

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, March 23, 2022, at 1:00 p.m.
City Hall, 111 West Vine Street, Council Chambers, 1st Floor

A G E N D A

1. Call to order
2. Determination of a quorum
3. Consideration of minutes for the regular meeting on February 23, 2022
4. New Business

Special Use Permit Request

- a. **Application Z-22-002 by DePriest Center, represented by Deborah Driggs**, is requesting a special use permit for temporary outdoor vending (seasonal fireworks) in a Commercial Local (CL) zone located at 1800 Lascassas Pike, parking lot of Centerpointe Apostolic Church. (Project Planner: Joel Aguilera).
 - b. **Application Z-22-003 by MTCS, represented by Matt Taylor of SEC**, is requesting a special use permit for a building addition to an existing institutional group assembly use (Middle Tennessee Christian School) in a Single Family Residential (RS-15) zone located at 100 East MTCS Road. (Project Planner: Joel Aguilera).
 - c. **Application Z-22-004 by Mr. Matt Taylor of SEC on behalf of Matt Bowers Auto Group**, is requesting a special use permit for Motor Vehicle Sales (Automobile) in a Commercial Highway (CH) zone for property located at the northeast intersection of Warrior Drive and New Salem Highway. (Project Planner: Brad Barbee).
5. Staff Reports and Other Business
 6. Adjourn

**MINUTES
OF THE CITY OF MURFREESBORO BOARD OF
ZONING APPEALS**

City Hall, 111 W. Vine Street, Council Chambers

February 23, 2022 1:00 PM

Members Present:

Davis Young, Chair
Ken Halliburton, Vice-Chair
Julie King
Tim Tipps

Staff Present:

Marina Rush, *Principal Planner*
Brad Barbee, *Planner*
Matthew Blomeley, *Assistant Planning Director*
Katie Driver, *Staff Attorney*
Serena Harris, *Recording Assistant*

1. Call to order:

Chair Young called the meeting to order.

2. Determination of a quorum:

Chair Young determined that a quorum was present.

3. Consideration of Minutes:

With there being no objection by any of the Board members, the minutes of the December 20, 2021, BZA meeting were approved as submitted.

4. New Business:

Zoning application [2022-001] for Lester Earl Harris, requesting a special use permit to operate a temporary outdoor vending establishment (fruit, vegetable, and plant sales) at 535 NW Broad Street. Property is zoned Heavy Industrial (H-I). (Project Planner: Joel Aguilera)

Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these minutes by reference.

Ken Halliburton inquired if there would be any signage on the property.

Mr. Lester Harris came forward to answer questions of the board.

Chair Young opened the public hearing.

There being no one else to speak for or against the request, Chair Young closed the public hearing.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

December 20, 2021

Page 2

There being no further discussion, Ken Halliburton moved to approve the special use permit application subject to all staff recommendations; The motion was seconded by Julie King and carried by the following vote:

Aye: Julie King
Tim Tipps
Vice-Chair Ken Halliburton
Chair Davis Young

Nay: None

Tim Tipps inquired if the approval need clarification that the approval conforms to the standards of the special use permit, items 1-5.

Marina Rush replied that clarification would be helpful with the motion.

Mr. Halliburton added he would stipulate that, versus reading them all.

Ms. Rush stated without reading you can reference the ones listed in the staff report conform to the standards as listed.

Mr. Halliburton moved to amend his motion to approve to include the five items needed to approve the special use permit subject to all staff recommendations; The motion was seconded by Julie King and carried by the following vote:

Aye: Julie King
Tim Tipps
Vice-Chair Ken Halliburton
Chair Davis Young

Nay: None

5. Staff Reports and Other Business:

None

6. Adjourn.

There being no further business, Chair Young adjourned the meeting at 1:08 p.m.

CHAIRMAN

SECRETARY

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

MARCH 23, 2022

PROJECT PLANNER: JOEL AGUILERA

Application: Z-22-002

Location: 1800 Lascassas Pike, parking lot of Centerpointe Apostolic Church

Applicant: Deborah Driggs for DePriest Center

Owner: Pentecostal United Church

Zoning: Commercial Local (CL)

Requests: Special Use Permit for temporary outdoor vending (seasonal fireworks)



Overview of Request

The applicant, Deborah Driggs, representing DePriest Center, wishes to operate a fireworks tent for the Fourth of July selling season from June 28, 2022, to July 5, 2022. The property is located at 1800 Lascassas Pike, site of the Centerpointe Apostolic Church (formerly The Pentecostals of Murfreesboro). City of Murfreesboro Zoning Ordinance, Chart 1 (Uses Permitted by Zoning District) of the Murfreesboro Zoning Ordinance identifies Fireworks Seasonal Retailer as a use allowed with approval of a Special Use Permit in the CL district.

The applicant is seeking a Special Use Permit from the Board of Zoning Appeals to operate the proposed fireworks sales tent. The site is surrounded by existing Multi-Family Residential development zoned RM-16, and undeveloped commercial sites zoned Commercial Fringe (CF) and Commercial Local (CL). The proposed tent is 40 feet by 60 feet and would be situated in the northernmost parking section of Centerpointe Apostolic Church. The hours of operation will be from 8:00am to 10:00pm. The applicant has provided a letter and site plan demonstrating their compliance with the Special Use Permit standards on temporary vendors. The letter has been signed by the property owner, granting the applicant permission to operate the fireworks tent.

Relevant Zoning Ordinance Section

Section 25(D)(5) of the City of Murfreesboro Zoning Ordinance allows temporary vending establishments as a special use in the CL district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(eeee) sets forth standards for temporary vendors in addition to the Standards of General Applicability in Section 9(C).

The applicable standards are listed below with information from staff on how the applicant intends to address them. After reviewing the criteria for the special use requirements for temporary vending uses, this project appears to meet the criteria.

Standards of General Applicability with Staff Analysis:

- 1. That the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare;**
 - Location of fireworks sale tent is situated in parking lot where tent, utility trailer, portable toilet, and generator will not impact the character, traffic conditions, or parking of the church. BZA site shows that the tent will locate in the northernmost section of the parking lot, outside the main drive aisles of the parking lot. Additionally, staff has confirmed that the tent location will not impact the availability of parking during church service hours.

- 2. That the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations;**
 - The firework sales tent would not interfere with the regular operations of Centerpointe Apostolic Church or surrounding residential and commercial areas because it is situated in an area of the church parking lot that complies with the required setbacks of the CL district and does not have any sound amplification devices.

- 3. That the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;**
 - Staff believes this application will not hinder the above services. Parking on this site has an estimated 200 parking spaces and will not hinder church service parking.
- 4. That the proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be of significant natural, scenic, or historic importance;**
 - In reviewing the use and application details, there are no known features on-site or nearby that will be negatively impacted.
- 5. The proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use:**
 - Additional standards for temporary vendors are discussed below.

Temporary Vendor – Additional Standards:

- 1. The application for a temporary vendor Special Use Permit shall include the signature of the owner of the property or the owner’s authorized agent. The owner of the property may be the applicant if the owner is to be the operator of the temporary use.**
 - Included in the application (see attachment #1).
- 2. The site for a temporary vendor shall be improved to provide adequate parking as determined by the BZA and shall provide for an on-site turn around area so that backing onto the street will not be necessary. Parking areas shall have an asphalt, concrete, or other hard dustless surface. In the event the proposed location will be on the site of an existing permanent business, the applicant must provide verification that the parking spaces displaced by the temporary vendor (including areas for tents, trailers, inventory, and parking for the temporary vendor) will not total more than 25% of the total parking available on the site.**
 - Centerpointe Apostolic Church has an estimated 200 parking spaces available. The applicant has monitored the parking space usage during church services on Sundays and Wednesday and has found that an estimated 150 spaces are used on Sundays and estimated 75 spaces are used on Wednesdays. The fireworks tent and equipment will be occupying 31 parking spaces and will not be exceeding 25% of the total parking available.
- 3. Traffic control measures may be required by the BZA. These may include a requirement that the applicant make provisions for directing traffic during expected peak hours of operation.**
 - The applicant is aware that additional traffic control measures could be required by the BZA. The temporary site is expected to generate 10 to 35 cars at various times of the day or an estimated 20 to 75 customers at various times of the day. There is ample space on

site for parking and the temporary site is located outside the main drive aisles of the church parking lot.

- 4. Temporary facilities, including vehicles, trailers or tents, will be permitted provided they are erected or placed in conformance with all applicable Codes. Any tent must provide an emergency exit remote from the point of entrance into the tent. Vehicles, trailers and tents must be located on an asphalt, concrete or hard dustless surface and in no event may be erected or placed on a gravel or grass area. All approved vehicles, trailers or tents must be maintained in good condition. Any vehicle, trailer or other moveable equipment used in connection with such temporary vendor shall be removed from the site at the conclusion of each business day. No such vehicle, trailer or equipment shall be removed and then be parked or stored in a residential area where such parking or storage is prohibited by ordinance or restrictive covenant. A vehicle or trailer may remain on the site overnight only if it is being used to provide security for items for sale remaining on the site, which items are not in a vehicle or trailer, provided the vehicle or trailer is constantly occupied or attended. The applicant shall be required to identify any vehicle, trailer or equipment to be used, and its overnight use and location, in the application.**
 - The applicant has confirmed that the tent placed on site will be compliance with all applicable codes. The applicant will have a trailer that will remain overnight for security reasons. This request is permitted with city and zoning regulations, and is a request that is consistent with other firework sale applications.
- 5. Any site used for a temporary vendor must be located so that all parts of all facilities and sales inventory on the site are no more than five hundred feet from an operable fire hydrant.**
 - The site is about 130 feet from an operable fire hydrant.
- 6. A deposit in the amount of five hundred dollars (\$500) per site shall be made with the Building and Codes Department. In the event the site has not been cleared and cleaned within the time specified, the deposit shall not be refunded. Additionally, unless the owner (and permit holder, if different) can prove good cause, the site shall not be eligible for other permits for temporary vendors, and the permit holder shall not be eligible for another temporary vendor Special Use Permit, for six (6) months for the first offense, twelve (12) months for the second offense and eighteen (18) months for the third and all subsequent offenses. Except as otherwise specifically provided herein in subsection [10], all sites must be cleared and cleaned within five (5) days after the expiration of the Special Use Permit.**
 - The applicant is aware of the deposit and the requirement to clean up the site after their approval expires.
- 7. Adequate provision shall be made for restroom facilities on the property. Restroom facilities must be located on-site for all temporary vendor locations that include on-site overnight security. Portable toilets, if used, shall be located on the site and may not be located in any required front setback or in any required side yard. The BZA may approve the use of off-site restroom facilities provided they will be available during all business hours and provided that the applicant provides the written permission of the owner or manager of the off-site facilities.**

- The applicant has confirmed that a portable toilet will be provided at the location.
- 8. The applicant shall post on the property documentation of the BZA's granting of a temporary vendor Special Use Permit for inspection by City officials or others during the course of the temporary use.**
- The applicant has confirmed that they will comply with this requirement.
- 9. No special use permit shall be granted to any applicant who occupies or proposes to occupy premises for the temporary vendor where conditions exist on the site which are in violation of the sign, building, fire, electrical, or other ordinances of the City. If any such violations occur after the issuance of the temporary vendor Special Use Permit and same are not cured within 24 hours after notice, the Special Use Permit may be suspended, revoked or terminated by written notice, any temporary electrical service may be interrupted, and the deposit may be forfeited. The written notice referenced in the previous sentence may be given by the Director of the Planning and Zoning Department, the Director of the Building and Codes Department, the City Manager or the Assistant City Manager. The City may, in addition, initiate any other enforcement remedies with respect to such violations as may be provided by law.**
- The applicant states that they understand these requirements. Upon inspection of the site there were no outstanding violations. Photos for viewing of the site have also been attached.
- 10. Any electric meter installed on a freestanding permanent pole and/or any temporary pole installed to supply power to a temporary vendor shall be removed within 14 days after the Special Use Permit expires.**
- The applicant states that they will be using their own generator for the temporary site.
- 11. Any site for a temporary vendor must be located so that all parts of all facilities and/or tents and all inventories are outside of any easements for electric power transmission or distribution.**
- The applicant's tent will not be installed within any easements located on-site.
- 12. Adequate provision shall be made for solid waste management. If a dumpster is to be located on-site, it shall be located in such a manner as to minimize impact on adjoining properties or other businesses on the same lot of record.**
- The applicant has confirmed that trash will be carried off daily and that a dumpster is on-site.
- 13. Signage for a temporary vendor shall conform to the requirements of the City's sign regulations including but not limited to an application for a sign permit and payment of applicable sign permit fees. The granting of a temporary vendor Special Use Permit shall not, by itself, allow any signage on the site in addition to that which was allowed prior to the granting of such permit.**
- The applicant understands this requirement and will complete a sign permit application and pay the fees associated with the application for any signs posted on site.

- 14. The using, operating, or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, live band, amplifiers, loudspeakers, or other machine or device for producing or reproducing sound in such a manner as to disturb the peace, quiet and comfort of neighboring residents at any time with louder volume than is necessary for convenient hearing for the persons responsible for producing or reproducing such sound shall not be permitted.**
- The applicant will not use any noise amplification devices. Additionally, the applicant has stated that the generator will not disturb the peace of any neighbors or businesses.
- 15. A site may be used for temporary vending for no more than 70 days during any 12-month period. The BZA may approve a site to be used by multiple temporary vendors provided that no site shall be used by more than one temporary vendor at any time. A Special Use Permit for temporary vending shall expire at the end of one year after the date of approval. Notwithstanding the foregoing, a site which was approved by the Board of Zoning Appeals as a location for a temporary vendor of food or retail merchandise during the 12 months immediately preceding the effective date of this ordinance will continue to be an eligible site for a temporary vendor Special Use Permit for up to six months during any 12 month period provided all other conditions for site approval continue to be met, and provided further, that the eligibility of any such site for the issuance of an extended Special Use Permit shall end at the end of any 12 month period during which the site was not given approval for use by a temporary vendor of food or retail merchandise, or on November 14, 2017, whichever shall first occur.**
- The applicant has stated that the site will be used 8 days in total. The applicant has confirmed that the firework sales tent will operate from June 28th until July 5th. The hours of operation will be from 8am to 10pm which is consistent with other firework applications.
- 16. The BZA may require additional standards be met in order to assure compatibility of the proposed location with adjoining properties.**
- The applicant will adhere to any additional requirements if any are imposed by the BZA.
- 17. Notwithstanding subsections [2] and [4] above, a temporary vendor may be permitted to locate parking areas, tents and other facilities on lots with gravel surfaces if such gravel surfaced lots were legally established, in existence and had been used for temporary vending purposes prior to January 1, 2007 provided however that the exception in this subsection shall end on November 14, 2017.**
- The parking lot consists of paved asphalt, not gravel.
- 18. The application for and grant of a Special Use Permit for temporary vending of fireworks shall be subject to the following additional conditions.**
- (aa) Any site for a fireworks seasonal retailer must be located so that all parts of all facilities and fireworks inventory on the site are no closer than two hundred feet to any fuel source.**
- The site is about 670 feet from the nearest fuel source.
- (bb) No fireworks seasonal retailer shall be approved for any site within two hundred fifty feet of an establishment, which is licensed for on-site consumption of alcoholic**

beverages, or beer, as defined by state law. This measurement shall be made in a straight line without regard to intervening structures or objects from any structure, tent, or inventory storage area of a fireworks seasonal retailer to the nearest point of any structure or area where the alcoholic beverages or beer are licensed to be served.

- This site is not located within 250 feet of any licensed establishment that offers on-site consumption of alcoholic beverages.
- (cc) The sales period for a fireworks seasonal retailer location shall not be approved for a period that begins before June 28 or ends after July 5 and/or begins before December 26 and ends after January 2 of any year. No activity associated with the fireworks seasonal retailer shall be located on the property before June 22 or before December 21 and all materials including sales offices, tents, garbage, trash, etc., shall be removed from the lot on or before July 10 or January 7.**
 - The applicant is aware of this requirement and is seeking to operate from June 28th until July 5th. The proposed hours are 8am to 10pm.
- (dd) Fireworks seasonal retailers must comply with all state and City laws and ordinances regarding the sale of fireworks, including but not necessarily limited to T.C.A. §68-104-101 and City Code §12.**
 - The applicant will comply with this requirement.
- (ee) A fireworks seasonal retailer shall not be approved for a period of more than one calendar year.**
 - The applicant is aware of this requirement. The request is only for the 4th of July selling season 2022.
- (ff) The applicant must obtain a tent permit for the fireworks tent.**
 - The applicant is aware of this requirement.
- (gg) A fireworks seasonal retainer shall provide certification that the tent is flame-resistant or treated to be flame-resistant.**
 - The applicant will comply with this requirement and provide the required certified documentation.
- (hh) A fire extinguisher shall be kept on-site at all times.**
 - The applicant is aware of this requirement and will keep a fire extinguisher at the tent.
- (ii) The City's fireworks ordinance shall be posted on-site.**
 - The applicant will comply with this requirement.
- (jj) No fireworks are to be set off on-site.**
 - The applicant will comply with this requirement.
- (kk) The site must pass an electrical safety inspection prior to opening for business. An electrical permit must be purchased from the Building and Codes Department in order to obtain this inspection.**
 - The applicant will comply with this requirement.

19. The application for and grant of a Special Use Permit for the temporary vending of food, beverages, animals, produce, other merchandise and any other such temporary sales event that is not an accessory use to the principal use on a lot or a portion of a lot shall be subject to the following additional conditions: [aa] Tables, chairs, or other furniture that would allow or facilitate on-site consumption of food or beverages shall not be allowed on the site.

- No vending of food or beverage is proposed in this application.

Staff Comments:

Staff recommends approval of the requested Special Use Permit to operate a temporary outdoor vending (firework seasonal retail) at the subject property, as proposed due to the evidence provided that the vendor will operate consistent with the requirements of the Zoning Ordinance and meets the General Standards of Applicability and additional standards for Temporary Vending – Seasonal Fireworks Sales. If approved, staff recommends that the special use permit include the following recommended Conditions of Approval:

Recommended Conditions of Approval:

1. The special use permit approval is for a special use permit to operate a temporary outdoor firework sales tent from June 28th, 2022, through July 5th, 2022.
2. Sales period for fireworks is June 28th, 2022, through July 5th, 2022, and activity associated with fireworks seasonal retailer shall not be located on the property prior to June 28th, 2022, and all materials, including tent, garbage, generator, portable toilet, and other specified equipment shall be removed from the lot on or before July 8th, 2022.
3. The applicant shall provide certification that the tent is flame-resistant or treated to be flame-resistant.
4. The applicant shall keep and maintain a fire extinguisher on-site at all times.
5. The applicant shall keep the City's fireworks ordinance posted on-site at all times and comply with the regulations contained therein.
6. Fireworks shall not be set off on-site.
7. The applicant shall apply for and pass an electrical safety inspection prior to opening for business. An electrical permit shall be purchased from the Building and Codes Department in order to obtain this inspection.
8. The firework tent shall meet all minimum building setback requirements for the CL zoning district. The setbacks include: 42-foot front, 10-foot side, and 20-foot rear setback.
9. The applicant shall obtain a tent permit for the fireworks tent.
10. Applicant shall post the Certificate to Operate, issued by the Planning Department after passing all required inspections to operate a temporary firework vending operation.
11. No portion of the season firework sales operation shall be permitted on the portion of the property zoned RM-16.

Attached Exhibits

1. Letter from applicant

2. Site photos
3. Firework tent site plan
4. BZA Application

February 22, 2022

RE: Request for Special Use Permit (Temporary Vendor)

PROPERTY LOCATION: 1800 NEW LASCASSAS PIKE, MURFREESBORO, TN 37130

PROPERTY OWNER: CenterPointe Apostolic Church (fka The Pentecostals of Murfreesboro)
Authorized Agent: Michael Spencer

APPLICANT: DePriest Center, a 501c3 Non-Profit
Authorized Agent: Deborah Driggs

(D) (1) Application attached to letter of request.

(a) Applicant: DePriest Center, Deborah Driggs, President- 208 Uptown Square, Murfreesboro, TN 37129

(b) Nature and extent of applicant's interest in the property is a 12-day lease for site use of a seasonal Fireworks tent. A contract with the property owners is attached for reference of agreement.

(c) A site plan is attached of the proposed special use drawn at a scale to allow adequate review. Required specifications are included in site plan that are relevant to special use.

(d) Address for special use is (CenterPointe Apostolic Church, *site owner*), 1800 New Lascassas Pike, Murfreesboro, TN 37130.

(e) Not applicable to special use

(f) This property is zoned Commercial Local

(g) (1) Hours of operation will be 8:00 am to 10:00 pm.

(2) Use of site will be from June 28, 2022, to July 5, 2022.

(3) An estimate of customers ranges from 20-75 at various times each day.

(4) The projected traffic could be 10-35 cars at various times each day.

(h) It is the sale of Class C, common fireworks but all local and state guidelines will be followed as to eliminate any harmful characteristics of the special use.

(2) If applicable, a sign will be posted and maintained on the subject property which conforms to the size and content requirements of the BZA. There are no property owners within 250' besides the owners of property who have signed a contract agreement for use.

Section 9. Standards for Special Permit Uses.

(C) (1) We affirm that the proposed site will not have a substantial or undue adverse effect on any conditions in this section. The site will be more than 250' away from any adjacent property. There is substantial amount of parking, with over 50 parking spaces directly in front of the site location. Traffic will not be substantial as customers entrance and exit at the location shall be spread out throughout each day of operation. For utilities, lights will be inside the tent and a porta john will be on site for restroom.

(2) The proposed site (tent) will be set up on the left side (from Lascassas Pike) of the CenterPointe Apostolic Church, Building 2/ overflow parking section and will not interfere with the property in accordance with district regulations.

(3) All services listed in this section will be adequately provided for.

(4) This proposed site will not result in destruction of any items listed

(5) This proposed site complies with all standards imposed authorizing such use.

(6) As discussed with the Planning Dept (Marina Rush and Joel Aguilera) on February 28, 2022, it is noted that a bouncy castle along with food and beverages may be represented on the church property simultaneous to the identified seasonal fireworks tent for the purpose of church related outreach and per the Assistant City Planning Director, no additional permit or application for this church related outreach is necessary.

(eeee) Temporary vendors

(1) Application for Special use permit attached to include the signature of the owner of the property or the owner's authorized agent and applicant.

(2) The site is improved to provide adequate parking and provides for an on-site turn around area. Backing onto the street will not be necessary. Parking areas are asphalt. The site location is a church and use of parking spaces by the temporary vendor does not displace the business of the church (including areas for tents, trailers, inventory, and parking by the temporary vendor) and will not total more than 25% of the total parking available on the site.

There is substantial amount of parking, with over 50 parking spaces directly in front of the site location. The parking lot has plenty of room for an on-site turn around area so backing onto the street will not be necessary. Parking is an asphalt area. CenterPointe Apostolic Church is the existing business and has over 300 parking spaces available. Parking for temporary vendor will be 3-5 vehicles at a time during various times of the day and an estimate 10 -15 vehicles at highest volume day.

(3) We do not expect peak hours of operation to cause traffic issues that require directing.

(4) Tent will be erected in conformance with all applicable codes. Emergency exits will be on 3 sides of tent. There will be a trailer on the location to secure generator. A vehicle (white Chevy Trailblazer) will remain on site overnight to provide security for items for sale.

(5) The tent will be located no more than five hundred feet from an operable fire hydrant.

(6) A deposit of \$500 will be made and we understand if the site has not been cleared and cleaned within the time specified, the deposit shall not be refunded.

(7) A portable toilet will be located on-site where approved.

(8) A temporary vendor Special use permit will be posted on-site.

(9) Our site will not violate ordinance of the City.

(10) No electric meter or pole will be installed. A generator will be used.

(11) Tent will be outside any easements for electric power transmission or distribution.

(12) Trash will be carried off daily and tent will stay clean. A dumpster is on-site.

(13) We will complete an application for sign permit and pay fee.

(14) No music or sound will be played loud that would disturb the peace of neighbors.

(15) The site is planned to be used for 7 days.

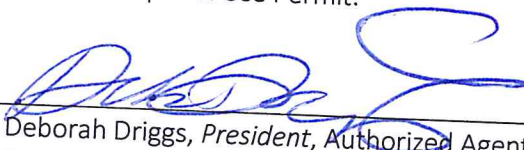
(16) We will comply with BAZ requirements.

(17) Site is asphalt.

(18)(aa) site for fireworks is not located closer than two hundred feet to any fuel source.

- (bb) site for fireworks is not located closer than two hundred feet to any licensed established for on-site alcohol consumption
- (cc) The site will be used from June 28 to July 5, 2022. No activity associated with fireworks sales will occur on the property prior to June 22, 2022. All materials related to the fireworks tent or sales will be removed from the property no later than July 10, 2022.
- (dd) We will comply with all state and City laws and ordinances.
- (ee) We are a seasonal retailer for less than one year.
- (ff) A fireworks tent permit will be obtained.
- (gg) A certificate of flame-resistant will be provided.
- (hh) A fire extinguisher will be always on-site.
- (ii) The City's fireworks ordinance will be posted on-site.
- (jj) No fireworks will be set off on-site.
- (kk) An electrical permit will be purchased, and site will be inspected prior to opening.

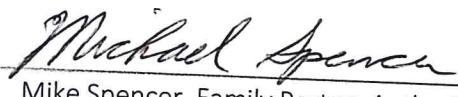
Applicant for Special Use Permit:



Deborah Driggs, *President, Authorized Agent*
DePriest Center
208 Uptown Square
Murfreesboro, TN 37129
(931) 581-0524

2-22-22
DATE

Property Owner of Location for Special Use Permit:



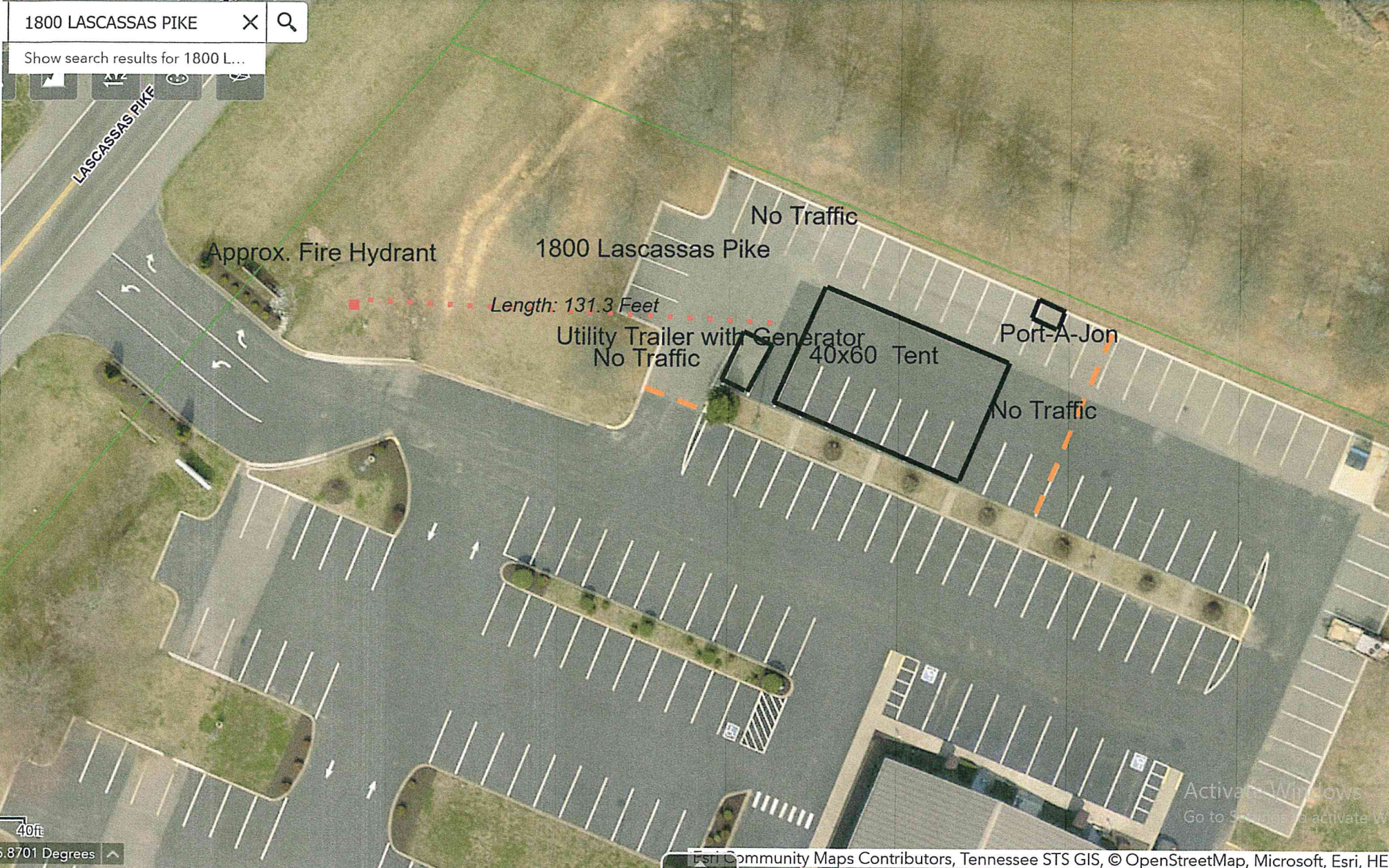
Mike Spencer, *Family Pastor, Authorized Agent*
CenterPointe Apostolic Church
1800 New Lascassas Pike
Murfreesboro, TN 37130
(615) 893-5906

2-22-22
DATE





1800 LASCASSAS PIKE X Q
Show search results for 1800 L...



City of Murfreesboro
BOARD OF ZONING APPEALS

**HEARING REQUEST
 APPLICATION**

Location/Street Address: 1800 New Lascazas Pike
 Tax Map: Group: Parcel: Zoning District:

Applicant: De Priest Center E-Mail: d.driggs@me.com
 Address: 208 Uptown Square Phone: 931 581 0524
 City: Murfreesboro State: TN Zip: 37129

Property Owner: Center Pointe Apostolic Church *
 Address: 1800 New Lascazas Pike Phone:
 City: Murfreesboro State: TN Zip: 37120

Request: Seasonal Fireworks Tent

Zoning District: Commercial Local Center Pointe
 Applicant Signature: Michael Sponcer Date: 2/18/22
District Clerk

Received By: S. HARRIS Receipt #: 530123
 Application #: 22-002 Date: 3-7-2022

* fka The Pentecostals of Murfreesboro (TPom)
1067

**Murfreesboro
 Board of
 Zoning Appeals**



T E N N E S S E E

**HEARING APPLICATION
 AND
 GENERAL INFORMATION**

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

MARCH 23, 2022

PROJECT PLANNER: JOEL AGUILERA

Application: Z-22-003

Location: 100 East MTCS Road

Applicant: Middle Tennessee Christian School, represented by Matt Taylor of SEC, Inc.

Zoning: RS-15 (Residential Single-Family - 15,000 square feet minimum lot size)

Requests: Special Use Permit for a building addition to an existing institutional group assembly use (Middle Tennessee Christian School).



Overview of Request

Middle Tennessee Christian School (MTCS), represented by Mr. Matt Taylor of SEC, Inc., is requesting a Special Use Permit (SUP) for a 23,551 square foot addition onto the existing gymnasium for an additional 58 classrooms, modifications to create a pedestrian plaza with wall-pack lights and landscaping, and modifications to the parking lot areas. MTCS is a private school, for kindergarten through 12th grade. The neighboring uses are single-family and residential duplex uses to the south and east of the property and surrounded by commercial zoning and uses to its southwest and north.

On May 28, 2014, the Board of Zoning Appeals approved a SUP to allow construction of six tennis courts with lights. That approval included a condition that the existing tree line along the eastern and southern property lines be preserved to help screen the use from the adjoining single-family residential neighborhood.

For this request, the existing tree line along the eastern and southern property lines will not be modified or impacted due to the construction as proposed. There are no new lights proposed in the parking lot areas; however, the pedestrian plaza will have wall lights that will shine downward and will be hooded and meet the standards for lighting contained in the Zoning Ordinance.

Per the site plan and as described in the applicant's letter, the project will remove a portion of the existing parking on site for the 23,551 square-foot addition and will replace a portion of those parking spaces elsewhere onsite. Total parking proposed is 231 spaces (plus 8 ADA accessible spaces), and total parking required per the Zoning Ordinance Chart 4 (Required Off-Street Parking and Queuing Spaces by Use), based on number of classrooms, is 227 spaces. The proposed 231 spaces meet the parking requirements of Chart 4. The current conditions for onsite parking without the addition are 195 spaces and based on number of classrooms are required to have a minimum of 131 spaces, 64 parking spaces above what is required.

Relevant Zoning Ordinance Section

Chart 2 of the City of Murfreesboro Zoning Ordinance allows institutional group assembly uses, such as private schools and expansions thereto, as a special use in the RS-15 district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(zz) sets forth standards for institutional group assembly uses in addition to the Standards of General Applicability in Section 9(C).

The applicable standards are listed below with information from Staff on how the applicant intends to address them. After reviewing the criteria for the special use requirements for institutional group assembly uses, this project appears to meet the criteria.

Standards of General Applicability with Staff Analysis:

(1) The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare:

- The proposed building addition and pedestrian plaza are internal to the site and should have minimal impact on the surrounding area. Lighting on the proposed addition will not extend beyond the property line, and the existing tree buffer will remain

undisturbed. Parking shall be managed on-site, so that there shall be no negative impact to the adjacent public rights-of-way or neighboring properties. If it is determined that such negative impacts are being caused, the special use permit shall be subject to review in the future by the BZA.

- (2) The proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations:**
 - The proposed building addition and pedestrian plaza are internal to the site and should have minimal impact on the surrounding area. Staff has confirmed that the proposed building addition and plaza will not interfere with residential properties to the south.
- (3) The proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services:**
 - The proposed building addition and parking will be served adequately by essential public facilities. Previous work on water and sanitary sewer service have extended the lines further into the site and electric service will be provided by MTEMC. Parking, as shown on the site plan, complies with Chart 4 of the zoning ordinance.
- (4) The proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be significant natural, scenic, or historic importance:**
 - Staff is not aware of any such features on-site that will be impacted by this use.
- (5) The proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use:**
 - Additional standards for institutional group assembly uses are listed below.

Additional Standards for Institutional Group Assembly Uses with Staff Analysis:

- 1.) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on site. An onsite off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard;**
 - As mentioned previously, parking shall be managed on-site, so that there shall be no negative impact to the adjacent public rights-of-way or neighboring properties. If it is determined that such negative impacts are being caused, the special use permit shall be subject to review in the future by the BZA.
- 2.) In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or**

more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;

- The minimum lot size of the RS-15 zone requires a minimum of 15,000 ft lots thus the minimum size is 45,000 ft or 1.033 acres. The proposed site is approximately 25 acres in size which is larger 24.2 times than the required minimum.

3.) On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;

- Additional lighting has been proposed with the building and plaza addition, as well as sections of the parking lot. The photometric plan shows that the on-site lighting in the parking lots will be no more than 0.5 at the property lines. All lighting fixtures have been restricted to the 20-foot mounting height and the lighting for pedestrian plaza will have accent lighting and will not encroach onto neighboring properties.

4.) Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These shall be located in such a manner as to minimize adverse effects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event the BZA determines that such would have a detrimental effect upon the adjacent property;

- Solid waste disposal will be handled via an existing dumpster located on the western portion of the property, along the west side of the elementary school. Staff has confirmed that there are no plans to modify or move the dumpster for this project.

5.) Areas for outdoor recreational use or outdoor group activities shall be screened or fenced in such a manner as to provide an effective buffer for adjacent uses. Screening shall be required pursuant to Section 27 of this article or as required by the BZA;

- No new recreational areas are proposed with this special use permit application.

6.) The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by carpooling or that off-street parking areas on adjacent or nearby properties will be available on a long term basis, the BZA shall have authority to determine the number of required parking spaces to be provided on-site. The BZA may require that a reserve area be retained on-site for future expansions of the parking area;

- The total number of parking spaces for this project is shown as 239 parking spaces (minus 8 handicap parking spaces = 231 spaces). The site and its current classroom

capacity are required to have 131 parking spaces and currently has a total of 195 parking spaces. With this proposed building addition, the applicant is required to have 227 parking spaces. The applicant has stated that the total parking will be increased to 231 parking spaces, which complies with the standards outlined in Chart 4 of the zoning ordinance. Staff has confirmed that with the proposed parking, no negative impact to the adjacent public rights-of-way or neighboring properties. If it is determined that such negative impacts are being caused, the special use permit shall be subject to review in the future by the BZA.

7.) An application for a special use permit for an institutional group assembly use shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use:

- The proposed use for this project will be a 23,551 square foot expansion of the existing gymnasium for an additional 58 classrooms. Also included with this addition is a new pedestrian plaza between the addition and the school to allow students to travel between buildings. Additional lighting has been proposed with the building and plaza addition, as well as sections of the parking lot. No new traffic patterns are anticipated with this plan except for eliminating one point of access to the cul-de-sac at the end of Dover Street.

8.) The BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;

- No such uses are being requested with this special use permit application.

9.) The BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short term uses of property for the institutional group assembly use purposes. In such cases, the BZA may impose conditions of approval to assure the compatibility of the short-term land use with other property in the vicinity of the proposed use;

- No temporary or short-term uses are being proposed at this time; therefore, the applicant is not requesting any variances associated with any such uses.

10.) The application for a special use permit for an institutional group assembly use shall indicate any intentions for the use of systems for the external broadcast of speech, music, or other sounds. If such are proposed, the applicant shall indicate the times of day and duration of their proposed use. The BZA shall have the authority to place restrictions upon their use in order to minimize excessive noise from intruding upon neighboring properties especially those zoned or used for residential purposes. In no event shall the BZA approve the use of such which would be in violation of the City

Code or ordinances regulating noise. BZA approval does not constitute a waiver of any City Code or ordinances regulating noise;

- The applicant does not intend to have a speaker attached to the building. However, other on-site athletic facilities, that have previously received BZA approvals, will remain in use in accordance with those prior approvals.

Staff Comments:

For the special use permit requested to expand an existing institutional group assembly use (a private school), staff recommends approval because the special use permit standards and institutional group assembly standards will be met, as noted above. Although the proposed addition complies with parking standards in Chart 4 of the zoning ordinance, the overall net reduction of the parking spaces may have an impact to the neighborhood **if** parking occurs offsite. Should any negative impact occur to adjacent public rights-of-way or to neighboring properties, this special use permit shall be subject to review in the future by the BZA.

In addition, staff recommends that if approved, the special use permit be conditionally approved in accordance with Section 9, Subsection B (Conditions on special uses) with the following conditions.

Recommended Conditions of Approval:

1. The special use permit approval is for an approximately 23,551 square foot addition onto the existing gymnasium for an additional 58 classrooms, modifications to create a pedestrian plaza with wall-pack lights and landscaping, and modifications to the parking lot areas.
2. Parking shall be managed on-site, so that there shall be no negative impact to the adjacent public rights-of-way or neighboring properties. If it is determined that such negative impacts are being caused, the special use permit shall be subject to review in the future by the BZA.
3. In accordance with Standard 1 of the Standards of General Applicability, that on-site parking, will not cause overspill into rights-of-way or cause impact to residential properties.
4. A site plan must be submitted for review and approval, subject to the municipal code and the Murfreesboro Design Guidelines.
5. This special use permit approval shall include, by this reference, all previous conditions of approval for the operation of an assembly (school) use on the subject property, including but not limited to retaining and protecting the existing tree line along the eastern and southern property lines (Board of Zoning Appeals on May 28, 2014 (Z-2014-037)).

Attached Exhibits

- A. Site photos and aerial photo
- B. Letter of explanation from applicant
- C. Application

Notes:

- 1) Engineering Department Point of Contact is Katie Noel, 615-893-6441; KNoel@MurfreesboroTN.gov
- 2) Planning Department Point of Contact is Margaret Ann Green, 615-893-6441; MGreen@MurfreesboroTN.gov

Middle Tennessee Christian School

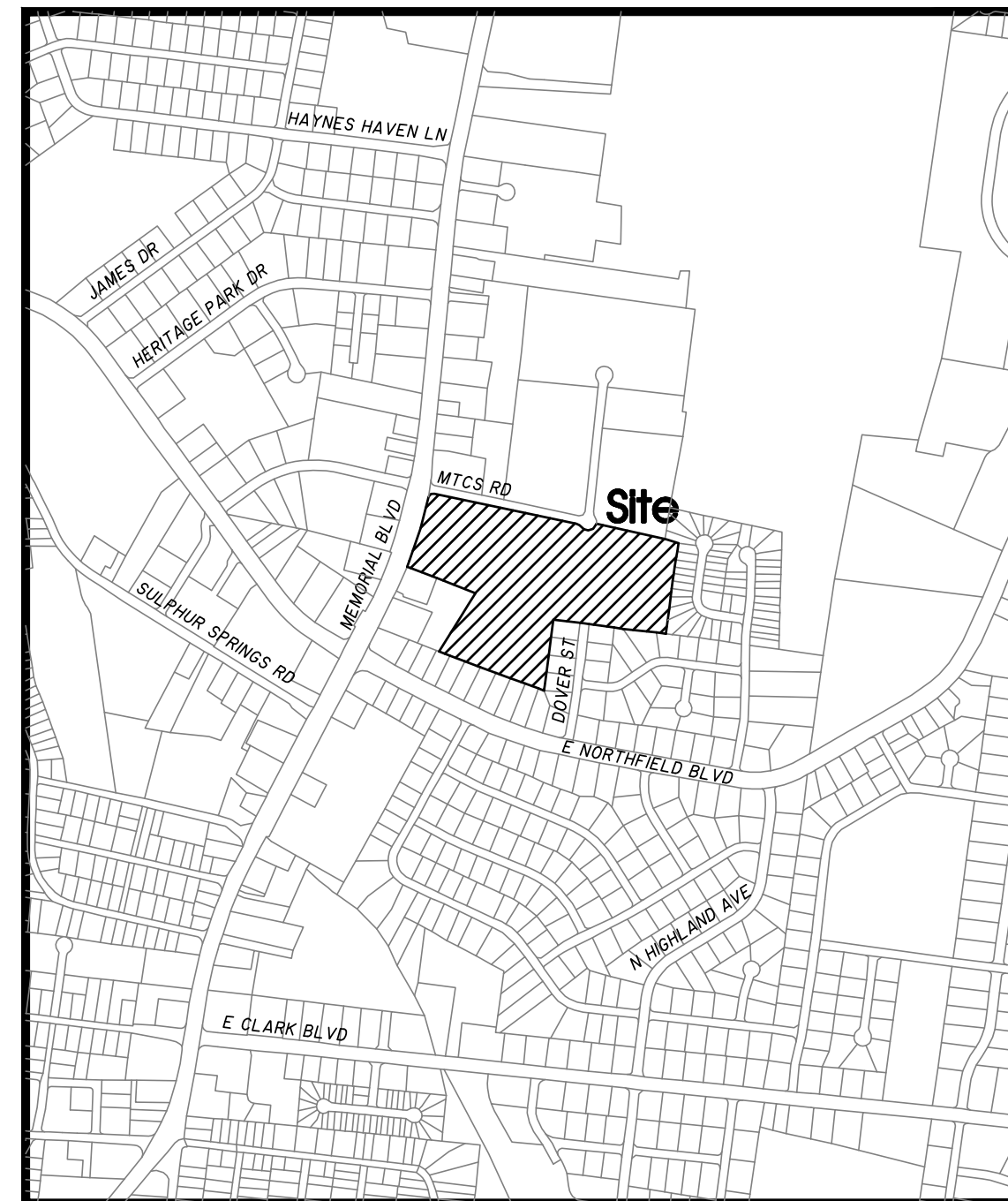
High School

100 E. MTCS Rd.
Murfreesboro, Tennessee

Special Use Application

Drawing Index

Sheet No.	Title
1	Cover Sheet
2	Existing Conditions
3	Location Map
4	Concept Master Plan
L1.0	Landscape Plan
L1.1	Landscape Plan
Ph1.0	Photometric Plan
AS1.1	Architectural Site Plan
AS2.1	Architectural Site Details



Site Location Map
Not To Scale

Owner/Developer:
Rutherford County Bible School
100 E. MTCS RD
Murfreesboro, Tn 37130

Deed Reference:
Tax Map 80 Parcel 51.00
D. BK 138 Pg. 211

Yard Requirements:
Front: 40'
Side: 12.5'
Rear: 30'

Intended Use:
School, Public or Private, Grades K-12

Land Use Data:
Zoned: RS-15
2-Story Building
Building Ht.: ___'-___"
Total Floor Area: 121,875 Sq.Ft. (Existing) + 23,551 Sq.Ft. (Proposed)
Existing Classrooms = 32
Proposed Classrooms = 58
1 Lot on: 25.00± Acres

Required Parking W/ Addition
Kindergarten = 1 for each 5 children x 45 = 9
Grades 1 through 9 = 2 for each classroom x 37 = 74
Grades 10 through 12 = 8 for each classroom x 18 = 144
Total Required = 227 Spaces
204 Existing Spaces + 9 Existing HC Spaces + 30 Proposed Spaces =
243 Total Spaces

Flood Map No.:
This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149-C0260H dated January 5, 2007.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2021



By: _____ Date: _____
Matthew A. Taylor, P.E. TN. Reg. #112515

Watershed: Sinking Creek
Disturbed Area: ___± Ac.
Impervious Area: ___± Ac.



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊕	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	+	HC SIGN
—	EXIST. SEWER CLEANOUT	—	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊕	EXIST. CATCH BASIN (STORM SEWER)	—	WHEEL STOP
⊕	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊕	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊕	EXIST. GAS RISER	—	CURB & GUTTER
⊕	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊕	EXIST. WATER METER	↔	TURN LANE ARROWS
⊕	EXIST. UTILITY POLE	⊕	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊕	POST INDICATOR VALVE	⊕	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	→	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	⊕	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	⊕	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊕	CATCH BASIN
⊕	GATE VALVE & BOX	⊕	CURB INLET
⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	⊕	HEADWALL
⊕	GREASE TRAP	⊕	WINGED HEADWALL
⊕	EXTERIOR CLEANOUT	⊕	CONCRETE SWALE
⊕	MANHOLE	⊕	TYPE - X - HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL	SF
SILT FENCE	SF
EROSION EEL	E - E - E
EXISTING TREELINE	~ ~ ~
EXISTING FENCELINE	- X - X - X - X -
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	=====
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	-601-
PROPOSED CONTOUR LINES	-601-
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W - W
PROPOSED WATER	W - W

SWPPP Narrative:
 During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fence will be installed on the downslope sides of the site. The storm inlets will be protected with silt fence inlet protection until the stone base and pavements can be installed. A stone construction entrance will be installed upon mobilization of site to limit the tracking of mud and sediment onto the adjacent pavements and roadways. Covered dumpsters will be on site for disposal of trash and other debris. Paint and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for legally disposing of the container. The contractor purchasing the materials will be responsible for legally disposing of the containers and excess materials in accordance with the manufacturers' recommendations. A washout area will be provided for the concrete trucks as required.

It is the contractor's responsibility during construction to install and maintain all sedimentation and storm water pollution prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair replacement, re-grading, re-seeding, re-mulching and re-netting must be performed immediately. The developer will own and maintain the site after construction has been completed.

- Construction Sequence:**
1. Stake and/or flag limits of clearing.
 2. During preconstruction meeting all erosion & sediment control facilities & procedures shall be discussed.
 3. Clear & grub, as necessary, for installation of perimeter controls.
 4. Install silt fence perimeter controls as shown on plans.
 5. Install construction entrance and concrete washout facility, if conditions are such that mud is collecting on vehicle tires, the tires must be cleaned before the vehicles enter the public roadway. The site entrance shall be maintained in a condition that will prevent the tracking or flow of mud onto the public right-of-way. All materials spilled, dropped, washed or tracked from vehicles onto the roadway must be removed promptly.
 6. Clear & grub the remaining site as necessary.

General Contractor Shall Install All Initial EPSC Measures Prior To Any Earthwork Beginning.

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
GRASS	MASS GRADED SITE D SOILS, CN=94	---
		COMPOSITE CN=---

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE
1	CONSTRUCTION EXIT	---	1%
2	BOX CULVERT AT N.W. CORNER	---	1-2%



PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
BUILDING, SIDEWALK, PAVEMENT	PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	---
GRASS / LANDSCAPING	OPEN SPACE: GOOD CONDITION C-SOILS, CN=61	---
		COMPOSITE CN=---

PROPOSED BMP'S

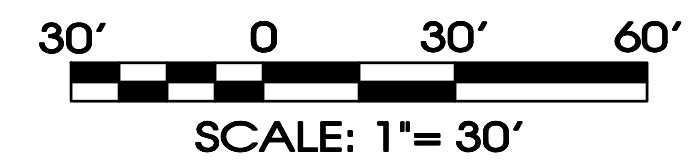
BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL

EPSC Phasing

Initial: Silt Fence Along Downgradient Perimeter Construction Entrance Temp. Conc. Washout

Intermediate: Filter Fabric Inlet Protection Silt Fence To Protect Ditches

Final: Landscaping & Grass Sod Of All Pervious Areas (See Landscaping Plan)

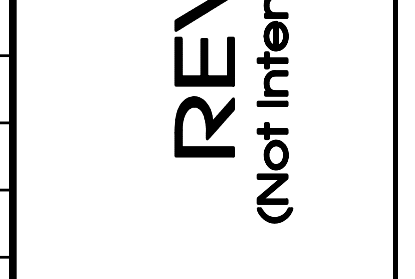


811
 Know what's below.
 Call before you dig.

EPSC Notes:
 Staging Area: Working Parking & Adjoining Drive To Be Constructed Of Stone.
 Staging Area Is To Be Kept Litter Free With Daily Cleanup. In Addition, All Stored Materials Are To Be Kept In Organized & Stacked Fashion. An unkept site will not be permitted, and if debris is stored in areas outside of the designated storage area, City Staff will shut down the job site.
 All Construction Signage Is To Be Constructed Of 2-4"x4" Painted Posts.
 Sign #1 - Display Surface Can Be No More Than 32 S.F. & Must Be Less Than 9 Ft. Tall.

SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
 COPYRIGHT S.E.C. INC., 2021

SITE ENGINEERING CONSULTANTS

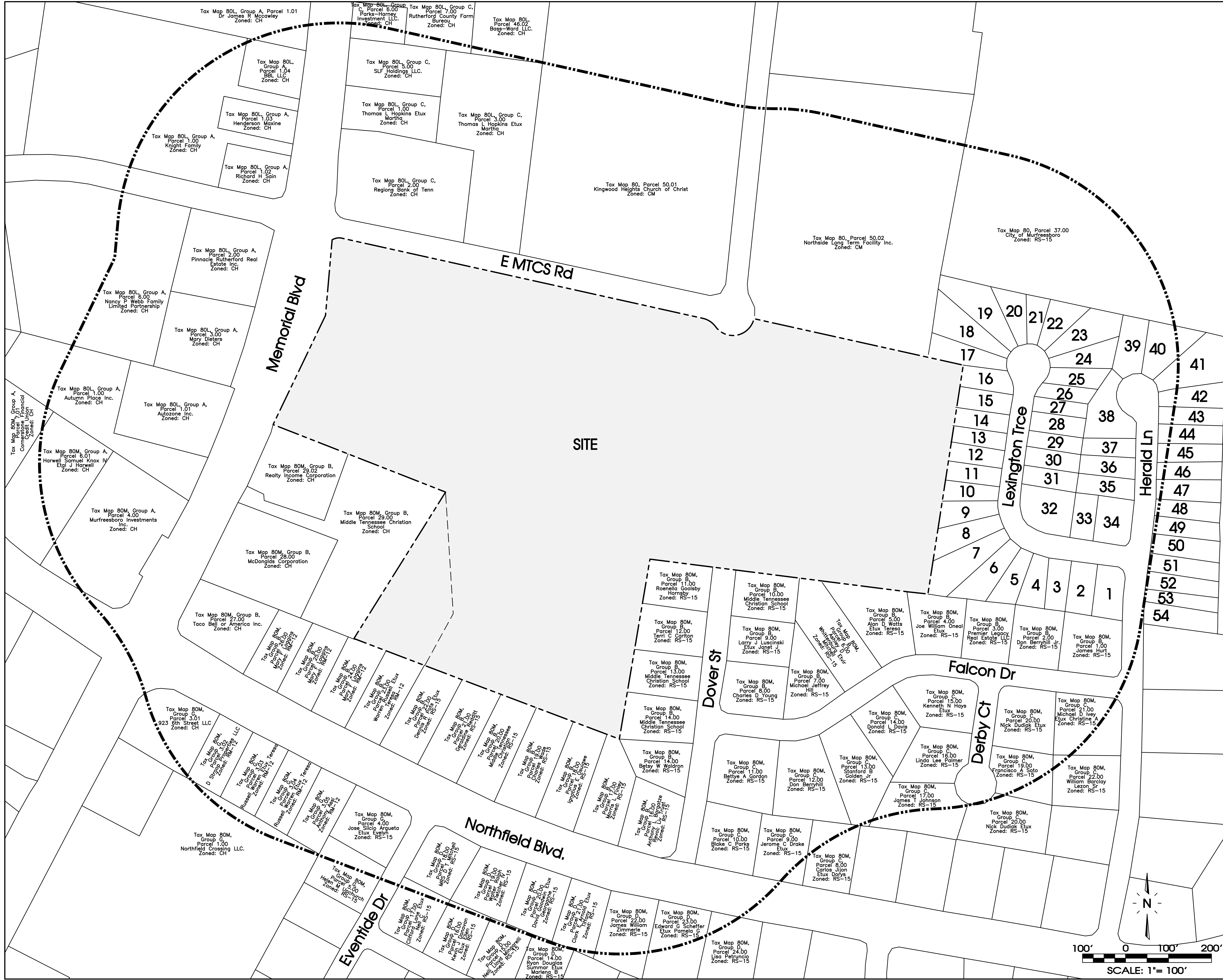


MTCs High School
BZA Variance
 Murfreesboro, Tennessee

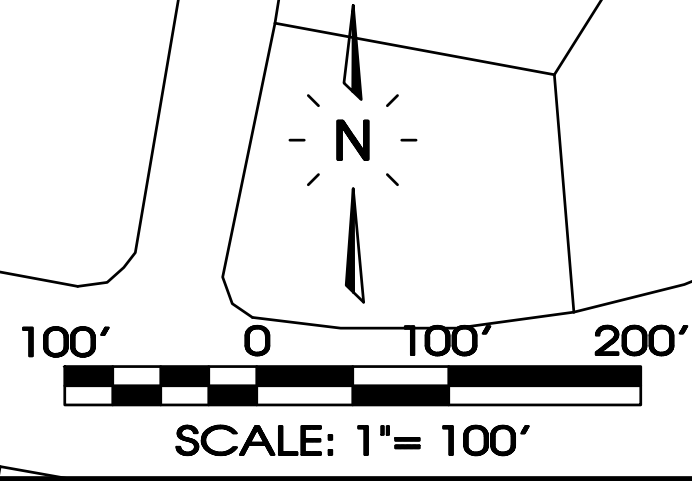
Existing Conditions & Initial EPSC Plan

REVISIONS:

DATE:	3-7-2022
CHECKED:	
MAT	
FILE NAME:	94202HS-BZA
SCALE:	1"=30'
JOB NO.	94202
SHEET:	2 of 4



1	Tax Map 80M, Group B, Parcel 11.00, Roenella Goolsby Hornsby, Zoned: RS-15	28	Tax Map 80M, Group H, Parcel 22.00, Adam W. Durham, Zoned: RD
2	Tax Map 80M, Group B, Parcel 9.00, Larry J. Lusinski, Zoned: RS-15	29	Tax Map 80M, Group H, Parcel 33.01, Charles W. Lewis Jr, Zoned: RD
3	Tax Map 80M, Group B, Parcel 13.00, Middle Tennessee Christian School, Zoned: RS-15	30	Tax Map 80M, Group H, Parcel 21.00, Casey Dean McClure, Zoned: RD
4	Tax Map 80M, Group B, Parcel 14.00, Middle Tennessee Christian School, Zoned: RS-15	31	Tax Map 80M, Group H, Parcel 8.00, Andrew King, Zoned: RD
5	Tax Map 80M, Group B, Parcel 15.00, Middle Tennessee Christian School, Zoned: RS-15	32	Tax Map 80M, Group H, Parcel 25.00, Adam Baeten, Zoned: RD
6	Tax Map 80M, Group B, Parcel 16.00, Shirley B. Rappor, Zoned: RS-15	33	Tax Map 80M, Group H, Parcel 26.00, Miranda Hope Cregar, Zoned: RD
7	Tax Map 80M, Group B, Parcel 17.00, Adam W. Durham, Zoned: RS-15	34	Tax Map 80M, Group H, Parcel 27.00, Mary A. McClain, Zoned: RD
8	Tax Map 80M, Group B, Parcel 18.00, Adam W. Durham, Zoned: RS-15	35	Tax Map 80M, Group H, Parcel 28.01, Michael J. Dewey, Zoned: RD
9	Tax Map 80M, Group B, Parcel 19.00, Adam W. Durham, Zoned: RS-15	36	Tax Map 80M, Group H, Parcel 28.00, Alton Appleton, Zoned: RD
10	Tax Map 80M, Group B, Parcel 20.00, Adam W. Durham, Zoned: RS-15	37	Tax Map 80M, Group H, Parcel 29.00, Barbara Blatop, Zoned: RD
11	Tax Map 80M, Group B, Parcel 21.00, Adam W. Durham, Zoned: RS-15	38	Tax Map 80M, Group H, Parcel 29.00, Janet L. Peppy, Zoned: RD
12	Tax Map 80M, Group B, Parcel 22.00, Adam W. Durham, Zoned: RS-15	39	Tax Map 80M, Group H, Parcel 30.00, David W. Peppy, Zoned: RD
13	Tax Map 80M, Group B, Parcel 23.00, Adam W. Durham, Zoned: RS-15	40	Tax Map 80M, Group H, Parcel 31.00, Gregory K. Tucker, Zoned: RD
14	Tax Map 80M, Group B, Parcel 24.00, Adam W. Durham, Zoned: RS-15	41	Tax Map 80M, Group H, Parcel 32.00, Kirk Bugg, Zoned: RD
15	Tax Map 80M, Group B, Parcel 25.00, Adam W. Durham, Zoned: RS-15	42	Tax Map 80M, Group H, Parcel 32.01, Kirk Bugg, Zoned: RD
16	Tax Map 80M, Group B, Parcel 26.00, Adam W. Durham, Zoned: RS-15	43	Tax Map 80M, Group H, Parcel 33.00, Jordan Howell, Zoned: RD
17	Tax Map 80M, Group B, Parcel 27.00, Adam W. Durham, Zoned: RS-15	44	Tax Map 80M, Group H, Parcel 34.00, Adam W. Durham, Zoned: RD
18	Tax Map 80M, Group B, Parcel 28.00, Adam W. Durham, Zoned: RS-15	45	Tax Map 80M, Group H, Parcel 35.00, Michael D. Trombley, Zoned: RD
19	Tax Map 80M, Group B, Parcel 29.00, Adam W. Durham, Zoned: RS-15	46	Tax Map 80M, Group H, Parcel 35.00, Michael D. Trombley, Zoned: RD
20	Tax Map 80M, Group B, Parcel 30.00, Adam W. Durham, Zoned: RS-15	47	Tax Map 80M, Group H, Parcel 36.00, Terry C. Smith, Zoned: RD
21	Tax Map 80M, Group B, Parcel 31.00, Adam W. Durham, Zoned: RS-15	48	Tax Map 80M, Group H, Parcel 37.00, Terry C. Smith, Zoned: RD
22	Tax Map 80M, Group B, Parcel 32.00, Adam W. Durham, Zoned: RS-15	49	Tax Map 80M, Group H, Parcel 37.01, Chris S. Breeding, Zoned: RD
23	Tax Map 80M, Group B, Parcel 33.00, Adam W. Durham, Zoned: RS-15	50	Tax Map 80M, Group H, Parcel 37.00, Chris S. Breeding, Zoned: RD
24	Tax Map 80M, Group B, Parcel 34.00, Adam W. Durham, Zoned: RS-15	51	Tax Map 80M, Group H, Parcel 4.00, Megan A. Taylor, Zoned: RD
25	Tax Map 80M, Group B, Parcel 35.00, Adam W. Durham, Zoned: RS-15	52	Tax Map 80M, Group H, Parcel 3.00, Patsy A. Gaither, Zoned: RD
26	Tax Map 80M, Group B, Parcel 36.00, Adam W. Durham, Zoned: RS-15	53	Tax Map 80M, Group H, Parcel 2.00, Leanne Davis, Zoned: RD
27	Tax Map 80M, Group B, Parcel 37.00, Adam W. Durham, Zoned: RS-15	54	Tax Map 80M, Group H, Parcel 1.00, Joseph M. Bellamy, Zoned: RD



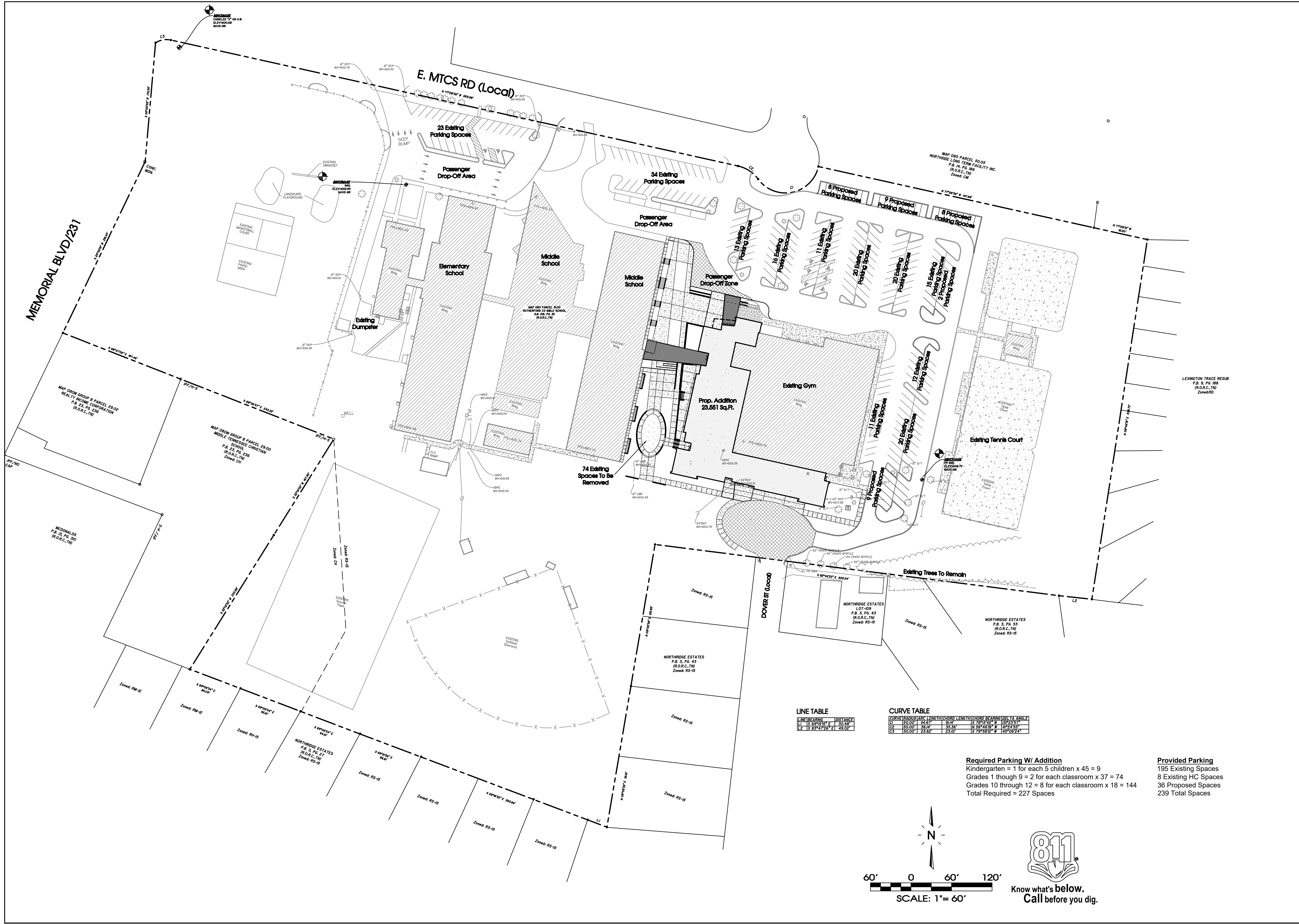
SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2467
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2021

REVIEW SET
(Not intended for construction)

**MTCs High School
BZA Variance**
Murfreesboro, Tennessee

Location Plan

DRAWN: SAJ/CFB3
DATE: 2-11-2022
CHECKED: MAT
FILE NAME: 94202HS-BZA
SCALE: 1" = 100'
JOB NO. 94202
SHEET: 3 of 4



LINE TABLE

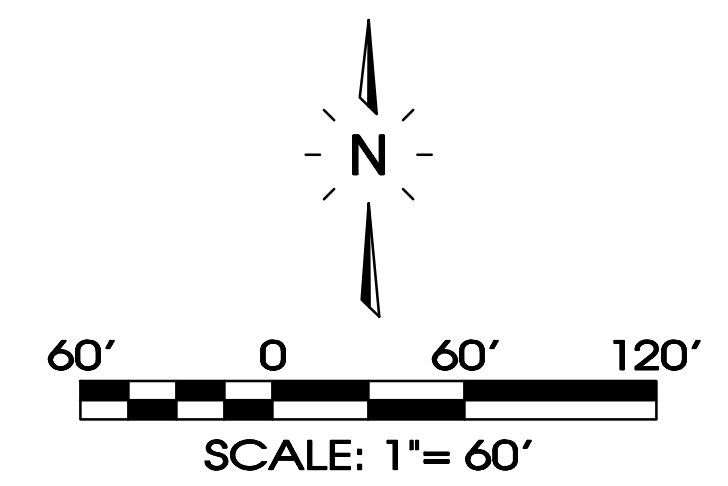
LINE	BEARING	DISTANCE
L1	S 69°07'07" E	30.46'
L2	S 63°42'28" E	49.00'

CURVE TABLE

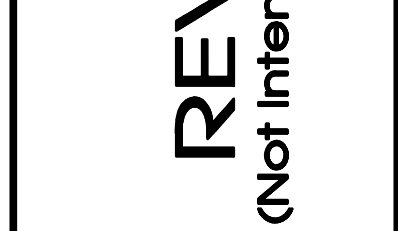
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	144.67'	91.4'	S 78°19'46" W	103°23'51"
C2	150.00'	38.44'	35.36'	W 66°43'18" W	147°24'25"
C3	30.00'	23.62'	23.00'	S 79°58'12" W	45°06'24"

Required Parking w/ Addition
 Kindergarten = 1 for each 5 children x 45 = 9
 Grades 1 through 9 = 2 for each classroom x 37 = 74
 Grades 10 through 12 = 8 for each classroom x 18 = 144
 Total Required = 227 Spaces

Provided Parking
 195 Existing Spaces
 8 Existing HC Spaces
 36 Proposed Spaces
 239 Total Spaces



SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: M.TAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
 COPYRIGHT © S.E.C. INC., 2022



**MTCs High School
 BZA Variance**
 Murfreesboro, Tennessee

Master Plan

REVISIONS:

DRAWN: SAJ/CFB3
 DATE: 2-11-2022
 CHECKED:
 MAT
 FILE NAME:
 94202HS-BZA
 SCALE:
 1" = 60'
 JOB NO.
 94202
 SHEET:
 4 of 4

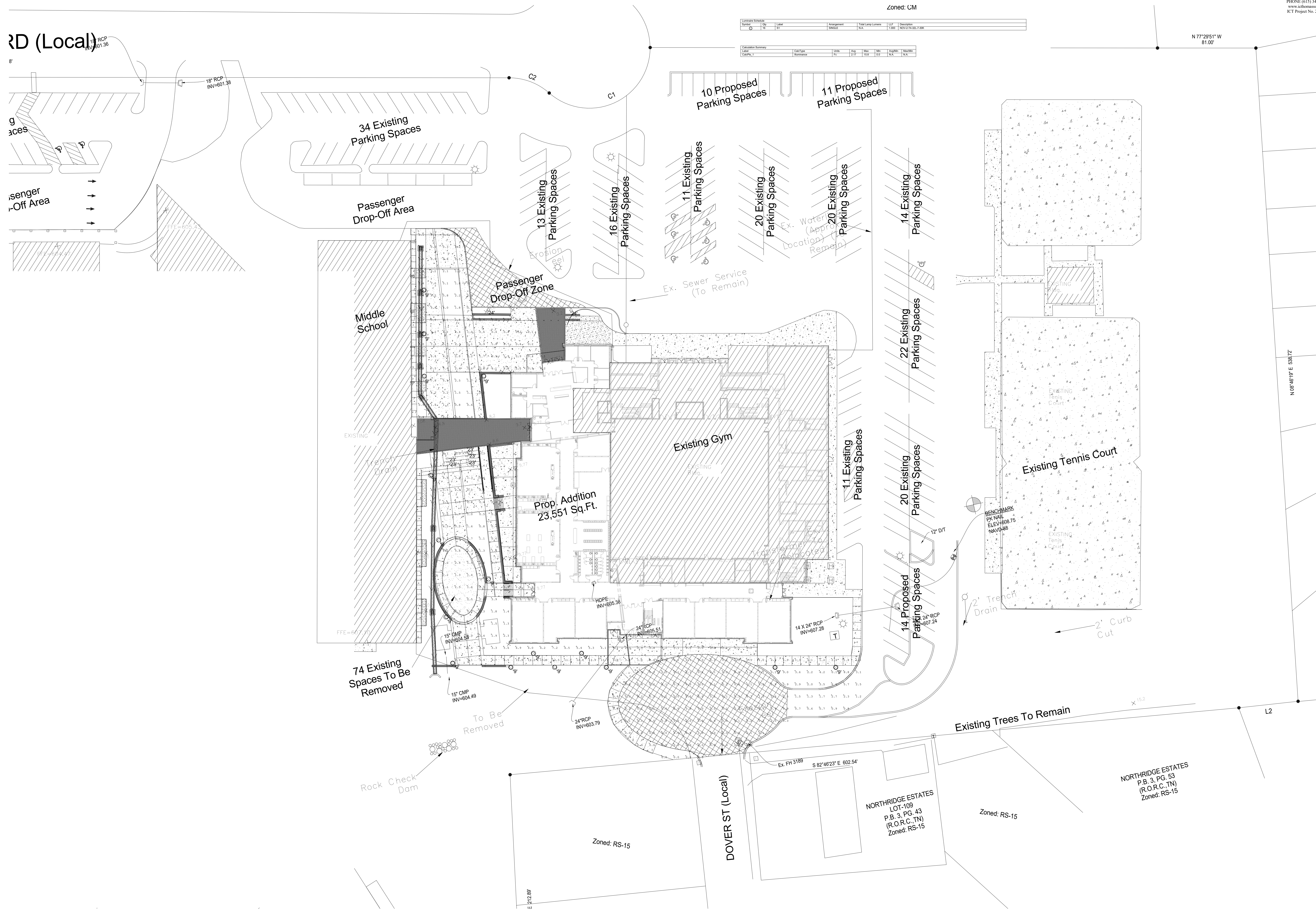
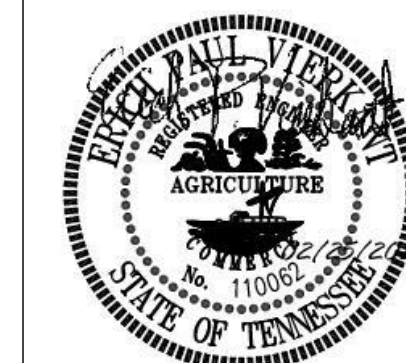


I.C. Thomason Associates, Inc.

CONSULTING ENGINEERS
2550 KRAFT DRIVE
NASHVILLE, TN 37204
PHONE (615) 346-3400
www.icthomason.com
ICT Project No. 210533



Respecting the Past - Defining the Future



1 ELECTRICAL - PHOTOMETRIC SITE PLAN

MTCS HIGH SCHOOL ADDITION
100 E. MTCS ROAD | MURFREESBORO | TN | 37129

REVISIONS

No.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	

ELECTRICAL - PHOTOMETRIC SITE PLAN

E0.2

02.25.2022
Project # 210533



LINE TABLE

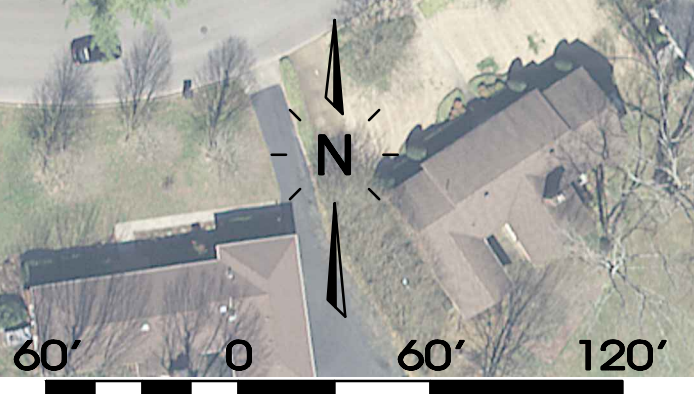
LINE BEARING	DISTANCE
L1 S 63°10'18" E	30.48'
L2 S 63°42'38" E	49.88'

CURVE TABLE

CURVE	RADIUS	START	END	CHORD	LENGTH	CHORD BEARING	IDENTIFY ANGLE
C1	90.00'	N 66.7°	S 14°	9.78'	10.28'	102°28'57"	
C2	150.00'	S 34.1°	S 55.3°	11.56'	14.72'	147°12'52"	
C3	30.00'	N 23.86°	N 23.0°	1.79'	2.02'	145°06'24"	

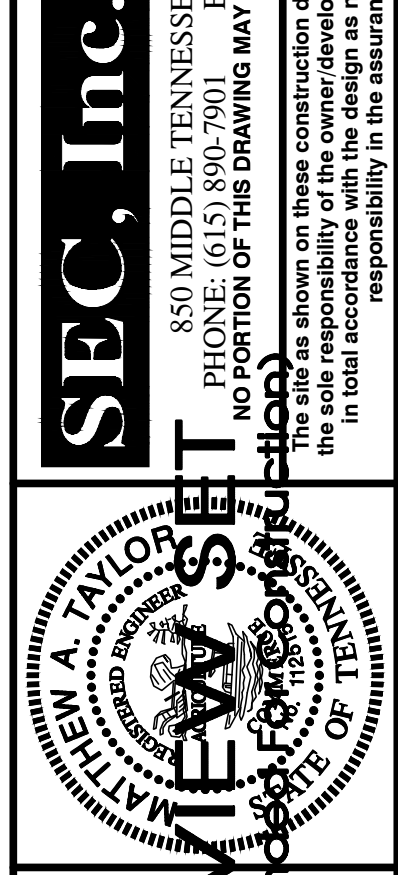
Required Parking w/ Addition
 Kindergarten = 1 for each 5 children x 45 = 9
 Grades 1 through 9 = 2 for each classroom x 37 = 74
 Grades 10 through 12 = 8 for each classroom x 18 = 144
 Total Required = 227 Spaces

Provided Parking
 204 Existing Spaces
 9 Existing HC Spaces
 30 Proposed Spaces
 243 Total Spaces



Know what's below.
Call before you dig.

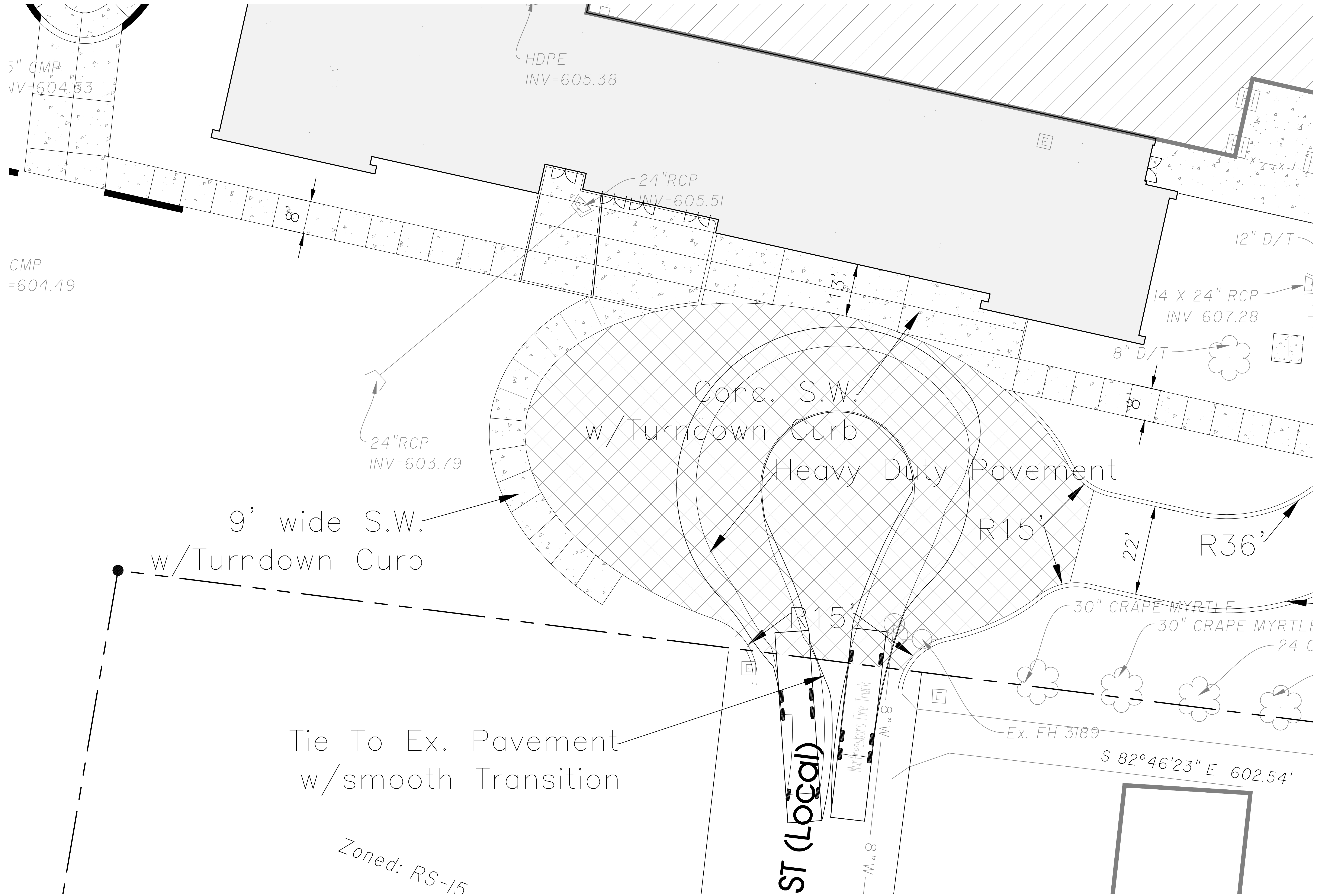
SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
SEC, Inc.
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
 COPYRIGHT S.E.C. INC., 2021



**MTCs High School
 BZA Variance**
 Murfreesboro, Tennessee

REVIEW SET
 (Not Intended for Construction)

REVISIONS:	
DRAWN: SJA/CFB3	
DATE: 2-11-2022	
CHECKED:	
MAT	
FILE NAME:	94202HS-BZA
SCALE:	1" = 60'
JOB NO.	94202
SHEET:	



5" CMP
INV=604.53

HDPE
INV=605.38

24" RCP
INV=605.51

CMP
=604.49

12" D/T

14 X 24" RCP
INV=607.28

8" D/T

24" RCP
INV=603.79

Conc. S.W.
w/Turndown Curb
Heavy Duty Pavement

9' wide S.W.
w/Turndown Curb

R15'

22'

R36'

30" CRAPE MYRTLE

30" CRAPE MYRTLE
24 C

Ex. FH 3189

S 82°46'23" E 602.54'

Tie To Ex. Pavement
w/smooth Transition

Zoned: RS-15

ST (Local)

Marsboro Fire Truck

M "8"

M "8"

MTCS HIGH SCHOOL ADDITION

100 E. MTCS ROAD | MURFREESBORO | TN | 37129



CENTRIC ARCHITECTURE

NOTE: ILLUSTRATIVE 3D VIEWS ARE FOR REFERENCE ONLY, AND DO NOT CONSTITUTE PART OF THE CONTRACT DOCUMENTS. REFER TO THE 2-DIMENSIONAL VIEWS FOR ADDITIONAL INFORMATION.

DRAWING LIST

COVER		A10.2B	FINISH PLAN & SCHEDULE - SECOND FLOOR - B
00	COVER	A11.1	FURNITURE PLAN - FIRST FLOOR
GENERAL		A11.2	FURNITURE PLAN - SECOND FLOOR
01	GENERAL NOTES	STRUCTURAL	
02	GENERAL NOTES	S0.1	STRUCTURAL GENERAL NOTES
03	STANDARD MOUNTING	S0.2	STRUCTURAL GENERAL NOTES
04.1	LIFE SAFETY PLAN - FIRST FLOOR	S0.3	STRUCTURAL SPECIAL INSPECTIONS
04.2	LIFE SAFETY PLAN - SECOND FLOOR	S0.4	TYPICAL DETAILS
05.1	INTERIOR WALL PARTITION TYPES	S0.5	TYPICAL DETAILS
05.2	INTERIOR WALL PARTITION TYPES	S0.6	TYPICAL DETAILS
05.3	EXTERIOR WALL, FLOOR, & ROOF ASSEMBLIES	S1.0	OVERALL PLANS
06	WALL FRAMING DETAILS	S1.1A	FOUNDATION PLAN - A
07.1	STANDARD U.L. DESIGNS	S1.1B	FOUNDATION PLAN - B
08	STANDARD FIRESTOPPING	S1.2A	SECOND FLOOR FRAMING PLAN - A
		S1.2B	SECOND FLOOR FRAMING PLAN - B
		S1.3A	ROOF FRAMING PLAN - A
		S1.3B	ROOF FRAMING PLAN - B
CIVIL		MECHANICAL	
C0.1	GENERAL NOTES	M0.0	MECHANICAL LEGENDS & GENERAL NOTES
C0.2	MASTER PLAN	M0.1	MECHANICAL SCHEDULES
C1.0	EXISTING CONDITIONS & INITIAL EPSC PLAN	M0.2	MECHANICAL SCHEDULES
C2.0	SITE & UTILITY PLAN	M0.3	MECHANICAL SCHEDULES
C3.0	GRADING, DRAINAGE, & FINAL EPSC PLAN	M0.4	MECHANICAL SCHEDULES
C4.0	DETAILS	M1.1A	HVAC - FIRST FLOOR PLAN - A
C4.1	DETAILS	M1.1B	HVAC - FIRST FLOOR PLAN - B
		M1.2A	HVAC - SECOND FLOOR PLAN - A
		M1.2B	HVAC - SECOND FLOOR PLAN - B
		M1.3A	HVAC - ROOF PLAN - A
		M1.3B	HVAC - ROOF PLAN - B
		M2.1A	PIPING - FIRST FLOOR PLAN - A
		M2.1B	PIPING - FIRST FLOOR PLAN - B
		M2.2A	PIPING - SECOND FLOOR PLAN - A
		M2.2B	PIPING - SECOND FLOOR PLAN - B
		M4.1	MECHANICAL DETAILS
		M4.2	MECHANICAL DETAILS
		MD1.1B	DEMO - FIRST FLOOR PLAN - B
		MD1.2B	DEMO - SECOND FLOOR PLAN - B
LANDSCAPE		PLUMBING	
L0.00	MATERIAL LEGEND & NOTES	P0.1	PLUMBING - LEGENDS, SCHEDULES & DETAILS
L1.00	SITE PLAN	P1.0A	UNDERGROUND - FLOOR PLAN - A
L4.00	DETAILS	P1.0B	UNDERGROUND - FLOOR PLAN - B
L4.10	DETAILS	P1.1A	PLUMBING - FIRST FLOOR PLAN - A
L5.00	LANDSCAPE PLAN	P1.1B	PLUMBING - FIRST FLOOR PLAN - B
L5.10	LANDSCAPE DETAILS	P1.2A	PLUMBING - SECOND FLOOR PLAN - A
L6.00	IRRIGATION LIMITS	P1.2B	PLUMBING - SECOND FLOOR PLAN - B
L6.10	IRRIGATION DETAILS	P1.3A	PLUMBING - ROOF PLAN - A
L7.00	LIGHTING PLAN	P1.3B	PLUMBING - ROOF PLAN - B
		P2.1A	SANITARY - FIRST FLOOR - A
		P2.1B	SANITARY - FIRST FLOOR - B
		P2.2A	SANITARY - SECOND FLOOR - A
		P2.2B	SANITARY - SECOND FLOOR - B
		P5.0	PLUMBING - DETAILS
		P5.1	PLUMBING - PENETRATION DETAILS
		P5.2	PLUMBING - PENETRATION DETAILS
ARCHITECTURAL		ELECTRICAL	
A0.1A	DEMOLITION PLAN - FIRST FLOOR - A	E0.0	ELECTRICAL LEGEND & SCHEDULES
A0.1B	DEMOLITION PLAN - FIRST FLOOR - B	E0.1	ELECTRICAL - SITE PLAN
A0.2A	DEMOLITION PLAN - SECOND FLOOR - A	E1.1A	LIGHTING - FIRST FLOOR PLAN - A
A0.2B	DEMOLITION PLAN - SECOND FLOOR - B	E1.1B	LIGHTING - FIRST FLOOR PLAN - B
A1.1A	NEW CONSTRUCTION - FIRST FLOOR - A	E1.2A	LIGHTING - SECOND FLOOR PLAN - A
A1.1B	NEW CONSTRUCTION - FIRST FLOOR - B	E1.2B	LIGHTING - SECOND FLOOR PLAN - B
A1.2A	NEW CONSTRUCTION - SECOND FLOOR - A	E2.1A	POWER - FIRST FLOOR PLAN - A
A1.2B	NEW CONSTRUCTION - SECOND FLOOR - B	E2.1B	POWER - FIRST FLOOR PLAN - B
A1.3A	ROOF PLAN - A	E2.2A	POWER - SECOND FLOOR PLAN - A
A1.3B	ROOF PLAN - B	E2.2B	POWER - SECOND FLOOR PLAN - B
A1.3C	ROOF PLAN - TERRACES	E2.3A	POWER - ROOF PLAN - A
A2.1A	REFLECTED CEILING PLAN - FIRST FLOOR - A	E2.3B	POWER - ROOF PLAN - B
A2.1B	REFLECTED CEILING PLAN - FIRST FLOOR - B	E3.1A	SYSTEMS - FIRST FLOOR PLAN - A
A2.2A	REFLECTED CEILING PLAN - SECOND FLOOR - A	E3.1B	SYSTEMS - FIRST FLOOR PLAN - B
A2.2B	REFLECTED CEILING PLAN - SECOND FLOOR - B	E3.2A	SYSTEMS - SECOND FLOOR PLAN - A
A3.2	ENL PLANS & ELEVS - TYP CLASSROOM	E3.2B	SYSTEMS - SECOND FLOOR PLAN - B
A3.3	ENL PLANS & ELEVS - NEW STAIRS	E4.1	ELECTRICAL RISER DIAGRAM
A4.1	EXTERIOR ELEVATIONS	E4.2	ELECTRICAL PANELBOARDS
A4.2	EXTERIOR ELEVATIONS	E5.1	FIRE PENETRATION DETAILS
A4.3	ENL EXTERIOR ELEVATIONS	E5.2	FIRE PENETRATION DETAILS
A4.4	BUILDING SECTIONS	FIRE PROTECTION	
A5.1	WALL SECTIONS	FP1.1A	FIRE PROTECTION - FIRST FLOOR PLAN - A
A5.2	WALL SECTIONS	FP1.1B	FIRE PROTECTION - FIRST FLOOR PLAN - B
A6.1	SECTION DETAILS	FP1.2A	FIRE PROTECTION - SECOND FLOOR PLAN - A
A6.3	PLAN DETAILS	FP1.2B	FIRE PROTECTION - SECOND FLOOR PLAN - B
A6.5	EXPANSION JOINT DETAILS	FP2.0	FIRE PROTECTION - DETAILS
A6.6	CEILING DETAILS	FP2.1	FIRE PROTECTION - PENETRATION DETAILS
A7.1	DOOR SCHEDULE	FP2.2	FIRE PROTECTION - PENETRATION DETAILS
A7.2	DOOR DETAILS		
A7.3	DOOR DETAILS		
A7.4	DOOR DETAILS		
A7.5	WINDOW ELEVATIONS - EXTERIOR		
A7.6	WINDOW ELEVATIONS - INTERIOR		
A7.7	WINDOW DETAILS - EXTERIOR		
A8.1	INTERIOR ELEVATIONS - CORRIDORS		
A8.2	INTERIOR ELEVATIONS - CORRIDORS		
A8.3	INTERIOR ELEVATIONS - CORRIDORS		
A8.4	INTERIOR ELEVATIONS - CORRIDORS		
A8.5	INTERIOR ELEVATIONS		
A8.6	INTERIOR ELEVATIONS		
A8.7	INTERIOR ELEVATIONS		
A9.1	CASEWORK SECTIONS		
A9.2	CASEWORK SECTIONS		
A9.3	CASEWORK SECTIONS		
A10.1A	FINISH PLAN & SCHEDULE - FIRST FLOOR - A		
A10.1B	FINISH PLAN & SCHEDULE - FIRST FLOOR - B		
A10.2A	FINISH PLAN & SCHEDULE - SECOND FLOOR - A		

REVISIONS

No.	DESCRIPTION	DATE
-----	-------------	------

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

COVER

00

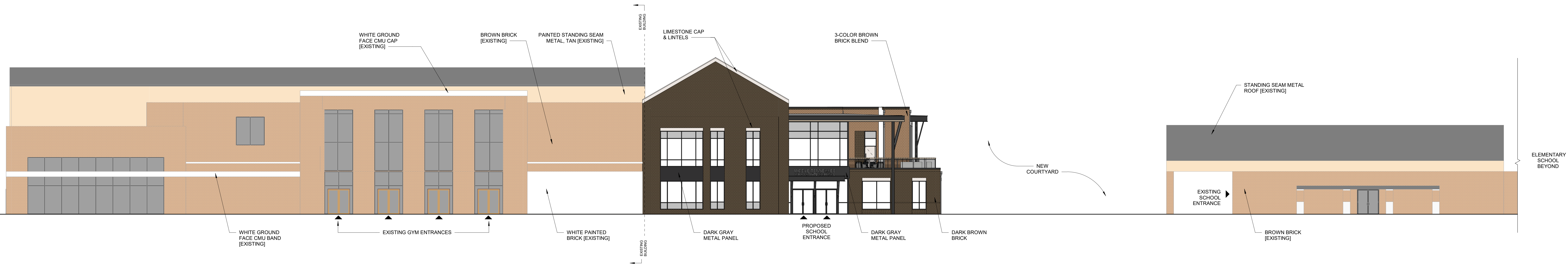
CIVIL ENGINEERING
SEC, INC.

LANDSCAPE ARCHITECT
HDLA

STRUCTURAL ENGINEERING
CHAD STEWART & ASSOCIATES, INC.

MECHANICAL, PLUMBING, AND
ELECTRICAL ENGINEERING
I.C. THOMASSON ASSOCIATES, INC.

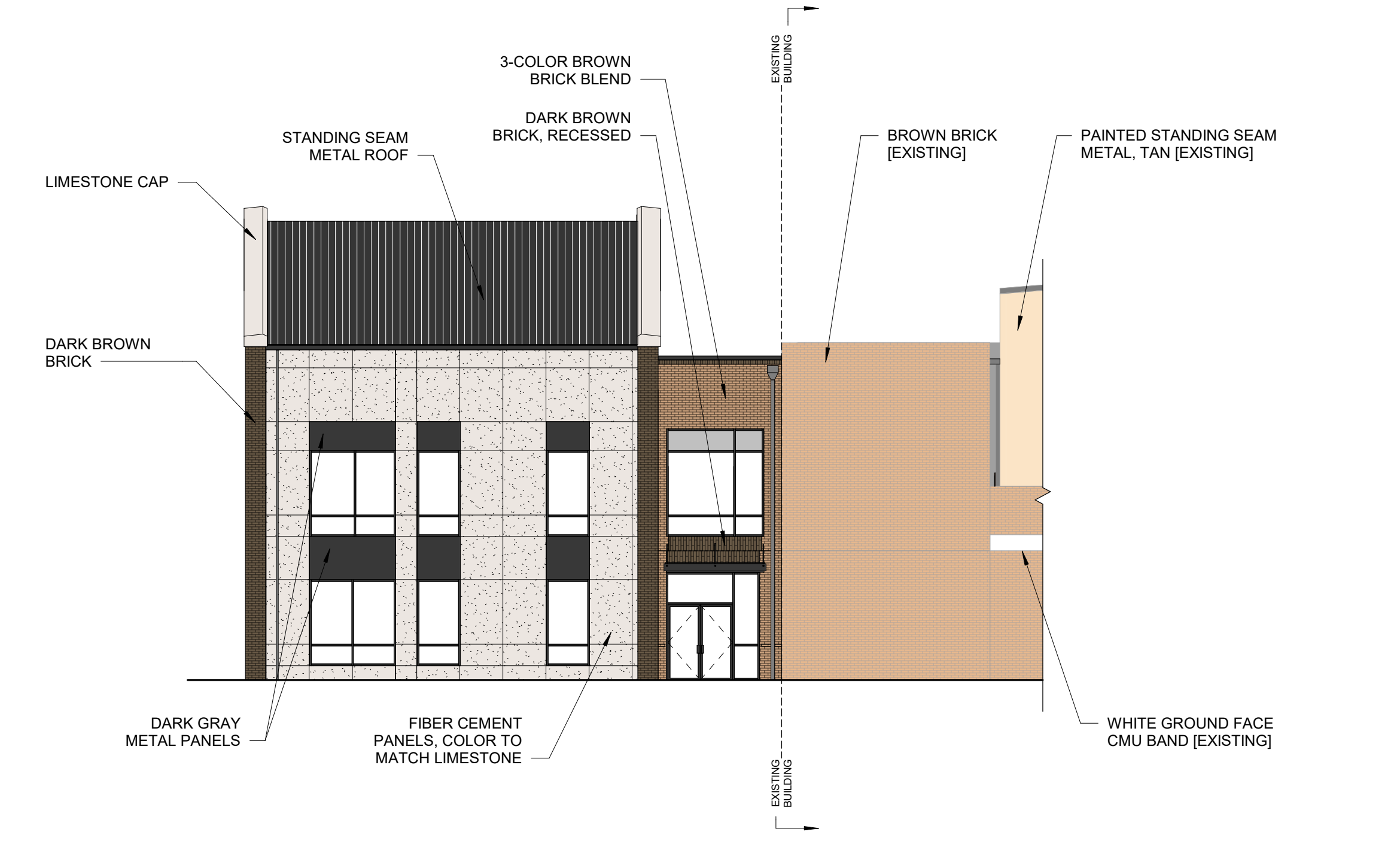
CENTRIC ARCHITECTURE



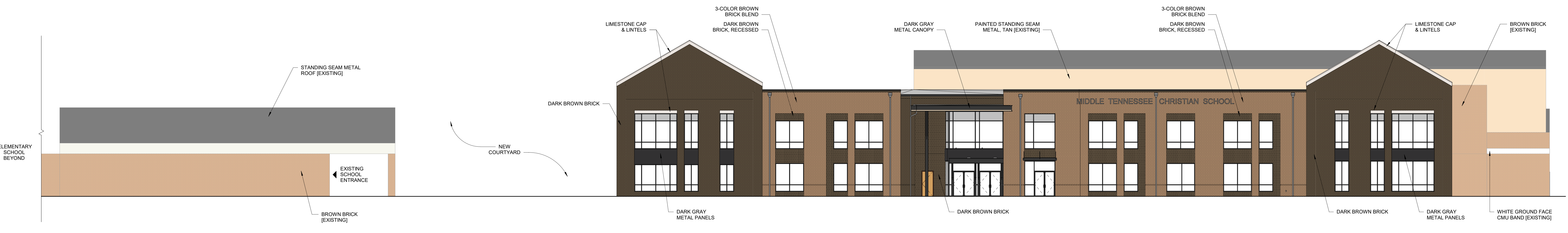
EXTERIOR ELEVATION NORTH



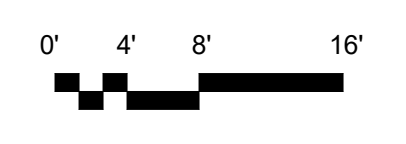
EXTERIOR ELEVATION WEST



EXTERIOR ELEVATION EAST



EXTERIOR ELEVATION SOUTH



March 7, 2022

Mr. Joel Aguilera
City of Murfreesboro
111 W Vine St
Murfreesboro, Tennessee 37130

RE: Middle Tennessee Christian School High School Expansion
BZA Special Use Permit
Murfreesboro, Tennessee
SEC Project No. 94202

Dear Joel:

Pursuant to Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2022 Zoning Ordinance in regards to the existing ***Middle Tennessee Christian School (MTCS)*** (on a 25 acre Parcel 51.00 of Tax Map 80 at 100 E MTCS Rd), please accept the following information as our submittal package for the official Board of Zoning Appeals – Hearing Request Application.

Section 8 – Procedure for Uses Requiring Special Permits

(A) Name, address, and telephone number of the applicant

SEC, Inc on behalf of MTCS
c/o Matt Taylor
850 Middle TN Blvd
Murfreesboro, TN 37129

(B) Nature and extent of applicant's ownership interest in subject property

MTCS currently owns the property. If the special use permit is granted, the applicants intend to construct an addition to the Gymnasium for additional High School classrooms, additional parking, and a pedestrian plaza between the addition and the existing school.

(C) Site plan to be submitted for review by City Staff and the Board of Zoning Appeals

A concept plan has been submitted with this application for review.

(D) Address of the site of the proposed special use

South of East MTCS Rd
100 E MTCS Road
Murfreesboro, TN 37129

(E) Vicinity Map showing the property of the proposed special use and all parcels within a five-hundred foot radius

A vicinity map has been submitted with this application for review.

(F) Zoning Classification of property of the proposed special use

The property is currently zoned RS-15 and previously been granted a special use permit.

(G) The property of the proposed special use shall have the following characteristics:

1.) Hours and days of operation

School Bell Times = 7:45 AM and 3:00 PM

After School Events = upto 11:00 PM for athletic events

Early Arrival of Students = 7:00 AM

2.) Duration of the proposed special use

Permanent

3.) Number of expected patrons that will be expected to utilize the property of the proposed special use

The current school has a capacity for 750 students based on size of classrooms. The proposed expansion would allow for up to 1100 students.

4.) Projected traffic that will be expected to be generated by the proposed special use

No change in traffic generation is projected with the site addition.

(H) Potentially harmful characteristics of the proposed special use for the zoning district in which it is proposed and the manner in which the applicant proposes to eliminate or minimize them

The photometric plan is included and will show the onsite proposed lighting in the proposed parking lot and resulting footcandles will be no more than 0.5 at the property lines. Existing lighting will remain.

The existing natural landscaping along the southern property lines will remain to extent practical and if required will be enhanced to meet the requirements of the zoning ordinance.

The trash enclosures are existing on the western side of the elementary school and will remain. This location is located away from the residences.

Section 9 – Standards for Special Permit Uses

(C) Standards of general applicability. An applicant for a special use permit shall present evidence at the public hearing on such special permit, which evidence must establish:

- 1) that the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.**

The proposed and existing building has been designed to have minimal impacts on the surrounding neighborhoods. All the parking needs for the school will be contained on the site itself and will not have any new connectivity with the surrounding residential neighborhoods. There are no utility revisions that would negatively impact surrounding neighborhoods.

Water: MWRD has a waterline along E MTCS Road and Dover Street. A water service has previously been extended into the site from E MTCS Rd.

Sanitary Sewer: MWRD has sanitary sewer located to the north of the addition in E MTCS Road. The applicant has previously extended sewer into the site to serve the existing building and no additions are anticipated.

Electric: MTEMC has electrical service along E MTCS Rd via overhead lines and on-site as underground primary

2) that the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations

The building addition is located between two existing buildings and does not encroach any closer to the existing residential than the existing buildings. The site will be accessed solely from the existing access drives that will provide for full turning movements. The proposed building will have exterior materials as shown on the architectural elevations. The photometric plan shows the onsite proposed lighting in the parking lots and resulting footcandles will be no more than 0.5 at the property lines. Existing lighting will remain. The existing natural landscaping along the property lines will largely remain and be enhanced to meet the requirements of the zoning ordinance. The trash enclosures are existing and are located away from the residences and that location will remain unchanged.

3) that the proposed building or use will be served adequately by the essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water, and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services

The subjected property is located along public streets of E MTCS Rd and Dover Rd. Both access points provide access to major arterial roadways, Memorial Blvd and East Northfield Blvd.

All of the parking needs for the school are contained on the site itself and will not have any new connectivity with the surrounding residential neighborhoods. The total projected parking spaces for the project is shown as 239 (231 regular plus 8 handicap spaces) which exceeds the ordinance requirements by 4 spaces.

The drainage for the site will follow existing drainage patterns.

Solid waste disposal will be handled via an existing dumpster located on the western portion of the property. That location will remain unchanged.

Fire protection currently exists for the gymnasium and will be extended for the proposed structure.

Sanitary sewer service currently exists for the gymnasium and will be extended for the proposed structure.

4) that the proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be of significant natural, scenic, or historic importance

As many existing trees as possible adjacent to the parking lot's perimeter will remain to aid in the establishment and effectiveness of the landscape buffers. No other structures or features are known to be of significant importance to remain at this time, however if the BZA identifies any such features the applicant will work to preserve those as well.

5) that the proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use Institutional p assembly uses, including recreational fields, public buildings, public or private schools grades K-12, lodges, country clubs, churches, and other places of worship, shall be subject to the following additional standards

1.) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on site. An onsite off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard.

As represented on the site plan, all parking is contained onsite and no parking is proposed to back onto the public street. A passenger loading & unloading zone exists on the north side of the buildings.

2.) In all residential districts, an institutional use group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly is proposed to be located

The minimum lot size of the RS-15 zone requires a minimum of 15,000 s.f. lots thus the minimum size is 45,000 s.f. or 1.03 acres. The proposed site is approximately 25 acres in size which is 24.2 times larger than the required minimum.

3.) Onsite lighting for parking areas, fields for athletics, scoreboards and grounds shall be arranged in such a manner as to minimize intrusion of the lighting into areas zoned or used for residential or medical purposes

The photometric plan will show the onsite proposed lighting in the parking lots and resulting footcandles will be no more than 0.5 at the property lines. All fixtures have been restricted to 20-foot mounting height. The new building addition and plaza area will have accent lighting to create safe pedestrian corridors during low light times but will not encroach on neighboring properties.

4.) Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These

facilities shall be located in such a manner as to minimize the adverse effects upon neighboring properties and aesthetics from the public right-of-way.

Solid waste disposal will be handled via a existing dumpster located on the western portion of the property on the west side of the elementary school. The dumpster will not be modified or moved during this project.

- 5.) ***Areas for outdoor recreational use or outdoor group activities shall be screened or fenced in such a manner as to provide an effective buffer for adjacent uses***

The existing recreational areas are proposed to continue in accordance with their previous special use permits and site plans. The existing vegetation along property lines will remain to be used as buffers and supplemented with additional landscaping.

- 6.) ***The number of required parking spaces provided onsite shall be in accordance with Chart 4 of this article***

The total projected parking spaces for the project is shown as 231 regular and 8 HC spaces which exceeds the ordinance requirements by 4 spaces.

- 7.) ***An application for a special use permit for an institutional group assembly shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use;***

The building addition will be for high school classrooms. The school already has high school classrooms so no traffic patterns are anticipated to change with this plan except we are eliminating one of the access points to the cul de sac at the end of Dover Road. The impact of such programming is already existing with the current use of the site.

- 8.) ***The BZA shall have the authority to approve an onsite location with water, sewer, and electric utility connections for accommodations for travel trailers or recreational vehicles (RV's)***

No such uses are being requested at this time.

- 9.) ***The BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short term uses of the property for the institutional group assembly use purposes***

No temporary or short term uses are proposed at this time, therefore the applicant is not requesting any variances associated with such uses.

10.) The application for special use permit for an institutional group assembly use shall indicate an intentions for the use of systems for external broadcast of speech, music, or other sounds

The applicant does not intend to have any outdoor speakers associated with this addition. However such uses that have previous special use permit approvals (other on-site athletic facilities) will remain in use in accordance with those prior approvals.

Your thorough consideration of the requested special use permit is much appreciated. Please contact me if any additional information is required. I can be contacted at 615-890-7901 or via email at mtaylor@sec-civil.com.

Sincerely,

The image shows a handwritten signature in red ink. The signature is written in a cursive style and consists of the first name 'Matt' followed by the last name 'Taylor'.

Matt Taylor, P.E.
Vice President
SEC, Inc.

<i>City of Murfreesboro</i> BOARD OF ZONING APPEALS	HEARING REQUEST APPLICATION
---	--

Location/Street Address: 100 E MTCS RD			
Tax Map: 80	Group:	Parcel: 51.00	Zoning District: RS-15

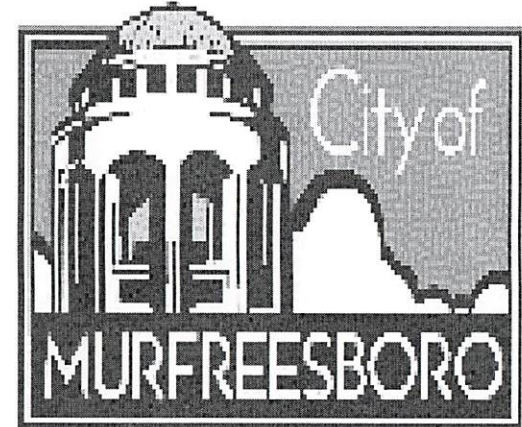
Applicant: MTCS c/o Matt Taylor		E-Mail: mtaylor@sec-civil.com	
Address: 100 E MTCS Rd		Phone: 615-890-7901	
City: Murfreesboro	State: TN	Zip: 37130	

Property Owner: same as applicant			
Address:		Phone:	
City:	State:	Zip:	

Request: Remove existing parking between gym and school to construct a plaza, building expansion for the high school, and add parking spaces in southeast corner of property
Zoning District: RS-15
Applicant Signature: <i>Matt Taylor</i> Date: <i>3/3/22</i>

Received By:	Receipt #:
Application #:	Date:

Murfreesboro
Board of
Zoning Appeals



T E N N E S S E E

HEARING APPLICATION

AND

GENERAL INFORMATION

INTRODUCTION:

The Board of Zoning Appeals hears appeals of the requirements of the Zoning and Sign Ordinances, appeals from administrative decisions, and requests for Special Exception uses listed on Chart 1 of the Zoning Ordinance.

VARIANCES:

Required yard and height variances may be granted in accordance with Section 10 of the Zoning Ordinance in cases where the strict application of the ordinance imposes hardship or practical difficulty on the property owner due to the unusual character of the property, which makes compliance extraordinarily difficult or impossible. *Financial hardships will not be considered.*

Variances of the Sign Ordinance may be granted in cases where the strict application of the ordinance imposes hardship or practical difficulties as a result of unusual characteristics of the applicant's property, which make compliance extraordinarily difficult or impossible. *Financial hardships will not be considered.*

SPECIAL USE PERMITS:

Special use permits may be granted in accordance with Sections 8 and 9 of the Zoning Ordinance for uses specified in Chart 1 of the Zoning Ordinance.

APPEALS FROM ADMINISTRATIVE DECISIONS:

The Board of Zoning Appeals has authority to hear appeals from any order, requirement, decision, or determination by any department, office, or bureau responsible for the administration of the Zoning or Sign Ordinances.

APPLICATION PROCESS:

The owner or other party having contractual interest in the affected property must file an application with the Board's secretary no later than 3:00 PM on the submittal deadline date on the official BZA Calendar.

The applicant must submit the following:

1. A completed application (included on this brochure).
2. A \$350 application fee; or in the case of a special meeting, a \$450 application fee (checks to be made payable to the City of Murfreesboro).
3. Supporting materials which should include:

-- For special use permits, a site plan indicating the location of all existing and proposed structures, parking spaces, access points, fences, driveways, and property lines. Home occupation requests should include a statement of the proposed hours of operation, the volume of traffic anticipated, and the nature of the

business. Day-care centers should include a statement from the Department of Human Services that such center can be licensed by the State.

-- For yard variance requests, a site plan showing all existing and proposed structures, property lines, and the distance between structures and the property lines.

-- For appeals from administrative decisions, a statement indicating the order, requirement, decision, or determination being appealed and a statement setting forth the applicant's argument.

-- Additional information may be required at the discretion of the Board's Secretary.

MEETING TIME AND PLACE:

The Board of Zoning Appeals meets once a month at 1:00 PM in the Council Chambers located in the City Hall Building at 111 West Vine Street. See BZA Calendar for meeting dates.

MEMBERSHIP

Davis Young, Chairman Ken Halliburton, Vice-Chair Misty Foy	Julie R.P. King Tim Tipps
---	------------------------------

STAFF

Matthew Blomeley, Asst Planning Director
Teresa Stevens, Sign Administrator
David Ives, Assistant City Attorney
Brenda Davis, Recording Assistant

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

MARCH 23, 2022

PROJECT PLANNER: BRAD BARBEE

Application: Z-22-004

Location: Northeast corner at the intersection of Warrior Drive and New Salem Highway (portion of Tax Map 102 Parcel 40.00)

Applicant: Matt Taylor of SEC on behalf of Matt Bowers Auto Group, Nissan of Murfreesboro.

Owner: JBL Partners

Zoning: CH (Highway Commercial District)

Request: Special Use Permit for Motor Vehicle Sales (Automobile)



Overview of Special Use Permit

Mr. Matt Taylor, on behalf of Matt Bowers Auto Group, is requesting a Special Use Permit to establish a new motor vehicle sales (automobile) facility located along the eastern side of New Salem Highway where it intersects with Interstate 24 also fronting along Warrior Drive. The permit would allow for the construction of a new 62,000^{ft}² automotive dealership for Nissan of Murfreesboro for the sale, maintenance, repair, and cleaning of new and used vehicles. The dealership would be open from 6:00 AM until 10:00 PM, 7 days per week. This facility is intended to replace their current location at 814 Memorial Boulevard.

The required 25ft x 150ft loading and unloading area is provided in an area that will not obstruct any required parking or drive aisles at the Western end of the principal structure. The architecture and site layout have been designed in such a way to be compatible with the surrounding area and cause no negative impact on adjacent properties.

The subject property is a total area of 6.85 acres and is zoned CH (Highway Commercial District). Across New Salem Highway to the West is the recently constructed U-Haul, Costco, and RaceTrac convenience store, all zoned L-I (Light Industrial District). Directly to the South is zoned CH (Highway Commercial District) and is developed with a Speedway convenience store, Splashy's Car Wash, and a multi-tenant building. The property to the East is also zoned CH and is currently undeveloped, however plans for a self-storage facility have been approved for this location. Directly across interstate 24 is zoned H-I (Heavy Industrial) and has been developed with an assortment of manufacturing and warehouse facilities.

Relevant Zoning Ordinance Sections

Chart 1 of the City of Murfreesboro Zoning Ordinance allows motor vehicle sales uses in the CH district only after the issuance of a Special Use Permit by the Board of Zoning Appeals. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(ffff) sets forth standards for motor vehicle sales uses in addition to the Standards of General Applicability Section 9(C).

The applicable standards are listed below with information from Staff on how the applicant intends to address them.

Standards of General Applicability with Staff analysis

- 1. That the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, and utility facilitates, and other matters affecting the public health, safety and general welfare.**

Staff has reviewed the application and associated documents and believe that this standard has been met because on site facilities are provided for customers, employees, and inventory storage. These facilities have also been designed to cause minimal impact on the surrounding area.

- 2. That the proposed building or use will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations.**

Staff has reviewed the application and associated documents and believe that this standard has been met because the site has been designed so that it will not interfere with the development and use of the adjacent properties. Access is provided from one access drive on Warrior Drive and one private road that will serve the subject property as well as the adjacent properties to the East and West.

- 3. That the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or persons or agencies responsible would provide such services.**

Staff has reviewed the application and associated documents and believe that this standard has been met because the subject property has street frontage on two public roads and will be serviced off of Warrior Drive. Both streets are major arterials and have been recently widened and further improved with turn lanes. The property is also providing adequate on-site parking for the proposed use and drainage will be designed to meet the required standards. Fire protection and water feeds will be extended to the buildings as well as sanitary sewer which is available along the east or north property lines.

- 4. That the proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be significant natural, scenic, or historic importance.**

Staff has reviewed the application and associated documents and believe that this standard has been met because neither the applicant or staff are aware of any significant natural, scenic, or historical feature on the subject property.

- 5. That the proposed building/use complies with all additional standards imposed on it by the particular provision of this section authorizing use.**

Staff has reviewed the application and associated documents and believes that this standard has been met. See below for analysis of additional standards.

Additional Standards for Motor Vehicle Sales (Automobile) with Staff Analysis

Motor Vehicle Sales (Automobile) uses shall be subject to the following additional standards:

[1] each lot used for automobile sales shall include a principal structure designed and constructed in accordance with the provisions of this article (Appendix A: Zoning) and all other applicable regulations and codes;

Staff has reviewed the application and associated documents and believe that this standard has been met because a principal structure and car wash are proposed for the property. Those structures will be reviewed by City staff for compliance with the Murfreesboro Zoning Ordinance and all other applicable ordinances. Staff will ensure that the development plans are fully compliant during the review process.

[2] in addition to meeting the minimum parking required in Chart 4 of this article (Appendix A: Zoning), supplementary parking spaces meeting the following requirements shall be provided for customers, employees, and service vehicles:

[a] customer parking shall be clearly designated via signage and striping and shall be provided at the following minimum ratios:

Total number of vehicles on sales lot	Minimum number of customer parking spaces required
0-25	2
25-50	3
51-75	4
76-100	5
101-150	6
151-200	7

Staff has reviewed the application and associated documents and believe that this standard has been met because required parking for customers in excess of the minimum standard has been provided and identified on the civil plans.

[b] one employee parking space shall be provided for each employee on the largest shift;

Staff has reviewed the application and associated documents and believe that this standard has been met because required parking for employees that meets this standard has been provided and identified on the civil plans.

[c] one parking space shall be provided for each service vehicle;

Staff has reviewed the application and associated documents and believe that this standard has been met because required parking for service vehicles has been provided and is identified on the civil plans.

[d] all driveways and parking areas, including automobile storage and display areas, shall be surfaced with asphalt, concrete, or other hard dustless surface material. Bituminous surface treatments (“tar and chip”) shall not be allowed on any driveway, automobile storage area, or parking lot.

Staff has reviewed the application and associated documents and believe that this standard has been met because all required spaces will be constructed with asphalt, concrete, or permeable pavers.

[e] Parking and display of automobile inventory shall occur only in areas designated in the special use permit application. Driveway aisles, public right-of-way, and landscaped areas shall not be used for automobile parking or display;

Staff believes that this standard has been met because the conceptual site plan that has been provided clearly labels the areas where the applicant intends to park and display automobile inventory.

[3] automobile parts and salvage/junk automobiles shall not be stored on any outdoors portion of the site;

The applicant has indicated that they understand this standard and will comply.

[4] all automobiles visible from the public right-of-way or lying adjacent to any area zoned for residential uses shall be operational;

Staff has confirmed that the applicant intends to keep only operational vehicles on the property with the exception of the vehicles inside the building that are under repair.

[5] tents and other temporary or accessory structures shall not be erected on the site except in accordance with the provisions of this article;

The applicant has indicated that they understand this standard and will comply.

[6] outdoor sound amplification shall not be allowed;

Staff has reviewed the application and associated documents and confirmed that no outdoor sound amplification equipment is included in the request.

[7] the following landscape buffers shall apply to automobile sales lots lying adjacent to residential, mixed use, and office zoning districts:

<i>Adjacent Zoning</i>	<i>Buffer Required</i>
<i>RS-15, RS-12, RS-10, RS-8, RS-4, RD, RM-12, RM-16, RM-22, RS-A, R- MO, MU, OG-R</i>	<i>Type E</i>
<i>OG, CU, P, CBD</i>	<i>Type D</i>

Staff has confirmed that the subject property does not adjoin any residential, mixed use, or office zoning districts. Therefore, no buffer is required by this standard.

[8] all loading and unloading of automobiles shall be accomplished on-site. Automobile loading, unloading, staging, and maneuvering shall not be permitted within any public right-of-way. Loading/unloading areas shall be provided as follows:

[a] each site used for automobile sales shall provide a loading/unloading area of 150 feet in length by 25 feet in width;

[b] the required loading/unloading area shall not block or utilize any portion of the designated customer, employee, or service vehicle parking area(s) or any internal driveway as required by Section 26 of this article;

Staff has confirmed that a loading/unloading area has been provided that meets the required standards and, in addition, a condition of approval has been added to reinforce the importance of this standard.

[9] fencing may be constructed in automobile inventory areas, provided that such fencing meets the following standards:

[a] no barbed wire or razor wire shall be permitted;

[b] chain-link fencing shall be plastic coated with black or green coating; and

[c] chain-link fencing shall not be allowed along the perimeter of any automobile storage area lying adjacent to a public right-of-way;

Staff has reviewed the fence design and confirmed that this standard has been met because the fencing provided is an 18"-24" tall security rail/barrier located around the property.

[10] automobile service bays and overhead service area doors shall not be visible from any public right-of-way;

Staff has reviewed the door locations on the North side of the proposed building and confirmed that it has been screened with a landscape buffer. The doors on the South side of the building are a significant distance away from the right of way of Warrior Drive and will have structures and landscaping from the adjacent properties that will provide screening from this viewshed. In addition, the proposed doors are of a more attractive and aesthetic nature than the typical overhead service door commonly seen on commercial and industrial construction.

[11] mechanical and other automobile services shall not be performed within 100 feet of any property zoned for residential use, regardless of any lesser minimum building setbacks;

Staff has confirmed that the mechanical and automobile services are not within 100ft of any property zoned for residential use.

[12] hours of operation shall be limited to “daytime hours” as defined in the Murfreesboro Noise Control Ordinance;

According to the applicant, the anticipated hours of operation are to be 6:00 AM until 10:00PM, Monday through Sunday. (7 days a week?)

[13] the applicant shall provide a site plan showing all proposed structures, parking areas, automobile storage areas, landscaped areas, buffers, delivery/loading areas, and fencing. The site plan shall also indicate the maximum number of for-sale, for-rent, and/or for-lease automobiles that can be accommodated by the provided parking and storage areas;

Staff believes that this standard has been met because a conceptual site plan has been provided by the applicant providing the required information. This site plan will be further refined through the City’s site plan review process.

[14] where the requirements of this subsection exceed those of other subsections and exhibits in this article (Appendix A: Zoning), excepting Section 24 Article III, the standards set forth in this subsection shall supersede those subsections and exhibits; and

The applicant has indicated that they understand this standard and will comply.

[15] the Board of Zoning Appeals may require additional standards to ensure the compatibility of the automobile sales lot with other properties in the vicinity.

The applicant understands that the BZA may impose additional conditions.

Recommended Conditions of Approval:

If the Board approves this request, Staff recommends the following conditions of approval:

1. Prior to initial of the use, a Site Plan application shall be submitted to the Planning Department for review and approval. The site plan set shall include architectural elevations and demonstrate compliance with all requirements of the Zoning Ordinance and Design Guidelines, and conditions of approval for the Special Use Permit.
2. The architectural design will be subject to the final review and approval of the Planning Department to ensure that the structure adequately blends with the surrounding area and satisfies all Murfreesboro Design Guideline and Murfreesboro Zoning Ordinance requirements.
3. The use includes a carwash ancillary and associated with the automotive sales use (not for public use not related to the automotive sales).
4. Operating hours will be limited to 6:00 AM to 10:00 PM Sunday through Monday (7 days).
5. The applicant will provide, maintain, and ensure the use of the 25ft x 150ft loading zone - space for the loading and unloading of vehicles (new and used) only. This loading zone-space may not be used for parking, inventory storage, or any other use.
6. Vehicles shall be unloaded and loaded within the 25ft x 150ft loading/unloading area designated on the site plan. No loading or unloading of vehicles is permitted within any public ROW, private road or driveway other than as depicted and approved as the loading

zone.

7. No tents or additional structures may be erected without obtaining the required permits from the City of Murfreesboro.
8. No storage or display of any vehicles shall take place on any landscaped or lawn areas.
9. Exterior lights shall be installed and maintained consistent with the City of Murfreesboro lighting standards contained in the Zoning Ordinance and shall not create any off-site glare or unsafe conditions onto TDOT ROW.

The applicant's representative will be in attendance to respond to any questions the Board may have.


Attached Exhibits

- 1) BZA Application
- 2) Site Photographs
- 3) Applicant Letter
- 4) Conceptual Site Plan

1. BZA Application

<i>City of Murfreesboro</i>		BOARD OF ZONING APPEALS		HEARING REQUEST APPLICATION	
Location/Street Address: At Intersection of Hwy 99 & Warrior Drive					
Tax Map: 102	Group:	Parcel: 40.00	Zoning District: CH		
Applicant: <i>Matt Bowers Auto Group</i> E-Mail: mtaylor@sec-civil.com					
Address: 850 Middle TN Blvd			Phone: 615-890-7901		
City: Murfreesboro		State: TN	Zip: 37129		
Property Owner: JBL Partners					
Address: PO Box 669		Phone: 931-473-2200			
City: McMinnville		State: TN	Zip: 37111		
Request: special use permit to allow motor vehicle sales					
Zoning District: CH					
Applicant Signature: <i>Heaven Adams</i> Date: <i>3.4.22</i>					
Received By:		Receipt #:			
Application #:		Date:			

Murfreesboro
Board of
Zoning Appeals



T E N N E S S E E

HEARING APPLICATION

AND

GENERAL INFORMATION

2. View from New Salem Highway



View from Warrior Drive



March 7, 2022

Mrs. Marina Rush
City of Murfreesboro
111 W Vine St
Murfreesboro, Tennessee 37130

RE: Nissan
BZA Special Use Permit
Murfreesboro, Tennessee
SEC Project No. 20010

Dear Marina:

Pursuant to Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2022 Zoning Ordinance in regards to the proposed Nissan (on a 6.85 acre site on Parcel 40.00 of Tax Map 102 located at intersection of Highway 99 and Warrior Drive), please accept the following information as our submittal package for the official Board of Zoning Appeals – Hearing Request Application.

Section 8 – Procedure for Uses Requiring Special Permits

(A) Name, address, and telephone number of the applicant

SEC, Inc on behalf of Matt Bowers Auto Group
c/o Matt Taylor
850 Middle TN Blvd
Murfreesboro, TN 37129
615-890-7901

(B) Nature and extent of applicant's ownership interest in subject property

Matt Bowers Auto Group currently has this property under contract to purchase and a final plat has previously been approved to create this lot of record. If the special use permit is granted, the applicants intend to complete the purchase of the property and record the final plat and relocate the dealership.

(C) Site plan to be submitted for review by City Staff and the Board of Zoning Appeals

A concept plan has been submitted with this application for review.

(D) Address of the site of the proposed special use

Intersection of Hwy 99 and Warrior Drive
Murfreesboro, TN 37129

(E) Vicinity Map showing the property of the proposed special use and all parcels within a five-hundred foot radius

A vicinity map has been submitted with this application for review.

(F) Zoning Classification of property of the proposed special use

The property is currently zoned Commercial Highway (CH).

(G) The property of the proposed special use shall have the following characteristics:

1.) Hours and days of operation

The store hours are anticipated to be 6:00 AM to 10:00 PM

2.) Duration of the proposed special use

Permanent

3.) Number of expected patrons that will be expected to utilize the property of the proposed special use

The dealership currently services approximately 100 vehicles per day through their service department and experiences approximately 50 customers in the sales department on peak days.

4.) Projected traffic that will be expected to be generated by the proposed special use

Traffic generation projections are attached with this submittal. At peak times, the peak traffic entering the facility is approximately 40 vehicles per hour. The parking lot will have approximately 325 spaces.

(H) Potentially harmful characteristics of the proposed special use for the zoning district in which it is proposed and the manner in which the applicant proposes to eliminate or minimize them

A photometric plan will be prepared for the for the proposed plan prior to site plan submittal to show the onsite proposed lighting in the new parking lots and resulting footcandles will be no more than 0.5 at the property lines. The photometric plan will not allow any glare onto adjoining properties or right-of-ways.

The parking areas will be screened from view of Warrior Drive with short berms and landscaping per design guideline requirements.

No harmful characteristics are expected.

Section 9 – Standards for Special Permit Uses

(C) Standards of general applicability. An applicant for a special use permit shall present evidence at the public hearing on such special permit, which evidence must establish:

1) that the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

The new proposed building is approximately 62,000 s.f. and the project will include on-site parking for customers, employees and inventory storage areas. These have been designed to be have minimal impacts on the surrounding areas. All the parking needs for the use are contained on the site itself and will not have any connectivity with the surrounding sites except to shared driveways on the property. There are existing utilities already on-site and will be extended to the building to serve its facilities as needed. The area surrounding the property is a commercial area with

access to major arterial roadways. This use is consistent with the existing and proposed land use plan.

2) that the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations

The proposed use and layout have been designed to allow the site to store its inventory in a compliant manner and allow users to . The site will be accessed solely from Warrior Drive via 2 access drives that will provide for full turning movements. Turning template has been shown on the plans. The photometric plan will show the onsite proposed lighting in the parking lots and resulting footcandles will be no more than 0.5 at the property lines and not allow glare onto adjoining properties or right-of-way. The proposed plan will comply with the landscaping requirements of the zoning ordinance and design guidelines. In addition, a landscape buffer has been proposed along a portion of I-24 to screen the overhead doors.

3) that the proposed building or use will be served adequately by the essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water, and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services

The subjected property is located along public street Hwy 99 and Warrior Drive but all of its access will come from Warrior Drive. Both roadways are major arterials and both have recently been widened and turn lanes installed.

The site has planned adequate parking for customers, employees, and inventory on-site while maintaining adequate turning movements around the site for unloading/loading of vehicles with large trucks. All of the parking needs for the use are contained on the site itself and will not have any connectivity with the surrounding areas. The total projected parking spaces for the project is shown as 325 which exceeds the ordinance requirements by 111 spaces.

The drainage for the site currently flows from northwest toward the southeast where it crosses under Warrior Drive. This project will maintain that general direction but will incorporate stormwater features to maintain pre-development rates of runoff and provide for water quality in compliance with the City of Murfreesboro's Stormwater Ordinance.

Fire protection and domestic water feeds will be extended to the building from the existing mains along Warrior Drive.

Sanitary sewer service will be extended to the building from the existing main along the east or north property lines.

4) that the proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be of significant natural, scenic, or historic importance

The site has previously been mass graded and does not have any significant natural or historic features.

- 5) **that the proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use**
Understood

(fff)

- 1.) **each lot used for automobile sales shall include a principal structure designed and constructed in accordance with the provisions of this article (Appendix A: Zoning) and all other applicable regulations and codes**

Response: understood. A proposed building has been shown on the plans and it will comply with zoning ordinance and design guideline requirements.

- 2.) **in addition to meeting the minimum parking required in Chart 4 of this article (Appendix A: zoning), supplementary parking spaces meeting the following requirements shall be provided for customers, employees, and service vehicles:**

- a. **Customer parking shall be clearly designated via signage and striping and shall be provided at the following minimum ratios:**

Total number of vehicles on sales lot	Minimum number of customer parking spaces required
0-25	2
25-50	3
51-75	4
76-100	5
101-150	6
151-200	7

Response: understood. 24 customer spaces have been provided on the western side of the building.

- b. **One employee parking space shall be provided for each employee on the largest shift**

Response: understood. 80 employee spaces have been shown on the eastern side of the site.

- c. **One parking space shall be provided for each service vehicle**

Response: understood. 2 service vehicle spaces are provided

- d. **All driveways and parking areas, including automobile storage and display areas, shall be surfaced with asphalt, concrete, or other hard dustless surface material. Bituminous surface treatments (“tar and chip”) shall not be allowed on any driveway, automobile storage area, or parking lot**

Response: all spaces and drive aisels will be constructed of asphalt, concrete, or permeable paver type material.

- e. **Parking and display of automobile inventory shall occur only in areas designated in the special use permit application. Driveway aisles, public right-of-way, and landscaped areas shall not be used for automobile parking or display**

Response: understood

3.) **Automobile parts and salvage/junk automobiles shall not be stored on any outdoors portion of the site;**

Response: Understood.

4.) **All automobiles visible from the public right-of-way or lying adjacent to any area zoned for residential uses shall be operational;**

Response: Understood. The site only abuts commercially zoned property.

5.) **Tents and other temporary or accessory structures shall not be erected on the site except in accordance with the provisions of this article;**

Response: Understood, none proposed.

6.) **Outdoor sound amplification shall not be allowed;**

Response: Understood, none proposed.

7.) **The following landscape buffers shall apply to automobile sales lots lying adjacent to residential, mixed use, and office zoning districts:**

Adjacent Zoning	Buffer Required
RS-15, RS-12, RS-10, RS-8, RS-4, R-D, RM-12, RM-16, RM-22, RS-A, R-MO, MU, OG-R	Type E
OG, CU, P, CBD	Type D

Response: The site does not adjoin residential uses

8.) **All loading and unloading of automobiles shall be accomplished on-site. Automobile loading, unloading, staging, and maneuvering shall not be permitted within any public right-of-way. Loading/unloading areas shall be provided as follows:**

- a. **Each site used for automobile sales shall provide a loading/unloading area of 150 feet in length by 25 feet in width;**
- b. **The required loading/unloading area shall not block or utilize any portion of the designated customer, employee or service vehicle parking area or any internal driveway as required by Section 26 of this article;**

Response: The loading area is shown on the site plan on the east side of the building along with truck path and is outside of spaces or drive aisles.

9.) **Fencing may be constructed in automobile inventory areas, provided that such fencing meets the following standards:**

- a. **No barbed wire or razor wire shall be permitted;**
- b. **Chain link fencing shall be plastic coated with black or green coating;**
and
- c. **Chain link fencing shall not be allowed along the perimeter of any automobile storage area lying adjacent to a public right-of-way**

Response: The only fencing proposed is a 18-24" tall security rail/barrier around the property to prevent theft.

10.) **Automobile service bays and overhead doors shall not be visible from any public right of way**

Response: Overhead doors are shown on the north and side of the building and have been screened with landscape buffer. The doors will be architectural in nature as well.

11.) **Mechanical and other automobile services shall not be performed within 100 feet of any property zoned for residential use, regardless of any lesser minimum building setbacks;**

Response: The building is not within 100 feet of residential uses

12.) **Hours of operation shall be limited to daytime hours as defined in the Murfreesboro Noise Control Ordinance**

Response: Hours of operation are listed above

13.) **The applicant shall provide a site plan showing all proposed structures, parking areas, automobile storage areas, landscape areas, buffers, delivery/loading areas, and fencing. The site plan shall also indicate the maximum number of for-sale, for-rent and/or for-lease automobiles that can be accommodated by the provided parking and storage areas;**

Response: The site plan is included with the application

Maximum number of new vehicles = 150 (for sale or lease)

Maximum number of used cars = 70

14.) **Where the requirements of this subsection exceed those of other subsections and exhibits in this article (Appendix A: Zoning), excepting Section 24 Article III, the standards set forth in this subsection shall supersede those subsections and exhibits; and**

Response: Understood

15.) **The board of zoning appeals may require additional standards to ensure the compatibility of the automobile sales lot with other properties in the vicinity**

Response: Understood

Your thorough consideration of the requested special use permit is much appreciated. Please contact me if any additional information is required. I can be contacted at 615-890-7901 or via email at mtaylor@sec-civil.com.

Sincerely,



Matt Taylor, P.E.
Vice President
SEC, Inc.

Notes:
 1) Engineering Department Point of Contact is Katie Noel, 615-893-6441;
 knoel@MurfreesboroTN.gov
 2) Planning Department Point of Contact is Marina Rush, 615-893-6441;
 mrush@MurfreesboroTN.gov

Nissan of Murfreesboro

Murfreesboro, Tennessee BZA Special Use Permit

Drawing Index

Sheet No.	Title
1	Cover Sheet
2	Existing Conditions
3	Site Plan
4	Vicinity Map



Site Location Map
 Not To Scale

Owner/Developer:
 Matt Bowers Auto Group
 C/O Adam Chimner
 814 Memorial Blvd.
 Murfreesboro, TN 37129

Deed Reference:
 Tax Map 102, Parcel 40.00
 P.Bk _ Pg _

Yard Requirements:
 Front: 42'
 Side: 10'
 Rear: 20'

Intended Use:
 Motor Vehicle Sales (Automobile)

Land Use Data:
 Zoned: CH
 1-Story Building
 Total Floor Area: 61,170 Sq.Ft.
 1 Lot on: 6.85± Acres

Parking Requirement:
 2 x 58 Service Stall or $\frac{1 \text{ Space}}{500 \text{ S.F.}} \times 61,170 \text{ Sq Ft.} = 122 \text{ Spaces Required} + 10 \text{ Customer}$
 $\text{Spaces} + \frac{1 \text{ Space}}{\text{Employee}} \times 80 \text{ Employers} + \frac{1 \text{ Space}}{\text{Service Vehicle}} \times 2 = 214 \text{ Total Spaces Required}$
 Provided: 325 Regular + 2 H.C. = 327 Total Spaces Provided

Flood Map No.:
 A portion of this site lies within Zone AE, in the 100 Year Floodplain, per Community Panel 47149C0260H dated January 5, 2007.

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
 COPYRIGHT SEC, INC. 2022



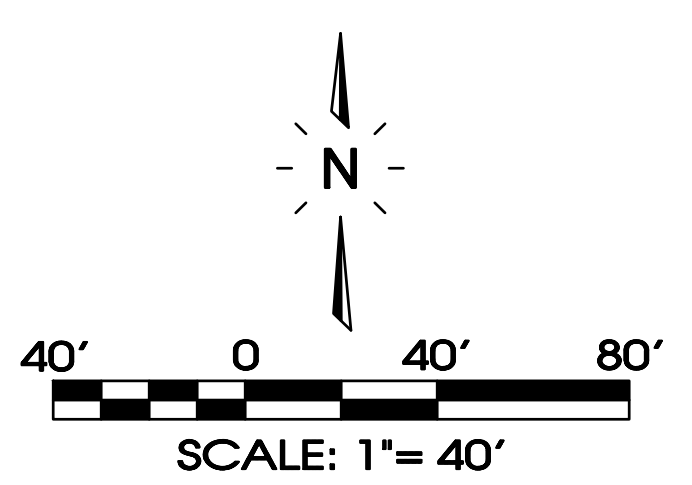
By: _____ Date: _____
 Matthew A. Taylor, P.E. TN. Reg. #112515



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	Ⓞ	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	+	HC SIGN
—	EXIST. SEWER CLEANOUT	—	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊕	EXIST. CATCH BASIN (STORM SEWER)	—	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊞	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊞	EXIST. GAS RISER	—	CURB & GUTTER
⊞	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊞	EXIST. WATER METER	↶	TURN LANE ARROWS
⊞	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊞	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊞	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊞	BLOW OFF VALVE	⊗	RIP RAP
⊞	REDUCER	→	RUNOFF FLOW ARROW
⊞	REMOTE FIRE DEPT. CONNECTION	Ⓞ	INLET FILTER PROTECTION
⊞	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
⊞	DOUBLE DETECTOR CHECK VALVE	63.25	EXIST. SPOT ELEVATION
⊞	FIRE DEPT. CONNECTION	×	SEWER/STORM FLOW DIRECTION
⊞	FIRE HYDRANT	■	CATCH BASIN
⊞	GATE VALVE & BOX	■	CURB INLET
⊞	WATER METER	●	AREA DRAIN
⊞	GAS METER	—	HEADWALL
⊞	GREASE TRAP	↶	WINGED HEADWALL
⊞	EXTERIOR CLEANOUT	—	CONCRETE SWALE
⊞	MANHOLE	⊞	TYPE - X - HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	---
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	~ ~ ~
EXISTING FENCELINE	- X - X - X - X -
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	--- ---
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	-601-
PROPOSED CONTOUR LINES	-601-
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W



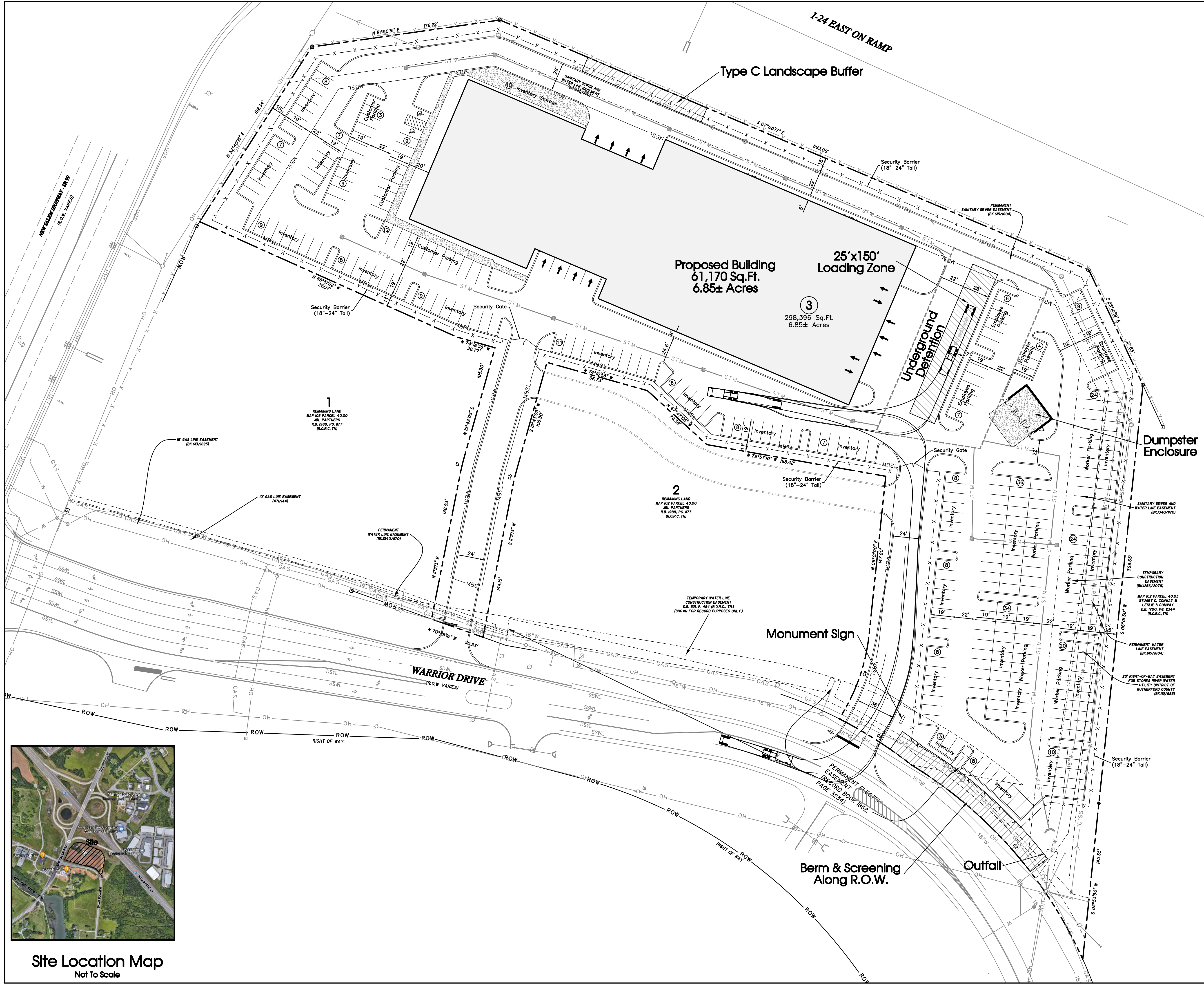
Know what's below.
Call before you dig.

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
 COPYRIGHT © S.E.C. INC., 2022

Nissan of Murfreesboro
 REVIEW SET
 (Not intended for construction)
 Murfreesboro, Tennessee

REVISIONS:

DATE:	3-7-2022
CHECKED:	MAT
FILE NAME:	2001Onissan-BZA
SCALE:	1"=40'
JOB NO.	20010
SHEET:	2 of 4



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⬇	HC SIGN
⊖	EXIST. SEWER CLEANOUT	⬇	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	⊖	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	▬	CONCRETE SIDEWALK
⊕	EXIST. TELEPHONE RISER	▬	EXTRUDED CURB
⊕	EXIST. GAS RISER	▬	CURB & GUTTER
⊕	ELECTRICAL ENCLOSURE	➔	TRAFFIC ARROW
⊕	EXIST. WATER METER	➔	TURN LANE ARROWS
⊕	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊕	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊗	RIP RAP
⊕	REDUCER	➔	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊖	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	➔	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊖	CATCH BASIN
⊕	GATE VALVE & BOX	⊖	CURB INLET
⊕	WATER METER	⊖	AREA DRAIN
⊕	GAS METER	▬	HEADWALL
⊕	GREASE TRAP	⊖	WINGED HEADWALL
⊕	EXTERIOR CLEANOUT ECO	▬	CONCRETE SWALE
⊕	MANHOLE	⊕	TYPE - X - HEADWALL

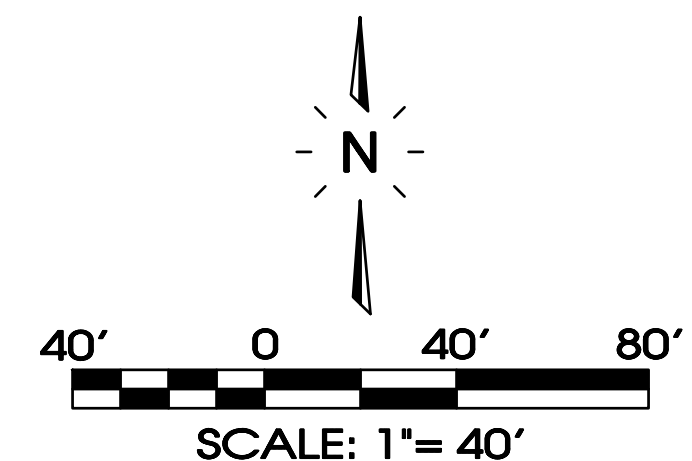
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	~ ~ ~
EXISTING FENCELINE	-X-X-X-
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	▬▬▬▬▬
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	-601-
PROPOSED CONTOUR LINES	-601-
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W W
PROPOSED WATER	W W W

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
 COPYRIGHT © S.E.C. INC., 2022

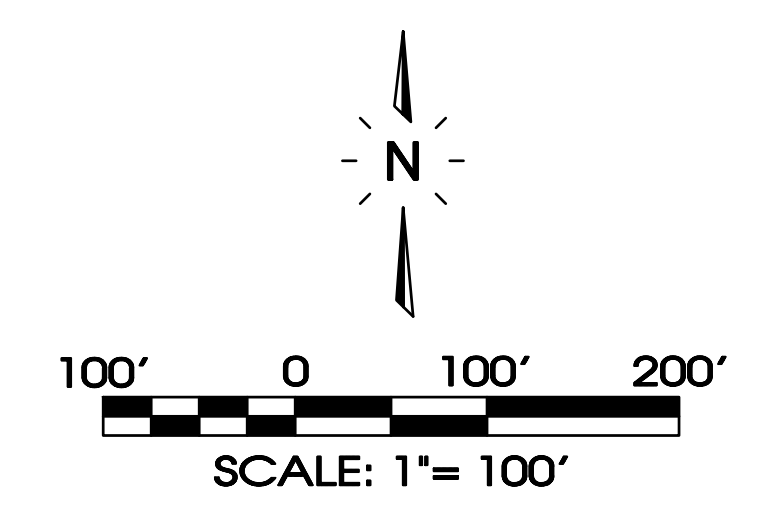
REVIEW SET
 (Not intended for construction)
 Nissan of Murfreesboro
 Murfreesboro, Tennessee



Site Location Map
Not To Scale



REVISIONS:
 DRAWN: SJA/CFB3
 DATE: 3-7-2022
 CHECKED:
 MAT
 FILE NAME:
 20010nissan-BZA
 SCALE:
 1"=40'
 JOB NO.
 20010
 SHEET:
 3 of 4



Site Location Map
Not To Scale

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2022

MATTHEW A. TAYLOR
Professional Engineer
No. 10000
State of Tennessee

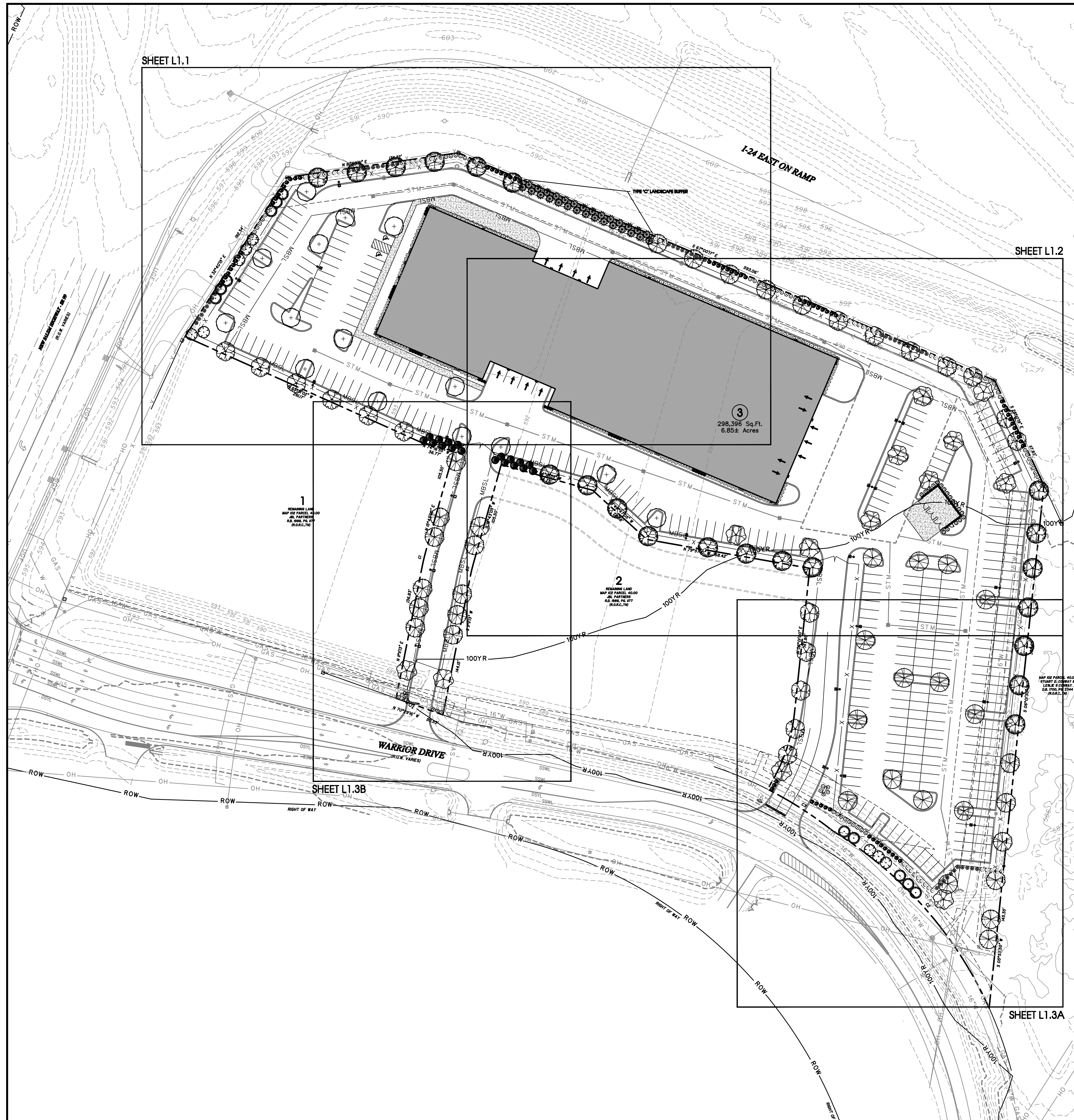
Nissan of Murfreesboro **REVIEW SET**
(Not Intended for Construction)

Murfreesboro, Tennessee

Vicinity Map

REVISIONS:

DRAWN: SJA/CFB3
DATE: 3-7-2022
CHECKED:
MAT
FILE NAME:
20010nissan-BZA
SCALE:
1"=100'
JOB NO.
20010
SHEET:
4 of 4



Nissan

LANDSCAPE PLAN

SITE DATA
 SITE AREA: 6.85 ACRES
 SITE ZONING: OH

OPEN SPACE REQUIREMENTS
 REQUIRED OPEN SPACE (6.85 AC X 20%) = 1.37 AC
 OPEN SPACE PROVIDED = 1.61 AC (23.50%)
 FORMAL OPEN SPACE REQUIRED (6.85 AC X 3%) = 0.21 AC (8,952 SF)
 FORMAL OPEN SPACE PROVIDED = 0.13 AC (1.87%)

LANDSCAPE REQUIREMENTS (AS PER SECTION 27)

REQUIRED PERIMETER LANDSCAPING	REQUIRED	PROVIDED
(WARRIOR DRIVE) (373.55' - 64.30') = 309.25 LF 1 SHADE TREE/ 40 LF OF FRONTAGE 1 ORNAMENTAL TREE/ 25 LF OF FRONTAGE 1 SHRUB/ 5 LF OF FRONTAGE	3 TREES 8 TREES 62 SHRUBS	3 TREES 8 TREES 62 SHRUBS
(WESTERN PERIMETER) 535.00 LF 1 SHADE TREE/ 40 LF OF FRONTAGE	13 TREES	13 TREES
(INTERSTATE 24) 799.00 LF 1 SHADE TREE/ 40 LF OF FRONTAGE 1 SHRUB/ 5 LF OF FRONTAGE	20 TREES 160 SHRUBS	18 TREES (ROLL UP DOOR SCREENING) 130 SHRUBS (ROLL UP DOOR SCREENING)
(NEW SALEM HIGHWAY) 280.45 LF 1 ORNAMENTAL TREE/ 25 LF OF FRONTAGE 1 SHRUB/ 5 LF OF FRONTAGE	11 TREES 56 SHRUBS	11 TREES 56 SHRUBS
(SOUTHERN PERIMETER ADJACENT TO WESTERN PARCEL) 297.94 LF 1 SHADE TREE/ 40 LF OF FRONTAGE	7 TREES	6 TREES (ROLL UP DOOR SCREENING)
(WESTERN PERIMETER ADJACENT TO WESTERN PARCEL) 258.34 LF 1 SHADE TREE/ 40 LF OF FRONTAGE	6 TREES	6 TREES
(WESTERN PERIMETER ADJACENT TO EASTERN PARCEL) (261.71' - 26.16') = 235.55 LF 1 SHADE TREE/ 40 LF OF FRONTAGE	6 TREES	6 TREES
(SOUTHERN PERIMETER ADJACENT TO EASTERN PARCEL) 339.53 LF 1 SHADE TREE/ 40 LF OF FRONTAGE	8 TREES	8 TREES
(EASTERN PERIMETER ADJACENT TO EASTERN PARCEL) (231.02' - 26.43') = 204.59 LF 1 SHADE TREE/ 40 LF OF FRONTAGE	5 TREES	5 TREES

PARKING LOT REQUIREMENTS
 ONE SHADE TREE OR TWO ORNAMENTAL TREES PER 12.5 PARKING STALLS TO BE PLANTED IN LANDSCAPE ISLANDS (MIN. 8' WIDTH).
 324 PARKING SPACES PROVIDED = 26 TREES REQUIRED
 39 TREES PROVIDED IN ISLANDS

DESIGN GUIDELINES LANDSCAPE REQUIREMENTS

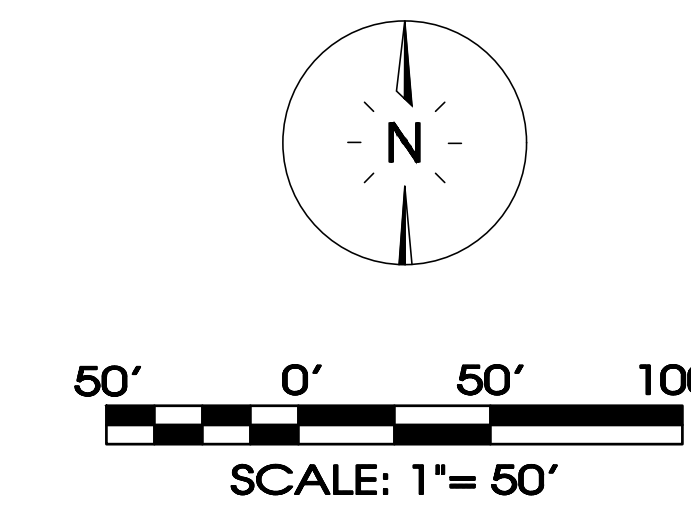
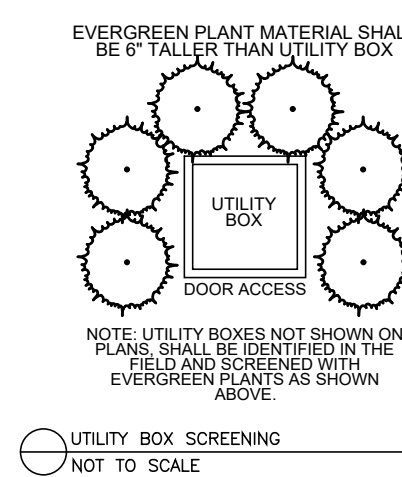
	TREES REQUIRED	TREES PROPOSED
REQUIRED PERIMETER/PARKING TREES:	113	122 (OVERAGE DUE TO PARKING ISLAND REQUIREMENTS)
10% REQUIRED 4" CALIPER:	11	13
15% REQUIRED 3" CALIPER:	17	90
75% REQUIRED 2.5" CALIPER:	85	19

PLAN NOTES:

- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL NEW PLANT MATERIAL AND TURF AREAS SHOULD BE IRRIGATED.
- ALL SHRUBS TO BE 3' BACK OF CURB.
- ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
- ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.).
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

PLANTING SCHEDULE NOTES

- SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
- NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
- SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
- REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF MURFREESBORO PLANNING DEPARTMENT 615-893-6441 PRIOR TO INSTALLATION.
- ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

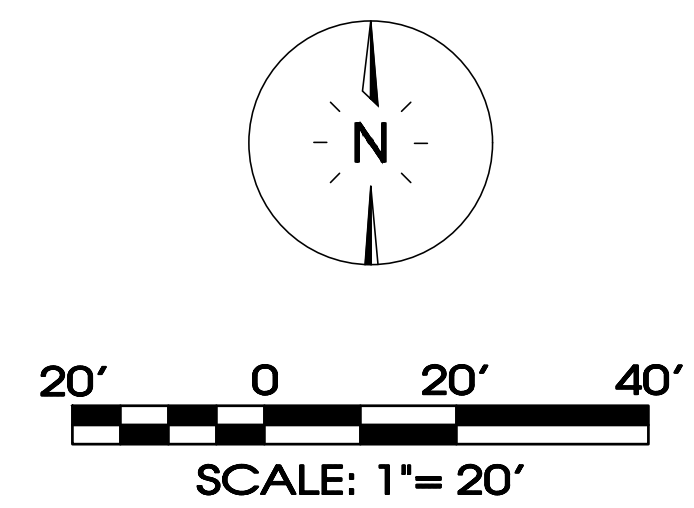
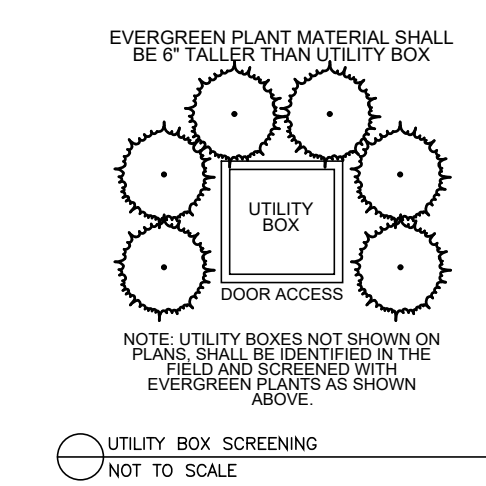
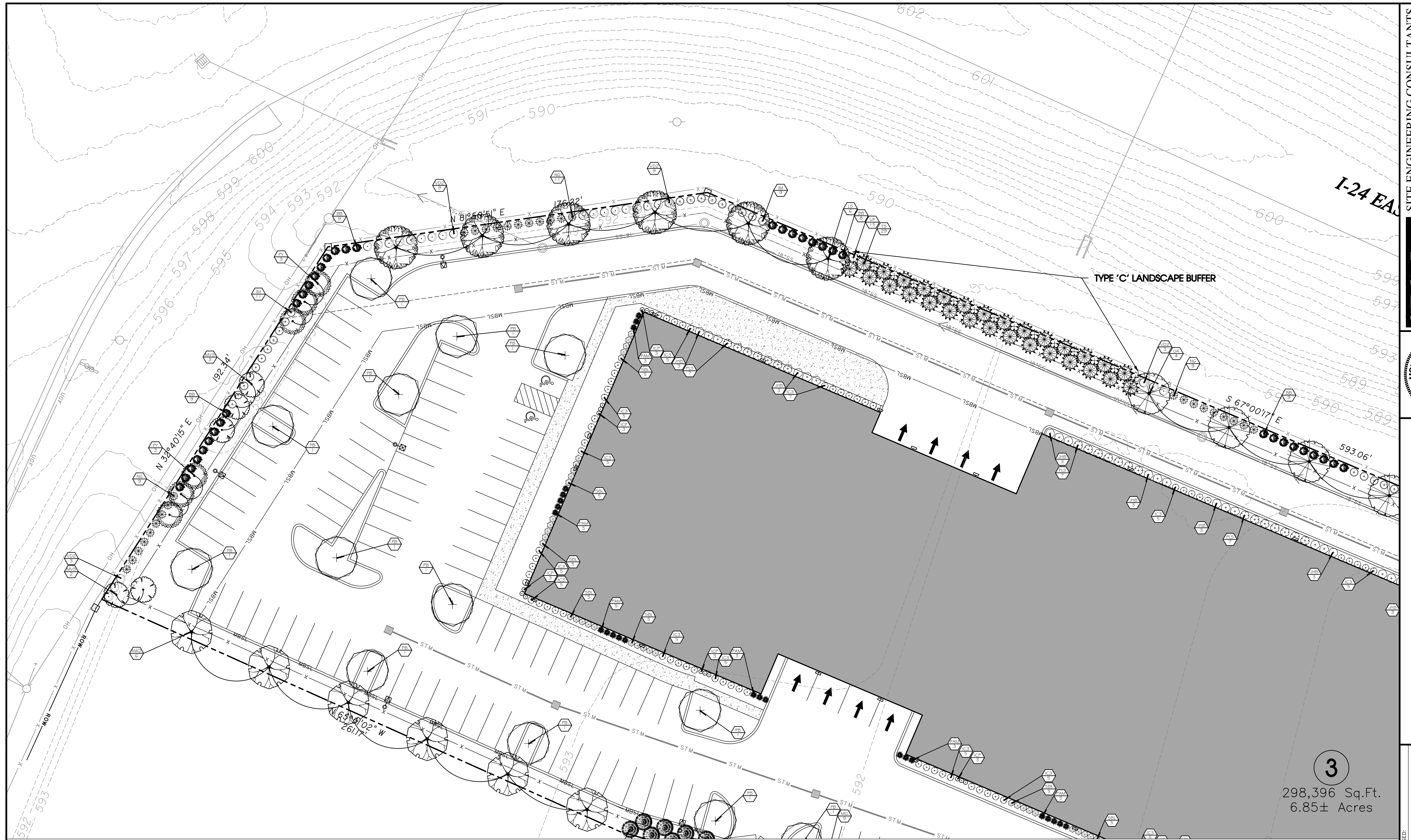


SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC. © 2022

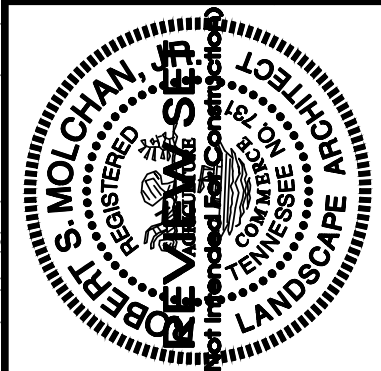


Nissan of Murfreesboro
 Murfreesboro, Tennessee

REVISIONS:
 DRAWN: SWI
 DATE: 03-07-2022
 CHECKED: RSM
 FILE NAME: 20010project_LA
 SCALE: 1" = 50'
 JOB NO. 20010
 SHEET: L1.0

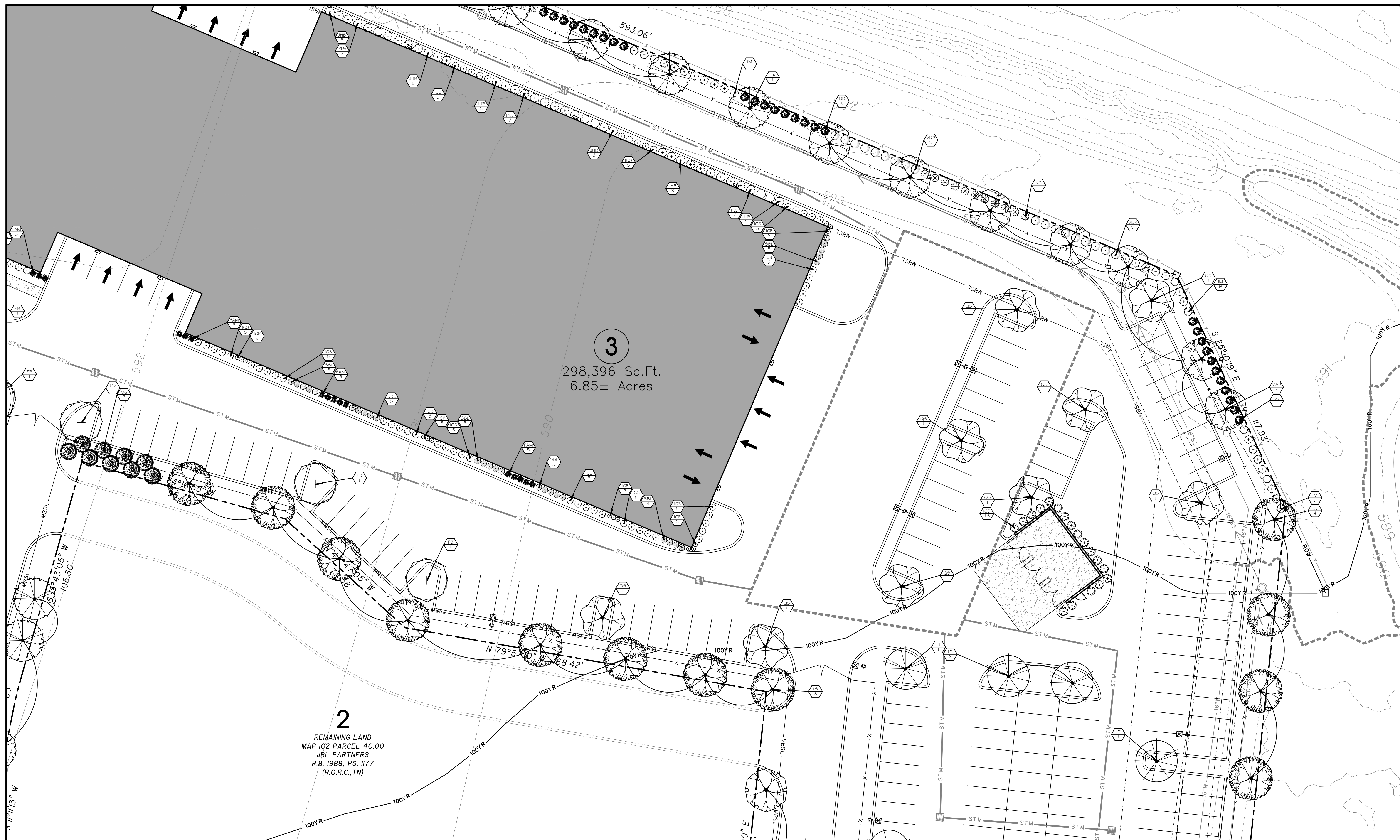


SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC. © COPYRIGHT SEC, INC. 2022



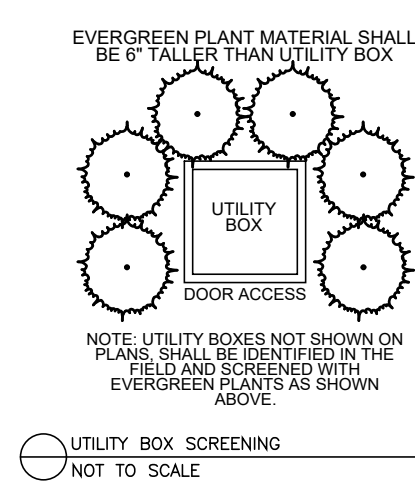
Nissan of Murfreesboro
 Murfreesboro, Tennessee

REVISIONS:	
DRAWN: SWI	
DATE: 03-07-2022	
CHECKED: RSM	
FILE NAME: 20010project_LA	
SCALE: 1" = 20'	
JOB NO. 20010	
SHEET: L1.1	

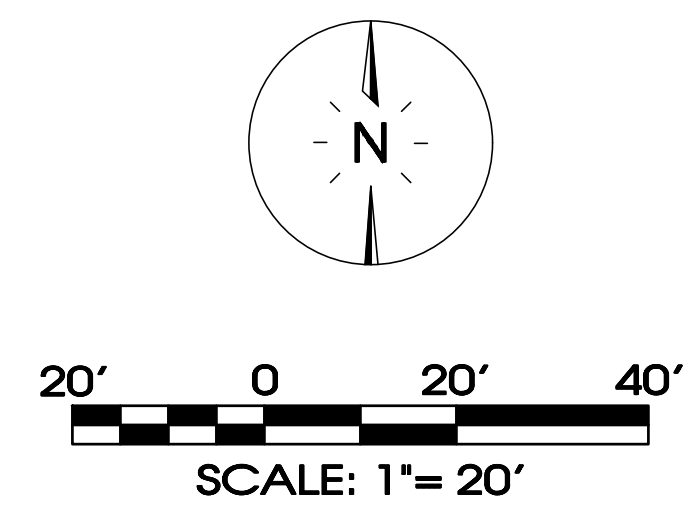


2
 REMAINING LAND
 MAP 102 PARCEL 40.00
 JBL PARTNERS
 R.B. 1988, PG. 1177
 (R.O.R.C., TN)

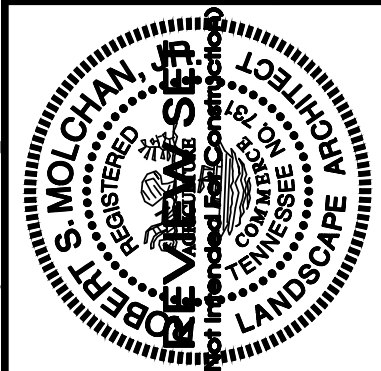
3
 298,396 Sq.Ft.
 6.85± Acres



811
 Know what's below.
 Call before you dig.



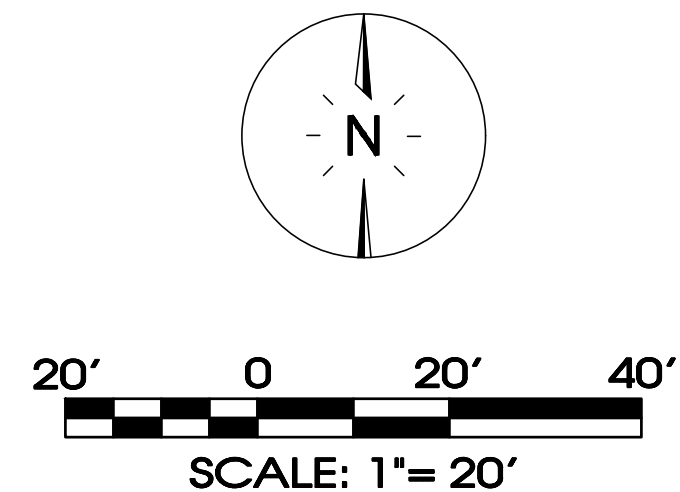
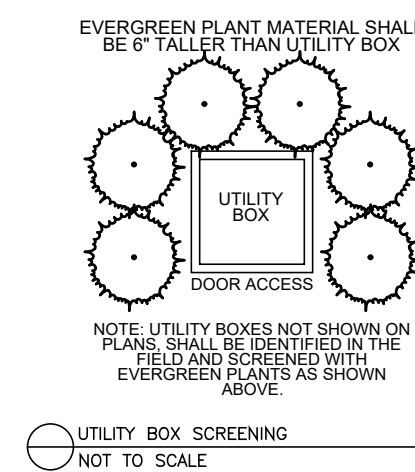
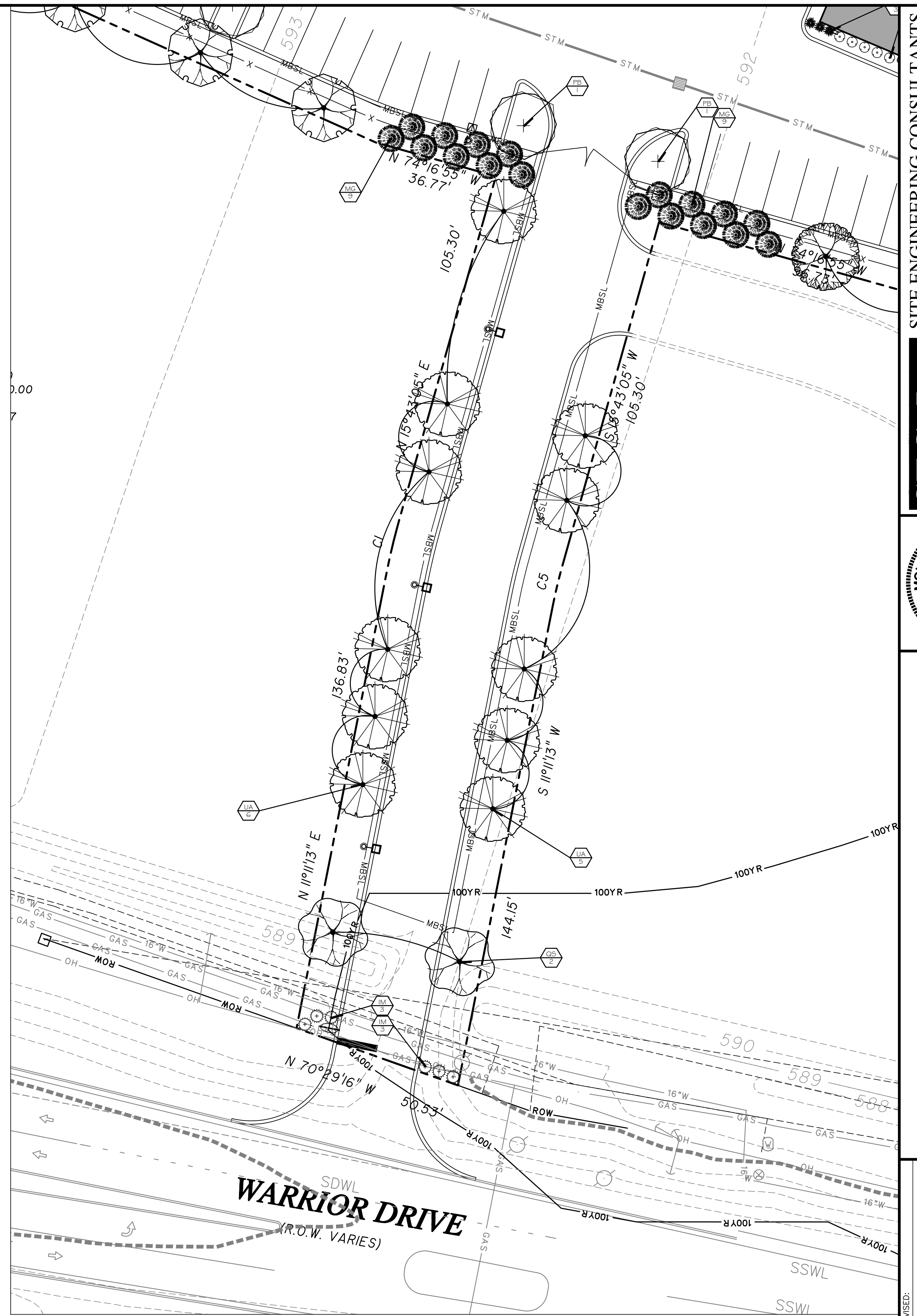
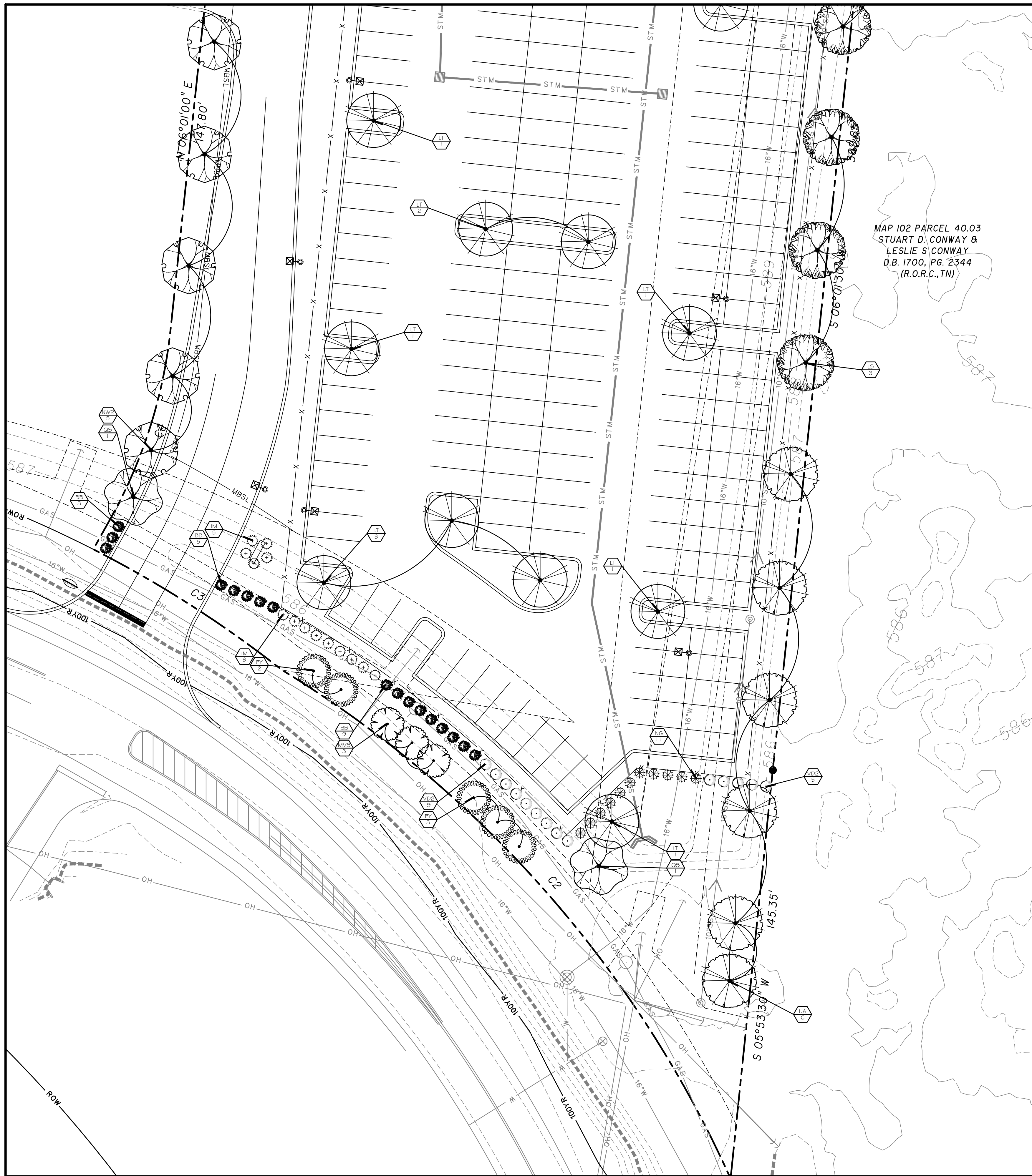
SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
SEC, Inc.
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT SEC, INC. 2022



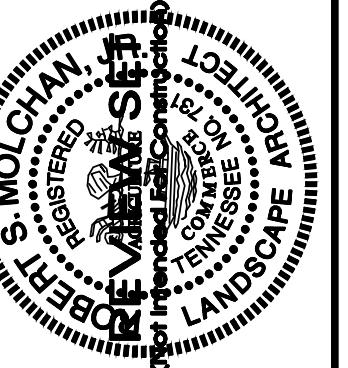
Nissan of Murfreesboro
 Murfreesboro, Tennessee

REVISIONS:
 DRAWN: SWI
 DATE: 03-07-2022
 CHECKED:
 RSM
 FILE NAME:
 20010project_LA
 SCALE:
 1" = 20'
 JOB NO.
 20010
 SHEET:
L1.2

Landscape Plan

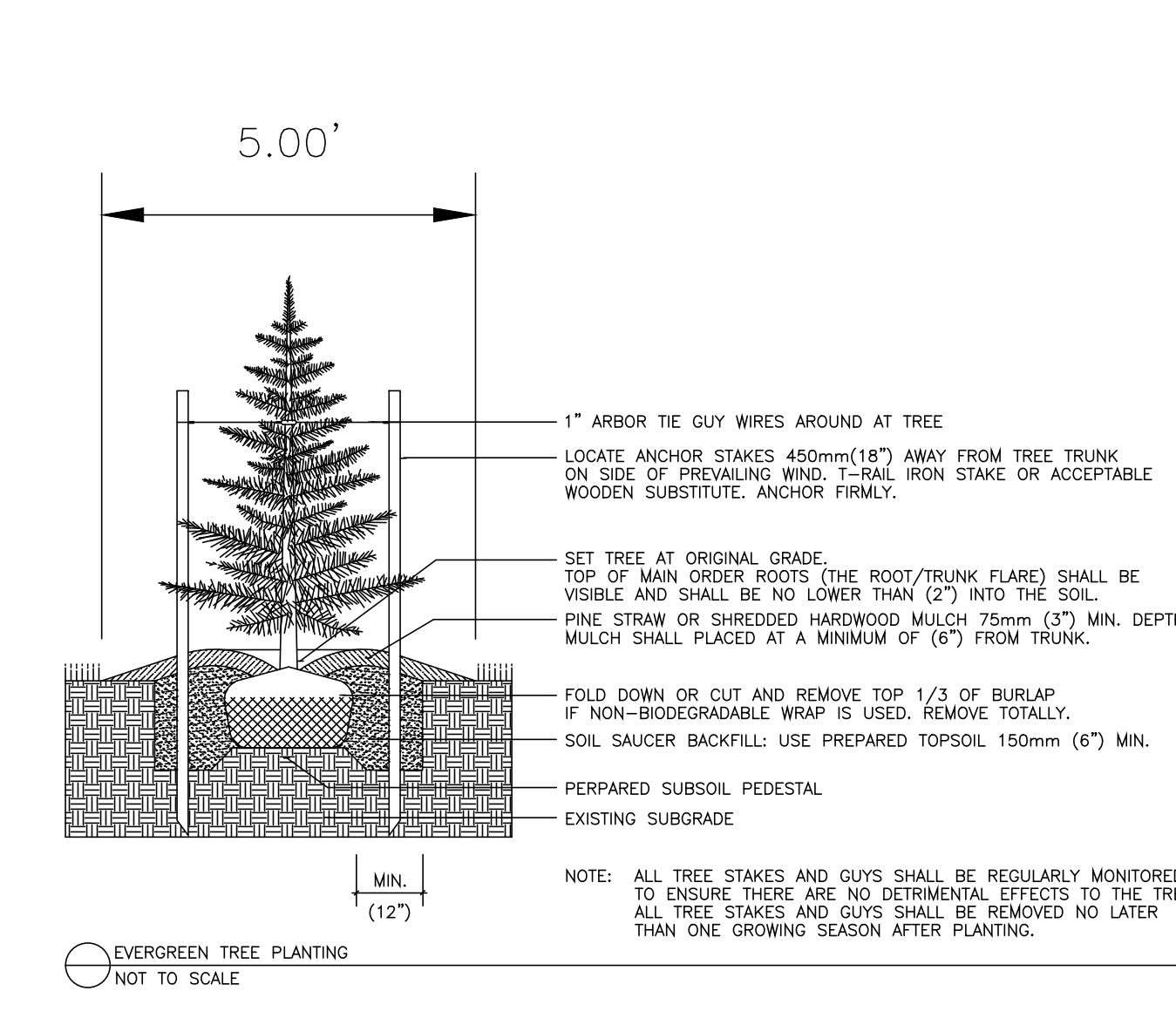
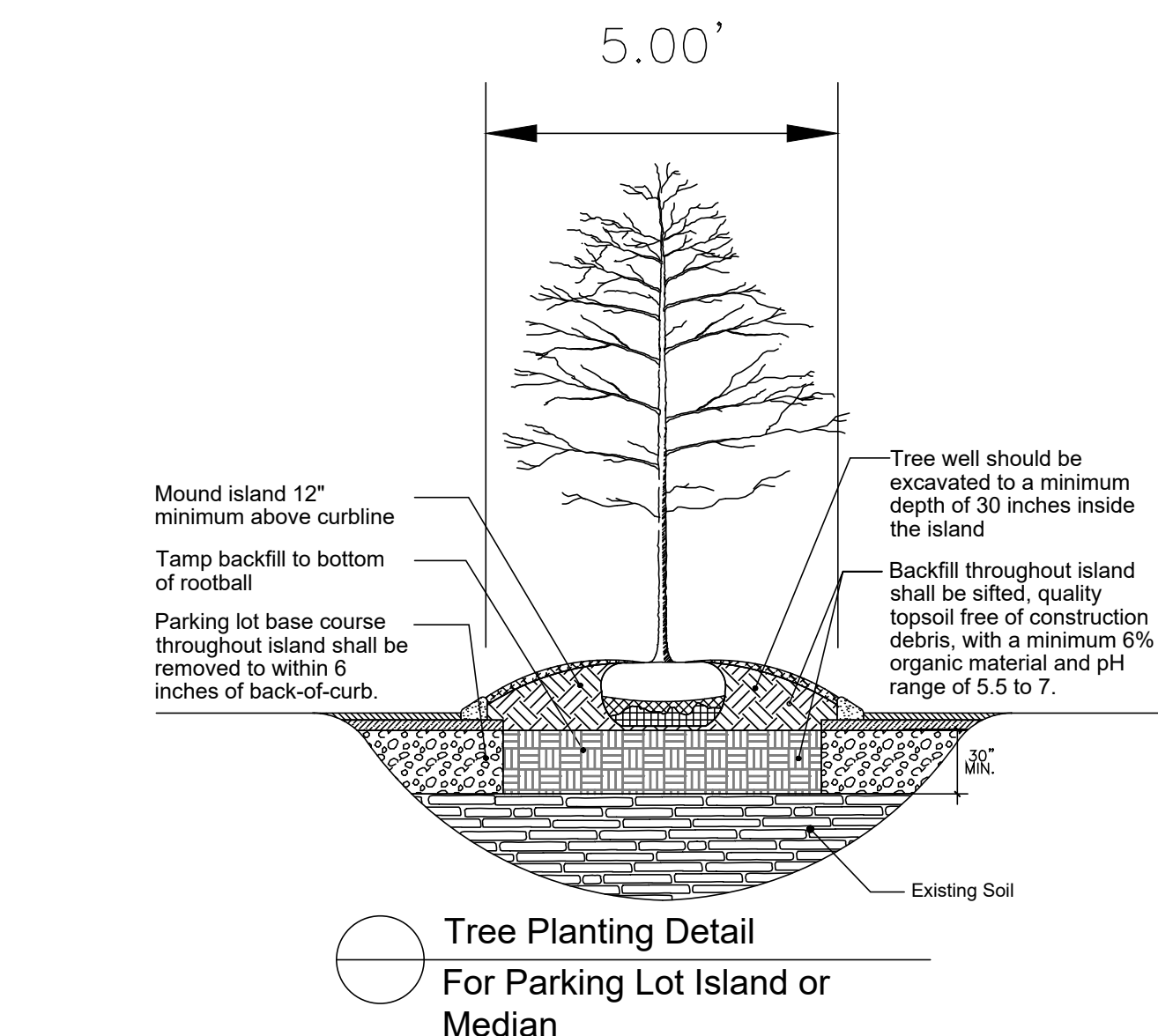
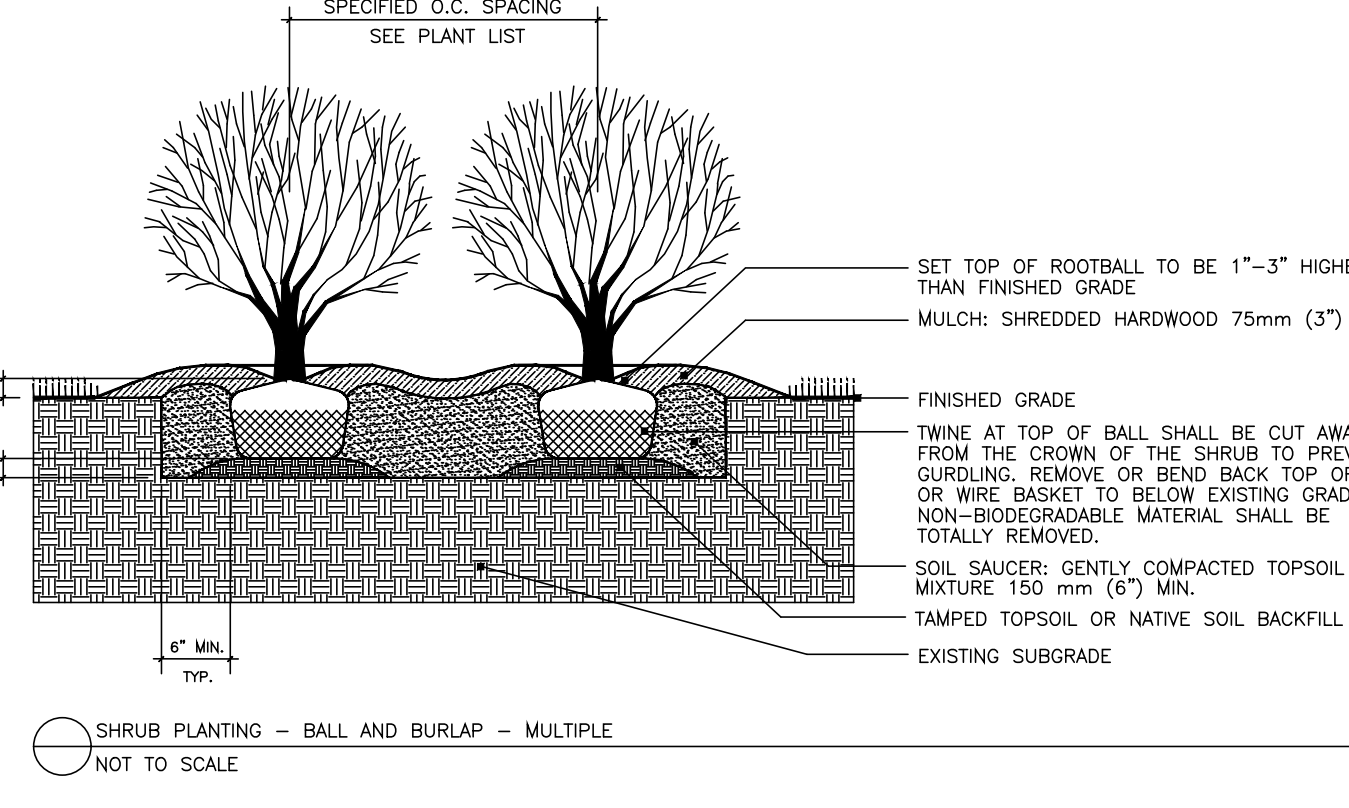
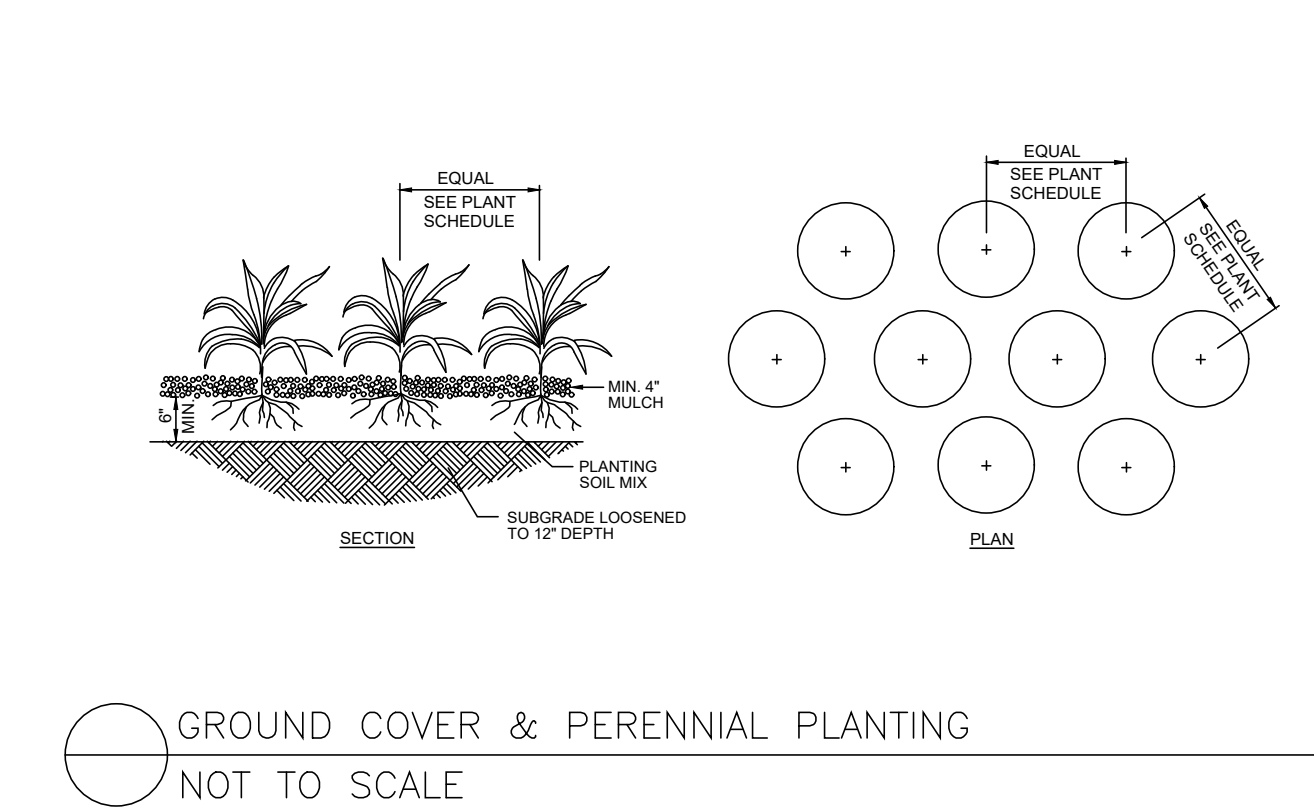
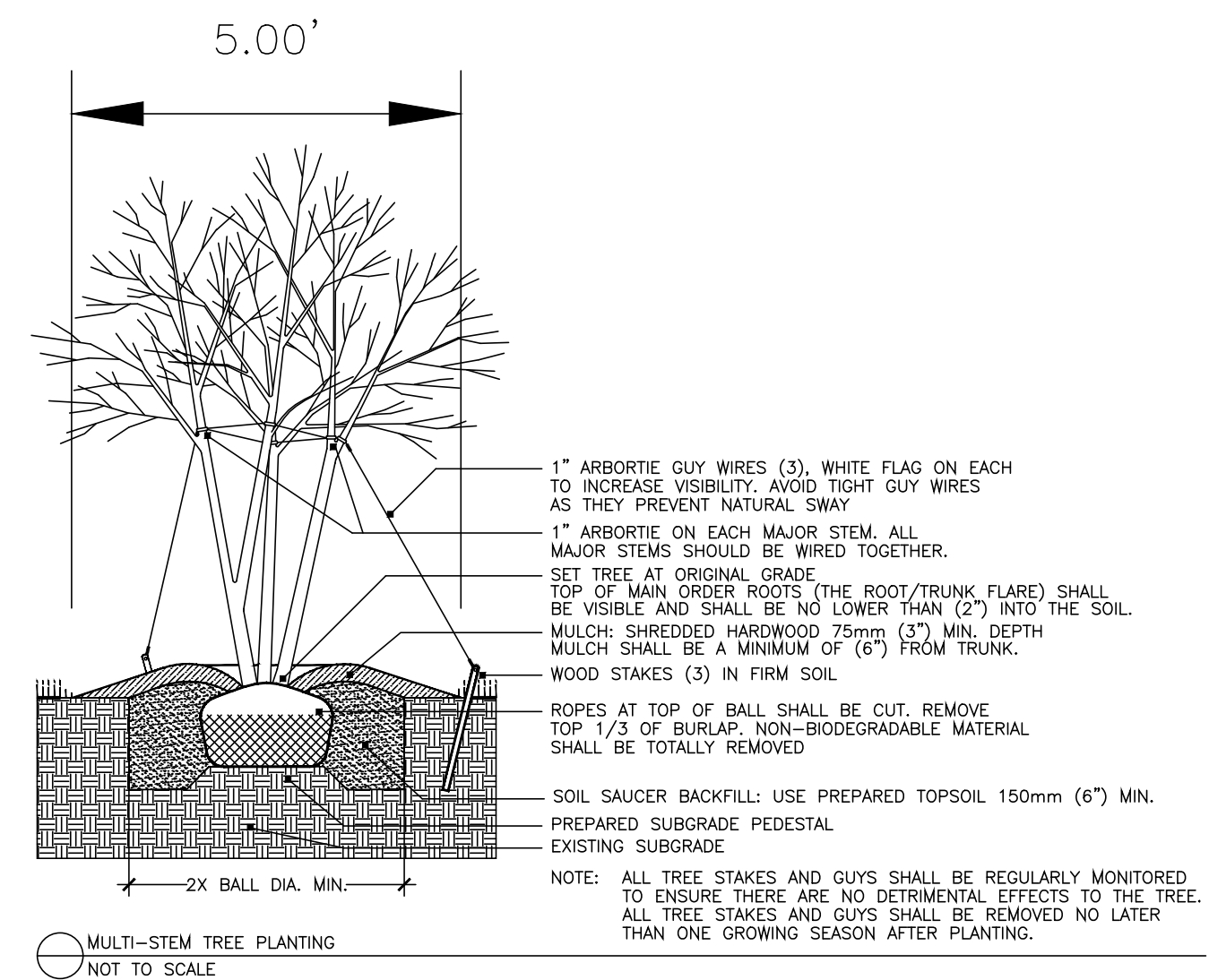
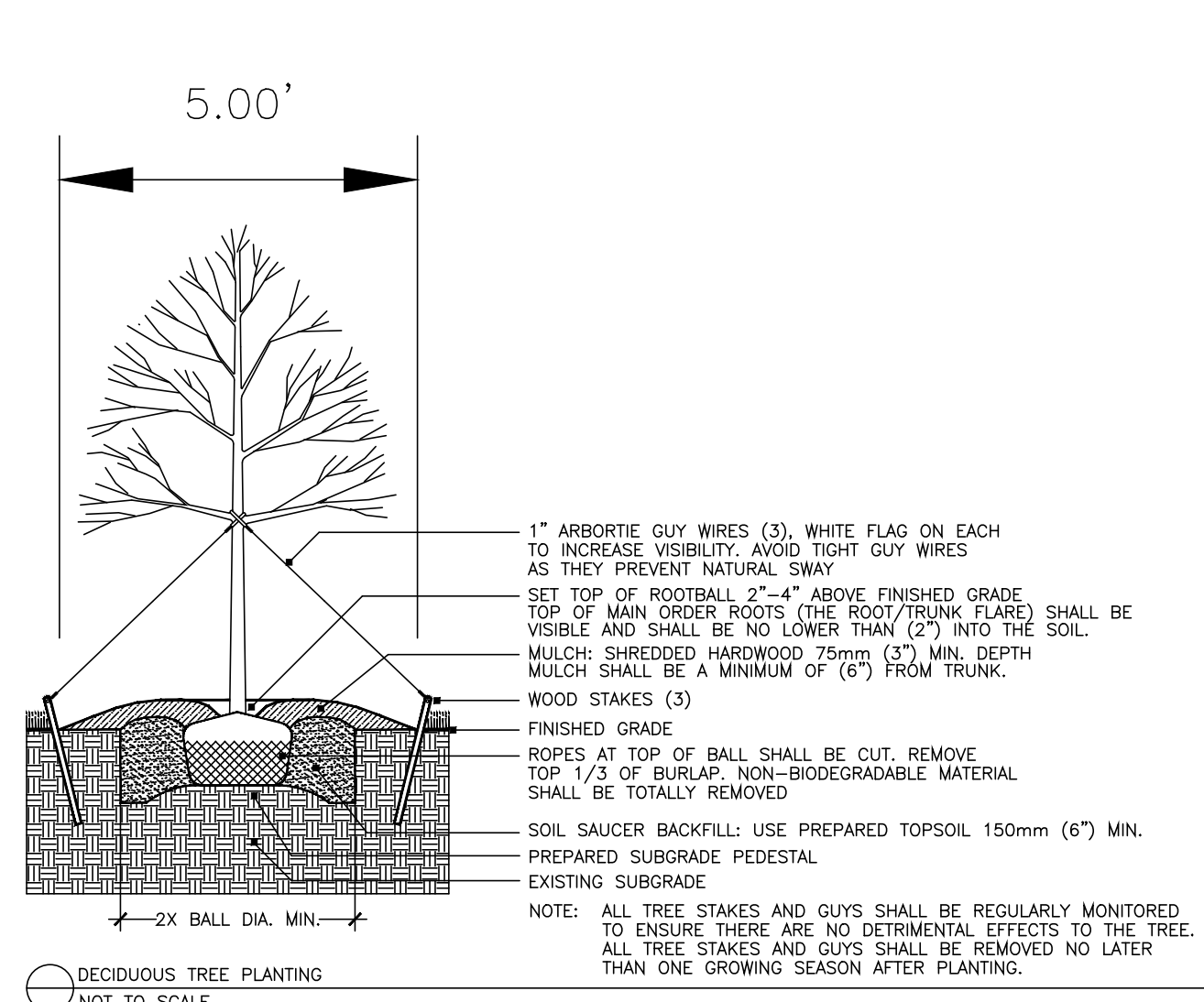


SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT SEC, INC. 2022



Nissan of Murfreesboro
 Murfreesboro, Tennessee

REVISIONS:	
DRAWN: SWI	
DATE: 03-07-2022	
CHECKED: RSM	
FILE NAME: 20010project_LA	
SCALE: 1" = 20'	
JOB NO. 20010	
SHEET: L1.3	

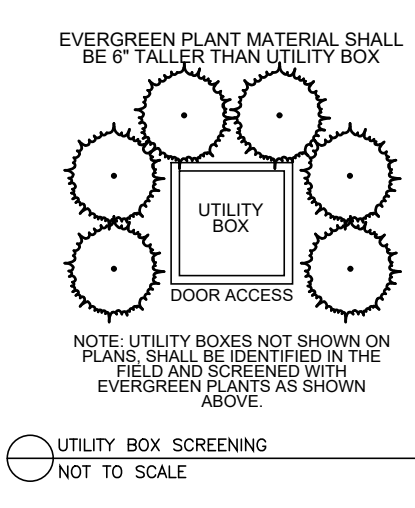


PLANT SCHEDULE									
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	LS	21	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	B 4 B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LT	15	LIRIODENDRON TULIPIFERA / TULIP TREE	B 4 B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	NW2	18	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	B 4 B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	PB	15	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	B 4 B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QS	13	QUERCUS SHUMARDII / SHUMARD RED OAK	B 4 B	4'CAL	16' - 18'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	UA	22	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B 4 B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	MG	18	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA	B 4 B		6'	4'	8' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	29	THUJA STANDISHII X FLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B 4 B		8'	6'	8' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	MV5	8	MAGNOLIA VIRGINIANA / SWEET BAY	B 4 B	2'CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	PY	11	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B 4 B	2'CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
BUFFER SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	VP	15	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	CONT.		48"	36"	AS SHOWN	DENSE, FULL, MATCHED
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	5BL	54	SPIRAEA X BUMALDA 'LIME MOUND' TM / LIME MOUND SPIREA	CONT.		12"	12"	3' O.C.	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	IC3	97	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	CONT.		12"	12"	4' O.C.	DENSE, FULL, MATCHED
	ICP	27	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	CONT.		30"	18"	2' O.C.	DENSE, FULL, MATCHED
	ICS	18	ILEX CRENATA 'STEEDS' / STEEDS JAPANESE HOLLY	CONT.		30"	18"	4' O.C.	DENSE, FULL, MATCHED
	JHB	24	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	CONT.		6"	12"	4' O.C.	DENSE, FULL, MATCHED
	PL5	28	FRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	CONT.		18"	12"	4' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	PAM	29	PENNISETUM ALOPECUROIDES 'MOUDRY' / ORIENTAL FOUNTAIN GRASS	3 GAL		12" - 18"	12"	3' O.C.	WELL ROOTED AND FULL TO EDGES OF CONTAINER
PERIMETER SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	BB	72	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	CONT.		24"	24"	5' O.C.	DENSE, FULL, MATCHED
	IM	69	ILEX X MESERVEAE 'CHINA GIRL' TM / CHINA GIRL HOLLY	CONT.		24"	24"	5' O.C.	DENSE, FULL, MATCHED
	NG	51	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	CONT.		24"	24"	5' O.C.	DENSE, FULL, MATCHED
	VD2	56	VIBURNUM OBOVATUM 'DENSE' / DWARF WALTERS VIBURNUM	CONT.		24"	24"	5' O.C.	DENSE, FULL, MATCHED

MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
- PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z601 'AMERICAN STANDARD FOR NURSERY STOCK'. HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
- SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
- UPON COMPLETION AND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC. COPYRIGHT SEC, INC. 2022

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described in the engineering design criteria and objectives. It is the responsibility of the contractor to ensure that the site is constructed in accordance with the construction plans.

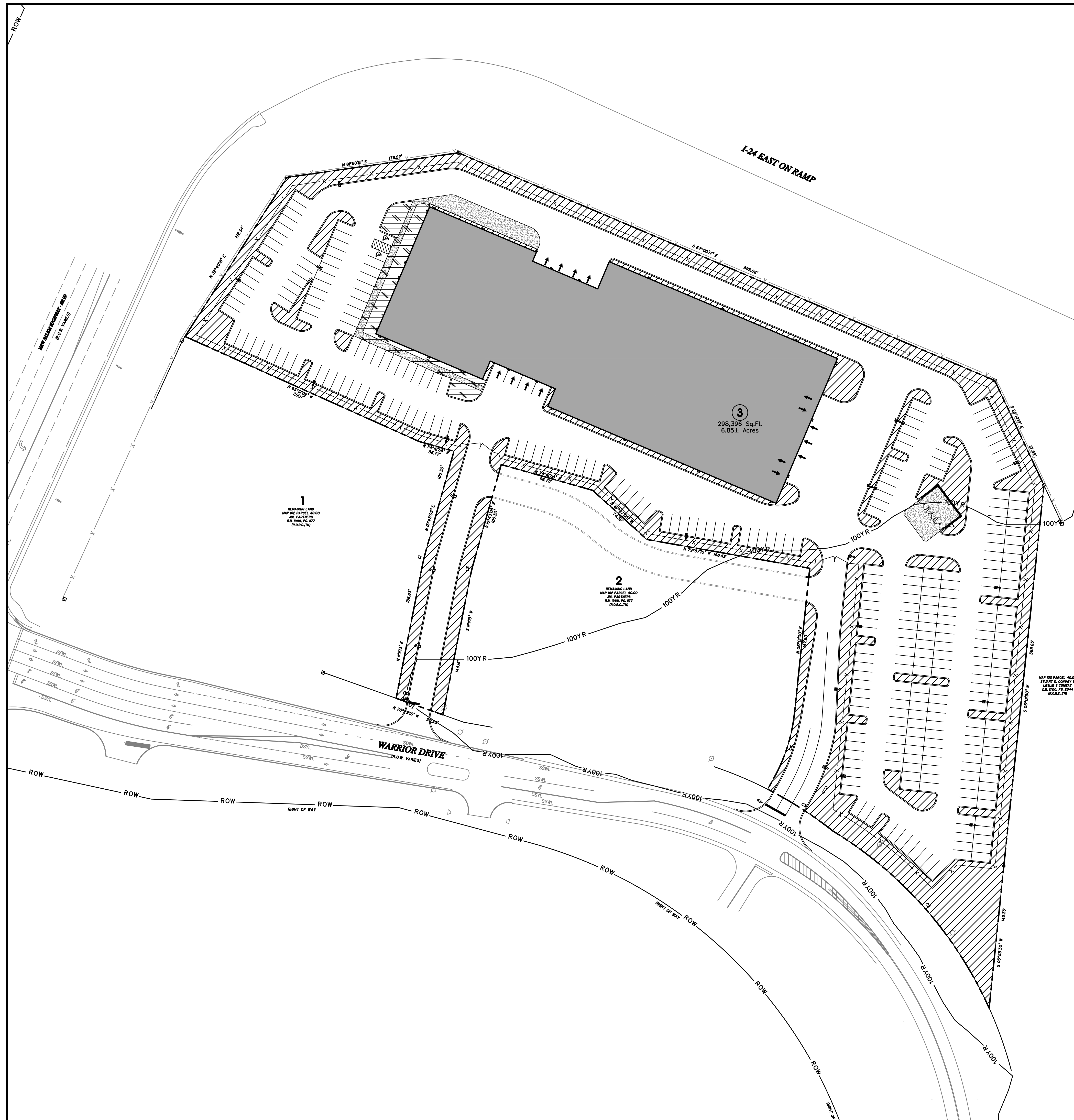


Nissan of Murfreesboro
Murfreesboro, Tennessee

Landscape Details & Notes

REVISIONS:

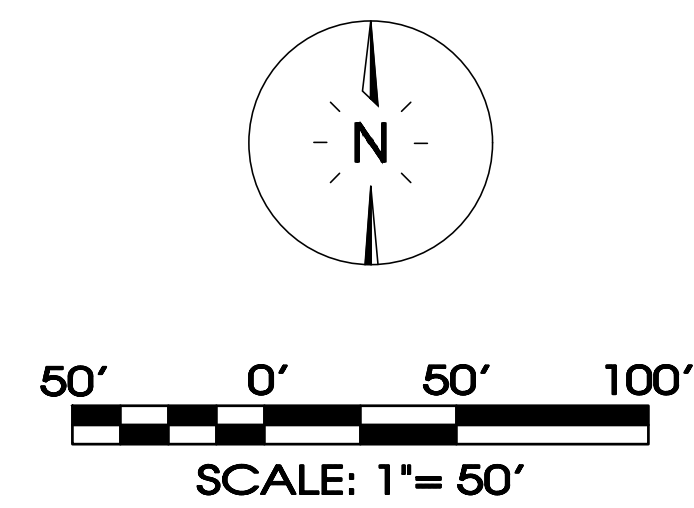
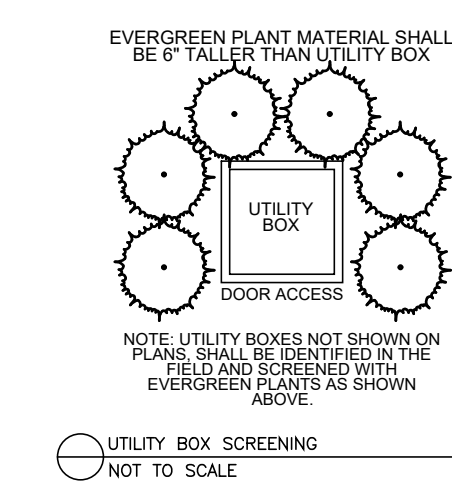
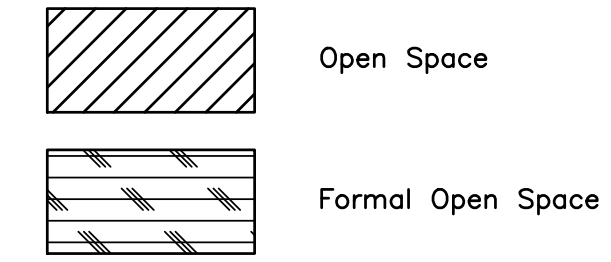
DRAWN: SWI
DATE: 03-07-2022
CHECKED: RSM
FILE NAME: 20010project_LA
SCALE: N/A
JOB NO: 20010
SHEET: L2.0



Open Space Calculation

Open Space:
 Required: (20%)(6.85 Ac.) = 1.37 Acres (59,677 Sq.Ft.)
 Provided: 1.61 Ac. or 69,963 Sq.Ft. (23.50%)

Formal Open Space:
 Required: (3%) (6.85 Ac.) = 0.21 Acres (8,952 Sq.Ft.)
 Provided: 0.13 Ac. or 5,580 Sq.Ft. (1.87%)

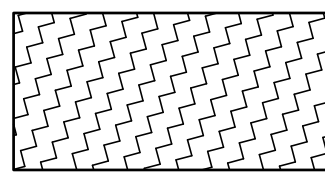
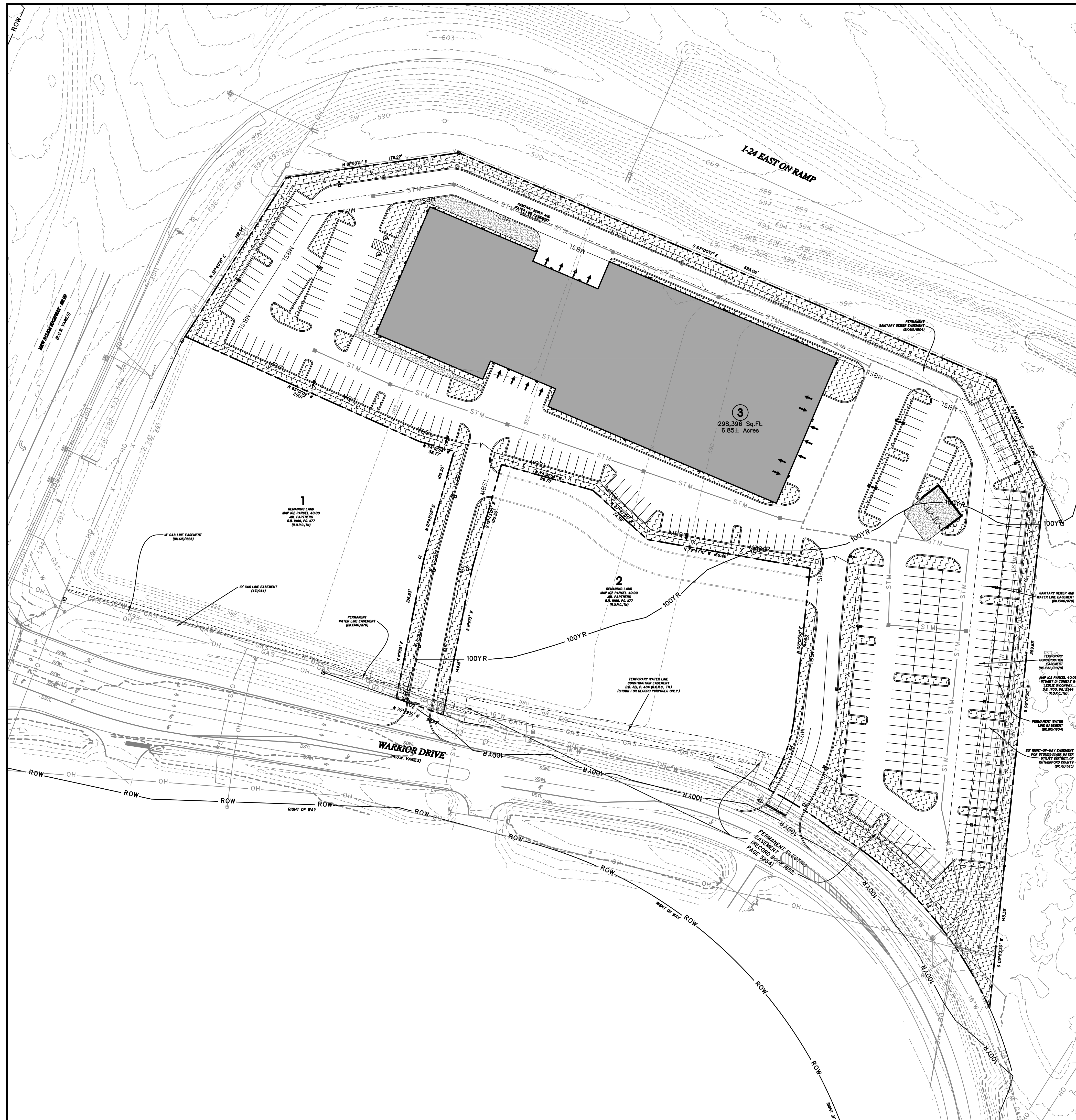


SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT SEC, INC. 2022

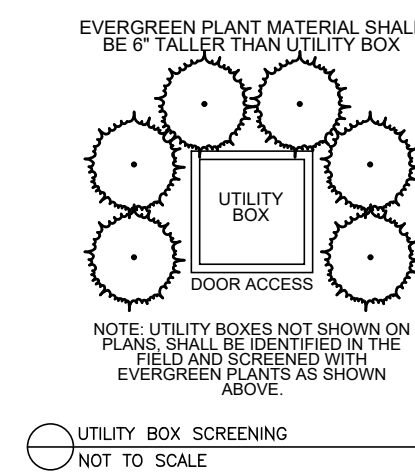


Nissan of Murfreesboro
 Murfreesboro, Tennessee

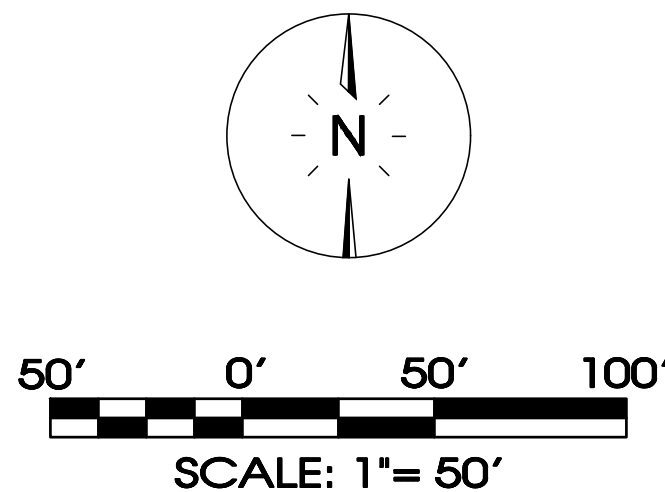
REVISIONS:	
DRAWN: SWI	
DATE: 03-07-2022	
CHECKED: RSM	
FILE NAME: 20010project_LA	
SCALE: 1" = 50'	
JOB NO. 20010	
SHEET: L3.0	



AREAS TO BE IRRIGATED



811
Know what's below.
Call before you dig.



SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as reflected, described, and indicated on these drawings. SEC, Inc. shall not be held responsible for any errors or omissions on the site as constructed in accordance with the construction plans.



Nissan of Murfreesboro
Murfreesboro, Tennessee

REVISIONS:	
DRAWN: SWI	
DATE: 03-07-2022	
CHECKED: RSM	
FILE NAME: 20010project_LA	
SCALE: 1" = 50'	
JOB NO. 20010	
SHEET: L4.0	

Irrigation Zones Plan

NISSAN

PHOTOMETRIC PLAN

PLAN NOTES:

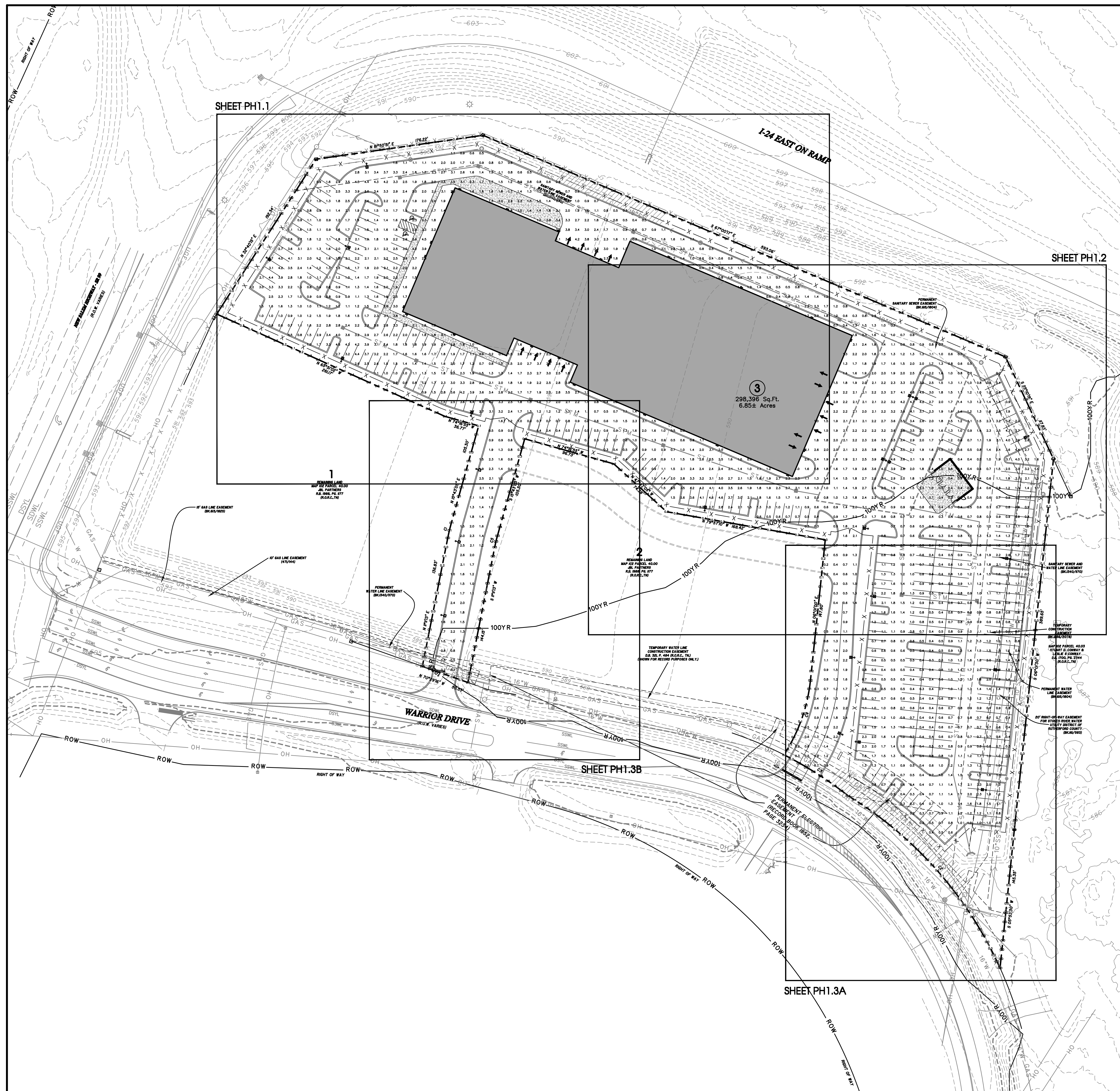
- SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 25' ABOVE FINISHED GRADE.
- PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF MURFREESBORO BEFORE SUBSTITUTIONS CAN BE APPROVED.
- ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

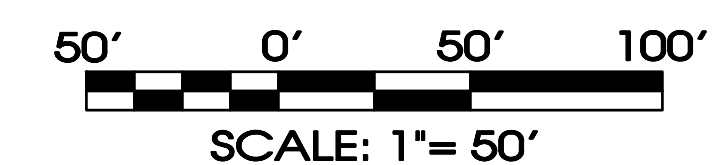
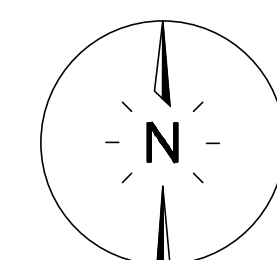
- ALL LIGHTS SHALL BE LED.
- ALL LIGHT COLOR SHALL BE 4,000 KELVIN (WHITE LIGHT) UNLESS STATED OTHERWISE IN THE LIGHTING SCHEDULE.
- NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT ON RECORD.
- LIGHT FIXTURE MATERIAL SHALL BE DIECAST ALUMINUM. POLE MATERIAL SHALL BE STEEL.
- ALL LIGHTING FIXTURES AND POLES SHALL BE BLACK.
- ALL POLES SHALL BE SQUARE UNLESS NOTED OTHERWISE.
- CONTRACTOR/INSTALLER SHALL VERIFY MANUFACTURE TEMPLATE BEFORE DRILLING HOLES FOR LIGHTING FIXTURES.
- LIGHT POLE FOOTERS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER PER THE PROVIDED FOUNDATION DETAIL.

BOUNDARY PHOTOMETRICS	
AVERAGE FOOT-CANDLES	0.18
MAXIMUM FOOT-CANDLES	0.5
MINIMUM FOOT-CANDLES	0.0

SITE PHOTOMETRICS	
AVERAGE FOOT-CANDLES	1.53
MAXIMUM FOOT-CANDLES	5.2
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.02
MAXIMUM TO MINIMUM FC RATIO	49.94
AVERAGE TO MINIMUM FC RATIO	14.77

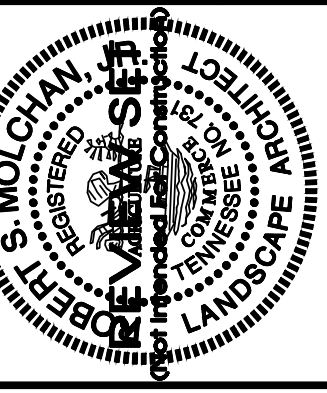


Know what's below.
Call before you dig.



SITE ENGINEERING CONSULTANTS

SEC, Inc.



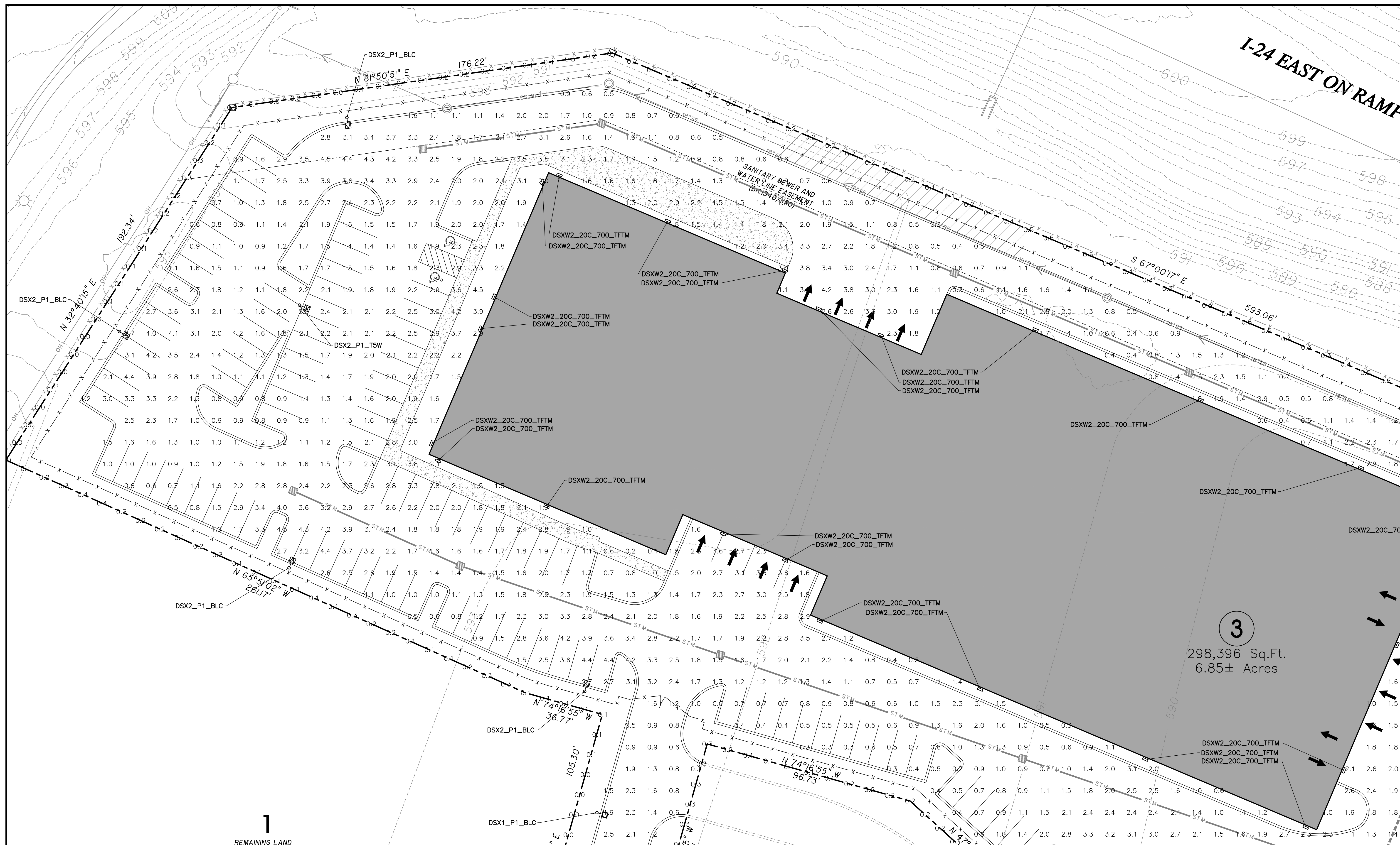
Nissan of Murfreesboro

Murfreesboro, Tennessee

Photometric Plan

REVISIONS:
DRAWN: SWL
DATE: 03-07-2022
CHECKED:
RSM
FILE NAME:
20010project_PH
SCALE:
1" = 50'
JOB NO.
20010
SHEET:

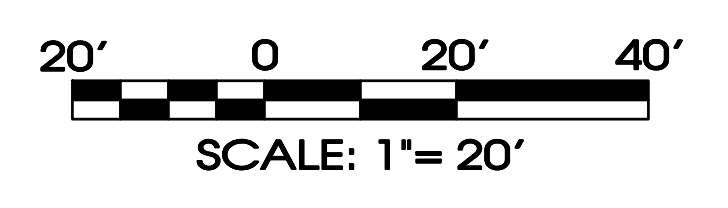
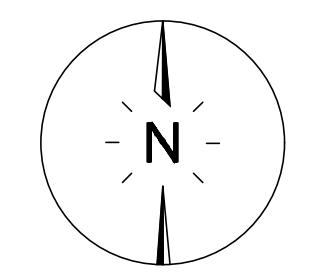
PH 1.0



1
REMAINING LAND



Know what's below.
Call before you dig.



SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
© COPYRIGHT SEC, INC. 2022
This site shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described in the construction documents, and the site is constructed in accordance with the construction plans.



Nissan of Murfreesboro
Murfreesboro, Tennessee

Photometric Plan
DRAWN: SWL
DATE: 03-07-2022
CHECKED: RSM
FILE NAME: 20010project_PH
SCALE: 1" = 20'
JOB NO. 20010
SHEET: PH 1.1



DSXW2_20C_700_TFTM
DSXW2_20C_700_TFTM
DSXW2_20C_700_TFTM

DSXW2_20C_700_TFTM
DSXW2_20C_700_TFTM

3
298,396 Sq.Ft.
6.85± Acres

2
REMAINING LAND
MAP 102 PARCEL 40.00
JBL PARTNERS
R.B. 1988, PG. 1177
(R.O.R.C. TN)

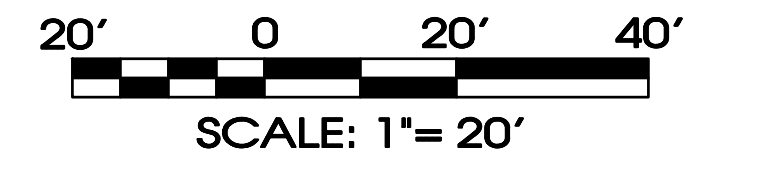
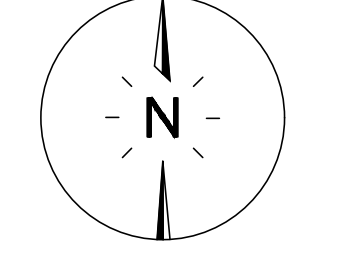
PERMANENT
SANITARY SEWER EASEMENT
(BK.615/1804)

SANITARY SEWER AND
WATER LINE EASEMENT
(BK.1340/1170)

TEMPORARY
CONSTRUCTION
EASEMENT



Know what's below.
Call before you dig.



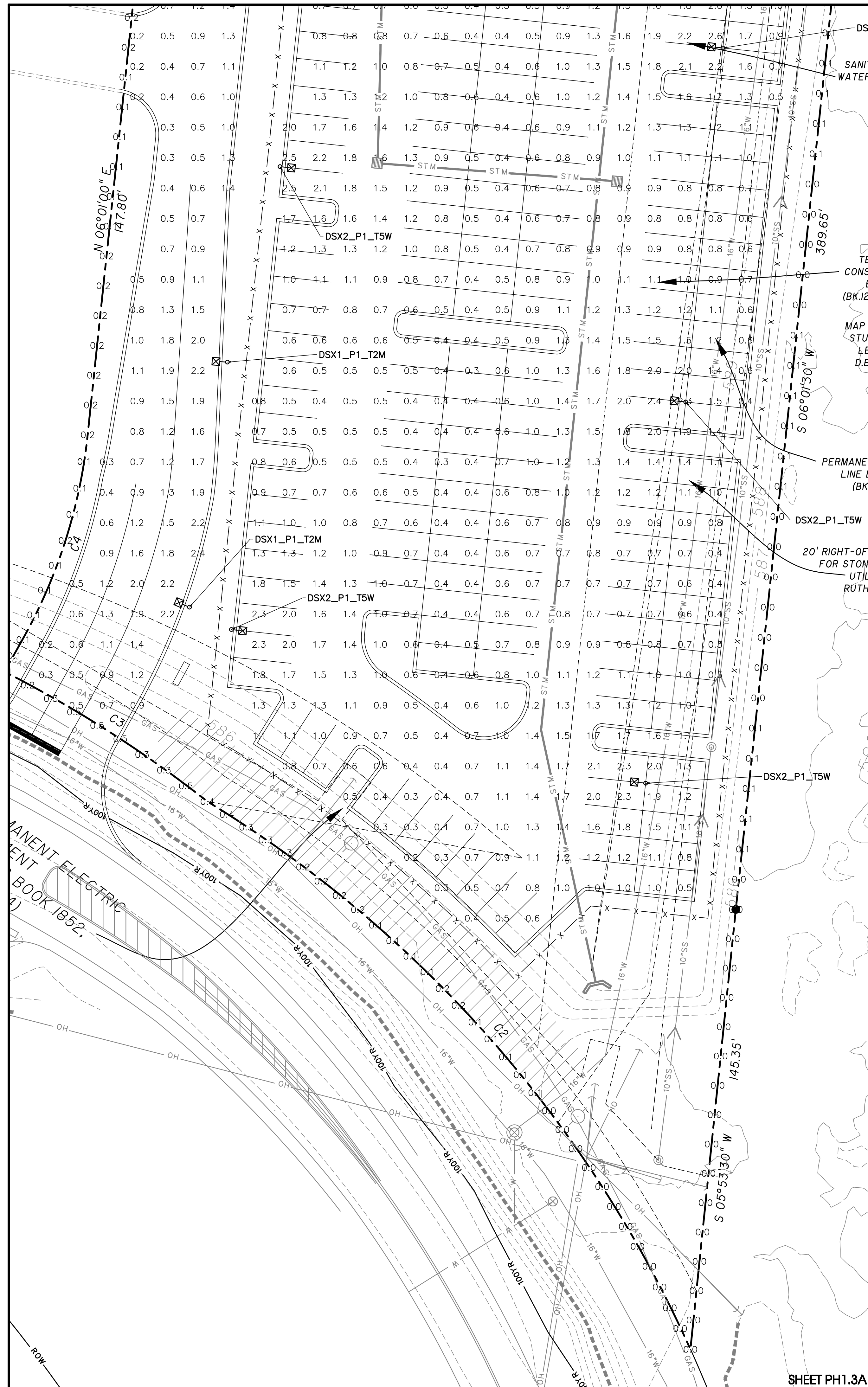
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC. 2022



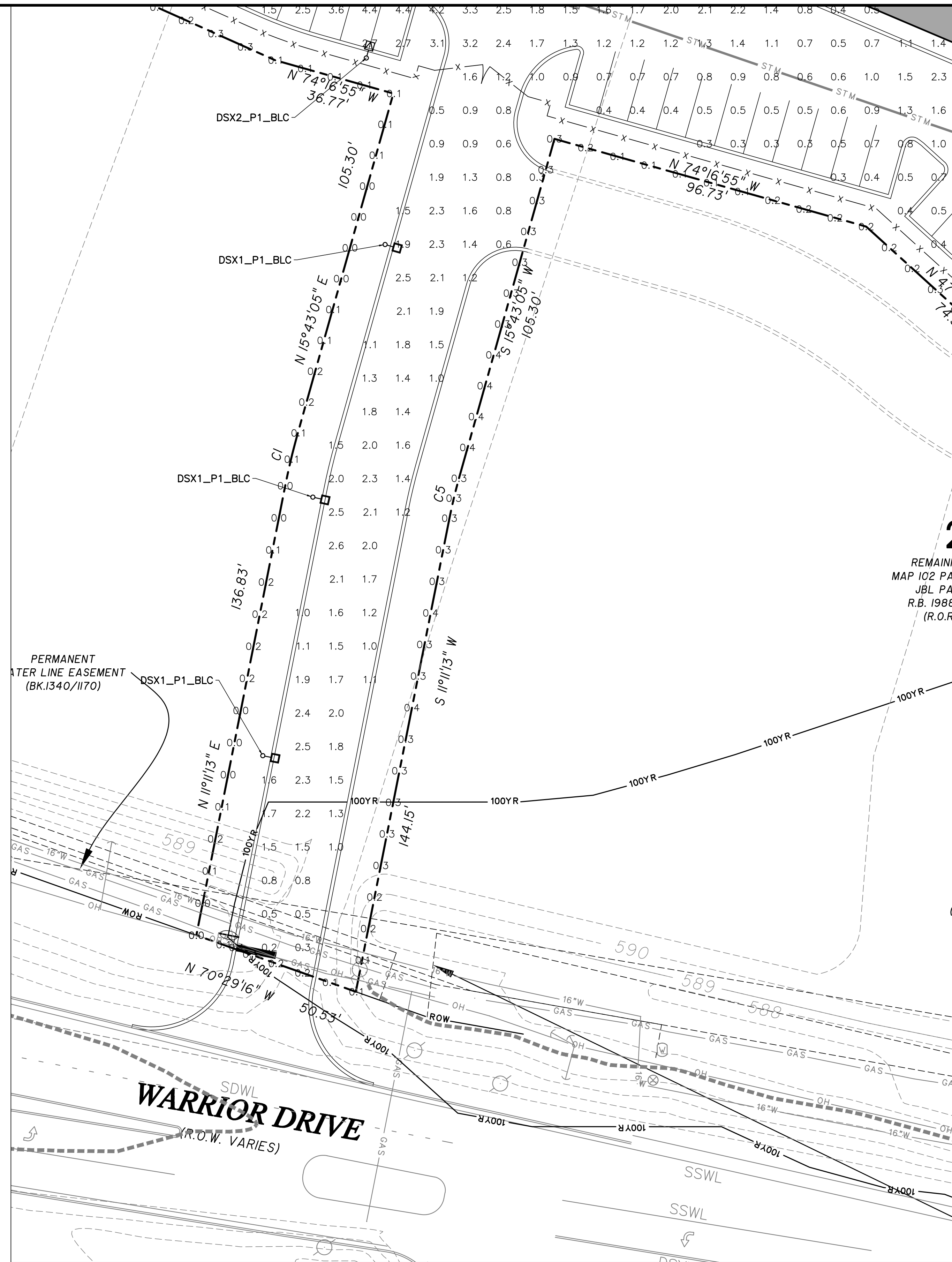
Nissan of Murfreesboro
Murfreesboro, Tennessee

REVISION:	
DRAWN: SWL	
DATE: 03-07-2022	
CHECKED: RSM	
FILE NAME: 20010project_PH	
SCALE: 1" = 20'	
JOB NO. 20010	
SHEET:	

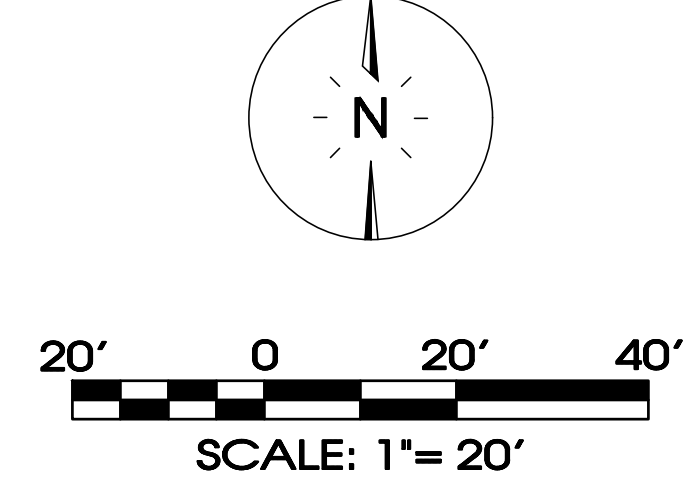
Photometric Plan
PH 1.2



SHEET PH1.3A



SHEET PH1.3B



SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SEC, INC. © COPYRIGHT SEC, INC. 2022



Nissan of Murfreesboro
 Murfreesboro, Tennessee

REVISIONS:	DATE: 03-07-2022
DRAWN: SWL	CHECKED: RSM
FILE NAME: 20010project_PH	SCALE: 1" = 20'
JOB NO. 20010	SHEET: PH 1.3

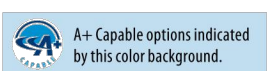
Photometric Plan



Catalog Number	
Notes	
Type	

Specifications	
EPA:	1.01 ft ² (0.93 m ²)
Length:	33" (838 mm)
Width:	13" (330 mm)
Height H1:	7-1/2" (190 mm)
Height H2:	3-1/2" (89 mm)
Weight (max):	27 lbs (12.2 kg)

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9	30K 3000K 40K 4000K 50K 5000K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T2L Type II Long T3S Type III Short T3M Type III Medium T3L Type III Long T4M Type IV Medium T4L Type IV Long T5M Type V Medium T5L Type V Long T6M Type VI Medium T6L Type VI Long T7M Type VII Medium T7L Type VII Long	MVOLT ¹	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket ² SPUMBA Square pole universal mounting adapter ³ RPMBA Round pole universal mounting adapter ³ Shipped separately KMAR DDBXD U Most arm mounting bracket adaptor (specify finish) ⁴

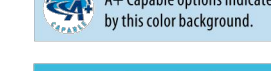
Control options	Other options	Finish required
Shipped installed NLTAR2 Light AIR generation 2 enabled ⁵ PIRHN Network, high-low motion/ambient sensor ⁶ PIR Network, high-low motion/ambient sensor ⁶ PER NEMA twist-lock receptacle only (control ordered separately) ⁷ PER5 Five-pin receptacle only (control ordered separately) ⁷ PER7 Seven-pin receptacle only (control ordered separately) ⁷ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁸ DS Dual switching ^{9,10}	PIR High-low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5K ¹¹ PIRHN High-low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K ¹¹ PIRHF5V High-low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5K ¹¹ PIRHF7V High-low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K ¹¹ FAO Field adjustable output ¹²	Shipped installed HS House-side shield ¹³ SF Single face (120, 277, 347V) ¹⁴ DF Double face (208, 240, 480V) ¹⁴ L90 Left-rotated optics ¹⁵ R90 Right-rotated optics ¹⁵ Shipped separately DNATD Textured natural aluminum BS Bird spikes ¹⁶ EGS External glare shield



Catalog Number	
Notes	
Type	

Specifications	
EPA:	1.11 ft ² (1.02 m ²)
Length:	40" (1016 mm)
Width:	15" (381 mm)
Height 1:	7-1/4" (185 mm)
Height 2:	3.5" (89 mm)
Weight:	36lbs

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.



Ordering Information EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 P9 P10 P11 P13 P12	30K 3000K 40K 4000K 50K 5000K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T2L Type II Long T3S Type III Short T3M Type III Medium T3L Type III Long T4M Type IV Medium T4L Type IV Long T5M Type V Medium T5L Type V Long T6M Type VI Medium T6L Type VI Long	MVOLT ¹	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket ² SPUMBA Square pole universal mounting adapter ³ RPMBA Round pole universal mounting adapter ³ Shipped separately KMAR DDBXD U Most arm mounting bracket adaptor (specify finish) ⁴

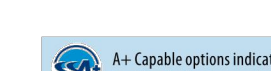
Control options	Other options	Finish required
Shipped installed NLTAR2 Light AIR generation 2 enabled ⁵ PIRHN Network, Bi-Level motion/ambient sensor ⁶ PIRHN Network, Bi-Level motion/ambient sensor ⁶ PER5 Five-pin receptacle only (no controls) ⁷ PER7 Seven-pin receptacle only (no controls) ⁷ DMG 0-10V dimming ordered out back of housing for external control (no controls) ⁸ DS Dual switching ^{9,10}	PIRHN Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K ¹¹ FAO Field adjustable output ¹²	Shipped installed HS House-side shield ¹³ SF Single face (120, 277, 347V) ¹⁴ DF Double face (208, 240, 480V) ¹⁴ L90 Left-rotated optics ¹⁵ R90 Right-rotated optics ¹⁵ Shipped separately DNATD Textured natural aluminum BS Bird spikes ¹⁶ EGS External glare shield



Catalog Number	
Notes	
Type	

Specifications	
Width:	18-1/2" (467 mm)
Depth:	10" (254 mm)
Height:	7-5/8" (194 mm)
Weight:	21 lbs (9.5 kg)

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
• All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
• This luminaire is A+ Certified when ordered with DTL¹ controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
• This luminaire is part of an A+ Certified solution for ROAM² or XPoint³ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.
To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to ROAM](#); [Link to DTL DLL](#)

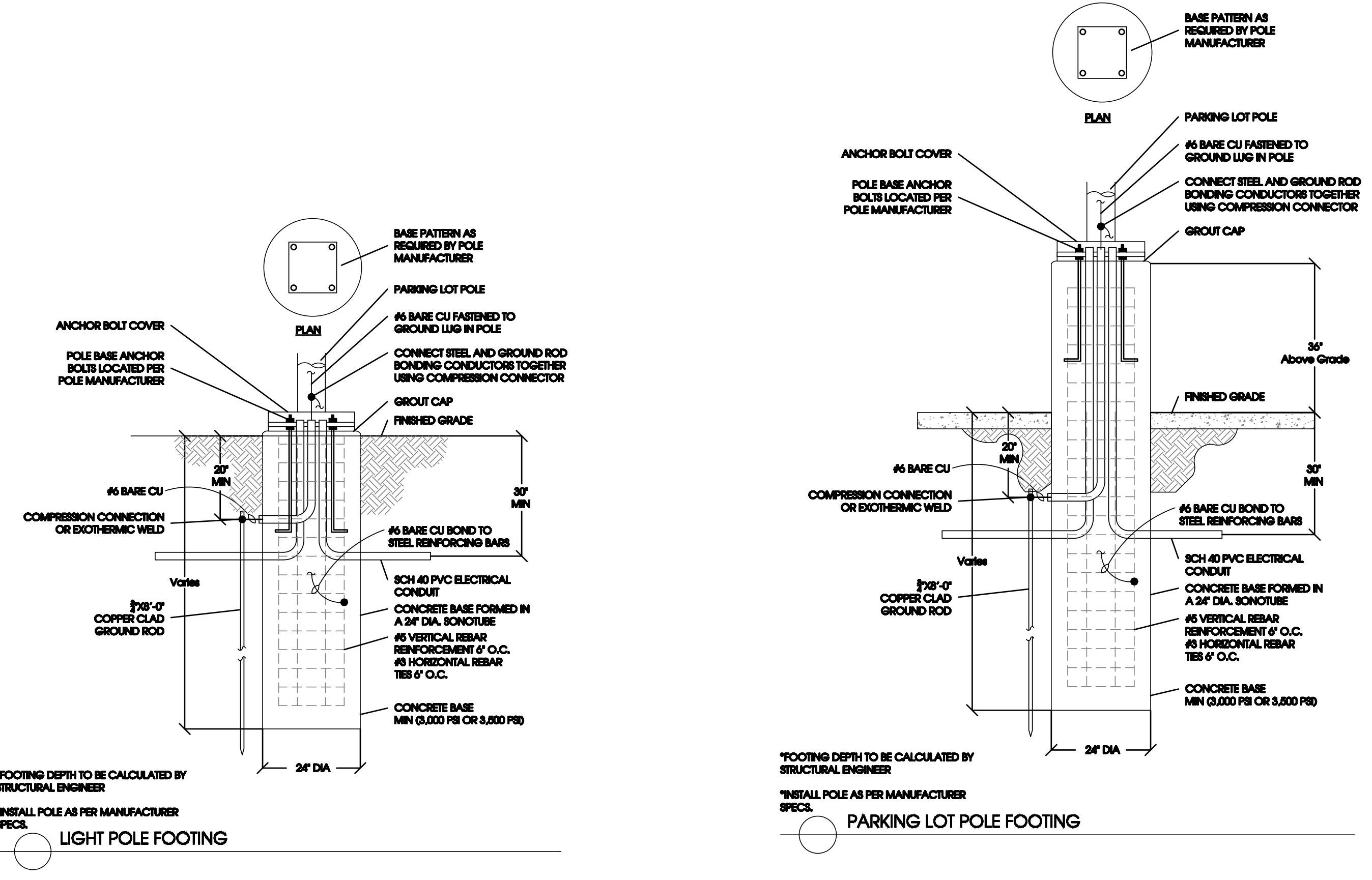


Ordering Information EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350mA 530 530mA 700 700mA 1000 1000 mA (1A)	30K 3000K 40K 4000K 50K 5000K AMBR Amber phosphor converted	T2S Type II Short T2M Type II Medium T2L Type II Long T3S Type III Short T3M Type III Medium T3L Type III Long T4M Type IV Medium T4L Type IV Long T5M Type V Medium T5L Type V Long	MVOLT ¹	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket ² SPUMBA Square pole universal mounting adapter ³ RPMBA Round pole universal mounting adapter ³ Shipped separately KMAR DDBXD U Most arm mounting bracket adaptor (specify finish) ⁴	Shipped installed FE Photoelectric cell, button type ⁵ PER NEMA twist-lock receptacle only (control ordered separately) ⁷ PER5 Five-pin receptacle only (control ordered separately) ⁷ PER7 Seven-pin receptacle only (control ordered separately) ⁷ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁸ PIR 180° motion/ambient light sensor, <15' mtg ht. ¹¹ PIRHN 180° motion/ambient light sensor, 15-30' mtg ht. ¹¹ PIRHF5V Motion/ambient light sensor, 8-15' mounting height, ambient sensor enabled at 5K ¹¹ PIRHF7V Motion/ambient light sensor, 15-30' mounting height, ambient sensor enabled at 5K ¹¹

Other Options	Finish required
Shipped installed SF Single face (120, 277, 347V) ¹⁴ DF Double face (208, 240, 480V) ¹⁴ HS House-side shield ¹³ SPD Separate surge protection ¹⁷	Shipped separately ¹ BSW Bird-deterrent spikes VG Vandal guard DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBXD Textured dark bronze DNLXD Textured black DNATXD Textured natural aluminum DWHXD Textured white

CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	NOTE 2	QUANTITY	LAMP DEPRECIATION	ARM LENGTH
DSX1_P1_BLC	□	DSX1 LED P1 40K BLC MVOLT	POLE	Lithonia Lighting, DSX1 LED P1 40K BLC MVOLT	20	3	0.9	0
DSX1_P1_T2M	□	DSX1 LED P1 40K T2M MVOLT with houseside shield	POLE	Lithonia Lighting, DSX1 LED P1 40K T2M MVOLT HS	20'	3	0.9	0
DSX2_P1_BLC	□	DSX2 LED P1 40K BLC MVOLT	POLE	Lithonia Lighting, DSX2 LED P1 40K BLC MVOLT	25'	6	0.9	4
DSX2_P1_T5W	□	DSX2 LED P1 40K T5W MVOLT with houseside shield	POLE	Lithonia Lighting, DSX2 LED P1 40K T5W MVOLT HS	25'	10	0.9	4
DSXW2_20C_700_TFTM	□	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 700mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	WALL	Lithonia Lighting, DSXW2 LED 20C 700 40K TFTM MVOLT	16'	24	0.9	0



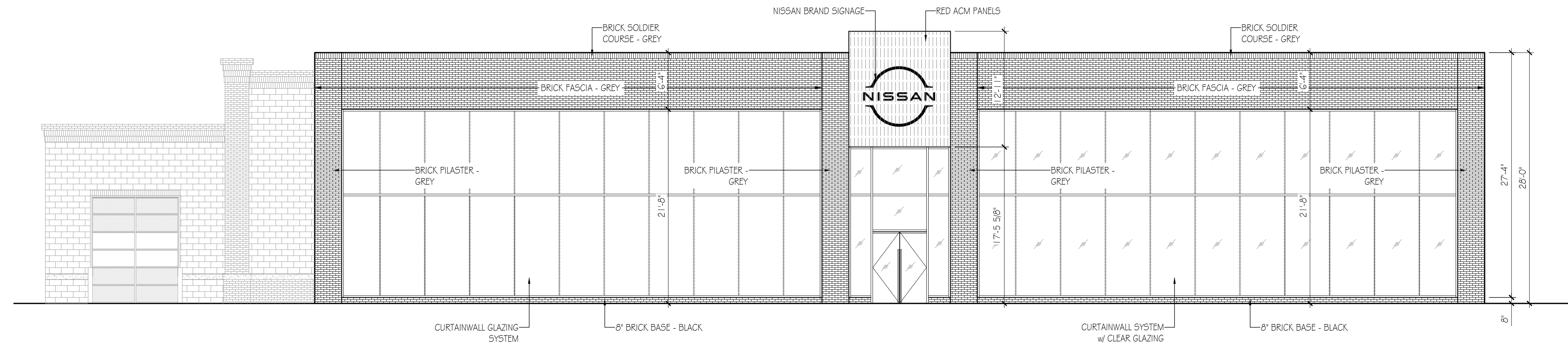
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC. © COPYRIGHT SEC, INC. 2022

S. MOLCHAY, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 25877

Nissan of Murfreesboro
Murfreesboro, Tennessee

Photometric Plan

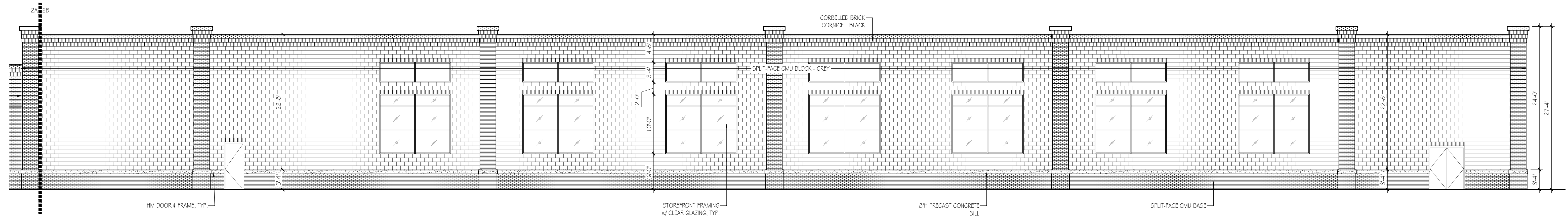
REVISIONS:
DRAWN: SWL
DATE: 03-07-2022
CHECKED: RSM
FILE NAME: 20010project_PH
SCALE: N/A
JOB NO: 20010
SHEET: PH 2.0



West Elevation - Wall Area & Material Breakdown		
Percentage of Openings		
Wall Area	4,345 sq. ft.	
Opening Area	2,564 sq. ft.	
Total Opening Percentage	59.0%	
Opaque Material Breakdown 1,781 sq. ft.		
Primary Materials		
Grey Brick	1,069 sq. ft.	60.0%
Black Brick	176 sq. ft.	9.9%
Grey Split-Face	377 sq. ft.	21.2%
Secondary Materials		
Precast	13 sq. ft.	0.7%
Red ACM Panel	146 sq. ft.	8.2%

1 PROPOSED WEST ELEVATION

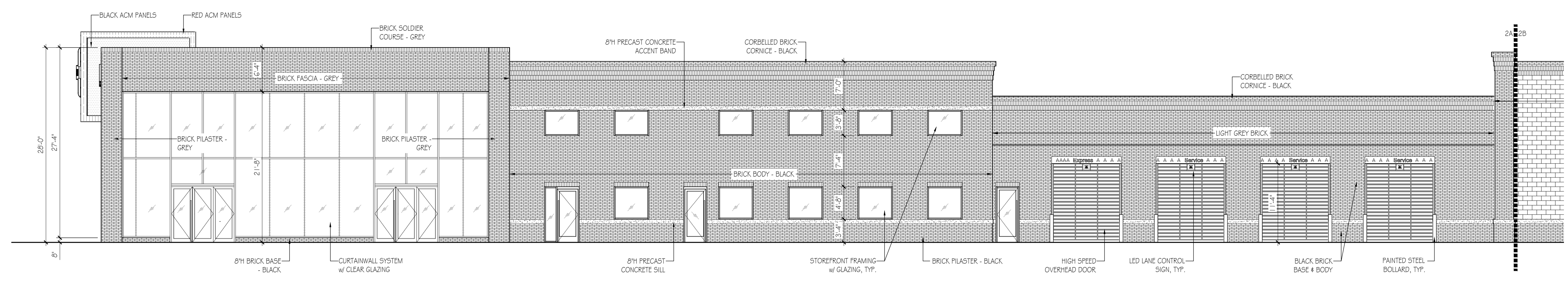
Scale: 1/8" = 1'-0"



2B PROPOSED SOUTH ELEVATION

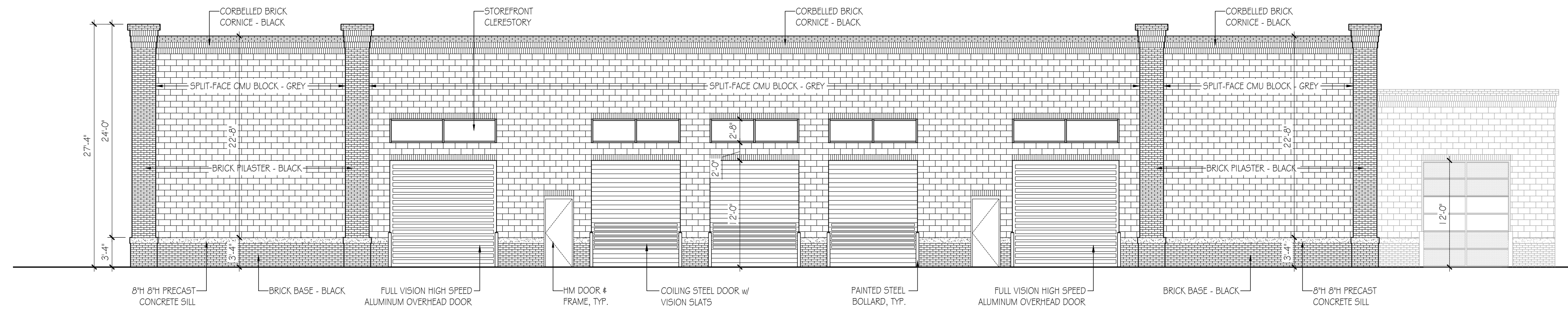
Scale: 1/8" = 1'-0"

South Elevation - Wall Area & Material Breakdown		
Percentage of Openings		
Wall Area	11,615 sq. ft.	
Opening Area	3,083 sq. ft.	
Total Opening Percentage	26.5%	
Opaque Material Breakdown 8,532 sq. ft.		
Primary Materials		
Grey Brick	1,650 sq. ft.	19.2%
Black Brick	3,065 sq. ft.	35.7%
Grey Split-Face	3,550 sq. ft.	41.4%
Secondary Materials		
Precast	267 sq. ft.	3.1%
Red ACM Panel	28 sq. ft.	0.3%
Black ACM Panel	39 sq. ft.	0.3%



2A PROPOSED SOUTH ELEVATION

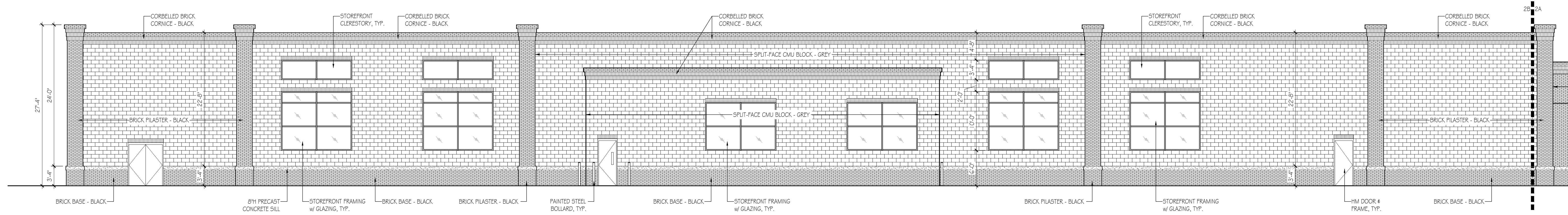
Scale: 1/8" = 1'-0"



East Elevation - Wall Area & Material Breakdown		
Percentage of Openings		
Wall Area	4,060 sq. ft.	
Opening Area	965 sq. ft.	
Total Opening Percentage	23.8%	
Opaque Material Breakdown		3,095 sq. ft.
Primary Materials		
Grey Brick	83 sq. ft.	2.7%
Black Brick	795 sq. ft.	25.7%
Grey Split-Face	2,167 sq. ft.	70.0%
Secondary Materials		
Precast	50 sq. ft.	1.6%

1 PROPOSED EAST ELEVATION

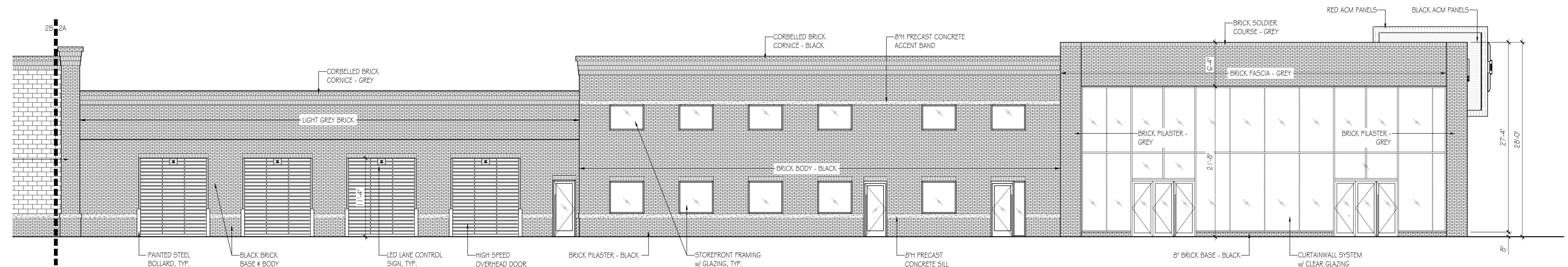
Scale: 1/8" = 1'-0"



2B PROPOSED NORTH ELEVATION

Scale: 1/8" = 1'-0"

South Elevation - Wall Area & Material Breakdown		
Percentage of Openings		
Wall Area	11,624 sq. ft.	
Opening Area	2,825 sq. ft.	
Total Opening Percentage	24.3%	
Opaque Material Breakdown		8,799 sq. ft.
Primary Materials		
Grey Brick	1,006 sq. ft.	11.4%
Black Brick	3,503 sq. ft.	39.8%
Grey Split-Face	3,959 sq. ft.	45.0%
Secondary Materials		
Precast	264 sq. ft.	3.0%
Red ACM Panel	28 sq. ft.	0.4%
Black ACM Panel	39 sq. ft.	0.4%



2A PROPOSED NORTH ELEVATION

Scale: 1/8" = 1'-0"