

Zoning Amendment- 1681 N Main St

July 14, 2026

The applicant is requesting approval of a zoning amendment for 1681 N Main St. The property is 2.58 acres and is currently zoned R-1 (Low-density residential) and the request is to rezone it to CH (Commercial Highway). The applicant wants to rezone to allow for commercial use along the North Main Street corridor. The surrounding area is mainly zoned R-1 (Low-density residential) with a few CH (Commercial Highway) zoned properties along N Main Street.

The proposed use is for ECO Erosion, LLC, which will mainly be used as a contractor headquarters. The applicant eventually wishes to construct an enclosed shop and a screened outdoor staging area for company vehicles, trailers, and small equipment. This will be a lower intensity commercial use, aligning more with the surrounding area.

The Maury County Comprehensive Plan calls for this area to be developed under the Suburban Corridor character area, which is characterized by residential and low-intensity commercial development along major transportation corridors.

Items you may want to require as a condition of approval are:

- The property is developed in a manner that is consistent with the Maury County Comprehensive Plan's Suburban Corridor future land use designation, including the intent and standards of that designation.

The Planning Commission may approve or deny the request based on your deliberation.