



MEMORANDUM

Date: December 19, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 8790 Saundersville Road
Annexation
Map – 032H
Parcel(s) – 9.00

Request: Requested by Mike Dehn of DB Construction, on behalf of their client, Martin Aguilar, the applicant is requesting approval for annexation of 0.99 acres at 8790 Saundersville Road, to be able to access City sewer, that currently runs along Saundersville Road, directly in front of the property. The owner is wishing to annex and gain sewer availability in order to build a single-family residence on the subject property.

Description: The subject property is approximately 0.99 acres, on one parcel of the East Side of Saundersville Road. The property is located within the City’s urban growth boundary. The property is currently within Wilson County’s jurisdiction and is zoned R-1. The property owner is proposing a single-family residence on the site.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
8790 Saundersville	Medium Density Residential	N/A	Wilson Co. R-1	RS-40 Default

Future Land Use Plan: The City’s Future Land Use map identifies the property as medium density residential. Adjacent future land use classifications are also shown as medium density residential. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant has not requested a rezone, if annexed it would default to RS-40 zoning.

Annexation: The property is located withing the City’s urban growth boundary. There are city properties located both to the North and South of this site along Saundersville Road, from the subject site.

Plan of Services: A plan of services is included for review.

Summary: The reason for this request is to gain access to the City sewer system for a proposed single family residence. The area is served by City sewer, running directly parallel, along the road frontage of road, on Saundersville. The site is in the City's UGB.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation of 8790 Saundersville Road, subject to any conditions below.

Planning and Zoning:

1. No comments.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments.

West Wilson Utility District

1. No comments.