



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 6600 Central Pike
Rezone
Map – 097
Parcel – 018.00

Request: The property owner, James Huett, requests a rezone approval for the property located at 6600 Central Pike in District 3.

Analysis: The subject property is located on the south side of Central Pike, abutting Interstate I-40 and is just to the east of Pleasant Grove Road and west of the Central Pike overpass. The property currently houses a large shop and multiple tractor trailers, and various automobiles. The request is a zoning change from RS-40, low density residential, to CMU, commercial mixed use.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
6600 Central Pk.	Mixed Use	N/A	RS-40	CMU

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

Zoning: Current zoning is RS-40, requested is CMU. The land use plan is supportive of this request. Adjacent zoning districts include RS-20 to the east and RS-40 to the north. The adjacent property to the west is Wilson County and directly due south is I-40.

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 from RS-40, low density residential, to CMU, commercial mixed use, zoning at 6600 Central Pike. The City's land use plan supports this request, having a mixed use designation in this area.

Recommendation: Staff recommends forwarding the rezone request for 6600 Central Pike 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 CMU zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.