



7.A.

Staff Report

7/16/2026 – Regional Planning Commission

Project Name:

New Tribe Church

Address:

260 Clemmons Rd.

Legal Description:

Map(s) – 072

Parcel(s) – 074.00

Commissioner District:

3 - Scott Hefner

Applicant:

Jessica Gore, Para Design

Property Owner:

New Tribe Church

Request:

Site Plan

Current Zoning:

RS-40

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks site plan approval for the New Tribe Church, located at 260 Clemmons Road.

Description/History: The plan proposes a 750 seat, 29,795 sf religious facility on approximately 12 acres on the east side of Clemmons Road. The property was annexed into the City in 2023, in anticipation of the development.

Zoning: The property is zoned RS-40, which allows for this type of use, provided a conditional use permit is obtained by the Board of Zoning appeals. The church received the BZA permit in 2024 for the use and up to a maximum of 750 seats.

Code References:

Zoning Regulations - The plan is proposed to be compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

Variance/Waiver Requests - The following variances and/or waivers have been requested:

1. A variance request for relief from the required type B landscape buffer along portions of the Southern property line that abut Wilson County R-1 zoned properties, was presented to the Board of Zoning Appeals in July 2026 and approved with the conditions as noted below.

2. 5-104.4 – Design Standards, requiring 100% masonry façade:

- a. West – 24.4% masonry, 6.5% wood, 50.7% metal siding, 18.3% glazing
- b. East – Brick 27.2%, 58.6% metal siding, 14.2% glazing
- c. North – Brick 39.6 %, 54.1% metal siding, 6.3% glazing
- d. South – Brick 31.9%, 61.3% metal siding, 2.5% concrete, 1.8% glazing, 2.5% HM/OH doors.

Summary: The submittal for the 750 seat religious facility on Clemmons Road, has been previously approved by the Board of Zoning Appeals for a conditional use permit to allow the use for a maximum of a 750 facility. They also received a waiver from the BZA for relief from the required type B landscape buffer along portions of the southern property lines that abut Wilson County R-1 zoning, with conditions that are included below. Mass grading has already occurred on the site via prior approval. All supplemental religious facility code items have been addressed, except any minor items found in the condition of approval below.



Recommendation: Staff recommends approval of the Site Plan for the New Tribe Church located at 260 Clemmons Road. Please include the following conditions:

Conditions (by Department):

Fire Department:

1. No comments received.

Planning:

1. Timber guard rails are not permitted.
2. Provide details of any fencing proposed. Low maintenance material, decorative type required.
3. Flammable groundcover is not permitted within 3' of the building.
4. Bollards shall be painted or sleeved a neutral color to match the building.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to or screened with masonry.
6. Wheel stops are not permitted.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. Landscape plans shall receive approval before submitting construction plans to Public Works.
9. Rooftop HVAC and other equipment shall be screened from horizontal view via the parapet wall.
10. Ground mounted utility and HVAC equipment, if proposed, shall be screened entirely from horizontal view. Provide screening details.
11. Should guardrails be used they shall be painted black.
12. Provide perimeter landscaping around the entirety of all detention/retention areas.
13. Brick shall be clay, baked and individually laid.
14. Per the variance approval via the Board of Zoning Appeals (7-9-26) meeting to receive relief from the required type "B" buffer along the southern property lines abutting Wilson County R-1, the following conditions apply to the variance approval:
 - a. 100' of a type "B" buffer shall be placed beginning at the property line at Clemmons Road headed east along the southern property line abutting the Wilson County R-1 zoned property.
 - b. The driveway shall be located a minimum of 10' away from the property line.
 - c. The southern property line buffer requirement in the southeastern corner, within the TVA easement and abutting the additional Wilson County R-1 zoned property shall be waived.
 - d. The applicant is to maintain as much of the natural tree line buffer as possible.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Coordinate pump station purchase that will serve this site with Utilities Director Tim Forkum.



City of Mt. Juliet Planning Department

6. Stripe a painted sidewalk along the access drive from the ROW. The driveway may not exceed a 2% cross slope.
7. The running slope of the driveway may not exceed 2% across the sidewalk.
8. The pedestrian access route from the end of the striped sidewalk to the front door shall be identified on the Construction Drawings with key spot elevations provided.
9. The driveway shall match the City's standard commercial driveway standard to the greatest extent possible.

WWUD:

1. On Sheet C-3.0 the FDC has an arrow pointed to it labeled PIV. Sheet C-3.1 has it shown correctly.

Wilson County Schools:

1. No comments received.