



Wilson County Zoning Division

The Wilson County Board of Zoning Appeals will meet **Thursday, January 15, 2026, at 9:00 a.m.** in the County Commission Room at the Wilson County Courthouse, located at 228 East Main Street, Lebanon, Tennessee.

PUBLIC COMMENT

The following cases will be heard:

Case 4368

Applicant: Noel Harding

Request: Variance of five (5) feet from the setback requirement of eight (8) feet between structures. The existing house is three (3) feet from the existing detached garage. The variance will allow the applicant to build a pole barn that will meet all setback requirements.

Property Location: 116 Clark Drive, Lot 21, Poplar Ridge

Tax Map/Parcel: 118H, Group "B", 10.00

Zoning: R-1 Residential

Acreage: 3 acres

Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - B. SIDE YARD - 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 4369

Applicant: Nashville Speedway

Request: Year round auto sales

Property Location: 400 Victory Lane Drive

Tax Map/Parcel: 141, 026.00

Zoning: C-4 Planned Commercial

Acreage: 518.06 acres

Ordinance Reference: ARTICLE 5 ZONING DISTRICTS – SECTION 5.33 PLANNED COMMERCIAL (C-4) - 5.33.02 USES PERMITTED - It is the intent of this zone to facilitate potential development by allowing a range of retail commercial and office uses. In general, use permitted shall include offices, commercial sales, light manufacturing and assembly and distribution centers associated therewith {resolution 05-11-6}, utility and/or governmental uses, amusement parks, theme parks, outdoor arenas, motor sports complexes and other similar entertainment uses. [Printed 4/19/99] Since some permitted uses may be incompatible with others the developer of a planned commercial complex shall provide the Planning Commission with a list of uses to be permitted in the development, which uses shall be compatible with each other and neighboring uses. 5.33.03 USES PROHIBITED - A. Automobile Salvage Yards (resolution 19-6-12) - B. Automobile Grave Yards (resolution 19-6-12) No more than two (2) unserviceable vehicles as defined in Article 2 may be maintained on a parcel of land unless, said



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unserviceable vehicles are either in the process of being manufactured by an approved listed Use or Use Permissible on Appeal for the parcel and zone district in question OR unless the said unserviceable vehicles are being repaired (not salvaged or scrapped) in the short term under a listed Use or Use Permissible on Appeal for the parcel of land zone district in question.

Case 4370

Applicant: Schutt Family Trust

Request: Variance of three (3) feet from the height requirement of twenty-two (22) feet for accessory structures. If approved, the proposed accessory structure will be twenty-five (25) in height.

Property Location: 2169 St John Road, Lot 2B, CNS Construction

Tax Map/Parcel: 162, 021.20

Zoning: A-1 Agricultural

Acreage: 5.11 acres

Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 - AGRICULTURAL (A-1) 5.20.05 AREA REGULATIONS - 5.20.06 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 4371

Applicant: Russell Thompson

Request: Variance from the sewer requirement

Property Location: 3994 Murfreesboro Road, Lot 1, Russell Thompson Property

Tax Map/Parcel: 144, a portion of 043.01

Zoning: I-1 Light Industrial

Acreage: 7.12 acres

Ordinance Reference: 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]

Cc/file

Board Members

Planning

Storm Water

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