

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, June 28, 2023, 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. Nominations and Elections
 - a. **Nomination and Election of Chair**
4. Approval of minutes: May 24, 2023
5. New Business:
Special Use Permit
 - a. **Application Z-23-026 by Mrs. Maria Fernandez-Emmerth**, requesting a special use permit to establish a home occupation (beauty & hair salon) on property zoned RS-10 at 2407 Bennington Drive. (Project Planner: Joel Aguilera).
 - b. **Application Z-23-027 by Clyde Rountree of Huddleston Steele Engineering on behalf of Veterans Plaza, LLC.**, requesting a special use permit to operate a Self-Service Storage Facility on property zoned CF at 4560 Veterans Parkway. (Project Planner: Brad Barbee).
 - c. **Application Z-23-028 by MTCS, represented by Matt Taylor of SEC**, requesting a special use permit to expand an institutional group assembly use for a pre-school building addition, playground and parking on property zoned RS-15 at 100 East MTCS Road. (Project Planner: Joel Aguilera).
6. Staff Reports and Other Business
7. Adjourn

MINUTES
OF THE CITY OF MURFREESBORO
BOARD OF ZONING APPEALS
City Hall, 111 W. Vine Street, Council Chambers

May 24, 2023 1:00PM

Members Present:

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

Staff Present:

Matthew Blomeley, Assistant Planning Director
Marina Rush, Principal Planner
Brad Barbee, Planner
Joel Aguilera, Planner
Roman Hankins, Assistant City Attorney
Ashley Fulghum, Recording Assistant

Members Absent:

Misty Foy

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 April 26, 2023, BZA meeting were approved as submitted.

4. New Business:

a. Application [Z-23-009] by Elijah Montgomery, requesting two variances from the Zoning Ordinance, Chart 2 from the required 35-foot front setback to 25 feet and from the required 25 rear setback to 22 feet in order to construct a single-family home on an approximately 5,481 square foot lot zoned RM-16 located at 701 East Street.

Mr. Tim Tipps stated that he has known Mr. Montgomery for several years but has not discussed the applications submitted to the Board of Zoning Appeals with him.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

May 24, 2023

Vice-Chair Ken Halliburton also stated that he has known Mr. Montgomery for several years and has not discussed the applications submitted to the Board of Zoning Appeals with him.

Mr. 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.

Vice-Chair Halliburton inquired about the setbacks of other houses on the street. Mr. Aguilera responded that there are houses with varying setbacks.

Mr. Tipps inquired about the 1985 zoning. He asked if the homes were out of compliance, when it went into effect, due to their age. Mr. Aguilera stated that there was no record of the decision-making process. Staff believes that the intent of the zoning was for multi-family properties, but the neighborhood developed into single-family homes. Ms. Marina Rush stated that the homes pre-date zoning ordinances.

Ms. Julie King inquired if the neighborhood was inside the historic district. Mr. Aguilera stated that it was outside of the historic district and the city core overlay.

The applicant, Mr. Elijah Montgomery, stated why he believed the variances should be approved.

Chair Young opened the public hearing.

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

Mr. Tipps stated that he believes allowing some flexibility of setbacks, in the central part of town, would be positive for the community.

Ms. Julie King moved to approve the two variances subject to all Staff comments; the motion was seconded by Mr. Tim Tipps and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

b. Application [Z-23-010] by Elijah Montgomery, requesting two variances from the Zoning Ordinance, Chart 2 from the required 35-foot front setback to 25 feet and from the required 25 rear setback to 21 feet in order to construct a single-family home on an approximately 5,487 square foot lot zoned RM-16 located along West Street.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

May 24, 2023

Mr. 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. Tipps asked why the applications were separated. Mr. Roman Hankins responded that it is because they are separate lots of record. The decision must be made on a lot-by-lot basis.

Mr. Montgomery clarified the difference between the two lots.

Chair Young opened the public hearing.

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

Mr. Tim Tipps moved to approve the two variances subject to all Staff comments; the motion was seconded by Vice-Chair Ken Halliburton and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

c. Application [Z-23-012] by Joey Rouse of TNT Fireworks, requesting a special use permit to operate a temporary outdoor vending establishment (seasonal fireworks retailer) in the parking lot of an existing shopping center, zoned Commercial Highway (CH) located at 2946 South Church Street.

Mr. 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.

Mr. Joey Rouse was present to answer questions.

Chair Young opened the public hearing.

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

Ms. Julie King inquired about the location of the fireworks tent in relation to the gas station. Mr. Barbee responded that the tent was far enough away from the fueling source.

Mr. Tim Tipps moved to approve the special use permit subject to all Staff comments; the motion was seconded by Vice-Chair Ken Halliburton and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

May 24, 2023

Tim Tipps

Chair Davis Young

Nay: None

d. Application [Z-23-013] by Joey Rouse of TNT Fireworks, requesting a special use permit to operate a temporary outdoor vending establishment (seasonal fireworks retailer) in the parking lot of an existing shopping center, zoned Commercial Highway (CH) located at 2449 Old Fort Parkway.

Mr. 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.

Mr. Joey Rouse was present to answer questions.

Chair Young inquired about the general fireworks application process. Mr. Barbee stated that it is generally a smooth process, and most vendors go through it year after year.

Chair Young opened the public hearing.

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

Vice-Chair Ken Halliburton moved to approve the special use permit subject to all Staff comments; the motion was seconded by Ms. Julie King and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

e. Application [Z-23-011] by Joey Rouse of TNT Fireworks, requesting a special use permit to operate a temporary outdoor vending establishment (seasonal fireworks retailer) in the parking lot of an existing shopping center, zoned Commercial Highway (CH) located at 2325 Memorial Boulevard.

Mr. 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. Joey Rouse was present to answer questions.

Mr. Tipps inquired about the location of the fireworks tent in relation to a fuel source. Mr. Aguilera reviewed the site plan with the Board.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

May 24, 2023

Chair Young opened the public hearing.

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

Ms. Julie King moved to approve the special use permit subject to all Staff comments; the motion was seconded by Mr. Tim Tipps and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

f. Application [Z-23-017] by Joey Rouse of TNT Fireworks, requesting a special use permit to operate a temporary outdoor vending establishment (seasonal fireworks retailer) in the parking lot of an existing shopping center, zoned Commercial Highway (CH) located at 2050 Lascassas Pike.

Mr. 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. Joey Rouse was present to answer questions.

Chair Young opened the public hearing.

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

Mr. Tim Tipps moved to approve the special use permit subject to all Staff comments; the motion was seconded by Vice-Chair Ken Halliburton and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

5. Staff Reports and Other Business:

None.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES
May 24, 2023

6. Adjourn:

There being no further business, Chair Young adjourned the meeting at 1:47pm.

CHAIRMAN

SECRETARY

DRAFT

**MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
JUNE 28, 2023**

Application: Z-23-026

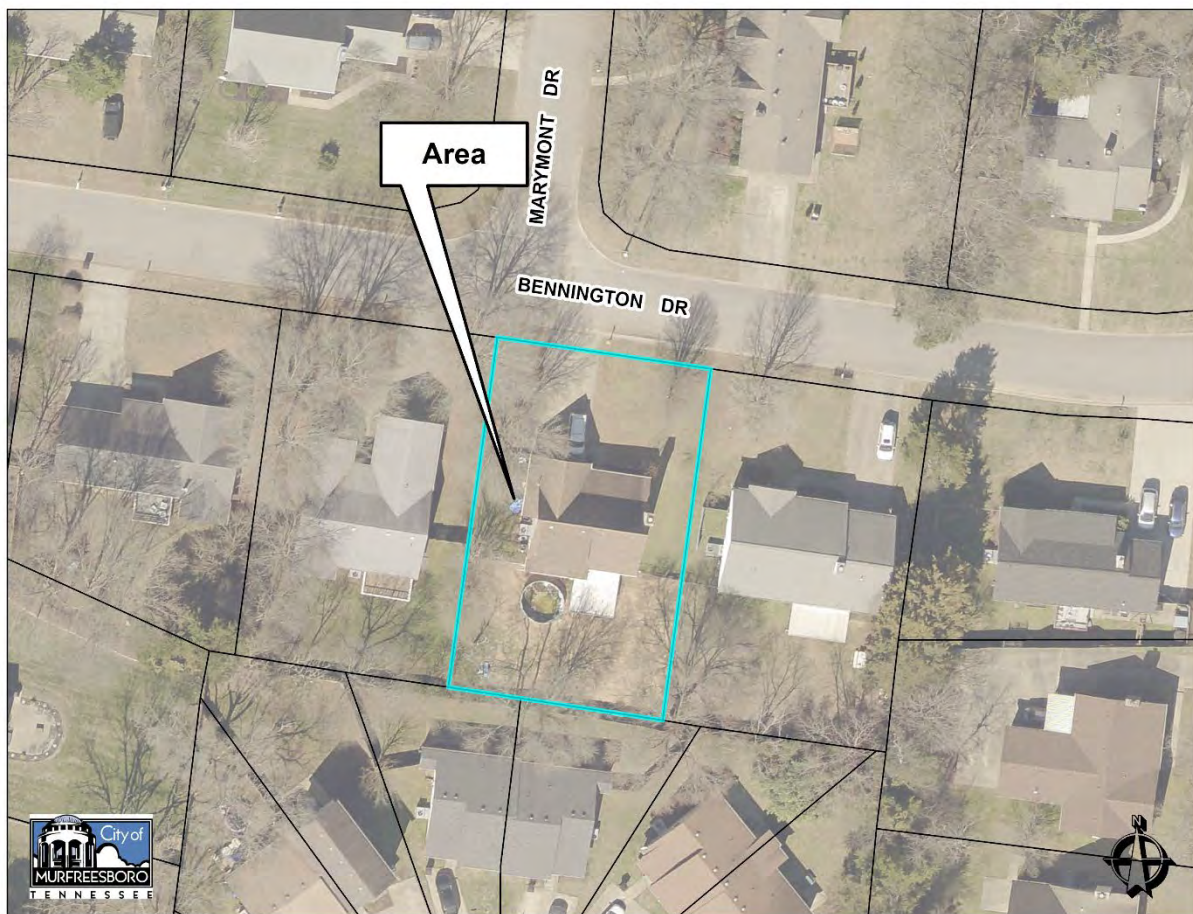
Location: 2407 Bennington Drive

Applicant: Maria Fernandez-Emmerth

Owner: Maria Fernandez-Emmerth

Zoning: RS-10 (Single-Family Residential- 10,000 square feet minimum lot size)

Requests: A special use permit to establish a home-based business for a hair salon at 2407 Bennington Drive.



Overview of Request

The applicant, Maria Fernandez-Emmerth, is requesting a Special Use Permit (SUP) to establish a one-chair beauty and hair salon inside of her residence located at 2407 Bennington Drive. The subject property is located in a Single Family Residential (RS-10) zoning district. Because her business will generate customer traffic, a special use permit is required for review and consideration by the Board of Zoning Appeals.

The applicant will remodel the garage inside the home for the proposed home-based business. The applicant states in her attached letter that she will have one customer at a time, there will be no employees besides herself and that the hours of operation will be from 11:00am until 7:00pm Tuesday through Saturday. The business will operate by appointment only, and the customers will park in the driveway and not on the street. The applicant has anticipated that there will be 3 to 5 customers per day. The approximate square footage of house is 1,925 square feet, according to the Rutherford County Property Assessor, and the proposed salon will be approximately 342 square feet or 17% of the residence floor area.

As depicted in the attached elevation and photos of the home, the applicant intends to change out the exterior garage door, by adding an exterior door and window. The door will be used for clients to enter, and window for an added feature. Additionally, a small scissors sign, not exceeding 3 square feet, will be placed on the new door for the business. No other modifications are proposed with this home occupation request. The applicant is aware that any new plumbing, lighting, and flooring work are required to obtain building permits and complete any required inspections.

Relevant Zoning Ordinance Section

City of Murfreesboro Zoning Ordinance Section 9(D)(2)(rr) sets forth Standards for Home Occupations in addition to the Standards of General Applicability Section 9(C). The applicant has affirmed in her special use permit application letter that the home-based business will be operated in compliance with all zoning requirements.

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 home-based business, 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;**
 - As is currently proposed, staff believes that there will be no adverse impact on the above-mentioned elements associated with proposed use. The salon will be operated inside the garage, will maintain the same feel of a single-family residential home, and will have adequate driveway parking for 4 vehicles.

- 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 house is already existing on the property and no new accessory structure is being proposed for this request. The beauty and hair salon will have adequate driveway parking for 4 vehicles. Customers will be by appointment only, and will not interfere with current traffic being generated in the neighborhood.
- 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;**
 - In reviewing the request, staff believes that the traffic generated by the proposed business will be minimal and will not put undue stress on public facilities or services.
- 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;**
 - There are no significant natural, scenic, or historic features existing on the subject property.
- 5. The proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use:**
 - The proposed beauty and hair salon will operate in the existing principal structure and will comply with the additional standards for home occupations discussed below.

Home Occupations – Additional Standards

- 1. No person who is not a resident of the dwelling unit may be employed in connection with the home occupation at the dwelling unit or on the property;**
 - The applicant will be the only employee working the beauty and hair salon.
- 2. One attached business sign, not exceeding three square feet, may be permitted subject to approval by the BZA. Such signs shall not be permitted by right;**
 - The applicant has confirmed that a small sign of scissors, no more than 3 square feet, will be placed on the new door, in place of the garage, in front of the house.
- 3. There shall be no alteration of the residential building which changes the character as a dwelling. No display of products shall be visible from the street;**
 - The applicant has requested to construct a door, and window, where the garage currently is, for the proposed in-home salon. Staff believes this request to not be not a

major alteration of the home as it will still have the same character of single-family residential home. No other exterior modifications have been proposed with this request.

- 4. The home occupation shall be incidental and subordinate to the residential use of the dwelling unit. No more than twenty-five percent (25%) of the area of a residential dwelling unit and accessory structure, if used as part of the home occupation, shall be devoted to the home occupation. In the event the home occupation is to be conducted totally from within an accessory structure, no more than five hundred square feet of area may be devoted to such home occupation. No more than one home occupation shall be permitted per residential dwelling unit and any related accessory structure;**
 - The applicant has confirmed and demonstrated that the proposed use will use approximately 17% of the residence for the home business, which is less than 25% of the residential building.

- 5. No mechanical or electrical equipment may be used in a residential dwelling unit or accessory structure in connection with a home occupation except such types as are customary for domestic, household, or hobby purposes; personal computers and facsimile machines may be used. Machinery that causes noise likely to be heard by neighbors or interference with radio or television reception shall be prohibited;**
 - The applicant understands this requirement and has confirmed that there will be no heavy mechanical or electrical equipment. The only equipment proposed for this use is small beauty accessories (hair dryer, make-up, etc.) and salon furniture such as a chair, sink, small couch, and hair washing station.

- 6. There shall be no storage outside a principal building or accessory structure of equipment or materials used in connection with the home occupation;**
 - The applicant has confirmed that there will be no outside storage of goods or materials in connection to the purposed use.

- 7. There shall be adequate provision for any traffic generated by such home occupation including off-street parking if required by the BZA;**
 - In reviewing the application, staff believes that there will be adequate parking on site for the traffic generated by this business. The driveway has sufficient space to park 4 vehicles, and would not require parking on the street.

- 8. Group instruction in connection with the home occupation may be permitted subject to approval by the BZA. For the purposes of this subsection, instruction shall be group instruction if it involves more than two students at any time. The BZA may place a maximum number of students that may be on-site at any time and may establish limitations on the frequency of such group instruction.**

- This requirement is not applicable to this application as there will not be any students or group instruction involved for this use.

9. The following activities and land uses shall not be permitted as home occupations: automotive repair (body or mechanical), upholstery or painting, kennels, taxi service, gun dealers, or charter bus service;

- This requirement is not applicable to this application. This request is for a beauty and hair salon, and not defined by the above uses.

10. The BZA may require additional standards in order to assure the compatibility of the home occupation with other property in the vicinity of the home occupation and to assure the residential character of the neighborhood is maintained.

- The applicant understands this requirement.

Staff Comments:

For the special use permit request, for a home-based occupation, staff recommends approval because the special use permit standards and home occupation standards have been met, as mentioned above. Additionally, staff has noted should this application be approved, that the special use permit shall lapse upon transfer of the property.

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. Customer visits shall be by appointment only.
2. No more than one customer at a time shall visit the home-based business.
3. Any proposed signage shall comply with the Zoning Ordinance, home occupation standards, which requires that no signage shall exceed 3 square feet, and shall be subject to any applicable permitting requirements.
4. The business shall open no earlier than 11:00 AM and shall close no later than 7:00 PM and shall not operate on Monday or Sundays.
5. All parking will occur on the concrete driveway located on the subject property located at 2407 Bennington Drive.
6. Prior to obtaining a business license or within 60 days from the date of SUP approval, whichever occurs first, the applicant shall obtain all required building permit(s) and inspection(s) for the installation of the exterior doorway, new plumbing, electrical, and flooring.
7. The special use permit shall lapse upon transfer of the property.

Attached Exhibits

1. Applicant procedure letter
2. Supporting evidence document
3. BZA Application



Board of Zoning Appeals Procedure Form

Request for Home Occupation

This form only pertains to *special use permit requests for the Board of Zoning Appeals*. The information contained in this document shall not be considered exhaustive and shall only serve to summarize the details of the special use permit request for the Board of Zoning Appeals and Planning Department staff. **Additional information may be requested during the review process as determined by the zoning administrator.**

Date: 06/09/2023

Cosmetologist

Applicant name & title: Maria M. Fernandez-Emmerth Planner name: _____

Application request: A special use permit to establish a home-business for Beauty Salon

Purpose of request: Beauty Salon

Section 8 – Procedure for Uses Requiring Special Use Permits

- a) Name, address, and telephone number of the *applicant*

Maria M. Fernandez-Emmerth
2407 Bennington Dr. Murfreesboro, TN 37129
(773) 272 5229

- b) Nature and extent of applicant's ownership interest in subject property

I am the owner of the Property.

- c) Site plan to be submitted for review by City Staff and Board of Zoning Appeals

I have submitted a floor plan with measurements.

- d) Address of the site of the proposed special use

2407 Bennington Dr. Murfreesboro, TN
37129



- e) Vicinity map showing the property of the proposed special use and all parcels within a five-hundred-foot radius

I have submitted the map showing the property.

- f) Zoning classification the property of the proposed special use

RS 10 Cosmetologist

- g) The property of the proposed special use shall have the following characteristics:

- 1) Hours and days of operation

11:00 am - 7:00 pm Tuesday - Saturday

- 2) Duration of the proposed special use

8 Hours per day.

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

3 or 5 patrons, one customer at a time.

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

No traffic is expected, one appointment at a time.

- 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

I do not have anything potentially harmful to propose.



Section 9 – Standards for Special Use Permits

Standards for General Applicability.

An applicant for a special use permit shall present evidence at the public hearing on such special permit. Please explain how you will comply with the following standards:

- 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;

There will be no impact that damages or negatively affects the property, the neighborhood, or traffic. The salon will be operated inside the residence, there is enough parking available.

- 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 customers will park in the driveway, there will be no more than one customer at a time, there will be no employees at the business.

- 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;

It will not affect public places, public facilities or resources, due to only one customer by appointment.



- 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; and,

The purpose of this business will not negatively affect or destroy in any way this property or this community in general.

- 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.

I will do my best to comply with any additional rules ordered to operate my business responsibly.

Standards for (rr) Home occupations

Please explain how you will comply with the following standards:

[1] no person who is not a resident of the dwelling unit may be employed in connection with the home occupation at the dwelling unit or on the property;

I will be the only Cosmetologist who will be working in this Beauty Salon.

[2] one attached business sign, not exceeding three square feet, may be permitted subject to approval by the BZA. Such signs shall not be permitted by right;

The only sign that I will use small scissors sticker on the door salon.



[3] there shall be no alteration of the residential building which changes the character as a dwelling. No display of products shall be visible from the street;

There will be no major modifications,
I will only put a door beside to the garage,
that will be used as the entrance to the salon.

[4] the home occupation shall be incidental and subordinate to the residential use of the dwelling unit. No more than twenty-five percent (25%) of the area of a residential dwelling unit and accessory structure, if used as part of the home occupation, shall be devoted to the home occupation. In the event the home occupation is to be conducted totally from within an accessory structure, no more than five hundred square feet of area may be devoted to such home occupation. No more than one home occupation shall be permitted per residential dwelling unit and any related accessory structure;

The structure is 1,925 square feet
in area. The garage is 19x18, around
342 square feet, less of 25% of the property.

[5] no mechanical or electrical equipment may be used in a residential dwelling unit or accessory structure in connection with a home occupation except such types as are customary for domestic, household, or hobby purposes; personal computers and facsimile machines may be used. Machinery that causes noise likely to be heard by neighbors or interference with radio or television reception shall be prohibited;

A blow dryer for hair would be
the one that makes the most noise. All
equipment used will be standard household
equipment.



[6] there shall be no storage outside a principal building or accessory structure of equipment or materials used in connection with the home occupation;

I will not store any accessories outside the property that are related to this business.

[7] there shall be adequate provision for any traffic generated by such home occupation including off-street parking if required by the BZA;

I have the right space to park 4 cars. I will only use one space per appointment.

[8] group instruction in connection with the home occupation may be permitted subject to approval by the BZA. For the purposes of this subsection, instruction shall be group instruction if it involves more than two students at any time. The BZA may place a maximum number of students that may be on-site at any time and may establish limitations on the frequency of such group instruction.

There will be no education group in any way. It does not apply to this business.

[9] the following activities and land uses shall not be permitted as home occupations:

- [a] automotive repair (body or mechanical), upholstery or painting;
- [b] kennels;
- [c] taxi service;
- [d] gun dealers; or,
- [e] charter bus service;

None of these activities and land uses are a part of this business.



[10] the BZA may require additional standards in order to assure the compatibility of the home occupation with other property in the vicinity of the home occupation and to assure the residential character of the neighborhood is maintained.

The characteristics of the
neighborhood will remain the same.
Any recommended conditions of approval
will be followed.

Date: 06/09/2023

Applicant signature: _____

Maria M. Fernandez- Emmerth

2407 Bennington Dr

Murfreesboro, TN 37129

maggiemmerth@yahoo.com

(773)- 272- 5229

To Whom It May Concern:

I am applying for a special use permit for my residence at 2407 Bennington Drive in Murfreesboro.

The details of this request are as follows:

I will only work with one client at the time.

I will work Maximum 8 hours per day; Tuesday- Saturday from 11:00 AM- 7:00 PM. (One hour Lunch)

Enough parking available in the driveway to hold 4 cars (one client at a time) perfect space (Not to disturb the neighborhood).

Salon will operate on appointment. No walk-ins. 3 or 5 maximum clients per day.

No employees will be working at this salon. I will be the only professional Cosmetologist.

The noise will not disturb my neighborhood . The loudest equipment in my salon will be a hairdryer.

I will offer a service that my neighbors may be interested in using for their convenience.

Thank you for your time.

Maria M. Fernandez- Emmerth



19 FT

18 FT



18 FT



19 FT



Back Yard

First Floor

Screened Patio
16 X 14

Full Bath
8 X 13

Kitchen
19 X 11

1/2
Bath
7 X 4

Bedroom
①
13 X 15

Living Room
18 X 17

Garage
19 X 18

Front of the Yard
41 X 79

Parking
Concrete
47 X 20

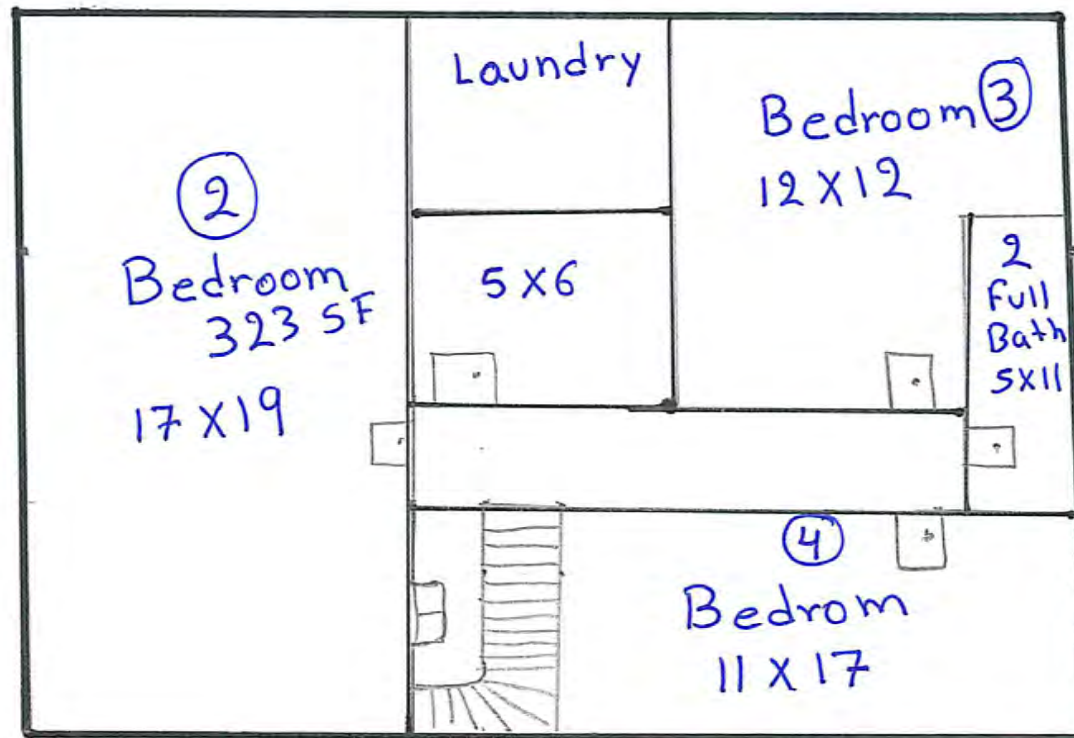
Front of
the Yard
18 X 79

41 X 79

47 X 20

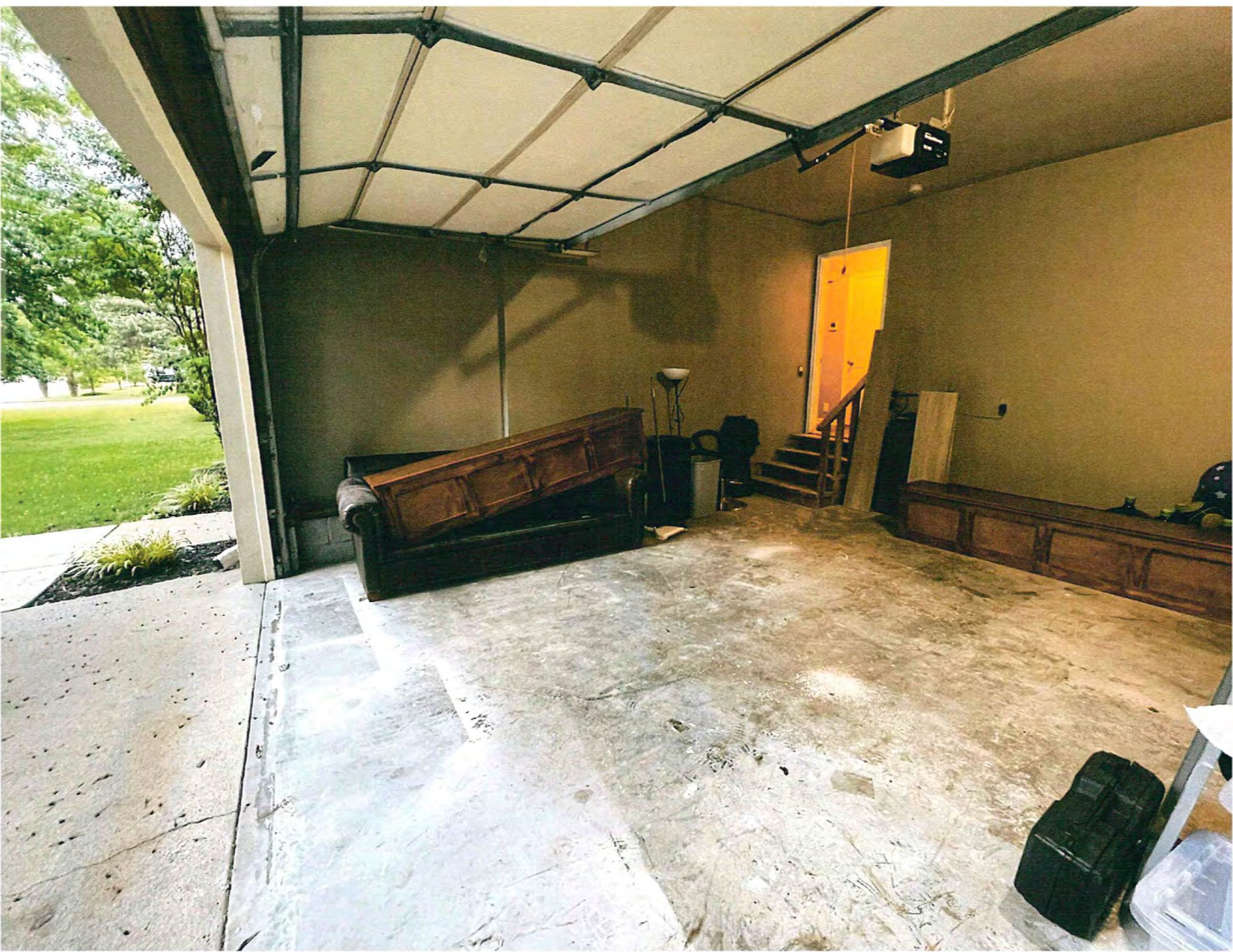
18 X 79

2nd Floor









City of Murfreesboro
BOARD OF ZONING APPEALS

HEARING REQUEST
APPLICATION

Location/Street Address: 2407 Bennington Dr.

Tax Map: Group: Parcel: Zoning District:

Applicant: Maria M. Fernandez - Emmert h E-Mail: maggiemmer th@yahoo.com

Address: 2407 Bennington Dr Phone: (773) 272-5229

City: Murfreesboro State: TN Zip: 37129

Property Owner: Maria M. Fernandez - Emmert h

Address: 2407 Bennington Dr Phone: (773) 272-5229

City: Murfreesboro State: TN Zip: 37129

Request: Special use permit for my residence
for Beauty Salon

Zoning District:

Applicant Signature: *J Maple* Date: 06/12/23

Received By: AF Receipt #: 530176

Application #: 2-23-026 Date: 6/12/23

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

JUNE 28, 2023

PROJECT PLANNER: BRAD BARBEE

Application: Z-23-027

Location: 4546 Veterans Parkway

Applicant: Clyde Rountree of Huddleston Steele Engineering on behalf of Veterans Plaza, LLC./Kilshore Reddy

Owner: Veterans Plaza, LLC – Kilshore Reddy

Zoning: Commercial Fringe (CF)

Requests: A Special Use Permit to operate a Self-Service Storage Facility.



Overview of Request

The applicant, Clyde Rountree, representing Veterans Plaza, LLC., wishes to operate a Self-Service Storage Facility. The property is located at 4546 Veterans Parkway and is currently undeveloped. City of Murfreesboro Zoning Ordinance, Chart 1 (Uses Permitted by Zoning District) of the Murfreesboro Zoning Ordinance lists Self-Service Storage Facility as a use allowed by Special Use Permit in the CF district.

This property was previously approved for a Self-Service Storage Facility in 2016 (2016 Z 056) and showed future office and retail space. The 2016 approval was for an approximately 44,000 square foot storage facility, divided into multiple storage buildings that were single story and non-climate-controlled.

The current proposal is for one storage building, 55,362² feet, single-story, and climate controlled. Also depicted on the site plan sheet but not a part of this Special Use Permit request is a future development phase of the office and retail buildings, similar to the ones depicted on the 2016 site plan. The subject property is approximately 9.5 acres. This represents an approximately 11,000²ft increase in square footage and a change to the building construction type to climate-controlled, interior access units/no roll-up doors, storage space.

The Commercial Fringe (CF) district serves as a transition between more intensive commercial zoning classifications and less intensive residential classifications. Due to the potential for negative impacts, self service storage facilities are only permitted in the CF district with the issuance of a special use permit. Impacts such as increased traffic, noise, and debris are considerations for the site design to abate so the new development does not prevent the adjacent owners from fully enjoying their personal properties.

The potential negative impact of increased noise has been improved with the change to a single, climate-controlled facility where the units are accessed internally. This facility design will also lessen the distribution of traffic across the property by having limited access points to the building where customers are able to load and unload items for storage. An enclosed dumpster is shown for the disposal of debris along the southern side of the development, which is on the opposite side of the storage facility from the adjacent residential properties. In addition to these design features, a vegetative, type "D" landscape buffer is required, and shown, along the northern property line. This buffer will also help in lessening the visual impact of having a commercial business in close proximity to the residents of the Cloister Subdivision. At maturity, this buffer will also provide additional protection for the adjacent residents by providing a barrier for any debris that is not captured within the provided dumpster. A 6-foot tall opaque privacy fence is also proposed along the northern and southern property lines where the vegetative buffers have been shown to limit access to the facility and provide additional screening.

The property is bordered by Section 1 of the Cloister Subdivision to the north and undeveloped property zoned Commercial Highway (CH) to the south. The Meadow Lane, Section 1 Subdivision is across Overall Creek to the east.

Relevant Zoning Ordinance Sections

Chart 1 of the City of Murfreesboro Zoning Ordinance allows Self-Service Storage Facilities as a special use in the CF district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(uuu) sets forth standards for Self-Service Storage Facilities 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) 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:**

Staff has reviewed the application and documentation and believes that this standard has been met. The proposal is consistent with the previous approval and staff is not aware of any substantial or undue adverse impact as a result of this development on the adjacent properties. Self service storage facilities typically generate minimal traffic and parking demand.

- (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:**

Staff has reviewed the application and documentation and believes that this standard has been met. The proposed development is required to provide a minimum 15ft wide, type D landscape buffer to separate this development from the residential property located to the north. The operation, construction, arrangement, and use are consistent with other Self Storage facilities and should not interfere with the development or use of the adjacent properties. Exterior lighting will be designed so that no more than 0.5 footcandles of light are present beyond the property line and parking is designed so that no headlights will shine into the back yards of adjacent properties.

- (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:**

Property is located along Veterans Parkway and can be adequately served by city services including Murfreesboro Police, Fire, public roads, water and sewer. Staff believes this application will not hinder the above services. Parking on this site is designed to meet the minimum standards required by the Murfreesboro Zoning Ordinance.

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

This standard has been met because no features of significant natural, scenic, or historic importance have been identified on the subject property.

(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 listed below.

Additional Standards for Self Service Storage Facilities with Staff Analysis:

Self Service Storage Facilities shall be subject to the following additional standards:

(1) The following activities shall be prohibited:

[a] auctions; commercial, wholesale, or retail sales; and miscellaneous or garage sales;
The applicant has agreed to prohibit these activities and include their prohibition as a part of the rental agreement.

[b] the servicing, repairing, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
The applicant has agreed to prohibit these activities and include their prohibition as a part of the rental agreement.

[c] the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment;
The applicant has agreed to prohibit these activities and include their prohibition as a part of the rental agreement.

[d] the establishment of a transfer or storage business;
The applicant has agreed to prohibit these activities and include their prohibition as a part of the rental agreement.

[e] 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;
The applicant has agreed to prohibit these activities and include their prohibition as a part of the rental agreement.

[f] any use of individual units for residential purposes, including but not limited to cooking or sleeping;
The applicant has agreed to prohibit these activities and include their prohibition as a part of the rental agreement.

[g] any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations; or
The applicant has agreed to prohibit these activities and include their prohibition as a part of the rental agreement.

[h] Any lot on which a self-service storage facility is located shall have a minimum separation of three hundred (300) feet from any major intersection. For purposes of this subsection, “major intersection” shall be defined as the as the nearest intersection of the rights-of-way of: any two arterial streets; any arterial street and any collector street; or any two collector streets. Notwithstanding the foregoing, the owner or manager of the mini-storage facility may conduct auctions and repair and maintain the premises when reasonably required in the usual and customary operation of the ministorage business;

The subject property is approximately 1,600 feet away from the closest major intersection.

- (2) for self-service storage facilities that have a side or rear property line abutting a property used for single family purposes or classified in the RS or RD classifications or the residential portion of a planned development a minimum ten-foot wide landscape strip shall be provided which shall be planted in accordance with Section 27 of this article and at the discretion of the BZA may include earth berms, masonry fences, or walls. The applicant or owner shall post a surety instrument to assure the landscaping and screening will be maintained the first three years;**

The proposed development will provide the required 15ft wide type D buffer along the property to the north. This property is classified Planned Residential Development (PRD).

- (3) self-service storage facilities shall provide on-site a minimum ten foot landscape strip along the front property line abutting all public rights-of-way. This landscape strip shall be planted in accordance with Section 27 of this article and at the discretion of the BZA may include earth berms, masonry fences or walls;**

The proposed development is a part of a larger overall development. The landscape plan provides the required 10ft landscape strip along the public right of way.

- (4) all storage shall be indoors. However, an area may be provided on-site to be used for outdoor storage of RVs, trailers, cars, and boats. Such area shall be used exclusively for this purpose and shall be screened from the view of adjoining residential areas in the manner as described in sub-sections 2 and 3 above;**

The applicant does not propose any outdoor storage areas with this application.

- (5) the BZA may require additional standards be met including additional screening, placement of screening, placement and orientation of on-site lighting and security systems in order to assure the compatibility of the proposed location with adjoining properties.**

The applicant is aware of this standard and will comply with any additional standards.

Staff Comments:

Staff recommends approval of the Special Use Permit, based on the application materials and plans submitted which meet the minimum development standards, and subject to the following recommended conditions of approval.

Recommended Conditions of Approval:

- 1) The special use permit approval is for a single building, single-story, 55,362 square foot, climate controlled self-storage facility, no exterior roll-up doors.
- 2) The applicant shall provide a 15- foot wide, type D landscape buffer per Section 27 of the Murfreesboro Zoning Ordinance along the northern property line.
- 3) This BZA approval shall supersede all previous SUP approvals for this property by the BZA.
- 4) The structure shall comply with the Murfreesboro Design Guidelines and consistent with the elevations submitted with this application.
- 5) BZA approval does not imply approval of the Site Plan. A site plan shall be submitted for review and approval, subject to compliance with the Murfreesboro Zoning Code and Design Guidelines.
- 6) The owner shall operate the self-storage facility in compliance with the Zoning Ordinance Self-Service Storage Facilities additional standards, as set forth in Section 9.(D)(2)(uuu).

Attached Exhibits

1. Site photos
2. Letter of explanation from applicant
3. BZA Application
4. Site Plan

Site Photo #1



6.12.23

Greg McKnight, Planning Director
111 W. Vine Street, P.O. Box 1139
Murfreesboro, TN 37133-1139

Re: BZA Application for a Special Use Permit Amendment– 4546 Veterans Parkway – Phase 1

Dear Greg,

Please review the following request for a Special Use Permit on property zoned CF. The nature of this request is resulting from a revised master plan on the subject property which was previously granted a Special Use Permit. The primary change is the removal of the approved non-conditioned mini-storage building, and the construction of climate-controlled storage.

Section 8 (Procedure for Uses Requiring Special Permits)

(D) Procedure.

(1) The owner or other person having a contractual interest in the property which is the site of the proposed special use shall file an application for a special use permit with the Zoning Administrator, which application shall be accompanied by a nonrefundable fee established from time to time by the Council and shall contain the following information: (a) name, address, and telephone number of the applicant; **Kishore Reddy, Veterans Plaza LLC, 3019 Cecil Lewis Dr., Franklin, TN 37067, 862.215.2740.**

(b) nature and extent of the applicant's ownership interest in the property which is the site of the proposed special use; **Kishore Reddy, kishore.ry@gmail.com.**

(c) a site plan of the site of the proposed special use drawn at a scale to allow adequate review. Site plans for developments of less than one hundred fifty acres will be at a scale of not less than one hundred feet to the inch. For development between one hundred fifty and one thousand acres, site plans will be at least two hundred feet to the inch. Site plans shall contain the following information: **Included**

[1] property boundary lines and dimensions, available utilities, and easements, roadways, rail lines and public rights-of-way crossing and/or adjacent to the subject property; **Included**

[2] the proposed height, dimensions and arrangement of buildings on a site; **Included**

[3] the type and location of landscaping proposed for the site; **Included**

[4] the location of points of ingress to and egress from the site; **Included**

[5] the location of existing and proposed driveways, parking lots, and loading areas; **Included**

[6] any proposed regrading of the site and any topographical or physical features of the site including watercourses. **Included**

(d) address of the site of the proposed special use; **4542 Veterans Parkway**

(e) unless modified less restrictively by the Department, a vicinity map showing the property which is the site of the proposed special use and all parcels of property within a five-hundred-foot radius. Such vicinity maps shall show any and all streets, roads, or alleys and shall indicate the owner's name and dimensions of each parcel of property shown; **Shown on Sheets C1.0, C1.1 and C1.2.**

(f) zoning classification of the property which is the site of the proposed special use; **Commercial Fringe**

(g) the proposed special use to be located on such property with a description of the manner in which the special use will be conducted or operated, including, but not limited to, the following:

[1] the hours of days of operation: **8 am to 6 pm (with 24-hour controlled access)**

[2] the duration of the proposed special use; **indefinitely**

[3] the number of expected customers, patrons, clients, or patients that will be expected to utilize any proposed facility or participate in any program connected with the proposed special use; **30 per day**

[4] the projected traffic that will be expected to be generated by the proposed use: **30 trips per day.**

(h) the potentially harmful characteristics of the proposed special use for the zoning district in which it is proposed to be located and the manner in which the applicant proposes to eliminate or minimize them: **no harmful characteristics are anticipated with this use.**

Section 9 (Standards for Special Permit Uses)

(C)Standards of general applicability. An applicant for a special 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; **no substantial or undue adverse effect upon adjacent property.**

(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 subject property is currently zoned CF and will remain so. The development pattern along Veterans Parkway is trending towards commercial in the area of the subject property and should not interfere with the current development pattern.**

(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; Veterans Parkway is a rapidly developing corridor and as such has the infrastructure to support the proposed uses for the subject property.

(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; no proposed buildings or use will have adverse effects on the nature, scenery, or history around the subject property.

(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. The proposed buildings are attached to this application and are believed to meet the design standards imposed on them from the zoning ordinance.

This Special Use Permit Amendment will not change the characteristics of the site utilization due to the simple change from non-climate-controlled storage to climate-controlled storage. The proposed climate-controlled storage represents an increase of 11,000+/- SF. The revised design reduces the amount of required drive lanes thus allow for the increase in building size.

D.(uuu) Self-service storage facilities shall be subject to the following additional standards:

(1) the following activities shall be prohibited:

[a] auctions; commercial, wholesale, or retail sales; and miscellaneous or garage sales;

[b] the servicing, repairing, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;

[c] the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment;

[d] the establishment of a transfer or storage business;

[e] 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;

[f] any use of individual units for residential purposes, including but not limited to cooking or sleeping;

[g] any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations; or

[h] Any lot on which a self-service storage facility is located shall have a minimum separation of three hundred (300) feet from any major intersection. For purposes of this subsection, "major intersection" shall be defined as the as the nearest intersection of the rights-of-way of: any two arterial streets; any arterial street and any collector street; or any two collector streets. Notwithstanding the foregoing, the owner or manager of the mini-storage facility may conduct auctions and repair and maintain the premises when reasonably required in the usual and customary operation of the ministorage business

(2) for self-service storage facilities that have a side or rear property line abutting a property used for single family purposes or classified in the RS or RD classifications or the residential portion of a planned development a minimum ten-foot wide landscape strip shall be provided which shall be planted in accordance with Section 27 of this article and at the discretion of the BZA may include earth berms, masonry fences, or walls. The applicant or owner shall post a surety instrument to assure the landscaping and screening will be maintained the first three years;

- (3) self-service storage facilities shall provide on-site a minimum ten foot landscape strip along the front property line abutting all public rights-of-way. This landscape strip shall be planted in accordance with Section 27 of this article and at the discretion of the BZA may include earth berms, masonry fences or walls;
- (4) all storage shall be indoors. However, an area may be provided on-site to be used for outdoor storage of RVs, trailers, cars, and boats. Such area shall be used exclusively for this purpose and shall be screened from the view of adjoining residential areas in the manner as described in sub-sections 2 and 3 above; and,
- (5) the BZA may require additional standards be met including additional screening, placement of screening, placement and orientation of on-site lighting and security systems in order to assure the compatibility of the proposed location with adjoining properties. All these above standards from Section 9.D.(uuu) will be complied with.

Thank you for considering our request.

Sincerely,

Clyde Rountree

Clyde Rountree, RLA

City of Murfreesboro
BOARD OF ZONING APPEALS

HEARING REQUEST
APPLICATION

Location/Street Address: 4546 VETERANS PARKWAY, MURFREESBORO, TN

Tax Map: 93 Group: Parcel: ^{25.00}/_{26.00} Zoning District: CF

Applicant: CLYDE ROUNTREE E-Mail: rountree.associates@yahoo.com

Address: 2115 NW BROAD STREET Phone: 615.893.4084

City: MURFREESBORO State: TN Zip: 37129

Property Owner: VETERANS PLAZA, LLC/ KISHORE REDDY

Address: 3019 CECIL LEWIS DRIVE Phone: 862.215.2740

City: FRANKLIN State: TN Zip: 37067

Request: SPECIAL USE PERMIT AMENDMENT

Zoning District: CF

Applicant Signature:  Date: 6.12.23

Received By: AF Receipt #: S30174

Application #: 2-23-027 Date: 6/12/23

Murfreesboro
Board of
Zoning Appeals

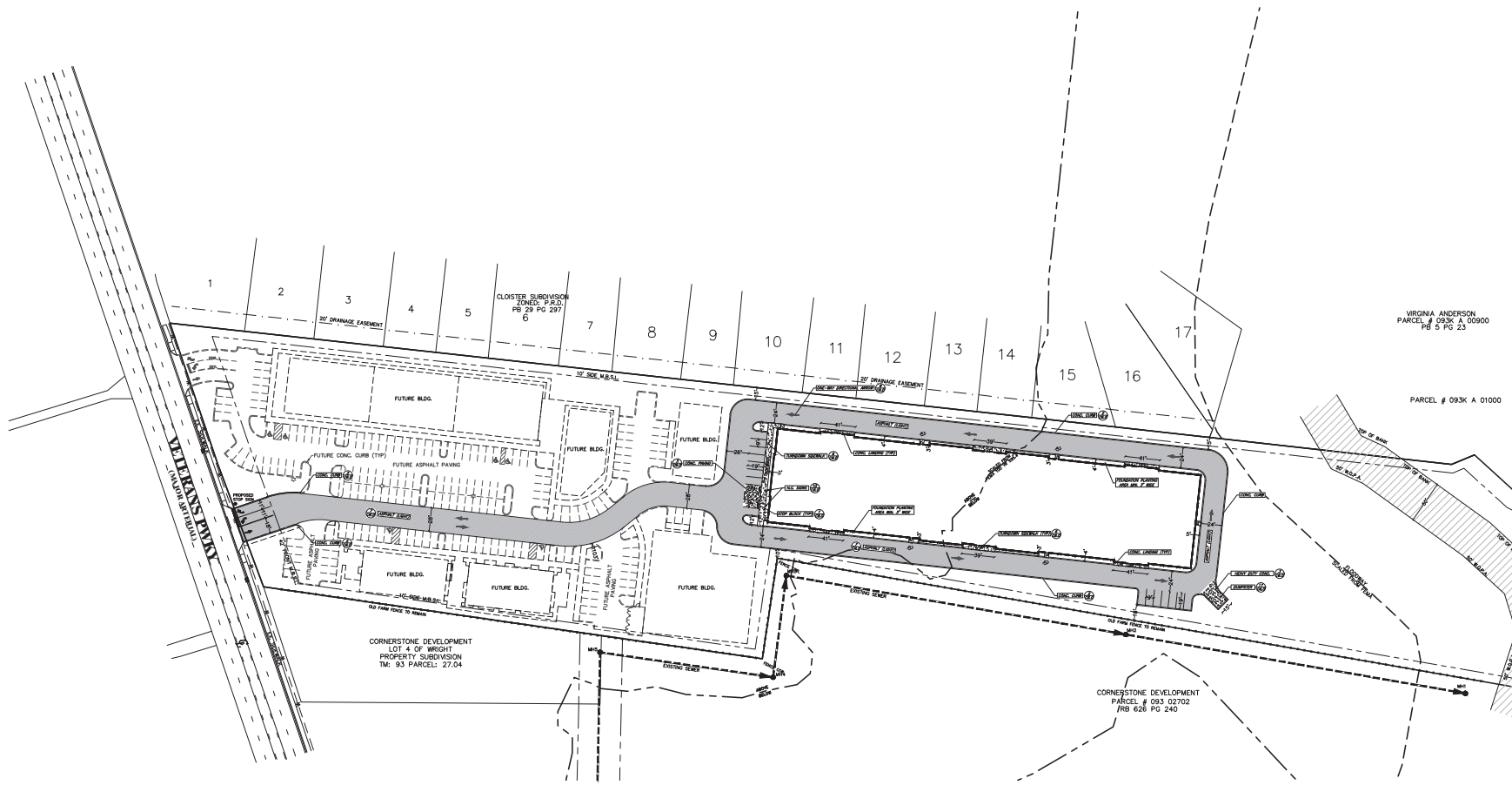


T E N N E S S E E

HEARING APPLICATION

AND

GENERAL INFORMATION



VIRGINIA ANDERSON
PARCEL # 093K A 00900
PB 5 PG 23

PARCEL # 093K A 01000

CORNERSTONE DEVELOPMENT
PARCEL # 093 02702
PB 426 PG 240

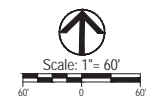
CORNERSTONE DEVELOPMENT
LOT 4 OF WRIGHT
PROPERTY SUBDIVISION
TM: 93 PARCELS: 27.04

PHASE I USE
STORAGE
PHASE I BUILDING S.F.
FOOTPRINT: 56,567 S.F.

PARKING CALCULATION
1 SPACE PER 5,000 S.F.
56,567 / 5,000 = 12 SPACES REQUIRED
15 + 2 H.C. SPACES PROVIDED
SETBACKS

ZONED: CF
FRONT: 42'
SIDE: 10'
REAR: 20'

Contact: Bill Huddleston
HUDDLESTON-STEEL
ENGINEERING INC
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080



DEVELOPER: KISHORE REDDY
ADDRESS: 4546 VETERANS PARKWAY
MURFREESBORO, TN 37129
TAX MAP: 93
PARCEL: 25.00 & 26.00
ZONING: CF
MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'
FOOTNOTE:
In the CF district, the minimum side yard or rear yard setback shall be as specified in Chart 2 unless the property abuts property in the RS, RD, RZ, or PRD classification or the residential portion of land zoned in the PUD classification. In which case, the minimum setback shall be twenty five feet from the common property line of the property in the RS, RD, RZ, or PRD classification or the residential portion of land zoned in the PUD classification.
FLOOD MAP PANEL: 4714PC02551 ZONE: X & AE
FLOOD MAP DATED: MAY 9, 2023

- NOTES:**
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the county register of deeds. These utilities that participate in the Tennessee one call system can be notified by calling toll free 1.800.351.1111.
 - Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - A separate R.O.W. Excavation permit (issued at the street department will be required for any excavation or construction in the public R.O.W.
 - No signage is approved with this Site Plan. A separate permit must be obtained from the City Building and Codes Department.
 - Per the City of Murfreesboro, all planning areas shall be matched with a three to four inch layer of bank, pine needles, or other similar material to cover the complete planning area, and other areas shall be in grass and grass cover.

- STANDARD NOTES:**
- IN ACCORDANCE WITH TCA SECTION 7-9-301(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDER'S INSTALLATION OF CONDUIT, PIPES/TUBES OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDER'S EXPENSE.
 - ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
 - A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
 - FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.
 - CONTRACTOR TO COORDINATE WITH THE TRAFFIC ENGINEER IN THE CITY TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF WORK IN THIS AREA TO AVOID DAMAGE TO TRAFFIC SIGNAL SERVICES.
 - A TDDT PERMIT MAY BE REQUIRED. EVIDENCE OF TDDT APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STORMWATER PROTECTION VOLUME MUST BE PROVIDED.
 - AN ENGINEER CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO CERTIFICATE OF OCCUPANCY.
 - A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

- LEGEND**
- Proposed Fire Hydrant
 - Existing Fire Hydrant
 - Proposed Gas Valve & Box
 - Concrete Throat Block
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary Sewer Line
 - Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - Sewer Line Check Dam
 - Proposed Contour
 - Existing Contour
 - Proposed Sign Cylinders
 - Proposed Sign Cylinders (to be installed before grading and left in place until good stand of grass is established over all disturbed areas)
 - Turf Reinforcement Mat
 - Existing Telephone & Electric Line
 - Existing Underground Electric Line
 - Corrugated Metal Pipe
 - Reinforced Concrete Pipe
 - Existing Electric Box
 - Existing Telephone Box
 - Existing Cable Box

Revisions

HM Job Number
17034

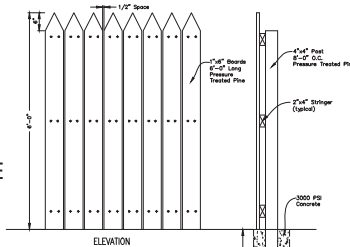
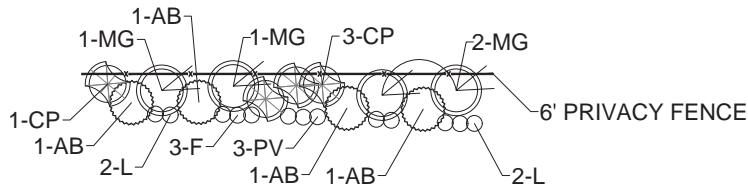
Drawn By
WCG

Date
11.03.22

Drawing

C1.0

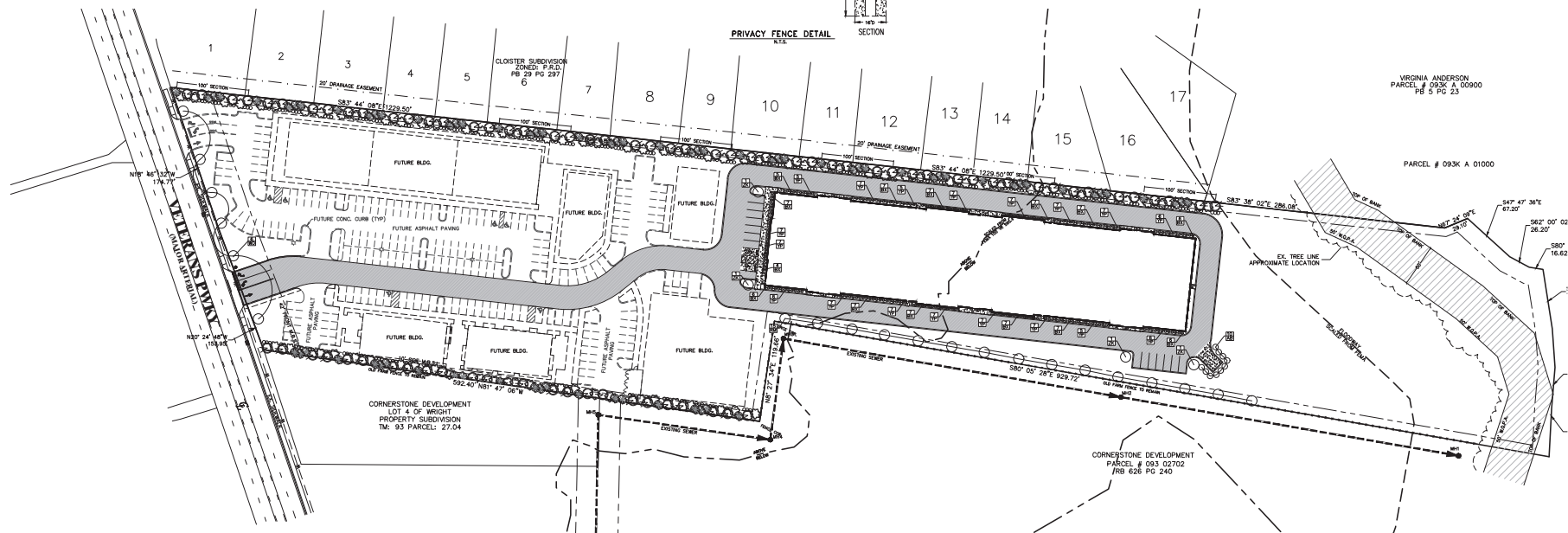
100' SECTION BUFFER LEGEND



Plant Schedule

QTY	Sym	Botanical Name	Common Name	Specifications	Min. Height	Notes
Category Trees						
5	ZK	Zelkova serrata	Japanese Zelkova	3" Cal.	10' HT.	5' Clear Trunk, Evenly Branched, Full Symmetrical Crown, Matched
Evergreen Trees						
70	AB	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B&B	6' ht.	Full symmetrical shape
88	CP	Cryptomeria japonica	Cryptomeria	B&B	6' ht.	Full symmetrical shape
56	MG	Magnolia grandiflora	Southern Magnolia	B&B	6' ht.	Full symmetrical shape
Shrubs and Perennials						
90	PV	Viburnum x pragnense	Pragnense Viburnum	5 Gal.	30" ht.	Full symmetrical shape
117	YP	Ilex vomitoria	Yaupon Holly	3 Gal.	24" ht.	Full symmetrical shape
80	L	Prunus laurocerasus	Otto Lauro Laurel	5 Gal.	30" ht.	Full symmetrical shape
58	F	Forsythia	Forsythia	5 Gal.	30" ht.	Full symmetrical shape
98	BX	Buxus microphylla var. koreana	Korean Boxwood	5 Gal.	24" ht.	Full symmetrical shape

All plant material should be qualified using the ANSI Z60.1 standard for nursery stock.



LEGEND

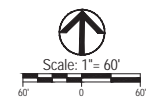
- Proposed Fire Hydrant
- Existing Fire Hydrant
- Proposed Gate Valve & Box
- Concrete Throat Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Proposed Contour
- Existing Contour
- Proposed Spot Elevations
- Proposed Spot Elevations (to be installed before grading and left in place until good stand of grass is established over all disturbed areas)
- Turf Reinforcement Mat
- Existing Telephone & Electric Line
- Existing Underground Electric Line
- Compartment Metal Pipe
- Reinforced Concrete Pipe
- Existing Electric Box
- Existing Telephone Box
- Existing Cable Box

STANDARD NOTES

- IN ACCORDANCE WITH TCA SECTION 7-9-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDER'S INSTALLATION OF CONDUIT, PESTICIDES OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDER'S EXPENSE.
- ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
- A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.
- CONTRACTOR TO COORDINATE WITH THE TRAFFIC ENGINEER IN THE CITY TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF WORK IN THIS AREA TO AVOID DAMAGE TO TRAFFIC SIGNAL SERVICES.
- A TDDT PERMIT MAY BE REQUIRED. EVIDENCE OF TDDT APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STORMWATER PROTECTION VOLUME MUST BE PROVIDED.
- AN ENGINEER'S CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO CERTIFICATE OF OCCUPANCY.
- A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

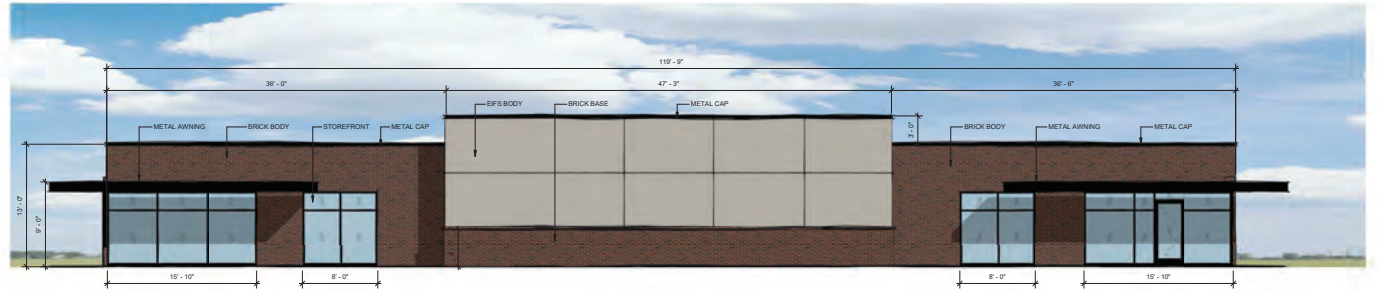
NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the county register of deeds. These utilities that participate in the Tennessee one-call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The evidence or non-evidence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- A separate R.O.W. Excavation permit (issued at the street department) will be required for any excavation or construction in the public R.O.W.
- No signage is approved with this Site Plan. A separate permit must be obtained from the City Building and Codes Department.
- Per the City of Murfreesboro, all planting areas shall be mulched with a three to four inch layer of bark, pine needles, or other similar material to cover the complete planting area, and other areas shall be in grass and grass cover.



DEVELOPER: KISHORE REDDY
 ADDRESS: 4546 VETERANS PARKWAY
 MURFREESBORO, TN 37129
 TAX MAP: 93
 PARCEL: 25.00 & 26.00
 ZONING: CF
 MINIMUM BUILDING SETBACK REQUIREMENTS:
 FRONT SETBACK: 42'
 SIDE SETBACK: 20'
 REAR SETBACK: 20'
 FOOTNOTE:
 In the CF district, the minimum side yard or rear yard setback shall be as specified in Chart 2 unless the property abuts property in the RS, RD, RZ, or PRD classification or the residential portion of land zoned in the PUD classification, in which case, the minimum setback shall be twenty five feet from the common property line of the property in the RS, RD, RZ, or PRD classification or the residential portion of land zoned in the PUD classification.
 FLOOD MAP PANEL: 4714PC0255 - ZONE: X & AE
 FLOOD MAP DATED: MAY 9, 2023

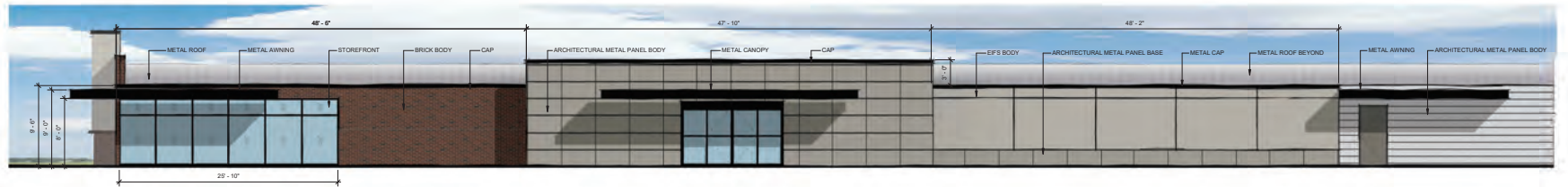
Contact: Bill Huddleston
H HUDDLESTON-STEEL
E ENGINEERING INC
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080



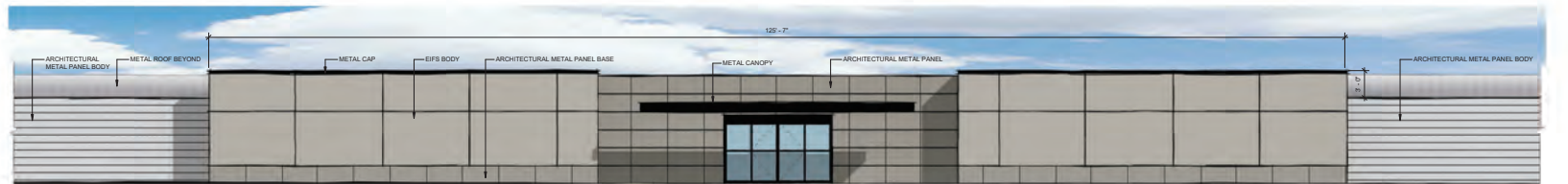
WEST ELEVATION
Scale: 3/16" = 1'-0"



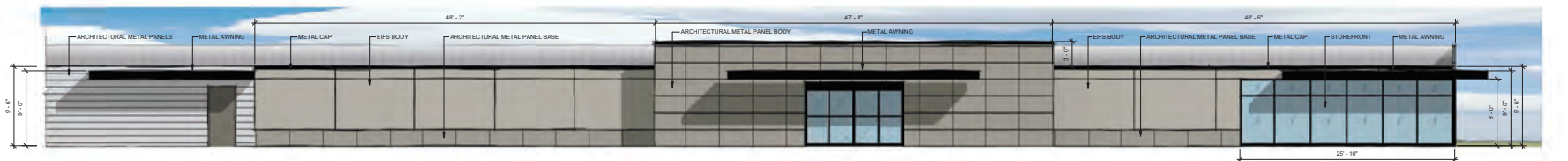
OVERALL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



ENLARGED SOUTH ELEVATION
Scale: 3/16" = 1'-0"

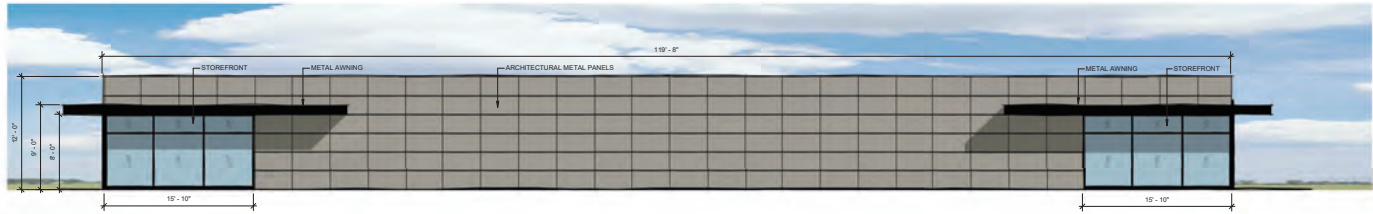


ENLARGED SOUTH ELEVATION
Scale: 3/16" = 1'-0"



ENLARGED SOUTH ELEVATION
Scale: 3/16" = 1'-0"

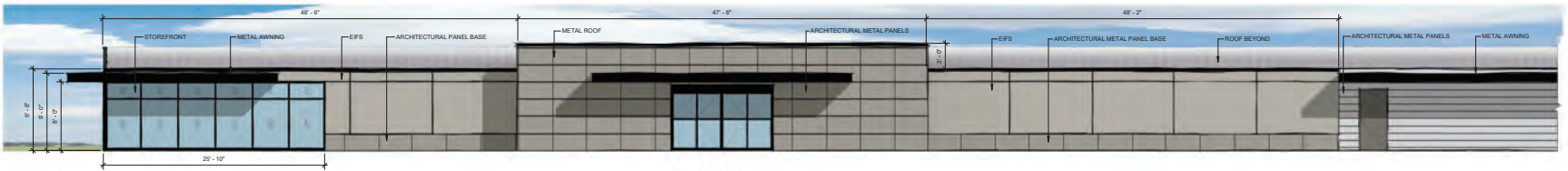




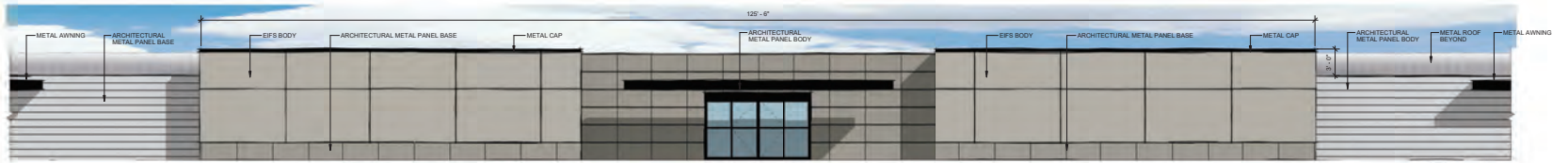
EAST ELEVATION
Scale: 3/16" = 1'-0"



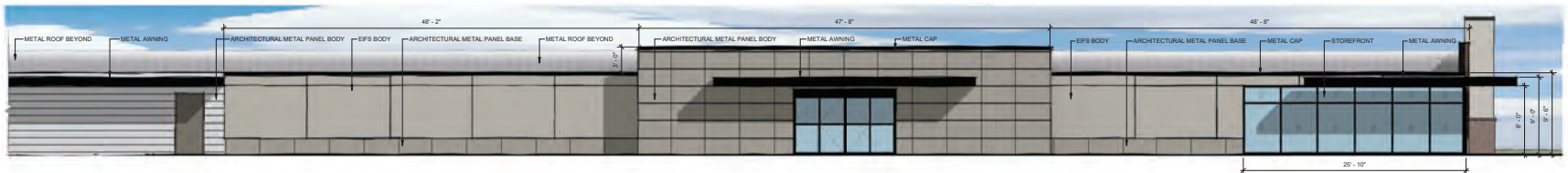
OVERALL NORTH ELEVATION
Scale: 1/16" = 1'-0"



ENLARGED NORTH ELEVATION
Scale: 3/16" = 1'-0"



ENLARGED NORTH ELEVATION
Scale: 3/16" = 1'-0"



ENLARGED NORTH ELEVATION
Scale: 3/16" = 1'-0"



MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

JUNE 28, 2023

PROJECT PLANNER: JOEL AGUILERA

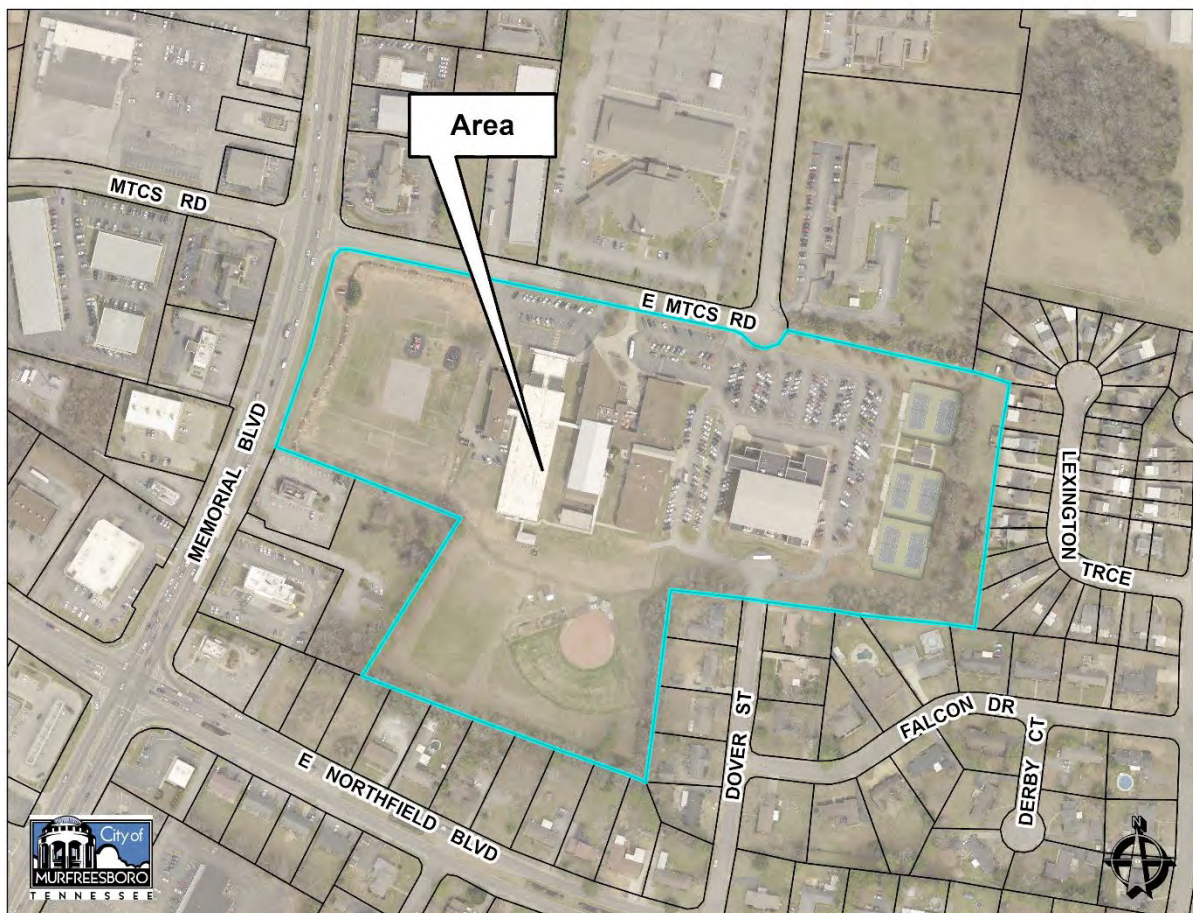
Application: Z-23-028

Location: 100 East MTCS Road

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

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

Requests: Special Use Permit to expand an institutional group assembly use for a pre-school building addition, playground, and parking on property zoned RS-15 at 100 East MTCS Road (Middle Tennessee Christian School).



Overview of Request

Middle Tennessee Christian School (MTCS), represented by Mr. Matt Taylor of SEC, Inc., is requesting a Special Use Permit (SUP) to expand an existing institutional group assembly for the Middle Tennessee Christian School - Early Learning Center (ELC). As shown on the City's GIS, the neighboring uses are single-family and residential duplex uses to the south and east of the property and surrounded by commercial zoning and uses to its southwest and north.

Per the attached site plan, and as described in the applicant's letter, the ELC project is for a 16,000 square-foot preschool building, single-story (16 feet height), preschool playground structure and yard, and new parking lot and circulation. The ELC is located south of the existing Elementary School building. The ELC will have an estimated 15 employees. New exterior lighting is proposed with the addition and will comply with the Zoning Ordinance light standards and will not exceed 0.5 foot candle beyond the property line.

The existing total on-site parking is 231 spaces plus 9 handicap spaces. Per the Zoning Ordinance Chart 4 (Required Off-Street Parking and Queuing Spaces by Use), parking for the school, high school addition and proposed ELC, the total parking required is 292 parking spaces. Per the attached site plan, the additional parking proposed is 63 spaces for a total provided of 294 parking spaces plus 11 HC parking spaces total. The proposed 294 spaces meets the parking requirements of Chart 4. Note, civil plan references to "greenhouse" is not part of this Special Use Permit application or review, and will require a SUP for that structure.

Regarding traffic, the ELC would generate new traffic trips. The 2022 approved high school addition was approved subject to completing a Traffic Impact Study (TIS) to help determine traffic generation and impacts, and possible mitigation measures. The ELC will require a similar analysis and an amendment to the TIS is being prepared, and will be reviewed through the site plan application process.

Previous approvals

On March 23rd, 2022, the Board of Zoning Appeals approved a SUP for MTCS, for a new 47,102 building addition onto the existing gymnasium. That approval created an additional 24 classrooms, and changes to the parking lot area, as well as created a new pedestrian plaza for students and faculty. That approval included a condition that parking shall be managed on-site, so that there would not be any negative impact to the adjacent public rights-of-way or neighboring properties.

Additionally, temporary portables were approved on July 27, 2022, for classroom space during the construction of the high school building addition. Per the condition of approval for the MTCS portables, the two temporary portables shall be removed in 24 months (July 27th, 2024) or prior to the issuance of the certificate of occupancy for the MTCS building addition, whichever occurs first. As depicted on the master plan, the removal of the remaining portable coincides with the construction start for the Early Learning Center building.

Staff's recommendation

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.

Relevant Zoning Ordinance Section

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

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

Standards of General Applicability with Staff Analysis:

- (1) The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare:**
 - The proposed ELC and site improvements may generate traffic impacts. As such, a Traffic Impact Study is required and any recommendations for improvements would be implemented. Lighting on the proposed ELC will not extend 0.5 beyond the property line. Parking complies with the Zoning Ordinance for minimum parking spaces, the MTCS property shall be managed for on-site parking in a manner so that there shall be no negative impact to the adjacent public rights-of-way or neighboring properties. If it is determined that such negative impacts are being caused, the special use permit may be subject to review in the future by the BZA.
- (2) The proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations:**
 - The proposed ELC and site improvements are internal to the site and should have minimal impact on the surrounding area. Staff has confirmed that lighting of the proposed ELC will not extend 0.5 beyond the property line.
- (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 site has City services already. The proposed ELC will be served adequately by essential public facilities. Parking, as shown on the site plan, complies with Chart 4 of the zoning ordinance, and will be contained on-site.
- (4) The proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be significant natural, scenic, or historic importance:**
 - Staff is not aware of any such features on-site that will be impacted by this use.
- (5) The proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use:**
 - Additional standards for institutional group assembly uses are listed below.

Additional Standards for Institutional Group Assembly Uses with Staff Analysis:

- 1.) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on site. An onsite off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard;**
 - As mentioned previously, parking shall be managed on-site, so that there shall be no negative impact to the adjacent public rights-of-way or neighboring properties. There will not be any vehicle backing out into any right-of-way. If it is determined in the future that there is any negative impacts relating to parking, the special use permit shall be subject to review in the future by the BZA.
- 2.) In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;**
 - The minimum lot size of the RS-15 zone requires a minimum of 15,000 ft lots thus the minimum size is 45,000 ft or 1.033 acres. The proposed site is approximately 25 acres in size which is larger 24.2 times than the required minimum.
- 3.) On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;**
 - Additional lighting has been proposed for the ELC. The photometric plan shows that the lighting on the proposed addition will be no more than 0.5 at the property lines. All lighting fixtures have been restricted to the 20-foot mounting height and will not encroach onto neighboring properties.
- 4.) Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These shall be located in such a manner as to minimize adverse effects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event the BZA determines that such would have a detrimental effect upon the adjacent property;**
 - Solid waste disposal will be handled via an existing dumpster located on the western portion of the property, along the west side of the elementary school. Staff has confirmed that there are no plans to modify or move the dumpster for this project.

- 5.) **Areas for outdoor recreational use or outdoor group activities shall be screened or fenced in such a manner as to provide an effective buffer for adjacent uses. Screening shall be required pursuant to Section 27 of this article or as required by the BZA;**
- No new recreational fields are proposed, the playground area will not be lighted per this special use permit application.
- 6.) **The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by carpooling or that off-street parking areas on adjacent or nearby properties will be available on a long term basis, the BZA shall have authority to determine the number of required parking spaces to be provided on-site. The BZA may require that a reserve area be retained on-site for future expansions of the parking area;**
- The total existing parking is 231 spaces, with 9 existing handicap spaces. Per the Zoning Ordinance Chart 4 (Required Off-Street Parking and Queuing Spaces by Use), parking for the current uses, approved high school addition, and new ELC, total parking spaces required is 292 parking spaces. Per the site plan, new parking provided will be 63 spaces for a total of 294 parking spaces with 9 handicap parking spaces. The proposed 294 spaces meet the parking requirements of Chart 4. If it is determined that such negative impacts are being caused, the special use permit shall be subject to review in the future by the BZA.
- 7.) **An application for a special use permit for an institutional group assembly use shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use:**
- The proposed uses for this project include a 16,000 square foot Early Learning Center. Also included with the ELC addition are a playground and new parking lot and drive aisle. The applicant has stated that the ELC will generate additional trips to the property, however, the new circulation and site improvements will mitigate queuing or congestion impacts on site. A traffic impact study is being prepared to analyze traffic impacts of the school plus the pre-school project proposal and will be addressed at the Site Plan review stage for any mitigation measures, if needed.
- 8.) **The BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;**
- No such uses are being requested with this special use permit application.

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

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

10.) The application for a special use permit for an institutional group assembly use shall indicate any intentions for the use of systems for the external broadcast of speech, music, or other sounds. If such are proposed, the applicant shall indicate the times of day and duration of their proposed use. The BZA shall have the authority to place restrictions upon their use in order to minimize excessive noise from intruding upon neighboring properties especially those zoned or used for residential purposes. In no event shall the BZA approve the use of such which would be in violation of the City Code or ordinances regulating noise. BZA approval does not constitute a waiver of any City Code or ordinances regulating noise;

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

Staff Comments:

For the special use permit requested to expand an existing institutional group assembly use (MTCS) to allow the construction of a preschool (ELC) to the existing K-12 private school. Staff recommends approval because the special use permit standards and institutional group assembly standards will be met, as noted above. 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.

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 16,000 square foot Early Learning Center, playground, and parking and drive aisle improvements at the main MTCS property. This approval does not include the greenhouse structure shown on the landscape plan sheets for the current SUP.
2. Prior to the application for the Site Plan review for the Early Learning Center, a traffic impact study shall be completed and accepted by the City's Traffic Engineer and any recommendations or mitigation measures contained therein will be addressed through the site plan review process.
3. MTCS shall provide and maintain an adequate number of parking spaces on site that meets or exceeds the minimum parking spaces required per the Zoning Ordinance to accommodate the uses and buildings for MTCS, including staff, faculty, high school

students, parents and guests, and including special event parking. And shall not negatively impact the surrounding properties, neighbors, or right-of-ways. If it is determined that such negative impacts are occurring, as determined by the Planning Director, the special use permit can be subject to review by the BZA, at which time the BZA may require additional parking on-site (or off-site, pursuant to the requirements regarding off-site parking agreements in Section 26).

4. A site plan must be submitted for review and approval for the Early Learning Center and any site work improvements, subject to the municipal code and the Murfreesboro Design Guidelines
5. The applicant shall record a final plat, to consolidate the two lots, prior to the issuance of any permits.
6. This special use permit approval shall include, by this reference, all previous conditions of approval for the operation of an assembly (school) use on the subject property, including but not limited to retaining and protecting the existing tree line along the eastern and southern property lines (Board of Zoning Appeals on May 28, 2014 (Z-2014-037)).

Attached Exhibits

- A. Site plan
- B. Applicant procedure form
- C. Application

Notes:

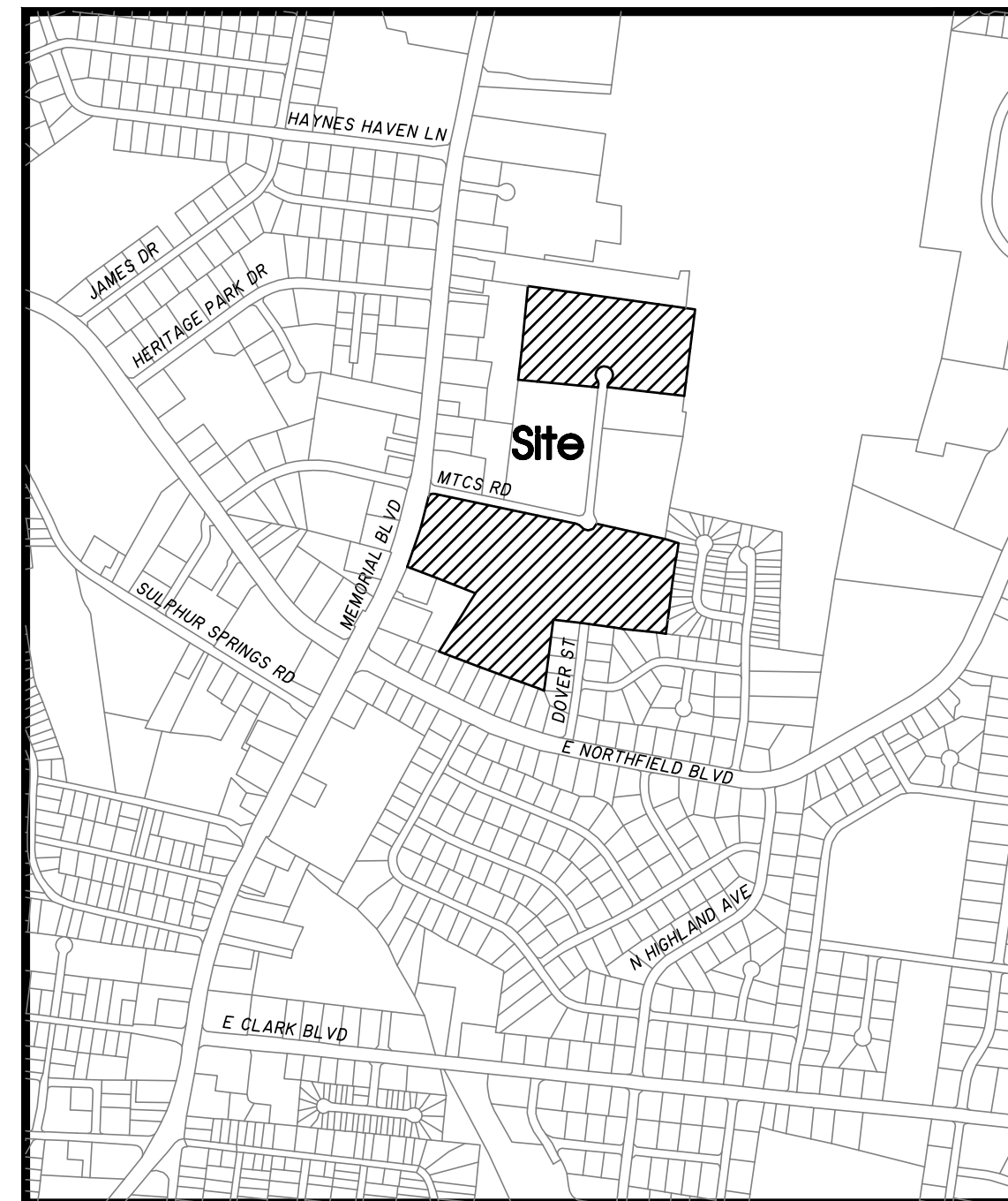
- 1) Engineering Department Point of Contact is Katie Noel, 615-893-6441; knoel@MurfreesboroTN.gov
- 2) Planning Department Point of Contact is Joel Aguilera, 615-893-6441; jaguilera@MurfreesboroTN.gov

Middle Tennessee Christian School ELC & Baseball Fieldhouse

100 E. MTCS Rd.
Murfreesboro, Tennessee
Special Use Application

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C1.0-1.2	Existing Conditions & Initial EPSC Plan
C2.0-2.1	Location Map
C3.0-3.1	Master Plan
L1.0	Landscape Plan
L1.1	Landscape Plan
Ph1.0	Photometric Plan
AS1.1	Architectural Site Plan
AS2.1	Architectural Site Details



Site Location Map
Not To Scale

Owner/Developer:

Rutherford County Bible School
100 E. MTCS RD
Murfreesboro, Tn 37130

Deed Reference:

Tax Map 80 Parcel 51.00 & 50.04
Tax Map 80M, Group B, Parcel 2.00
D. BK 138 Pg. 211

Yard Requirements:

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

Intended Use:

School, Public or Private, Grades K-12
Daycare Center & Fieldhouse

Land Use Data:

Zoned: RS-15, CH, & CM
1-Story Building
Total Floor Area: 145,426 Sq.Ft. (Existing) + 16,000 Sq.Ft. (Daycare) + 4,889 Sq.Ft. (Fieldhouse)
Existing Classrooms = 90
2 Lot on: 38.00± Acres

Required Parking W/ Addition

Kindergarten = 1 for each 5 children x 45 = 9
Grades 1 through 9 = 2 for each classroom x 37 = 74
Grades 10 through 12 = 8 for each classroom x 18 = 144
Daycare: $\frac{1}{300\text{Sq.Ft.}} \times 16,000 \text{ Sq.Ft.} + \frac{1.5 \text{ Spaces}}{2 \text{ Employee}} \times 15 \text{ Employees} = 65 \text{ Spaces Required}$
Total Required = 292 Spaces
234 Ex. Spaces + 9 Ex. HC Spaces + 63 Prop. Spaces + 2 Prop. H.C. = 308 Total Spaces

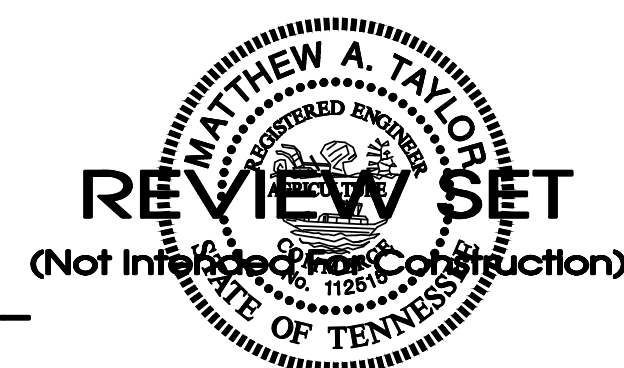
Flood Map No.:

This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149-C0260J dated May 9, 2023.

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

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

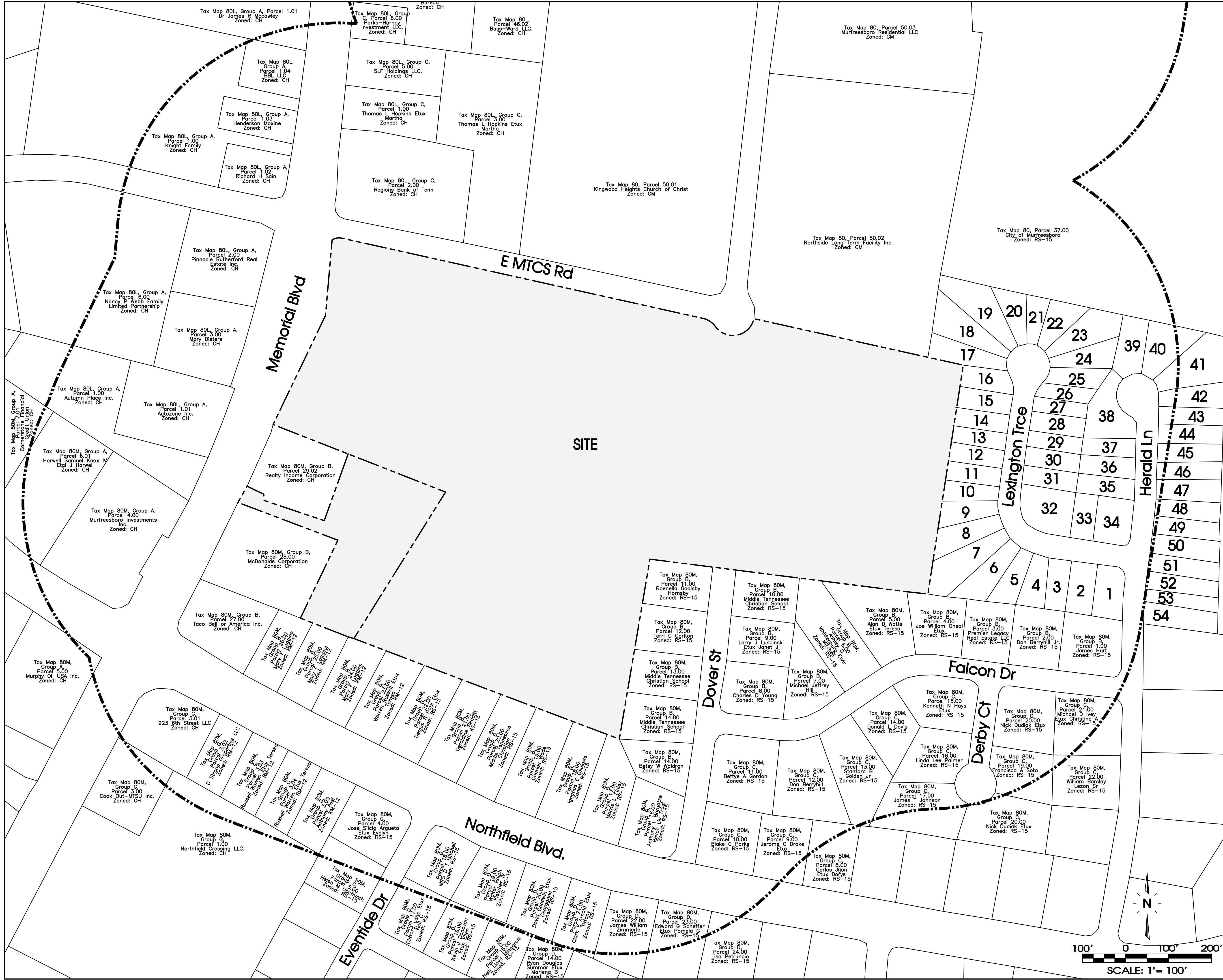
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2021



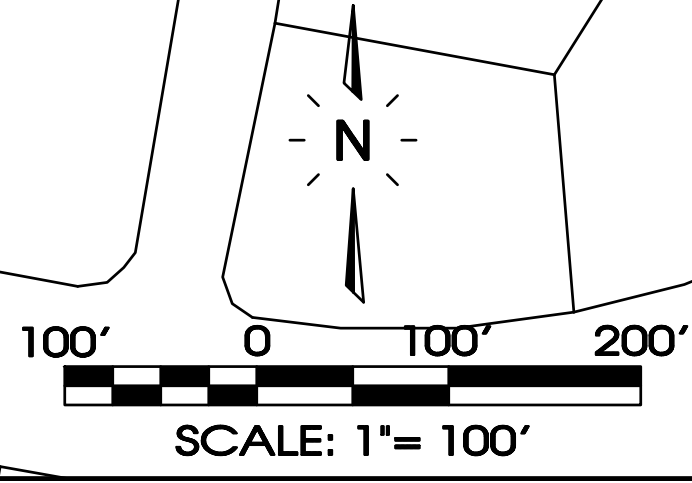
By: _____ Date: _____
Matthew A. Taylor, P.E. TN. Reg. #112515

Watershed: Sinking Creek
Disturbed Area: $__\pm$ Ac.
Impervious Area: $__\pm$ Ac.

Sheet C0.0
MTCS
ELC & Baseball Fieldhouse
Special Use Application
S.E.C. Project #94202
Submitted: 6-12-2023
Revised:



1	Tax Map 80M, Group B, Parcel 11.00, Roenella Goolsby Hornsby, Zoned: RS-15	28	Tax Map 80M, Group H, Parcel 2.00, Adam W Durham, Zoned: RD
2	Tax Map 80M, Group B, Parcel 9.00, Larry J Lusinski, Zoned: RS-15	29	Tax Map 80M, Group H, Parcel 3.01, Charles W Lewis Jr, Zoned: RD
3	Tax Map 80M, Group B, Parcel 13.00, Middle Tennessee Christian School, Zoned: RS-15	30	Tax Map 80M, Group H, Parcel 1.00, Casey Dean McClure, Zoned: RD
4	Tax Map 80M, Group B, Parcel 14.00, Middle Tennessee Christian School, Zoned: RS-15	31	Tax Map 80M, Group H, Parcel 2.00, Joseph Timothy White, Zoned: RD
5	Tax Map 80M, Group B, Parcel 15.00, Middle Tennessee Christian School, Zoned: RS-15	32	Tax Map 80M, Group H, Parcel 25.00, Adam Baeten, Zoned: RD
6	Tax Map 80M, Group B, Parcel 16.00, Middle Tennessee Christian School, Zoned: RS-15	33	Tax Map 80M, Group H, Parcel 26.00, Miranda Hope Cregar, Zoned: RD
7	Tax Map 80M, Group B, Parcel 17.00, Middle Tennessee Christian School, Zoned: RS-15	34	Tax Map 80M, Group H, Parcel 27.00, Mary A McClain, Zoned: RD
8	Tax Map 80M, Group B, Parcel 18.00, Middle Tennessee Christian School, Zoned: RS-15	35	Tax Map 80M, Group H, Parcel 28.01, Michael J Dewey, Zoned: RD
9	Tax Map 80M, Group B, Parcel 19.00, Middle Tennessee Christian School, Zoned: RS-15	36	Tax Map 80M, Group H, Parcel 29.00, Alton Appleton, Zoned: RD
10	Tax Map 80M, Group B, Parcel 20.00, Middle Tennessee Christian School, Zoned: RS-15	37	Tax Map 80M, Group H, Parcel 29.00, Barbara Blatop, Zoned: RD
11	Tax Map 80M, Group B, Parcel 21.00, Middle Tennessee Christian School, Zoned: RS-15	38	Tax Map 80M, Group H, Parcel 29.00, David W Espey, Zoned: RD
12	Tax Map 80M, Group B, Parcel 22.00, Middle Tennessee Christian School, Zoned: RS-15	39	Tax Map 80M, Group H, Parcel 30.00, David W Espey, Zoned: RD
13	Tax Map 80M, Group B, Parcel 23.00, Middle Tennessee Christian School, Zoned: RS-15	40	Tax Map 80M, Group H, Parcel 31.00, Gregory K Tucker, Zoned: RD
14	Tax Map 80M, Group B, Parcel 24.00, Middle Tennessee Christian School, Zoned: RS-15	41	Tax Map 80M, Group H, Parcel 32.00, Kirk Bugg, Zoned: RD
15	Tax Map 80M, Group B, Parcel 25.00, Middle Tennessee Christian School, Zoned: RS-15	42	Tax Map 80M, Group H, Parcel 33.01, Kirk Bugg, Zoned: RD
16	Tax Map 80M, Group B, Parcel 26.00, Middle Tennessee Christian School, Zoned: RS-15	43	Tax Map 80M, Group H, Parcel 33.00, Jordan Howell, Zoned: RD
17	Tax Map 80M, Group B, Parcel 27.00, Middle Tennessee Christian School, Zoned: RS-15	44	Tax Map 80M, Group H, Parcel 34.00, Adam W Durham, Zoned: RD
18	Tax Map 80M, Group B, Parcel 28.00, Middle Tennessee Christian School, Zoned: RS-15	45	Tax Map 80M, Group H, Parcel 35.00, Arlene M Catambay, Zoned: RD
19	Tax Map 80M, Group B, Parcel 29.00, Middle Tennessee Christian School, Zoned: RS-15	46	Tax Map 80M, Group H, Parcel 35.00, Michael D Trombley, Zoned: RD
20	Tax Map 80M, Group B, Parcel 30.00, Middle Tennessee Christian School, Zoned: RS-15	47	Tax Map 80M, Group H, Parcel 36.00, Terry C Smith, Zoned: RD
21	Tax Map 80M, Group B, Parcel 31.00, Middle Tennessee Christian School, Zoned: RS-15	48	Tax Map 80M, Group H, Parcel 37.01, Terry C Smith, Zoned: RD
22	Tax Map 80M, Group B, Parcel 32.00, Middle Tennessee Christian School, Zoned: RS-15	49	Tax Map 80M, Group H, Parcel 37.01, Chris S Breeding, Zoned: RD
23	Tax Map 80M, Group B, Parcel 33.00, Middle Tennessee Christian School, Zoned: RS-15	50	Tax Map 80M, Group H, Parcel 37.00, Chris S Breeding, Zoned: RD
24	Tax Map 80M, Group B, Parcel 34.00, Middle Tennessee Christian School, Zoned: RS-15	51	Tax Map 80M, Group H, Parcel 4.00, Megan Taylor, Zoned: RD
25	Tax Map 80M, Group B, Parcel 35.00, Middle Tennessee Christian School, Zoned: RS-15	52	Tax Map 80M, Group H, Parcel 3.00, Patsy A Gaither, Zoned: RD
26	Tax Map 80M, Group B, Parcel 36.00, Middle Tennessee Christian School, Zoned: RS-15	53	Tax Map 80M, Group H, Parcel 2.00, Leanne Davis, Zoned: RD
27	Tax Map 80M, Group B, Parcel 37.00, Middle Tennessee Christian School, Zoned: RS-15	54	Tax Map 80M, Group H, Parcel 1.00, Joseph M Bellamy, Zoned: RD



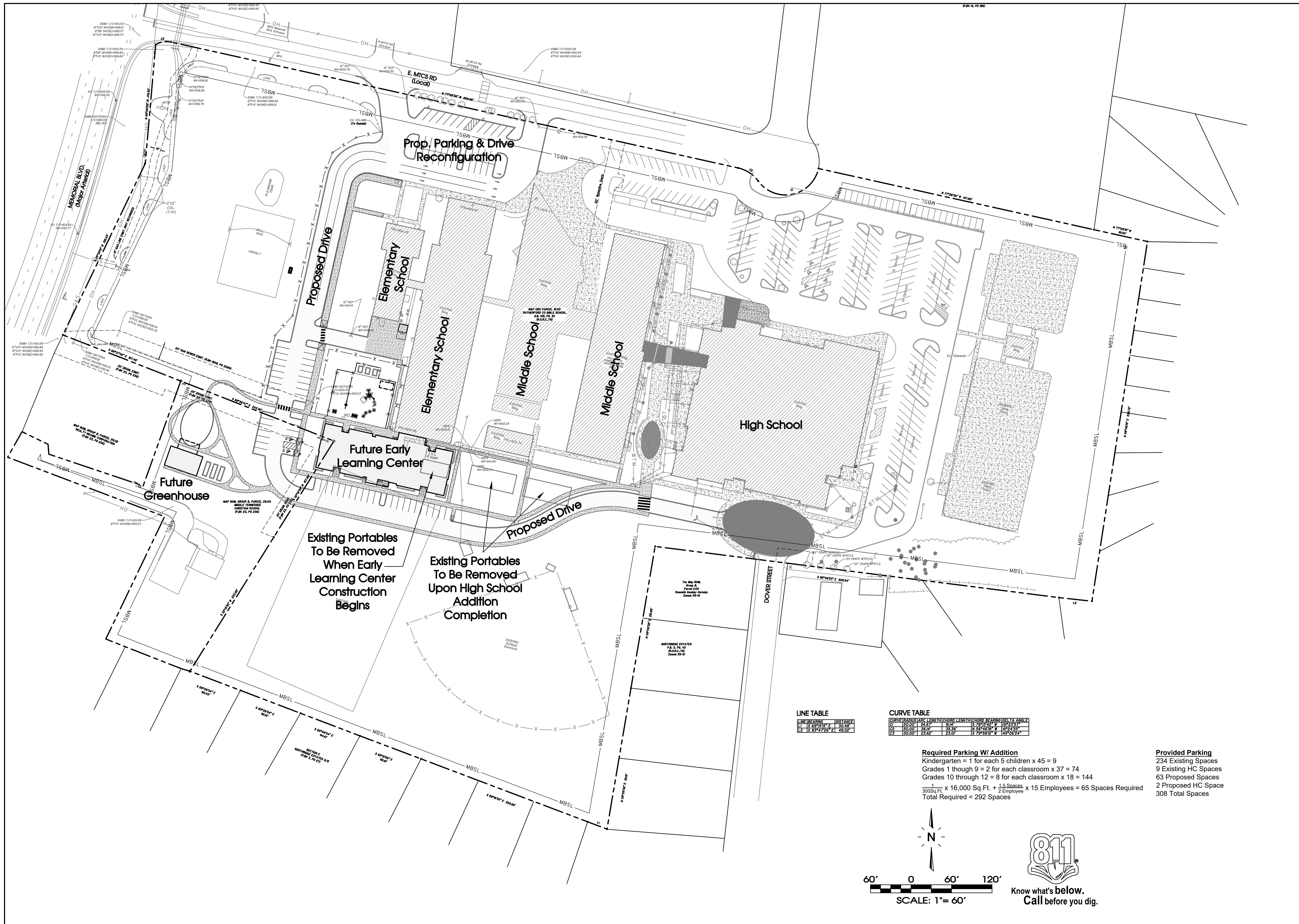
SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 896-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2467
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2021

MTCS ELC & Baseball Fieldhouse
Special Use Permit (Not intended for construction)

Location Plan
Murfreesboro, Tennessee

DRAWN: SJA/CFB3
DATE: 6-12-2023
CHECKED: MAT
FILE NAME: 94202BZA-ELAFiel
SCALE: 1" = 100'
JOB NO. 94202
SHEET: C2.0



LINE TABLE

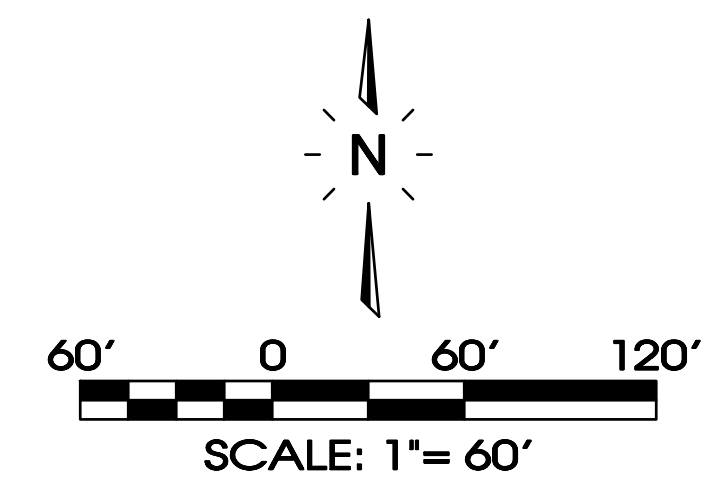
LINE BEARING	DISTANCE
L1 S 69°07'08" E	30.46'
L2 S 63°42'38" E	48.00'

CURVE TABLE

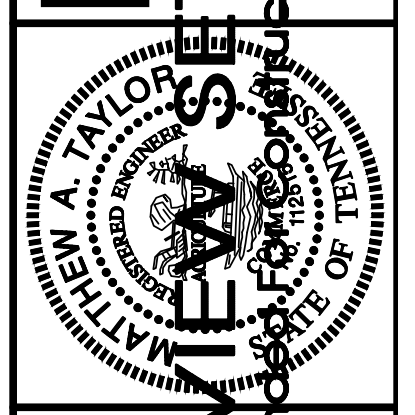
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	144.67'	91.44'	S 78°52'42" W	109°23'57"
C2	150.00'	35.41'	35.35'	W 64°43'18" W	147°24'25"
C3	300.00'	23.62'	23.00'	S 79°58'12" W	45°06'24"

Required Parking W/ Addition
 Kindergarten = 1 for each 5 children x 45 = 9
 Grades 1 through 9 = 2 for each classroom x 37 = 74
 Grades 10 through 12 = 8 for each classroom x 18 = 144
 300sq.Ft. x 16,000 Sq.Ft. + 1.5 Spaces
 2 Employee x 15 Employees = 65 Spaces Required
 Total Required = 292 Spaces

Provided Parking
 234 Existing Spaces
 9 Existing HC Spaces
 63 Proposed Spaces
 2 Proposed HC Space
 308 Total Spaces



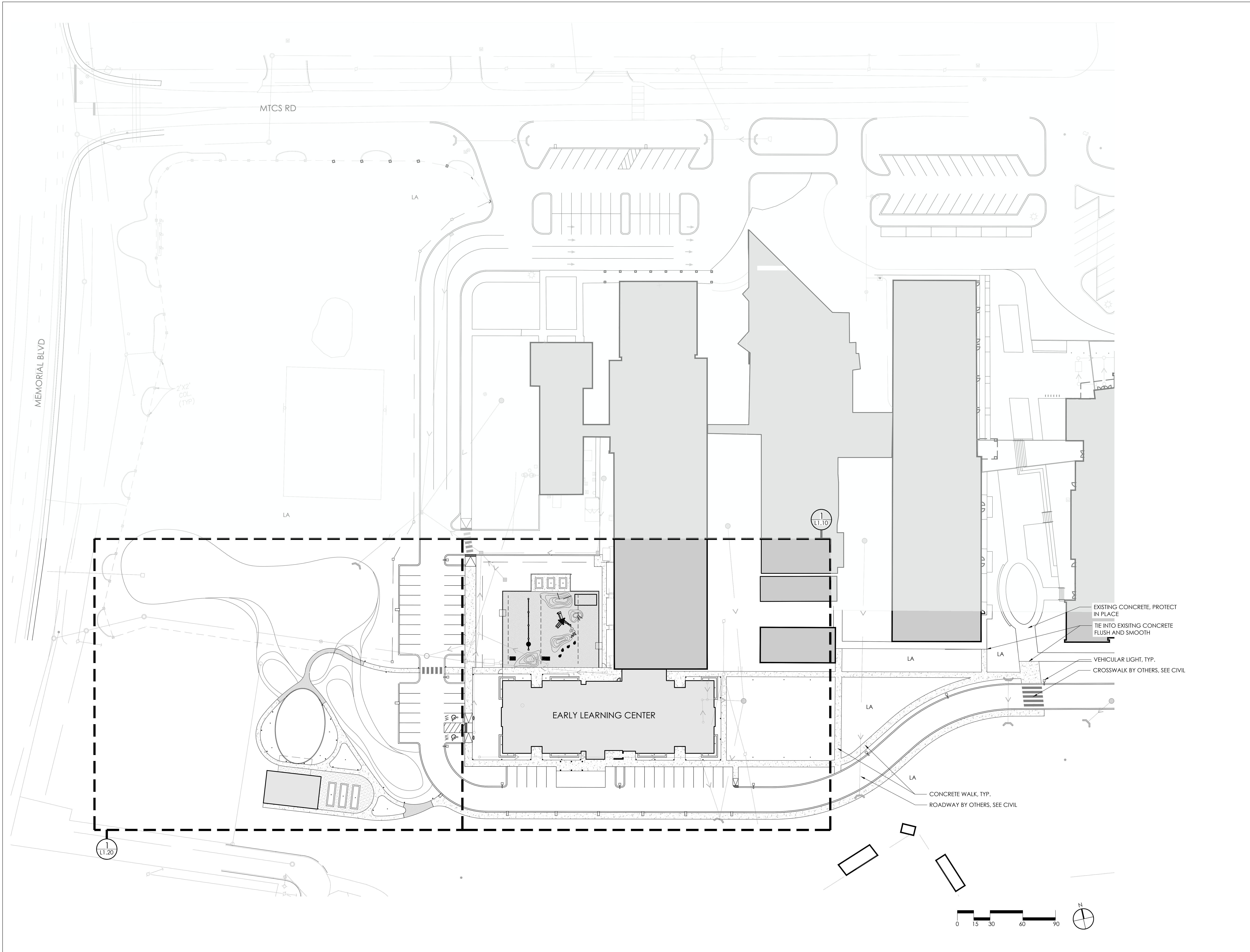
SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: M.TAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED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



MTCs ELC & Baseball Fieldhouse
Special Use Permit
REVIEW SET
 (Not intended for construction)
 Murfreesboro, Tennessee

REVISIONS:	
DRAWN: SJA/CFB3	
DATE: 6-12-2023	
CHECKED:	
MAT	
FILE NAME:	94202BZA-ELAFiel
SCALE:	1" = 60'
JOB NO.	94202
SHEET:	C3.0

Master Plan

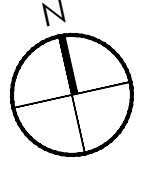
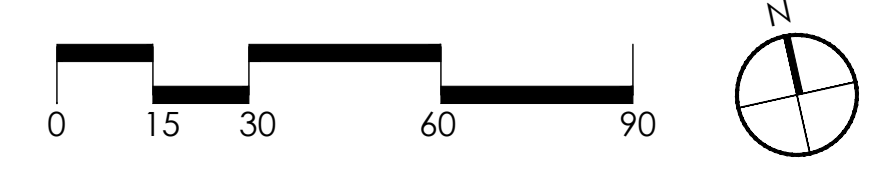


EXISTING CONCRETE, PROTECT
IN PLACE
TIE INTO EXISTING CONCRETE
FLUSH AND SMOOTH
VEHICULAR LIGHT, TYP.
CROSSWALK BY OTHERS. SEE CIVIL

CONCRETE WALK, TYP.
ROADWAY BY OTHERS. SEE CIVIL

1
L1.20

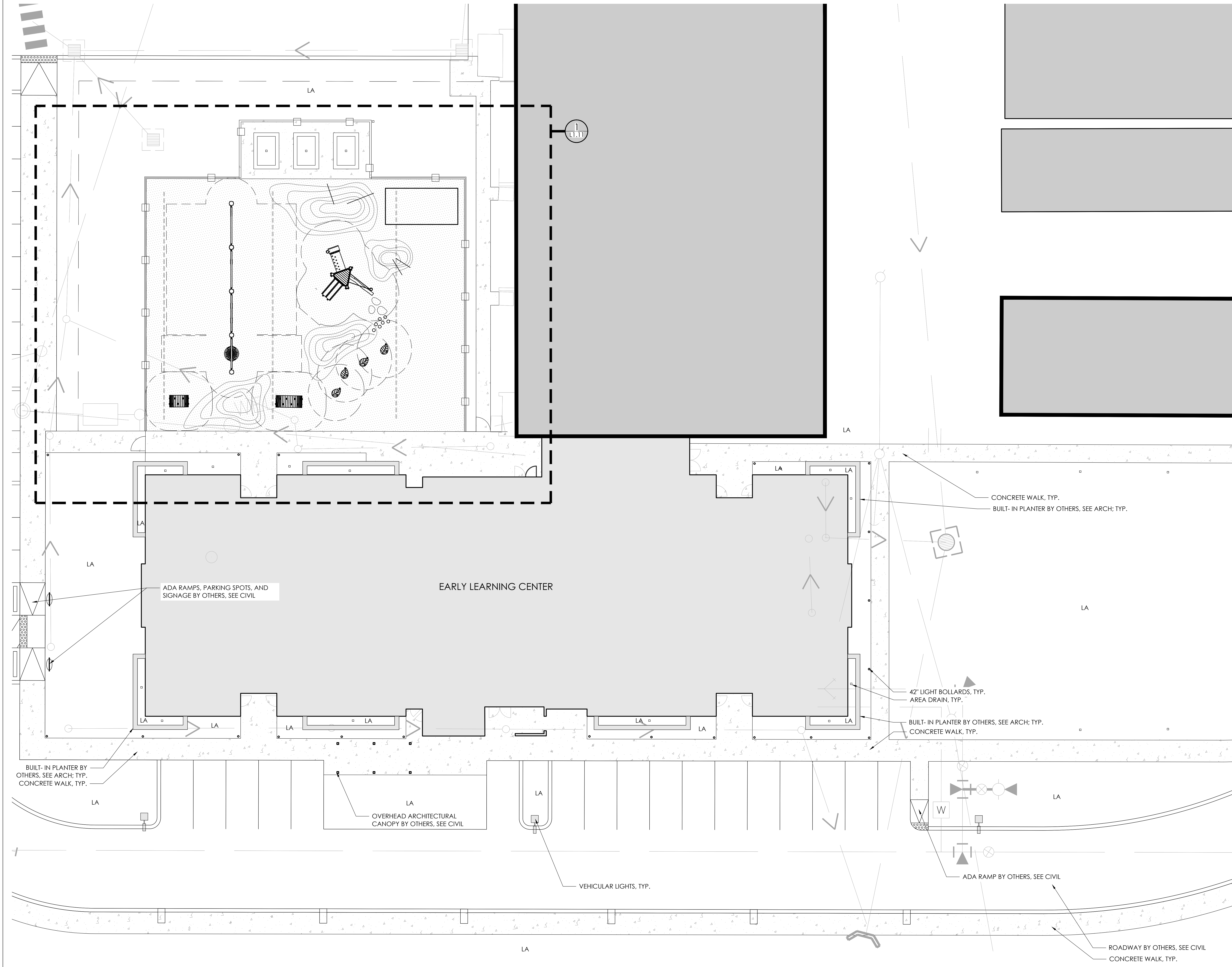
1
L1.10



No. | DESCRIPTION | DATE

OVERALL SITE PLAN

L1.00



ADA RAMPS, PARKING SPOTS, AND SIGNAGE BY OTHERS, SEE CIVIL

EARLY LEARNING CENTER

CONCRETE WALK, TYP.
BUILT-IN PLANTER BY OTHERS, SEE ARCH; TYP.

42" LIGHT BOLLARDS, TYP.
AREA DRAIN, TYP.

BUILT-IN PLANTER BY OTHERS, SEE ARCH; TYP.
CONCRETE WALK, TYP.

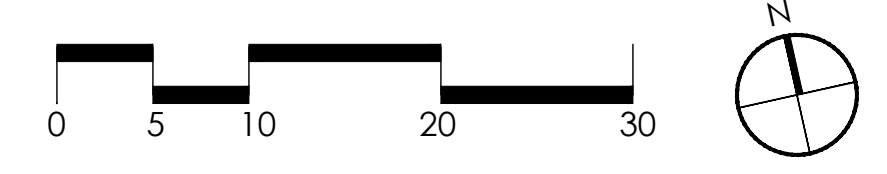
BUILT-IN PLANTER BY OTHERS, SEE ARCH; TYP.
CONCRETE WALK, TYP.

OVERHEAD ARCHITECTURAL CANOPY BY OTHERS, SEE CIVIL

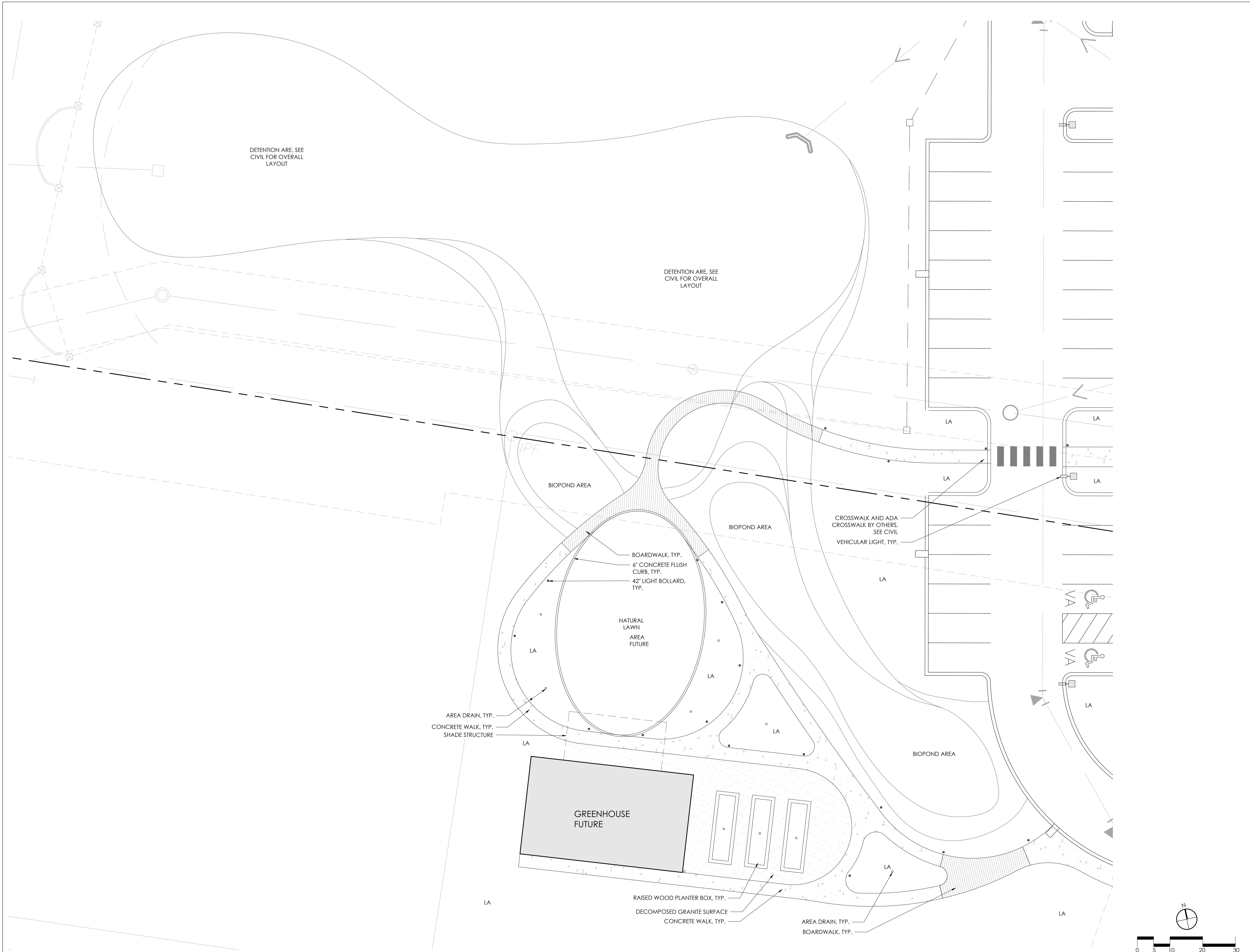
VEHICULAR LIGHTS, TYP.

ADA RAMP BY OTHERS, SEE CIVIL

ROADWAY BY OTHERS, SEE CIVIL
CONCRETE WALK, TYP.



No.	DESCRIPTION	DATE



DETENTION ARE, SEE CIVIL FOR OVERALL LAYOUT

DETENTION ARE, SEE CIVIL FOR OVERALL LAYOUT

BIOPOND AREA

BIOPOND AREA

NATURAL LAWN AREA FUTURE

GREENHOUSE FUTURE

BIOPOND AREA

AREA DRAIN, TYP.
CONCRETE WALK, TYP.
SHADE STRUCTURE

BOARDWALK, TYP.
6" CONCRETE FLUSH CURB, TYP.
42" LIGHT BOLLARD, TYP.

CROSSWALK AND ADA CROSSWALK BY OTHERS, SEE CIVIL
VEHICULAR LIGHT, TYP.

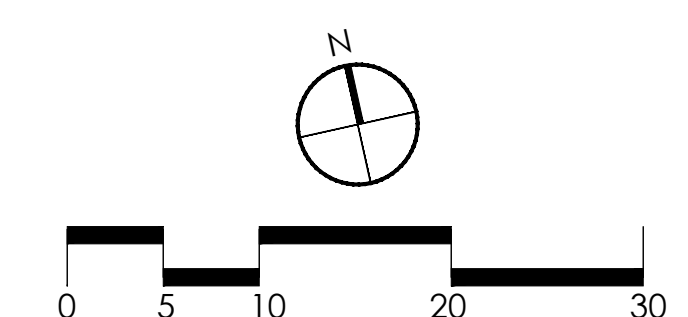
RAISED WOOD PLANTER BOX, TYP.
DECOMPOSED GRANITE SURFACE
CONCRETE WALK, TYP.

AREA DRAIN, TYP.
BOARDWALK, TYP.

No.	DESCRIPTION	DATE

OUTDOOR CLASSROOM SITE PLAN

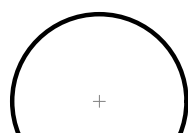
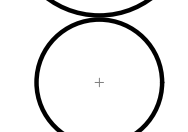
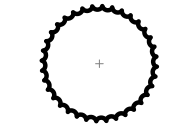
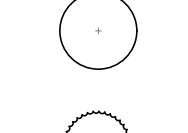
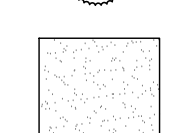

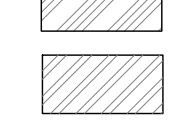
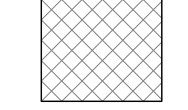


L1.20

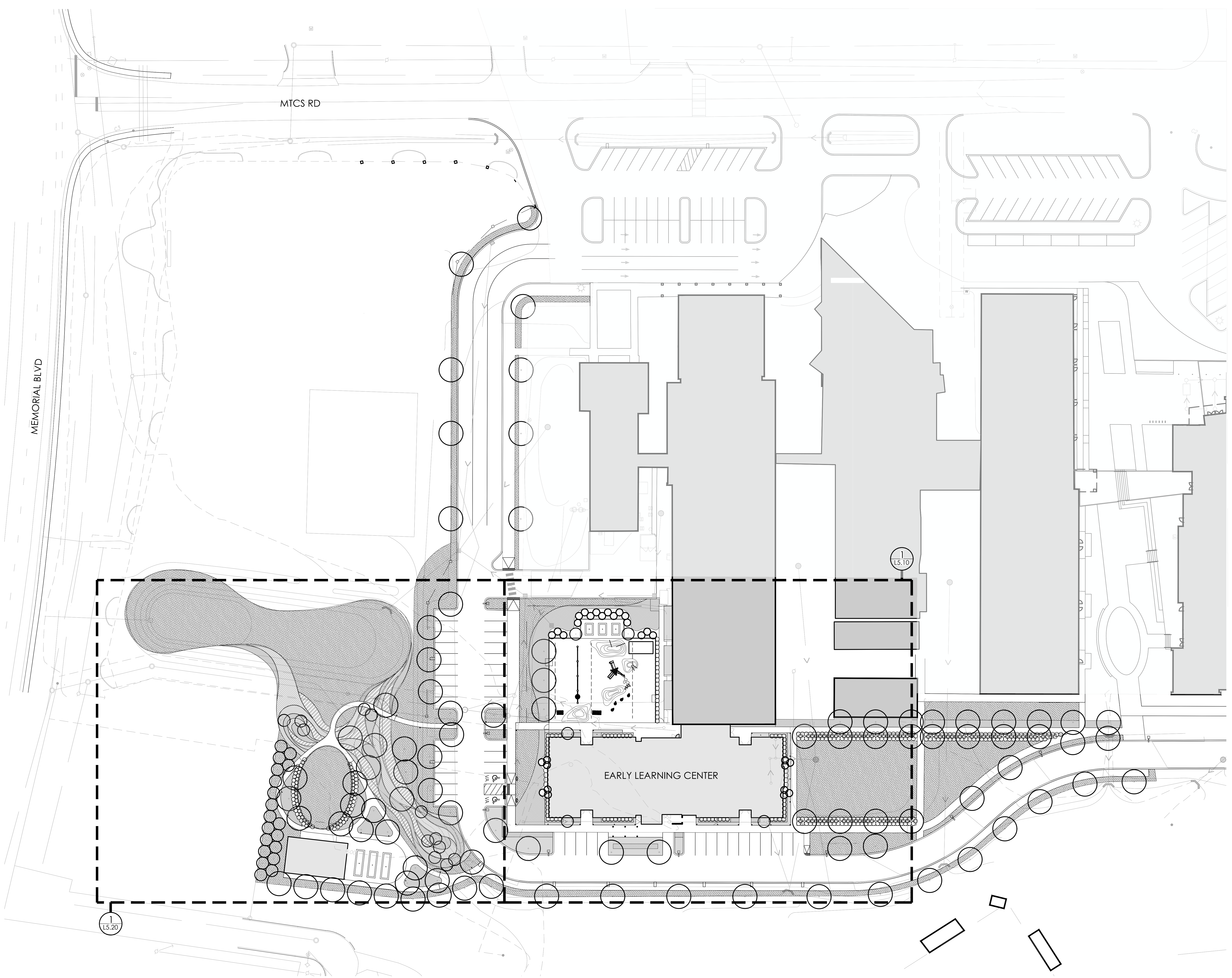




LANDSCAPE ARCHITECTS
507 Main St, Nashville, TN 37206
t: 615-327-6447
www.hdgordouglass.com

CONCEPT PLANT SCHEDULE

-  CANOPY TREE
3" CALIPER, FULL
-  ORNAMENTAL TREE
2" CALIPER, FULL
-  EVERGREEN TREE
6-8' TALL
-  DECIDUOUS SHRUB
36" X 36"
-  EVERGREEN SHRUB
36" X 36"
-  LAWN
FESCUE
-  GROUNDCOVER
18" O.C., TYP
-  DECIDUOUS
-  EVERGREEN
-  ORNAMENTAL GRASS
18" O.C.



MTCS EARLY LEARNING CENTER ADDITION
100 E. MTCS ROAD | MURFREESBORO | RUTHERFORD COUNTY | TN | 37129

REVISIONS

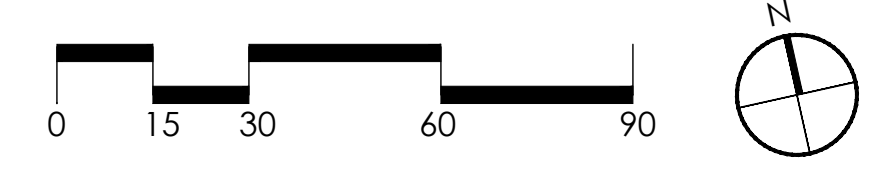
No.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	

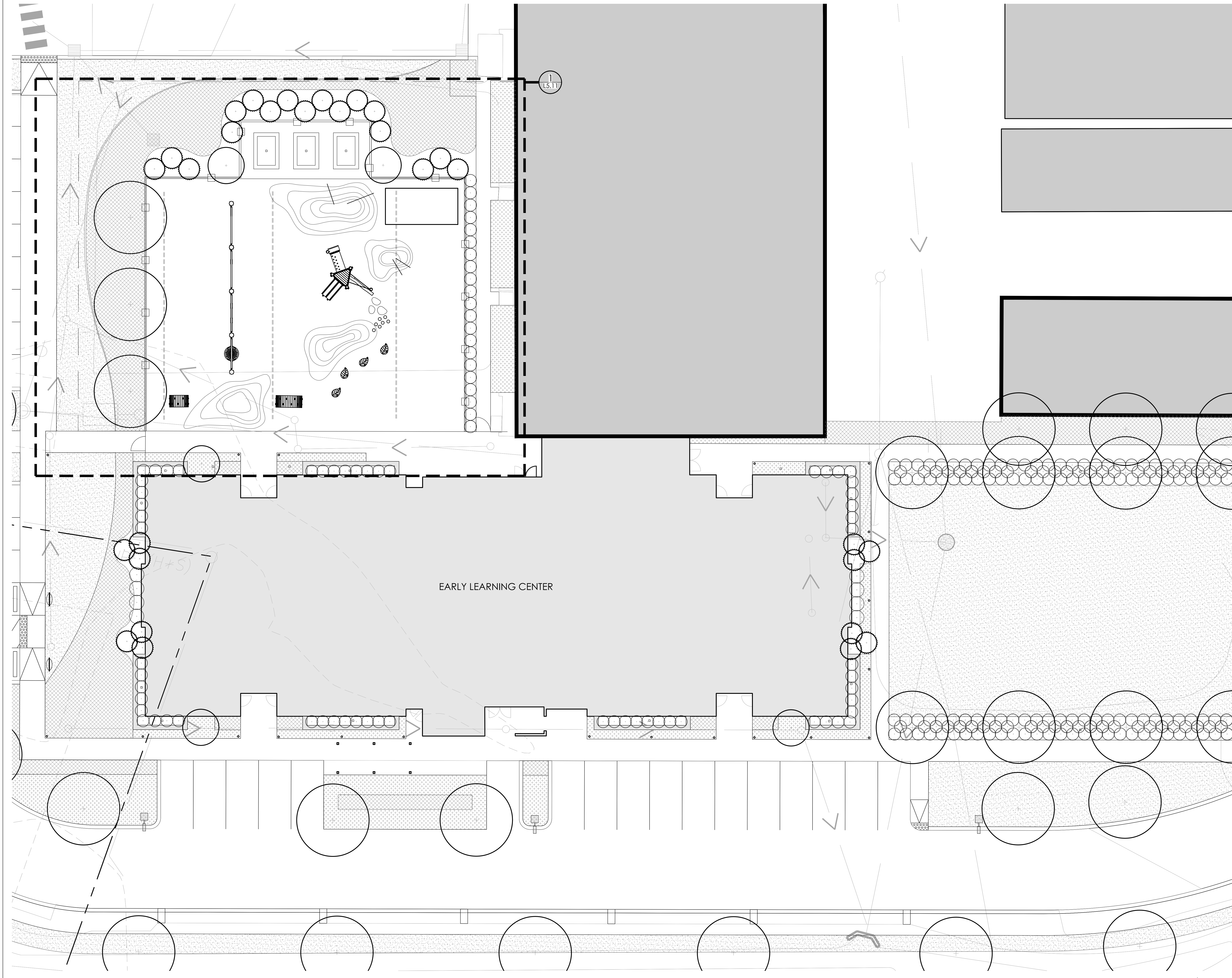
NOT FOR CONSTRUCTION

OVERALL PLANTING PLAN

L5.00

04.05.2023
Project # 21038





CONCEPT PLANT SCHEDULE

- CANOPY TREE
3" CALIPER, FULL
- ORNAMENTAL TREE
2" CALIPER, FULL
- EVERGREEN TREE
6-8' TALL
- DECIDUOUS SHRUB
36" X 36"
- EVERGREEN SHRUB
36" X 36"
- LAWN
FESCUE
- GROUNDCOVER
18" O.C., TYP
- DECIDUOUS
- EVERGREEN
- ORNAMENTAL GRASS
18" O.C.

MTCS EARLY LEARNING CENTER ADDITION
100 E. MTCS ROAD | MURFREESBORO | RUTHERFORD COUNTY | TN | 37129

REVISIONS

No.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	

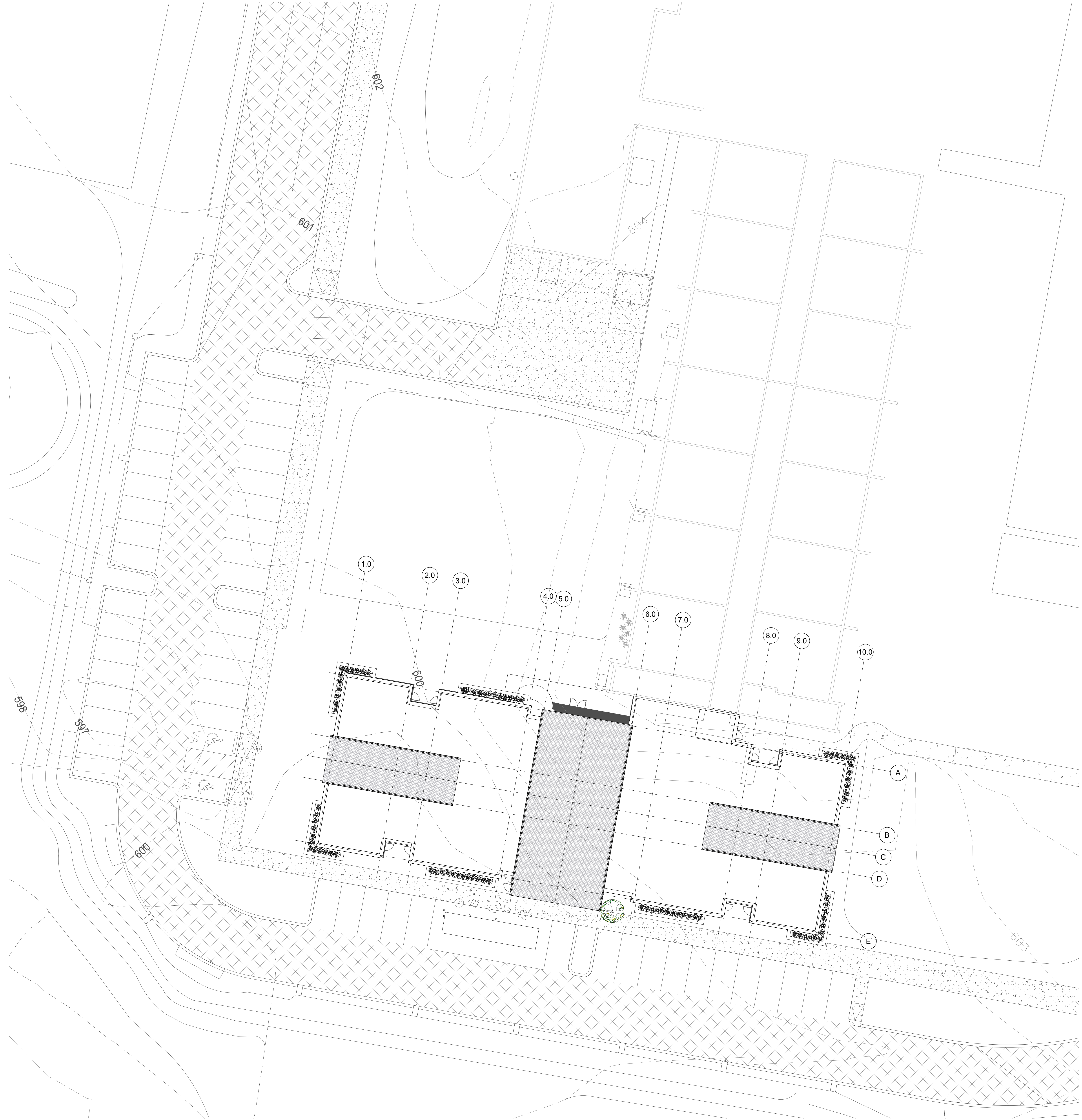
NOT FOR CONSTRUCTION

ELC PLANTING PLAN
ENLARGEMENT

L5.10

04.05.2023
Project # 21038

EXTERIOR PLAYSCAPE INSPIRATION IMAGES



1 SITE PLAN



MTCS EARLY LEARNING CENTER ADDITION
100 E. MTCS ROAD | MURFREESBORO | RUTHERFORD COUNTY, TN | 37129

REVISIONS

No.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	

NOT FOR CONSTRUCTION

SITE PLAN

A0.0

04.05.2023
Project # 21038

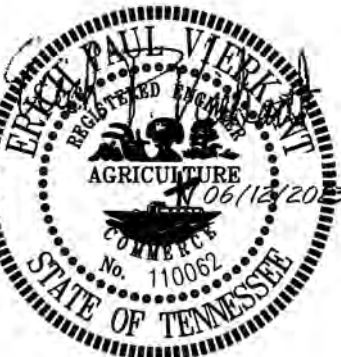


I.C. Thomasson Associates, Inc.

CONSULTING ENGINEERS
2950 KRAFT DRIVE
NASHVILLE, TN 37211
PHONE (615) 346-3400
www.ictthomasson.com
ICT Project No. 230100

CENTRIC
ARCHITECTURE

Respecting the Past - Defining the Future



Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



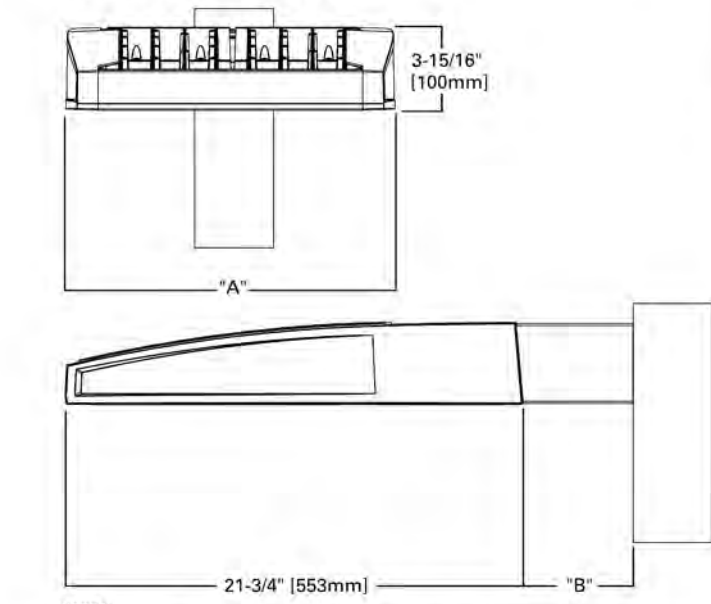
Connected Systems

- WaveLinx
- Enlighted

- Interactive Menu**
- Ordering Information page 2
 - Mounting Details page 3
 - Optical Distributions 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

Dimensional Details

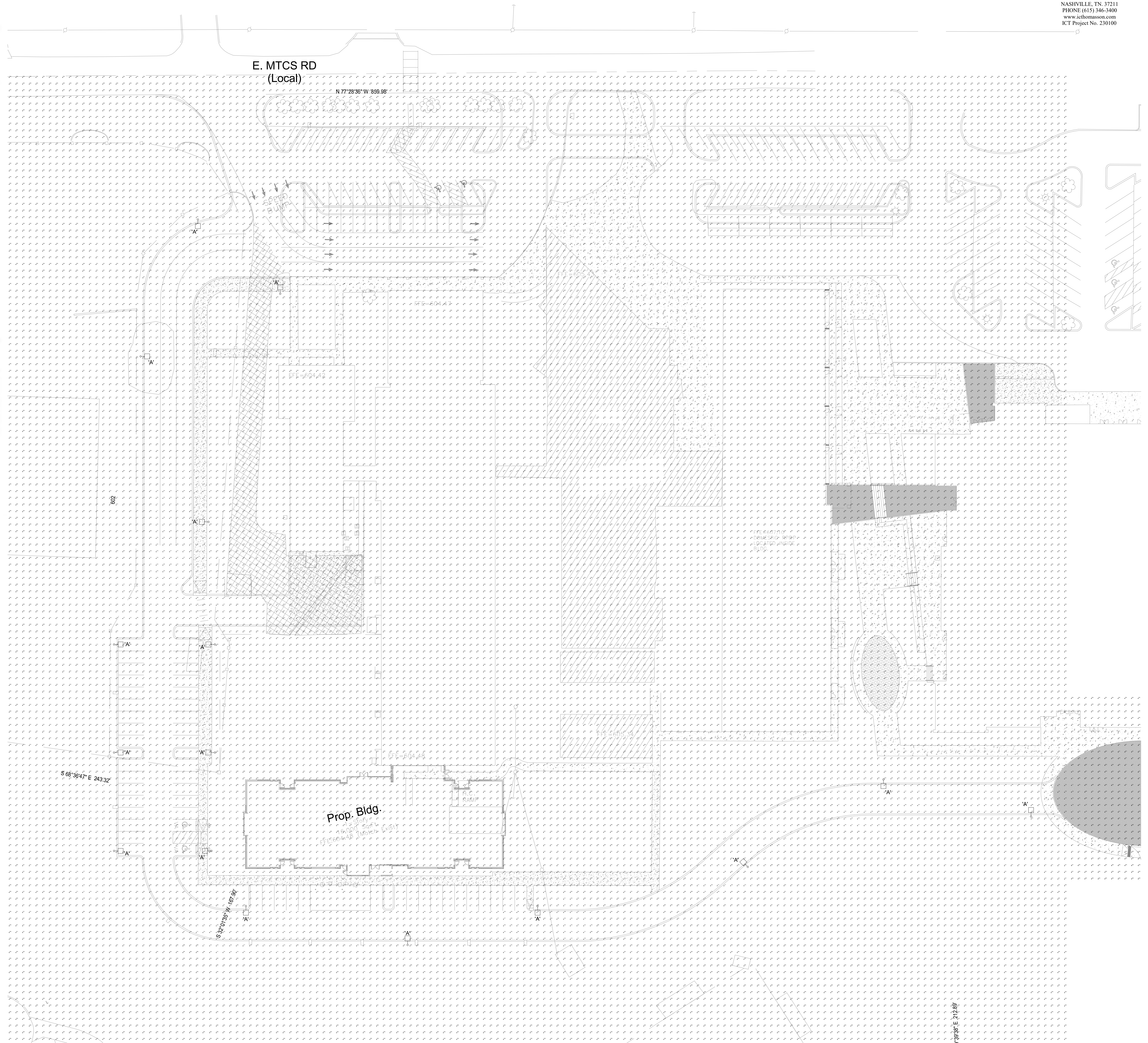


Number of Light Squares	W Width	H Standard Arm Length	H Extended Arm Length	H OM Arm Length	H OMA Length	H OMA Length
1-4	15 1/2"	7"	10"	10 5/8"	-	16 9/16"
5-6	21 5/8"	7"	10"	10 5/8"	-	16 9/16"
7-8	27 5/8"	7"	13"	10 5/8"	10 5/16"	-
9-10	33 3/4"	7"	16"	-	10 5/16"	-

NOTES:
1. See Mounting Details for mounting qualification. Not all product versions are DLC qualified.
2. DLC Certified for 300K CCT and warmer only.



P5200032EN page 1
April 17, 2023 8:04 PM



1 ELECTRICAL SITE LIGHTING - PHOTOMETRICS
1" = 30'-0"

MTCS EARLY LEARNING CENTER ADDITION
100 E. MTCS ROAD | RUTHERFORD COUNTY, TN | 37129

REVISIONS	
No.	DESCRIPTION
1	SCHEMATIC DESIGN

No.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	

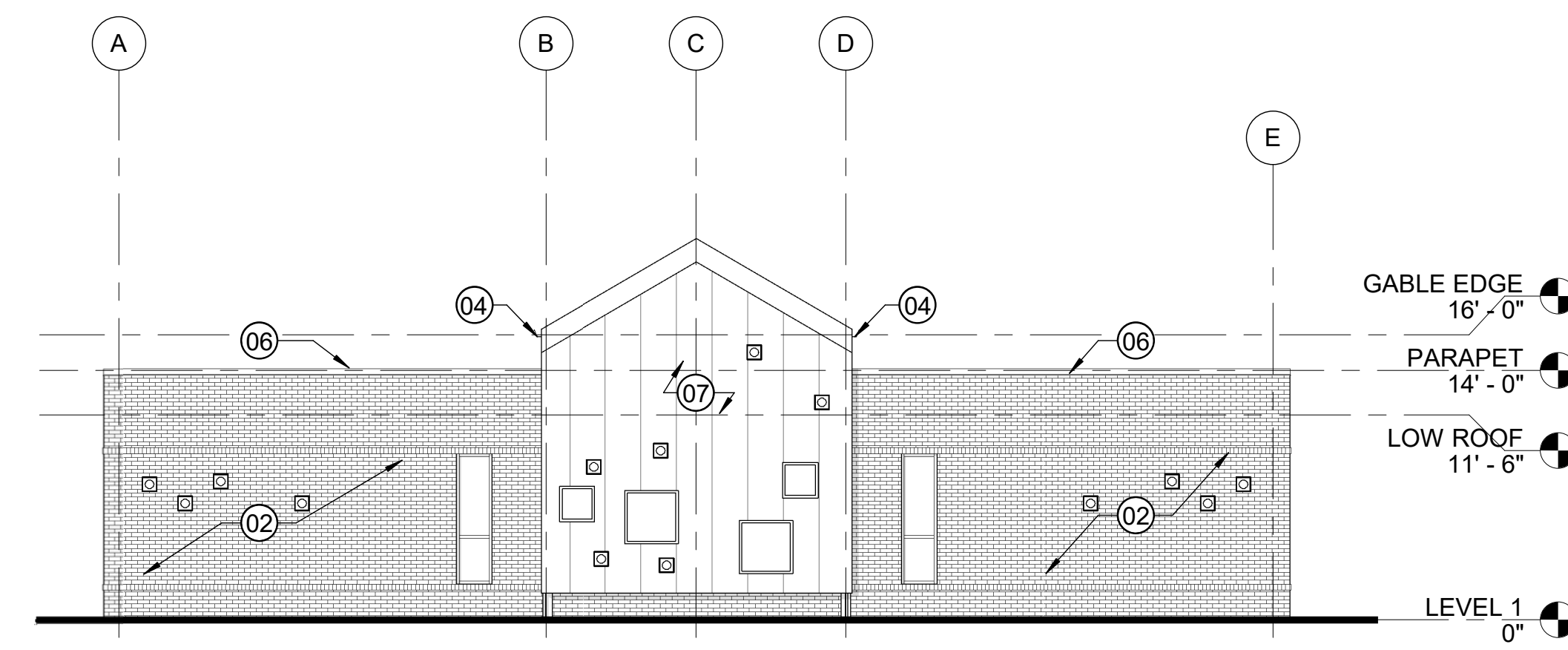
ELECTRICAL SITE PLAN - PHOTOMETRICS

E0.3

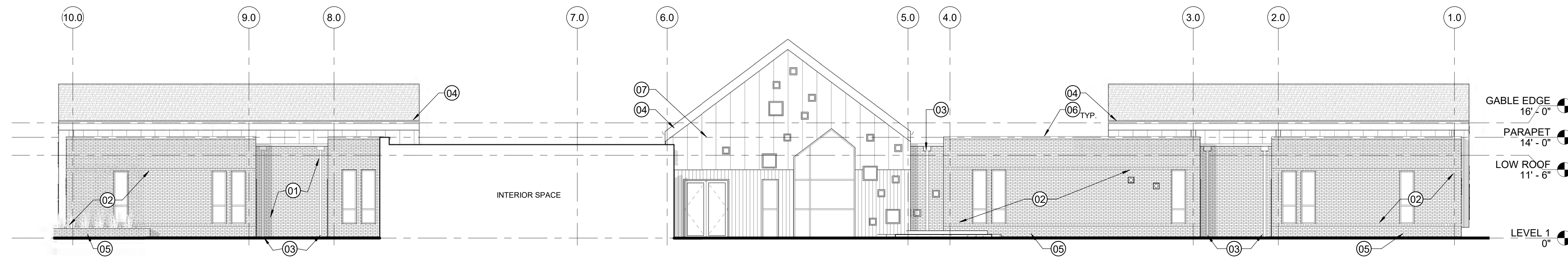
06.12.2023
Project # 21038

KEYNOTES ELEVATIONS

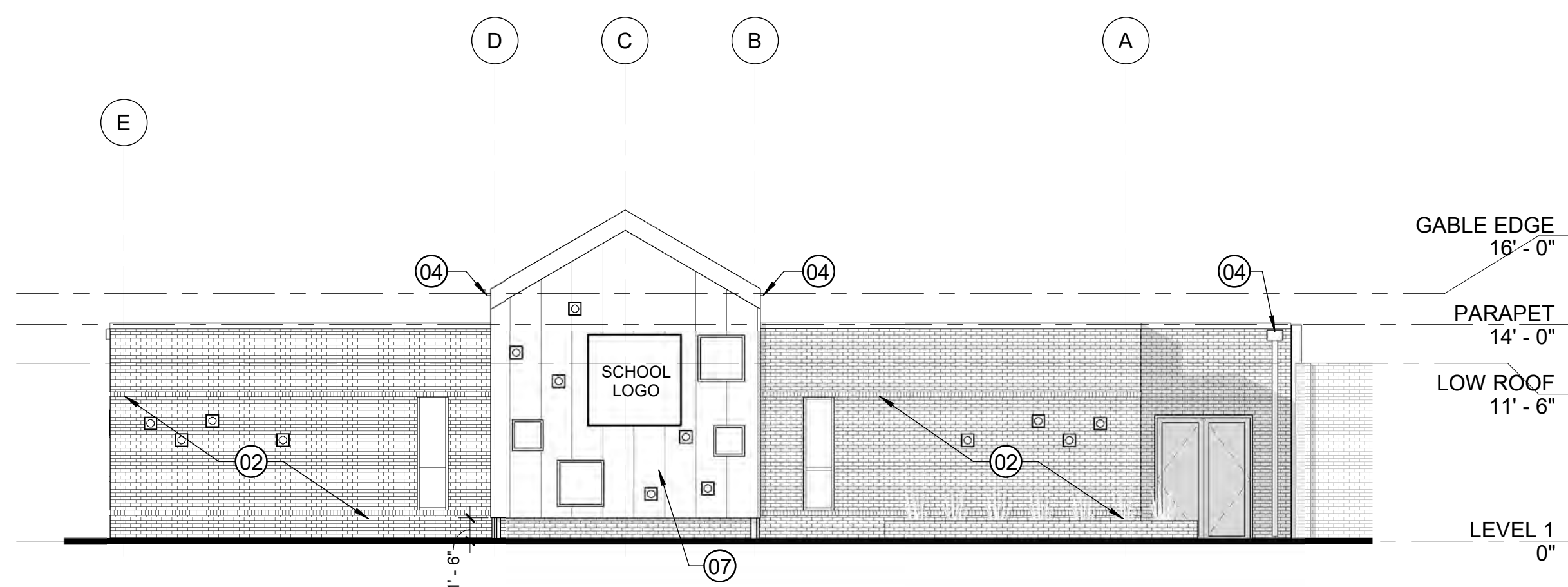
- 01 PATTERNED/TEXTURED BRICKWORK, DESIGN TBD
- 02 SCREENING ELEMENT, BRICKWORK WITH PANEL BEHIND, METAL PANEL, DESIGN TBD
- 03 RECESSED DOWNSPOUTS
- 04 PREFINISHED ALUMINUM GUTTERS, COLOR TBD
- 05 PLANTER, REFER TO LANDSCAPE
- 06 PREFINISHED METAL COPING, COLOR TBD
- 07 FIBER CEMENT PANELING, VERTICAL ORIENTATION, WIDTHS TBD, B.O.D. NICHHA



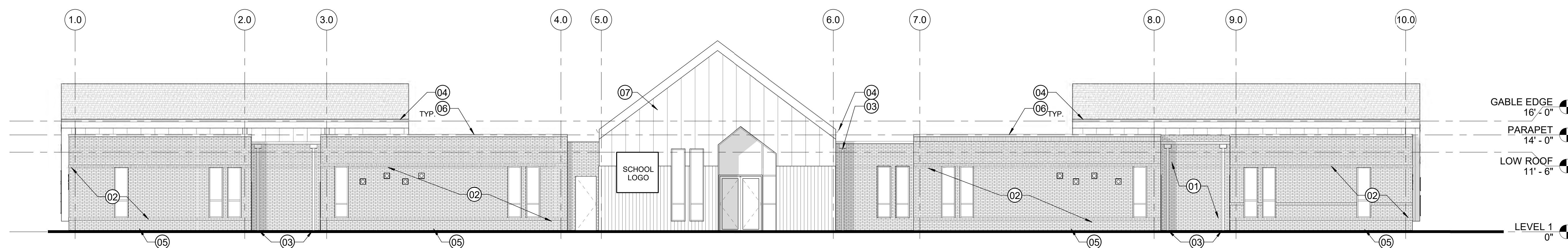
4 ELEVATION - WEST



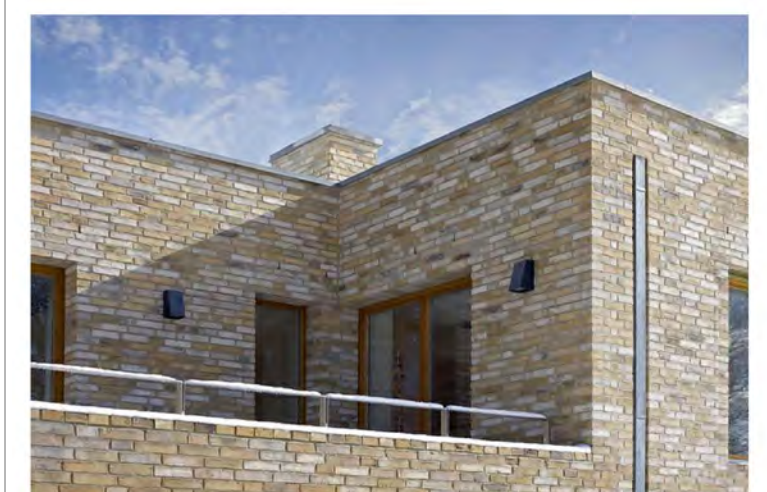
2 ELEVATION - NORTH



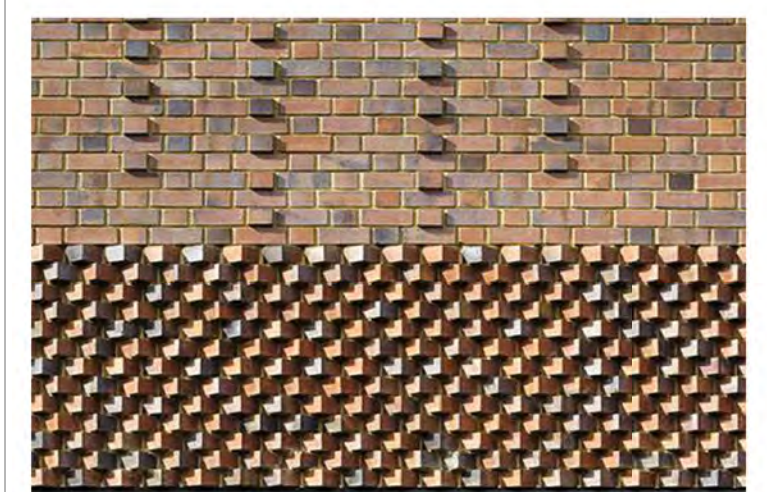
3 ELEVATION - EAST



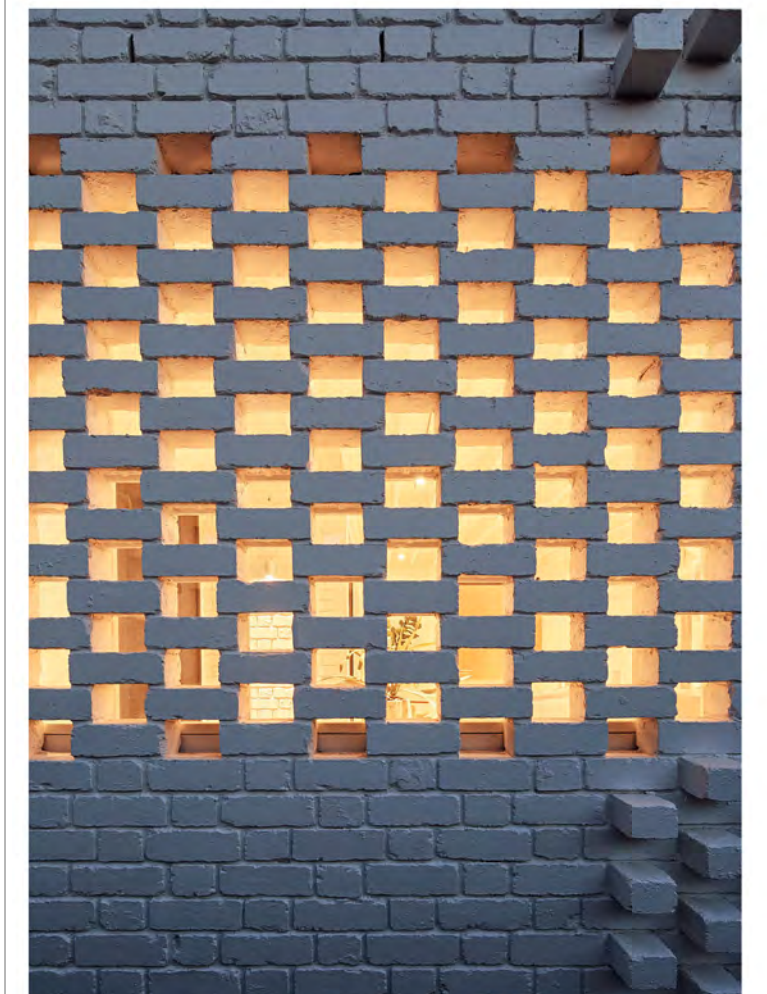
1 ELEVATION - SOUTH



RECESSED DOWNSPOUT IN LINE WITH FACE OF BRICK



EXAMPLE OF POTENTIAL BRICKWORK



POTENTIAL BRICKWORK SCREENING ELEMENT

MTCS EARLY LEARNING CENTER ADDITION
100 E. MTCS ROAD | MURFREESBORO | RUTHERFORD COUNTY | TN | 37129

REVISIONS

No.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	
	NOT FOR CONSTRUCTION	
	EXTERIOR ELEVATIONS	

A4.1

June 12, 2023
Revised June 22, 2023

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

RE: Middle Tennessee Christian School Proposed Early Learning Centers
BZA Special Use Permit
Murfreesboro, Tennessee
SEC Project No. 94202

Dear Joel:

Pursuant to Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2022 Zoning Ordinance in regards to the existing ***Middle Tennessee Christian School (MTCS)*** (on several parcels totaling approximately 26.2 acres on Tax Map 80 Parcel 51.00, Tax Map 80M Group B Parcel 29.00 at 100 E MTCS Rd), please accept the following information as our submittal package for the official Board of Zoning Appeals – Hearing Request Application.

Section 8 – Procedure for Uses Requiring Special Permits

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

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

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

MTCS currently owns the property. If the special use permit is granted, the applicants intend to construct an Early Learning Center on-site, just south of the existing elementary school accompanied by a future greenhouse. The sitework improvements associated with the Early Learning Center will be constructed in 2023. The early leaning center building will be constructed once funding for the building has been secured.

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

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

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

100 E MTCS Road (Early Learning Center)
Murfreesboro, TN 37129

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

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

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

The property is currently zoned RS-15(Tax Map 80 Parcel 51.00), CH(Tax Map 80M Group B Parcel 29.00) and has previously been granted a special use permit.

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

1.) Hours and days of operation

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

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

Early Arrival of Students = 7:00 AM

Early Learning Center = 7:00 AM – 8:00 dropoff, 2:30 PM – 5:30 PM pickup

2.) Duration of the proposed special use

Permanent

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

The current school and current expansion has a capacity for 1100 students based on size of classrooms. The proposed early learning center would allow for up to 115 students.

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

With the addition of the Early Learning Center, the projected additional trips is 111 for the AM and PM bell times. The on-site circulation changes and additional internal driveways are projected to reduce queuing issues on Memorial Blvd and reduce internal site congestion along MTCS Blvd.

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

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

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

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

Section 9 – Standards for Special Permit Uses

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

- 1) that the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic**

conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

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

Water: MWRD has a waterline along E MTCS Road and Dover Street. The Early Learning Center will complete a waterline loop around the western portion of the site.

Sanitary Sewer: MWRD has sanitary sewer located to the north of the Early Learning Center.

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

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

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

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

All of the parking needs for the school are contained on the site itself and will not have any new connectivity with the surrounding residential neighborhoods. The total projected parking spaces for the project is shown as 303 (294 regular plus 9 handicap spaces) which meets the ordinance requirements.

The drainage for the site will follow existing drainage patterns.

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

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

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

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

Existing trees along the southern boundary will remain to aid in the establishment and effectiveness of the landscape buffers. No other structures or features are known to be of significant importance to remain at this time, however if the BZA identifies any such features the applicant will work to preserve those as well.

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

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

As represented on the site plan, all parking is contained onsite and no parking is proposed to back onto the public street. A passenger loading & unloading zone exists on the north side of the existing buildings. The site plan for the early learning center includes new parking spaces and will produce a total of 303 spaces on the main campus of the school which exceeds the required of 292 spaces.

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

The minimum lot size of the RS-15 zone requires a minimum of 15,000 s.f. lots thus the minimum size is 45,000 s.f. or 1.03 acres. The proposed site is approximately 26 acres in size which is 24.2 times larger than the required minimum.

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

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

- 4.) ***Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These facilities shall be located in such a manner as to minimize the adverse effects upon neighboring properties and aesthetics from the public right-of-way.***
Solid waste disposal will be handled via a existing dumpster located on the western portion of the property on the west side of the elementary school. The dumpster will remain in the same general location 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***
The existing recreational areas are proposed to continue in accordance with their previous special use permits and site plans. The existing vegetation along property lines will remain to be used as buffers and supplemented with additional landscaping.
- 6.) ***The number of required parking spaces provided onsite shall be in accordance with Chart 4 of this article***
The total projected parking spaces for the project is shown as 303 (294 regular plus 9 handicap spaces) which exceeds the required of 292 spaces.
- 7.) ***An application for a special use permit for an institutional group assembly shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use;***
The early learning center will generate additional trips on-site, however the site improvements and circulation changes proposed with the plans will reduce queuing impacts on Memorial Blvd & E MTCS Road as well as alleviate congestion on-site.
- 8.) ***The BZA shall have the authority to approve an onsite location with water, sewer, and electric utility connections for accommodations for travel trailers or recreational vehicles (RV's)***
No such uses are being requested at this time.
- 9.) ***The BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short term uses of the property for the institutional group assembly use purposes***
No temporary or short term uses are proposed at this time, therefore the applicant is not requesting any variances associated with such uses.
- 10.) ***The application for special use permit for an institutional group assembly use shall indicate an intentions for the use of systems for external broadcast of speech, music, or other sounds***

The applicant does not intend to have any outdoor speakers associated with this addition. However such uses that have previous special use permit approvals

(other on-site athletic facilities) will remain in use in accordance with those prior approvals.

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

Sincerely,

A handwritten signature in red ink, consisting of the name "Matt" followed by "Taylor" with a long horizontal flourish extending to the right.


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

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

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

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

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

Request: Allow fieldhouse to northern campus, allow Early Learning Center to campus, traffic circulation improvements on main campus
Zoning District: RS-15, CH & CM
Applicant Signature:  Date: 6/12/2023

Received By:	Receipt #:
Application #:	Date:

Murfreesboro
Board of
Zoning Appeals



TENNESSEE
HEARING APPLICATION
AND
GENERAL INFORMATION