

**CITY OF MURFREESBORO  
BOARD OF ZONING APPEALS**

Regular Meeting, February 28, 2024, 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. Public Comments
4. Consideration of minutes for the regular meeting on December 18, 2023
5. New Business

*Special Use Permit Requests*

- a. **Application Z-24-002 by Mr. R. Lyle Lynch of Johnson & Bailey Architects, representing Murfreesboro City Schools**, is requesting a special use permit in order to expand an existing institutional group assembly use (a public elementary school) in a Single-Family Residential (RS-15) zone on property located at 1807 Greenland Drive. A building addition of approximately 3,800 square-feet and several new canopies are proposed. (Project Planner: Brad Barbee)
  - b. **Application Z-24-003 by Ms. Anna Maddox of Barge Civil Associates, representing Rutherford County Schools**, is requesting a special use permit in order to expand an existing institutional group assembly use (a public high school) in a Single-Family Residential (RS-15) zone on property located at 2225 Patriot Drive. An approximately 3,800 square-foot agricultural building, as well as a fenced-in area for animal grazing, is proposed. (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**

December 18, 2023 1:00PM

**Members Present:**

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

**Staff Present:**

Matthew Blomeley, Assistant Planning Director  
Brad Barbee, Planner  
Roman Hankins, Assistant City Attorney  
Ashley Fulghum, Recording Assistant

**Members Absent:**

None

**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. Public Comments:**

None

**4. Consideration of Minutes:**

With there being no objection by any of the Board members, the minutes of the October 25, 2023 BZA meeting were approved as submitted.

**5. New Business:**

**a. Application [Z-23-035] by Mr. Joey Rouse, for TNT Fireworks, is requesting a special use permit in order to operate a temporary outdoor vending establishment (seasonal fireworks sales) in a Commercial Highway (CH) zone for property located at 2946 South Church Street.**

# MURFREESBORO BOARD OF ZONING APPEALS MINUTES

## December 18, 2023

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

Mr. Joey Rouse was present to answer questions.

The Board and Staff discussed the changes made to the previously-approved application that required it to come back before the Board of Zoning Appeals.

Chair Young opened the public hearing.

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

Mr. Tim Tipps moved to approve the special use permit subject to all recommended conditions listed in the staff report; the motion was seconded by Vice-Chair Ken Halliburton and was carried by the following vote:

Aye: Misty Foy

Vice-Chair Ken Halliburton

Julie King

Tim Tipps

Chair Davis Young

Nay: None

### 6. Staff Reports and Other Business:

#### a. Annual Disclosure Form

Mr. Matthew Blomeley informed the Board that the annual disclosure form is due by January 31<sup>st</sup>.

#### b. Continuing Education

Mr. Blomeley reminded the Board that the continuing education requirements are due by December 31<sup>st</sup>.

### 7. Adjourn:

There being no further business, Chair Young adjourned the meeting at 1:13pm.

**MURFREESBORO BOARD OF ZONING APPEALS MINUTES**  
**December 18, 2023**

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CHAIRMAN

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SECRETARY

DRAFT



**MURFREESBORO BOARD OF ZONING APPEALS  
STAFF REPORT  
FEBRUARY 28, 2024  
PROJECT PLANNER: BRAD BARBEE**

**Application:** Z-24-002

**Location:** 1807 Greenland Drive

**Applicant:** Lyle Lynch of Johnson and Bailey Architects on behalf of Murfreesboro City Schools

**Owner:** Murfreesboro City Schools

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

**Request:** A special use permit in order to expand an existing institutional group assembly use (a public elementary school). A building addition of approximately 3,800 square-feet and several new canopies are proposed.



## **Overview of Request**

Reeves Rogers Elementary School is located at 1807 Greenland Drive and is zoned RS-15 (Single-Family Residential District). Murfreesboro City Schools requests a Special Use Permit for the expansion of their existing public-school facility by building an addition with canopy on to the existing school building and replacing the existing canopy attached to the gymnasium. The proposed building addition of approximately 3,800 square feet will primarily be used for school administrative offices. Public 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. Expansions to such uses also require a Special Use Permit.

The existing school is located on Greenland Drive across from Middle Tennessee State University, and the area where the addition will be location is circled in yellow on the map above. The subject property is bordered by property that is also zoned RS-15 to the north and east. The properties across Greenland Drive are zoned CU (College and University District) and RS-10 (Single-Family Residential District). The bordering properties to the west are zoned RS-10 (Single-Family Residential District) and RM-16 (Residential Multi Family District). The adjacent land to the north and east is developed as single family detached homes. The land to the west is developed as The Cove at Center Point apartments with one single family detached dwelling that faces Greenland Drive. The property across Greenland Drive is developed as the main campus for Middle Tennessee State University.

This requested addition to the campus includes administrative offices, meeting areas, workspaces, and reception space. In addition, the applicant is proposing a new canopy over the car pickup area and the replacement of the existing canopy on the front of the gym.

## **Relevant Zoning Ordinance Sections**

Chart 2 of the City of Murfreesboro Zoning Ordinance allows school uses as a special use in the RS-10 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 request appears to meet the standards.

**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 construction of an administrative offices addition should not have any substantial adverse effect on the adjacent property or neighborhood. The expansion area is currently used as a part of the school campus and will be used substantially in the same way as students are currently being dropped off and picked up at this existing canopy. Any new activities in this area will be contained within the proposed structure and not pose any substantial adverse effect to the adjacent properties or neighborhood.

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

The proposed expansion has been designed and arranged to match the existing structure to the extent possible. It will be used as an expansion of the existing school that was opened and remained in operation since 1958. The expansion area is located outside of any known existing easements and is within the required setbacks for the zoning district where it is located. As such, it should be substantially compatible with the immediate vicinity and should not interfere with the development and use of the adjacent properties.

- 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 as the intensity of the use will remain the same and no additional utilities will be required.

- 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.**

The existing gymnasium canopy will be removed and replaced as a part of this project. However, staff is not aware of the canopy being of any historic, natural, or scenic significance.

**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 additional parking areas are proposed or required with the addition of this structure and the addition will not impact existing parking areas.

**[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 15.00 acres (approximately 653,000 ft<sup>2</sup>) according to the Rutherford County Property Assessor's Office and is zoned RS-15. 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 far exceeds 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, new lighting is proposed to be located underneath the new canopies. The new lighting design must be included as a part of the required site plan submittal and will be reviewed at that time for compliance with the standards set forth in the City of Murfreesboro's Zoning Ordinance.

**[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;**

Existing dumpsters are currently located along the southern side of the principal structure. These are screened from the public right-of-way by the use of a fence that is painted to blend in with the surrounding area. No new garbage facilities are proposed as a part of this application.

**[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 trees and undergrowth present around a portion of the property. No new outdoor recreational activity 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;**

Parking for public schools is determined by the number of kindergarten students (1 space for every 5 students), plus for grades 1-9; 2 for each classroom or 1 for each 5 seats in the school's auditorium, whichever is greater. As this addition will not result in additional kindergarten students, classrooms, or seats in the auditorium, no additional parking is provided or required. The current kindergarten enrollment is 65 students requiring 13 parking spaces. According to the applicant, the gymnasium is used as the auditorium at this school and has 365 seats requiring 73 seats. This is greater than the classroom parking requirement. The total amount of required parking for the school is 86 spaces. The applicant has stated on the site plan that 95 parking spaces are currently provided. This site exceeds the amount of required parking by 9 parking spaces.

**[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;**

This requested addition to the campus includes administrative offices, meeting areas, workspaces, and reception space. Externally, the applicant is proposing a new canopy over the car pickup area and the replacement of the existing awning on the front of the gym. This change should not cause any detrimental impact or changes in traffic patterns.

**[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, no public announcement systems are included with this application.

#### **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 conceptual 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.

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 Detail Pages



City of Murfreesboro  
BOARD OF ZONING APPEALS

HEARING REQUEST  
APPLICATION

Location/Street Address: 1807 Greenland Drive

Tax Map: 90 G    Group: "C"    Parcel: 30.00    Zoning District: RS-15

Applicant: R. Lyle Lynch    E-Mail: rlynch@jbarchitects.com

Address: 100 East Vine Street, Suite 700    Phone: 615-890-4560

City: Murfreesboro    State: TN    Zip: 37130

Property Owner: Murfreesboro City Schools

Address: 2552 South Church Street    Phone: 615-893-2313

City: Murfreesboro    State: TN    Zip: 37127

Request: Special Use Permit for the construction of an Administration  
Addition at the main entry and replacement of the drop-off  
canopy at the gymnasium entrance.

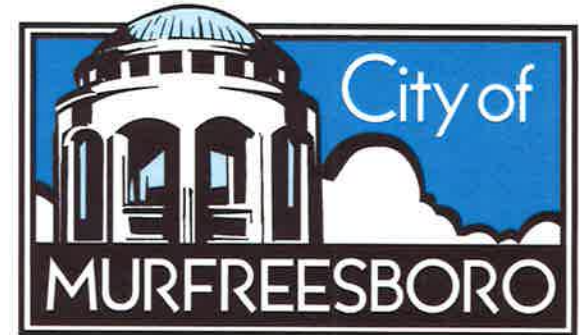
Zoning District: RS-15

Applicant Signature: *R. Lyle Lynch*    Date: 2-5-24

Received By:    Receipt #:

Application #:    Date:

Murfreesboro  
Board of  
Zoning Appeals



T E N N E S S E E

HEARING APPLICATION  
AND  
GENERAL INFORMATION

## INTRODUCTION:

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

## VARIANCES:

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

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

## SPECIAL USE PERMITS:

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

## APPEALS FROM ADMINISTRATIVE DECISIONS:

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

## APPLICATION PROCESS:

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

The applicant must submit the following:

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





**Johnson + Bailey Architects P.C.**

February 7, 2024  
Mr. Brad Barbee  
City of Murfreesboro  
Board of Zoning Appeals  
111 West Vine Street  
Murfreesboro, TN 37130

Re: Administration Addition at  
Reeves Rogers Elementary School  
Murfreesboro, Tennessee  
J+B No. 2204

Dear Mr. Barbee:

In accordance with Section 8 - Procedure for Uses Requiring Special Use Permits and Section 9 - Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2022 Zoning Ordinance in regards to the existing **Reeves Rogers Elementary School** (Tax Map 90G, Group "C", Parcel 30.00), 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 applicant**

Johnson + Bailey Architects on behalf of Murfreesboro City Schools  
c/o R. Lyle Lynch, Architect  
100 East Vine Street, Suite 700  
Murfreesboro, Tennessee 37130  
Telephone: 615-890-4560  
E-Mail: [rlynch@jbarchitects.com](mailto:rlynch@jbarchitects.com)

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

Murfreesboro City Schools (MCS) plans to construct a new administration addition at the existing school building main entrance, and replace the existing student drop-off canopy located at the Gymnasium entrance.

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

Site plan drawings are being submitted with this application for review.

##### **1.) Show property lines and dimensions, available utilities, and easements, roadways, railines and public right-of-way crossing and/or adjacent to the subject property.**

The Site Plan shows property lines and dimensions. Utilities available include water and sewer service from Murfreesboro Water Resources Department (MWRD). An existing MWRD easement is located just west of the site, and is shown on the Site Plan. A public right-of-way (Greenland Drive) is located south of the subject property.

##### **2.) Show proposed height, dimensions and arrangement of buildings on site.**

The new building is 23 feet high at the high roof area and 17 feet high at the low roof area. The dimensions of the proposed building area 57'-4" by 65'-10", as shown on the Floor Plan.

**3.) Show type and location of landscaping proposed for the site.**

Existing landscaping is shown on the Site Plan. No new landscaping is planned for this project.

**4.) Show locations of points of ingress and egress from the site.**

Three existing driveway connections to Greenland Drive are shown on the Site Plan. No new points of ingress or egress are proposed at this time.

**5.) Show location of existing and proposed driveways, parking lots, and loading areas.**

The locations of existing driveways, parking lots, and loading areas are shown on the Site Plan. No new driveways, parking lots, and loading areas are proposed at this time. The proposed work does not change the traffic circulation or access to the site.

**6.) Show any proposed regrading of the site and topographical or physical features of the site including waterways.**

Existing topography is shown on the Site Plan. Storm water will be routed by pipes and ditches to the low area at the northern portion of the site.

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

1807 Greenland Drive  
Murfreesboro, Tennessee 37130

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

The site is City of Murfreesboro owned property located on Greenland Drive directly across from Middle Tennessee State University.

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

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

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

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

School 8:30 A.M. until 3:30 P.M.  
Extended School Program 6:00 A.M. until 6:00 P.M.  
Mondays thru Fridays

**2.) Duration of the proposed special use**

Permanent

**3.) Number of expected patrons that will be expected to be generated by the proposed special use**

The school enrollment is around 350 students. The proposed improvements will not impact the student enrollment.

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

The proposed improvements will not generate additional traffic flow.

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

The proposed improvements do not have harmful characteristics for the zoning district in which it is proposed.

**Section 9 - Standards for Special Use Permits**

**(C) Standards for 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 improvements will not impact the surrounding neighborhoods, traffic, utilities, or public health.

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

The proposed improvements will be compatible with the school building, and will not interfere with the development of adjacent property.

**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, sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services**

The proposed improvements will not impact public services, highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water, or sewers.

**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 historical importance**

The existing Gymnasium Canopy will be removed as part of this work. This structure is not feature that is not of significant natural, scenic, or historical importance. No other structures or features are known to be of significant importance to remain at this time.

**5) that the proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use Institutional Assembly uses, including recreational fields, public buildings, public 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 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.**

The proposed improvements will not impact existing parking facilities at the school.

**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 lot size of the RS-15 zone requires 15,000 square foot lots. The school site is well over 45,000 square feet.

**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**

The proposed playground replacement project does not include additional site lighting.

**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 proposed improvements do not include the construction of new garbage facilities, or the demolition of existing garbage facilities.

**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 location of the proposed new administration addition is buffered from adjacent uses with mature landscaping.

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

The proposed improvements do not modify the existing parking facilities at the school.

**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**

Mr. Brad Barbee  
February 7, 2024  
Page 5 of 5

The proposed administration addition will provide space for school functions currently being performed at other locations within the building. The proposed improvements will not have detrimental impacts upon adjacent properties,

**8.) The BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers 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 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 use.

**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**

The applicant does not intend to have any outdoor speakers associated with this project.

Your consideration of the requested special use permit is appreciated. If you have any questions concerning these responses, please do not hesitate to call.

Sincerely,

JOHNSON + BAILEY ARCHITECTS P.C.



R. Lyle Lynch, Architect

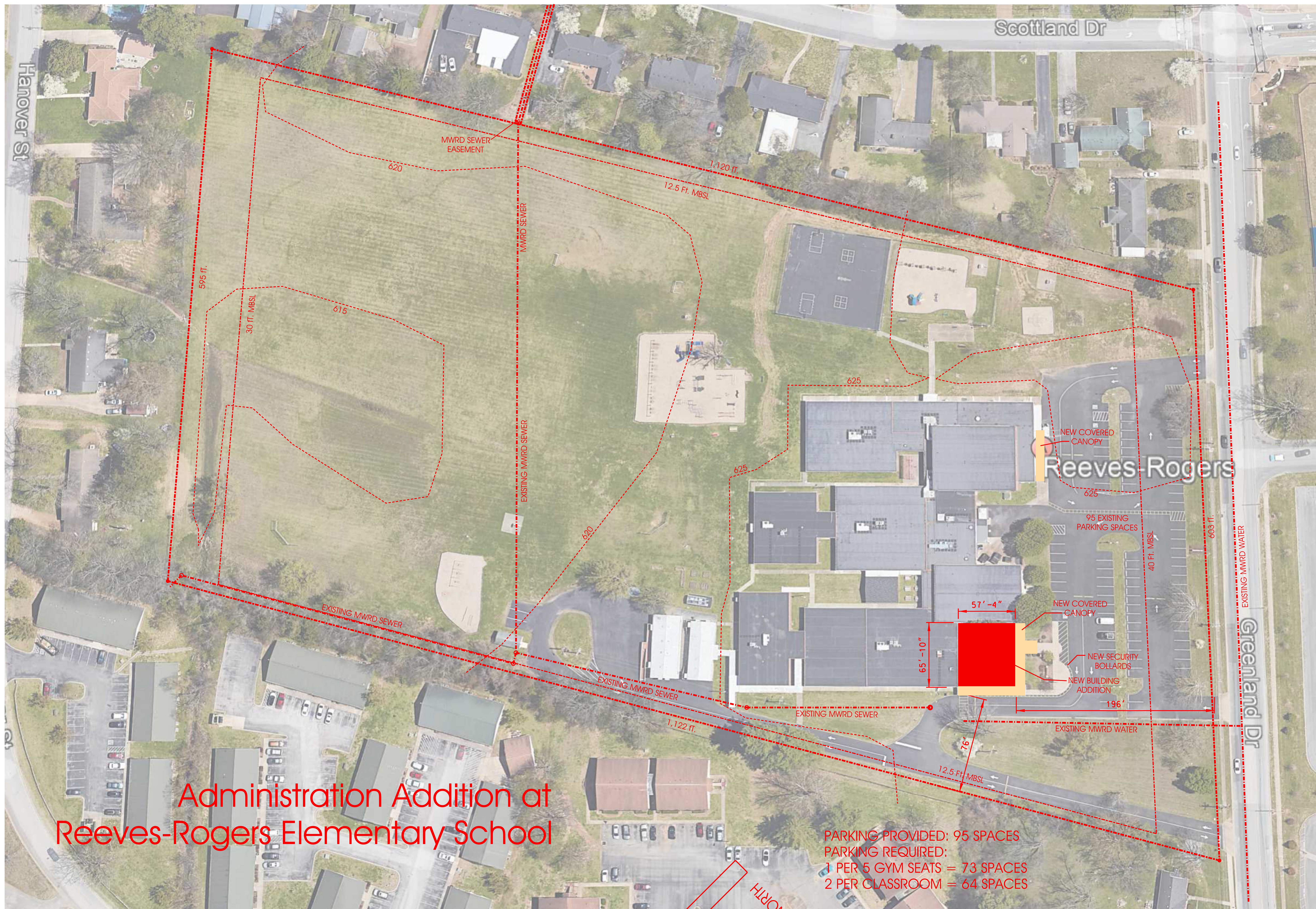
Addition location:



Canopy replacement area (gymnasium):



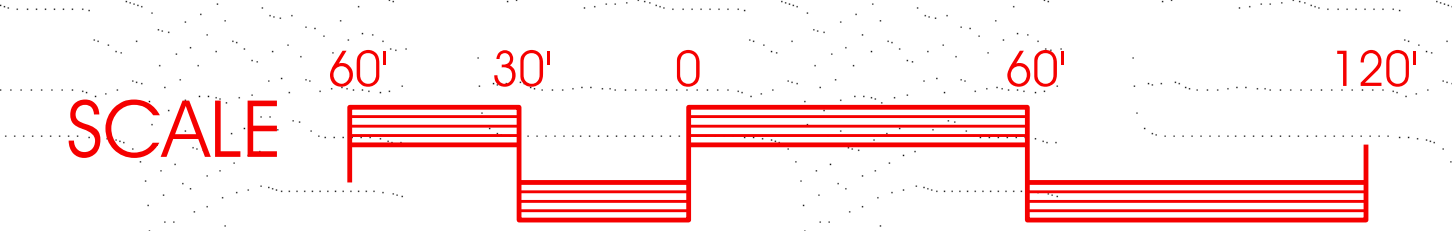




# Administration Addition at Reeves-Rogers Elementary School

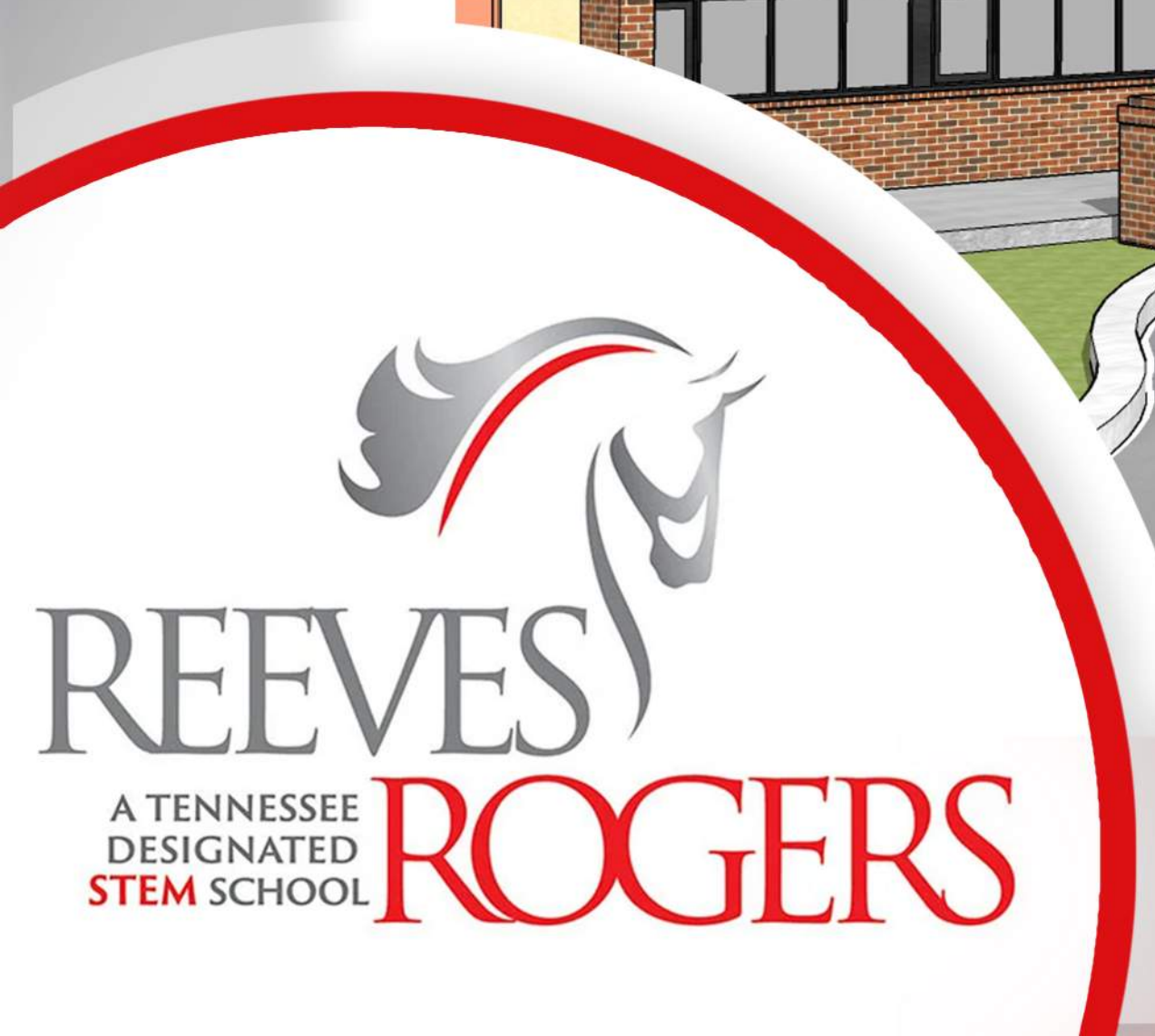
PARKING PROVIDED: 95 SPACES  
 PARKING REQUIRED:  
 1 PER 5 GYM SEATS = 73 SPACES  
 2 PER CLASSROOM = 64 SPACES

## SITE PLAN



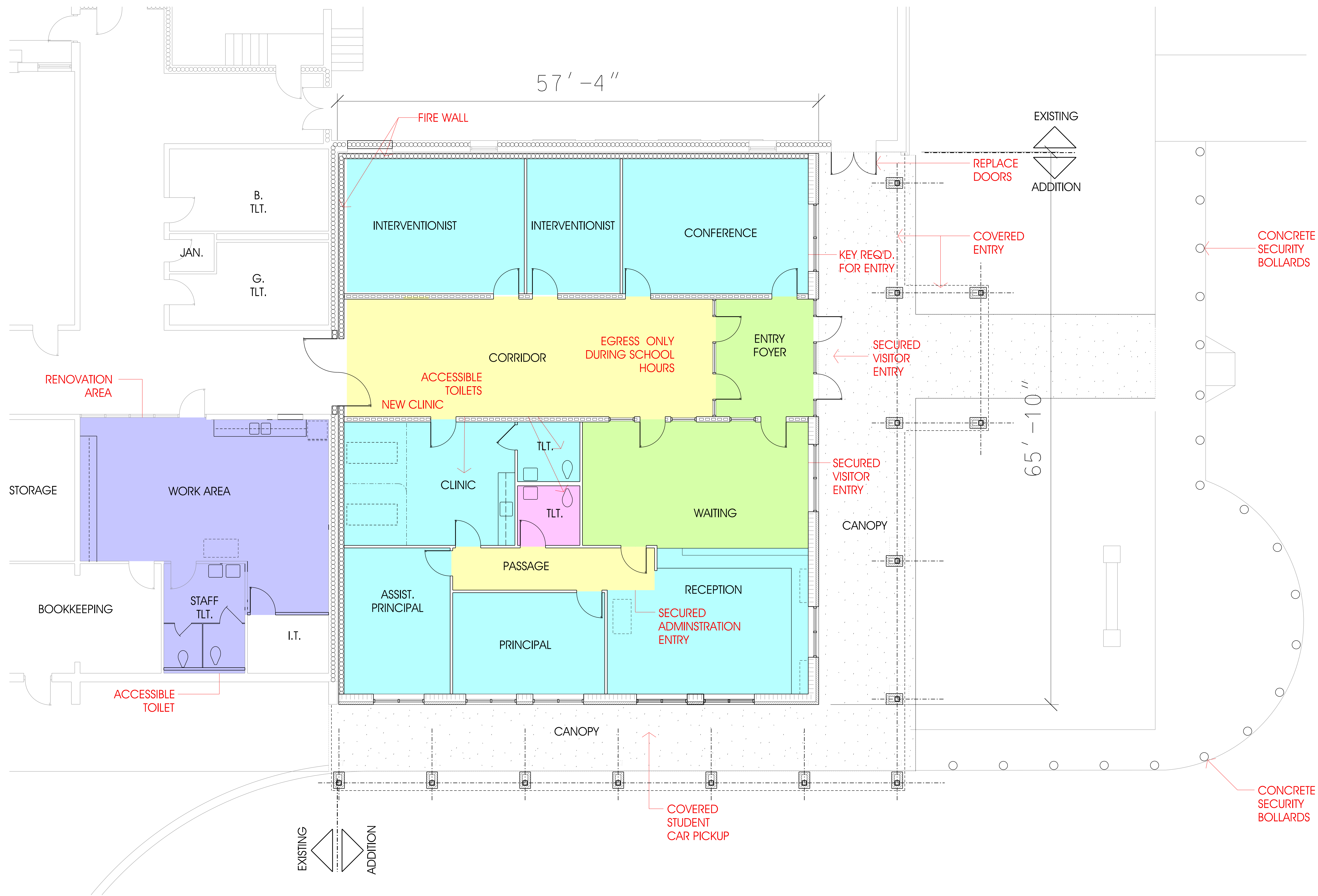
DATE: 02-14-24





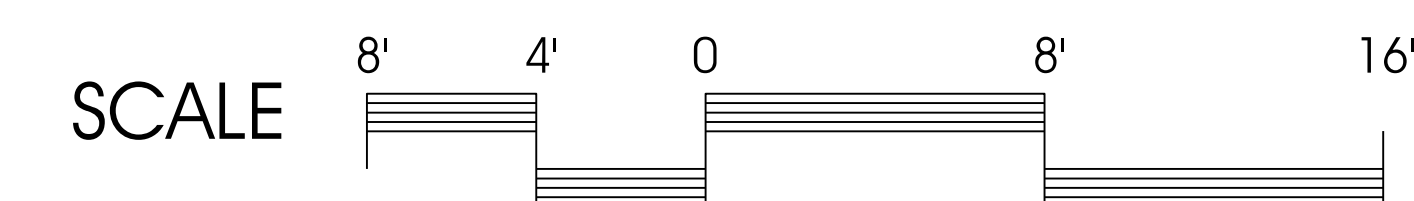
# ENTRY ADDITIONS





# Administration Addition at Reeves Rogers Elementary School

Murfreesboro City Schools  
Murfreesboro, Tennessee



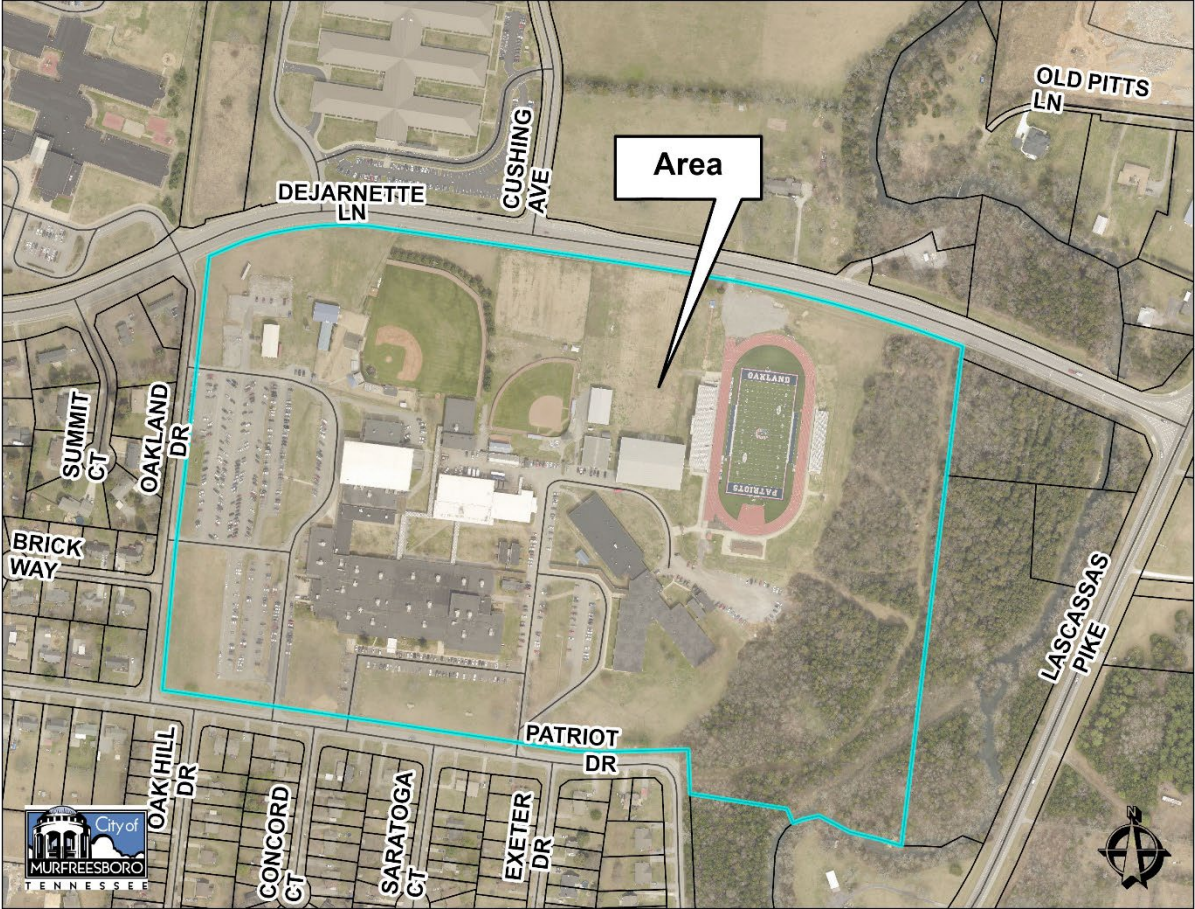
**MURFREESBORO BOARD OF ZONING APPEALS**

**STAFF REPORT**

**FEBRUARY 28, 2024**

**PROJECT PLANNER: JOEL AGUILERA**

- Application:** Z-24-003
- Location:** 2225 Patriot Drive
- Applicant:** Anna Maddox of Barge Civil Associates, representing Rutherford County Schools
- Zoning:** RS-15 (Residential Single-Family - 15,000 square-foot minimum lot size)
- Requests:** A special use permit in order to expand an existing institutional group assembly use (a public high school). An approximately 3,800 square-foot agricultural building, as well as a fenced-in area for animal grazing, is proposed.



## **Overview of Request**

### **Background**

Oakland High School and Rutherford County Schools, represented by Anna Maddox of Barge Civil Associates, is requesting a Special Use Permit (SUP) to construct an approximately 3,800 square-foot agricultural building and a fenced-in area for animal grazing at 2225 Patriot Drive. Per the attached site plan exhibit, the agricultural building is located east of the existing Oakland High School annex, along the new gated emergency access drive. The proposed fenced-in area for animal grazing is approximately 4 acres and is adjacent to the proposed agricultural building.

The property is zoned RS-15 (single-family residential, 15,000 square feet minimum lot size). The surrounding properties are zoned RS-15, PRD (Planned Residential District) and RM (County) to the north, RS-15, RS-12, and RD (Residential Duplex) to the west, RD to the south and RM (County) to the east. The uses are primarily single-family residential to the west and south, Oakland Middle School to the north across Dejarnette Lane, and vacant land and Bushman Creek to the east.

### **Building addition and operations**

Per the applicant's letter, the building is a barn structure that will be used to house a total of 10 show farm animals (5 goats and 5 sheep), in order to help serve the existing agricultural department at Oakland High School. Inside the proposed barn, there will be designated areas for the animals, feed, and other necessary equipment. The proposed agricultural building is approximately 3,800 square feet, and approximately 25 feet in height. The materials for the proposed building will include a wood frame with metal exterior. It will be served by existing water and electric service. Additionally, there will be approximately 4 acres of fenced pasture/grazing area for the show animals surrounding the barn area. As shown on the site plan, the proposed fence will not encroach into the FEMA floodway area.

The proposed building and fence will be cleaned and maintained on a regular basis by faculty and staff. Faculty and staff will use equipment such as tractor, bushhog, and mowers, that are currently owned by the school and housed on campus. As stated in the applicant's letter, there are currently no plans to build or place any auxiliary structures, such as hay barns or storage sheds on the property. The animals will remain on campus, except when traveling to shows and events, which will occur 8-10 times a year, mostly during the summer. The applicant has stated that only the existing main entry and exit drives will be used for access to the new building and no use of the emergency access drive will be allowed. Additionally, the applicant states that there will be no anticipated changes to on-site school traffic circulation or impact to on-site parking.



## **Relevant Zoning Ordinance Section**

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

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

## **Standards of General Applicability with Staff Analysis:**

- (1) The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare:**
  - The proposed agricultural building and fenced-in area are internal to the site and should have minimal impact to surrounding residential properties. The glare from security lighting on the proposed agricultural building will not extend beyond the property line. No additional parking spaces are proposed or required with this project. Water and electrical service can be provided by existing lines on the subject property.
  
- (2) The proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations:**
  - The proposed building and fenced-in area are internal to the site and should have minimal impact on the surrounding area. Staff has confirmed that the proposed building addition and fenced-in area will not encroach into the FEMA floodway, and the fenced-in area should be sufficient space for grazing for 10 show animals.
  
- (3) The proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services:**
  - The property has existing services and access to public facilities. The proposed building will be served adequately by essential public facilities. The proposed building does not require additional parking, and the existing storm drainage system has been designed to meet the City's requirements.
  
- (4) The proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be significant natural, scenic, or historic importance:**
  - Per the attached site plan, there will be removal of trees for the proposed fenced pasture and grazing area. The applicant will not be removing or disturbing any of the vegetation that is in the floodway area.

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

- Additional standards for institutional group assembly uses are listed below with staff analysis.

**Additional Standards for Institutional Group Assembly Uses with Staff Analysis:**

- 1.) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on site. An onsite off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard;**
  - As mentioned previously, there is no additional parking being proposed with this use, and existing parking will continue to be managed on-site. Deliveries for the proposed building will only utilize the existing entrances and exists.
- 2.) In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;**
  - The minimum lot size of the RS-15 zone requires a minimum of 15,000 ft lots; thus, the minimum size for an institutional group assembly use in the RS-15 zone is 45,000 ft or 1.033 acres. The proposed site is approximately 71.7 acres in size which far exceeds three times the required minimum.
- 3.) On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;**
  - Additional security lighting has been proposed for the building. A photometric lighting plan will be required to be submitted with the site plan to confirm that lighting levels do not exceed minimum requirements.
- 4.) Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These shall be located in such a manner as to minimize adverse effects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event**

**the BZA determines that such would have a detrimental effect upon the adjacent property;**

- Solid waste disposal will be handled via the existing dumpster locations, located next to the loading area, on the west side of the main building, behind the eastern annex. Staff has confirmed that there are no plans to modify or move the existing dumpster for this project.

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

- The proposed building and pasture area will be fenced to provide some security and screening. The fence will be a 4-foot tall, woven wire fence, facing along the east, and a 4-foot tall, opaque wood fence for the remaining area. As depicted on the site plan, the existing tree vegetation in the floodway will be left undisturbed.

**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;**

- As mentioned previously, there is no additional parking being proposed with this use. There is sufficient parking on-site that was included with the Oakland High School expansion that was approved in 2023. Deliveries for the proposed building will only utilize the existing entrances and exists.

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

- The proposed use for this project will be an approximately 3,800 square-foot agricultural building and fenced-in area for pasture and grazing. The building will house approximately 10 show animals, where the animals will remain on campus, except when traveling to agricultural shows and events that will occur mostly in the summer. The applicant has stated that deliveries will utilize the existing entrances and exits, and that no new traffic patterns are anticipated with this use.

**8.) The BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for**

**travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;**

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

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

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

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

- No new external broadcast, music, or intercom systems are being installed with this proposed use.

### **Staff Analysis and Recommendation:**

Staff recommends approval of the Special Use Permit because it meets the standards of general applicability and specific use standards for institutional group assembly uses, as noted above. If approved, staff recommends approval of the special use permit be made subject to the following conditions.

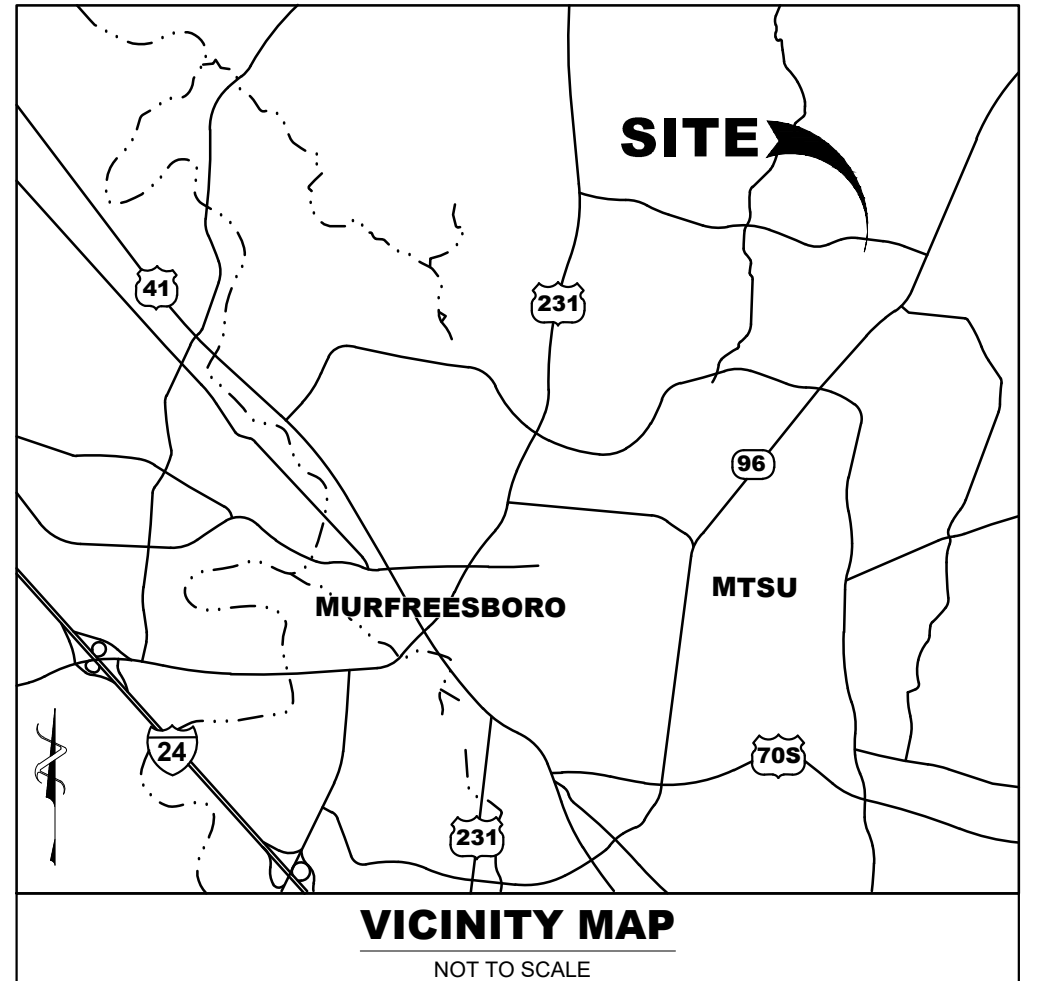
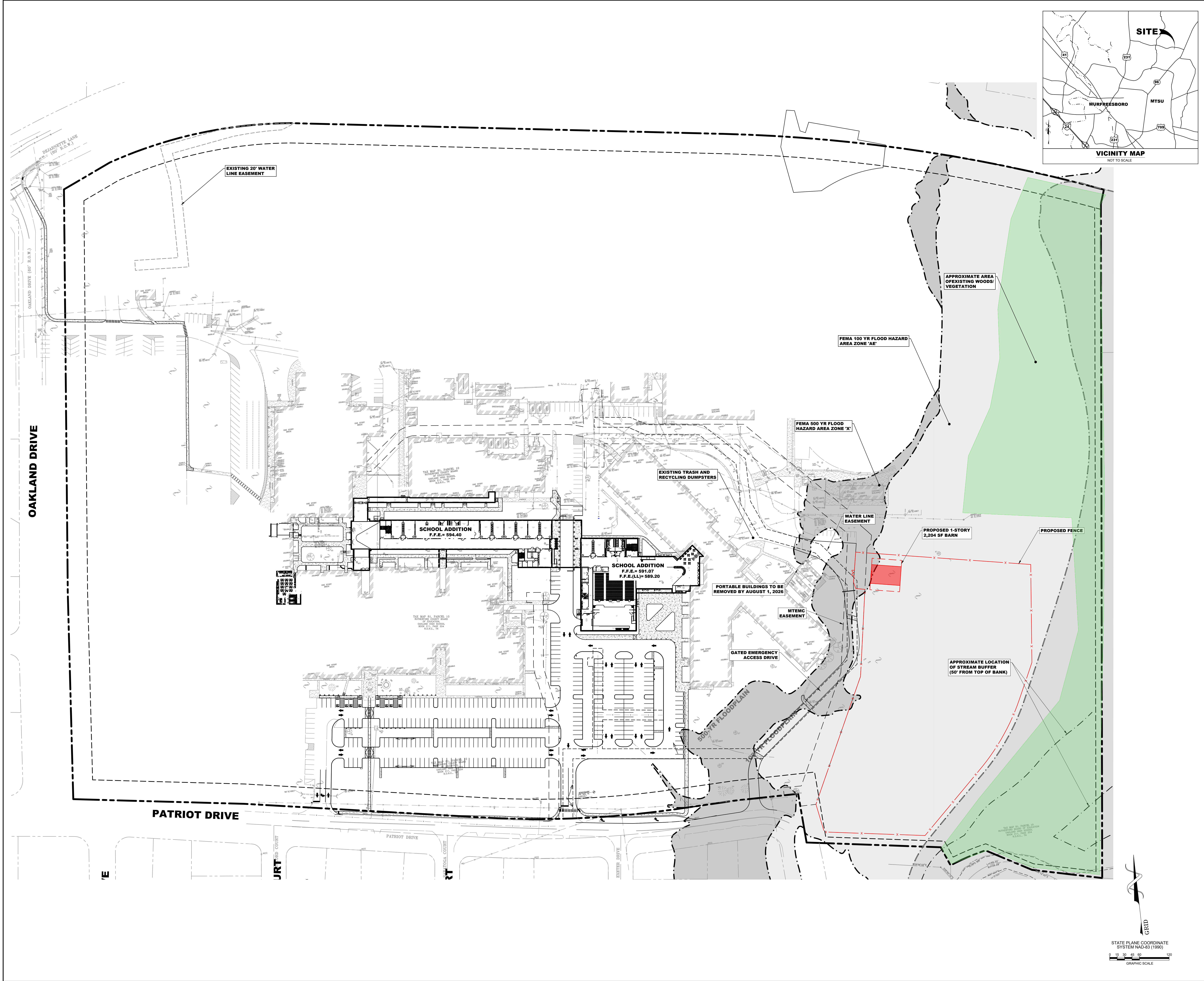
### **Recommended Conditions of Approval:**

1. A site plan for the proposed building and fence shall be submitted to the Planning Department for review and approval, subject to compliance with minimum development and zoning requirements.
2. The proposed structure and fence shall not encroach into the FEMA Floodway.

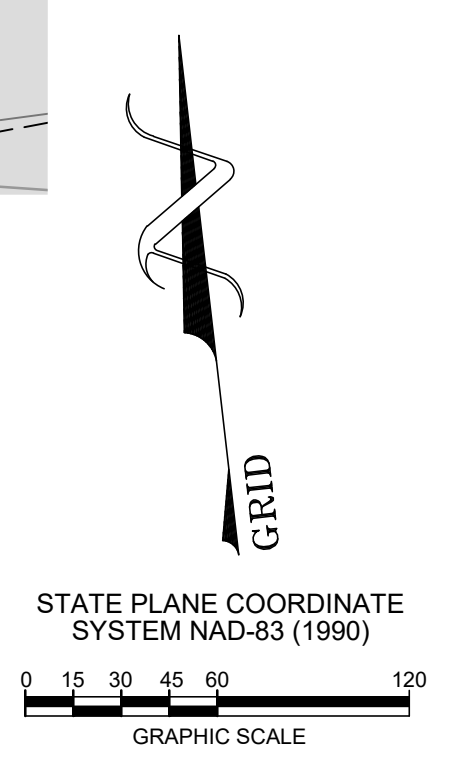
### **Attached Exhibits**

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



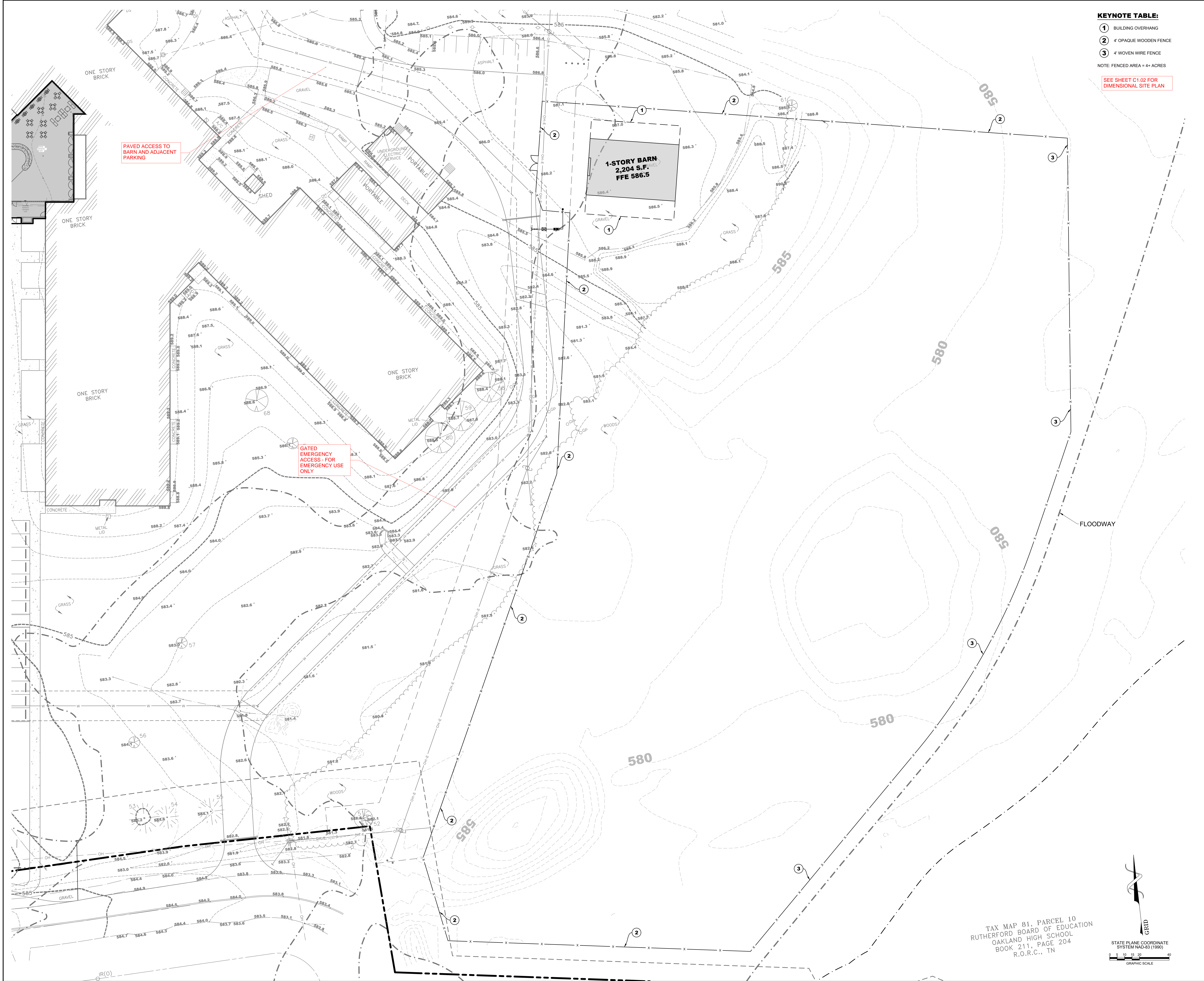


**OVERALL SITE LAYOUT**  
**OAKLAND HIGH SCHOOL AG BARN**  
 2225 PATRIOT DRIVE  
 MURFREESBORO, TN 37130



DATE	DESCRIPTION





**KEYNOTE TABLE:**

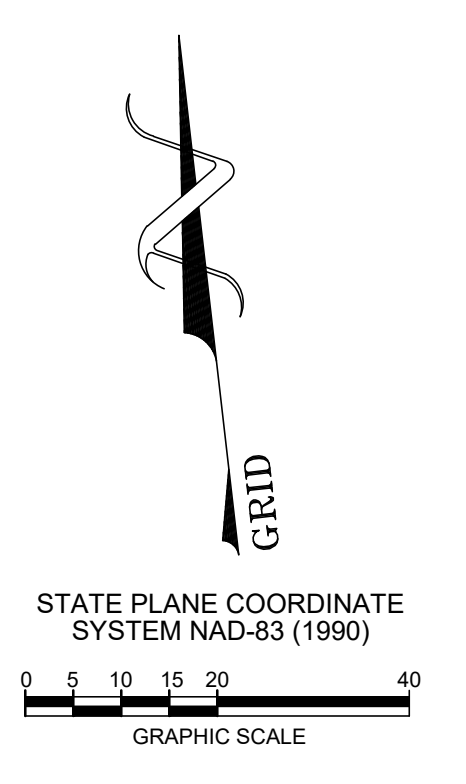
- ① BUILDING OVERHANG
- ② 4' OPAQUE WOODEN FENCE
- ③ 4' WOVEN WIRE FENCE

NOTE: FENCED AREA = 4+ ACRES

SEE SHEET C1.02 FOR DIMENSIONAL SITE PLAN

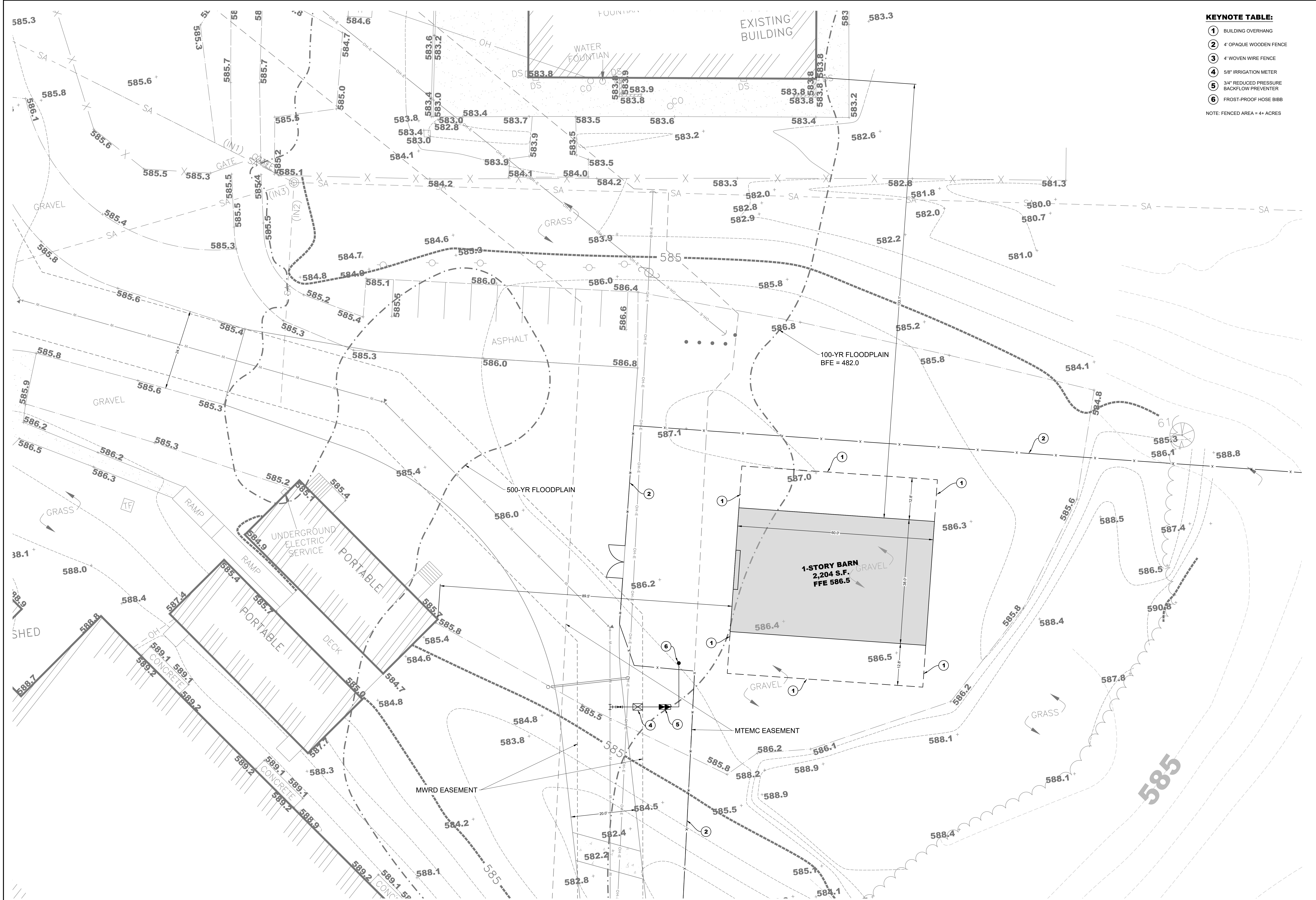
**SITE LAYOUT**  
**OAKLAND HIGH SCHOOL AG BARN**  
**2225 PATRIOT DRIVE**  
**MURFREESBORO, TN 37130**

TAX MAP 81, PARCEL 10  
 RUTHERFORD BOARD OF EDUCATION  
 OAKLAND HIGH SCHOOL  
 BOOK 211, PAGE 204  
 R.O.R.C., TN



DATE	DESCRIPTION





**KEYNOTE TABLE:**

1	BUILDING OVERHANG
2	4' OPAQUE WOODEN FENCE
3	4' WOVEN WIRE FENCE
4	5/8" IRRIGATION METER
5	3/4" REDUCED PRESSURE BACKFLOW PREVENTER
6	FROST-PROOF HOSE BIBB

NOTE: FENCED AREA = 4+ ACRES

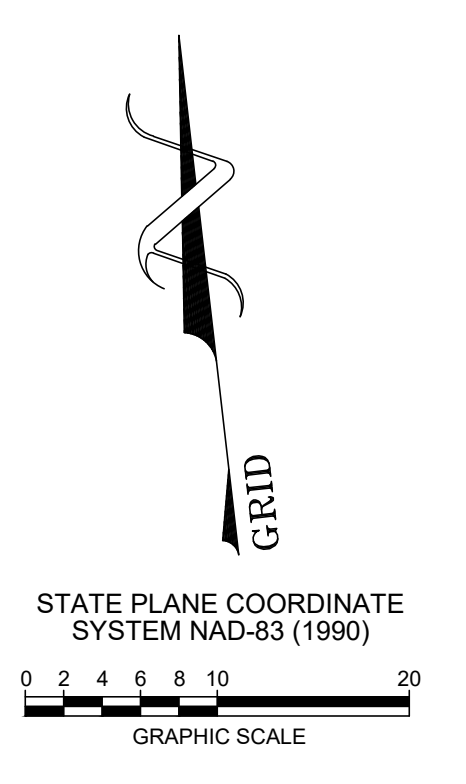
**GENERAL CONSTRUCTION NOTES:**

- THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.

- IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
- NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
- CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
- CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
- NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
- ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

**CITY OF MURFREESBORO STANDARD NOTES:**

- IN ACCORDANCE WITH TCA SECTION 7-99-310(D)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT", TO BE PROVIDED AT EACH SUCH PROVIDER'S EXPENSE.
- ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO REVIEW BY THE DEVELOPMENT SERVICES DIVISION. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
- A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE DEVELOPMENT SERVICES DIVISION. A SEPARATE LAND DISTURBANCE PERMIT APPLICATION SHALL BE MADE WITH THE OFFICE OF THE DEVELOPMENT SERVICES DIVISION FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
- FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE DEVELOPMENT SERVICES DIVISION PRIOR TO CONSTRUCTION COMMENCEMENT.
- A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME MUST BE PROVIDED.
- AN ENGINEER'S CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE DIRECTOR OF THE MURFREESBORO WATER RESOURCES DEPARTMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.



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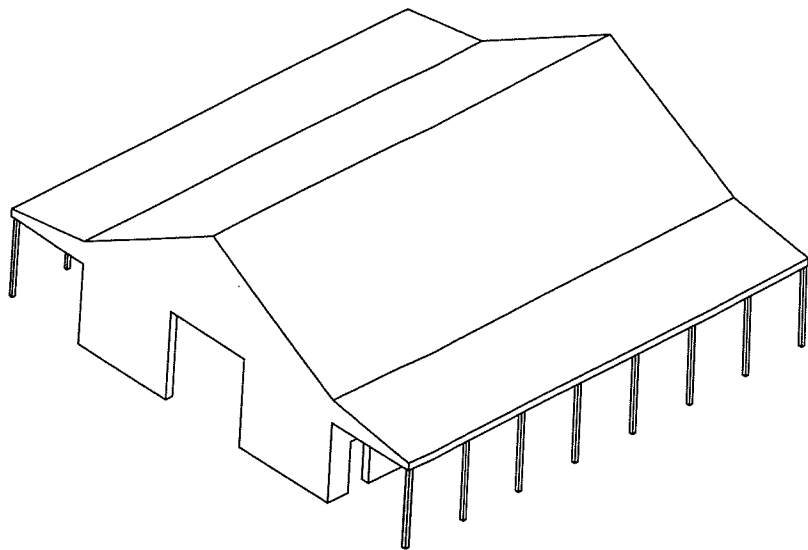
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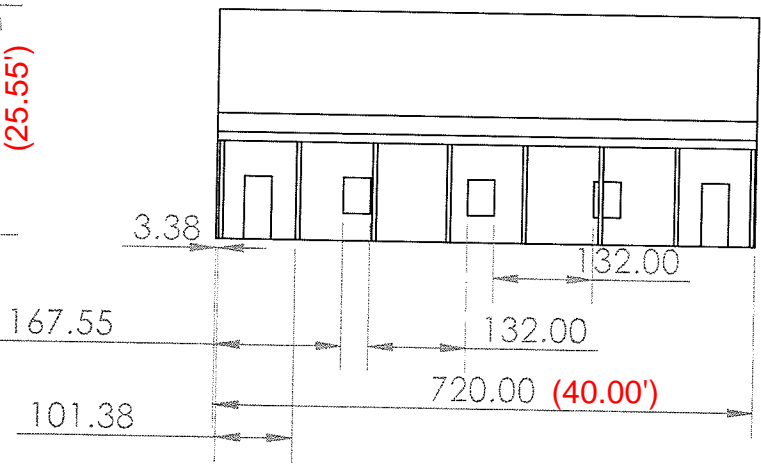
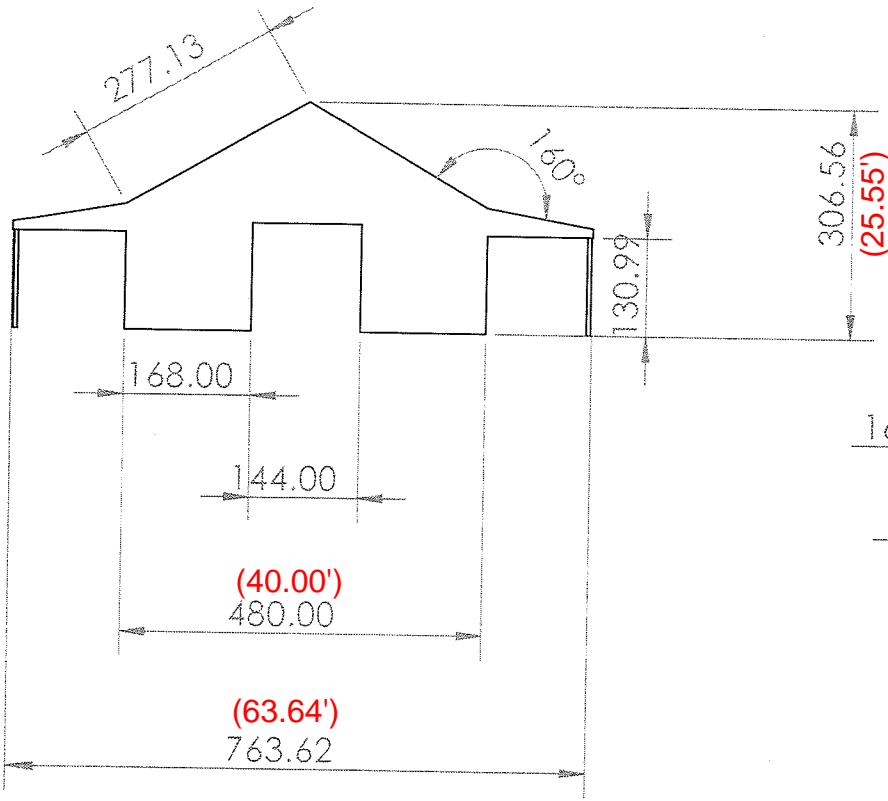
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**BARN MATERIAL:  
WOOD FRAME WITH METAL EXTERIOR**

**BARN HEIGHT:  
25.55' (MAX. ALLOWABLE = 35')**

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**A Barn**

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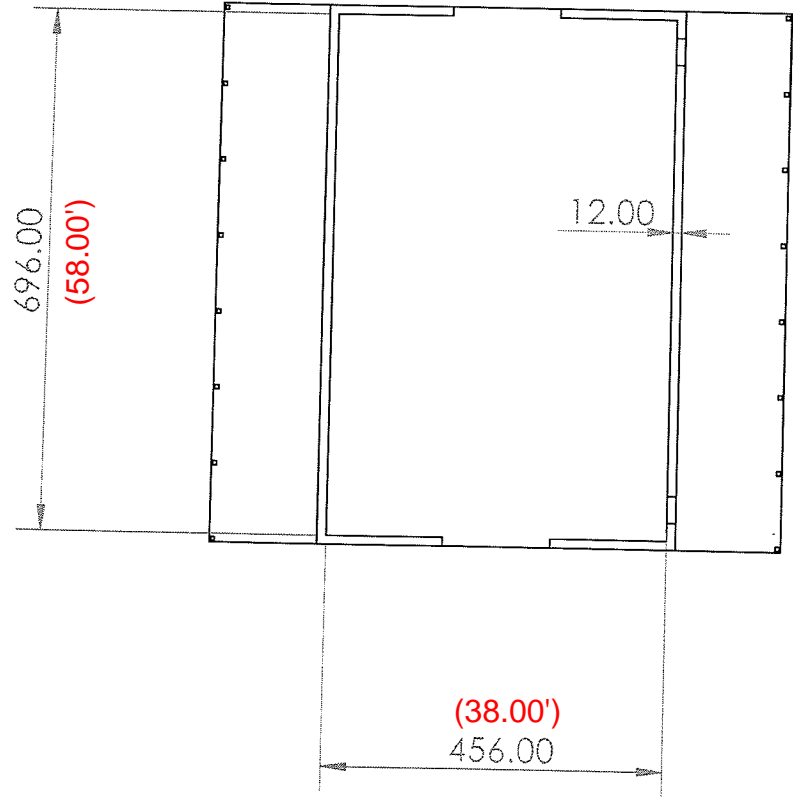
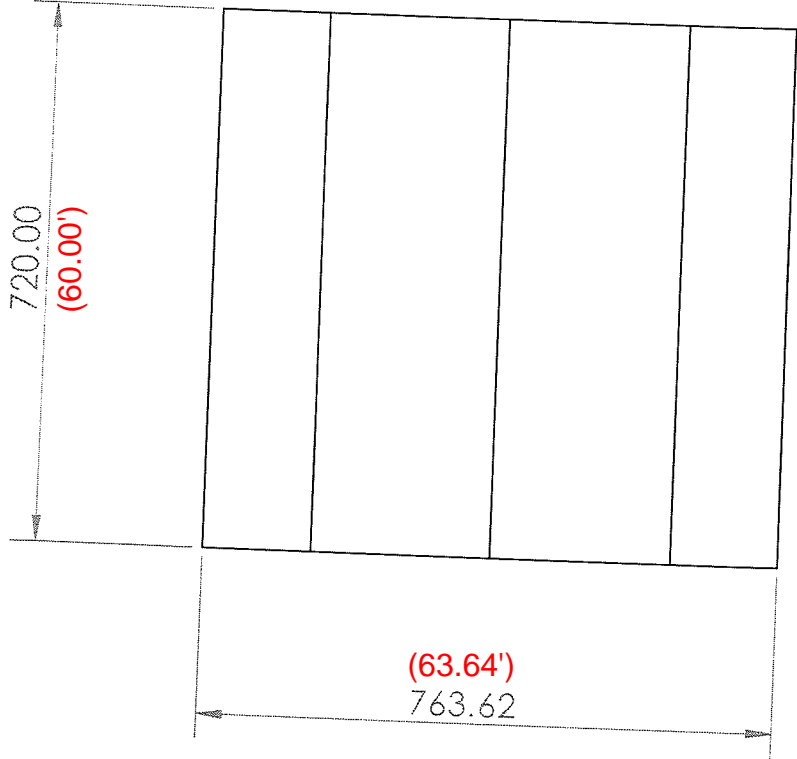
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**A** Barn

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## Special Use Application for Oakland High School

Barge Civil Associates  
Anna Maddox, P.E.  
6606 Charlotte Pike, Suite 210  
Nashville, TN 37209  
615.356.9911  
amaddox@bcacivil.com

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February 16, 2024

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

RE: Oakland High School Agriculture Barn  
BZA Special Use Permit  
Murfreesboro, TN

Dear Joel,

Oakland High School is proposing the construction of an agriculture barn as part of their campus on Patriot Drive. The proposed barn would be used to grow and serve their existing agriculture department and would house approximately 10 +/- show goats and sheep. The proposed barn will be constructed with a wood frame, metal exterior, have water, electric, exterior security lighting, and designated areas for the animals, for feed (grain, hay, etc.), and for equipment. There is existing paved parking near the barn for use by students and staff. The barn will be cleaned and maintained on a regular basis by faculty, staff, and students in the agriculture department. Additionally, there will be approximately 4 acres of fenced, pasture/grazing area directly adjacent to the barn for the animals. This area will be cared for by faculty and staff of the agriculture department using equipment (tractor, bushhog, mower) that is currently owned by the school and housed on campus. The agriculture students would be learning to care for and show the animals in the program as well as learning how to care for and maintain the facilities.

Related to the proposed agriculture barn and agriculture program, there are no plans to have auxiliary structures such as hay barns, covered sheds, storage sheds, plans to expand the proposed barn, or add additional animals (other than previously mentioned). Once animals are brought on to the school's campus, they will remain on campus, except for when travelling to agriculture shows and events that will occur approximately 8-10 times, mostly in the summer. When traveling to and from agriculture shows and events the only entry and exits that will be utilized are the paved drives and roadways currently existing at the school. The emergency access road adjacent to the barn shall not be used by anyone except for an emergency or by the fire department. The agriculture department and barn will not receive regular deliveries to the school, and any deliveries that are made will be made using the existing paved drives and roadways. Oakland High School and their students look forward to growing their agriculture program and better preparing their students for careers in agriculture.

Pursuant to Section 8—Procedure For Uses Requiring Special Permits and Section 9-Standards for Special Permit Uses, of the City of Murfreesboro, Tennessee 2023 Zoning Ordinance (Revised August 1, 2023) in regards to the proposed agricultural barn, please accept the following information as our Board of Zoning Appeals-Hearing Request Application.

## **Section 8 - Procedure for Uses Requiring Special Permits:**

- (1) The owner or other person having a contractual interest in the property which is the site of the proposed special use shall file an application for a special use permit with the Zoning Administrator, which application shall be accompanied by a nonrefundable fee established from time to time by the Council and shall contain the following information:

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

Barge Civil Associates  
Contact: Anna Maddox, P.E.  
6606 Charlotte Pike, Suite 210  
Nashville, TN 37209  
(615) 356-9911  
[amaddox@bcacivil.com](mailto:amaddox@bcacivil.com)

***Submitting the application on behalf of:***

Rutherford County Board of Education  
Contact: Mr. Trey Lee  
2240 Southpark Boulevard  
Murfreesboro, TN 37128  
(615) 416-4404  
[leetr@rcsschools.net](mailto:leetr@rcsschools.net)

***(b) nature and extent of the applicant's ownership interest in the property which is the site of the proposed special use;***

The Rutherford County Board of Education (RCBOE) is the property owner and applicant. Their intent to construct a one-story barn on the property for use in agricultural learning program and is reliant on the Board of Zoning Appeals Application approval of the special use permit.

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

A copy of the Site Plan for the proposed barn is included with this application with all the required information.

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

2225 Patriot Drive  
Murfreesboro, TN 37130

***(e) a vicinity map showing the property which is the site of the proposed special use and all parcels of property within a five hundred-foot radius;***

A vicinity map showing the proposed property is included on the overall site plan.

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

The zoning classification is Single-Family Residence District (RS-15).

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

**[1] the hours and days of operation;**

Typical operation of the high school is from 8:00 a.m. to 3:00 p.m. Monday through Friday.  
Extracurricular activities from 3:00 p.m. – 11:00 p.m.

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

Permanent.

**[3] the number of expected students that will be expected to utilize any proposed facility or participate in any program connected with the proposed special use;**

The current student population varies from year to year, but averages around 2,300 students. The future student population is 2,500 students which is the maximum allowed per Rutherford County School Board. The proposed barn will not cause an increase of the student population of the school.

**[4] the projected traffic that will be expected to be generated by the proposed special use;**

No additional traffic will be generated by the construction of the proposed barn.

**(h) the potentially harmful characteristics of the proposed special use for the zoning district in which it is proposed to be located and the manner in which the applicant proposed to eliminate or minimize them.**

There are no known harmful characteristics of the proposed barn.

## **Section 9 - Standards for Special Permit Uses:**

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

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

The proposed building addition is to be located interior to the campus within an existing gravel parking lot. The structure is located adjacent to the existing football field concession's structure. There are no additional parking spaces proposed as part of this project. The barn will require a new water and electrical service which can be served by the existing lines adjacent to the proposed structure.

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

The proposed building addition is to be located interior to the campus within an existing gravel parking lot and will not be adjacent to neighboring properties.

**(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.**

The proposed use will be served adequately by all public facilities and services. Access to the campus is from Patriot and Oakland Drives, both local roads. Oakland Drive has direct access to Dejarnett Lane which is a 5-lane arterial. The proposed barn does not require additional parking. The storm drainage system has been designed for to meet or exceed the City's requirements. Fire protection will be provided by adjacent fire hydrants as well as the Murfreesboro Fire Department Station 8. Water service will be provided by the Murfreesboro Water and Sewer Department.

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

The property is an existing high school and no significant natural, scenic, or historical structures are known to exist.

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

The proposed use complies with all additional standards imposed on it by the Accessory Structure use section authorizing its use.

**(D) Authorized special uses and additional standards**

**(1) The special use permit uses specified on Chart 1 of this article shall be allowed in the districts indicated on said Chart 1 subject to the issuance of special permits therefore.**

Chart 1 allows schools in the RS-15 districts with a special use permit. Construction of a barn in a residential use is an allowable Accessory Structure per Appendix A item B, 9.



***(2) The following special permit uses shall be allowed in the districts indicated on Chart 1 of this article subject to the issuance of special permits therefore and subject to the following minimum standards with shall apply in addition to the general standards applicable to special permit uses set forth in subsection (C) hereof:***

***(zz) Institutional group assembly uses, including recreational fields, public buildings, public or private schools grades K-12, lodges, country clubs, 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 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;***

There is no parking proposed as part of this project.

***[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 lot size of the site is 71.7 ± acres, which exceeds three times the minimum lot size of 15,000 s.f. permitted in the RS-15 zoning district.

***[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;***

There is no site lighting proposed with this development. There will be some security lighting on the barn.

***[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 affects 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;***

All dumpster locations are existing and are located near the proposed building.

***[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;***

The proposed barn and pasture area will be fenced to provide some screening as well as to provide an enclosure for the animals. The fence will be a 4' tall woven wire fence along the east, facing the wooded area, and a 4' tall opaque wood fence for the remaining areas.

***[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 car pooling 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;***

There are no additional parking spaces necessary for the accessory use.

***[7] an application for a special use permit for an institutional group assembly use shall be accompanied by a***

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

The proposed work is for the construction of a barn as an accessory structure to the school and associated pasture area for the animals. The barn is to be used for educational purposes for agricultural programming and will house a total of 10 show sheep and show goats. Once animals are brought on to the school's campus, they will remain on campus, except for when travelling to agriculture shows and events that will occur approximately 8-10 times, mostly in the summer. When traveling to and from agriculture shows and events the only entry and exits that will be utilized are the paved drives and roadways currently existing at the school. The emergency access road adjacent to the barn shall not be used by anyone except for an emergency or by the fire department. The agriculture department and barn will not receive regular deliveries to the school, and any deliveries that are made will be made using the existing paved drives and roadways.

***[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.***

Not applicable.

***[9] the BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short term uses of 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***

There are no short term uses proposed at this time.

***[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 regulation noise.***

There are no intentions of external broadcast, speech, music, or other sounds as part of this project.

Thank You,




Anna Maddox, P.E.  
Barge Civil Associates

<i>City of Murfreesboro</i> <b>BOARD OF ZONING APPEALS</b>	<b>HEARING REQUEST APPLICATION</b>
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Location/Street Address: <a href="#">Oakland High School - 2225 Patriot Drive</a>			
Tax Map: <a href="#">81</a>	Group:	Parcel: <a href="#">10</a>	Zoning District: <a href="#">RS-15</a>

Applicant: <a href="#">ANNA MADDOX, P.E.</a>		E-Mail: <a href="mailto:amaddox@bcacivil.com">amaddox@bcacivil.com</a>	
Address: <a href="#">6606 Charlotte Pike, Suite 210</a>		Phone: <a href="#">615.356.9911</a>	
City: <a href="#">Nashville</a>	State: <a href="#">TN</a>	Zip: <a href="#">37209</a>	

Property Owner: <a href="#">Rutherford County Board of Education, Trey Lee</a>			
Address: <a href="#">2240 Southpark Boulevard</a>		Phone: <a href="#">615-416-4404</a>	
City: <a href="#">Murfreesboro</a>	State: <a href="#">TN</a>	Zip: <a href="#">37128</a>	

Request: <a href="#">Special Use Permit for proposed barn for agricultural use</a>
<a href="#">2,204 sf building; building height = 25.6'</a>
Zoning District: <a href="#">RS-15</a>
Applicant Signature:  Date: <a href="#">2-9-2024</a>

Received By:	Receipt #:
Application #:	Date:

Murfreesboro  
Board of  
Zoning Appeals



MURFREESBORO  
T E N N E S S E E

HEARING APPLICATION  
AND  
GENERAL INFORMATION

## **INTRODUCTION:**

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

## **VARIANCES:**

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

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

## **SPECIAL USE PERMITS:**

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

## **APPEALS FROM ADMINISTRATIVE DECISIONS:**

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

## **APPLICATION PROCESS:**

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

The applicant must submit the following:

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

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

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

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

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

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

## **MEETING TIME AND PLACE:**

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

## **MEMBERSHIP**

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

## **STAFF**

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