



STAFF REPORT

Date: November 13, 2025

To: Board of Zoning Appeals

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

Re: Faith is the Victory Church
2564 N. Mt. Juliet Road
Conditional Use Permit
Lot Area Variance
Map – 072H
Parcel – 015.00

Request: The applicant seeks a lot area variance and a conditional use permit for a religious facility in RS-40 zoning on a parcel located at 2564 N. Mt. Juliet Road in District 1.

Overview & History: The property consists of the following one (1) parcel: map 072H parcel 01500, consisting of 3.35 acres. Access to the site will be via N. Mt. Juliet Road. The property is currently zoned RS-40. The church is proposing to construct a new building in two phases on the lot that formerly housed Mt. Juliet AME Church. The previous church was demolished as it was in severe disrepair, rendering the lot vacant. Conditional use permits have been previously granted for this development in July 2017 and October 2020, both of which have since expired. A site plan was submitted and reviewed at the October 16th 2025 Planning Commission meeting where it was approved with a condition that another conditional use permit be re-approved before permits are pulled. An additional request is presented at this time for a variance from supplemental lot area regulations described below.

Analysis: Three hundred (300) seats are being proposed upon the completion of Phase 2, and 100 parking spaces are provided, meeting code requirements (1/3 seats). The requirements of Article 3-104.6.8b, minimum acreage requirements are not met, and a variance is being requested. Highlighted code sections that apply, and how they are violated, are shown below:

Zoning Ordinance Article 3-104.6

8. Religious facilities. Land use development standards apply to religious facilities according to seating capacity ranges. For existing facilities located within residential districts, a conditional use permit shall be required for any proposed increase that upgrades the range of seats. **THE PREVIOUS CUP WAS GRANTED FOR 115 SEATS, 300 ARE PROPOSED**
 - a. Religious facilities with a maximum sanctuary capacity of 50 seats shall be classified as a principal use permitted with supplemental provisions (SUP) activity and shall meet the following standards:
 - i. No such facilities shall be permitted on a zone lot, unless it contains twice the lot area requirements of the district or one acre, whichever is less.
 - ii. Religious facilities within this grouping may have driveway access on any street.

- iii. Religious facilities within this grouping shall be screened along all property lines adjoining any AR, RS or R residential district.
- 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.
- b. Religious facilities with a maximum sanctuary capacity in excess of 50 seats that are located in a newly constructed structure, or in an existing structure that is being expanded in size by 20 percent or more shall be classified as a conditional use (C) activity and shall meet the standards established for facilities within its seating capacity range:
 - i. The minimum lot size shall be based on the number of seats.

Seating Capacity	Minimum Lot Size
51 to 200	2 acres + 0.5 acre/100 seats
201 to 400	5 acres + 0.5 acre/100 seats 300 SEATS ARE PROPOSED
more than 400	10 acres

- ii. If the site area exceeds three acres in size, such facilities shall be located only on designated arterial or collector streets as shown on the official major thoroughfare plan.
- iii. The facility must meet adequate parking requirements for the applicable zoning classification of the property and provide a sufficient amount of parking to avoid conflicts with other uses that share the same parking lot.
- 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.

Article 14-106.3: General requirements are established for a conditional use permit under Article 14-106.4 general provisions as listed below:

1. Burden of proof: As determined by the Board of Zoning Appeals.
2. Ordinance Compliance: Applicant's site plan shall meet all applicable regulations of the City of Mt. Juliet zoning, building and public works ordinances and standards.
3. General Plan: The future land use plan is consistent with the current zoning for the proposed development which is RS-40. A religious facility is allowed as a conditional use within any zoning district.
4. Traffic Impact: Adequate vehicular and pedestrian circulation has been provided.
5. Parking Adequacy: Minimum parking for a religious facility is one space per three seats. The sanctuary will consist of 300 seats which equates to a minimum of 100 spaces. The site plan shows 100 parking spaces.
6. Special Conditions: Any conditions as deemed necessary by the Board of Zoning Appeals.

Recommendation: Staff recommends approval of the conditional use permit request for a religious facility in RS-40 zoning and denial of the lot area variance request, subject to all ordinances, codes and standards as required by the City of Mt. Juliet.