



Mt. Juliet, Tennessee

Board of Zoning Appeals

Agenda

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Thursday, November 13, 2025

6:00 PM

Commission Chambers

Members: Chairperson Ray Wallace, Jim Pustejovsky, Larry Searcy, David Heflin, David Rast

Resources: Jon Baughman, Deputy Planning Director, Jill Johnson, Planning, Samantha Burnett, City Attorney

1. Call to Order

2. Approval of Minutes

Review the Minutes from the October 9, 2025, Board of Zoning Appeals Meeting.

3. New Business

Review the Zoning Variance Request to exceed the minimum lot size requirements for a religious facility for Faith is the Victory Church of Mt. Juliet, located at 2564 N. Mt. Juliet Rd.

Review the Conditional Use Permit to allow for a 300 seat capacity sanctuary for Faith is the Victory Church of Mt. Juliet, located at 2564 N. Mt. Juliet Rd.

Review the Zoning Variance Requests to vary from the minimum building envelope spacing for Tate's Landing, located at 212 Paul Dr.

4. Adjourn



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1471

Agenda Date: 11/13/2025

Agenda #:

Title:

Review the Minutes from the October 9, 2025, Board of Zoning Appeals Meeting.



Members: Chairperson Ray Wallace, Jim Pustejovsky, Larry Searcy, David Heflin, David Rast

Resources: Jon Baughman, Deputy Planning Director, Jill Johnson, Planner I,

Present

Vice Chairman/Board Member Larry Searcy, Board Member Jim Pustejovsky, and Board Member David Rast

1. Call to Order

2. Approval of Minutes

Adopt the Minutes from the July 10, 2025, Board of Zoning Appeals Meeting.
The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jim Pustejovsky

SECONDER: David Rast

Aye: Board Member Pustejovsky, Board Member Rast, and Board Member Searcy

3. New Business

- a. Review the lot coverage and rear setback zoning variance request for 4595 Boxcroft Circle.

Staff reviewed the application, and answered questions from the commission.

A motion was made that this action item be approved as follows – the rear setback variance request was denied. The lot coverage variance was approved. The motion carried by the following vote:

RESULT: Rear setback variance denied, Lot coverage variance approved.

MOVER: David Rast

SECONDER: Jim Pustejovsky

Aye: Board Member Pustejovsky, Board Member Rast, and Board Member Searcy

b. Review the side setbacks zoning variance request for 104 Spring Hill Road. Staff reviewed the application and answered questions from the commission. A motion was made that this action item be denied. The motion carried by the following vote:

RESULT: Denial
MOVER: David Rast
SECONDER: Larry Searcy

Aye: Board Member Pustejovsky, Board Member Rast, and Board Member Searcy

4. Adjourn

The motion carried by the following vote:

RESULT: APPROVED

MOVER: David Rast

SECONDER: Jim Pustejovsky

Aye: Board Member Pustejovsky, Board Member Rast, and Board Member Searcy

Larry Searcy, Vice-Chairperson

Jill Johnson, Planner I



Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1473

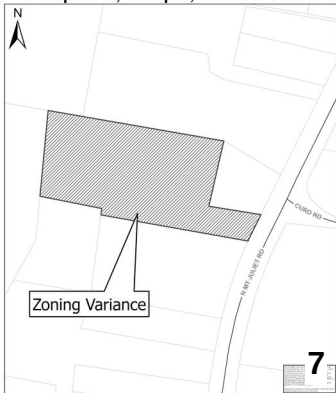
Agenda Date: 11/13/2025

Agenda #:

Title:

Review the Zoning Variance Request to exceed the minimum lot size requirements for a religious facility for Faith is the Victory Church of Mt. Juliet, located at 2564 N. Mt. Juliet Rd.

Faith is the Victory Church
2564 N Mt. Juliet Rd
Map 072H, Group B, Parcel 015.00





Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1474

Agenda Date: 11/13/2025

Agenda #:

Title:

Review the Conditional Use Permit to allow for a 300 seat capacity sanctuary for Faith is the Victory Church of Mt. Juliet, located at 2564 N. Mt. Juliet Rd.



STAFF REPORT

Date: November 13, 2025

To: Board of Zoning Appeals

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Faith is the Victory Church
2564 N. Mt. Juliet Road
Conditional Use Permit
Lot Area Variance
Map – 072H
Parcel – 015.00

Request: The applicant seeks a lot area variance and a conditional use permit for a religious facility in RS-40 zoning on a parcel located at 2564 N. Mt. Juliet Road in District 1.

Overview & History: The property consists of the following one (1) parcel: map 072H parcel 01500, consisting of 3.35 acres. Access to the site will be via N. Mt. Juliet Road. The property is currently zoned RS-40. The church is proposing to construct a new building in two phases on the lot that formerly housed Mt. Juliet AME Church. The previous church was demolished as it was in severe disrepair, rendering the lot vacant. Conditional use permits have been previously granted for this development in July 2017 and October 2020, both of which have since expired. A site plan was submitted and reviewed at the October 16th 2025 Planning Commission meeting where it was approved with a condition that another conditional use permit be re-approved before permits are pulled. An additional request is presented at this time for a variance from supplemental lot area regulations described below.

Analysis: Three hundred (300) seats are being proposed upon the completion of Phase 2, and 100 parking spaces are provided, meeting code requirements (1/3 seats). The requirements of Article 3-104.6.8b, minimum acreage requirements are not met, and a variance is being requested. Highlighted code sections that apply, and how they are violated, are shown below:

Zoning Ordinance Article 3-104.6

8. Religious facilities. Land use development standards apply to religious facilities according to seating capacity ranges. For existing facilities located within residential districts, a conditional use permit shall be required for any proposed increase that upgrades the range of seats. **THE PREVIOUS CUP WAS GRANTED FOR 115 SEATS, 300 ARE PROPOSED**
 - a. Religious facilities with a maximum sanctuary capacity of 50 seats shall be classified as a principal use permitted with supplemental provisions (SUP) activity and shall meet the following standards:
 - i. No such facilities shall be permitted on a zone lot, unless it contains twice the lot area requirements of the district or one acre, whichever is less.
 - ii. Religious facilities within this grouping may have driveway access on any street.

- iii. Religious facilities within this grouping shall be screened along all property lines adjoining any AR, RS or R residential district.
- iv. The Board of Zoning Appeals, upon a showing by the applicant that the waiver will not be detrimental to the public health, safety and welfare, may waive any of the above referenced requirements.
- b. Religious facilities with a maximum sanctuary capacity in excess of 50 seats that are located in a newly constructed structure, or in an existing structure that is being expanded in size by 20 percent or more shall be classified as a conditional use (C) activity and shall meet the standards established for facilities within its seating capacity range:
 - i. The minimum lot size shall be based on the number of seats.

Seating Capacity	Minimum Lot Size
51 to 200	2 acres + 0.5 acre/100 seats
201 to 400	5 acres + 0.5 acre/100 seats 300 SEATS ARE PROPOSED
more than 400	10 acres

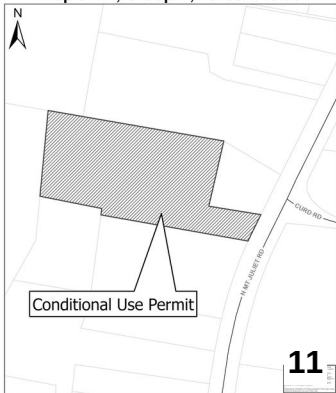
- ii. If the site area exceeds three acres in size, such facilities shall be located only on designated arterial or collector streets as shown on the official major thoroughfare plan.
- iii. The facility must meet adequate parking requirements for the applicable zoning classification of the property and provide a sufficient amount of parking to avoid conflicts with other uses that share the same parking lot.
- iv. The Board of Zoning Appeals, upon a showing by the applicant that the waiver will not be detrimental to the public health, safety and welfare, may waive any of the above referenced requirements.

Article 14-106.3: General requirements are established for a conditional use permit under Article 14-106.4 general provisions as listed below:

1. Burden of proof: As determined by the Board of Zoning Appeals.
2. Ordinance Compliance: Applicant's site plan shall meet all applicable regulations of the City of Mt. Juliet zoning, building and public works ordinances and standards.
3. General Plan: The future land use plan is consistent with the current zoning for the proposed development which is RS-40. A religious facility is allowed as a conditional use within any zoning district.
4. Traffic Impact: Adequate vehicular and pedestrian circulation has been provided.
5. Parking Adequacy: Minimum parking for a religious facility is one space per three seats. The sanctuary will consist of 300 seats which equates to a minimum of 100 spaces. The site plan shows 100 parking spaces.
6. Special Conditions: Any conditions as deemed necessary by the Board of Zoning Appeals.

Recommendation: Staff recommends approval of the conditional use permit request for a religious facility in RS-40 zoning and denial of the lot area variance request, subject to all ordinances, codes and standards as required by the City of Mt. Juliet.

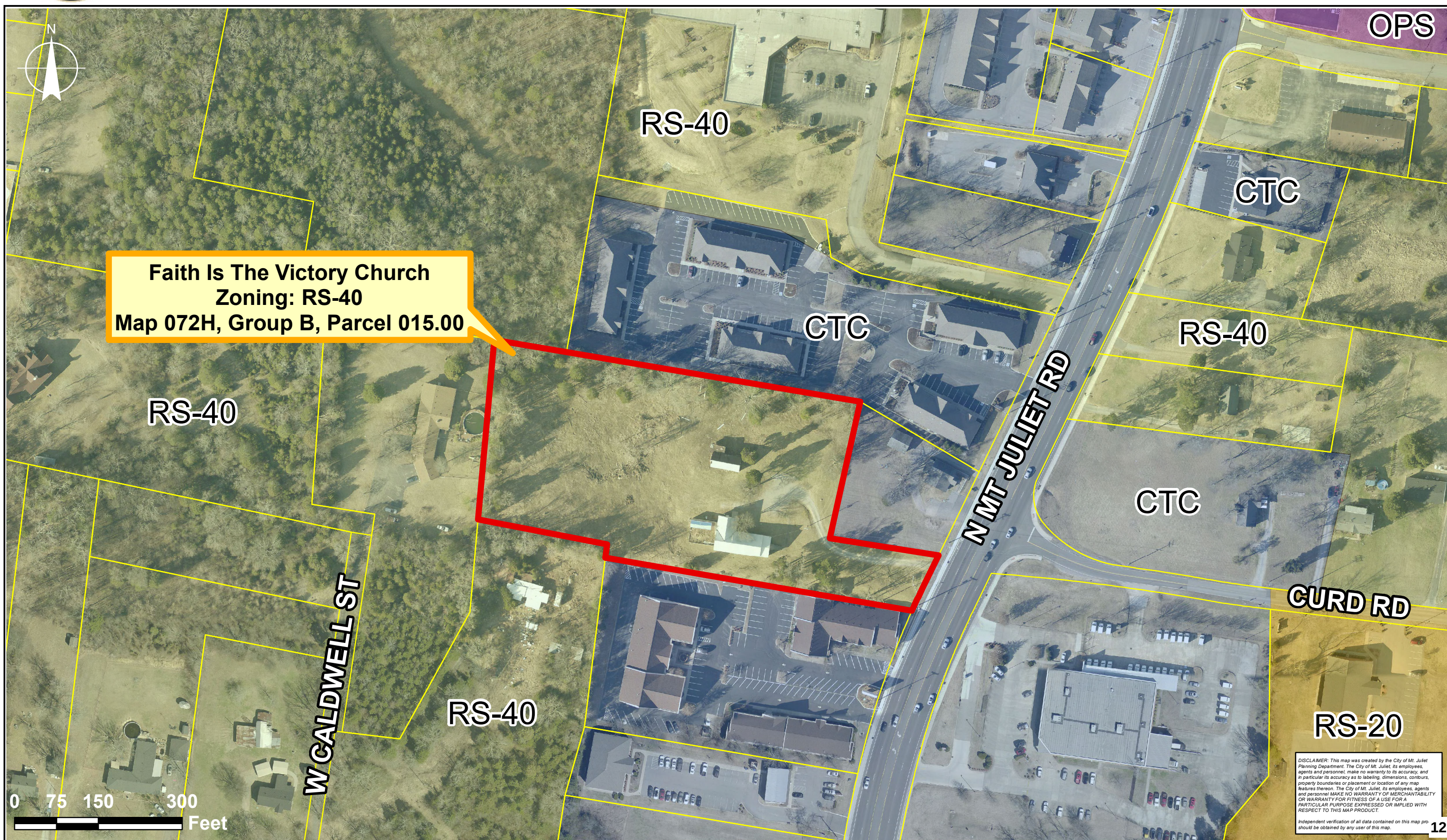
Faith is the Victory Church
2564 N Mt. Juliet Rd
Map 072H, Group B, Parcel 015.00





Faith Is The Victory Church Property

2564 N Mt. Juliet Road- 3.35 Acres



SITE DATA TABLE	
MAP 72H, GRP B, PARCEL 15.00 ADDRESS: 2564 N. MT. JULIET RD. CITY: MT. JULIET COUNTY: WILSON STATE: TENNESSEE	
TOTAL SITE ACRES	145,810 S.F. (3.35 ac.±)
ZONING	RS-40
EXISTING USE	RELIGIOUS FACILITY (CHURCH)
PROPOSED USE	RELIGIOUS FACILITY (CHURCH) (13,660 S.F.) (300 SEATS SANCTUARY)
BUILDING COVERAGE	13,660 S.F. (FOOTPRINT)
BUILDING COVERAGE (ALLOWED)	50%
BUILDING COVERAGE (PROVIDED)	94%
IMPERVIOUS AREA	74,944 S.F. (51.4%)
ISR (ALLOWED)	80%
ISR (PROVIDED)	
BUILDING	13,660 S.F. (9.4%)
ASPHALT	54,742 S.F. (37.5%)
CONCRETE	6,542 S.F. (4.5%)
TOTAL	74,944 S.F. (51.4%)
PARKING (REQUIRED)	RELIGIOUS FACILITY: (300 SEAT SANCTUARY) 1 sp / 3 SEATS IN SANCTUARY TOTAL REQUIRED = 100 SP
PARKING TOTAL (PROPOSED)	100 SP. TOTAL
HANDICAP PARKING (REQUIRED)	5 SPACES
HANDICAP PARKING (PROPOSED)	6 SPACES
MAX HEIGHT (ALLOWED)	35'
HEIGHT (PROPOSED)	26'
MIN. LOT AREA	10,000 S.F.
MIN. LOT WIDTH	100'
YARD REQUIREMENTS	FRONT YARD: 50' SIDE YARD: 25' REAR YARD: 40'

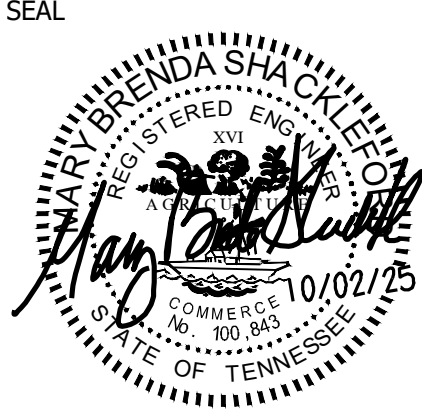
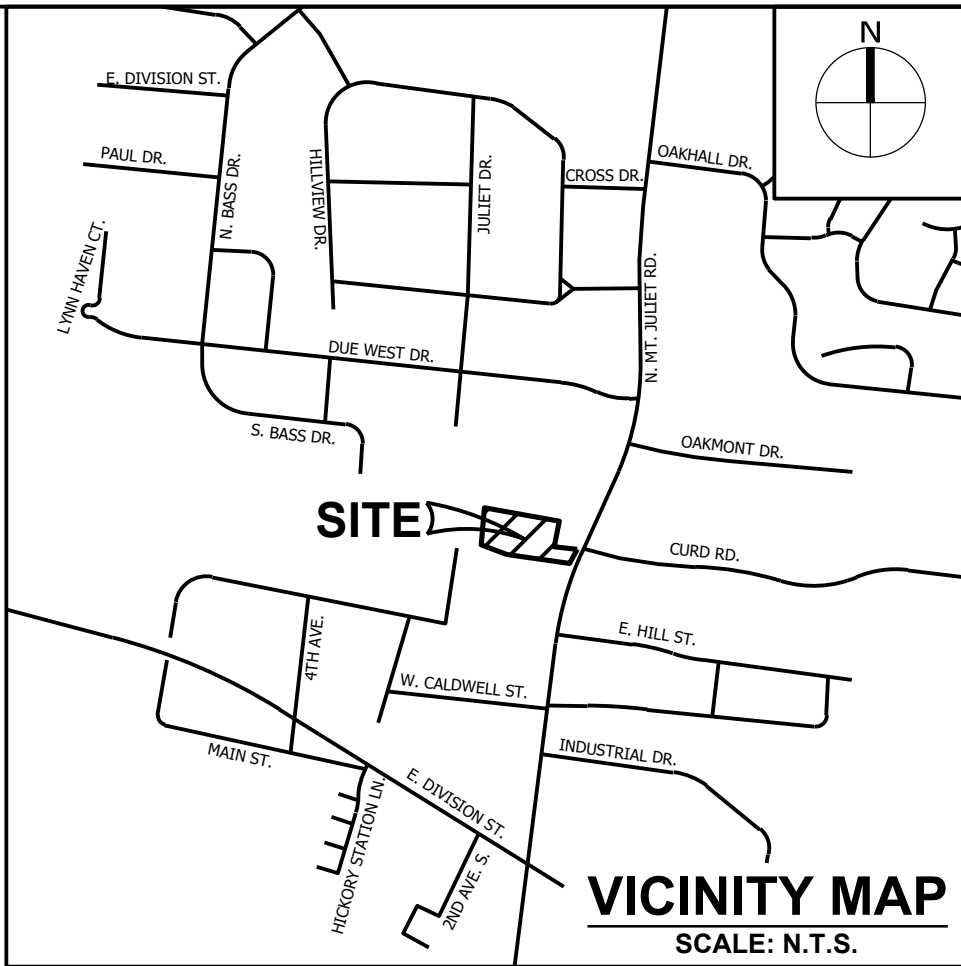
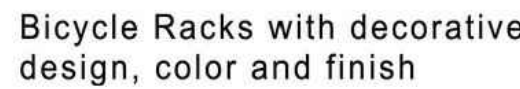
*** CONDITIONAL USE PERMIT GRANTED AT
THE JULY 13, 2017 B.O.Z.A. MEETING.**

1. ANY FILL MATERIAL USED OVER THE WATER LINE AND WITHIN THE WEST WILSON UTILITY DISTRICT'S EASEMENTS SHALL BE PER THE DISTRICT SPECIFICATIONS.
2. IN THE EVENT OF ANY WORK PERFORMED BY LOCAL UTILITY COMPANIES IN THEIR EASEMENTS ON THIS PROPERTY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR RESTORING THE LANDSCAPE AND TURF TO THE APPROVED PLAN CONDITION AT THE PROPERTY OWNERS EXPENSE.
3. WALL MOUNTED UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH THE FACADE TO WHICH IT WILL BE ATTACHED.
4. WALL MOUNTED EXTERIOR LIGHTING FIXTURES SHALL BE DECORATIVE TYPE, WALL PACKS ARE NOT PERMITTED.

**NOTE: SEE SHEET C4.00
FOR ADDITIONAL NOTES**

1. A MONUMENT SIGN SHALL BE SUBMITTED TO PLANNING STAFF FOR REVIEW AND APPROVAL PRIOR TO START OF SIGN CONSTRUCTION.
2. PARAPET WALLS SHALL EXCEED THE HEIGHT OF THE ROOFTOP EQUIPMENT IN ALL AREA OF THE BUILDING.
3. BRICK SHALL BE CLAY, BAKED AND INDIVIDUALLY LAID.
4. STONES SHALL BE INDIVIDUALLY LAID, NATURAL PRODUCT.

1. RETAINING WALLS TO BE VERSA-LOK SQUARE FOOT BLOCK W/ VERSA - GRID GEGRID OR REINFORCED CONCRETE W/ BRICK OR STONE VENEER. CONTRACTOR SHALL PROVIDE THE FINAL STRUCTURAL DESIGN BY LICENSED STRUCTURAL ENGINEER APPROVED FOR WALL SYSTEM WHICH SHALL BE SUBMITTED TO THE CITY ENGINEER FOR CONSTRUCTION OF RETAINING WALLS. SEPARATE BUILDING PERMIT IS REQUIRED FOR RETAINING WALLS. CONTRACTOR SHALL COORDINATE WITH CODES DEPARTMENT TO OBTAIN PERMIT FOR RETAINING WALLS.
2. COLOR OF WALL SHALL MATCH EXTERIOR BUILDING COLOR. CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO ENGINEER AND CITY STAFF FOR APPROVAL.
3. RAILING REQUIRED ALONG TOP OF WALL WHERE HEIGHT IS 30" OR GREATER.



FAITH IS THE VICTORY CHURCH OF MT. JULIET

SITE PLAN
2564 North Mt. Juliet Road
Mt. Juliet, Wilson County, Tennessee
Map 72H - Parcel 15.00
Zoned: RS-40

SITE PLAN

[illegible]

SITE LAYOUT PLAN

C1.00

PROJECT NO: 17-029-01



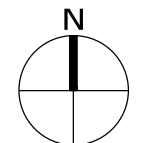
WATER: WEST WILSON UTILITY DISTRICT
CONTACT: FREDDIE WESTON
PH: 615-758-5862

SEWER: CITY OF MT. JULIET - SEWER DEPT.
CONTACT: JESSICA GORE
PH: 615-773-7957

ELECTRIC: MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORP
CONTACT: ROB FULFER
PH: 615-444-1323

GAS: NASHVILLE GAS COMPANY
CONTACT: DELANEY JENKINS
PH: 615-734-1758

PROJECT BENCHMARK:
DESC: IRON ROD W/ ALUMINUM CAP
ELEV: 590.02' (NAVD88)
NORTHING: 681971.416
EASTING: 1815685.462
TN STATE PLANE NAD83





Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Staff Report

File #: 1472

Agenda Date: 11/13/2025

Agenda #:

Title:

Review the Zoning Variance Requests to vary from the minimum building envelope spacing for Tate's Landing, located at 212 Paul Dr.



STAFF REPORT

Date: November 13, 2025

To: Board of Zoning Appeals

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Zoning Variances – 5-104.3a Building Envelopes
Tates Landing
Map – 73
Parcel – p/o 21.00

Request: Jake Porter with Heritage Civil, on behalf of his client, seeks two building envelope variances for a variable lot subdivision proposed off Watermark Way.

Overview: The property consists of approximately 10.00 acres (432,752 sf) on Watermark Way, which abuts the Nichols Vale property to the north, just east of Tate Lane. This is currently undeveloped agricultural land. The applicant wishes to develop a 17-lot variable lot subdivision with a base zoning of RS-20. An annexation and rezone are currently underway for this property.

Concept Plan: The concept plan proposes 17 lots on 10 acres for a density of 1.7 units/acre (2.2 units/acre permitted with RS-20 base zoning). The minimum lot size is 15,000sf and the average lot size is 16,750sf. The bulk regulations for variable lot subdivisions are adhered to, except the variance request described below. Lot coverage shall not exceed 45% and floor coverage per lot is indicated as at least 3,000sf.

Improved open space totals 1.02 acres (10.24% of the development site) and includes a playground, dog park and walking trails. A mail kiosk is proposed, and a detail is provided and acceptable. Streetlights are required per ordinance 25-24. Four parallel on-street parking spaces are provided in front of the playground and amenity area. Sidewalk is provided on both sides of all streets. The supplied renderings indicate homes with two car garages and masonry and fiber cement facades. All single-family design guidelines, except any waivers granted, shall be adhered to.

Variance Request: The request is to deviate from the bulk standards for variable lot subdivisions (Article V, Section 5-104.3a) as shown highlighted below:

Table 5-104.3a. Density and Bulk Criteria for Standard Lots Within Variable Lot Residential Developments

Density and Bulk Criteria		Zone District					
		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
I.	Density (in dwelling units per acre)	1.1	1.1	1.5	2.2	2.9	4.3

Table 5-104.3a. Density and Bulk Criteria for Standard Lots Within Variable Lot Residential Developments

Density and Bulk Criteria		Zone District					
		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
II.	Minimum lot size (in 000 sq. ft.)						
	Without public water or sewer	N/A	N/A	N/A	N/A	N/A	N/A
	With public water but w/o public sewer	(1)	(1)	N/A	N/A	N/A	N/A
	With both public water and sewer	30	30		15	11.25	7.5
III.	Minimum lot frontage						
	On street	50	50	50	50	50	50
	On cul-de-sac	35	35	35	35	35	35
IV.	Maximum building envelope (as percentage of lot area)	40	40	40	45	50	55
V.	Minimum building envelope spacing (in feet)						
	Building envelope separation (measured between building envelopes)	50	50	40	30 (10)	20	15
	To on-site street	25	25	20	20	20	15
	To off-site street (2)	50	50	45	40	40	20
	To tract boundary (2)	50	50	45	40	40	20
	To any lot line	25	25	20	20 (5)	15	5
	To lake or stream (3)	100	100	100	100	100	100
VI.	Maximum total lot disturbance	(4)	(4)	(4)	(4)	(4)	(4)

(1) See subpart 3.d, minimum lot area (above).

Table 5-104.3a. Density and Bulk Criteria for Standard Lots Within Variable Lot Residential Developments

Density and Bulk Criteria	Zone District					
	AR-40	RS-40	RS-30	RS-20	RS-15	RS-10
(2) Where the provisions of subsection 3.e(1), lots adjacent to conventional residential development apply, setbacks shall be as required for the base zone district.						
(3) This provision shall apply to streams with established floodplains. Along other streams the minimum setback shall be four times the width of the stream.						
(4) See subpart 4.a, tree preservation.						

14-105.4 Standards for Variances

The Board shall not grant a variance, unless it makes findings based upon evidence presented to it as follows:

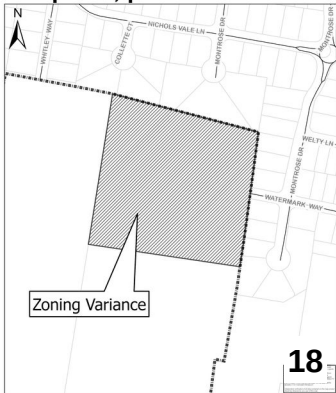
- 1. By reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.*
- 2. The variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.*
- 3. The variance will not authorize activities in a zone district other than those permitted by this ordinance.*
- 4. Financial returns only shall not be considered as a basis for granting a variance.*
- 5. The granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the zoning district wherein such property is located or of the general provisions of this ordinance.*
- 6. The proposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.*
- 7. The alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.*

Summary: The applicant is seeking two variances from the requirements of Article V, Section 5-104.3a for a 5' setback to any lot line in lieu of the required 20' and a building envelope spacing of 10' in lieu of the required 30'. Staff does not support approval of this request as standard #1 above is not met.

Recommendation: Staff does not recommend approval of the setback variance for the Tate Lane subdivision off Watermark Way.

Tate's Landing

Map 073, p/o Parcel 021.00



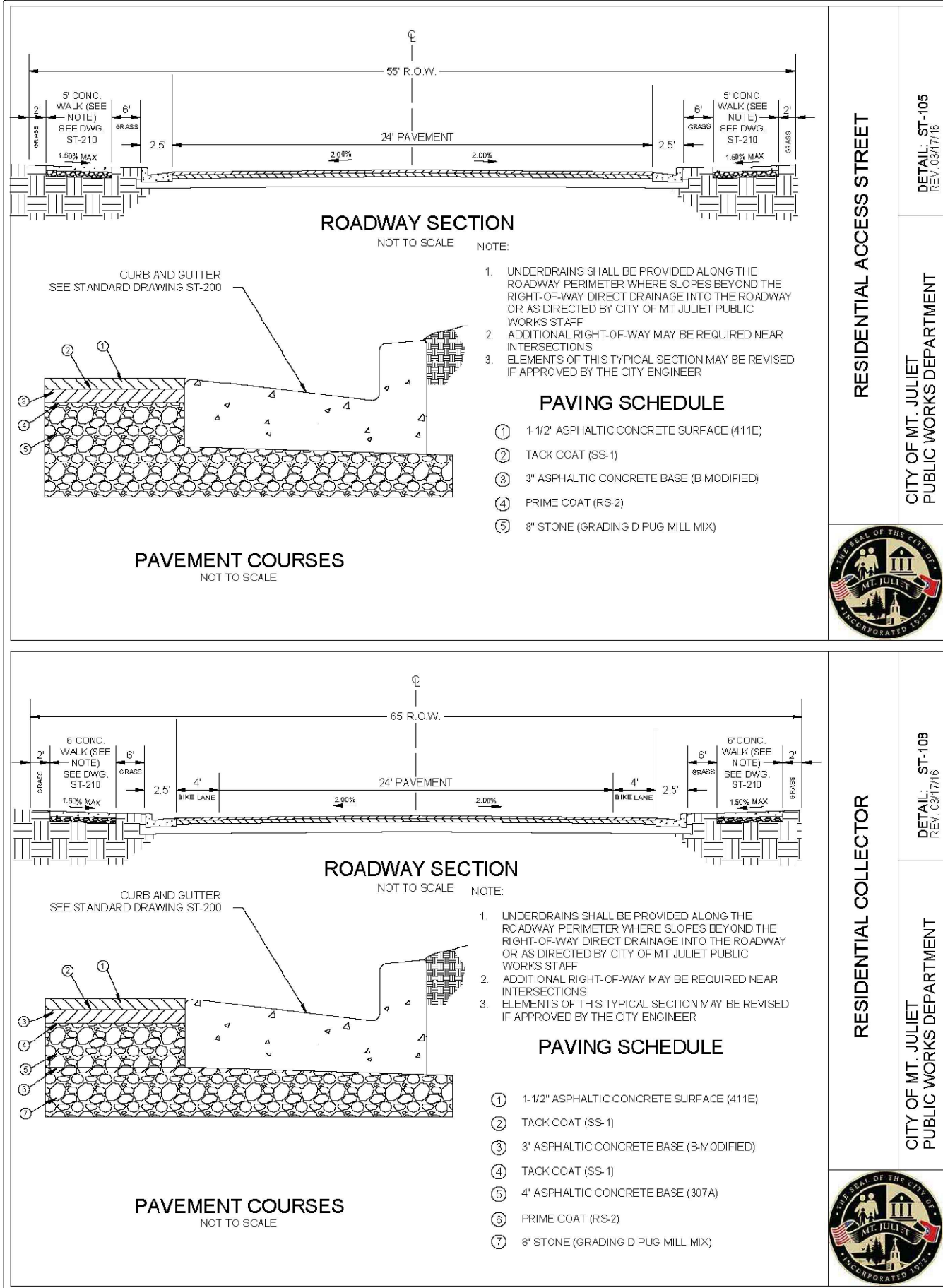
Applicant Statement

Applicant Intent: The Tate's Landing project intends to deliver lots of similar size, shape, and quality as the surrounding Nichol's Vale community to make the new development feel like a natural extension of the existing community. The adjacent Nichol's Vale average lot size is approximately 0.30 acres per lot, having a 5' side MBSL, 15' rear MBSL, 15' front MBSL, 10' minimum building envelope separation, and average lot width between 55' and 85'.

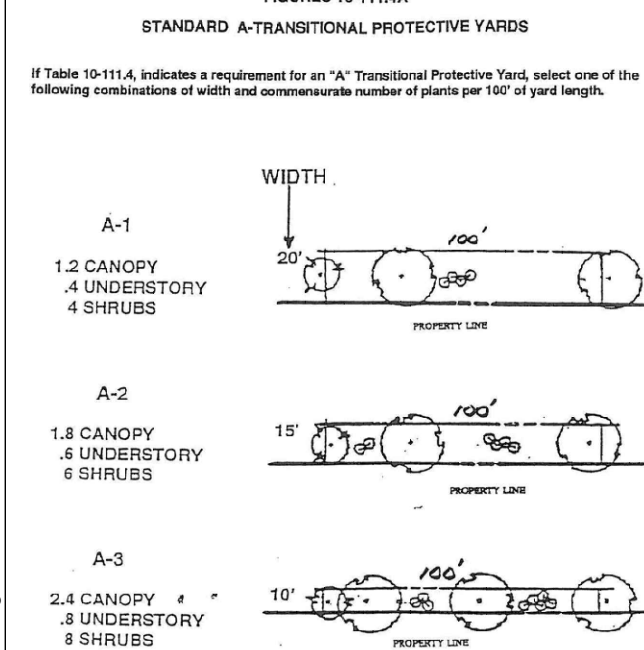
Current Variable Lot Code Requirements: The current Variable Lot regulations listed in Zoning Code Article IV Section 5-104 provide allowance for a lot width minimum of 50', minimum building envelope to any lot line of 20', and minimum building envelope separation of 30'. These current regulations would hinder the ability to provide a similar lot, layout, and community product as the surrounding Nichol's Vale community. If the current regulations are utilized with a 50' wide lot and 20' MBSLs, the available building envelope would be 10' wide and therefore not a similar product to the existing surrounding community.

Applicant Request: The Tate's Landing project is respectfully requesting the following:

- 1) Request to vary from the Minimum Building Envelope Spacing "To Any Lot Line" of 20' to allow interior lot side setbacks of 5' to match the adjacent Nichol's Vale community.
- 2) Request to vary from the Minimum Building Envelope Spacing "Building Envelope Separation (Measured Between Building Envelopes)" of 30' to allow "Building Envelope Separation (Measured Between Building Envelopes)" of 10' to match the adjacent Nichol's Vale community.



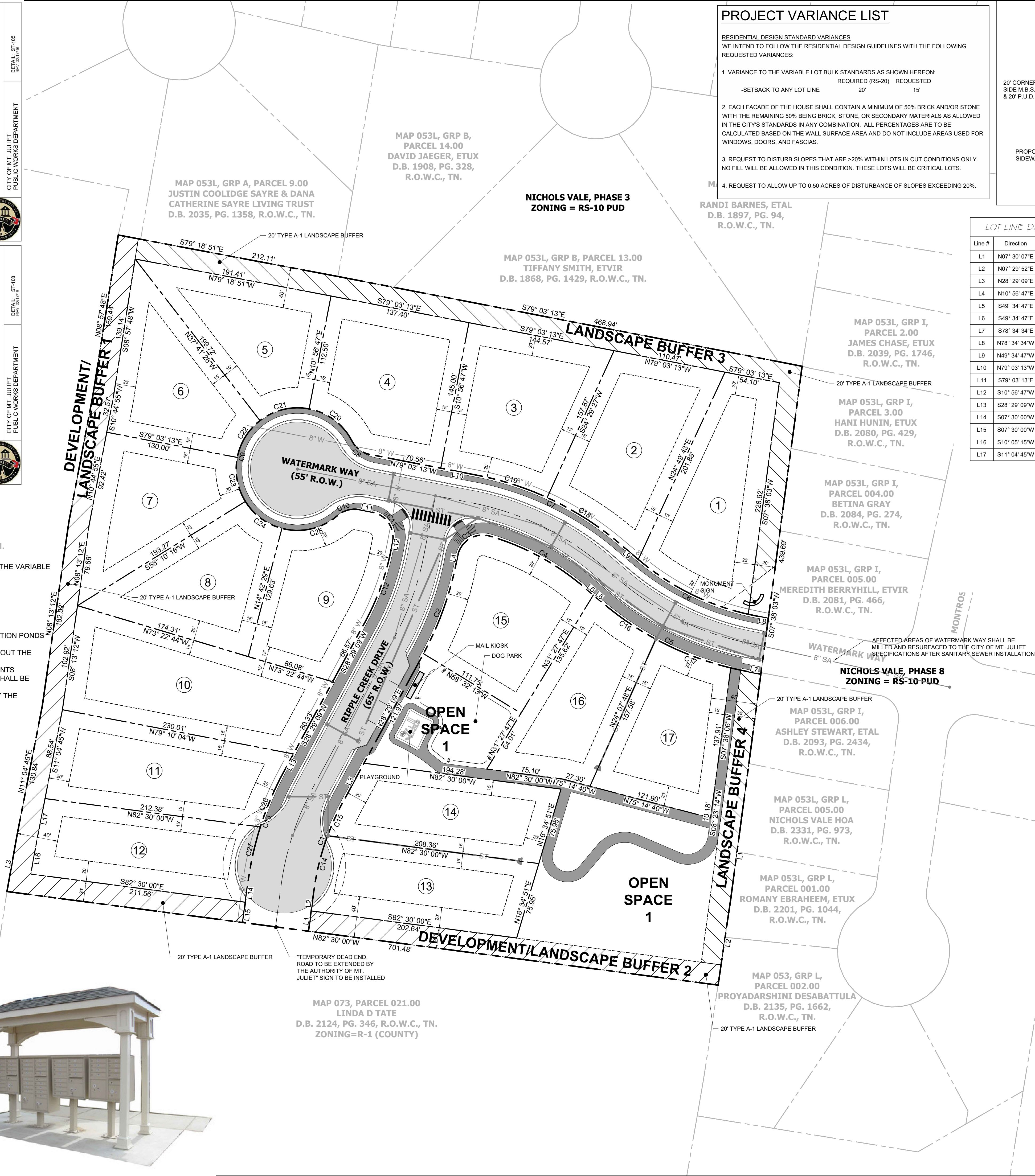
- NOTES:
1. THE PURPOSE OF THIS CONCEPT PLAN IS TO PROPOSE 17 SINGLE FAMILY LOTS USING THE VARIABLE LOT PROVISION.
 2. PROPERTY SHOWN IS FOUND ON WILSON COUNTY TAX MAP 73, PARCEL 021.00 p/o.
 3. MINIMUM REQUIRED SETBACKS ARE SHOWN ON THE TYPICAL LOT DETAIL.
 4. ALL SITE GRADING OUTSIDE OF LOTS SHALL BE 3:1 OR FLATTER.
 5. MAIL KIOSK TO BE COVERED AND WELL LIT.
 6. ALL POSTS SHALL BE BLACK POWDER COATED AND DECORATIVE IN NATURE.
 7. DETENTION/RETENTION PONDS SHALL BE AERATED.
 8. VEGETATIVE PERIMETER SCREENING SHALL BE PROVIDED AROUND DETENTION/RETENTION PONDS.
 9. ALL REQUIREMENTS OF ARTICLE 5-104.3 SHALL BE ADHERED TO.
 10. DECORATIVE STREET LIGHTING SHALL BE PROVIDED AT THE ENTRANCE AND THROUGHOUT THE SUBDIVISION.
 11. EXISTING VEGETATION CAN BE UTILIZED TO MEET A-1 LANDSCAPE BUFFER REQUIREMENTS.
 12. ALL REQUIREMENTS OF THE MT JULIET LAND DEVELOPMENT CODE - SECTION 5.104.3, SHALL BE ADHERED TO.
 13. ALL SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE APPLICATION AND REVIEWED BY THE PLANNING DEPARTMENT.



Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	18,885.94	0.43
2	18,906.09	0.43
3	18,639.90	0.43
4	18,660.86	0.43
5	15,286.11	0.35
6	14,934.13	0.34
7	15,157.10	0.35
8	15,152.47	0.35
9	15,598.36	0.36
10	22,058.30	0.51
11	18,037.85	0.41
12	15,815.40	0.36
13	15,531.88	0.36
14	15,169.25	0.35
15	16,901.93	0.39
16	15,006.83	0.34
17	15,000.32	0.34

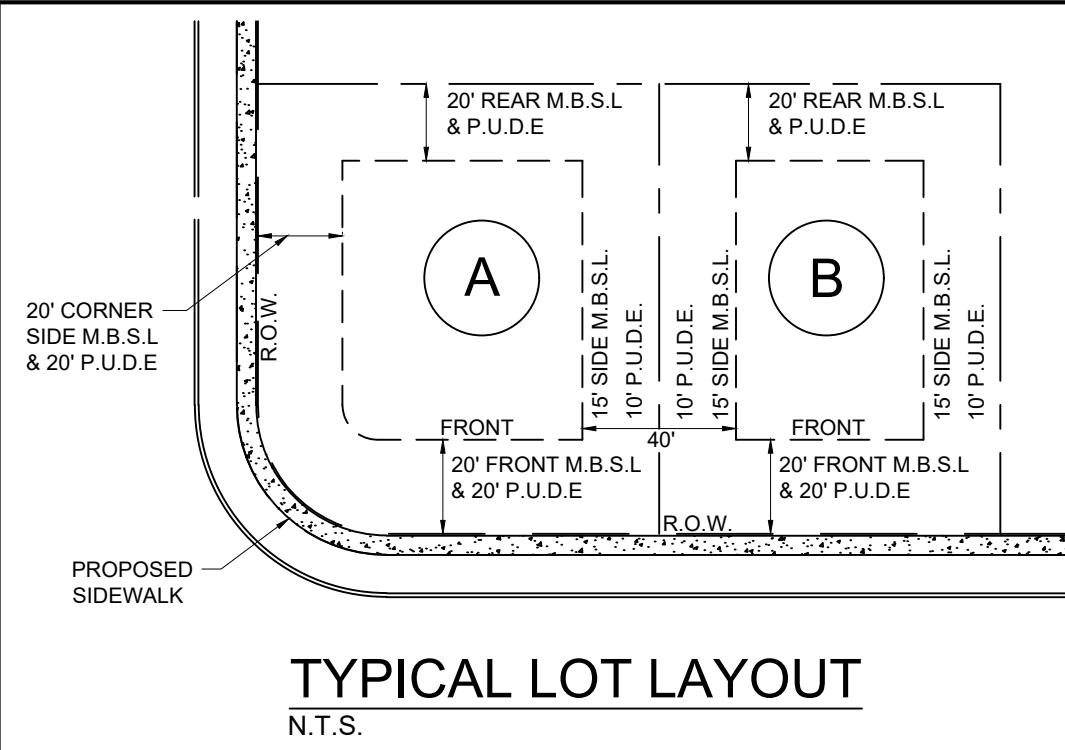
Parcel #	Area (Sq. Ft.)	Area (Ac.)
Landscape Buffer 1	8,082.81	0.19
Landscape Buffer 2	17,228.65	0.40
Landscape Buffer 3	17,796.16	0.41
Landscape Buffer 4	5,752.98	0.13
Open Space 1	38,577.52	0.89
R.O.W.	63,535.79	1.46
Total Area	435,746.77	10.00

Line #	Direction	Length
L1	S07° 38' 04"W	86.94'
L2	S08° 19' 15"W	84.33'
L3	N10° 05' 15"E	53.59'
L4	N10° 44' 55"E	125.12'



PROJECT VARIANCE LIST

- RESIDENTIAL DESIGN STANDARD VARIANCES
WE INTEND TO FOLLOW THE RESIDENTIAL DESIGN GUIDELINES WITH THE FOLLOWING REQUESTED VARIANCES:
1. VARIANCE TO THE VARIABLE LOT BULK STANDARDS AS SHOWN HEREON:
REQUIRED (RS-20) REQUESTED
-SETBACK TO ANY LOT LINE 20' 15'
 2. EACH FACADE OF THE HOUSE SHALL CONTAIN A MINIMUM OF 50% BRICK AND/OR STONE WITH THE REMAINING 50% BEING BRICK, STONE, OR SECONDARY MATERIALS AS ALLOWED IN THE CITY'S STANDARDS IN ANY COMBINATION. ALL PERCENTAGES ARE TO BE CALCULATED BASED ON THE WALL SURFACE AREA AND DO NOT INCLUDE AREAS USED FOR WINDOWS, DOORS, AND FASCIAS.
 3. REQUEST TO DISTURB SLOPES THAT ARE >20% WITHIN LOTS IN CUT CONDITIONS ONLY. NO FILL WILL BE ALLOWED IN THIS CONDITION. THESE LOTS WILL BE CRITICAL LOTS.
 4. REQUEST TO ALLOW UP TO 0.50 ACRES OF DISTURBANCE OF SLOPES EXCEEDING 20%.



Line #	Direction	Length
L1	N07° 30' 07"E	20.00'
L2	N07° 29' 52"E	19.40'
L3	N28° 29' 09"E	43.98'
L4	N10° 56' 47"E	5.41'
L5	S49° 34' 47"E	12.50'
L6	S49° 34' 47"E	10.90'
L7	S78° 34' 34"E	18.51'
L8	N78° 34' 34"W	14.87'
L9	N49° 34' 47"W	23.40'
L10	N79° 03' 13"W	36.17'
L11	S79° 03' 13"E	13.06'
L12	S10° 56' 47"W	6.42'
L13	S28° 29' 09"W	19.05'
L14	S07° 30' 00"W	19.40'
L15	S07° 30' 00"W	20.00'
L16	S10° 05' 15"W	32.49'
L17	S11° 04' 45"W	42.62'

Curve #	Delta	Length	Radius	Chord
C1	20° 59' 09"	91.57'	250.00'	N17° 59' 35"E 91.06'
C2	17° 32' 22"	96.43'	315.00'	N19° 42' 58"E 96.05'
C3	95° 26' 27"	41.64'	25.00'	N58° 04' 01"E 36.99'
C4	24° 01' 59"	104.86'	250.00'	S61° 35' 48"E 104.10'
C5	28° 59' 47"	154.35'	305.00'	S64° 04' 40"E 152.71'
C6	28° 59' 47"	126.52'	250.00'	S64° 04' 40"E 125.17'
C7	29° 28' 26"	156.90'	305.00'	N64° 19' 00"W 155.17'
C8	51° 51' 20"	22.63'	25.00'	N53° 07' 33"W 21.86'
C9	283° 42' 40"	297.10'	60.00'	S10° 56' 47"W 74.12'
C10	51° 51' 20"	22.63'	25.00'	N75° 01' 07"E 21.86'
C11	90° 00' 00"	39.27'	25.00'	S34° 03' 13"E 35.36'
C12	17° 32' 22"	76.53'	250.00'	S19° 42' 58"W 76.23'
C13	20° 59' 09"	115.38'	315.00'	N17° 59' 35"E 114.73'
C14	12° 51' 01"	56.07'	250.00'	N13° 55' 31"E 55.95'
C15	8° 08' 08"	35.50'	250.00'	N24° 25' 05"E 35.47'
C16	12° 02' 27"	64.10'	305.00'	S55° 36' 00"E 63.98'
C17	14° 46' 58"	78.69'	305.00'	S69° 00' 43"E 78.47'
C18	15° 55' 46"	84.80'	305.00'	N57° 32' 40"W 84.52'
C19	13° 32' 40"	72.10'	305.00'	N72° 16' 53"W 71.93'
C20	51° 51' 20"	54.30'	60.00'	N53° 07' 33"W 52.47'
C21	48° 38' 13"	50.93'	60.00'	S76° 37' 41"W 49.42'
C22	41° 21' 47"	43.32'	60.00'	S31° 37' 41"W 42.38'
C23	42° 46' 31"	44.79'	60.00'	S10° 26' 28"E 43.76'
C24	43° 27' 47"	45.51'	60.00'	S53° 33' 37"E 44.43'
C25	55° 37' 02"	58.24'	60.00'	N76° 53' 58"E 55.98'
C26	10° 49' 09"	59.48'	315.00'	S23° 04' 35"W 59.39'
C27	10° 10' 00"	55.89'	315.00'	S12° 35' 00"W 55.82'

SITE DATA TABLE

MAP 73, PARCEL 21.00 p/o
ADDRESS: WATERMARK WAY
CITY: MT. JULIET
COUNTY: WILSON
STATE: TENNESSEE

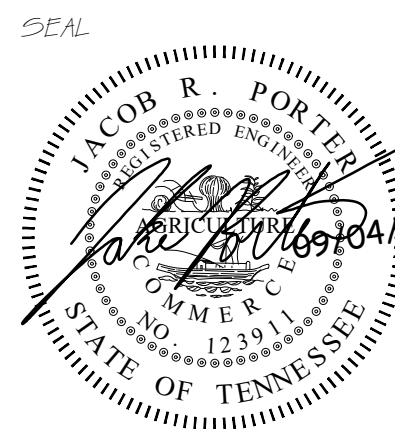
TOTAL PROJECT AREA	435,752 S.F. (10.00 A.C.±)
EXISTING ZONING	R-1 (COUNTY)
PROPOSED ZONING	RS-20 (CITY)(VARIABLE)
EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL
PROPOSED LAND USE	MEDIUM DENSITY RESIDENTIAL
DENSITY ALLOWED	10 AC @ 2.2 U/A = 22 UNITS
DENSITY PROPOSED	10 AC @ 1.7 U/A = 17 UNITS
BUILDING SETBACKS	
BUILDING ENVELOPE SPACING	30'
TO ON-SITE STREET	20'
TO OFF-SITE STREET	40'
TO TRACT BOUNDARY	40'
TO ANY LOT LINE	15' REQUESTED
TO LAKE OR STREAM	100'
MINIMUM LOT SIZE	15,000 S.F.
AVERAGE LOT SIZE	16,750 S.F.
MINIMUM LOT WIDTH	
-AT CULDESAC	35'
MAXIMUM HEIGHT	35'
PROPOSED HEIGHT	35'
MAXIMUM LOT COVERAGE	45%
PROPOSED LOT COVERAGE	45%
PROPOSED FLOOR AREA PER LOT	3,000 SF+
IMPROVED OPEN SPACE	PLAYGROUND 3,064 S.F. DOG PARK 6,342 S.F. 10' WALKING TRAIL 35,220 S.F. TOTAL 1.02 A.C. (10.24%) 44,626 S.F.



TATE'S LANDING
ANNEXATION, REZONE, & VARIABLE LOT
SUBDIVISION CONCEPT PLAN
Watermark Way, Mt Juliet, Wilson County, Tennessee
Map 73 - Parcel 21.00 p/o

PLAN SET REVISION LOG:

Date	Description
06/16/2025	INITIAL SUBMITTAL
06/16/2025	PERMISSOR REVIEW
06/16/2025	PERMISSOR REVIEW



SITE LAYOUT PLAN

C1.00
HC PROJECT NO: 25-034-01