



Wilson County Development Services **Zoning Department**

The Wilson County Board of Zoning Appeals will meet **Thursday, October 19, 2023, 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 4133

REQUEST: LuAnn Reid and Gary Schalmo are requesting a variance of fifteen (15) feet from the west side yard setback requirement of twenty (20) feet and a variance of fifty (50) feet from the lot width requirement of one hundred and twenty-five (125) feet. The variance will allow the proposed house to be five (5) feet from the west side property line. The property located at 703 Pebble Point Road, Lot 1, Pebble Point Estates is Group "A", Parcel 16 on Wilson County Tax Map 24 "H". The property consists of approximately twenty-eight thousand, seven hundred (28,700) 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] - 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. [revised 07-7-4]

CASE 4134

REQUEST: William Knight is requesting a one (1) year extension on an expired building permit. The building permit expired August 26, 2023. Construction hasn't started at this time. The property located at 741 Neal Road, Lot 6, Cramner Property is Parcel 43.07 on Wilson County Tax Map 128. The property consists of 12.46 acres and is zoned A-1 Agricultural.

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 4135

REQUEST: Larry True is requesting a twenty (20) feet variance from the rear yard setback requirement of forty (40) feet. The existing deck is thirty (30) feet from the rear property line. The applicant is wanting to replace the deck and be ten (10) feet from the rear property line. The property located at 2840 Quarry Road, Lot 1, Lenning and Goodrich Property is Parcel 66.01 on Wilson County Tax Map 71. The property consists of 1.6489 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 - C. 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)

CASE 4136

REQUEST: Jeremy Smartt on behalf of Phillip Smartt is requesting to have two (2) dwellings on one (1) tract of land. The property located at 808B Austins Way is Parcel 18 on Wilson County Tax Map 98. The property consists of 15.81 acres and is zoned R-1 Residential.

ORDINANCE REFERENCE: ARTICLE 3 GENERAL PROVISIONS - SECTION 3.20 GENERAL EXCEPTIONS - 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.

2024 Calendar

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