



MEMORANDUM

Date: February 15, 2024

To: Luke Winchester, Chairman and Planning Commission

From: Jennifer Hamblen, Director of Development Services
Jon Baughman, City Planner

Re: Henninger Property Rezone
Map - 097
Parcel(s) – 067.00

Request: Submitted by Dean Design Group on behalf of the property owner, the applicant seeks Mt. Juliet Planning Commission recommendation for a Rezone of property at 1006 Guill Road in Wilson County.

Description: The subject property is located on the west side of Guill Road and is zoned Wilson Co. R-1. Presently, the property includes the Brumley Mobile Home Park. The property is 12.8 acres. The proposal for the property includes a subdivision for 18 single family lots, all of which are 20,167 sq.ft. in area and will be served via a septic system. A soils area is delineated. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
1006 Guill Rd.	Medium Density Residential	N/A	Wilson Co. R-1 Rural Residential	Wilson Co. R-3 Planned Development

Future Land Use Plan: The City's Future Land Use Map identifies this area as Medium Density Residential. The proposed 20,167sf lots are acceptable in area for the City's Medium Density Residential Land Use.

Zoning: Current zoning is Wilson Co. R-1. The proposed zoning is Wilson Co. R-3 Planned Development.

Subdivision Regulations: Subdivisions in UGD:

4-101.11 Lot Area Requirements for Subdivision's Within Mt. Juliet's Urban Growth Boundary

Applicability: Any project submitted to the Mt. Juliet Regional Planning Commission (RPC) for Preliminary Plat or Final Plat of a Major Subdivision (outside of a PUD) including any subdivision application for a parcel located outside the City of Mt. Juliet's corporate limits but within Mt. Juliet's Urban Growth Boundary shall be subject to the following requirements:

4-102.11, Lot Area Requirements for Subdivisions Within Mt. Juliet's Urban Growth Boundary:

- a) No subdivision of a parcel may result in any new lot/parcel having a total area of less than 40,000 sq.ft.
- b) No subdivision of a parcel is permitted if the applicant will not receive sewer service from the City of Mt. Juliet.
- c) Subsection (a) does not apply if:
 - a. The applicant for subdivision requested annexation by the City of Mt. Juliet and the annexation was denied; and
 - b. The applicant is requesting a subdivision of land that is substantially similar to that for which annexation was denied.
- d) Subsection (b) does not apply if:
 - a. The applicant for subdivision requested sewer service from the City of Mt. Juliet, and the City of Mt. Juliet, in writing, determined that providing sewer service to the area in question is not in the City of Mt. Juliet's best interest.

4-103.101. Sidewalks along new streets. Sidewalks shall be required along all streets.

4-103.103. Location of sidewalks. Sidewalks shall be required along both sides of all streets. Sidewalks shall be included within the dedicated nontraffic way portion of the right-of-way of all public ways. Concrete curbs are required for all public ways where sidewalks are to be constructed. A median strip of grassed or landscaped area at least six (6) feet wide shall separate all sidewalks from adjacent curbs. No sidewalk shall be constructed closer than six (6) inches from any lot line. Sidewalk construction details shall be shown in appendix B of these regulations.

4-103.105. Alternative pedestrian ways. Within PUD districts, the Planning Commission may recommend approval for pedestrian walkways at locations other than along the rights-of-way of streets provided that those locations provide an equal alternate pedestrian route. Within these developments, a system of pedestrian walkways may be located within commonly held open space and contained within access easements.

4-103.107. ADA Compliance. Proposed developments or re-developments along streets that contain existing sidewalks shall reconstruct the sidewalk and/or curb ramps to meet current ADA standards if it is determined that the sidewalk or curb ramp is non-compliant per the City's ADA transition plan or by the City's ADA coordinator. The sidewalk shall also be replaced to meet the width standards for that particular roadway classification even if it currently meets ADA compliance.

Summary: An annexation request was denied in late 2023 and the area was determined not accessible to City sewer. As this property is located in the City's urban growth boundary, the Planning Commission shall make a recommendation to the Wilson County Planning Department. The proposed density is in line with the City's Medium Density Land Use classification.

Recommendation: Staff recommends forwarding a positive recommendation for this Rezone request for the Henninger property at 1006 Guill Road to the Wilson County Planning Department.

Planning and Zoning:

1. All applicable subdivision regulations pertaining to subdivisions in the City's urban growth boundary shall be adhered to.