



MEMORANDUM

Date: February 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3155 NMJR
Land Use Amendment and Rezone
Map - 72
Parcel(s) – 001.03

Request: Heritage Civil requests a land use amendment and rezone for the property shown as map 072, parcel 001.03 located at 3155 N. Mt. Juliet Road in District 3.

Description: The subject property is approximately 5.00 acres on the east side of NMJR. The property is located within the City limits and is adjacent to the Oak Hall & Timber Trail subdivision to the east. The property has approximately 165 feet of road frontage on N. Mt. Juliet Road, 500 feet of road frontage on Oak Hall Drive, and 375 feet on Timber Trail Drive. The property is in District 3. The current zoning of the property is CTC, commercial town center, for the portion fronting NMJR and AR-40 for the remainder, to the west. The future land use shows the parcel as Town Center on the western portion and Medium Density residential on the eastern portion of the property.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
3155 N. Mt. Juliet Road	Town Center & Medium Density Residential	Town Center	CTC, Commercial Town Center & AR-40	CTC, Commercial Town Center

Future Land Use Plan: The City's Future Land use map identifies this parcel fronting both N. Mt. Juliet Road, Oak Hall Drive and Timber Trail Drive as both Town Center (west portion of the parcel) and Medium Density Residential (western portion of the parcel), with the requested land use of Town Center for the entire parcel. This request is consistent with surrounding land use designations.

Zoning: Current zoning is CTC, commercial town center (western portion of the parcel) and AR-40 (eastern portion of the parcel). The applicant is seeking CTC, commercial town center for the entire parcel which is consistent with surrounding zoning and the City's future land use plan along this major thoroughfare.

Findings: In reviewing the requested zoning actions, staff finds that the request does not agree with all of the following findings, as contained in the zoning ordinance. The proposed land use amendment and rezone:

1. *is NOT agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: There is no proposed use at the time, per the applicant, however they would like to market the property in its entirety as commercial, therefore the subsequent need for the land use amendment and the rezone request. Though the request does not fully align with the City's land use plan, staff supports the request for additional commercially zoned land along one of the City's major commercial corridors, NMJR.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the land use amendment and rezone of 3155 N. Mt. Juliet Road, also shown as Map 072, parcel 001.03, with the following conditions:

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CTC zoning district.

Engineering:

1. No Comments

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. No Comments Received