



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hayes Property 9385 Lebanon Road
Annexation
Map – 054D, Group B
Parcel(s) – 001.00

Request: Submitted by the Hayes', the applicant requests annexation of property at 9385 Lebanon Road, potentially located in District 1.

Description: The subject property is approximately one-half acre on the north side of Lebanon Road, immediately west of West Elementary School. There is a single-family home on the site, served by on-site septic, located in the front yard. TDOT is relocating utilities in this area and enough of the applicant's front yard will be taken for easements that the septic system will be destroyed. This annexation will allow the applicant to connect to City sewer.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
9385 Lebanon Road	Neighborhood Commercial	N/A	Wilson Co. A-1	RS-40 Default

Future Land Use Plan: The City's future land use map identifies parcel as neighborhood commercial. A change of land use is not requested or required for RS-40 zoning.

Zoning: Current zoning is Wilson County A-1. The applicant has not asked for a rezone, just the annexation. The zoning will default to RS-40, low density residential.

Annexation: The property is located within the City's urban growth boundary. Existing City limits exist south across Lebanon Pike and west across Terrace Hill Road.

Plan of Services: A plan of services is included.

Summary: There is an existing single-family home on this lot. New development is not proposed at this time, the applicant seeks annexation for sewer connectivity as TDOT will be taking property from the subject site for improvements, resulting in the destruction of the septic system currently serving the home. Zoning will default to RS-40.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation for the annexation and plan of services to the Board of Commissioners for the property found at 9385 Lebanon Pike, subject to the following conditions:

Planning and Zoning:

1. Zoning will default to low density residential, RS-40, should the annexation be approved.

Public Works:

1. No Comments

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. No Comments Received