



Staff Report

June 11, 2026 – Board of Zoning Appeals

Project Name:

New Tribe Church

Address:

260 Clemmons Road

Legal Description:

Map(s) - 072

Parcel(s) – 074.00

Applicant:

Jessica Gore,

Para Design, LLC.

Property Owner:

New Tribe Church Inc.

Request:

Variance – Landscape

Transitional Protective Yards

Current Zoning:

RS-40, Low Density Residential

Current Land Use Designation:

Business Development Ctr.

Attachments:

Plan exhibits (site plan)

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks a variance from the landscape screening requirements for New Tribe Church, located at 260 Clemmons Road, in District 3.

Description/History: The property, approximately 12.26 acres owned by New Tribe Church, is located at 260 Clemmons Road and currently has a site plan, for a 750 seat, 29,795sf footprint religious facility, that was heard at the April 2026 PC meeting. The applicant subsequently deferred at the meeting to request relief from a landscape screening requirement for religious facilities adjacent to residential and industrial zoned properties via this Board.

Zoning: The property is zoned RS-40, low density residential. A conditional use permit was approved by the BZA, in March 2024, for the Church to utilize this property for a religious facility. The proposed use is permitted conditionally in this district with the approval of the conditional use permit. All applicable code regulations are applied in accordance with the base zoning district and conditional use permit.

Code References:

Article III. Supplementary Use Regulations

3.104.6.8. Provisions applicable to community facility activities – religious facilities –

a.iii. Religious facilities within this grouping shall be screened along all property lines adjoining any AR, RS or R residential district.

a.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.

c.iv Religious facilities within this grouping shall be screened, according to landscape **standard B**, along all property lines adjoining any residential district. Any conditional use (C) permit issued under this subsection shall not have a term longer than three years. Permit holders under this subsection shall be presumed eligible for renewal for one additional term, not to exceed three years, to be issued by the Board of Zoning Appeals, absent a finding of failure to comply with standards i-iii above.

Article X. Landscaping and screening provisions



10-111 Transitional protective yard requirements *The regulations require a transitional protective yard of a Class “D” buffer to be placed along residentially zoned properties that abut industrial zoning. There are no yard requirements for residential zoned properties that abut residentially adjacent parcels if the use is residential.*

10-114 *Variances The variance regulation in relation to landscape screening requirements, for any variance above 15 %, (which can be waived by the zoning administrator, requires an action by the Board of Zoning appeals in accordance with provisions of article XIV, section 14-105.*

Article XIV Administration and Enforcement

14-104.2.2 Board of Zoning Appeals, Powers of the Board – Variances *Pursuant to section 13-7-207(3) Tennessee Code, the Board shall hear and act upon applications for variances to alleviate hardships created by not be able to comply with this ordinance by reason of unique shape, topography or physical features of the zone lot.*

14-105.4 Standards for Variances (1-7) *The requirements for the BZA to grant a variance are as follows, and as submitted, the applicant does not meet the seven (7) requirements set forth to grant a variance.*

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 a variance to gain relief from the transitional protective yard requirements under the City’s landscape regulations. The church, in a residential zoning district (RS-40), has already received conditional use approval by the BZA, per the requirements of Article III. Article III also requires a type “B” buffer for religious facilities abutting residentially zoned properties, and Article X. requires a type “D” buffer for the residential (RS-40) zoned property abutting industrially zoned properties. Code requires a buffer around the entire perimeter of the site, except along Curd Road. The request, if approved, will eliminate the entire buffer yard.



City of Mt. Juliet Planning Department

Recommendation: Staff does not recommend approval of the landscape buffer variance for New Tribe Church on Curd Road.