

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, May 22, 2024, at 1:00 p.m.
City Hall, 111 West Vine Street, Council Chambers, 1st Floor

A G E N D A

1. Call to order
2. Determination of a quorum
3. Public Comments
4. Consideration of minutes for the regular meeting on April 24, 2024
5. New Business

Special Use Permit Requests

- a. **Application Z-24-012 by Mr. Matt Taylor, representing Journey Home, LLC.**, is requesting an amendment to an existing special use permit in order to construct a mission and group shelter in a Heavy Industrial (H-I) zone for property located along the east side of Old Salem Road, north of Samsonite Boulevard (Map 102, Parcel 12.00). (Project Planner: Richard Donovan)
 - b. **Application Z-24-013 by James and Jessica Pinson**, is requesting a special use permit in order to construct and establish an accessory apartment in a Single-Family Residential (RS-15) zone on property located at 2882 Sulphur Springs Road. (Project Planner: Joel Aguilera)
6. Staff Reports and Other Business
 7. Adjourn

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

April 24, 2024; 1:00 PM

Members Present:

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

Staff Present:

Matthew Blomeley, Asst. Planning Director
Brad Barbee, Principal Planner
Richard Donovan, Principal Planner
Joel Aguilera, Planner
Roman Hankins, Deputy 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. Public Comments:

None

4. Consideration of Minutes:

With there being no objection by any of the Board members, the minutes of the March 21, 2024 BZA meeting were approved as amended with one correction.

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5. New Business:

a. Application [Z-24-005] by Mr. Michael Sandifer, representing Vogue Towers II, LLC, is requesting a special use permit in order to construct a 125-foot-tall wireless telecommunications tower in a Commercial Highway (CH) zone on property located at 710 Memorial Boulevard.

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. Michael Sandifer was present at the meeting.

Vice-Chair Halliburton inquired about the fall zone for the tower. Mr. Barbee responded that the City Engineer reviewed the data submitted and approved a reduced fall zone of 60'.

Ms. King asked if there are any insurance requirements for the tower. Mr. Hankins replied that there are no insurance requirements listed in the Zoning Ordinance.

Chair Young inquired about the Board's purview in relation to height requirements. Mr. Blomeley responded that the Zoning Ordinance allows the Board to decide on height as part of the special use permit. He further stated that this tower's proposed height is consistent with others that have been approved.

Mr. Sandifer spoke about the tower's fall zone. He explained that towers are designed to have a weak point, so that it will collapse upon itself within the fall zone.

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 of approval listed in the staff report; the motion was seconded by Vice-Chair Ken Halliburton and carried by the following vote:

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

Nay: None

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b. Application [Z-24-006] by Mr. Bradley Chambers is requesting a special use permit in order to conduct a home occupation (a real estate and construction office) in a Single-Family Residential (RS-10) zone on property located at 2123 Middle Tennessee Boulevard.

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

Mr. Brad Chambers was present to answer questions.

Ms. King inquired about additional standard #5 in relation to construction vehicles associated with a business. Mr. Aguilera responded that the Planning Department interprets that standard to include construction vehicles. Mr. Blomeley added that the additional standard #6 is also applicable to construction vehicles. Mr. Chambers affirmed his answers from the application materials.

Mr. Tipps asked about the number of parking spots available. Mr. Chambers confirmed that two vehicles could be parked in the driveway.

Mr. Tipps inquired about codes enforcement in relation to conditions for special use permits. Mr. Aguilera explained that inspections are done as part of the process. The inspectors also do follow ups and respond to complaints.

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

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

Nay: None

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c. Application [Z-24-007] by Mr. Percy L. Jenkins, Jr., representing Mr. Percy L. Jenkins, III, is requesting a special use permit in order to construct and establish an accessory apartment in a Single-Family Residential (RS-15) zone on property located at 2729 Jim Houston Court.

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. Percy L. Jenkins, Jr. was present to answer questions.

Vice-Chair Halliburton asked about the possibility of the special use permit lapsing with change in ownership. Mr. Blomeley explained that a restriction on land use is utilized in order to put future owners on notice of the zoning restrictions.

Ms. King inquired about renting the property out. Mr. Blomeley stated that, per the Zoning Ordinance, the property owner would be required to reside in one of the two units.

Mr. Tipps asked what would happen if the applicant did not reside in either unit. Mr. Blomeley explained the process of enforcing the Zoning Ordinance.

Mr. Jenkins spoke about the application.

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 of approval listed in the staff report; the motion was seconded by Ms. Julie King and carried by the following vote:

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

Nay: None

d. Application [Z-24-008] by Mr. Brian Vaughan is requesting a special use permit in order to construct and establish an accessory apartment in a Single-Family Residential (RS-8) zone on property located at 133 January Street.

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.

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Mr. Brain Vaughan was present at the meeting.

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 recommended conditions of approval listed in the staff report; the motion was seconded by Mr. Tim Tipps and carried by the following vote:

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

Nay: None

e. Application [Z-24-009] by Mr. Marc McAlpine, representing Belle Aire Baptist Church, is requesting a special use permit in order to expand an institutional group assembly use (a church) in a Single-Family Residential (RS-15) and Multi-Family Residential (RM-12) zone on property located at 1307 North Rutherford Boulevard.

Mr. Richard Donovan 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. Marc McAlpine spoke about his request.

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 of approval listed in the staff report; the motion was seconded by Vice-Chair Ken Halliburton and carried by the following vote:

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

Nay: None

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6. Staff Reports and Other Business:

- a. Mr. Blomeley announced that Mr. Donovan would be the primary advisor to the Board of Zoning Appeals beginning next month.
- b. Mr. Blomeley spoke about a continuing education opportunity.
- c. Mr. Blomeley announced that Mr. Roman Hankins has been promoted to Deputy City Attorney. Mr. Hankins spoke briefly about changes in the Legal Department and introduced the new Assistant City Attorney, Mr. John Tully.

7. Adjourn:

There being no further business, Chairman Young adjourned the meeting at 2:21pm.

CHAIRMAN

SECRETARY

DRAFT

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

MAY 22, 2024

PROJECT PLANNER: RICHARD DONOVAN

Application: Z-24-012

Location: 1207 Old Salem Road

Applicant: Journey Home, represented by Matt Taylor

Zoning: HI (Heavy Industrial)

Requests: An amendment to an existing special use permit in order to construct a mission and group shelter



Overview of Request

Special Use Permit Overview

The applicant, Journey Home, Inc., is seeking approval of an amendment to an existing special use permit to establish and operate a mission and group shelter at 1207 Old Salem Road. The original special use permit was approved by the Board of Zoning Appeals on March 24, 2021. Since, that time the applicant has made changes to the site plan to reduce parking and the building size. The property is in the Heavy Industrial (H-I) zoning district, which allows missions and group shelters with approval of a special use permit. The facility will be 12,804 square feet, two-stories, and include the required parking, infrastructure, and landscaping in accordance with the Zoning Ordinance development standards for the H-I zoning district.

The new facility will allow the Journey Home to augment their existing services by allowing overnight stays up to a maximum of 90 days exclusively for homeless families with children. The building will have ten family units with three beds in each unit, cooking and meal preparation area, and the Journey Home will provide other services including counseling, case management, clothing assistance, and hygiene and shower facilities for the daytime-use clients.

In accordance with the applicant's letter, dated May 6, 2024, the mission related services will be provided Monday through Friday from 6:00 AM to 4:00 pm and Saturday / Sunday from 9:00 AM to 6:30 PM. Saturday and Sunday services are typically limited to mealtimes. The group shelter related services would begin daily at 4:00 PM through overnight to dismissal at 8:00 AM. There will be approximately 70-100 people per day for meals and daytime services; the shelter with the ten rooms and 3 beds each will be limited to 30 persons overnight plus 1 staff member.

Surrounding Land Uses and Site Plan Description

The property is located south of Heritage Farms dairy and is bordered by property owned by the City of Murfreesboro (former fire station), currently occupied by the Child Advocacy Center and Quad K Properties to the south. There is single family residence and Bluegrass Trucking to the northeast. Across Old Salem Road is property owned by the Molloy family, that will develop with a new street, Kilbrandon Drive, and a new Circle K convenience store and fueling at the intersection of Middle Tennessee Boulevard and New Salem Highway. The site plan depicts the parking lot along Old Salem Road with 34 regular spaces and two ADA accessible spaces, site access is a single entrance/exit via Old Salem Road, and the trash enclosure located to the southwest of the building along the southern property line and screened with landscaping. The architectural elevations submitted represent that the exterior materials of the building will consist primarily of brick, stone, and architectural metal panels. A standing seam metal roof will complete the design. These items will be reviewed during the site plan application and review process.

Relevant Zoning Ordinance Section

Chart 2 of the City of Murfreesboro Zoning Ordinance allows Mission and Group Shelter uses as a special use in the H-I district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(pp) sets forth standards for Groups Shelter uses and Section 9(D)(fff) sets forth standards for Mission uses in addition to the Standards of General Applicability in Section 9(C).

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

Standards of General Applicability with Staff Analysis:

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

- The proposed building has been designed to have minimal impacts on the surrounding neighborhoods. All the parking needs for the shelter will be contained on the site itself and will not have any connectivity with the surrounding sites. There are no proposed utility changes aside from service connections to existing utility mains located along Old Salem Road.

(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 building is oriented with the entrance facing the northwest property line and will have parking toward the front of the proposed building. The site will be accessed solely from the proposed access drive that will provide for full turning movements. The proposed building will be a two story with exterior materials as shown on the architectural elevations. The photometric plan shows the onsite proposed lighting in the parking lots and resulting footcandles will be no more than 0.5 at the property lines. The proposed landscaping along the property lines will meet the requirements of the zoning ordinance. The trash enclosures will be enclosed with a solid screen wall and further screened with landscaping.

(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 subject property is located along a public street, Old Salem Road. All of the parking needs for the building are contained on the site itself and will not have any connectivity with the surrounding sites. The total projected parking spaces for the project is shown as 50 regular spaces and 3 H.C. spaces which matches the ordinance requirements. The drainage for the site will be treated for water quality and/or detained per City requirements before being released to the existing downstream conveyance system. Solid waste disposal will be handled via a Dumpster located on the southern portion of the property. The Dumpster will be sited on a concrete pad and enclosed with a masonry enclosure and screened with landscaping. Fire protection and domestic water feeds will be provided by a connection to the existing main. Sanitary sewer service will be extended to the building by the applicant from the north.

(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:

- As many existing trees as possible around the site's perimeter will remain to aid in the establishment and effectiveness of the landscape buffers. No other structures or features are known to be of significant importance on the property; however, if the BZA identifies any such features the applicant will work to preserve those as well.

(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 use will comply with the additional standards uses for Missions and Group Shelters. (See below for additional detail.)

Additional Standards for Group Shelter Uses with Staff Analysis:

(1) an on-site off-street area shall be provided for vehicles to load and unload passengers;

- An on-site parking lot has been provided with adequate parking and area for loading and unloading.

(2) parking shall be required as provided in Section 26 and Chart 4 of this article;

- The Zoning Ordinance requires the mission to be parked at 1 parking space per 300 square feet, excluding housing. This would require 30.5 spaces for the 9,150 square foot building. The group shelter requires 1 parking space per 12 beds plus 1 per employee, requiring 3.5 parking spaces. The total required number of parking spaces for the subject property is 34 parking spaces, which are provided on the site plan, plus 2 accessible parking spaces for a total of 36 parking spaces, meeting the requirements of the zoning ordinance.

(3) screening and/or fencing shall be required along the lot lines of the site of the group shelter to block such facility from the view of adjoining property;

- The applicant has provided canopy trees and shrubs along the adjoining property lines. Staff has requested a 6 foot tall opaque fence along the rear and southern property lines as provided in the previously approved special use permit. The Board may wish to discuss if any additional screening measures are needed.

(4) an application for a special use permit for a group shelter shall be accompanied by a statement from the State of Tennessee, Department of Human Services, Department of Corrections, or any other State sponsored agency or department, if any, that may have regulatory jurisdiction over such facilities, stating that such group shelter can comply with all requirements of the State of Tennessee with respect to such use;

- All State permits and associated approvals, if any required, shall be obtained and a copy provided to the Planning Department prior to certificate of occupancy for the building.

(5) no group shelter shall be permitted to be located within one thousand feet of another lawfully established group shelter;

- Staff has confirmed that there are no other group shelters within one thousand feet of the property.

- (6) other additional standards may be required in order to assure the compatibility of the group shelter with other property in the vicinity of the shelter;**
 - The applicant has acknowledged that they are aware of this standard.
- (7) the following land use intensity ratios shall apply to group shelters located in any zoning district: Maximum Floor Area Ratio (F.A.R.) - 0.30, Minimum Livability Space Ratio (L.S.R.) - 0.48, and Minimum Open Space Ratio (O.S.R.) - 0.70**
 - Compliance with the above ratios has been demonstrated, as follows: F.A.R. is 0.20, L.S.R. is .52, and O.S.R. is 0.80. Additional information can be found in the applicant's letter.

Additional Standards for Mission Uses with Staff Analysis:

- (1) an on-site off-street area shall be provided for vehicles to load and unload passengers provided, however, if no turn around area is available on-site, then access to and from the site shall be arranged to provide an unencumbered view of on-coming traffic for vehicles which must back into the street;**
 - An on-site parking lot has been provided with adequate parking and area for loading and unloading.
- (2) parking shall be required as provided in Section 26 and Chart 4 of this article;**
 - The Zoning Ordinance requires the mission to be parked at 1 parking space per 300 square feet, excluding housing. This would require 30.5 spaces for the 9,150 square foot building. The group shelter requires 1 parking space per 12 beds plus 1 per employee, requiring 3.5 parking spaces. The total required number of parking spaces for the subject property is 34 parking spaces, which are provided on the site plan, plus 2 accessible parking spaces for a total of 36 parking spaces, meeting the requirements of the zoning ordinance.
- (3) screening and/or fencing shall be required along the lot lines of the site of the mission to block such facility from the view of adjoining property;**
 - The applicant has provided canopy trees and shrubs along the adjoining property lines. Staff has requested a 6 foot tall opaque fence along the rear and southern property lines as provided in the previously approved special use permit. The Board may wish to discuss if any additional screening measures are needed.
- (4) an indoor and/or outdoor recreation area may be required to be located on-site for the use of the inhabitants of the mission. The BZA may require that this area be fenced from the view of any street or adjoining property and, in the event children are expected to be housed in the mission, appropriate playground equipment and fencing to assure safety of the children may be required to be installed. Provided, the BZA shall not require both an indoor and outdoor recreation area if it determines that one or the other will adequately serve the needs of potential users of the facility**
 - The applicant's plans provide a playground area at the rear of the building. Staff has requested a 6 foot tall opaque fence along the rear and southern property lines as provided in the previously approved special use permit.

(5) an application for a mission shall include a statement from the applicant indicating a maximum time period during which individual users of the facility will be allowed by the applicant or its agents to utilize or reside at the facility;

- Persons using the mission services (i.e. meals, clothing, basic needs, counseling, case management, etc.) may only use the facility during the normal daytime hours of operation as noted, which will be Monday through Friday from 6:00 a.m. to 4:00 p.m. with services typically limited to mealtimes on Saturday and Sunday between 9:00 a.m. and 6:30 p.m.

Group shelter activities will be limited to homeless families with children, who may reside at the facility for a maximum of 90 days.

(6) no mission shall be permitted to be located within one thousand feet of another lawfully established mission; and,

- Staff has confirmed that there are no other missions within one thousand feet of the property.

(7) other additional standards may be required in order to assure the compatibility of the mission with other property in the vicinity of the facility.

- The applicant has acknowledged that they are aware of this standard.

Staff Analysis and Recommendation:

Staff recommends approval of the special use permit due to the applicant meeting the general standards of general applicability and specific use standards for Group Shelters and Missions use, as noted above. If approved, staff recommends the special use permit include the following conditions.

Recommended Conditions of Approval:

- 1) BZA approval does not imply approval of the Site Plan. The site plan submittal 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 plans submitted shall be substantially consistent with what has been represented to the BZA.
- 2) The applicant shall include a fence for screening purposes along the rear and southern property lines. A detail of the proposed fence shall be provided with the site plan submittal.
- 3) The applicant, Journey Home, shall obtain all necessary State of Tennessee permits and approvals, if required, and copies provided to the Planning Department prior to certificate occupancy issuance.

Attached Exhibits

- A. Application
- B. Application Letter
- C. Site plan and elevations

City of Murfreesboro

BOARD OF ZONING APPEALS

**HEARING REQUEST
APPLICATION**

Location/Street Address: 1231 Old Salem Road

Tax Map: 102

Group:

Parcel: 12.00

Zoning District: H-1

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: Journey Home Inc.

Address: P.O. Box 331025

Phone: 615-809-2644

City: Murfreesboro

State: TN

Zip: 37133

Request: SPECIAL USE PERMIT MODIFICATION FOR MISSION & GROUP SHELTER

Zoning District: H-1

Applicant Signature:



Date: 5/1/2024

Received By:

Receipt No.:

Application #:

Date:

**Murfreesboro
Board of
Zoning Appeals**



T E N N E S S E E

HEARING APPLICATION

AND

GENERAL INFORMATION

May 6, 2024

Mr. Brad Barbee
City of Murfreesboro
111 W Vine St
Murfreesboro, Tennessee 37130

RE: Journey Home
BZA Special Use Permit
Murfreesboro, Tennessee
SEC Project No. 20056

Dear Brad:

Pursuant to Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2024 Zoning Ordinance in regards to the proposed **Journey Home** (on a 1.40 acre Parcel 12.00 of Tax Map 102 along Old Salem Road), 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 The Journey Home, Inc
c/o Matt Taylor
850 Middle TN Blvd
Murfreesboro, TN 37129

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

The Journey Home, Inc owns the property.

(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 Old Salem Road
1207 Old Salem Road
Murfreesboro, TN 37129

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

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

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

The property is currently zoned H-I.

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

1.) Hours and days of operation

Mission-related services are primarily provided Monday through Friday from 6:00 a.m. to 4:00 p.m. with services typically limited to mealtimes on Saturdays and Sundays. Saturday and Sunday occur between 9:00 a.m. and 6:30 p.m.

Group shelter-related services would typically begin daily at 4:00 p.m. and operate overnight dismissing at 8:00 a.m.

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

Approximately 70-100 people per day including people coming for meal services only. Shelter will have 10 rooms with 3 beds each (30 occupants) and 1 employee.

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

Change in traffic generation is projected to be minimal with the site plan. Will move traffic of current Journey Home shelter away from the Bottoms areas.

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

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

The landscaping along the property lines will be implemented to meet the requirements of the zoning ordinance.

The trash enclosure will be enclosed with a solid screen wall and further screened with landscaping.

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 building has been designed to have minimal impacts on the surrounding neighborhoods. All the parking needs for the shelter will be contained on the site itself and will not have any connectivity with the surrounding sites. There are no proposed utility changes aside from service connections to existing utility mains located along Old Salem Road.

Water: MWRD has a waterline along Old Salem Road. A water service will be extended into the site.

Sanitary Sewer: MWRD has sanitary sewer located to the northwest of the site along Old Salem Road. A sewer service will be extended to the site.

Electric: MTEMC has electrical service along Old Salem Road via overhead lines.

Gas: Atmos Energy has gas located along Old Salem Road.

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

The building is oriented with the entrance facing the northwest property line and will have parking toward the front of the proposed building. The site will be accessed solely from the proposed access drive that will provide for full turning movements. The proposed building will be a two story with exterior materials as shown on the architectural elevations. The photometric plan shows the onsite proposed lighting in the parking lots and resulting footcandles will be no more than 0.5 at the property lines. The proposed landscaping along the property lines will meet the requirements of the zoning ordinance. The trash enclosures will be enclosed with a solid screen wall and further screened with landscaping.

- 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 Old Salem Road.

All of the parking needs for the building are contained on the site itself and will not have any connectivity with the surrounding sites. The total projected parking

spaces for the project is shown as 34 regular spaces and 2 H.C. spaces which meets or exceeds the ordinance requirements.

The drainage for the site will be treated for water quality and/or detained per city requirements before being released to the existing downstream conveyance system.

Solid waste disposal will be handled via a dumpster located on the southern portion of the property. The dumpster will be sited on a concrete pad and enclosed with a masonry enclosure and screened with landscaping.

Fire protection and domestic water feeds will be provided by a connection to the existing main.

Sanitary sewer service will be extended to the building by the applicant from the north.

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

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

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

(pp) Group shelters shall be subject to the following additional standards:

1) an on-site off-street area shall be provided for vehicles to load and unload passengers

Provided in parking area.

2) parking shall be required as provided in Section 26 and Chart 4 of this article;
Parking meets requirements and listed on plans

3) screening and/or fencing shall be required along the lot lines of the site of the group shelter to block such facility from the view of adjoining property;
Fencing is being provided along rear and southern lot lines.

4) an application for a special use permit for a group shelter shall be accompanied by a statement from the State of Tennessee, Department of Human Services, Department of Corrections, or any other State sponsored agency or department, if any, that may have regulatory jurisdiction over such facilities, stating that such group shelter can comply with all requirements of the State of Tennessee with respect to such use;

No such provision is required.

- 5) ***no group shelter shall be permitted to be located within one thousand feet of another lawfully established group shelter;***

No other group shelter is known to exist within one thousand feet of the property.

- 6) ***other additional standards may be required in order to assure the compatibility of the group shelter with other property in the vicinity of the shelter;***

Acknowledged

- 7) ***the following land use intensity ratios shall apply to group shelters located in any zoning district: Maximum Floor Area Ratio (F.A.R.) 0.30, Minimum Livability Space Ratio (L.S.R.) 0.48, and Minimum Open Space Ratio (O.S.R.) 0.70***

Lot Area = 62,887 Sq.Ft. Usable Floor Area = 12,804 Sq.Ft.

Livability Space = 32,978 Sq.Ft. Open Space = 50,083 Sq. Ft.

F.A.R. Provided = Usable Floor Area/Lot Area = $12,804/62,887 = \underline{0.20}$

L.S.R. Provided = Livability Space/Lot Area = $32,978/62,887 = \underline{0.52}$

O.S.R. Provided = Open Space/Lot Area = $50,083/62,887 = \underline{0.80}$

(fff) Missions shall be subject to the following additional standards:

- 1) ***an on-site off-street area shall be provided for vehicles to load and unload passengers provided, however, if no turn around area is available onsite, then access to and from the site shall be arranged to provide an unencumbered view of on-coming traffic for vehicles which must back into the street;***

Provided in the parking area.

- 2) ***parking shall be required as provided in Section 26 and Chart 4 of this article;***

Parking meets requirements and is listed on the plans.

- 3) ***screening and/or fencing shall be required along the lot lines of the site of the mission to block such facility from the view of adjoining property;***

Fencing provided along rear and southern lot lines.

- 4) ***an indoor and/or outdoor recreation area may be required to be located onsite for the use of the inhabitants of the mission. The BZA may require that this area be fenced from the view of any street or adjoining property and, in the event children are expected to be housed in the mission, appropriate playground equipment and fencing to assure safety of the children may be required to be installed. Provided, the BZA shall not require both an indoor and outdoor recreation area if it determines that one or the other will adequately serve the needs of potential users of the facility;***

open space area is is proposed to the rear of the building.

- 5) ***an application for a mission shall include a statement from the applicant indicating a maximum time period during which individual users of the facility will be allowed by the applicant or its agents to utilize or reside at the facility;***

Persons using the mission services (i.e. meals, clothing, basic needs, counseling, case management, etc.) may only use the facility during the normal daytime hours of operation as noted above. Group shelter activities will be limited to homeless families with children, who may reside at the facility for a maximum of 90 days.

- 6) ***no mission shall be permitted to be located within one thousand feet of another lawfully established mission;***

No other mission is known to exist within one thousand feet of the property.

- 7) ***other additional standards may be required in order to assure the compatibility of the mission with other property in the vicinity of the facility.***

Acknowledged.

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

Sincerely,



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

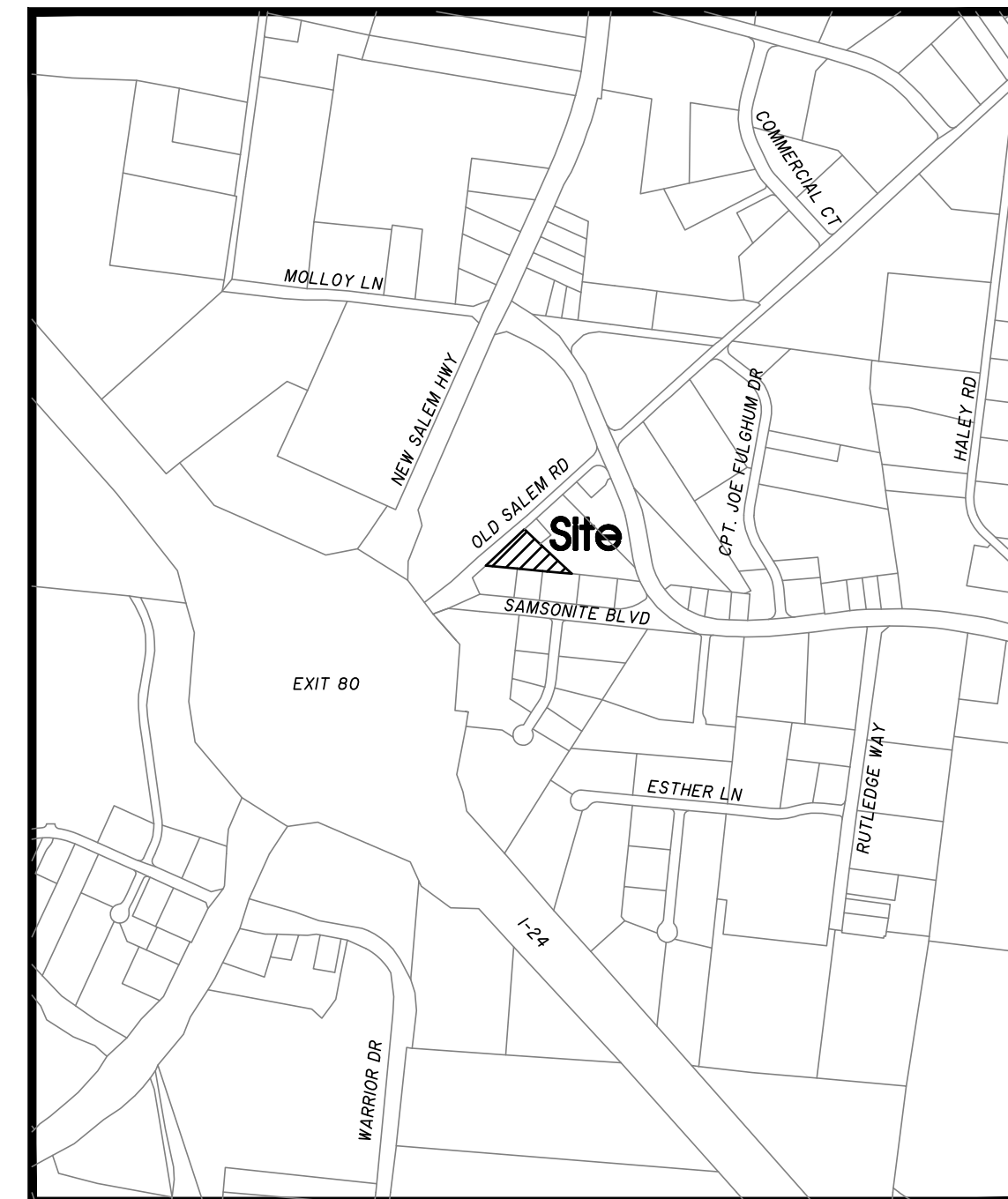
Journey Home

Murfreesboro, Tennessee

Special Use Application

Drawing Index

Sheet No.	Title
1	Cover Sheet
2	Existing Conditions
3	Location Map
4	Concept Master Plan
L1.0	Landscape Plan
L2.0	Landscape Details & Notes
Ph1.0	Photometric Plan
A103	Elevations



Site Location Map
Not To Scale



Owner/Applicant:

The Journey Home, Inc.
P.O. Box 331025
Murfreesboro, TN 37133

Deed Reference:

Tax Map 102, Parcel 12.00
R. Bk. 1224, Pg. 2168

Yard Requirements:

Front: 42'
Side: 10'
Rear: 25'

Intended Use:

Mission & Group Shelter

Land Use Data:

Zoned: H-1
2-Story Building
Building Ht.: 28'-0"
Ground Floor: 12,804 Sq.Ft.
Second Floor Area: 6,402 Sq.Ft.
Total Floor Area: 19,206 Sq.Ft.
1 Lot on: 1.40± Acres

Parking Requirement:

Total Required Spaces =
 $\frac{1 \text{ Space}}{12 \text{ Beds}} \times 30 \text{ Beds} + \frac{1 \text{ Space}}{\text{Employee}} \times 1 \text{ Employee} + \frac{1 \text{ Space}}{300 \text{ Sq.Ft. of Other Use}} \times 9,150 \text{ Sq.Ft.} = 30.5 \text{ Spaces}$
 Provided: 34 Regular + 2 H.C. = 36 Total Spaces Provided

Flood Map No.:

This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149C0260H dated January 5, 2007.

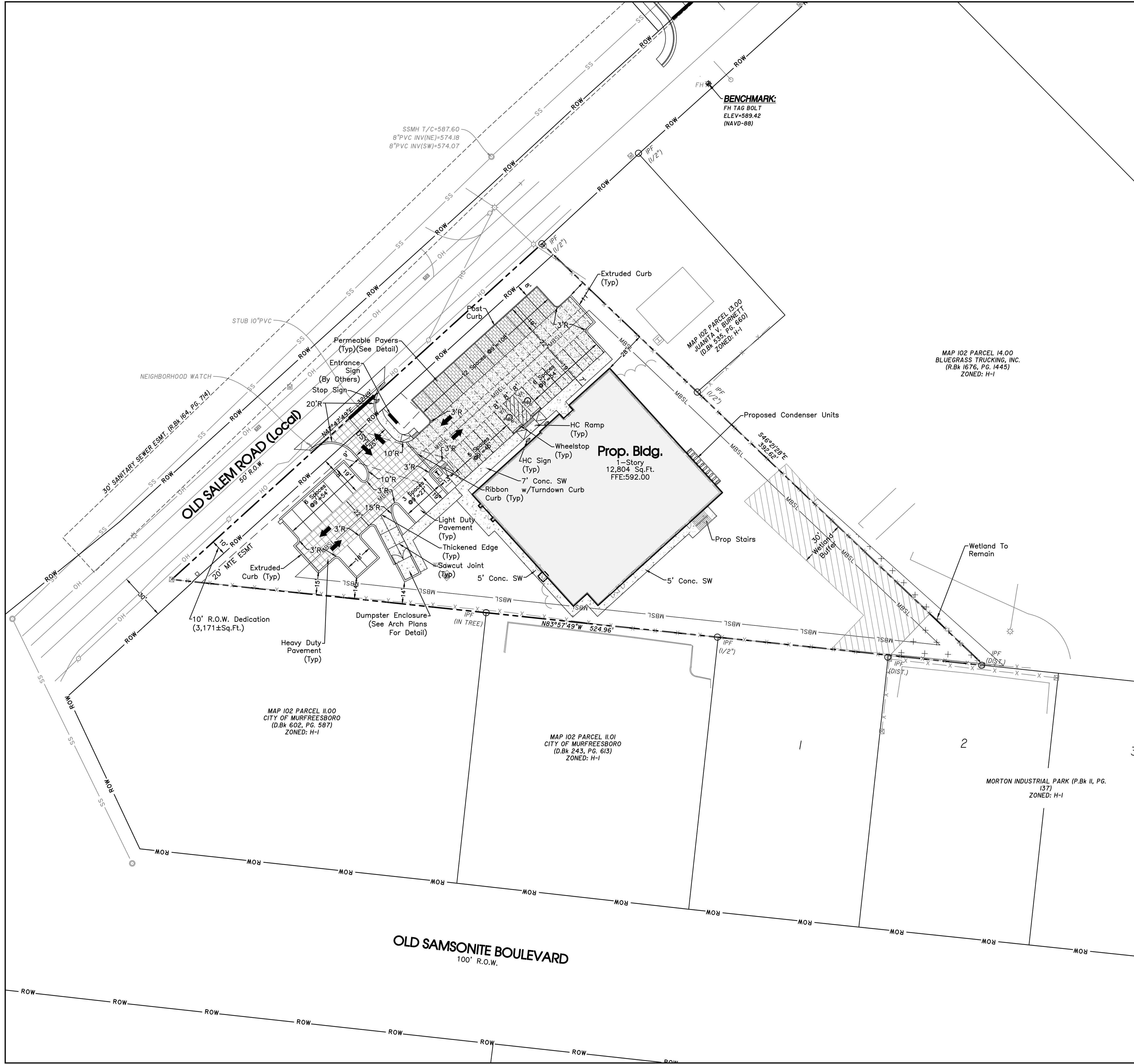
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

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

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

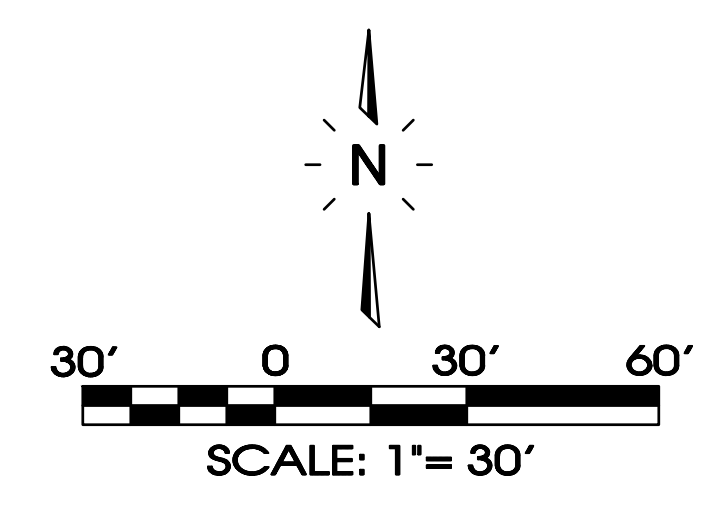


Legend:

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

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

Parking Count:
34 Proposed Regular + 2 H.C. = 36 Spaces



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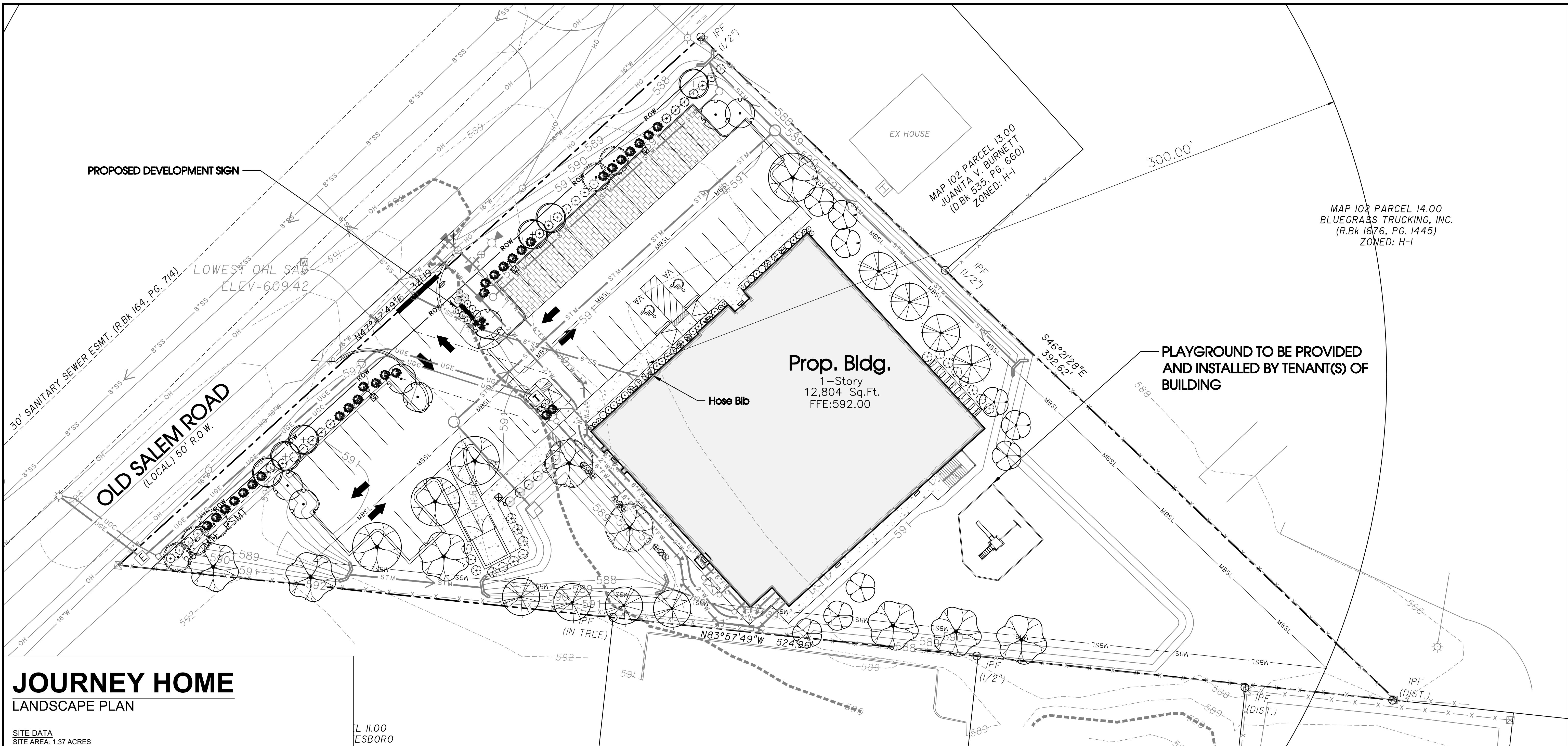
REVIEW SET
A. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 0000000000

**Journey Home
BZA Variance**
Murfreesboro, Tennessee

Concept Master Plan

REVISIONS:
DRAWN: SJA
DATE: 5-6-2024
CHECKED:
MAT
FILE NAME:
20056bza
SCALE:
1"=30'
JOB NO.
20056
SHEET:
4 of 4

with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



JOURNEY HOME

LANDSCAPE PLAN

SITE DATA
 SITE AREA: 1.37 ACRES
 SITE ZONING: H-1

OPEN SPACE REQUIREMENTS
 20% OF OPEN SPACE (LANDSCAPE AREAS GREATER THAN 200 SF) IS REQUIRED PER PHASE.
 OPEN SPACE REQUIRED 1.37 AC x 20% = 0.27 AC
 OPEN SPACE PROVIDED = 0.69 AC (50.36%)
 FORMAL OPEN SPACE NOT REQUIRED

LANDSCAPE REQUIREMENTS (AS PER SECTION 27)

REQUIRED PERIMETER LANDSCAPING	REQUIRED	PROVIDED
(OLD SALEM ROAD) (312.99' - 30.54') = 282.45 LF 1 ORNAMENTAL TREE/ 25 LF OF FRONTAGE 1 SHRUB/ 5 LF OF FRONTAGE	11 TREES 58 SHRUBS	11 TREES (OVERHEAD UTILITY CONFLICT) 58 SHRUBS
(NORTHERN PERIMETER) 382.62 LF 1 CANOPY TREE/ 40 LF OF PERIMETER	10 TREES	10 TREES
(SOUTHERN PERIMETER) 514.96 LF 1 CANOPY TREE/ 40 LF OF PERIMETER	13 TREES	13 TREES

PARKING LOT REQUIREMENTS
 ONE SHADE TREE OR TWO ORNAMENTAL TREES PER 12.5 PARKING STALLS TO BE PLANTED IN LANDSCAPE ISLANDS (MIN. 8' WIDTH).
 36 PARKING SPACES PROVIDED = 3 TREES REQUIRED
 11 TREES PROVIDED IN ISLANDS (OVERHEAD UTILITY CONFLICT)

DESIGN GUIDELINES LANDSCAPE REQUIREMENTS

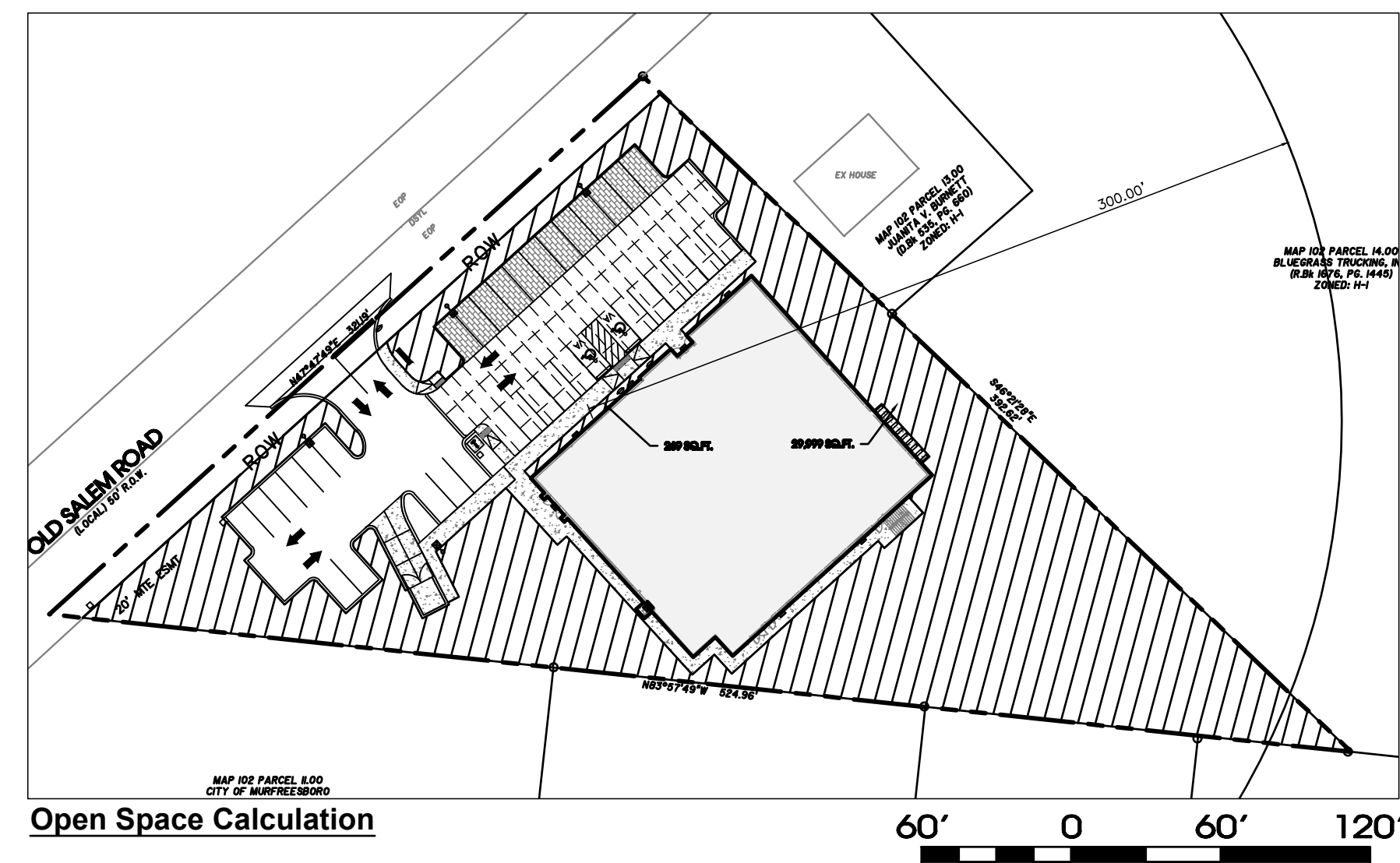
	TREES REQUIRED	TREES PROPOSED
REQUIRED PERIMETER/PARKING TREES:	37	47 (TREE OVERAGE DUE TO PARKING ISLAND REQUIREMENT)
10% REQUIRED 4" CALIPER:	4	4
15% REQUIRED 3" CALIPER:	6	25
75% REQUIRED 2.5" CALIPER:	27	18

STORMWATER BEAUTIFICATION STANDARDS

	REQUIRED	PROVIDED
(SOUTHERN PERIMETER DETENTION POND) 225 LF	1 SHADE TREE/ 40 LF OF PERIMETER 1 SHRUB/ 15 LF OF PERIMETER	6 TREES 15 SHRUBS
(OLD SALEM ROAD DETENTION POND) 180 LF	1 SHADE TREE/ 40 LF OF PERIMETER 1 SHRUB/ 15 LF OF PERIMETER	5 TREES 12 SHRUBS

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

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



Open Space Calculation

Open Space:
 Required: (20%)(1.37 Ac.) = 0.27 Acres (11,935 Sq.Ft.)
 Provided: 0.69 Acres (30,268 Sq.Ft.) (50.36%)

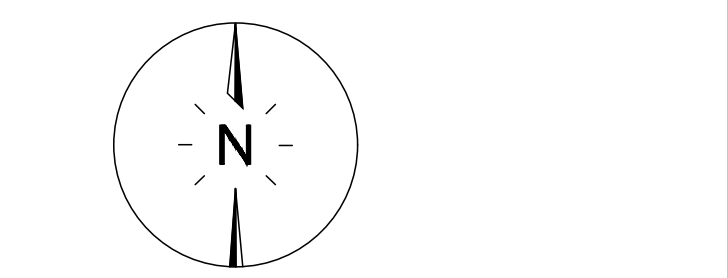
20' 0 20' 40'
 SCALE: 1" = 20'

EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX

NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING NOT TO SCALE

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



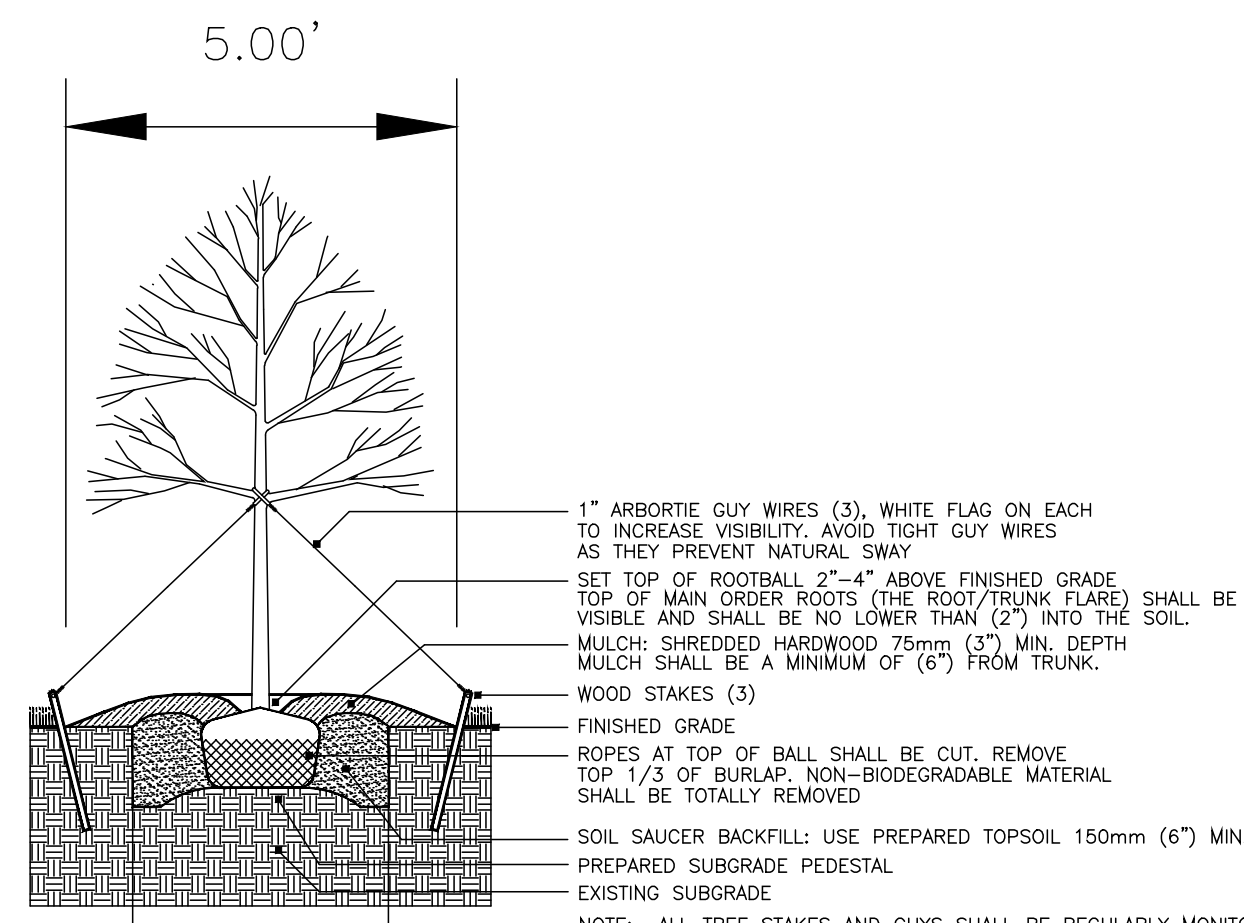
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 LANDSCAPE ARCHITECTURE
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, or otherwise indicated on these drawings. The owner/developer shall be responsible for the assurance that the site is constructed in accordance with the construction plans.

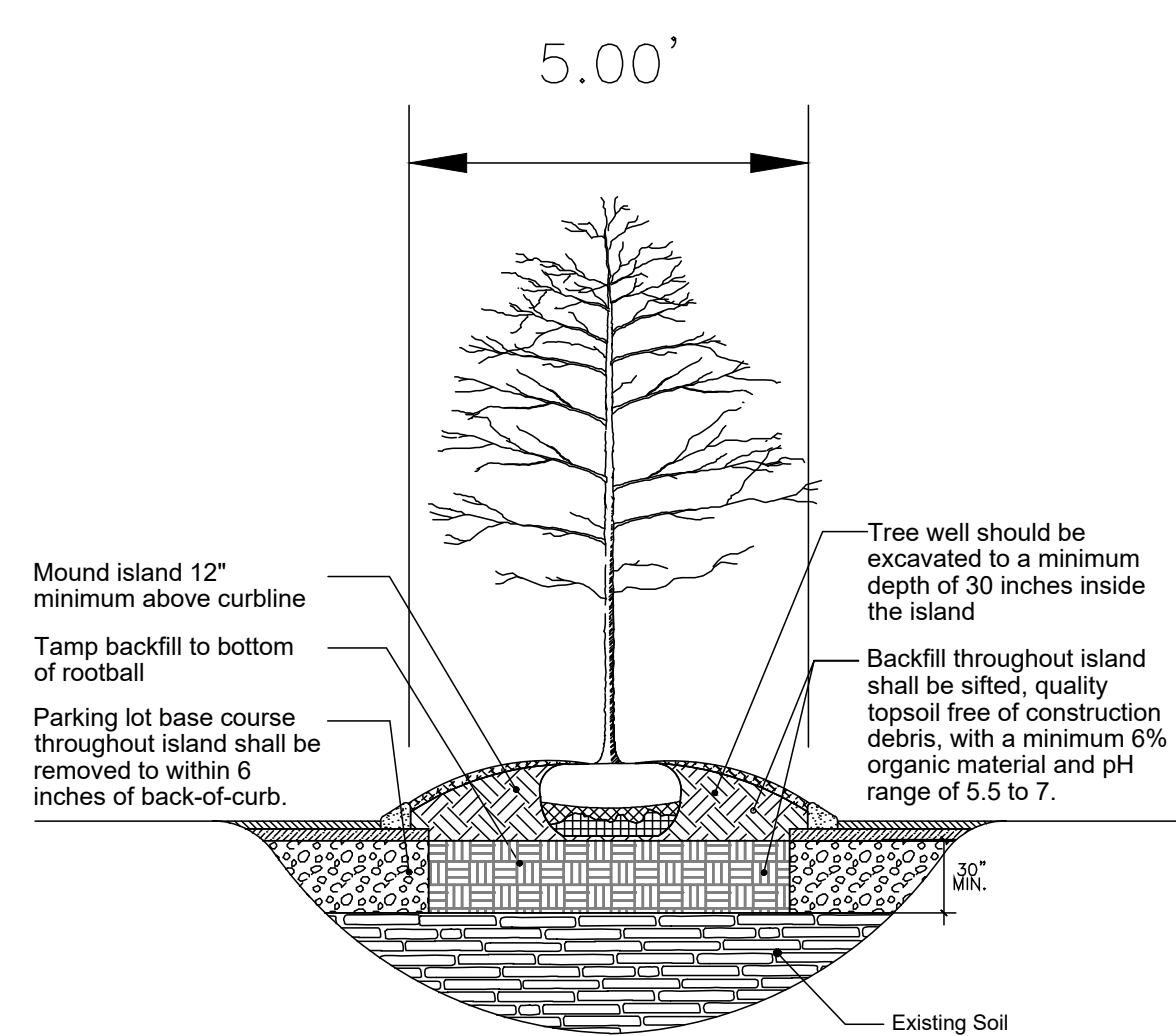
Journey Home
 Murfreesboro, Tennessee

811
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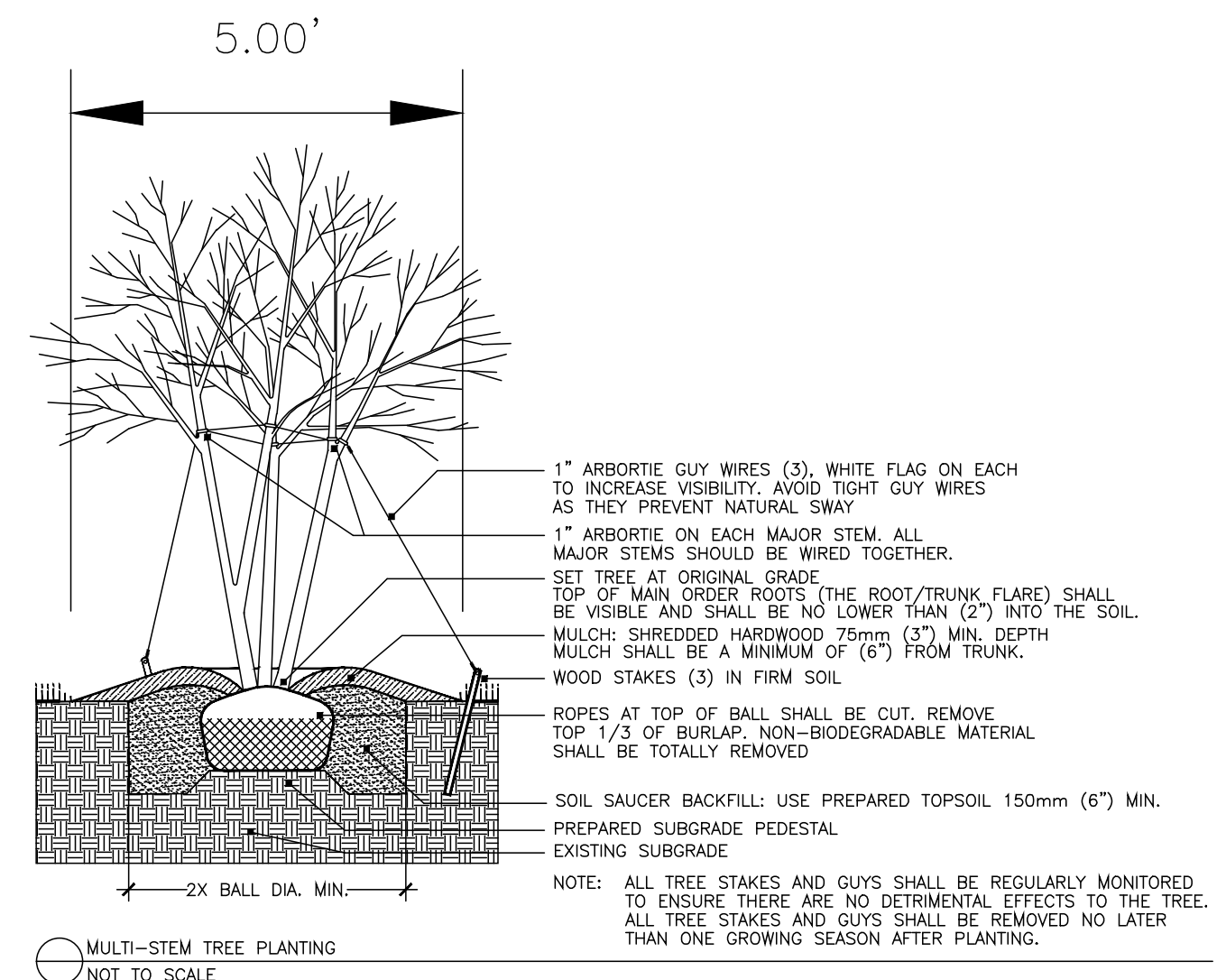
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 JOB NO.
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 SHEET:
L1.0



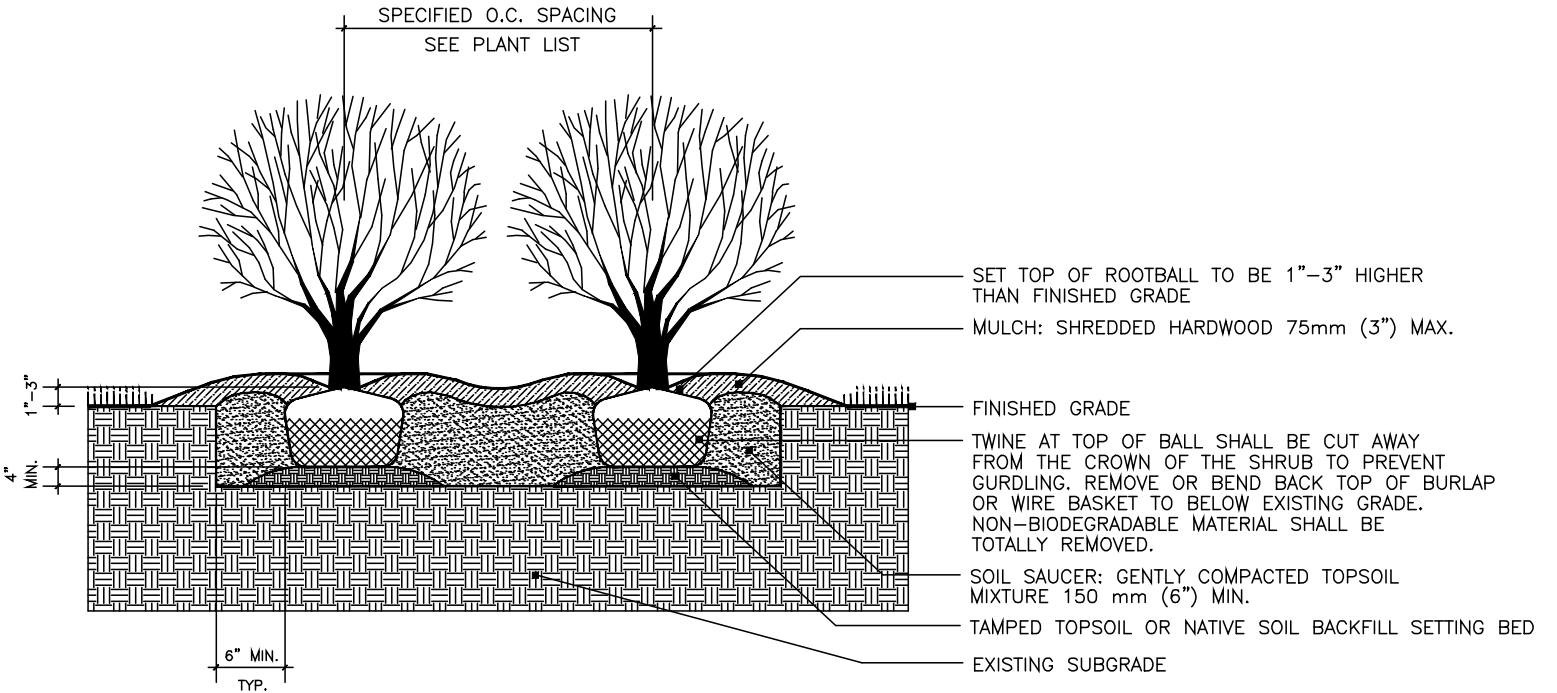
DECIDUOUS TREE PLANTING
NOT TO SCALE



Tree Planting Detail
For Parking Lot Island or Median



MULTI-STEM TREE PLANTING
NOT TO SCALE



SHRUB PLANTING - BALL AND BURLAP - MULTIPLE
NOT TO SCALE

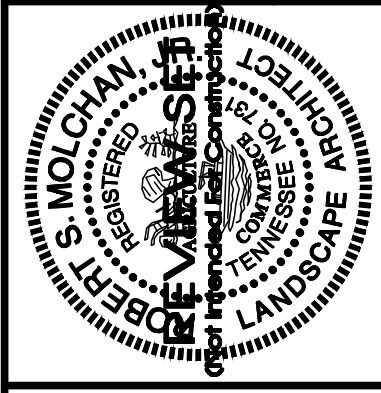
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES									
	QB2	2	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	Z5	4	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	B & B	4" CAL	16' - 18'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
PERIMETER TREES									
	CB2	9	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	B & B	3" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LTL	8	LIRIODENDRON TULIPIFERA 'LITTLE VOLUNTEER' / LITTLE VOLUNTEER TULIP TREE	B & B	3" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	MXS	5	MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	B & B	2" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	PO	6	PRUNUS X OKAME / OKAME CHERRY	B & B	2" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
	QS	6	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES									
	CC	7	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
EVERGREEN SHRUBS									
	AR	9	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	CONT.		12"	12"	4' O.C.	DENSE, FULL, MATCHED
	ICH	26	ILEX CRENATA 'HOOGENDORN' / HOOGENDORN JAPANESE HOLLY	CONT.		12"	12"	3' O.C.	DENSE, FULL, MATCHED
	ICP	13	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	CONT.		30"	18"	2' O.C.	DENSE, FULL, MATCHED
	NG	9	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	CONT.		12"	12"	3' O.C.	DENSE, FULL, MATCHED
	PLS	18	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	CONT.		18"	12"	4' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	VD2	6	VIBURNUM OBOVATUM 'DENSEA' / DWARF WALTER'S VIBURNUM	CONT.		12"	12"	5' O.C.	DENSE, FULL, MATCHED
GRASSES									
	FAM	3	FENNISETUM ALOPECUROIDES 'MOUDRY' / ORIENTAL FOUNTAIN GRASS	3 GAL		12" - 18"	12"	3' O.C.	WELL ROOTED AND FULL TO EDGES OF CONTAINER
PERIMETER SHRUBS									
	BB	30	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	CONT.		24"	24"	5' O.C.	DENSE, FULL, MATCHED
	HF	3	HYPERICUM FRONDOSUM 'SUNBURST' / SUNBURST HYPERICUM	CONT.		24"	24"	3' O.C.	FULL, WELL-BRANCHED, MATCHED
	IM	25	ILEX X MESERVEAE 'CHINA GIRL' TM / CHINA GIRL HOLLY	CONT.		24"	24"	5' O.C.	DENSE, FULL, MATCHED

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

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
10. THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
11. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
12. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUNDCOVER AREAS.
13. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION AND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

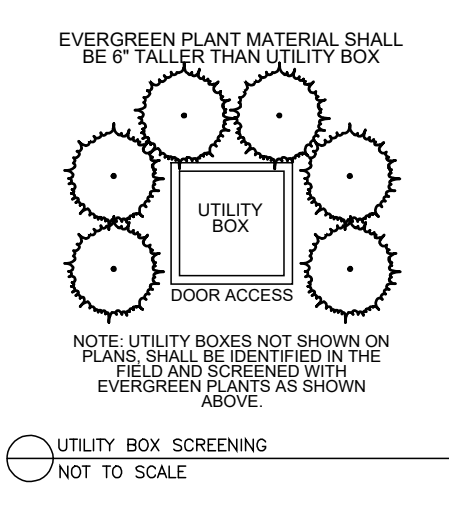
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 LANDSCAPE ARCHITECTURE
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 Murfreesboro, Tennessee

811
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REVISIONS:
 DRAWN: SWL
 DATE: 05-02-2024
 CHECKED: RSM
 FILE NAME: 20056BA_LA
 SCALE: N/A
 JOB NO. 20056
 SHEET: L2.0



UTILITY BOX SCREENING
NOT TO SCALE

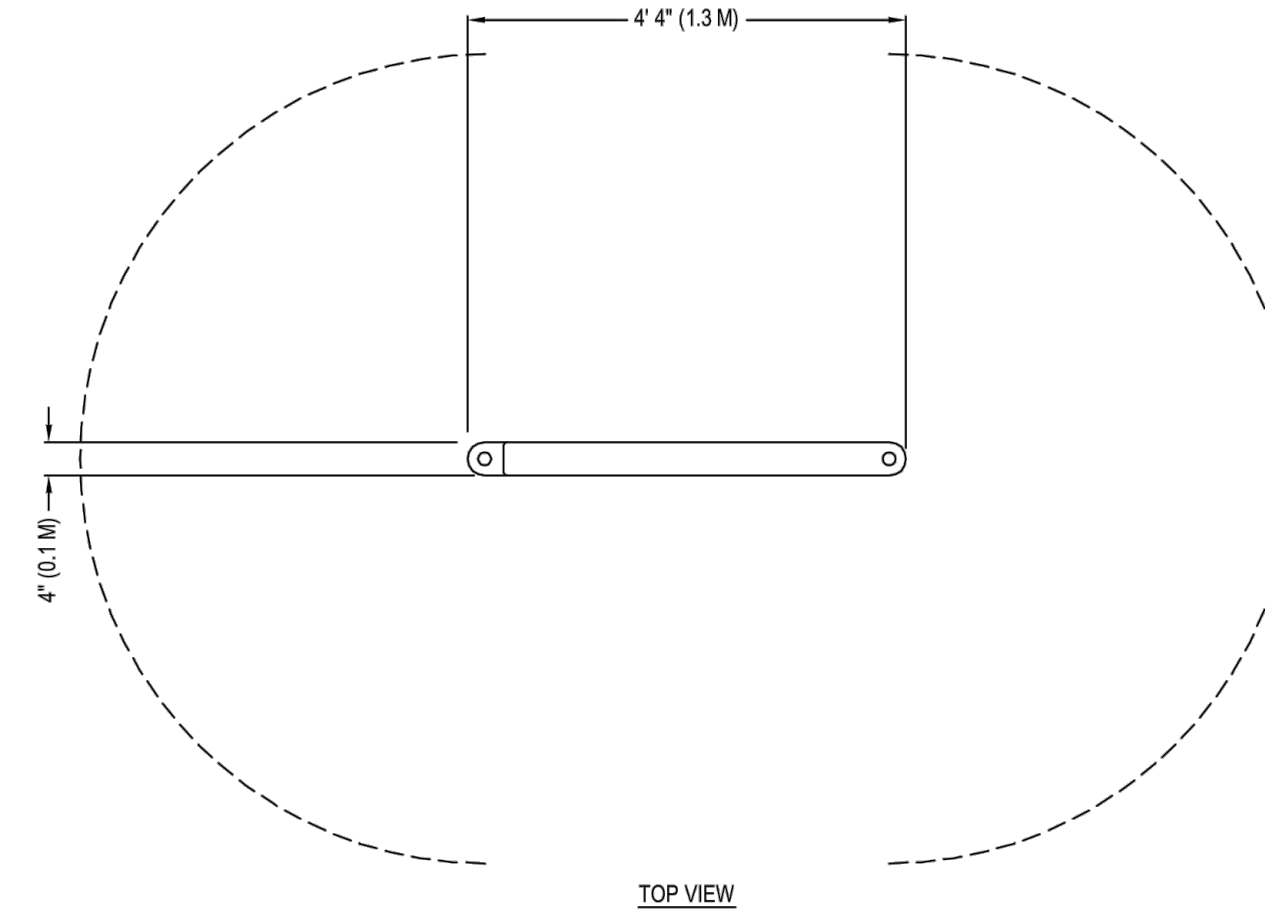
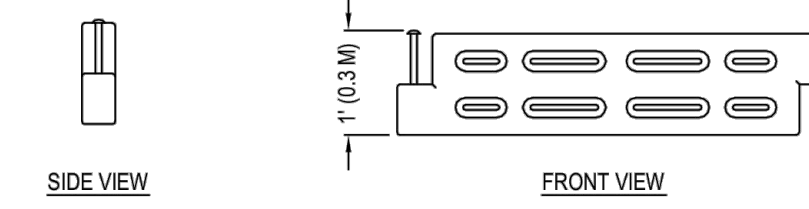
Prop. Bldg.

1-Story
12,804 Sq.Ft.
FFE:592.00

PLAYGROUND TO BE PROVIDED
AND INSTALLED BY TENANT(S) OF
BUILDING



PLAYCRAFT SYSTEMS
123 NORTH VALLEY DRIVE
GRANTS PASS, OR 97526
TOLL FREE: 1-800-333-8519
PHONE: (541) 955-9199
FAX: (541) 955-6130
www.playcraftsystems.com



SPECIFICATIONS:
SIZE: 4' X 4' X 1' (1.3 M X 0.1 M X 0.3 M)

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
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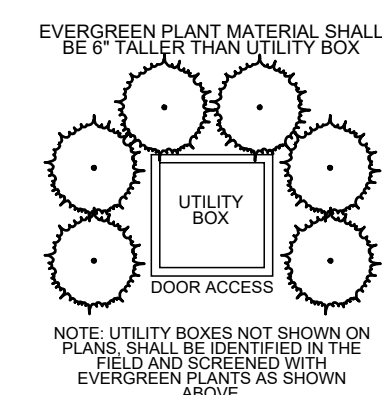
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PLAYCRAFT BORDER TIMBERS OR EQUIVALENT



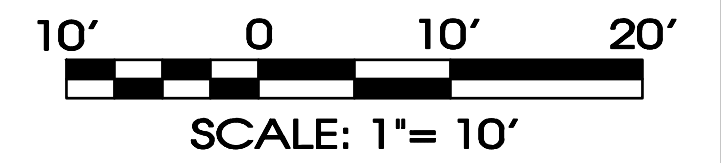
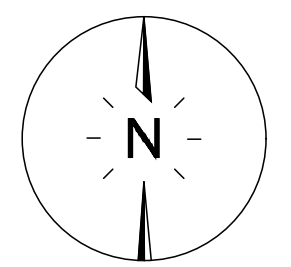
EXAMPLE OF PLAYGROUND PRODUCT



UTILITY BOX SCREENING
NOT TO SCALE



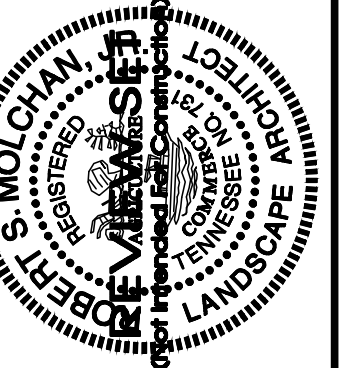
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Journey Home

Murfreesboro, Tennessee

Site Materials Plan

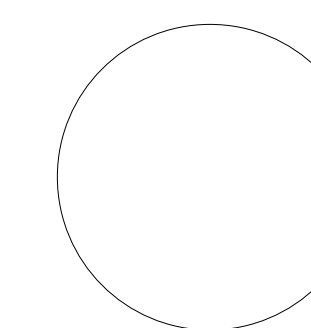
REVISED:

DRAWN: SWL
DATE: 05-02-2024
CHECKED:
RSM
FILE NAME:
20056BA_LA
SCALE:
1" = 10'
JOB NO.
20056
SHEET:

L3.0



332 Azalea Drive
Panama City Beach
Florida 32413
423.509.1681 T
kevin@kevincgoins.com Email
www.kevincgoins.com Website

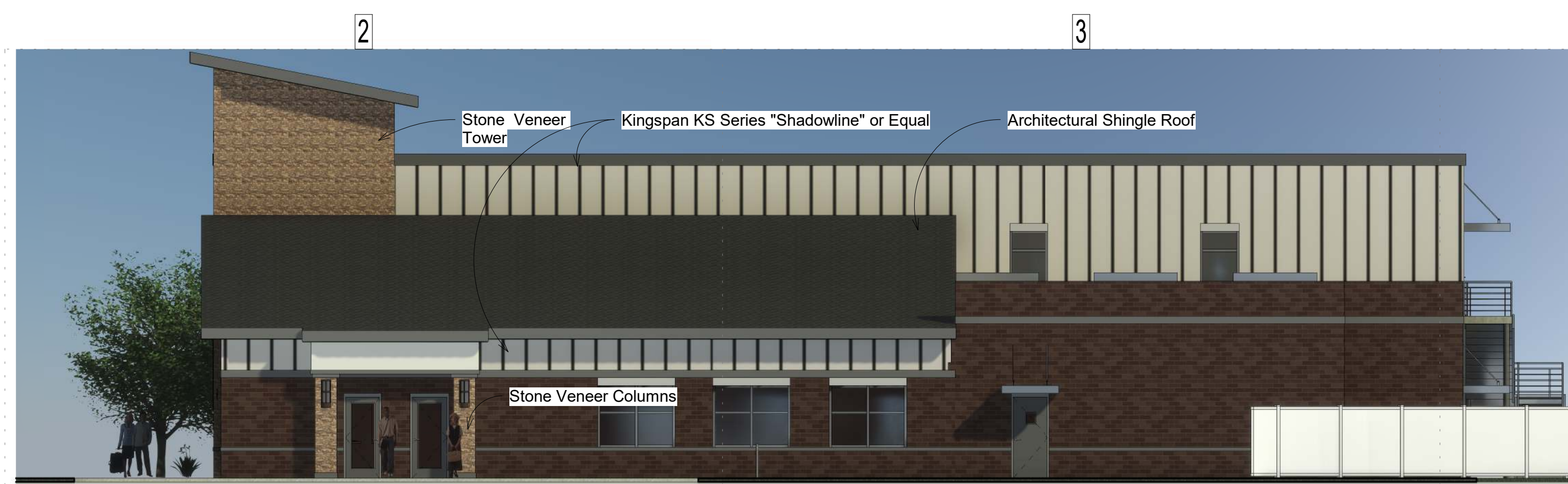


Kevin C. Goins
ARCHITECT, AIA

The Journey Home
Office and Ministry Center
Murfreesboro, Tennessee

REVISION: 04/07/2021
REVISION:
DATE: 04/30/2024
DRAWN BY: Author
CHECKED BY: Checker
JOB #: 2102
SHT TITLE: ELEVATIONS

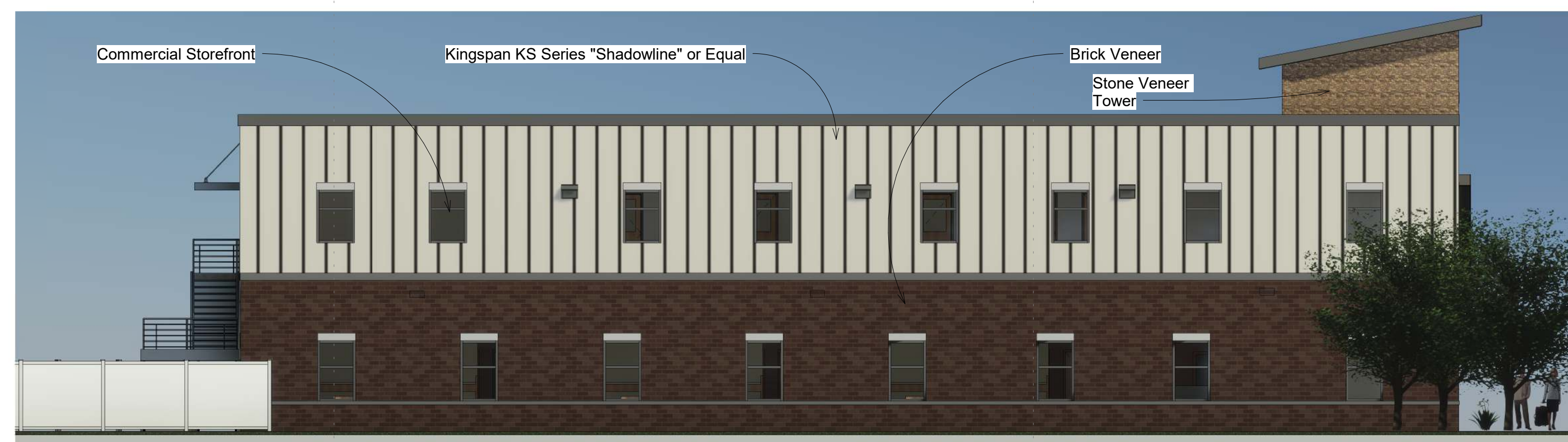
A103



① Southwest Elevation
1/8" = 1'-0"



② Northwest Facing Old Salem Road
1/8" = 1'-0"



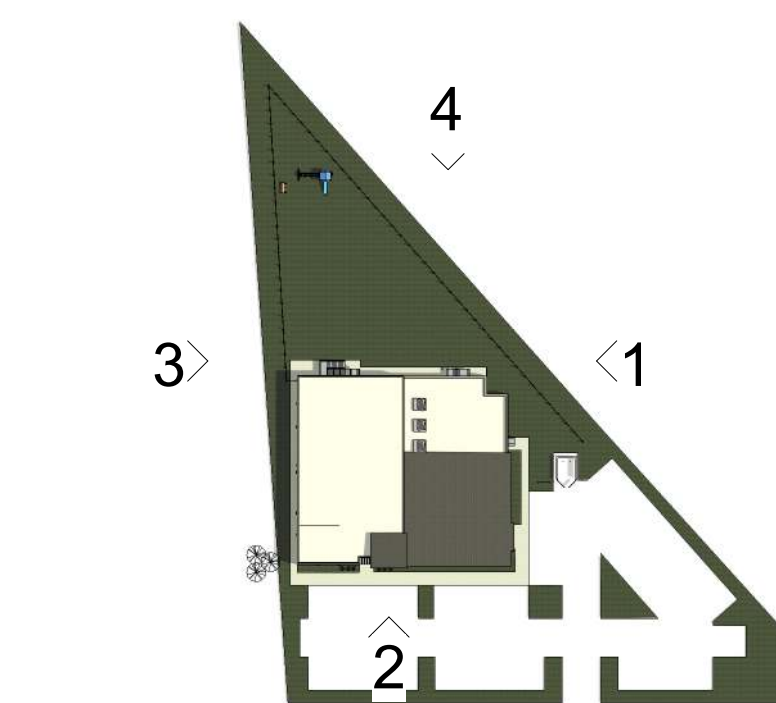
③ Northeast Facing House
1/8" = 1'-0"



④ Southeast
1/8" = 1'-0"



⑥ VIEW AT DUMPSTER



⑤ Legend
1" = 100'-0"



2 EXTERIOR FRONT VIEW



3 3D View 2

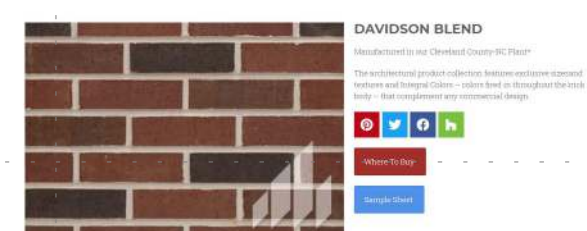


4 3D View 1



1 EXTERIOR SIDE VIEW

GENERAL SHALE BRICK



KINGSPAN KS SERIES
"SHADOWLINE" OR APPROVE EQUAL
COLOR: KINGSPAN SANDSTONE



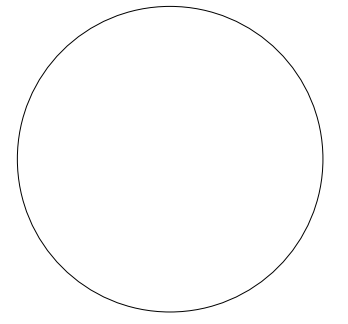
CENTURION
STONE



Sandstone
SR-0.4P E-0.8s SR-5s



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Kevin C. Goins
ARCHITECT, AIA

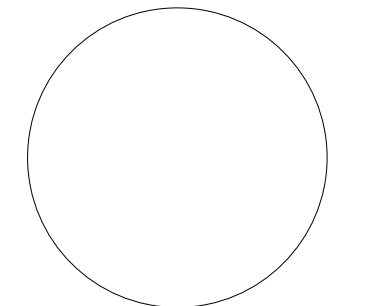
The Journey Home
Office and Ministry Center
Murfreesboro, Tennessee

REVISION:	
REVISION:	
DATE:	04/30/2024
DRAWN BY:	Author
CHECKED BY:	Checker
JOB #:	2102
SHT TITLE:	PERSPECTIVE

A104



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Kevin C. Goins
ARCHITECT, AIA

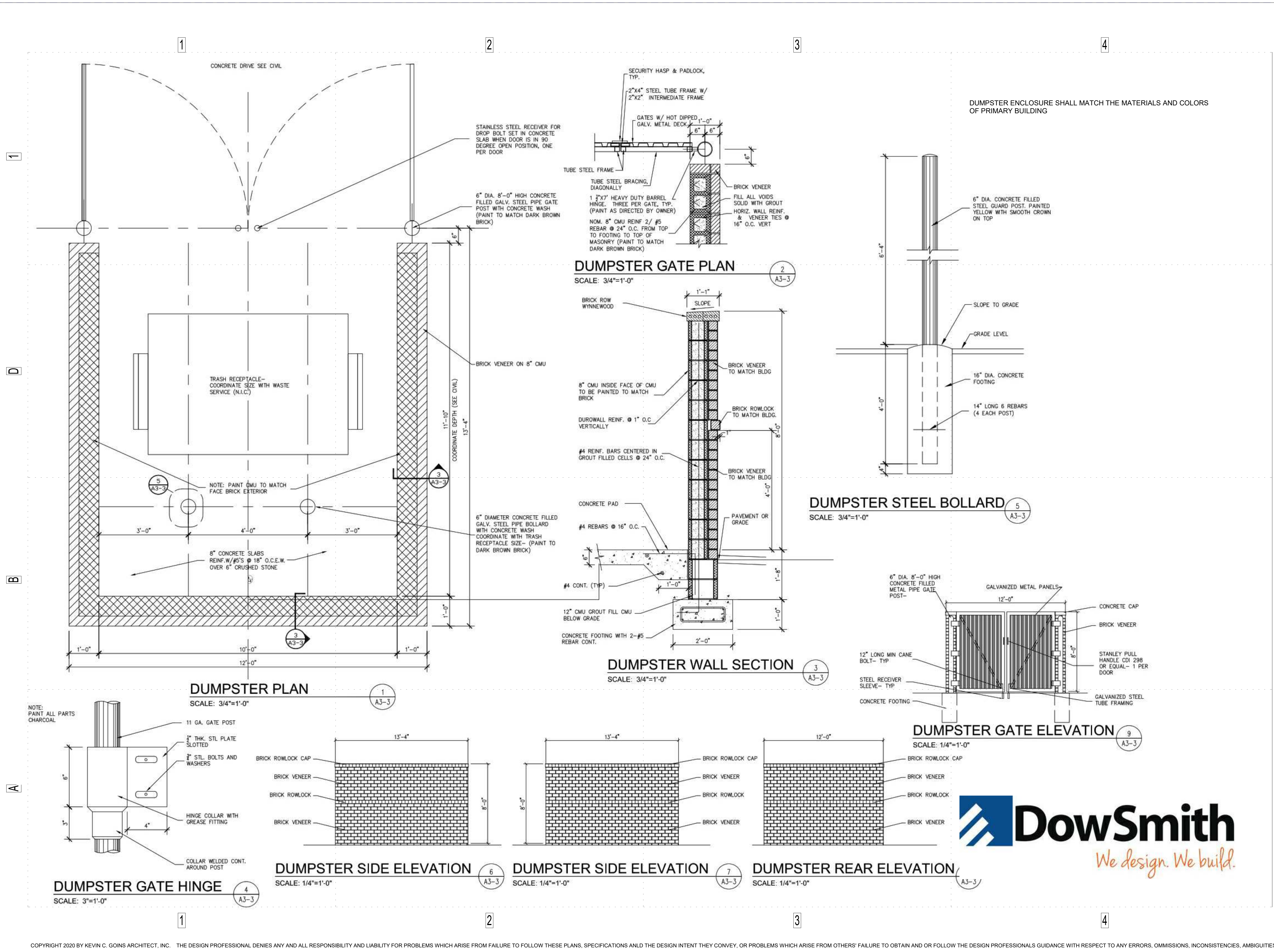
The Journey Home
Office and Ministry Center
Murfreesboro, Tennessee

REVISION:
REVISION:
DATE: 04/30/2024

DRAWN BY: Author
CHECKED BY: Checker
JOB #: 2102
SHT TITLE: Dumpster Details



A105



**MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
MAY 22, 2024
PROJECT PLANNER: JOEL AGUILERA**

Application: Z-24-013

Location: 2882 Sulphur Springs Road

Applicant: James & Jessica Pinson

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

Requests: A special use permit to construct and establish an accessory apartment.



Overview

Special Use Permit Request

The applicants, Mr. and Mrs. James & Jessica Pinson, are requesting a special use permit (SUP) to construct and establish an accessory apartment at 2882 Sulphur Springs Road for the applicant's mother in law to reside so she may age in place. The new structure will be single-story, approximately 21 feet in height, and the accessory apartment would 675 square feet in area. The property is zoned RS-15 and is in the Sulphur Springs Meadows single-family residential subdivision.

The applicants purchased the property in 2023, and during the initial conversations with Planning staff, staff found that the previous owner had not pulled permit for the garage and was in violation with minimum setback standards for detached accessory structures. Additionally, because of Due North Drive public right-of-way, the existing garage, and proposed accessory apartment, would be within the front setback. To correct the existing violation and allow the accessory apartment to be placed next to the existing garage, the applicant had to submit a mandatory referral application for the abandonment of Due North Drive. Planning Commission voted to recommend approval of the mandatory referral application (2024-703) and was approved by City Council in March of this year. The applicant has already begun the process of recording the quitclaim deed for the right-of-way abandonment and recording the final plat to record the new property lines.

As depicted on the attached plan, the structure will be located 150+ feet behind the front property line, 120 feet from the rear property line, and be 26 feet from the new side property line. For the 40' MTE depicted on the survey, staff has confirmed with MTE that the 40' MTE easement will be relocated to a new location, closer to Due North Drive. The proposed floor area of the accessory apartment is 675 square feet and includes a kitchen, living area, one bathroom, and mudroom. The proposed structure will utilize brick material on the base to match the existing home, and siding, which is consistent with the existing home and the adjacent residential properties.

As proposed, the accessory apartment complies with the applicable bulk development standards:

	Zoning Ordinance	Proposed Accessory Apartment
Maximum Floor Area for accessory apartment	700 square feet	675 square feet
Maximum Building Height	35 feet	21 feet
Minimum Building Setbacks	<ul style="list-style-type: none">- 60 feet from front property line- 10 feet behind front façade of house- 5 feet away from house- 5 feet away from side and rear property line	<ul style="list-style-type: none">- 150+ feet from front property line- 50+ feet behind front façade of house- 40 feet away from house- 26 feet away from side property line- 120 feet away from rear property line

In addition, it is recommended that the applicant be required to complete and record the standard Restriction on Use of Land document prepared by the City Attorney. This document states that the accessory apartment can only be occupied by a family member or an invited guest and cannot in any circumstances be used as rental unit. Recording it memorializes the restriction to put future buyers or owners on notice.

Relevant Zoning Ordinance Section

Chart 1 of the City of Murfreesboro Zoning Ordinance allows accessory apartments with approval of a Special Use Permit the RS-15 district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(a) sets forth Standards for Accessory Apartments in addition to the Standards of General Applicability Section 9(C). The following are also the relevant sections from the Zoning Ordinance that apply to accessory apartments:

Section 25, Temporary and Accessory Structures, Subsection E:

(1)(a): for interior lots in residential districts, detached accessory structures and uses, except fences, walls, and hedges, shall be located not less than sixty feet from the front lot line and in no event shall be closer to the front lot line than ten feet behind the front of the principal structure and not less than five feet from any side and rear lot lines. Detached accessory structures on residential lots that are closer than five feet to a principal structure shall be treated as attached structures for setback purposes whether physically attached or not;

(4): no accessory structure shall exceed the height limitations of the district in which such structure is located

Section 2, Definitions:

Accessory Apartment: A secondary dwelling unit either in or added to an existing single family detached dwelling, or in a separate accessory structure on the same lot of record with its own separate exterior entry door, with provisions for cooking and food preparation (including sink and electrical outlets to accommodate kitchen appliances such as refrigerator, oven, or stove), sanitation (including toilet, sink, and shower or bathtub), and sleeping. Such a dwelling shall be accessory to the main dwelling.

The Standards of General Applicability relating to Special Use Permits and Standards for Accessory Apartments are listed below with analysis from staff on how the proposed accessory apartment meets the standards.

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:

- As currently proposed, the plan for the accessory apartment complies with the minimum bulk development standards for accessory structure and accessory

apartments. The structure will have adequate parking on site, and no changes to utility facilities are needed. The traffic conditions would remain the same and the proposed use would not affect the safety and general welfare of the neighborhood. Additionally, staff believes that the proposed accessory apartment will not have any adverse effect to the character of the neighborhood as the structure will be constructed with material that is consistent with the existing style of homes in the neighborhood.

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

- Staff believes this standard has been met. As depicted on the proposed plans, with the abandonment of Due North Drive public right-of-way, the existing garage, as well as the proposed accessory will comply with minimum bulk development standards. The proposed accessory apartment is not a rental and is to be used for family members and would not interfere with adjacent properties or generate traffic.

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

- Staff believes this standard has been met. The proposed accessory apartment will be served adequately by essential public facilities because they are currently existing and already serve the property.

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

- Staff is not aware of any such features on-site that will be impacted by this use.

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

- Additional standards for Accessory Apartment uses are listed below.

Additional Standards for Accessory Apartment Uses with Staff Analysis:

1.) Only one accessory apartment shall be allowed upon a lot zoned for single family purposes;

- The applicants have confirmed that only one accessory apartment will be on the lot at 2882 Sulphur Springs Road.

2.) Except for bona fide temporary absences, the owner(s) of the residence or lot upon or in which the accessory unit is created shall occupy at least one of the dwelling units on the premises and members of the family or their invited guests shall occupy the other dwelling unit. In no event shall either of the units be used as a rental unit to non-family members;

- The applicants, Mr. and Mrs. James and Jessica Pinson have confirmed that they will reside on the property in the principal structure and the accessory apartment unit will only be used for family. They have agreed to record a Restriction on Use of Land, as recommended by the Planning Department for all accessory apartments.
- 3.) The accessory apartment shall be designed so that to the degree reasonably feasible, the appearance of the building remains that of a one-family residence. In general, any new entrances in an existing structure shall be located on the side or in the rear of the building;**
- As depicted on the current plans, the design is compliant with the minimum bulk development standards for an accessory structure, per Section 25 Temporary and Accessory Structure and Uses. The structure is 21 feet high and will be located outside the minimum setback lines for detached accessory structures. The proposed structure will utilize brick and siding material, which is consistent with the house and neighborhood. The entrance for the proposed accessory apartment will be at the front of the structure.
- 4.) If attached to or located within the principal structure, the accessory apartment shall be designed and constructed to allow it to be part of the principal structure at such time as the use of the accessory apartment discontinues or approval of the special permit lapses;**
- This standard is not applicable to this application, as the proposed structure is detached from the principal structure.
- 5.) The design and size of the accessory apartment shall conform to all applicable standards in the health, building and other codes;**
- As it is currently depicted, the accessory apartment will be 675 square feet and if approved, the applicants are required to obtain all necessary building permits to construct the accessory apartment. The applicants have confirmed that the design and construction will conform to all applicable standards in the health, building, and other codes. The structure complies with the setback requirements for detached accessory structure and will not exceed 35 feet in height.
- 6.) The accessory apartment shall not exceed seven hundred square feet of floor area;**
- The accessory apartment will be 675 square feet and will not exceed 700 square feet of floor area.
- 7.) The BZA may condition approval upon the special use permit lapsing at such time as the ownership of the property is transferred; and:**
- Staff recommends that, rather than the above, the BZA instead condition approval on the recording of a Restriction on Use of Land, prepared by the City Attorney, which requires that the accessory apartment only be occupied by a family member or an invited guest and cannot in any circumstances be used as rental unit.

8.) The BZA may require additional standards may be met in order to assure compatibility of the proposed use with adjoining properties and to maintain the integrity of the single-family zoning district;

- The applicants understand that the BZA may require additional standards may be met in order to ensure compatibility.

Staff Recommendation:

Staff recommends approval of the special use permit, based on the request meeting the minimum development standards of the ordinance, to allow a 675 square foot accessory apartment structure, as presented in the application documents, and with the following conditions.

Recommended Conditions of Approval:

1. The owner(s) of the property for this accessory apartment unit shall occupy at least one of the dwelling units on the premises and members of the family or their invited guests shall occupy the other dwelling unit. In no event shall either of the units be used as a rental unit to non-family members.
2. The applicants shall record the final plat prior to the issuance of any building permits.
3. Prior to applying for building permits, the applicant shall complete and record the “Restriction on Use of Land” document prepared by the City Attorney, which shall limit the use of the accessory apartment to only what is allowed by the Zoning Ordinance.
4. The applicant shall obtain all necessary permits, and complete and pass the required inspections, with the Building and Codes Department and shall comply with all code requirements.

Attached Exhibits

- A. Application
- B. Procedure form
- C. Site plan
- D. Elevations
- E. Floor plan

City of Murfreesboro
BOARD OF ZONING APPEALS

HEARING REQUEST APPLICATION

Location/Street Address: 2882 Sulphur Springs Rd., Mboro 37129
 Tax Map: 069 Group: Parcel: 019.01 Zoning District: 13

Applicant: James & Jessica Pinson E-Mail: pinsonj@vcschools.net
 Address: 2882 Sulphur Springs Rd, Mbor Phone: 615-785-2644/2630
 City: Murfreesboro State: TN Zip: 37129

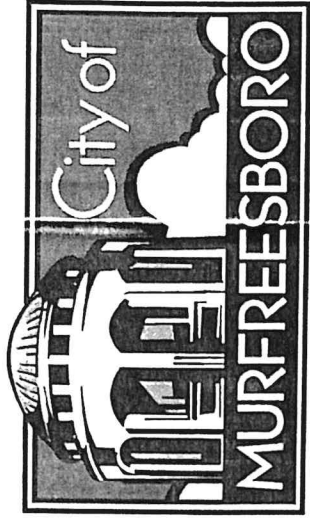
Property Owner: James & Jessica Pinson
 Address: 2882 Sulphur Springs Rd. Phone: 615-785-2644/2630
 City: Murfreesboro State: TN Zip: 37129

Request: Special Use Permit - Accessory Apartment
 for Mother (widowed) to age-in-place.

Zoning District: 13
 Applicant Signature: *James Pinson* Date: 5/3/24

Received By: AF Receipt #: 375203
 Application #: Z-24-013 Date: 5/6/24

Murfreesboro
 Board of
 Zoning Appeals



T E N N E S S E E

HEARING APPLICATION
 AND
 GENERAL INFORMATION

pinsonlaw@gmail.com



Board of Zoning Appeals Procedure Form

Request for Accessory Apartment

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: 5-5-24

Applicant name & title: James & Jessica Pinson, owners Planner name: Joel Aguilera

Application request: Special Use Permit for One-Story Accessory Apartment / MIL Suite

Purpose of request: Construct one-story mother-in-Law Suite (bathroom, kitchen, one-bedroom), as Jessica's father passed away three years ago, and James and Jessica wish to provide a place for her mother to reside close to them, but still allowing the independence of a separate residence. Constructing a 675 sq. ft. mother-in-law suite behind the existing detached garage will provide a place for her mother to age-in-place, but also give her independence in her retirement.

Section 8 – Procedure for Uses Requiring Special Use Permits

- a) Name, address, and telephone number of the *applicant*
James and Jessica Pinson – 2882 Sulphur Springs Rd, Murfreesboro TN 37129
- b) Nature and extent of applicant's ownership interest in subject property
Main House Owners, purchased December 2023; interest to add MIL Suite to allow mother to age-in-place
- c) Site plan to be submitted for review by City Staff and Board of Zoning Appeals:
Appendix C
- d) Address of the site of the proposed special use: Personal Home, 2882 Sulphur Springs Rd
- e) Vicinity map showing the property of the proposed special use and all parcels within a five-hundred-foot radius: Appendix B and C



- f) Zoning classification the property of the proposed special use
Zone 13, Special Use Permit Classification
- g) The property of the proposed special use shall have the following characteristics:
- 1) Hours and days of operation
Personal Apartment to be used for mother-in-law to age-in-place
 - 2) Duration of the proposed special use
Duration of life
 - 3) Number of expected patrons that will be expected to utilize the property of the proposed special use
1
 - 4) Projected traffic that will be expected to be generated by the proposed special use
1 additional car; proposed paved designated parking spot for her
- 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:

That the request for special use permit and use of the stated property will follow standards and will not cause any harmful characteristics nor impact on the character of the zoning district in which the property is located. Further, design will be reasonable feasible, the appearance of the building remains that of a one-family residence. The siding will be of similar vinyl style/finish and like covering the existing home. The windows will match existing home windows and will be of comparable size, scaled to the remodeled structure. The main entrance will be on the left (west) side of the building. The completed living space will not exceed seven hundred square feet and will be constructed in the same footprint. Landscaping consisting of Native Shrubs and grasses. The proposed building primary use will be that of residential living and will resemble family residential properties in the immediate vicinity. The accessory apartment property line is more than six feet from property line to the left, twenty feet from the rear property line and at least twenty-five feet from the right side of the property line. The maximum building height will not exceed twenty feet one-story with roof pitch.



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;

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. Since this will be for residential living purposes, and only one adult living there, there will be no impact to current traffic conditions. Parking will be beside the structure. The unit will use public utilities, i.e., Murfreesboro Water & Sewer and Middle Tennessee electric as does the existing home. There will be no unapproved matters that will affect the public health, safety, and general welfare of current or future neighbors.

- 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 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 one-story construction will result in a one-bedroom accessory apartment with bathroom facilities. The dwelling's exterior facades will be like that of the existing home. The finished construction will be such that it is in shape and size of adjacent homes' character in the neighborhood. The siding will be of similar style/finish and like color. The windows will match existing home windows. The main entrance will be on the left (west) side of the building. The completed living space will not exceed seven hundred square feet and will be constructed in the same footprint. The proposed building primary use will be that of residential living and will resemble family residential properties in the immediate vicinity.

- 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 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 for such services. The current home on the property and the current garage are serviced by utilities provided by local service providers. Upon completion of the additional one-story dwelling, the intent is to continue extended water and refuse disposal through the Murfreesboro Water & Sewer Department; the electricity through Middle Tennessee Electric and if necessary, fire protection from the local Fire Department, Station #7, less than one mile from the property.

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

The proposed building or use will not result in the destruction, loss or damage of any feature determined by the BZA to be of significant natural, scenic, or historic importance. As part of the construction, the intent is to build to current codes ensuring the safety of and compliance with the BZA requirements. This plan will minimize any loss and safeguard any importance identified by the BZA.

- 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 building or use complies with all additional standards imposed on it by the particular provisions of this section authorizing such use. The final construction and use of the Special Use Permit will enter and remain in compliance with all BZA requirements and will also comply with any special and provisions imposed.

Standards for (a) Accessory Apartments

Please explain how you will comply with the following standards:

[1] only one accessory apartment shall be allowed upon a lot zoned for single family purposes;

We, James and Jessica Pinson agree that only one accessory apartment shall be allowed upon the existing lot currently zoned for single family purposes.

[2] except for bona fide temporary absences, the owner(s) of the residence or lot upon or in which the accessory unit is created shall occupy at least one of the dwelling units on the premises and members of the family or their invited guests shall occupy the other dwelling unit. In no event shall either of the units be used as a rental unit to non-family members;

That except for bona fide temporary absences, we the owners, of the residence or lot upon or in which the accessory unit is created shall occupy at least of the dwelling units



on the premises and members of the family or their invited guests shall occupy the other dwelling unit. The accessory apartment will house our elderly parent and will offer the ability to age-in-place and have family provide the required assistance. In no event shall either of the units be used as a rental unit to a non-family member.

[3] the accessory apartment shall be designed so that to the degree reasonably feasible, the appearance of the building remains that of a one-family residence. In general, any new entrances in an existing structure shall be located on the side or in the rear of the building;

That the request for special use permit and use of the stated property will follow standards and will not cause any harmful characteristics nor impact on the character of the zoning district in which the property is located. Further, design will be reasonable feasible, the appearance of the building remains that of a one-family residence. The siding will be of similar vinyl style/finish and like covering the existing home. The windows will match existing home windows and will be of comparable size, scaled to the remodeled structure. The main entrance will be on the left (west) side of the building. The completed living space will not exceed seven hundred square feet and will be constructed in the same footprint. Landscaping consisting of Native Shrubs and grasses. The proposed building primary use will be that of residential living and will resemble family residential properties in the immediate vicinity. The accessory apartment property line is more than six feet from property line to the left, twenty feet from the rear property line and at least twenty-five feet from the right side of the property line. The maximum building height will not exceed twenty feet one-story with roof pitch.

[4] if attached to or located within the principal structure, the accessory apartment shall be designed and constructed to allow it to be part of the principal structure at such time as the use of the accessory apartment discontinues or approval of the special permit lapses;

The structure will be detached from the principal structure and will remain as such even as the use of the accessory apartment discontinues or approval of the special permit lapses. Use of existing driveway and parking behind existing garage. (Appendix C)

[5] the design and size of the accessory apartment shall conform to all applicable standards in the health, building, and other codes;

The design and size of the accessory apartment shall confirm to all applicable standards in the health, building, and other codes. The construction and occupation of the accessory apartment shall be conducted as to comply with and meet all existing codes imposed. The completed structure will be in keeping with the adjacent homes in the neighborhood as to not affect the existing neighbors or residences. Access to the accessory apartment will be via the existing driveway and will not require any easement.



Ordinances

Proposed Site, MIL Suite

- | | |
|---|---|
| 1. Less than 700 sq. ft. | 1. ~675 sq. feet |
| 2. More than 12.5 ft off survey site edge | 2. 26 ft. off west side survey site line edge |
| 3. Less than 30 ft roof pitch | 3. 21 ft. roof pitch |

[6] the accessory apartment shall not exceed seven hundred square feet of floor area; The finished living space will not exceed seven hundred square feet of floor area. It will consist of an eating area, restroom, sleeping and living area. The access will be on the left (west) side of the structure and will not be visible from the street (Sulphur Springs). (Appendix C and D)

[7] the BZA may condition approval upon the special use permit lapsing at such time as the ownership of the property is transferred; and,

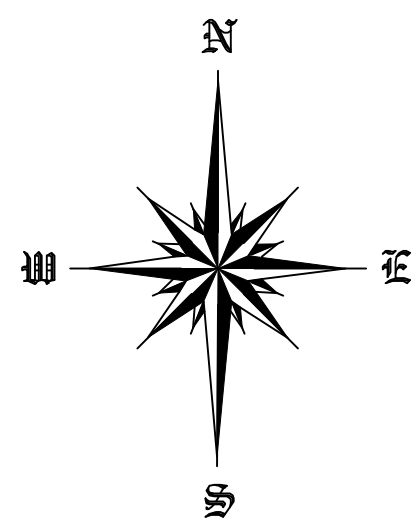
We agree that the BZA may condition approval upon the special use permit lapsing at such time as the ownership of the property is transferred including restriction and use of land; and

[8] the BZA may require additional standards be met in order to assure compatibility of the proposed use with adjoining properties and to maintain the integrity of the single family zoning district.

We also agree that the BZA may require additional standards be met in order to assure compatibility of the proposed use with adjoining properties and to maintain the integrity of the single-family zoning district.

Date: _____

Applicant signature: _____



DocuSigned by:
Christopher Blake Sexton
509F4C57426D4E0
5/5/2024



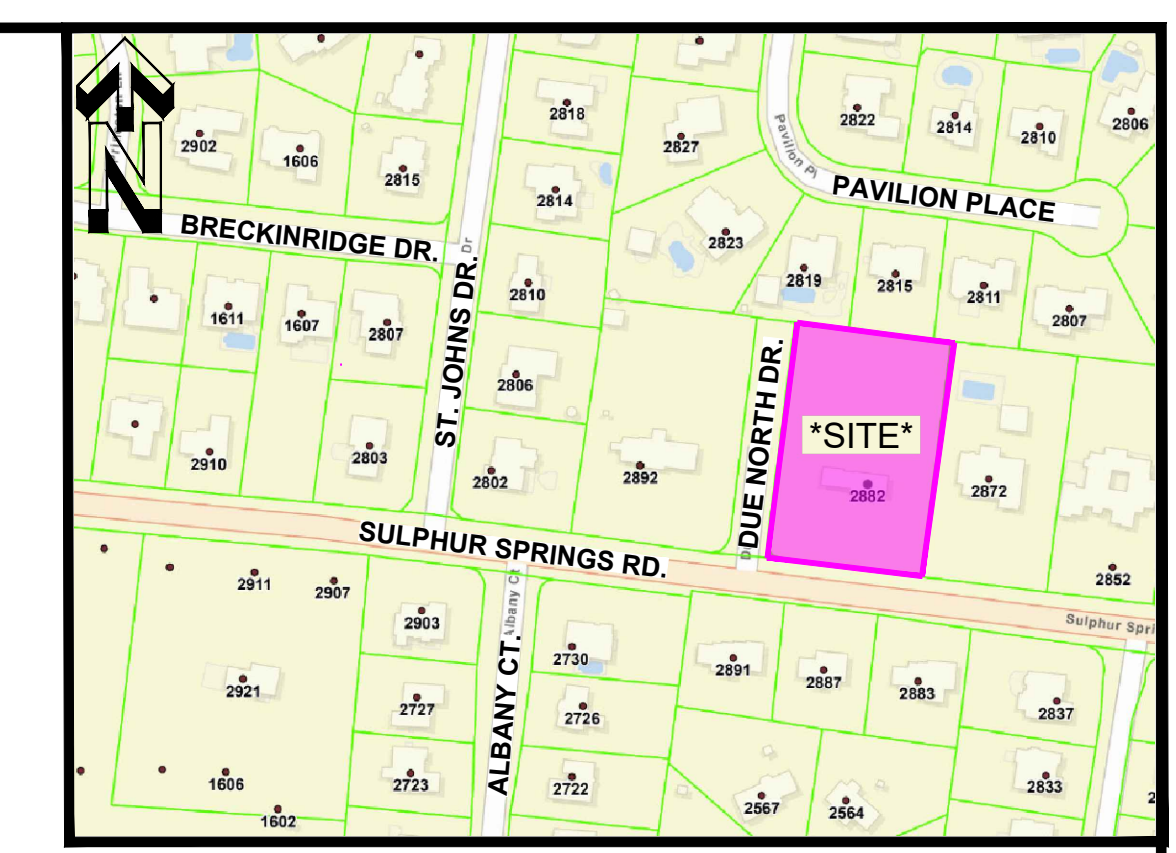
SURVEYOR'S CERTIFICATE:
I, Christopher Blake Sexton, Registered Land Surveyor, Tennessee RLS #2400, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 10 December 2023, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category IV remote sensing survey, and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-07C (5). The horizontal datum is NAD 1983, which was derived using a GPS network RTK observation taken by a dual frequency Carlson BRX7 with a published positional accuracy of 8mm horizontal and 15mm vertical. The unadjusted ratio of precision of the data shown hereon (in relative positioning accuracy given at the 95% confidence level) is at least 1:10,000.

DocuSigned by:
Christopher Blake Sexton
509F4C57426D4E0...
5/5/2024

Christopher Blake Sexton, RLS
Tennessee License Number: 2400
Date

GPS NOTES:
(1) Class of survey: IV
(2) Type of GPS field procedure: RTK
(3) Dates of survey: 10 December 2023
(4) Datum/Epoch: NAD83 (2011), Epoch 2010
(5) Published/Fixed-control use: TDOT CORS Station TN-38
N: 569154.86
E: 1837086.15
Z: 558.34
(6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.99992680
(8) Units: US Survey Feet

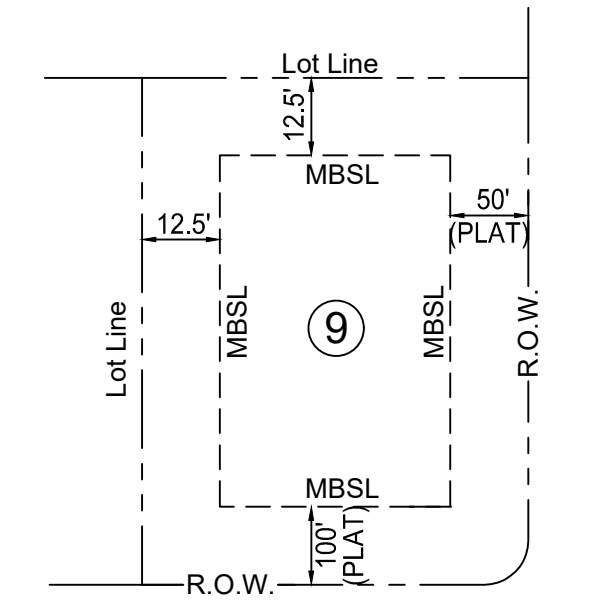
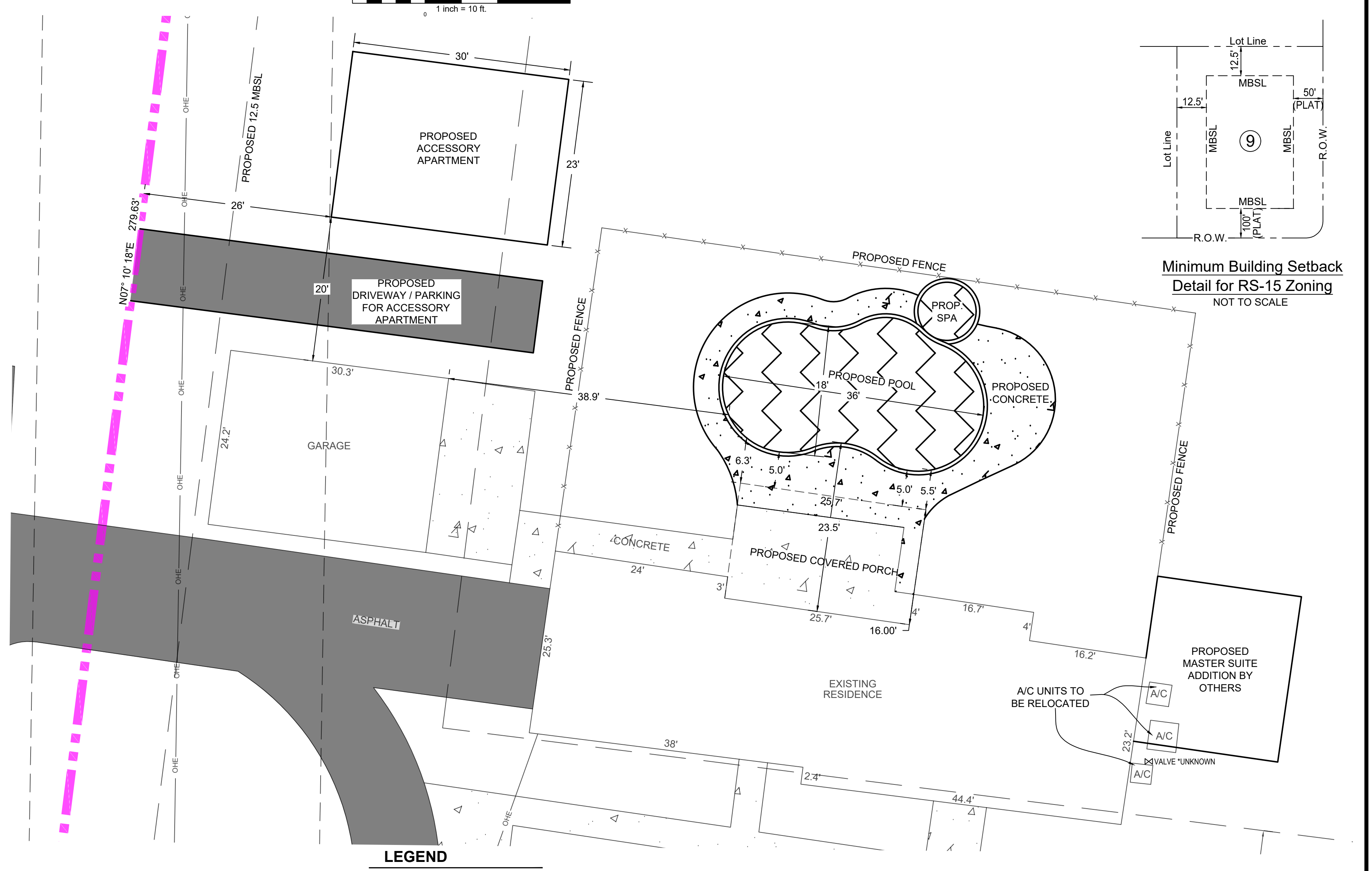
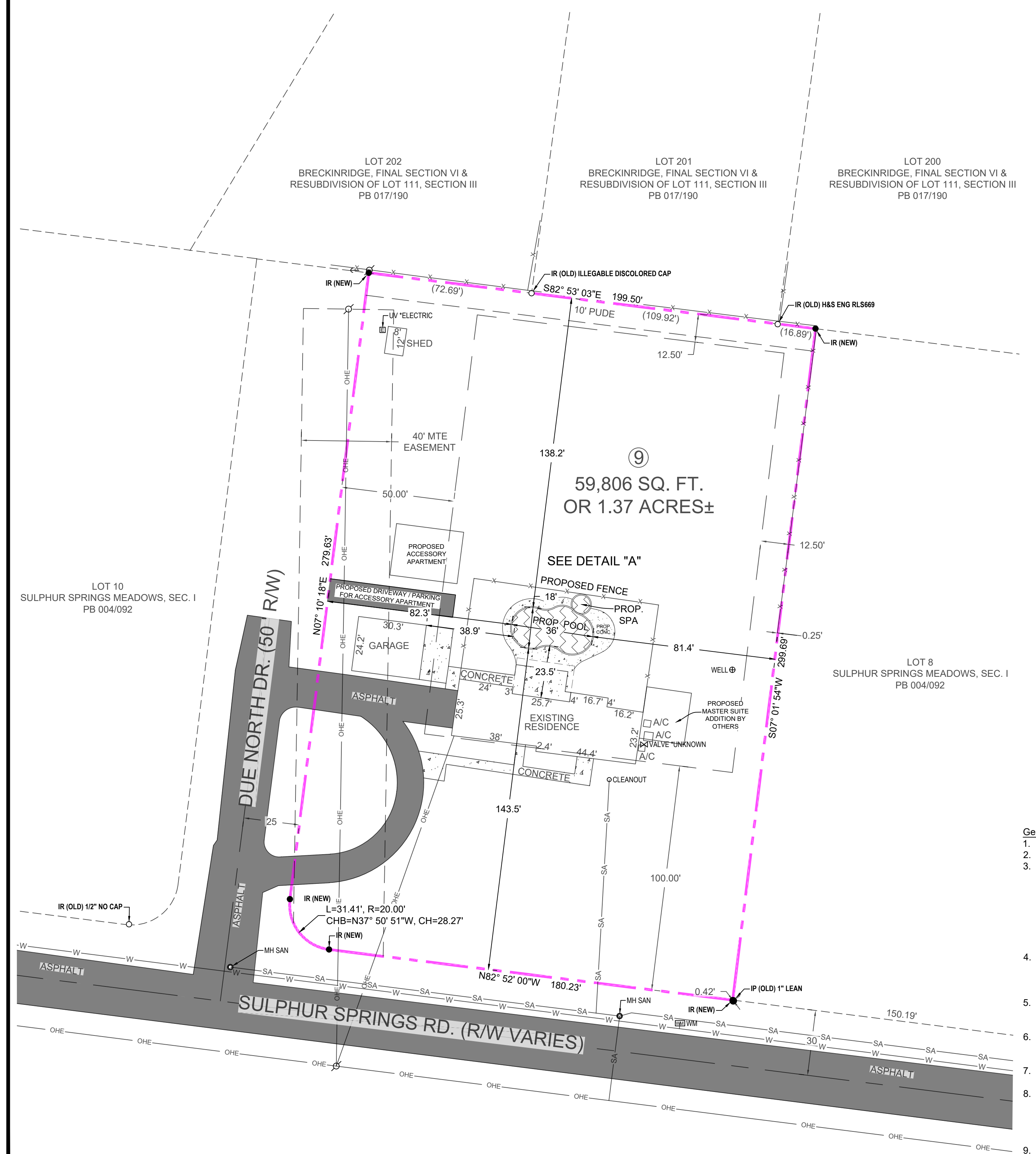
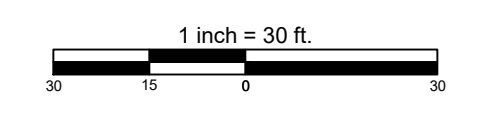
Utility Disclaimer
Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.



VICINITY MAP
NOT TO SCALE

NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011

DATE OF OBSERVATION 12/10/2023



Minimum Building Setback
Detail for RS-15 Zoning
NOT TO SCALE

- General Notes**
- Date field survey completed: 12/10/2023.
 - Property contains 59,805.74 sq. ft or 1.37 acres total.
 - Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.
 - This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report.
 - This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal.
 - Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
 - This is a true and accurate portrayal of the boundaries determined from GPS, record data and physical evidence found in the field.
 - Based upon a graphic scale this property is located in an Area Designated as Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47149C0145J, Dated May 09, 2023.
 - Property has access to public utilities.

LEGEND

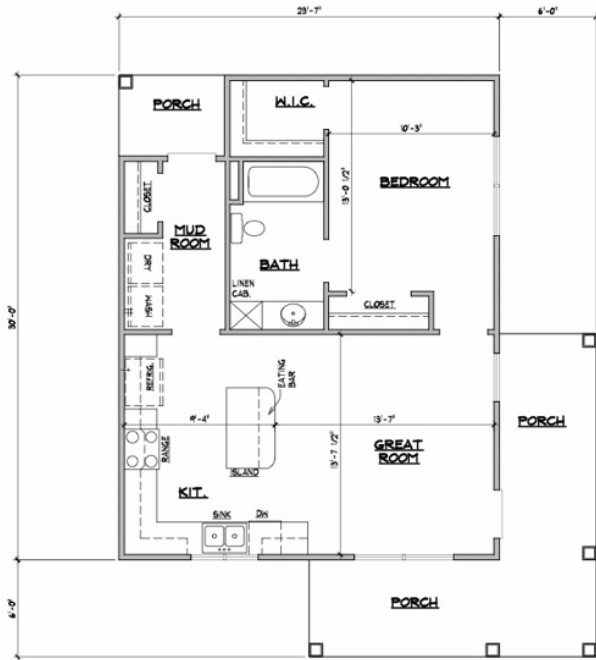
☆ LIGHT POLE	--- SUBJECT PROPERTY LINE
⊙ EXISTING MANHOLE	--- RIGHT OF WAY ADJOINER
⊕ POWER POLE	--- EXISTING EASEMENT EDGE
⊕ FIRE HYDRANT	--- M.B.S.L. - SETBACK LINE
⊕ VALVE	--- FENCE LINE
⊕ GAS METER	--- EXISTING SEWER LINE
⊕ CATCH BASIN	--- EXISTING STORM LINE
⊕ WATER METER	--- EXISTING WATER LINE
⊕ CLEAN OUT	--- EXISTING OVERHEAD TELEPHONE LINE
⊕ HANDICAPPED PARKING	--- EXISTING GAS LINE
⊕ JUNCTION BOX	--- EXISTING OVERHEAD ELECTRIC
⊕ PULL BOX	--- CENTERLINE OF ROAD OR DRIVE
⊕ POLE SIGN	--- ROCK WALL
⊕ GUY WIRE	
⊕ CONCRETE MONUMENT FOUND	
⊕ IRON PIPE OLD AS DENOTED (IP OLD)	
⊕ IRON ROD OR PIPE OLD AS DENOTED (IR OLD)	
⊕ 1/2" REBAR SET CAPPED SEXTON 2400 (IR NEW)	
RORCT REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE	
PCL PARCEL	
RB RECORD BOOK	
DB DEED BOOK	
PB PLAT BOOK (CABINET)	
POB POINT OF BEGINNING	
CLX CENTERLINE INTERSECTION OF ROADS	
OUTBLDG OUTBUILDING	
R/W RIGHT-OF-WAY	
CONC CONCRETE	
(T) TOTAL	
OS OFFSET	
MAG MAG NAIL	

TOTAL LOT AREA: 59,806 SQ. FT.
IMPERVIOUS AREA:
PRE-DEV: 6,438 SQ. FT.
POST-DEV: 9,367 SQ. FT.
INCREASE: 2,929 SQ. FT.
TOTAL POST-DEV AREA IS MORE THAN 15% OF LOT AREA.

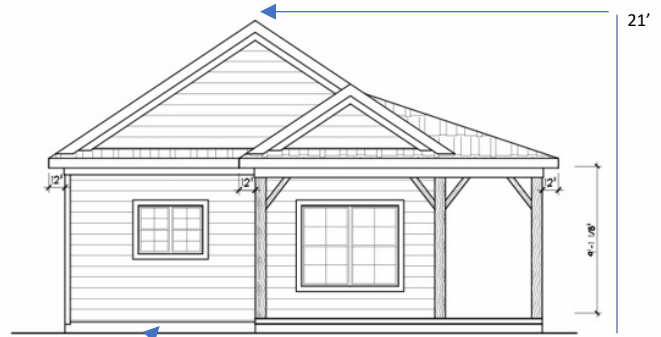


SITE PLAN
JAMES & JESSICA PINSON PROPERTY
LOT 9, SULPHUR SPRINGS MEADOWS, SECTION I
PLAT BOOK 004, PAGE 092, R.O.R.C.T.
TAX MAP 069, PARCEL 019.09
RECORD BOOK 2397, PAGE 2433, R.O.R.C.T.
13TH CIVIL DISTRICT
2882 SULPHUR SPRINGS ROAD
MURFREESBORO, RUTHERFORD COUNTY, TN
CHRISTOPHER BLAKE SEXTON, PLS
5125 BRIDGEMORE BLVD.
MURFREESBORO, TN 37129
931-261-8875
blakesexton@comcast.net

APPENDIX D: Accessory Apartment Building Elevation Plans



FLOOR PLAN
SCALE 1/8"=1'-0"



Brick on bottom
to match main
home

FRONT ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/8"=1'-0"