



Wilson County Zoning Division

The Wilson County Board of Zoning Appeals will meet **Thursday, April 16, 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 4390

Applicant: Cynthia Heim

Request: Variance of eight (8) feet from west side yard setback requirement of ten (10) feet.

The variance is for an existing accessory structure that is two (2) feet from the west side property line. The variance is needed for a proposed pool that will meet all setback requirements.

Property Location: 1966 Flatwoods Road, Lot 14, McCrary Property

Tax Map/Parcel: 136/39.34

Zoning: A-1 Agricultural

Acreage: 2 acres

Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20

AGRICULTURAL (A-1) – B. SIDE YARD - 2. For single and two-story structures (served by public sewer system) 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. [revised resolution 15-2-12

Case 4391

Applicant: Mark Brown Construction on behalf of Matthew Paz and Anthony Hoffman

Request: Variance of three (3) feet from the height requirement of thirty-five (35) feet for a single-family residence. The proposed height is thirty-eight (38) feet.

Property Location: 4192 Murfreesboro Road, Lot 6, McCoy Property

Tax Map/Parcel: 115/20.10

Zoning: R-1 Residential

Acreage: 6.97 acres

Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - 5.10.06 HEIGHT REGULATIONS.

No principal structure shall exceed three (3) stories or thirty-five (35) feet in height. Section 3.20 GENERAL EXCEPTIONS – 3.20.02 HEIGHT. The following requirements are intended to provide exceptions or qualify and supplement the specific zone regulations set forth herein. A. The height of a structure is the distance from the average finished grade at the building line to the highest point of the structure.

Case 4392

Applicant: Angelina Chewning

Request: Short-term rental renewal. The board approved the initial request for one (1) year on



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May 15, 2025, with a maximum of ten (10) guests.

Property Location: 7255 Lebanon Road, Lot 1, Cantrell Property

Tax Map/Parcel: 55/17.02

Zoning: A-1 Agricultural

Acreage: 5.01 acres

Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20

AGRICULTURAL (A-1) – 5.20.03.1 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: (RES 18-3-6) (revised RES 24-4-2) (revised RES 24-12-8) - 1. Bed and Breakfast Facilities or other forms of short-term rental must possess on-site caretaker either living on premises or on premises within ten (10) miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities or other forms of short-term rental 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 Zoning Office, 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 or other forms of short-term rental 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 or other forms of short-term rental as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer or septic as determined by the Tennessee Department of Environment and Conservation. 5. All properties for 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 4393

Applicant: Casey Preston

Request: Variance of twenty (20) feet from the front yard setback requirement of thirty (30) feet on Crestview Drive, a variance of five (5) feet from the rear setback requirement of ten (10) feet, and a variance of three (3) feet from the requirement of eight (8) feet between structures. The proposed accessory structure will be ten (10) feet from the front property line on Crestview Drive, five (5) feet from the rear property line, and five (5) feet from the existing house. The property received variances to allow the house to be ten (10) feet from the rear property line and seventeen (17) feet from the front property line on Lakeview Drive on January 21, 2021. The property also received a lot size variance on January 21, 2021.

Property Location: 10 Lakeview Drive, Lot 1, Riverside

Tax Map/Parcel: 28C/25B



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Zoning: A-1 Agricultural

Acreage: .31 acres

Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20

AGRICULTURAL (A-1) – A. FRONT YARD. All principal and accessory structures shall be set back from 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 - 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] - C. REAR YARD 2. For accessory structures there shall be a rear yard of not less than ten (10) feet.

Case 4394

Applicant: ASM Land Surveyors on behalf of Michelle Bond

Request: Variance of twenty-five (25) feet from the rear yard setback requirement of forty (40) feet, a variance of two (2) feet from the west side yard setback requirement of ten (10) feet, and a variance of nineteen thousand, four hundred and ninety (19,490) square feet from the lot size requirement of forty thousand (40,000) square feet. The existing house burned in November 2025, and proposed house will be fifteen (15) feet from the rear property line, and the existing accessory structure is two (2) feet from the west side property line

Property Location: 5550 Vanderbilt Road, Lot 44 and a portion of Lots 43 and 45

Tax Map/Parcel: 31P/13B

Zoning: R-1 Residential

Acreage: .47 acres for all lots combined

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] - REAR YARD - 1. For principal structures (not served by public sewer system) there shall be a rear yard of not less than forty (40) feet. [revised 12-13-93 revised resolution 07-7-4] - 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; however, a greater lot area may be required based on recommendations by the State of Tennessee Department of Environment and Conservation. [revised 8-24-90] [revised Resolution 07-7-4] (revised Resolution 23-5-7) (revised court docket # 2023-CV-167) (revised Resolution 25-11-13)

Case 4395

Applicant: Jason Cloke

Request: Variance of five (5) feet from the requirement of eight (8) feet between structures and a variance of three (3) feet from the requirement of eight (8) feet between structures. The existing carport to the west is five (3) feet from the existing Accessory Dwelling Unit and the existing carport to the north is five (5) feet from the existing Accessory Dwelling Unit. The



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variances are needed for a proposed addition to an existing accessory structure that will meet all setback requirements.

Property Location: 3079 Cairo Bend Road

Tax Map/Parcel: 31/40.02

Zoning: R-1 Residential

Acreage: 11.82 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 4396

Applicant: Landon Cheben

Request: Two (2) dwellings on one (1) tract of land and a variance of twenty-five (25) feet from the front yard setback requirement of thirty (30) feet. Two (2) existing accessory structures are five (5) feet from the front property line.

Property Location: 412 Highland Drive, Lot 1, Ray Property

Tax Map/Parcel: 53/108

Zoning: R-1 Residential

Acreage: 17.54 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 5.10 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

Cc/file

Board Members

Planning

Storm Water

County Fire Marshall

Road Commission

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Hatcher

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