



## MEMORANDUM

**Date:** October 16, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Faith is the Victory Church 2564 N. Mt. Juliet Road  
Site Plan  
Map – 72H Group B  
Parcel(s) – 15.00

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**Request:** CSDG, on behalf of their client Faith is the Victory Church, is requesting site plan approval for a new church building, to be located at 2564 North Mt. Juliet Road in district 1.

**History:** The proposed location for this development is 2564 North Mt. Juliet Road and is currently vacant. The zoning is RS-40 and the site consists of approximately 3.35 acres. The previous use of this lot was also a church, which has since been demolished. A site plan was previously approved for this location, for the same church, in 2018, and has since expired. Site plan approval is valid for one year. Religious uses are permitted conditionally in RS-40 zoned districts. A conditional use permit was granted the first time this site plan was approved but since the number of seats has doubled since the last time the Board of Zoning Appeals reviewed this plan and that over 3 years has elapsed since conditional use approval, another conditional use permit must be granted before construction drawings can be approved.

**5-103a Bulk Regulations:** This plan proposes a one story, 26' tall, 13,660sf building, on a 3.35-acre lot, with an area set aside for future building expansion. The intended use for the future expansion is a recreation area. Staff requests that the size of the possible expansion be identified on the plans. The height of the building is below the maximum permitted (35'). The setbacks are correctly rendered on the plans; 50'f, 25's and 40' rear, and the building does not violate these yard requirements. Building coverage is 9.4% (50% max.). Impervious surfaces cover 51.4% of the site (80% max.).

**Article IX Parking and Circulation:** The plan proposes 100 parking spaces, which meets required parking (1 per 3 seats, max seating 300). Parking spaces are 9'x17.5' or 9'x19.5'; both are used and both are acceptable. Access to the site will be via N. Mt. Juliet Road. Drive aisle width is acceptable at 26'. A stub is provided towards NMJR on the north side of the site for better alignment with curb cuts across N. Mt. Juliet Road should the opportunity ever arise.

**Pedestrian Access:** A 5' wide sidewalk currently exists along the road frontage of this site and pedestrian access to the right-of-way, via a sidewalk to the side of the front of the building, has

been provided. The plans show 7' wide sidewalks where vehicle overhang may interfere with the use of the sidewalk. Wheel stops are not proposed.

Article X Landscaping and Buffering: The landscape plans are under review by the City's consultant and comments are via separate cover. All comments received shall be addressed before submitting construction plans to Public Works. The site is subject to landscape screening buffers where adjacent to residentially zoned land. Buffer fencing is acceptable, low maintenance materials.

5-104.4 Design Standards: Building elevations have been provided for review. Elevations consist of 100% brick with an EFIS cornice proposed around the top of the building. Wall mounted lighting fixtures are decorative. The roof mounted HVAC and utility equipment is screened from horizontal view via the parapet walls. Staff requests that any wall mounted utility and meter equipment be painted to match the façade it is attached to.

A wave-style bike rack has been located on the sidewalk near of the front of the building area and a detail is provided. This rack provides 5 bicycle parking spaces. The required trash receptacles have also been shown on the plans and a detail is provided. A note indicates both will be powder coated black. Retaining walls are proposed and notes provided indicate compliance with code requirements. A dumpster enclosure detail is provided and meets code requirements including a masonry enclosure, decorative metal gates and a pedestrian door.

Parking lot lighting includes decorative fixtures mounted to black poles. Poles are not mounted in the parking area, rather in yards and landscape beds. Fencing details indicate decorative low maintenance materials. A photometric plan indicates compliance with light bleed requirements. Signs are subject to review and approval from the Planning and Zoning Department as a separate application to the Planning Department.

Summary: A site plan for a church at this location was previously approved in 2018 and has since expired. Religious facilities are permitted conditionally in RS-40 zoning. This plan includes a larger building with twice the number of seats as the original approval. The Board of Zoning Appeals must grant another conditional use permit as the last one is expired and not valid because the size of the building and number of seats has doubled. The applicant is not seeking any waivers or variances.

**Recommendation:** Staff recommends approval of the site plan for Faith is the Victory Church at 2564 N. Mt. Juliet Road, subject to the following conditions.

**Planning/Zoning:**

1. Approval is conditional on whether the Board of Zoning Appeals approves another conditional use permit for the site. Construction plans shall not be submitted until a conditional use permit is granted.
2. Signage to be reviewed via a separate application to the Planning Department.
3. Landscape plan comments are via separate cover. All comments received shall be addressed prior to submitting construction plans to Public Works.

4. All poles and posts utilized on site shall be painted black, galvanized channel posts are not permitted.
5. Bollards shall be painted black.
6. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid, natural product.
9. Identify the area of the expansion area.

Engineering:

1. Sewer availability has been requested and granted.
2. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. General note: EPSC measures shall not be installed in preserved landscape buffers.
6. Identify how the signal will operate during periods with traffic control officers. If the signal is in flash, an agreement between the City and the Church is needed to determine who changes the signal operations.
7. Traffic control officers shall be provided at the intersection of N. Mt. Juliet Road and Curd Road, even if the signal is in flash.
8. The Church shall request permission to utilize traffic control for events outside of Church service hours. The City/TDOT reserves the right to deny such requests if the impact is detrimental to the flow of traffic during high volume periods.
9. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. Proposed force main and storm lines shall have an 18" minimum vertical clearance between them the water lines.
2. The relocation of the existing fire hydrant will have to be designed by WWUD.