



MEMORANDUM

Date: April 9, 2026

To: Board of Zoning Appeals

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

Re: 14270 A. Lebanon Rd (Conditional Use)
Supervised Independent Living Facility

Map: 053
Parcel: 137.00

Request: Shantrelle Johnson, the property owner, is requesting a Conditional Use Permit due to a change of use/business on the existing property located at 14270 A. Lebanon Road. The site currently houses a childcare center, as owned and operated by Ms. Johnson. The request is to discontinue the current childcare center operations, and to change the use to a special group care facility for young women who have aged out of the foster care system.

History & Overview: Ms. Johnson, started the existing childcare facility at this location in 2022. The prior single-family home was updated to accommodate the current use. The property is currently zoned, CG, commercial general, which allowed for the existing childcare facility use. The applicant is applying for this use, under the special personal and group care facilities, which is allowed under CG, commercial general zoning, with a conditional use approval.

The applicant is a contracted provider, known as Furtherance Life Services, with the State of Tennessee Department of Children's services, under Section twelve (12), Supervised Independent Living (SIL) facility. This type of facility as noted, is included in the regulations from the State. It notes that an SIL, as a type of voluntary Extended Foster care placement where young adults can reside in a less restrictive, non-traditional living arrangement, while continuing to receive casework and support service to help them become independent and self-sufficient. They are considered community-based housing arrangements, for young adults who voluntarily continue to be served in foster care after age 18. The Extension of Foster Care (EFC) program is designed to include 18–22-year-old adults as they transition into adulthood. They are in a supervised living arrangement. Under the State guidelines, this will be considered a shared housing setting. The regulations provided, detail the expectations and requirements, set forth, in this type of EFC program.

The applicant has explained that the current facility will be updated to provide eight (8) bedrooms for no more than eight (8) young adult females, between the age of 18-22, that have transitioned out of traditional foster care. There is a shared access to a kitchen, living room and laundry facilities area for all the young women, and there is adequate parking for any of those who have their own means of transportation. The applicant has stated that some of the young women do not

have their own vehicles, and she provides transportation for them, such as to and from their jobs. The requested use will be less impactful on traffic, as there will be minimal vehicular traffic, due to the change in use, and the decrease in the number of persons traveling to and from this facility.

14-106.3 Requirements for conditional use permit. General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit, as appropriate. The Board may impose such other conditions and restrictions upon the premises benefited by a conditional use permit as may be necessary to comply with the provisions set out in subsection 14-106.4, and the specific criteria for such presented in Article III, in order to reduce or minimize the injurious effect of such conditional uses upon and ensure compatibility with surrounding property. The Board may establish dates for the expiration of any conditional use permit as a condition of approval.

14-106.4 General Provisions:

1. *Burden of proof.* A conditional use permit shall not be considered an entitlement and shall be granted by the Board of Zoning Appeals only after the applicant has demonstrated to the satisfaction of the Board that all required standards are met.
2. *Ordinance compliance.* The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use set forth in this ordinance, unless circumstances qualify the proposed use for a variance. Any accessory use to a conditional use must receive express approval by the Board of [Zoning] Appeals.
3. *General plan.* A conditional use shall be in accordance with the general plan for the City. The Board of Zoning Appeals shall determine from its review that the location, design and operation of a conditional use is not an impediment to projected growth plans for the City and that adequate public facilities are available to accommodate the proposed use.
4. *Traffic impact.* The proposed use shall not adversely affect the safety and convenience of vehicular or pedestrian circulation and, in the opinion of the City Engineer, shall not decrease traffic flow below level of service D along any portion of public roadway where the property has frontage.
5. *Parking adequacy.* The facility shall provide off-street parking and loading facilities as required by the parking regulations of this ordinance.
6. *Special conditions.* In addition, the Board may restrict the hours of operation, establish permit expiration dates, require extraordinary setbacks and impose other reasonable conditions necessary to protect the public health, safety and welfare.

Summary: The applicant requests a conditional use permit for Special Group Care facility to be located at 14270 Lebanon Road. This is a contracted program through the State of Tennessee Department of Children's Services, as an EFC, Extended Foster Care facility. If there are to be any revisions made to the existing facility, the applicant will be required to file for any required plans and permits and the project will be required to be compliant with all City regulations, (parking, elevations, landscape, etc.).

Recommendation: Staff recommends approval of the Conditional Use Permit. Should the BZA approve the Conditional Use Permit, please include the following conditions: