



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 1191 Nonaville Road
Annexation
Map - 050
Parcel(s) –098.00

Request: Requested by Janet Medlin, on behalf of her client, Ada E. Taylor, the applicant is requesting approval for annexation of 1.02 acres at 1191 Nonaville Road, to be able to access City sewer that is currently adjacent to the subject property.

Description: The subject property is approximately 1.02 acres, on one parcel on the west side of Nonaville Road, just due West of Cedar Creek Drive. The property is located within the City's urban growth boundary. The property is currently in Wilson County's jurisdiction and is zoned R-1. There are no proposals for this site, other than the ability to access city sewer for the existing single-family residence on this property.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
1191 Nonaville	Low 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 low density residential. Adjacent future land use classifications are also shown as low 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 within the City's urban growth boundary. City limits are across Nonaville Road from the subject site. A plan of services is included.

Summary: The reason for this request is to gain access to the City sewer system for an existing single family residence. The area is served by City sewer, being directly adjacent to the East across Nonaville Road, running parallel. 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 1401 Nonaville 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.