



**WILSON COUNTY BUILDING INSPECTOR  
233 EAST GAY STREET, WILSON COUNTY  
COURTHOUSE ANNEX  
LEBANON, TN 37087  
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The Wilson County Board of Zoning Appeals will meet **Thursday, April 20, 2023, 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 4081**

**REQUEST:** **Lee White** is requesting to renew services for a pet crematory known as Peaceful Pet Cremations. The business is located in an existing accessory structure. The Board of Zoning Appeals approved the use on April 21, 2022. The property located at 2000B Burford Road; Elliott Graves Property is Parcel 42.02 on Wilson County Tax Map 24. The property consists of 1.55 acres and is zoned A-1 Agricultural.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.02 USES PERMITTED - D. Home occupation as defined in Article 2 of this Regulation, including but not limited to day care, real estate agent, surveyor, physician, beautician, artist, and accountant. ARTICLE 2 DEFINITIONS - SECTION 2.20 SPECIFIC TERMS - HOME OCCUPATION: An incidental occupation customarily carried on in the residence, employing no more than one (1) person not residing on the premise and utilizing no more than twenty-five (25) percent of the usable floor area of all buildings; provided, (1) no article or service be sold or offered for sale on the premise other than that produced by such occupation, and (2) such occupation shall not require the alteration of buildings, new construction, or equipment and machinery not customarily used in residential areas.

#### **CASE 4082**

**REQUEST:** **Ashley Do Carmo** is requesting a variance of thirteen (13) feet from the north rear yard setback requirement of thirty (30) feet and a variance of ten (10) from the front yard setback requirement of thirty (30) feet on Sondra Court. The variances will allow the proposed carport to be seventeen (17) feet from the north rear property line and twenty (20) feet from the front property line on Sondra Court. Applicant is also requesting a variance of seven (7) feet from southeast rear yard setback requirement of thirty (30) feet. This variance will allow the proposed addition to be twenty-three (23) feet from the southeast rear property line. The property located at 200 Sondra Court, Lot 282, Tinnell Station is Group "C", Parcel 36 on Wilson County Tax Map 99 "K". The property consists of .549 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 - 2. For corner lots created prior to March 5, 1990, there shall be a street side setback of not less than twenty-two and one-half (22 1/2) feet. [12/13/93] - C. REAR YARD - 2. For principal structures, served by public sewer system, there shall be a rear yard of not less than thirty (30) feet. [ revised 12-13-93] [revised resolution 07-7-4]

### **CASE 4083**

**REQUEST:** **Sheila Tidwell** is requesting a six (6) month extension on a building permit that expired on March 30, 2023. The framing and insulation inspection passed on April 6, 2022. The property located at 337 Nice Road is Parcel 29 on Wilson County Tax Map 138. The property consists of approximately forty-five thousand, five hundred (45,500) square feet and is zoned R-1 Residential.

**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 4084**

**REQUEST:** **Victoria Fisher** is requesting to use the property as a short-term rental. The property located at 4655 South Commerce Road , Lot 2, Fisher Property is Parcel 12.06 on Wilson County Tax Map 107. The property consists of 14.69 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 4085**

**REQUEST:** William Rondeau is requesting a three (3) year extension on a building permit that will be expiring May 31, 2023. At present, construction has not started on the house or the barn. The property located at 170 Lakeview Circle, Lot 91, Trails End is Group “B”, Parcel 20 on Wilson County Tax Map 11 “K”. The property consists of approximately forty-six thousand (46,000) square feet and is zoned R-1 Residential.

**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 4086**

**REQUEST:** William Rondeau is requesting a variance of seven (7) feet from the south side yard setback requirement of fifteen (15) feet. The variance will allow the proposed addition to be eight (8) feet from the south side property line. Applicant will also need a variance from the lot size requirement of forty thousand (40,000) square feet. The property located at 807 Lakeview Circle, Lot 19, Trails End is Group “D”, Parcel 5 on Wilson County Tax Map 11 “K”. The property consists of approximately twenty-seven thousand, six hundred (27,600) 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 - B. SIDE YARD - 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] - 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.

**CASE 4087**

**REQUEST:** Gary Merritt on behalf of Dewey Lineberry is seeking a variance to use an off-site septic system on property located in the county for commercial property located in the City of Mt. Juliet at 14415 Lebanon Road. The septic system located on Grandview Drive, Lot 5, Greenhill Meadows is Group “C”, Parcel 24 on Wilson County Tax Map 53 “I”. The property consists of approximately eighteen thousand, five hundred (18,500) square feet and is zoned R-1 Residential.

**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 4088**

**REQUEST: Rachel Benton with The Benton Group LLC** is requesting to use the property as a short-term rental. The property located at 400 Gilley Road is Parcel 26 on Wilson County Tax Map 32. The property consists of 18.97 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.

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