

**CITY OF MURFREESBORO  
BOARD OF ZONING APPEALS**

Regular Meeting, January 22, 2025, at 1:00 p.m.  
City Hall, 111 West Vine Street, Council Chambers, 1<sup>st</sup> Floor

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**A G E N D A**

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1. Call to order
2. Determination of a quorum
3. Public Comments
4. Consideration of minutes for the regular meeting on December 19, 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-25-001 by Ms. Amy Miles of PB2 Architecture and Engineering, representing O'Reilly Auto Parts,** is requesting a special use permit in order to establish an Automobile Parts Retail Hybrid/Retail Hub in a Commercial Highway (CH) zone on property located at 1050 Dr. Martin Luther King Jr. Boulevard. An approximately 29,232 square-foot Automobile Parts Retail Hybrid/Retail Hub located in Mercury Plaza. (Project Planner: Richard Donovan)
7. Staff Reports and Other Business
  8. Adjourn

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

December 19, 2024, 1:00 PM

**Members Present:**

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

**Staff Present:**

Ben Newman, Dir. Of Planning & Land MGMT  
Matthew Blomeley, Asst. Planning Director  
Richard Donovan, Principal Planner  
Holly Smyth, Principal Planner  
Katie Noel, Project Engineer  
Roman Hankins, Deputy City Attorney  
John Tully, Assistant City Attorney  
Carolyn Jaco, Recording Assistant

**Members Absent:**

Misty Lavender

**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 November 26, 2024 BZA meeting were approved as submitted.

# **MURFREESBORO BOARD OF ZONING APPEALS MINUTES**

## **December 19, 2024**

### **5. New Business:**

**a. Application [Z-24-045] by Mr. Matt Taylor of SEC. Inc., representing Providence Christian Academy, requesting a special use permit in order to expand an existing institutional group assembly use (private school) in a Single-Family Residential (RS-15) zone on property located at 378 and 410 Dejarnette Lane.**

Ms. Holly Smyth 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 Ken Halliburton asked about the height of the proposed fences. Ms. Smyth responded that they are 6 feet.

Mr. Robert Batcheller inquired about the current buffer requirement for the existing parking lot. Ms. Smyth responded that it is a Type C buffer. Mr. Batcheller asked about the grading. Ms. Smyth explained the current drainage area that would be changed.

Mr. Tim Tipps asked about changes to the existing turn lane. Ms. Smyth explained the proposed changes. Mr. Tipps inquired about the length of the turn lane and what TDOT would require. Mr. Aws Ahmed replied that it is typically 50-100 feet depending on the traffic impact study.

The Board, Staff and applicant discussed the wetland where the proposed parking lot will go.

Chair Young opened the public hearing.

Mr. Emil Wassef of 2276 Alexander Boulevard spoke about water draining onto his property, noise during trash collection and concerns over the proposed expansion in relation to the size of the property.

Mr. Larry Vanover of 2292 Alexander Boulevard spoke about concerns over stormwater drainage, the wetland, traffic safety and the height of the fencing in relation to noise mitigation and light pollution.

Mr. Dan Pearce of 2300 Alexander Boulevard spoke about concerns over the drainage and retention capabilities and traffic safety.

Ms. Tiffany Bigham of 1307 Honeywood Place asked about the need for additional crossing guards and if the parking lot lighting could be on a dimmer or timer system. She also spoke in opposition to the request due to adverse effects from the 2019/2020 project which include light and noise intrusion, loss of privacy from tree removal, drainage issues and low frequency vibrations during events on campus.

Ms. Elizabeth Bigham of 1307 Honeywood Place spoke about concerns over the quality of life for residents due to noise from construction and events at the school.

# **MURFREESBORO BOARD OF ZONING APPEALS MINUTES**

## **December 19, 2024**

Ms. Michelle B Pennington of 1310 Honeywell Place spoke about the negative impacts to the neighborhood's quality of life and damage to her home due to past construction projects at the school.

Mr. Ross Bradley, parent of PCA students and member of the Planning Committee for this project, spoke about the need to expand.

Dr. Lee Bigham of 1307 Honeywood Place spoke about the adverse effects he has experienced from previous expansion. These include low frequency vibrations, noise and lights from the school. He also brought up concerns over the property size and buffers in relation to expansion.

Mr. Ben Parsley of 1703 Shagbark Trail, parent of PCA students and Board of Trustee member, addressed concerns over drainage, traffic and noise from special events.

Ms. Cynthia Peltier of 1314 Shagbark Trail spoke about issues regarding lighting and asked if there was a way to make the lights go down when not in use. She also requested current problems be addressed before moving forward.

Mr. Wassef added additional concerns regarding noise, lights, traffic and drainage to his earlier statements.

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

Vice-Chair Halliburton inquired about the time of trash collection. Dr. Andy Sheets, Director of Providence Christian Academy, stated that he sent a letter requesting trash pick up to occur during the school hours.

Vice-Chair Halliburton inquired about the number of crossing guards. Dr. Sheets responded that that number is yet to be determined.

Mr. Batcheller asked about the need for additional parking. Dr. Sheets replied that it is event driven.

Chair Young inquired about lighting in the parking lot. Dr. Sheets stated that they will follow the City's photometric plan. He added that they are willing to look into dimming the lights.

Vice-Chair Halliburton inquired about the berm from the previous construction project. Dr. Sheets responded that they followed through with the City's requirements.

Vice-Chair Halliburton asked about an equalizer to reduce noise and low frequency vibrations during special events. Dr. Sheets replied that they will explore getting an equalizer to reduce the bass.

Vice-Chair Halliburton asked about remedying violations. Mr. Richard Donovan stated that the Planning Department would need to be notified, and the zoning inspector will be



# MURFREESBORO BOARD OF ZONING APPEALS MINUTES

## December 19, 2024

sent out to investigate the issue. Staff would then work with the property owner to remedy the violation.

Chair Young inquired about the traffic signal determination. Mr. Donovan stated that a continuous warrant analysis would need to be done to determine if a signal would be required.

Vice-Chair Halliburton asked if there is a two-lane entry way into the school. Dr. Sheets confirmed that statement and explained the proposed access.

Mr. Tim Tipps voiced concerns over unanswered questions regarding traffic, the expansion of parking and the loss of green space and wetlands. The Board, Staff and applicant discussed those concerns and what the process would be after a special use permit is issued.

Mr. Batcheller inquired about the master plan for the school. Dr. Sheets explained the future plans.

Chair Young asked about recourse for residents negatively impacted by sound, lighting, and drainage. Staff explained the processes.

The Board, Staff, and applicant discussed the proposed parking lot and buffer along the Western property line.

Vice-Chair Ken Halliburton moved to approve the special use permit subject to all recommended conditions of approval with the addition of a fence and 30-foot landscape buffer along the Western property line; the motion was seconded by Mr. Robert Batcheller and carried by the following vote:

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

Nay:            None

### **6. Staff Reports and Other Business:**

Mr. Donovan informed Chair Young that a role call vote was not conducted to approve the minutes of the November 26, 2024 BZA meeting. The minutes were approved by the following vote:

Aye:            Robert Batcheller  
                    Tim Tipps  
                    Vice-Chair Ken Halliburton

# MURFREESBORO BOARD OF ZONING APPEALS MINUTES

## December 19, 2024

Chair Davis Young

Nay: None

### 8. Adjourn:

There being no further business, Chair Young adjourned the meeting at 3:20pm.

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CHAIRMAN

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SECRETARY

# **MURFREESBORO BOARD OF ZONING APPEALS**

## **STAFF REPORT ADENDUM**

**JANUARY 22, 2025**

**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)

**Requests:** 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.

AutoZone, Inc., the applicant, has submitted a request to defer the administrative appeal to February 26, 2025, as outlined in the attached letter. The additional time will allow the applicant to finalize the Special Use Permit and address both the Special Use Permit and the Administrative Appeal during the February meeting.



Amber N. Hitchcock, Director Real Estate Legal  
Real Estate (Department 8341)  
123 S. Front Street, 3rd Floor  
Memphis, TN 38103

Phone: (901) 495-6916  
Fax: (901) 495-8300

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January 17, 2025

**Via Email To:** [mblomeley@murfreesborotn.gov](mailto: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 November 26, 2024 agenda to the January 22, 2025 agenda in order for the zoning text amendment ordinance #2024-805 to be adopted by the City Council. Now that the zoning text amendment ordinance has been enacted, AutoZone has been working to collect the items required for the Special Use Permit Application and we respectfully request deferral of Appeal Case #Z-24-024 until the BZA meeting date on February 26, 2025.

This deferral will provide AutoZone with sufficient time to finalize all items needed to apply for the Special Use Permit. AutoZone's intention is to address both the Special Use Permit and Administrative Appeal at the BZA meeting on February 26, 2025. Until then, AutoZone is not withdrawing #Z-24-024 and reserves all rights. Thank you for your courtesies.

Sincerely,

*Amber N. Hitchcock*

Amber N. Hitchcock  
Director, Real Estate Legal

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

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

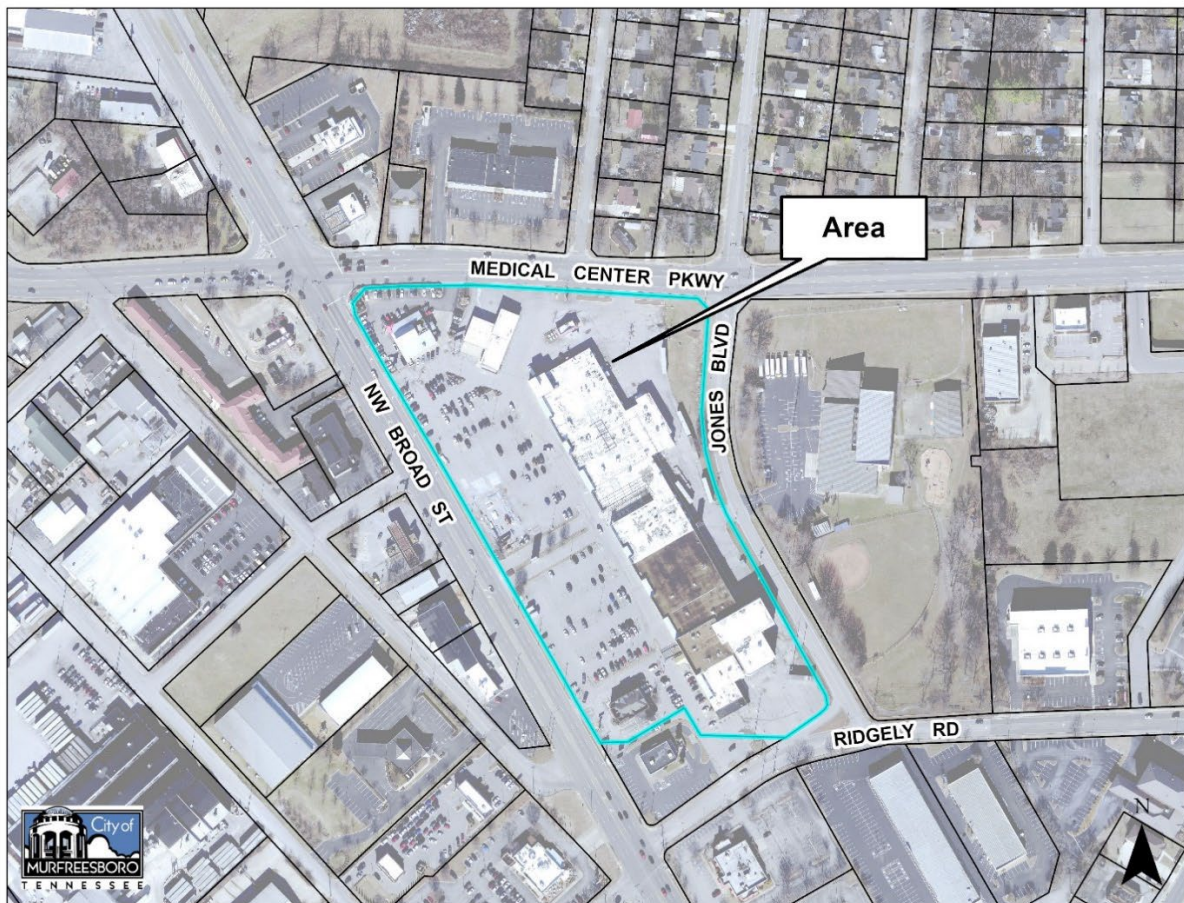
**Application:** Z-24-024

**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.



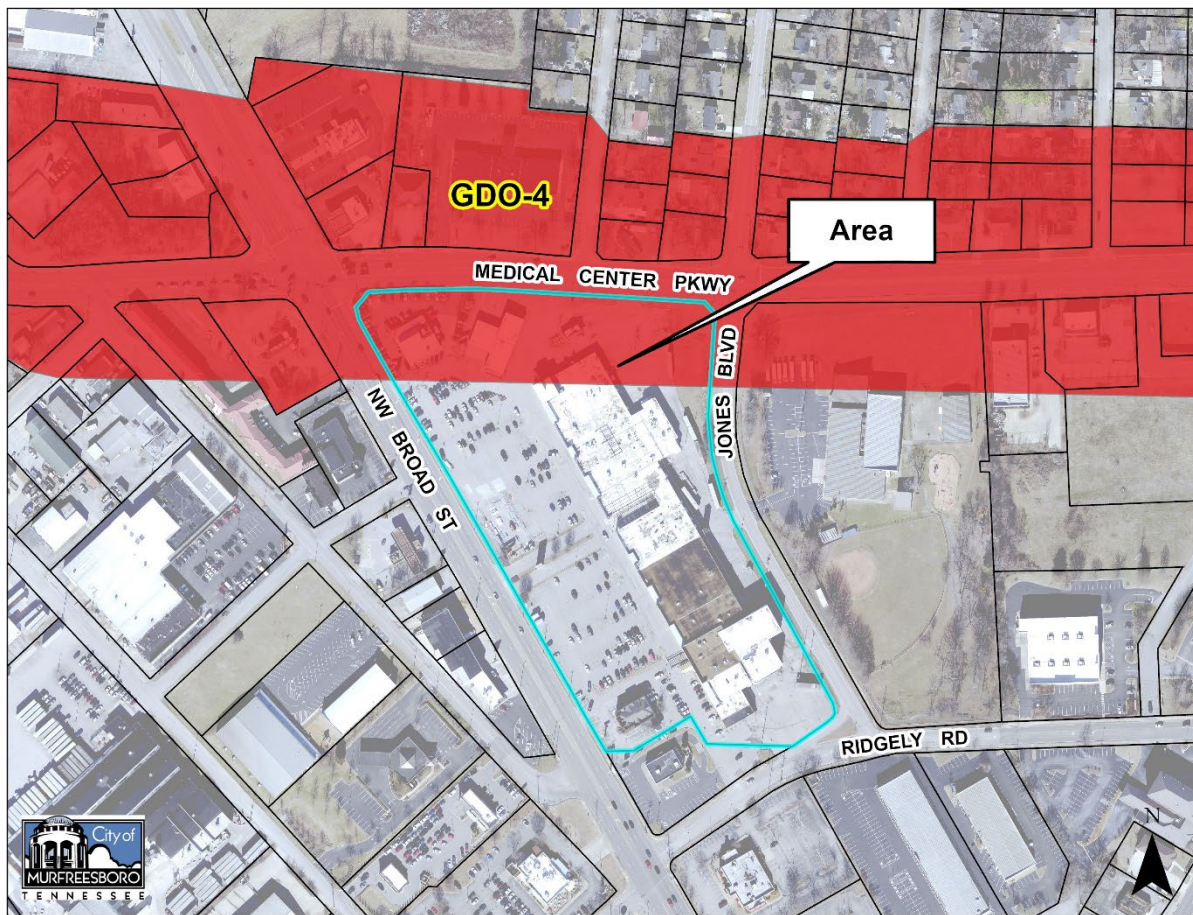


## **Overview**

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



## 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.







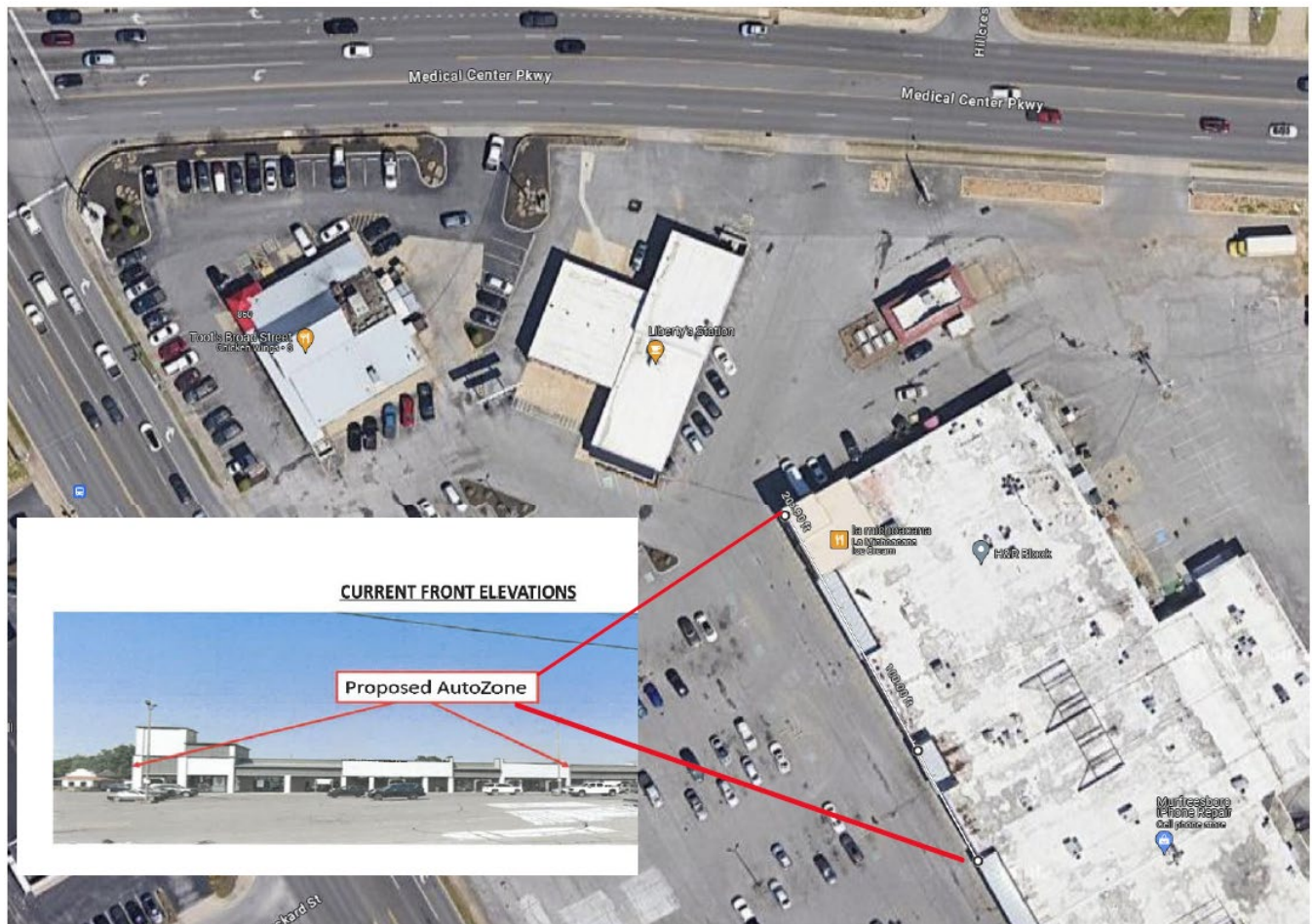
The AutoZone rep stated that there was an area dedicated to commercial sales in the side of the Nolensville Pike building pictured below.



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

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**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



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**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



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**From:** Scharf, Thomas <[Thomas.Scharf@autozone.com](mailto:Thomas.Scharf@autozone.com)>  
**Sent:** Tuesday, March 5, 2024 10:50 AM  
**To:** Pecord, Phil <[phil.pecord@autozone.com](mailto:phil.pecord@autozone.com)>; Groff, Richard <[richard.groff@autozone.com](mailto:richard.groff@autozone.com)>; Hancock, James <[James.Hancock@autozone.com](mailto:James.Hancock@autozone.com)>  
**Cc:** Bentley, David <[david.bentley@autozone.com](mailto: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

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**From:** Pecord, Phil <[phil.pecord@autozone.com](mailto:phil.pecord@autozone.com)>  
**Sent:** Tuesday, March 5, 2024 10:41 AM  
**To:** Groff, Richard <[richard.groff@autozone.com](mailto:richard.groff@autozone.com)>; Scharf, Thomas <[Thomas.Scharf@autozone.com](mailto:Thomas.Scharf@autozone.com)>  
**Cc:** Bentley, David <[david.bentley@autozone.com](mailto: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

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**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

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**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](mailto: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](mailto:yuri@civilengineeringservices.net)



Civil Engineering  
Services, PC

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

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**From:** Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>

**Sent:** Thursday, February 22, 2024 3:46 PM

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

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

You don't often get email from [yuri@civilengineeringservices.net](mailto: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](mailto:yuri@civilengineeringservices.net)



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Services, PC

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

---

**From:** Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>  
**Sent:** Thursday, February 22, 2024 2:56 PM  
**To:** yuri civilengineeringservices.net <[yuri@civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)>  
**Cc:** Matthew Blomeley <[mblomeley@murfreesborotn.gov](mailto:mblomeley@murfreesborotn.gov)>; Greg McKnight <[gregmcknight@murfreesborotn.gov](mailto: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](mailto:yuri@civilengineeringservices.net)>

**Sent:** Thursday, February 22, 2024 2:45 PM

**To:** Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>

**Subject:** [EXTERNAL]- RE: AutoZone Store - Remodel

You don't often get email from [yuri@civilengineeringservices.net](mailto: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](mailto:yuri@civilengineeringservices.net)



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---

**From:** yuri civilengineeringservices.net

**Sent:** Thursday, February 22, 2024 2:34 PM

**To:** Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>

**Subject:** FW: AutoZone Store - Remodel

Respectfully,

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



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

---

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

Respectfully,

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



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---

**From:** yuri civilengineeringservices.net  
**Sent:** Wednesday, February 7, 2024 6:01 PM  
**To:** [hsmyth@murfreesborotn.gov](mailto:hsmyth@murfreesborotn.gov)  
**Cc:** Nathaniel Palmer <[nathaniel@civilengineeringservices.net](mailto:nathaniel@civilengineeringservices.net)>; ray civilengineeringservices.net <[ray@civilengineeringservices.net](mailto: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**  
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[yuri@civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)



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---

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



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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.

Respectfully,

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



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---

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

---

**From:** yuri civilengineeringservices.net <[yuri@civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)>  
**Sent:** Thursday, February 22, 2024 3:03 PM  
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**Subject:** RE: AutoZone Store - Remodel

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Thank you Brad,

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

Respectfully,

**Yuri Hawley**  
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**Sent:** Thursday, February 22, 2024 2:56 PM  
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**Subject:** AutoZone Store - Remodel

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**Sent:** Thursday, February 22, 2024 2:45 PM

**To:** Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>

**Subject:** [EXTERNAL]- RE: AutoZone Store - Remodel

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Respectfully,

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**Civil Engineering Services, PC**  
**P.O. Box 1302**  
**Fairview, Tennessee 37062**  
**Ph#(615)495-0132**  
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**To:** Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>

**Subject:** FW: AutoZone Store - Remodel

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**Senior Project Manager**  
**Civil Engineering Services, PC**  
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**Fairview, Tennessee 37062**  
**Ph#(615)495-0132**  
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**Subject:** FW: AutoZone Store - Remodel

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**Yuri Hawley**  
**Senior Project Manager**  
**Civil Engineering Services, PC**  
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**Fairview, Tennessee 37062**  
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[yuri@civilengineeringservices.net](mailto: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](mailto:hsmyth@murfreesborotn.gov)  
**Cc:** Nathaniel Palmer <[nathaniel@civilengineeringservices.net](mailto:nathaniel@civilengineeringservices.net)>; ray civilengineeringservices.net <[ray@civilengineeringservices.net](mailto:ray@civilengineeringservices.net)>  
**Subject:** RE: AutoZone Store - Remodel

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Respectfully,

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**Senior Project Manager**

**Civil Engineering Services, PC**

**P.O. Box 1302**

**Fairview, Tennessee 37062**

**Ph#(615)495-0132**

**[yuri@civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)**



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

**Subject:** AutoZone Store - Remodel

Please see attached, thanks Holly!

Respectfully,

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**Senior Project Manager**

**Civil Engineering Services, PC**

**P.O. Box 1302**

**Fairview, Tennessee 37062**

**Ph#(615)495-0132**

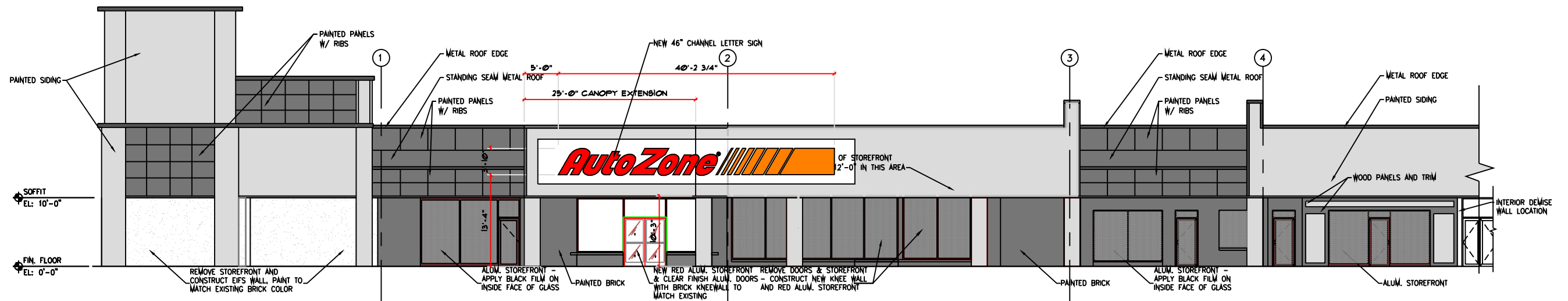
**[yuri@civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)**



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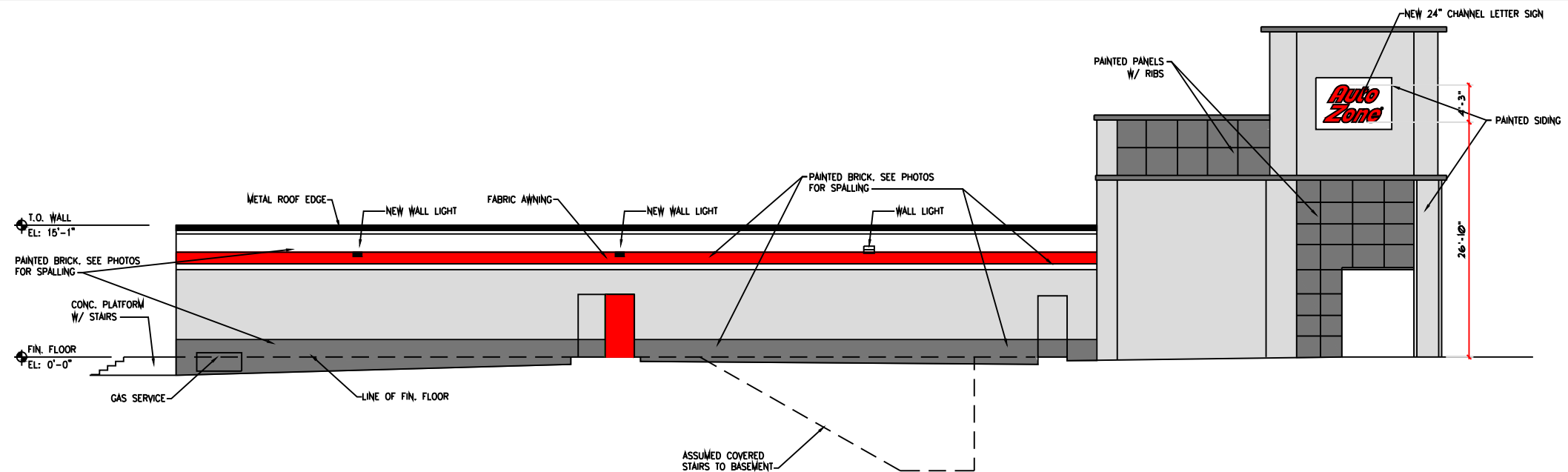




WEST ELEVATION

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](mailto: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](mailto:bbarbee@murfreesborotn.gov)>

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

**To:** yuri civilengineeringservices.net <[yuri@civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)>; Pecord, Phil <[phil.pecord@autozone.com](mailto:phil.pecord@autozone.com)>

**Cc:** Bentley, David <[david.bentley@autozone.com](mailto:david.bentley@autozone.com)>; Hancock, James <[James.Hancock@autozone.com](mailto:James.Hancock@autozone.com)>; ray civilengineeringservices.net <[ray@civilengineeringservices.net](mailto: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



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**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](mailto:phil.pecord@autozone.com)>; Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>  
**Cc:** Bentley, David <[david.bentley@autozone.com](mailto:david.bentley@autozone.com)>; Hancock, James <[James.Hancock@autozone.com](mailto:James.Hancock@autozone.com)>; ray [civilengineeringservices.net](mailto:ray@civilengineeringservices.net) <[ray@civilengineeringservices.net](mailto:ray@civilengineeringservices.net)>  
**Subject:** RE: AutoZone Store - Remodel

You don't often get email from [yuri@civilengineeringservices.net](mailto: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](mailto:yuri@civilengineeringservices.net)



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Services, PC

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

---

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

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

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

**To:** Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>

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



Civil Engineering  
Services, PC

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

---

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

Good afternoon Yuri,

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

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

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

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

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

Please reach out with any questions.

Best regards,

**BRAD BARBEE**  
**PRINCIPAL PLANNER**

**CITY OF MURFREESBORO  
PLANNING DEPARTMENT**

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

---

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

You don't often get email from [yuri@civilengineeringservices.net](mailto: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](mailto:yuri@civilengineeringservices.net)



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Services, PC

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

---

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

Good afternoon Yuri,

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

Best regards,

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

---

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

You don't often get email from [yuri@civilengineeringservices.net](mailto: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](mailto:yuri@civilengineeringservices.net)



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---

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

**Cc:** Matthew Blomeley <[mblomeley@murfreesborotn.gov](mailto:mblomeley@murfreesborotn.gov)>; Greg McKnight <[gregmcknight@murfreesborotn.gov](mailto: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](http://civilengineeringservices.net) <[yuri@civilengineeringservices.net](mailto:yuri@civilengineeringservices.net)>

**Sent:** Thursday, February 22, 2024 2:45 PM

**To:** Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>

**Subject:** [EXTERNAL]- RE: AutoZone Store - Remodel

You don't often get email from [yuri@civilengineeringservices.net](mailto: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](mailto:yuri@civilengineeringservices.net)



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Services, PC

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---

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

Respectfully,

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



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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](mailto: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](mailto:yuri@civilengineeringservices.net)



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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](mailto:hsmyth@murfreesborotn.gov)

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



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---

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





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## 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,

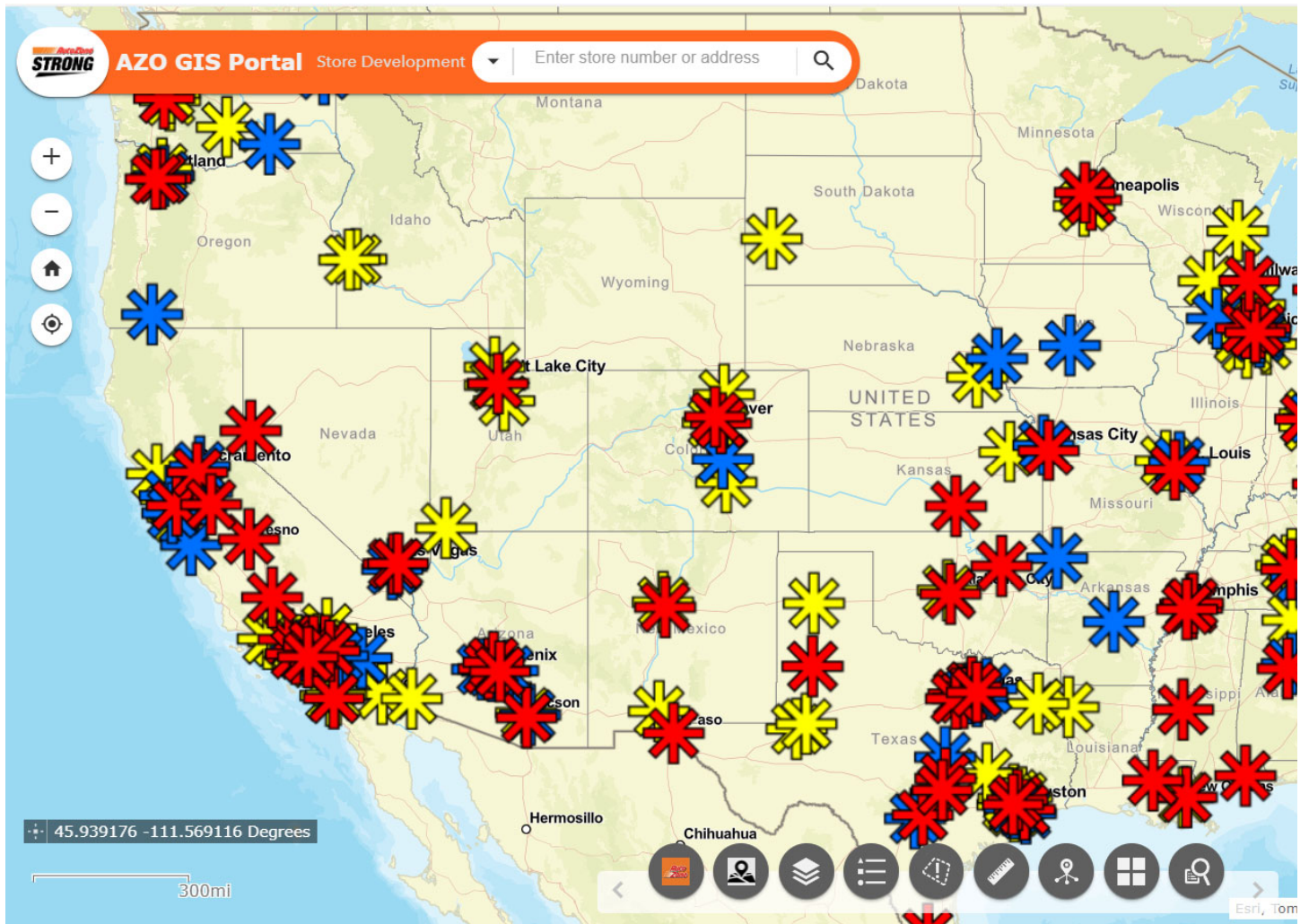
Hope you are doing well! We would like to show you our large store operations. We currently have just over 100 of the large stores open in the US. Occasionally we have experienced push back due to back room inventory, but all were eventually approved and opened. AutoZone Store SKUs: Standard Prototype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

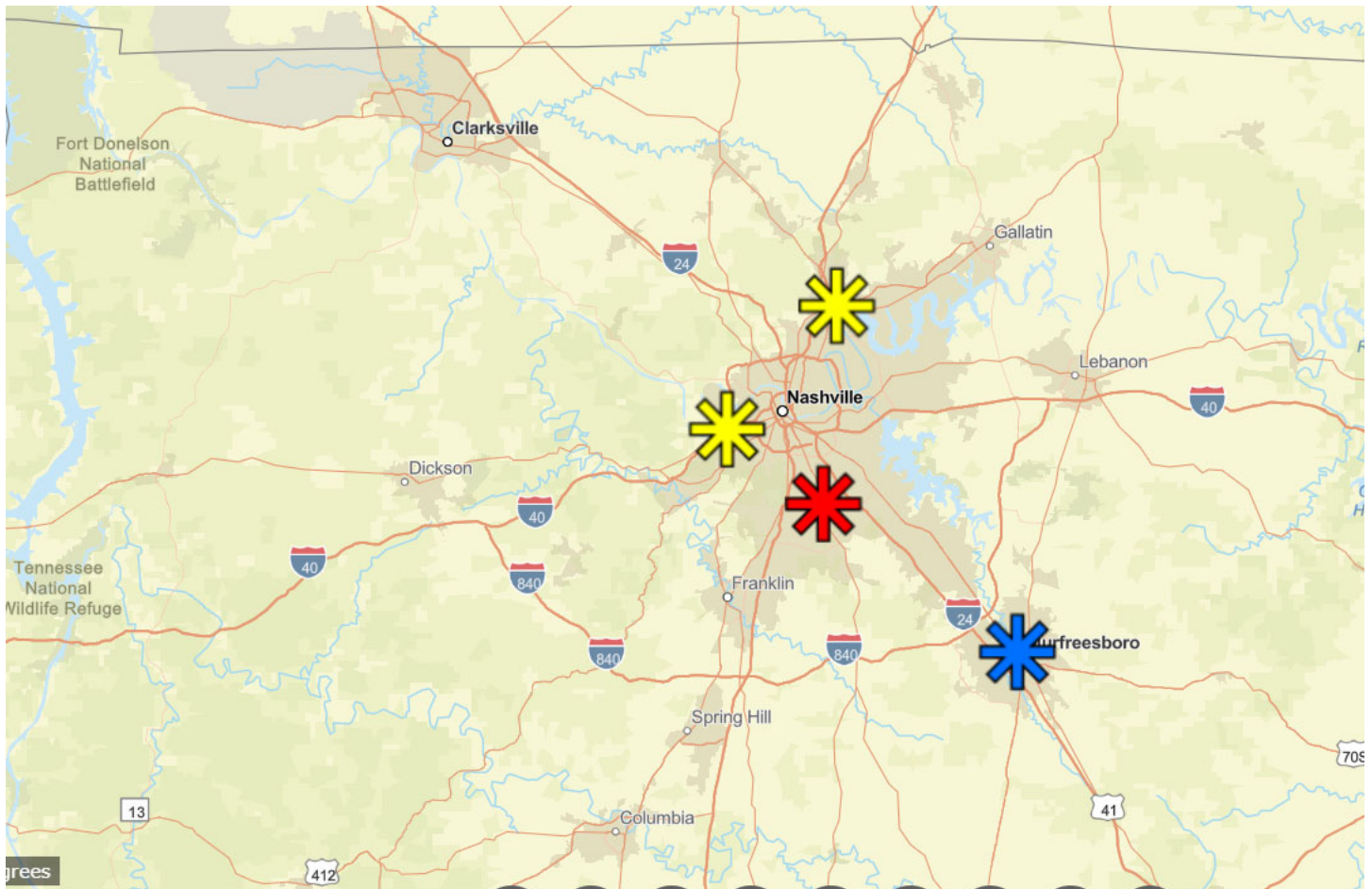
Pushback has always centered around two subjects – distribution and sales floor to back room ratio. First I want you to understand that stores are replenished from Distribution Centers and the Distribution Center in Lexington, TN handles this area. The original Mega HUB concept had a distribution component – 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](mailto:gregmcknight@murfreesborotn.gov)>  
**Sent:** Friday, March 15, 2024 11:12 AM  
**To:** Hancock, James <[James.Hancock@autozone.com](mailto:James.Hancock@autozone.com)>  
**Cc:** Scharf, Thomas <[Thomas.Scharf@autozone.com](mailto:Thomas.Scharf@autozone.com)>; Brad Barbee <[bbarbee@murfreesborotn.gov](mailto: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](mailto:James.Hancock@autozone.com)>  
**Sent:** Friday, March 15, 2024 10:57:29 AM  
**To:** Greg McKnight <[gregmcknight@murfreesborotn.gov](mailto:gregmcknight@murfreesborotn.gov)>  
**Cc:** Scharf, Thomas <[Thomas.Scharf@autozone.com](mailto:Thomas.Scharf@autozone.com)>; Brad Barbee <[bbarbee@murfreesborotn.gov](mailto:bbarbee@murfreesborotn.gov)>  
**Subject:** [EXTERNAL]- Proposed AutoZone, Jackson Heights Plaza, Murfreesboro, TN

You don't often get email from [james.hancock@autozone.com](mailto: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.

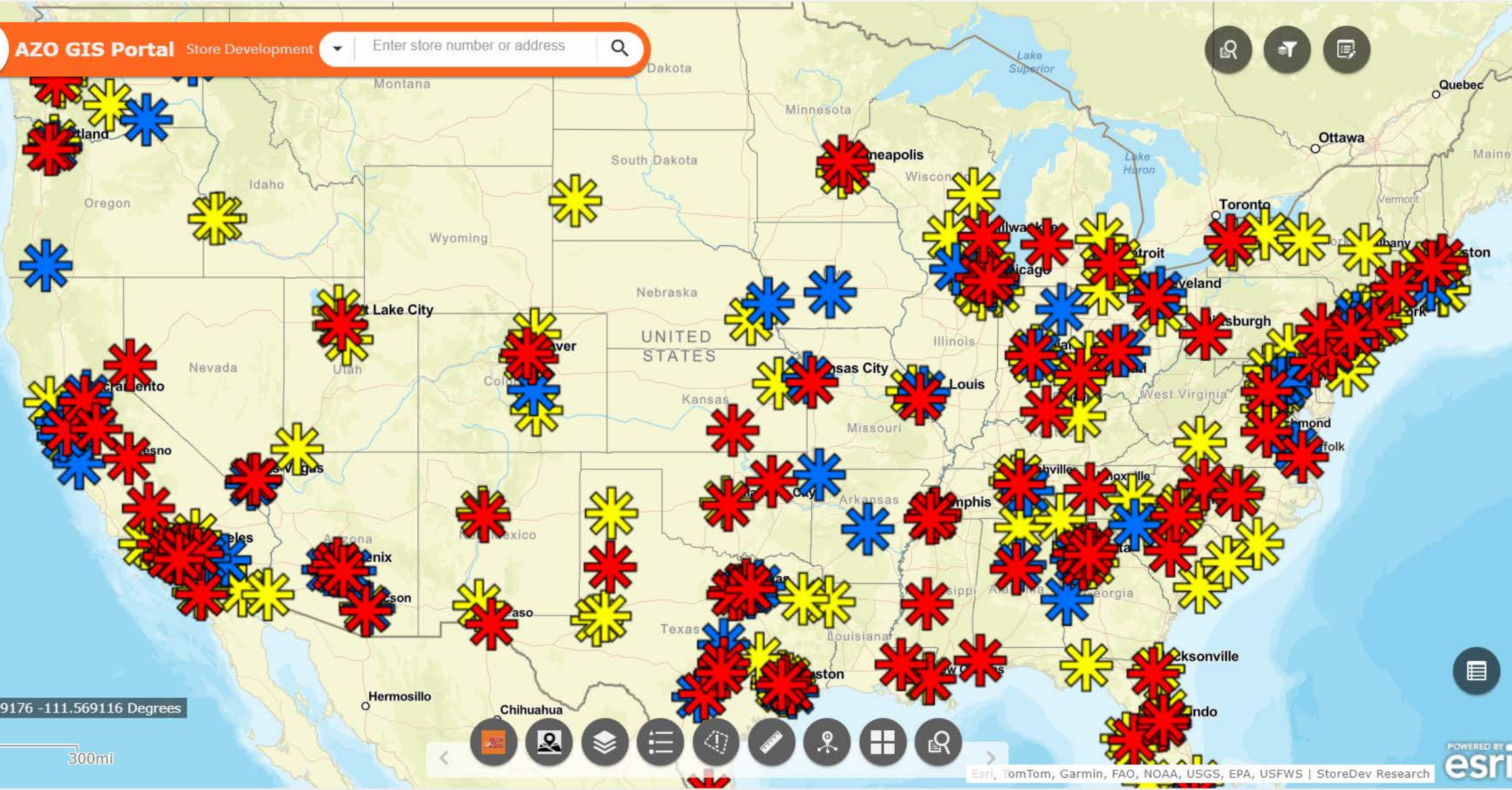
I look forward to hearing from you.

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 11<sup>th</sup> 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, 1<sup>st</sup> 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](mailto:bnewman@murfreesborotn.gov))  
David Ives ([dives@murfreesborotn.gov](mailto: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**  
**JANUARY 22, 2025**  
**PROJECT PLANNER: RICHARD DONOVAN**

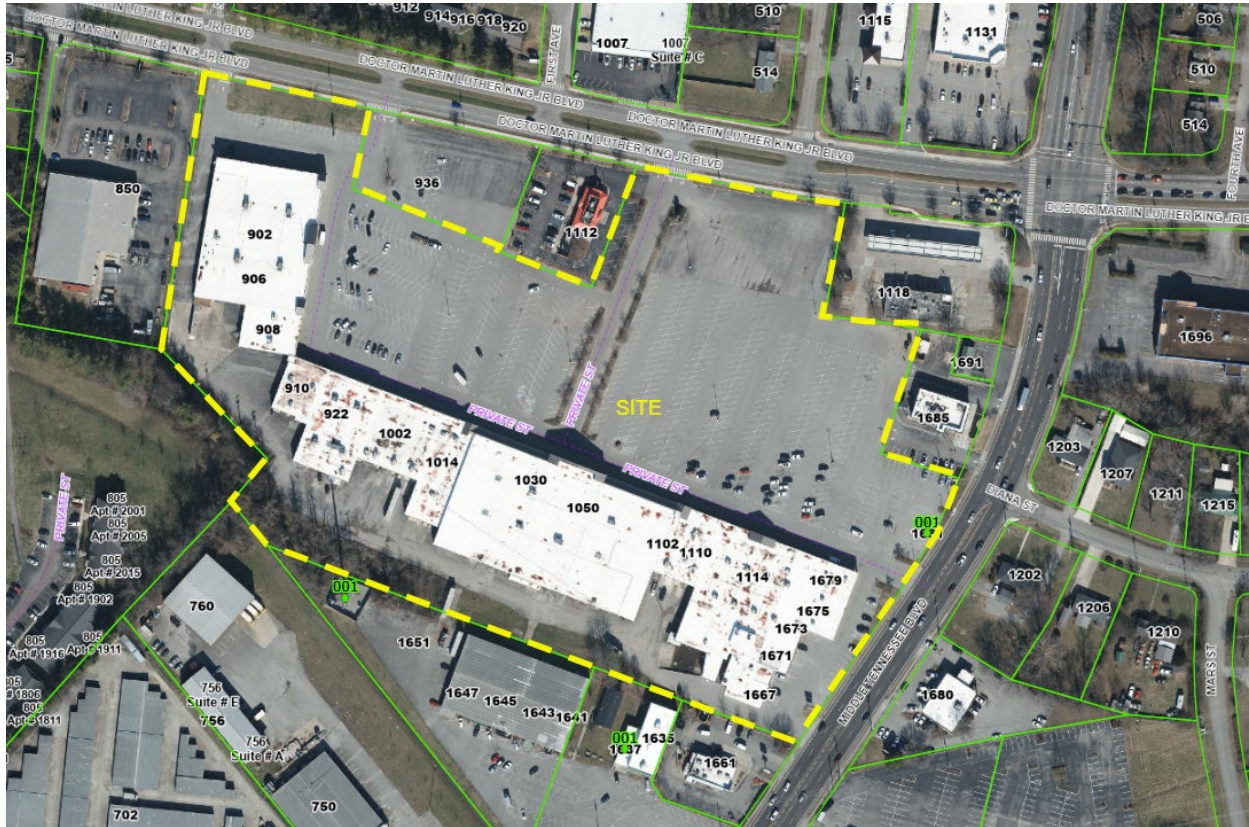
**Application:** Z-25-001

**Location:** 1050 Doctor Martin Luther King Jr Boulevard

**Applicant:** Amy Miles of PB2 Architecture and Engineering representing O'Reilly Auto Parts

**Zoning:** CH (Commercial Highway)

**Requests:** Special Use Permit to establish an Automobile Parts Retail Hybrid/Retail Hub of approximately 29,232 square-foot.



## Overview of Request

O'Reilly Auto Parts, represented by Amy Miles of PB2 Architecture and Engineering, is seeking a Special Use Permit (SUP) to establish an Automobile Parts Retail Hybrid/Retail Hub exceeding 10,000 square feet of gross area within an approximately 29,232-square-foot tenant space in the



Mercury Plaza shopping center. The proposed hours of operation are Monday through Saturday from 7:30 AM to 10:00 PM, and Sunday from 8:00 AM to 9:00 PM.

The property is zoned CH (Commercial Highway), with surrounding properties to the north zoned CH (Commercial Highway), PUD (Mercury Park Planned Unit District), RS-10 (Residential Single-Family – 10,000 square foot minimum lot size), and PCD (Mercury Plaza Planned Commercial District); to the east, CH (Commercial Highway), PCD (Planned Commercial District), and RD (Residential Duplex); to the south, CH (Commercial Highway); and to the west, RM-16 (Residential Multi-Family) and RD (Residential Duplex). Surrounding land uses include, to the north, Murfreesboro Housing Authority property, a restaurant, gas station, bank, and strip commercial; to the east, a bank and residential uses; to the south, an event center, strip commercial, and fast food restaurant; and to the west, Chelsea Place Apartments and single-family residential properties.

#### *Site Modifications & Operations*

The applicant proposes a tenant buildout within the existing Mercury Plaza Shopping Center. The total space measures approximately 29,232 square feet, including 3,826 square feet designated for traditional retail operations, 23,920 square feet for warehousing, and the remaining area allocated to support spaces such as restrooms and offices. Mercury Plaza is currently served by the 4-lane Doctor Martin Luther King Jr Boulevard and 5-lane Middle Tennessee Boulevard. The site plan does not propose any new utilities or stormwater nor an area for outdoor storage. A new dumpster enclosure is planned at the rear of the building and will need to be appropriately screened.

The site plan designates 30 parking spaces near Doctor Martin Luther King Jr Boulevard for delivery vehicles and employee use. Deliveries from the site will be carried out using approximately 21 light-duty trucks and vans, transporting merchandise to nearby repair shops, dealers, and 17 other O'Reilly's stores within a 70-mile radius. These deliveries occur up to four times daily using light-duty vehicles.

To minimize traffic disruptions, semi-truck deliveries to replenish stock at the site will occur five nights a week between midnight and 6:00 AM. The applicant has submitted a site plan, including a truck turning template, demonstrating that semi-trucks and trash trucks can safely navigate the required turns around the building.

The site will include three designated "customer courtesy" spaces for services such as battery replacement, windshield wiper and bulb installation, and basic diagnostics. However, staff has raised concerns about the safety of employees and customers, given the location of these spaces in the middle of a shared parking area.

#### **Relevant Zoning Ordinance Section**

Chart 2 of the City of Murfreesboro Zoning Ordinance allows Automobile Parts Retail Hybrid/Retail Hub with greater than 10,000 square feet of gross floor area as a special use in portions of the CH (Commercial Highway) district, including this parcel. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(ppp) sets forth standards for Automobile Parts Retail Hybrid/Retail Hub 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 automobile parts retail hybrid/retail hub uses, this application appears to meet the criteria per the development standards of the Zoning Ordinance.

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

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

- The applicant's site plan designates 30 parking spaces near Doctor Martin Luther King Jr Boulevard for delivery vehicles and employee use, ensuring that spaces closer to the entrance are available for retail customers and patrons of other businesses within the shopping center. Additionally, the applicant has allocated three "customer courtesy" spaces for services such as battery replacement, windshield wiper and bulb installation, and basic diagnostic tests.
- The applicant has indicated that deliveries from the site will be made with light-duty trucks and vans which would typically visit a shopping center on a daily basis. Semi-trucks making deliveries to the location will be during night and early morning hours similar the shopping center's original operation and should not affect traffic conditions within the area.
- Staff has raised concerns regarding the safety of both employees and customers in the "customer courtesy" area, particularly given the need for protection from other traffic within the shopping center. These services, typically provided by auto parts retailers, are proposed in three spaces in front of the tenant spaces and unprotected from traffic in the shopping center. On a typical auto parts retailer site these services are provided to customers along the frontage of the building from the sidewalk which provides some protection to the customer and employees.
- The proposed improvements are confined to the already developed portion of the site and are designed to be compatible with the surrounding area. They will not interfere with adjacent tenants or neighboring properties.

**(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 applicant's site plan designates 30 parking spaces near Doctor Martin Luther King Jr Boulevard for delivery vehicles and employees, with spaces near the entrance reserved for retail customers and other businesses. Additionally, three "customer courtesy" spaces are provided for services such as battery replacement and basic diagnostics. Deliveries will be made using light-duty trucks and vans during the day, with semi-truck deliveries occurring at night and early morning hours to minimize traffic impact. Staff has raised safety concerns for employees and customers in the "customer courtesy" spaces, as these services are planned to be performed within the parking lot in an unprotected area. The "customer courtesy" services are typically provided along the building frontage on sidewalk of O'Reilly's other locations and similar uses. Staff has included a condition to provide protected "customer courtesy" spaces. The proposed improvements are limited to the developed portion of the site and

are compatible with surrounding properties, ensuring no interference with adjacent tenants or neighbors.

- (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 applicant has stated that no new utilities are required for the proposed use. The site is located at the intersection of a four-lane and five-lane thoroughfare, which is capable of supporting the proposed use. Additionally, the site includes 660 parking spaces, sufficient to accommodate the approximately 205,000-square-foot shopping center. A new dumpster enclosure is planned at the rear of the structure and must be screened in accordance with the Zoning Ordinance and Design Guidelines.
- (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:**
- Neither Staff nor the applicant are aware of any such features associated with this property.
- (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 Automobile Parts Retail Hybrid/Retail Hub uses are listed below.

**Additional Standards for Automobile Parts Retail Hybrid/Retail Hub with greater than 10,000 square feet of gross area Uses with Staff Analysis:**

- (1) **Any site requested for approval must submit with the application a proposed floor plan detailing the retail space and distance between storage shelves or racks;**
- The applicant has submitted a floor plan detailing the arrangement of shelving and racking in both the retail and warehouse areas. The minimum clearance between shelving and racking is three feet.
- (2) **The application must include information regarding the number of other locations that will be served by the warehouse and/or distribution use, the frequency of all distribution and fulfillment deliveries from the premises, the time of day such deliveries will be made, the number and type of vehicles used for deliveries, and any additional information requested by the Planning Director;**
- The applicant has indicated that merchandise will be transported to nearby repair shops, dealers, and 17 other O'Reilly's Stores with a 70-mile radius. Deliveries to repair shops and dealers are on routes that typically depart 4 times a day, at 9am, 11am, 1pm, and 3pm, but may be modified as needed and those deliveries are completed using light-duty trucks, such as Nissan Frontiers, mini-vans, or small delivery vans. Deliveries to other O'Reilly's Stores will only occur on an as needed basis to replenish stock between deliveries from the main distribution center. Deliveries to the proposed retail hybrid/retail hub use from the distribution center will occur via semi-truck 5 nights a week between 12am and 6am.



- (3) **The application must include a site plan that includes a truck turning template, loading dock layout, and outdoor storage area(s) (if any) and demonstrates compliance with the minimum off-street loading requirements in Section 26 of this Article; and**
- The applicant has provided a site plan that includes a truck turning template that demonstrates both semi-truck and trash trucks can make the necessary turning movements around the building. There is no proposed outdoor storage area indicated on the site plan. However, staff has observed outdoor storage of storage totes at similar locations owned by O'Reilly and has included a condition to constrain outdoor storage to the rear of the building and require that it be screened in accordance with our regulations.
- (4) **The BZA may deny approval where the proposed Automobile Parts Retail Hybrid/Retail Hub would: have an 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; and/or interfere with the development and use of adjacent property, including the types and frequency of anticipated deliveries to support the accessory use, the size and types of vehicles to be used for anticipated deliveries to support the accessory use, anticipated times for delivery, and/or anticipated delivery areas and routes. In the alternative, the BZA may condition approval on the applicant modifying its site plan and conforming its delivery operations to ensure compatibility of the proposed location with adjoining properties and surrounding streets.**
- Staff has reviewed these items and believes the application appropriately addresses these items, but it would be appropriate for the BZA to discuss these items further and add conditions they believe are appropriate to ensure that adverse effects upon adjacent property are minimized.

**Staff Recommendation:**

Staff recommends approval of the Special Use Permit because it meets the general standards of applicability and specific use standards for *Automobile Parts Retail Hybrid/Retail Hub* uses, as noted above. If approved, staff recommends special use permit include the following conditions.

**Recommended Conditions of Approval:**

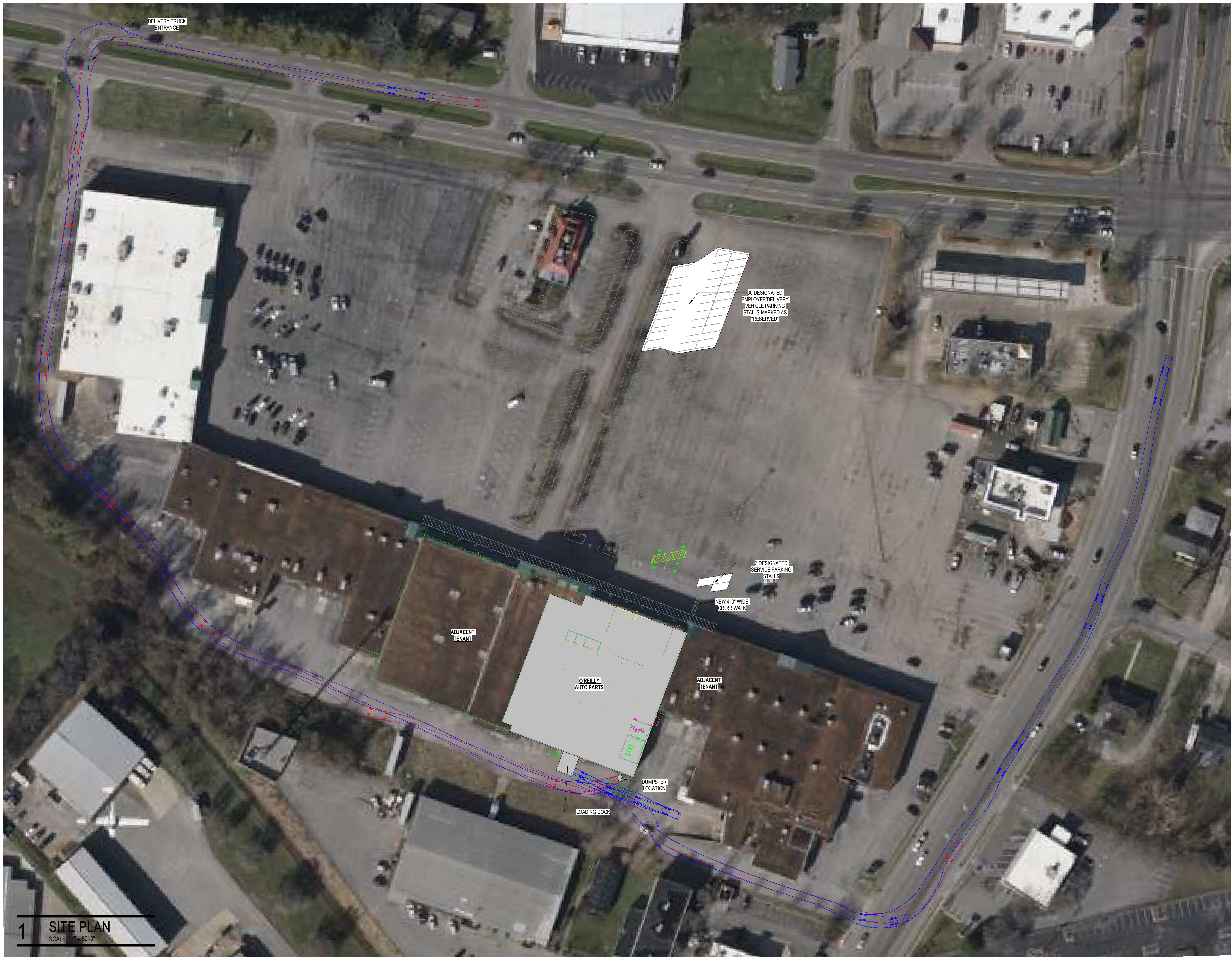
1. Any outdoor storage shall be restricted to the rear of the building and screened according to the Zoning Ordinance and/or Design Guidelines.
2. The loading and unloading of any delivery vehicles, whether utilized for in-town or out of town delivery shall be restricted to the rear of the building.
3. A protected "customer courtesy service" area shall be provided. The protected service area shall be separated from drive aisles and parking area by the use of bollards, curbing, or landscaping or a combination thereof.
4. No repairs other than the services customarily provided by O'Reilly shall take place in the "customer courtesy" area and no onsite repairs shall be permitted outside of the "customer courtesy" area.
5. BZA approval does not imply approval of the Site Plan. A site plan shall be submitted for review and approval, subject to the Murfreesboro Zoning Code and Design Guidelines, for

any improvements being made to site including but not limited to: a dumpster enclosure, outdoor storage areas, and/or protected “courtesy service”.

**Attached Exhibits**

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





1 SITE PLAN  
SCALE: 1" = 50'-0"

SHEETS BEARING THIS SEAL ARE  
AUTHENTICATED. RESPONSIBILITY FOR  
ALL OTHER PLANS, SPECIFICATIONS OR  
INSTRUMENTS ARE DISCLAIMED.

**pb2**  
architecture  
+engineering

4884 W Pauline Whitaker Pkwy  
Suite 200  
Rogers, Arkansas 72758  
Phone: 479.636.3545

Architect of Record  
Scott Joseph Broadbent  
Tennessee License No. 105467  
Firm Disclosure No. 3502

PROJECT:  
REMODEL O'REILLY AUTO PARTS STORE  
1030 DR. MARTIN LUTHER KING JR. BLVD.,  
MURFREESBORO, TN

SITE PLAN

**O'Reilly** AUTO PARTS

**O'Reilly**  
CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI  
(417) 862-2674 TELEPHONE

DRAWN BY: JS  
CHECKED BY: JS

DATE:  
01.03.2025

REVISION:  
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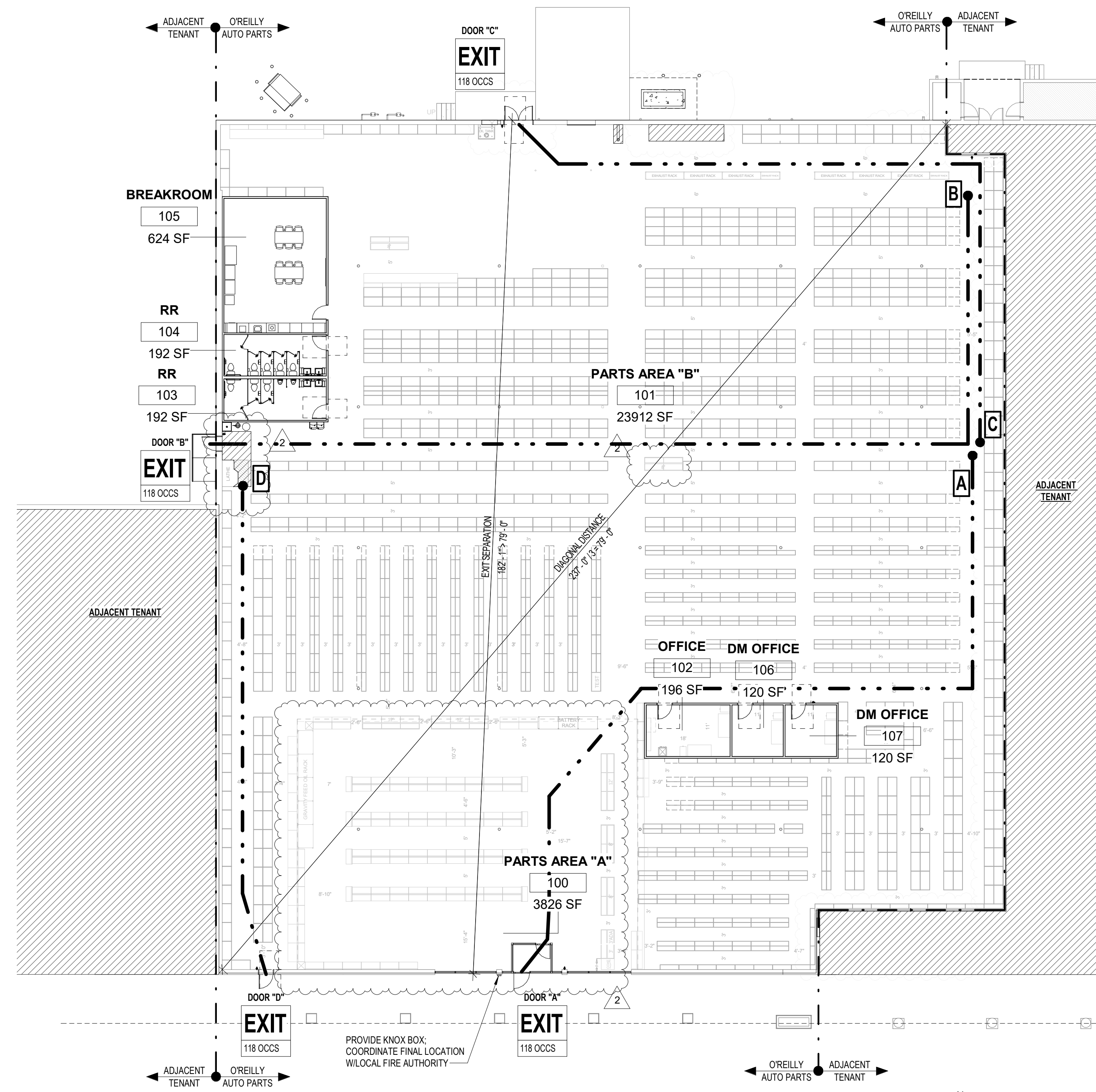
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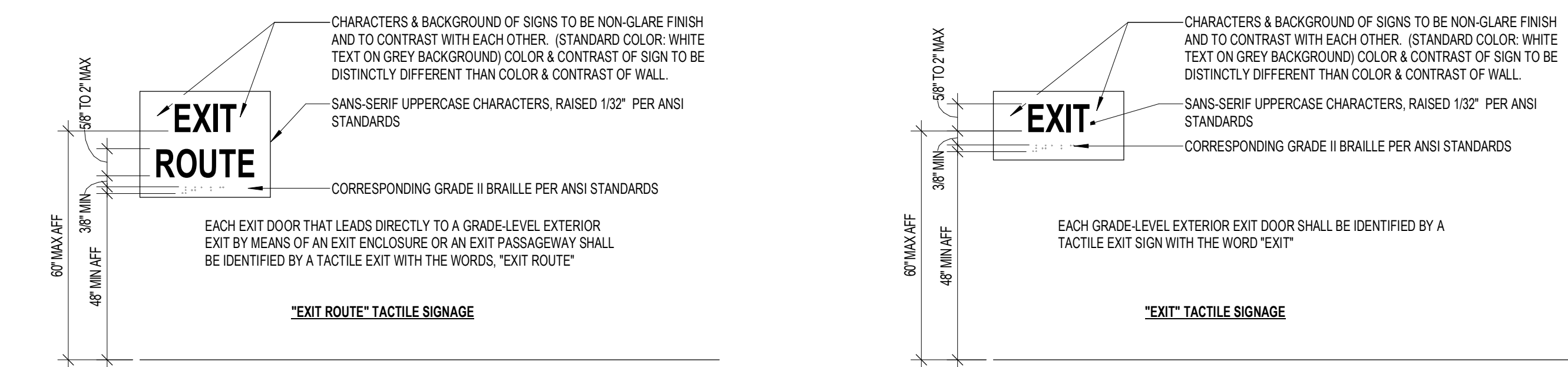
**SITE**

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2 EGRESS PLAN  
SCALE: 1/16" = 1'-0"



3 TACTILE EGRESS SIGNAGE  
SCALE: 3" = 1'-0"

MEANS OF EGRESS DISTANCE	
Exit Path	Exit Path Distance
A	188' - 8"
B	213' - 4"
C	159' - 11"
D	103' - 6"

**EGRESS LEGEND**

**EXIT**  
### OCCS

**FE** FIRE EXTINGUISHER (SURFACE MOUNTED), MOUNTED AT 27" MAX TO BOTTOM OF TANK. SPEC: UL LISTED; ABC TYPE; WITH 10 LBS CAPACITY.

**EMERGENCY EXIT SIGN**

**EMERGENCY LIGHTING**

**EGRESS PATH**

**BUILDING CODE**

BUILDING CODE: 2018 IBC  
PLUMBING CODE: 2018 IPC  
MECHANICAL CODE: 2018 IMC  
ELECTRICAL CODE: 2017 NEC  
FIRE CODE: 2018 FFC  
ENERGY CODE: 2018 IECC  
ACCESSIBILITY CODE: 2009 ANSI A117.1  
FUEL/GAS CODE: 2018 IFGC  
AMENDING ORDINANCE: NOT SPECIFIED

COMPLIANCE WITH BUILDING ENERGY EFFICIENCY REQUIREMENTS BASED UPON APPLICABLE ENERGY CODE (PERFORMANCE METHOD).

THE TENANT SPACE, THE MAIN ENTRANCES AND EXITS, PATH OF TRAVEL AND SANITARY FACILITIES SERVING THE TENANT SPACE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES.

CERTIFICATE OF COMPLIANCE AND CALCULATIONS TO BE PROVIDED UPON REQUEST UNDER SEPARATE COVER. REFER TO STRUCTURAL DRAWINGS FOR APPLICABLE WIND LOADS.

**JURISDICTION CONTACTS:**

ZONING DEPARTMENT | 615.893.6441 | AMELIA KERR  
BUILDING DEPARTMENT | 615.893.3750 | BRIAN HARDISON

**HAZMAT INVENTORY STATEMENT**

UPON REQUEST O'REILLY CONSTRUCTION TO PROVIDE UNDER SEPARATE COVER, PROJECT HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) FOR COMMODITY TYPES, HAZARD CLASS, AND QUANTITIES.

O'REILLY CONSTRUCTION RESPONSIBLE FOR MONITORING INVENTORY COMMODITY TYPES AND QUANTITIES TO NOT EXCEED CODE REQUIREMENTS.

**OCCUPANT LOAD SUMMARY**

ROOM #	AREA	AREA (SF)	LOAD FACTOR	OCCUPANTS (QTY.)
100A	VESTIBULE	46	N/A	N/A
100	PARTS AREA "A"	3,826	60	64
101	PARTS AREA "B"	23,920	60	399
102	OFFICE	196	150	2
103	RESTROOM	190	N/A	N/A
104	RESTROOM	190	N/A	N/A
105	BREAKROOM	624	150	5
106	DM OFFICE 1	120	150	1
107	DM OFFICE 2	120	150	1
TOTAL OCCUPANCY				472

**EXIT DOOR CLEARANCE**

472 TOTAL OCCUPANCY / 3 = 157.33"	PROVIDED:
157.33 x 0.2 = 31.46" DOOR CLEARANCE REQUIRED	DOOR "A" = 33" CLEARANCE
	DOOR "B" = 33" CLEARANCE
	DOOR "C" = 66" CLEARANCE
	DOOR "D" = 33" CLEARANCE
	DOOR "E" = 33" CLEARANCE
	TOTAL = 165" CLEARANCE

**PLUMBING FIXTURE CALCULATIONS**

MINIMUM NUMBER OF REQUIRED FIXTURES PER IPC, TABLE 403.1

472 TOTAL OCCUPANTS, PER ABOVE CALCULATIONS / 2 = 236 MALE & 236 FEMALE

**REQUIRED FIXTURES**

MALE:

- WATER CLOSET: 236/500 = 1
- LAVATORIES: 236/750 = 1

FEMALE:

- WATER CLOSETS: 236/500 = 1
- LAVATORIES: 236/750 = 1

GENERAL:

- DRINKING FOUNTAIN: 472/1000 = 1
- SERVICE SINK: 1

**PROVIDED FIXTURES**

MALE:

- WATER CLOSETS: 3
- LAVATORIES: 2
- URINAL: 2

FEMALE:

- WATER CLOSETS: 5
- LAVATORIES: 2

GENERAL:

- DRINKING FOUNTAIN: 2
- SERVICE SINK: 1

- GENERAL NOTES:**
- SIGNS SHALL COMPLY WITH & CONFORM TO ANSI ICC-A117.1-2017 STANDARDS FOR ACCESSIBLE DESIGN OR BY LOCAL ACCESSIBILITY GUIDELINES WHICHEVER IS MORE STRINGENT.
  - ALL ENTRANCES THAT ARE ACCESSIBLE AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE "INTERNATIONAL SYMBOL OF ACCESSIBILITY".
  - ACCESSIBLE SIGNS TO BE INSTALLED ON THE LATCH SIDE OF THE DOOR, OR IF NO SPACE, ON THE NEAREST WALL PREFERABLY ON THE RIGHT. ALL SIGNS MUST BE A DISTINCTLY DIFFERENT FROM ITS MOUNTING SURFACE IN COLOR/CONTRAST.
  - GENERAL CONTRACTOR TO PROVIDE TACTILE "EXIT" SIGNS AT ALL GRADE LEVEL EXIT DOORS, UNLESS OTHERWISE REQUIRED BY LOCAL AUTHORITY. INSTALL PER ADA COMPLIANT ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR WITH CONTRASTING AND RAISED PICTOGRAPH, SANS SERIF LETTERING AND GRADE 2 BRAILLE.

SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

**pb2**  
architecture + engineering  
4886 W Pauline Whitaker Pkwy  
Suite 200  
Rogers Arkansas 72758  
Phone: 479.636.3545

Architect of Record  
Scott Joseph Broadbent  
Tennessee License No. 105467  
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PROJECT:  
REMODEL O'REILLY AUTO PARTS STORE  
1030 DR. MARTIN LUTHER KING JR. BLVD.,  
MURFREESBORO, TN

**O'Reilly**  
AUTO PARTS  
CORPORATE OFFICES:  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI  
(417) 862-2674 TELEPHONE

DRAWN BY: AM  
CHECKED BY: JS

DATE:  
07.02.2024

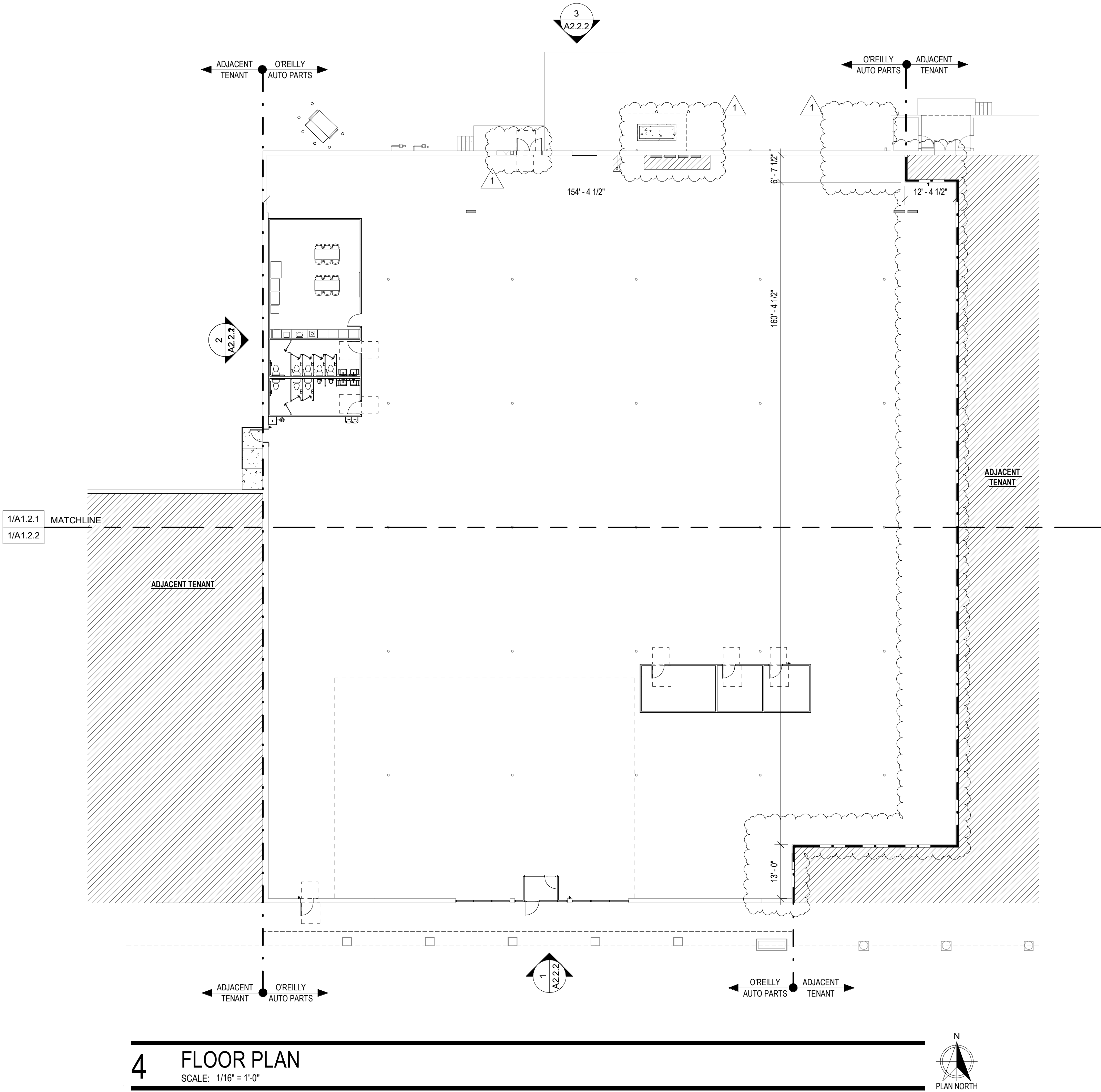
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PROJECT NUMBER:  
2024.0153

SHEET NUMBER:  
**A0.1**

EGRESS PLAN

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**4 FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



#### LEGEND

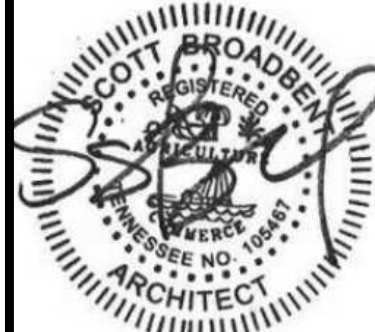
	EXISTING WALL TO REMAIN.
	NEW INTERIOR PARTITION; REFER TO DETAIL 2/A5.1
	NEW INTERIOR PARTITION; FLOOR TO STRUCTURE ABOVE; REFER TO DETAIL 5/A5.1
	NEW VENTED FURRING AT GLAZING; REFER TO DETAIL 8/A5.1
	NEW FURRING AT EXISTING WALL; FLOOR TO STRUCTURE ABOVE; REFER TO DETAIL 11/A5.1
	NEW PONY-UP FURRING AT EXISTING WALL; REFER TO DETAIL 14/A5.1
	NEW INTERIOR PLUMBING WALL; REFER TO DETAIL 9/A5.1
	NEW INTERIOR PARTITION; FLOOR TO STRUCTURE ABOVE; REFER TO DETAIL 12/A5.1
	DOOR DESIGNATION, REFER TO DOOR SCHEDULE ON SHEET A6.1
	INDICATES EXISTING
	NEW CONCRET POUR BACK
	HEADER ABOVE. REFER TO SHEET A1.4 FOR ADDITIONAL INFORMATION

#### GENERAL NOTES

- REFER TO A5.1 FOR WALL CONSTRUCTION DETAILS.
- ALL INTERIOR PARTITIONS SHALL BE TYPE P1, UNO, TAPED SMOOTH & SANDED TO RECEIVE NEW FINISH.
- ALL NEW CONSTRUCTION IN SUITE TO MAINTAIN CONSISTENCY WITH EXISTING (STUD SIZE, ETC.), UNO
- USE 5/8" THICK TYPE "X" GYPSUM BOARD THROUGHOUT, UNO.
- PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS.
- DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO HAVE THE HINGE SIDE LOCATED 4" OFF THE ADJACENT PARTITION.
- REPLACE TINTING ON WINDOWS IF DAMAGE AS REQUIRED. COORDINATE WITH ARCHITECT.
- PROVIDE BACKING IN WALLS FOR ALL WALL HUNG PICTURES, TVS/MONITORS AND MILLWORK IF APPLICABLE.
- ALL PENETRATIONS THROUGH RATED WALLS MUST BE FIRE SEALED PER UL METHODS.
- ARCHITECT SHALL REVIEW PROVIDED SUBMITTALS FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS ONLY. REVIEW OF SUCH SUBMITTALS IS NOT FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES AND INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, WHICH ARE THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OF PROCEDURES OF CONSTRUCTION, FABRICATION, TRANSPORTATION OR INSTALLATION. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
- REFER TO SHEET A0.1 FOR TACTILE SIGNAGE SCOPE.

#### KEYNOTES

- CONSTRUCT NEW WALLS, AS INDICATED.
- SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER. REFER TO LEGEND ON SHEET A0.1
- INTERNATIONAL SYMBOL OF ACCESSIBILITY: LOCATE AT MAIN ENTRANCE. REFER TO DETAIL 3/A0.1
- EXISTING WALL FURRING/FRAMING TO REMAIN. PATCH AS NECESSARY WITH INSULATION AND 5/8" GYPSUM BOARD FINISH OVER FURRING/FRAMING. VERIFY WALLS ARE DRY AND FREE OF ANY MOLD.
- NEW ALUMINUM STOREFRONT AND DOOR SYSTEM PER NEW LAYOUT. GC TO FIELD VERIFY ESTABLISHED FRAMED OPENINGS AND PREP FOR NEW STOREFRONT AND COORDINATE ANY DISCREPANCIES WITH DESIGN TEAM; REF A4.2.
- NEW OR RELOCATED EXISTING ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- EXISTING EXPOSED STEEL COLUMN; REF A1.3.
- GC TO CONSULT PROPOSED RCP FOR OPEN CEILING CONDITIONS AND ADDITIONAL INSTRUCTION. IF PRESENT, ALL EXISTING WALLS ADJACENT TO OPEN CEILING CONDITIONS ARE TO BE POUNED UP TO THE DECK ABOVE, AS NEEDED. REFER TO DETAIL 14/A5.1. GC TO VERIFY CONDITIONS AT TIME OF DEMOLITION AND ADVISE.
- NOT USED**
- AREA TO BE PREPARED FOR FUTURE GENERATOR. SEE ELECTRICAL AND STRUCTURAL DRAWINGS FOR SCOPE OF WORK.
- NEW DOOR / FRAME / HARDWARE. REF. DOOR SCHEDULE AND STRUCTURAL DRAWINGS.
- FLOOR CLEARANCES. PAINT OSHA YELLOW STRIPED LINES ON FLOOR - 4" WIDE AT 45 DEGREE ANGLE AT 24" O.C. WITH THICK PERIMETER OUTLINE.
- NEW BOLLARD TO BE PAINTED SHERWIN WILLIAMS "HUNT CLUB GREEN" SW6468 (SEMI-GLOSS); REF. 9/A0.2.2.
- NEW DUMPSTER LOCATION. REF. 7/A0.2.1.
- NEW CONCRETE STOOP/RAMP WITH GAUDDRAIL/HANDRAIL. REF 5/A0.2.1.
- WALL TO BE INFILLED WITH 12" CMU TO MATCH ADJACENT WALL. PROVIDE FACE BLOCK AT STEEL COLUMN (EXTERIOR)
- PROVIDE KNOX BOX; COORDINATE FINAL LOCATION W/LOCAL FIRE AUTHORITY
- INFILL EXISTING HEADERED OPENING (4'-0" X 7'-0" F.V.) IN LANDLORDS DEMISING WALL WITH 6" METAL STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BOARD EACH SIDE. MAINTAIN 1-HOUR RATING TO MATCH EXISTING.



08.23.2024

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**pb2**  
architecture  
+engineering

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Suite 200  
Rogers Arkansas 72758  
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Tennessee License No. 105467  
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PROJECT:  
REMODEL O'REILLY AUTO PARTS STORE  
1018 DR. MARTIN LUTHER KING JR. BLVD.,  
MURFREESBORO, TN

FLOOR PLAN

**O'Reilly** AUTO PARTS

**O'Reilly**  
CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI  
(417) 862-2674 TELEPHONE

DRAWN BY: CM  
CHECKED BY: JS

DATE:  
07.02.2024

REVISION:  
ADD1 08.23.2024

PROJECT NUMBER:  
2024.0153

SHEET NUMBER:

**A1.2**



4886 W. Pauline Whitaker Parkway  
Suite 200  
Rogers, Arkansas 72758  
Phone: 479.636.3545

November 25, 2024

Mr. Richard Donovan  
City of Murfreesboro  
Planning Department  
111 W. Vine Street  
Murfreesboro, TN 37130

RE: O'Reilly Auto Parts  
1030 Martin Luther King Jr. Blvd. (Mercury Plaza)  
Murfreesboro, TN

Mr. Donovan,

Pursuant to Section 8 – Procedures for Uses Requiring Special Permits and Section – Standards for Special Permit Uses of the City of Murfreesboro Zoning Ordinance regarding the proposed O'Reilly Auto Parts (on Parcel 102D-M-0350), please accept the following information as our submittal package for the official Board of Zoning Appeals – Hearing Request Application.

### **Section 8 – Procedures for Uses Requiring Special Permits**

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

Amy Miles, Associate, pb2 architecture + engineering on behalf of  
O'Reilly Auto Parts  
4886 W. Pauline Whitaker Parkway  
Suite 200  
Rogers, AR 72758  
[REDACTED]  
[REDACTED]

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

O'Reilly Auto Parts will be a new tenant space in the Mercury Plaza Shopping Center, owned by the Mercury Plaza General Partnership.

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

A site plan is included with this letter and application package.

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

The address for the proposed special use is 1018 Martin Luther King Jr. Blvd.



(E) Vicinity map showing the property or the proposed special use and all parcels within a five hundred foot radius:



(F) Zoning classification of property of the proposed special use:

The zoning classification of the property is CH – Commercial Highway.

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

- a. **Hours and days of operation:** Monday – Saturday: 7:30am – 10:00pm; Sunday: 8:00am – 9:00pm
- b. **Duration of the proposed special use:** Permanent
- c. **Number of expected patrons that will be expected to utilize the property of the proposed special use:** O'Reilly expects approximately 15-20 customers per hour.
- d. **Projected traffic that will be expected to be generated by the proposed special use:**  
O'Reilly Auto Parts expects approximately 20 cars per hour.

(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 and/or minimize them:

There are no potentially harmful characteristics of the proposed special use. Serving as extension of other existing retailers in the Mercury Plaza Shopping Center, the approval of the special use will allow this hub location to operate as a retail store as well as facilitate routed deliveries to surrounding automotive repair shops and dealerships in the area and serving 17 nearby O'Reilly retail stores.

## **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 be established:**

**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 space/use will not have an undue adverse impact upon the property or the surrounding area. Mercury Plaza is an existing, developed shopping center, with approximately 660 existing parking spaces. O'Reilly Auto Parts requires only 100 (far less than half) of the existing parking stalls based on the gross area of their leased space. Customers will use a majority of that parking, with most customers only being in the store an average of 15 minutes. Approximately 30 stalls will be dedicated to employee/delivery vehicle parking, and another 3 stalls designated for store services (battery testing/replacement, windshield wiper replacement, etc.) Please see the appendix at the end of this narrative for additional information on store services.

**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 remodeled tenant space is compatible with the previously developed Mercury Plaza Shopping Center and surrounding properties and will not interfere with the existing development or uses of within or the surrounding properties.

**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 will provide adequately for such services.**

The subject property is located along public streets Martin Luther King Jr. Blvd., a four-lane divided highway and Middle Tennessee Blvd., a five-lane thoroughfare, which both adequately serve the existing shopping center and will adequately serve the proposed O'Reilly Auto Parts store.

All parking needs for the project are contained on the site itself. As previously stated, there are currently approximately 660 parking stalls for the shopping center. O'Reilly Auto Parts will only require a fraction of those (approximately 100 spaces total).

No new utilities are being proposed, and there are no additional impacts expected on existing utilities.

O'Reilly will not be installing a new trash enclosure and will utilize existing waste disposal collection currently on site.

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

As previously stated, the O'Reilly Auto Parts hub will move in to the existing and fully operational Mercury Plaza Shopping Center, which is currently having no negative impact on surrounding structures or environmental features. The installation of this hub will have no impact on structures or features known to be of significant importance. However, if the BZA does identify any such features, the applicant will work to preserve them.

## **Ordinance 24-O-40 Section 2**

**(ppp) Automobile Parts Retail Hybrid/Retail Hub with greater than 10,000 square feet of gross area shall be subject to the following additional standards:**

- (1) Any site requested for approval must submit with the application a proposed floor plan detailing the retail space and distance between storage shelves or racks;**

A detailed floor plan has been included with this application package.

- (2) The application must include information regarding the number of other locations that will be served by the warehouse and/or distribution use, the frequency of all distribution and fulfillment deliveries from the premises, the time of day such deliveries will be made, the number and type of vehicles used for deliveries, and any additional information requested by the Planning Director;**

Merchandise will be transferred to nearby shops, dealers, and stores in a 70 mile radius. Currently O'Reilly has 17 stores in the area that will be served by this location. There are a number of shops and dealers they will work with to set up accounts and maintain relationships with. The deliveries will occur at regular frequencies to shops/dealers, typically the schedule is set at departure times of 9am, 11am, 1pm, and 3pm but will be modified to fit the needs of this specific store as needed. Deliveries to other stores in the area will occur only as needed and are not always on a set schedule. It's our attempt to keep as close to the other schedules as we can. This location will receive a freight delivery via semi-truck five nights per week, in the hours between midnight and 6 am. This is the same delivery schedule as all O'Reilly locations, no matter the size.

- (3) The application must include a site plan that includes a truck turning template, loading dock layout, and outdoor area(s) (if any) and demonstrate compliance with the minimum off-street loading requirements in Section 26 of this Article, and;**

A site plan detailing truck turn, loading dock layout, existing parking, proposed delivery vehicle parking, and other outdoor areas is included with this application package.

- (4) The BZA may deny approval where the proposed Automobile Parts Retail Hybrid/Retail Hub would; have an adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting public health, safety and general welfare; and/or interfere with the development and use of adjacent property, including the types and frequency of anticipated deliveries to support the accessory use, the size and types of vehicles to be used for anticipated deliveries to support the accessory use, and anticipated times for delivery, and/or anticipated delivery areas and routes. In the alternative, the BZA may condition approval on the applicant modifying its site plan and conforming its delivery operations to ensure compatibility of the proposed location with adjoining properties and surrounding streets.**

The proposed retail hub will not have an adverse effect on adjacent property. The hub will receive one semi-truck delivery, between 12:00am – 6:00am, five nights per week. This is the same delivery schedule as other retail stores in the area, so there will be no additional hardship or adverse effects on surrounding property or character of the neighborhood

## Appendix – Store Services Additional Information

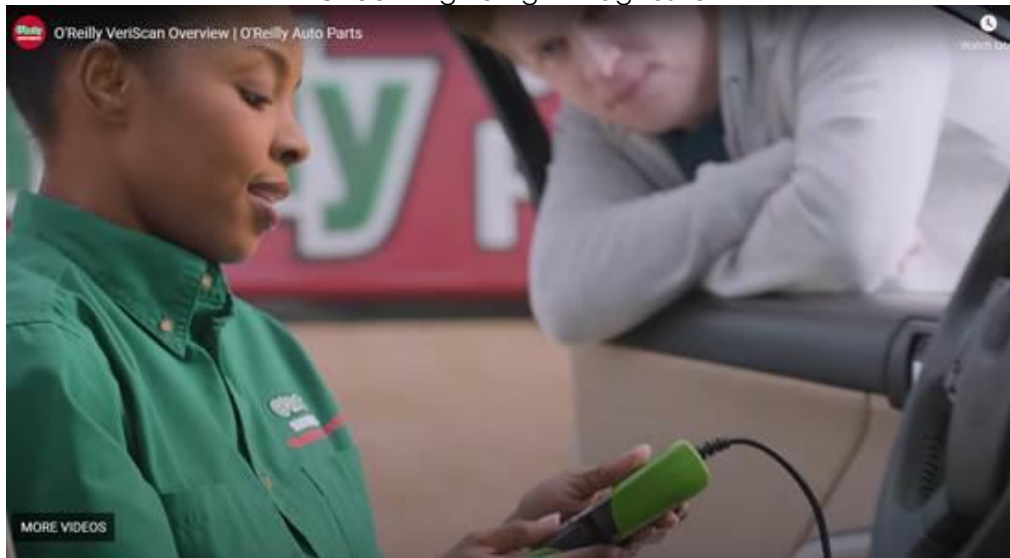
In addition to the specific requirements set out in the Murfreesboro Code of Ordinances, the applicant would like to provide supplemental information regarding the store services mentioned in Section 9(C ) (1) above. This O'Reilly Hub location has designated three (3) parking stalls for customers who wish to take advantage of O'Reilly's store services program. This program includes battery testing and replacement, starter/alternator testing, check engine light diagnostics, and windshield wiper blade and light bulb installation. All these services are intended to take place inside or immediately adjacent to the vehicle, with a standard parking stall serving as sufficient space for both the customer and the technician to move safely and comfortably. The images below are meant to serve as depictions of those activities listed above, to help illustrate the actions performed and the space required.

### Battery Testing/Replacement





## Check Engine Light Diagnostic



## Wiper Blade/Bulb Installation



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 479.878.3510 or via email

[REDACTED]

**Amy Miles**  
**Associate**  
**pb2 architecture + engineering**



*City of Murfreesboro*  
**BOARD OF ZONING APPEALS**

**HEARING REQUEST  
 APPLICATION**

Location/Street Address: **1030 Dr. Martin Luther King Jr. Blvd.**

Tax Map: 

Group:	Parcel:	Zoning District:
		<b>CH</b>

Applicant: **Amy Miles, pb2** E-Mail: [REDACTED]

Address: **PO BOX 2076** Phone: **479.878.3510**

City: **Rogers** State: **AR** Zip: **72757**

Property Owner: **Mercury Plaza General Partnership**

Address: **2530 Scottsville Road Suite 21** Phone:

City: **Bowling Green** State: **KY** Zip: **42104**

Request: **Approval for Automobile Parts Retail Hybrid/Retail Hub for**

**O'Reilly Auto Parts Retailer moving into vacant retail space in Mercury Plaza**

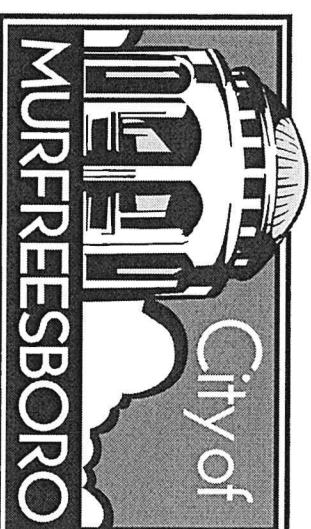
Zoning District: **CH - Commercial Highway**

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: **AC** Receipt #: **375241**

Application #: **2-25-001** Date: **11/6/24**

**Murfreesboro  
 Board of  
 Zoning Appeals**



**T E N N E S S E E**

**HEARING APPLICATION  
 AND  
 GENERAL INFORMATION**