



**WILSON COUNTY BUILDING INSPECTOR**  
**233 EAST GAY STREET, WILSON COUNTY**  
**COURTHOUSE ANNEX**  
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The Wilson County Board of Zoning Appeals will meet **Thursday, November 17, 2022, at 9:00 a.m.** in the County Commission Room at the Wilson County Courthouse, located at 228 East Main Street, Lebanon, Tennessee.

The following cases will be heard:

**CASE 4038 (deferred from the October 20, 2022, meeting)**

**REQUEST:** **Tony Krech** is requesting to waive the sewer requirements for C-3 Commercial zoned property. The property located at 1715 Murfreesboro Road, Lot 3, Hobbs Estate is Parcel 48.01 on Wilson County Tax Map 92. The property consists of 3.54 acres.

**ORDINANCE REFERENCE:** ARTICLE 3 GENERAL PROVISIONS - SECTION 3.41 COMMERCIAL OR INDUSTRIAL USE OF PROPERTY - Within any commercial or industrial zone district the following will be Required: 1. Prior to any commercial or industrial use of property, a public sewer system as defined by this zoning ordinance must be in place for the provision of sewerage disposal. [resolution 07-7-4]

**CASE 4041**

**REQUEST:** **Vincent Demarco** is requesting to renew a short-term rental approval. The property was approved for a short-term rental on November 18, 2021 for one (1) year. The property located at 568 SW Cooks Road, Lot 1, Billy Garrett Property is Parcel 79.01 on Wilson County Tax Map 97. The property consists of 5.01 acres and is zoned R-1 Residential.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS – SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.03 USES PERMISSIBLE ON APPEAL - K. Bed and Breakfast Facility - 1. Bed and Breakfast Facilities must possess onsite caretaker either living on premises or on a premise within 10 Miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sherriff’s office, the County Building inspector, and the Wilson Emergency Management Agency. Such required contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations. 3. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health. 4. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer septic as determined by the Tennessee Department of Environment and Conservation. 5. All properties in which this use is

approved must have a minimum of two (2) acres. 6. This use will be approved in increments with option to request renewal or extension at the end of that time period.

#### **CASE 4042**

**REQUEST: Maria G. Perez** is requesting a variance of fifteen (15) feet from the south rear yard setback requirement of forty (40) feet. The variance will allow the deck to be twenty-five (25) feet from the south rear property line. The property located at 1302 Hillakes Lane, Lot 7, Eastland Hills is Group "A", Parcel 7 on Wilson County Tax 82 "J". The property consists of approximately .88 acres and zoned A-1 Agricultural.

**ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - C. REAR YARD - 1.** For principal structures there shall be a rear yard of not less than forty (40) feet.

#### **CASE 4043**

**REQUEST: Phillip Dennison** is requesting a variance of four (4) feet from the east side yard setback requirement of ten (10) feet and a variance of two (2) feet from the requirement of eight (8) feet between structures. The variances will allow the proposed accessory structure to be six (6) feet from the east side yard and six (6) feet between structures. The property located at 208 Fieldcrest Drive, Lot 5, Stonefield is Group "B", Parcel 5 on Wilson County Tax Map 116 "I". The property consists of approximately .58 acres and is zoned R-1 Residential.

**ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - B. SIDE YARD - 1.** For single and two-story structures located on interior lots, side yards shall be not less than fifteen (15) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [resolution 15-2-12] - 4. The minimum spacing between accessory structures and any other structure on the same property shall be eight feet (8'-0") wall to wall between walled structures. [revised 10/19/2020 Resolution 20-10-20]

#### **CASE 4044**

**REQUEST: Phillip Farmer** is requesting to waive the road frontage requirement of fifty (50) feet. This will allow the applicant to build a house. The property became of record in February/March 1993. The property located at 392 Corinth Road, Tract 1, Horace Hamblen Estate is a portion of Parcel 62.01 on Wilson County Tax Map 118. The property consists of 17.25 acres and is zoned R-1 Residential.

**ORDINANCE REFERENCE: ARTICLE 3 GENERAL PROVISIONS - SECTION 3.20 GENERAL EXCEPTIONS - 3.20.01 SUBSTANDARD LOT OF RECORD.** Where the owner of a lot of record is defined in Article 2, Definitions does not own sufficient land to enable him to conform to the yard and other requirements of this Resolution, such lot may be used as a building site by the same or a subsequent owner provided that the yard space and other requirements shall conform to the requirements for the zone in which it is located. The lot must have been of official record as of July 10, 1974. **SECTION 3.40 NUMBER AND LOCATION OF BUILDINGS ON LOT - 3.40.03** No building shall be erected on a lot which does not continuously abut at least one public street for at least fifty (50) feet; the lot must be a minimum of fifty (50) feet in width to the building setback line. A lot with more than one-half (1/2) of its frontage on the bulb of a cul-de-sac lot must continuously abut the street for at least thirty (30)

feet; the lot must be a minimum of thirty (30) feet in width to the building setback line. This section shall not apply to a lot of record (previously existing), with an easement of at least thirty (30) feet in width to a public street.

#### **CASE 4045**

**REQUEST: Phoenix Commercial Builders LLC** is requesting an extension of an expired building permit. The building permit was applied for on January 13, 2020. The property located at 225 Corinth Road is Parcel 68 on Wilson County Tax Map 72. The property consists of 4.06 acres and is zoned I-1 Industrial.

**ORDINANCE REFERENCE:** ARTICLE 6 ADMINISTRATION, ENFORCEMENT AND INTERPRETATION - SECTION 6.20 BUILDING PERMITS, SITE PLAN REQUIREMENTS AND CERTIFICATES OF COMPLIANCE 6.20.02 A building permit shall become void twelve (12) months from the date of issuance by the Building Inspector or the date an appeal is granted by the Board of Zoning Appeals, unless substantial progress has been made within those twelve (12) months on the project described therein. Substantial progress shall be determined by the request for and approval of subsequent required inspections from and by the Building Inspector respectively. In no case shall an active building permit for a residential dwelling last longer than 24 months without having received a certificate of compliance or other final approval as outlined within the Wilson County Zoning Resolution. If a permit recipient for a residential dwelling perceives that his construction project may last longer than 24 months, then special relief or variance from this provision will be required and the permit recipient will need to seek such relief from the Wilson County Board of Zoning Appeals. (Resolution 18-11-13)

#### **CASE 4046**

**REQUEST: Aubrey Bausum Johnson representing Stephen Epstein** is requesting to establish a short-term rental on A-1 Agricultural zoned property. The property located at 960 Pointview Circle, Lot 31, Port Spencer is Group "A", Parcel 12 on Wilson County Tax Map 27 "O". The property consists of approximately .21 acres and is zoned A-1 Agricultural.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.03 USES PERMISSIBLE ON APPEAL (revised 12/15/2003 resolution 03-12-2) - 5.20.03.1 USES PERMISSIBLE ON APPEAL - C. Bed and Breakfast Facility: 1. Bed and Breakfast Facilities must possess onsite caretaker either living on premises or on premises within 10 Miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sheriff's office, the County Building inspector, and the Wilson Emergency Management Agency. Such required contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations. 3. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health. 4. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer septic as determined by the

Tennessee Department of Environment and Conservation. 5. This use will be approved in increments with option to request renewal or extension at the end of that time period.

**CASE 4047**

**REQUEST:** **Aubrey Bausum Johnson representing Balcony LLC** is requesting to establish a short-term rental on R-1 Residential zoned property and a variance from the two (2) acre requirement. The property located at 44 Kimwood Drive, Lot 7B, Gaywinds is Group “B”, Parcel 9 on Wilson County Tax Map 32 “J”. The property consists of .96 acres.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS – SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.03 USES PERMISSIBLE ON APPEAL - K. Bed and Breakfast Facility - 1. Bed and Breakfast Facilities must possess onsite caretaker either living on premises or on a premise within 10 Miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sherriff’s office, the County Building inspector, and the Wilson Emergency Management Agency. Such required contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations. 3. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health. 4. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer septic as determined by the Tennessee Department of Environment and Conservation. 5. All properties in which this use is approved must have a minimum of two (2) acres. 6. This use will be approved in increments with option to request renewal or extension at the end of that time period.

**CASE 4048**

**REQUEST:** **Michael Bourini** is requesting to establish automobile sales on A-1 Agricultural zoned property. The property was approved by the board on June 14, 1984, for an automobile graveyard and repair shop. On May 3, 1991 the board approved to sale automobile parts in conjunction with the existing automobile graveyard and repair shop. The property located at 1135 Gwynn Road is Parcel 37 on Wilson County Tax Map 142. The property consists of 6.71 acres.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.10.03 USES PERMISSIBLE ON APPEAL - J. Other similar uses as reviewed and approved by the Board of Zoning Appeals.

**CASE 4049**

**REQUEST:** **Keith Dublin** is requesting a one-year extension on an expired building permit. The permit was applied for on November 4, 2020, and the applicant received an extension by the board stating the footing must be inspected by November 18, 2022. The property located at 1111

Gwynn Lane, Lot 7, Michael Bradshaw Property is Parcel 12.12 on Wilson County Tax Map 34. The property consists of 8.07 acres and is zoned A-1 Agricultural.

**ORDINANCE REFERENCE:** ARTICLE 6 ADMINISTRATION, ENFORCEMENT AND INTERPRETATION - SECTION 6.20 BUILDING PERMITS, SITE PLAN REQUIREMENTS AND CERTIFICATES OF COMPLIANCE 6.20.02 A building permit shall become void twelve (12) months from the date of issuance by the Building Inspector or the date an appeal is granted by the Board of Zoning Appeals, unless substantial progress has been made within those twelve (12) months on the project described therein. Substantial progress shall be determined by the request for and approval of subsequent required inspections from and by the Building Inspector respectively. In no case shall an active building permit for a residential dwelling last longer than 24 months without having received a certificate of compliance or other final approval as outlined within the Wilson County Zoning Resolution. If a permit recipient for a residential dwelling perceives that his construction project may last longer than 24 months, then special relief or variance from this provision will be required and the permit recipient will need to seek such relief from the Wilson County Board of Zoning Appeals. (Resolution 18-11-13)

#### **CASE 4050**

**REQUEST: Paul Crockett** is requesting a variance of ten (10) feet from the north and south side yard setback requirements of twenty (20) feet, a variance of thirty-nine (39) feet from the lot width requirement of one hundred and twenty-five (125) feet and a variance of approximately eighteen thousand (18,000) square feet from the lot size requirement of forty thousand (40,000) square feet. The variance will allow the proposed house to be ten (10) feet from the north and south side property lines. The property is located at 110 Watson Circle is Parcel 47 on Wilson County Tax Map 25. The property consists of approximately .49 acres and is zoned A-1 Agricultural.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - B. SIDE YARD - 1. For single and two-story structures not served by public sewer system located on interior lots, side yards shall be not less than twenty (20) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [revised resolution 15-2-12] - E. LOT WIDTH - 2. Where dwellings are not served by a public sewer system there shall be a minimum lot width of one hundred twenty-five (125) feet at the front building line. [revised 07-7-4] - F. MINIMUM LOT AREA - 3. For each dwelling and buildings accessory thereto, not served by a public sewer system but served by a public water system, there shall be a minimum lot area of forty thousand (40,000) square feet; however, a greater lot area may be required based on recommendations by the State of Tennessee Department of Environment and Conservation. [revised resolution 07-7-4]

#### **CASE 4051**

**REQUEST: Steven Presley** is requesting to establish a short-term rental on R-1 Residential zoned property and a variance from the two (2) acre requirement. The property located at 6250 Saundersville Road is Parcel 96 on Wilson County Tax Map 31. The property consists of 1.66 acres.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS – SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.03 USES PERMISSIBLE ON APPEAL - K. Bed and Breakfast Facility - 1. Bed and Breakfast Facilities must possess onsite caretaker either living on premises

or on a premise within 10 Miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sherriff's office, the County Building inspector, and the Wilson Emergency Management Agency. Such required contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations. 3. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health. 4. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer septic as determined by the Tennessee Department of Environment and Conservation. 5. All properties in which this use is approved must have a minimum of two (2) acres. 6. This use will be approved in increments with option to request renewal or extension at the end of that time period.

#### **CASE 4052**

**REQUEST:** Christopher Schoessel is requesting a variance of nine (9) feet and six (6) inches from the south side yard setback requirement of ten (10) feet. The variance will allow the proposed detached garage to be six (6) inches from the south side property line. The property located at 925 Gailynn Marie Drive, Lot 23, Scenic Ridge is Group "A", Parcel 11 on Wilson County Tax Map 100 "F". The property consists of 2.31 acres and is zoned R-1 Residential.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - B. SIDE YARD - 1. For single and two-story structures located on interior lots, side yards shall be not less than fifteen (15) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure.

[resolution 15-2-12]

#### **CASE 4053**

**REQUES:** Spellbound Recorders LLC on behalf of Nettie Freed is requesting to establish a short-term rental in conjunction with a recording studio. The property located at 1067 Jennings Pond Road, Lot 14, A.E. Hopper is Parcel 17.15 on Wilson County Tax Map 142. The property consists of five acres and is zoned A-1 Agricultural.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.03 USES PERMISSIBLE ON APPEAL (revised 12/15/2003 resolution 03-12-2) - 5.20.03.1 USES PERMISSIBLE ON APPEAL - C. Bed and Breakfast Facility: 1. Bed and Breakfast Facilities must possess onsite caretaker either living on premises or on premises within 10 Miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sherriff's office, the County Building inspector, and the Wilson Emergency Management Agency. Such required

contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations. 3. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health. 4. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer septic as determined by the Tennessee Department of Environment and Conservation. 5. This use will be approved in increments with option to request renewal or extension at the end of that time period.

#### **CASE 4054**

**REQUEST: Robert Ward with Rawson’s Maintenance on behalf of Candice Graham** is requesting a variance from the size requirement for an accessory dwelling unit. The variance will allow the proposed accessory dwelling unit to be seven hundred (700) square feet. The property located at 221 Trice Road is Parcel 49 on Wilson County Tax Map 36. The property consists of 3.32 acres and is zoned R-1 Residential.

**ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.02 USES PERMITTED - A-1: ACCESSORY DETACHED DWELLING UNITS** Must have adequate septic or Sanitary (Or other public utility operated) Sewer System capacity to accommodate the addition of one bedroom. Must be no more than 600 square feet in size when accounting for the bedroom or sleeping quarters, accessory kitchen area, accessory bathroom area, and any associated dining room, living or entertaining area; commonly referred to as the total heated area. Accessory Dwelling Units “Accessory Dwelling Units **MUST** have permanent connection to all public utilities in accordance with the rules, regulations and requirements of each public utility provider and will comply with permanent foundation provisions found in SECTION 3.12.04 of the Wilson County Zoning Ordinance in accordance with the language for principle single family and two-family residential structures. Total number of accessory Dwelling units permitted on a property is limited to one. No Accessory Dwelling Unit may be used as a Bed and Breakfast/Inn (or Short-term Rental) without receiving approval from the Board of Zoning Appeals to do so. All structures proposed for use as an accessory dwelling unit must be compliant with building codes as determined by the Chief Building Inspector. Where Accessory Dwelling Units are proposed; all parking of vehicles associated with the entirety of the residential use on property should occur on the private property and not on the Public Right of Way on a regular basis. **ACCESSORY DETACHED DWELLING UNITS** will not be permitted within FEMA designated or other Regulatory FLOOD PLAIN OR FLOODWAY portions of a property in keeping with ARTICLE 5.6 – The Floodplain Zoning Ordinance. Homes which already possess an Internal Accessory Dwelling Quarters may **ALSO** possess or add on ONE accessory Detached Dwelling Unit (revised 10/19/2020 Resolution 20-10-20)

#### **CASE 4055**

**REQUEST: Terry Tramel** is requesting to establish a wedding venue and event center on A-1 Agricultural zoned property. The property located at 2165 Trammel Lane, Lot 12, Lea Property is Parcel 91.16 on Wilson County Tax Map 112. The property consists of 8.35 acres.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.20  
AGRICULTURAL (A-1) - 5.10.03 USES PERMISSIBLE ON APPEAL - J. Other similar uses  
as reviewed and approved by the Board of Zoning Appeals.

**2023 Calendar**

Cc/file - Road Commission/Ground Water/Storm Water/Hutto/Jennings/Hatcher