

**CITY OF MURFREESBORO  
BOARD OF ZONING APPEALS**

Regular Meeting, September 27, 2023, at 1:00 p.m.  
City Hall, 111 West Vine Street, Council Chambers, 1<sup>st</sup> Floor

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**A G E N D A**

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1. Call to order
2. Determination of a quorum
3. Nominations and Elections
  - a. **Nomination and Election of Chair**
4. Approval of minutes: June 28, 2023
5. New Business:  
*Special Use Permit*
  - a. **Application Z-23-032 by Matt Taylor of SEC, Inc. on behalf of Brenda Jarman**, is requesting a special use permit to expand an institutional group assembly (Providence Christian Academy) to incorporate an existing building into the school campus for property located in the Single Family Residential (RS-15) district at 378 Dejarnette Lane. (Project Planner: Brad Barbee).
  - b. **Application Z-23-030 by Mrs. Angela Range**, is requesting a special use permit to establish a home occupation (hair salon) on property in the Residential Single Family (RS-15) district located at 1303 Halifax Court. (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**

June 28, 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. Nominations and Elections:**

Elections deferred to the next meeting.

**4. Consideration of Minutes:**

With there being no objection by any of the Board members, the minutes of the May 24, 2023, BZA meeting were approved as submitted.

**5. New Business:**

**a. Application [Z-23-026] by Maria Fernandez-Emmerth, requesting a special use permit to establish a home occupation (beauty and hair salon) on property zoned RS-10 at 2407 Bennington Drive.**

# MURFREESBORO BOARD OF ZONING APPEALS MINUTES

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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.

Ms. Maria Fernandez-Emmerth and her translator, Ms. Vickie Galindo, were present to answer questions.

Chair Young opened the public hearing.

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

Vice-Chair Ken Halliburton voiced concerns about the size of the window.

The Board, Staff and the applicant discussed window size.

Chair Young inquired about calls the Planning Department receives about approved home occupations. Mr. Aguilera stated that he has not received many.

The Board and Staff discussed exterior aesthetics in relation to remodels for home-based businesses. The Board is concerned with preventing the use of commercial features in residential areas.

Vice-Chair Ken Halliburton moved to approve the special use permit subject to all Staff comments and the addition of an eighth condition for the window and door; 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-23-027] 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.**

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. Clyde Rountree was present to answer questions.

Vice-Chair Halliburton inquired about the Western portion of the property. Mr. Barbee responded that it is part of a future phase that is not part of the application.

# MURFREESBORO BOARD OF ZONING APPEALS MINUTES

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Ms. Julie King inquired about the previous BZA approval. Mr. Barbee explained the changes that had been made.

Vice-Chair Halliburton inquired about the architectural design. Mr. Barbee presented the Board with the building elevations.

Chair Young inquired about the distance of the building from the residences to the north of the property. Mr. Barbee replied that the lateral distance is between 37-40 feet. Mr. Tipps inquired about the height of the building. Mr. Rountree responded that it is 16 feet.

Mr. Tipps requested an explanation of the lighting. Mr. Rountree gave an overview of the lighting design. BZA expressed concern with the light glare onto the neighboring properties and requested light design that will not shine into backyards. Staff recommended uplighting installed on the building walls.

Chair Young inquired about the natural buffer. Mr. Rountree stated that they will try to preserve the natural buffer.

Chair Young opened the public hearing.

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

Vice-Chair Halliburton inquired about the fence. Mr. Rountree stated that there will be a privacy fence, but they are unsure of the exact location.

Mr. Tim Tipps moved to approve the special use permit subject to all Staff comments including the wall lighting; 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-23-028] 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.**

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. Matt Taylor was present to answer questions.

# MURFREESBORO BOARD OF ZONING APPEALS MINUTES

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Mr. Tipps inquired about the traffic impact study. Mr. Taylor explained the findings of the traffic impact studies conducted. Mr. Tipps inquired about the impact of additional traffic on Memorial Boulevard. Mr. Taylor believes that the changes to the campus will help.

Mr. Tipps inquired about the potential head count for the Early Learning Center. Mr. Taylor estimates 100 children.

Chair Young opened the public hearing.

There being no one 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 Vice-Chair Ken Halliburton and was carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Nay: None

Abstain: Davis Young

## 6. Staff Reports and Other Business:

The Board and Staff discussed the statue passed by the Tennessee Legislature requiring a public comments section for all meetings.

The Board and Staff discussed requirements for exterior appearances for future applications.

## 7. Adjourn:

There being no further business, Chair Young adjourned the meeting at 1:59pm.

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CHAIRMAN

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SECRETARY

**MURFREESBORO BOARD OF ZONING APPEALS  
STAFF REPORT  
SEPTEMBER 27, 2023  
PROJECT PLANNER: BRAD BARBEE**

**Application:** Z-23-032

**Location:** 378 DeJarnette Lane

**Applicant:** Matt Taylor of SEC, Inc. on behalf of Providence Christian Academy

**Owner:** Brenda Jarman

**Zoning:** RS-15 (Single-Family Residential District)

**Request:** A special use permit for the expansion of an existing institutional group assembly use (Providence Christian Academy).



## **Overview of Request**

Providence Christian Academy, located along the south side of DeJarnette Lane and zoned RS-15 (Single-Family Residential District), requests a Special Use Permit for the expansion of their existing private school facility by incorporating the subject property at 378 DeJarnette Lane as a part of their campus. Private Schools (K-12) are classified as institutional group assembly uses, which are allowed only after the issuance of a Special Use Permit in the RS-15 zone. A special use permit for the private school was originally granted in 1998 and multiple modifications to the Special Use Permit have been approved which have expanded the facility since that time.

The existing school is located at 410 DeJarnette Lane, and the property in question is located at 378 DeJarnette Lane, just to the east of the City of Murfreesboro's Sports\*Com facility. It is bordered by property that is also zoned RS-15 to the east, south, and west. The property to the east and south is currently developed as the Providence Christian Academy campus. The property to the west is a part of the Northsprings Subdivision, Section 2. The property across DeJarnette Lane to the north is developed as the Bradford Place single-family residential subdivision, which is zoned PUD (Planned Unit District).

This requested addition to the campus includes an existing single-family dwelling that is proposed to be converted to office and meeting space for the operation of the school. It is anticipated that this space will mostly be used Monday through Friday from 7:00AM until 5:00PM. No classrooms are proposed inside the existing house with this application. Additional parking is proposed to be located in the rear of the existing house and the existing residential driveway accessing DeJarnette Lane is proposed to be removed and relocated to the eastern side of the property, away from the adjacent single-family residence to the west. The existing dumpster enclosure located on the school campus will be utilized for the disposal of solid waste. Additional landscaping will be provided to meet City of Murfreesboro standards and will include a 12ft wide type C buffer along the western property line to provide privacy for the neighboring residential property.

## **Relevant Zoning Ordinance Sections**

Chart 2 of the City of Murfreesboro Zoning Ordinance allows school uses as a special use in the RS-15 district. City of Murfreesboro Zoning Ordinance Section 9(D)(zz) sets forth standards for institutional group assembly uses, such as schools, 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 standards of general applicability as well as the specific standards for institutional group assembly uses, this project appears to meet the criteria.

*Standards of General Applicability with Staff analysis*

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

The proposed expansion and conversion of the existing home to school offices should not have any substantial adverse effect on the adjacent property or neighborhood. The applicants have proposed closing the existing entrance to the west that is adjacent to the existing neighbor and creating a new driveway and entrance to the east while locating parking to the rear of the structure. In addition, additional landscaping will be provided, including a buffer along the shared property line.

- 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 expansion should be compatible with the neighborhood as no significant changes are anticipated to the exterior to the structure. It will retain the outer appearance of a single-family home.

- 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 sewer; or persons or agencies responsible would provide such services.**

The proposed expansion should have minimal impact on the above items. Additional demand for utilities will be minimal. Parking is available on the PCA campus along with additional parking that will be located behind this existing house. A pedestrian sidewalk is also proposed to connect the main campus to this 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 significant natural, scenic, or historic importance.**

Neither Staff nor the applicant are aware of any such features associated with this property.

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

The proposed use will comply with the additional standards for institutional group assembly uses. (See below for additional detail.)



**Additional Standards for Institutional Group Assembly 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 on-site off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard;**

No parking areas requiring vehicles to back out onto public right-of-way are included, nor are any parking areas proposed to be located in the required front yard. The request depicts adequate off-street area for parking and for vehicles to load and unload.

**[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 existing school property is 17.98 acres according to the Rutherford County Property Assessor's Office, which is zoned RS-15, which is about ~783,208 square-feet. This additional property is approximately 1.0 acre or +/- 43,560 square-feet. In order for the building in question to be accessory to the school use and school building, the lot in question will need to be combined with the main school property via a subdivision plat. Once both parcels are combined, the lot would total approximately 18.98 acres or ~826,768 square-feet. The minimum lot size required in the RS-15 district is 15,000 square-feet, so the minimum lot size for an institutional group assembly use in an RS-15 zone is 45,000 square-feet. The subject property would meet this requirement.

**[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;**

According to the applicant, any new lighting proposed will comply with the City's lighting requirements to prevent light intrusion on neighboring properties. In addition, the parking area is proposed to be buffered from adjacent properties further preventing light intrusion. Any new site lighting will be required to adhere to all lighting standards found in the Zoning Ordinance and the Design Guidelines. A photometric lighting plan, as well as additional details on any new lighting fixtures, will be required to be submitted during the site plan review process.

**[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 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;**

According to the applicant, a dumpster located within a masonry solid waste enclosure is located along the southern portion of the main school campus. This enclosure is screeded, as required, with landscaping in order to minimize any potential negative effects on neighboring properties. Any refuse generated by the office use in the structure in question will be disposed of in the existing dumpster.

**[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;**

There are existing recreational areas on the main campus. According to the applicant, these are proposed to be used on a limited basis and the existing vegetation along property lines will remain to be used as buffers. No new recreational areas are included as a part of this 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 Murfreesboro Zoning Ordinance required 263 parking spaces for the Providence Christian Academy campus. According to the applicant, 387 parking spaces are provided. Even though no additional parking spaces are required by ordinance, additional parking spaces have been proposed as a convenience to the occupants of the building.

**[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;**

According to the applicant, no change in school activities is associated with this application. The new area will generally be used for office purposes during daytime hours.

**[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;**

According to the applicant, no such uses are being requested with this 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; and**

According to the applicant, no temporary or short-term uses are proposed at this time. The applicant is not requesting any variances associated with 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 attests that the use will comply with this standard.**

According to the applicant, there is no intention to attach a speaker to this building.

**Recommended Conditions of Approval:**

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

- 1) A site plan shall be submitted to the Planning Department for review and approval prior to the issuance of a building permit. The site plan submittal shall be substantially consistent with the concept site plan submitted to the BZA and shall include civil plans, landscape plan, photometric lighting plan, and building elevations and any other plans necessary to demonstrate compliance with the Zoning Ordinance and Design Guidelines.
- 2) A final plat must be submitted that will combine the existing Providence Christian Academy parcel with this additional parcel and said plat must be recorded prior to the issuance of any building permits.
- 3) A Type C buffer shall be planted along the west property line of the subject property.

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

**Attached Exhibits**

- 1) BZA Application
- 2) Applicant Letter
- 3) Site Photos
- 4) Site Plan and Architectural Elevations

City of Murfreesboro  
BOARD OF ZONING APPEALS

HEARING REQUEST  
APPLICATION

Location/Street Address: 378 DeJarnette Lane

Tax Map: 81      Group:      Parcel: 2.00      Zoning District: RS-15

Applicant: SEC, INC C/O MATT TAYLOR      E-Mail: MTAYLOR@SEC-CIVIL.COM

Address: 850 MIDDLE TN BLVD      Phone: 615-890-7901

City: MURFREESBORO      State: TN      Zip: 37129

Property Owner: Brenda Jarman

Address: 378 DeJarnette Lane      Phone:

City: MURFREESBORO      State: TN      Zip: 37130

Request: SPECIAL USE PERMIT MODIFICATION FOR PRIVATE SCHOOL FUNCTIONS

Zoning District: RS-15

Applicant Signature: *Matt Taylor*

Date: *9/8/2023*

Received By: *AF*

Receipt No.: *530184*

Application #: *Z-23-032*

Date: *9/11/23*

Murfreesboro  
Board of  
Zoning Appeals



HEARING APPLICATION  
AND  
GENERAL INFORMATION

September 11, 2023

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

RE: Providence Christian Academy  
BZA Special Use Permit  
Murfreesboro, Tennessee  
SEC Project No. 18114

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 converting the existing house at 378 DeJarnette Lane into offices for **Providence Christian Academy (PCA)** on Tax Map 69P Group B Parcel 48.00, 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 Providence Christian Academy  
c/o Matt Taylor  
850 Middle TN Blvd  
Murfreesboro, TN 37129

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

Providence Christian Academy currently has the property under contract to purchase contingent on the special use permit being approved.

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

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

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

South of DeJarnette Lane  
378 DeJarnette Lane  
Murfreesboro, TN 37130

**(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.

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

**1.) Hours and days of operation**

Monday thru Friday from 7:00 AM – 5:00 PM is the main concentration of activity.

**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 house will be used for offices and is anticipated to hold approximately 6 people

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

No additional traffic due to the house is anticipated.

**(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**

Any new permanent lighting, landscaping, or trash enclosures will comply with the zoning ordinance to prevent impacts on neighboring properties.

**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 office conversion should not have any substantial or undue adverse effect upon adjacent property or neighborhood. It is anticipated that the access point to DeJarnette Lane will remain the same, additional landscaping will be added to the site to meet the landscape ordinance. Any new lighting will meet the city's requirements to prevent light intrusion on neighboring properties. No new water or sewer connections will be required for the office.

**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 existing and will remain in the same location. Its exterior façade will still continue to appear to be a house.

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

The subjected property is located along public street DeJarnette Lane which has previously been widened to 5 lanes from Memorial Blvd to Lascassas Highway.

All of the parking needs for the building will be contained on the site itself and will not have any connectivity with the surrounding residential neighborhoods. The provided parking meets or exceeds the required parking.

The drainage for the site will be directed toward the east to the existing pond on-site.

Solid waste disposal will be handled via the existing dumpster on the larger school campus.

Domestic water feeds are existing and will remain.

- 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 existing trees will be removed due to the project. The existing pond is located to the east and south of the existing house and will remain and continue to operate as it currently does. 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 (zz)***

***(zz) 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 will be located to the rear of the house and not in the required front yard and no parking is proposed to back onto the public street.

- 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 1.033 acres. The proposed site is approximately 18.3 acres in size which is 17.5 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***

Any lighting proposed will comply with the city's lighting requirements to prevent light intrusion 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 dumpster located on the southern portion of the main school campus. The dumpster is to be sited on a concrete pad and enclosed with a masonry enclosure and screened with landscaping. The location and the screening features aid in minimizing any effects on neighboring properties or the public right-of-ways.

- 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 be used on a limited basis and the existing vegetation along property lines will remain to be used as buffers.

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

The total projected parking spaces is shown as 387 which exceeds the ordinance requirements by 124 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;***

No change in school activities is associated with this project.



- 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***

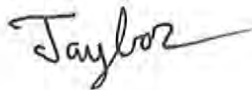
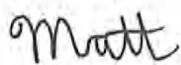
No temporary or short term uses are proposed at this time, therefore the applicant is not requesting any variances associated with such uses.

- 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 a speaker attached to the building.

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](mailto:mtaylor@sec-civil.com).

Sincerely,



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

# Providence Christian Academy

## Murfreesboro, Tennessee Special Use Application

### Drawing Index

Sheet No.	Title
1	Cover Sheet
2	Existing Conditions/Initial EPSC/Demo Plan
3	Location Map
4	Site Plan/Variance Exhibit



Site Location Map  
Not To Scale

**Owner/Applicant:**  
Providence Christian Academy  
410 DeJarnette Ln.  
Murfreesboro, TN 37130

**Deed Reference:**  
Tax Map 81, Parcel 2.00  
R. Bk. 630, Pg. 336

**Yard Requirements:**  
Front: 40'  
Sides: 12.5'  
Rear: 30'

**Intended Use:**  
School

**Land Use Data:**  
Zoned: RS-15  
182-Story Building's  
Building Ht.: 43'-8"  
Ground Floor:  
44,158 Sq. Ft. Classrooms/Gymnasium  
4,267 Sq. Ft. Dining Hall (Future)  
9,822 Sq. Ft. Auxiliary Gymnasium (Future)  
Second Floor:  
15,662 Sq. Ft. Shell Classroom Space  
Total Floor Space: 59,820 Sq. Ft. (Proposed)  
1 Lot on: 18.01± Acres

**Parking Requirement:**  
Kindergarten: 1 Space/ 5 Students x 100 Students = 20 Spaces  
Grades 1-12: 1 Space/5 Seats in Auditorium x 1000 Seat Gym = 200 Required Spaces  
Total Required Spaces = 220 Spaces  
Provided: 668 Regular + 6 H.C. = 674 Total Spaces Provided

**Existing Site Parking Requirements:**  
Kindergarten: 1 Space/ 5 Students x 33 Students = 7 Spaces  
Grades 10-12: 1 Space/5 Seats in Auditorium x 433 Seats = 87 Spaces  
or Grades 1-9: 2 Per Classroom x 35 = 70 Spaces  
Grades 10-12: 5 Per Classroom x 7 = 35 Spaces  
Total Currently Required = 7 + 70 + 35 = 112 Spaces  
Total Provided After Portable Installation = 137 Spaces

**Flood Map No.:**  
This site lies within Zone X, not in the  
100 Year Floodplain, per Community Panel  
47149C0163H dated January 5, 2007.

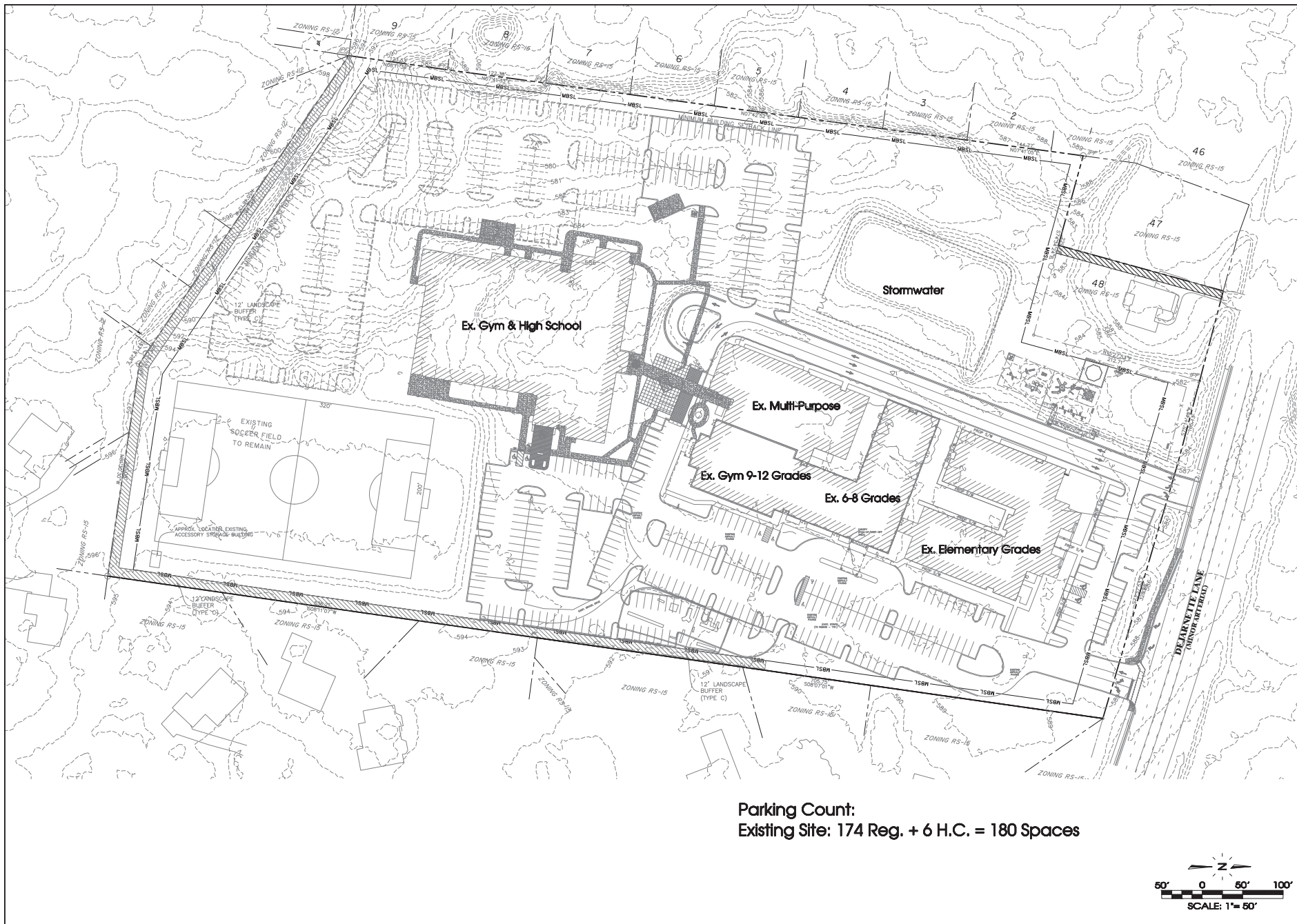
**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 896-2567  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

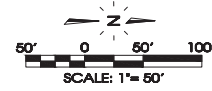


By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew A. Taylor, P.E. TN. Reg. #112615

Sheet 1 of 4  
Providence Christian Academy  
S.E.C. Project #18114  
Submitted: 8-30-2023  
Revised:



Parking Count:  
Existing Site: 174 Reg. + 6 H.C. = 180 Spaces



	<b>SITE ENGINEERING CONSULTANTS</b> ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTURE 1000 W. MAIN ST., SUITE 100, MURFREESBORO, TN 37132 PHONE: (615) 895-1111 FAX: (615) 895-1112 WWW.SLCCONSULTANTS.COM NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF S.E.C., INC.
	<b>PROVIDENCE CHRISTIAN ACADEMY</b> <b>BZA VARIANCE</b> (Not Intended for Construction)
	<b>REVISIONS</b> DATE: 8-30-2023 CHECKED: MAT: FILE NAME: FILE NAME: SCALE: 1" = 50' JOB NO. 18114 SHEET: <b>Existing Conditions</b>
<b>2 of 4</b>	



**PROVIDENCE CHRISTIAN ACADEMY**  
**BZA Variance**  
 Not Intersecting

**REVISED**

**Location Map**

**MURFRESBORO, TENNESSEE**

**SLC, Inc.**  
 SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND SURVEYING  
 LANDSCAPE ARCHITECTURE

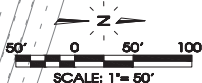
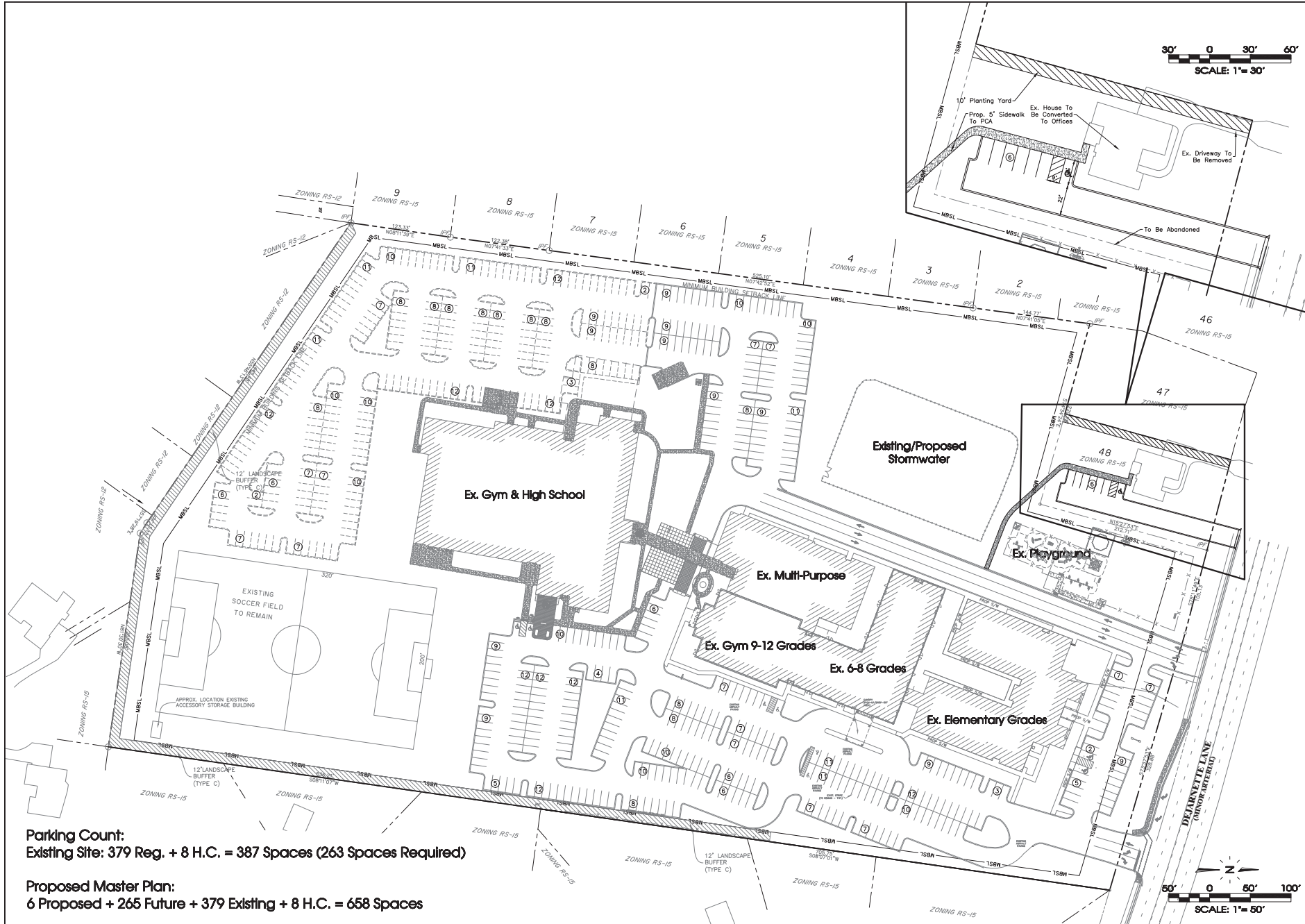
**PROVIDENCE CHRISTIAN ACADEMY**  
 1000 W. WOODLAND AVE.  
 MURFRESBORO, TN 37055  
 PHONE: (615) 241-1111  
 FAX: (615) 241-1112  
 WWW.PCAACADEMY.COM

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 THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.  
 THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS DRAWING.

REVISED:  
 DRAWN: SLA  
 DATE: 8-30-2023  
 CHECKED:  
 MAT:  
 FILE NAME:  
 FILE NAME:  
 SCALE:  
 1" = 100'  
 JOB NO.  
 18114  
 SHEET:

SCALE: 1" = 100'

3 of 4



**Parking Count:**  
 Existing Site: 379 Reg. + 8 H.C. = 387 Spaces (263 Spaces Required)

**Proposed Master Plan:**  
 6 Proposed + 265 Future + 379 Existing + 8 H.C. = 658 Spaces

**S.E.C. Inc.**  
 SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LANDSCAPING  
 LANDSCAPE ARCHITECTURE  
 1000 W. MAIN ST., SUITE 100  
 MURFREESBORO, TN 37132  
 PH: 615.895.1234 FAX: 615.895.1235  
 WWW.SECINC.COM  
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.



**Providence Christian Academy**  
**BZA Variance**  
 REV. 08/2023  
 Not Intended for Construction

**Concept Master Plan**

REVISED:	
DRAWN/SIA:	
DATE: 8-30-2023	
CHECKED:	
MAT:	
FILE NAME:	
FILE NAME:	
SCALE:	1" = 50'
JOB NO.:	18114
SHEET:	

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**MURFREESBORO BOARD OF ZONING APPEALS  
STAFF REPORT  
SEPTEMBER 27, 2023  
PROJECT PLANNER: JOEL AGUILERA**

**Application:** Z-23-030

**Location:** 1303 Halifax Court

**Applicant:** Angela Range

**Owner:** Angela Range

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

**Requests:** A special use permit to establish a home-based business for a hair salon



## **Overview of Request**

### **Background**

The applicant, Angela Range, is requesting a Special Use Permit (SUP) to establish a one-chair hair salon inside of her residence located at 1303 Halifax Court, in the Scotland Acres subdivision. The property has two driveways, one in front of the residence, along Halifax Court, and one on the side of the house, along Glasgow Drive. The subject property is zoned Single Family Residential (RS-15). Because her business will generate customer traffic, a Special Use Permit is required from the Board of Zoning Appeals pursuant to Section 9 of the Zoning Ordinance.

### **Summary of Proposed Use**

The applicant will remodel a small room in the house for the proposed home-based business. Per the applicant's written statement, the proposed hair salon will have one chair, there will be no employees besides herself, and the hours of operation will be from 8am to 7pm, Monday, Tuesday, Thursday, Friday, Saturday, and on Wednesday 8am to 4pm. The business will operate by appointment only and will have one client at a time on the property, and the client will be required to park on the driveway and not the street. The applicant proposes to have no more than 6 clients per day and appointments will be scheduled so that there will be no overlapping appointments and only one customer on-site at a time. The applicant has stated that the front driveway will be used by clients, and that there will be no parking on the street.

The approximate square footage of the house is 4,204 and the proposed salon will occupy 346 square feet, which equates to 12% of the home's floor area. If any internal work or improvements require a building permit, including but not limited to work that might require an electrical, plumbing or other permit, the applicant will obtain any needed permits prior to commencing work. The applicant discussed this with the Building and Codes Department and anticipates that the proposed plumbing work will require a plumbing permit. No exterior structural modifications are proposed with this application. The applicant will install one attached sign limited to a maximum area of 3 square feet, on the side entrance door or near the side entrance door, where the customers will enter. An exhibit of the sign and location has been included in the application materials. The attached sign will not exceed 3 square feet, in conformance with what the Zoning Ordinance allows for home-based business.

### **Staff Analysis**

The purpose of a special use permit is to allow for the review of a use in a zoning district, which, by the nature of the use and its potential intensity impact on an area, is not a use allowed by right within that zoning district. A special use permit may be approved with special conditions to minimize any adverse effects and to ensure compatibility with the surrounding area. Staff has reviewed the application for compliance with the Standards of General Applicability as well as the additional standards for home-based business and believe that the proposed use is compliant with all such standards and is consistent with previously approved home occupation requests. Should the BZA determine specific elements to be impactful, the BZA may impose specific conditions to mitigate any potential impacts and ensure the compatibility with the surrounding area.

## **Relevant Zoning Ordinance Section(s)**

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, Section 9 (C), 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;**
  - Staff has reviewed the application and associated documents, and, as proposed, staff believes that the proposed use will have no adverse impact on the above-mentioned elements. The salon will be operated within the residence, the customers will only park on one of the existing driveways and not in the right-of-way, no exterior building changes are proposed, no noise will be generated, and there will only be one customer at a time at the residence. As proposed and with the recommended conditions of approval, the home-based salon will not have a substantial or undue adverse effect upon the adjacent properties, character of the neighborhood, traffic, conditions, parking, utilities or other matters affecting the public health, safety and general welfare.
  
- 2. That the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations;**
  - Staff has reviewed the application and associated documents, and, as proposed, staff believes that the proposed use will have no adverse impact on the above-mentioned elements. The existing house proposed for the home-based business will remain a residence for the property owner, and no new structures or changes to the house are proposed or needed. The driveway can accommodate four or more vehicles and will be adequate to provide on-site parking for the home-based hair salon. Customers will be allowed by prior appointment only within the time frame specified in the Special Use Permit. Customers will not be permitted on-site except during the approved operating hours. As such, the home-based salon will be operated in a manner that will be compatible with the immediate vicinity and not interfere with the development and use of the adjacent properties in accordance with the applicable single-family residential zoning district.
  
- 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 sewer; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;**

- As proposed, staff believes that there will be no adverse impact on the above-mentioned elements associated with proposed use. For this property, existing services are already provided for this property, parking will be on the existing driveway, the use will not generate significant traffic impacts in the neighborhood because it will be one customer at a time. This standard has been met.

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

- In review of the property, there are no known significant natural, scenic, or historic features existing on the subject property, this standard has been met.

**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 home-based hair salon will comply with the additional standards for home occupations discussed below.

#### **Home Occupations – Additional Standards, Section 9(D)(2)(rr), with Staff Analysis**

**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 has confirmed that there will be no employees other than herself working at the proposed 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 will install one attached sign limited to a maximum area of 3 square feet, on the side entrance door or near the entrance door, where the customers will enter. The applicant has attached an exhibit to clarify the exact location of the proposed sign.

**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 confirmed that no exterior modifications to the house or new structures are proposed or needed for the proposed home-based 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;**

- Per the attached floor plan with the application materials, the applicant has demonstrated that the proposed use will occupy 346 square feet, which equates to 12% of the home's floor area. This standard has been met.

**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 proposed hair salon will use common household appliances, as well as a stylist chair, shampoo bowl, and other common stylist accessories. No noise will be generated or audible outside of the residence.

**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;**

- Staff believes that this standard has been met as there will be adequate parking on the property to park on site on the front driveway, along Halifax Court. No additional parking on site is needed nor parking in the public right-of-way.

**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 hair salon, and not any of 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.**

- Included with the staff report are recommended conditions of approval for the Special Use Permit to ensure the residential character of the neighborhood will be maintained. Staff recommends the condition of approval that the Special Use Permit, if approved, cease with the property upon sale or transfer of property ownership. The applicant understands this requirement.

**Staff Comments:**

The applicant has revised her original hours of operation of the salon to have the first customer arrive no earlier than 8 AM and be closed no later than 7 PM. The applicant's original request was to allow the first customer to arrive by 7 AM and be closed no later than 10 PM. Staff is recommending the home hair salon not open until 8 AM, and close no later than 7 PM, as this time frame is consistent with previous home occupations the Board of Zoning Appeals has approved. This later start time will help minimize conflicts with the peaceful enjoyment of the neighboring residential uses.

Because the proposed home-based business to operate a one-chair hair salon meets the Standards of General Applicability and the Additional Standards for Home Occupations, staff recommends approval of the Special Use Permit subject to the following conditions of approval.

**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, and there shall be no overlapping of customer appointments.
3. Any proposed signage shall comply with the Zoning Ordinance, including that it must be attached and cannot exceed three square feet. Signage shall be subject to any applicable permitting requirements.
4. The home-based business hours of operation shall be from 8:00 AM and to 7:00 PM on Monday, Tuesday, Thursday, Friday, and Saturday. On Wednesday, hours of operation shall be from 8:00 AM to 4:00pm. The business shall be closed on Sunday and shall not be in operation before 8:00 AM or after 7:00 PM on any other day of the week. In addition, customers shall not arrive on any day before 8:00 AM and shall depart no later than the closing times listed above.
5. All parking associated with the home hair salon shall only be on the driveway on the subject property.
6. Any required permits for electrical, plumbing, mechanical, etc., shall be applied for prior to commencing work, and pass any required inspections with the Building and Codes Department prior to the opening of the business at this location.
7. Applicant shall include a signed copy of the BZA approval letter with the business license application materials.
8. The special use permit shall lapse upon sale or transfer of the property.

**Attached Exhibits**

1. BZA procedure form
2. Supporting evidence document
3. BZA Application
4. Comments from residences



# 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: 07/24/2023

Applicant name & title: Angela Range, Cosmetologist Planner name: \_\_\_\_\_

Application request: Special Use Permit for home based business

Purpose of request: Single Stylist Hair Salon by appointment only with one client scheduled at a time.

### Section 8 – Procedure for Uses Requiring Special Use Permits

- a) Name, address, and telephone number of the *applicant*  
Angela Range 1303 Halifax Ct Murfreesboro, TN 37130 (615) 293-0417  
\_\_\_\_\_  
\_\_\_\_\_
  
- b) Nature and extent of applicant’s ownership interest in subject property  
My husband and I are owners of the property as of 08/18/2023  
\_\_\_\_\_
  
- c) Site plan to be submitted for review by City Staff and Board of Zoning Appeals  
I have included the floor plan with measurements along with my request letter.
  
- d) Address of the site of the proposed special use  
1303 Halifax Ct. Murfreesboro, TN 37130
  
- e) Vicinity map showing the property of the proposed special use and all parcels within a five-hundred-foot radius  
I have included the map along with my request letter.



f) Zoning classification the property of the proposed special use  
RS-10

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

- 1) Hours and days of operation 8am-7pm 8am-  
Monday, Tuesday, Thursday, Friday, Saturdays 7am-10pm and Wednesdays 7am-4pm  
by appointment only, no walk-in clients.
  - 2) Duration of the proposed special use  
6 days a week
- 

- 3) Number of expected patrons that will be expected to utilize the property of the proposed special use  
Up to 6 patrons per day with no overlap between clients
- 

- 4) Projected traffic that will be expected to be generated by the proposed special use  
No traffic is anticipated due to one client scheduled at a time and ample parking available on site.  
with no overlap between clients
- 

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.

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## 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 substantial or undue adverse effect upon adjacent property, the neighborhood, traffic, or utilities. The salon will be operated inside the residence, there is plenty of parking available in the driveway for one client car, only one client at a time by appointment, the loudest equipment used is a blow dryer for hair.  
no overlap between clients.
- 
-



- 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;

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

Customers will enter salon through salon door at the front of my home.

- 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;

No additional or undue stress will be places on public facilities or resources due to only one customer at a time visiting the property, by appointment only.

- 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,

No features of significant natural, scenic, or historic importance are known to be on the subject property or in this general area.

- 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 comply with all the standards stated and operate the business in a responsible manner.

### **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 person working in this salon and will not employ anyone else.



[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 I would place will be located next to the entrance on the exterior to exceed no more than 3 square feet. Or on the entry door.

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[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;

No Modifications will be made to the exterior of the building.

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[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 has a total of 4204 sqft and a total of 346.48 sqft will be used for in home salon area which includes half bath. This equates to 12% of the home area.

---

Salon Area will not exceed 25% of the home.

---

[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;

All equipment used will be standard household equipment. A blow dryer for hair would be the loudest equipment used.

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[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 items outside of the principal building or accessory structure that are related to this business.](#)

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[7] there shall be adequate provision for any traffic generated by such home occupation including off-street parking if required by the BZA;  
[There will be adequate parking on site for the one car per appointment to park in front driveway.](#)

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---

---

[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.  
[No group instruction is included as a part of this application.](#)

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---

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[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 or land uses are a part of this application.](#)



[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 residential character of the neighborhood will be maintained. Any recommended conditions of approval will be followed.

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---

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Date: 07/24/2023

Applicant signature: Angela Range

Angela Range  
1303 Halifax Ct.  
Murfreesboro, TN 37130

To Whom It May Concern,

I am applying for a special use permit for my residence at 1303 Halifax Ct in Murfreesboro. The details of this request are as follows:

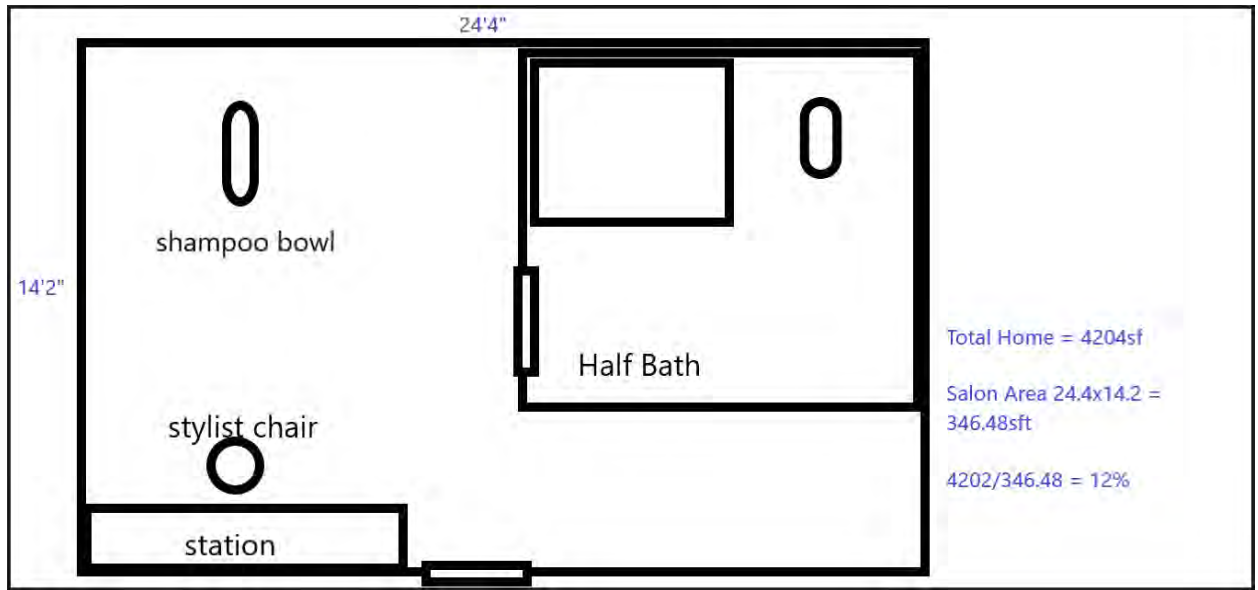
- Single Stylist Hair Salon, I will be the only employee.
- Hours of Operation will be Monday, Tuesday, Thursday, Friday and Saturdays 8am-7pm and Wednesdays 8am-4pm by appointment only, no walk-in clients, with up to 6 clients per day. I will schedule one client appointment at a time with no overlap between clients.
- Home has a total of 4204 sqft and a total of 346.48 sqft will be used for in home salon area which includes half bath. This equates to 12% of the home area. Salon Area will not exceed 25% of the home.
- Salon has separate exterior entrance already existing as part of home with a half bath.
- Street parking will not be necessary as the home has ample parking spaces to accommodate one client at a time. 2 Driveways: Front Driveway Parking (Half Circle) & Side Driveway. Front Half Circle Driveway will be dedicated to clients.
- Interior Remodeling: Will be moving washer dryer from salon room to another area of the home. No electrical work will be required as we are purchasing the GE Ventless UltraFast Combo washer/dryer which uses a standard 120V outlet plug. Plumbing for shampoo bowl will be installed by my husband with city permit. See Photo with Specs.
- No exterior changes needed that affect appearance.
- Will have exterior sign not to exceed 3sqft.
- Noise will not be an issue as loudest equipment to be used is a hair dryer.
  - Equipment to be used:
    - Shampoo Bowl
    - Hot Tools for hair (blow dryer, curling iron, flat iron, hooded hair dryer)
    - Shears, Clips, Combs, Capes
    - Autoclave for sterilization of hairbrushes
    - Barbicide Jar to sterilize clips/combs
    - First Aid Kit
    - Sharps Container
    - Stylist Chair

See Attached Photos

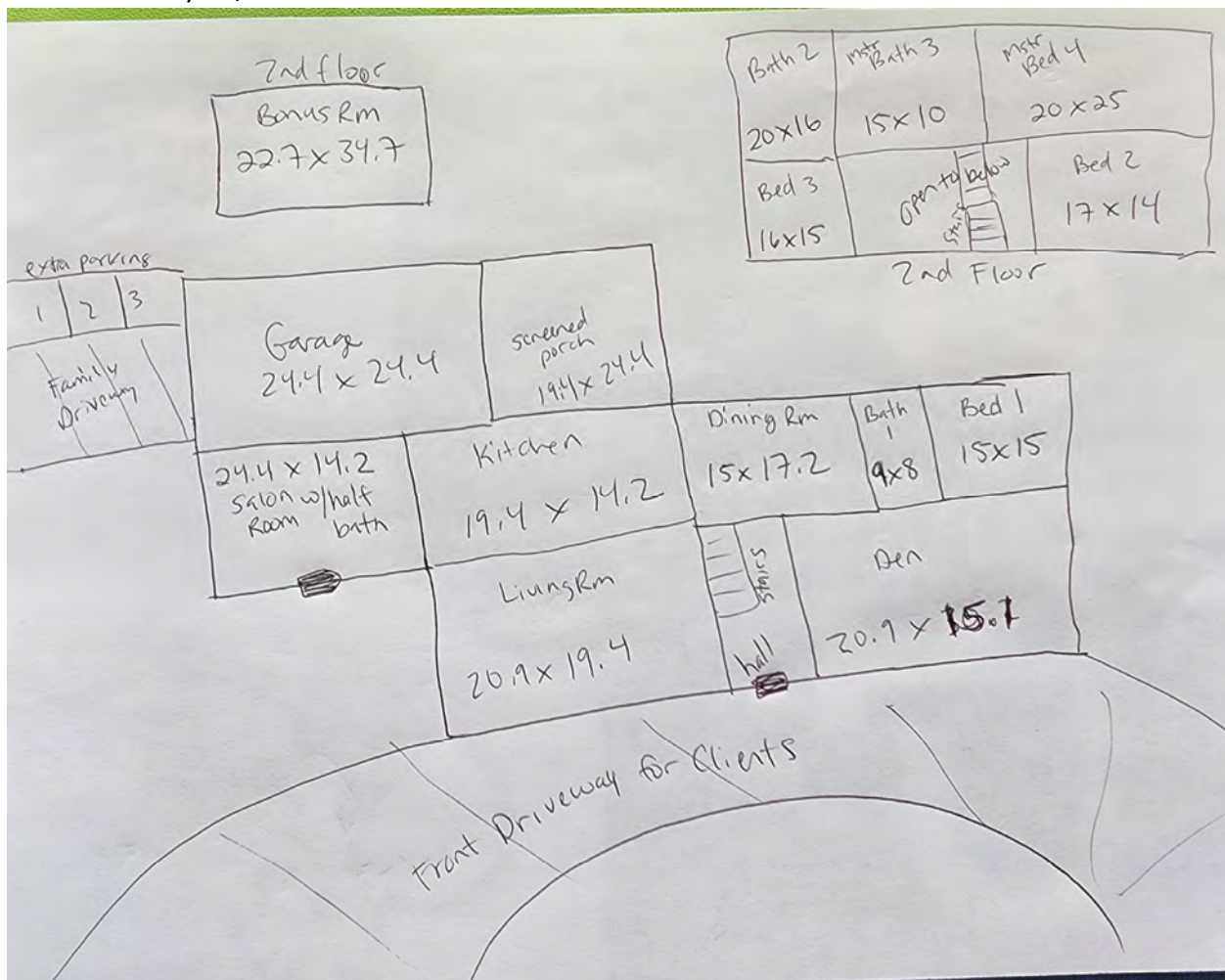
- Floor Plan
- Washer/Dryer Combo Ventless, Standard 120V
- Exterior of Home
- Salon Entrance and Sign Placement will be next to the entry door or on the entry door
- Driveway(s)
- Lot Line

1303 Halifax Ct – Home Occupancy Request for Single Stylist Hair Salon – Angela Range & Christopher Keith Range

- Salon Area Layout and Measurements:

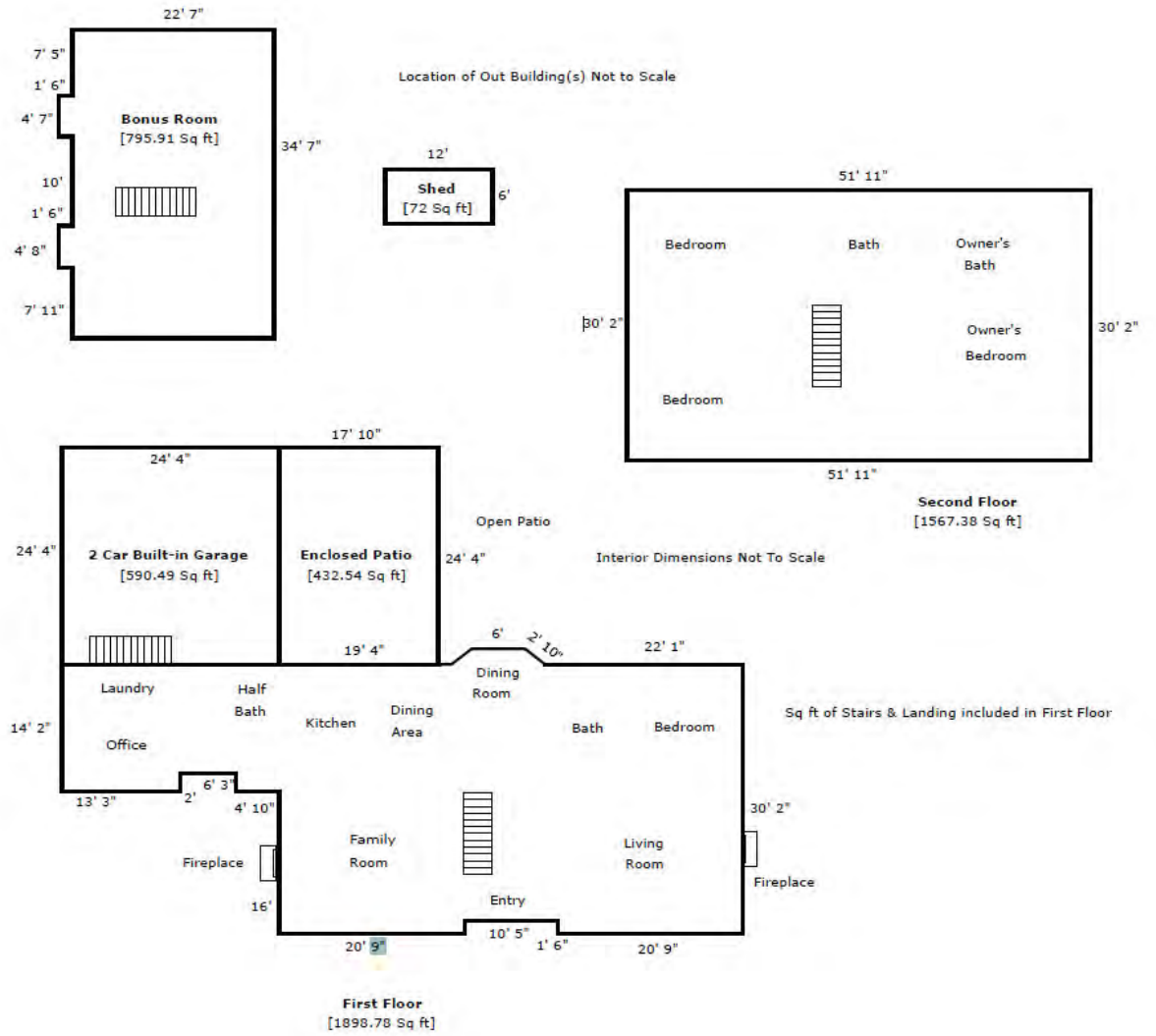


Entire Home Layout/Measurements:



1303 Halifax Ct – Home Occupancy Request for Single Stylist Hair Salon – Angela Range & Christopher Keith Range

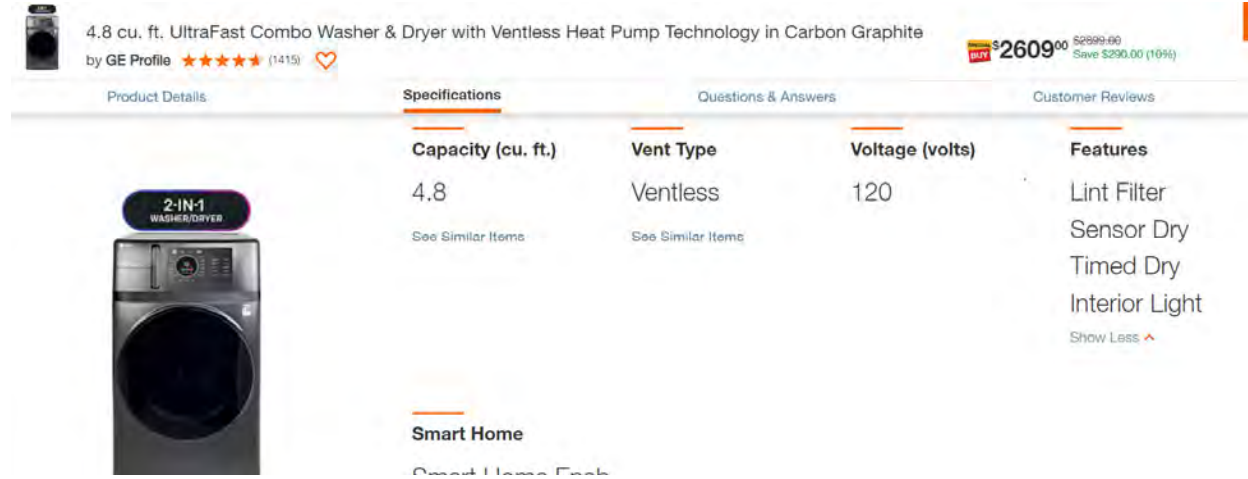
- City Appraisal of Home drawing with layout and overall home square footage:



Total Sq ft of Subject: 4204 Sq Ft

1303 Halifax Ct – Home Occupancy Request for Single Stylist Hair Salon – Angela Range & Christopher Keith Range

- New Washer/Dryer Unit, no electrician will be needed – standard plug 120V, ventless unit:



4.8 cu. ft. UltraFast Combo Washer & Dryer with Ventless Heat Pump Technology in Carbon Graphite  
by GE Profile ★★★★★ (1415) ❤️

**BUY** \$2609.00 \$2999.00  
Save \$290.00 (10%)

Product Details Specifications Questions & Answers Customer Reviews

Capacity (cu. ft.)	Vent Type	Voltage (volts)	Features
4.8 <small>See Similar Items</small>	Ventless <small>See Similar Items</small>	120	Lint Filter Sensor Dry Timed Dry Interior Light <small>Show Less ^</small>

**2-IN-1 WASHER/DRYER**

**Smart Home**  
Smart Home Features



1303 Halifax Ct – Home Occupancy Request for Single Stylist Hair Salon – Angela Range & Christopher Keith Range

- Black Iron Sign to go on door or on house next to door entry:

*Angela's Hairapy*  
BY APPT ONLY

- Sign Placement will be on house next to door or on the entry door depending which fits best:



1303 Halifax Ct – Home Occupancy Request for Single Stylist Hair Salon – Angela Range & Christopher Keith Range



Thank you for your consideration,  
Angela Range



Angelas Hairapy

BY APPT ONLY

<i>City of Murfreesboro</i> <b>BOARD OF ZONING APPEALS</b>	<b>HEARING REQUEST APPLICATION</b>
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Location/Street Address: 1303 Halifax Ct. Murfreesboro, TN 37130			
Tax Map:	Group:	Parcel:	Zoning District:

Applicant: Angela Range		E-Mail: angela.range82@gmail.com	
Address: 1303 Halifax Ct.		Phone: 615-293-0417	
City: Murfreesboro	State: TN	Zip: 37130	

Property Owner: Christopher Keith Range & Angela Range as of 8/18/2023			
Address: 1303 Halifax Ct.		Phone: 615-293-0417	
City: Murfreesboro	State: TN	Zip: 37130	

Request: Special Use Permit	
Zoning District: RS-15	
Applicant Signature: <i>Angela Range</i>	Date: 07/24/2023

Received By:	Receipt #:
Application #:	Date:

Murfreesboro  
Board of  
Zoning Appeals



**HEARING APPLICATION  
AND  
GENERAL INFORMATION**

## INTRODUCTION:

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

## VARIANCES:

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

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

## SPECIAL USE PERMITS:

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

## APPEALS FROM ADMINISTRATIVE DECISIONS:

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

## APPLICATION PROCESS:

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

The applicant must submit the following:

A completed application (included on this brochure).

1. 2. A \$350 application fee; or in the case of a special meeting, a \$450 application fee (checks to be made payable to the City of Murfreesboro).

3. Supporting materials which should include:

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

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

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

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

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

## MEETING TIME AND PLACE:

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

## MEMBERSHIP

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

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

## Joel Aguilera

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**From:** Charlotte Corter <cac4p@yahoo.com>  
**Sent:** Thursday, September 7, 2023 10:11 PM  
**To:** Matthew Blomeley  
**Cc:** Joel Aguilera  
**Subject:** [EXTERNAL]- Proposed Hair Salon on Halifax Ct.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from cac4p@yahoo.com. [Learn why this is important](#)

Good afternoon,

I am writing in support of Angie Range establishing a hair salon at her home of 1303 Halifax Court. The neighbors have recently received messages from both Mrs. Range, explaining her proposal, and Margrey Thompson, explaining her reasons for refusing. I would like to go point by point on Mrs. Thompson's reasons.

1. Increased traffic on Glasgow Dr. which will be the main ingress and egress to this business.
  - a. Angie has stated that she will be the only hair stylist at this location. This should mean that only one car, possibly two, would be present at the same time. This is hardly a large number of vehicles. Our subdivision is located off a very busy road and is connected to MTSU by a red light on Scotland Dr. This is already mildly trafficked area. The addition of one or two cars will not impact the overall situation greatly.
2. Our neighborhood has made extreme efforts in the past to slow traffic on Glasgow Dr. since there are always children's activities there.
  - a. Again the addition of one or two cars at a time will not greatly increase the flow of traffic. I do not see how this will impact children's ability to play in their yards or their safety in doing so.

The next two points I feel should be combined into one.

3. This location also includes a busy 2 way stop at the Halifax Ct. where adults and children seem to congregate and visit. This intersection is directly in front of the proposed salon.
4. There are many people in this neighborhood who are walkers, runners, and bicyclists.
  - a. It is true that many people walk, run, or bicycle around the neighborhood. It is also true that people stop to talk to each other. In all of these cases, people are off to the side of the road, allowing car traffic to pass by uninterrupted. People who stop to chat are usually in a small group of 2 to 3. The road is big enough to accommodate this without issue. Strictly speaking, I feel we should discourage groups of people congregating in the road to catch up. This is a very unsafe practice and if the group is large enough it could restrict the flow of traffic. Individuals are more than able to converse safely in their yards.
5. We are also opposed to an exterior sign that advertises the business of a beauty salon.
  - a. This is a legitimate concern. The addition of a large, industrial sign does detract from the general appearance of the neighborhood. However, Mrs. Range has shown the sign she proposes to use. It appears that it would blend in with the neighborhood appearance and would not stick out too much.

6. What may come next?

- a. This is another legitimate concern. Residence need to think about their property values and try to avoid things that would negatively impact it. This proposed salon is not the first "business" to be introduced to the neighborhood though. I am told there are a few air bnb's located in the neighborhood. Air bnb's have the potential to attract many different strangers to our neighborhood in the form of guests. These guests can have multiple vehicles which would, and probably already has, increased the traffic into the neighborhood. These locations can be used as event venues, thereby increasing the vehicle traffic again. These guests would be present overnight or for extended periods of time.

A salon appointment lasts a few hours on average. The vehicles would be parked in Mrs. Ranges' appointed driveway and off the street. As there is only one stylist, Mrs. Range, there should only be one to two client vehicles at any given time. Hair appointments are usually done during business hours, so salon clients vehicles would not be in the neighborhood overnight.

I understand Mrs. Thompson's concerns but I do not see that any of her reasons are valid enough to restrict another neighbor reasonable use of their own property.

Thank you

Charlotte Corter (1206 Whitehall Rd.)

## Joel Aguilera

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**From:** Angela Blankenship <Angela.Blankenship@cityschools.net>  
**Sent:** Friday, September 1, 2023 6:00 PM  
**To:** Joel Aguilera; Matthew Blomeley  
**Subject:** [EXTERNAL]- Range BZA Application 1303 Halifax Court

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from angela.blankenship@cityschools.net. [Learn why this is important](#)

Please consider our request for your denial of this application for an in-home business at 1303 Halifax Court based on the following:

- any proposed exterior signage on the home or in the yard could adversely affect our home values
- Increased traffic in our well-established and safe neighborhood could create additional people scouting our widows and single ladies' homes, which are adjacent to this home, causing them to feel unsafe
- there is a 2-way stop at this location and adults and children often congregate and visit, and the salon could create a safety issue there
- the biggest concern is about what requests could come next- this could be a bad precedent and other in-home businesses could try and buy

Thank you for your consideration-  
John and Angela Blankenship  
2006 Windsor St  
Get [Outlook for iOS](#)

## Joel Aguilera

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**From:** Marina Gregory <mgregory777@gmail.com>  
**Sent:** Friday, September 1, 2023 3:08 PM  
**To:** Joel Aguilera; Matthew Blomeley  
**Subject:** [EXTERNAL]- Angela Range 1303 Halifax Court

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from mgregory777@gmail.com. [Learn why this is important](#)

Dear Mr. Aguilera and Mr. Blomeley,

My name is Marina Gregory. I am Angela Range's neighbor, and I wholeheartedly endorse her application to establish a home-based business. After extensive discussions with Angela Range, she has provided us with assurances that she will diligently adhere to all the zoning regulations as laid out in the City of Murfreesboro zoning ordinance.

We are confident that by abiding by these stipulations, there will be no notable concerns regarding increased traffic or any other disruptions to our peaceful neighborhood. Moreover, we believe that our community stands to gain considerable advantages from Angela's business venture. Many of our fellow residents will have the convenience of accessing their hair appointments without the need for extensive travel, opting instead for a short stroll, which will, in turn, contribute to reduced traffic congestion within the city.

We enthusiastically welcome Angela's presence in our neighborhood and lend her our unwavering support as she embarks on this endeavor.

Sincerely,

Marina Gregory.

RE: Zoning application Z-23-030  
1303 Halifax Court

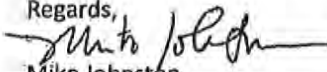
To the Board of Zoning Appeals:

My name is Mike Johnston and I live at 2010 Windsor Street which is on the corner of Windsor and Glasgow Streets. My driveway is diagonally across the street from the driveway of 1303 Halifax Ct, which is requesting the zoning exemption. Regretfully, I am not able to attend the meeting this afternoon due to a scheduling conflict with my job. I wish to implore the zoning board to NOT approve the exemption requested by the Range's. My reasonings are below:

- 1) Simply put, Scotland Acres is a residential neighborhood and not a place for business. Signage and traffic from business negatively affects the very nature of a residential neighborhood.
- 2) Glasgow Drive will be affected the most from this business. This road is used by runners, walkers, and bicyclists whose ages range from infants to elderly. Any additional traffic will put their safety in jeopardy. I have family and grandchildren that play in our driveway.
- 3) Our neighborhood is in transition. Original or long time occupants have passed or have moved to other locations which is creating many homes to be put up for sale. In my opinion, the signage and advertising will attract additional interest in business ventures in our residential neighborhood.
- 4) The success of the business now becomes my problem. Even if the salon has only one chair, if fully booked during the course of a day, could cause multiple cars parked on the street and even more traffic. Then myself and my neighbors become defacto "enforcers" of the zoning regulation. Frankly, I don't want to have to be put in that situation.
- 5) I do not know the Range family as they just moved in last month. Why would they think they could purchase the house and then successfully request a zoning variance without getting to know the neighbors first?
- 6) There are rumors that speed bumps will be added to Glasgow Street in the event the variance is approved. I do not want speed bumps on one of the major entrances into our neighborhood.

Thank you for your time Mr. Young, Ms Lavender Foy, Mr. Tipps, Ms. R.P. King and Mr. Halliburton for listening to my viewpoint. When my family moved to Murfreesboro in 1972, I attended Reeves Rogers elementary and enjoyed many friendships with school mates who lived in Scotland Acres. The elegant, quiet nature of this special neighborhood was one of the main reasons for our move here two years ago. The proposed changes would have an impact that would be negative and permanent. Again, I ask that you DO NOT approve this zoning exemption.

Regards,



Mike Johnston  
2010 Windsor Street  
615/330-6639



**To whom it may concern:**

Hello and thank you for your time. This e-mail is in response to the Range's attempt to open an in-home business on Halifax Ct. I would like to first state that this home is located directly off Glasgow Dr. Glasgow Dr. is the only street, which makes up the neighborhood Scotland Chase. We have a Homeowner's Association on our street specifically for these reasons. A significant number of residents of Glasgow Dr and Scotland Chase have wanted to close the street off to the rest of the adjoining homes and streets for a long time, and reasons like this are one of them. A significant amount of our traffic on Glasgow Dr is made up of mostly non-residents of Glasgow Dr. and Scotland Chase. People who live in the adjoining streets and neighborhood, who do not pay HOA dues and are not members of the HOA or the Scotland Chase neighborhood use our entrance and street as a cut-thru to get to their homes.

In agreeance with the Thompsons, we already have enough unnecessary traffic on Glasgow Dr. We certainly do not need, or desire more. The concern here, is that the homes surrounding Scotland Chase do not have a neighborhood sign that displays the name of the area they reside in, even though it is not Scotland Chase. This being said, there are very high odds that the Ranges will tell their clients they live in Scotland Chase, and to turn into the brick entrance, and that it is right off of Glasgow Dr.

Part of Scotland Chase's HOA contract is to keep the homes appealing, and serving as a freeway for the Range's clientele of their in-home business is certainly not appealing for the residents of Glasgow Dr./Scotland Chase. This also certainly will not raise or aid in anyone's property value.

Lastly, the Thompsons are correct. What comes next? In-home daycares? In-home dog grooming businesses? This is how it all begins. Once one person does it, others will follow. We all understand the concept of saving money. Why pay to rent a salon when you could just include it in your home? However, this is not the place to do it. Thank you for your time.

**Respectfully,**

The Browers

1102 Glasgow Dr. / Scotland Chase

## Joel Aguilera

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**From:** MARYLOU PAUL TURPIN <turpin2287@bellsouth.net>  
**Sent:** Monday, September 11, 2023 10:16 PM  
**To:** Joel Aguilera; Matthew Blomeley  
**Subject:** [EXTERNAL]- Request for hair salon in Scotland acres subdivision

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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All, I am opposed to proposal by Angela and Keith Range to open a business in Scotland Acres. This could result in increased traffic in the area. I am also opposed to any signage.

I am a long term resident of Scotland Acres. My parents built here in 1965 and following their deaths, I permanently moved back here in 1973 to raise my sister and my family. I have watched as "things relaxed" over the years. My end of Scotland Acres is now a thru way street with reasoning being emergency vehicles. The most emergency vehicles are at the apartments on Hanover which doesn't require our end of the street. ( All enter from Old Lascassas Rd.) Now we have increased local traffic from the apartments which is strange as they have 2 exits....Brown Dr. And their end of Hanover. I digress, however, as I said I have seen what happens when we add traffic. There are lots of children, walkers in our beloved subdivision. This is not a commercial area and I urge you to hear the needs of the established family oriented area.

I do understand that we have a fraternity housing arrangement on Whitehall which is disturbing also.

As an aside, when I was a sophomore in high school, I lived on Houston Dr. It curved to Rushwood. There was a lady there who had a beauty shop with signage. Even as a young girl, when I passed there, I thought it odd.

Sincerely,  
Marylou Turpin  
1814 Hanover Street  
Murfreesboro, TN. 37130

Sent from AT&T Yahoo Mail on Android

## Joel Aguilera

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**From:** Roy Thompson <wroyt@comcast.net>  
**Sent:** Wednesday, September 13, 2023 2:02 PM  
**To:** Joel Aguilera  
**Subject:** [EXTERNAL]- Name and address is inserted

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Aguilera,

To The Board of Zoning Appeals

My name is William Thompson and my wife and I reside at 2102 Windsor Street in Murfreesboro and have since 1988. I am writing to express my opposition to the application from Angela and Keith Range of 1303 Halifax Court in the Scotland Acres neighborhood for approval to conduct a hair salon business in their residence at the above referenced address. My property is directly adjacent (on the north side) of their property. My opposition is based upon the following concerns which I ask the Board of Zoning Appeals to consider prior to making a final decision. This matter is on the Agenda of the Board of Zoning Appeals meeting on September 27, 2023.

Scotland Acres is a well-established neighborhood adjacent to MTSU. The neighborhood is a destination, that is to mean that traffic entering the neighborhood is destined for a residence in the neighborhood. This is not a drive through location to reach a further destination deeper in an adjacent subdivision. The existing neighborhood is similar to how it has been for decades. Children ride their bicycles on the streets, joggers run, individuals walk morning, mid-day and evening and neighbors visit on the streets. We have a neighborhood watch where we may not know everyone, yet we are aware of strange cars in the area. This is a typical American neighborhood void of signs, cars parked inappropriately and strangers wandering randomly down the street. This is a neighborhood where when my children were younger, people watched out for them and if they saw my children acting inappropriately, my neighbor would correct my child without fear of me getting upset. These are the values we have come to cherish and which we don't want compromised.

The property in question is on the corner of one of the two main roads into the neighborhood. This is where people often stop and talk when driving or walking. There is little rush in the area. No one is driving into the area in a rush to an appointment. A business, even one seeing only a client an hour, will add traffic on one of the main thoroughfares.

Some may feel, "what harm does one business cause". With any decision, there are always unanticipated and unintended consequences. As a property owner I want the integrity of Scotland Acres preserved. I want it preserved as business-free, sign-free, quiet and safe haven for all residents both young and old.

Thank you for your consideration of my opposition to this request by the Range family.

Respectfully,

William "Roy" and Margrey Thompson  
2102 Windsor Street  
Murfreesboro, TN. 37130

## Joel Aguilera

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**From:** Ken Soper <mightyb3@comcast.net>  
**Sent:** Thursday, September 14, 2023 1:16 PM  
**To:** Matthew Blomeley  
**Cc:** Joel Aguilera  
**Subject:** [EXTERNAL]- Re: Angela and Keith Range's application to the City's board of zoning appeals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[You don't often get email from mightyb3@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Gentlemen:

I write in conditional support of Angela Range's desire to open a salon in her home. My wife and I both agree that a one-chair salon that will only serve one client at a time will not be any more disruptive to the neighborhood than the myriad landscapers, building contractors, delivery trucks, pet groomers, or repair services. Our concern, though, is signage. While we don't know what Ms. Range has in mind for a sign, one possible three foot square configuration is a rectangle that is 24" x 18". Something that large on the house where we believe it will be placed will most certainly be out of context for the neighborhood and generally displeasing to the eye. A neighbor on Windsor and another on Whitehall both agree that the sign is a concern. Currently hanging from the Range's mailbox is a house number sign, approximately 10" x 4". As Ms. Range's clients will already know the address of the house/salon, the only thing that they'd need is a small plaque of that size identifying the correct entry door. It is not necessary to attempt to attract drive-by or walk-by traffic to the salon. Hopefully the Ranges will agree.

We wish them well in their endeavor.

Ken and Beth Soper  
1111 Campbell Ct  
Murfreesboro, TN 37130

My name is Paul Lima and I live at 1007 Glasgow Drive. I would like to voice my opposition to the proposed in home business at 1303 Halifax Court. I believe that such a business would increase traffic on Glasgow Drive and create a hazard for pedestrians given the absence of sidewalks on Glasgow. As it is whenever a vehicle is parked at the curb people have to walk in the middle of the street to get around it. Walking with dogs or children requires extra vigilance. Additionally the presence of business signage would negatively impact the residential character of the neighborhood. I can foresee a "camel's nose in the tent" effect which would degrade the neighborhood further.

I have limited mobility and would therefore request that this email serve in lieu of a personal appearance at the hearing.

Thank you for your consideration.

## Joel Aguilera

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**From:** J David Wall <jdavidwall@bellsouth.net>  
**Sent:** Friday, September 15, 2023 8:55 AM  
**To:** Joel Aguilera  
**Subject:** [EXTERNAL]- Angela and Keith Range In-Home Salon Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mr. Aguilera,

To: The Board of Zoning Appeals

My name is David Wall and my wife Barbara and we reside at 1114 Campbell Court, located in the Scotland Acres Subdivision, where we have lived since 1994. I am writing to express my opposition to the application for a special use permit from Angela and Keith Range of 1303 Halifax Court in the Scotland Acres neighborhood for approval to operate a hair salon business in their residence at the above referenced address. This application is on the agenda for the Board of Zoning Appeals meeting to be held on September 27, 2023. I have several concerns, which I have outlined below, I would ask the Board to consider prior to making a final decision.

First I would like to say I haven't met or know this couple yet. The initial indication I had they were going to be neighbors was a packet on my door containing information regarding their family, date of delivery of pods, moving date and information regarding her intention to establish a home beauty salon business.

As I am excited to welcome new neighbors I do have concerns regarding the salon. Our subdivision only has two ways to get in and out of our area with both access points being off of Greenland DR. This lends itself to only residents having a need to come into the subdivision and this has historically been the case. If home retail/customer businesses are allowed to spread within our community, I am afraid this quiet typically very low traffic neighborhood will no longer be the safe/quiet/low traffic neighborhood we all moved here for. I also want to ensure I can retain/grow the investment I have made in my home.

Thank you in advance for considering my opposition to this special use application by the Range family.

J David and Barbara J Wall  
1114 Campbell Court

*J David Wall*

☎ (615) 830-0307 (C)  
[jdavidwall@bellsouth.net](mailto:jdavidwall@bellsouth.net)

## Joel Aguilera

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**From:** Dot <polkadot20@comcast.net>  
**Sent:** Friday, September 15, 2023 2:20 PM  
**To:** Matthew Blomeley  
**Cc:** Joel Aguilera  
**Subject:** [EXTERNAL]- Board of Zoning Appeals September 27 meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dr. and Mrs. Carson Taylor  
2111 Windsor St.

40 years ago we built a house on Windsor Street in Scotland Acres. We raised three children in this house and now have 10 grandchildren.

Our entire family enjoys this neighborhood. We use our quiet streets for walking, jogging, pushing baby strollers, and biking, with or without training wheels! We also share the streets with our friends who own pets. Because there are no sidewalks in our neighborhood our pet owners also use the streets. This neighborhood with only residential traffic remains, after all these years, a safe and quiet place where neighbors are friends! We welcome the Ranges as our newest neighbors, but we oppose their business proposal. A work schedule of six hours a day, six days a week will add potentially 36+ vehicles to our streets, all entering a small cul-de-sac. This will pose a safety issue to our residents. Commercial signage on a residential lot will be aesthetically distracting as well as advertise that any property owner can also open a business of any description, turning our residential home into a strip mall. If this action is approved a very disturbing precedent will be set. As a homeowner we value our property. A commercial business in our neighborhood will undeniably reduce our property value. Please vote to reject the approval of this commercial business in our residential neighborhood in order to assure the continuation of a cherished place to live.

Respectfully submitted,  
Carson and Dot Taylor

Sent from my iPad

## Joel Aguilera

---

**From:** Donna Riley <dfriley@bellsouth.net>  
**Sent:** Monday, September 18, 2023 7:53 PM  
**To:** Joel Aguilera  
**Subject:** [EXTERNAL]- Scotland Acres Beauty Shop Petition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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>  
> Hello,  
>  
> We reside at 1103 Campbell Court, Murfreesboro TN, and are adamantly against the Ranges application to have a beauty shop in their home.  
>  
> We moved to the 'boro in 2007 and luckily found ourselves living in this wonderful, well established neighborhood. However, over the last few years we've seen a decline in surrounding properties and have assisted neighbors with yard work and maintenance to help keep the neighborhood in shape.  
>  
> We are concerned with having a corner beauty shop with a sign that says "Angela's Hairapy". We live in a neighborhood, not a commercial strip shopping center. There are plenty of commercial spaces in town to be rented to run a beauty shop. It will impact our property values. If we were to sell our home potential buyers would have to drive buy this "beauty shop" and if I were them I would keep driving. There's an inherent loss of value by virtually having the sign on their house.  
>  
> If this is passed it will open the door for other commercial businesses to be opened in the neighborhood, again negatively impacting our tight knit community.  
>  
> We walk and bicycle daily in our neighborhood and the additional traffic is a safety concern for our family.  
>  
> In closing, we welcome the Ranges to the neighborhood and hope they experience the sense of community here  
>  
> Donna & David Riley



## Joel Aguilera

---

**From:** Anna Grace Gerhart <anna.grace.gerhart@gmail.com>  
**Sent:** Tuesday, September 19, 2023 12:27 PM  
**To:** Matthew Blomeley; Joel Aguilera  
**Subject:** [EXTERNAL]- Anna Grace Pelchat- 907 Scotland Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[Some people who received this message don't often get email from anna.grace.gerhart@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it may concern,

My name is Anna Grace Gerhart Pelchat. I live at 907 Scotland Drive with my husband, Josh, and two sons, John Reid and Mercer. I have concerns about a beauty shop application for 1303 Halifax Drive. We bought a house in the Scotland Acres/Chase neighborhood knowing it was a safe and family oriented neighborhood. I grew up on Campbell Court in this neighborhood and experienced the best childhood playing outside with my neighbors throughout. We regularly walk to visit my grandmother at the end of Scotland Drive or to visit with friends in the neighborhood. I am now concerned that my children will not be able to safely walk the neighborhood without an influx of traffic. I hope that the Scotland Acres/Chase neighborhood can remain business free and remain a neighborhood that is safe for my children to play.

Thank you for hearing my concerns.

Sincerely,

Anna Grace Gerhart Pelchat  
907 Scotland Drive

Sent from my iPhone

## Joel Aguilera

---

**From:** jrlalance@comcast.net  
**Sent:** Tuesday, September 19, 2023 4:39 PM  
**To:** Joel Aguilera  
**Subject:** [EXTERNAL]- Board of Zoning Appeals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from jrlalance@comcast.net. [Learn why this is important](#)

To Whom It May Concern:

My name is **Janet LaLance**. We live at **1214 Scotland Drive**. We have lived in this neighborhood for 30 years. Our concern is the application for a beauty shop for **1303 Halifax Drive**. We do not feel that a business should be established in a residential area for various reasons. One would be increased traffic and it opens the door for others to do the same. Our Scotland Acres covenant states that no lot is to be used except for residential purposes.

Thank you very much,  
Dick and Janet LaLance

## Joel Aguilera

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**From:** Linda Hodge <HodgeL@rcschools.net>  
**Sent:** Thursday, September 21, 2023 2:53 PM  
**To:** Joel Aguilera  
**Subject:** [EXTERNAL]- 1303 Halifax COurt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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My name is Linda Hodge and I live along with my husband, Terry Hodge, at 1102 Campbell Court in the Scotland Acres/Scotland Chase subdivision. I would like to express my concerns on new zoning application for 1303 Halifax Court to have a hair salon in their home.

We have lived in this house since 1995. Our neighborhood is a quiet, established older neighborhood. We have experienced raising our children here, watching our friends raise their children and now, those children are moving back into Scotland to raise their children. You could say that are one of few neighborhoods where everyone looks out for everyone.

Our neighborhood does not connect with any other neighborhood. There is entrance access on Greenland Drive and Hanover Street. With that being said, there is not a lot of traffic, but we do have many joggers, bike riders, children playing and walkers each day, morning and/or night. I am highly concerned about a business being in the neighborhood adding traffic coming in and out hourly. If this salon works like the hair salon that I use, there are 3 clients at all times in the room - 1 getting hair washed, 1 getting color, and 1 getting haircut and styled. If there are 3 people an hour with 7 business hours a day that would mean that we would have an extra 21 vehicles coming in and out of the neighborhood a day. Then, the factor of 5 days a week could mean over 100 extra vehicles every week then multiply that by 5 days = 500 extra cars a month in a neighborhood with very limited entrance access points. Then we get to the point of delivery trucks. That is another can of worms to be opened.

I am concerned about the water and chemical usage for the coloring process. We are an older neighborhood ... are our pipes equipped for the extra water and chemical disposal?

If I understand correctly the new laws, the salon must have a sign visible at the road. I just think this is unacceptable. We are a neighborhood, not a commercial area. There are plenty of commercial zones in the city for this type of business. I am afraid if this is approved, that will be opening up doors for many other businesses to come to our and/or any other neighborhood. I feel confident that you would not want this in your neighborhood. She is required by zoning statute to indicate her anticipated volume, has anyone been told of her anticipated volume of clients? What is her current client list? She has over 400 followers on social media and one post alone had 1600 likes.

In the event that this business thrives here, is the salon operator allowed to expand services and add staff without further approvals? Is she allowed to add a retail element (selling hair products and cosmetics is found in most salons) with no further applications? The applicant indicates she intends to do all these items herself, items typically handled by a salon staff- e.g. scheduling, record keeping, cleaning, sanitizing, appropriate disposal of chemicals and garbage, inventory maintenance, product ordering, receiving and storage, washing, treating, cutting, styling, and more- and the expectation is that she intends to maintain an income-producing business. However, the location and structure of the service offered inhibits growth unless additional staff are hired, and

services are added. The likelihood of anyone being able to maintain this exhausting performance level required by a solo business like this is low.

It makes little business sense, seems like a quick/easy approach to making more money by saving the expense of renting a chair at a salon. At her age growth and development of the business seems an appropriate goal. Yet the choice of locating in a neighborhood like this is in conflict with that goal.

There is no business advantage to this choice. It seems selfishly and quickly developed, unsophisticated in its implementation, unsustainable as outlined, and destined to cause ongoing conflict in the neighborhood. The prediction is that staff will be required, and services added or critical sanitation, maintenance etc. will be compromised. The impact on the character of this neighborhood is severe with the potential in the future of becoming critical, and as such should not be granted.

From my viewpoint, this rezoning benefits only one person...but disrupts the lives of over 50+ people, neighbors, families, children and taxpayers. I hope that you will take into consideration the points that I have made on this zoning request.

Thank you for your time and effort.  
Linda Hodge

*Linda L. Hodge*  
**Administrative Assistant**  
Oakland High School  
2225 Patriot Drive  
Murfreesboro, TN 37130  
615/904-3780  
Fax 615/904-3781  
#OnceAPatriotAlwaysAPatriot

**From:** Shannon Fox <sfoxfamily@ymail.com>  
**Sent:** Wednesday, September 13, 2023 5:50 PM  
**To:** Matthew Blomeley <mblomeley@murfreesborotn.gov>  
**Subject:** [EXTERNAL]- Zoning Exemption 1303 Halifax Court

You don't often get email from [sfoxfamily@ymail.com](mailto:sfoxfamily@ymail.com). [Learn why this is important](#)

Dear Mr. Blomeley,

My name is Shannon Fox and I live in Scotland Chase, at 1118 Glasgow Drive. I have lived at this address since December of 1999, almost 24 years. We have been informed that the new neighbors at 1303 Halifax Court are wanting to have a service business located and operated out of their residence. They are asking for a zoning exemption which I am NOT in favor of. I am not the only neighbor that feels this way. Many of our neighbors have expressed concern and have communicated to me the concerns of having a service business in our neighborhood.

We have been told there is a meeting to discuss this zoning exemption on September 27. I will be in attendance to express my concerns and negative feelings towards this issue.

I wanted to let you know where the majority of the neighborhood stands on this issue before the meeting. Scotland Chase does have a HOA which does not allow this type of zoning. I realize Scotland Acres does not have a HOA but the two are connected by Glasgow Drive.

Again, I appreciate your time and attention to this matter and we are asking for this exemption NOT to pass.

Kind Regards,

Shannon Fox  
615-948-2621

## Joel Aguilera

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**From:** James Fox <jefoxxjr@gmail.com>  
**Sent:** Thursday, September 14, 2023 1:46 PM  
**To:** Joel Aguilera  
**Subject:** [EXTERNAL]- 1303 Halifax Court

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mr. Aguilera,

I live @ 1118 Glasgow Drive. I am also the President of the Scotland Chase HOA.

I represent the majority of the Homeowners on Glasgow Drive and they as well as I are opposed to a retail hair salon in a residential neighborhood near our properties.

The Scotland Chase HOA covenants and bylaws state the properties in the neighborhood can only be used as a Single Family Dwelling. The Scotland Acres covenants that are attached to the property deed state the lots/homes shall be used for residential purposes.

The Range's who reside @ 1303 Halifax Court also want to place signage in their front yard and attach signage to their home advertising a retail hair salon business. It is my understanding permanent business signage is not allowed in residential neighborhoods.

The 2 neighborhoods, Scotland Chase and Scotland Acres have had several meetings with the neighbors and an attorney to review our options.

Can you let me know any updates so I can share with my neighbors. I do not want to get attorneys involved but the neighbors have been very vocal and they know the HOA's have funds set aside to cover these types of issues to protect their property values.

Kind Regards,

Jimmy Fox  
615-948-2620  
[jefoxxjr@gmail.com](mailto:jefoxxjr@gmail.com)

## Joel Aguilera

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**From:** Gretchen Johnson <gjohn1962@comcast.net>  
**Sent:** Friday, September 22, 2023 1:13 PM  
**To:** Joel Aguilera  
**Subject:** [EXTERNAL]- Opposition to beauty shop in Scotland Acres

[You don't often get email from gjohn1962@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello Joel,

My name is Gretchen Johnson, my husband Stephen and I live at 1302 Halifax Ct, Murfreesboro Tennessee. We are directly across the street from the Range's home. We so want to be good neighbors and friends yet we are not in favor of having a beauty shop in our residential neighborhood.

We have lived in Scotland Acres for 23 years and absolutely love it. The neighborhood is quiet, peaceful and very friendly. We don't like the potential of 36 extra cars per week coming through our neighborhood and cul de sac. We also don't like the idea of looking out our front windows and seeing a large commercial sign. We are concerned what a commercial business in the neighborhood would do to our property values and what kind of precedent this would set; what type of business could be next? Our deed states that no lot shall be used except for residential purposes.

Thank you for your time. If you have any questions, you can reach me at gjohn1962@comcast.net.

Sincerely,

Gretchen and Stephen Johnson

Sent from my iPhone