



**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, March 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 3981**

**REQUEST:** James and Lisa Fox are requesting to establish a short-term rental/Airbnb on R-1 Residential zoned property. The property located at 3110 South Rutland Road; Lot 4, Sallie D. Clemmons Property is Parcel 35.04 on Wilson County Tax Map 95. The property consists of 5.12 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 3982**

**REQUEST:** Lana Lohman Christian is requesting to establish a short-term rental/Airbnb on R-1 Residential zoned property. The property located at 1420 Couchville Pike is Parcel 51 on Wilson County Tax Map 138. The property consists of two (2) 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 3983**

**REQUEST:** Alan Pickerel is requesting to establish a short-term/Airbnb for camping with two (2) RV sites on A-1 Agricultural zoned property. The property located at 845 Coon Branch Road, Lot 4, Dugdale Property is Parcel 13.09 on Wilson County Tax Map 148. The property consists of 2.23 acres.

**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. 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 3984**

**REQUEST:** **Lisa Coltogirone** is requesting a variance of three (3) feet from the road frontage requirement of fifty (50) feet. The road frontage on Northern Road has forty-seven (47) feet. The property became of record in 2020. The variance will allow the applicant to divide the property into two (2) tracts with the road frontage on Northern Road and fifty (50) feet of road frontage on Leslie Way. The property located at 1402 Northern Road/402 Leslie Way; Donna Burton Alexander Property is Parcel 4.16 on Wilson County Tax Map 33. The property consists of 7.79 acres.

**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 3985**

**REQUEST:** **Sean Foote** is requesting a variance of fifty (50) parking spaces from the requirement of one hundred and thirty-nine (139) spaces. The variance will allow for eighty-nine (89) spaces. The property located on Maddox Road, Lot 2, Garvin and Orange Property is Parcel 39.07 on Wilson County Tax Map 138. The property consists of 4.365 acres and is zoned C-4 Planned Commercial.

**ORDINANCE REFERENCE:** ARTICLE 3 GENERAL PROVISIONS - SECTION 3.50 OFF-STREET PARKING REQUIREMENTS - 3.50.02 NUMBER OF PARKING SPACES REQUIRED - Industrial establishment - One (1) per two (2) employees or the combined two (2) largest successive shifts or one (1) space per five hundred (500) square feet of usable floor area, whichever is greater, plus adequate space for customer and visitor vehicles as determined by the Planning Commission.

#### **CASE 3986**

**REQUEST:** **Brad Clark** is requesting a variance from the size limit requirement of two thousand (2,000) square feet for an accessory structure without a principal structure. The proposed structure will be three thousand, two hundred (3,200) square feet. Applicant is also needing a variance of three (3) feet from the height requirement of twenty-two (22) feet. The proposed structure will be twenty-five (25) feet in height. The property located at 1085 North Greenhill Road, Lot 5, Greenhill Gardens is Parcel 123 on Wilson County Tax Map 50. The property consists of 2.1 acres and is zoned R-1 Residential.

**ORDINANCE REFERENCE:** ARTICLE 3 GENERAL PROVISIONS - SECTION 3.90 ACCESSORY STRUCTURES IN RESIDENTIAL AND/OR AGRICULTURAL ZONE DISTRICTS [resolution 07-7-5] - A. The accessory structure being proposed does not exceed the following: R-1 4% of total lot area or 2,000 square feet, whichever is less. ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - 5.10.06 HEIGHT REGULATIONS - Accessory structures shall not exceed twenty-two (22) feet in height OR they must match the predominant two (2) roof pitch angles of the residence if exceeding twenty-two (22) feet. Other zoning district height criterion is still applicable if this option is exercised. If this option is exercised building material of accessory must match primary residential structure. [revised resolution 15-2-13]

**CASE 3987**

**REQUEST:** Tyler Faulkner is requesting a variance of four (4) feet from the west side yard setback requirement of twenty (20) feet. The existing house is sixteen (16) feet from the west side property line. The variance will allow the applicant to make an addition to the southeast side property line and the proposed addition will meet the required setbacks. The property will also need a variance of fifty-five (55) feet from the lot width requirement of one hundred and twenty-five (125) feet and a variance of approximately twenty-seven thousand, three hundred and fifteen (27,315) square feet from the lot size requirement of forty thousand (40,000) square feet. The property located at 2015 Sanford Drive, Lot 16, Tradewinds is Group “A”, Parcel 21 on Wilson County Tax Map 32 “G”. The property consists of approximately twelve thousand six hundred and eight-five (12,685) square feet 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] - 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 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 3988**

**REQUEST:** Micah Neal with Southern Land Ventures LLC is requesting to establish a short-term rental/Airbnb on A-1 Agricultural zoned property. The property located at 6030 Bluewater Drive, Lot 25, Twin Cove is Group “B”, Parcel 25 on Wilson County Tax Map 15 “H”. The property consists of nineteen thousand, six hundred (19,600) square feet.

**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 3989**

**REQUEST: Daniel Johnson with Boggs Builders** is requesting to establish a self-storage facility on I-1 Light Industrial zoned property. Applicant is also requesting to waive the sewer requirement, the parking requirement, and the paving requirement. The property located on Murfreesboro Road is Parcel 5 on Wilson County Tax Map 123. The property consists of two (2) acres.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.40 LIGHT INDUSTRIAL (I-1) – 5.40.03 USES PERMISSIBLE ON APPEAL – C. Any similar use which, in the opinion of the Board of Zoning Appeals, would be in keeping with the uses permitted and the general character of the area in which it is located may be permissible on appeal by the Board of Zoning Appeals in accordance with provisions contained in Section 6.40 of these regulations. 5.40.04 USES PROHIBITED – Uses not specially permitted or permissible on appeal.

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] - SECTION 3.50 OFF-STREET PARKING REQUIREMENTS - 3.50.02 NUMBER OF PARKING SPACES REQUIRED - Industrial establishment - One (1) per two (2) employees or the combined two (2) largest successive shifts or one (1) space per five hundred (500) square feet of usable floor area, whichever is greater, plus adequate space for customer and visitor vehicles as determined by the Planning Commission. 3.50.03 PARKING LOT LAYOUT, CONSTRUCTION AND MAINTENANCE - E. Paving - All areas devoted to off-street parking and access drives, as required under this section, shall be of a sealed surface construction of plant mix asphalt or concrete construction. A 6” X 12” curbing shall be installed on all off-street parking areas. This requirement shall not apply to farming, single family, two family uses, or places of worship not located on arterial thoroughfares, as designated by the Wilson County Major Thoroughfare Plan [6/23/00]

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