

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, November 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 September 25, 2024
5. Old Business

Administrative Appeals

- a. **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. New Business

Special Use Permit Requests

- a. **Application Z-24-043 by Ms. Anna Maddox of Barge Civil Associates, representing Rutherford County Schools,** is requesting a special use permit in order to expand an existing institutional group assembly use (a public high school) in a Single-Family Residential (RS-8) zone on property located at 619 S Highland Avenue. An approximately 1,800 square-foot greenhouse is proposed, to serve as a lab for plant sciences courses. (Project Planner: Brad Barbee)

- b. Application Z-24-044 by Ms. Anna Maddox of Barge Civil Associates, representing Rutherford County Schools,** is requesting a special use permit in order to expand an existing institutional group assembly use (a public high school) in a Single-Family Residential (RS-15) zone on property located at 802 Warrior Drive. An approximately 2,280 square-foot agricultural building is proposed, to serve existing animal grazing and to support agricultural education programs at the school. (Project Planner: Brad Barbee)
- 7. Staff Reports and Other Business
 - a. Board of Zoning Appeals 2025 Calendar**
- 8. Adjourn

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

September 25, 2024, 1:00 PM

Members Present:

Davis Young, Chair
Ken Halliburton, Vice-Chair
Tim Tipples

Staff Present:

Ben Newman, Dir. of Planning & Land Mgmt.
Matthew Blomeley, Asst. Planning Director
Richard Donovan, Principal Planner
Brad Barbee, Principal Planner
Joel Aguilera, Planner
Roman Hankins, Deputy City Attorney
John Tully, Assistant City Attorney
Ashley Fulghum, Recording Assistant

Members Absent:

Misty Foy

1. Call to Order:

Chair Young called the meeting to order.

2. Determination of a quorum:

Chair Young determined that a quorum was present.

3. Public Comments:

None

4. Consideration of Minutes:

With there being no objection by any of the Board members, the minutes of the August 28, 2024 BZA meeting were approved as submitted.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

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5. Old Business:

a. Application [Z-24-031] by Ms. Davina Ikponmwosa requesting a special use permit in order to operate a group daycare home in a Duplex Residential (RD) zone on property located at 2537 Summit Court.

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

Mr. John Barney, representing Ms. Davina Ikponmwosa, spoke about the request.

Vice-Chair Ken Halliburton asked about the number of cars that the circular drive could accommodate. Mr. Aguilera stated that there is a minimum of three spaces. He further stated that according to Ms. Ikponmwosa's letter to staff, five or six cars can fit in the space at once.

Mr. Tipps inquired about feedback from the neighborhood. Mr. Aguilera and Mr. Donovan both stated that they have not received any calls about this application.

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

Aye: Tim Tipps

Vice-Chair Ken Halliburton

Nay: Chair Davis Young

b. Application [Z-24-034] by Clyde Rountree of Huddleston Steele Engineering on behalf of Veterans Plaza, LLC, requesting an amendment to an existing special use permit in order to operate a Self-Service Storage Facility in a Commercial Fringe (CF) zone on property located at 4558 Veterans Parkway.

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

Vice-Chair Halliburton inquired about the buffer between the Cloisters and the proposed structures. Mr. Barbee replied that there will be a 15 foot wide Type D buffer and a 6 foot tall opaque privacy fence. The applicants also intend on preserving an existing tree line.

Chair Young asked if a three story office building would be allowed by right on the property. Mr. Barbee responded that it would be, but the Planning Commission could condition approval. Mr. Matthew Blomeley further explained that the Planning Commission could place conditions upon site plan approval to mitigate negative impacts on adjacent residential areas.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

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Vice-Chair Halliburton asked if the square footage of the building has increased and if the properties to the south are undeveloped. Mr. Barbee responded that the adjacent property to the south is undeveloped, and the square footage has increased.

Mr. Tipps inquired about Sullivan's Retreat. Mr. Barbee explained the proposed development, which is located to the south property. Mr. Blomeley further explained that it is a mixed use development.

Mr. Tipps asked about the notices sent to neighbors. Mr. Barbee stated that he could not verify if neighbors understood what was being proposed. Mr. Donovan replied that he only received a few calls about this proposal. He stated that he explained the project and informed them of the meeting.

Vice-Chair Halliburton voiced concerns over moving the development to the south of the property.

Mr. Barbee requested to have the third condition of approval removed.

Mr. Clyde Rountree and Mr. Christian Noble spoke about the changes made to the application.

Mr. Bill Huddleston spoke about the development to the south. He stated that the developer of that property is aware of the proposed project.

Vice-Chair Ken Halliburton moved to approve the special use permit subject to all recommended conditions of approval; the motion was seconded by Chair Davis Young and carried by the following vote:

Aye: Vice-Chair Ken Halliburton

Chair Davis Young

Nay: Tim Tipps

c. Application [Z-24-024] by Shawn Henry representing AutoZone Inc., is appealing the decision of the Zoning Administrator regarding whether a proposed use in a Commercial Highway (CH) zone on property located at 810 NW Broad Street constitutes Distribution of Automobile Parts and Components/Warehousing, Transportation/Distributing.

Mr. Ben Newman stated that the applicant has requested a deferral until the November 26th meeting. Staff and the applicants are continuing to work towards a resolution.

Mr. Tim Tipps moved to defer the appeal; the motion was seconded by Vice-Chair Ken Halliburton and carried by the following vote:

Aye: Tim Tipps

Vice-Chair Ken Halliburton

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

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Chair Davis Young

Nay: None

6. New Business:

a. Application [Z-24-037] by Mr. Jim Lukens of Ware Malcomb on behalf of Doors of Hope, requesting a special use permit in order to establish and operate a transitional home in a Duplex Residential (RD) zone on property located at 434 E. Bell Street.

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

Mr. Jim Lukens was present to answer questions.

Vice-Chair Halliburton asked if the special use permit would end if ownership changed. Mr. Donovan stated that the Board could add a condition to do that.

Chair Young opened the public hearing.

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

Vice-Chair Ken Halliburton moved to approve the special use permit subject to all recommended conditions of approval and that the permit shall lapse upon the sell or transfer of the property; the motion was seconded Mr. Tim Tipps and carried by the following vote:

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

Nay: None

7. Staff Reports and Other Business:

None

8. Adjourn:

There being no further business, Chair Young adjourned the meeting at 2:06pm.

CHAIRMAN

SECRETARY

**MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
AUGUST 28, 2024**

**PRESENTERS: ASSISTANT CITY ATTORNEY JOHN TULLY
AND DIRECTOR OF PLANNING BEN NEWMAN**

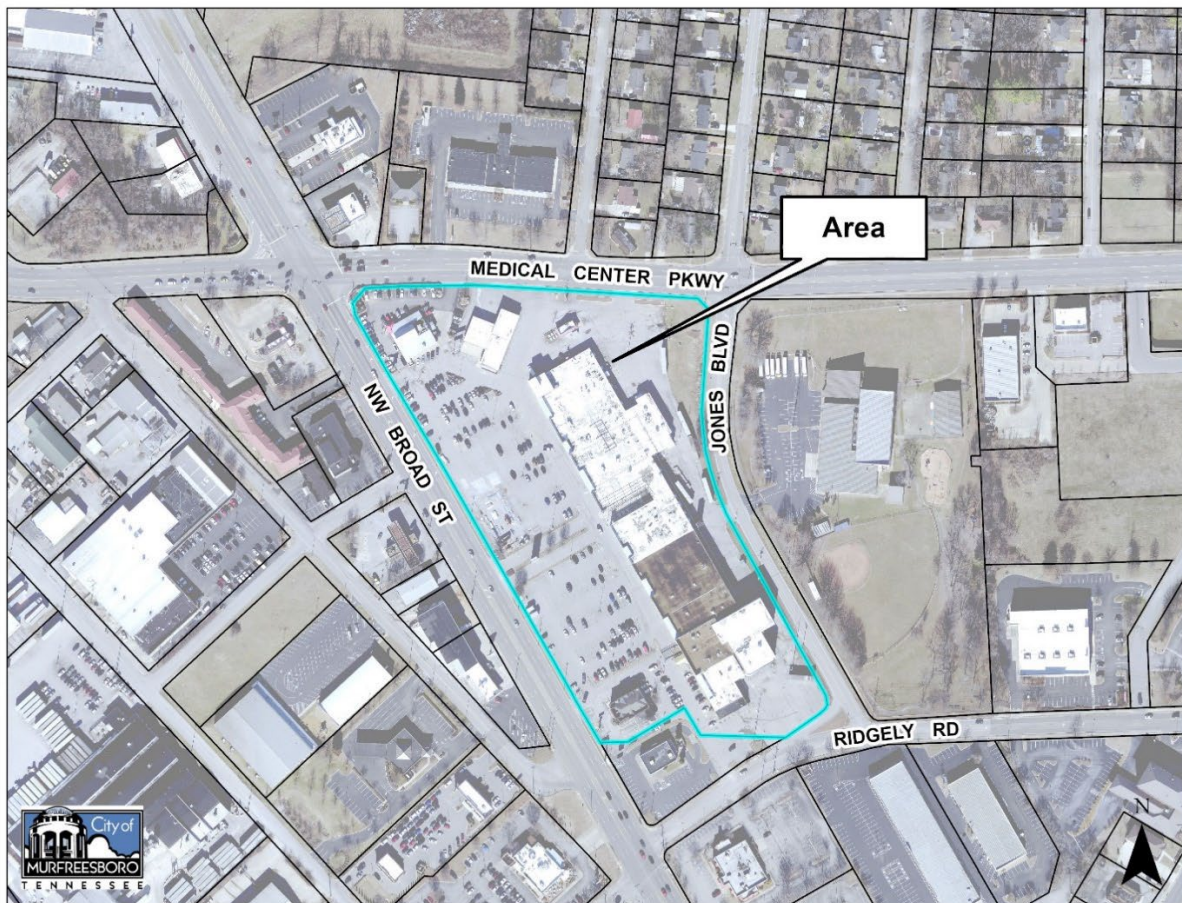
Application: Z-24-024

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.

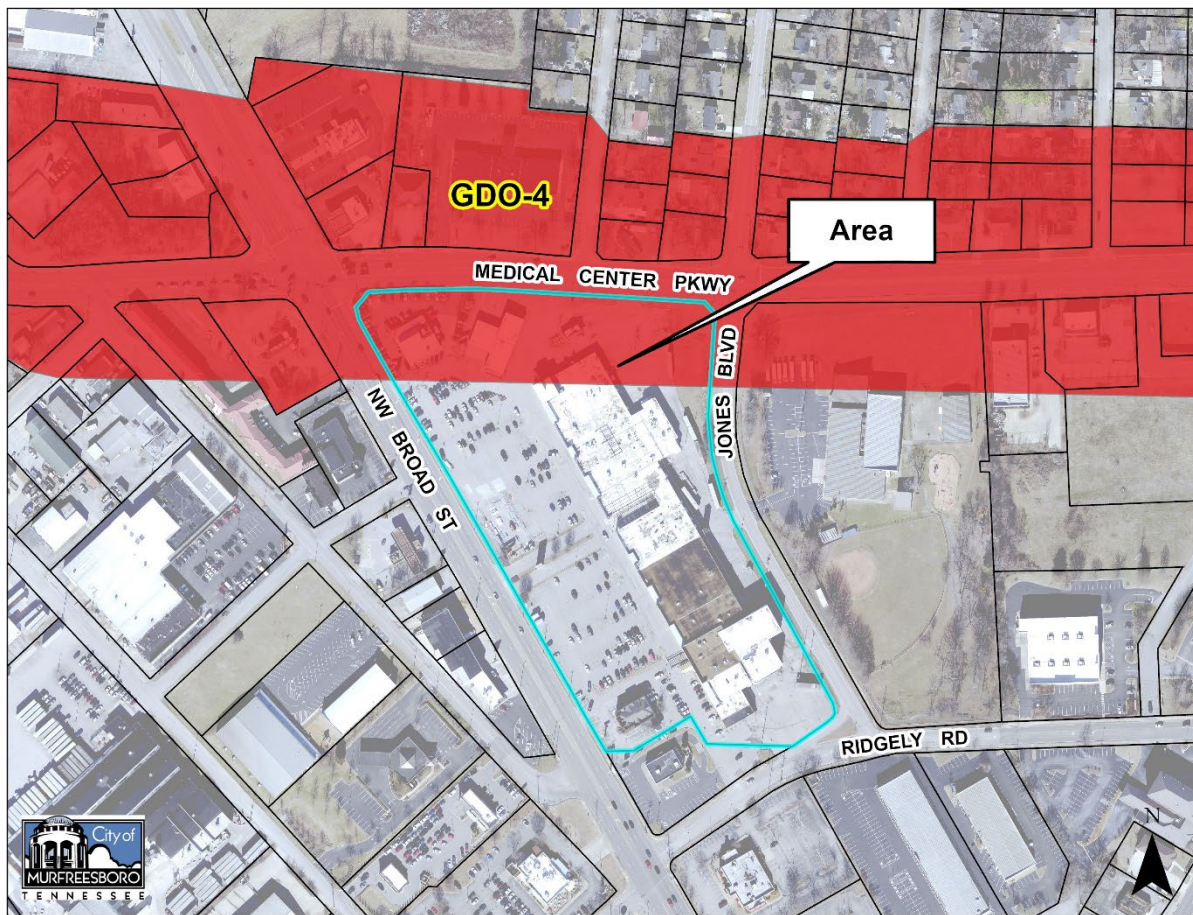


Overview

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.

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

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

November 21, 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: Administrative Appeal Application Z-24-024 (810 NW Broad St)

Dear Chairman Young and Board Members:

On behalf of AutoZone, Inc., the above application was deferred from the September 25, 2024 agenda (item5(c)). At this time zoning text amendment ordinance #2024-805 has not yet been adopted by the City Council. The bill will next be considered on December 5, 2024. Therefore, we respectfully request deferral of Appeal Case #Z-24-024 until the BZA meeting date on January 22, 2025.

This deferral should provide AutoZone with sufficient time to determine if the site at 810 NW Broad Street can satisfy the new requirements of bill #2024-805 (assuming it is enacted). Until then, AutoZone, Inc. is not withdrawing #Z-24-024 and reserves all rights. Thank you for your courtesies.

Respectfully,



Shawn R. Henry, AICP
Outside Counsel for AutoZone, Inc.

CC: Ben Newman (bnewman@murfreesborotn.gov)
John Tully (jtully@murfreesborotn.gov)
Richard Donovan (rdonovan@murfreesborotn.gov)

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-b4d5-57772b3cda9b> :

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.





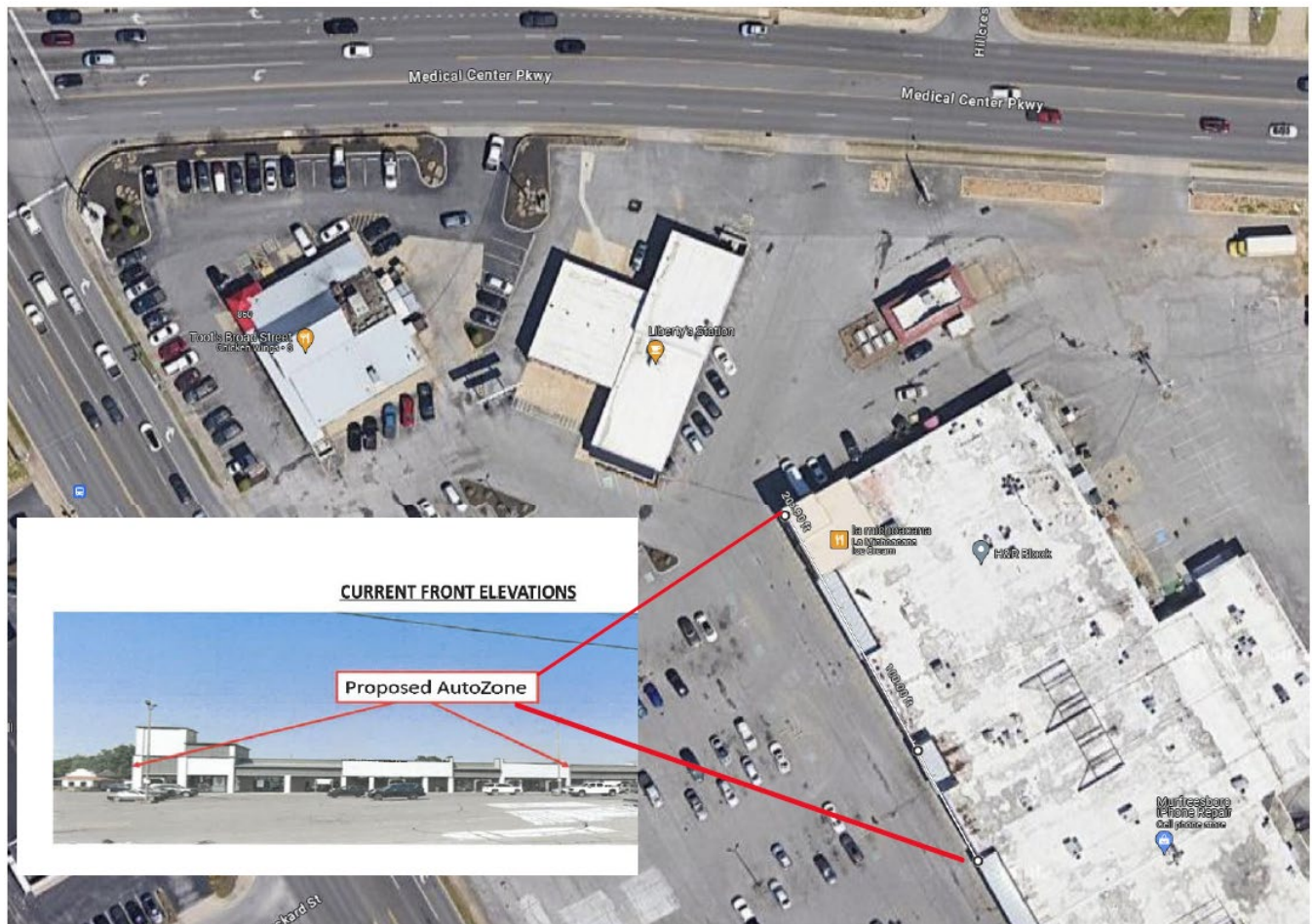
The AutoZone rep stated that there was an area dedicated to commercial sales in the side of the Nolensville Pike building pictured below.



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

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
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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
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Ph#(615)495-0132
yuri@civilengineeringservices.net



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Services, PC

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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.

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Sent: Wednesday, February 7, 2024 2:46 PM
To: hsmyth@murfreesborotn.gov
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Subject: AutoZone Store - Remodel

Please see attached, thanks Holly!

Respectfully,

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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.

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Subject: RE: AutoZone Store - Remodel

Good afternoon Yuri,

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Subject: RE: AutoZone Store - Remodel

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Thank you Brad,

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To: hsmyth@murfreesborotn.gov
Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>; ray civilengineeringservices.net <ray@civilengineeringservices.net>
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Senior Project Manager

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P.O. Box 1302

Fairview, Tennessee 37062

Ph#(615)495-0132

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Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>

Subject: AutoZone Store - Remodel

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Yuri Hawley

Senior Project Manager

Civil Engineering Services, PC

P.O. Box 1302

Fairview, Tennessee 37062

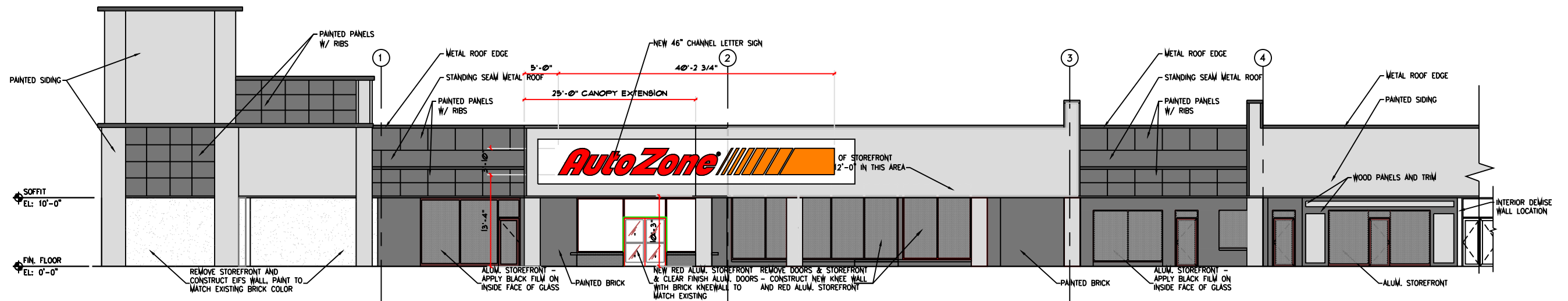
Ph#(615)495-0132

yuri@civilengineeringservices.net



Civil Engineering
Services, PC

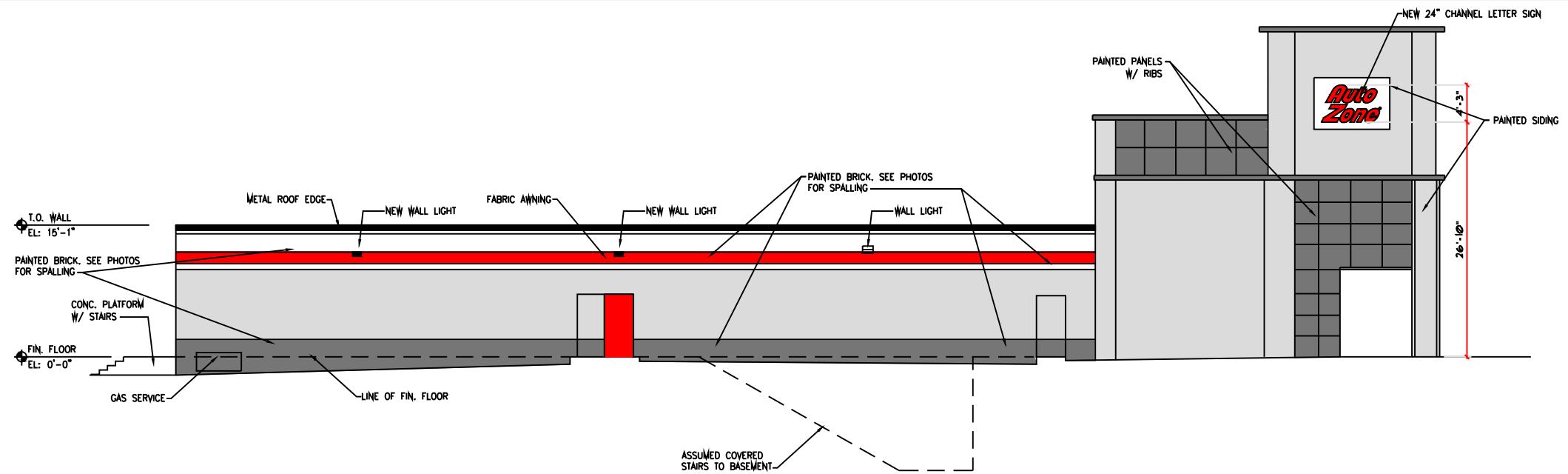
<https://www.civilengineeringservices.net/>



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 <mbloomeley@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 <mbloomeley@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



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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.

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

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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 <mbloomeley@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,

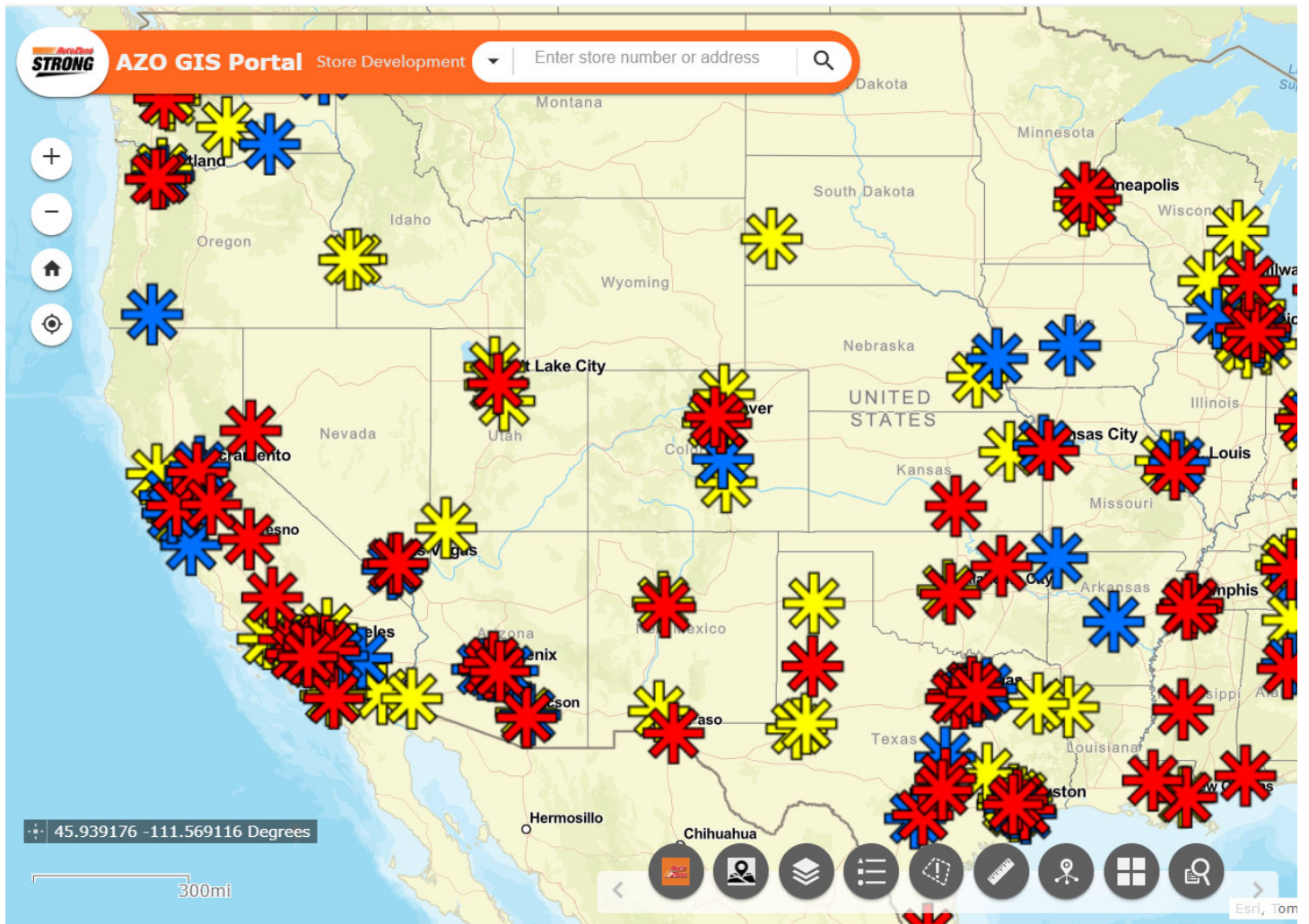
Hope you are doing well! We would like to show you our large store operations. We currently have just over 100 of the large stores open in the US. Occasionally we have experienced push back due to back room inventory, but all were eventually approved and opened. AutoZone Store SKUs: Standard Prototype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

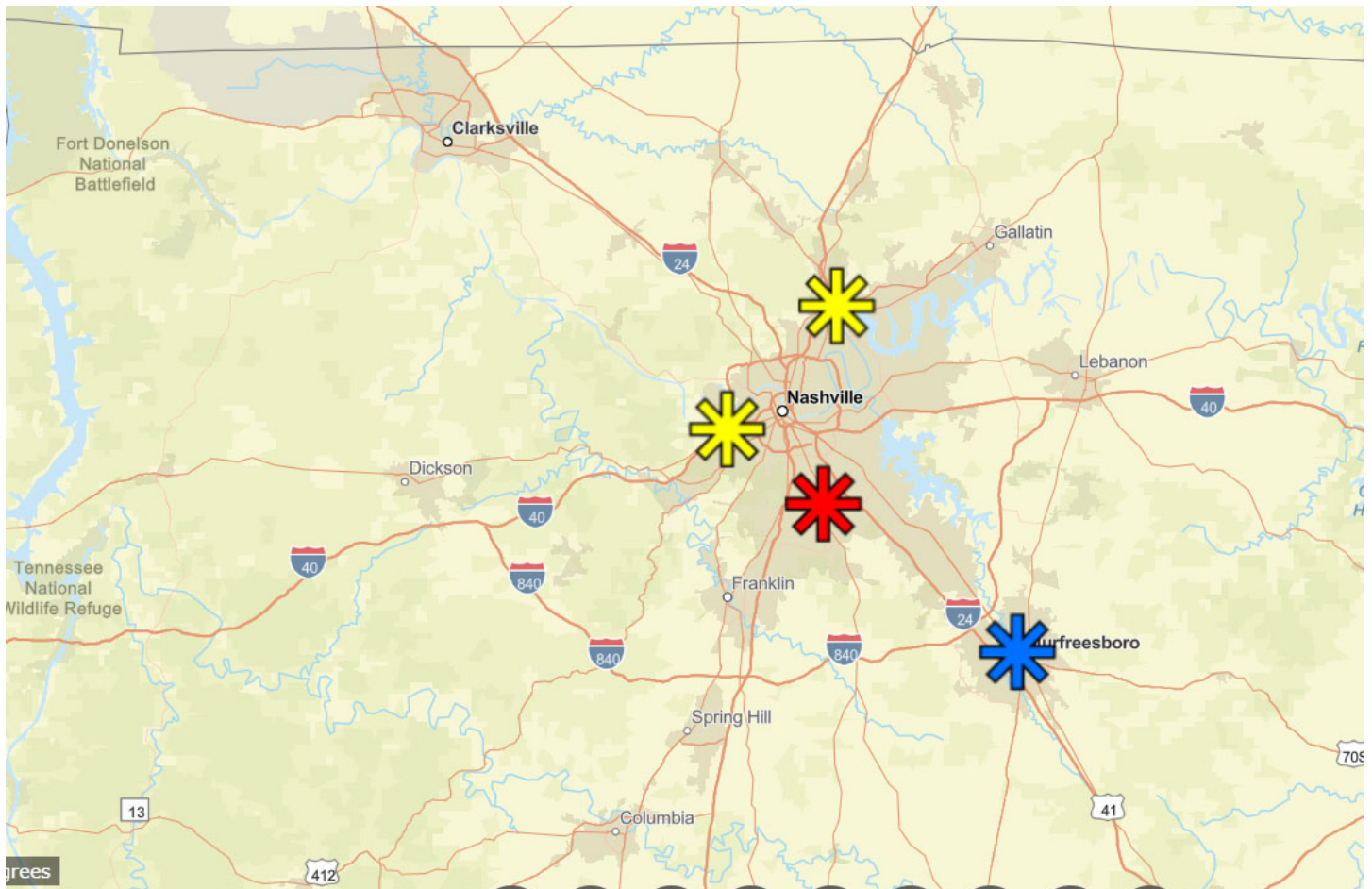
Pushback has always centered around two subjects – distribution and sales floor to back room ratio. First I want you to understand that stores are replenished from Distribution Centers and the Distribution Center in Lexington, TN handles this area. The original Mega HUB concept had a distribution component – 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.

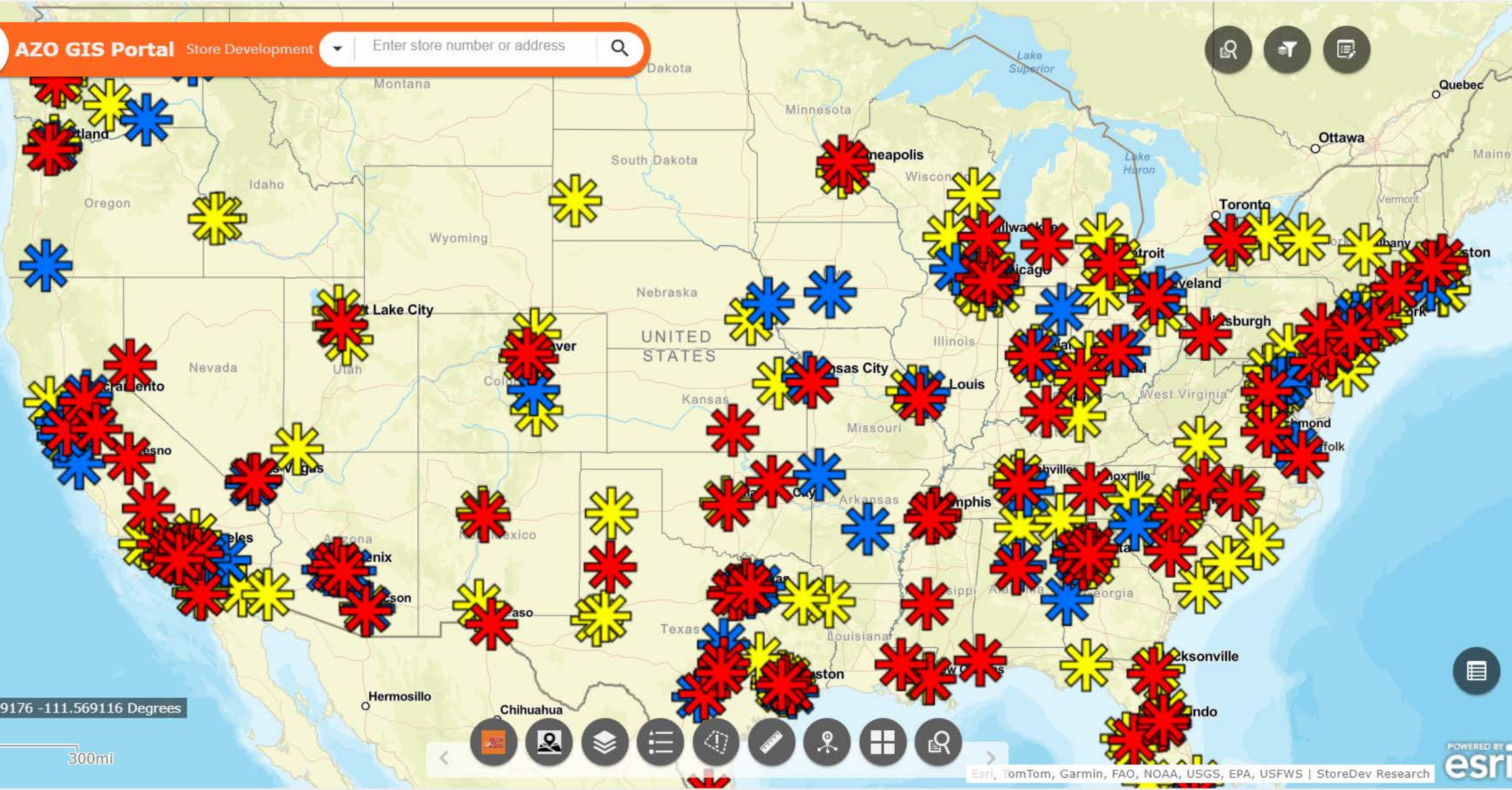
Please advise when I can reschedule a meeting in your office to discuss AutoZone's use with you and Brad, and confidentially review the sales breakdown of our Nolensville Rd store. I can also address any questions or concerns about AutoZone's use in Jackson Heights Plaza.

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 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 WENT BY BEING
Signature: Shawn Henry Date: 5/15/24 SOLD OVER THE
RETAIL COUNTER
(TN18)

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)



EXHIBIT A

... 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

MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
NOVEMBER 26, 2024
PROJECT PLANNER: BRAD BARBEE

Application: Z-24-043 Holloway High School Greenhouse

Location: 619 South Highland Avenue

Applicant: BCA Civil c/o Anna Maddox on behalf of the Rutherford County Board of Education

Owner: Rutherford County Board of Education, Mr. Trey Lee

Zoning: RS-8 (Single-Family Residential District)

Request: A special use permit for the expansion of an existing institutional group assembly use for Holloway High School in order to add a Greenhouse to the property.



Overview of Request

Holloway High School, located along the east side of South Highland Avenue and zoned RS-8 (Single-Family Residential District), requests a Special Use Permit for the expansion of their existing high school facility by adding a greenhouse to their campus and educational facilities. Schools (K-12) are classified as institutional group assembly uses, which are allowed only after the issuance of a Special Use Permit in the RS-8 zone.

The property in question is located at 619 South Highland Avenue, just to the north of Bradley Elementary School which is zoned RS-8. The property to the east is zoned RM-16 and is currently developed as the City of Murfreesboro's Patterson Park recreation facility. The property to the north is owned by the Murfreesboro Housing Authority and is zoned PUD. Properties to the west are zoned RS-4 and are developed as single-family residences.

This requested addition to the campus includes one 1,800 square foot greenhouse. It is anticipated that this space will be used during school hours Monday through Friday from 8:00AM until 3:00PM with extracurricular activities extending until 11:00pm. Seasonally the plants may require additional monitoring on weekends or outside of school hours. Parking will remain in the current locations and satisfy the City's minimum parking standards. The existing dumpster enclosure located on the school campus will be utilized for the disposal of solid waste.

Relevant Zoning Ordinance Sections

Chart 2 of the City of Murfreesboro Zoning Ordinance allows institutional group assembly uses as a special use in the RS-8 district. City of Murfreesboro Zoning Ordinance Section 9(D)(zz) sets forth standards for institutional group assembly uses in addition to the Standards of General Applicability in Section 9(C).

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

Standards of General Applicability with Staff analysis

- 1. 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 greenhouse addition should not have any substantial adverse effect on the adjacent property or neighborhood. The proposed structure is relatively small and screened by the existing campus structures on three sides by existing structures. It's only visibility to the public will be from South Highland Avenue where it is approximately 150ft from the nearest residence.

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

The expansion should be compatible with the neighborhood as it is located to the interior of the existing campus and considerably smaller than the main structures.

3. **That the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or persons or agencies responsible would provide such services.**

The proposed expansion should have minimal impact on the above items. Additional demand for utilities will be minimal. Parking is available on the Holloway campus.

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

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

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

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

Additional Standards for Institutional Group Assembly with Staff Analysis

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

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

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

The existing school property is 2.55 acres according to the Rutherford County Property Assessor's Office, which is approximately 110,078 square-feet. The

minimum lot size required in the RS-8 district is 8,000 square-feet, so the minimum lot size for an institutional group assembly use in an RS-8 zone is 24,000 square-feet. The subject property exceeds this requirement.

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

No new lighting is proposed with this application. One light pole is shown to be relocated further to the interior of the site and should decrease any light level at the property line as a result. The only new lighting will be in the interior of the greenhouse. No grow lights will be utilized.

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

According to the applicant, the existing dumpsters will be utilized for the disposal of solid waste.

[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;

According to the applicant, no such activities are associated with the greenhouse 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;

The Murfreesboro Zoning Ordinance requires 85 parking spaces for the Holloway High School campus. According to the applicant, 188 parking spaces are provided.

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

According to the applicant, the greenhouse addition is an extension of the Statewide Dual Credit course, Introduction of Plant Science. This additional educational

opportunity will not propose any detrimental impacts as the structure size is relatively small, the activities associated will be low impact and internal to the structure and will be consistent with the operation of an educational institution.

[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 requested with this application.

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

According to the applicant, no temporary or short-term uses are proposed at this time. The applicant is not requesting any variances associated with such uses.

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

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

Recommended Conditions of Approval:

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

- 1) A site plan shall be submitted to the Planning Department for review and approval prior to the issuance of a building permit. The site plan submittal shall include civil plans, landscape plan, photometric lighting plan, and building elevations and any other plans necessary to demonstrate compliance with the Zoning Ordinance and Design Guidelines.

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

Attached Exhibits

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

<i>City of Murfreesboro</i> BOARD OF ZONING APPEALS		HEARING REQUEST APPLICATION	
Location/Street Address: Holloway High School - 619 S Highland Ave			
Tax Map: 102D	Group: J	Parcel: 006	Zoning District: RS-8
Applicant: Anna Maddox, P.E. E-Mail:			
Address: 6606 Charlotte Pike, Suite 210		Phone:	
City: Nashville	State: TN	Zip: 37209	
Property Owner: Rutherford County Board of Education, Trey Lee			
Address: 2240 Southpark Boulevard		Phone:	
City: Murfreesboro	State: TN	Zip: 37128	
Request: Special Use Permit for greenhouse for educational use 1,800 sf greenhouse; Max height of 35'			
Zoning District: RS-8			
Applicant Signature: Anna Maddox		Date: 10-31-2024	
Received By:		Receipt #:	
Application #:		Date:	

Murfreesboro Board of Zoning Appeals



T E N N E S S E E

HEARING APPLICATION
AND
GENERAL INFORMATION



Special Use Application for Holloway High School

Barge Civil Associates
Anna Maddox, P.E.
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
[REDACTED]
[REDACTED]

November 6, 2024

Mr. Brad Barbee
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

RE: Holloway High School Greenhouse
BZA Special Use Permit
Murfreesboro, TN

Dear Brad,

Holloway High School is proposing the construction of a greenhouse as part of their campus on Highland Avenue. The greenhouse is an extension of the Statewide Dual Credit course, Introduction of Plant Science, that is offered to students. It will allow for the completion of lab activities by the students. The proposed greenhouse will be a prefabricated building, like the existing greenhouses at other Rutherford County Schools. There is an existing paved parking area near the greenhouse for use by students and staff. The school will not receive regular deliveries to the greenhouse, and any deliveries that are made will be made using the existing paved drives and roadways.

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

Section 8 - Procedure for Uses Requiring Special Permits:

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

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

Barge Civil Associates
Contact: Anna Maddox, P.E.
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
[REDACTED]
[REDACTED]

Submitting the application on behalf of:

Rutherford County Board of Education
Contact: Mr. Trey Lee
2240 Southpark Boulevard
Murfreesboro, TN 37128

[REDACTED]

[REDACTED]

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

The Rutherford County Board of Education (RCBOE) is the property owner and applicant. Their intent to construct a one-story greenhouse on the property for educational use and is reliant on the Board of Zoning Appeals Application approval of the special use permit. The official use is "Expansion of an Institutional Group Assembly Use – School Greenhouse Addition".

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

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

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

619 S Highland Ave
Murfreesboro, TN 37130

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

A vicinity map showing the proposed property is included on the overall site plan, C1.0.

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

The zoning classification is Single-Family Residence District (RS-8).

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

[1] the hours and days of operation;

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

Extracurricular activities from 3:00 p.m. – 11: 00 p.m.

Due to the nature of items being grown in the greenhouse, there may be instances that necessitate care outside of the regular school day. As greenhouse crops reach maturity, the plants require monitoring 6-7 days a week, sometimes twice or more daily, which may occur outside school hours.

[2] the duration of the proposed special use;

Permanent.

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

The CTE Agriculture Education class is capped at 25 students per student section. With an instructor, there could be 26 persons.

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

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

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

There are no known harmful characteristics of the proposed greenhouse.

Section 9 - Standards for Special Permit Uses:

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

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

The proposed building addition is to be located interior to the campus within an existing parking lot. The minimum required parking for the campus is 85 spaces (5 spaces per classroom @ 17 classrooms) and if the greenhouse is constructed, the campus will have 188 parking spaces remaining. Utilities are located adjacent to the proposed building location and easily accessible. There is no sanitary sewer required.

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

The proposed building is an accessory structure and located within the site so as not to interfere with adjacent properties.

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

The proposed use will be served adequately by existing public facilities and services. Access to the campus is from S. Highland Drive. The proposed greenhouse does not require additional parking nor will it cause an increase in traffic. The storm drainage system has been designed for to meet or exceed the City's requirements. Fire protection will be provided by adjacent fire hydrants as well as the Murfreesboro Fire Department Station 8. Water service will be provided by the Murfreesboro Water and Sewer Department. There is no sanitary sewer required.

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

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

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

The proposed use complies with all additional standards imposed on it by the "Expansion of an Institutional Group Assembly" use section authorizing its use.

(D) Authorized special uses and additional standards

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

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

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

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

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

There is no additional parking proposed as part of this project. The existing parking area will be restriped to account for the reduction in parking.

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

The lot size of the site is 2.55 ± acres, which exceeds three times the minimum lot size of 15,000 s.f. permitted in the RS-15 zoning district.

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

We will relocate an existing parking lot light pole within the existing parking area adjacent to the greenhouse. Otherwise, no site lighting is proposed. There may be 100-watt light bulbs or LED strip lights in the greenhouse that would be turned on if a person must enter the facility after sunset or before sunrise. There will be no supplemental grow lights within the greenhouse.

[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;

The existing dumpsters will be able to serve the proposed greenhouse.

[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;

Not applicable.

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

There are no additional parking spaces necessary for the proposed use. The required number of parking spaces for the school is 85 (5 spaces per classroom @ 17 classrooms). Including the parking removed as part of this project, the total parking spaces is 188.

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

The proposed work is for the construction of a greenhouse as an accessory structure to the school. The greenhouse is an extension of the Statewide Dual Credit course, Introduction of Plant Science, that is offered to students. It will allow for the completion of lab activities by the students. The proposed greenhouse will not cause increased traffic to the school and so the existing facilities are sufficient. The greenhouse will not receive regular deliveries to the school, and any deliveries that are made will be made using the existing paved drives and roadways.

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

Not applicable.

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

There are no short term uses proposed at this time.

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

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

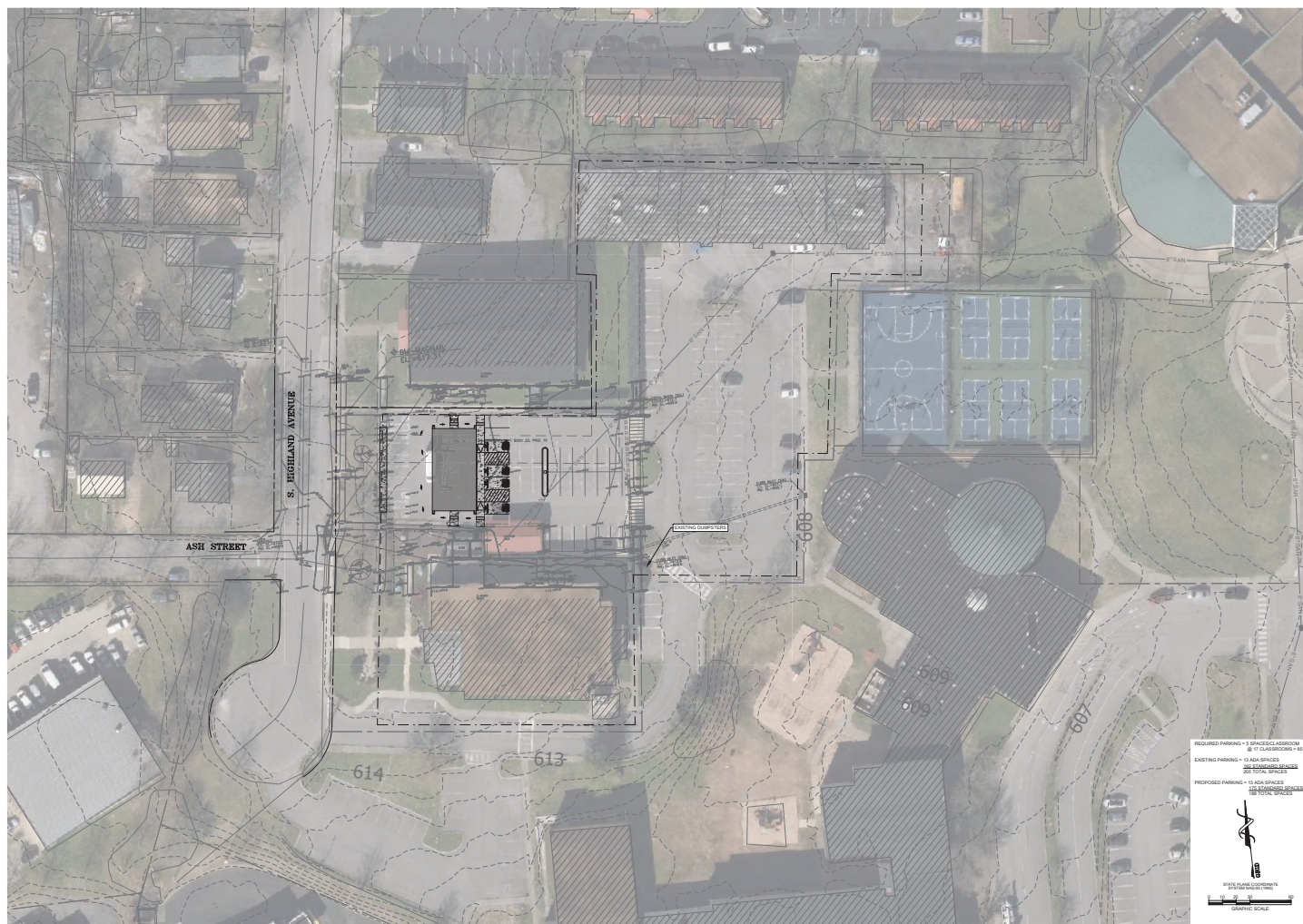
Thank You,



Anna Maddox, P.E.
Barge Civil Associates



Project Location – View from South Highland Avenue



BCA BARGE CIVIL ARCHITECTS
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209

**NOT FOR
CONSTRUCTION**

OVERALL SITE PLAN
WAY HIGH SCHOOL GREENHOUSE ADDITION
619 S HIGHLAND AVE
MURFREESBORO, TENNESSEE 37430

[illegible]





MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
NOVEMBER 26, 2024
PROJECT PLANNER: BRAD BARBEE

Application: Z-24-044 Riverdale High School Greenhouse and Barn addition

Location: 802 Warrior Drive

Applicant: BCA Civil c/o Anna Maddox on behalf of the Rutherford County Board of Education

Owner: Rutherford County Board of Education, Mr. Trey Lee

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

Request: A special use permit for the expansion of an existing institutional group assembly use for Riverdale High School in order to add a barn to the property.



Overview of Request

Riverdale High School, located along the north side side of Warrior Drive and zoned RS-15 (Single-Family Residential District), requests a Special Use Permit for the expansion of their existing high school facility by adding a barn to their campus as a part of their educational facilities. Schools (K-12) are classified as institutional group assembly uses, which are allowed only after the issuance of a Special Use Permit in the RS-15 zone.

The property in question is located at 802 Warrior Drive, just to the south of Interstate 24 and west of South Church Street. It is bordered by property that is also zoned RS-15 to the north and east. The northern property is currently vacant while the property to the east is the Riverdale Estates subdivision. There is also one undeveloped parcel zoned CH (Highway Commercial) located to the northeast. The properties to the west across Warrior Drive are all zoned RS-15 and developed as single family detached homes.

This requested addition to the campus includes a one-story, 2,280 square foot barn. It is anticipated that this space will be used during school hours Monday through Friday from 8:00AM until 3:00PM with extracurricular activities extending until 11:00pm. Parking will remain in the current locations and satisfy the City's minimum parking standards. The existing dumpster enclosure located on the school campus will be utilized for the disposal of solid waste.

Relevant Zoning Ordinance Sections

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

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

Standards of General Applicability with Staff analysis

- 1. 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 barn addition should not have any substantial adverse effect on the adjacent property or neighborhood. The proposed structure is relatively small and screened by the existing dense row of trees along the eastern property line adjacent to Riverdale Estates subdivision. Staff does not believe that the barn will be visible to the public from any location due to the existing structures, forested land, and remote location from Warrior Drive (approximately 1,800ft).

- 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 barn is located approximately 1,800ft away from Warrior Drive and is screened by dense tree rows, forested areas, and existing structures on the remaining sides. Staff believe that this addition will be compatible with the vicinity.

- 3. That the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or persons or agencies responsible would provide such services.**

The proposed expansion should have minimal impact on the above items. Additional demand for utilities will be minimal. Parking is available on the Riverdale campus and no new parking has been included.

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

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

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

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

Additional Standards for Institutional Group Assembly with Staff Analysis

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

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

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

The existing school property is 80 acres according to the Rutherford County Property Assessor's Office, which is approximately 3,484,800 square-feet. The minimum lot size required in the RS-15 district is 15,000 square-feet, so the minimum lot size for an institutional group assembly use in an RS-15 zone is 45,000 square-feet. The subject property exceeds this requirement.

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

Security lighting is proposed with the barn addition, however specific fixtures and location have not been shown.

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

According to the applicant, the existing dumpsters will be utilized for the disposal of solid waste.

[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;

According to the applicant, no new outdoor activities are associated with the barn 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;

The barn addition is associated with an existing classroom and will not cause an increase in required parking.

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

According to the applicant, the barn addition is an extension of existing agricultural programming and educational opportunities on campus. Traffic to and from this location should be minimal and not intrusive to neighboring properties.

[8] the BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers 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 requested with this application.

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

According to the applicant, no temporary or short-term uses are proposed at this time. The applicant is not requesting any variances associated with such uses.

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

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

Recommended Conditions of Approval:

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

- 1) A site plan shall be submitted to the Planning Department for review and approval prior to the issuance of a building permit. The site plan submittal shall include civil plans, landscape plan, photometric lighting plan, and building elevations and any other plans necessary to demonstrate compliance with the Zoning Ordinance and Design Guidelines.

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

Attached Exhibits

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

<i>City of Murfreesboro</i> BOARD OF ZONING APPEALS		HEARING REQUEST APPLICATION	
Location/Street Address: Riverdale High School - 802 Warrior Drive			
Tax Map: 113	Group:	Parcel: 006	Zoning District: RS-15
Applicant: Anna Maddox, P.E. E-Mail:			
Address: 6606 Charlotte Pike, Suite 210		Phone:	
City: Nashville	State: TN	Zip: 37209	
Property Owner: Rutherford County Board of Education, Trey Lee			
Address: 2240 Southpark Boulevard		Phone:	
City: Murfreesboro	State: TN	Zip: 37128	
Special Use Permit for greenhouse and barn for educational and Request: agricultural use 1,800 sf greenhouse, 2,280 sf barn; Max height of 35'			
Zoning District: RS-15			
Applicant Signature: <i>Anna Maddox</i>		Date: 10-31-2024	
Received By:		Receipt #:	
Application #:		Date:	

Murfreesboro Board of Zoning Appeals



T E N N E S S E E

HEARING APPLICATION
AND
GENERAL INFORMATION



Special Use Application for Riverdale High School

Barge Civil Associates
Anna Maddox, P.E.
6606 Charlotte Pike, Suite 210
Nashville, TN 37209

██████████

████████████████████

November 20, 2024

Mr. Brad Barbee
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

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

Dear Brad,

Riverdale High School is proposing the construction of an agriculture barn as part of their campus on Warrior Drive. The proposed barn would be used for Animal Science for students as part of their Supervised Agricultural Experience (SAE) programs that students are expected to complete outside of their normal classroom instruction. The barn would house the existing animals already on property. The proposed barn will be constructed with a wood frame, metal exterior, have water, electric, exterior security lighting, and designated areas for the animals, for feed (grain, hay, etc.), and for equipment. The barn will be cleaned and maintained on a regular basis by faculty, staff, and students in the agriculture department. Additionally, there will be approximately 2 acres of fenced, pasture/grazing area directly adjacent to the barn for the animals. The fence is an existing chain link. This area will be cared for by faculty and staff of the agriculture department using equipment that is currently owned by the school and housed on campus. The agriculture students would be learning to care for and show the animals in the program as well as learning how to care for and maintain the facilities.

Related to the proposed agriculture barn and agriculture program, there are no plans to have auxiliary structures such as hay barns, covered sheds, storage sheds, plans to expand the proposed barn, or add additional animals. The animals remain on campus, except for when travelling to agriculture shows and events that will occur approximately 8-10 times, mostly in the summer. When traveling to and from agriculture shows and events the only entry and exits that will be utilized are the paved drives and roadways currently existing at the school. The agriculture department and barn will not receive regular deliveries to the school, and any deliveries that are made will be made using the existing paved drives and roadways. Riverdale High School and their students look forward to growing their agriculture program and better preparing their students for careers in agriculture.

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

Section 8 - Procedure for Uses Requiring Special Permits:

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

information:

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

Barge Civil Associates
Contact: Anna Maddox, P.E.
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
[REDACTED]
[REDACTED]

Submitting the application on behalf of:

Rutherford County Board of Education
Contact: Mr. Trey Lee
2240 Southpark Boulevard
Murfreesboro, TN 37128
[REDACTED]
[REDACTED]

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

The Rutherford County Board of Education (RCBOE) is the property owner and applicant. Their intent to construct a one-story barn on the property for use in Animal Science programs and is reliant on the Board of Zoning Appeals Application approval of the special use permit. The official use is "Expansion of an Institutional Group Assembly – School Barn Addition".

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

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

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

802 Warrior Drive
Murfreesboro, TN 37128

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

A vicinity map showing the proposed property is included on the overall site plan, C1.0.

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

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

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

[1] the hours and days of operation;

Typical operation of the barn is from 8:00 a.m. to 3:00 p.m. Monday through Friday. And extracurriculars run from 3:00pm to 11:00pm.

Due to the nature of agricultural operations, the times in which someone may be onsite will be predicated by the needs of the animals, such as extreme weather conditions.

[2] the duration of the proposed special use;

Permanent.

[3] the number of expected students that will be expected to utilize any proposed facility or participate in

any program connected with the proposed special use;

The CTE Agriculture Education class is capped at 25 students per student section. With an instructor, there could be 26 persons.

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

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

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

There are no known harmful characteristics of the proposed barn.

Section 9 - Standards for Special Permit Uses:

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

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

The proposed barn is located adjacent to the existing football and baseball. There are no additional parking spaces proposed as part of this project. The barn will require new water and electrical service which can be served by the existing lines adjacent to the proposed structure. There is no sanitary sewer required.

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

The proposed building is an accessory structure and is located within the site so as not to interfere with adjacent properties.

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

The proposed use will be served adequately by all public facilities and services. Access to the campus is from Warrior Drive. The proposed barn does not require additional parking. The storm drainage system has been designed to meet or exceed the City's requirements. Fire protection will be provided by adjacent fire hydrants as well as the Murfreesboro Fire Department Station 8. Water service will be provided by the Murfreesboro Water and Sewer Department. There is no sanitary sewer required.

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

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

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

The proposed use complies with all additional standards imposed on it by the "Expansion of an Institutional Group Assembly" use section authorizing its use.

(D) Authorized special uses and additional standards

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

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

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

(zz) Institutional group assembly uses, including recreational fields, public buildings, public or private schools

grades K-12, lodges, country clubs, clubs, churches, and other places of worship, shall be subject to the following additional standards:

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

There is no parking proposed as part of this project. Animals and supplies will be delivered via motorized vehicle, carried in by hand, rolled in by wheelbarrow or wagon. There is an existing barn near the proposed area which is already accessed in a similar manner.

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

The lot size of the site is 80 ± acres, which exceeds three times the minimum lot size of 15,000 s.f. permitted in the RS-15 zoning district.

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

There will be some security lighting on the barn.

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

The existing dumpsters will be able to serve the proposed barn.

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

The proposed barn is located within an existing fenced area. No new or additional fencing is 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;***

There are no additional parking spaces necessary for the proposed structures.

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

The proposed barn would be used for Animal Science for students as part of their Supervised Agricultural Experience (SAE) programs that students are expected to complete outside of their normal classroom instruction. The barn would house the existing animals already on property. The proposed barn will be constructed with a wood frame,

metal exterior, have water, electric, exterior security lighting, and designated areas for the animals, for feed (grain, hay, etc.), and for equipment. The barn will be cleaned and maintained on a regular basis by faculty, staff, and students in the agriculture department. Additionally, there will be approximately 2 acres of fenced, pasture/grazing area directly adjacent to the barn for the animals. The fence is an existing chain link. This area will be cared for by faculty and staff of the agriculture department using equipment that is currently owned by the school and housed on campus. The agriculture students would be learning to care for and show the animals in the program as well as learning how to care for and maintain the facilities.

Related to the proposed agriculture barn and agriculture program, there are no plans to have auxiliary structures such as hay barns, covered sheds, storage sheds, plans to expand the proposed barn, or add additional animals. The animals remain on campus, except for when travelling to agriculture shows and events that will occur approximately 8-10 times, mostly in the summer. When traveling to and from agriculture shows and events the only entry and exits that will be utilized are the paved drives and roadways currently existing at the school. The agriculture department and barn will not receive regular deliveries to the school, and any deliveries that are made will be made using the existing paved drives and roadways. Riverdale High School and their students look forward to growing their agriculture program and better preparing their students for careers in agriculture. .

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

Not applicable.

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

There are no short term uses proposed at this time.

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

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

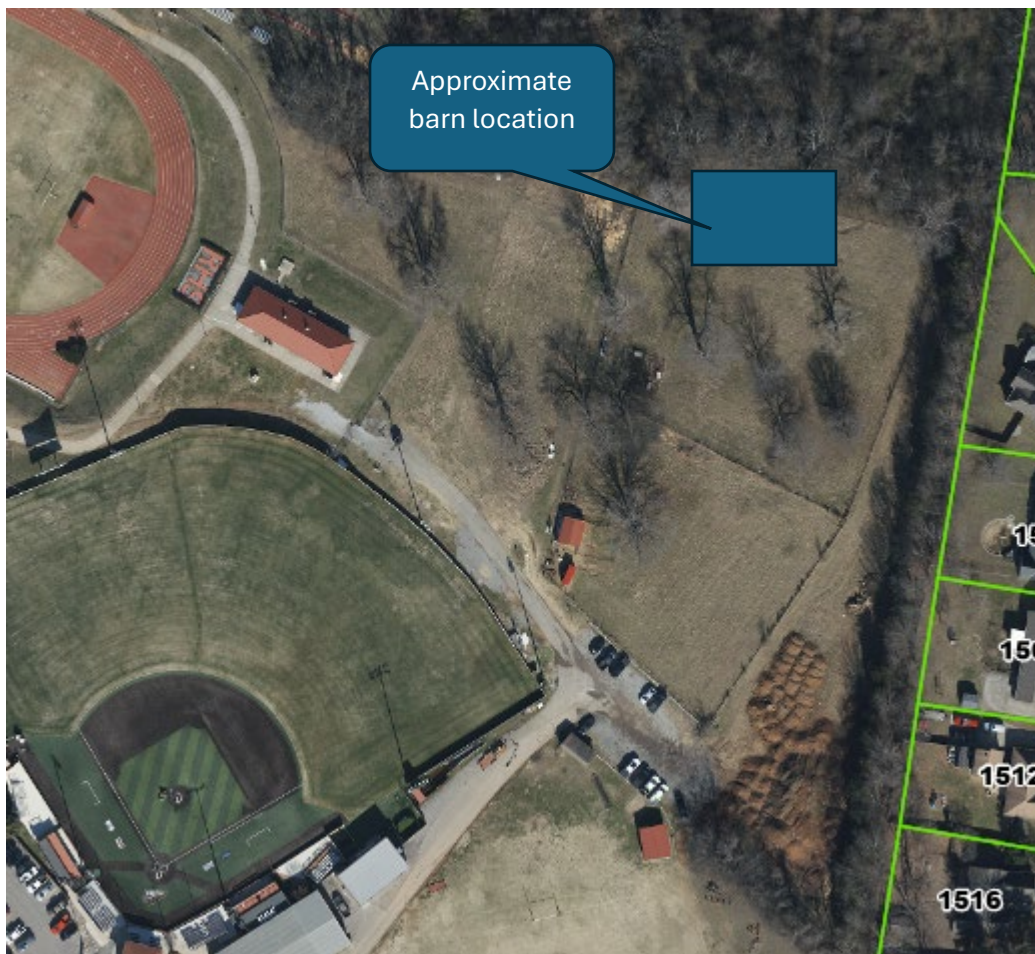
Thank You,



Anna Maddox, P.E.
Barge Civil Associates



View from Warrior Drive



Aerial view of barn location



BCA BARGE CIVIL
1800 CHARLOTTE PINE SUITE 210, NASHVILLE, TN 37208
615.286.8911 • bca@bca.com

NOT FOR CONSTRUCTION

OVERALL SITE PLAN
RIVERDALE HIGH SCHOOL CTE ADDITIONS
802 WARRIOR DRIVE
MURFREESBORO, TENNESSEE 37128

DATE	DESCRIPTION
11/09/24	BZA

C1.0
BCA JOB NO. 2017-12



**CITY OF MURFREESBORO
2025 BOARD OF ZONING APPEALS (BZA) CALENDAR**

Monthly Submittal Deadline (3:00 PM)	BZA Meeting Date (1:00 PM)
January 6	January 22
February 7	February 26
March 10	March 26
April 7	April 23
May 5	May 28
June 9	June 25
July 7	July 23
August 11	August 27
September 8	September 24
October 6	October 22
November 7	November 25 (Tuesday)
December 1	December 18 (Thursday)