

**SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
OCTOBER 13, 2022
REGULAR MEETING 5:00 p.m.**

SUMNER COUNTY ADMINISTRATION BUILDING
BETHEL BROWN COMMISSION CHAMBERS
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066

MEMBERS:

BRUCE RAINEY, CHAIRMAN
SANDY WEBSTER, VICE-CHAIRMAN
MAC HOLT
SHAWN UTLEY
JIM HARRISON

APPROVAL OF SEPTEMBER 2022 MINUTES

APPROVAL OF OCTOBER 2022 AGENDA

REGULAR AGENDA:

1. Thomas F. Straton Estate, represented by Civil Land Company, is requesting a Special Exception related to a proposed Cluster Residential Development to be called “**Montclair**” containing 84 residential building lots. Special Exception is being requested in accordance with Chapter 14, Section 1411, Subsection E.5 of the County Zoning Resolution, and would allow a reduction in minimum lot sizes while maintaining the overall density allowed by the property’s current zoning. Subject property is located at **417 Jones Lane, Hendersonville, TN, 37175,** is found at Tax Map 145, Parcels 036.00 & 042.00, contains 83.9 acres, is in the 24th Commission Voting District (Chrissi Smith Miller) and is zoned Rural Residential (RR).

Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, September 28, 2022.

2. Nicholas Malz is requesting a variance from County requirements contained at Chapter 4, Section 404 of the Sumner County Zoning Resolution related to encroachment of a proposed detached dwelling unit within a side yard setback. Variance is being requested in accordance with Chapter 14, Section 1410 of the County Zoning Resolution. Subject property is located at **115 Kimber Lane, Hendersonville, TN, 37075,** is on Tax Map 138, Parcel 004.01, contains 0.3 acres, is in the 24th Commission Voting District (Chrissi Smith Miller) and is zoned Rural Residential (RR).

Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, September 28, 2022.