



Wilson County Zoning Division

The Wilson County Board of Zoning Appeals will meet **Thursday, July 17, 2025, 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 4303

REQUEST: **Lisa Mattern** is requesting a variance of five (5) feet from the west side yard setback requirement of twenty (20) feet and a variance of twenty-three (23) feet from the lot width requirement of one hundred and twenty-five (125) feet. If the variances are approved, the applicant will be able to replace the existing mobile home. The property located at 5885 Franklin Road is Parcel 23.04 on Wilson County Tax Map 101, consisting of 2.7 acres and zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 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 4304

REQUEST: **George Checa** is requesting a variance of five (5) feet from the height requirement of twenty-two (22) feet. If approved the proposed accessory structure will be an average of twenty-seven (27) feet in height. The property located at 1074 Burnt House Road is Parcel 30.06 on Wilson County Tax Map 125, consisting of 12.5 acres and zoned A-1 Agricultural.

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 4305

REQUEST: **Jim Johnson** is requesting a variance of four (4) feet from the north rear setback requirement of forty (40) feet. The existing house is thirty-six (36) feet from the north rear property line. The applicant needs a variance of approximately fifty-one thousand, five



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hundred (51,500) square feet from the lot size requirement of eighty thousand (80,000) square feet. If approved, the variance will allow the applicant to build a deck that will meet setback requirements. The property located at 20 Lake Drive, Lots 32 – 39 is Group “A”, Parcel 20.02 on Wilson County Tax Map 10 “K”, consisting of approximately twenty-eight thousand, five hundred (28,500) square feet and zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 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] - F. MINIMUM LOT AREA - 3. 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 eighty thousand (80,000) 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] [revised resolution 23-5-7]

CASE 4306

REQUEST: **Tomas Sanchez** is requesting to utilize an existing accessory structure for a fabrication business. The property located at 5785 Trousdale Ferry Pike, Lot 1, Harlan Property is Parcel 4.03 on Wilson County Tax Map 65, consisting of five (5) acres and 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 – DD. Other similar uses as reviewed and approved by the Board of Zoning Appeals. 5.20.04 – USE PROHIBITED – D. Uses not specifically permitted or permissible on appeal.

CASE 4307

REQUEST: **Eva Lomasney** is requesting to utilize two hundred and sixty-four (264) square feet of the home for gunsmithing and manufacturing. The property located at 4050 Beasleys Bend Road, Lot 3, David and Effie Jackson Property is Parcel 15.02 on Wilson County Tax Map 5, consisting of 11.15 acres and 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 – DD. Other similar uses as reviewed and approved by the Board of Zoning Appeals. 5.20.04 – USE PROHIBITED – D. Uses not specifically permitted or permissible on appeal.

CASE 4308

REQUEST: **Ronald Cottle** is requesting a variance of two and a half (2 & 1/2) feet from the height requirement of twenty-two (22) feet for an accessory structure. If approved, the proposed accessory structure will be twenty-four and a half (24 & 1/2) feet in height. The property located at 1027 Vanderbilt Road, Lot 29, Hays Hill is Parcel 146.01 on Wilson County Tax Map 50,



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consisting of two (2) acres and zoned R-1 Residential.

ORDINANCE REFERENCE: 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 4309

REQUEST: Rebecca Shaffer on behalf of Kaitlyn and Ethan Oakley is requesting a variance of three (3) feet from the north side yard setback requirement of twenty (20) feet. The existing house is seventeen (17) feet from the north side property line. If approved, an addition will be made to the west rear property line and meet setback requirements. The property located at 460B Bettis Road, Lot 2, Simmons Trust is Parcel 34.05 on Wilson County Tax Map 94, consisting of five (5) acres and zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 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]

CASE 4310

REQUEST: Stephen Lamar Hollie is requesting a variance of seven (7) feet from the front yard setback requirement of thirty (30) feet, a variance of twelve (12) feet from the west side yard setback requirement of twenty (20) feet and a variance of three (3) feet from the requirement of eight (8) feet between structures. The applicant needs a variance of approximately seventy thousand, seven hundred (70,700) square feet from the lot size requirement of eighty thousand (80,000) square feet and a variance of fifty (50) feet from the lot width requirement of one hundred and twenty-five (125) feet. The existing house is twenty-three (23) feet from the front property line and eight (8) feet from the west side property line. If approved, the variance will allow the proposed pool to be five (5) feet from water's edge to the existing deck. The property located at 1070 Misty Lake Drive, Lot C, Lakeside is Group "D", Parcel 5 on Wilson County Tax Map 16 "E", consisting of approximately nine thousand, three hundred (9,300) square feet and zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 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] - 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] - 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)



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feet at the front building line. [revised 07-7-4] - F. MINIMUM LOT AREA - 3. 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 eighty thousand (80,000) 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] [revised Resolution 23-5-7]

CASE 4311

REQUEST: **Michael and Julia Hamblen** is requesting a variance of seven (7) feet from the requirement of eight (8) feet between structures. The existing carport is one (1) foot from the existing house and the existing accessory structure is one (1) foot from the existing carport. The variances will allow a proposed accessory structure to be placed on the property that will meet all the required setbacks. The property located at 8640 Central Pike is Parcel 39.01 on Wilson County Tax Map 96, consisting of approximately forty-five thousand (45,000) square feet and 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 - 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]

Board Members/Planning/Storm Water/Fire Marshall/Road Commission/Jennings/Hatcher/Hutto