

Mt. Juliet, Tennessee

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



Agenda

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, Samantha Burnett, City Attorney

- 1. Call to Order**
- 2. Approval of Minutes**
 - 2.A.** Review the Minutes from the January 8, 2026, Board of Zoning Appeals Meeting.
- 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.
 - 3.B.** Review the Conditional Use Permit for Special Group Care, located at 14270 Lebanon Rd.
- 4. Adjourn**



Mt. Juliet, Tennessee

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Staff Report

File #: 1662

Agenda Date: 4/9/2026

Agenda #: 2.A.

Title:

Review the Minutes from the January 8, 2026, Board of Zoning Appeals Meeting.

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Thursday, January 8, 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, and Board Member Larry Searcy

1. Call to Order

2. Approval of Minutes

2.A. Review and adopt the Minutes from the November 13, 2025, Board of Zoning Appeals Meeting.

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

RESULT: APPROVED
MOVER: Larry Searcy
SECONDER: Jim Pustejovsky

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

3. New Business

3.A. Review the Conditional Use Permit for the New Telecommunications Tower, located at 300 Pleasant Grove Rd.

Staff reviewed the application and answered questions from the commission. A motion was made by Board Member Searcy, seconded by Board Member Pustejovsky, that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED
MOVER: Larry Searcy
SECONDER: Jim Pustejovsky

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

3.B. Review the Setback Variance Request for the New Telecommunications Tower, located at 300 Pleasant Grove Rd.

Staff reviewed the application and answered questions from the commission. A motion was made by Board Member Heflin, seconded by Board Member Pustejovsky, that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED
MOVER: Dave Heflin
SECONDER: Jim Pustejovsky

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

3.C. Review the Separation Requirements Variance Request for the New Telecommunications Tower, located at 300 Pleasant Grove Rd.

Staff reviewed the application and answered questions from the commission. A motion was made by Board Member Heflin, seconded by Board Member Pustejovsky, that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED
MOVER: Dave Heflin
SECONDER: David Rast

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

3.D. Review the Paved Access Variance Request for the New Telecommunications Tower, located at 300 Pleasant Grove Rd.

Staff reviewed the application and answered questions from the commission. A motion was made by Board Member Searcy, seconded by Chairperson Wallace, that this Action Item be denied. The motion carried by the following vote:

RESULT: DENIED
MOVER: Larry Searcy
SECONDER: Ray Wallace

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

4. Adjourn

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

RESULT: APPROVED
MOVER: Dave Heflin
SECONDER: Jim Pustejovsky

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

Ray Wallace, Chairperson

Jill Johnson, Planner 1



Mt. Juliet, Tennessee

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

Staff Report

File #: 1660

Agenda Date: 4/9/2026

Agenda #: 3.A.

Title:

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



MEMORANDUM

Date: April 9, 2026

To: Board of Zoning Appeals

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

Re: Providence United Methodist Church (Conditional Use)
2293 S Rutland Rd.

Map: 95

Parcel: 001.00

Request: Providence United Methodist Church is requesting a Conditional Use Permit for their church, on residentially zoned land at 2293 S. Rutland Road. The site currently incorporates approximately 23.07 acres, and the request is to add additional seating in their sanctuary, children's classroom facilities and parking to accommodate the increased seating capacity.

History & Overview: The church was built at its current location in 2016, and since that time has grown exponentially. The current facility has a seating capacity of 750 seats, and the church is averaging 2,284 attendees between 3 current church services. The church is requesting the conditional use permit for the ability to increase its capacity to 1600 seats, of which will be an increase of 850 seats. The church is intending to build an addition onto its current facility that will include the additional sanctuary area, along with children's classrooms. They also plan to expand their parking facilities to the northeast part of their property.

This property currently abuts a portion of the Belinda City neighborhood and sits directly to the North of the Del Webb community. The property is zoned R-10, which is adequate for this facility and its use.

A site plan will be submitted for this project and eventually reviewed by the Planning Commission for zoning compliance, if this approval is given for the expansion plans requested.

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.

3-104.6 Supplementary Provisions for Religious Facilities.

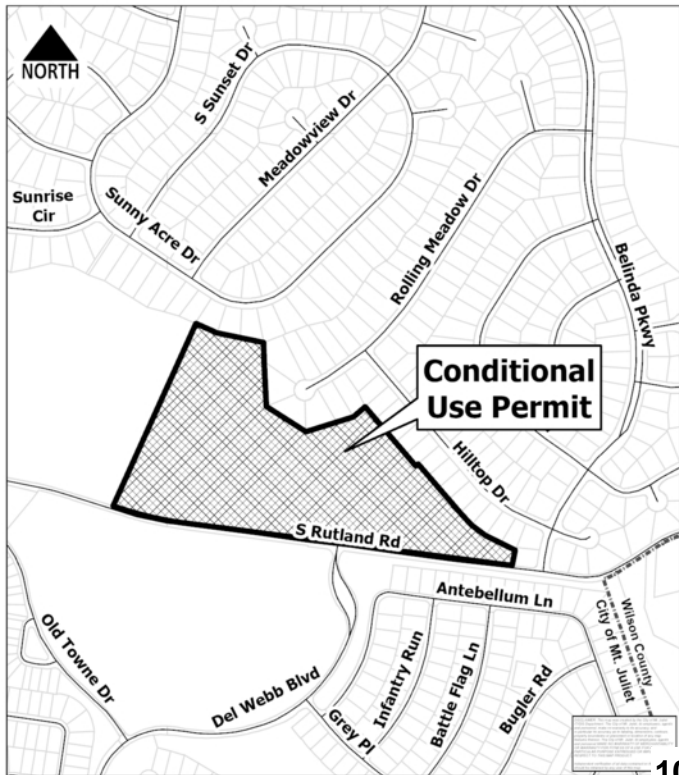
1. With expansion of the facility and parking, the use or any additions to this use are subject to the supplementary standards provided in Section 3-104.6.8. In Staff's opinion, the plan appears to comply with the city's standards for the lot size, and seating capacity request. Under these regulations, the facility will be required to screen along all property lines adjoining any residential district, in accordance with landscape standard B, as provided in Section 10-101. These requirements can be included within the site plan that will be submitted, if approved by the Board.

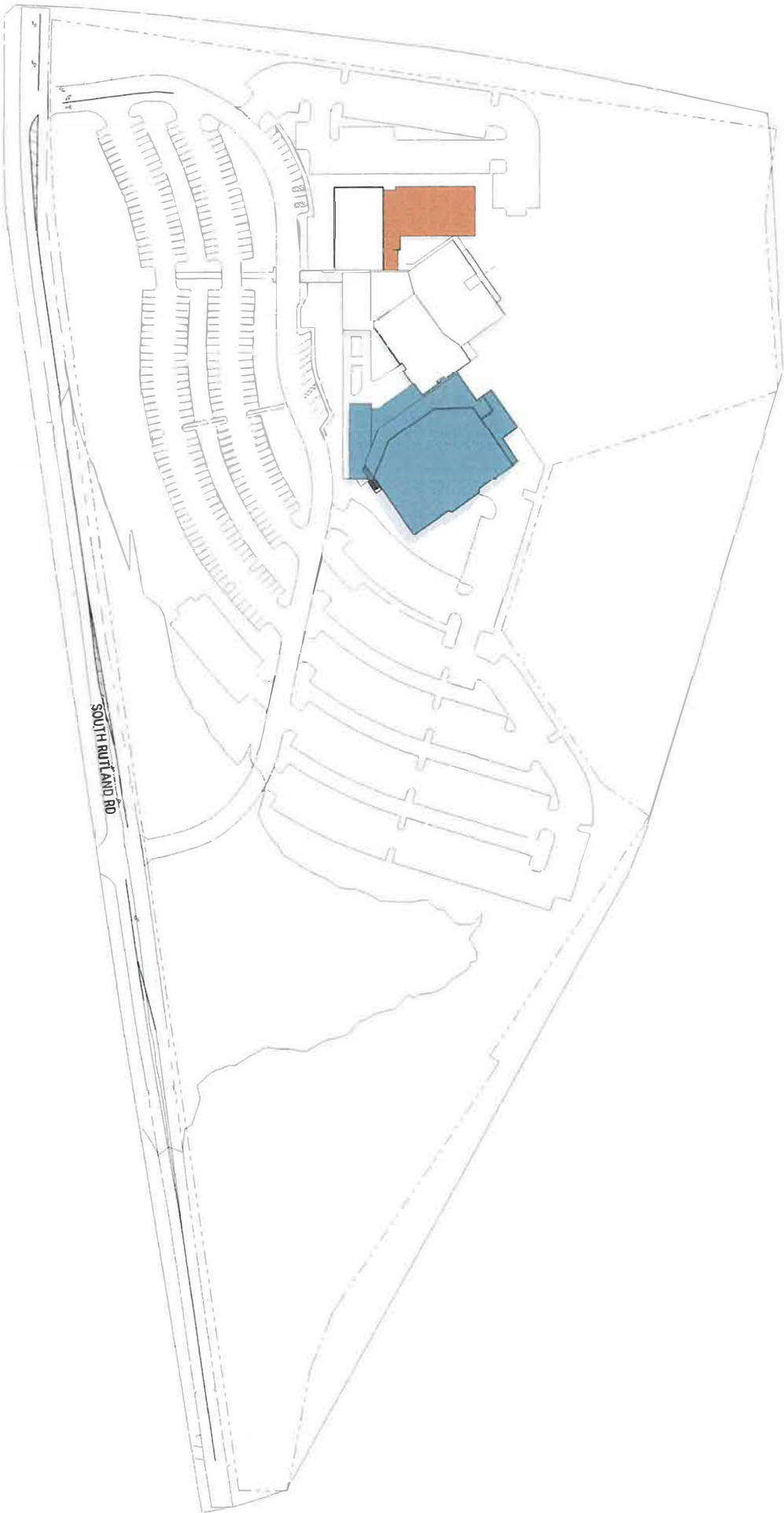
Summary: The applicant requests a conditional use permit for the religious uses in a residentially zoned area, of which their currently facility resides. The request is for an expansion of the facility sanctuary, classrooms and parking. A site plan will be reviewed by the Planning Commission at a future date. The project will be required to be compliant with all City regulations (parking, elevations, landscape, etc.) and will be required as part of their site plan submittal.

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

1. Should the conditional use be approved by the Board of Zoning Appeals, a site plan application shall be submitted to the Planning Department for review.

**Conditional Use Permit
2293 S. Rutland Road
Map 095 , Parcel 001.00**







Mt. Juliet, Tennessee

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Staff Report

File #: 1661

Agenda Date: 4/9/2026

Agenda #: 3.B.

Title:

Review the Conditional Use Permit for Special Group Care, located at 14270 Lebanon Rd.



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.

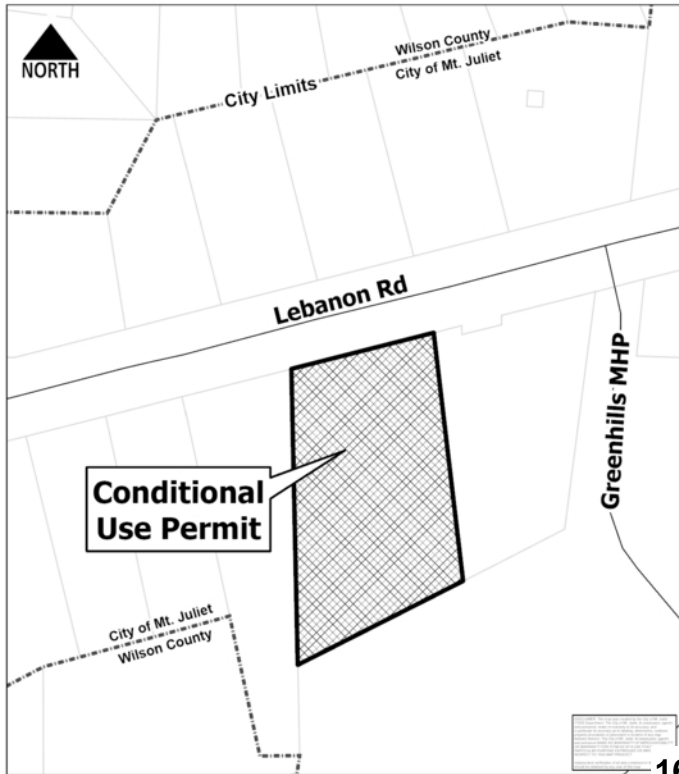
14-106.4 General Provisions:

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:

**Conditional Use Permit
14270-A Lebanon Road
Map 0953 , Parcel 137.00**





Furtherance Life Services

Transitional Housing Program for Youth Aging Out of Foster Care

Our Mission:

To empower young adults exiting foster care to achieve stability, independence, and purpose through housing, guidance, and opportunity.

A Safe Place to Grow, Thrive, and Transition

Furtherance Life Services provides stable housing and life skills support for young adults ages 18–22 who are transitioning out of the foster care system. Our goal is to help youth build the foundation for independent and successful living.

Program Offers:

- Safe and affordable housing
- Life skills training (budgeting, cooking, communication, time management)
- Employment readiness & job placement support
- Educational support (GED, college enrollment, vocational training)
- Personal development & mentoring
- Case management and goal planning
- Community engagement opportunities

Eligibility:

- Ages 18–22
- Former foster care youth or at risk of homelessness
- Willingness to participate in program activities and case management

Furtherance Life Services

14270 Lebanon Road, Old Hickory, TN 37138

 615-578-2714 |  Furtherancelifeservices@gmail.com

Together, we can help youth build a bridge from foster care to independence.