

Mt. Juliet, Tennessee

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



Agenda

Thursday, June 11, 2026

6:00 PM

Commission Chambers

Board of Zoning Appeals

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

Resources: Jon Baughman, City Planner, Jill Johnson, Planner 1, Samantha Burnett, City Attorney

1. Call to Order

2. Approval of Minutes

Review and adopt the Minutes from the April 9, 2026, Board of Zoning Appeals Meeting.

3. New Business

Review the Variance to the Landscape Screening Requirements along Residential Zoning for New Tribe Church, located at 260 Clemmons Rd.

4. Adjourn



Mt. Juliet, Tennessee

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

Staff Report

File #: 1760

Agenda Date: 6/11/2026

Agenda #:

Title:

Review and adopt the Minutes from the April 9, 2026, Board of Zoning Appeals Meeting.

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Thursday, April 9, 2026

6:00 PM

Commission Chambers

Board of Zoning Appeals

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

Resources: Jon Baughman, City Planner, Jill Johnson, Planner 1

Present Board Member Dave Heflin, Board Member David Rast, Chairperson Ray Wallace, Board Member Jim Pustejovsky

1. Call to Order

2. Approval of Minutes

2.A. Review and adopt the Minutes from the January 8, 2026, Board of Zoning Appeals Meeting.

A motion was made by Board Member Pustejovsky, seconded by Board Member Rast, that these Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jim Pustejovsky

SECONDER: David Rast

Aye:Board Member Heflin, Board Member Rast, Chairperson Wallace, and Board Member Pustejovsky.

3. New Business

3.A. Review the Conditional Use Permit for Providence Church located at 2293 S. Rutland Rd, increasing the seating capacity from 750 seats to 1600.

Staff reviewed the application and answered questions from the commission.

A motion was made by Board Member Rast, seconded by Board Member Pustejovsky, that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: David Rast

SECONDER: Jim Pustejovsky

Aye:Board Member Heflin, Board Member Rast, Chairperson Wallace, and Board Member Pustejovsky.

3.B. Review the Conditional Use Permit for Special Group Care located at 14270 Lebanon Road.

Staff reviewed the application and answered questions from the commission.

A motion was made by Board Member Pustejovsky, seconded by Board Member Heflin, that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED
MOVER: Jim Pustejovsky
SECONDER: Dave Heflin

Aye:Board Member Heflin, Board Member Rast, Chairperson Wallace, and Board Member Pustejovsky.

4. Adjourn

A motion was made by Board Member Rast, seconded by Board Member Heflin, that this be approved. The motion carried by the following vote:

RESULT: APPROVED
MOVER: David Rast
SECONDER: Dave Heflin

Aye:Board Member Heflin, Board Member Rast, Chairperson Wallace, and Board Member Pustejovsky.

Ray Wallace, Chairperson

Jill Johnson, Planner 1



Mt. Juliet, Tennessee

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

Staff Report

File #: 1761

Agenda Date: 6/11/2026

Agenda #:

Title:

Review the Variance to the Landscape Screening Requirements along Residential Zoning for New Tribe Church, located at 260 Clemmons Rd.



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.



PARA Design

May 11, 2026

City of Mt. Juliet – Planning and Zoning Department
115 Clemmons Rd.
Mt. Juliet, TN 37122

RE: New Tribe Church
Waiver request - for BZA Approval

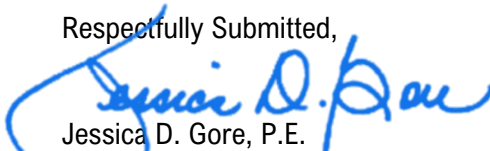
Dear City Staff,

Included with the application is the Site Plan package that was submitted to Planning Commission, a property map with adjacent zoning and uses, and a list of adjacent property owners and mailing addresses. New Tribe Church is seeking relief of the screening requirement for religious facilities against residentially zoned property for the following reasons and/or hardships:

1. The residentially zoned property to the North is the Mt. Juliet Public Works garage and storage yard. The church property along this property line contains an access easement to the Infrastructure Precast Inc.
2. There are existing trees in the front parcel that will remain as the parking lot and church are going to the rear of the parcel.
3. The driveway is pushed to the South property line to avoid the stream, wetland, and buffers that bisect the property.
4. Development of Parcel 77 is highly unlikely to be low density residential.
5. Parcel 75 to the Southeast is surrounded by Industrial zoned property.
6. The portion of Parcel 75 adjacent to New Tribe has a 150' TVA Easement that takes up over half of that abutting property line.

We respectfully ask for a waiver of the landscape screening against residential zones for this project. Please do not hesitate to contact us for further clarification or questions.

Respectfully Submitted,



Jessica D. Gore, P.E.
Principal

- Residential
- Industrial



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: April 15, 2026

