



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 1316 Clearview Drive
Rezone
Map – 077
Parcel – 002.00 & 003.00

Request: Mr. Ken Powers of CRS Nashville, the property owner, requests rezone approval for the property located at 1316 Clearview Drive in District 3.

Analysis: The subject property is located on the corner of Clearview Drive and North Mt. Juliet Road and is directly across the street from West Wilson Middle School. The property currently is undeveloped and previously was utilized as a residence prior to the 2020 tornado. The request is a zoning change from OPS to CTC.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
1316 Clearview Dr.	Neighborhood Commercial	N/A	OPS	CTC

Future Land Use Plan: This property is in the City limits. The City's future land use plan identifies this area as neighborhood commercial. The request for CTC zoning is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is OPS, requested as CTC, the land use plan is supportive of this request. Adjacent zoning districts include OPS to the north and south, along with RS-40 to the east and AR-40 to the west.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is in 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: This rezone request is for OPS, office and professional service, to CTC, commercial town center, zoning at 1316 Clearview Drive. The City's land use plan supports this request.

Recommendation: Staff recommends forwarding the rezone request for 1316 Clearview Drive to the Board of Commissioners with a positive recommendation, subject to the conditions below.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.