



WILSON COUNTY PLANNING COMMISSION

Friday, March 17, 2023

10:00 a.m.

Commission Chambers, Wilson County Courthouse

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: February 17, 2023

Old Business:

Highlands of Poplar Ridge	84 lots
Highlands Ridge Drive & Eakes Thompson Road	120/20.00, 6.03
District 13 Representative: Jeremy Hobbs	

New Business

A Resolution amending lot size & allowable use criterion within the agricultural & residential zone districts (attached)

for informational purposes, no vote required. Approved by the Wilson County Commission Monday, February 27, 2023.

Resolution 23-2-10 - A resolution adopting the 2021 edition of the International Building Code (IBC), the International Residential Code (IRC), the International Fire Code (IFC), the National Fire Protection Agency 101 Life Safety Code (NFPA-101) and the International Plumbing Code (IPC), the International Mechanical Code (IMC) the International Fuel Gas Code (IFC), the International Energy Code (IECC). (attached)

Site Plans & Plats

- | | | |
|------|---|----------------------------------|
| 01.) | Site Plan-Midway 840 monument sign
1815 Couchville Pike
District 13 Commissioner: Jeremy Hobbs | 1 lot
138/83.00
zoned C-4 |
| 02.) | Site Plan-West Elementary School portables
9315 Lebanon Road & Karen Drive
District 22 Commissioner Wendell Marlowe | 1 lot
54/50.00
zoned A-1 |
| 03.) | Site Plan-Connect Church Parking Expansion
14500 Central Pike
District 14 Commissioner Tommy Jones | 1 lot
101/35.05
zoned A-1 |
| 04.) | Final-Jamie Lee Roddy & Zachary Hemontolor Property
East Richmond Shop Road
District 7 Commissioner Terry Scruggs | 8 lots
136/26.00
zoned A-1 |

- | | |
|---|---|
| 05.) Prelim.; Montgomery Estates
Cairo Bend Road
District 5 Commissioner Jerry Mc Farland | 10 lots
8/12.10
zoned A-1 |
| 06.) Prelim.; Autumn Breeze Subdivision Phases 2-4
2600 South Mt. Juliet Road
District 16 Commissioner Diane Weathers | 37 lots
99/88.00, 88.03
zoned R-1 |

Plats for affirmation.

- | | |
|--|-------------------------------------|
| Subdv.; Carl W. Wright Property
Lone Oak Road
District 13 Commissioner Jeremy Hobbs | 1 lot
122/11.00 po
zoned R-1 |
| Rsb.; Frank Tolliver Estate Lots 14A & 14B
Coles Ferry Pike
District 5 Commissioner Jerry Mc Farland | 1 lot
35/6.00, 6.01
zoned A-1 |
| Rsb.; Ruby Hasty Property Lot 1
Linwood Road
District 7 Commissioner Terry Scruggs | 1 lot
106/25.01
zoned A-1 |
| Rsb.; James Mann Property
West Saulsbury Road
District 15 Commissioner Chris Dowell | 1 lot
85/20.04
zoned A-1 |
| Subdv.; Robert Vanhooser Jr. Property
Horn Springs Road
District 17 Commissioner Rusty Keith | 1 lot
46/37.00
zoned R-1 |
| Rsb.; Gerald Blair Property Lot 1
Atkinson Road
District 12 Commissioner Haskell Evans | 1 lot
114/24.01
zoned A-1 |
| Rsb.; Gerald Blair Property Lot 2
Atkinson Road
District 12 Commissioner Haskell Evans | 1 lot
114/24.02
zoned A-1 |
| Subdv.; Glenn Carlton Wright Property
Blue Well Road
District 9 Commissioner Blake Hall | 1 lot
144/52.00
zoned A- |
| Subdv.; Janice Stewart Property
Trousdale Ferry Pike
District 15 Chris Dowell | 1 lot
64/27.03
zoned A-1 |

**A RESOLUTION AMENDING LOT SIZE and ALLOWABLE USE CRITERION
WITHIN THE AGRICULTURAL AND RESIDENTIAL ZONE DISTRICTS WITHIN
THE WILSON COUNTY ZONING ORDINANCE**

WHEREAS Wilson County Government seeks to protect the general health, safety, and welfare of the public at large, and.

WHEREAS the Wilson County Zoning resolution was passed and adopted in its entirety on January 17, 2003, as had been modified from previously approved and adopted versions of the zoning resolution, and

WHEREAS the current zoning resolution has been subsequently revised with the most recent revision and adoption occurring on September 19, 2022, and

WHEREAS the need has arisen to provide additional protections for Wilson County inhabitants, neighboring property owners, and the general public , regarding health and safety and general welfare; and

WHEREAS the zoning resolution seeks to provide certain economic and social advantages that result from and orderly and planned use of the land resources within Wilson County for the benefit of those who reside in Wilson County, inclusive of orderly and adequate layout of infrastructure and drainage provisions; and

WHEREAS The need has arisen in Wilson County to evaluate density and use allowances within current residential and agricultural zone districts within Wilson County, and

WHEREAS the County government is concerned about ongoing issues associated with the impacts of growth and the ability of the County Government to catch up with, or keep up with, such impacts for a sustained period given the current County infrastructure and the rapid rates of residential growth in the middle Tennessee area,

NOW THEREFORE BE IT RESOLVED that the following lot size and use criterion be amended in the Wilson County Zoning resolution as follows:

SECTION 1:

Amend the Zoning Ordinance by amending the lot size and allowable land uses in the listed residential and agricultural zone districts as described on the following two tables. Changes to lot size and land use will be amended and incorporated into the listed articles of the zoning resolution as appropriate within the current construct of each article’s language as outlined in the tables.

Table 1:

Modify by inserting language	Proposed Zoning Criterion Modifications within the Wilson County Zoning Resolution		
in correct sections as follows:	No Public Water & Septic	Septic & Public Water	Sewer & Public Water
A2 - Agricultural Preservation District Article 5.22 and anywhere else A2 Zoning acreage/use requirements are referenced	174,240 (4 Acres) - Single Family 174,240 (4 Acres) - Two Family No Multi-family	174,240 (4 Acres) - Single Family 174,240 (4 Acres) - Two Family No Multi-family	174,240 (4 Acres) - Single Family 174,240 (4 Acres) - Two Family No Multi-family
A1-Agricultural District Article 5.20 and anywhere else A1 Zoning acreage/use requirements are referenced	80,000 - Single Family 120,000 - Two Family No Multi-family	80,000 - Single Family 120,000 - Two Family No Multi-family	80,000 - Single Family 120,000 - Two Family No Multi-family
R-1-Rural Residential District Article 5.10 and anywhere else R1 Zoning acreage/use requirements are referenced	40,000 - Single Family No Two-Family No Multi-family	40,000 - Single Family with provision for 30,000 square foot - lots if state approves No Two-Family No Multi-family	40,000 - Single Family No Two-Family No Multi-family
R-2- Suburban Residential District Article 5.11 and anywhere else R2 Zoning acreage requirements are referenced	40,000 - Single Family No Two-Family No Multi-family	40,000 - Single Family with provision for 30,000 square foot - lots if state approves No Two-Family No Multi-family	20,000 - Single Family 30,000 - Two Family No Multi-family
			R-2 Description will be changed from High Density Residential District to Medium Density Residential District
R-3 - Planned Residential District Article 5.12 and anywhere else R3 Zoning acreage requirements are referenced	<p>Planned Development Requires submittal of a master plan for Development that is approved by the County Commission.</p> <p>Single Family Attached Permitted. Single Family Detached Permitted. Two Family Attached Permitted.</p> <p>Multi-Family Permitted with compliance with Article 4.20 as amended. Mobile Home Park Permitted with compliance with Article 4.20 as amended. Nursing Homes, Retirement Centers, Assisted living Facilities, and Hospitals. Utility and Governmental Use.</p> <p>Total Unit Density must remain below 8 units an acre. Maximum Building Height of 55' with Sprinklering and Fire Suppression to WEMA/Fire Marshall Satisfaction. Existing Developed R-3 Properties will be grandfathered into their previous approvals but significant revision in use mix or redevelopment above 30% of units of the originally approved development will require a revised master plan approval by the County Commission. Article 4.20 will be amended to remove Board of Zoning Appeals requirement for approval of multi-family and mobile home parks.</p>		

Table 2:

Article 5.5 Planned Unit Development Modify by inserting language	Proposed Amended Criterion Along with amendment to any other references to Use and Densities within in the listed Zone Districts	
in correct sections as follows:	Proposed Modifications to Pertinent Portions of Current Table 5.5-301.1.	
	Maximum Overall Single Family Density In Base Zone District (Dwelling Units/Gross Acre)	Planned Unit Development Density Bonus in Dwelling Units/Gross Acre
A2 - Agricultural Preservation District	n/a	n/a
A1-Agricultural District	n/a	n/a
R-1-Rural Residential District	1.09	0.35
R-2- Suburban Residential District	2.18	0.32
R-3 - Planned Residential District	n/a	n/a
*Note: All densities per gross acre are to be calculated based on estimate of 75% of the total acreage of residential development to a count for roads and other infrastructure.		

SECTION 2:

After each relocation, deletion, or addition to the zoning ordinance; insert the following language:

Revised (insert approval date), **Resolution** (insert resolution #).

SECTION 3:

If any part of this resolution is deemed to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this regulation which is not of itself invalid or unconstitutional.

SECTION 4:

The above listed amendments shall take effect upon approval of this amendment; the general welfare of the public requiring it. No part of this regulation shall have any impact on pre-existing use on appeal approvals. The Regulations in place at the time of approval of such activities shall take precedent.

Action of Planning & Zoning Committee	approved /denied	02/07/2023.
Action of Planning Commission	approved/denied	03/17/2023.
Action County Commission	approved/denied	

SPONSORING COMMITTEE

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON COUNTY, TENNESSEE ADOPTING THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE(IBC), THE INTERNATIONAL RESIDENTIAL CODE(IRC), THE INTERNATIONAL FIRE CODE(IFC), THE NATIONAL FIRE PROTECTION AGENCY 101 LIFE SAFETY CODE (NFPA-101) AND THE INTERNATIONAL PLUMBING CODE(IPC), THE INTERNATIONAL MECHANICAL CODE(IMC), THE INTERNATIONAL FUEL GAS CODE(IFC), THE INTERNATIONAL ENERGY CODE, (IECC)

WHEREAS, The State of Tennessee requires that all local jurisdictions must be within seven years of the most recently published residential codes; and

WHEREAS, with the recent release of the 2021 codes, Wilson County is required to adopt a more recently published building code to remain in compliance: and

WHEREAS, THE 2021 International Residential Code is the recommended publication. The adoption of this code will help to promote safety for the citizens of Wilson County and provide a clear standard for residential building and development. In addition, this code will allow us to remain consistent with the City of Lebanon and all requirements will be met by Tennessee state standards; and

WHEREAS, because the State of Tennessee has not moved beyond the adoption of the 2009 Energy Code, the State Fire Marshall's Office has granted permission to omit table N1102.1.2 from the Energy Efficiency chapter of the 2018 International Residential Code and adopt table N1102.1 from the 2009 International Residential Code which will temporarily halt the need to raise insulation R-values until the State updates its energy code. At the time the state adopts a more recent energy code, Wilson County will have to update this table; accordingly, and

WHEREAS, the State of Tennessee has passed a law that automatic sprinkler systems are not required in one and two-family dwellings, or in townhomes that have a two-hour fire resistance rated wall in between units. Therefore, an amendment will be required to delete code section R313.2 and to replace the exception in section R313.1 to state "An automatic

residential fire sprinkler system shall not be required if a two-hour fire resistance rated wall exists between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall” (see Tennessee Code Annotated § 68-120-101); and

WHEREAS, an amendment will be required making code sections N1102.4 “Air Leakage (Mandatory)” and N1103.3.3 “Duct Testing (Mandatory)” optional. This follows Tennessee State exemptions making blower door tests and duct leakage tests optional, and

WHEREAS, the County also now seeks to ensure life safety issues are more thoroughly addressed in the construction of Commercial Buildings, and Places of Assembly.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Wilson County, Tennessee that:

- A. We hereby adopt the 2021 International Residential Code except for table N1102.1.2 which will be replaced by table N1102.1 from the 2009 International Residential Code. In adopting the 2018 International Building Code, all requirements will be met by State standard.

A1. **BE IT FURTHER RESOLVED** that we delete the 2018 International Residential Code section R313.2 as well as replace the exception in section R313.1 to state “An automatic residential fire sprinkler system shall not be required if a two-hour fire resistance rated wall exists between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall.” Wilson EMA reserves the right to require compliance with IRC Sections R313.2 and IRC313.1 where immediately surrounding fire flows in public water lines are deemed insufficient to fight a fully involved fire per NFPA standards.

A2. **BE IT FURTHER RESOLVED** that we amend the 2018 International Residential Code making blower door tests and duct leakage tests optional in compliance with applicable State of Tennessee exemptions.

A3. **BE IT FURTHER RESOLVED** that County's Chief Building Official and staff will oversee enforcement of the International Residential Code, as necessary.

B. We hereby adopt the 2021 International Building Code (IBC), the 2021 International Plumbing Code (IPC), the 2021 International Mechanical Code (IMC), The 2021 International Fuel Gas Code (IFGC), and the 2021 International Energy Conservation Code (IECC).

B1. **BE IT FURTHER RESOLVED** that County's Chief Building Official and staff will oversee enforcement of the International Building Code, the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, and the International Energy Conservation Code, as necessary.

C. We Hereby adopt the 2021 International Fire Code

C1. **BE IT FURTHER RESOLVED** that the Wilson Emergency Management Agency will oversee enforcement of the International Fire Code via the County Fire Marshall and staff while also obtaining assistance from the County Chief Building Official and staff, as necessary.

D. We hereby adopt the National Fire Protection Agency 101 – Life Safety Code.

D1. **BE IT FURTHER RESOLVED** that the Wilson Emergency Management Agency AND the County's Chief Building Official will oversee enforcement of the NFPA-101 Code via the County Fire Marshall and staff AND County' Chief Building Official and staff while also obtaining assistance from one another, as necessary.