



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 2460 OLDR
Annexation
Map - 073
Parcel(s) – p/o 071.00

Request: Initiated by the City of Mt Juliet, the City requests annexation of property at 2460 Old Lebanon Dirt Road.

Description: The subject property is located on the north side of Old Lebanon Dirt Road, south of Jackson Hollow Road. It is approximately 1.4 acres.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
2460 OLDR	Low Density Residential	N/A	R-1 Wilson Co.	RS-40 Default

Future Land Use Plan: The City's future land use plan calls for low density residential on this parcel. Low density land use is found north and west of the parcel and medium density is located south and east.

Zoning: The property is currently zoned R-1 in Wilson County. If annexed, the zoning will default to RS-40.

Annexation: The property is located within the City's urban growth boundary. A plan of services is included.

Summary: The subject parcel is in the City's urban growth boundary. The property will default to RS-40 zoning if annexed.

Recommendation: Staff recommends the Planning Commission forward the request to annex 2460 Old Lebanon Dirt Road to the Board of Commissioners with a positive recommendation.

Planning and Zoning:

1. No comment.

Public Works:

1. No comment.

Wilson County Schools:

1. No comment.

West Wilson Utility District:

1. No comment.