

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, April 27, 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 March 23, 2022
4. New Business

Special Use Permit Request

- a. **Application Z-22-006 by Absolute Fireworks, represented by Julie Smith**, is requesting a special use permit to operate a temporary outdoor vending establishment (seasonal fireworks retailer) in the parking lot of an existing commercial shopping center, zoned Commercial Highway (CH) located at 131 Cason Lane. (Project Planner: Joel Aguilera).
 - b. **Application Z-22-008 by New Vision Baptist Church, represented by Caitlin Paul of Catalyst Design Group**, is requesting a special use permit for a 25,680 square-foot building addition to an institutional group assembly use, zoned Single Family Residential (RS-15) located at 1750 North Thompson Lane. (Project Planner: Joel Aguilera).
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

March 23, 2022 1:00 PM

Members Present:

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

Staff Present:

Brad Barbee, *Planner*
Joel Aguilera, *Planner*
Matthew Blomeley, *Assistant Planning Director*
Roman Hankins, *Assistant City 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 February 23, 2022, BZA meeting were approved as submitted.

4. New Business:

- a. Zoning application [2022-002] for DePriest Center, represented by Deborah Driggs, requesting a special use permit to operate a temporary outdoor vending establishment (seasonal fireworks) at 1800 Lascassas Pike, parking lot of Centerpointe Apostolic Church. Property is zoned Commercial Local (CL). (Project Planner: Joel Aguilera)**

Joel Aguilera 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.

Mr. Aguilera stated that Ms. Driggs was not present at the meeting.

Matthew Blomeley provided correction for condition of approval number two, stating the dates should read June 22, 2022 – July 10, 2022. No activity associated shall be on the site before June 22, 2022. June 22, 2022 is the date set-up may began. Sales may begin June 28, 2022.

Ken Halliburton inquired if the city will allow fireworks to be set off on July 5, 2022.

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Roman Hankins added, per section 12-27 Seasonal Use of Fireworks in the City Code states fireworks may be shot on July 5th.

Chair Young opened the public hearing.

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

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

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

Nay: None

- b. Zoning application [2022-003] for MTCS, represented by Matt Taylor of SEC, requesting a special use permit for a building addition to an existing institutional group assembly use (Middle Tennessee Christian School) at 100 East MTCS Road. Property is zoned Single Family Residential (RS-15). (Project Planner: Joel Aguilera)**

Chair Young stated that he has had a child to attend MTCS, so he will abstain from discussion and voting on this application but will assist with the discussion.

Joel Aguilera 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.

Mr. Aguilera stated that Matt Taylor of SEC provided a correction, and that the number of classrooms to be added is 24, bringing the total to 58.

Matt Taylor of SEC, Inc, 850 Middle Tennessee Boulevard, Murfreesboro, TN 37129. came forward to address questions from the Board.

Mr. Taylor clarified there was an error on the plan regarding square footage. The footprint only was shown. It should be a two-story addition. It should be 47,102. Number of classrooms remain the same as stated in application.

Mr. Taylor added that the number of students and classrooms dictate parking. There has been an informal agreement with the church to the north, that parking can spill into the church parking lot. Mr. Taylor sent a draft agreement with the church to staff to formalize overflow parking with this new project.

Chair Young opened the public hearing.

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

There being no further discussion, Tim Tipps moved to approve the special use permit application subject to all staff recommendations contained in the staff report with the correction of square footage and number of classrooms; The motion was seconded by Ken Halliburton and carried by the following vote:

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

Nay: None

- c. Zoning application [2022-004] for Matt Bowers Auto Group, represented by Matt Taylor of SEC, requesting a special use permit for Motor Vehicle Sales (Automobile) at the northeast intersection of Warrior Drive and New Salem Highway. Property is zoned Commercial Highway (CH). (Project Planner: Brad Barbee)**

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.

Matthew Blomeley reiterated that loading and unloading is required to occur within the loading zone, and at no time should the public right-of-way or other areas be used for the loading and unloading of vehicles.

Ken Halliburton requested clarification on the comment with respect to displaying vehicles within landscaped areas and asked if that would be site specific.

Brad Barbee provided further clarification that green space areas on approved sites are for landscape, open space areas, sometimes formal open space areas, and are not provided for the storage of equipment, machinery, or inventory.

Matthew Blomeley added that in 2017 our zoning ordinance was amended to include all the standards for motor vehicle sales uses, and Mr. Blomeley read the following zoning ordinance (Appendix A1) standard:

“(5) 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;”

Matt Taylor of SEC, Inc, 850 Middle Tennessee Boulevard, Murfreesboro, TN 37129. came forward to address questions from the Board.

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Tim Tipps requested the loading and unloading zone space to be identified.

Mr. Taylor identified the loading zone at the rear of the property on the provided illustration.

Tim Tipps inquired about the underground detention noted near the loading zone.

Mr. Taylor stated it will be used for water retention only.

Chair Young opened the public hearing.

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

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

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

Nay: None

5. Staff Reports and Other Business:

Matthew Blomeley stated that one application has already been submitted for April 2022, so there will be a meeting.

6. Adjourn.

There being no further business, Chair Young adjourned the meeting at 1:44 p.m.

CHAIRMAN

SECRETARY

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

APRIL 27, 2022

PROJECT PLANNER: JOEL AGUILERA

Application: Z-22-006

Location: 131 Cason Lane

Applicant: Julie Smith for Absolute Fireworks LLC

Owner: Michael Gish/Amy Grimes (Property Manager)

Zoning: Commercial Highway (CH)

Requests: Special Use Permit for temporary outdoor vending (seasonal fireworks) in the parking lot of an existing commercial shopping center



Overview of Request

The applicant, Julie Smith, representing Absolute Fireworks, 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 131 Cason Lane. 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 Commercial Highway district.

The applicant has been operating a firework sales tent at 131 Cason Lane for 16 years and was not able to obtain the tent she has used for each of those years and must rent one that is slightly larger. Because the size of the tent has changed, the Special Use Permit is not eligible to be administratively approved. This Special Use Permit (SUP) request is to allow for the increase in the size of the tent from the prior 30' x 45' to a 30' x 60' tent.

The site is surrounded by existing commercial development zoned CH. The tent will be situated along the southern portion of the parking lot, away from the entrance of the shopping center. The hours of operation will be from 9am to 10pm which is consistent with other firework applications. The applicant has provided a letter and site plan demonstrating compliance with the Special Use Permit standards for 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 CH 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 will not impact the character, traffic conditions, or parking of the shopping center. The BZA site plan shows that the tent will be located along the southern portion of the parking lot, away from the main entrance of the center. Additionally, staff has confirmed that the tent location will not impact the availability of parking during regular business hours and the temporary use does not exceed 25% of the parking spaces.

- 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 the shopping center or surrounding commercial areas 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;**
 - All services are provided to the site already. As such, staff believes this application will not hinder the above services. Parking on this site has an estimated 42 parking spaces. The tent will be utilizing 8 spaces.
 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 significant, natural or historic 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.**
 - Staff believes this application will not hinder the above services. Parking on this site has an estimated 42 parking spaces. The tent will be utilizing 8 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.
- 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.
- 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 34 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.
- 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 a temporary power pole for the 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 to an off-site location.
- 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 power pole will not disturb the peace of any of the 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 9am 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 376 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 9am 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.

- o 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 establishment (fireworks seasonal retailer) 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 Standards of General Applicability and additional standards for Temporary Vending – Seasonal Fireworks Sales. Staff recommends approval of the SUP subject to the following staff comments as 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, between the hours of 9 AM to 10 PM Sunday through Saturday.
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 22nd, 2022, and all materials, including the tent and any other equipment shall be removed from the lot on or before July 10th, 2022.
3. The applicant shall provide certification that the tent is flame-resistant or treated to be flame-resistant.
4. The maximum tent size shall be 30' x 60' and shall be located in the parking lot as shown on the aerial photo (site plan) submitted with this application.
5. The applicant shall keep and maintain a fire extinguisher on-site at all times.
6. The applicant shall keep the City's fireworks ordinance posted on-site at all times and comply with the regulations contained therein.
7. Fireworks shall not be set off on-site.
8. 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.
9. The fireworks tent shall meet all minimum building setback requirements for the CH zoning district. The setbacks include: 42-foot front, 0-foot side, and 20-foot rear setback.
10. The applicant shall obtain a tent permit for the fireworks tent.
11. Applicant shall post the Certificate to Operate, issued by the Planning Department after passing all required inspections to operate a temporary firework vending operation.

Attached Exhibits

1. Letter from applicant
2. Firework tent site plan
3. BZA Application

To: Planning Director and/or BZA

From: Julie Smith / Absolute Fireworks, LLC

Date: 3-16-2022

Absolute Fireworks, LLC is requesting a "Special Use Permit" to operate a temporary vending site for seasonal fireworks at 131 Cason Lane. I have been operating a fireworks tent at this location for 16 years and it is necessary to increase the size of the tent slightly from a 30'X45' to 30'X60'. All other operations will remain the same.

Standards in which we will comply with:

A. 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 facilities, and other matters affecting the public health, safety and general welfare.

The proposed fireworks tent complies with the standards of temporary outdoor vending establishment Section 9 (D)(2)(eeee). It would not have a substantial or undue adverse effect on the adjacent neighbors, character of the neighborhood, traffic, parking, utilities and general welfare.

B. 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.

This will be a temporary sales tent. The surrounding uses are commercial uses. This would not interfere with the adjacent properties or neighborhood.

C. 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.

These services are already provided.

D. 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.

This fireworks tent will not result in destruction, loss or damage of any of these listed.

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

To whom it may concern,

Temporary vendors, as described in Section 25 (D)(4) of this article, are subject to the following 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.
 - The property manager has provided proper signatures and a lease for the property.
2. The site for 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 hared 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 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.
 - We will not need any "on-site turn around" as the parking lot is more than adequate for the parking. Entrance to and Exit to the street are more than adequate for the parking lot. We will not use more than 25% of the total parking available on the site.
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 operations.
 - There is no need for traffic control because the road is directed by sufficient red-lights.
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 an tents must be located on an asphalt, concrete or hard dustless surface and in no event may erected or placed on a gravel or grass area. All approved vehicles, trailer or tents must be maintained in good condition. Any vehicle, trailer or movable 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.
 - Tents will be placed in conformance with all applicable codes. We will have two emergency exits. All vehicles will be on asphalt. We will not store anything off-site or on residential property.
5. Any site used for a temporary vendor must be locate so that all parts of all facilities and sales inventory on the site are no more than 500 feet from an operable fire hydrant.
 - We are within a few feet of an fire hydrant.
6. A deposit in the amount of \$500 per site 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 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 months for the first offense, twelve months for the second offense and eighteen months for the third and all subsequent offenses. Except as otherwise specifically provided herein in subsection 10, all site must be cleared and cleaned within five days after the expiration of the special use permit.

- We will deposit \$500 per site to the building and codes department. We will have the space cleared and cleaned within the time limits.
7. Adequate provision shall be made for restroom facilities on the property. Restroom facilities must be located on site for all temporary vendors 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 setback or in any site yard. The BZA may approve the use of offsite 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 offsite facilities
 - We will provide an onsite port o potty for our employees and customers.
 8. The applicant shall post on the property documentation of the BZA granting of a temporary vendor special use permit for inspection by city officials or others during the course of the temporary use.
 - We will post all proper documents from the BZA and city officials.
 9. No special use 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 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.
 - We will comply to all sign, fire, electrical, or other ordinances of the city. We are basically replacing a tent that is 30X45 with a tent that was 30X60. Nothing else will change. We have been in this location for 17 YEARS.
 10. An electric meter installed on a free standing 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.
 - We will use a temporary power pole that will be taken down.
 11. Any site for a temporary vendor must be located so that all parts of all facilities and/or tents of all inventory are outside of any easements for electric power transmission or distribution.
 - All inventory and electric power will be outside of any easement.
 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.
 - We will not be using any dumpster on site. We will take our trash elsewhere.
 13. Signage for a temporary vendor shall not conform to the requirements of the city's sign regulations including but not limited to an application for a signed permit and payment of application 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.

- We will comply to all signage requirements. We hire a sign company that purchases all permits and pays the application sign permit fees.
14. The using operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonogram, live band, amplifiers, loud speakers, 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.
- We will not be using any bands, loud speakers, or the such for our operations.

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 for 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 or food or retail merchandise, or on November 14th 2017, whichever shall first occur.

* We will only operate for the 8 day period that the city of Murfreesboro allows us to sell fireworks. June 28-July 5

16 The BZA may require additional standards be met in order to assure compatibility of the proposed location with adjoining properties.

* We will meet all requirements of the BZA.

17. Notwithstanding subsections two and four 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 1st, 2007 provided however that the exception in this subsection shall end on November 14th, 2017.

* We do not exist on gravel. This clause has expired as of 2017.

18. The application for and grant of a special use permit for temporary vending of fireworks shall be subject to the following additional conditions.

* We have addressed the following conditions in previous emails and letters.

The fireworks tent will comply with the provisions listed in this section temporary outdoor vending establishment

[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.

There is no fuel source within two hundred feet of this location.

[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.

There is no establishment within two hundred and fifty feet that serves 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.

We will only operate for sales from June 28-July 5. All items associated with the fireworks business will be located on the property after June 22 and cleaned up and removed by July 10.

[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.

We will comply with all state and local laws and ordinances.

(ee). A fireworks seasonal retailer shall not be approved for a period of more than one calendar year.

We are only applying for one week.

(ff). The applicant must obtain a tent permit for the firework tent.

We will purchase a tent permit.

(gg). A firework seasonal retailer shall provide certification that the tent is flame resistant or treated to be flame resistant.

Our tent company provides flame resistant certificates.

(hh). A fire extinguisher shall be kept on site at all times.

We have 2 fire extinguishers on site at all times.

(ii). The City's fireworks ordinance shall be posted on site.

We will post the City's firework ordinance.

(jj) No fireworks are to be set off on site.

We will not set off any fireworks on site.

(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.

We will have an electrical inspection prior to opening and we will purchase an electrical permit from the Building and Codes Department.

To whom it may concern,

Julie Smith / Absolute Fireworks has my permission to conduct a temporary retail fireworks business at 131 Cason Lane, Murfreesboro. This permission is good for the July firework season of 2022.

Thank you,

X 

(Property Owner's Signature or Manager)

AMY GRIMES

Print Name

Please sign and return with lease.



* Park-
ing
spaces
are 9'
wide.
Tent will
take up
6.6
spaces.
Tent
stakes
will
take
2'.

City of Murfreesboro

BOARD OF ZONING APPEALS

HEARING REQUEST APPLICATION

Location/Street Address: 131 Cason Lane

Tax Map: Group: Parcel: Zoning District:

Applicant: Julie Smith

E-Mail: absolutefireworks@aatt.net

Address: P.O. Box 1525

Phone: 615-417-2072

City: LaVergne

State: TN

Zip: 37086

Property Owner: Michael Gish/Property manager: Amy Grimes

Address: 131 Cason Lane

Phone: 615-566-1839

City: Murfreesboro

State: TN

Zip: 37128

Request: Special Use permit to operate a temporary vending site for seasonal fireworks
Zoning District:

Applicant Signature: Julie Smith

Date: 3/16/2022

Received By: S. HARRIS

Receipt #: 530127

Application #: 22-006

Date: 3-21-22

✓#383

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

APRIL 27, 2022

PROJECT PLANNER: JOEL AGUILERA

Application: Z-22-008

Location: 1750 North Thompson Lane

Applicant: New Vision Baptist Church, represented by Caitlin Paul of Catalyst Design Group

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

Requests: Special Use Permit for a 25,680 square-foot building addition to an institutional group assembly use.



Overview

Special Use Permit Request

The applicant, New Vision Baptist Church, represented by Caitlin Paul of Catalyst Design Group, is requesting a Special Use Permit (SUP) to construct a 25,680 square foot building addition for 43 adult classrooms and modifications to the west parking lot. The proposed is located at 1750 North Thompson Lane. The surrounding land uses are medical, and office uses to the east, and vacant land to the west. If the requested SUP is approved, the building addition and parking lot modifications will require approval of site plan subject to municipal code and the Murfreesboro Design Guidelines.

Per the site plan and as described in the applicant's letter, the building addition will be 2-stories, constructed along the southwestern portion of the existing church, and similar in building design, materials, and colors as the existing on-site structures. In addition, the applicant will remove 112 parking spaces for the addition and add back 76 spaces, resulting in a net reduction of 36 spaces. The total number of spaces on site will be 1,342, which significantly exceeds the minimum number of parking spaces required by the Zoning Ordinance, Chart 4 (1 space per 8 seats in the largest gathering area). With a total of 1,600 seats the church has a required parking total of 200 spaces.

Background

On December 18, 2014, the Board of Zoning Appeals approved a SUP to allow expansion of the church and approved two variances. One variance approved an 8' landscape variance from Section 27(J) which requires a 10'-wide side planting yard where the site is five (5) acres or more. The second variance approved a variance from Section 9(D)(2)(zz)(1) that requires parking spaces for institutional group assembly use in a Single Family Residential (RS) zoning district to be located outside of the front yard setback. These variances remain with the property and the current SUP request for the building addition and parking lot modifications will be contained, located outside the areas specified in the variance or affect the areas of the previously approved variances.

Relevant Zoning Ordinance Section

Chart 2 of the City of Murfreesboro Zoning Ordinance allows institutional group assembly uses, such as churches 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(D).

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 should have minimal impact on the surrounding area. Lighting will not extend beyond the property line, and the proposed addition, as well as the modification to the parking lot, will not exceed the current layout of the site. Parking shall be managed on-site, so that there shall be no negative impact to the adjacent public rights-of-way or neighboring properties.
- (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 parking lot modifications are internal to the site and should have minimal impact on the surrounding area. Lighting will not extend beyond the property line and staff has confirmed that the proposed building addition design and layout will be compatible with the existing campus and will not impact the traffic flow and generation on-site or off-site.
- (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. No additional street connections or improvements for public facilities have been proposed. Parking, as shown on the site plan, complies with Chart 4 of the zoning ordinance. The applicant has provided a brief on-site parking summary during service time and demonstrates that adequate parking is available.
- (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, and the modifications to the parking lot have been arranged so that there shall be no negative impact to the public rights-of-way or neighboring properties. The applicant has confirmed that the extent to the modifications of the parking lot will not exceed the current layout.
- 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 27.7 acres in size which exceeds 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;

- The photometric plan shows that the proposed lighting will not exceed beyond the property line. All lighting fixtures have been restricted to the 20-foot mounting height and will not impact the 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-site. 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 and the existing and proposed tree vegetation will continue to be used as buffers.

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 once constructed will be 1,342 stalls. Per the Zoning Ordinance Chart 4, the site is required to have a minimum of 200

parking spaces. Although the project will reduce the overall parking by 36 spaces, it will far exceed the minimum number required by the City ordinance.

- 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 25,680 square foot expansion for additional adult classrooms. The proposed use does also include some modifications to the existing parking lot in front of the addition but will have no impact on the adjacent rights-of-way. The applicant has stated that there is no anticipated change in traffic patterns but has anticipated additional traffic volume. However, the applicant has concluded that there exists ample parking on-site to accommodate any future volume.
- 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.

Staff Comments:

Staff recommends approval of the SUP to add 25,680 square feet on the existing church and remove 36 spaces from the on-site parking area because the special use permit standards and institutional group assembly standards will be met, as noted above. Although there is a net reduction of the parking spaces, staff has concluded that there will be sufficient parking provided on-site. 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 25,680 square foot addition onto the existing church, and for modifications to the parking lot areas in front of the new addition.
2. A site plan must be submitted for review and approval, subject to the municipal code and the Murfreesboro Design Guidelines.
3. This special use permit approval shall include, by this reference, all previous conditions of approval for the operation of an assembly (church) use on the subject property and previously permitted exceptions from the zoning ordinance, with the variances granted by the BZA on December 18th, 2014 (File Number: Z-14-070).

Attached Exhibits

- A. Site plan
- B. Letter of explanation from applicant
- C. Application

SPECIAL USE PERMIT

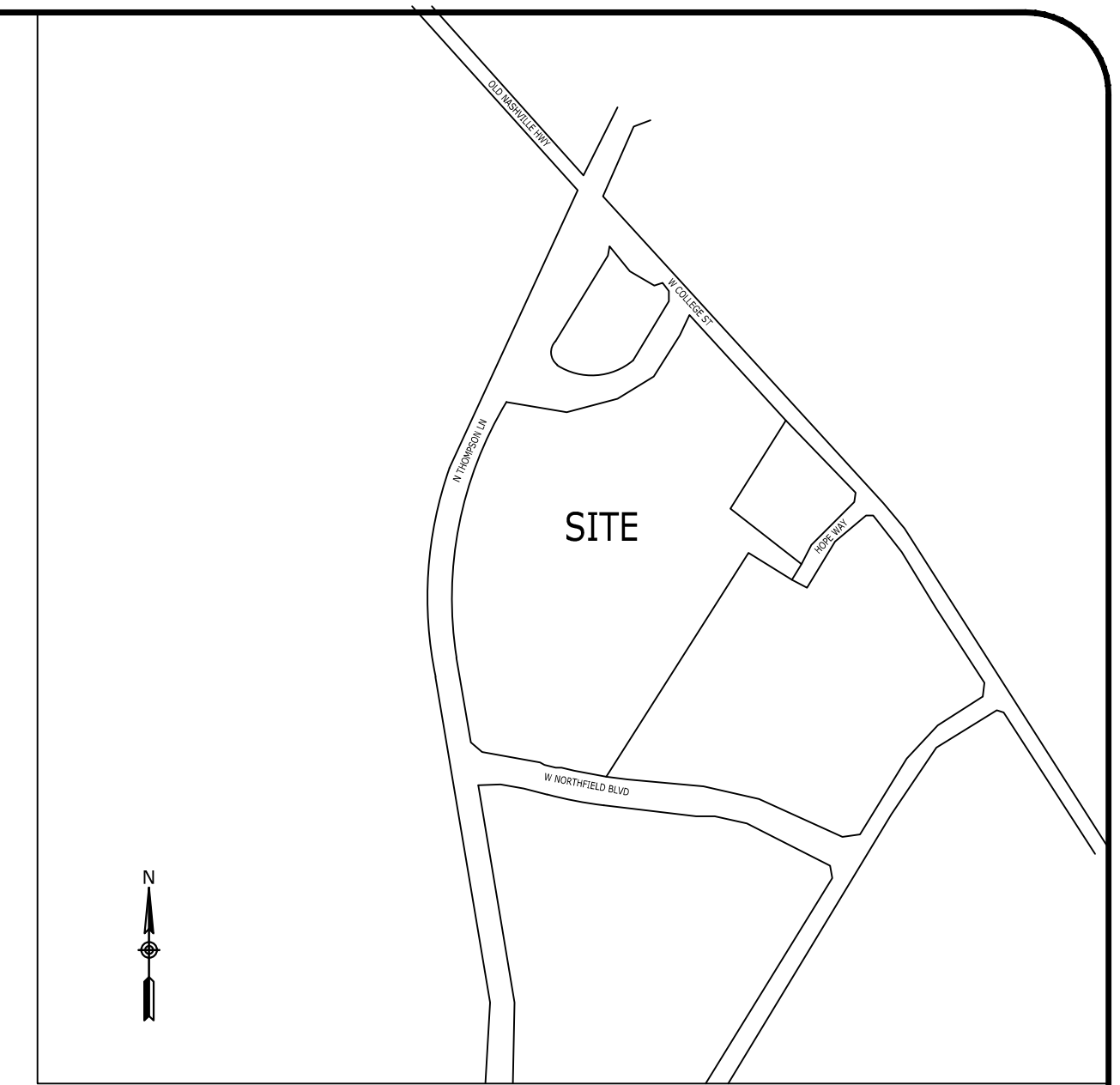
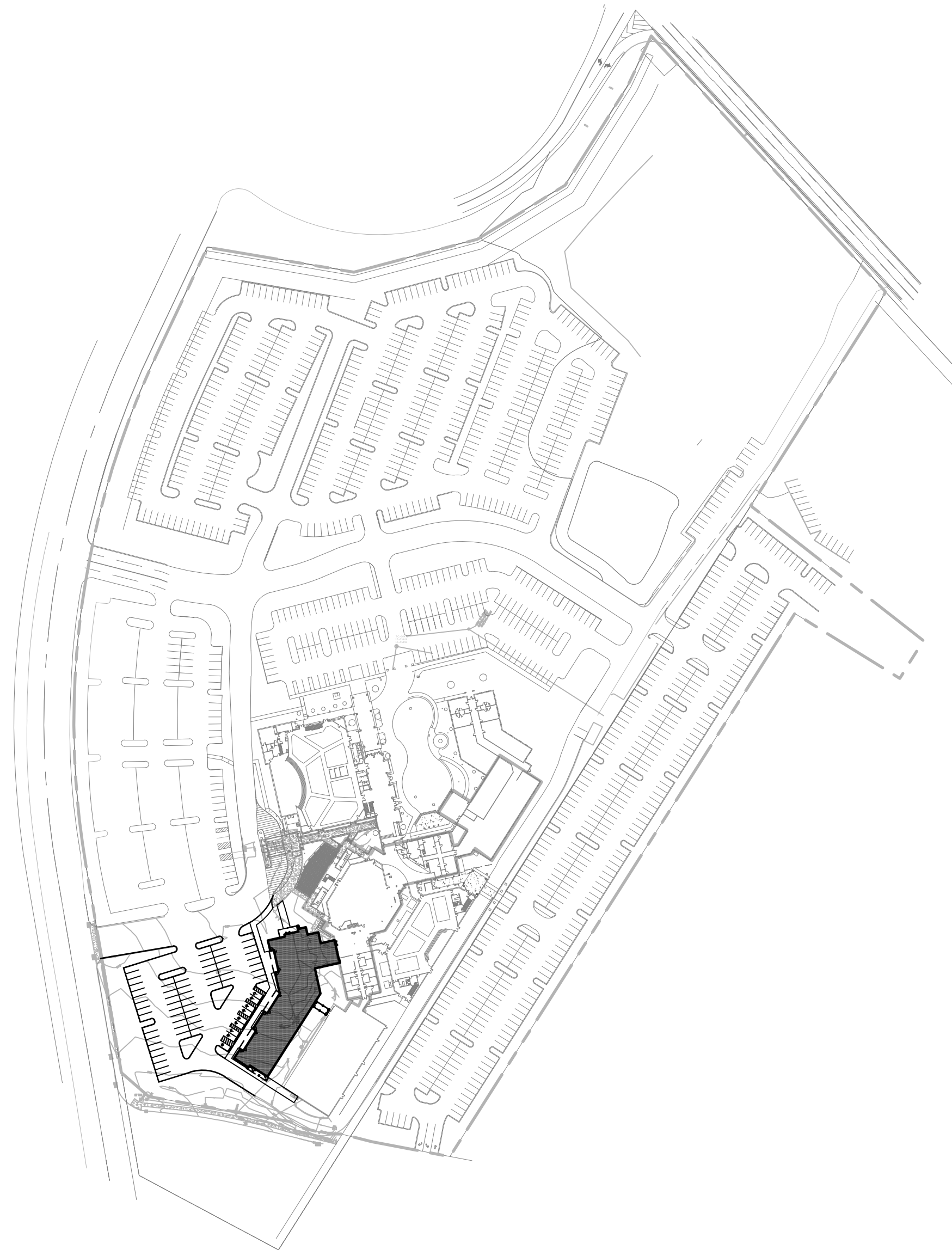
NEW VISION BAPTIST CHURCH

MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

CATALYST PROJECT NO. 20220014
APRIL 11, 2022

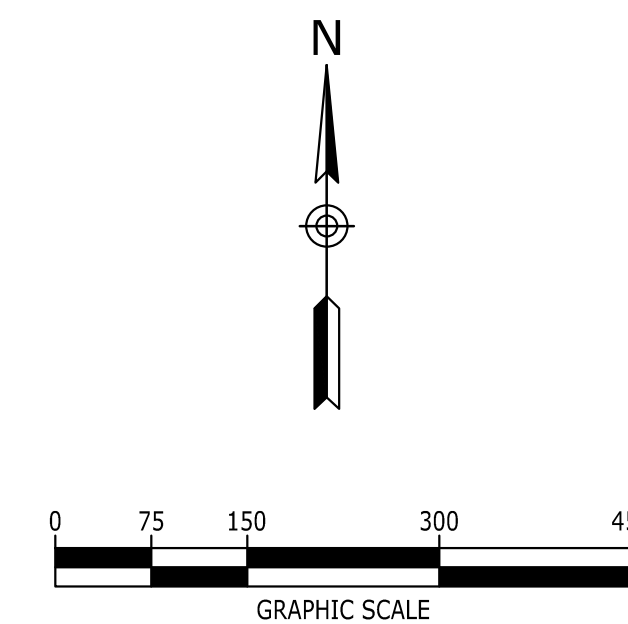
SITE DATA

TAX MAP: 79
 PARCEL ID.: 71.01
 SITE ADDRESS: 1750 N. THOMPSON LANE
 MURFREESBORO, TN 37129
 SITE ACREAGE: 27.7 AC.
 EXISTING ZONING: RS-15
 PROPOSED USE: CHURCH; CLASSROOMS
 PROPOSED BUILDING: 25,680 GROSS SQUARE FEET
 PARKING SUMMARY
 PARKING REQUIRED: 1 SPACE PER 8 SEATS IN LARGEST GATHERING AREA
 (PARKING REQUIREMENTS) 1,600 SEAT WORSHIP CENTER
 200 SPACES REQUIRED
 PARKING PROVIDED:
 EXISTING: 1378 SPACES
 DEMOED: +112 SPACES
 PROPOSED: +69 SPACES
 GARAGE: 1335 SPACES PROVIDED
 OWNER: NEW VISION BAPTIST CHURCH
 ADDRESS: 1750 THOMPSON LANE
 MURFREESBORO, TN 37129
 CLIENT PHONE NUMBER
 GREG FREEMAN
 CONTACT E-MAIL ADDRESS: greg.freeman@newvisionlife.com
 PROJECT REPRESENTATIVE:
 ADDRESS: CATALYST DESIGN GROUP
 1524 WILLIAMS DRIVE, SUITE 201
 MURFREESBORO, TN 37129
 PHONE NO.: 615-622-7200
 CONTACT NAME: CAITLIN PAUL
 CONTACT E-MAIL ADDRESS: cmpaul@catalyst-dg.com



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	VICINITY MAP
C5.0	LAYOUT PLAN
L1.0	LANDSCAPE PLAN



ARCHITECT
VISIONEERING STUDIOS
 1530 RIVERSIDE DRIVE
 NASHVILLE, TN 37126
 615.974.5097

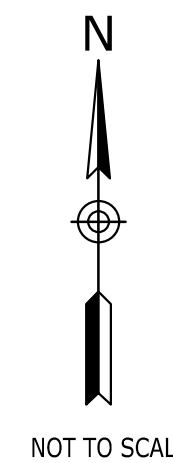
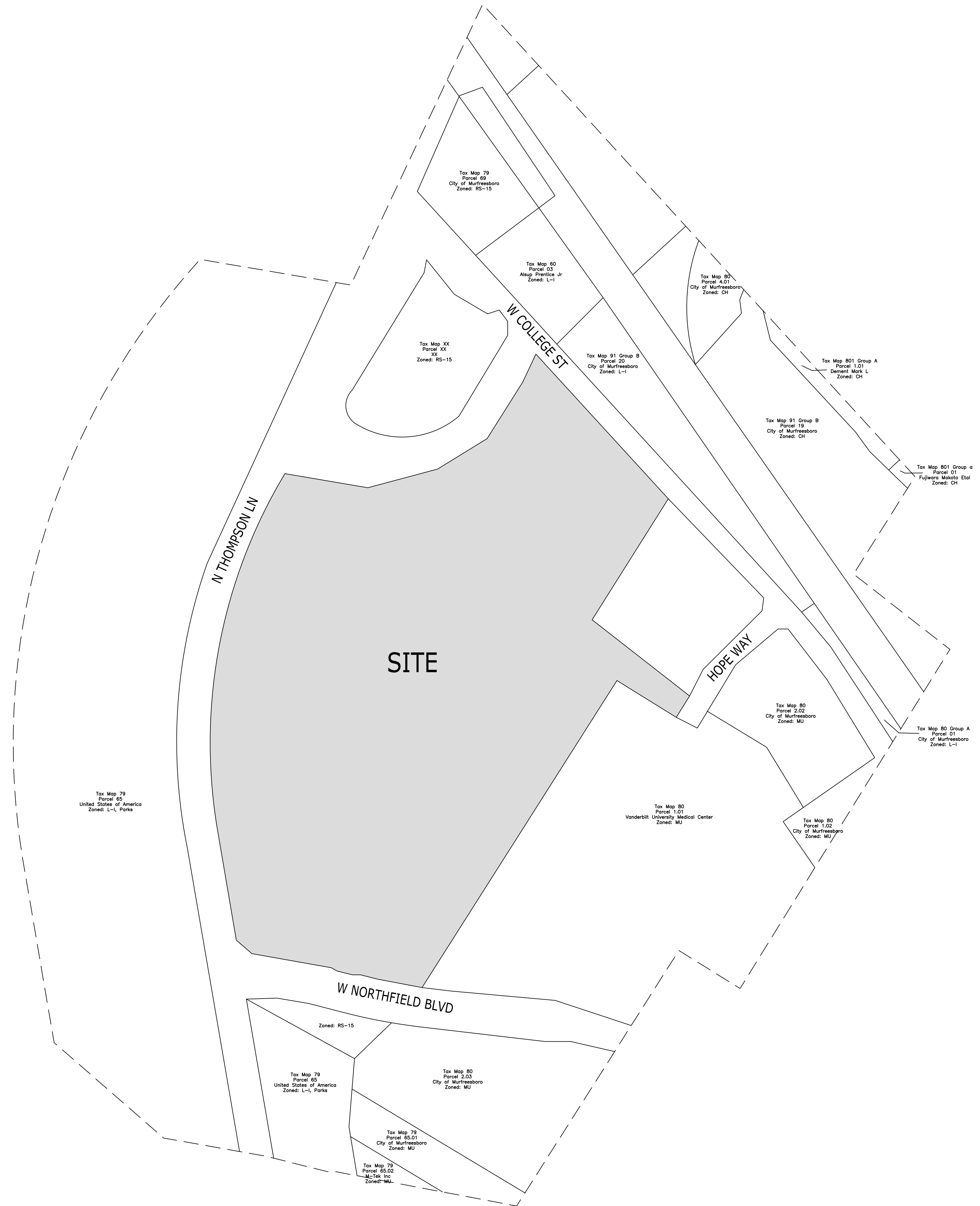
PREPARED FOR
NEW VISION BAPTIST CHURCH
 1750 THOMPSON LANE
 MURFREESBORO, TN 37129
 CLIENT PHONE NUMBER



CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
 DESIGN GROUP
 1524 WILLIAMS DR. SUITE 201
 MURFREESBORO, TN 37129
 (615) 622-7200

COVER SHEET

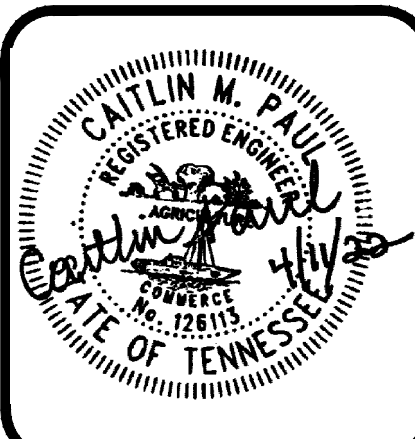
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NOT TO SCALE



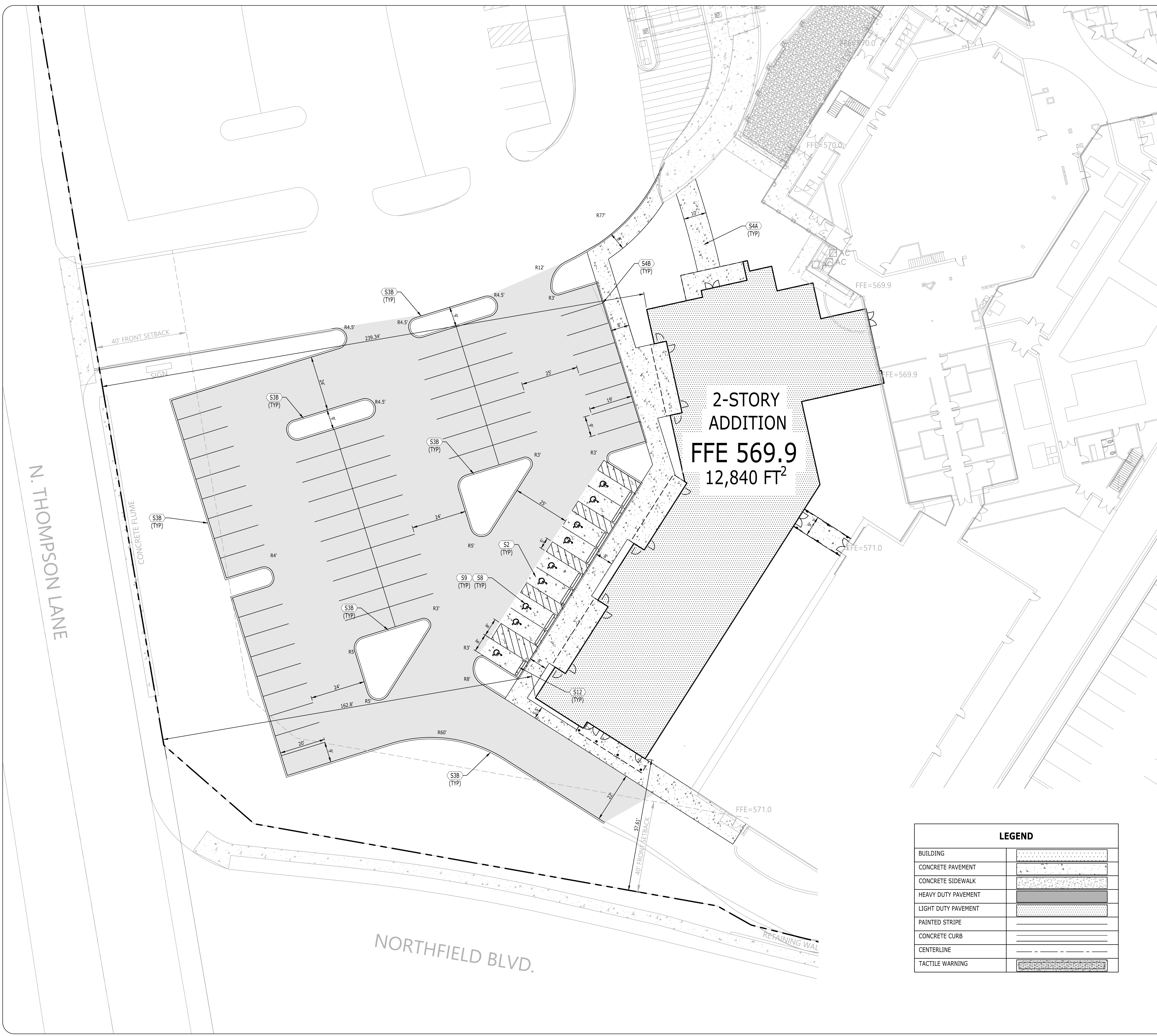
NEW VISION BAPTIST CHURCH
 1750 THOMPSON LANE
 MURFREESBORO, TN 37129
 CLIENT PHONE NUMBER



SITE PLAN
NEW VISION BAPTIST CHURCH
 1750 N. THOMPSON LANE
 MURFREESBORO, TENNESSEE, 37127
 RUTHERFORD

NO.	DATE	DESCRIPTION

DRAWING TITLE	
VICINITY MAP	
PROJECT NUMBER	20220014
DRAWING NUMBER	C1.0

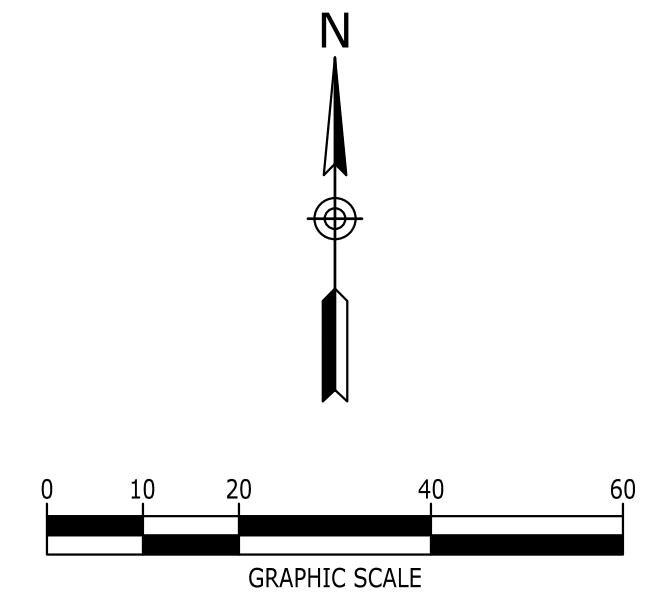


**2-STORY
ADDITION**
FFE 569.9
12,840 FT²

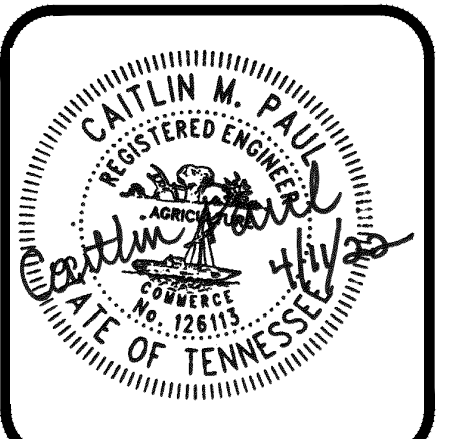
SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

SITE DATA	
TAX MAP:	79
PARCEL ID.:	71.01
SITE ADDRESS:	1750 N. THOMPSON LANE MURFREESBORO, TN 37129
SITE ACREAGE:	27.7 AC.
EXISTING ZONING:	RS-15
PROPOSED USE:	CHURCH; CLASSROOMS
PROPOSED BUILDING:	25,680 GROSS SQUARE FEET
PARKING SUMMARY	
PARKING REQUIRED:	1 SPACE PER 8 SEATS IN LARGEST GATHERING AREA
(PARKING REQUIREMENTS)	1,600 SEAT WORSHIP CENTER 200 SPACES REQUIRED
PARKING PROVIDED:	
EXISTING:	1378 SPACES
DEMOED:	-112 SPACES
PROPOSED:	+69 SPACES
GARAGE:	1335 SPACES PROVIDED
OWNER:	NEW VISION BAPTIST CHURCH
ADDRESS:	1750 THOMPSON LANE MURFREESBORO, TN 37129
PHONE NO.:	CLIENT PHONE NUMBER
CONTACT NAME:	GREG FREEMAN
CONTACT E-MAIL ADDRESS:	greg.freeman@newvisionlife.com
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	1524 WILLIAMS DRIVE, SUITE 201 MURFREESBORO, TN 37129
PHONE NO.:	615-622-7200
CONTACT NAME:	CAITLIN PAUL
CONTACT E-MAIL ADDRESS:	cmpaul@catalyst-dg.com

LEGEND	
BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]
TACTILE WARNING	[Pattern]



NEW VISION BAPTIST CHURCH
1750 THOMPSON LANE
MURFREESBORO, TN 37129
CLIENT PHONE NUMBER



NEW VISION BAPTIST CHURCH
1750 N. THOMPSON LANE
MURFREESBORO, TENNESSEE, 37127
RUTHERFORD

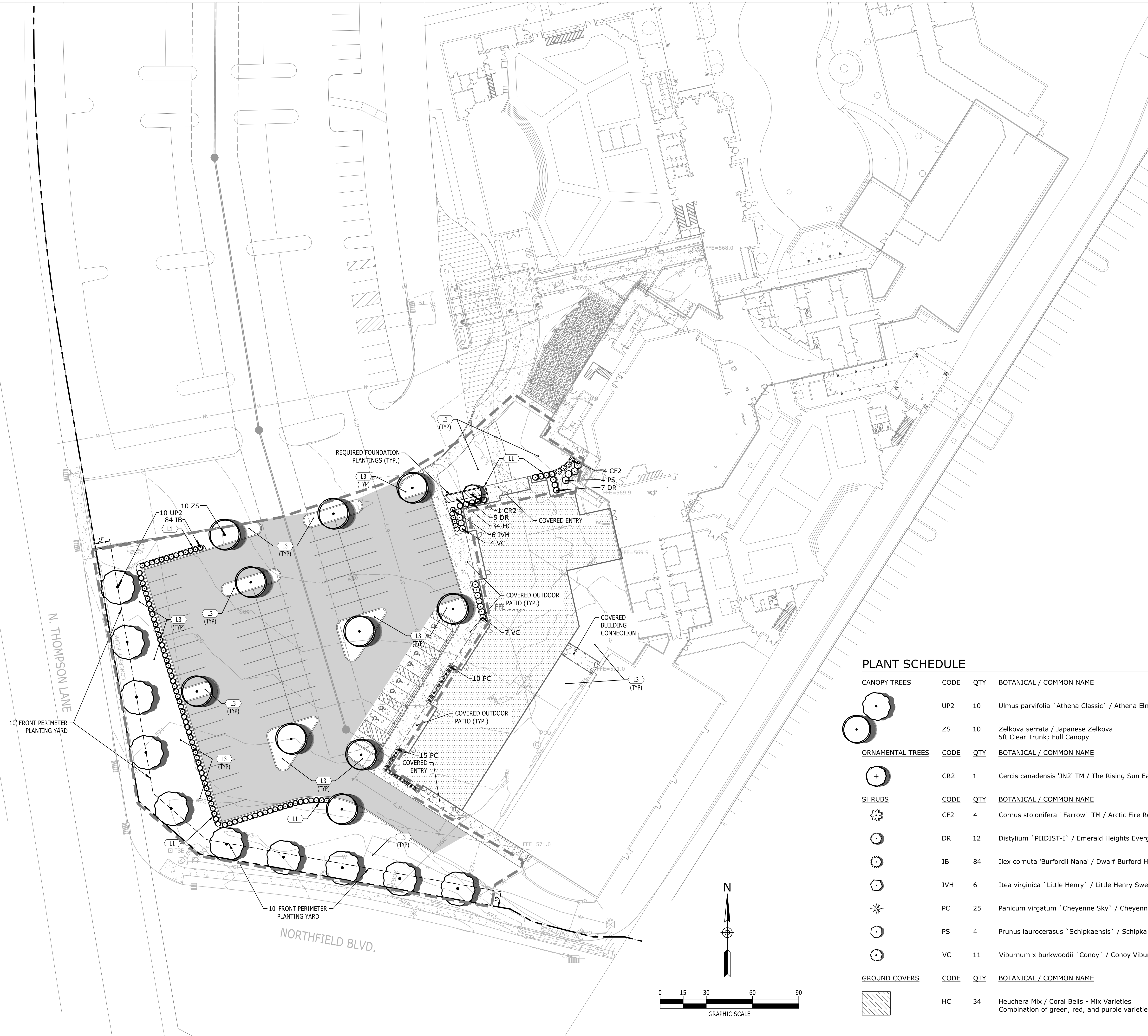
NO.	DATE	DESCRIPTION

DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
20220014

DRAWING NUMBER
C5.0

P:\2022\20220014_New Vision - Groups Bldg.dwg\Construction\20220014_LAN.dwg-1.0 LANDSCAPE PLAN Apr 18, 2022 mpayne



SITE LANDSCAPE DATA

SITE ACREAGE: 27.7 AC.
 BUILDING ADDITION ACREAGE: 0.29 AC (12,780 SF)
 NEW VEHICULAR USE AREA: 0.65 AC (28,430 SF)

STREET FRONTAGE: 400 LF
 CANOPY TREES REQUIRED (1 / 40 LF): 10
 CANOPY TREES PROVIDED: 10

PERIMETER PLANTING YARD: 10' WIDE
 (LOT SIZE: GREATER THAN 5 AC)

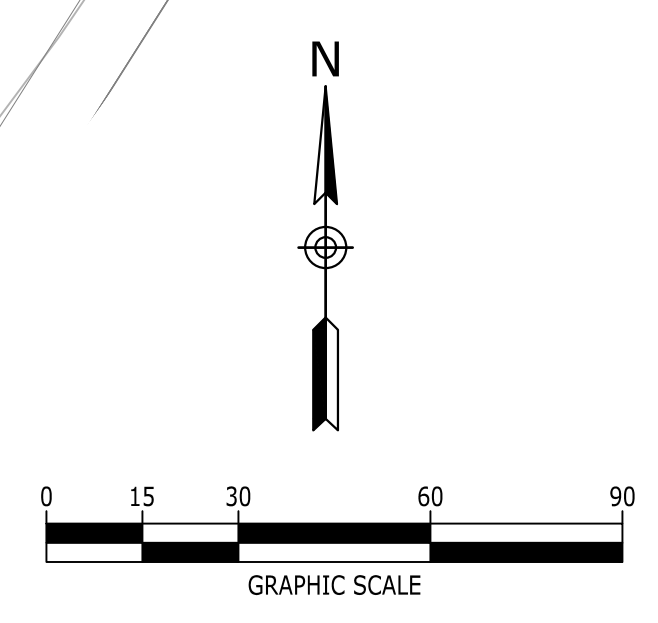
PARKING LOT LANDSCAPE AREA REQUIRED: 6% (1,706 SF)
 PARKING LOT LANDSCAPE AREA PROVIDED: 7% (2,187 SF)

LANDSCAPE KEYNOTES

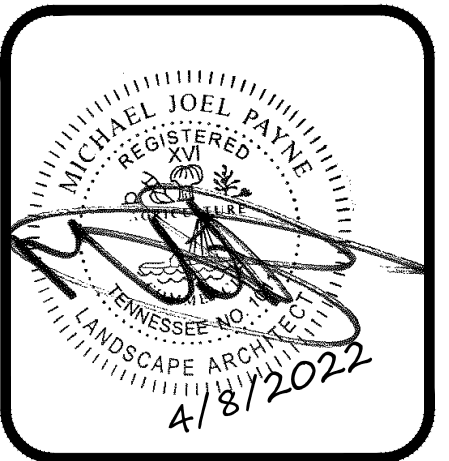
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	1/L2.0
L2	IRRIGATION LIMITS	NOTES/L2.0
L3	AREA TO BE SODDED	NOTES/L2.0

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD	
	UP2	10	Ulmus parvifolia 'Athena Classic' / Athena Elm	B&B	3"	12-14'		
	ZS	10	Zelkova serrata / Japanese Zelkova 5ft Clear Trunk; Full Canopy	B&B	3.5" CAL.	14-16'	4-5'	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD	
	CR2	1	Cercis canadensis 'JN2' TM / The Rising Sun Eastern Redbud	#25 Cont.	1.5" CAL.	7-8' HT.		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPREAD		
	CF2	4	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	Container	18-24"	18-24"		
	DR	12	Distylium 'PIIDIST-1' / Emerald Heights Evergreen Distylium	Container	18-24"	18-24"		
	IB	84	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	Container	18-24"	18-24"		
	IVH	6	Itea virginica 'Little Henry' / Little Henry Sweetspire	Container	18-24"	18-24"		
	PC	25	Panicum virgatum 'Cheyenne Sky' / Cheyenne Sky Switch Grass	Container	18-24"			
	PS	4	Prunus laurocerasus 'Schipkaensis' / Schipka Laurel	B&B/Cont.	24-30"			
	VC	11	Viburnum x burkwoodii 'Conoy' / Conoy Viburnum	Container	18-24"	18-24"		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD	SPACING
	HC	34	Heuchera Mix / Coral Bells - Mix Varieties Combination of green, red, and purple varieties	#1		12-15" HT.		24" o.c.



NEW VISION BAPTIST CHURCH
 1750 THOMPSON LANE
 MURFREESBORO, TN 37129
 CLIENT PHONE NUMBER



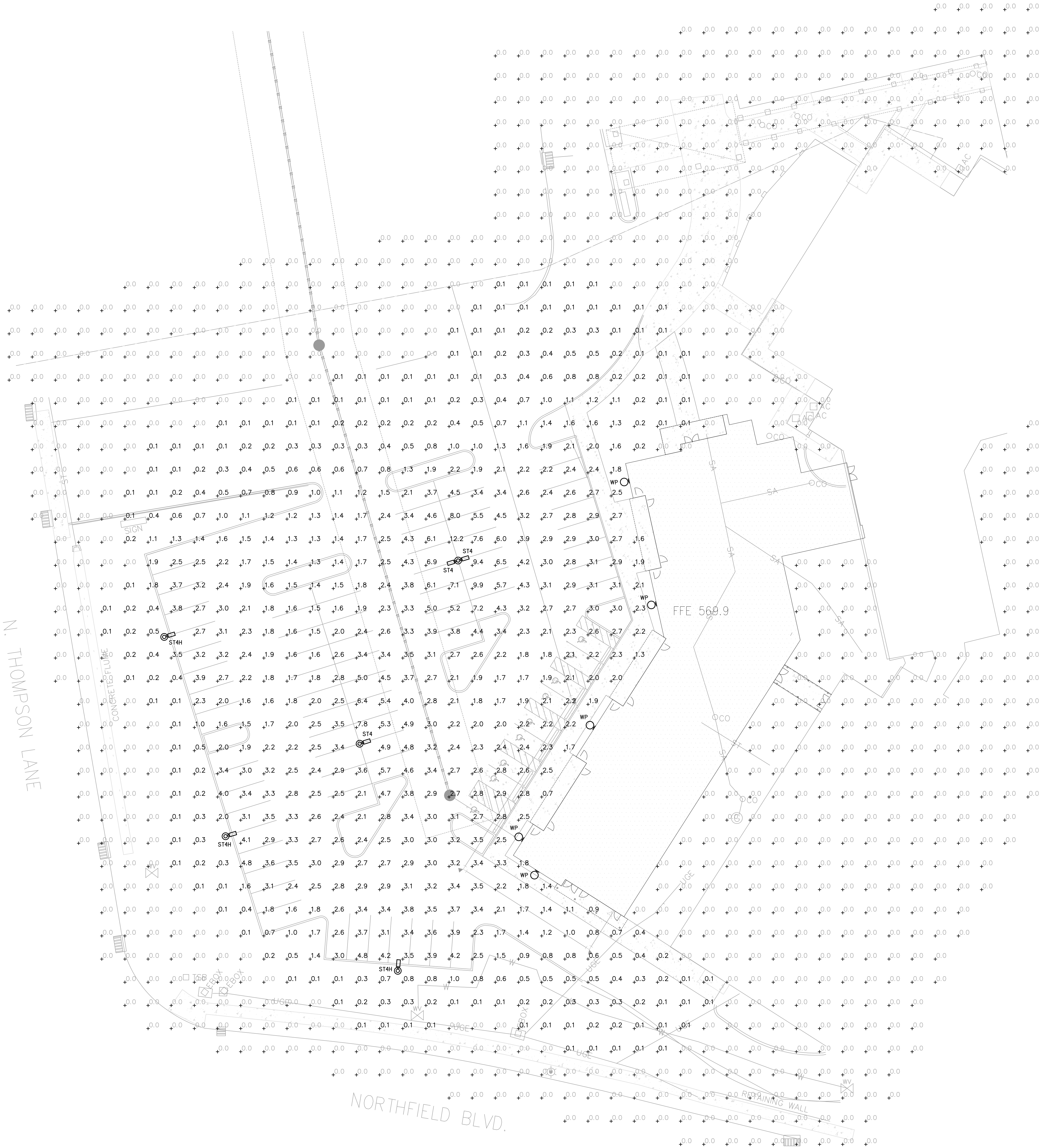
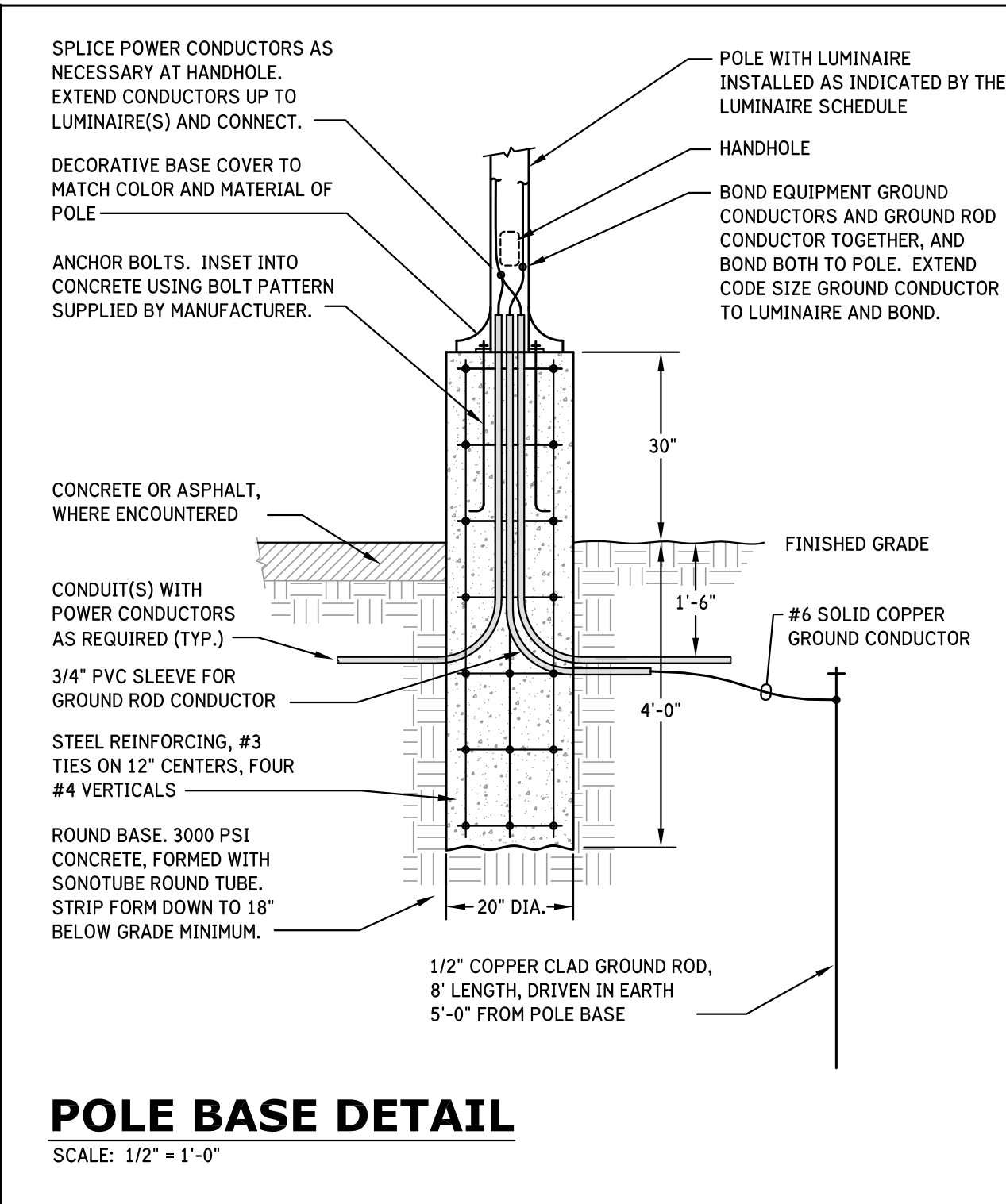
SITE PLAN
NEW VISION BAPTIST CHURCH
 1750 N. THOMPSON LANE
 MURFREESBORO, TENNESSEE, 37127
 RUTHERFORD

NO.	DATE	DESCRIPTION

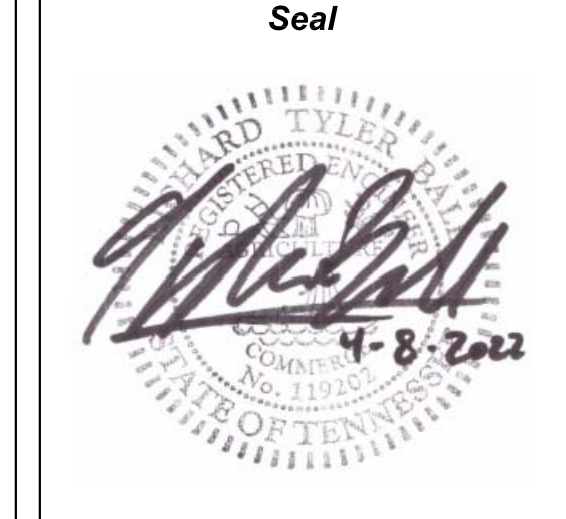
DRAWING TITLE
LANDSCAPE PLAN
 PROJECT NUMBER
 20220014
 DRAWING NUMBER
L1.0

LUMINAIRE SCHEDULE (SITE)

ST4	AREA LIGHT (BRONZE), WET LOCATION - PROVIDE 17'-6" SQUARE STEEL POLE (BRONZE) - PROVIDE 2'-6" BASE (REFER TO POLE BASE DETAIL, THIS SHEET) 166 W LED, 21725 LUMENS, 4000K, 70 CRI, TYPE IV WIDE DIST. McGrow-Edison - GLEON-SA3C-740-U-T4FT-BZ
ST4H	AREA LIGHT (BRONZE), WET LOCATION, HOUSE SIDE SHIELD - PROVIDE 17'-6" SQUARE STEEL POLE (BRONZE) - PROVIDE 2'-6" BASE (REFER TO POLE BASE DETAIL, THIS SHEET) 166 W LED, 21725 LUMENS, 4000K, 70 CRI, TYPE IV WIDE DIST. McGrow-Edison - GLEON-SA3C-740-U-T4FT-BZ-HSS
WP	WALL PACK, WET LOCATION - MOUNT APPROXIMATELY 24'-0" A.F.G. 58 W LED, 7162 LUMENS, 4000K, 70 CRI, TYPE III DISTRIBUTION Invue - ENT-SA1E-740-U-T3-BZ



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Nashville, TN 37216



Consultant
HARPETH PARK ENGINEERING LLC
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Thompson's Station
Tennessee 37179
Phone:
615.814.6001

REVISIONS

NO.	DATE	COMMENT

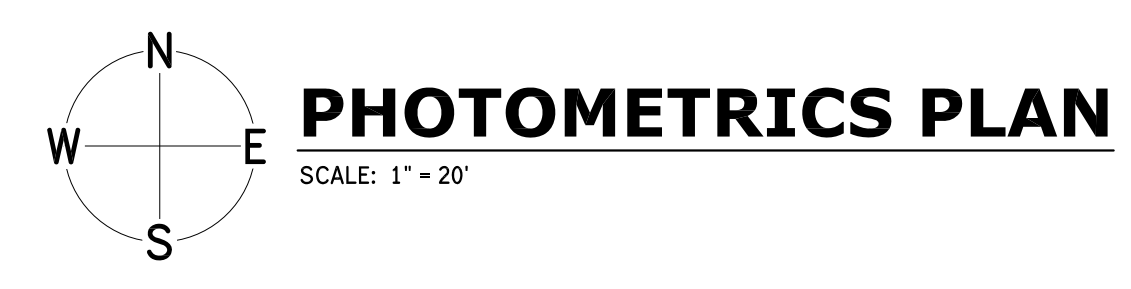
**NEW VISION BAPTIST CHURCH
PHASE 3 - GROUPS BUILDING**
1750 N. THOMPSON LANE, MURFREESBORO, TN 37129
ARCHITECTURAL SITE PLAN

DESIGN TEAM

Designed By	WJS
Drawn By	WJS
Checked By	RTB
Approved By	RTB

Project No.	
Date	4/8/2022
Project Status	SCHEMATIC DESIGN

PHOTOMETRICS PLAN
Sheet No.
E1.1



Project	New Vision Baptist Church	Catalog #	See Luminaire Schedule	Type	ST4, ST4H
Prepared by	RTB / WJS	Notes	Pole-Mounted at 20'-0" A.F.G.	Date	04/08/2022



McGraw-Edison
GLEON Galleon

Area / Site Luminaire

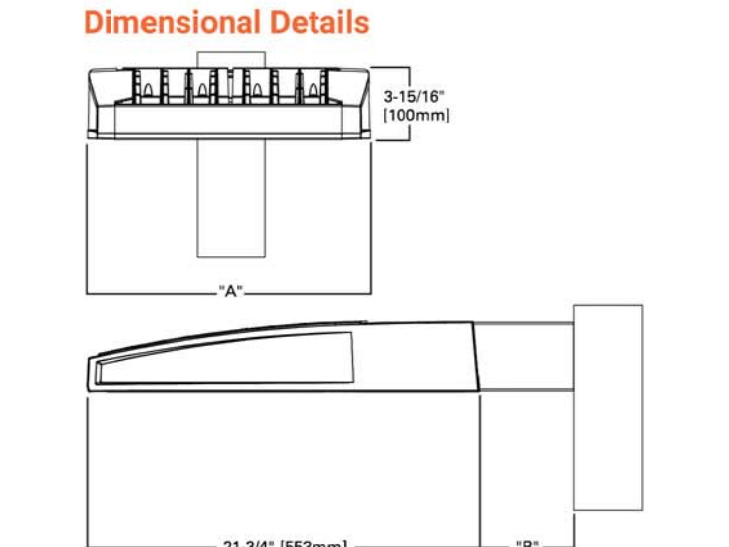
Product Features



- Interactive Menu**
- Ordering Information page 2
 - Mounting Details page 4
 - Optical Distribution page 4
 - Product Specifications page 4
 - Energy and Performance Data page 4
 - Control Options page 9

- Quick Facts**
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
 - Efficacy up to 156 lumens per watt
 - Options to meet Buy American and other domestic preference requirements

- Connected Systems**
- WaveLiX
 - Enlighted



Number of Light Spheres	X" Width	Y" Height	Z" Depth	T" Overall Arm Length	T" Overall Mount Element Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
1. See Catalog for specific luminaire specifications. For all product features see E12 catalog.
2. See E12 catalog for specific luminaire specifications.

COOPER Lighting Solutions P59000002EN, page 1 October 20, 2021 9:58 AM

McGraw-Edison GLEON Galleon

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-74FT-GM

Product Family #	Light Engine	Color Temperature	Voltage	Distribution	Mounting	Finish
SA4C-740-U-74FT-GM	SA4C-740-U-74FT-GM	4000K	120/277V	ST-Beam	Mount to 1" Round or 1 1/2" Square Pole	AF-White

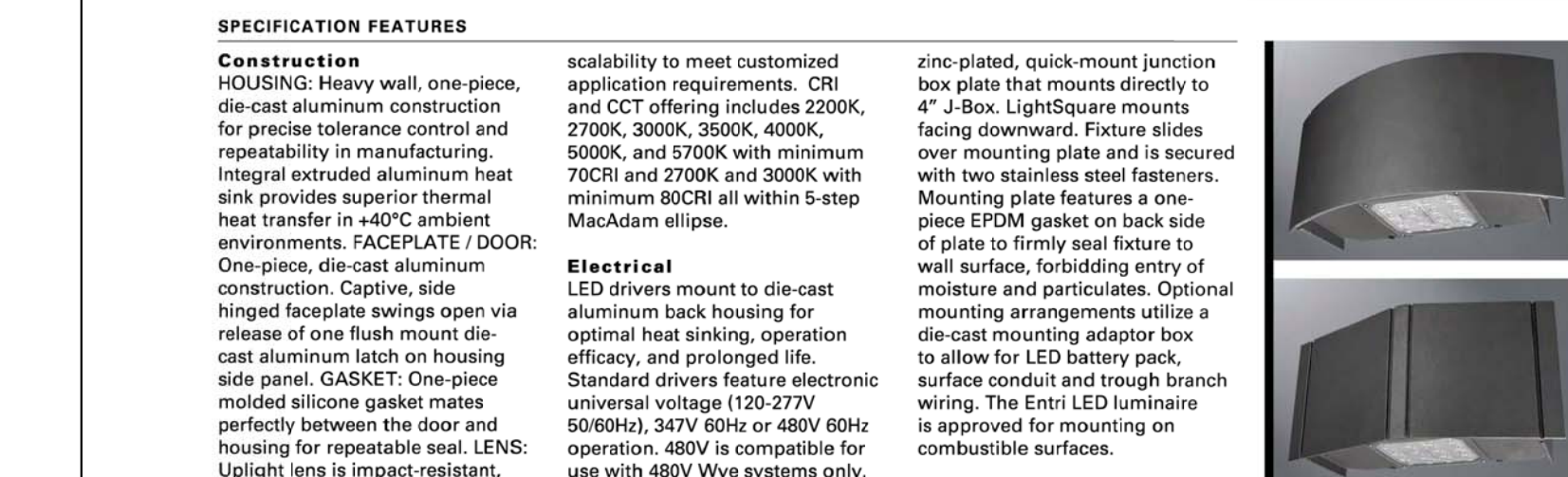
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Product Family #	Light Engine	Color Temperature	Voltage	Distribution	Mounting	Finish
SA4C-740-U-74FT-GM	SA4C-740-U-74FT-GM	4000K	120/277V	ST-Beam	Mount to 1" Round or 1 1/2" Square Pole	AF-White

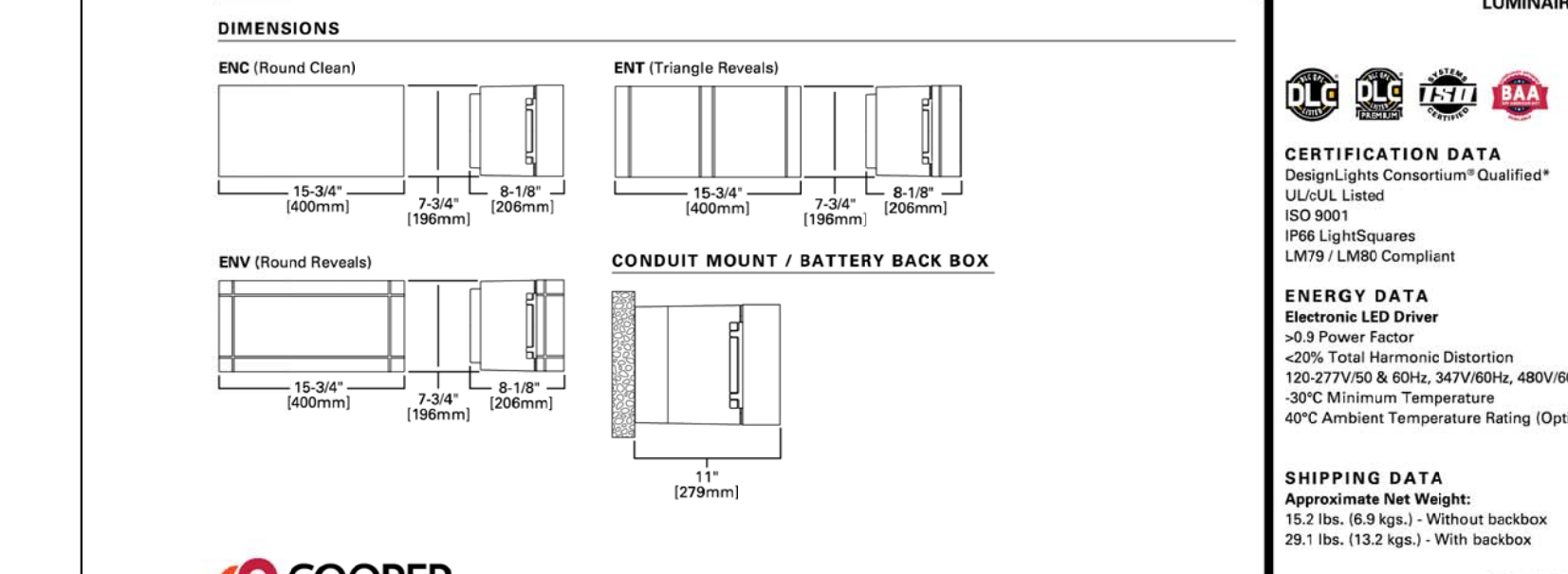
Product Family #	Light Engine	Color Temperature	Voltage	Distribution	Mounting	Finish
SA4C-740-U-74FT-GM	SA4C-740-U-74FT-GM	4000K	120/277V	ST-Beam	Mount to 1" Round or 1 1/2" Square Pole	AF-White

COOPER Lighting Solutions P59000002EN, page 2 October 20, 2021 9:58 AM

DESCRIPTION	The EriL LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting Solutions' proprietary LED LightSquare technology and AccuLED Optics™ system, the EriL LED luminaire offers designers vast versatility in system design, function and performance. Use EriL LED for wall mount architectural lighting applications and egress lighting requirements. ULcUL listed for use in wet locations.
CONSTRUCTION	Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACERITE™ DOOR: One-piece, die-cast aluminum construction. Capsule side hinged facerite swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous lead silicone gasket. Downlight lens is an LED LightSquare with integral optics sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.
OPTICS	Choice of 9 patented, high efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the
FINISH	Housing is finished in five-stage super TiGt polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightSquare cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom colors matches available. Consult Outdoor Architectural Colors brochure for a complete selection.
WARRANTY	Five-year warranty.



ENCENT/ENVI	ENTRI LED
LightSquare	Solid State LED
ARCHITECTURAL WALL LUMINAIRE	



COOPER Lighting Solutions T0116010EN, page 1 January 6, 2022 8:48 PM

ENCENT/ENVI ENTRI LED

ORDERING INFORMATION

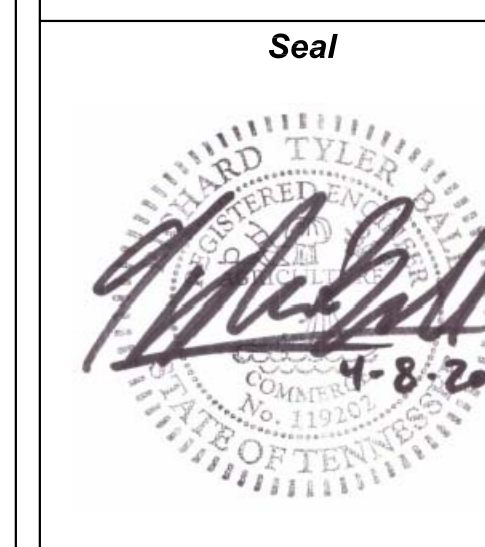
Sample Number: ENC-SA1C-740-U-74W-GM-ULG-HA-ZW-SWRD-8K

Domestic Preference #	Product Family #	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Finish
SA1C-740-U-74W-GM-ULG-HA-ZW-SWRD-8K	SA1C-740-U-74W-GM-ULG-HA-ZW-SWRD-8K	SA1C-740-U-74W-GM-ULG-HA-ZW-SWRD-8K	1.500A	3000K	120/277V	ST-Beam	AF-White

NOTES:
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Product Family #	Light Engine	Color Temperature	Voltage	Distribution	Mounting	Finish
SA1C-740-U-74W-GM-ULG-HA-ZW-SWRD-8K	SA1C-740-U-74W-GM-ULG-HA-ZW-SWRD-8K	3000K	120/277V	ST-Beam	Mount to 1" Round or 1 1/2" Square Pole	AF-White

COOPER Lighting Solutions T0116010EN, page 2 January 6, 2022 8:48 PM



Consultant

HARPETH PARK ENGINEERING LLC

P.O. Box 81
Thompson's Station
Tennessee 37179

Phone:
615.814.6001

REVISIONS

NO.	DATE	COMMENT

NEW VISION BAPTIST CHURCH
PHASE 3 - GROUPS BUILDING
1750 N. THOMPSON LANE, MURFREESBORO, TN 37129

ARCHITECTURAL SITE PLAN

DESIGN TEAM

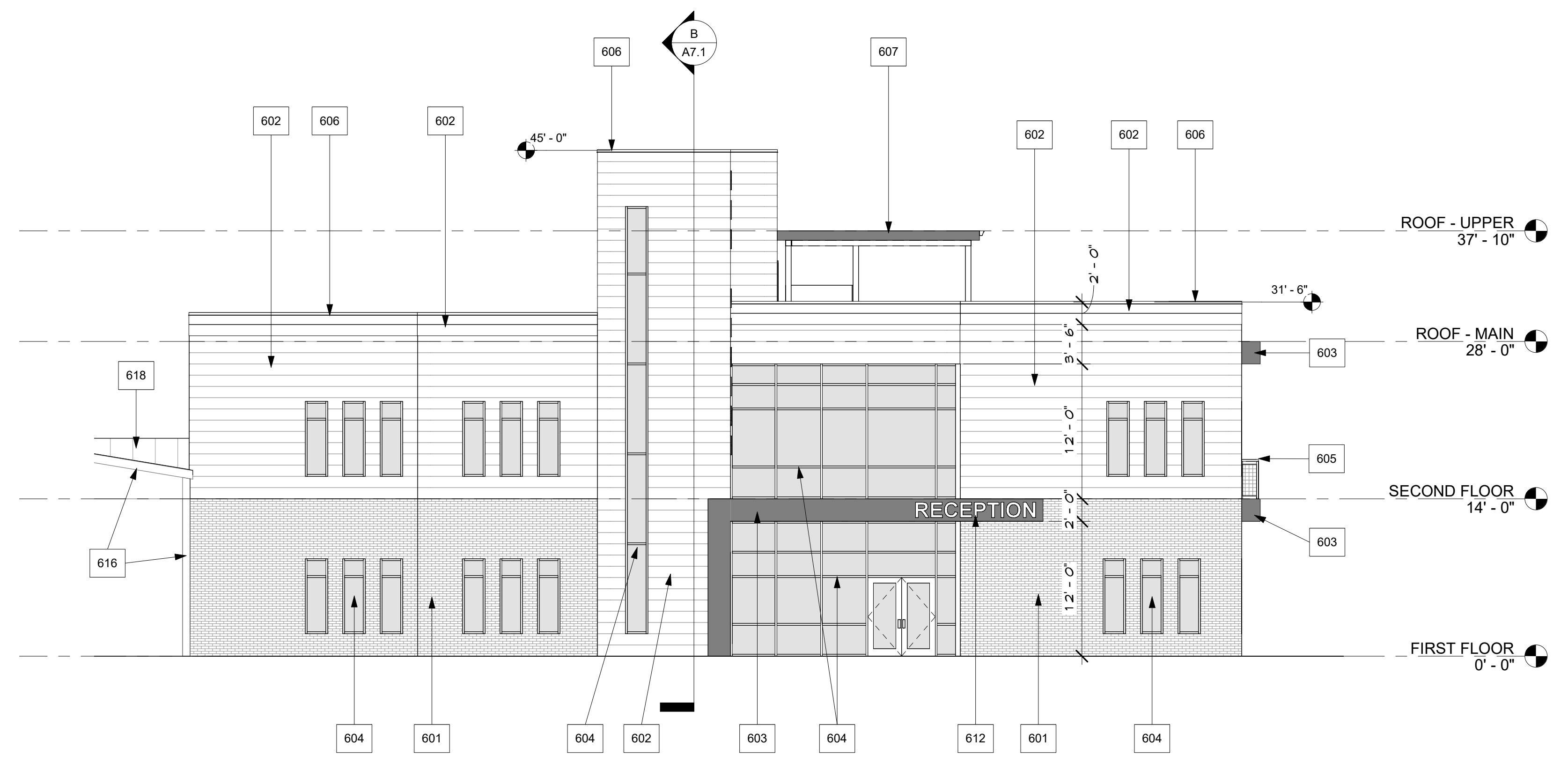
- Designed By: WJS
- Drawn By: WJS
- Checked By: RTB
- Approved By: RTB

Project No. 4/8/2022

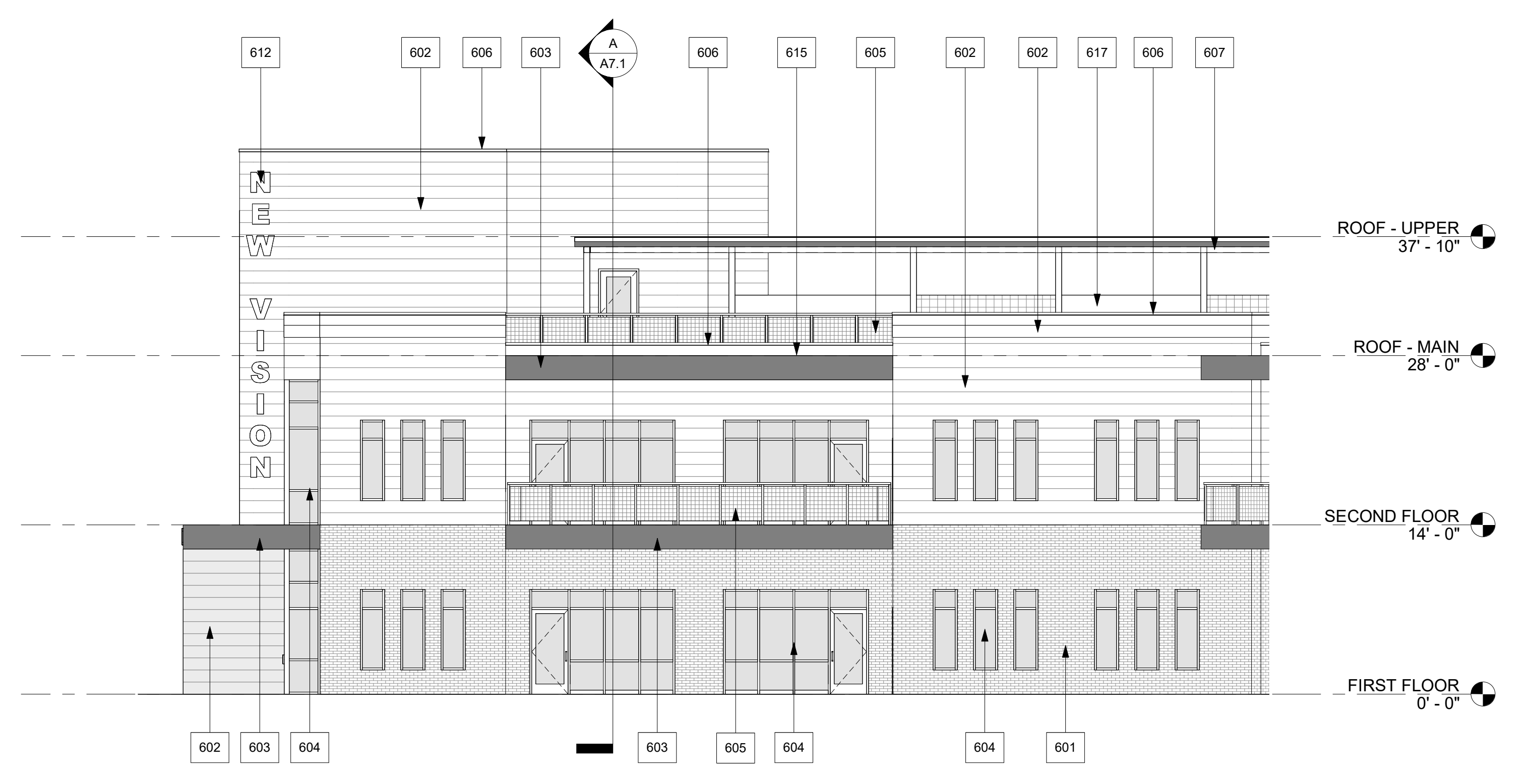
Date 4/8/2022

Project Status SCHEMATIC DESIGN

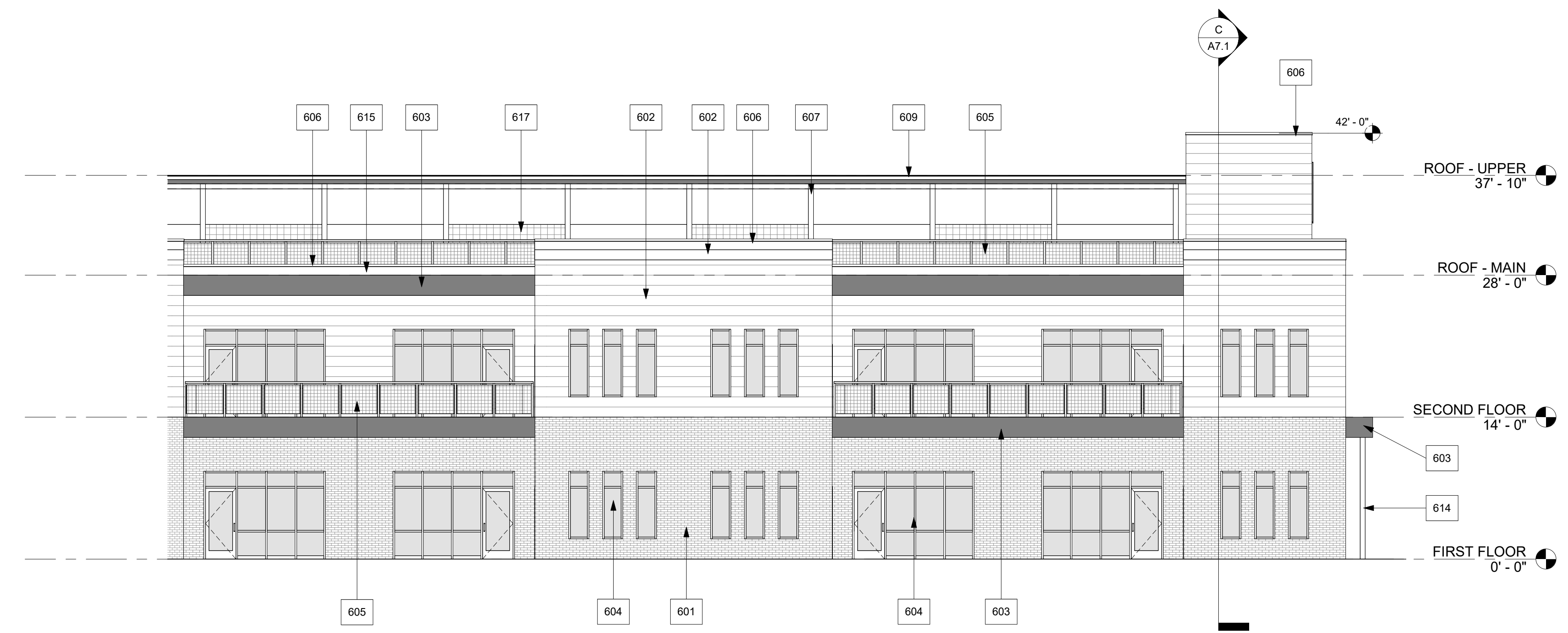
SITE LUMINAIRE CUT-SHEETS
Sheet No. E1.2



EXT. ELEVATION NORTH SCALE 1/8" = 1'-0" 1



EXT. ELEVATION WEST - PART A SCALE 1/8" = 1'-0" 2



EXT. ELEVATION WEST - PART B SCALE 1/8" = 1'-0" 3

ELEVATION LEGEND

KEYNOTE 123

EXTERIOR MATERIALS PERCENTAGES

Total for Existing and New Buildings West Elevations facing Thompson Lane:
 Total Wall surface = 14,692 SF
 Primary Brick = 8422 SF = (57%)
 Secondary EIFS (2894 SF) and Metal siding (2683 SF) = (38%)
 Tertiary Metal Trims 693 SF = (5%)

Total West Walls of New Building facing Thompson Lane:
 Total Wall surface = 5000 SF
 Brick = 1624 SF (32%)
 Metal Siding = 2683 SF (53%)
 Metal Trims = 693 SF (13%)

ELEVATION KEY NOTES

- 601 BRICK WALL VENEER, COLOR TO MATCH EXISTING BRICK
- 602 METAL HORIZONTAL WALL PANELS, PRE-FINISHED, 3 COLORS: LIGHT GREY (MAIN), WHITE (TOP STRIPES), OR TAN (ENTRY)
- 603 COMPOSITE METAL FASCIA PANELS, PRE-FINISHED, COLOR DARK BRONZE
- 604 STOREFRONT WINDOW / DOOR FRAME SYSTEM, CLEAR ANODIZED ALUMINUM FRAMES
- 605 METAL GUARDRAIL SYSTEM, 5'-6" HEIGHT, WITH WOVEN METAL GRID PANELS, PRE-FINISHED, COLOR DARK BRONZE, POSTS AT 4'-0" O.C. MAX, ATTACHED TO FLOOR / ROOF STRUCTURE, SEAL PENETRATIONS WATER-TIGHT
- 606 METAL PARAPET COPING CAP, PRE-FINISHED, COLOR DARK BRONZE, ROOF MEMBRANE WRAPPED UNDERNEATH
- 607 ROOF WALKWAY CANOPY STRUCTURE, COLUMNS SEAL AT PENETRATION OF ROOF MEMBRANE FOR WATER-TIGHT CONDITION, EXPOSED STEEL PAINTED, COLOR DARK BRONZE
- 608 METAL BOX GUTTER, PRE-FINISHED, COLOR DARK BRONZE
- 612 SIGNAGE ATTACHED TO WALL STRUCTURE
- 614 STEEL COLUMNS, PAINTED, COLOR DARK BRONZE
- 615 METAL FLASHINGS, PRE-FINISHED, COLOR DARK BRONZE, WHERE ROOF SYSTEM MEETS WALL, SEALED FOR WATER-TIGHT CONDITION
- 616 EXISTING BUILDING
- 617 METAL SCREEN PANELS ATTACHED TO WALKWAY COLUMNS, ALTERNATE SOLID AND PERFORATED AT EACH COLUMN BAY, 4'-6" TALL, 6" GAP AT BOTTOM, PRE-FINISHED, COLOR DARK BRONZE
- 618 METAL ROOF PANELS SYSTEM OVER SUBSTRATE AND ROOF FRAMING OVER EXISTING BUILDING STRUCTURE, MATCH EXISTING ROOF PANELS, MERGE WITH EXISTING ROOF PANELS FOR WATER-TIGHT CONDITION

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Architecture

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Nashville, TN 37216

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Seal

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CONSTRUCTION

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Consultant

REVISIONS

NO.	DATE	COMMENT

**NEW VISION BAPTIST CHURCH
PHASE 3 - GROUPS BUILDING**
1750 N. THOMPSON LANE, MURFREESBORO, TN 37129

**NORTH AND WEST EXTERIOR
ELEVATIONS**

DESIGN TEAM

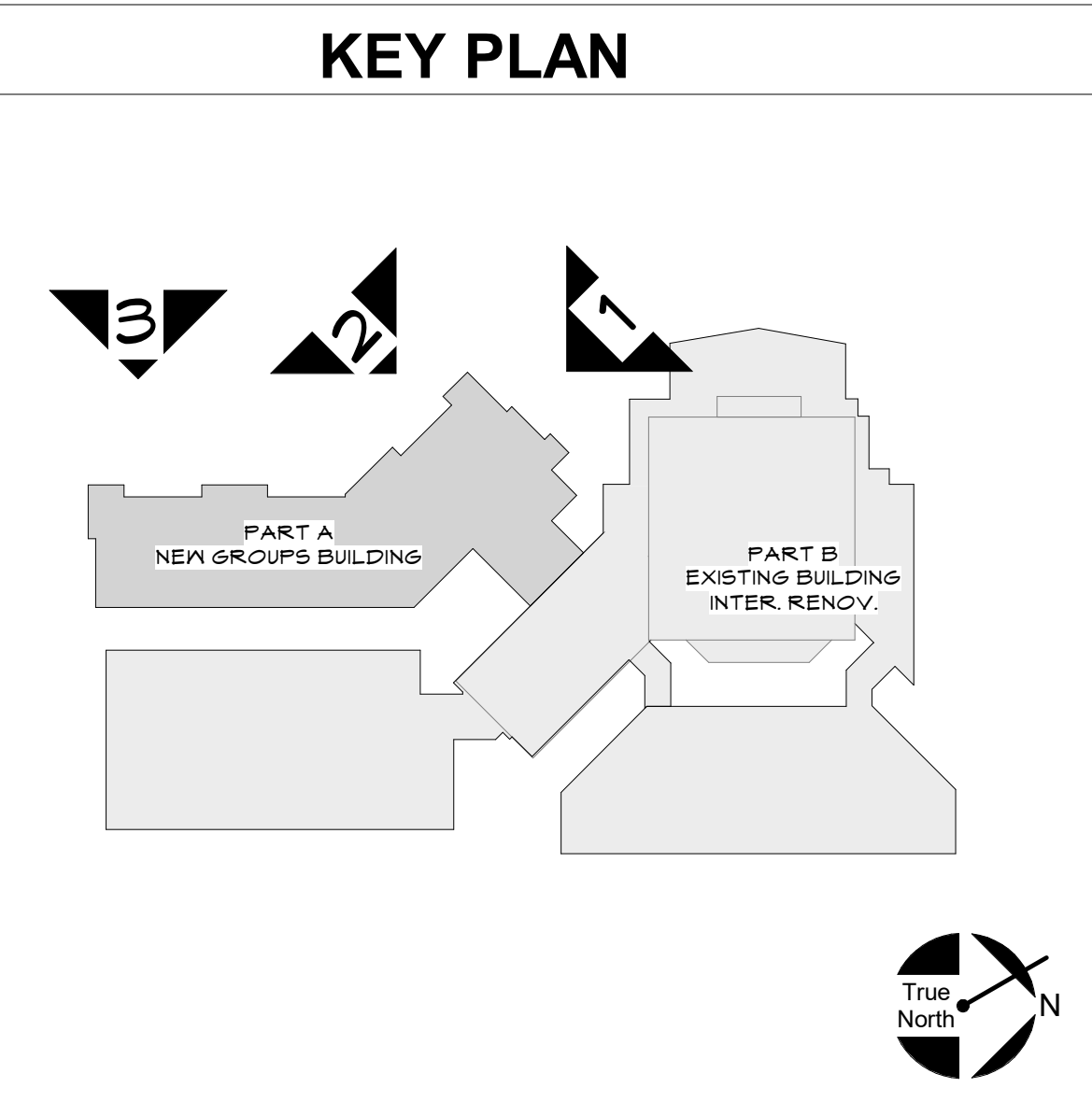
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 Drawn By TEAM
 Checked By RT
 Approved By RT

Project No. 21672
 Date 3/31/2022

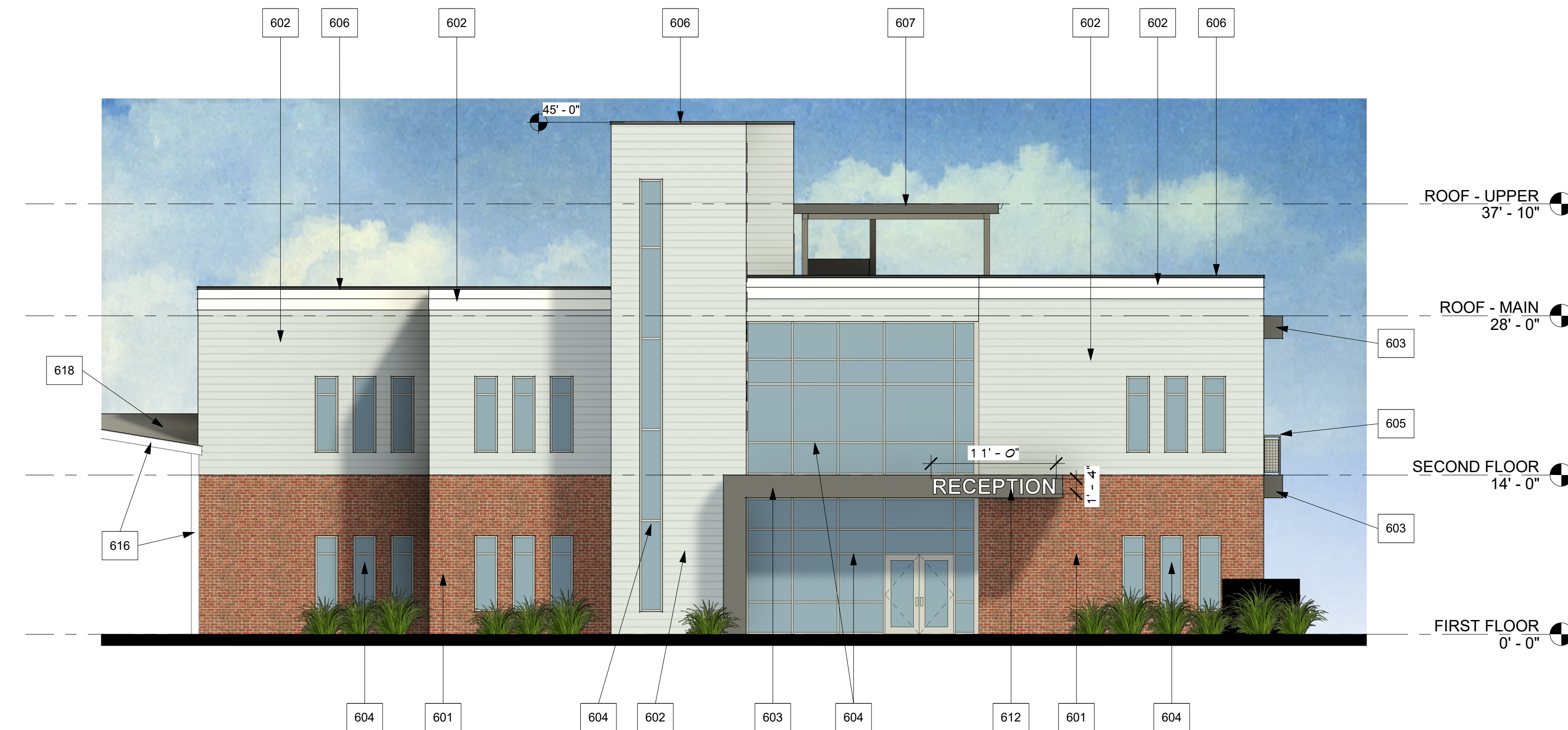
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 CHECK SET

NORTH AND WEST
 EXTERIOR ELEVATIONS

Sheet No.
A6.1



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EXT. ELEVATION NORTH - RENDER SCALE 1/8" = 1'-0" 1

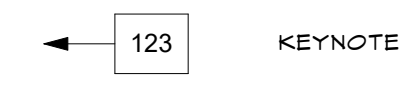


EXT. ELEVATION WEST - RENDER PART A SCALE 1/8" = 1'-0" 2



EXT. ELEVATION WEST - RENDER PART B SCALE 1/8" = 1'-0" 3

ELEVATION LEGEND



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Consultant

REVISIONS

NO.	DATE	COMMENT

NEW VISION BAPTIST CHURCH
PHASE 3 - GROUPS BUILDING
 1750 N. THOMPSON LANE, MURFREESBORO, TN 37129

RENDERED ELEVATIONS - NORTH AND WEST

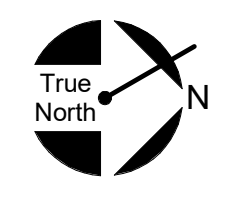
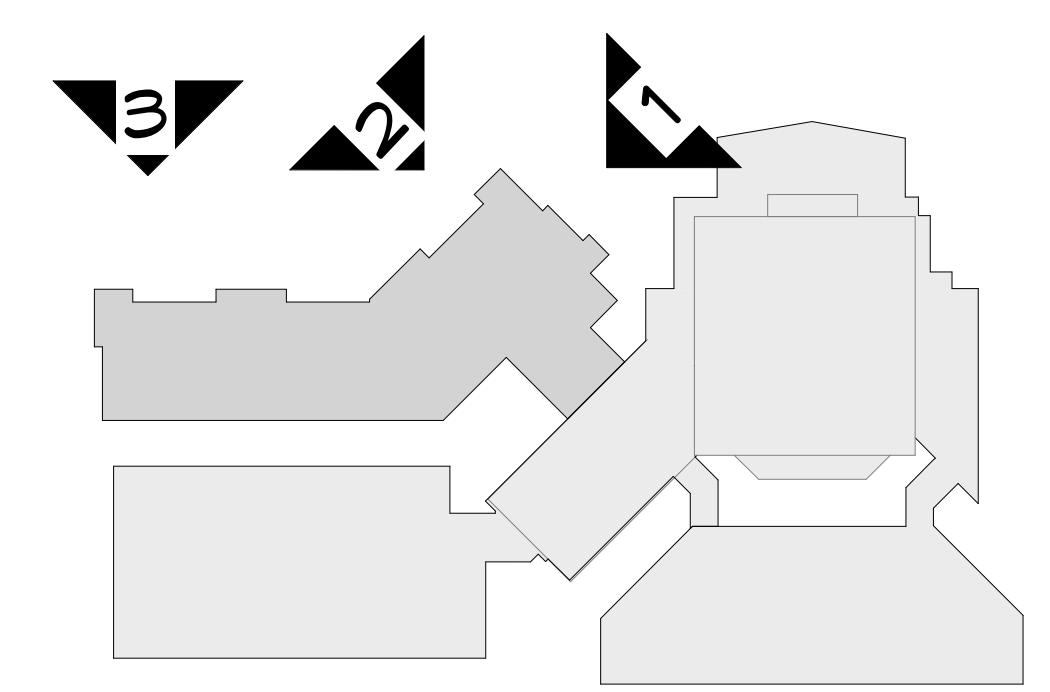
DESIGN TEAM

Designed By	CC
Drawn By	TEAM
Checked By	RT
Approved By	RT
Project No.	21672
Date	3/17/2022
Project Status	SCHEMATIC DESIGN

RENDERED
ELEVATIONS - NORTH
AND WEST

A6.3

KEY PLAN





April 18, 2022

Joel Aguilera
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130

**Re: New Vision Church Battlefield Campus – Groups Building Addition
Murfreesboro, Tennessee**

Dear Joel:

In accordance with Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Use Permits of the City of Murfreesboro 2022 Zoning Ordinance, please accept the below information as our formal submittal for the Board of Zoning Appeals – Hearing Request Application regarding the existing New Vision Baptist Church Battlefield Campus located on the 27.7-acre Parcel 71.01, Tax Map 79.

Section 8 – Procedure for Uses Requiring Special Permits

- (A) Name, address, and telephone number of the applicant**
Catalyst Design Group, on behalf of New Vision
c/o Caitlin Paul
1524 Williams Drive, Suite 201
Murfreesboro, TN 37129
- (B) Nature and extent of applicant's ownership interest in subject property**
New Vision owns the property and intends to construct a new building over a portion of the existing parking lot to expand the number of classrooms they have on their campus. The proposed two-story building is comprised of 25,680 gross square feet.
- (C) Site plan to be submitted for review by City Staff and the Board of Zoning Appeals**
A concept site plan has been submitted as part of this package.
- (D) Address of the site of the proposed special use**
1750 N Thompson Lane
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 package.
- (F) Zoning classification of the property of the proposed special use**
The property is zoned RS-15 and has been granted multiple prior special use permits.
- (G) The property of the proposed special use shall have the following characteristics:**
 - a. Hours and days of operation**
Service times = Sunday Morning 8:20, 9:40, & 11:00 AM
Thursday Night 6:15 PM
 - b. Duration of the proposed special use**
Permanent
 - c. Number of expected patrons that will be expected to utilize the property of the proposed special use**

The current seating capacity of the Worship Center is 1600. The classroom's building will add an additional capacity of 600.

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

A change in traffic generation is not expected; however, traffic control is currently utilized at peak times.

(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 has been included to show that site lighting in the proposed parking lot results in footcandles at no more than 0.5 at the property lines. Existing lighting outside of the area of the project is to remain in place.

Landscaping buffers have been provided where required along site boundaries that mimic the existing landscape.

No new trash enclosures have been proposed with this expansion.

Section 9 – Standards for Special Use Permits

(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 Vision campus has been designed to minimally impact the surrounding properties. All buildings have been located toward the center of the site and all parking has been contained within the campus itself. Proposed utility revisions should only impact the campus and not surrounding areas.

Water: MWRD has water on site in multiple locations to allow for taps to serve the proposed building.

Sanitary Sewer: MWRD has sanitary sewer mains that have previously been extended into the site. An additional extension to an onsite public main is proposed as part of this project. The existing site and proposed additional building fall well below the sewer capacity allocated for the site.

Electric: It has been anticipated that additional transformers will not be required from MTEMC; however, electrical service is available if it is determined that additional transformers are needed.

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 immediately in front of an existing building and does not encroach any nearer to existing developments than other buildings on campus. The proposed building will utilize exterior materials similar to those on campus as represented on the architectural elevations. No new drive entrances are proposed, and traffic flow within the site should generally continue to mimic existing patterns. A photometric plan has been included to show that site lighting in the proposed parking lot results in footcandles at no more than 0.5 at the property lines. Existing lighting outside of the area of the project is to remain in place. Landscaping buffers have been

provided where required along site boundaries that mimic the existing landscape. No new trash enclosures have been proposed with this expansion.

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 proposed site is located along N Thompson Lane, a major thoroughfare. It also has access points on W Northfield Blvd and W College St.

The campus provides adequate parking for itself and does not require use of on-street or offsite parking. No additional connections have been proposed to adjacent streets. The zoning ordinance requires 1 space per 8 seats in the largest gathering space for churches. The Worship Center on campus has a seating capacity of 1600, meaning that 200 spaces are required by code. The future parking for the campus is anticipated to be 1335 spaces (1301 standard spaces and 34 ADA accessible spaces), which exceeds the required parking count of 200 spaces by 1135 spaces. The church completed a parking study on April 3, 2022, where there were 639 spaces being utilized during the busiest service time and 1100 adults present on campus. It is anticipated that a maximum of 500 additional adults would be present in the proposed building at any given hour. Using 4/3 attendance and parking usage, it can be anticipated that 1.7 adults arrive per vehicle. By utilizing this metric, increasing attendance by 500 adults would leave 394 available spaces on site.

The drainage for the site will follow the existing drainage patterns.

Solid waste disposal will continue to be handled by the existing dumpsters.

Fire protection has been proposed for the proposed building.

Sanitary sewer will be extended on site to provide service to the proposed building.

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

Any trees or shrubbery removed from the perimeter parking areas will be replaced during construction. Because the building is proposed over an existing parking lot, it is not anticipated that any significant feature will be lost.

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 assembly uses, including recreational fields, public buildings, public and 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.**

All parking is contained onsite and no parking has been proposed to back onto the public street. Passenger loading and unloading zones are available at all main entrances currently. A variance was granted in 2014 allowing parking within the required front yard. While the parking lot layout is being revised as part of this project, the extents of the parking lot do not exceed the current layout.

- 2. In all residential districts, an institutional use group assembly 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-1 zoning requires 15,00 sf lots; therefore, the minimum lot size for an institutional group assembly in this zoning would be 1.03 acres. The proposed parcel is 27.7 acres, greatly exceeding the requirements.
- 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 provided photometric plan shows that proposed lighting does not exceed 0.5 footcandles at the property line. Additionally, no fixtures have been proposed that exceed the 20-foot mounting height.
- 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 shall be handled via the existing dumpsters. This location will not be modified with 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.**
Existing and proposed vegetation along property lines will continue to serve as buffers.
- 6. The number of required parking spaces provided onsite shall be in accordance with Chart 4 of this article.**
The total provided parking spaces on site are 1301 standard spaces and 34 ADA spaces, which greatly exceeds the 200 spaces required by code.
- 7. An application for a special use permit for an institutional group assembly shall be accompanied by a description of the 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 classroom building addition would be for adult classrooms, with a maximum anticipated addition of 500 adults to the campus during any given time. A change in traffic patterns is not anticipated; however, additional volume would be expected. A traffic analysis has been performed and the conclusion is that ample existing parking remains on campus.
- 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 (RVs).**
Not applicable.
- 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.**
Not applicable.

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

The applicant does not intend to utilize external broadcast.

Please review this application, and if deemed acceptable, grant a Special Use Permit to allow for the addition of the Groups Building to New Vision's campus. If any additional information is required, please reach out to me via phone at 615-622-7222 or by email at cmpaul@catalyst-dg.com.

Best Regards,

Catalyst Design Group



Caitlin Paul, PE
Senior Design Engineer

Enclosure(s)

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

Location/Street Address: 1750 N. Thompson Lane			
Tax Map: 079	Group:	Parcel: 07101	Zoning District: RS-15

Applicant: Catalyst Design Group		E-Mail: cmpaul@catalyst-dg.com	
Address: 1524 Williams Drive, Suite 201		Phone: 615-622-7200	
City: Murfreesboro	State: TN	Zip: 37129	

Property Owner: New Vision Baptist Church			
Address: 1750 N. Thompson Lane		Phone: 615-895-7167	
City: Murfreesboro	State: TN	Zip: 37129	

Request: To grant use of a Special Use Permit allowing New Vision Church to construct a building to be used for additional classrooms on their campus.	
Zoning District: RS-15	
Applicant Signature: <i>Caitlin M. Paul</i>	Date: 04/11/2022

Received By:	Receipt #:
Application #:	Date:

Murfreesboro
Board of
Zoning Appeals



MURFREESBORO
TENNESSEE

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

STAFF

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