

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, December 19, 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 November 26, 2024
5. New Business

Special Use Permit Requests

- a. **Application Z-24-045 by Mr. Matt Taylor of SEC, Inc., representing Providence Christian Academy**, is requesting a special use permit in order to expand an existing institutional group assembly use (a private school) in a Single-Family Residential (RS-15) zone on property located at 378 and 410 Dejarnette Lane. An approximately 13,552 square-foot Pre-K and K building, playground, and additional parking is proposed. (Project Planner: Holly Smyth)
6. Staff Reports and Other Business
 7. Adjourn

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

November 26, 2024, 1:00 PM

Members Present:

Davis Young, Chair
Ken Halliburton, Vice-Chair
Robert Batcheller
Misty Lavender
Tim Tipps

Staff Present:

Richard Donovan, Principal Planner
Roman Hankins, Deputy City Attorney
Ashley Fulghum, Recording Assistant

Members Absent:

None

1. Call to Order:

Chair Young called the meeting to order.

2. Determination of a quorum:

Chair Young determined that a quorum was present.

3. Public Comments:

None

4. Consideration of Minutes:

With there being no objection by any of the Board members, the minutes of the September 25, 2024 BZA meeting were approved as submitted.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

November 26, 2024

5. Administrative Appeals:

a. 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. Richard Donovan stated that the applicant has requested a deferral until the January 22nd meeting.

Mr. Tim Tipps moved to defer the appeal; the motion was seconded by Ms. Misty Lavender and carried by the following vote:

Aye: Robert Batcheller
 Misty Lavender
 Tim Tipps
 Vice-Chair Ken Halliburton
 Chair Davis Young

Nay: None

6. New Business:

a. Application [Z-24-043] by Ms. Anna Maddox of Barge Civil Associates on behalf of Rutherford County Schools, requesting a special use permit in order to expand an existing institutional group assembly use in a Single-Family Residential (RS-8) zone on property located at 619 South Highland Avenue.

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

Ms. Anna Maddox was present to answer questions.

Chair Young opened the public hearing.

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

Ms. Misty Lavender moved to approve the special use permit subject to all recommended conditions of approval; the motion was seconded by Mr. Tim Tipps and carried by the following vote:

Aye: Robert Batcheller
 Misty Lavender

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

November 26, 2024

Tim Tipps

Vice-Chair Ken Halliburton

Chair Davis Young

Nay: None

b. Application [Z-24-044] by Ms. Anna Maddox of Barge Civil Associates on behalf of Rutherford County Schools, requesting a special use permit in order to expand an existing institutional group assembly use in a Single-Family Residential (RS-15) zone on property located at 802 Warrior Drive.

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

Chair Young opened the public hearing.

Mr. Bob Martin of 802 Warrior Drive inquired about access to the site. Ms. Maddox stated that there will be no new or additional access to the proposed barn.

There being no one else 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; the motion was seconded by Mr. Tim Tipps and carried by the following vote:

Aye: Robert Batcheller

Misty Lavender

Tim Tipps

Vice-Chair Ken Halliburton

Chair Davis Young

Nay: None

7. Staff Reports and Other Business:

a. Board of Zoning Appeals 2025 Calendar

Mr. Richard Donovan presented the proposed 2025 Calendar.

Ms. Misty Lavender moved to approve the special use permit subject to all recommended conditions of approval; the motion was seconded by Mr. Tim Tipps and carried by the following vote:

Aye: Robert Batcheller

MURFREESBORO BOARD OF ZONING APPEALS MINUTES
November 26, 2024

Misty Lavender

Tim Tipps

Vice-Chair Ken Halliburton

Chair Davis Young

Nay: None

8. Adjourn:

There being no further business, Chair Young adjourned the meeting at 1:15pm.

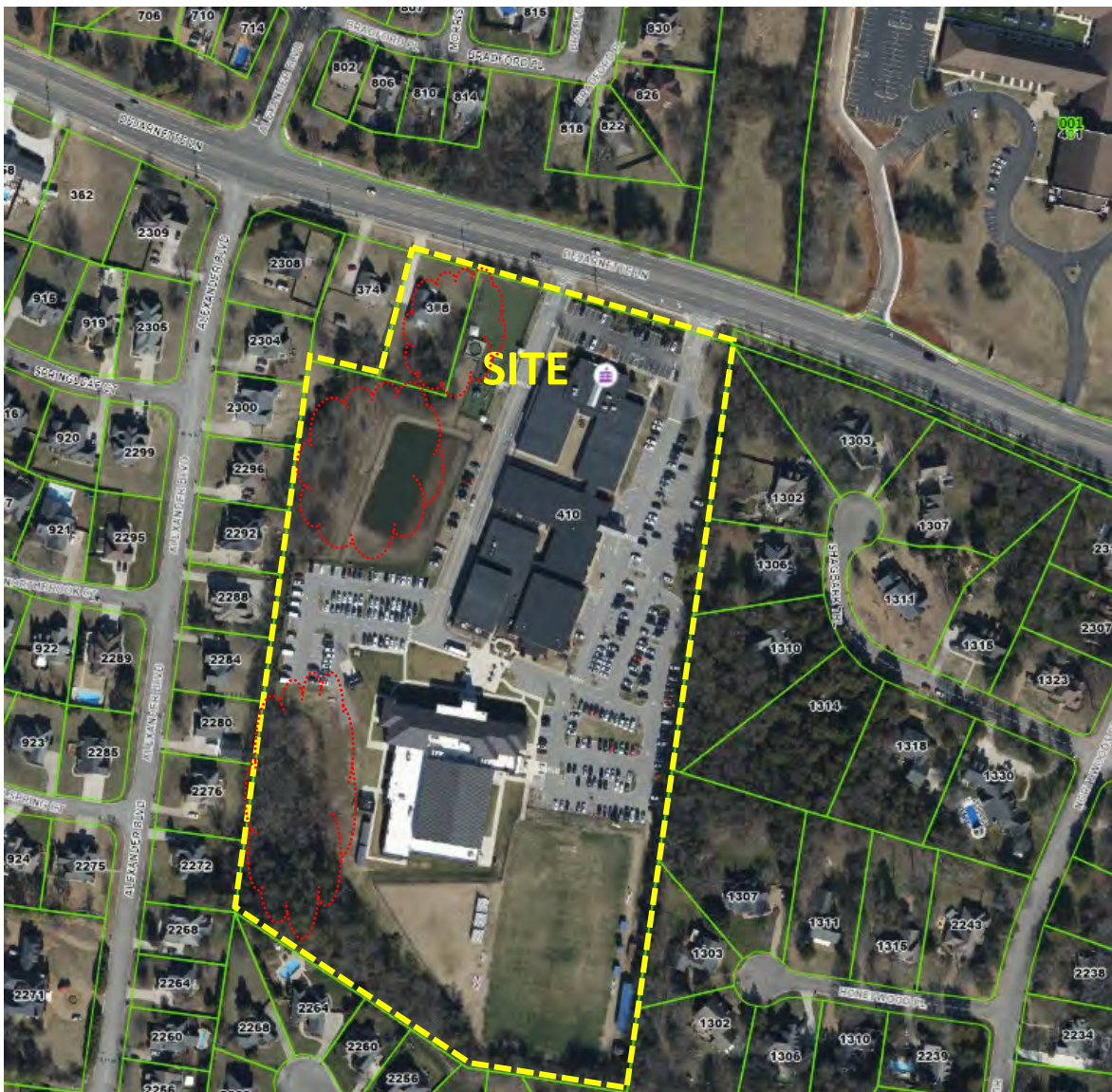
CHAIRMAN

SECRETARY

DRAFT

**MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
DECEMBER 19, 2024
PROJECT PLANNER: HOLLY SMYTH**

Application: Z-24-045
Location: 378 & 410 DeJarnette Lane
Applicant: Matt Taylor of SEC, Inc representing Providence Christian Academy.
Zoning: RS-15 (Residential Single-Family - 15,000 square foot minimum lot size)
Requests: Special Use Permit to expand an existing institutional group assembly use (a private school) to include 13,552 square foot Pre-K and K building, playground, and parking.



Overview of Request

Providence Christian Academy, represented by Matt Taylor of SEC, Inc., is requesting a Special Use Permit (SUP) to construct a new 13,552 square-foot building addition, add 158 parking spaces adjacent to the existing western parking lot, and relocate the existing playground at an existing private school. The plan includes adding a new access point on the 378 DeJarnette Lane property and modifying the internal circulation patterns. The hours of operation are anticipated to be Monday thru Friday from 7:00 AM to 5:00 PM for the main concentration of activity.

The property is zoned single family residential, 15,000 square feet minimum lot size (RS-15). The surrounding properties are zoned RS-15, and PUD to the north across DeJarnette Lane. The uses are primarily single family residential on all sides.

A *neighborhood meeting* took place on the project on November 19, 2024 at Providence Christian Academy. Notification was provided to a 500' radius from the project boundaries by the applicant. Approximately 16 persons attended. Points of concerns included having adequate drainage, as neighbors have already seen 8' deep water in the retention basin, and their water goes to the areas that are proposed to be paved over. The applicant responded that they are required to continue to take the same flows from the adjacent property as they do today and are planning for mostly underground detention vault storage/drainage system. Neighbors also had concerns of the existing school rush makes it near impossible to get out of Alexander Boulevard. Therefore, they were concerned that the expansion adding more students would make traffic even worse and a traffic light should be installed. The applicant responded that a traffic analysis was done and they are installing a turn lane and making the first entrance in bound only. Staff is further requiring a full signal warrant analysis be done for this intersection to determine if a signal would meet all warrants with this project prior to submitting for site plan review. Neighbors were concerned about the existing trash service pickup at 2am. The BZA may wish to discuss this issue further, relative to compatibility with the adjacent residential uses. Lastly, neighbors were asking for additional fencing, landscaping, and more variety in tree types to include Maple, Oak, and Cedar along the entire westerly property line. Staff has added this condition to the project.

Building Addition

The existing school buildings and auditorium/gym contain a total of 131,166 square feet with the maximum height at 43 feet, 8 inches. The existing student capacity is approximately 800 students. The new 13,552 square foot building addition will be located as a stand alone building on the 378 DeJarnette Lane parcel, where an existing home will be demolished. Student capacity will increase by approximately 114 students, with 64 kindergarten students in a 9,392 square foot section of the building and 50 pre-kindergarten students in a 4,160 square foot section of the building. The proposed addition will be 1-story with the exterior façade being designed to be cohesive with the rest of the campus with heavy masonry use. No outdoor speakers will be installed with the addition.

Site Modifications

Circulation: A new access point is proposed to be located on the 378 DeJarnette Lane property with a right-turn lane added on DeJarnette Lane. The new access point would only accommodate in-bound one-way traffic with a drop off area for the K/pre-K children. The existing access point to the west of the main building will be modified to be one-way out-bound only traffic. The existing easternmost access drive will continue to be two-way directional traffic.

Parking : The existing school campus contains 385 existing parking spaces. This expansion request will construct another 158 spaces to the west of the auditorium/gym building for a **total of 538 spaces**. The table below summaries parking requirements tied to Chart 4 of the Zoning Ordinance as well as provided existing and proposed parking.

| PARKING TABLE | Square Feet | Parking Standard | Required |
|---|--------------------|---|-----------------|
| Existing Auditorium/Gym/High School (grades 9-12) | 59,820 sq ft | 1 space/5 seats*1,000 seats | 200 |
| Existing Multi-Purpose (grades 6-12) | 57,360 sq ft | Part of Auditorium calc | |
| Existing Elementary (grades 1-5) | 24,216 sq ft | Part of Auditorium calc | |
| Proposed Pre-K | 4,160 sq ft | 1 space/300 sf * 4,160 1.5 spaces/ 2 employees * 8 | 20 |
| Proposed Kindergarten | 9,392 sq ft | 1 space/ 5 students * 54 | 13 |
| TOTAL | | 223 required (with 538 being provided) | |

Stormwater: The existing site contains surface level drainage basins with a general “variable drainage easement” located over a large portion of the proposed new uses. These easements were dedicated with the recordation of Combination Plat Providence Christian Academy in plat book 29, page 97 on August 25, 2005. A mandatory referral request to abandon the drainage easement will need to be sought and approved by City Council with an alternative drainage system being installed as a function of this expansion. The drainage plan will be reviewed by the City as part of the site plan review process.

Relevant Zoning Ordinance Section

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

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

Standards of General Applicability with Staff Analysis:

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

- The proposed building, re-located playground, and new parking area should not have any substantial or undue adverse effect upon adjacent property or neighborhood. The plan adds a new in-bound only entrance onto DeJarnette Lane with a right turn lane to more quickly circulate traffic off of DeJarnette Lane. Additionally, the existing drive entrance to the west of the main building is being changed to be an exit only to reduce potential inbound traffic movements and have fewer internal conflicts to aid in operational movements. A traffic analysis was prepared for the project and looked at various scenarios including the addition of the pre-kindergarten and kindergarten building as well as the future sports activities and stadium at the adjacent site on the north side of DeJarnette Lane. The analysis recommended a right-turn lane into the new drive entrance. The study also stated that at some point in time a signal at DeJarnette Lane and Alexander Boulevard would be needed. The traffic study needs to be amended to include a full signal warrant analysis of this intersection prior to a pre-application meeting for a Site Plan for this expansion to the campus.
- Additional landscaping is proposed to be added to the site with a 12' Type C buffer and 6' fence along the most of western boundary adjacent to the building and parking expansion areas. However, there is a segment of the western boundary in between these two areas where the Type C buffer and fence are not proposed. Staff recommends that this area be filled in with a Type C buffer and fence incorporating Maple, Oak, and Cedar trees where possible to further mitigate the impact of the proposed expansion.
- Any new lighting will meet the city's requirements to prevent light intrusion on neighboring properties as shown on the photometric plan to not exceed 0.5 candle watts at the property line.

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

- The proposed building has been oriented to have the main drop-off activities on the side opposite existing homes to minimize the impact on the adjacent neighbors. The building's exterior façade has been designed to be cohesive with the rest of the campus with heavy masonry use and a 1-story design.
- The relocated playground is approximately the same distance away from the adjacent neighborhood and is separated by the new vehicular access. However, staff recommends additional buffering as previously mentioned.

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

- The subject property is located along public street DeJarnette Lane which has previously been widened to 5 lanes from Memorial Boulevard to Lascassas Pike.
- All of the parking needs for the building will be contained on the site itself and will not have any connectivity with the surrounding residential neighborhoods. The provided parking exceeds the required number of parking spaces.

- The drainage for the site will be redesigned to be contained in underground storage and/or using permeable pavers onsite. A mandatory referral request to abandon the existing drainage easement on-site will need to be sought and approved by City Council with the alternative drainage system being installed as a function of this expansion.
- Solid waste disposal will be handled via the existing dumpster on the school campus.
- Domestic water feeds will be extended from onsite.

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

- Existing trees will be preserved where possible and new plantings will be added where grading activities require removal of existing. The existing pond will be reworked to be underground. No other structures or features are known to be of significant importance to remain at this time; however, if the BZA identifies any such features, the applicant will work to preserve those as well.
- A very small wetland is located onsite, which is under the jurisdiction of the State of Tennessee Department of Environment and Conservation Division of Water Resources (TDEC). TDEC will need to authorize any alteration to the wetland feature before any disturbance of the area will be allowed by the City.

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

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

Additional Standards for Institutional Group Assembly Uses with Staff Analysis:

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

- As represented on the site plan, all new parking will be located to the rear or side of the building and not in the required front yard and no parking is proposed to back onto the public street.
- The site expansion will increase the parking on site and improve onsite circulation.

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

- The minimum lot size of the RS-15 zone requires a minimum of 15,000 ft² lots; thus, the minimum size is 45,000 ft² or 1.033 acres. The enlarged project site containing the two parcels is approximately 18.3 acres in size which is 17.5 times larger than the required minimum.

- 3.) On-site lighting for parking areas, fields for athletics, scoreboards, and grounds shall be arranged in such a manner as to minimize intrusion of lighting into areas zoned or used for residential or medical purposes. To this end, a plan depicting the proposed location of on-site exterior lighting fixtures shall be submitted for review by staff and the BZA. Such plan shall depict the arrangement of the lighting fixtures, their height, their specifications, and the direction in which lighting will be oriented. Additional information may be required by the staff or the BZA in order to verify whether the lighting will be intrusive into areas zoned or used for residential or medical purposes;**
- Additional lighting has been proposed with the building addition as well as sections of the parking lot.
 - Any lighting proposed will comply with the city's lighting requirements to prevent light intrusion on neighboring properties on a photometric plan limited to no more than 0.5 footcandles at the property lines.
- 4.) Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These shall be located in such a manner as to minimize adverse effects upon neighboring properties and aesthetics from the public right-of-way. The use of dumpsters may be prohibited in the event the BZA determines that such would have a detrimental effect upon the adjacent property;**
- Solid waste disposal will be handled via an existing dumpster located on the southern portion of the main school campus. The dumpster is sited on a concrete pad and enclosed with a masonry enclosure and screened with landscaping. The location and the screening features aid in minimizing any effects on neighboring properties or the public right-of-way.
 - During the neighborhood meeting, neighbors shared concerns that dumpster service at the school occurs around 2 am. The BZA may wish to discuss this issue further, relative to compatibility with the adjacent residential uses.
- 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 existing recreational areas are proposed to be used on a limited basis and the existing vegetation along property lines will remain or new landscape buffers will be planted along with fences.
 - The relocation of the existing playground area will be south of the existing playground to the east of the new southbound one-way vehicular circulation area south of the new pre-K / K building. Staff recommends that the plan be revised to add 12' wide Type C landscape buffer and fence adjacent to lots 5 and 6 of the Northsprings Subdivision as well.

- 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 total projected parking spaces is shown as 538 spaces (385 existing and 158 proposed) which exceeds the Zoning Ordinance requirements by 315 spaces as outlined in Chart 4 of the Zoning Ordinance and in the above table incorporated in this report.
- 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:**
- No additional “use types” are being added to the existing school site that would require a new special use permit for the activity type.
- 8.) **The BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;**
- No such uses are being requested with this special use permit application.
- 9.) **The BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short-term uses of property for the institutional group assembly use purposes. In such cases, the BZA may impose conditions of approval to assure the compatibility of the short-term land use with other property in the vicinity of the proposed use;**
- No temporary or short-term uses are being proposed at this time; therefore, the applicant is not requesting any variances associated with any such uses.
- 10.) **The application for a special use permit for an institutional group assembly use shall indicate any intentions for the use of systems for the external broadcast of speech, music, or other sounds. If such are proposed, the applicant shall indicate the times of day and duration of their proposed use. The BZA shall have the authority to place restrictions upon their use in order to minimize excessive noise from intruding upon neighboring properties especially those zoned or used for residential purposes. In no event shall the BZA approve the use of such which would be in violation of the City**

Code or ordinances regulating noise. BZA approval does not constitute a waiver of any City Code or ordinances regulating noise;

- The applicant does not propose to have any outdoor speakers.

Staff Recommendation:

Staff recommends approval of the special use permit, based on the request meeting the minimum development standards of the ordinance, and to expand an institutional group assembly uses, as presented in the application documents and the above written report, with the following conditions:

1. A signal warrant analysis of Dejarnette Lane and Alexander Boulevard to be submitted by the applicant prior to the pre-application meeting for the site plan.
2. A Mandatory Referral to abandon the existing drainage easement must be submitted concurrently with the Site Plan and approved.
3. A Site plan review shall be submitted to 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.
4. A Type C buffer with a 6'-tall privacy fence shall be installed along the entire western property boundary adjacent to the areas of expansion as well as the area in between those two areas of expansion. For clarification, the privacy fence shall be in addition to, not in lieu of, the plantings required for a Type C buffer.
5. Wetland mitigation must be approved by the State before any land disturbance.

Attached Exhibits

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

Providence Christian Academe

Special Use Permit

Murfreesboro, Tennessee

Special Use Application

Drawing Index

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



Site Location Map
Not To Scale

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

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

Yard Requirements:
Front: 40'
Side: 12.5'
Rear: 30'

Intended Use:
School

Land Use Data:
Zoned: RS-15
3 Existing Buildings; 1 Proposed B
Building Ht.: 43'-8"
Ground Floor:
115,504 Sq.Ft. Classrooms/Gym
Second Floor:
15,662 Sq.Ft. Shell Classroom Sp
Total Floor Space: 131,166 Sq.Ft.
1 Lot on: 18.01± Acres

Parking Requirement:
Pre-Kindergarten: $\frac{1 \text{ Space}}{300 \text{ Sq. Ft.}}$ x 4,160
Kindergarten: 1 Space / 5 Students
Grades 1-12: 1 Space / 5 Seats in .
Total Required Spaces = 223 Spac
Provided: 372 Existing + 8 H.C. + 1

Flood Map No.:
This site lies within Zone X, not in t
100 Year Floodplain, per Communi
47149C0163H dated January 5, 2C

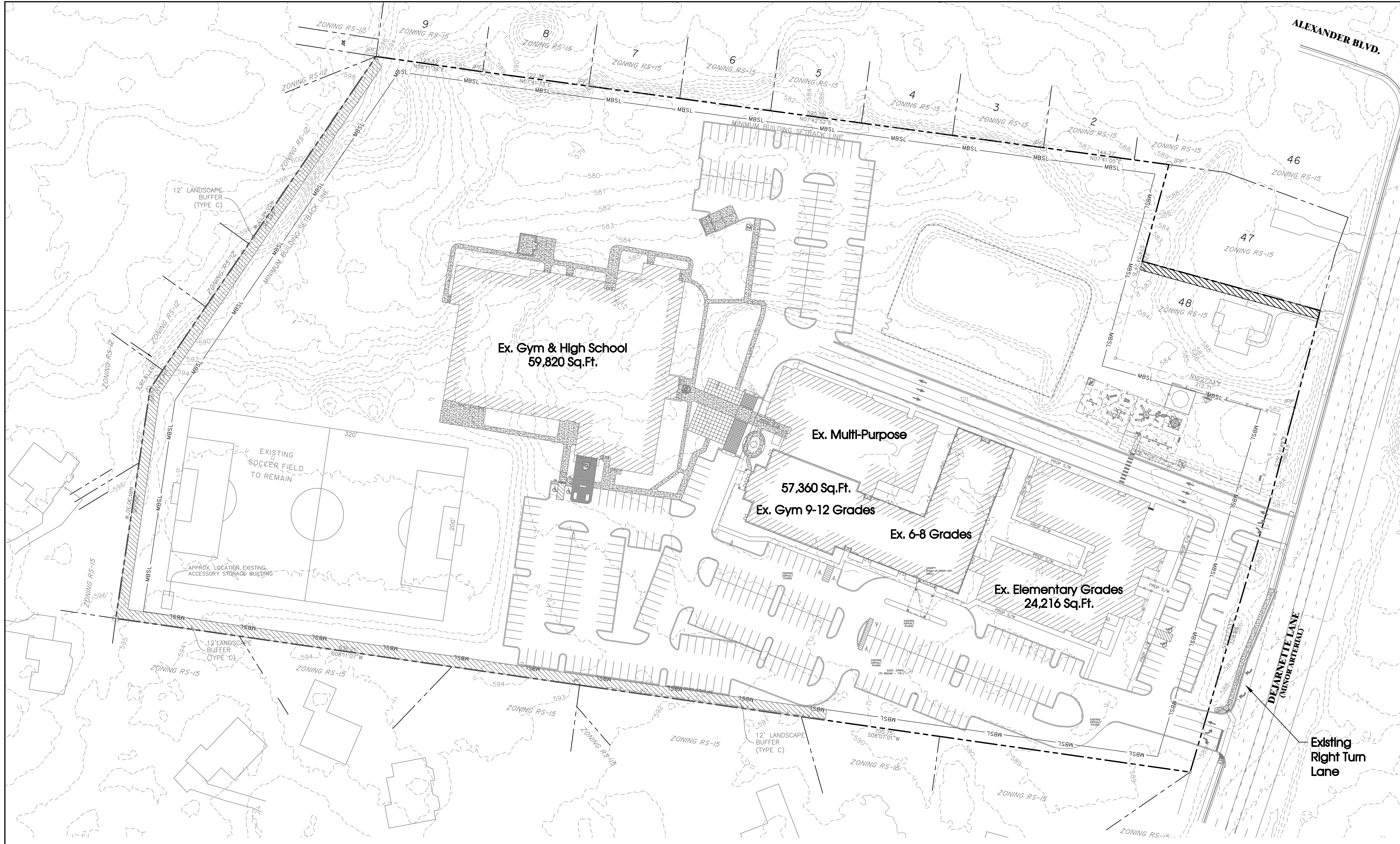
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129

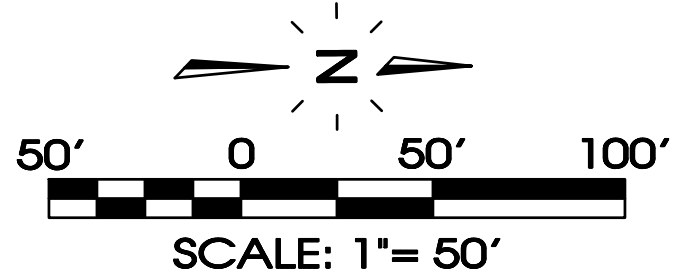
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.



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



Parking Count:
Existing Site: 377 Reg. + 8 H.C. = 385 Spaces



SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129

SITE ENGINEERING CONSULTANTS

Providence Christian Academy
 Special Use Permit

REVIEW SET
 (Not intended for construction)

Murfreesboro, Tennessee

Existing Conditions

2 of 4

PROVIDENCE CHRISTIAN ACADEMY
 1000 W. DEJARNETTE LANE
 MURFREESBORO, TN 37132

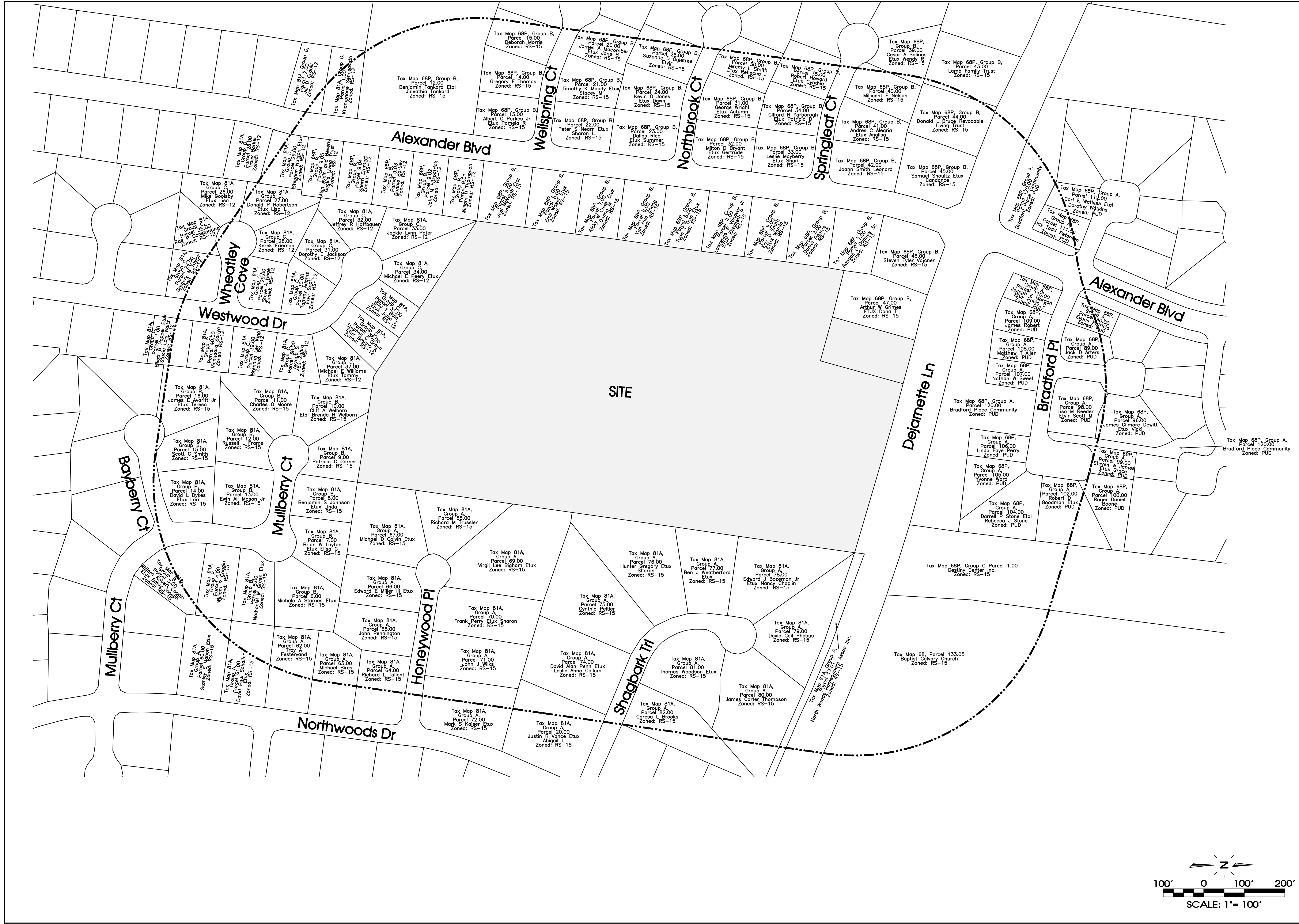
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 JOB NO: 18114
 SHEET: 2 of 4

PROVIDENCE CHRISTIAN ACADEMY
 1000 W. DEJARNETTE LANE
 MURFREESBORO, TN 37132

DATE: 12-2-2024
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 FILE NAME: office-2024
 SCALE: 1" = 50'
 JOB NO: 18114
 SHEET: 2 of 4

PROVIDENCE CHRISTIAN ACADEMY
 1000 W. DEJARNETTE LANE
 MURFREESBORO, TN 37132

DATE: 12-2-2024
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 FILE NAME: office-2024
 SCALE: 1" = 50'
 JOB NO: 18114
 SHEET: 2 of 4



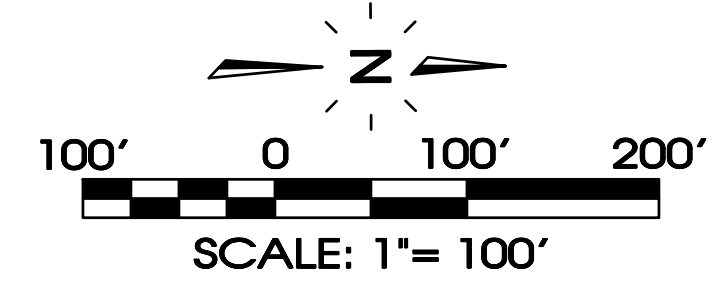
SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129
 PHONE: 615.895.1111 FAX: 615.895.1112
 WWW.SECINC.COM

Providence Christian Academy
Special Use Permit
 Murfreesboro, Tennessee

Location Map

REVISIONS:
 DRAWN: SJA
 DATE: 12-2-2024
 CHECKED:
 MAT
 FILE NAME:
 office-2024
 SCALE:
 1" = 100'
 JOB NO.
 18114
 SHEET:
 3 of 4

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
 SEC, Inc. is not responsible for the accuracy of the information shown on this drawing. The engineer assumes no administrative liability or responsibility in the assurance that the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



Providence Christian Academy

LANDSCAPE PLAN

SITE DATA
 SITE AREA: 18.01 ACRES
 PROPOSED SITE AREA: 5.03 ACRES
 SITE ZONING: RS-15

OPEN SPACE REQUIREMENTS
 20% OF OPEN SPACE (LANDSCAPE AREAS GREATER THAN 200 SF) IS REQUIRED PER PHASE.
 OPEN SPACE REQUIRED 5.03 AC x 20% = 1.01 AC
 OPEN SPACE PROVIDED = 2.64 AC (52.48%)
 FORMAL OPEN SPACE NOT REQUIRED

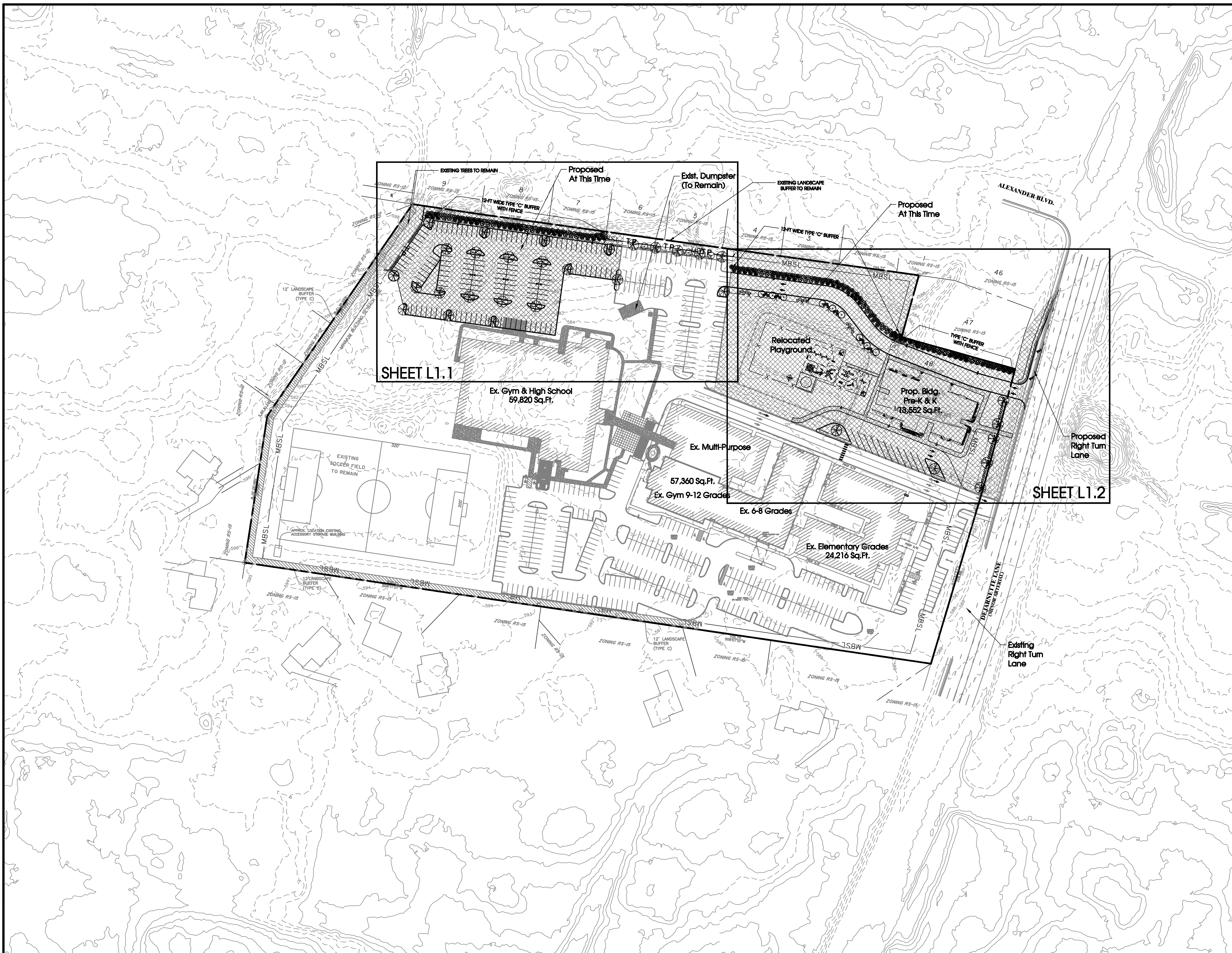
LANDSCAPE REQUIREMENTS (AS PER SECTION 27)

| REQUIRED PERIMETER LANDSCAPING | REQUIRED | PROVIDED |
|---|----------------------|--------------------------------|
| (DEJARNETTE LANE - FRONTAGE) (233.65' - 27.00') = 206.65 LF 1 SHADE TREE/ 40 LF OF FRONTAGE 1 SHRUB/ 5 LF OF FRONTAGE | 5 TREES 41 SHRUBS | 5 TREES 41 SHRUBS |
| (WESTERN PERIMETER) 888.71 LF - CLASS 'C' BUFFER 1 SHADE TREE/ 40 LF OF FRONTAGE | 00 TREES | 00 TREES (BUFFER REQUIREMENTS) |
| (NORTHERN PERIMETER) 114.78 LF - CLASS 'C' BUFFER 1 SHADE TREE/ 40 LF OF FRONTAGE | 00 TREES | 00 TREES (BUFFER REQUIREMENTS) |

PARKING LOT REQUIREMENTS
 ONE SHADE TREE OR TWO ORNAMENTAL TREES PER 12.5 PARKING STALLS TO BE PLANTED IN LANDSCAPE ISLANDS (MIN. 8' WIDTH).
 158 PARKING SPACES PROVIDED = 13 TREES REQUIRED
 20 TREES PROVIDED IN ISLANDS

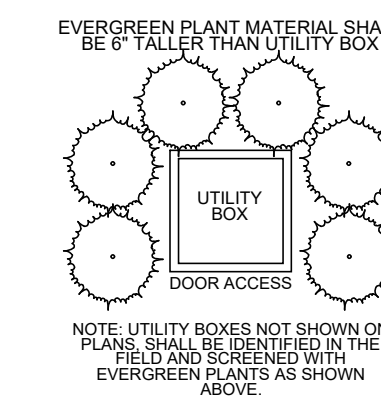
DESIGN GUIDELINES LANDSCAPE REQUIREMENTS

| REQUIRED PERIMETER/PARKING TREES: | TREES REQUIRED | TREES PROPOSED |
|-----------------------------------|----------------|----------------|
| 10% REQUIRED 4" CALIPER: | 18 | 34 |
| 15% REQUIRED 3" CALIPER: | 2 | 29 |
| 75% REQUIRED 2.5" CALIPER: | 24 | 3 |

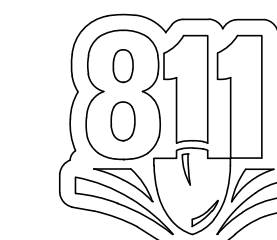


- PLAN NOTES:**
- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
 - ALL TREES AND SHRUBS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

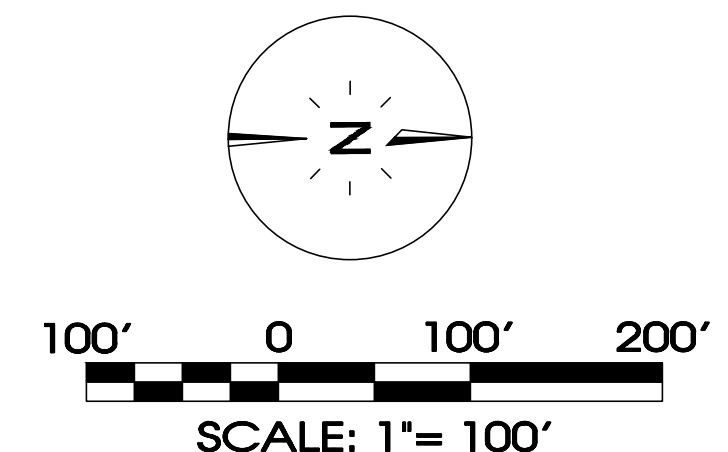
- PLANTING SCHEDULE NOTES**
- SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
 - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED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



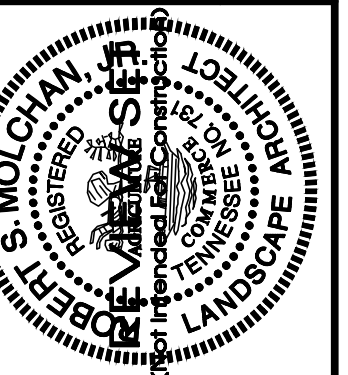
UTILITY BOX SCREENING NOT TO SCALE



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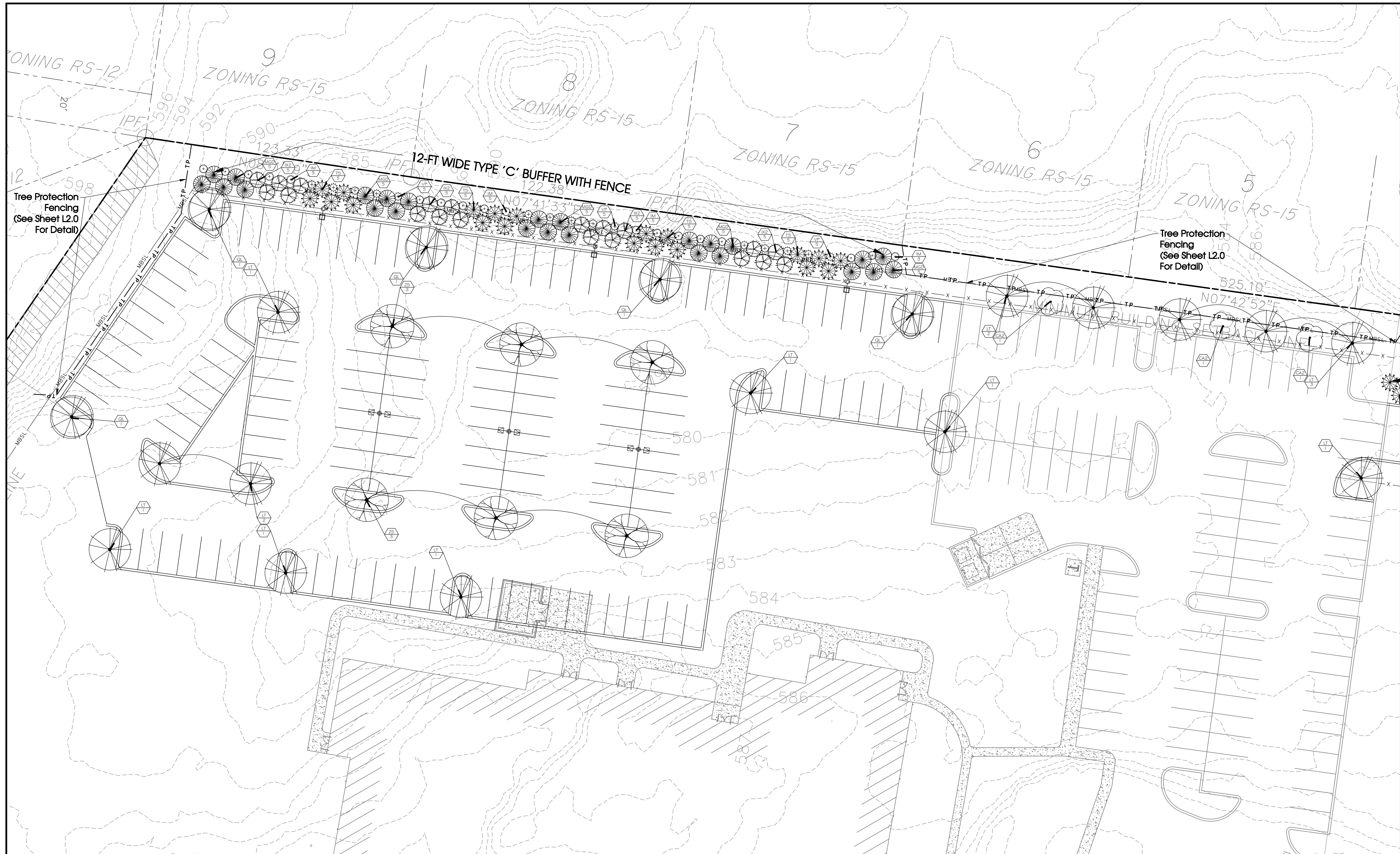
SITE ENGINEERING CONSULTANTS
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SEC, Inc.
 851 MIDDLE TENNESSEE BOULEVARD - MURFREESBORO, TENNESSEE 37129
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REVISIONS:
 DRAWN: KMG
 DATE: 12-02-2024
 CHECKED:
 RSM
 FILE NAME:
 18114bzo_LA
 SCALE:
 1" = 100'
 JOB NO.
 18114
 SHEET:

L1.0

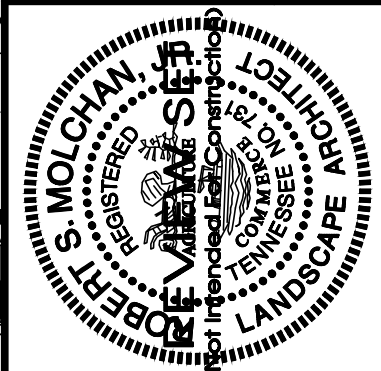


Tree Protection Fencing (See Sheet L2.0 For Detail)

Tree Protection Fencing (See Sheet L2.0 For Detail)

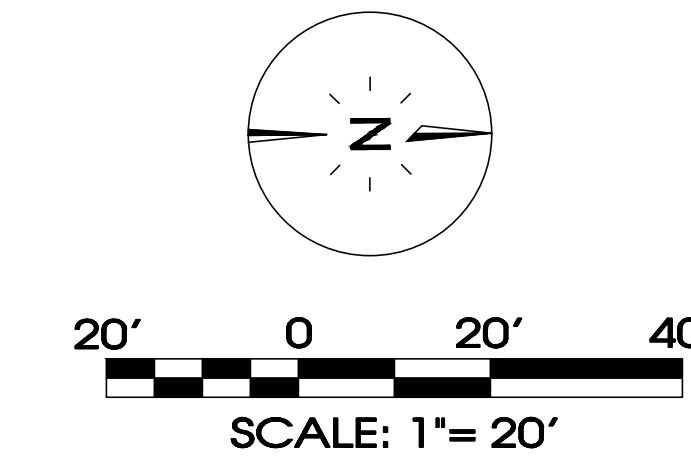
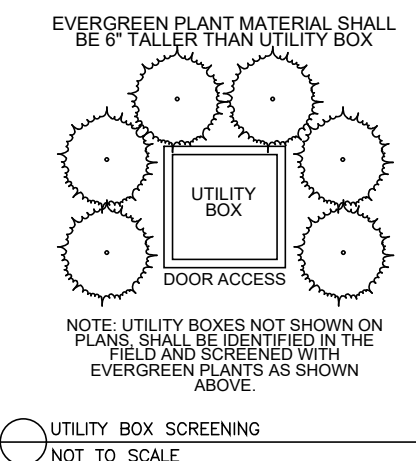
12-FT WIDE TYPE 'C' BUFFER WITH FENCE

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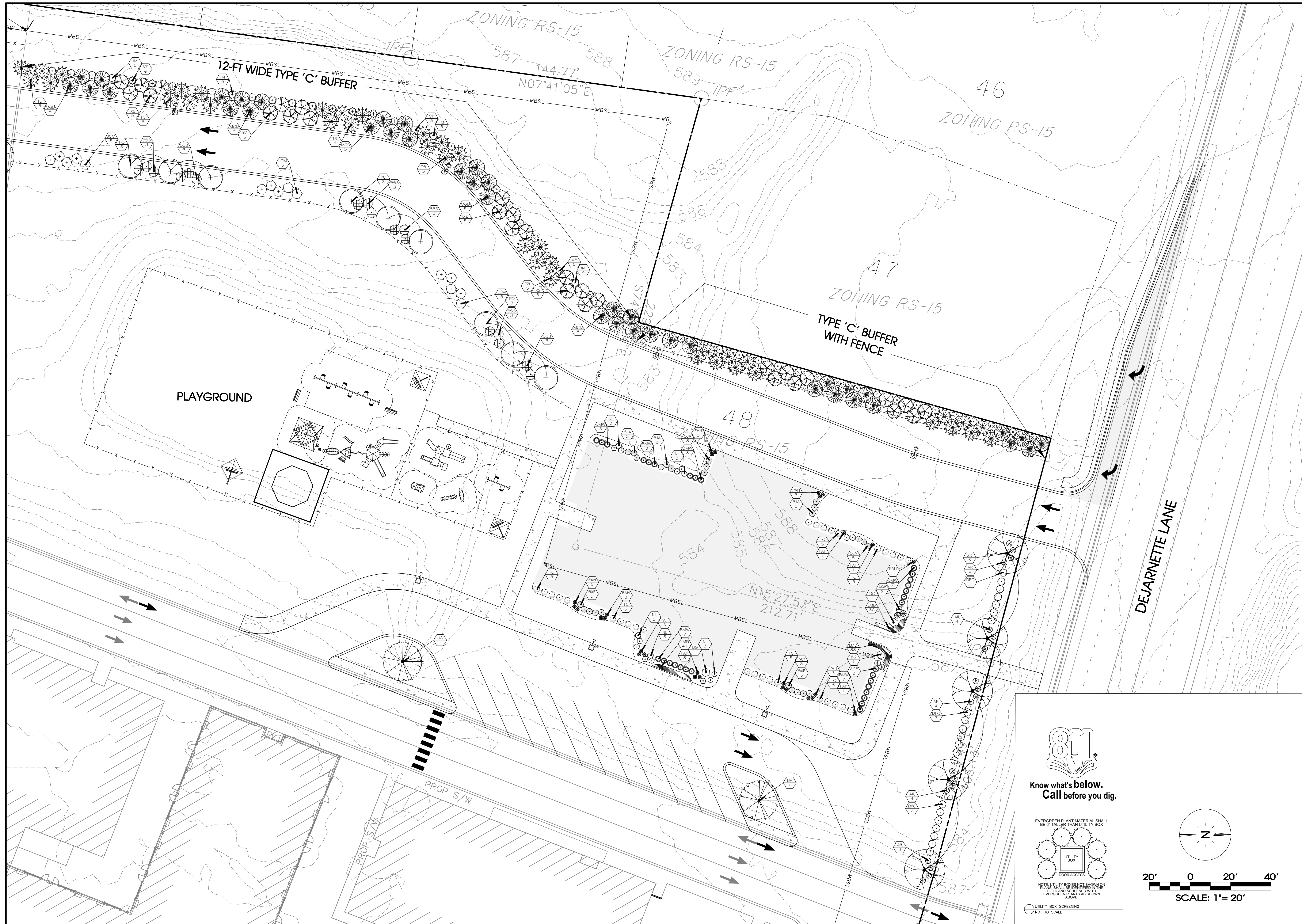


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| DRAWN: KMG | DATE: 12-02-2024 |
| CHECKED: RSM | |
| FILE NAME: 18114bzo_LA | |
| SCALE: 1" = 20' | |
| JOB NO. 18114 | |
| SHEET: L1.1 | |



Landscape Plan



811
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EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX

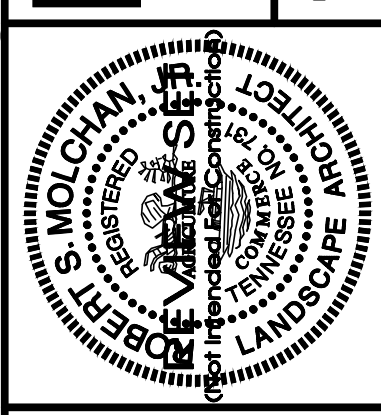
UTILITY BOX
DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

SCALE: 1" = 20'

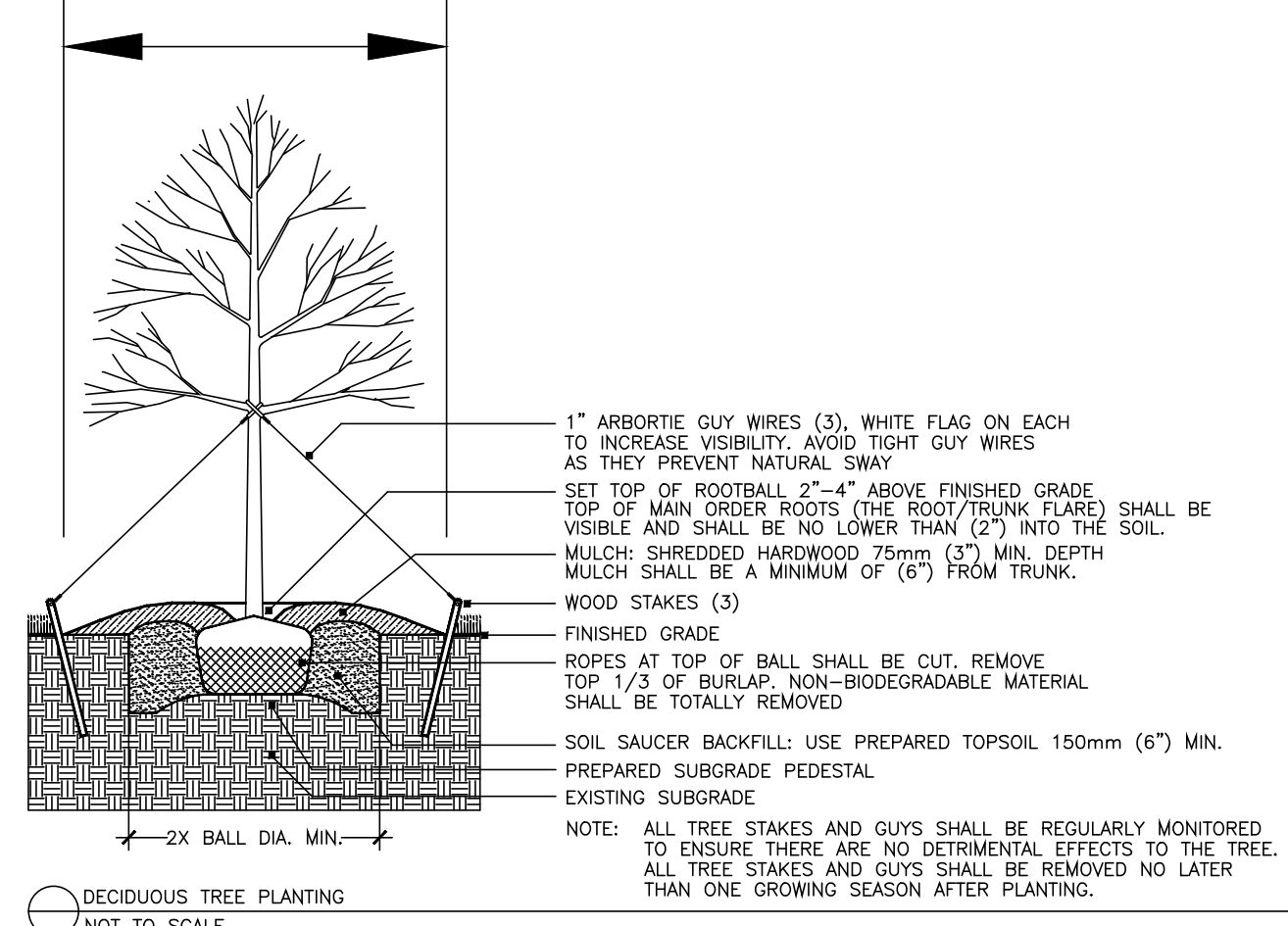
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851 MIDDLE TENNESSEE BOULEVARD - MURFREESBORO, TENNESSEE 37129
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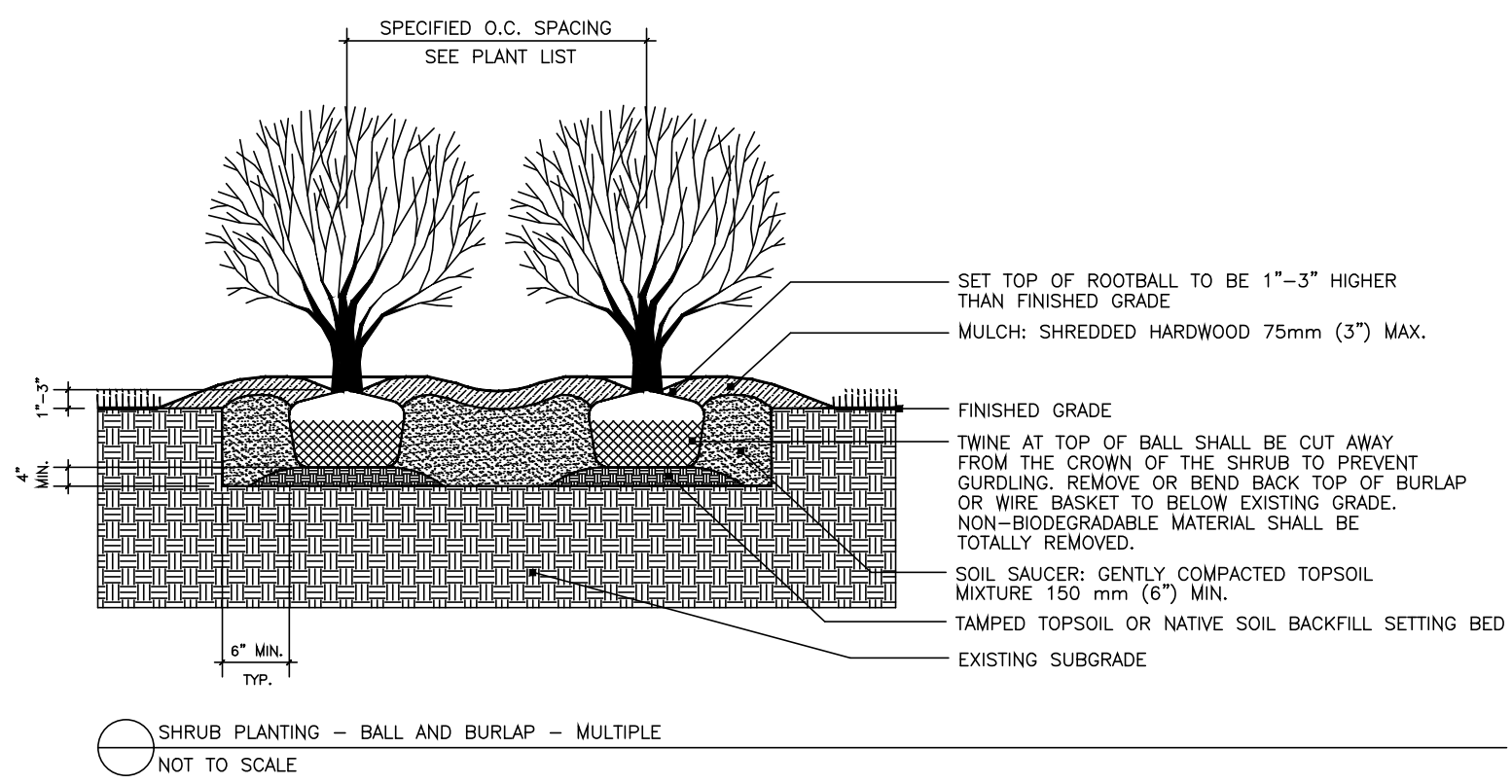
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| SCALE: 1" = 20' | |
| JOB NO. 18114 | |
| SHEET: L1.2 | |

Min. 5' Mulch Ring

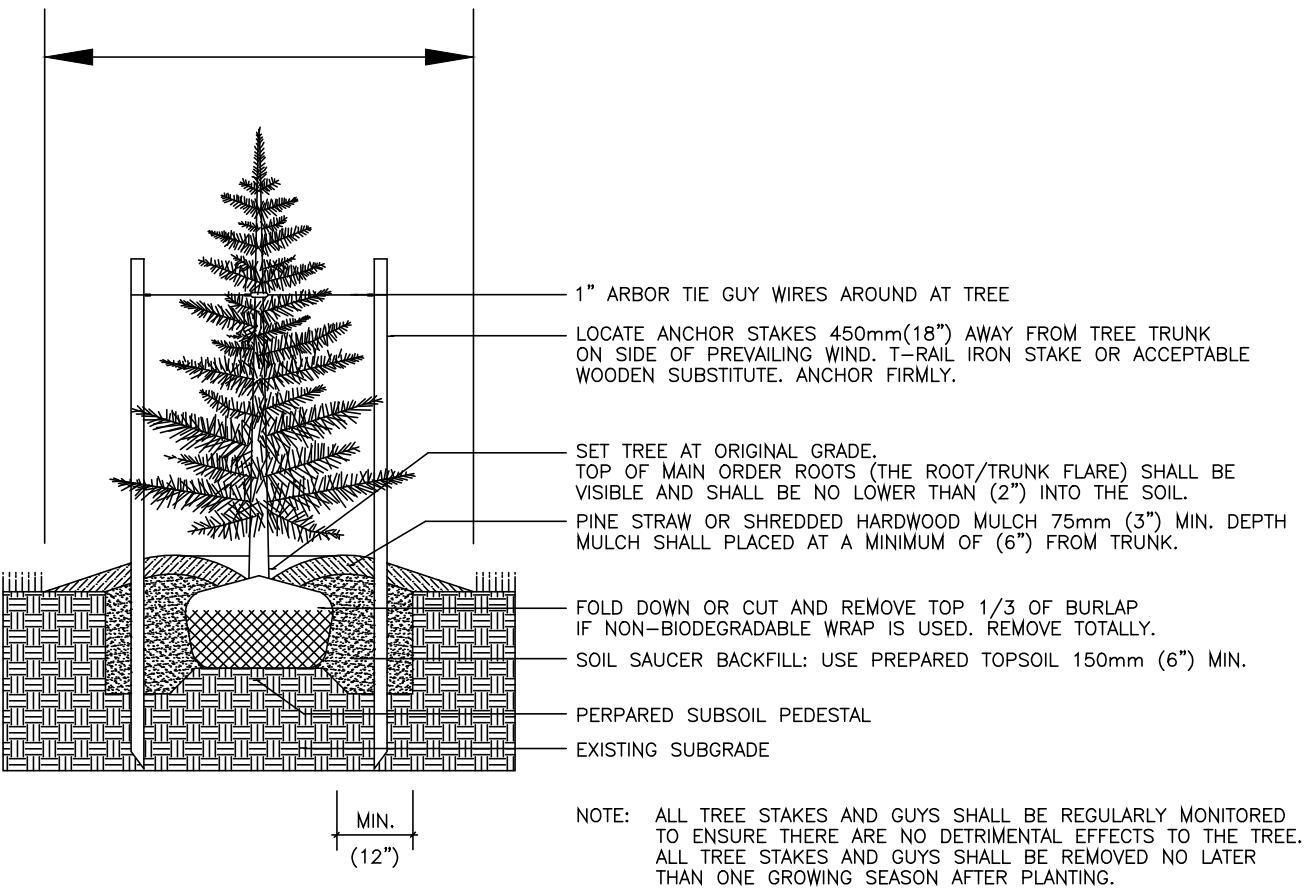


DECIDUOUS TREE PLANTING
NOT TO SCALE

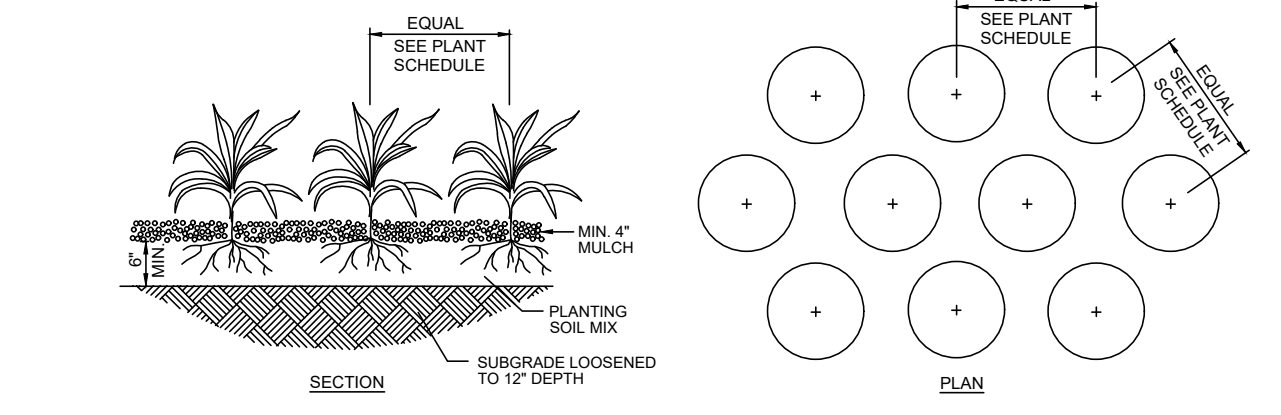


SHRUB PLANTING - BALL AND BURLAP - MULTIPLE
NOT TO SCALE

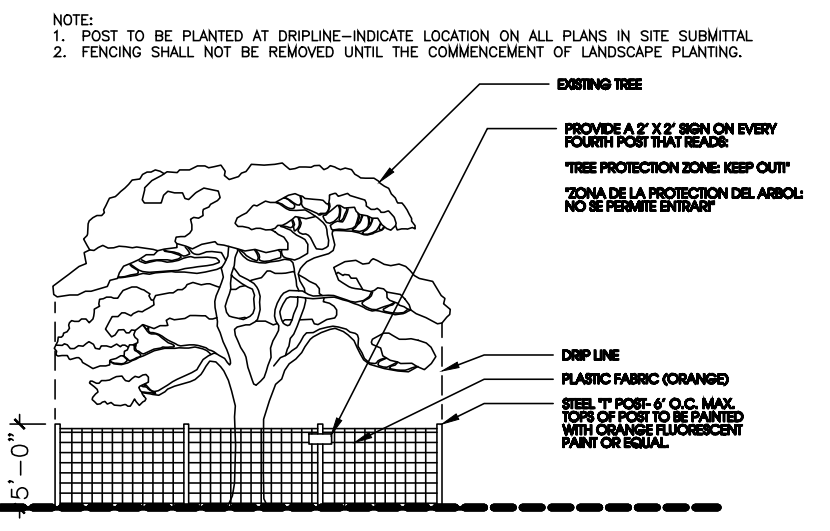
Min. 5' Mulch Ring



EVERGREEN TREE PLANTING
NOT TO SCALE



GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE

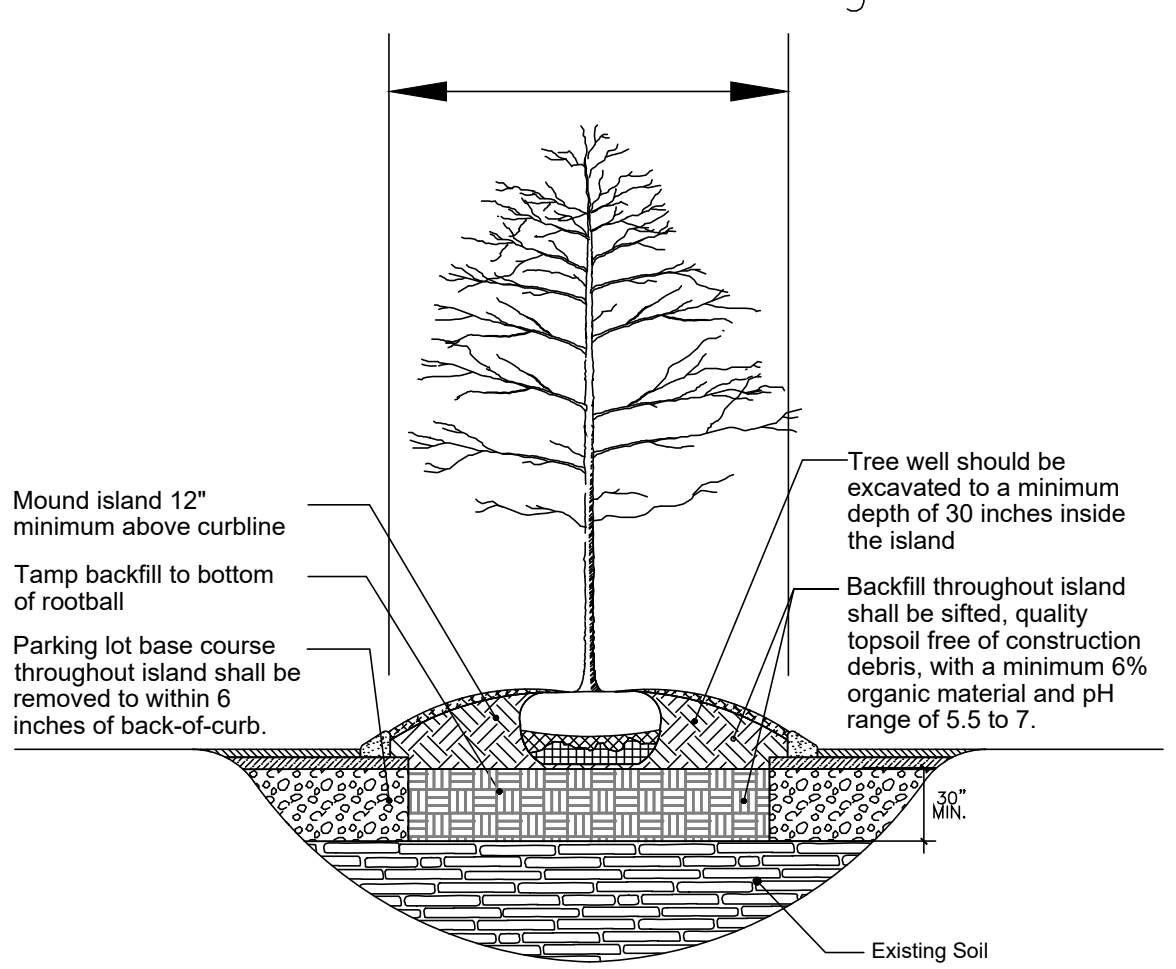


TREE PROTECTION
NOT TO SCALE

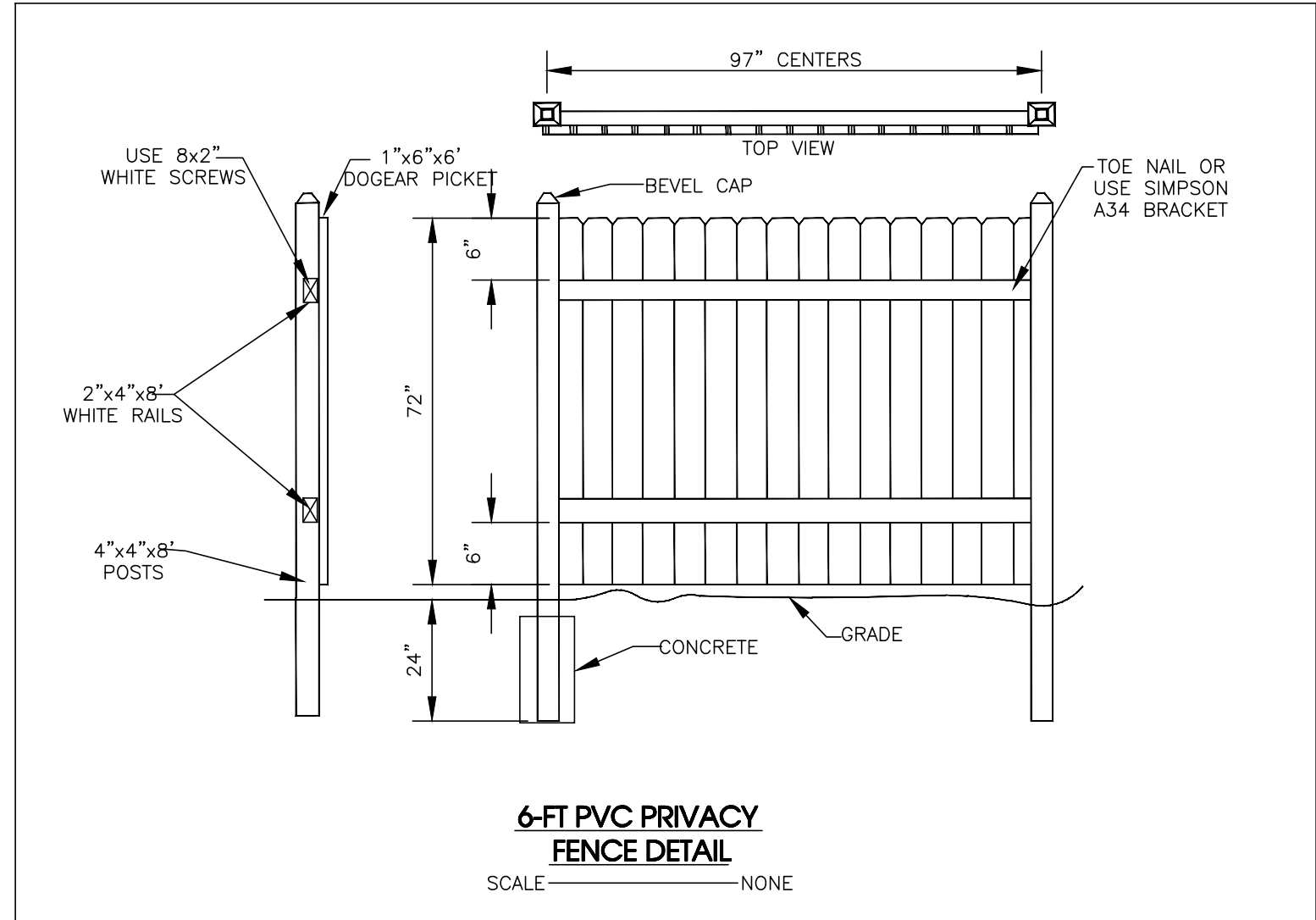
TREE PRESERVATION NOTES:

- AFTER INSTALLATION OF TREE PROTECTION FENCING, CONTRACTOR SHALL CONTACT CITY OF MURFREESBORO PLANNING & ENGINEERING DEPT. AT 615-893-6441 FOR A TREE PROTECTION INSPECTION.
- ANY PRESERVED TREES DAMAGED OR REMOVED DURING CONSTRUCTION MAY HAVE TO BE REPLANTED PRIOR TO CERTIFICATE OF OCCUPANCY TO FULFILL PERIMETER PLANTING OR BUFFER REQUIREMENTS.
- TREE PROTECTION FENCING THAT DOES NOT GO TO OR EXCEED THE PRESERVED TREE'S DRIFLINE WILL NOT BE ACCEPTED.

Min. 5' Mulch Ring



Tree Planting Detail
For Parking Lot Island or Median

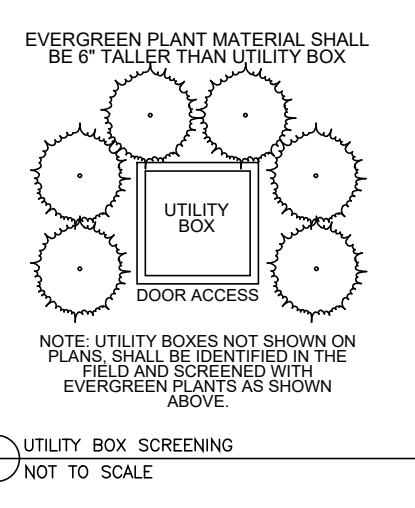


| PLANT SCHEDULE | | | | | | | | | |
|-------------------------|------|-----|---|---------|------------|-----------|-------------|----------|---|
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | ROOT | PLANT SIZE | HGT. MIN. | SPREAD MIN. | SPACING | REMARKS |
| DECIDUOUS TREES | | | | | | | | | |
| LT | 14 | | LIRIODENDRON TULIPIFERA / TULIP TREE | B & B | 3" CAL | 14' - 16' | | AS SHOWN | 5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED* |
| QL | 5 | | QUERCUS LYRATA / OVERCUP OAK | B & B | 3" CAL | 14' - 16' | | AS SHOWN | 5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED* |
| UA | 2 | | ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM | B & B | 4" CAL | 14' - 16' | | AS SHOWN | 5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED* |
| ZS | 11 | | ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA | B & B | 3" CAL | 14' - 16' | | AS SHOWN | 5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED* |
| EVERGREEN TREES | | | | | | | | | |
| IX2 | 50 | | ILEX X 'NELLIE R. STEVENS' / NELLIE STEVENS HOLLY | B & B | | 6' | 4' | 10' O.C. | FULL TO GROUND, DENSE, WELL-BRANCHED |
| MGD | 65 | | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA | B & B | | 6' | 4' | 10' O.C. | FULL TO GROUND, DENSE, WELL-BRANCHED |
| TS | 59 | | THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE | B & B | | 6' | 4' | 10' O.C. | FULL TO GROUND, DENSE, WELL-BRANCHED |
| UNDERSTORY TREES | | | | | | | | | |
| CA2 | 3 | | CERCIS CANADENSIS 'ACE OF HEARTS' / ACE OF HEARTS REDBUD | B & B | 2" CAL | 10' - 12' | | AS SHOWN | 4' CLEAR TRUNK, FULL CANOPY, MATCHED* |
| PO | 9 | | PRUNUS X OKAME / OKAME CHERRY | B & B | 2" CAL | 10' - 12' | | AS SHOWN | 4' CLEAR TRUNK, FULL CANOPY, MATCHED* |
| DECIDUOUS SHRUBS | | | | | | | | | |
| SJA | 17 | | SPIRAEA JAPONICA 'NCSX2' / DOUBLE FLAY DOOZIE® SPIRAEA | CONT. | | 12" | 12" | 3' O.C. | WELL-BRANCHED, DENSE, MATCHED |
| SS3 | 18 | | SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIRAEA | CONT. | | 12" | 12" | 5' O.C. | WELL-BRANCHED, DENSE, MATCHED |
| SXP | 10 | | SYRINGA X 'PENDA' / BOOMERANG DWARF LILAC | CONT. | | 12" | 12" | 3' O.C. | WELL-BRANCHED, DENSE, MATCHED |
| EVERGREEN SHRUBS | | | | | | | | | |
| AGP | 6 | | AZALEA X 'GUMPO PINK' / GUMPO PINK AZALEA | CONT. | | 12" | 12" | 3' O.C. | DENSE, FULL, MATCHED |
| AR | 20 | | ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA | CONT. | | 24" | 24" | 4' O.C. | DENSE, FULL, MATCHED |
| BG | 3 | | BUXUS X 'GREEN MOUNTAIN' / BOXWOOD | CONT. | | 30" | 24" | 4' O.C. | FULL TO GROUND, DENSE, GOOD PYRAMIDAL SHAPE |
| BMW | 30 | | BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD | CONT. | | 12" | 12" | 3' O.C. | WELL-BRANCHED, DENSE, MATCHED |
| DPC | 21 | | DISTYLIUM 'PIDIST-II' 'COPPERTONE' / COPPERTONE™ DISTYLIUM | CONT. | | 24" | 24" | 5' O.C. | DENSE, FULL, MATCHED |
| IM | 45 | | ILEX X MESERVEAE 'CHINA GIRL' TM / CHINA GIRL HOLLY | CONT. | | 36" | 36" | AS SHOWN | DENSE, FULL, MATCHED |
| JCM | 15 | | JUNIPERUS CHINENSIS 'MONLEP' / MINIT JULEP JUNIPER | CONT. | | 12" | 12" | 5' O.C. | DENSE, FULL, MATCHED |
| NL | 15 | | NANDINA DOMESTICA 'LEMON LIME' / LEMON LIME NANDINA | CONT. | | 12" | 12" | 4' O.C. | DENSE, FULL, MATCHED |
| TC | 30 | | THUJA OCCIDENTALIS 'CONGABE' / FIRE CHIEF ARBORVITAE | CONT. | | 12" | 12" | 4' O.C. | DENSE, FULL, MATCHED |
| VP | 44 | | VIBURNUM X PRAGENSE / PRAGUE VIBURNUM | CONT. | | 36" | 36" | AS SHOWN | DENSE, FULL, MATCHED |
| GRASSES | | | | | | | | | |
| PAH1 | 28 | | PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS | 1 GAL | | 12" - 18" | 12" | 2' O.C. | WELL ROOTED AND FULL TO EDGES OF CONTAINER |
| GROUND COVERS | | | | | | | | | |
| LMB | 110 | | LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF | 1 QUART | | 12" | 12" | 12" O.C. | WELL ROOTED, MATURE, FULL TO EDGES OF CONTAINER |

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

LANDSCAPE NOTES

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



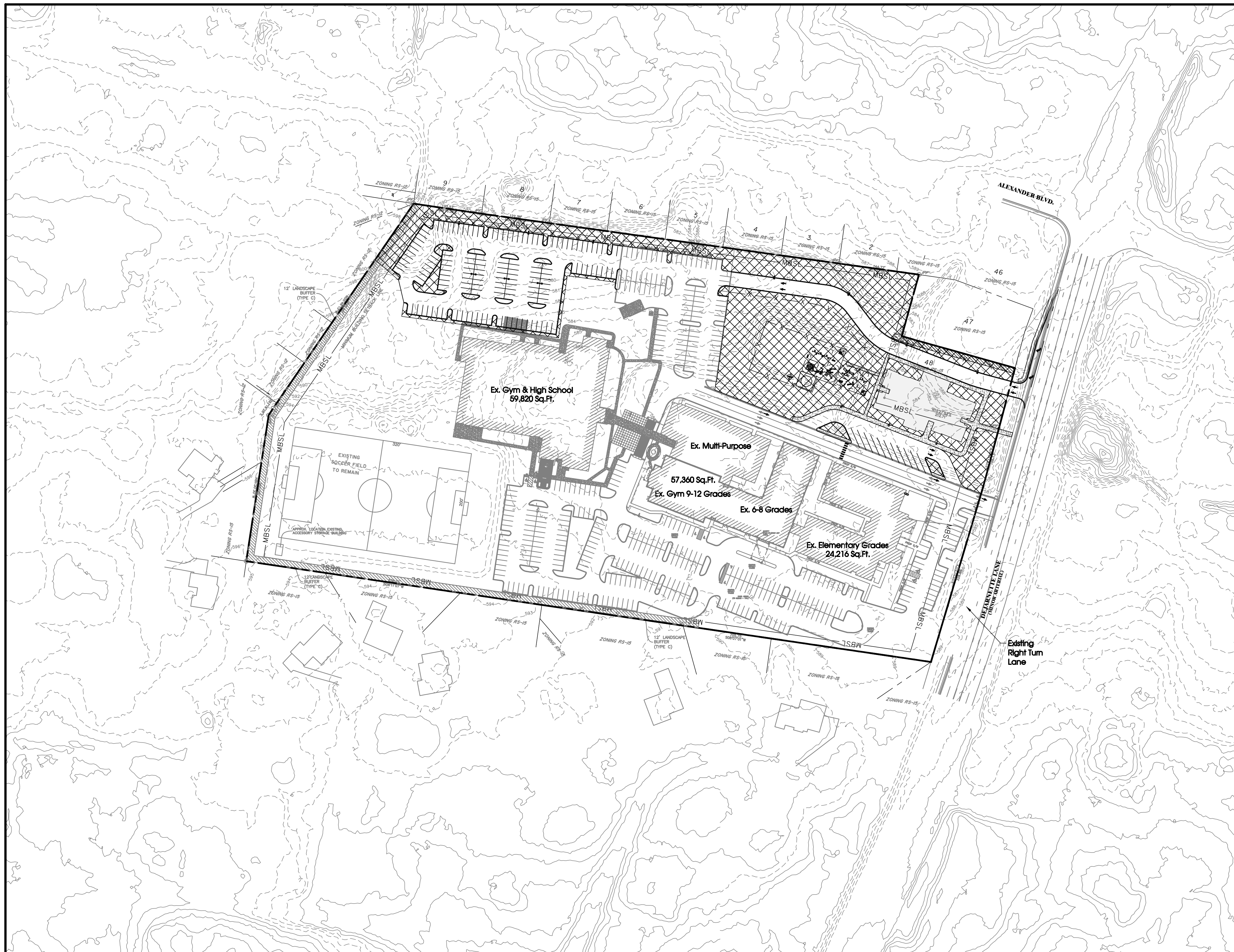
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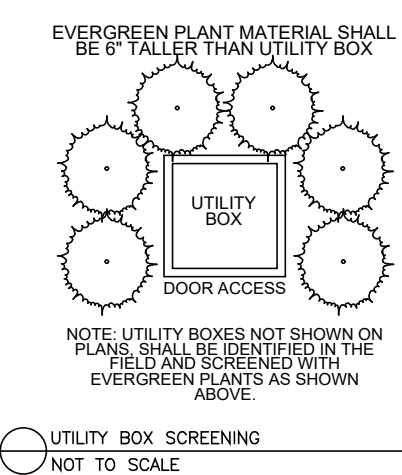
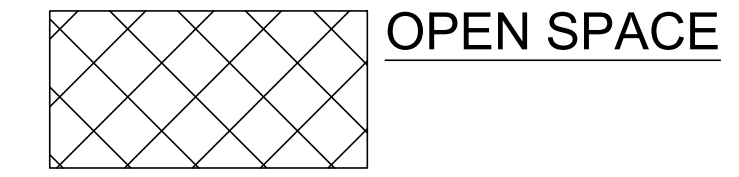
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 DRAWN: KMG
 DATE: 12-02-2024
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Landscaping Details & Notes

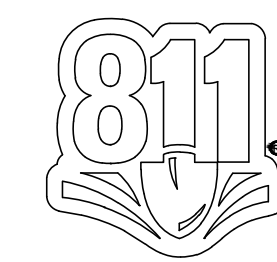


Open Space Calculation

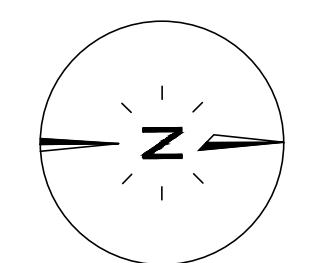
Open Space: = 1.01 Acres
 Required: (20%) of (5.03 Ac.) = 1.01 Acres
 Provided: (52.48%) = 2.64 Acres



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

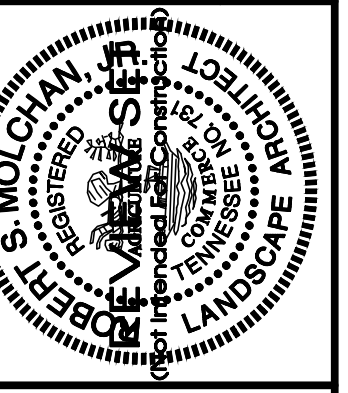


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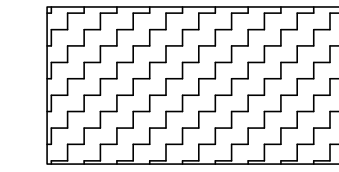
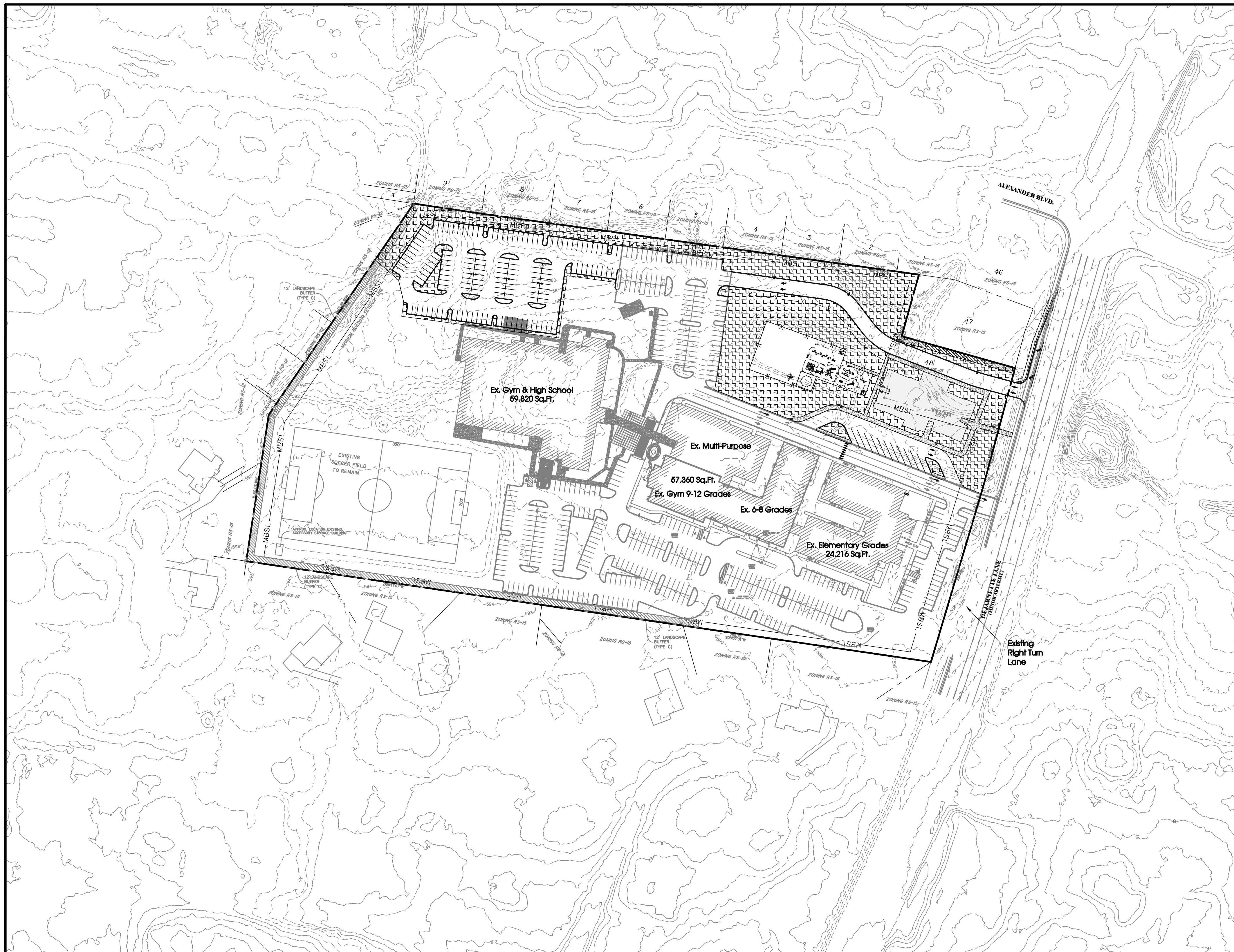
100' 0 100' 200'
SCALE: 1" = 100'

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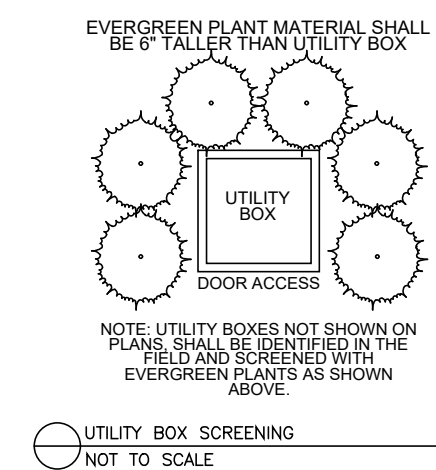


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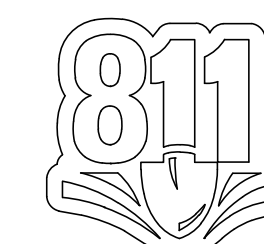
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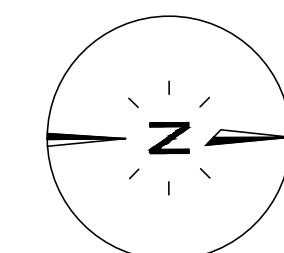
AREAS TO BE IRRIGATED



UTILITY BOX SCREENING
NOT TO SCALE



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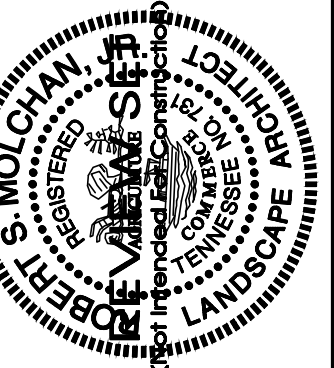


100' 0 100' 200'
SCALE: 1" = 100'

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Providence Christian Academy

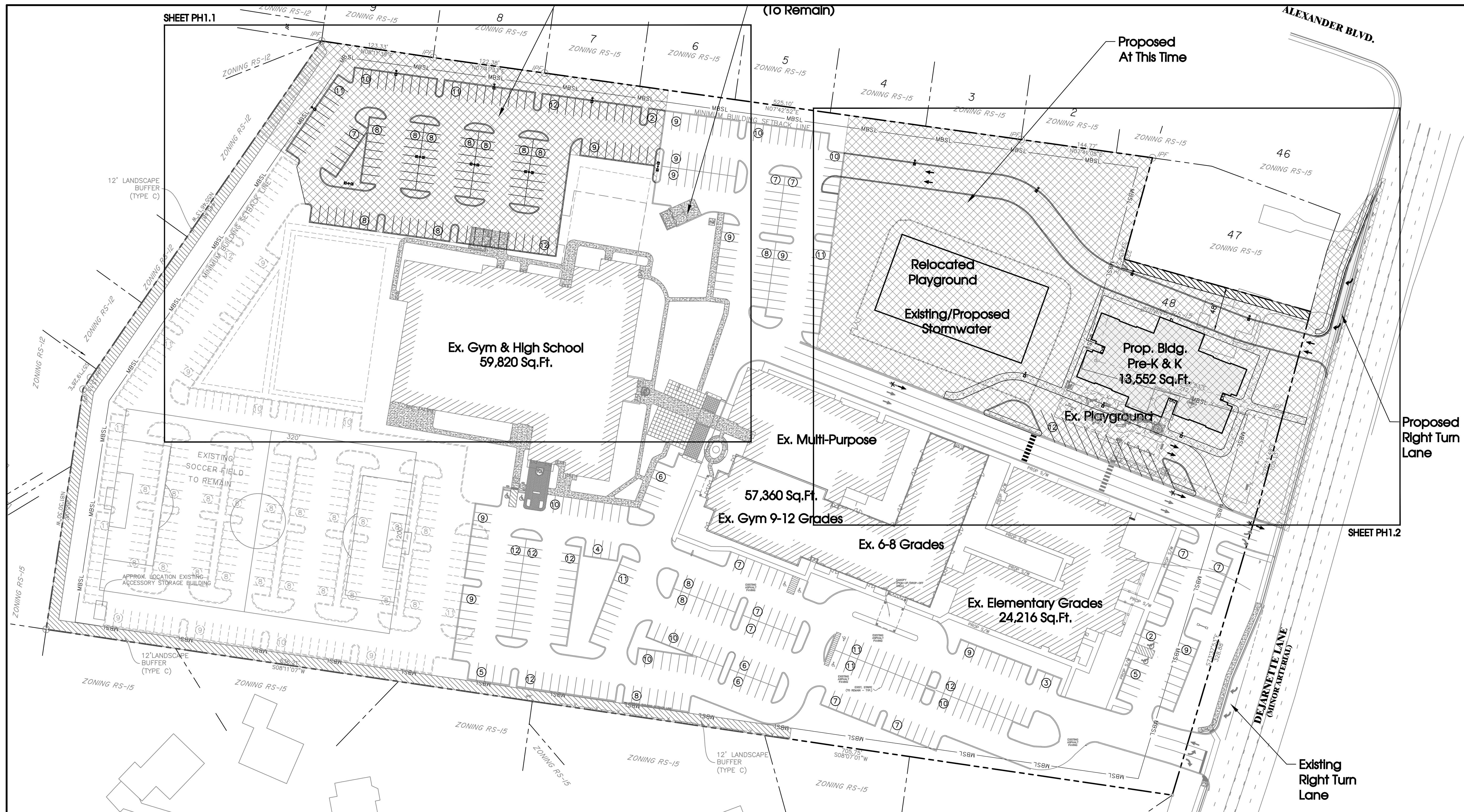
Special Use Permit

Murfreesboro, Tennessee

| | |
|------------------------|--|
| REVISIONS: | |
| DRAWN: KMG | |
| DATE: 12-02-2024 | |
| CHECKED: RSM | |
| FILE NAME: 18114bzo_LA | |
| SCALE: 1" = 100' | |
| JOB NO. 18114 | |
| SHEET: | |

Irrigation Zones Plan

L4.0



PROVIDENCE CHRISTIAN ACADEMY

PHOTOMETRIC PLAN

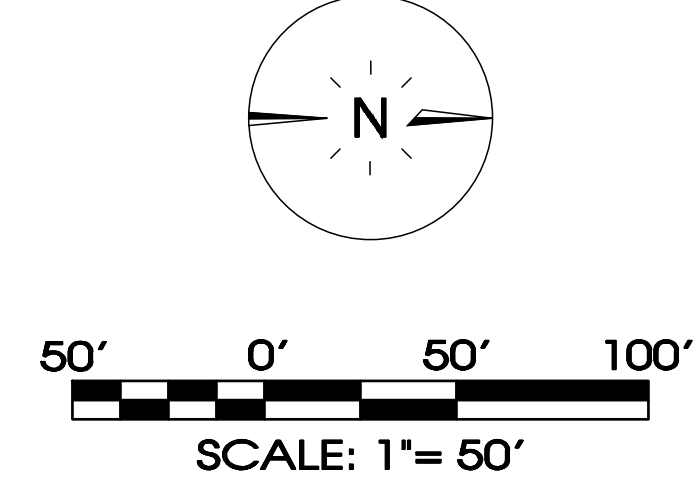
- PLAN NOTES:**
- SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 25' ABOVE FINISHED GRADE.
 - PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF MURFREESBORO BEFORE SUBSTITUTIONS CAN BE APPROVED.
 - ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.
- LIGHTING SCHEDULE NOTES**
- ALL LIGHTS SHALL BE LED.
 - MOUNTING HEIGHT SHALL INCLUDE ANY BASE THAT IT MAY BE MOUNTED UPON.
 - ALL LIGHT COLOR SHALL BE 4,000 KELVIN (WHITE LIGHT) UNLESS STATED OTHERWISE IN THE LIGHTING SCHEDULE.
 - NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT ON RECORD.
 - LIGHT FIXTURE MATERIAL SHALL BE DIECAST ALUMINUM. POLE MATERIAL SHALL BE STEEL.
 - ALL LIGHTING FIXTURES AND POLES SHALL BE BLACK.
 - ALL POLES SHALL BE SQUARE UNLESS NOTED OTHERWISE.
 - CONTRACTOR/INSTALLER SHALL VERIFY MANUFACTURE TEMPLATE BEFORE DRILLING HOLES FOR LIGHTING FIXTURES.
 - LIGHT POLE BASE AND FOOTERS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER PER THE PROVIDED FOUNDATION DETAIL.

| SITE BOUNDARY | |
|----------------------|------|
| AVERAGE FOOT-CANDLES | 0.07 |
| MAXIMUM FOOT-CANDLES | 0.4 |
| MINIMUM FOOT-CANDLES | 0.0 |

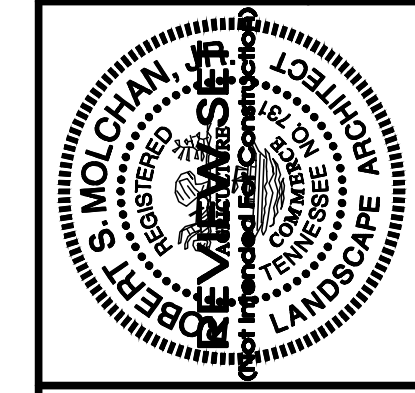
| PROPOSED PARKING LOT | |
|-----------------------------|------|
| AVERAGE FOOT-CANDLES | 1.57 |
| MAXIMUM FOOT-CANDLES | 2.8 |
| MINIMUM FOOT-CANDLES | 0.3 |
| MINIMUM TO MAXIMUM FC RATIO | 0.11 |
| MAXIMUM TO MINIMUM FC RATIO | 9.39 |
| AVERAGE TO MINIMUM FC RATIO | 5.19 |

| PROPOSED DROP-OFF LANE | |
|-----------------------------|------|
| AVERAGE FOOT-CANDLES | 1.03 |
| MAXIMUM FOOT-CANDLES | 1.8 |
| MINIMUM FOOT-CANDLES | 0.2 |
| MINIMUM TO MAXIMUM FC RATIO | 0.13 |
| MAXIMUM TO MINIMUM FC RATIO | 7.42 |
| AVERAGE TO MINIMUM FC RATIO | 4.22 |

| PROPOSED WESTERN DRIVE | |
|-----------------------------|------|
| AVERAGE FOOT-CANDLES | 0.92 |
| MAXIMUM FOOT-CANDLES | 1.4 |
| MINIMUM FOOT-CANDLES | 0.3 |
| MINIMUM TO MAXIMUM FC RATIO | 0.19 |
| MAXIMUM TO MINIMUM FC RATIO | 5.26 |
| AVERAGE TO MINIMUM FC RATIO | 3.58 |



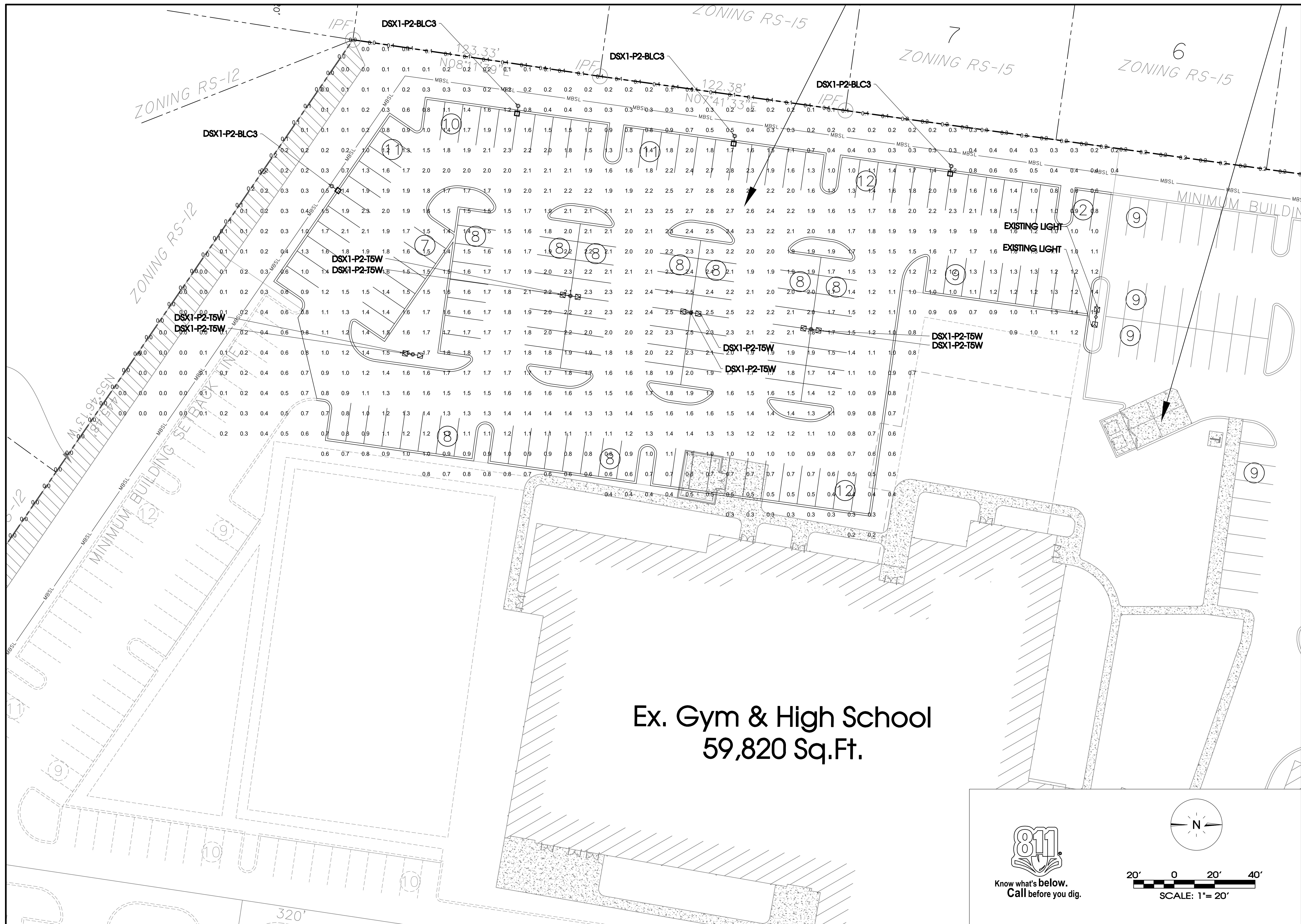
SITE ENGINEERING CONSULTANTS
SEC, Inc.
 851 MIDDLE TENNESSEE BOULEVARD • MURFREESBORO, TENNESSEE 37139
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 MURFREESBORO, TENNESSEE 37139
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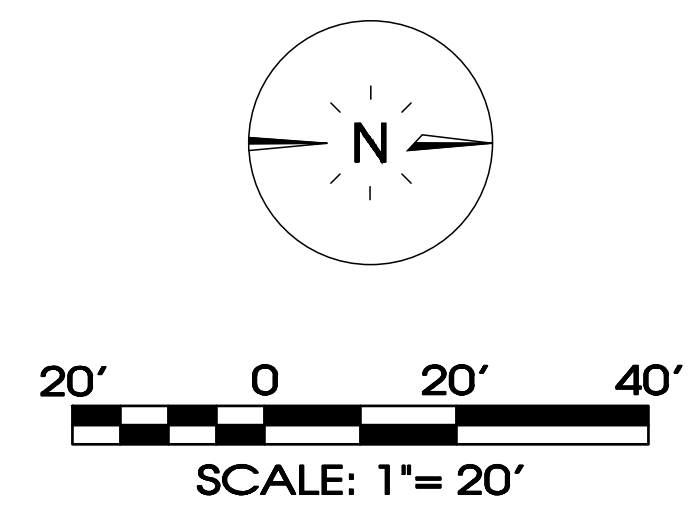
Providence Christian Academy
BZA Variance
 Murfreesboro, Tennessee

Photometric Plan
 PH 1.0

REVISIONS:
 DRAWN: SWL
 DATE: 11-25-2024
 CHECKED: RSM
 FILE NAME: 18114bzo-office-2024_PH
 SCALE: 1" = 50'
 JOB NO: 18114
 SHEET: PH 1.0



**Ex. Gym & High School
59,820 Sq.Ft.**



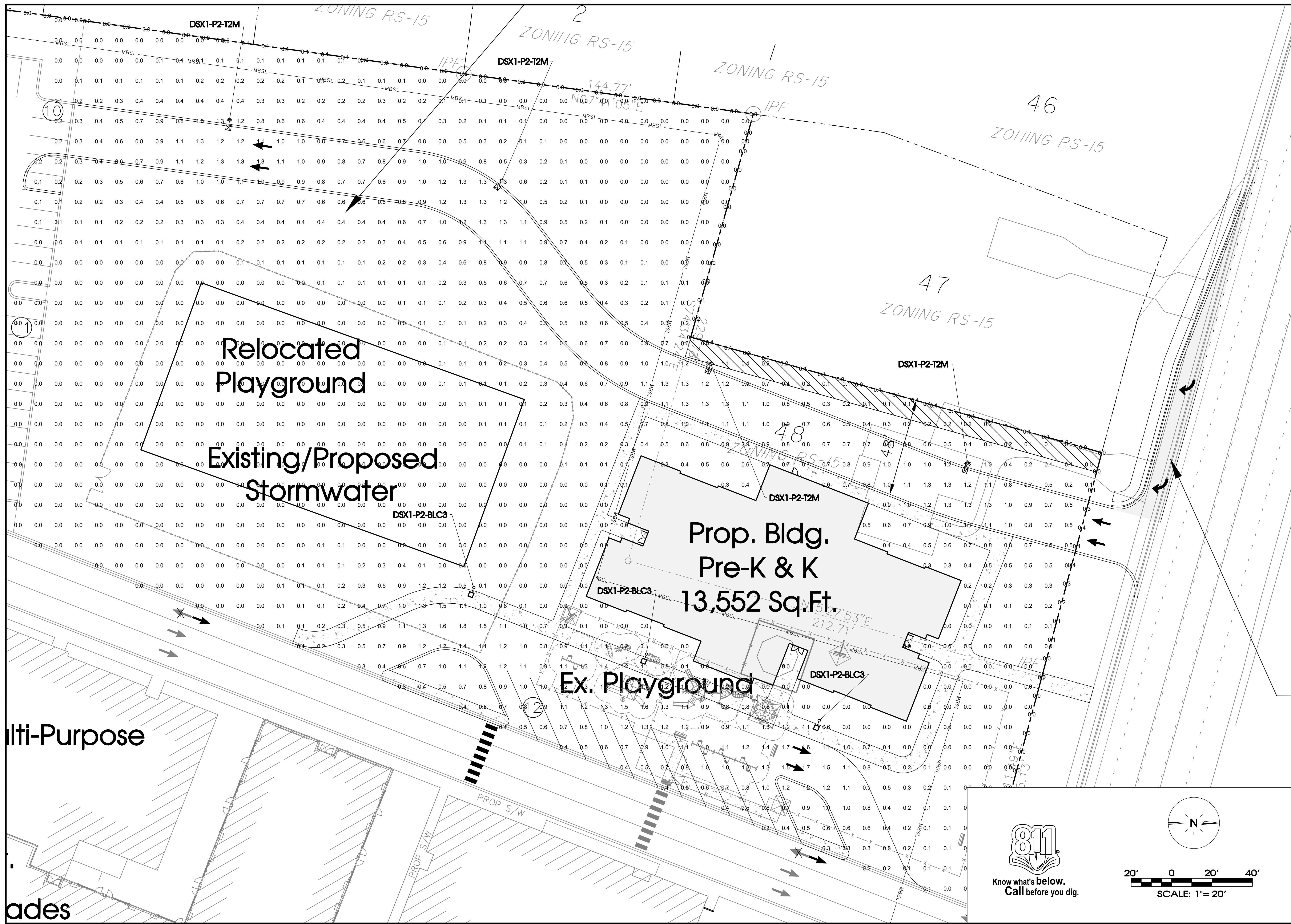
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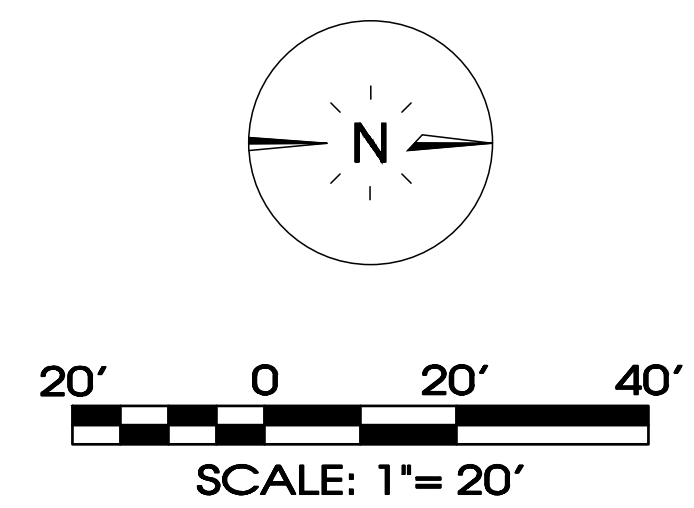
**Providence Christian Academy
BZA Variance**
Murfreesboro, Tennessee

| | |
|------------------------------------|--|
| REVISIONS: | |
| DRAWN: SWL | |
| DATE: 11-25-2024 | |
| CHECKED: RSM | |
| FILE NAME: 18114bzo-office-2024_PH | |
| SCALE: 1" = 20' | |
| JOB NO. 18114 | |
| SHEET: PH 1.1 | |

Photometric Plan



Multi-Purpose
ades



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Providence Christian Academy
BZA Variance
 Murfreesboro, Tennessee

PHOTOMETRIC PLAN

| | |
|------------------------------------|--|
| REVISIONS: | |
| DRAWN: SWL | |
| DATE: 11-25-2024 | |
| CHECKED: RSM | |
| FILE NAME: 18114bzo-office-2024_PH | |
| SCALE: 1" = 20' | |
| JOB NO. 18114 | |
| SHEET: PH 1.1 | |



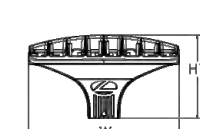
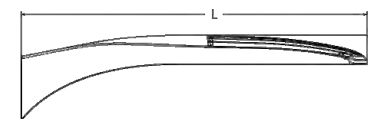
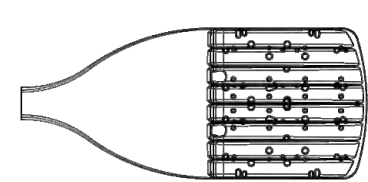
D-Series Size 1 LED Area Luminaire



Label Number _____
 Note _____
 Qty _____

Specifications

EPA: 0.69 ft² (0.06 m²)
 Length: 32.71" (831 mm)
 Width: 14.26" (362 mm)
 Height H1: 7.88" (200 mm)
 Height H2: 2.73" (69 mm)
 Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

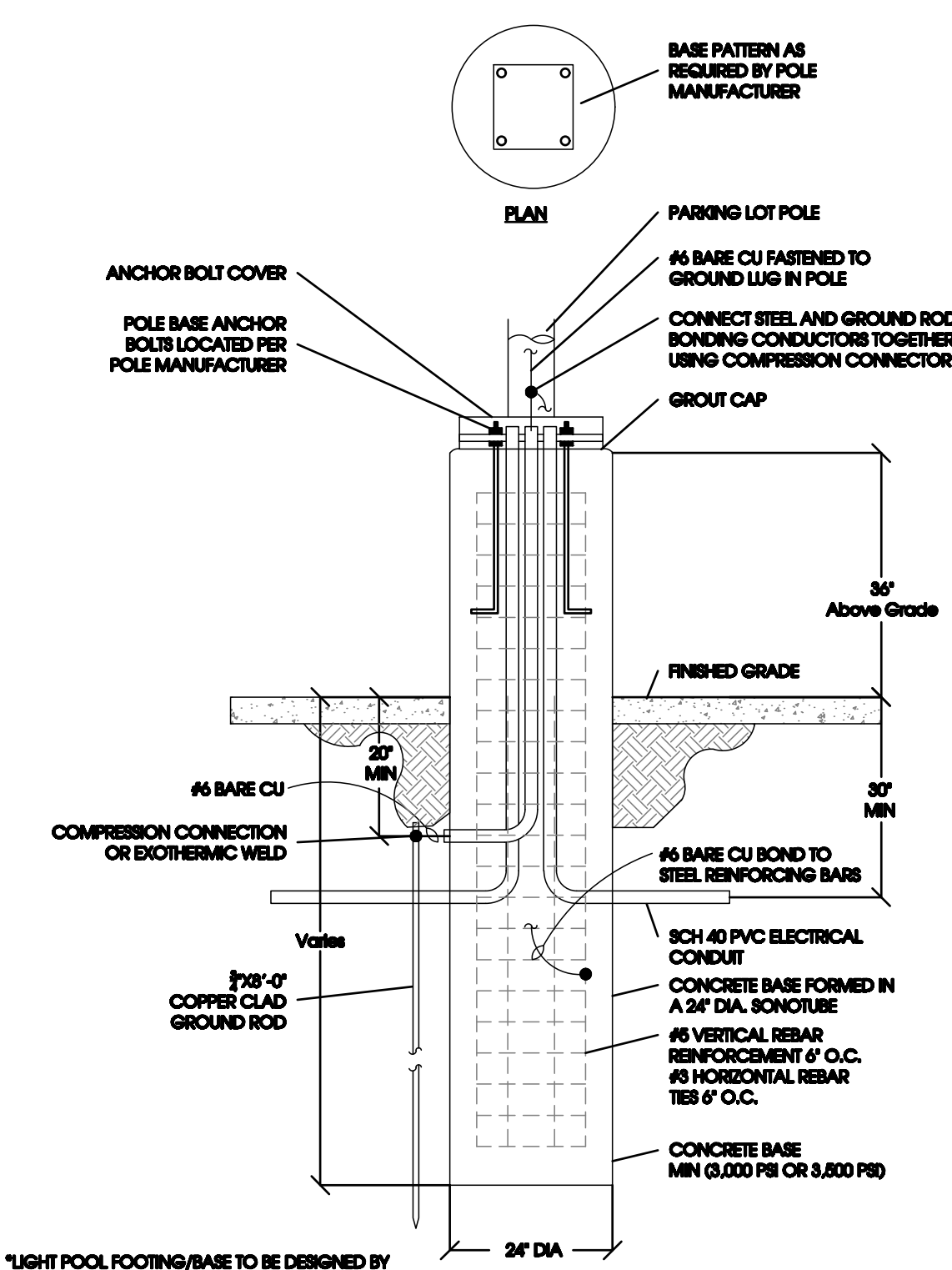
Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

| DSX1 LED | LEDs | Color Temperature | Color Rendering Index | Electification | Voltage | Mounting |
|------------------|------------------|--|-----------------------|--------------------------------------|--------------------------------|---|
| DSX1 LED | Forward optics | (this section 70CRI only) | | | | |
| P1 | P6 | 300K | 70CRI | T5S Type I short | MVOLT (120V-277V) ¹ | SPK Square pole mounting (#6 drilling) |
| P2 | P7 | 40K 4000K | 70CRI | T2M Type II medium | XVOLT (277V-480V) ² | RPA Round pole mounting (#6 drilling) |
| P3 | P8 | 50K 5000K | 70CRI | T3M Type III medium | 120 v.l.n | SPKS Square pole mounting (#5 drilling) |
| P4 | P9 | (this section 80CRI only, extended lead times apply) | 80CRI | T3LG Type III low glare ³ | 208 v.l.n | RPA5 Round pole mounting (#5 drilling) |
| P5 | | | 80CRI | T4M Type IV medium | 240 v.l.n | SPAK Square narrow pole mounting (#6 drilling) |
| Revised optics | | | 80CRI | T4LG Type IV low glare ³ | 277 v.l.n | WBA Wall bracket ⁴ |
| P10 ¹ | P12 ¹ | 27K 2700K | 80CRI | VF1M Forward throw medium | 347 v.l.n | MA Mast arm adapter (mounts on 2.318" OD horizontal beam) |
| P11 ¹ | P13 ¹ | 30K 3000K | 80CRI | | 480 v.l.n | |
| | | 35K 3500K | 80CRI | | | |
| | | 40K 4000K | 80CRI | | | |
| | | 50K 5000K | 80CRI | | | |

| Control options | Other options | Finish options |
|---|---|---|
| Shipped installed NLTAR2 PIRHN Night AIR gen 2 enabled with bi-level motion / ambient sensor & 40' mounting height, ambient sensor enabled at 20' min. ^{5,6} PIR High low, motion/ambient sensor & 40' mounting height, ambient sensor enabled at 20' min. ^{5,6} PER NEMA twist lock receptacle only (controls ordered separately) ⁷ PERS Five-pin receptacle only (controls ordered separately) ^{7,8} | PER ⁷ Seven-pin receptacle only (controls ordered separately) ^{7,8} FAO Field adjustable output ^{9,10} BL30 Bi-level switched dimming, 50% v.l.n. ¹¹ BL50 Bi-level switched dimming, 50% v.l.n. ¹¹ DMG 0-10v dimming wires pulled outside fixture for use with an external control, ordered separately ¹² DS Dual switching ^{13,14} | Shipped installed SPD20KV 20KV surge protection HS Housewide shield (black finish standard) ¹⁵ LWP Left coated optics ¹⁶ RRO Right coated optics ¹⁶ CCE Coastal Corrosion ¹⁷ HA 50°C ambient operation ¹⁸ BAA Buy America(s) Act Compliant SF Single face (125, 277, 347V) ¹⁹ DF Double face (208, 240, 480V) ¹⁹ Shipped separately EGSR External Glass Shield (removable, field install required, matches housing finish) BS06 Bird Splice (field install required) |
| | | DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTDX Textured dark bronze DBLBDX Textured dark black DNATDX Textured natural aluminum DWHGDX Textured white |

LITHONIA LIGHTING
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
 © 2011-2023 Acuity Brands Lighting, Inc. All rights reserved. DSX1-LED Rev. 09/25/23 Page 1 of 10

| CALLOUT | SYMBOL | DESCRIPTION | MOUNTING | MODEL | MOUNTING HEIGHT | QUANTITY | LAMP DEPRECIATION |
|--------------|--------|---|----------|---|-----------------|----------|-------------------|
| DSX1-P2-BLC3 | □ | D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 3 Extreme Backlight Control External Glare Shield | POLE | Lithonia Lighting, DSX1 LED P2 40K 70CRI BLC3 EGS | 25' | 7 | 0.9 |
| DSX1-P2-T2M | □ | D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 2 Medium Houseside Shield | POLE | Lithonia Lighting, DSX1 LED P2 40K 70CRI T2M HS | 25' | 4 | 0.9 |
| DSX1-P2-T5W | □ | D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 5 Wide | POLE | Lithonia Lighting, DSX1 LED P2 40K 70CRI T5W | 25' | 8 | 0.9 |



*LIGHT POOL FOOTING/BASE TO BE DESIGNED BY STRUCTURAL ENGINEER.
 *INSTALL POLE AS PER MANUFACTURER SPECS.
 PARKING LOT POLE FOOTING

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 BOULEVARD • MURFREESBORO, TENNESSEE 37129
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Providence Christian Academy
BZA Variance
 Murfreesboro, Tennessee

Photometric Details & Notes
 REVISED:
 DRAWN: SWL
 DATE: 11-25-2024
 CHECKED: RSM
 FILE NAME: 18114bzo-office-2024_PH
 SCALE: N/A
 JOB NO: 18114
 SHEET: PH 2.0

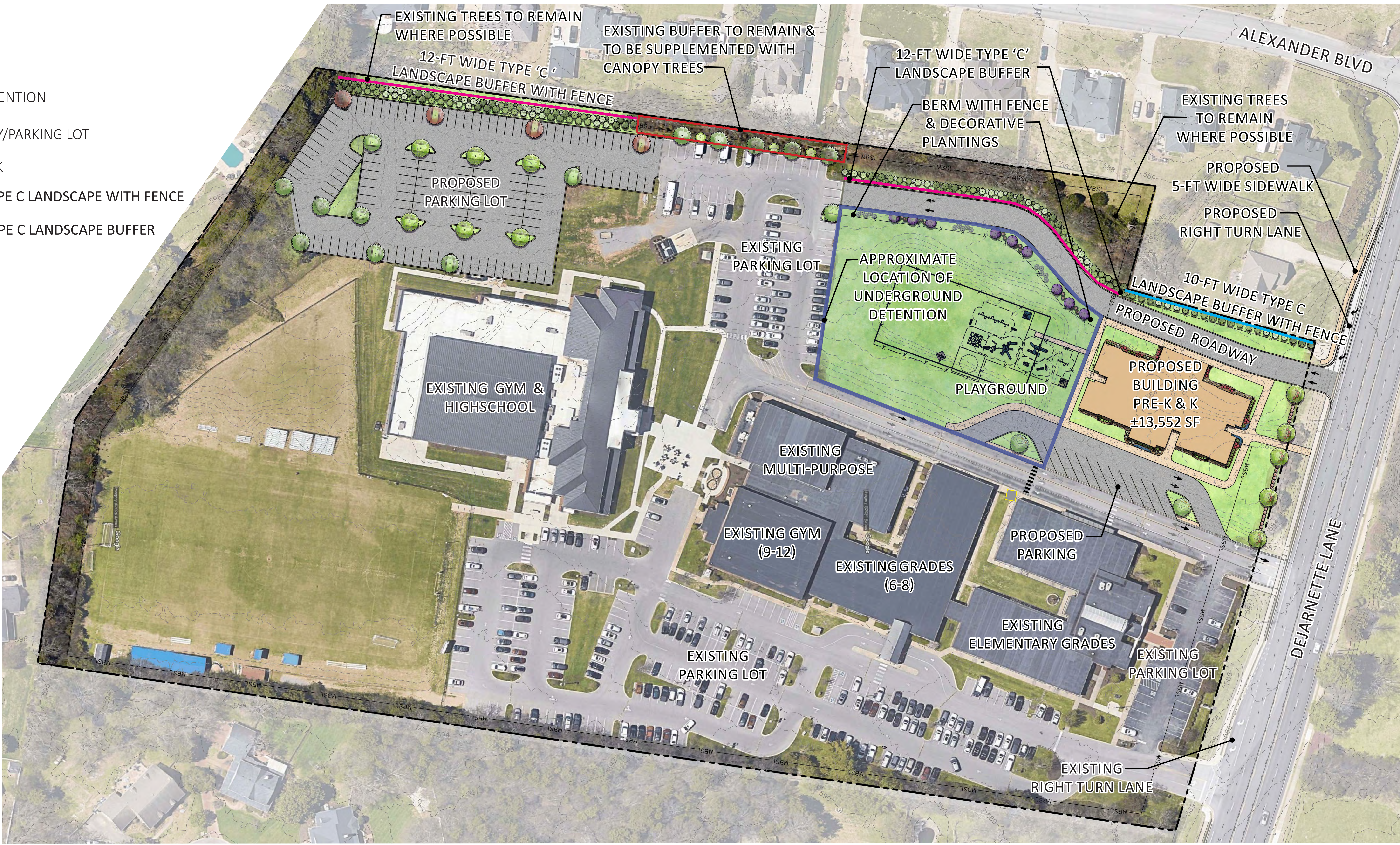


PROVIDENCE CHRISTIAN ACADEMY

11-22-2024

SITE DATA:
 EXISTING ZONING: RS-15
 TOTAL SITE AREA: ±18.57 AC

- PROPOSED BUILDING
- OPEN SPACE
- UNDERGROUND DETENTION
- PROPOSED ROADWAY/PARKING LOT
- PROPOSED SIDEWALK
- 10-FT WIDE TYPE C LANDSCAPE WITH FENCE
- 12-FT WIDE TYPE C LANDSCAPE BUFFER







November 25, 2024

Mr. Richard Donovan
City of Murfreesboro
111 W Vine St
Murfreesboro, Tennessee 37130

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

Dear Richard:

Pursuant to Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2024 Zoning Ordinance in regards to constructing a new building for PreK and Kindergarten classes for **Providence Christian Academy (PCA)** on Tax Map 69P Group B Parcel 48.00, please accept the following information as our submittal package for the official Board of Zoning Appeals – Hearing Request Application.

Section 8 – Procedure for Uses Requiring Special Permits

(A) Name, address, and telephone number of the applicant

SEC, Inc on behalf of Providence Christian Academy
c/o Matt Taylor
850 Middle TN Blvd
Murfreesboro, TN 37129

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

Providence Christian Academy currently owns all property included in the special use permit request.

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

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

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

South of DeJarnette Lane
378 DeJarnette Lane
Murfreesboro, TN 37130

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

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

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

The property is currently zoned RS-15.

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

1.) Hours and days of operation

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

2.) Duration of the proposed special use

Permanent

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

The new building will increase student capacity by approximately 114 students.

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

Traffic generation projections related to the new building are attached with this submittal. The **additional** peak hour traffic entering the facility is approximately 48 vehicles.

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

Any new lighting or landscaping will comply with the zoning ordinance to prevent impacts on neighboring properties. No new trash enclosures are proposed.

Section 9 – Standards for Special Permit Uses

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

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

The proposed building should not have any substantial or undue adverse effect upon adjacent property or neighborhood. The plan will add an extra entrance onto DeJarnette Lane and revise onsite circulation to make more streamlined with fewer internal conflicts to aid in operational movements, additional landscaping will be added to the site to meet the landscape ordinance and provide buffering to the neighbors. Any new lighting will meet the city's requirements to prevent light intrusion on neighboring properties as shown on the photometric plan. New water and sewer connections will be required for the building and will be connected to previous extensions onsite.

- 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 has been oriented to have the main drop-off activities on the side opposite existing homes. The building's exterior façade has been designed to be cohesive with the rest of the campus with heavy masonry use and a 1-story design.

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

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

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

The drainage for the site will be redesigned to be contained in underground storage and/or using permeable pavers onsite.

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

Domestic water feeds will be extended from onsite.

- 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**

Existing trees will be preserved where capable and new plantings will be added where grading activities require removal of existing. The existing pond will be reworked to be underground. No other structures or features are known to be of significant importance to remain at this time, however if the BZA identifies any such features the applicant will work to preserve those as well.

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

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

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

As represented on the site plan, all parking will be located to the rear or side of the building and not in the required front yard and no parking is proposed to back onto the public street.

- 2.) ***In all residential districts, an institutional use group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly is proposed to be located***

The minimum lot size of the RS-15 zone requires a minimum of 15,000 s.f. lots thus the minimum size is 45,000 s.f. or 1.033 acres. The proposed site is approximately 18.3 acres in size which is 17.5 times larger than the required minimum.

- 3.) ***Onsite lighting for parking areas, fields for athletics, scoreboards and grounds shall be arranged in such a manner as to minimize intrusion of the lighting into areas zoned or used for residential or medical purposes***

Any lighting proposed will comply with the city's lighting requirements to prevent light intrusion on neighboring properties as shown on the photometric plan.

- 4.) ***Applications for an institutional group assembly use shall indicate the proposed locations of garbage dumpsters or receptacles. These facilities shall be located in such a manner as to minimize the adverse effects upon neighboring properties and aesthetics from the public right-of-way.***

Solid waste disposal will be handled via a existing dumpster located on the southern portion of the main school campus. The dumpster is sited on a concrete pad and enclosed with a masonry enclosure and screened with landscaping. The location and the screening features aid in minimizing any effects on neighboring properties or the public right-of-ways.

- 5.) ***Areas for outdoor recreational use or outdoor group activities shall be screened or fenced in such a manner as to provide an effective buffer for adjacent uses***

The existing recreational areas are proposed to be used on a limited basis and the existing vegetation along property lines will remain or new landscape buffers will be planted along with fences.

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

The total projected parking spaces is shown as 538 spaces (385 existing and 158 proposed) which exceeds the ordinance requirements by 315 spaces.

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

No change in school activities is associated with this project. However, the entrance addition and on-site circulation improvements will aid in getting cars off the street more efficiently and eliminate turning movement conflicts there by having a lesser impact on adjacent roadways.

- 8.) ***The BZA shall have the authority to approve an onsite location with water, sewer, and electric utility connections for accommodations for travel trailers or recreational vehicles (RV's)***

No such uses are being requested at this time.

- 9.) ***The BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short term uses of the property for the institutional group assembly use purposes***

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

- 10.) ***The application for special use permit for an institutional group assembly use shall indicate an intentions for the use of systems for external broadcast of speech, music, or other sounds***

The applicant does not propose to have any outdoor speakers.

Your thorough consideration of the requested special use permit is much appreciated. Please contact me if any additional information is required. I can be contacted at [REDACTED]

Sincerely,

Matt Taylor

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



PROVIDENCE
CHRISTIAN ACADEMY

November 25, 2024

Republic Services
2016 Beechwood Ave
Nashville TN 37212

To Whom It May Concern:

In a follow-up to our phone call, we request that the servicing of our dumpster be modified to a **daytime service time between 8:30 am – 2:00 pm**. Our service location is **410 DeJarnette Lane, Murfreesboro, TN 37130**. Your accommodation to this request would be greatly appreciated.

If you need any additional information, please feel free to contact me.

Sincerely,

Katrina Keller
PCA Business Manager

Teaching students to seek God's truth and equipping them with the tools for a lifetime of learning.

Tel 615-904-0902 | Fax 615-904-0859 | 410 DeJarnette Lane | Murfreesboro, TN 37130 | www.ProvidenceChristian.com

City of Murfreesboro

BOARD OF ZONING APPEALS

**HEARING REQUEST
APPLICATION**

Location/Street Address: 378 & 410 DeJarnette Lane

Tax Map: 81

Group:

Parcel: 2.00

Zoning District: RS-15

Applicant: SEC, INC C/O MATT TAYLOR E-Mail: [REDACTED]

Address: 850 MIDDLE TN BLVD

Phone: [REDACTED]

City: MURFREESBORO

State: TN

Zip: 37129

Property Owner: Providence Christian Academy

Address: 410 DeJarnette Lane

Phone:


City: MURFREESBORO

State: TN

Zip: 37130

Request: SPECIAL USE PERMIT MODIFICATION FOR PRIVATE SCHOOL FUNCTIONS

Zoning District: RS-15

Applicant Signature: 

Date: 11/27/2024

Received By:

Receipt No.:

Application #:

Date:

**Murfreesboro
Board of
Zoning Appeals**



T E N N E S S E E

**HEARING APPLICATION
AND
GENERAL INFORMATION**