

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, June 26, 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 May 22, 2024
5. New Business

Special Use Permit Requests

- a. **Application Z-24-029 by Mr. Matt Taylor, representing Rutherford County Government**, is requesting a special use permit in order to construct and establish an institutional group assembly use (a government building) in a Medical District Residential (CM-R) zone for property located at 525 N. University Street. (Project Planner: Joel Aguilera)
- b. **Application Z-24-030 by Mr. Matt Taylor, representing Dan Decker and Wayne Belt**, is requesting a special use permit in order to construct and establish a daycare center in a General Office (OG) zone on property located along the west side of Saint Andrews Drive, south of Oval Hesson Lane. (Project Planner: Richard Donovan)

Administrative Appeals

- c. **Application Z-24-024 by Shawn R. Henry, representing AutoZone, Inc.**, is appealing the decision of the Zoning Administrator regarding whether a proposed use at 810 NW Broad Street constitutes Distribution of Automobile Parts and Components/Warehousing, Transporting/Distributing, which is not permitted in the Commercial Highway (CH) zone. (Presenters: Ben Newman and John Tully)

6. Staff Reports and Other Business

7. Adjourn

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

May 22, 2024, 1:00 PM

Members Present:

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

Staff Present:

Matthew Blomeley, Asst. Planning Director
Richard Donovan, Principal Planner
Joel Aguilera, Planner
Roman Hankins, Deputy City Attorney
John Tully, Assistant City Attorney
Ashley Fulghum, Recording Assistant

Members Absent:

None

1. Call to Order:

Chair Young called the meeting to order.

2. Determination of a quorum:

Chair Young determined that a quorum was present.

3. Public Comments:

None

4. Consideration of Minutes:

With there being no objection by any of the Board members, the minutes of the April 24, 2024 BZA meeting were approved as submitted.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

May 22, 2024

5. New Business:

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 on property located at 1207 Old Salem Road.

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. Matt Taylor of SEC and Mr. Scott Foster, Executive Director of Journey Home, were present at the meeting.

Mr. Tim Tipps requested clarification of the hours of operation on Saturdays and Sundays. Mr. Donovan replied that the hours of operation are 9:00am-6:30pm.

Mr. Tipps asked if the Child Advocacy Center was still operating out of the old fire hall. Mr. Taylor replied that they were.

Mr. Tipps inquired about a fence for screening. Mr. Donovan responded that Staff recommends a 6 foot privacy fence. Vice-Chair Ken Halliburton asked about the location. Mr. Donovan replied that it will go along the back of the property near the wetlands and up to the dumpster area.

Ms. Julie King asked what was being amended on the application. Mr. Donovan replied that substantial changes were made to the site plan. Mr. Taylor reviewed the proposed changes.

Chair Young asked if the wetland impacted the screening that could be done. Mr. Taylor stated that the fence would remain out of the buffer.

Mr. Tipps and Vice-Chair Halliburton both stated for the record that they have donated to Journey Home in the past.

Vice-Chair Halliburton expressed concerns about people going onto the neighboring property. He asked about the fence going all the way down the property line. Mr. Taylor stated that there is an existing fence along the property line.

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; the motion was seconded by Ms. Misty Foy and carried by the following vote:

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

May 22, 2024

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

Nay: None

a. 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.

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. James Pinson was present at the meeting.

Vice-Chair Halliburton inquired about improvements to Due North Drive. Mr. Aguilera stated that the City of Murfreesboro will be abandoning that street and creating an access easement. Mr. Pinson indicated that improvements to the pavement will be made.

Ms. King asked if there will be an easement for the shared road on Due North Drive. Mr. Matthew Blomeley explained how the access easement will work.

Mr. Tipps inquired about a maintenance agreement. Mr. Pinson stated that he and his neighbor had an informal discussion to repave the road.

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; the motion was seconded by Mr. Tim Tipps and carried by the following vote:

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

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

May 22, 2024

Nay: None

6. Staff Reports and Other Business:

None

7. Adjourn:

There being no further business, Chair Young adjourned the meeting at 1:39pm.

CHAIRMAN

SECRETARY

DRAFT

MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
JUNE 26, 2024
PROJECT PLANNER: JOEL AGUILERA

Application: Z-24-029

Location: 525 N University Street

Applicant: Matt Taylor of SEC, Inc. on behalf of Rutherford County Government

Owner: Rutherford County Government

Zoning: CM-R (Commercial Medical Residential) & City Core Overlay (CCO)

Request: A special use permit in order to construct and establish an institutional group assembly use (a government building) in a Medical District Residential (CM-R) zone for property located at 525 N University Street.



Overview of Request

Background

Rutherford County Recovery Court, represented by Matt Taylor, SEC, Inc., is requesting a Special Use Permit (SUP) for Rutherford County to construct a 1,188 square-foot building addition, and for parking lot modification, at the Rutherford County Recovery Court building, located at 525 North University Street. The property was previously used as a doctor's office, but in 2018 Rutherford County purchased the property to be used for the Recovery Court for its programs and services. No special use permit was obtained for the public building use in 2018. To rectify this issue, when discussions began, staff informed the applicant that a SUP would have to be obtained from Board of Zoning Appeals for the special use, and for approval of the proposed expansion of the building.

Currently, Rutherford County utilizes the existing building for its voluntary drug treatment program and offers group services and activities to help with recovery. The new building addition will remove the existing sidewalk and plaza area and will connect to the front of the existing building, facing Greenland Drive. The new addition will include new sidewalk for pedestrians and base of building plantings.

The property is zoned Commercial Medical Residential (CM-R) and is within the City Core Overlay (CCO) District. The surrounding properties are zoned CM-R to the west, south, and CM-R, well as OG-R in the east, with RS-15 zone property to the north. The uses are primarily medical and institutional uses to the west and south, and a mixture of residential and office uses to the east.

Building addition & site modifications

The existing building and proposed addition totals 10,064 square feet, with a height of 18 feet. As shown on the attached elevations, the proposed addition will continue the same architectural character of the existing building by utilizing brick material and shingle roofing. The location of the building addition does comply with the setbacks of the CM-R district, which requires a 30-foot front, 10-foot side, and 20-foot rear yard setback. As shown on the attached floor plan, the addition will be for three large new meeting rooms, to help with its services and clients.

As depicted on the site plan, no major modifications are proposed for the parking lot, one parallel parking space will be removed and replaced with a new handicap space, in addition to one bike rack space being placed in front of the proposed addition. The Zoning Ordinance parking standard for public building use is 1 space for each 250 square feet of floor area. In this case, the required parking is 40 total spaces. The parking provided on-site is 41 regular spaces plus 2 handicap spaces for a total of 43 spaces. Per the applicant's letter, no new access points are proposed, as any change in traffic generation will be minimal.

Relevant Zoning Ordinance Sections

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

The applicable standards are listed below with information from staff on how the applicant intends to address them. After reviewing the standards of general applicability as well as the specific standards for institutional group assembly uses, this request appears to meet the standards.

Standards of General Applicability with Staff analysis

- 1. That the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, and utility facilitates, and other matters affecting the public health, safety, and general welfare.**
 - The proposed expansion should not have any substantial adverse effect on the adjacent property or neighborhood. The expansion area is currently used as plaza area and will be used for new meeting rooms for programing services. Any new activities in this area will be contained within the proposed structure and not pose any substantial adverse effect to the adjacent properties or neighborhood. As stated in the applicant's correspondence, any change to existing traffic patterns will be minimal to the site and adjacent properties.
- 2. That the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations.**
 - The proposed expansion has been designed and arranged to match the existing structure to the extent possible. The proposed addition will utilize brick material, with shingle roofing, like the existing building. The proposed addition and use will be compatible with the immediate vicinity and should not interfere with the development and use of the adjacent properties. The proposed addition also complies with all yard requirements set forth by the CM-R zoning district.
- 3. That the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewer; or persons or agencies responsible would provide such services.**
 - The proposed expansion will be served adequately by existing public facilities. All parking needs for the property are contained on the site and will have any new access points, and solid waste will also be handled by existing trash cart facilities. Drainage

for the site will be directed to existing downstream conveyance system, and existing water and electrical service will be utilized for the building addition.

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

- The existing trees on the site's perimeter will remain to aid in the established landscaping. For the remaining elements, staff is not aware of any such historic features on-site that will be impacted.

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

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

Additional Standards for Institutional Group Assembly with Staff Analysis

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

- No additional parking areas are proposed with the addition. The Zoning Ordinance requires 1 parking space for each 250 square feet of floor area. The required parking is 40 total spaces. The parking provided on-site is 41 regular spaces plus 2 handicap spaces for a total of 43 spaces. The proposed addition exceeds the parking required. The loading and unloading area is located by the front door of the building, along N University Street, and will not impact adjacent right-of-way.

[2] In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;

- The subject property is located in the CM-R zone district and does not have a minimum lot size requirement, for medical offices, clinics, and other related uses. This standard does not apply.

[3] On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and

the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;

- According to the applicant, new lighting is proposed but the lighting will be attached to the building and will comply with lighting and photometric standards to not exceed 0.5 beyond the property line. The existing parking lot lights will not be changed or relocated for this proposed use.

[4] Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These facilities shall be located in such a manner as to minimize adverse effects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event the BZA determines that such would have a detrimental effect upon the adjacent property;

- Existing trash cans are currently located along the southern side of the property and will not be relocated with this request. The existing trash cans located on an existing pad, and are located away from N University Street. No additional garbage facilities are proposed as a part of this application.

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

- There are no recreational uses or outdoor group activities proposed with this addition.

[6] The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by carpooling or that off-street parking areas on adjacent or nearby properties will be available on a long term basis, the BZA shall have authority to determine the number of required parking spaces to be provided on-site. The BZA may require that a reserve area be retained on-site for future expansions of the parking area;

- As shown on the attached site plan, all parking will be provided on-site. The current site provides adequate parking to meet the required parking requirements. The Zoning Ordinance requires 1 parking space for each 250 square feet of floor area. The required parking is 40 total spaces. The parking provided on-site is 41 regular spaces plus 2 handicap spaces for a total of 43 spaces. The proposed addition exceeds the parking required.

[7] an application for a special use permit for an institutional group assembly use shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic

volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use;

- This requested addition to the existing building includes three new meeting area space to help Rutherford County Recovery Court in their program services. The meeting rooms will help handle lessons/classroom for programs that aid in the recovery of clients. As stated in the applicant's correspondence, the change in traffic generation is to be minimal with the proposed addition. The proposed addition is to help in the overcrowding of meeting rooms in the existing building.

[8] the BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;

- According to the applicant, no such uses are being requested with this application.

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

- According to the applicant, no temporary or short-term uses are being proposed with this use.

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

- According to the applicant, no public announcement systems are included with this application.

Staff Recommendation:

Staff recommends approval of the special use permit, based on the request meeting the minimum development standards of the ordinance, to allow expansion of a public building use, as presented in the application documents, and with 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.

Attached Exhibits

1. BZA Application
2. Applicant Letter
3. Site Plan
4. Elevations

June 10, 2024

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

RE: Recovery Court Addition
BZA Special Use Permit
Murfreesboro, Tennessee
SEC Project No. 23780

Dear Joel:

Pursuant to Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2024 Zoning Ordinance in regards to the proposed **Recovery Court** (on a 1.17 acre Parcel 3.00 of Tax Map 91L Group J), 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 Rutherford County Government
c/o Matt Taylor
850 Middle TN Blvd
Murfreesboro, TN 37129

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

Rutherford County Government 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

Intersection of Greenland Drive & University Street
525 N University St
Murfreesboro, TN 37130

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

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

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

The property is currently zoned CM-R with CCO.

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

1.) Hours and days of operation

Office hours are primarily provided Monday through Friday from 8:00 a.m. to 4:30 p.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 185 clients visit the site on a monthly basis for services and 26 employees are at the site daily. The addition will include adding meeting rooms that handles the lessons/classroom portions of the programming that aid in the recovery of the clients. Clients enter into the program on a voluntary basis. The Court's mission statement and description are listed below.

RECOVERY COURT MISSION STATEMENT: The mission of the 16th JDRC program is to reduce the length and use of incarceration, reduce the recidivism rate of crimes related to substance abuse and improve the safety and quality of life in our community by utilizing an innovative, efficient, integrated model of services. **7 RECOVERY COURT PROGRAM**

DESCRIPTION: The Recovery Court Program (also called Drug Court) is designed to be a minimum of 18 months, consisting of five (5) phases; each phase having a minimum time to complete. Treatment may consist of inpatient, residential, and outpatient treatment, or a combination of any of the above through our program, and/or other available community resources. The five phases are designed to help break the pattern of substance abuse/dependency, address mental health issues and assist with re-entry into the community. Recovery Court is a VOLUNTARY program for its participants but requires approval of the prosecutor, defense counsel, the referring Judge and the Recovery Court treatment team. While there are certain things that you must complete, your ability to progress through the program and graduate will depend greatly upon your actions. If you miss appointments, ignore court requirements, or fail to remain sober your time and participation in the program can be impacted through delayed advancement through phases or possible termination.

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. No new access points are proposed and the site is already providing these services, the expansion is to address the "overcrowding" of the facility today.

(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. No new parking lot lights are proposed with this addition. New building lights are being added and have been evaluated.

The only new landscaping proposed is base of building foundation plantings to meet the requirements of the zoning ordinance.

The existing trash enclosure on the south side of the site will remain.

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 addition has been designed to have minimal impacts on the surrounding area. All the parking needs for the site will be contained on the site itself and will not have any connectivity with the surrounding sites. There are no proposed utility changes as all utilities will be extended from inside the existing building.

Water: MWRD has a waterline along both streets. The existing water service will be utilized for the addition.

Sanitary Sewer: MWRD has sanitary sewer located both streets. The existing sewer service will be utilized for the addition.

Electric: MTEMC has electrical service along both streets. The existing electrical service will be utilized for the addition.

Gas: Atmos Energy has gas located along Greenland Drive. The existing gas service will be utilized for the addition.

- 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 existing building orientation is not changing with this addition with the existing entrance facing the intersection and will have parking toward the front of the proposed building. The site will be accessed solely from the existing access drives that will provide for full turning movements. The proposed building addition will be a one story with exterior materials as shown on the architectural elevations to match the existing building. The photometric plan shows the onsite proposed lighting on the building and resulting footcandles will be no more than 0.5 at the property lines. No new parking lot lighting is proposed and the existing lights will remain and have not been evaluated. The proposed landscaping along the addition's foundation will meet the requirements of the zoning ordinance. The existing trash enclosures will remain.

- 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 two public streets of North University Street and Greenland Drive.

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 41 regular spaces and 2 H.C. spaces which meets or exceeds the ordinance requirements.

The drainage for the site will be directed to existing downstream conveyance system.

Solid waste disposal will be handled via an existing trash cart enclosure located on the southern portion of the property.

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

Sanitary sewer service will be extended to the building by an existing connection to the existing main.

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 landscaping. 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.

(zz) Institutional group assembly uses, including recreational fields, public buildings, public or private schools grades K-12, lodges, country clubs, clubs, churches, and other places of worship, shall be subject to the following additional standards:

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

The site provides for all of its parking on-site and does not require backing into public right of way. However, because it is an existing use, the site does have parking within the front yard and can't be relocated. A loading and unloading area is located at the front door.

[2] In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;

Examples:

MINIMUM MINIMUM

ZONING LOT SIZE LOT SIZE

DISTRICT (SQ. FT.) ACRES X 3 ACRES

RS-15 15,000 .34 45,000 1.03

RS-12 12,000 .28 36,000 .83

RS-10 10,000 .22 30,000 .69

RS-8 8,000 .18 24,000 .55
RS-4 4,000 .09 12,000 .28
R-D 8,000 .18 24,000 .55
R-MO 4,000 .09 12,000 .28;

The site is not located in any of the above-mentioned districts and is not an institutional use.

[3] On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;

The only proposed lighting is for attached lighting and a photometric plan to show compliance with those lights is included with the submittal. The existing parking lot lights have not been evaluated.

[4] Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These facilities shall be located in such a manner as to minimize adverse affects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event the BZA determines that such would have a detrimental effect upon the adjacent property;

This is not an institutional group assembly so this is not applicable.

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

No such uses are proposed.

[6] The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by car pooling or that off-street parking areas on adjacent or nearby properties will be available on a long term basis, the BZA shall have authority to determine the number of required parking spaces to be provided on-site. The BZA may require that a reserve area be retained on-site for future expansions of the parking area;

The site plan provides for adequate parking to meet the required parking requirements.

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

This is not an institutional group assembly so this is not applicable.

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

with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;

This is not an institutional group assembly so this is not applicable.

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

This is not an institutional group assembly so this is not applicable.

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

This is not an institutional group assembly so this is not applicable.

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.

Notes:

- 1) Engineering Department Point of Contact is Katie Noel, 615-893-6441; KNoel@MurfreesboroTN.gov
- 2) Planning Department Point of Contact is Holly Smyth, 615-893-6441; HSmyth@MurfreesboroTN.gov

Recovery Ct Addition

525 N.University Street. 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/Developer:
Rutherford County
1 Public Square , Ste 101
Murfreesboro, TN 37130

Deed Reference:
Tax Map 91L Group J Parcel 3.00
P.BK 1 Pg.144
R.BK 1648 Pg.2370

Yard Requirements:
Front: 30'
Side: 10'
Rear: 20'

Intended Use:
Public Building(Government Offices)

Land Use Data:
Zoned: CM-R w/City Core Overlay in North Highland Planning Study Area
1-Story Building
Building Ht.:18'-0"
Total Floor Area: Ex. 8876 S.F. + Prop.1188 S.F.= 10,064 Sq.Ft.
1 Lot on: 1.198 ± Acres

Parking Requirement:
 $\frac{1}{250} \times 10,064 \text{ Sq.Ft.} = 40 \text{ Spaces Required}$
Provided: 41 Regular + 2 H.C. = 43 Total Spaces Provided
1 Bicycles Parking PER 1500 S.F. X 1188 S.F.= 1 Bicycle Space Required

Flood Map No.:
This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149C0260J dated May 9, 2023.

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

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

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2024

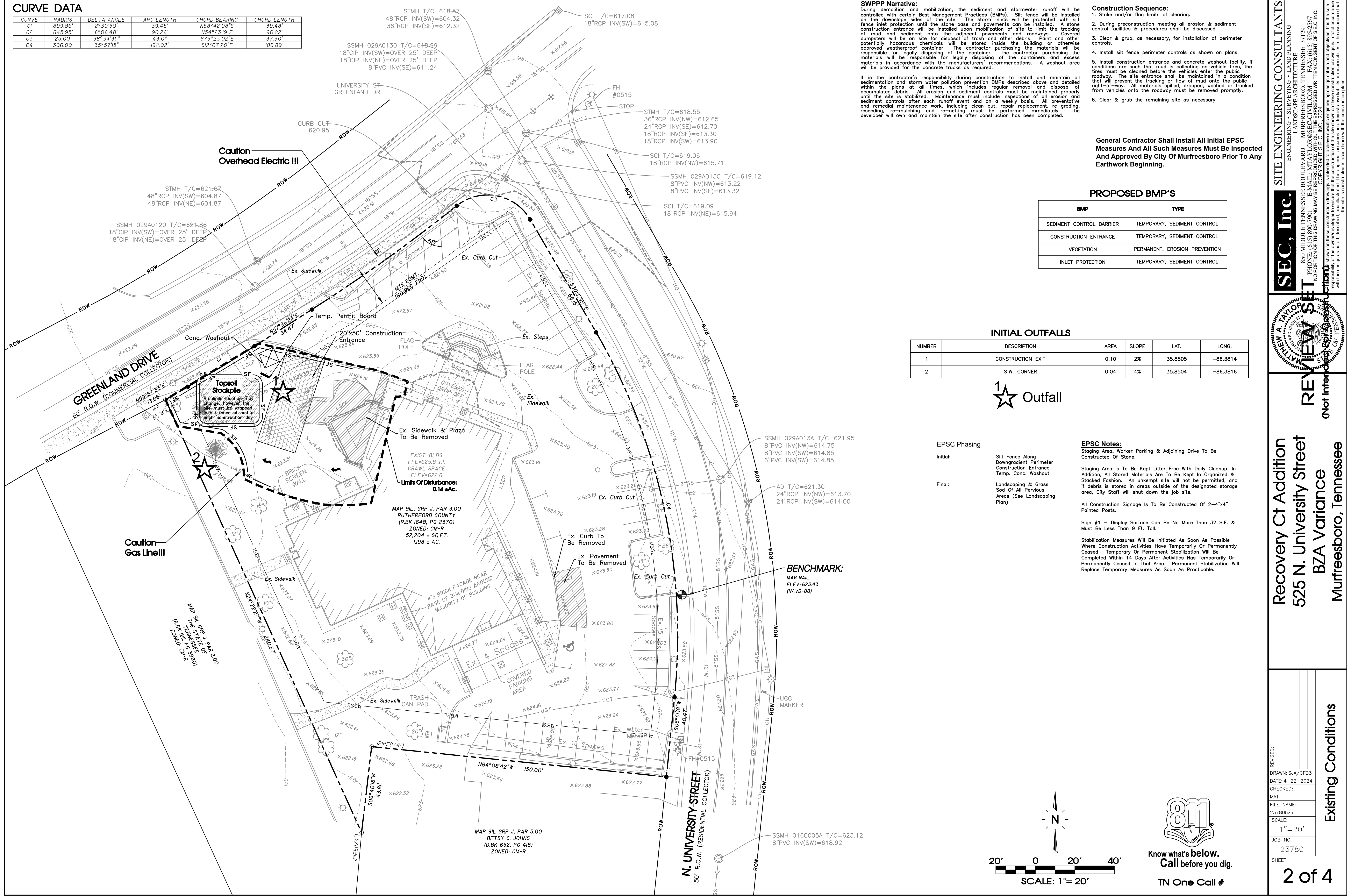


By: _____ Date: _____
Matthew A. Taylor, P.E. TN. Reg. #112515

Watershed: Sinking Creek
Disturbed Area: 0.14 ± Ac.
Impervious Area: EXIST. 0.787 + Prop. 0.0313 = 0.819± Ac.

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	899.86'	2°30'50"	39.48'	N58°42'08"E	39.48'
C2	845.95'	6°08'48"	90.26'	N54°23'19"E	90.22'
C3	25.00'	98°34'35"	43.01'	S79°23'02"E	37.90'
C4	306.00'	35°57'15"	192.02'	S12°07'20"E	188.89'



SWPPP Narrative:
 During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fence will be installed on the downslope sides of the site. The storm inlets will be protected with silt fence inlet protection until the stone base and pavements can be installed. A stone construction entrance will be installed upon mobilization of site to limit the tracking of mud and sediment onto the adjacent pavements and roadways. Covered dumpsters will be on site for disposal of trash and other debris. Point and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for legally disposing of the container. The contractor purchasing the materials will be responsible for legally disposing of the containers and excess materials in accordance with the manufacturers' recommendations. A washout area will be provided for the concrete trucks as required.

It is the contractor's responsibility during construction to install and maintain all sedimentation and storm water pollution prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair replacement, re-grading, re-seeding, re-mulching and re-melting must be performed immediately. The developer will own and maintain the site after construction has been completed.

- Construction Sequence:**
- Stake and/or flag limits of clearing.
 - During preconstruction meeting all erosion & sediment control facilities & procedures shall be discussed.
 - Clear & grub, as necessary, for installation of perimeter controls.
 - Install silt fence perimeter controls as shown on plans.
 - Install construction entrance and concrete washout facility, if conditions are such that mud is collecting on vehicle tires, the tires must be cleaned before the vehicles enter the public roadway. The site entrance shall be maintained in a condition that will prevent the tracking or flow of mud onto the public right-of-way. All materials spilled, dropped, washed or tracked from vehicles onto the roadway must be removed promptly.
 - Clear & grub the remaining site as necessary.

General Contractor Shall Install All Initial EPSC Measures And All Such Measures Must Be Inspected And Approved By City Of Murfreesboro Prior To Any Earthwork Beginning.

PROPOSED BMP'S

BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	2%	35.8505	-86.3814
2	S.W. CORNER	0.04	4%	35.8504	-86.3816



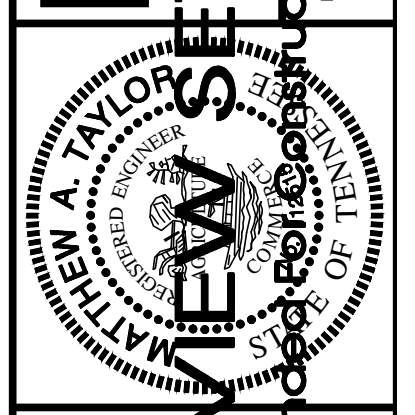
EPSC Phasing

- Initial:**
- Silt Fence Along Downgradient Perimeter
 - Construction Entrance
 - Temp. Conc. Washout
- Final:**
- Landscaping & Grass
 - Sod Of All Previous Areas (See Landscaping Plan)

EPSC Notes:

- Staging Area, Worker Parking & Adjoining Drive To Be Constructed Of Stone.
- Staging Area is To Be Kept Litter Free With Daily Cleanup. In Addition, All Stored Materials Are To Be Kept In Organized & Stacked Fashion. An unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, City Staff will shut down the job site.
- All Construction Signage Is To Be Constructed Of 2-4"x4" Painted Posts.
- Sign #1 - Display Surface Can Be No More Than 32 S.F. & Must Be Less Than 9 Ft. Tall.
- Stabilization Measures Will Be Initiated As Soon As Possible Where Construction Activities Have Temporarily Or Permanently Ceased. Temporary Or Permanent Stabilization Will Be Completed Within 14 Days After Activities Have Temporarily Or Permanently Ceased In That Area. Permanent Stabilization Will Replace Temporary Measures As Soon As Practicable.

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT © SEC, INC., 2024



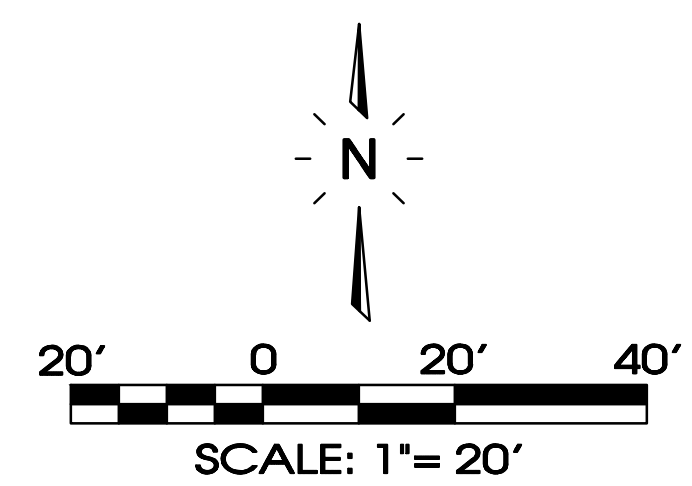
REVIEW SET
 (Not Intended For Construction)

Recovery Ct Addition
525 N. University Street
BZA Variance
Murfreesboro, Tennessee

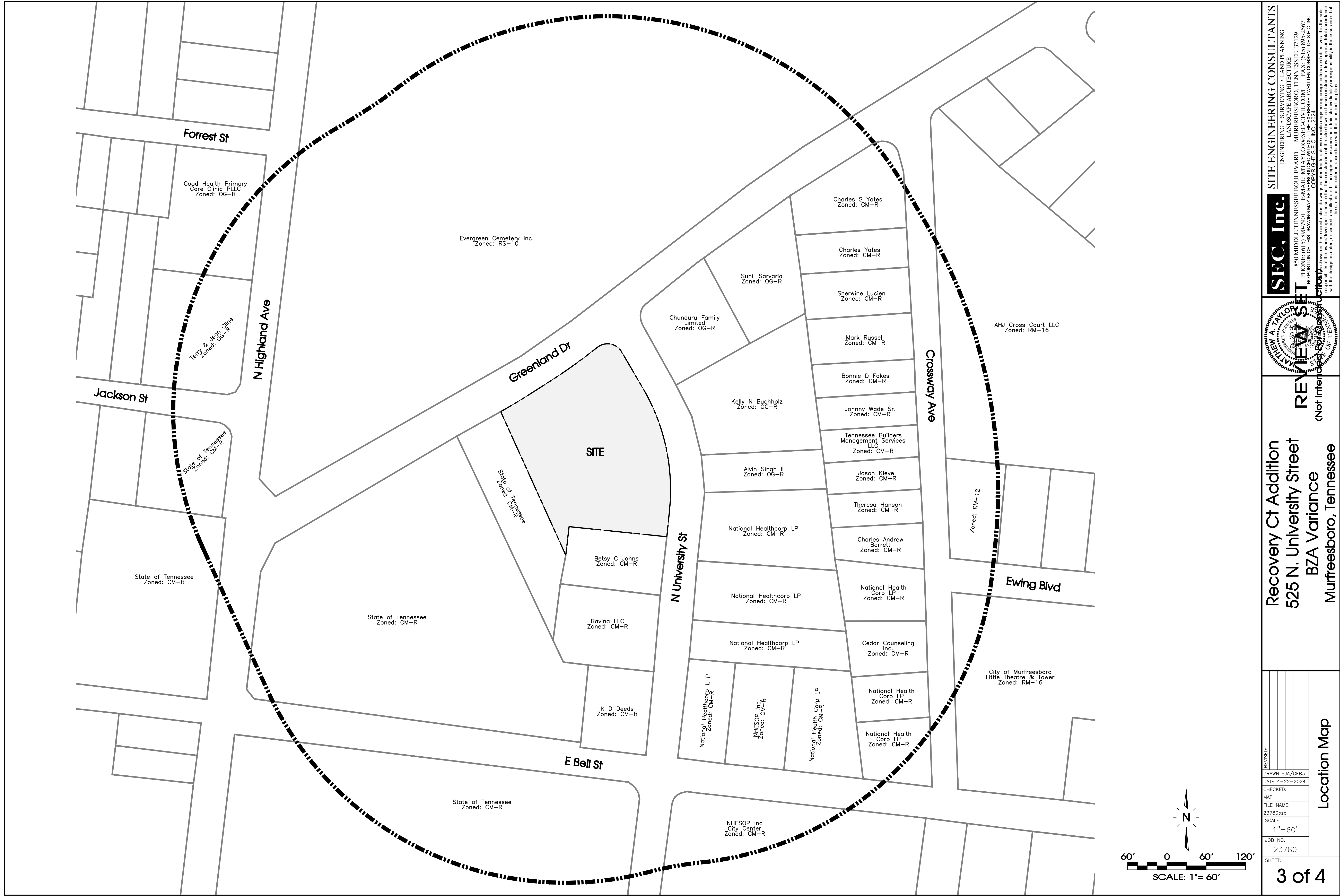
REVISIONS:

DRAWN: SJA/CFB3
DATE: 4-22-2024
CHECKED:
MAT
FILE NAME: 23780bza
SCALE: 1"=20'
JOB NO. 23780
SHEET: 2 of 4

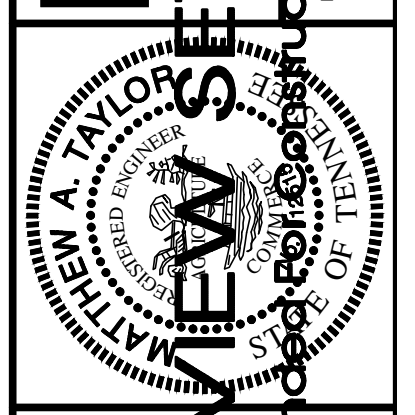
Existing Conditions



Know what's below.
Call before you dig.
 TN One Call #



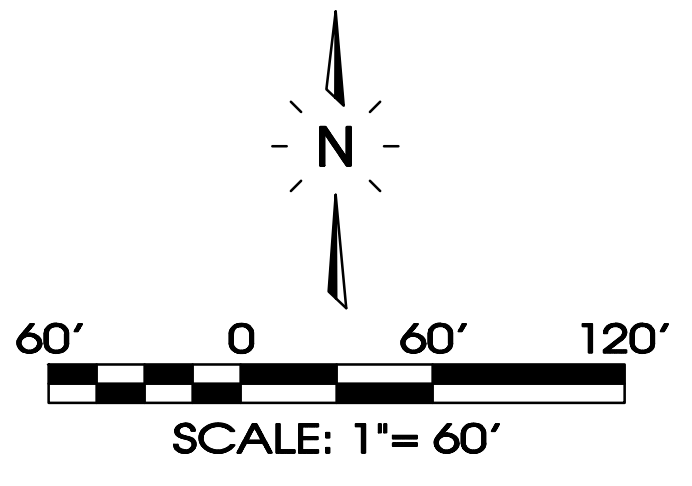
SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT SEC, INC., 2024



REVIEW SET
 (Not Intended for Construction)

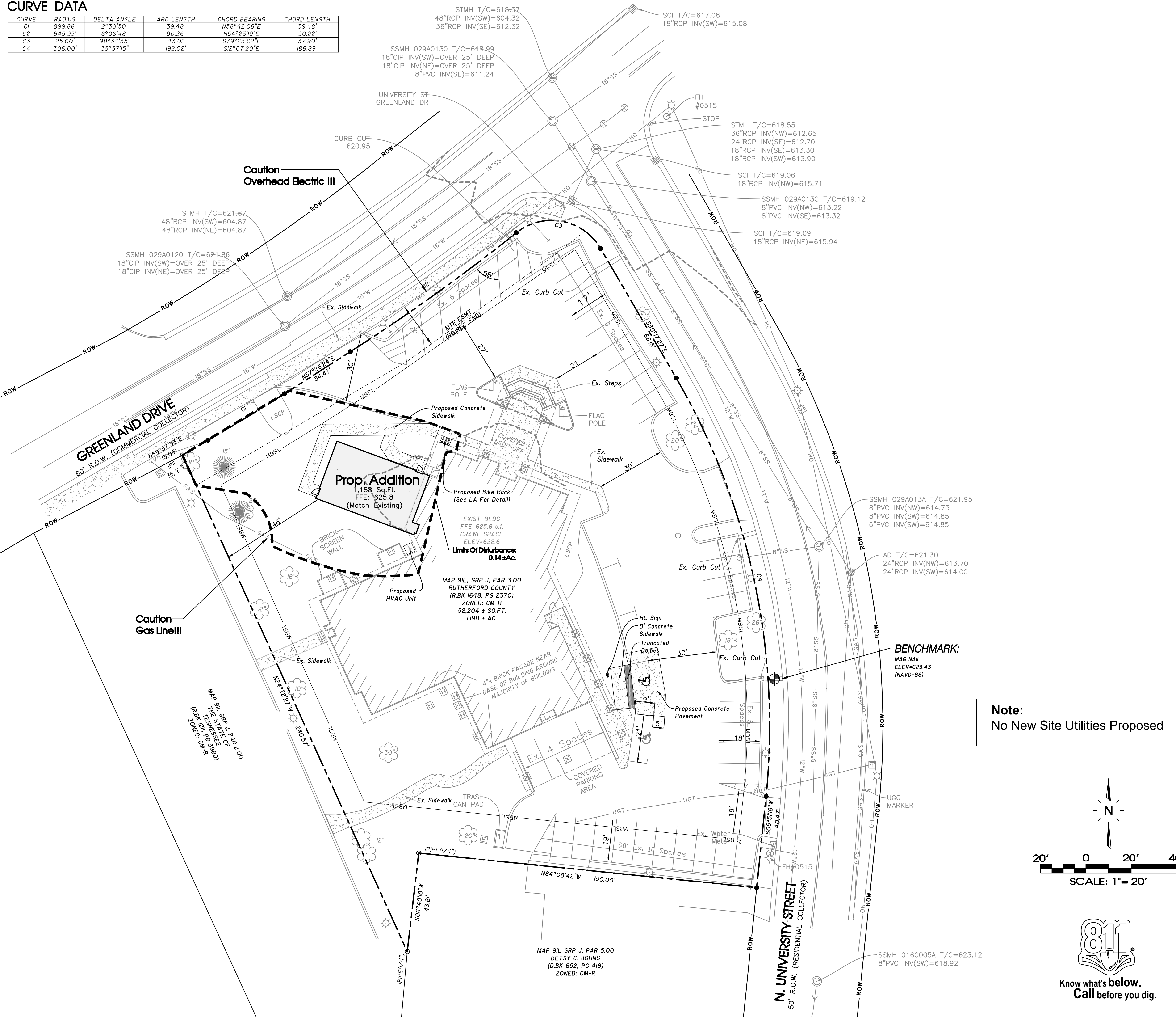
Recovery Ct Addition
 525 N. University Street
 BZA Variance
 Murfreesboro, Tennessee

REVISED:	
DRAWN: SJA/CFB3	
DATE: 4-22-2024	
CHECKED:	
MAT	
FILE NAME:	
23780bza	
SCALE:	
1" = 60'	
JOB NO.	
23780	
SHEET:	



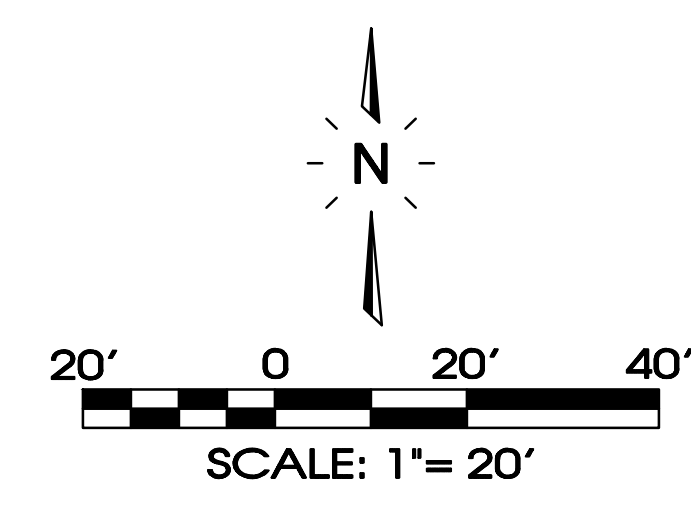
CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	899.86'	2°30'50"	39.48'	N58°42'08"E	39.48'
C2	845.95'	6°06'48"	90.26'	N54°23'19"E	90.22'
C3	25.00'	98°34'35"	43.01'	S79°23'02"E	37.90'
C4	306.00'	35°57'15"	192.02'	S12°07'20"E	188.89'



The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information.

Note:
No New Site Utilities Proposed



Owner/Developer:
Rutherford County
1 Public Square, Ste 101
Murfreesboro, TN 37130

Deed Reference:
Tax Map 91L Group J Parcel 3.00
P.BK 1 Pg.144
R.BK 1648 Pg.2370

Yard Requirements:
Front: 30'
Side: 10'
Rear: 20'

Intended Use:
Public Building(Government Offices)

Land Use Data:
Zoned: CM-R w/City Core Overlay in North Highland Planning Study Area
1-Story Building
Building Ht.: 18'-0"
Total Floor Area: Ex. 8876 S.F. + Prop.1188 S.F. = 10,064 Sq.Ft.
1 Lot on: 1.198 ± Acres

Parking Requirement:
1/250 Sq.Ft. x 10,064 Sq.Ft. = 40 Spaces Required
Provided: 41 Regular + 2 H.C. = 43 Total Spaces
Provided - 43 Existing Spaces
1 Bicycles Parking PER 1500 S.F. X 1188 S.F.= 1 Bicycle Space Required

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0260J dated May 9, 2023.

SEC, Inc.
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) 895-2467
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2024

REVIEW SET
(Not Intended For Construction)

Recovery Ct Addition
525 N. University Street
BZA Variance
Murfreesboro, Tennessee

Conceptual Master Plan

REVISED: _____
DRAWN: SJA/CFB3
DATE: 4-22-2024
CHECKED: _____
MAT _____
FILE NAME: 23780bzo
SCALE: 1"=20'
JOB NO. 23780
SHEET: 4 of 4

MATERIALS PLAN VISUAL AIDS:

1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black



Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
					1	3+		
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27	\$230	\$220	■ Black ▾	<input type="checkbox"/> <input checked="" type="checkbox"/> ADD

1-LOOP BIKE RACK BY LANDSCAPE FORMS®
 STYLE: 1 LOOP WAVE STYLE - SURFACE MOUNTED
 COLOR: BLACK

NOTES:

1. ALL MATERIALS/EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. CONSTRUCTION AND CONTROL JOINTS (TYP) AS REQUIRED FOR CONCRETE PAVEMENT.
3. CONTRACTOR TO INSTALL MATERIAL/EQUIPMENT IN ACCORDANCE TO ALL LOCAL AND STATE CODES.
4. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED PERMITS.
5. CONTRACTOR TO PROVIDE 2'X2' STAMPED CONCRETE SAMPLE BOARDS FOR APPROVAL PRIOR TO INSTALLATION.

* OR APPROVED EQUAL

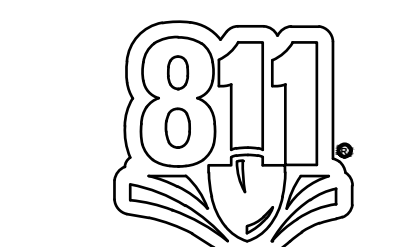
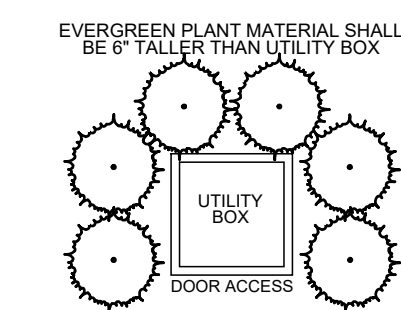
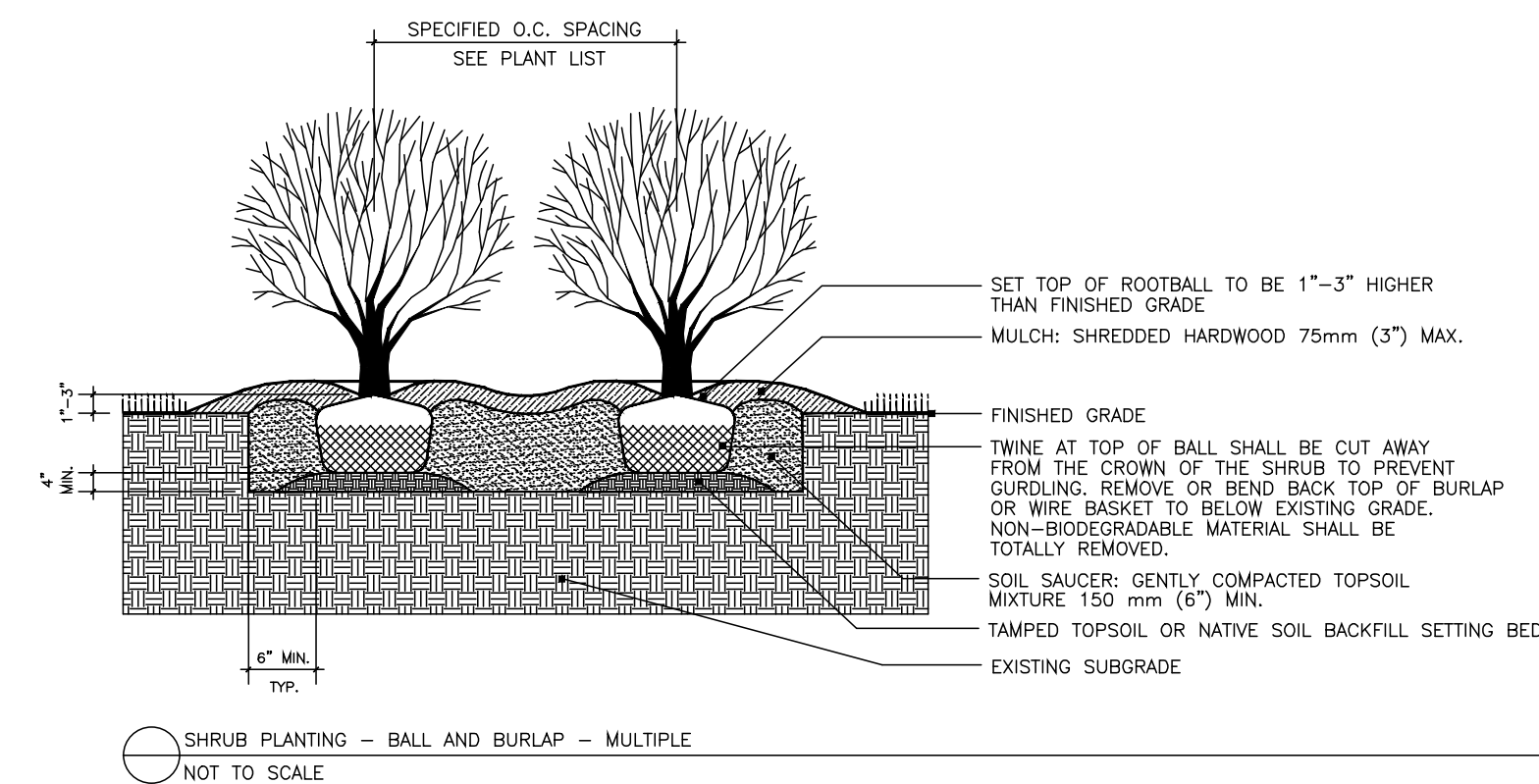
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS SHRUBS								
	HW	17	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA	CONT.	12"	12"	3' O.C.	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS								
	BG2	6	BUXUS X 'GLENCOE' / CHICAGOLAND GREEN BOXWOOD	CONT.	12"	12"	4' O.C.	DENSE, FULL, MATCHED
	ICH	3	ILEX CRENATA 'HOOGENDORN' / HOOGENDORN JAPANESE HOLLY	CONT.	12"	12"	3' O.C.	DENSE, FULL, MATCHED
	ICP	11	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	CONT.	30"	18"	2' 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

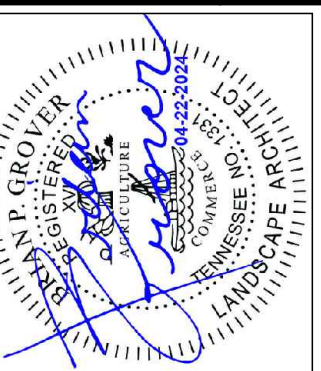
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. 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 SOO ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
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.



SITE ENGINEERING CONSULTANTS

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT SEC, INC. 2024

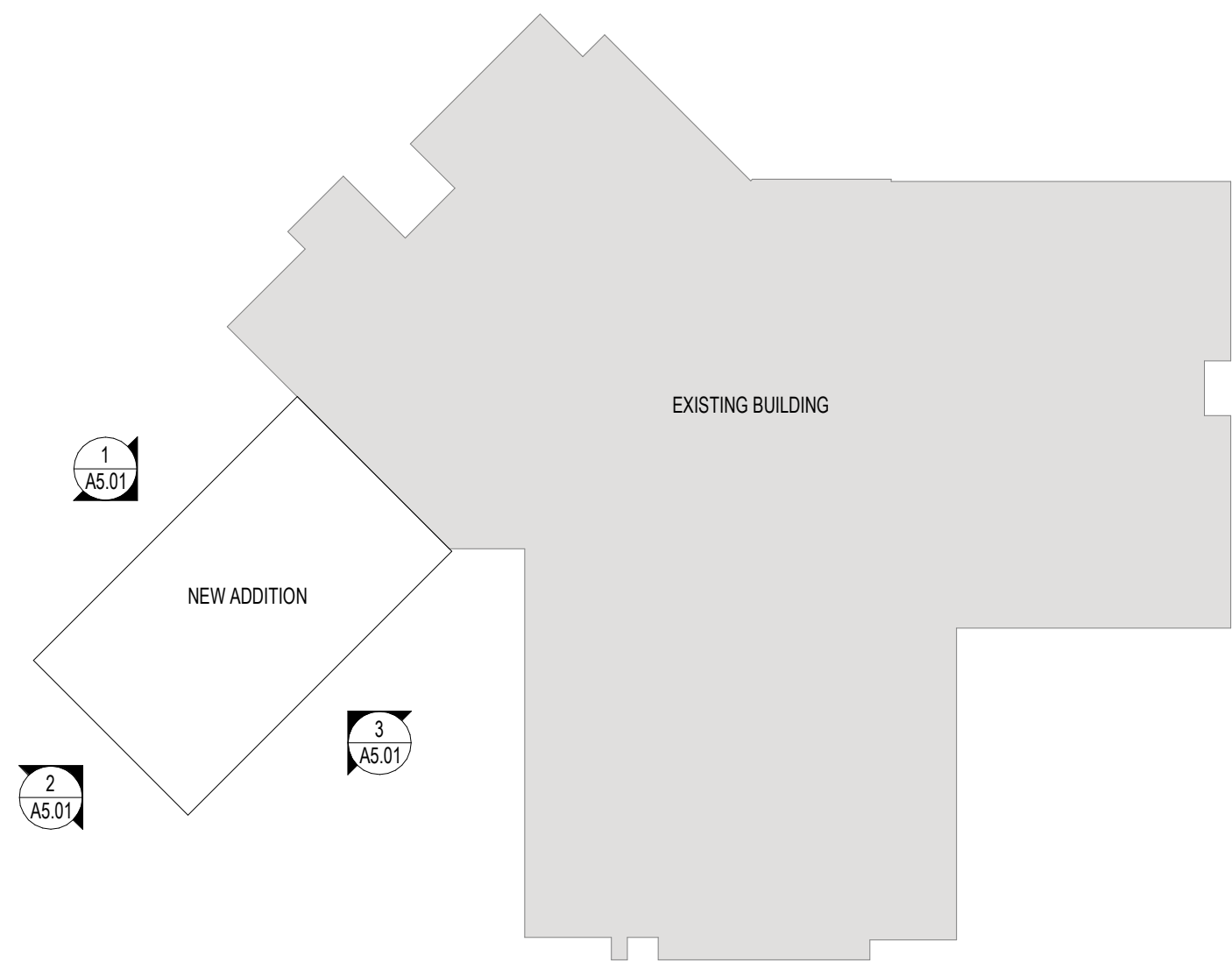


Recovery Court
 Murfreesboro, Tennessee

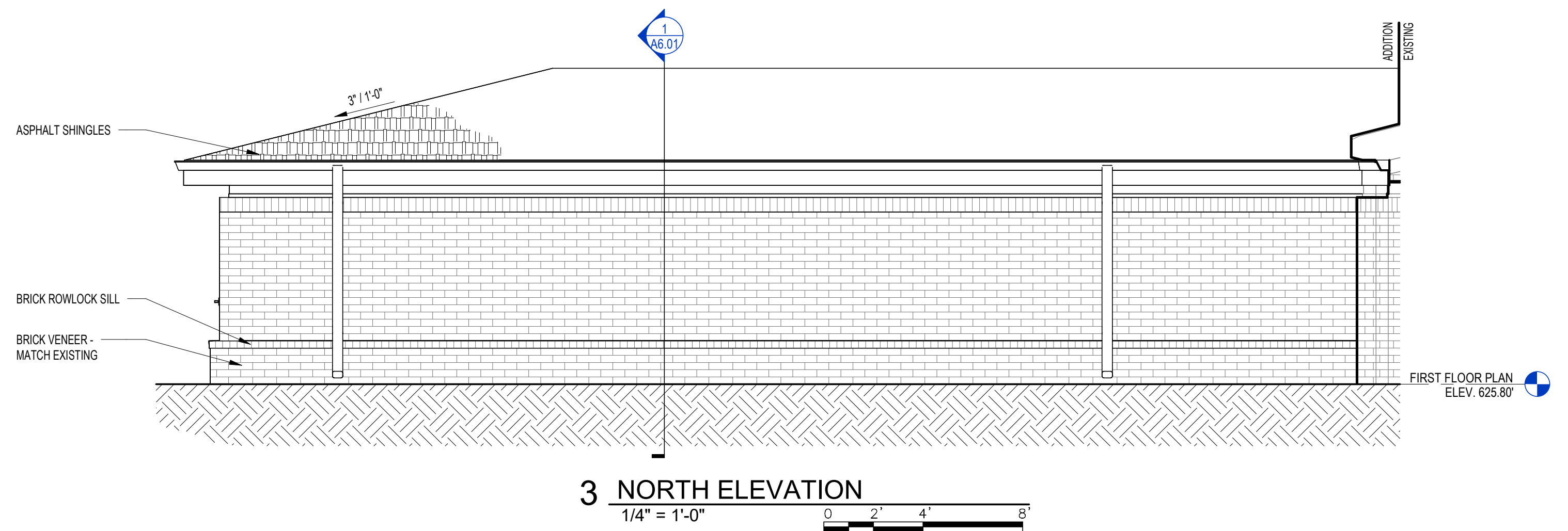
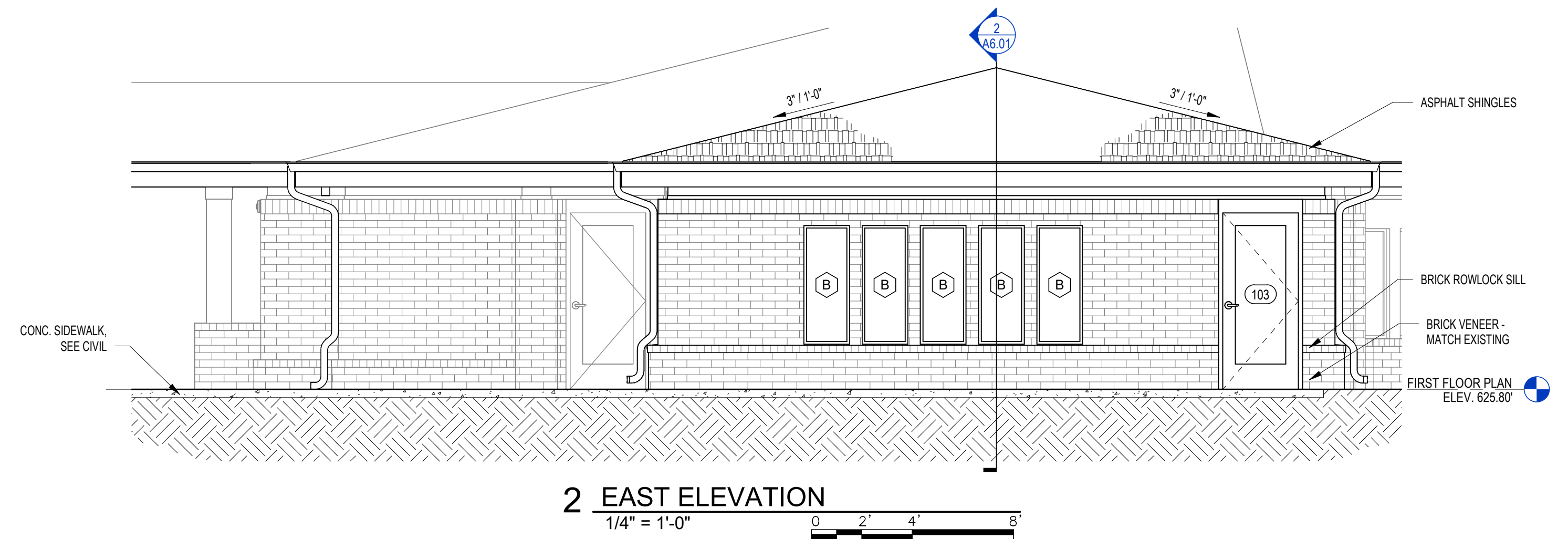
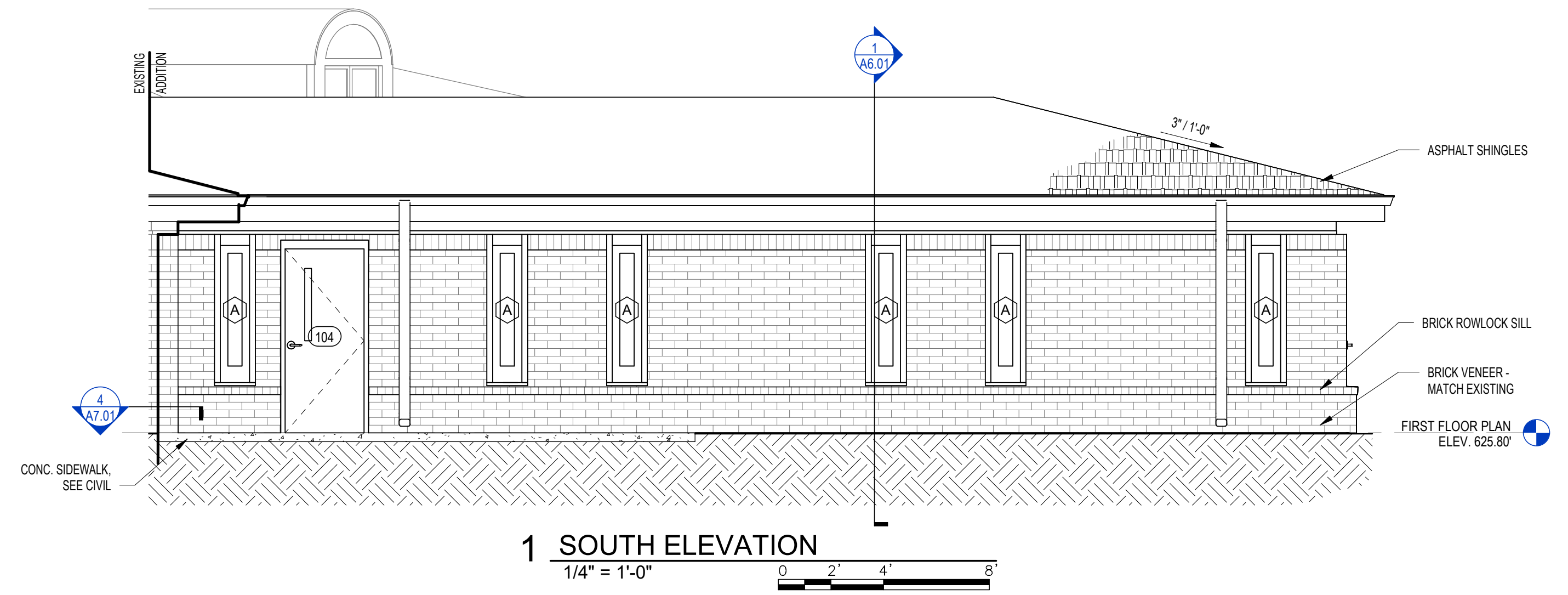
REVISIONS:

DATE:	04-04-2024
CHECKED:	RSM
FILE NAME:	23780project_LA
SCALE:	N/A
JOB NO.:	23780
SHEET:	L2.0

Landscape Details & Notes



4 ELEVATION LEGEND
NTS



22 middleton street nashville, tennessee 37210

KLINE SWINNEY ASSOCIATES
architecture + interior design + planning

American Institute of Architects
United States and Canada
National Council of Architectural Registration Boards
Council on Architectural Registration Boards
Canadian Architectural Institute
Tennessee Society of Architects



Reproduction of these drawings or any part thereof is prohibited without written approval of the architect, KLINE SWINNEY ASSOCIATES. These drawings are protected by U.S. copyright laws and violators are subject to legal recourse.

ADDITION EXTERIOR ELEVATIONS

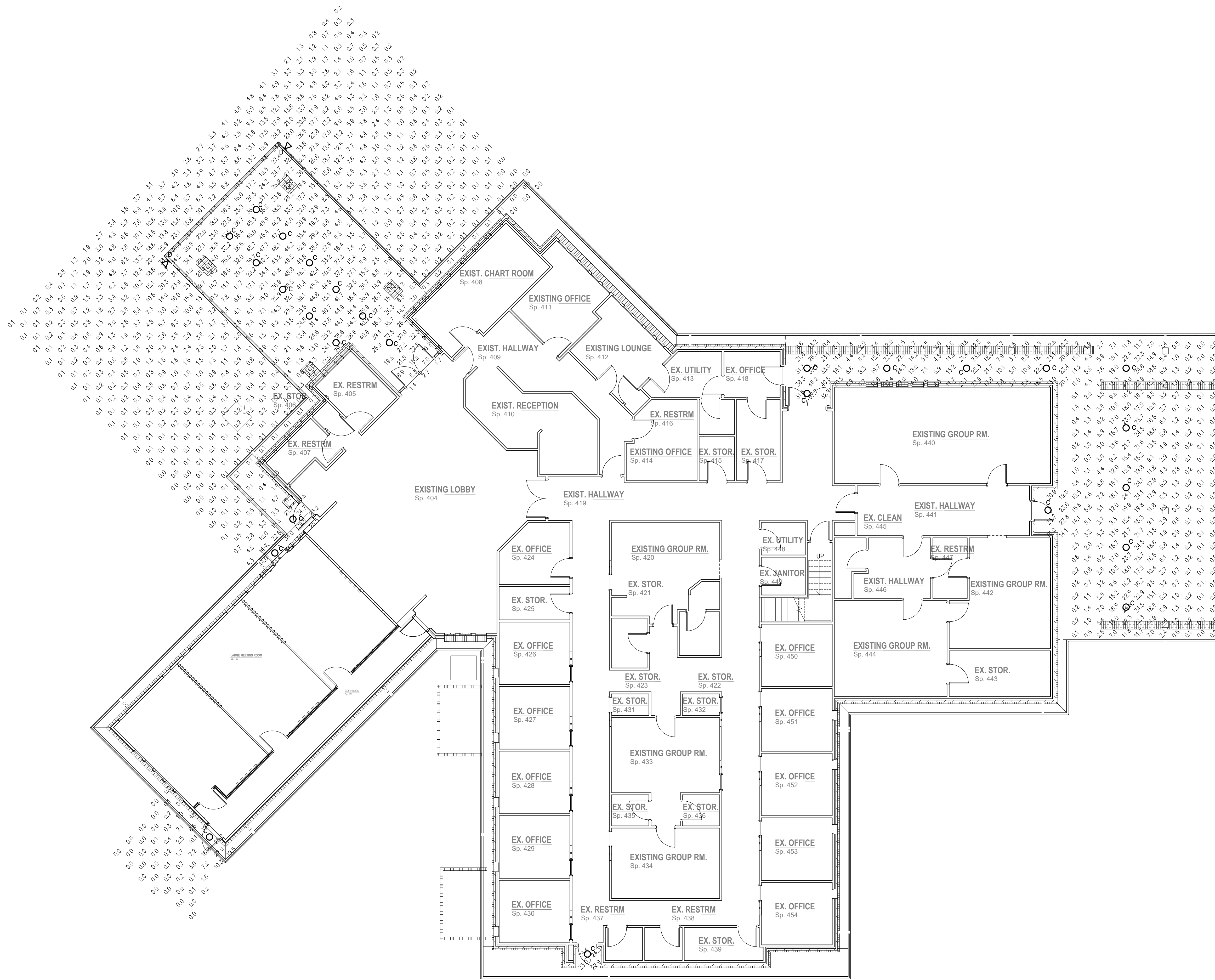
RUTHERFORD CO. RECOVERY COURT

525 N UNIVERSITY ST, MURFREESBORO, TN 37130

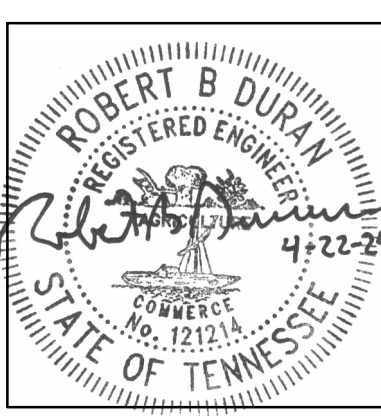
REVISIONS

PROJECT NO. 2322
DATE 04/22/2024
SHEET NO.

A5.01



SITE PHOTOMETRIC PLAN
SCALE: 1/8"=1'-0"



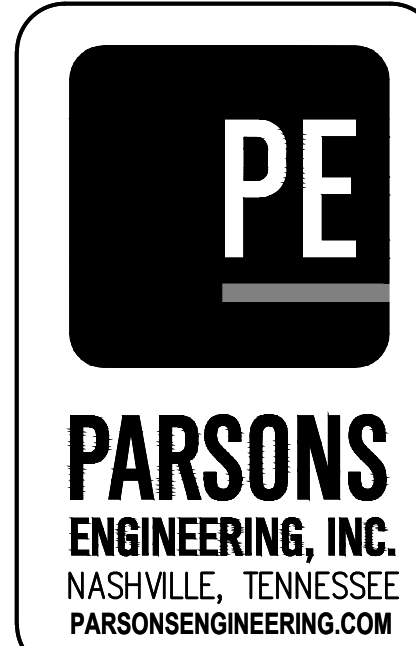
Reproduction of these drawings or any part thereof is prohibited without written approval of the architect, KLINE SWINNEY ASSOCIATES. These drawings are protected by U.S. copyright laws and violators are subject to legal recourse.

SITE PHOTOMETRIC PLAN
RUTHERFORD CO. RECOVERY COURT
525 N UNIVERSITY ST. MURFREESBORO, TN 37130

NO.	REVISIONS

PROJECT NO. 2322
DATE 04/22/2024
SHEET NO.

SP1.01



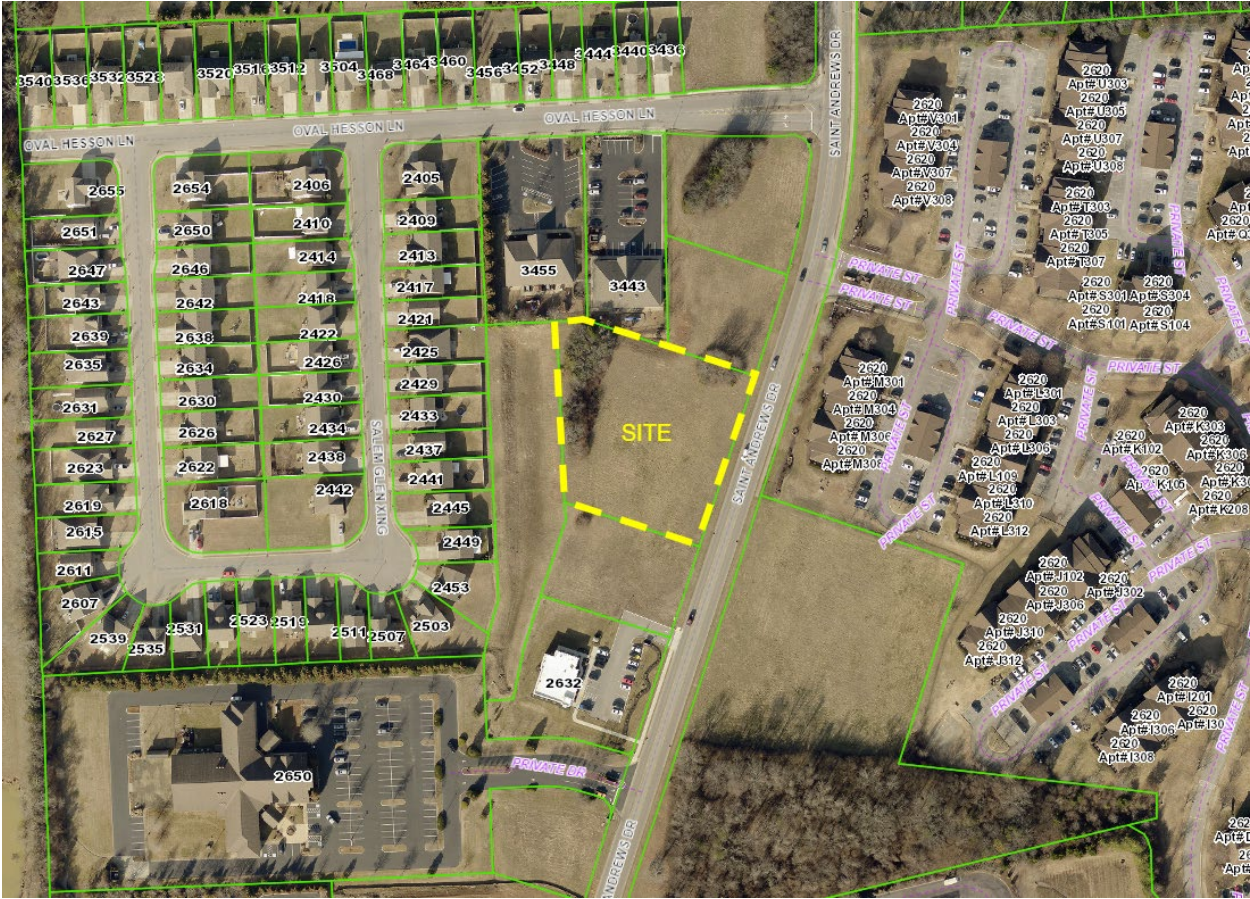
MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

JUNE 26, 2024

PROJECT PLANNER: RICHARD DONOVAN

Application: Z-24-030
Location: St. Andrews Drive south of Oval Hesson Lane
Applicants: Dan Decker and Wayne Belt, represented by Matt Taylor
Zoning: OG (Office General)
Requests: Special use permit in order to construct and establish a daycare center in a General Office (OG) zone on property located along the west side of Saint Andrews Drive, south of Oval Hesson Lane.



Overview of Request

The applicants, Dan Decker and Wayne Belt, are seeking approval of a special use permits to establish and operate a day care center on St. Andrews Drive south of Oval Hesson Lane. The proposed day care center would construct an 11,060 square foot facility with on site parking, landscaping, and a playground on 1.4 acre parcel, which is also known as Lot 15 of Section 5 of Salem Glen Subdivision. The subject property is zoned Office General (OG), which allows day care centers with approval of a special use permit. Per the applicant's letter, the proposed day care will accommodate up to 157 children with 15 employees on its largest shift and will operate from 6:30 AM to 6:30 PM daily.

The subject property is located south of Salem Academy and Salem Academy 2, east of Sections 1 and 2 of Salem Glen subdivision and detention basin for Section 5 of Salem Glen, north of a vacant lot and Major Smiles, and west of Westbury Farms Apartments and a vacant lot. The adjacent properties to the north, west, and south are zoned OG (Office General) and to the east RM-16 (Residential Multi-Family) and CF (Commercial Fringe).

Building addition & site modifications

The facility will be 11,060 square feet, one story, and include the required parking, infrastructure, and landscaping in accordance with the Zoning Ordinance development standards for the OG zoning district. Per the applicant's letter and attached building elevations, the proposed structure would be one story (approximately 26 ½ feet) in height, and the exterior would consist primarily of brick and cementitious siding.

The proposed parking area would be located on the east side of the building, along the Saint Andrews Drive frontage, and wrap around the southern side of the building. The applicant proposes having only one curb cut on Saint Andrews Drive; the access drive would be along the Southern boundary of the lot. Chart 4 (Required Off-Street Parking and Queuing Spaces by Use) of the Zoning Ordinance requires that a daycare center provide one parking space for each 300 square feet of floor area plus 1.5 spaces for each two employees employed on the largest shift. Based on the proposed square footage (11,060) and the proposed number of employees on the largest shift (15), the applicant would be required to provide 48 parking spaces. The site layout submitted by the applicant shows 48 spaces and two accessible spaces.

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)(bb) sets forth standards for day care centers, family day care, and group day care 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 day care centers, family day care, and group day care 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 day care center is contained to the site and should have minimal impact on surrounding properties. The property will have direct access on to Saint Andrews Drive, which is a community collector on the major transportation plan, but will not have direct access to any surrounding residential neighborhoods. Existing utilities are available along Saint Andrews Drive and will be extended into the site.

(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 will be oriented with its front door to Saint Andrews Drive in the same manner as other building in the immediate vicinity. Saint Andrews Drive will also provide the only access to the site. The proposed building will be a single story with building materials like those in the immediate vicinity. Landscaping has been proposed at the base of the building and along the property lines as required in the Zoning Ordinance and Design Guidelines. The trash enclosure has been shown on the southwest corner of the building and is screened with a wall and 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:

- Essential public facilities will adequately serve the proposed building. The subject property will contain all required parking on site and have access to Saint Andrews Drive, which is listed as a community collector on the Major Transportation Plan. The proposed building will have access to water and sewer service along Saint Andrews Drive. To the west, a regional detention pond will manage the site's drainage.

(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 has reviewed the subject property and the site plan and found no features of significant natural, scenic, or historic importance. However, as depicted in the landscaping plans a group of existing trees will be removed from the playground area.

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

- Additional standards for Day Care Center use are listed below with staff analysis.

Additional Standards for Day Care Center, Family Day Care Home, and Group

Day Care Home Uses with Staff Analysis:

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

- The applicant will be constructing a parking lot as a part of the proposed day care that will provide 50 total spaces and accommodate the loading and unloading of students on the site. The applicant is anticipating 25 vehicles per 15-minute interval during peak

pick up and drop off times, with the average pick up or drop off taking approximately 8 minutes.

(2) facilities for vehicular access to and from the site of the day care home shall be arranged to permit vehicles to exit from the site without backing onto any street or sidewalk;

- As depicted on the site plan, the proposed day care center will be constructed to ensure that vehicles can enter and exit the subject property without backing onto Saint Andrews Drive. The applicant has provided sufficient space for vehicles to park and turn around in the parking lot and drive aisles of the subject property before returning to the right-of-way of Saint Andrews Drive.

(3) an application for a special permit for a day care home shall be accompanied by a statement from the State of Tennessee, Department of Human Services, that such day care home can comply with all requirements of the State of Tennessee with respect to such use;

- As a condition of approval, the applicant will obtain a statement from the State of Tennessee, Department of Human Services, that the family daycare home can comply with all the requirements of the State of Tennessee.

(4) screening may be required along the lot lines of the site of the day care home to block such day care home from the view of property classified in a residential zoning district and from the residential portion of an approved planned unit development; and,

- The property does not share a property line with a residential zone. It is surrounded by OG zoning and across the street from CF and RM-16 zoning. The site will be subject to the planting yard standards required in Section 27 of the Zoning Ordinance. The Board may wish to discuss if any additional screening measures are needed.

(5) required off-street parking shall be located on-site.

- An access to Saint Andrews will be constructed near the southern property line of the subject property. Along with the site access, 48 parking spaces will be constructed along with drive aisles. The proposed parking meets the Zoning Ordinance's ratio of 1 space per 300 square feet plus 1.5 spaces per 2 employees. The parking lot also contains two accessible parking spaces.

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 day care center 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) Prior to the issuance of a Certificate of Occupancy, the applicant shall provide Planning staff a statement from the State of Tennessee, Department of Human Services, that the proposed daycare facility can comply with all requirements of the State of Tennessee with regard to such use.

Attached Exhibits

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

Salem Glen Subdivision Lot 15 Daycare

Murfreesboro, Tennessee
BZA Special Use Permit Submittal

Drawing Index

Sheet No.	Title
1	Cover Sheet
2	Existing Conditions
3	Vicinity Map
4	BZA Exhibit
L1.0	Landscape Plan



Site Location Map
Not To Scale

Owner/Developer:

Dan Decker & Wayne Belt
P.O. Box 2610
Murfreesboro, TN 37133

Deed Reference:

R.Bk. 1420, Pg. 2259
12th Civil District in Rutherford County
Map 114, Parcel 2.00
P.Bk. 50, Pg. 23

Yard Requirements:

Front: 30'
Side: 10'
Rear: 20'

Land Use Data:

Zoned: OG
1 Lot on: 1.4± Acres

Flood Map No.:

This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149C0255J dated May 9, 2023.

Parking Requirements:

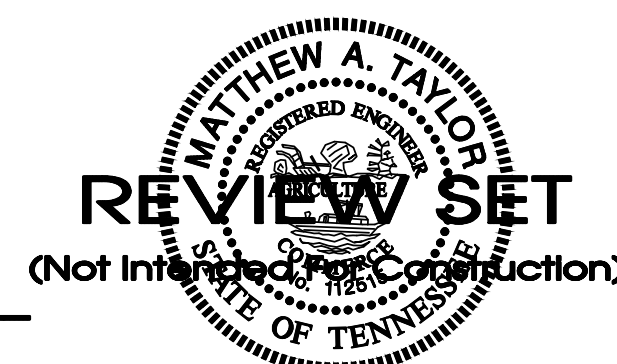
Required: $\frac{1}{300 \text{ Sq.Ft.}} \times 11,060 \text{ Sq.Ft.} + \frac{15}{2 \text{ Employees}} \times 15 \text{ Employees} = 48$
Provided: 48 Regular Spaces + 2 H.C. Spaces = 50 Total Spaces Provided

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

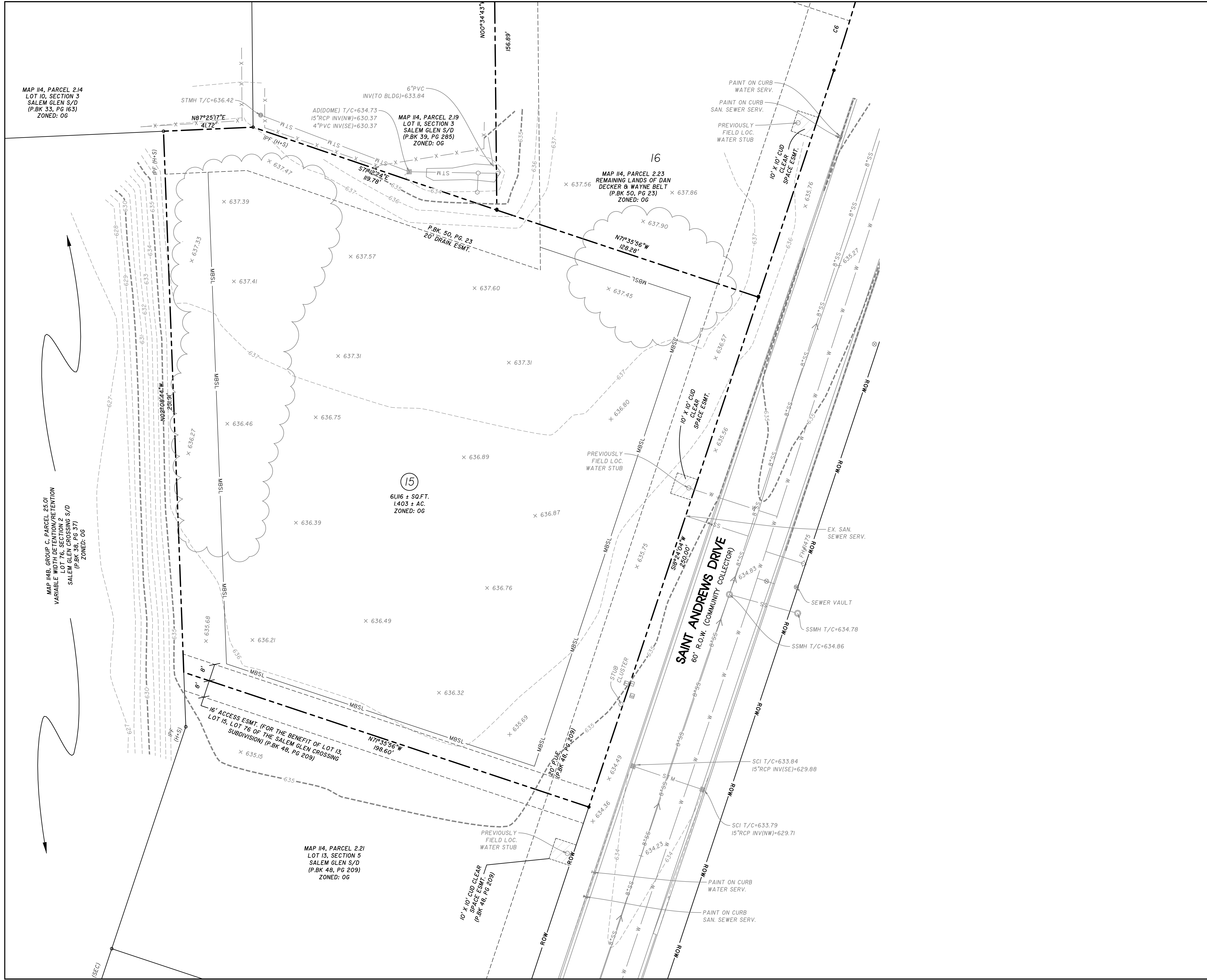
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2024



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	⊕	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	➔	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	⊕	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 ECO	⊕	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	EEL EEL
EXISTING TREELINE	~
EXISTING FENCELINE	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

N

-20' 0 20' 40'

SCALE: 1" = 20'

REVISIONS:

DATE: 6-10-2024

CHECKED: MAT

FILE NAME: 16002Lot15-bza

SCALE: 1" = 20'

JOB NO. 16002

SHEET: 2 of 4

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

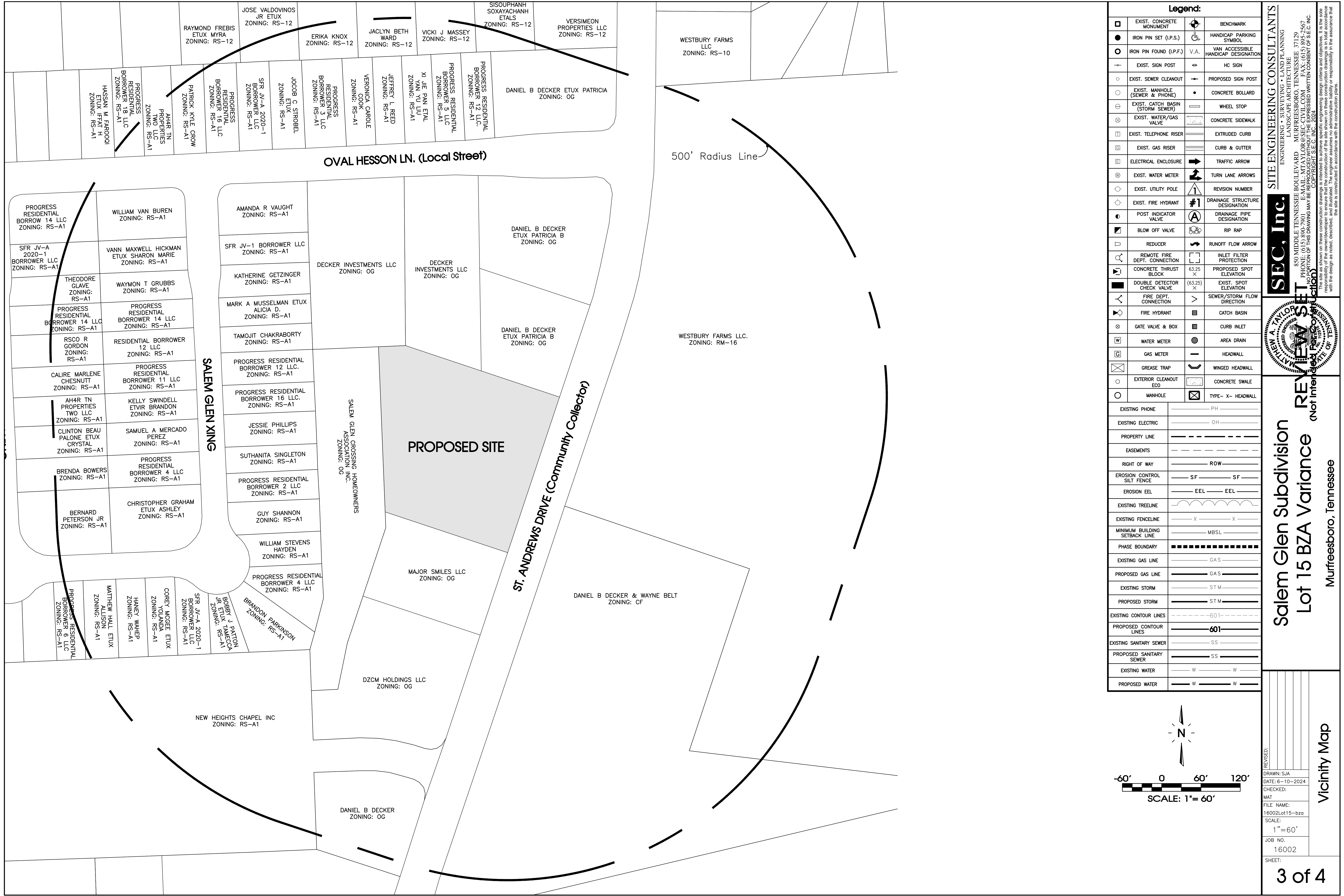
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2024

REVIEW SET

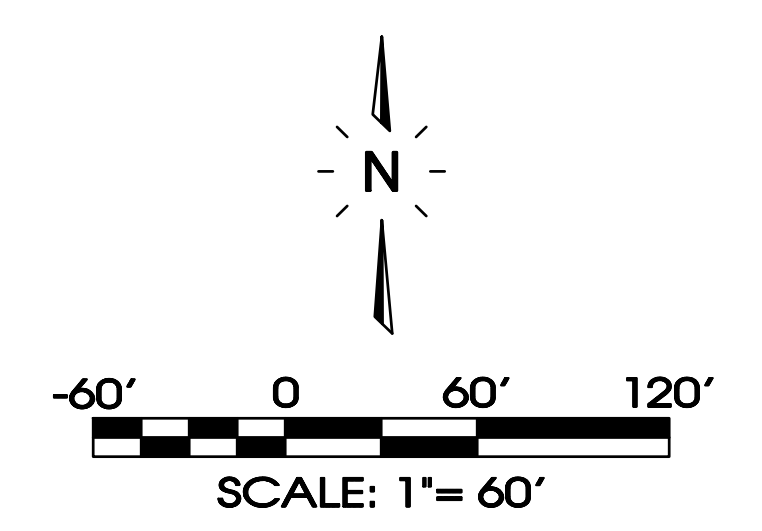
Salem Glen Subdivision
Lot 15 BZA Variance

Murfreesboro, Tennessee

Existing Conditions



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	⊕	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	➔	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	(63.25)	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	EEL EEL		
EXISTING TREELINE	~		
EXISTING FENCELINE	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		

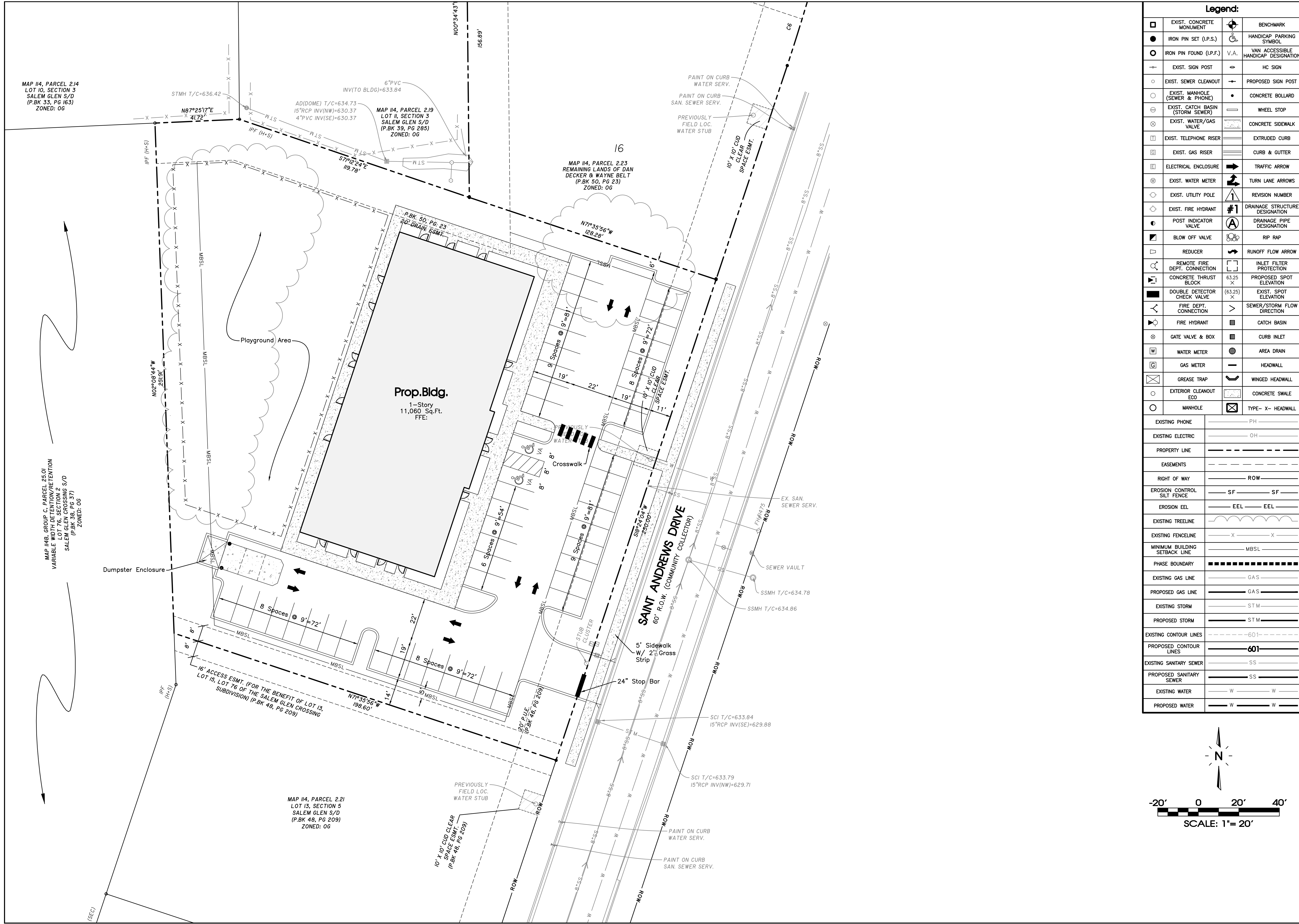


SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT SEC, INC., 2024

REVIEW SET
 (Not for Construction)
 SALEM GLEN SUBDIVISION
 LOT 15 BZA VARIANCE
 MURFREESBORO, TENNESSEE

REVISIONS:
 DRAWN: SJA
 DATE: 6-10-2024
 CHECKED:
 MAT
 FILE NAME:
 16002Lot15-bza
 SCALE:
 1" = 60'
 JOB NO.
 16002
 SHEET:
3 of 4

Vicinity Map



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	⊕	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	⊕	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	⊕	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 ECD	⊕	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 _____ EEL _____ EEL _____

EXISTING TREELINE _____

EXISTING FENCELINE _____ 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 _____

N

-20' 0 20' 40'

SCALE: 1" = 20'

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

REVIEW SET
(Not for Construction)

Salem Glen Subdivision
Lot 15 BZA Variance
Murfreesboro, Tennessee

Site Plan

REVISED: _____
DRAWN: SJA
DATE: 6-10-2024
CHECKED: _____
MAT _____
FILE NAME: 16002Lot15-bza
SCALE: 1"=20'
JOB NO. 16002
SHEET: 4 of 4

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2024
I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the design and drawings herein and that I am a duly licensed Professional Engineer in the State of Tennessee.
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.

Salem Glen Subdivision, Lot 15

LANDSCAPE PLAN

SITE DATA
 SITE AREA: 1.40 ACRES
 SITE ZONING: OG

OPEN SPACE REQUIREMENTS
 20% OF OPEN SPACE (LANDSCAPE AREAS GREATER THAN 200 SF) IS REQUIRED PER PHASE.
 OPEN SPACE REQUIRED 1.40 AC x 20% = 0.28 AC
 OPEN SPACE PROVIDED = 0.62 AC (44.29%)
 FORMAL OPEN SPACE NOT REQUIRED

LANDSCAPE REQUIREMENTS (AS PER SECTION 27)

REQUIRED PERIMETER LANDSCAPING

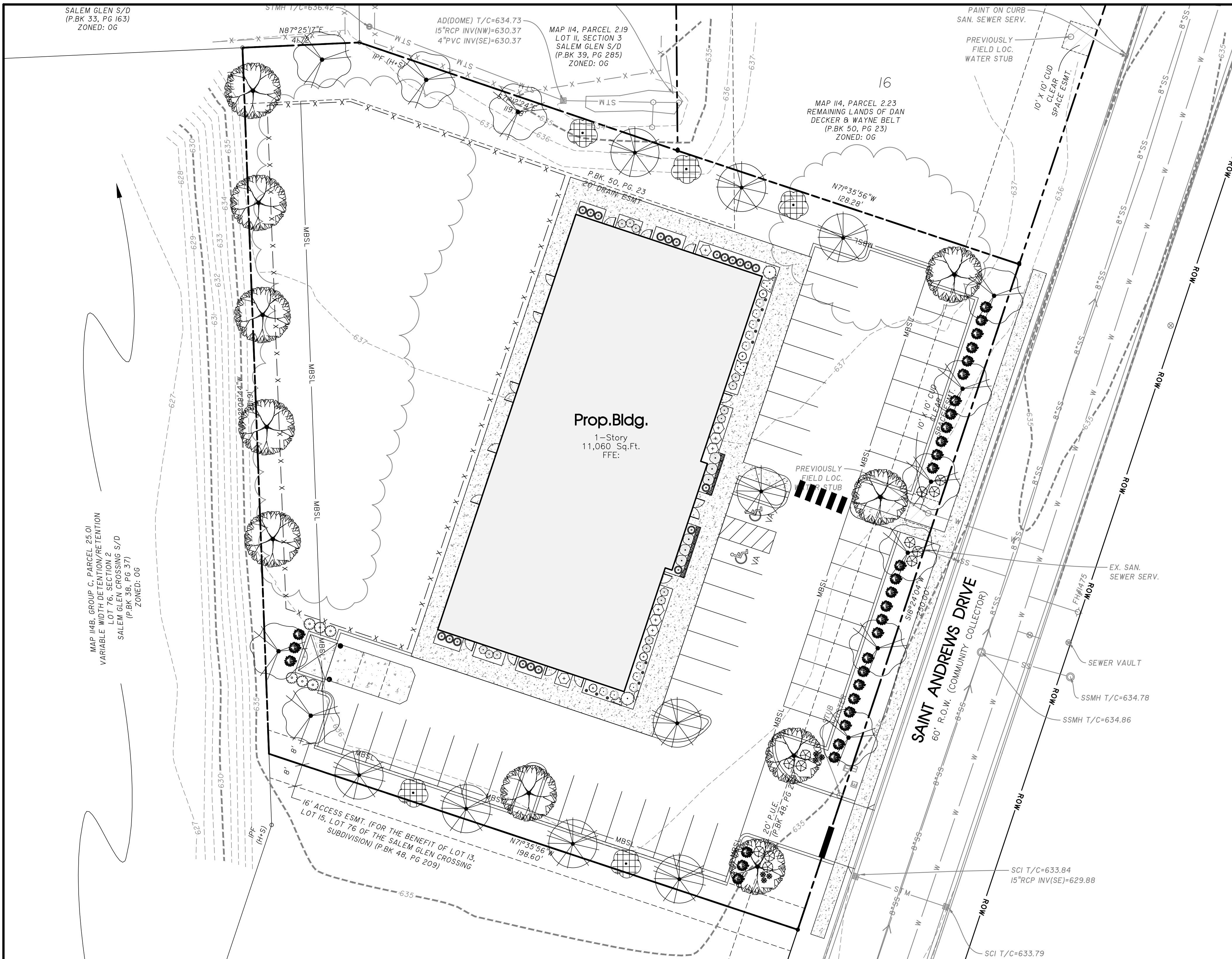
	REQUIRED	PROVIDED
SAINT ANDREWS DRIVE - FRONTAGE (250.00' - 29.00') = 221 LF 1 SHADE TREE/ 40 LF OF FRONTAGE 1 SHRUB/ 5 LF OF FRONTAGE	6 TREES 44 SHRUBS	6 TREES 44 SHRUBS
NORTHERN PERIMETER 289.78 LF 1 ORNAMENTAL TREE/ 25 LF OF PERIMETER (75 LF) 1 SHADE TREE/ 40 LF OF PERIMETER (215 LF)	3 TREES 5 TREES	3 TREES 5 TREES
WESTERN PERIMETER 251.90 LF 1 SHADE TREE/ 40 LF OF PERIMETER	6 TREES	6 TREES
SOUTHERN PERIMETER 198.60 LF 1 ORNAMENTAL TREE/ 25 LF OF PERIMETER (60 LF) 1 SHADE TREE/ 40 LF OF PERIMETER (149 LF)	2 TREES 4 TREES	2 TREES 4 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).
 50 PARKING SPACES PROVIDED = 4 TREES REQUIRED
 9 TREES PROVIDED IN ISLANDS

DESIGN GUIDELINES LANDSCAPE REQUIREMENTS

	TREES REQUIRED	TREES PROPOSED
REQUIRED PERIMETER/PARKING TREES:	28	35
10% REQUIRED 4" CALIPER:	3	3
15% REQUIRED 3" CALIPER:	4	27
75% REQUIRED 2.5" CALIPER:	21	5

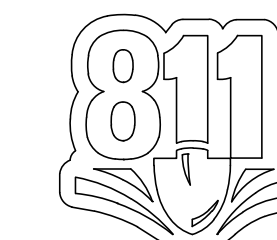
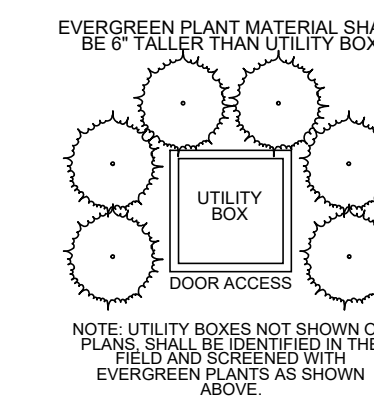


PLAN NOTES:

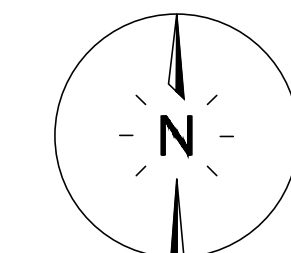
- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL NEW PLANT MATERIAL AND TURF AREAS SHOULD 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.

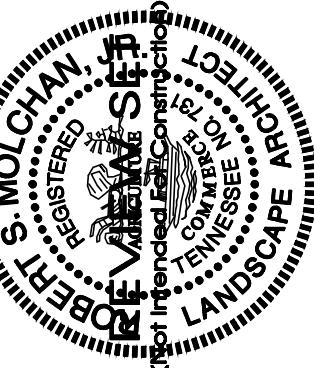


Know what's below.
 Call before you dig.



SITE ENGINEERING CONSULTANTS

SEC, Inc.



Salem Glen Subdivision
 Lot 15 BZA Variance
 Murfreesboro, Tennessee

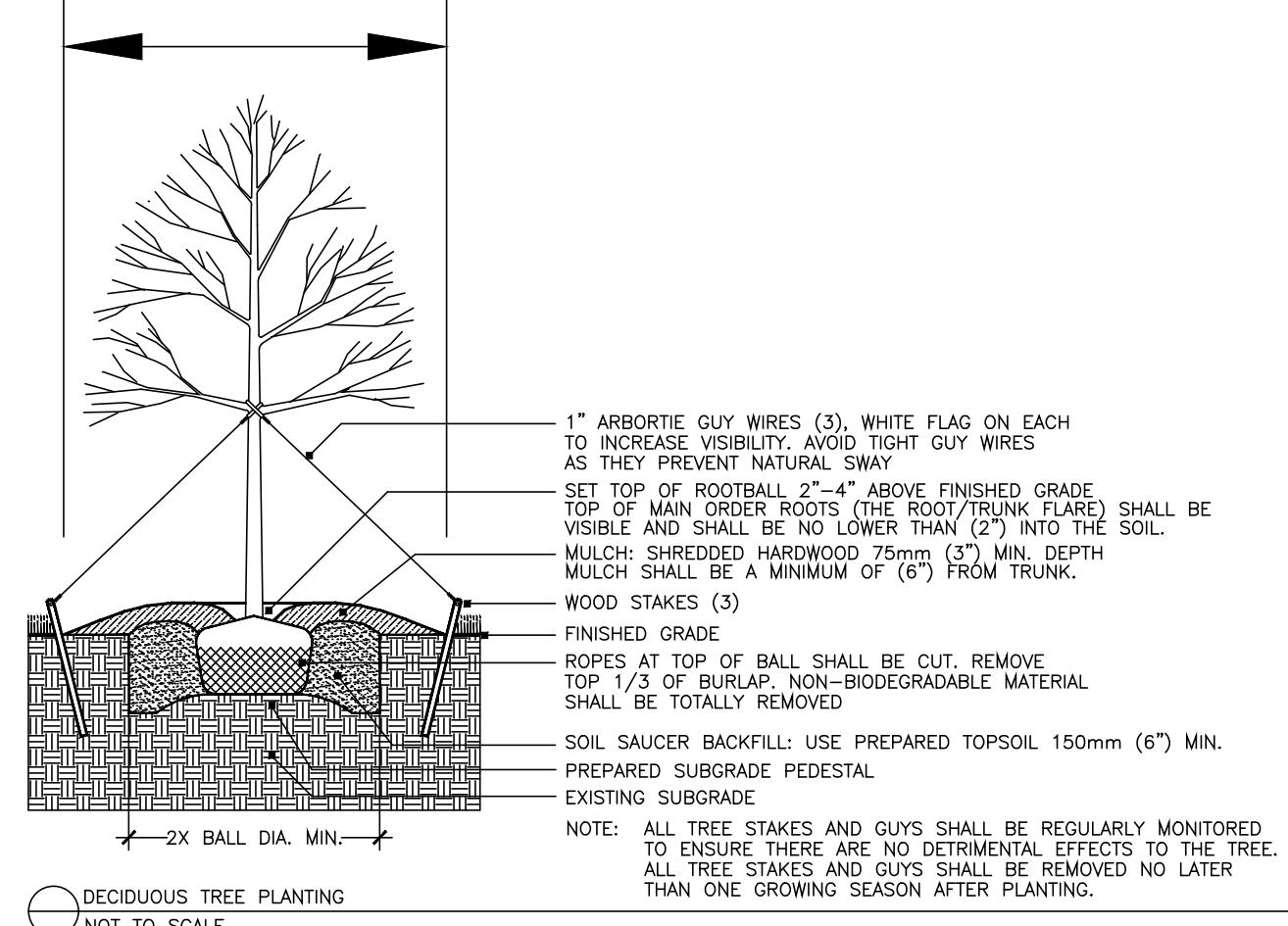
Landscape Plan

L1.0

ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
 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 in the accompanying specifications, and in accordance with the applicable laws, codes, and regulations. The site is constructed in accordance with the construction plans.

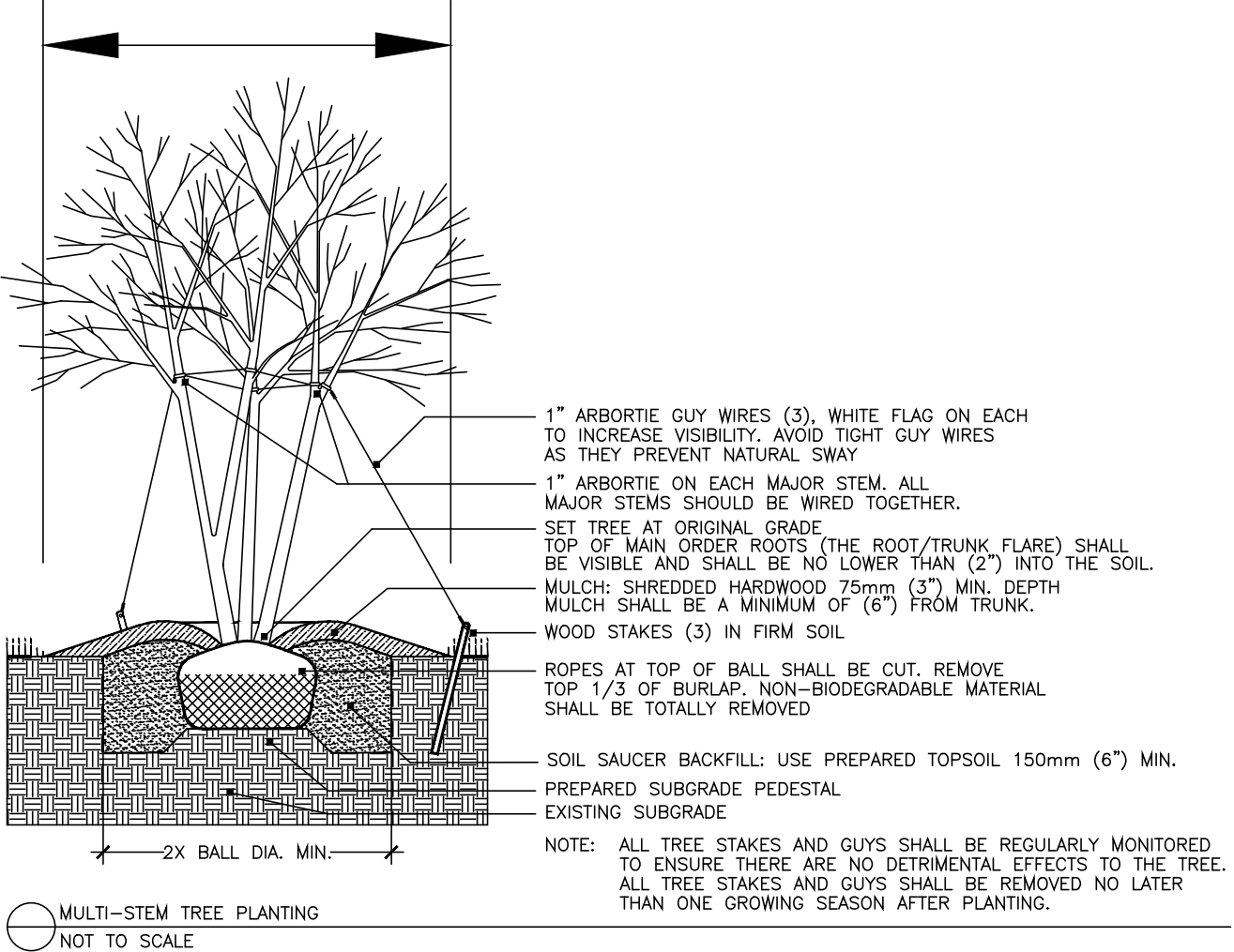
REVISIONS:
 DRAWN: KMG
 DATE: 06-10-2024
 CHECKED:
 RSM
 FILE NAME:
 16002Lot15_LA
 SCALE:
 1" = 20'
 JOB NO.
 16002
 SHEET:

Min. 5' Mulch Ring

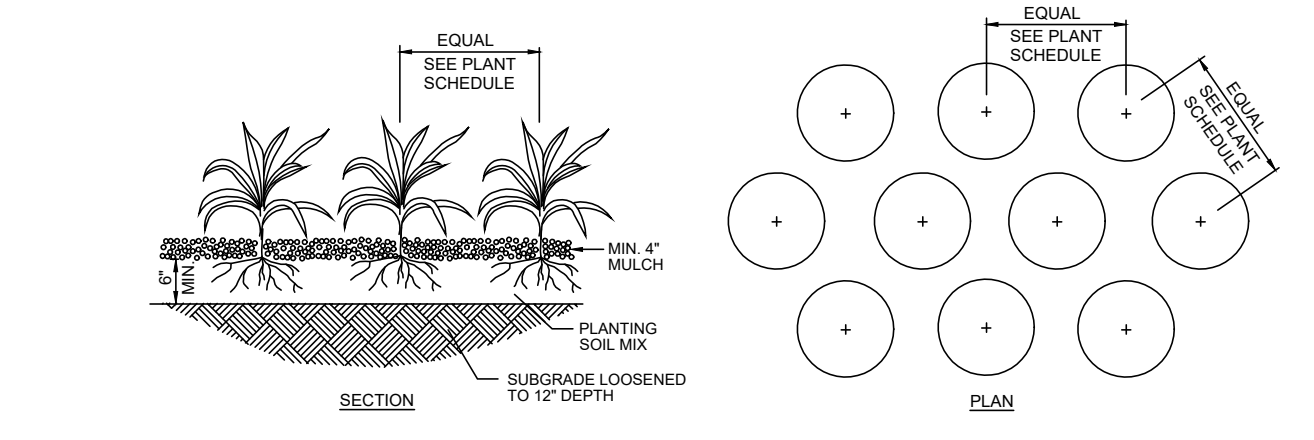


DECIDUOUS TREE PLANTING
NOT TO SCALE

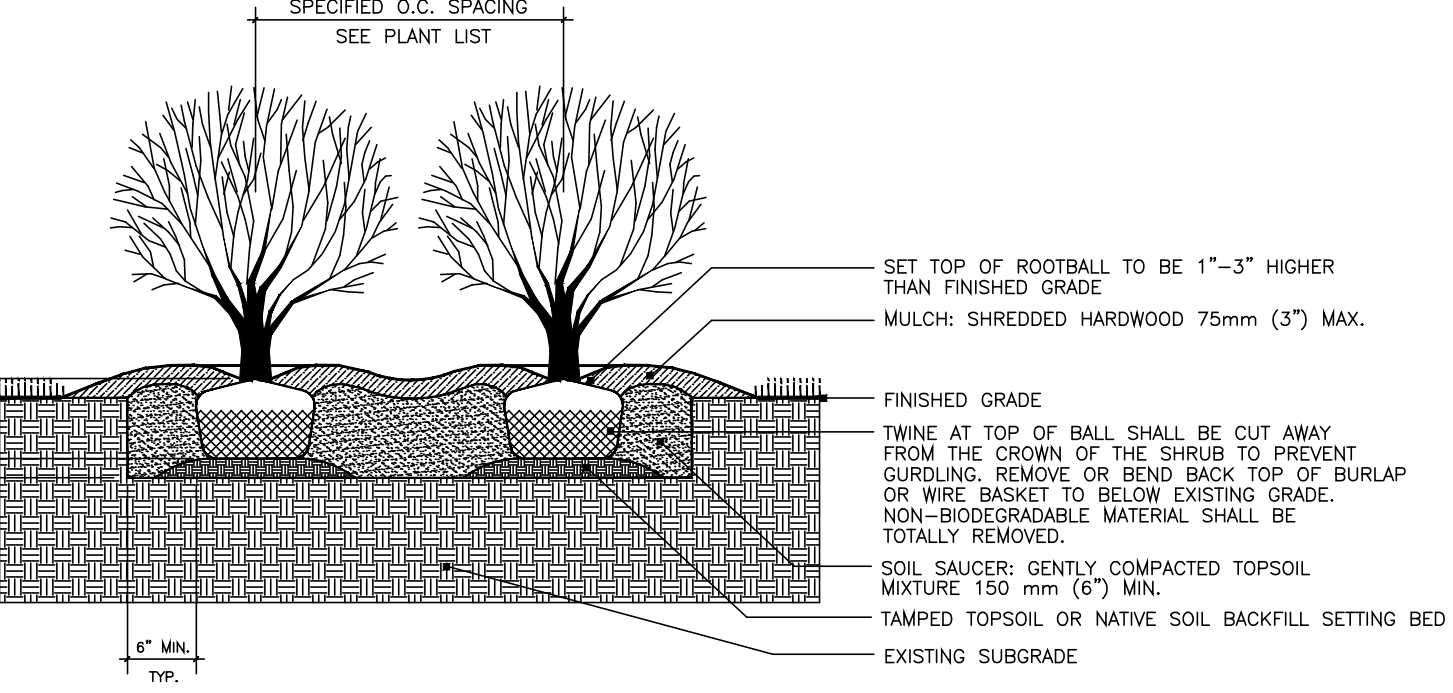
Min. 5' Mulch Ring



MULTI-STEM TREE PLANTING
NOT TO SCALE

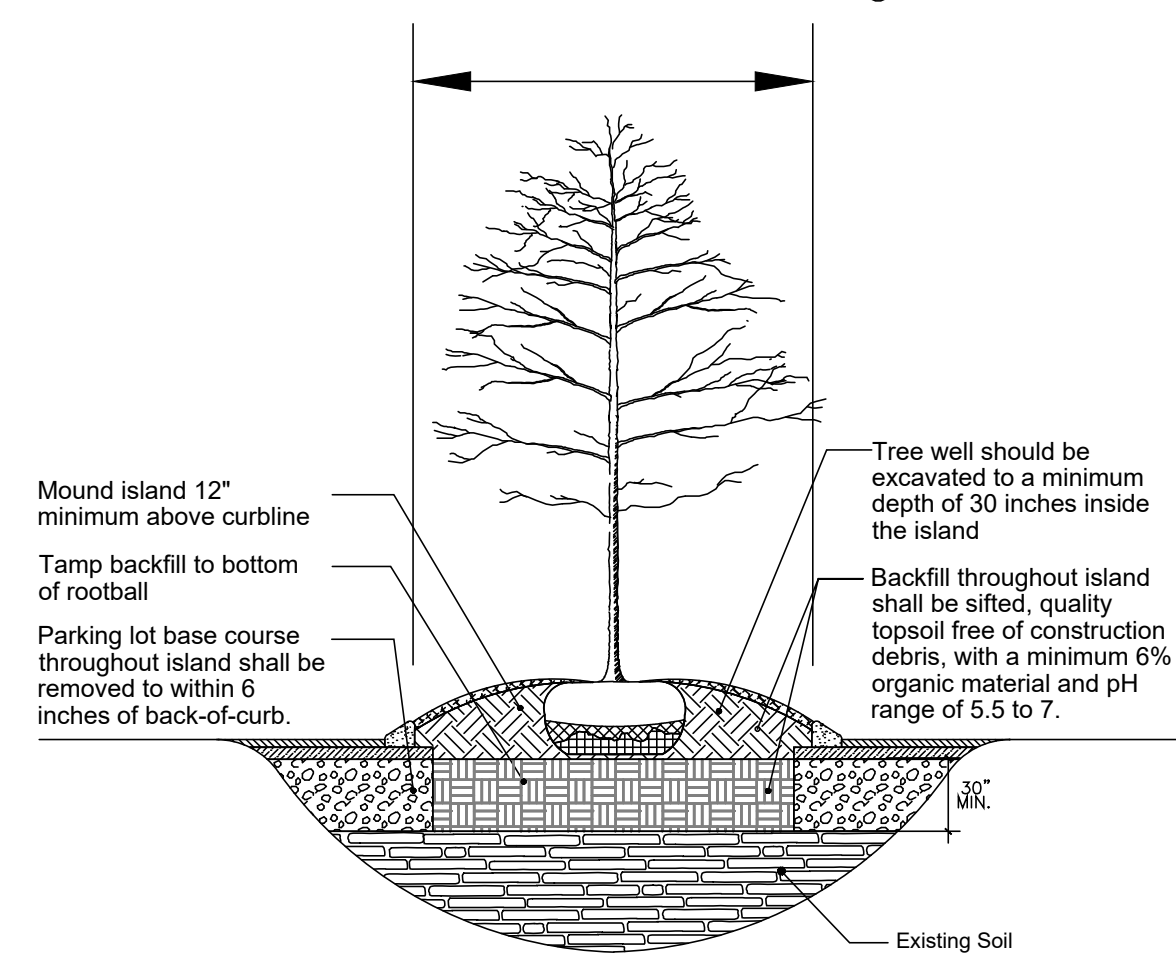


GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE



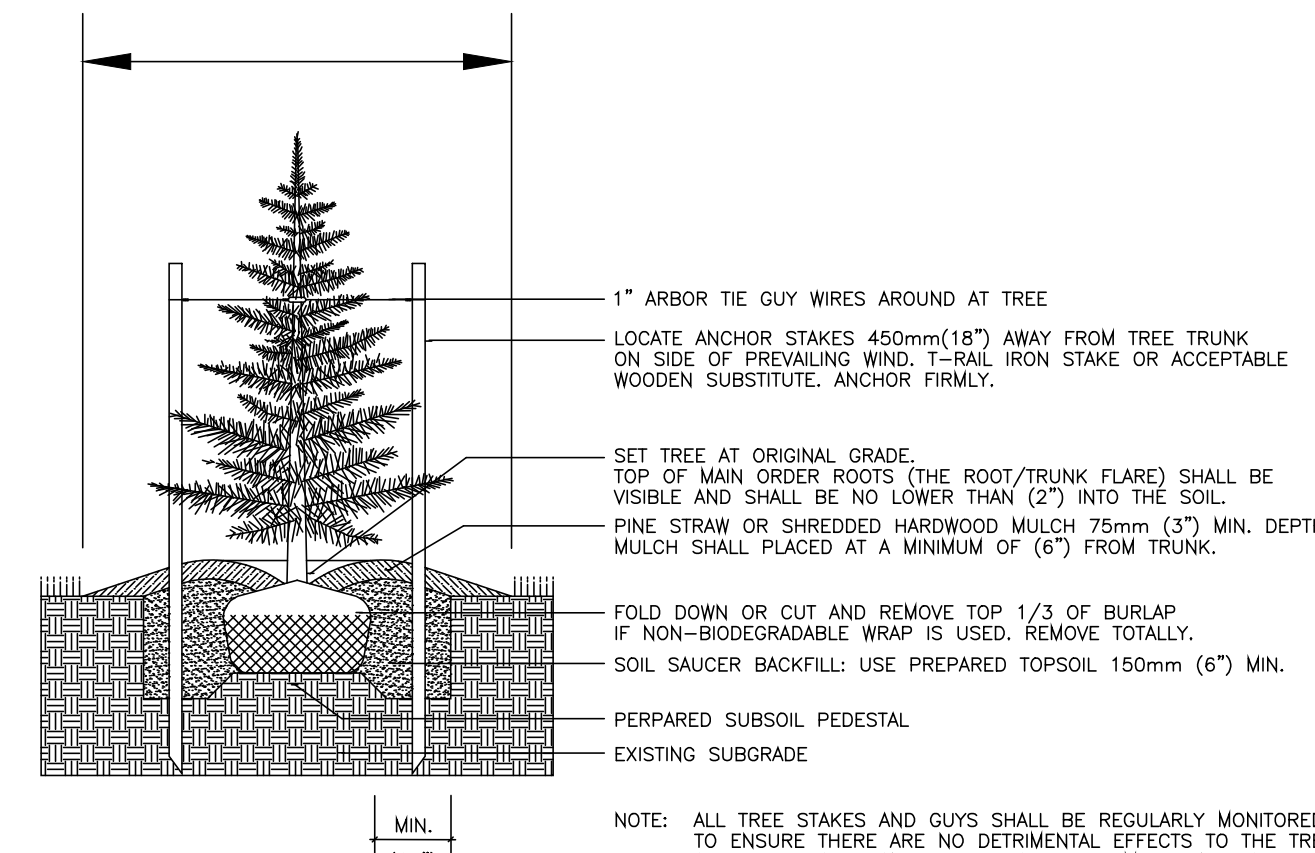
SHRUB PLANTING - BALL AND BURLAP - MULTIPLE
NOT TO SCALE

Min. 5' Mulch Ring



Tree Planting Detail
For Parking Lot Island or Median

Min. 5' Mulch Ring



EVERGREEN TREE PLANTING
NOT TO SCALE

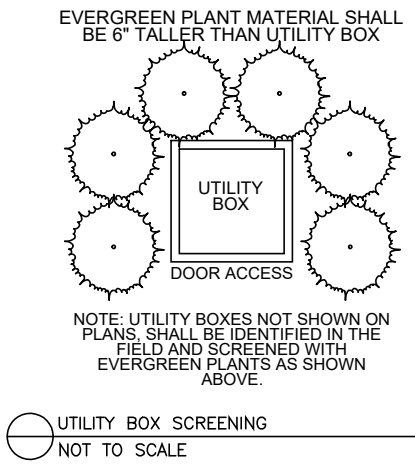
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES									
	ASL	11	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	B 4 B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LS	10	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	B 4 B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LTL	6	LIRIODENDRON TULIPIFERA 'LITTLE VOLUNTEER' / LITTLE VOLUNTEER TULIP TREE	B 4 B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LTL*	3	LIRIODENDRON TULIPIFERA 'LITTLE VOLUNTEER' / LITTLE VOLUNTEER TULIP TREE	B 4 B	4'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES									
	MB	5	MAGNOLIA X 'BUTTERFLIES' / BUTTERFLY MAGNOLIA	B 4 B	2'CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 5-CANE MAX., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
DECIDUOUS SHRUBS									
	HPB	6	HYDRANGAEA PANICULATA 'BOBO' / BOBO PANICLE HYDRANGAEA	CONT.		12' - 18'	12"	4' O.C.	FULL, WELL-BRANCHED, MATCHED
	SBN	14	SPIRAEA X BUMALDA 'NEON FLASH' / NEON FLASH SPIREA	CONT.		12'	12"	3' O.C.	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS									
	AR	12	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	CONT.		12'	12"	4' O.C.	DENSE, FULL, MATCHED
	BB	32	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	CONT.		24"	24"	AS SHOWN	DENSE, FULL, MATCHED
	BG	8	BUXUS X 'GREEN MOUNTAIN' / BOXWOOD	CONT.		30"	24"	4' O.C.	FULL TO GROUND, DENSE, GOOD PYRAMIDAL SHAPE
	BMW	21	BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD	CONT.		12'	12"	3' O.C.	WELL-BRANCHED, DENSE, MATCHED
	CJG	4	CRYPTOMERIA JAPONICA 'GLOBOSA NANA' / DWARF GLOBE JAPANESE FALSE CEDAR	CONT.		12'	12"	3' O.C.	DENSE, FULL, MATCHED
	TC	10	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHIEF ARBORVITAE	CONT.		12'	12"	4' O.C.	DENSE, FULL, MATCHED
	TOE	6	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	CONT.		24"	18" - 24"	4' O.C.	DENSE, FULL, MATCHED
	TPF	2	THUJA PLICATA 'FLUFFY' / FLUFFY WESTERN ARBORVITAE	CONT.		18"	18"	AS SHOWN	DENSE, FULL, MATCHED
GRASSES									
	PAH	6	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL		12" - 18"	12"	2' O.C.	WELL ROOTED AND FULL TO EDGES OF CONTAINER
	S64	11	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	1 GAL		12" - 18"	12"	AS SHOWN	WELL ROOTED AND FULL TO EDGES OF CONTAINER
GROUND COVERS									
	LMB	35	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 QUART		12"	12"	12" O.C.	WELL ROOTED, MATURE, FULL TO EDGES OF CONTAINER
	SKJ	20	SALVIA X JAMENSIS 'IGNITION PURPLE' / VIBE® IGNITION PURPLE SALVIA	1 QUART		12"	12"	18" O.C.	WELL ROOTED, MATURE, FULL TO EDGES OF CONTAINER

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 SOIL ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
13. SHRUBS AND GROUND COVER 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.



UTILITY BOX SCREENING
NOT TO SCALE



SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT © SEC, INC. 2024

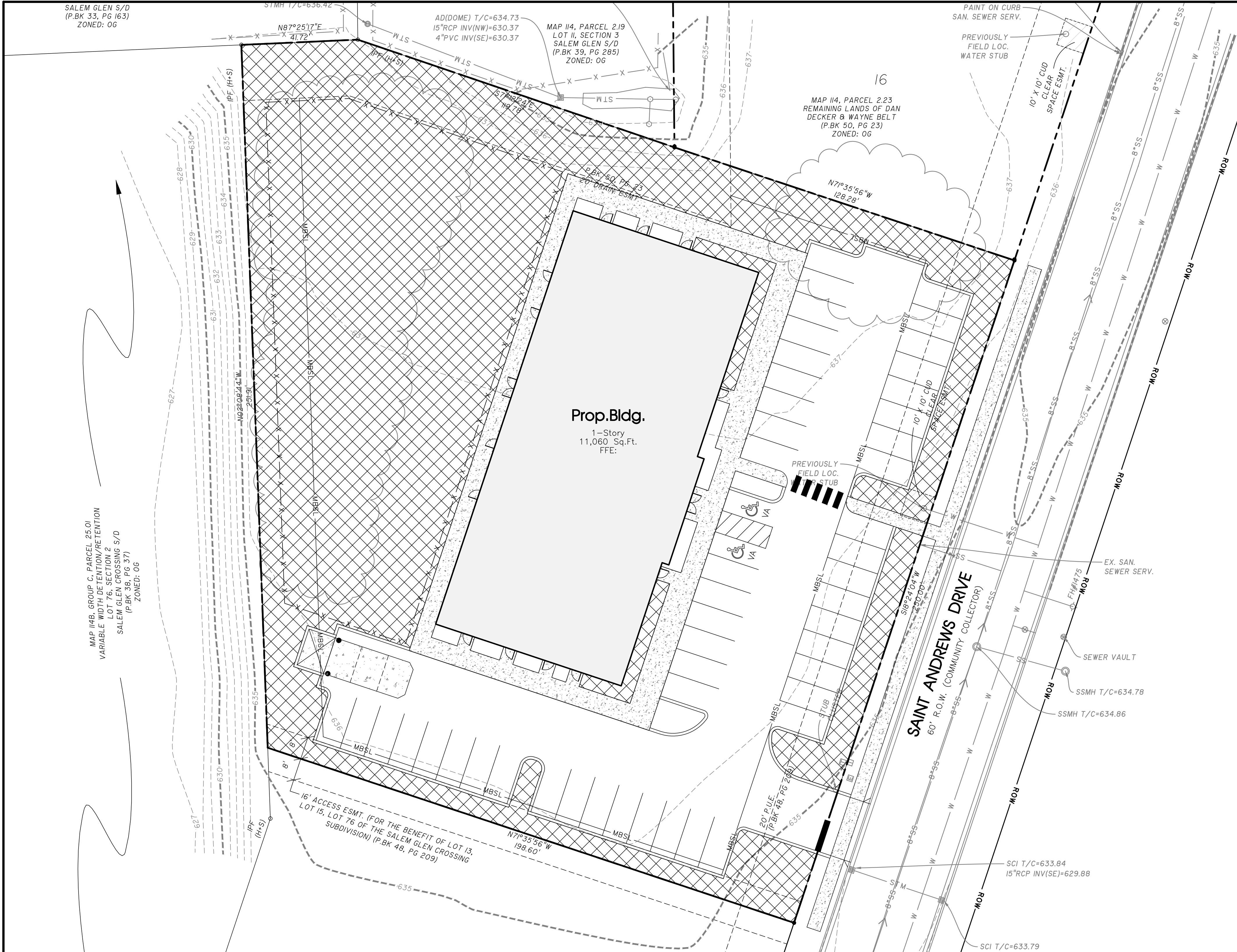


Salem Glen Subdivision
 Lot 15 BZA Variance
 Murfreesboro, Tennessee

LANDSCAPE DETAILS & NOTES

REVISIONS:

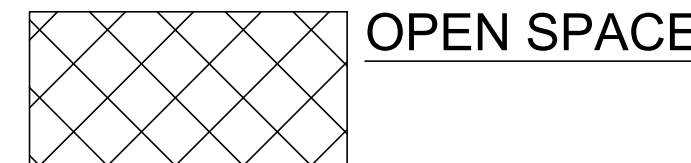
DRAWN: KMG
 DATE: 06-10-2024
 CHECKED: RSM
 FILE NAME: 16002Lot15_LA
 SCALE: NA
 JOB NO: 16002
 SHEET:



Open Space Calculation

Open Space:
 Required: (20% of (1.40 Ac.) = 0.28 Acres
 Provided: (44.29%) = 0.62 Acres

Formal Open Space Not Required



MAP 14E, GROUP C, PARCEL 25.01
 VARIABLE WIDTH RETENTION/RETENTION
 SECTION 2
 SALEM GLEN CROSSING S/D
 (P.BK 38, PG 37)
 ZONED: OG

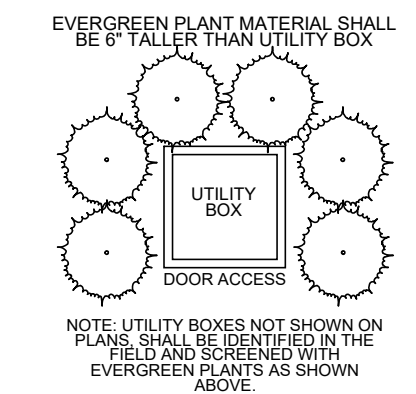
AD(DOME) T/C=634.73
 15"RCP INV(NW)=630.37
 4"PVC INV(SE)=630.37

MAP 14, PARCEL 2.19
 LOT II, SECTION 3
 SALEM GLEN S/D
 (P.BK 39, PG 265)
 ZONED: OG

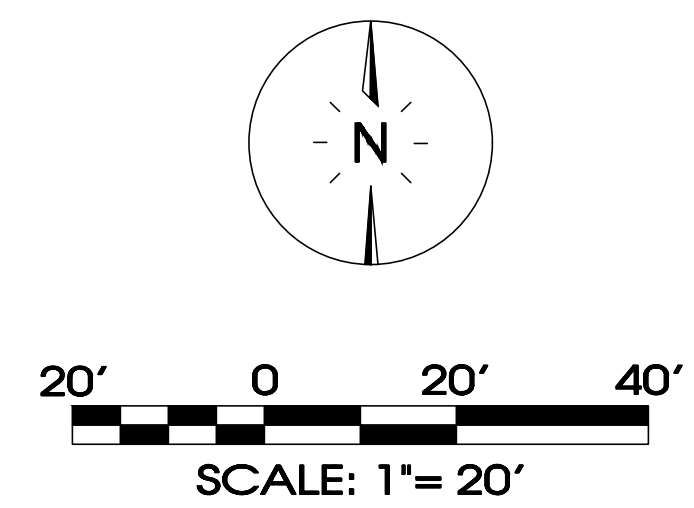
16
 MAP 14, PARCEL 2.23
 REMAINING LANDS OF DAN
 DECKER & WAYNE BELT
 (P.BK 50, PG 23)
 ZONED: OG

Prop. Bldg.
 1-Story
 11,060 Sq.Ft.
 FFE:

SAINT ANDREWS DRIVE
 60' R.O.W. (COMMUNITY COLLECTOR)



UTILITY BOX SCREENING
 NOT TO SCALE



SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT SEC, INC. 2024



Salem Glen Subdivision
 Lot 15 BZA Variance
 Murfreesboro, Tennessee

REVISIONS:
 DRAWN: KMG
 DATE: 06-10-2024
 CHECKED:
 RSM
 FILE NAME:
 16002Lot15_LA
 SCALE:
 1" = 20'
 JOB NO.
 16002
 SHEET:
L3.0

Open Space Plan

SALEM GLEN S/D
(P.BK 33, PG 163)
ZONED: OG

STMH T/C=636.92

AD(DOME) T/C=634.73
15"RCP INV(NW)=630.37
4"PVC INV(SE)=630.37

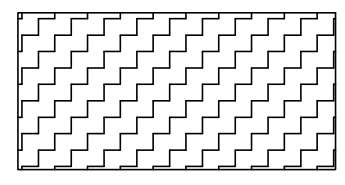
MAP 114, PARCEL 2.19
LOT II, SECTION 3
SALEM GLEN S/D
(P.BK 39, PG 265)
ZONED: OG

16
MAP 114, PARCEL 2.23
REMAINING LANDS OF DAN
DECKER & WAYNE BELT
(P.BK 50, PG 23)
ZONED: OG

PAINT ON CURB
SAN. SEWER SERV.

PREVIOUSLY
FIELD LOC.
WATER STUB

10' X 10' CUD
CLEAR
SPACE ESMT.



AREAS TO BE IRRIGATED

MAP 14E1, GROUP C, PARCEL 25.01
VARIABLE WIDTH CONC. RETENTION/RETENTION
SALEM GLEN CROSSING S/D
(P.BK 38, PG 37)
ZONED: OG

16' ACCESS ESMT. (FOR THE BENEFIT OF LOT 13,
LOT 15, LOT 76 OF THE SALEM GLEN CROSSING
SUBDIVISION) (P.BK 48, PG 209)

Prop. Bldg.
1-Story
11,060 Sq.Ft.
FFE:

PREVIOUSLY
FIELD LOC.
STUB

SAINT ANDREWS DRIVE
60' R.O.W. (COMMUNITY COLLECTOR)

EX. SAN.
SEWER SERV.

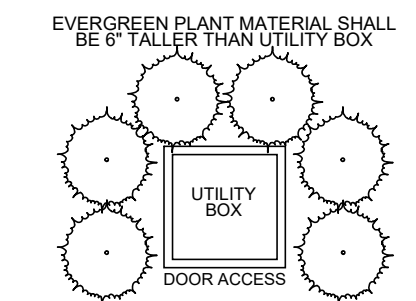
SEWER VAULT

SSMH T/C=634.78

SSMH T/C=634.86

SCI T/C=633.84
15"RCP INV(SE)=629.88

SCI T/C=633.79

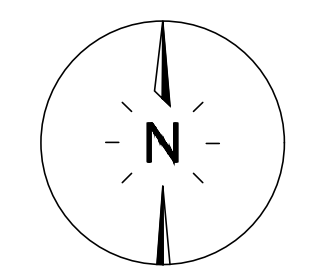


EVERGREEN PLANT MATERIAL SHALL
BE 6" TALLER THAN UTILITY BOX.
NOTE: UTILITY BOXES NOT SHOWN ON
PLANS SHALL BE IDENTIFIED IN THE
FIELD AND SCREENED WITH
EVERGREEN PLANTS AS SHOWN
ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE



Know what's below.
Call before you dig.



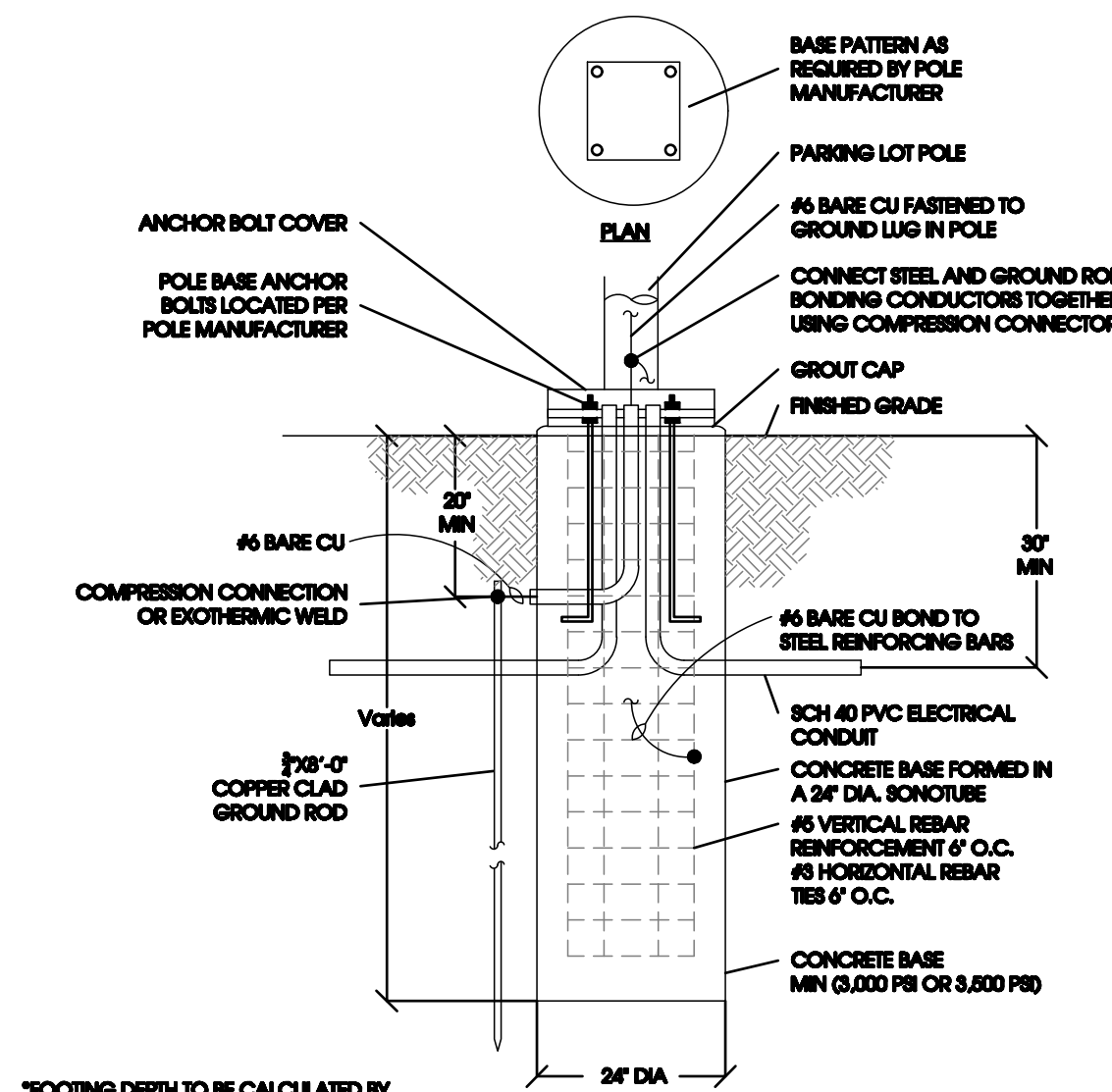
20' 0 20' 40'
SCALE: 1" = 20'

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
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 related, described, or otherwise indicated on these drawings. SEC, Inc. shall not be held responsible for any errors or omissions, or for any consequences arising from the use of the information contained herein.



Salem Glen Subdivision
Lot 15 BZA Variance
Murfreesboro, Tennessee

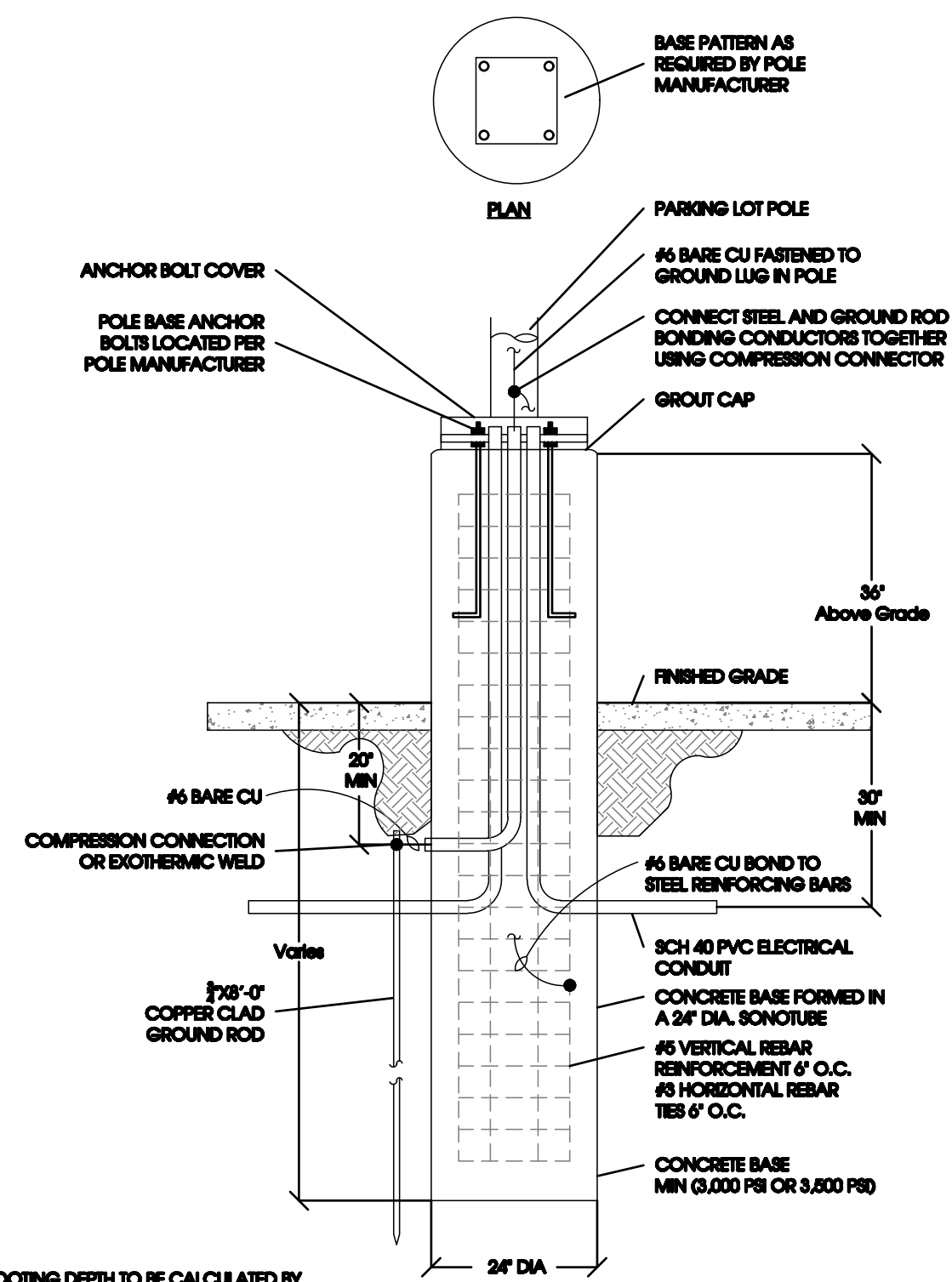
Revised: _____
Drawn: KMG
Date: 06-10-2024
Checked: RSM
File Name: 16002Lot15_LA
Scale: 1" = 20'
Job No: 16002
Sheet: L4.0



*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPECS.

LIGHT POLE FOOTING



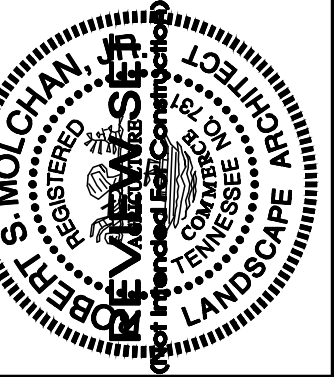
*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPECS.

PARKING LOT POLE FOOTING



Know what's below.
Call before you dig.



SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC. © COPYRIGHT SEC, INC. 2024

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 indicated on these drawings. The site is constructed in accordance with the construction plans.

Salem Glen Lot 15

Murfreesboro, Tennessee

REVISED:	
DRAWN: BPG	
DATE: 06-10-2024	
CHECKED: RSM	
FILE NAME: 16002Lot15_PH	
SCALE: N/A	
JOB NO. 16002	
SHEET:	

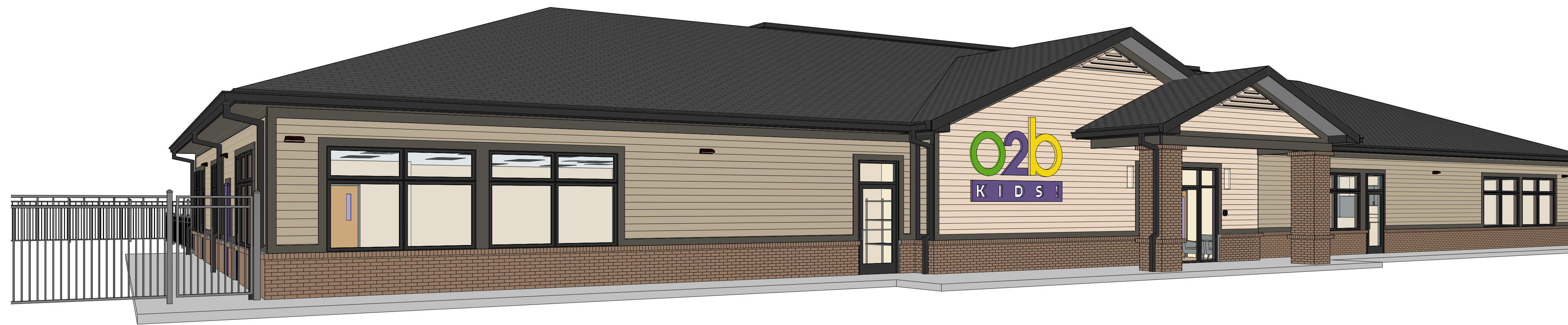
Photometric Details & Notes

PH 2.0



MURFREESBORO (V4C)

Salem Glen Lot 15
Murfreesboro, TN



PROJECT #: 240309
CONCEPTUAL DOCUMENTS
DATE: 04.03.2024

**bwas
design
pllc**

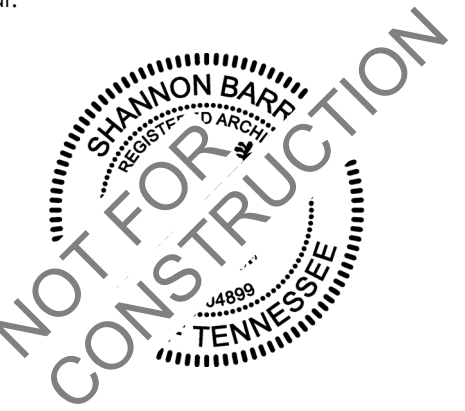
ARCHITECTURE
PLANNING
INTERIORS
DESIGN-BUILD

BRADENTON OFFICE
1201 6TH AVE W, SUITE 100
BRADENTON, FL 34205
(941) 213-1165

GAINESVILLE OFFICE
602 S MAIN ST
GAINESVILLE, FL 32601
(352) 244-9788

clean responsive invigorating

seal:



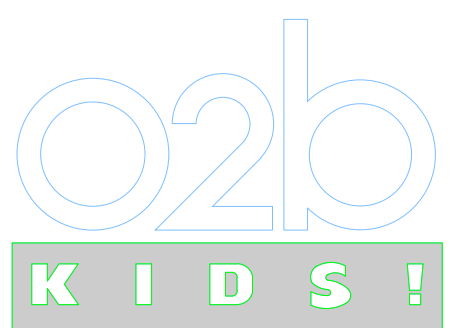
SHANNON BARRIER
104899

"TO THE BEST OF THE ARCHITECTS OR ENGINEERS
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE APPLICABLE FIRE SAFETY
STANDARDS AS DETERMINED BY LOCAL AUTHORITY"

consultant:

revisions:

Murphy Real Estate
Services, LLC



MURFREESBORO

Salem Glen Lot 15
Murfreesboro, TN

This drawing is the property of Bwas Design, PLLC. Any unauthorized reproduction or usage without the prior expressed written consent of Bwas Design, PLLC is prohibited.

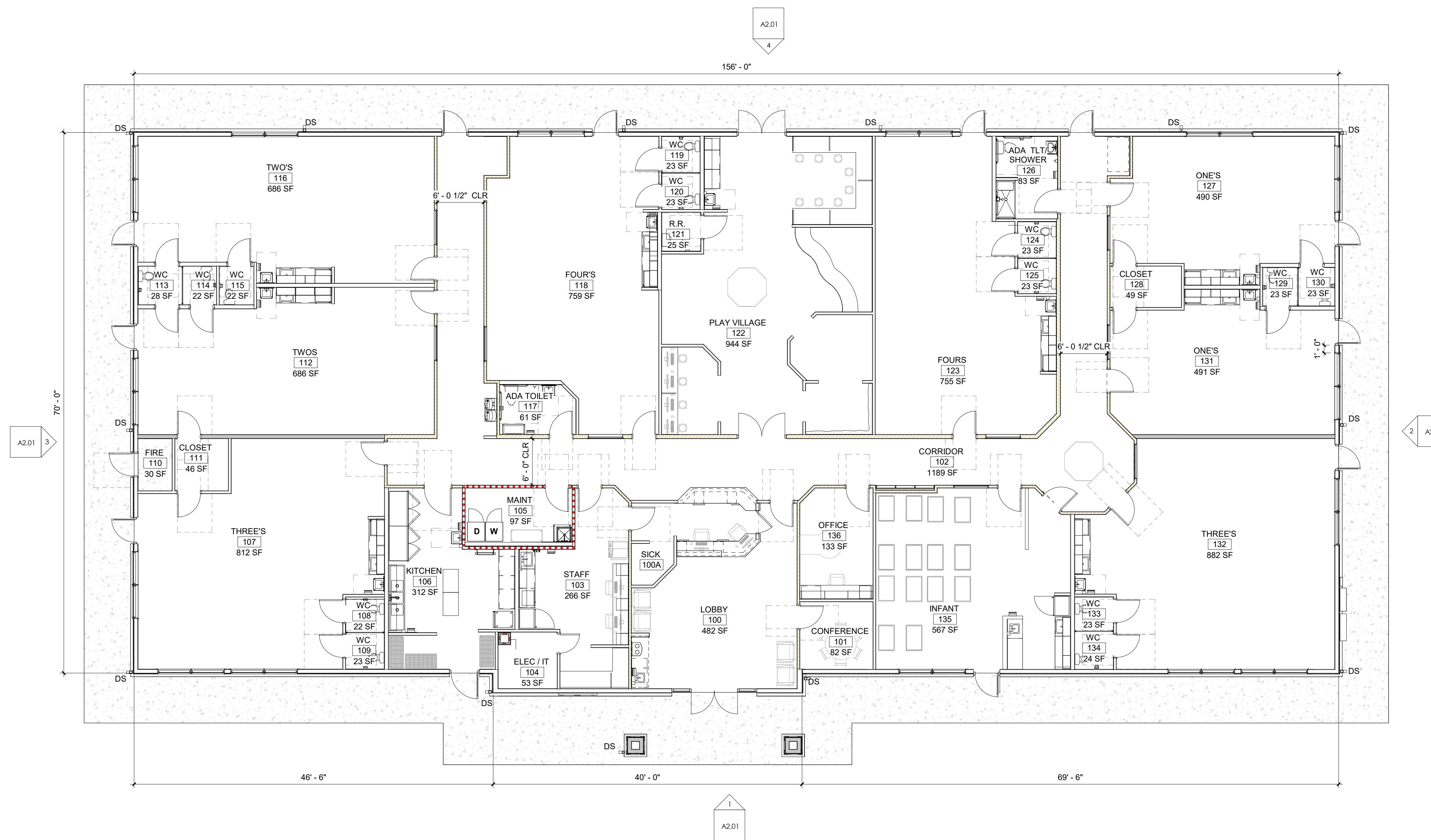
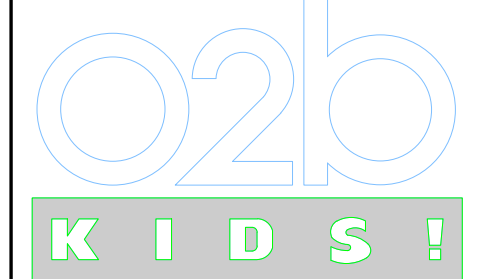
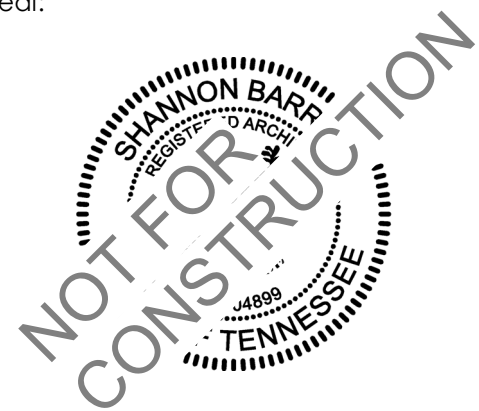
sheet title:

COVER SHEET

CONCEPTUAL DOCUMENTS

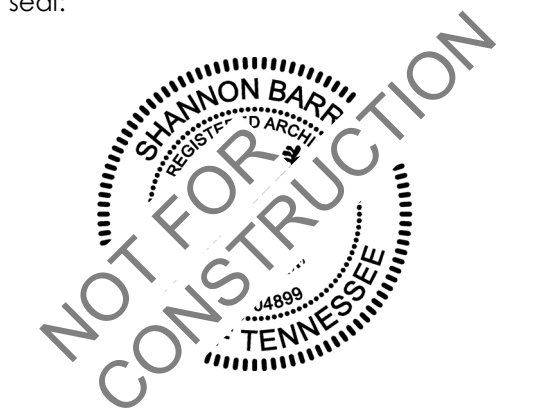
date: 04.03.2024
drawn by: SGE
project no.: 240309
sheet no.:

G0.00



FLOOR PLAN - 11,060 SQ. FT.

1/8" = 1'-0"



SHANNON BARRIER
104899

"TO THE BEST OF THE ARCHITECTS OR ENGINEERS
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE APPLICABLE FIRE SAFETY
STANDARDS AS DETERMINED BY LOCAL AUTHORITY"

consultant:

revisions:

Murphy Real Estate
Services, LLC



MURFREESBORO

Salem Glen Lot 15
Murfreesboro, TN

This drawing is the property of Bwas Design, PLLC. Any unauthorized reproduction or usage without the prior expressed written consent of Bwas Design, PLLC is prohibited.

sheet title:

ROOF PLAN

CONCEPTUAL DOCUMENTS

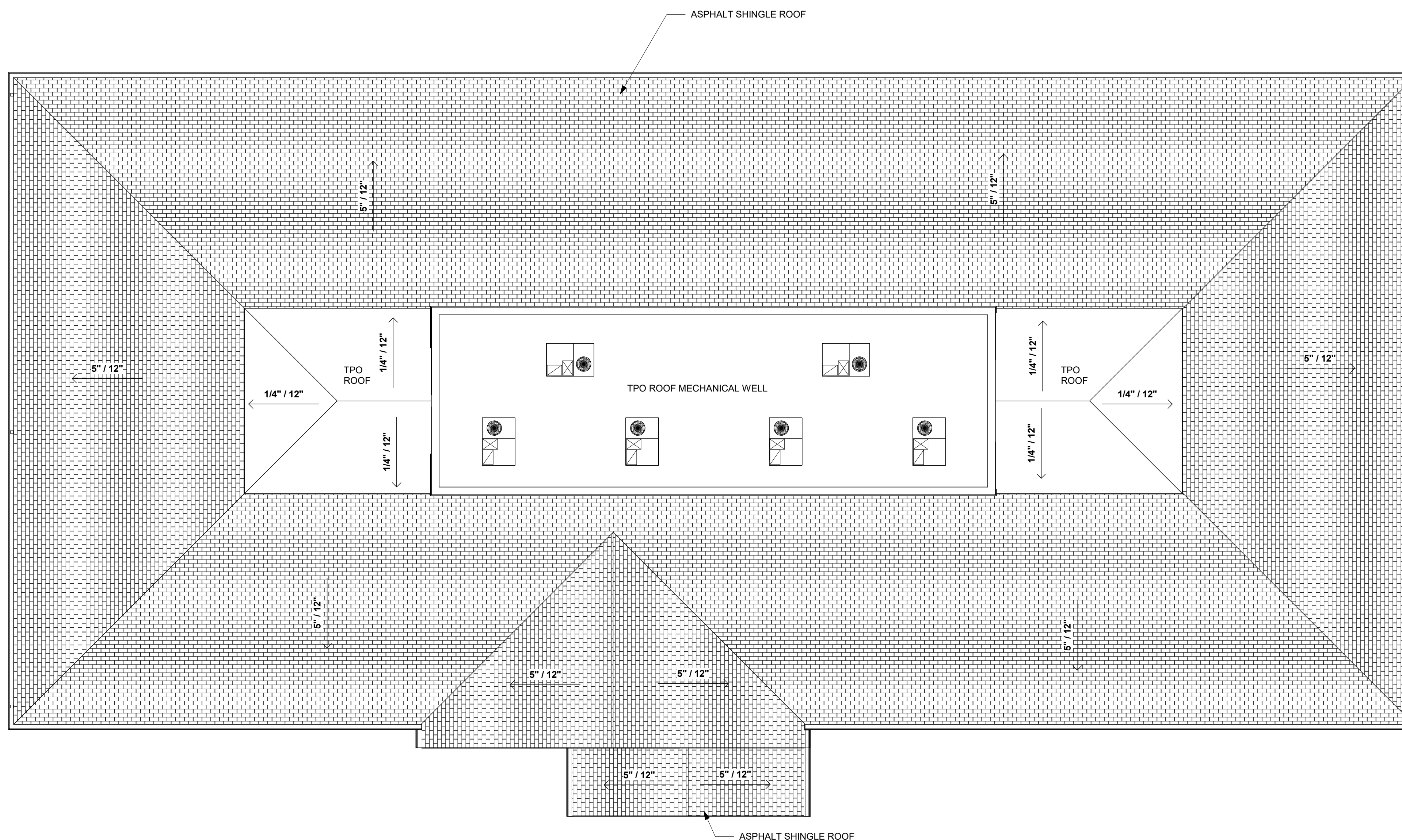
date: 04.03.2024

drawn by: SGE

project no.: 240309

sheet no.:

A1.05



ROOF PLAN
1/8" = 1'-0"



3 EXTERIOR 3



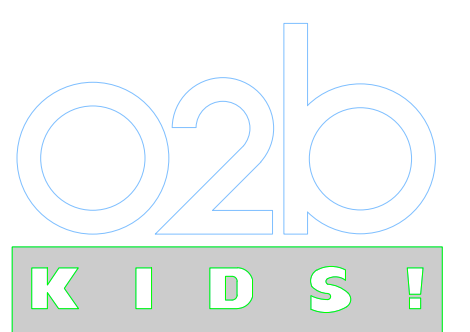
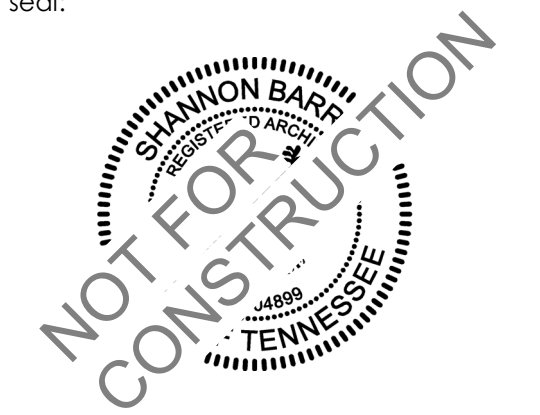
4 EXTERIOR 4



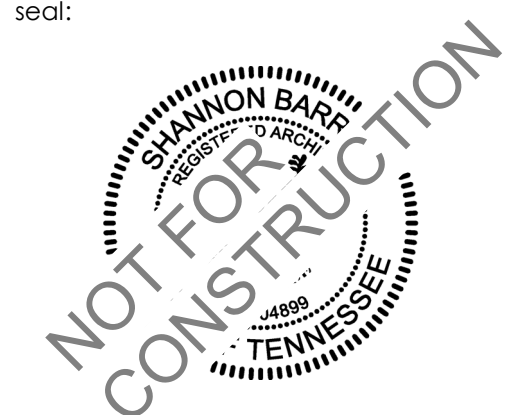
1 EXTERIOR 1



2 EXTERIOR 2



SPECIAL NOTE:
ALL EXTERIOR WALL MOUNTED EQUIPMENT TO BE PAINTED TO MATCH WALL COLOR



SHANNON BARRIER
104899
"TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY"

consultant:

revisions:

Murphy Real Estate Services, LLC



MURFREESBORO

Salem Glen Lot 15
Murfreesboro, TN

This drawing is the property of Bwas Design, PLLC. Any unauthorized reproduction or usage without the prior expressed written consent of Bwas Design, PLLC is prohibited.

sheet title:
EXTERIOR ELEVATIONS

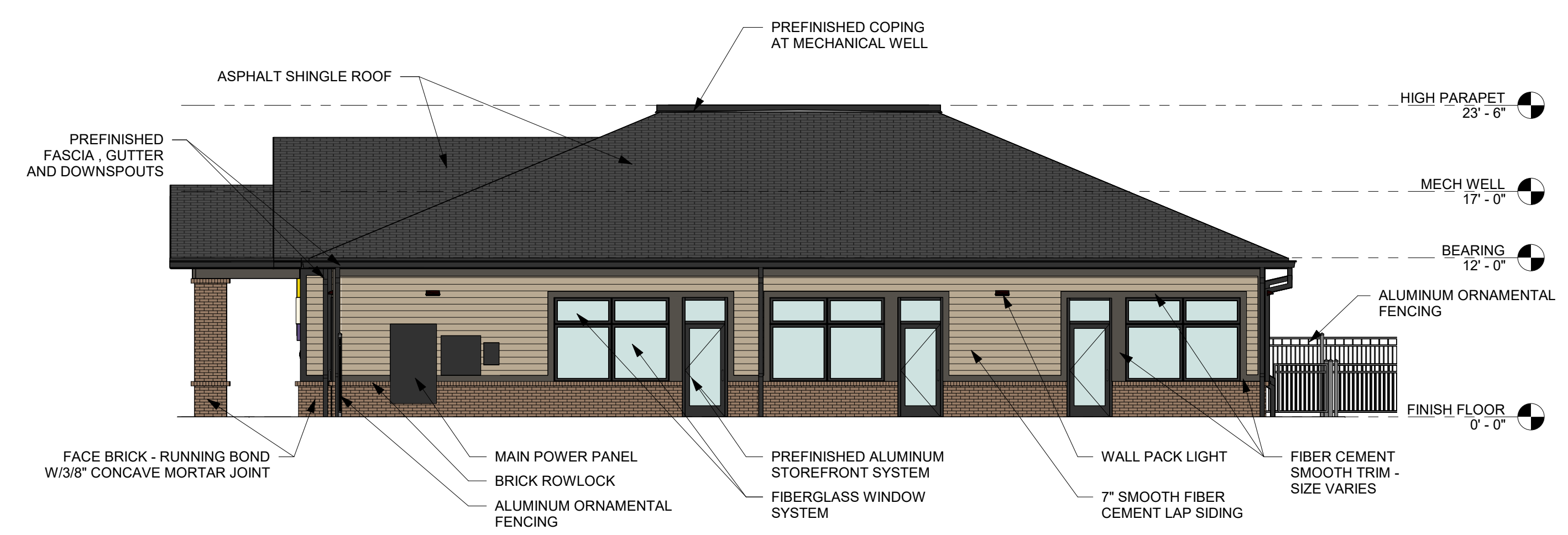
CONCEPTUAL DOCUMENTS

date: 04.03.2024
drawn by: SGE
project no.: 240309
sheet no.:

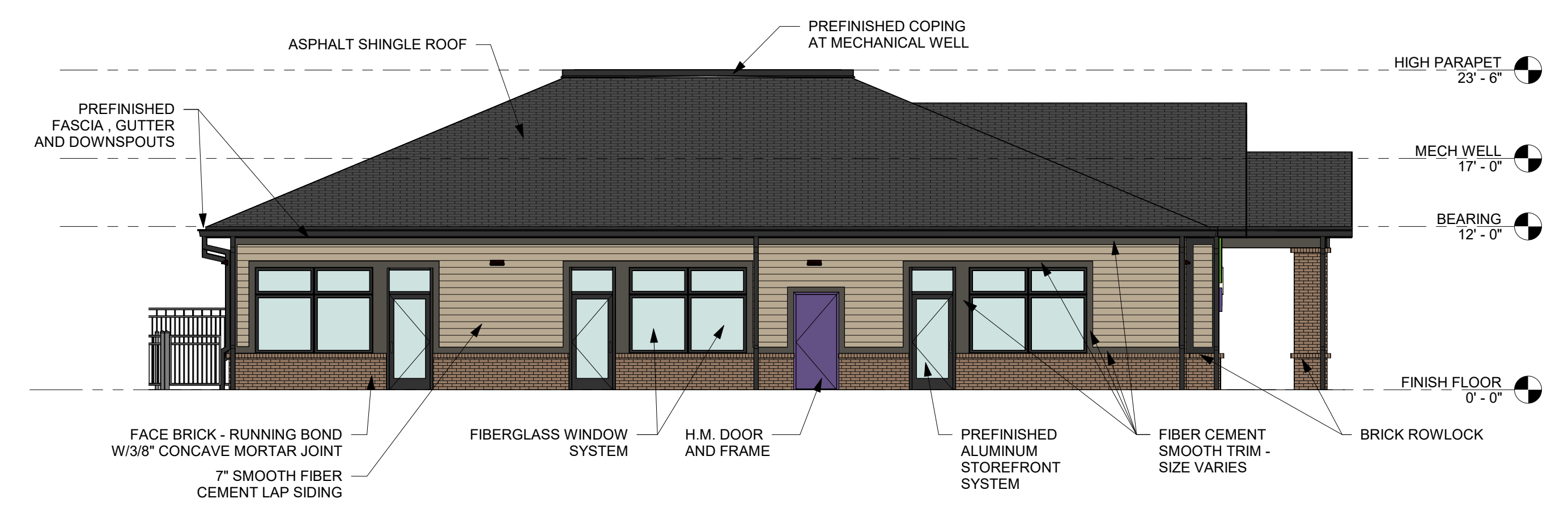
A2.01



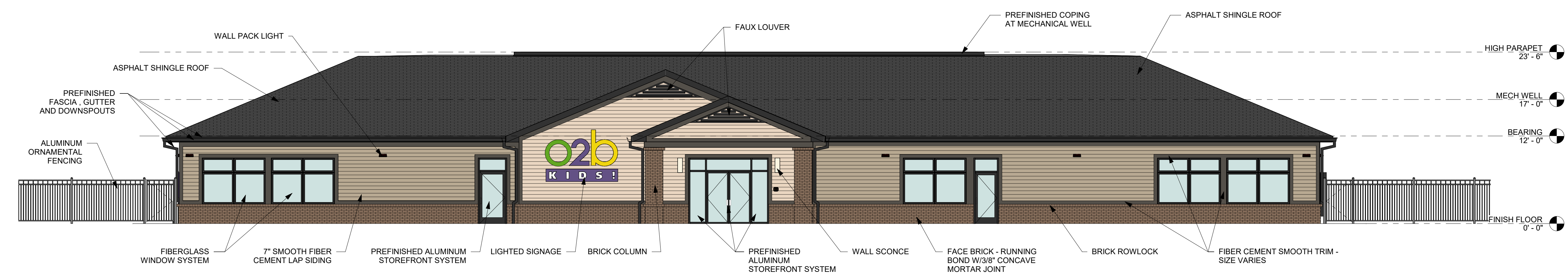
4 BUILDING ELEVATION - NORTHWEST
1/8" = 1'-0"



2 BUILDING ELEVATION - NORTHEAST
1/8" = 1'-0"



3 BUILDING ELEVATION - SOUTHWEST
1/8" = 1'-0"



1 BUILDING ELEVATION - SOUTHEAST
1/8" = 1'-0"

EXTERIOR COMPONENT COLOR LEGEND

- FACE BRICK
 - 3/8" CONCAVE MORTAR JOINT
 - 7" FIBER CEMENT SMOOTH LAP SIDING
 - 7" FIBER CEMENT SMOOTH LAP SIDING
 - FIBER CEMENT SMOOTH TRIM
 - EXTERIOR HOLLOW METAL DOOR FRAME
 - EXTERIOR HOLLOW METAL DOOR
 - EXTERIOR BUILDING FASCIA
 - GUTTER AND DOWNSPOUT
 - FAUX LOUVER
 - ALUMINUM ORNAMENTAL FENCE
- MENAWA BIRMINGHAM RED-BROWN
 - BUFF MORTAR COLOR
 - COLOR MATCH - SHERWIN WILLIAMS - UNIVERSAL KHAKI - SW 6150
 - COLOR MATCH - DRYVIT OYSTER SHELL 456
 - COLOR MATCH - SHERWIN WILLIAMS - URBANE BRONZE - SW 7048
 - COLOR MATCH - BENJAMIN MOORE 1400 YOUR MAJESTY
 - COLOR MATCH - BENJAMIN MOORE 1400 YOUR MAJESTY
 - DARK BRONZE
 - DARK BRONZE
 - DARK BRONZE
 - DARK BRONZE

ITE LU Code	Land Use	Units	Time Period	Generation Rate	Project Units	Projected Trips	Trips for Model	Entering	Exiting
565	Day Care Center		AM	0.78	170	132.6	133	53%	47%
			PM	0.79	170	134.3	134	47%	53%
			DAY	4.09	170	695.3	695	50%	50%

INTRODUCTION:

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

VARIANCES:

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

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

SPECIAL USE PERMITS:

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

APPEALS FROM ADMINISTRATIVE DECISIONS:

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

APPLICATION PROCESS:

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

The applicant must submit the following:

1. A completed application (included on this brochure).
2. A \$250 application fee; or in the case of a special meeting, a \$300 application fee (checks to be made payable to the City of Murfreesboro).
3. Supporting materials which should include:

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

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

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

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

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

MEETING TIME AND PLACE:

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

MEMBERSHIP

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

STAFF

Marina Rush, Principal Planner
Amelia Kerr, Sign Inspector
Brian Hardison, Sign Inspector
David Ives, Assistant City Attorney
Brenda Davis, Recording Assistant

June 3, 2024

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

RE: Salem Academy Daycare
BZA Special Use Permit
Murfreesboro, Tennessee
SEC Project No. 16002

Dear Joel:

Pursuant to Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2024 Zoning Ordinance in regards to the proposed **Salem Glen Lot 15 Daycare** (on Parcel 2.00 of Tax Map 114 along St Andrews Drive), 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 Murphy Real Estate Services
c/o Matt Taylor
850 Middle TN Blvd
Murfreesboro, TN 37129

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

Dan Decker & Wayne Belt currently own the the land for the proposed sit, but NVS Properties 40 LLC has the property under contract to purchase.

(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

Along St Andrews Drive

(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 OG.

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

1.) Hours and days of operation

The daycare is open 12 hours per day: 6:30 AM – 6:30 PM

2.) Duration of the proposed special use

Permanent

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

The facility is anticipated to have approximately 157 students at full capacity.

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

Traffic generation projections are attached with this submittal and have a AM peak of 133 trips and PM peak of 134 trips. At peak pick up and drop off times, the projected amount of cars dropping off children are 25 vehicles per 15 minute interval assuming the school were at 100% capacity. The average pick up and drop off time is approximately 8 minutes.

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

Any new lighting will have a photometric plan to show the onsite proposed lighting in the parking lots and resulting footcandles will be no more than 0.5 at the property lines.

The plan proposes landscaping along the property lines to meet the requirements of the zoning ordinance.

The trash enclosure has been proposed on the western side of the site.

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 facility has been designed to be have minimal impacts on the surrounding neighborhoods. All the parking needs for the building are contained on the site itself and will not have any connectivity with the surrounding residential neighborhoods. The utilities are anticipated to come from the roadway and be extended into the site as necessary.

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 buildings are oriented and will present its front door toward St Andrews Drive. The site will be accessed solely from St Andrews Drive via a proposed access point that will provide for full turning movements. The proposed building will be single story building with exterior materials as shown on the elevations. Proposed landscaping along the property lines will meet the requirements of the zoning ordinance. The trash enclosure has been proposed on the western side of the site.

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 St Andrews Drive which is listed as a community collector.

All of the parking needs for the project are contained on the site itself and will not have any connectivity with the surrounding residential neighborhoods.

The drainage for the site will be managed via the regional detention pond to the rear of the site..

The trash enclosure has been proposed on the western side of the site.

Water service is anticipated to be provided via connection to water mains within St Andrews Drive.

Sewer service is anticipated to be provided via connection to sewer mains within St Andrews Drive.

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

No 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 (bb) Day care centers, family day care homes, and group day care homes 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; All loading and unloading is completed via the on-site parking spaces

[2] facilities for vehicular access to and from the site of the day care home shall be arranged to permit vehicles to exit from the site without backing onto any street or sidewalk; No backing onto the street or sidewalk will be required with the proposed layout

[3] an application for a special permit for a day care home shall be accompanied by a statement from the State of Tennessee, Department of Human Services, that such day care home can comply with all requirements of the State of Tennessee with respect to such use; This is not a day care home.

[4] screening may be required along the lot lines of the site of the day care home to block such day care home from the view of property classified in a residential zoning district and from the residential portion of an approved planned unit development; and,

use is not a day care home and is not directly adjacent to residential

[5] required off-street parking shall be located on-site. All required parking is located on-site

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.

**MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT**

JUNE 26, 2024

**PRESENTERS: Assistant City Attorney John Tully
and Director of Planning Ben Newman**

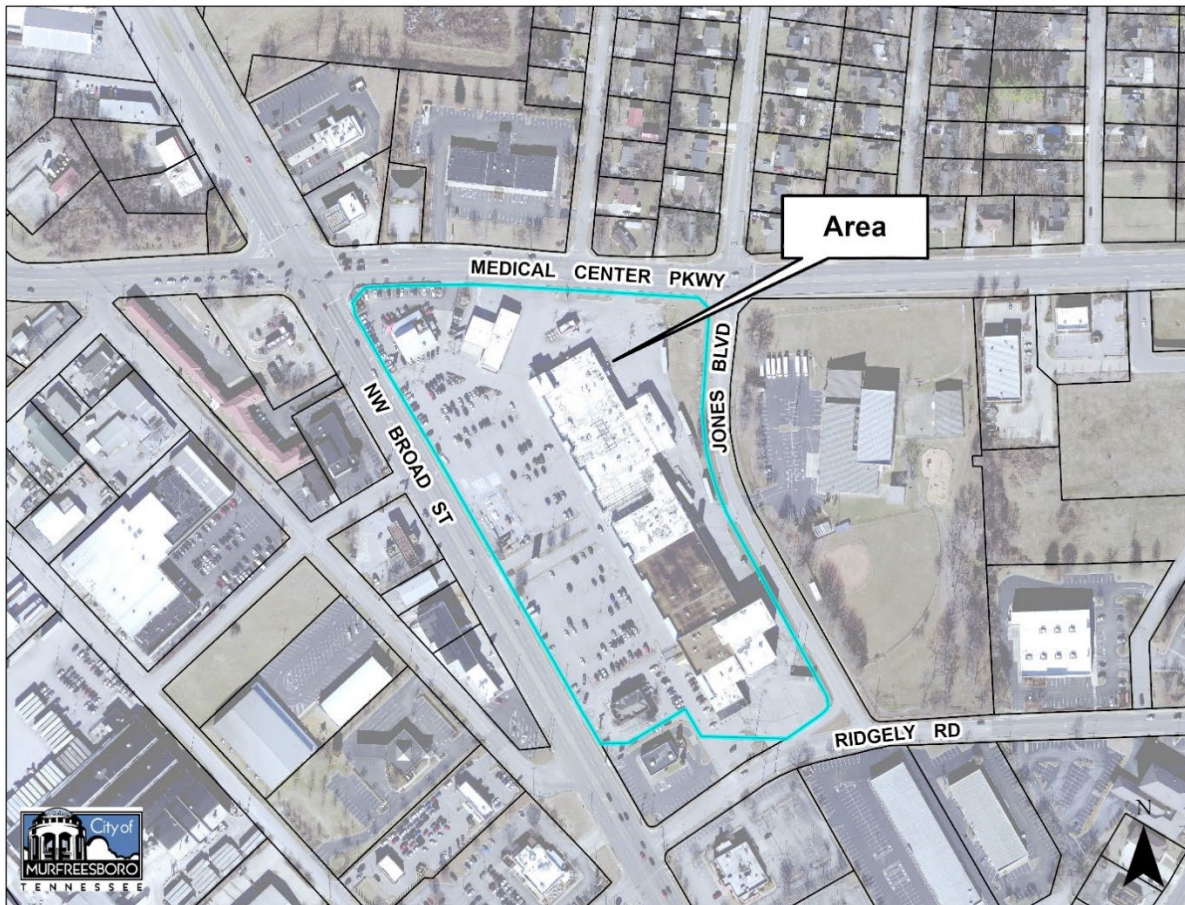
Application: Z-24-024

Location: 810 Northwest Broad Street

Applicant: AutoZone, Inc., represented by Shawn Henry, Esq., Tune, Entrekin & White, PC

Zoning: CH (Commercial Highway) & GDO-4 (Gateway Design Overlay District)

Request: Administrative appeal of a decision from the Zoning Administrator regarding whether a proposed use at 810 NW Broad Street constitutes Distribution of Automobile Parts and Components and/or Warehousing, Transporting/Distributing, which are not permitted in the Commercial Highway (CH) zone or Gateway Design Overlay District (GDO).



Overview

The applicant, AutoZone, Inc., represented by Shawn Henry, Esq., Tune, Entrekin & White, PC, has submitted a notice of appeal from an administrative decision regarding whether a proposed use constitutes Distribution of Automobile Parts and Components and/or Warehousing, Transporting/Distributing. The subject property is located at 810 Northwest Broad Street, located at the Jackson Heights Commercial Center. The property is zoned Commercial Highway (CH), with a portion of the property, and building, located within the Gateway Design Overlay District (GDO-4). The Jackson Heights commercial center contains a number of retail uses that are permitted in the CH zone district. AutoZone wishes to develop a Hub/Megahub that will have a retail store front in the commercial suite but will primarily consist of storage space for inventory in support of the Megahub distribution model.

Applicable Zoning Law

The property is zoned Commercial Highway (CH), with a portion of the property, and building, located within the Gateway Design Overlay District (GDO-4).

Staff Analysis and Recommendation

Staff recommends upholding the Director of Planning's determination that the planned use falls under Chart 1 as "Warehousing, Transporting/Distributing" and Distribution of Automobile Parts and Components. These uses are only permitted in the L-I, G-I, and H-I zoning districts.

BZA Role in Appeal

Section 12 of the Zoning Ordinance provides that the Board of Zoning Appeals has the authority to hear and decide appeals from any order, requirement, decision or determination by any department, office or bureau responsible for the administration of the Zoning Ordinance. Upon the timely filing of a proper notice of appeal, the BZA must hold a hearing on the appeal within forty-five days.

Prior to the adjournment of the meeting, the BZA may affirm, reverse, or modify the decision or determination appealed from. In doing so, the BZA may issue an order, impose a requirement or render a decision or determination which it deems appropriate under the same powers as the Planning Department. Alternatively, the BZA may take the appeal under advisement or defer the decision until the next regular meeting of the BZA.

AutoZone's proposal is not a retail shop

In an attempt to categorize the building as non-warehouse, Autozone classified the building as a "retail shop, other than enumerated elsewhere" in the BZA appeal paperwork. Retail shop is defined in Section 2 of the Zoning Ordinance as "an establishment engaged primarily in the sale of goods for personal use or consumption rather than for resale to the ultimate customer." Autozone's communications with the Planning Department make clear that it intends to use this location as a warehouse and distribution center for its other stores in and around the City.

Autozone’s proposal is not an accessory structure or use

The Hub/Megahub which Autozone proposes is comprised of a small portion of retail and commercial space (4933 sq ft), with the majority of the footprint being a warehouse (19,750 sq ft). “Warehouse: is defined as “a building used primarily for the storage of goods and materials” per Section 2 of Zoning Ordinance. Zoning Ordinance Chart 1, Endnote 18 provides that warehouses are permitted by right when they are “incidental and accessory to another use.” Section 2 of the Zoning Ordinance defines “accessory structure or use” as “a structure or use which:

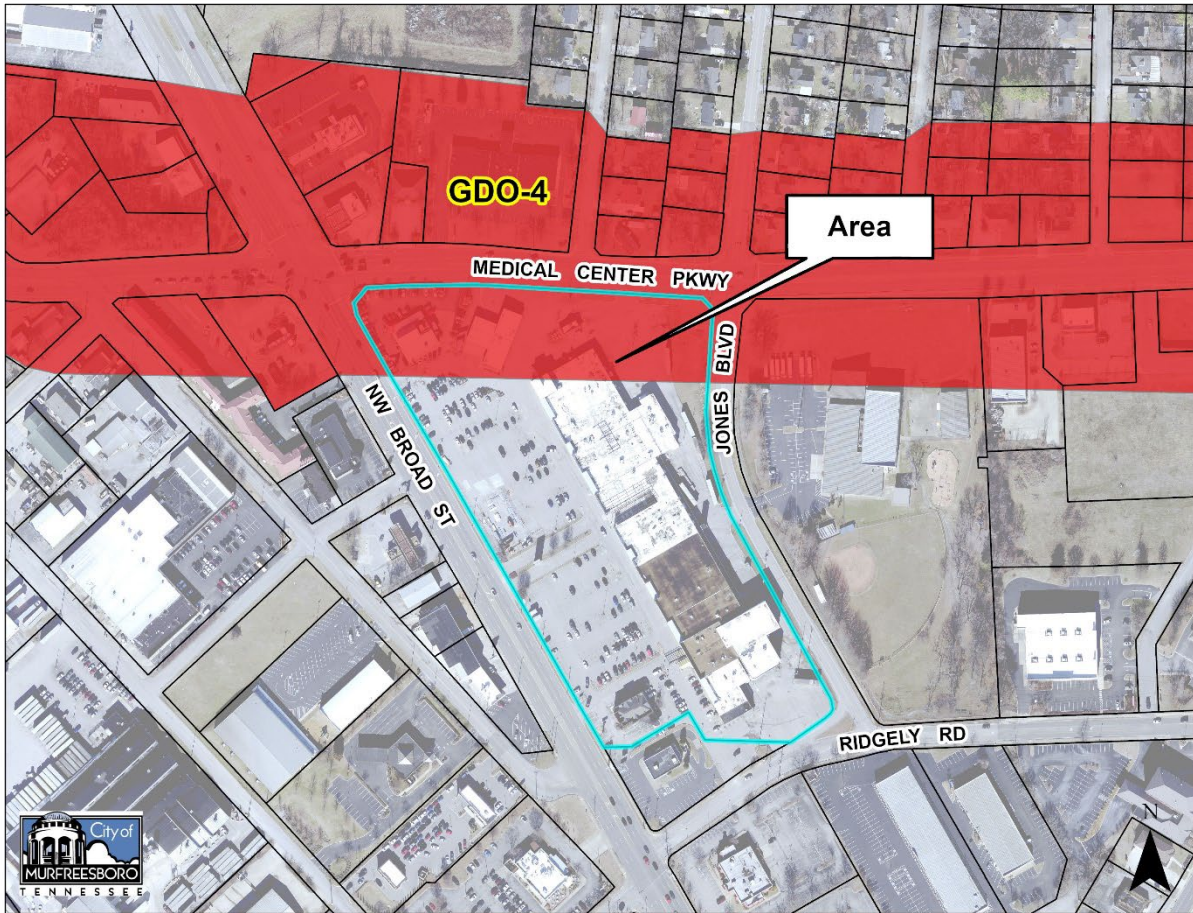
- (A) is subordinate to and serves a principal building or use;
- (B) is subordinate in area, extent and purpose to the principal structure or principal use;
- (C) contributes to the comfort, convenience or necessity of the occupants, business or industry in the principal structure or principal use served; and,
- (D) is located on the same zoning lot as the principal structure or principal use.

The proposed Autozone building, inclusive of the warehouse space does not meet all of the criteria for an “accessory structure or use.” Therefore, the proposed use is not accessory to a permitted use, but rather is properly considered a warehouse.

Autozone’s SEC Form 10-k filing defines Hub/Megahub as Distribution Centers

Autozone is a publicly-traded company, and as such is required by the U.S. Securities and Exchange Commission to file an annual report in Form 10-K. In its most recent Form 10-K, AutoZone has made clear that Hubs and MegaHubs deliver products to local stores, are used to stock its stores, and are used to increase AutoZone’s ability to timely distribute products to its stores. Moreover, when Planning staff requested that AutoZone provide addresses of other store locations which would operate similarly to the proposed location, AutoZone responded by directing Planning staff to tour its MegaHub located on Nolensville Pike. The Nolensville Pike MegaHub operation is consistent with AutoZone’s representations and description in its 2023 Form 10-K report. This intended use is properly considered distribution of automobile parts and components, which is not permitted in Jackson Heights Commercial Center. The Zoning Ordinance does not permit distribution of automobile parts and components in areas zoned CH or GDO-4, whether or not such distribution is accessory to another use.

A portion of Autozone building is zoned GDO-4 which does not allow warehouse



The Gateway Design Overlay District does not include any zoning which would allow for a warehouse or distribution center such as Autozone proposes.

Attachments:

1. Write Up on Information Used to Review and Support Director's Determination for AutoZone Hub as Warehousing/Distribution.
2. Emails between Staff and AutoZone or Representative
3. Application for Administrative Appeal and Supporting Documents

Information Used to Review and Support Director's Determination for AutoZone Hub as Warehousing/Distribution.

Endnote 18 to Chart 1 of the Murfreesboro Zoning Ordinance provides that “Warehouses incidental and accessory to another use are permitted by right wherever such other use is permitted.”

An “Accessory Structure or Use” is defined in Section 2 of that Zoning Ordinance as “An accessory structure or use is a structure or use which:

- (A) is subordinate to and serves a principal building or use;
- (B) is subordinate in area, extent and purpose to the principal structure or principal use;
- (C) contributes to the comfort, convenience or necessity of the occupants, business or industry in the principal structure or principal use served; and,
- (D) is located on the same zoning lot as the principal structure or principal use.”

Based upon that definition, City staff has determined that, due to its purpose and size relative to the retail component, the “Hub” or “Mega Hub” warehouse planned by AutoZone is the principal use, and that it is not “incidental and accessory” to the retail component. As the principal use, it is classified in Chart 1 as “Warehousing, Transporting/Distributing”, which is only permitted in the L-I, G-I, and H-I zoning districts. The zoning classification for the proposed AutoZone location is CH.

The following is a list of information used to help determine the use of AutoZone's request for 810 NW Broad St otherwise known as Jackson Heights Shopping Center.

1. AutoZone Annual Report
2. Emails between Brad Barbee and Phillip Pecord.
3. Information gathered in a City/AutoZone meeting April 16, 2024.
4. Site visit to an AutoZone MegaHub on Nolensville Pike.
5. Review of the proposed site.

AutoZone's Annual Reports including its Form 10-k submitted to the United States Securities and Exchange Commission was reviewed. A 10-K report is a yearly report that is intended to keep shareholders and potential investors informed about the company's business activities. In essence, the 10-K report tells the public what AutoZone is doing and expects to continue doing.

Within the form, AutoZone makes very clear that the Hubs are for distribution. Below are some excerpts from AutoZone's 2023 Form 10-K found at <https://about.autozone.com/static-files/a4ebf7cd-8800-45ac-b4d5-57772b3cdafb> :

Page 9, paragraph 1: Our hub stores (including mega hubs, which carry an even broader assortment) carry a larger assortment of products that are delivered to local satellite stores.

Page 10, paragraph 2: We ended fiscal 2023 with 308 domestic and 39 international hub stores, which have a larger assortment of products as well as regular replenishment items that can be delivered to a store in its network within 24 hours. Hub stores are generally replenished from distribution centers multiple times per week. Hub stores have increased our ability to distribute products on a timely basis to many of our stores and to expand our product assortment.

Page 10, paragraph 3: Mega hubs provide coverage to both surrounding stores and other hub stores multiple times a day or on an overnight basis. Currently, we have over 6,000 domestic stores with access to mega hub inventory. A majority of these stores currently receive mega hub service same day.

Page 17, 3rd heading: Our ability to grow depends in part on new store openings, existing store remodels and expansions and effective utilization of our existing supply chain and hub network.

Page 18, paragraph 1: In addition, we extensively utilize our hub network, our supply chain and our logistics management techniques to efficiently stock our stores.

Emails between Principal Planner, Brad Barbee, and AutoZone representative Phillip Pecord, relayed information regarding the requested use. Mr. Pecord described, among other things, the use of 8 vehicles, vans and pickup trucks, for deliveries. The last email from Mr. Barbee to Mr. Pecord was March 6, 2024 stating that the warehousing use was not permitted in the area. On April 16, 2024, representatives of AutoZone and the City met virtually to exchange more information. Some of the helpful information gleaned from this meeting showed generally that the distribution model of AutoZone is moving to a hub and spoke type of model in a large portion of their markets. The Hub is located in the center of an area with retail stores surrounding the hub. This was clear from the proposed Hub and other retail locations shown to the City. AutoZone informed City Staff that the Hub would supply other stores with parts purchased by customers at those stores.

On May 10, 2024, City representatives visited and toured the Nolensville Pike AutoZone Hub store to get a better understanding of its operation. Pictures were taken at this visit and representatives spoke to an AutoZone team member who was very familiar with the operation. The AutoZone rep informed the City that the retail operation was limited to two areas: The space open to the public with merchandise isles and the shelving behind the retail sales counter. The retail shelving storage protrudes back until it stops at perpendicular shelving for Hub and other operations. The two following pictures highlight the retail dedicated space.

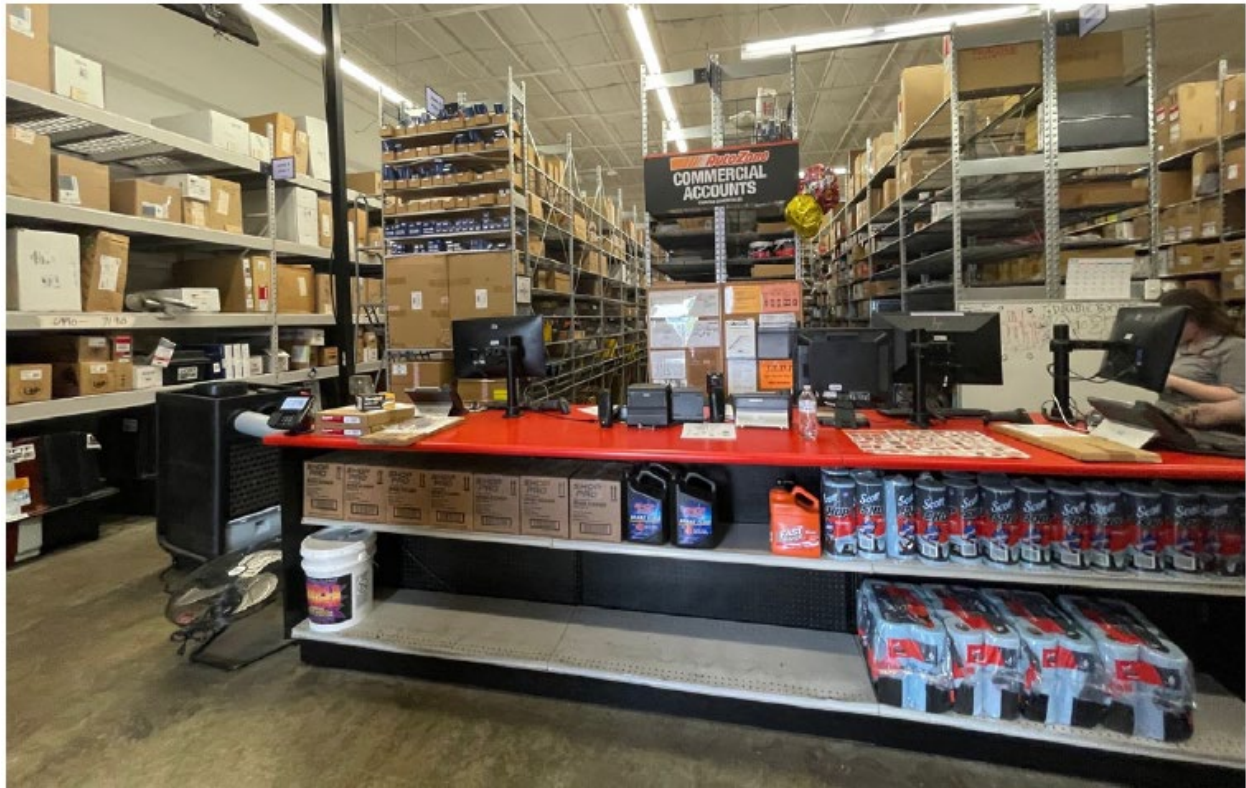


The AutoZone rep stated that the main square footage of the building was dedicated to Hub activity utilizing a team of employees and delivery vehicles that distributed to 16 stores. The following pictures show the warehouse space with tall racks and thousands of parts ready to be distributed to other locations. The general public is not allowed in the Hub area.





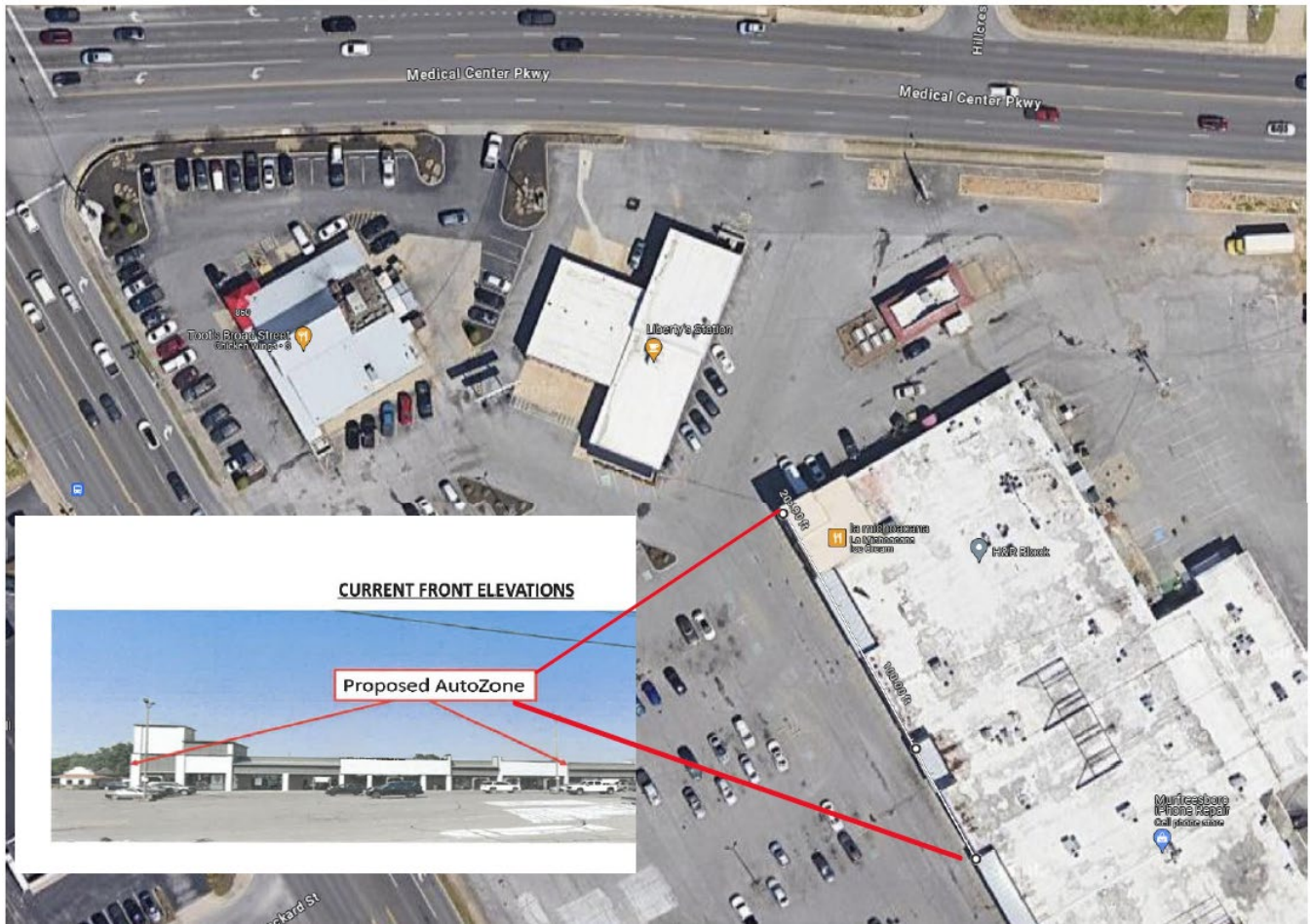
The AutoZone rep stated that there was an area dedicated to commercial sales in the side of the Nolensville Pike building pictured below.



The Nolensville Pike building pictured below is approximately 34,000 square feet whereas the proposed site for the Hub in Murfreesboro is 25,000 to 28,000 square feet.



AutoZone's requested location is approximately 25,000 square feet. 2,000 to 4,000 will be used for retail space and the remaining 21,000 to 23,000 square feet will be dedicated to warehouse racking full of auto parts that the public is excluded from accessing.



In conclusion, the warehousing use is not subordinate in area, extent nor purpose to the retail space. All of the information gathered in an attempt to understand AutoZone's proposed use point to warehousing and distribution as the primary or principal use with retail on site as a secondary or subordinate use. This warehousing/distribution use as the principal use is not permitted in the CH zone.

Richard Donovan

From: Pecord, Phil <phil.pecord@autozone.com>
Sent: Tuesday, March 5, 2024 3:22 PM
To: Brad Barbee
Cc: yuri.civilengineering@services.net
Subject: [EXTERNAL]- FW: store 6591- Murfreesboro TN

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

Below is the explanation regarding the store operation, and the address of the Megahub that will support the surrounding stores.. We will have 8 vehicles for commercial deliveries only.

Phillip Pecord
AutoZone Store Development
phone (901) 495-8706
fax (901) 495-8969



From: Hancock, James <James.Hancock@autozone.com>
Sent: Tuesday, March 5, 2024 3:14 PM
To: Pecord, Phil <phil.pecord@autozone.com>
Cc: Bentley, David <david.bentley@autozone.com>; Scharf, Thomas <Thomas.Scharf@autozone.com>
Subject: RE: store 6591- Murfreesboro TN

Phil-

A "No Route" MegaHub store is a stand-alone MegaHub, and will not routinely deliver parts to surrounding AutoZone stores in and around Murfreesboro. The reason we're planning a "Stand Alone" MH in Murfreesboro is because AZ#5963, located at 5731 Nolensville Rd, in Nashville, is an open and operating "routed" MH, and does make deliveries to other AutoZone stores on the south side of Nashville.

The store will have a commercial program. Please see e-mail from John Stelljes regarding the number of commercial vehicles (light trucks and cars) John envisions for the store.

James D. (JD) Hancock
Real Estate Development Manager
Customer Satisfaction
AutoZone, Inc.
123 S Front Street
Memphis, TN 38103

901-545-9190-Cell

From: Scharf, Thomas <Thomas.Scharf@autozone.com>
Sent: Tuesday, March 5, 2024 10:50 AM
To: Pecord, Phil <phil.pecord@autozone.com>; Groff, Richard <richard.groff@autozone.com>; Hancock, James <James.Hancock@autozone.com>
Cc: Bentley, David <david.bentley@autozone.com>
Subject: RE: store 6591- Murfreesboro TN

JD – this is for you

Thomas Scharf
AutoZone Inc
Real Estate Zone Manager
US Relocations & Southeast Zone
(901)495-7935

From: Pecord, Phil <phil.pecord@autozone.com>
Sent: Tuesday, March 5, 2024 10:41 AM
To: Groff, Richard <richard.groff@autozone.com>; Scharf, Thomas <Thomas.Scharf@autozone.com>
Cc: Bentley, David <david.bentley@autozone.com>
Subject: store 6591- Murfreesboro TN

I have some issues for you to help clarify for this store to respond to the city planner.
First, what is a “no route” megahub? The planner wants to know if we are servicing other stores and how many outbound shipments are made weekly.
Second, he has concerns that the loading dock is visible to the public along the side street (Medical Center Parkway), which is against the overlay district. Since this is on the shopping center land, we will need help from the landlord.

Phillip Pecord
AutoZone Store Development
phone (901) 495-8706
fax (901) 495-8969



Richard Donovan

From: Brad Barbee
Sent: Monday, February 26, 2024 3:57 PM
To: yuri.civilengineeringservices.net
Cc: Matthew Blomeley; Greg McKnight; ray.civilengineeringservices.net; Nathaniel Palmer
Subject: RE: AutoZone Store - Remodel

Good afternoon Yuri,

Thanks for the response. I need to have a better idea of the inbound and outbound traffic for the store. Total number of all inbound deliveries and what types of vehicles are used to make them. I also need the same for outgoing shipments. I'm looking for details so we can best understand how the property might be used.

I didn't find an elevation for the dock side of the building. We will also need to see how this area will be treated and screened. This building fronts on several public streets.

Will any inventory be unloaded in other areas or staged for shipments other than directly to/from the dock?

The Gateway Design Overlay district and Design Guidelines both have standards for this property. Determining the specific use is a part of the information that have requested above.

The Due Diligence meeting is typically scheduled once we have received the completed request form and we have enough information hold a productive meeting.

Please reach out with any questions.

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT

111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: yuri.civilengineeringservices.net <yuri@civilengineeringservices.net>
Sent: Monday, February 26, 2024 12:12 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>; ray.civilengineeringservices.net <ray@civilengineeringservices.net>; Nathaniel Palmer <nathaniel@civilengineeringservices.net>
Subject: RE: AutoZone Store - Remodel

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

Hi Brad,

AutoZone looked at the zoning code, and said they did not find any design standards for our use. Attached are the color elevation drawing and photos of the building. The building work includes a new storefront entrance, raising a part of the canopy for our sign, and painting the side wall of the building. As for deliveries, most will be the semi truck from the distribution center. There may be a couple of vendor deliveries, either from the vendor directly or by FedEx. This store is expected to service 20 stores in the area, which are currently served by the megahub in Nashville (5731 Nolensville Pike).

Do you have set meeting dates for the Due Diligence Meeting Request? Sorry, I thought I had that written down, but cannot find it.

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Thursday, February 22, 2024 3:46 PM
To: yuri civilengineeringservices.net <yuri@civilengineeringservices.net>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>
Subject: RE: AutoZone Store - Remodel

Good afternoon Yuri,

When you reach out to AutoZone could you also request the number of stores that this location will service, the number of deliveries expected each week by vehicle type (box truck, semi, etc.), and any other information that would help staff to unbetter understand the proposal?

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT
111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: yuri civilengineeringservices.net <yuri@civilengineeringservices.net>
Sent: Thursday, February 22, 2024 3:03 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>
Subject: RE: AutoZone Store - Remodel

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

Thank you Brad,

Can you please direct me to the Gateway Design Overlay Regs?

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Thursday, February 22, 2024 2:56 PM
To: yuri civilengineeringservices.net <yuri@civilengineeringservices.net>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>
Subject: AutoZone Store - Remodel

Good afternoon Yuri,

It was good speaking with you earlier today. Please complete the attached request for and return it to me with the items specified in #7 and #8 of the form.

Once I receive the requested documents a due diligence meeting will be scheduled.

Please reach out with any questions.

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO

PLANNING DEPARTMENT

111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: yuri.civilengineeringservices.net <yuri@civilengineeringservices.net>
Sent: Thursday, February 22, 2024 2:45 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: [EXTERNAL]- RE: AutoZone Store - Remodel

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

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri.civilengineeringservices.net
Sent: Thursday, February 22, 2024 2:34 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: FW: AutoZone Store - Remodel

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri civilengineeringservices.net
Sent: Thursday, February 22, 2024 2:31 PM
To: Matthew Blomeley <mblomeley@murfreesborotn.gov>
Subject: FW: AutoZone Store - Remodel

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri civilengineeringservices.net
Sent: Wednesday, February 7, 2024 6:01 PM
To: hsmyth@murfreesborotn.gov
Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>; ray civilengineeringservices.net <ray@civilengineeringservices.net>
Subject: RE: AutoZone Store - Remodel

Hi Holly,

Please see answers below:

The dumpster is located behind the store, shown as Keynote 3 on attached Sheet C1
The existing loading dock is used for the deliveries. It is currently in poor shape and will be repaired or replaced.
We will try to work the truck turn drawing tomorrow to send to you.
The public sales floor (Mercantile) is 4933SF. The hard parts area (storage occupancy) is 19,750SF.
The landlord will be removing the following tenants for AutoZone- Scoopy's Mexican Ice cream, H&R Block, Thai Pattaya restaurant in front (with 1 vacant space), and Aya Sushi restaurant on the side. I don't know if the landlord intends to relocate them or to just vacate them.
Deliveries will be one per day during the middle of the day.

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri@civilengineeringservices.net
Sent: Wednesday, February 7, 2024 2:46 PM
To: hsmyth@murfreesborotn.gov
Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>
Subject: AutoZone Store - Remodel

Please see attached, thanks Holly!

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

Richard Donovan

From: yuri.civilengineeringservices.net <yuri@civilengineeringservices.net>
Sent: Monday, February 26, 2024 12:12 PM
To: Brad Barbee
Cc: Matthew Blomeley; Greg McKnight; ray.civilengineeringservices.net; Nathaniel Palmer
Subject: RE: AutoZone Store - Remodel
Attachments: TN6591-CE1 09-12-23-Model.pdf

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

Hi Brad,

AutoZone looked at the zoning code, and said they did not find any design standards for our use. Attached are the color elevation drawing and photos of the building. The building work includes a new storefront entrance, raising a part of the canopy for our sign, and painting the side wall of the building. As for deliveries, most will be the semi truck from the distribution center. There may be a couple of vendor deliveries, either from the vendor directly or by FedEx. This store is expected to service 20 stores in the area, which are currently served by the megahub in Nashville (5731 Nolensville Pike).

Do you have set meeting dates for the Due Diligence Meeting Request? Sorry, I thought I had that written down, but cannot find it.

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Thursday, February 22, 2024 3:46 PM
To: yuri.civilengineeringservices.net <yuri@civilengineeringservices.net>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>
Subject: RE: AutoZone Store - Remodel

Good afternoon Yuri,

When you reach out to AutoZone could you also request the number of stores that this location will service, the number of deliveries expected each week by vehicle type (box truck, semi, etc.), and any other information that would help staff to unbetter understand the proposal?

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT
111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: yuri.civilengineeringservices.net <yuri@civilengineeringservices.net>
Sent: Thursday, February 22, 2024 3:03 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>
Subject: RE: AutoZone Store - Remodel

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

Thank you Brad,

Can you please direct me to the Gateway Design Overlay Regs?

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Thursday, February 22, 2024 2:56 PM
To: yuri.civilengineeringservices.net <yuri@civilengineeringservices.net>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>
Subject: AutoZone Store - Remodel

Good afternoon Yuri,

It was good speaking with you earlier today. Please complete the attached request for and return it to me with the items specified in #7 and #8 of the form.

Once I receive the requested documents a due diligence meeting will be scheduled.

Please reach out with any questions.

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT
111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: yuri.civilengineeringservices.net <yuri@civilengineeringservices.net>
Sent: Thursday, February 22, 2024 2:45 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: [EXTERNAL]- RE: AutoZone Store - Remodel

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

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri.civilengineeringservices.net
Sent: Thursday, February 22, 2024 2:34 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: FW: AutoZone Store - Remodel

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri@civilengineeringservices.net
Sent: Thursday, February 22, 2024 2:31 PM
To: Matthew Blomeley <mblomeley@murfreesborotn.gov>
Subject: FW: AutoZone Store - Remodel

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri@civilengineeringservices.net
Sent: Wednesday, February 7, 2024 6:01 PM
To: hsmyth@murfreesborotn.gov
Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>; ray@civilengineeringservices.net <ray@civilengineeringservices.net>
Subject: RE: AutoZone Store - Remodel

Hi Holly,

Please see answers below:

The dumpster is located behind the store, shown as Keynote 3 on attached Sheet C1

The existing loading dock is used for the deliveries. It is currently in poor shape and will be repaired or replaced.

We will try to work the truck turn drawing tomorrow to send to you.

The public sales floor (Mercantile) is 4933SF. The hard parts area (storage occupancy) is 19,750SF.

The landlord will be removing the following tenants for AutoZone- Scoopy's Mexican Ice cream, H&R Block, Thai Pattaya restaurant in front (with 1 vacant space), and Aya Sushi restaurant on the side. I don't know if the landlord intends to relocate them or to just vacate them.

Deliveries will be one per day during the middle of the day.

Respectfully,

Yuri Hawley

Senior Project Manager

Civil Engineering Services, PC

P.O. Box 1302

Fairview, Tennessee 37062

Ph#(615)495-0132

yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri@civilengineeringservices.net

Sent: Wednesday, February 7, 2024 2:46 PM

To: hsmyth@murfreesborotn.gov

Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>

Subject: AutoZone Store - Remodel

Please see attached, thanks Holly!

Respectfully,

Yuri Hawley

Senior Project Manager

Civil Engineering Services, PC

P.O. Box 1302

Fairview, Tennessee 37062

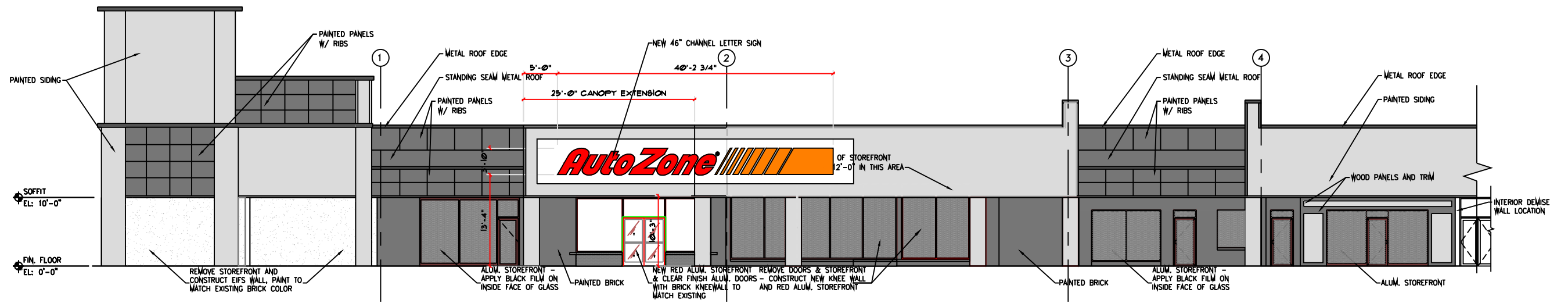
Ph#(615)495-0132

yuri@civilengineeringservices.net



Civil Engineering
Services, PC

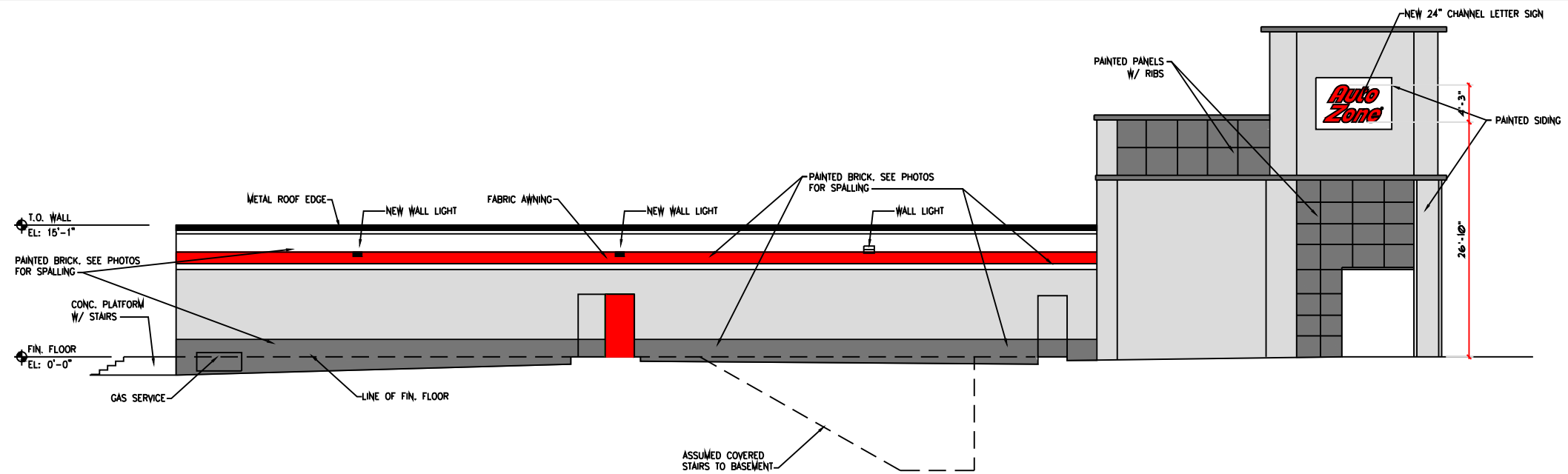
<https://www.civilengineeringservices.net/>



WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION - FRONT | 1



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION - LEFT SIDE | 2

Richard Donovan

From: Brad Barbee
Sent: Tuesday, March 5, 2024 9:38 AM
To: Pecord, Phil; yuri.civilengineeringservices.net
Cc: Bentley, David; Hancock, James; ray.civilengineeringservices.net
Subject: RE: AutoZone Store - Remodel

Good morning Phil,

Can you please provide the address of a couple store locations like the one proposed for this location in order to provide some additional perspective?

Thank you,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT
111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: Pecord, Phil <phil.pecord@autozone.com>
Sent: Thursday, February 29, 2024 4:12 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>; yuri.civilengineeringservices.net <yuri@civilengineeringservices.net>
Cc: Bentley, David <david.bentley@autozone.com>; Hancock, James <James.Hancock@autozone.com>; ray.civilengineeringservices.net <ray@civilengineeringservices.net>
Subject: RE: AutoZone Store - Remodel

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

Brad, here are our responses for you:

1. 1-2 deliveries per week, from semi truck from DC in Lexington TN
2. No outbound shipments. There will be commercial customers that will need deliveries. These will be handled in small vehicles (vans or pickup trucks) on as-needed basis.
3. Attached is our permit drawing relative to exterior elevations. We intend to paint the wall dark and medium gray to match the building color.
4. No. this store will not serve other stores, as that is and will be handled from our hub in Nashville.

Phillip Pecord
AutoZone Store Development
phone (901) 495-8706
fax (901) 495-8969



From: Brad Barbee <bbarbee@murfreesborotn.gov>

Sent: Thursday, February 29, 2024 3:21 PM

To: yuri civilengineeringservices.net <yuri@civilengineeringservices.net>; Pecord, Phil <phil.pecord@autozone.com>

Cc: Bentley, David <david.bentley@autozone.com>; Hancock, James <James.Hancock@autozone.com>; ray civilengineeringservices.net <ray@civilengineeringservices.net>

Subject: RE: AutoZone Store - Remodel

Good afternoon Yuri,

I apologize as I was expecting more information. I still need:

- Total number of all inbound deliveries and what types of vehicles are used to make them.
- Number of outgoing shipments.
- Elevation for the dock side of the building. We will also need to see how this area will be treated and screened. This building fronts on several public streets.
- Will any inventory be unloaded in other areas or staged for shipments other than directly to/from the dock? The response indicated only counter purchases. How will this location serve 20 stores with no shipments?

The Gateway Design Overlay district and Design Guidelines both have standards for this property. Determining the specific use is a part of the information that have requested above.

The Due Diligence meeting is typically scheduled once we have received the completed request form and we have enough information hold a productive meeting.

Please reach out with any questions.

Best regards,

Thank you,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT
111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>
Sent: Thursday, February 29, 2024 3:12 PM
To: Pecord, Phil <phil.pecord@autozone.com>; Brad Barbee <bbarbee@murfreesborotn.gov>
Cc: Bentley, David <david.bentley@autozone.com>; Hancock, James <James.Hancock@autozone.com>; ray [civilengineeringservices.net](mailto:ray@civilengineeringservices.net) <ray@civilengineeringservices.net>
Subject: RE: AutoZone Store - Remodel

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

Hi Brad,

Do you have everything you need sir to set a meeting date?

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: Pecord, Phil <phil.pecord@autozone.com>
Sent: Tuesday, February 27, 2024 11:34 AM
To: Brad Barbee <bbarbee@murfreesborotn.gov>; yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>
Cc: Bentley, David <david.bentley@autozone.com>
Subject: FW: AutoZone Store - Remodel

I have a further clarification regarding the store operation. This store will not have route deliveries, since that will be handled by the store on Nolensville Pike in Nashville. Instead, all products in this store are to be sold at the checkout counter (for DIY customers) and by commercial customers (at the commercial counter at the front of the store).

Phillip Pecord
AutoZone Store Development
phone (901) 495-8706
fax (901) 495-8969



From: Pecord, Phil

Sent: Tuesday, February 27, 2024 10:25 AM

To: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>; Brad Barbee <bbarbee@murfreesborotn.gov>

Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>; ray [civilengineeringservices.net](mailto:ray@civilengineeringservices.net) <ray@civilengineeringservices.net>; Nathaniel Palmer <nathaniel@civilengineeringservices.net>

Subject: RE: AutoZone Store - Remodel

Brad, here are my responses to your questions:

1. The existing loading dock is to remain and be repaired. Attached is picture of this area. Other doors will be replaced with masonry infill, to be painted to match the existing wall color. This is the only area for deliveries to this store.
2. We will have 2 doors on the side wall, which will be used to send out products to satellite stores (the hub function). The delivery vehicles are vans or pickup trucks.
3. Can you inform me of specific design issues in the overlay district relative to the building modifications. I looked at the overlay regulations, but I did not see where the design standards are to be found.

Phillip Pecord

AutoZone Store Development

phone (901) 495-8706

fax (901) 495-8969



From: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>

Sent: Monday, February 26, 2024 4:01 PM

To: Brad Barbee <bbarbee@murfreesborotn.gov>

Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>; ray [civilengineeringservices.net](mailto:ray@civilengineeringservices.net) <ray@civilengineeringservices.net>; Nathaniel Palmer <nathaniel@civilengineeringservices.net>; Pecord, Phil <phil.pecord@autozone.com>

Subject: RE: AutoZone Store - Remodel

Hi Brad, I am including Phil with AutoZone to answer your questions and provide additional information sir.

Phil, please see below email sir. Can you please assist?

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Monday, February 26, 2024 3:57 PM
To: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>; ray [civilengineeringservices.net](mailto:ray@civilengineeringservices.net) <ray@civilengineeringservices.net>; Nathaniel Palmer <nathaniel@civilengineering.com>
Subject: RE: AutoZone Store - Remodel

Good afternoon Yuri,

Thanks for the response. I need to have a better idea of the inbound and outbound traffic for the store. Total number of all inbound deliveries and what types of vehicles are used to make them. I also need the same for outgoing shipments. I'm looking for details so we can best understand how the property might be used.

I didn't find an elevation for the dock side of the building. We will also need to see how this area will be treated and screened. This building fronts on several public streets.

Will any inventory be unloaded in other areas or staged for shipments other than directly to/from the dock?

The Gateway Design Overlay district and Design Guidelines both have standards for this property. Determining the specific use is a part of the information that have requested above.

The Due Diligence meeting is typically scheduled once we have received the completed request form and we have enough information hold a productive meeting.

Please reach out with any questions.

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER

**CITY OF MURFREESBORO
PLANNING DEPARTMENT**

111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>
Sent: Monday, February 26, 2024 12:12 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>; ray [civilengineeringservices.net](mailto:ray@civilengineeringservices.net) <ray@civilengineeringservices.net>; Nathaniel Palmer <nathaniel@civilengineeringservices.net>
Subject: RE: AutoZone Store - Remodel

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

Hi Brad,

AutoZone looked at the zoning code, and said they did not find any design standards for our use. Attached are the color elevation drawing and photos of the building. The building work includes a new storefront entrance, raising a part of the canopy for our sign, and painting the side wall of the building. As for deliveries, most will be the semi truck from the distribution center. There may be a couple of vendor deliveries, either from the vendor directly or by FedEx. This store is expected to service 20 stores in the area, which are currently served by the megahub in Nashville (5731 Nolensville Pike).

Do you have set meeting dates for the Due Diligence Meeting Request? Sorry, I thought I had that written down, but cannot find it.

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Thursday, February 22, 2024 3:46 PM
To: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>
Subject: RE: AutoZone Store - Remodel

Good afternoon Yuri,

When you reach out to AutoZone could you also request the number of stores that this location will service, the number of deliveries expected each week by vehicle type (box truck, semi, etc.), and any other information that would help staff to unbetter understand the proposal?

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT
111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>
Sent: Thursday, February 22, 2024 3:03 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>
Subject: RE: AutoZone Store - Remodel

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

Thank you Brad,

Can you please direct me to the Gateway Design Overlay Regs?

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Thursday, February 22, 2024 2:56 PM
To: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>

Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>

Subject: AutoZone Store - Remodel

Good afternoon Yuri,

It was good speaking with you earlier today. Please complete the attached request for and return it to me with the items specified in #7 and #8 of the form.

Once I receive the requested documents a due diligence meeting will be scheduled.

Please reach out with any questions.

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT
111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

From: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>
Sent: Thursday, February 22, 2024 2:45 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: [EXTERNAL]- RE: AutoZone Store - Remodel

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

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)
Sent: Thursday, February 22, 2024 2:34 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: FW: AutoZone Store - Remodel

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)
Sent: Thursday, February 22, 2024 2:31 PM
To: Matthew Blomeley <mblomeley@murfreesborotn.gov>
Subject: FW: AutoZone Store - Remodel

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)
Sent: Wednesday, February 7, 2024 6:01 PM
To: hsmyth@murfreesborotn.gov

Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>; ray [civilengineeringservices.net](mailto:ray@civilengineeringservices.net)
<ray@civilengineeringservices.net>

Subject: RE: AutoZone Store - Remodel

Hi Holly,

Please see answers below:

The dumpster is located behind the store, shown as Keynote 3 on attached Sheet C1

The existing loading dock is used for the deliveries. It is currently in poor shape and will be repaired or replaced.

We will try to work the truck turn drawing tomorrow to send to you.

The public sales floor (Mercantile) is 4933SF. The hard parts area (storage occupancy) is 19,750SF.

The landlord will be removing the following tenants for AutoZone- Scoopy's Mexican Ice cream, H&R Block, Thai Pattaya restaurant in front (with 1 vacant space), and Aya Sushi restaurant on the side. I don't know if the landlord intends to relocate them or to just vacate them.

Deliveries will be one per day during the middle of the day.

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

From: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)
Sent: Wednesday, February 7, 2024 2:46 PM
To: hsmyth@murfreesborotn.gov
Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>
Subject: AutoZone Store - Remodel

Please see attached, thanks Holly!

Respectfully,

Yuri Hawley
Senior Project Manager
Civil Engineering Services, PC
P.O. Box 1302
Fairview, Tennessee 37062
Ph#(615)495-0132
yuri@civilengineeringservices.net



Civil Engineering
Services, PC

<https://www.civilengineeringservices.net/>

Richard Donovan

From: Scharf, Thomas <Thomas.Scharf@autozone.com>
Sent: Wednesday, March 27, 2024 9:21 AM
To: Hancock, James; Greg McKnight
Cc: Brad Barbee
Subject: RE: [EXTERNAL]- Proposed AutoZone, Jackson Heights Plaza, Murfreesboro, TN

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

Greg,

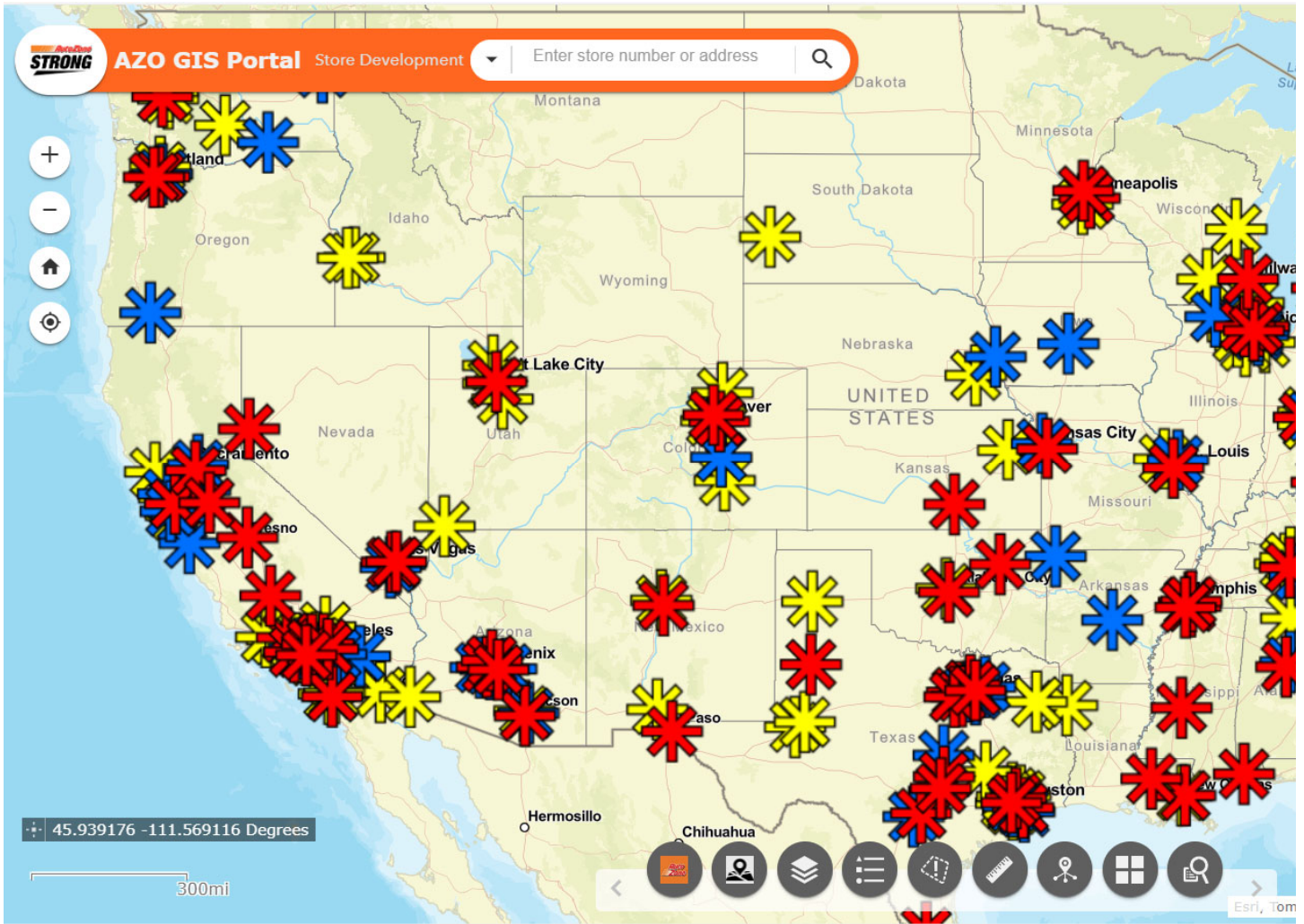
Hope you are doing well! We would like to show you our large store operations. We currently have just over 100 of the large stores open in the US. Occasionally we have experienced push back due to back room inventory, but all were eventually approved and opened. AutoZone Store SKUs: Standard Prototype 20,000 SKUs; HUB Store 55,000 – 64,000 SKUs; and Mega HUB is 85,000 – 100,000 SKUs.

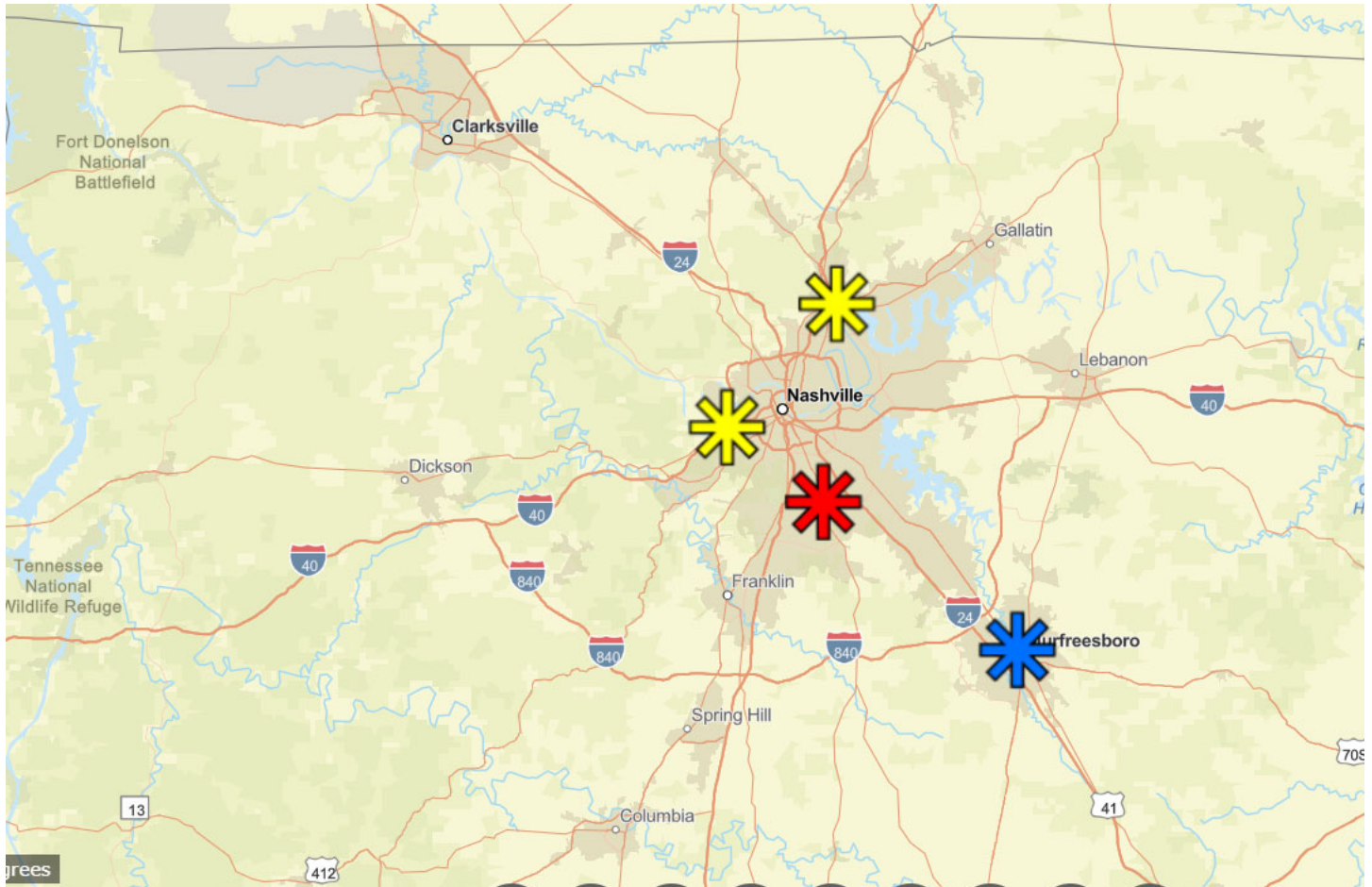
Pushback has always centered around two subjects – distribution and sales floor to back room ratio. First I want you to understand that stores are replenished from Distribution Centers and the Distribution Center in Lexington, TN handles this area. The original Mega HUB concept had a distribution component – three times a day a van would go out with parts for sister stores. Now that AutoZone has a target of 200+ Mega HUBs the concept has changed. Example – Atlanta has 5 open Mega HUBs with 1 in Pipeline – only 3 of those 6 will distribute parts. Murfreesboro Mega HUB will not have that distribution component as it is handled out of our Nashville Mega HUB. Murfreesboro will stand alone on its four wall sales (DIY and Commercial Program). AutoZone can not afford to put this inventory in all of our stores and that is why we landed on 200 of our 6,000 US. The sales floor of a mega is just a little bit bigger than standard prototype (with the addition of one more gondola). AutoZone is different from standard retailer in that we can not let the customer sort through all of our parts. We can not have a customer sort through the spark plugs of all the cars manufactured or the brake rotors for every application.

FYI – we expect one semi-truck from DC per day at this location.

Below is our Mega HUB footprint. Red = Open Mega HUB; Blue = Pipeline (approved) Mega HUB; and Yellow = Mega HUB target.

Please work with us to set up a tour of Nashville Mega HUB.





Thomas Scharf
AutoZone Inc
Real Estate Zone Manager
US Relocations & Southeast Zone
(901)495-7935

From: Hancock, James <James.Hancock@autozone.com>
Sent: Tuesday, March 26, 2024 12:48 PM
To: Greg McKnight <gregmcknight@murfreesborotn.gov>
Cc: Scharf, Thomas <Thomas.Scharf@autozone.com>; Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: RE: [EXTERNAL]- Proposed AutoZone, Jackson Heights Plaza, Murfreesboro, TN

Greg-

Any update on when you'd be able to meet me at the AutoZone store on Nolensville Rd just north of Old Hickory Boulevard? I would like to give Store Operations a little notice so we can arrange to show you the operation. Please advise.

James D. (JD) Hancock
Real Estate Development Manager
Customer Satisfaction
AutoZone, Inc.
123 S Front Street
Memphis, TN 38103
901-545-9190-Cell

From: Greg McKnight <gregmcknight@murfreesborotn.gov>
Sent: Friday, March 15, 2024 11:12 AM
To: Hancock, James <James.Hancock@autozone.com>
Cc: Scharf, Thomas <Thomas.Scharf@autozone.com>; Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: Re: [EXTERNAL]- Proposed AutoZone, Jackson Heights Plaza, Murfreesboro, TN

Hello JD,

It was nice meeting you as well. I will be taking a trip to your Nolensville location. Once I've had a chance to see the operation I don't mind sitting back down with you.

Get [Outlook for iOS](#)

From: Hancock, James <James.Hancock@autozone.com>
Sent: Friday, March 15, 2024 10:57:29 AM
To: Greg McKnight <gregmcknight@murfreesborotn.gov>
Cc: Scharf, Thomas <Thomas.Scharf@autozone.com>; Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: [EXTERNAL]- Proposed AutoZone, Jackson Heights Plaza, Murfreesboro, TN

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

Greg-

Thanks for meeting with me yesterday in regard to AutoZone's proposed use in the Jackson Heights Plaza shopping center. I spoke with Brad Barbee a few minutes ago, who indicated you're unwilling to review the sales of AutoZone's sales at our MegaHub location on Nolensville Rd in Nashville.

I indicated to Brad this morning that 74% of our sales at that location in Nashville are derived from retail DIY customers, and 26%, commercial. We're clearly a retail use. Most of the 100 MegaHubs we have open in the U.S. have a 70% DIY/30% Commercial sales ratio. We expect the same in Murfreesboro.

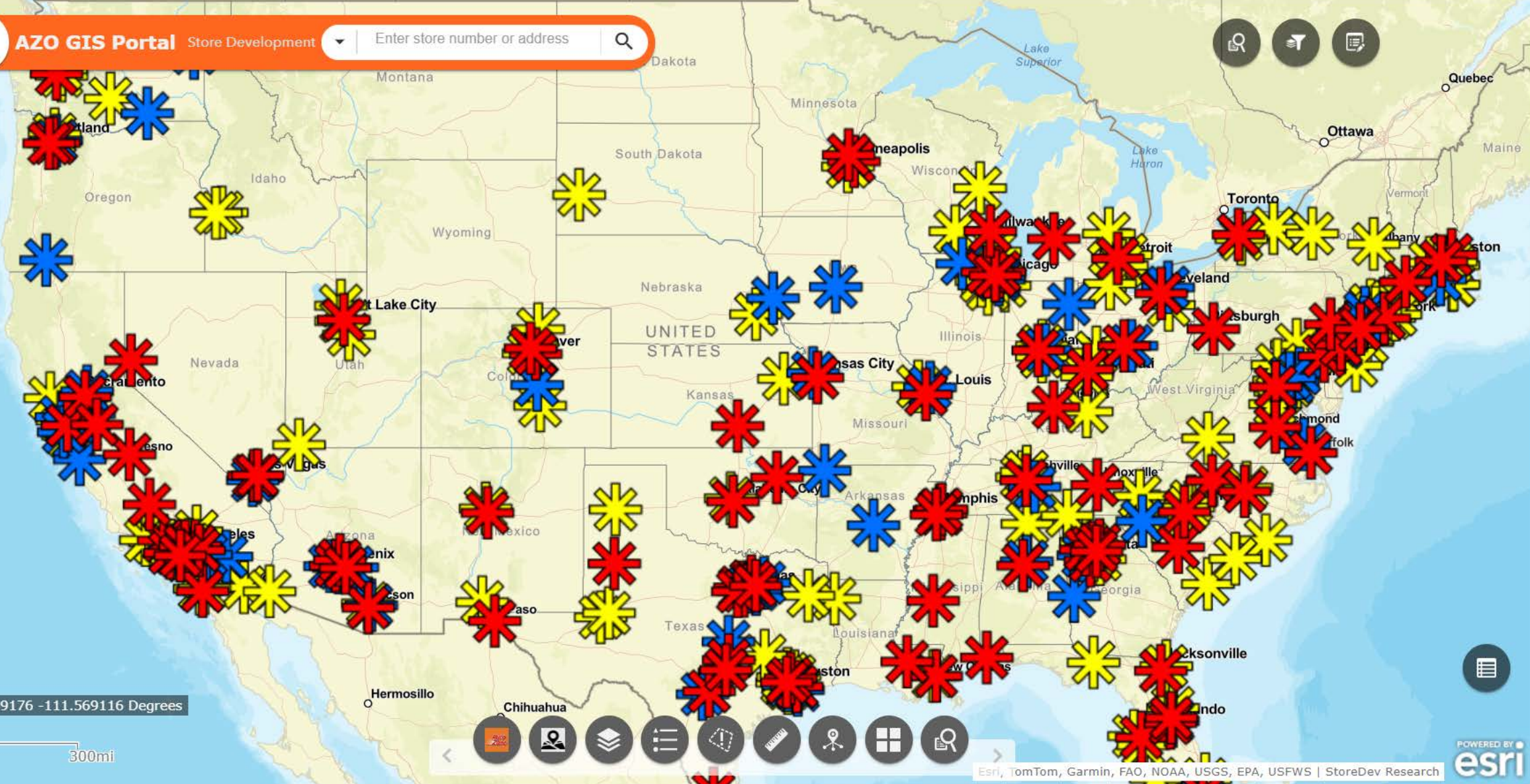
Please advise when I can reschedule a meeting in your office to discuss AutoZone's use with you and Brad, and confidentially review the sales breakdown of our Nolensville Rd store. I can also address any questions or concerns about AutoZone's use in Jackson Heights Plaza.

I look forward to hearing from you.

James D. (JD) Hancock
Real Estate Development Manager
Customer Satisfaction
AutoZone, Inc.
123 S Front Street
Memphis, TN 38103
901-545-9190-Cell



Enter store number or address



45.939176 -111.569116 Degrees

300mi



City of Murfreesboro
BOARD OF ZONING APPEALS

NOTICE OF APPEAL FROM
ADMINISTRATIVE DECISION

Appellant Name: TUNE, ENTREKIN & WHITE, PC (ATTN: SHAWN HENRY)
Phone(s): 615-277-2466 (D) 615-244-2770 (O)
Address: ~~500~~ 500 11TH AVE N. SUITE 600
City: NASHVILLE State: TN Zip: 37203

City Department responsible for decision: PLANNING DEPT.
Person making Decision: BEN NEWMAN Decision Date: APRIL 30, 2024
Decision/Order/Requirement/Determination being Appealed: Attach Copy
AUTOZONE "RETAIL" PARTS STORE
DETERMINED TO BE A
"WAREHOUSING, TRANSPORTING/DISTRIBUTING" USE.

Basis for Appeal: Cite Law or Ordinance with which Decision is inconsistent and describe
nature of inconsistency. Attach Copy APPENDIX A: ZONING CHART 1
RETAIL SHOP OTHER THAN ENUMERATED ELSEWHERE IS
PERMITTED BY RIGHT IN COMMERCIAL HIGHWAY DISTRICT.
IF WAREHOUSES ARE PERMITTED BY RIGHT IF INCIDENTAL &
ACCESSORY TO ANOTHER USE, SO TOO MUST PARTS BEING SOLD OVER THE
RETAIL COUNTER.
Signature: Shawn Henry Date: 5/15/24 (TN 18)

Received by: _____ Make check payable to: City of Murfreesboro
Date: _____ Paid: Cash Check No: _____
Receipt No: _____
Appeal No: _____

TUNE, ENTREKIN & WHITE, P.C.

THOMAS V. WHITE
PETER J. STRIANSE
HUGH W. ENTREKIN
ROBERT L. DELANEY
LESA HARTLEY SKONEY
JOSEPH P. RUSNAK
SHAWN R. HENRY
T. CHAD WHITE
TIMOTHY N. O'CONNOR
SAMUEL J. BLANTON
EMILY A. GUTHRIE

ATTORNEYS AT LAW

CAPITOL VIEW
500 11th AVENUE NORTH, SUITE 600
NASHVILLE, TENNESSEE 37203

TEL (615) 244-2770 FAX (615) 244-2778

JOHN C. TUNE (1931-1983)

ERVIN M. ENTREKIN (1927-1990)

OF COUNSEL:
JOHN W. NELLEY, JR.
THOMAS C. SCOTT
JOHN P. WILLIAMS
GEORGE A. DEAN

May 15, 2024

Via Email to: mblomeley@murfreesborotn.gov

Mr. Davis Young, Chairman
City of Murfreesboro Board of Zoning Appeals
C/O Matthew Blomeley, Asst. Planning Dir.
111 W. Vine Street
City Hall, 1st Floor
Murfreesboro, TN 37130

RE: Appeal of Administrative Decision in re AutoZone (810 NW Broad St)

Dear Chairman Young and Board Members:

On behalf of AutoZone, please accept this letter, application and fee today and place this matter on the BZA agenda for June 26, 2024. This appeal is filed pursuant to Zoning Ordinance § 12 – a challenge to the “Planning Director’s Determination on Proposed Use at 810 NW Broad St (Jackson Heights)” issued on April 30, 2024, by Ben Newman, Director of Land Management and Planning (attached). The land use determination is in error based on the following information:

1. The building was constructed in the early 1960s as Jackson Heights Shopping Center. A variety of restaurants, grocers, and retailers occupied the site including Western Auto, a retail parts store. See attached photo.
2. AutoZone has 6 retail stores in Murfreesboro, all are open to the general public.
3. To my knowledge, AutoZone stores have never been classified by the city as warehouses for parts distribution.
4. The proposed 7th store at 810 NW Broad St. will operate and function the same as the other 6 stores. It will simply be larger with more inventory like a retail super store.
5. Each AutoZone store has most of the floor area devoted to inventory. This fact is no different to its competitors and well-known big box retailers.
6. The renovation of this building will eliminate several “dock doors” presently visible from the street. The aesthetic improvements cannot be overstated. See attached elevation comparisons.

Zoning Ordinance Land Use Definitions

- “Retail shop: An establishment engaged primarily in the sale of goods for personal use or consumption rather than for resale to the ultimate customer.”

TUNE, ENTREKIN & WHITE, P.C.

Mr. Davis Young, BZA Chairman

May 15, 2023

Page 2

- “Warehouse: A building used primarily for the storage of goods and materials.”
- “Principal use: A use that fulfills a primary function of an establishment, institution, household, or other entity located on a given lot.”
- Chart 1 fn 18: “Warehouses incidental and accessory to another use are permitted by right wherever such other use is permitted.” (p. App A:305)
- AutoZone is a “Retail Shop, other than enumerated elsewhere.” Subject to Chart 1 Footnote 18.

This AutoZone location will be a retail shop with accessory storage of inventory no different than any other retailer. The amount of floor space devoted to product inventory is immaterial to the primary function of the business, which is to sell product, not warehouse it. The terms “Hub” and “MegaHub” are akin to “SuperStore” and should not be interpreted by the city to mean the principal use is “warehousing, transporting/distributing.”

This store location will not be devoted “primarily for the storage of goods and materials.” A retail superstore with substantial inventory of product incidental to retail sales is still a retail shop. Chart 1 footnote 18 explicitly authorizes retailers to stock inventory so long as such inventory is incidental and accessory to the principal retail use of the property, as is the case here.

Based on this information, and more to be proven at the hearing, we respectfully request that the Board reverse the administrative land use decision.

Respectfully,



Shawn R. Henry

CC: Ben Newman (bnewman@murfreesborotn.gov)
David Ives (dives@murfreesborotn.gov)



... creating a better quality of life.

4/30/2024

Phillip Pecord
AutoZone Stores Development
Phil.pecord@autozone.com
901.495.8706

RE: Planning Director's Determination on Proposed Use at 810 NW Broad St (Jackson Heights)

Dear Mr. Pecord,

I am writing to inform you of the decision regarding your proposed use of Distribution of Automobile Parts and Components/Warehousing, Transporting/Distributing at 810 NW Broad Street in the City of Murfreesboro. After careful review and consideration of the Zoning Ordinance and relevant regulations, it has been determined that the proposed use is not compatible with the allowed uses in the specified zone.

The proposed Hub/MegaHub has been determined to be more consistent with the categories of Distribution of Automobile Parts and Components/Warehousing, Transporting/Distributing; Distribution of Automobile Parts and Components/Warehousing, Transporting/Distributing is not one of the permitted uses under the Zoning Ordinance for the specified zone.

The determination aims to ensure that proposed uses adhere to the established Zoning Ordinances, which are designed to promote the health, safety and welfare of the residents of the City of Murfreesboro.

Although the proposed use has been denied in its current form, I encourage you to explore alternative options that may be more compatible with the Zoning Ordinances. Should you have any questions or require further clarification regarding this determination, please do not hesitate to contact our office. You may appeal this determination through the process found in Sections 12 and 30 of the City of Murfreesboro Zoning Ordinances located at <https://www.murfreesborotn.gov/DocumentCenter/View/7181/Zoning-Ordinance--2024-Appendix-A-PDF?bidId=>

Thank you for your understanding and cooperation in this matter.

Sincerely,

Ben Newman
Director of Land Management and Planning
City of Murfreesboro Planning Department