



**WILSON COUNTY BUILDING INSPECTOR
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The Wilson County Board of Zoning Appeals will meet **Thursday, December 15, 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 4044 (deferred from the November 17, 2022, meeting)

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 4056

REQUEST: Abigail Holloran is requesting to renew a short-term rental approval. The property was approved for a short-term rental on September 16, 2021, for one (1) year. The property located at 936 Pointview Circle, Lot 19, Port Spencer is Parcel 19, Group "C" on Wilson County Tax Map 27 "O". The property consists of .57 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS – SECTION 5.20 A-1 AGRICULTURAL - 5.20.03 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 4057

REQUEST: GTZ Construction on behalf of Emmie Brown is requesting a variance from the height requirement of thirty-five (35) feet. The proposed house will be fifty and one half (50&1/2) feet in height. The property located at 1685 Rocky Valley Road; Smith Property is Parcel 38.27 on Wilson County Tax Map 103. The property consists of 40.22 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - 5.20.06 HEIGHT REGULATIONS. No principal structure shall exceed three (3) stories or thirty-five (35) feet in height.

CASE 4058

REQUEST: Alan Ashcroft is requesting two (2) dwellings on one (1) tract of land. The variance will allow one mobile home to be replaced. The property located at 1557 Holmes Gap Road, Lot 2, Linda Cook Property is Parcel 44.01 on Wilson County Tax Map 110. The property consists of 8.82 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 3 GENERAL PROVISIONS - SECTION 3.40 NUMBER AND LOCATION OF BUILDINGS ON LOT - 3.40.02 With the exception of group housing developments, including mobile home parks, only one principal structure and its customary accessory structures shall hereafter be erected on any lot in any residential district or any residential lots in any agricultural district.

CASE 4059

REQUEST: Cordell Kidd is seeking to establish a legal lot of record for the property that became of record on October 22, 1977, without a recorded plat. The property located at 12745 Central Pike is Parcel 12.02 on Wilson County Tax Map 100. The property consists of 1.5 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.

CASE 4060

REQUEST: Ben Polston is requesting a variance of five (5) from the front yard setback requirement of thirty (30) feet, a variance of five (5) feet from the west side yard setback requirement of fifteen (15) feet, a variance from the lot size requirement of forty (40,000) square feet and a variance from the lot width requirement of one hundred and twenty-five (125) feet. The variances will allow the proposed house to be twenty-five (25) feet from the front property line and ten (10) feet from the west side property line. The property located at 429 Beacon Hill Drive, Lot 2, Glen Hills is Group “B”, Parcel 28 on Wilson County Tax Map 31 “B”. The property consists of approximately twelve thousand (12,000) square feet and is zoned R-1 Residential.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - A. FRONT YARD. All principal and accessory structures shall be set back for the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official major thoroughfare plan: 3. Minor Streets - thirty (30) feet. 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] - 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. F. MINIMUM LOT AREA - 3. Each lot not served by a public sewer system but served by a public water system shall have a minimum lot area of forty thousand (40,000) square feet.

2023 Calendar

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