

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, February 26, 2025, at 1:00 p.m.
City Hall, 111 West Vine Street, Council Chambers, 1st Floor

A G E N D A

1. Call to order
2. Determination of a quorum
3. Public Comments
4. Consideration of minutes for the regular meeting on January 22, 2025
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-25-002 by David Bently, representing AutoZone, Inc.,** 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 810 NW Broad Street. An approximately 24,301 square-foot Automobile Parts Retail Hybrid/Retail Hub located in Jackson Heights 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

January 22, 2025, 1:00 PM

Members Present:

Davis Young, Chair

Ken Halliburton, Vice-Chair

Robert Batcheller

Tim Tipps

Staff Present:

Ben Newman, Dir. Of Land Mgmt. & Planning

Matthew Blomeley, Asst. Planning Director

Richard Donovan, Principal Planner

John Tully, Assistant City Attorney

Ashley Fulghum, 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 December 19, 2024 BZA meeting were approved as submitted.

5. Administrative Appeals:

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

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

January 22, 2025

Mr. Richard Donovan stated that the applicant has requested a deferral until the February meeting.

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

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

Nay: None

6. New Business:

a. Application [Z-25-001] by Ms. Amy Miles of PB2 Architecture and Engineering on behalf of O'Reilly Auto Parts, 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 Doctor Martin Luther King Jr. Boulevard.

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

Mr. Tim Tipps asked when the ordinance went into effect. Mr. Donovan responded that it went into effect on December 20th. Mr. John Tully further explained the ordinance.

Mr. Tipps inquired about the crosswalk to the customer courtesy area. Mr. Donovan explained the staff's recommendations. Mr. Tipps expressed safety concerns.

Chair Young asked for more information about why this type of use requires a special use permit. Mr. Tully explained the reason behind it.

Ms. Cydney Forshee with O'Reilly Auto Parts stated that no carts will be used to bring items to the customer courtesy area.

Chair Young opened the public hearing.

Mr. WJ Freeze of 830 Bradyville Pike spoke in favor of the request.

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

Mr. Tipps inquired about plans to close a store in order to open one at the new location. The representatives from O'Reilly stated that there were no plans to close the location and further explained the reasoning behind opening a new location.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

January 22, 2025

Mr. Tim Tipps moved to approve the special use permit subject to all recommended conditions of approval and the addition of speed mitigation to protect the crosswalk to the customer courtesy service area; 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

7. Staff Reports and Other Business:

None

8. Adjourn:

There being no further business, Chair Young adjourned the meeting at 1:36pm.

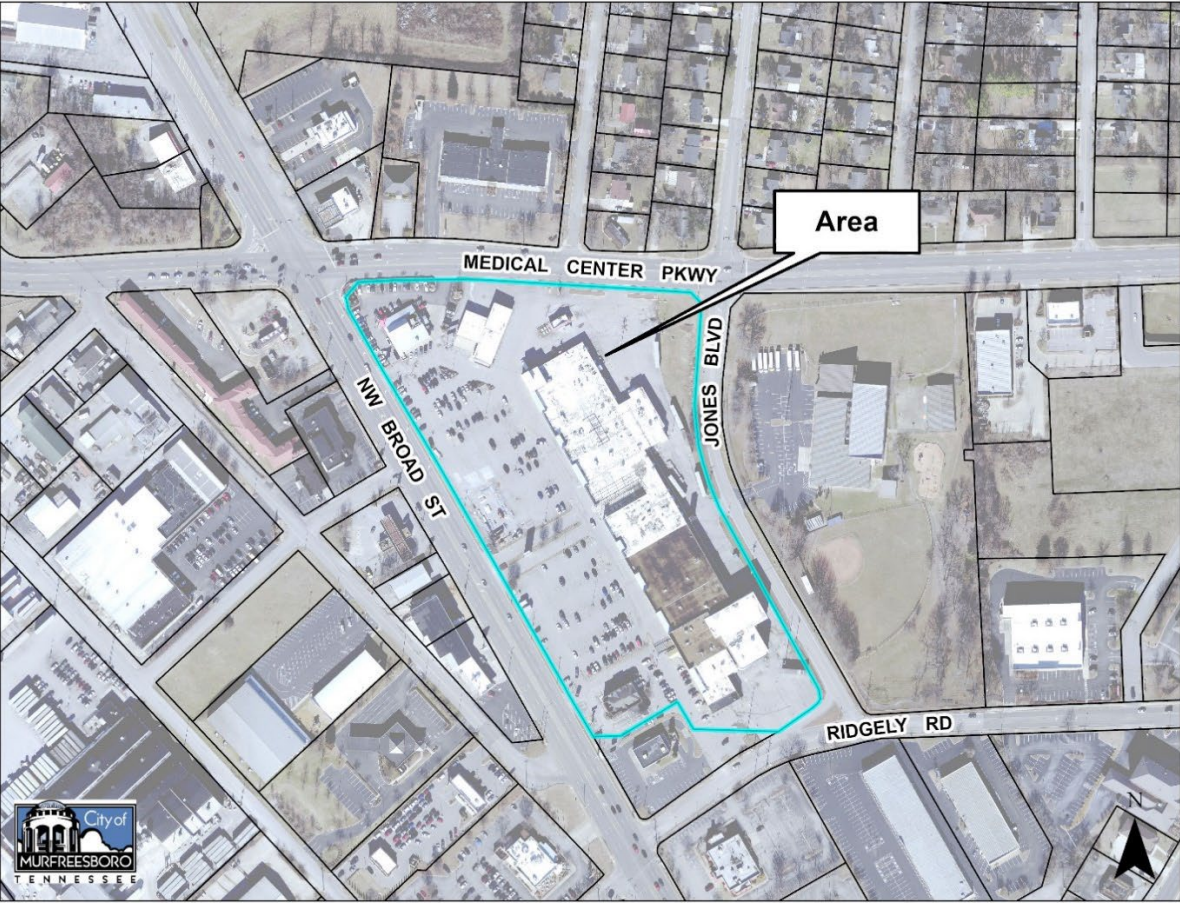
CHAIRMAN

SECRETARY

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

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

- Application:** Z-24-024
- Location:** 810 Northwest Broad Street
- Applicant:** AutoZone, Inc., represented by Shawn Henry, Esq., Tune, Entrekin & White, PC
- Zoning:** CH (Commercial Highway) & GDO-4 (Gateway Design Overlay District)
- Request:** Administrative appeal of a decision from the Zoning Administrator regarding whether a proposed use at 810 NW Broad Street constitutes Distribution of Automobile Parts and Components and/or Warehousing, Transporting/Distributing, which are not permitted in the Commercial Highway (CH) zone.

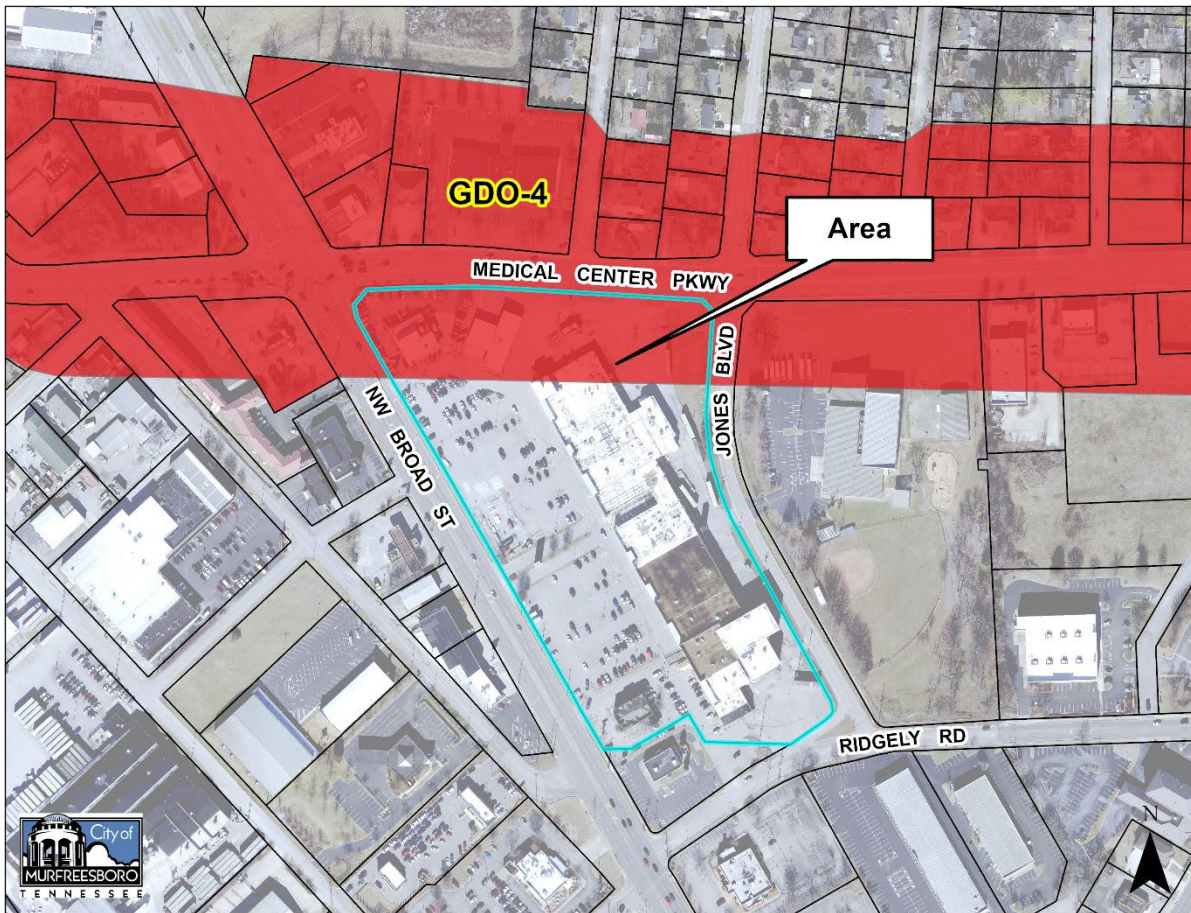


Overview

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

Applicable Zoning Law

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



Staff Analysis and Recommendation

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

BZA Role in Appeal

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

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

AutoZone's proposal is not a retail shop

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

Autozone's proposal is not an accessory structure or use

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

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

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

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

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

Attachments:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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





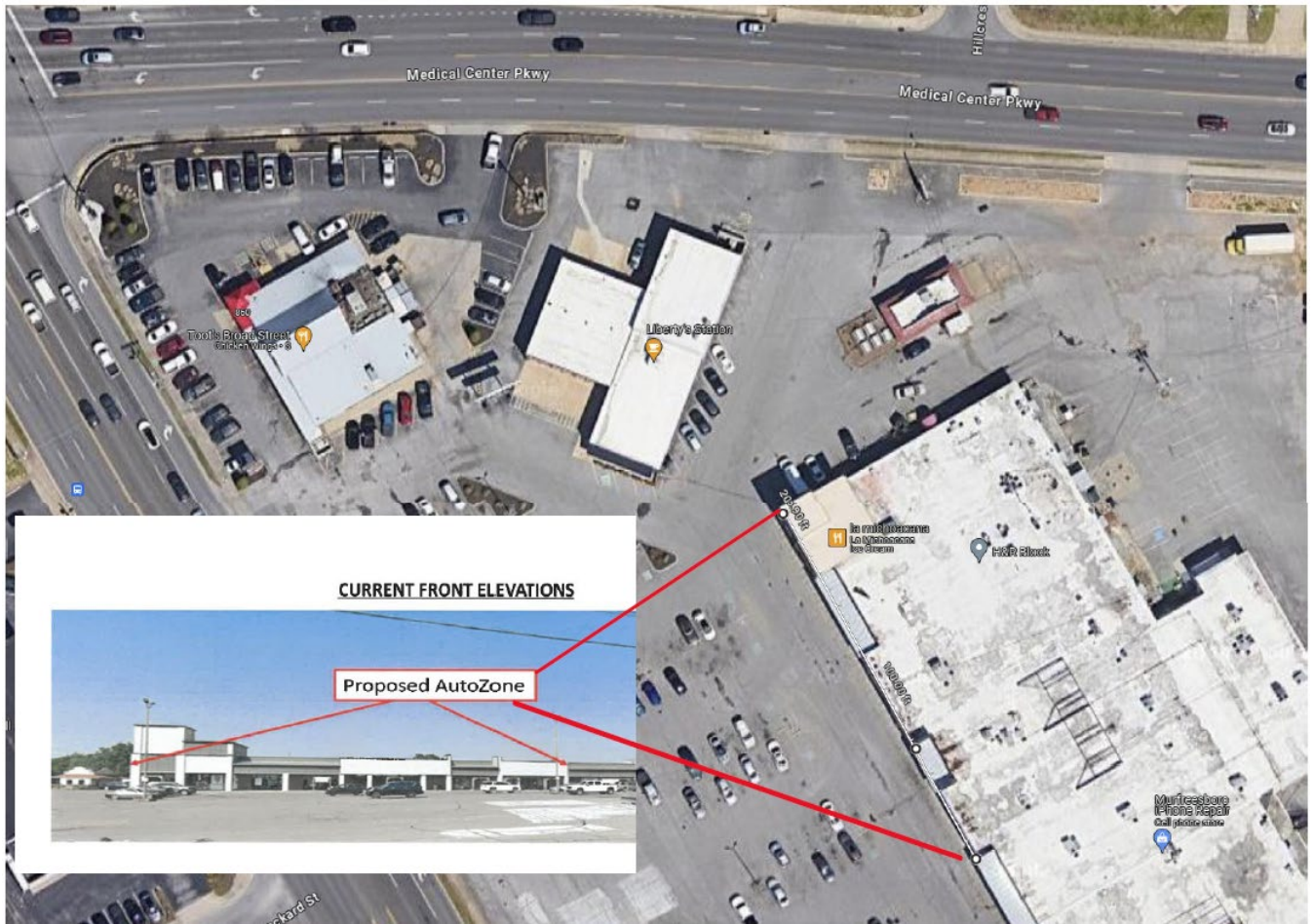
The AutoZone rep stated that there was an area dedicated to commercial sales in the side of the Nolensville Pike building pictured below.



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



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



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

Richard Donovan

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

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

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

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



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

Phil-

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

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

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

901-545-9190-Cell

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

JD – this is for you

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

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

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

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



Richard Donovan

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

Good afternoon Yuri,

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

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

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

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

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

Please reach out with any questions.

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT

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

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

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

Hi Brad,

AutoZone looked at the zoning code, and said they did not find any design standards for our use.

Attached are the color elevation drawing and photos of the building. The building work includes a new storefront entrance, raising a part of the canopy for our sign, and painting the side wall of the building.

As for deliveries, most will be the semi truck from the distribution center. There may be a couple of vendor deliveries, either from the vendor directly or by FedEx. This store is expected to service 20 stores in the area, which are currently served by the megahub in Nashville (5731 Nolensville Pike).

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

Respectfully,

Yuri Hawley

Senior Project Manager

Civil Engineering Services, PC

P.O. Box 1302

Fairview, Tennessee 37062

Ph#(615)495-0132

yuri@civilengineeringservices.net



Civil Engineering
Services, PC

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

From: Brad Barbee <bbarbee@murfreesborotn.gov>

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

To: yuri civilengineeringservices.net <yuri@civilengineeringservices.net>

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

Subject: RE: AutoZone Store - Remodel

Good afternoon Yuri,

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

Best regards,

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

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

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Thank you Brad,

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

Respectfully,

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



Civil Engineering
Services, PC

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

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

Good afternoon Yuri,

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

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

Please reach out with any questions.

Best regards,

BRAD BARBEE
PRINCIPAL PLANNER
CITY OF MURFREESBORO

PLANNING DEPARTMENT

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

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

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

Respectfully,

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



Civil Engineering
Services, PC

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

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

Respectfully,

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



Civil Engineering
Services, PC

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

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

Respectfully,

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



Civil Engineering
Services, PC

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

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

Hi Holly,

Please see answers below:

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

Respectfully,

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



Civil Engineering
Services, PC

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

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

Please see attached, thanks Holly!

Respectfully,

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



Civil Engineering
Services, PC

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

Richard Donovan

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

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

Hi Brad,

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

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

Respectfully,

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



Civil Engineering
Services, PC

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

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

Good afternoon Yuri,

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

Best regards,

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

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

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

Good afternoon Yuri,

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

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

Please reach out with any questions.

Best regards,

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

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Respectfully,

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Subject: FW: AutoZone Store - Remodel

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

Respectfully,

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



Civil Engineering
Services, PC

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

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

Hi Holly,

Please see answers below:

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

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

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

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

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

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

Respectfully,

Yuri Hawley

Senior Project Manager

Civil Engineering Services, PC

P.O. Box 1302

Fairview, Tennessee 37062

Ph#(615)495-0132

yuri@civilengineeringservices.net



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

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

To: hsmyth@murfreesborotn.gov

Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>

Subject: AutoZone Store - Remodel

Please see attached, thanks Holly!

Respectfully,

Yuri Hawley

Senior Project Manager

Civil Engineering Services, PC

P.O. Box 1302

Fairview, Tennessee 37062

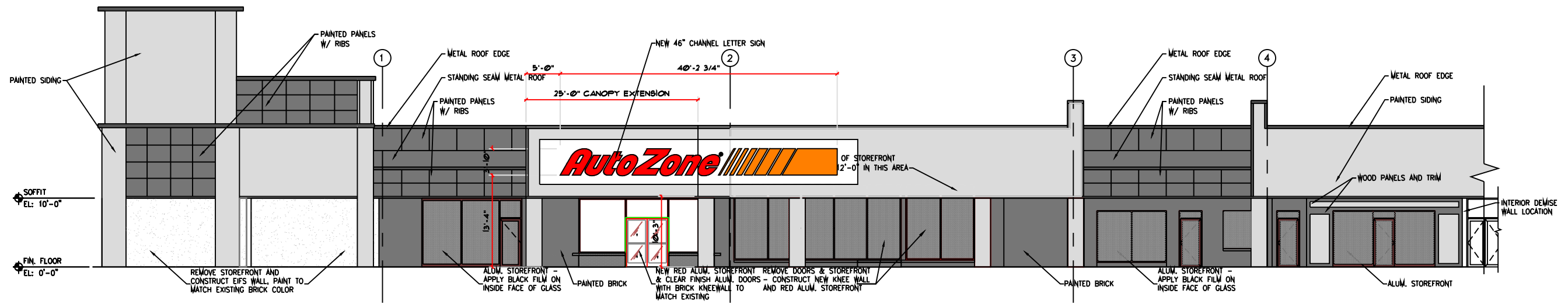
Ph#(615)495-0132

yuri@civilengineeringservices.net



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Services, PC

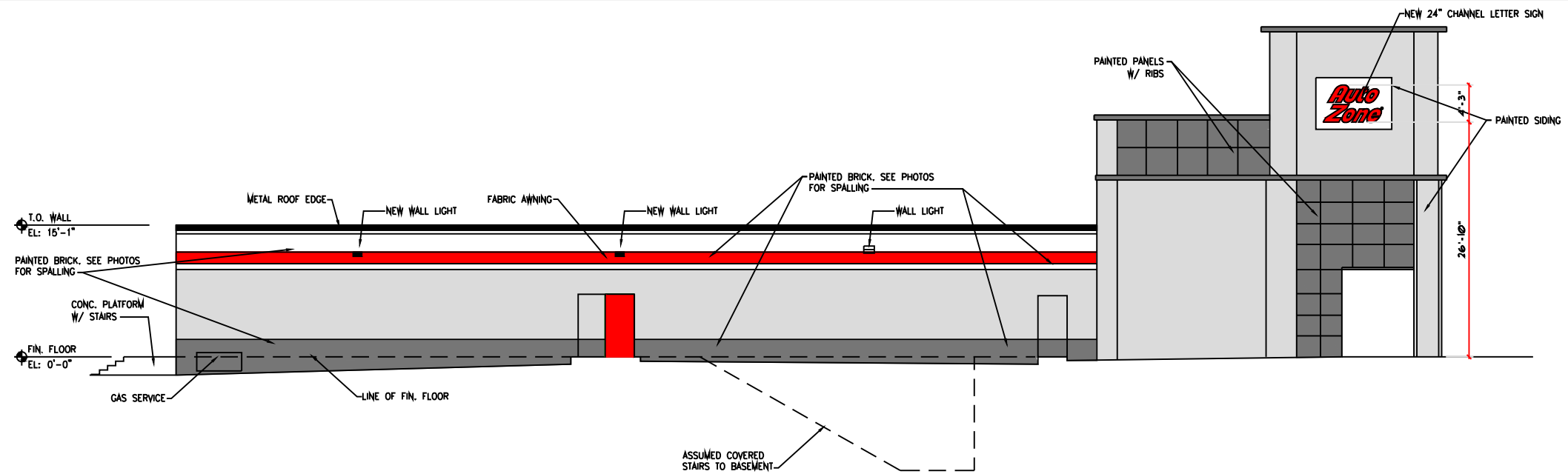
<https://www.civilengineeringservices.net/>



WEST ELEVATION

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

EXTERIOR ELEVATION - FRONT | 1



NORTH ELEVATION

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

EXTERIOR ELEVATION - LEFT SIDE | 2

Richard Donovan

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

Good morning Phil,

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

Thank you,

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

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

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

Brad, here are our responses for you:

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

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



From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Thursday, February 29, 2024 3:21 PM
To: yuri civilengineeringservices.net <yuri@civilengineeringservices.net>; Pecord, Phil <phil.pecord@autozone.com>
Cc: Bentley, David <david.bentley@autozone.com>; Hancock, James <James.Hancock@autozone.com>; ray civilengineeringservices.net <ray@civilengineeringservices.net>
Subject: RE: AutoZone Store - Remodel

Good afternoon Yuri,

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

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

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

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

Please reach out with any questions.

Best regards,

Thank you,

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

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

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

Hi Brad,

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

Respectfully,

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



Civil Engineering
Services, PC

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

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

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

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



From: Pecord, Phil

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

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

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

Subject: RE: AutoZone Store - Remodel

Brad, here are my responses to your questions:

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

Phillip Pecord

AutoZone Store Development

phone (901) 495-8706

fax (901) 495-8969



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

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

To: Brad Barbee <bbarbee@murfreesborotn.gov>

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

Subject: RE: AutoZone Store - Remodel

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

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

Respectfully,

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



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Services, PC

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

From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Monday, February 26, 2024 3:57 PM
To: yuri [civilengineeringservices.net](mailto:yuri@civilengineeringservices.net) <yuri@civilengineeringservices.net>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>; ray [civilengineeringservices.net](mailto:ray@civilengineeringservices.net) <ray@civilengineeringservices.net>; Nathaniel Palmer <nathaniel@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>
Sent: Monday, February 26, 2024 12:12 PM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Cc: Matthew Blomeley <mblomeley@murfreesborotn.gov>; Greg McKnight <gregmcknight@murfreesborotn.gov>; ray [civilengineeringservices.net](mailto:ray@civilengineeringservices.net) <ray@civilengineeringservices.net>; Nathaniel Palmer <nathaniel@civilengineeringservices.net>
Subject: RE: AutoZone Store - Remodel

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Hi Brad,

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

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

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Subject: AutoZone Store - Remodel

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Subject: FW: AutoZone Store - Remodel

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<ray@civilengineeringservices.net>

Subject: RE: AutoZone Store - Remodel

Hi Holly,

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To: hsmyth@murfreesborotn.gov
Cc: Nathaniel Palmer <nathaniel@civilengineeringservices.net>
Subject: AutoZone Store - Remodel

Please see attached, thanks Holly!

Respectfully,

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



Civil Engineering
Services, PC

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

Richard Donovan

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

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

Greg,

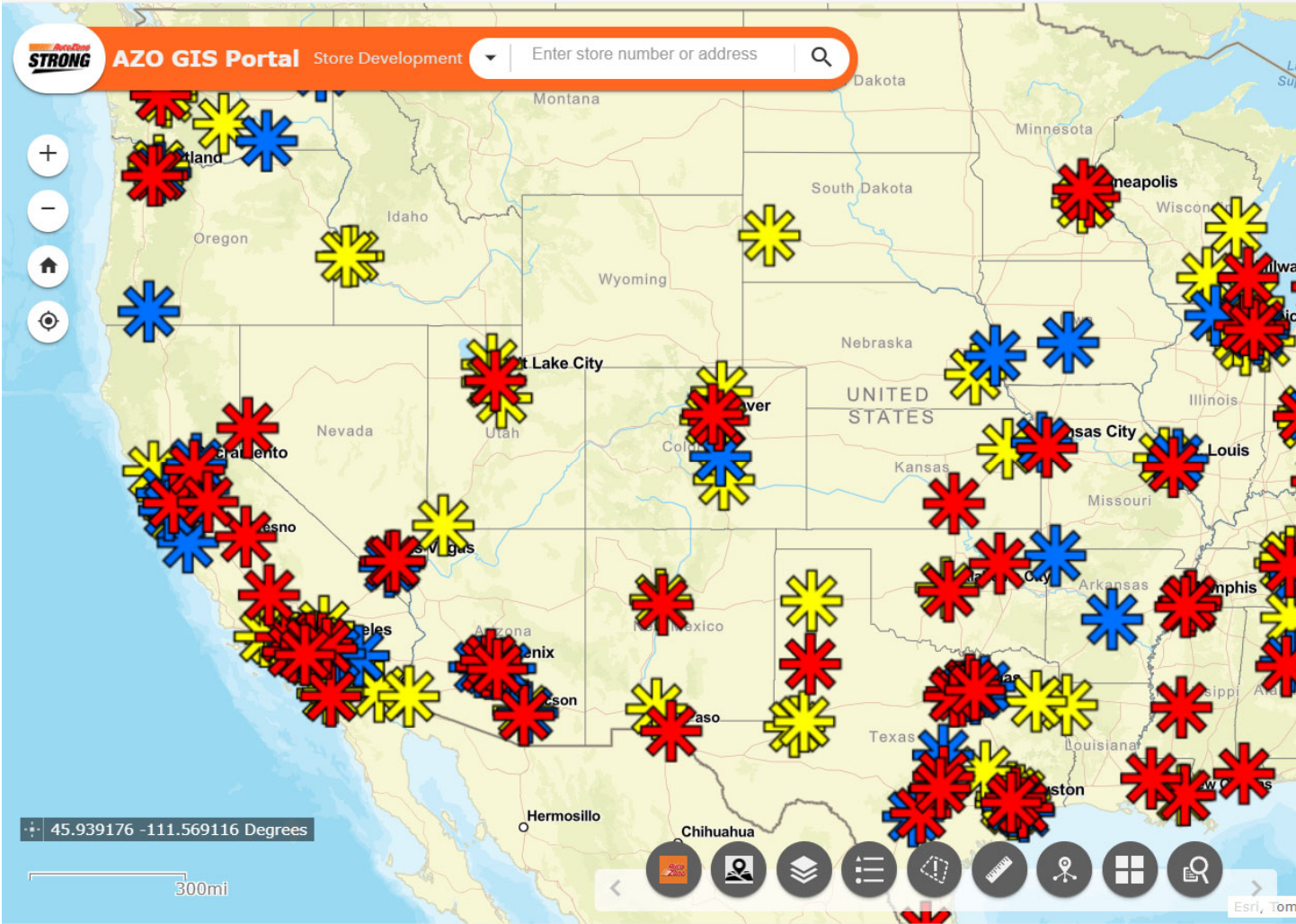
Hope you are doing well! We would like to show you our large store operations. We currently have just over 100 of the large stores open in the US. Occasionally we have experienced push back due to back room inventory, but all were eventually approved and opened. AutoZone Store SKUs: Standard Prototype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

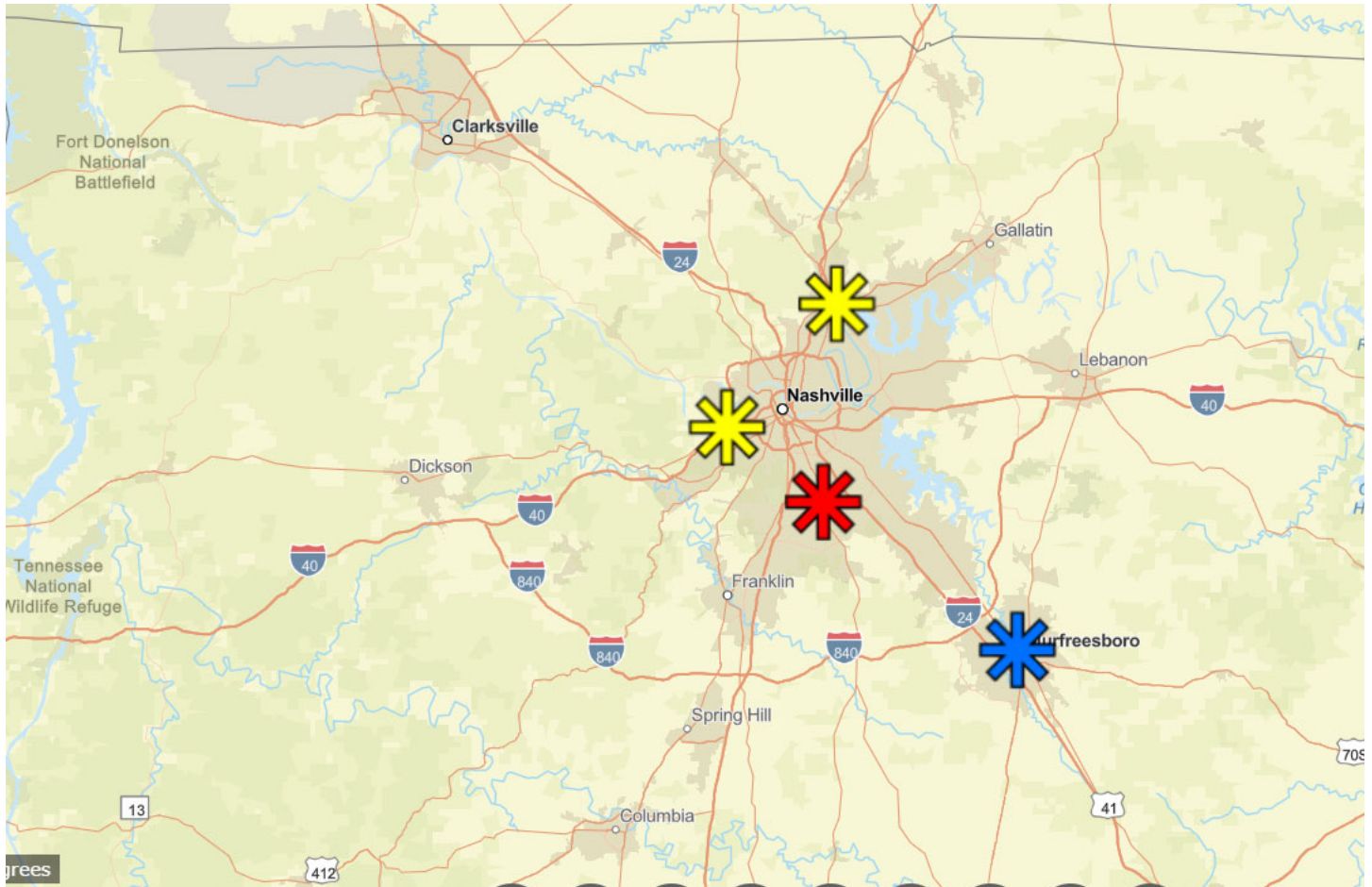
Pushback has always centered around two subjects – distribution and sales floor to back room ratio. First I want you to understand that stores are replenished from Distribution Centers and the Distribution Center in Lexington, TN handles this area. The original Mega HUB concept had a distribution component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

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

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

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





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

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

Greg-

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

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

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

Hello JD,

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

Get [Outlook for iOS](#)

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

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

Greg-

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

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

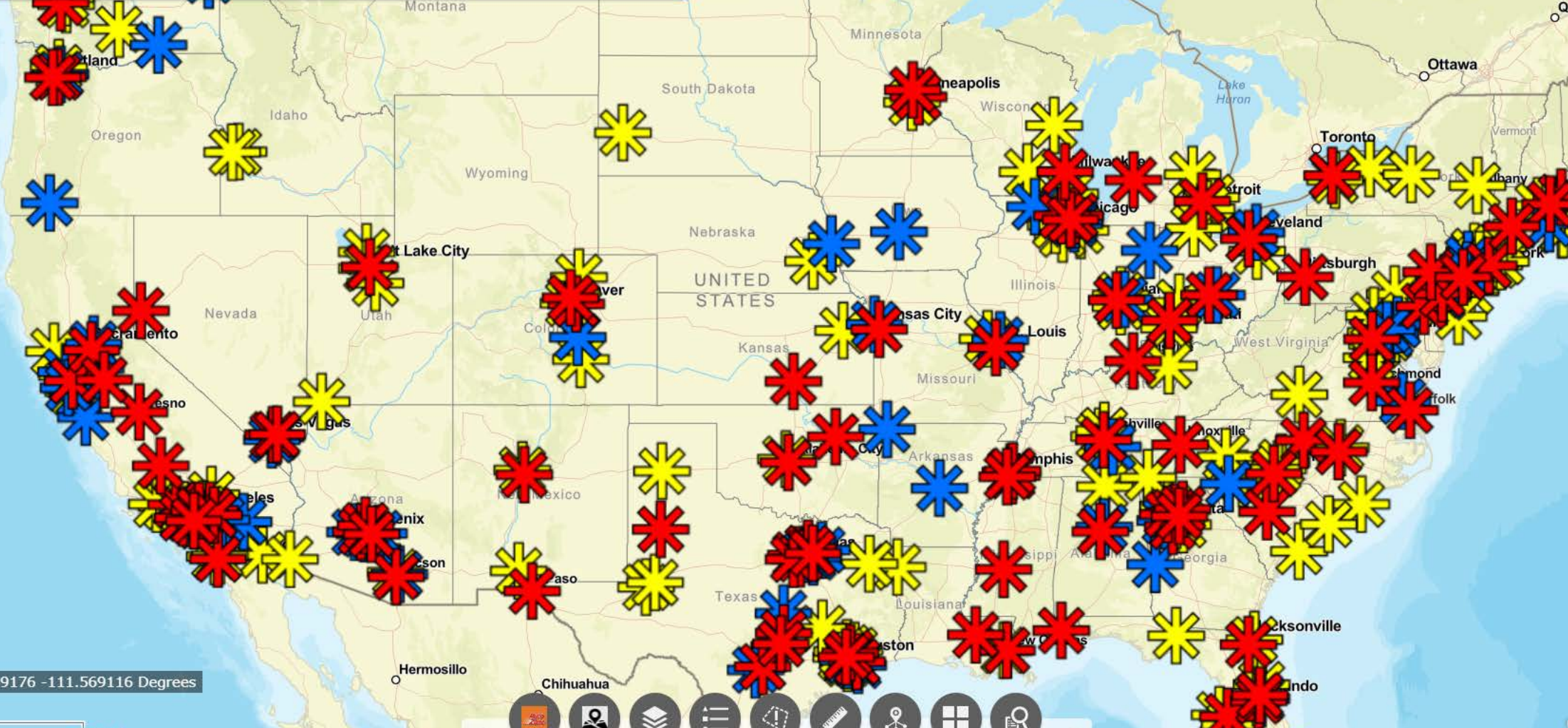
Please advise when I can reschedule a meeting in your office to discuss AutoZone's use with you and Brad, and confidentially review the sales breakdown of our Nolensville Rd store. I can also address any questions or concerns about AutoZone's use in Jackson Heights Plaza.

I look forward to hearing from you.

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



Enter store number or address



45.939176 -111.569116 Degrees

300mi



City of Murfreesboro
BOARD OF ZONING APPEALS

NOTICE OF APPEAL FROM
ADMINISTRATIVE DECISION

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

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

Basis for Appeal: Cite Law or Ordinance with which Decision is inconsistent and describe
nature of inconsistency. Attach Copy APPENDIX A: ZONING CHART 1
RETAIL SHOP OTHER THAN ENUMERATED ELSEWHERE IS
PERMITTED BY RIGHT IN COMMERCIAL HIGHWAY DISTRICT.
IF WAREHOUSES ARE PERMITTED BY RIGHT IF INCIDENTAL &
ACCESSORY TO ANOTHER USE, SO TOO MUST PARTS BEING SOLD OVER THE
RETAIL COUNTER.
Signature: Shawn Henry Date: 5/15/24
(TN18)

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

TUNE, ENTREKIN & WHITE, P.C.

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

ATTORNEYS AT LAW

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

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

JOHN C. TUNE (1931-1983)

ERVIN M. ENTREKIN (1927-1990)

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

May 15, 2024

Via Email to: mblomeley@murfreesborotn.gov

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

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

Dear Chairman Young and Board Members:

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

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

Zoning Ordinance Land Use Definitions

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

TUNE, ENTREKIN & WHITE, P.C.

Mr. Davis Young, BZA Chairman

May 15, 2023

Page 2

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

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

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

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

Respectfully,



Shawn R. Henry

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



... 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
FEBRUARY 26, 2025
PROJECT PLANNER: RICHARD DONOVAN**

Application: Z-25-002

Location: 810 NW Broad Street

Applicant: David Bently representing AutoZone, Inc.

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

Requests: Special Use Permit to establish an Automobile Parts Retail Hybrid/Retail Hub of approximately 24,301 square-feet.



Overview of Request

AutoZone, Inc., represented by David Bently, is seeking a special use permit (SUP) to establish an Automobile Parts Retail Hybrid/Retail Hub exceeding 10,000 square feet of gross floor area within an approximately 24,301-square-foot tenant space in the Jackson Heights Plaza shopping center. The proposed hours of operation are Monday through Saturday from 7:00 AM to 10:00 PM, and Sunday from 8:00 AM to 10:00 PM.

The property is zoned CH (Commercial Highway) with a GDO-4 overlay (Gateway Design Overlay-4). The surrounding properties to the north are zoned CH (Commercial Highway) and RS-8 (Residential Single-Family – 8,000 square foot minimum lot size); to the east, H-I (Heavy Industrial); to the south, CH (Commercial Highway); and to the west, CH (Commercial Highway) and H-I (Heavy Industrial). Surrounding land uses include, to the north, medical office, gas station, bank, strip commercial, and single-family residential; to the east the Boys and Girls Club; to the south, a medical office, restaurant, and strip commercial; and to the west, a variety of commercial uses including banks, fast food, and retail shops.

Site Modifications & Operations

The applicant proposes a tenant buildout within the existing Jackson Heights Plaza. The total space measures approximately 24,301 square feet, including 4,549 square feet designated for traditional retail operations, 19,155 square feet for warehousing, and the remaining area allocated to support spaces such as restrooms and offices. Jackson Heights Plaza is currently served by the 5-lane Medical Center Parkway, 7-lane Northwest Broad Street and 2-lane Jones 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 four spaces marked with “Battery Testing Parking” signs, each featuring a 4 ½-foot striped buffer zone on either side and protective bollards for added safety. These spaces will be used for courtesy services, including battery replacement, windshield wiper and bulb installation, and basic diagnostics. To enhance pedestrian safety, an elevated crosswalk will provide convenient access to and from this area.

The tenant buildout will accommodate a larger inventory than a typical AutoZone retail store, with 19,155 square feet dedicated to warehousing. This expanded inventory is intended to serve both DIY customers and commercial clients such as dealers and repair shops. The applicant plans to utilize 5 to 15 light-duty passenger vehicles (e.g., Chevrolet Trax, Buick Encore, Chevrolet Colorado, Ford Maverick) for deliveries to commercial customers. These deliveries will not follow a set route but will be dispatched as needed to motor vehicle service and repair facilities completing vehicle maintenance or repairs. The applicant has confirmed that this location will not supply inventory to other AutoZone stores.

Incoming deliveries will be handled by semi-trucks from a distribution center, with shipments arriving approximately once per day at the designated rear loading area. The applicant has provided a site plan, including a truck turning template, demonstrating that semi-trucks and trash trucks can safely navigate the required turns around the building.

Additionally, the site plan includes a dumpster enclosure positioned near Jones Boulevard at the rear of the building. The northeast portion of the building is within the Gateway Design Overlay (GDO-4), which requires screening for loading and unloading areas. To comply, the applicant has submitted a landscaping plan incorporating the required Type C buffer along the rear of the building. However, the buffer has been reduced at the dumpster enclosure, according to the provided plans. The Type C buffer must extend around the enclosure to ensure adequate screening for both the dumpster and the loading area.

Relevant Zoning Ordinance Section

Chart 1 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 uses in addition to the Standards of General Applicability in Section 9(C).

The applicable standards are listed below with information from staff on how the applicant intends to address them. After reviewing the criteria for the special use requirements for 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 proposed building or use will not have a substantial or undue adverse effect on adjacent property or tenants, or neighborhood character, as the applicant's site plan designates four spaces for with "Battery Testing Parking" signs in the existing parking area. These four spaces include a 4 ½ foot striped area along the sides of each space along with bollards for added protection. These spaces will be used to provide courtesy services such as battery replacement, windshield wiper and bulb installation, and basic diagnostics. This area will also be accessible via an elevated crosswalk to help with the pedestrian traffic moving to and from the area.
- The applicant has indicated that deliveries from the site will be made with light-duty SUVs and trucks which would typically visit a shopping center on a daily basis. Semi-trucks will make deliveries daily to the location and utilize loading docks in the rear of the building similar the shopping center's original operation and should not affect traffic conditions within the area.
- 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 four spaces for with "Battery Testing Parking" signs. These spaces will be used to provide courtesy services such as battery

replacement, windshield wiper and bulb installation, and basic diagnostics. This area will also be accessible via an elevated crosswalk to help with the pedestrian traffic moving to and from the area. Deliveries from the site will be made using light-duty SUVs and trucks during the day, with semi-truck deliveries occurring daily. 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 intersections of a five-lane, seven-lane, and two-lane thoroughfares, which is capable of supporting the proposed use. Additionally, the site includes 636 parking spaces, sufficient to accommodate the approximately 137,950-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 and dealers but not to other AutoZone stores. Deliveries to repair shops and dealers will be fulfilled on an as-needed basis rather than following a set route. The applicant will

utilize 5 to 15 light duty passenger vehicles (e.g., Chevrolet Trax, Buick Encore, Chevrolet Colorado, Ford Maverick) to deliver to “commercial” customers. Deliveries to the proposed retail hybrid/retail hub use from the distribution center will occur via semi-truck on approximately a daily basis.

(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 of totes at similar automotive retail uses 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 that the special use permit include the following conditions.

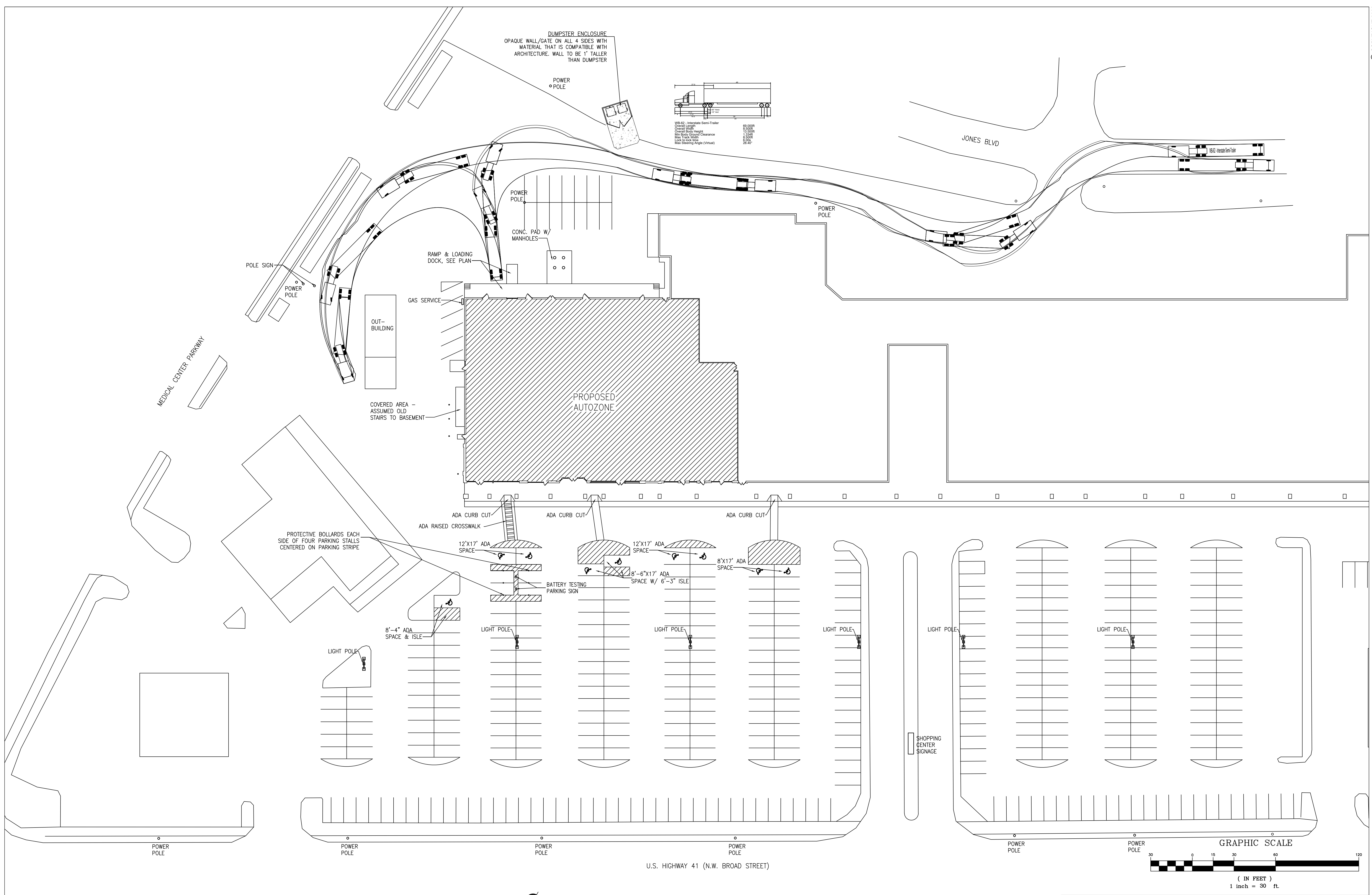
Recommended Conditions of Approval:

1. The type C buffer shall be continued around the dumpster enclosure to provide additional screening from the public street.
2. Any outdoor storage shall be restricted to the rear of the building and screened according to the Zoning Ordinance and/or Design Guidelines.
3. No repairs other than the courtesy services customarily provided by AutoZone shall take place in the “Battery Testing Parking” area and no on-site repairs shall be permitted outside of the “Battery Testing Parking” area.

4. 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 Ordinance and Design Guidelines, for any improvements being made to site including but not limited to: a dumpster enclosure, outdoor storage areas, and/or protected “Battery Testing Parking”.

Attached Exhibits

- A. Site plan, turn template, and landscaping plan
- B. Floor Plan
- C. Letter of explanation from applicant
- D. Application



1 SITE PLAN
 SCALE: 1" = 30'-0"
 NORTH

FLOOD NOTE:
 FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)
 PER FEMA MAP NO. 47149C0260J
 EFFECTIVE DATE: MAY 9, 2023

CES *Civil Engineering Services*
 7705 Spicer Farm Lane
 Fairview, Tennessee 37062
 phone: (615) 533-0401
 fax: (615) 523-8865
 Engineering, Environmental, Land Planning

© COPYRIGHT 2009

OWNER:
AutoZone, Inc.
 123 S. FRONT STREET, 3rd FLOOR
 MEMPHIS, TENNESSEE 38103

TN STATE PLAN, NAD83

PREPARED FOR:
AutoZone STORE REMODEL

Store No.:
 6591
 810 NW BROAD ST
 MURFREESBORO TN 37129

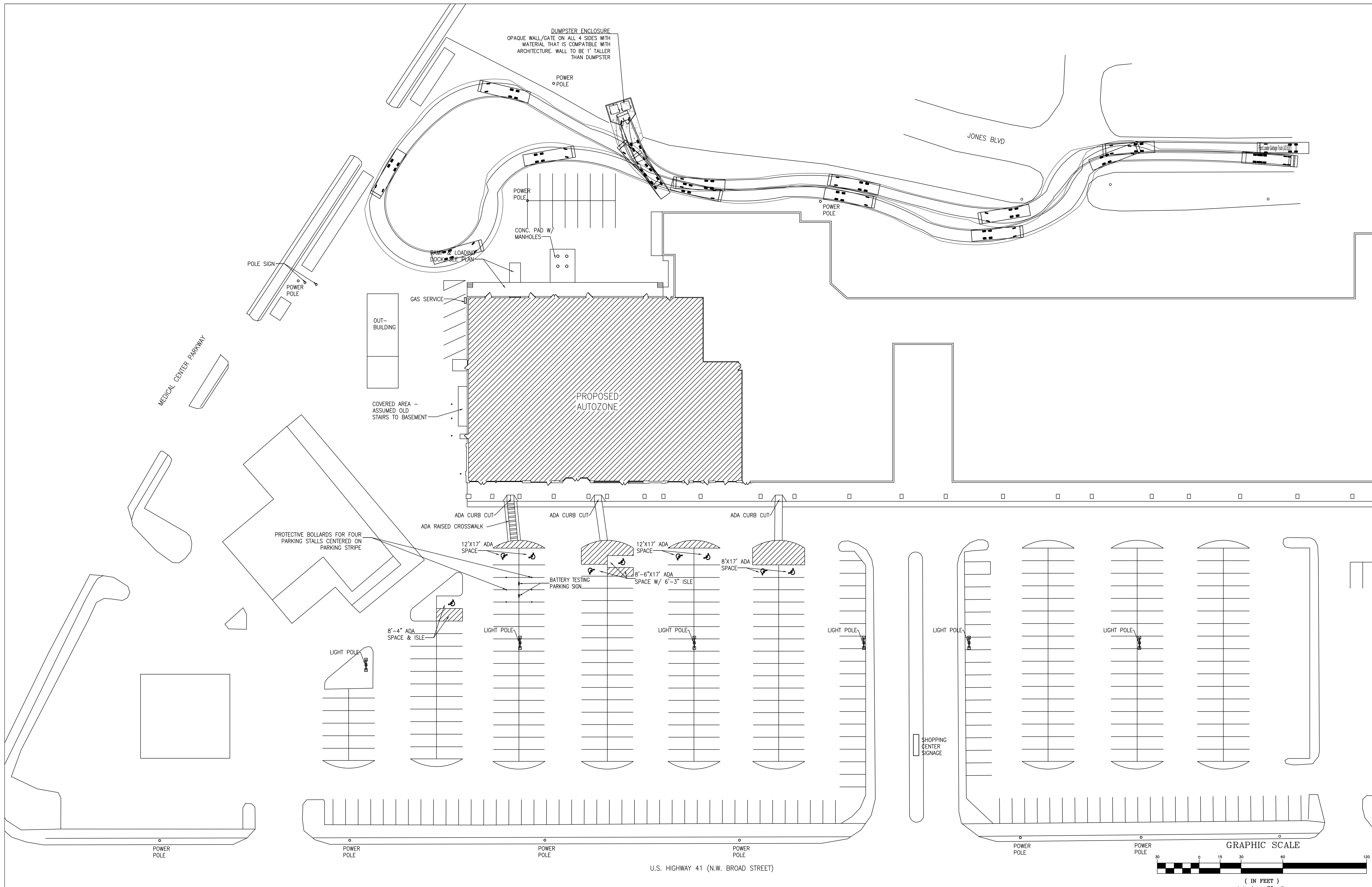
DELIVERY TRUCK ROUTE

SCALE:

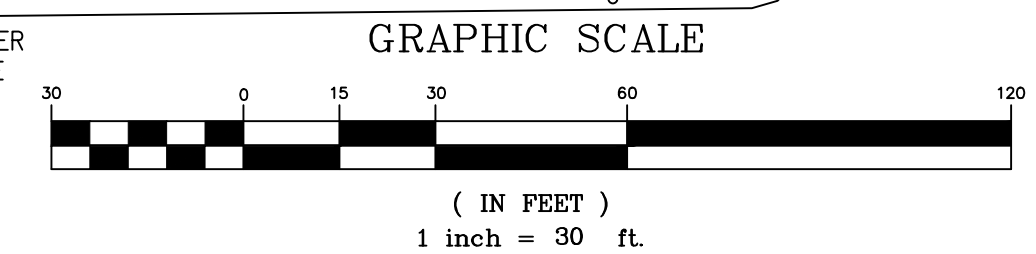
NO.	REVISIONS
1.	
2.	
3.	
4.	
5.	
6.	
7.	

CIVIL ENG: RGF
 DRAFTSMAN: JMG
 CHECKED BY: YWH
 DATE: 09/13/2024
 PROTOTYPE SIZE
 REMODEL

EX-2



1 SITE PLAN
SCALE: 1" = 30'-0"
NORTH



FLOOD NOTE:
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD)
PER FEMA MAP NO. 47149C0260J
EFFECTIVE DATE: MAY 9, 2023

CES *Civil Engineering Services*
7705 Spicer Farm Lane
Fairview, Tennessee 37062
phone: (615) 533-0401
fax: (615) 523-8865
Engineering, Environmental, Land Planning

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

TN STATE PLAN, NAD83

PREPARED FOR:
AutoZone STORE REMODEL
Store No.: 6591
810 NW BROAD ST
MURFREESBORO TN 37129

REFUSE TRUCK ROUTE SHEET

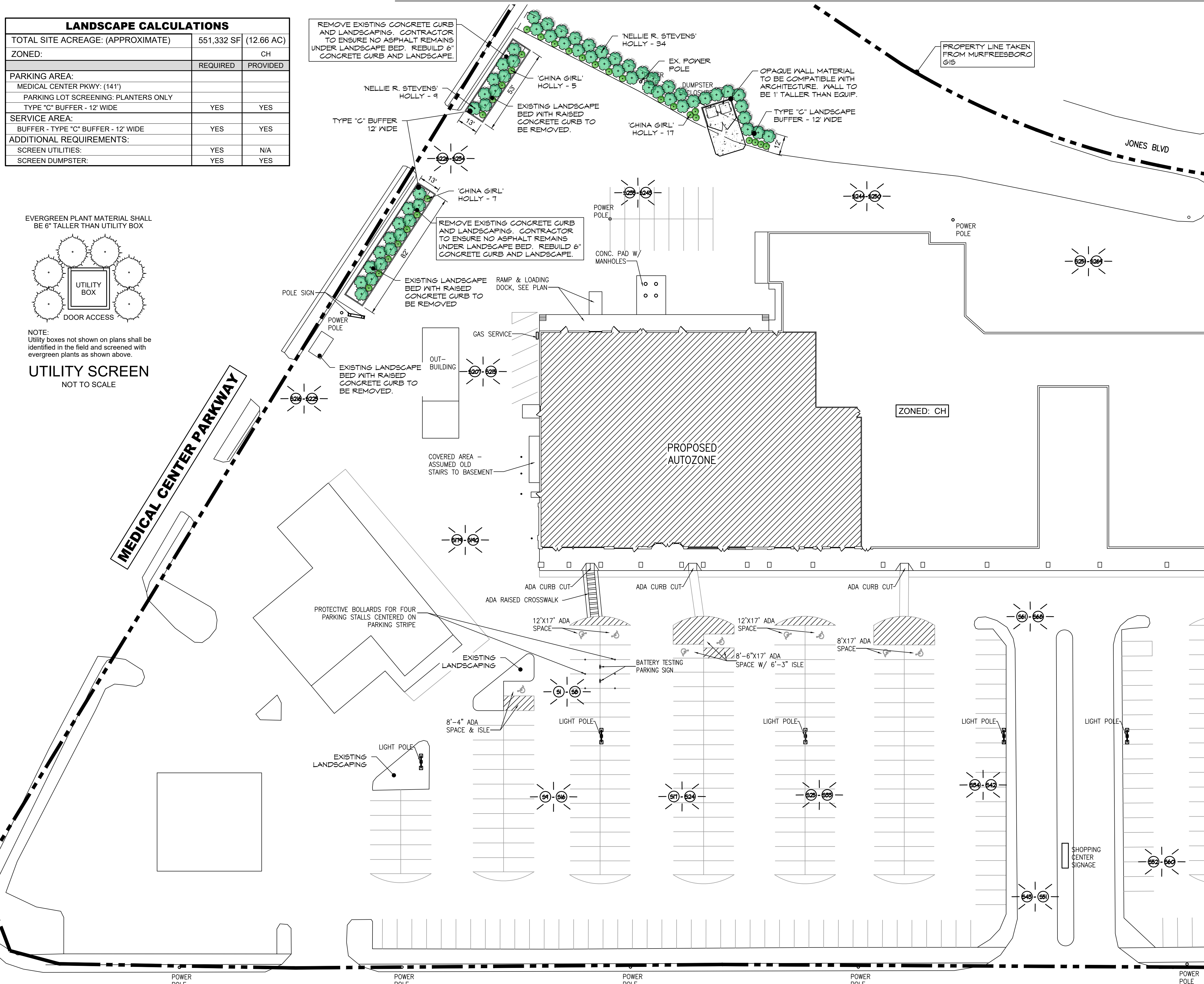
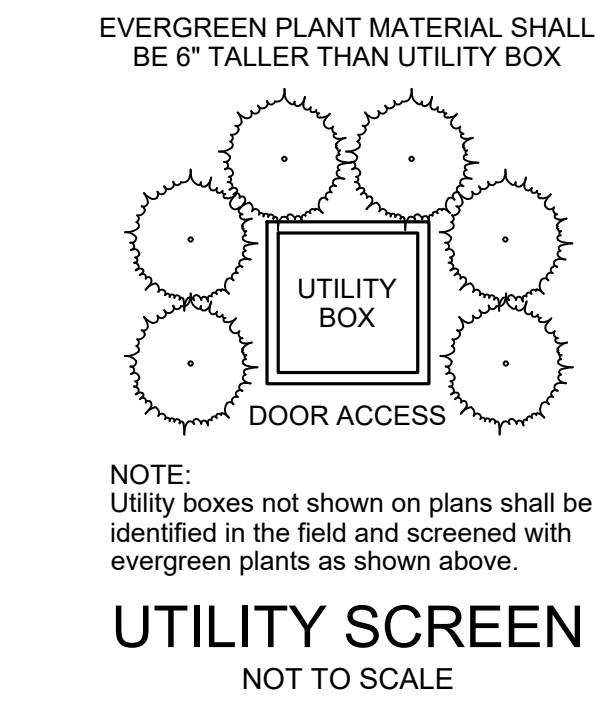
SCALE:

NO.	REVISIONS
1.	
2.	
3.	
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6.	
7.	

CIVIL ENG: RGF
DRAFTSMAN: JMG
CHECKED BY: YWH
DATE: 09/13/2024
PROTOTYPE SIZE: REMODEL

EX-1

LANDSCAPE CALCULATIONS		
TOTAL SITE ACREAGE: (APPROXIMATE)	551,332 SF	(12.66 AC)
ZONED:	REQUIRED	PROVIDED
		CH
PARKING AREA:		
MEDICAL CENTER PKWY: (141')		
PARKING LOT SCREENING: PLANTERS ONLY		
TYPE 'C' BUFFER - 12' WIDE	YES	YES
SERVICE AREA:		
BUFFER - TYPE 'C' BUFFER - 12' WIDE	YES	YES
ADDITIONAL REQUIREMENTS:		
SCREEN UTILITIES:	YES	N/A
SCREEN DUMPSTER:	YES	YES

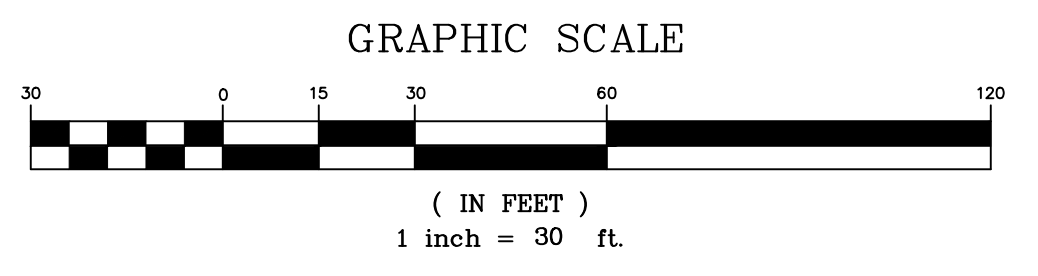


PLANT SCHEDULE						
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	SPACING	COMMENTS
EVERGREEN TREES						
57	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	7' Min.			Full to ground
15	TOTAL TREES					
SHRUBS						
29	'China Girl' Holly	Ilex x meserveae 'Mesog'	24" Min.		4' o.c.	Container
29	TOTAL - SHRUBS					
TURF						
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend				

U.S. HWY. 41 (N.W. BROAD STREET)

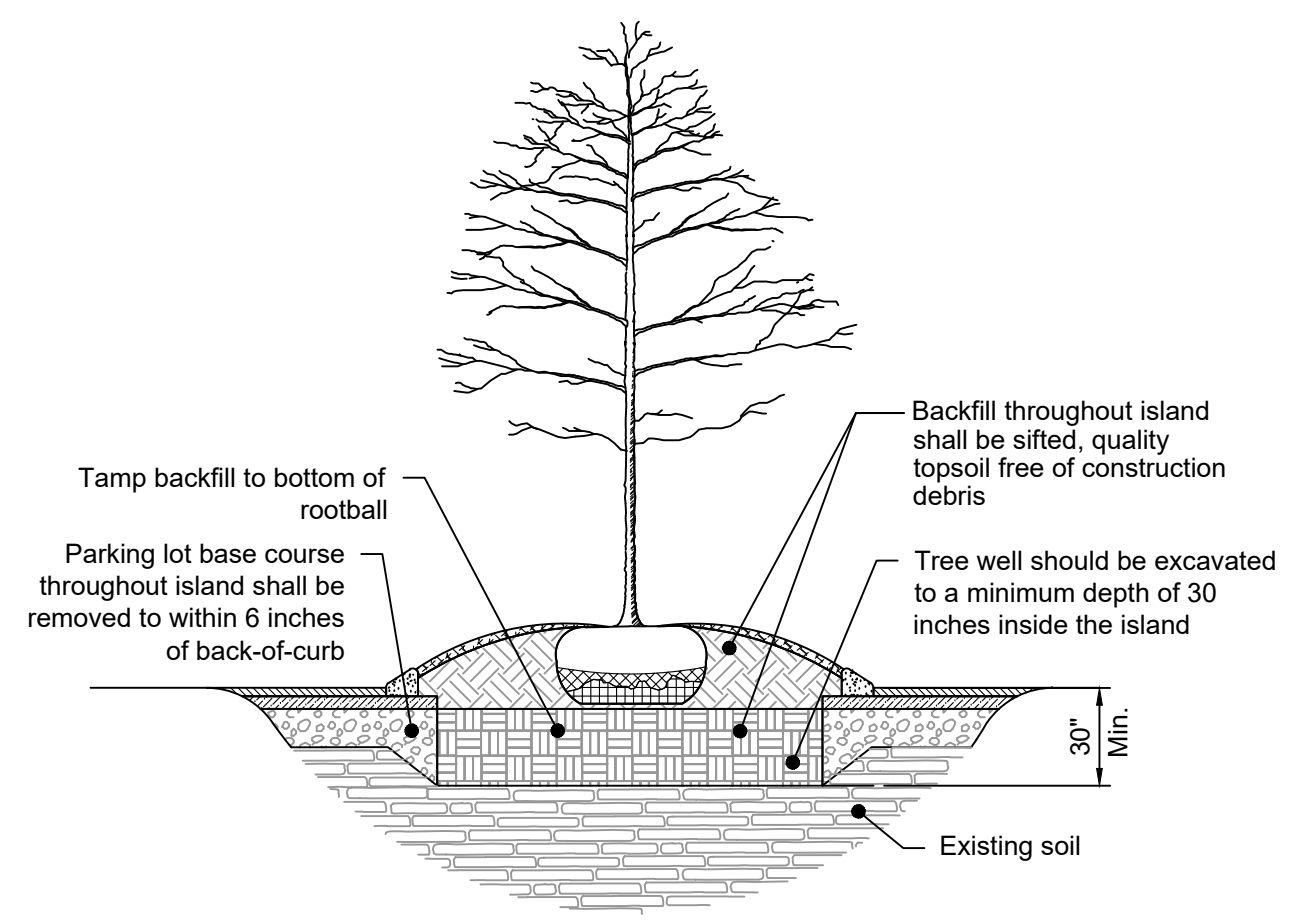


Kevin Reff, PLA
3369 Reids Chapel Rd.
Campbellsville, KY 42718
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.



- LANDSCAPE NOTES:**
- WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
 - THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z-60.1, LATEST EDITION, FOR SIZE AND QUALITY.
 - NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA SUSTAINABLE DESIGNS, LLC (615) 469-1222.
 - THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - SEE CIVIL SHEET FOR LOCATIONS OF SEED/SOD.
 - SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - SAND SHALL BE CLEAN MASONRY SAND.
 - ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 - ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
 - PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
 - ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE NATURAL COLORED, SHREDDED HARDWOOD.
 - IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
 - PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
 - THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
 - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
 - ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
 - THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
 - SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED. SEE CIVIL SHEETS FOR SEEDING, MATTING OR SODDING AREAS.
 - CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
 - IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 - ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
 - ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
 - REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
 - THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
 - CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM.
 - IRRIGATION TO HAVE A SEPARATE METER.
 - GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDDED AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.



LANDSCAPE ISLAND OR MEDIAN DETAIL
NOT TO SCALE

Civil Engineering Services
7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
Engineering, Environmental, Land Planning

OWNER: **AutoZone, Inc.**
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR: **AutoZone STORE REMODEL**

Store No.: XXXX
810 NW BROAD ST
MURFREESBORO TN 37129

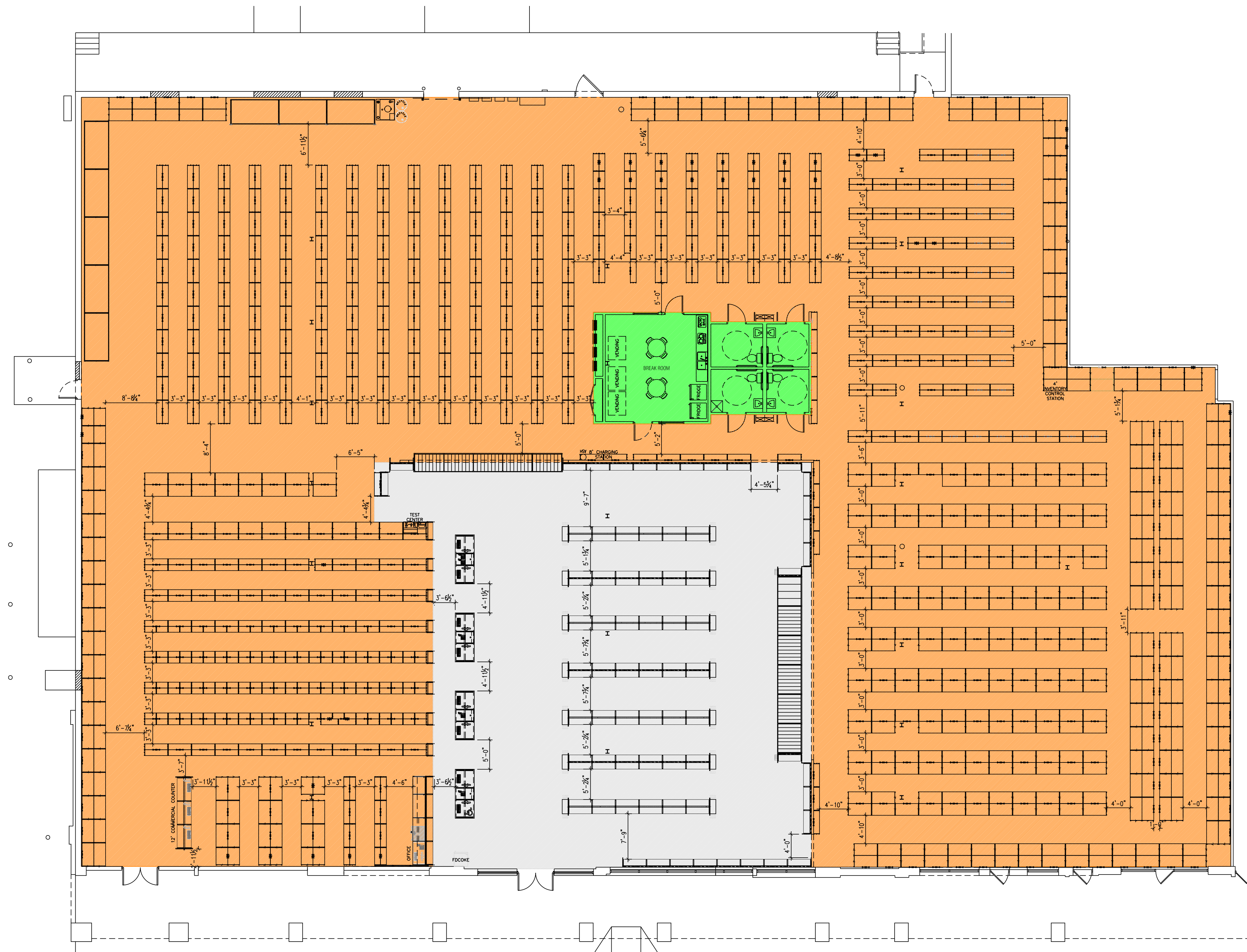
SCALE: **REVISIONS**

1.
2.
3.
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7.

CIVIL ENG: RGF
DRAFTSMAN: JMG
CHECKED BY: YWH

DATE: 09/13/2024
PROTOTYPE SIZE: REMODEL

L1.1



Proposed AutoZone Store Number 6591 - Murfreesboro, Tennessee
Mega Hub Store **Total Building Area: 24,301 square feet**

- Shoppable Sales Floor Area: 4,549 Square Feet
- Square Footage Dedicated To Inventory: 19,155 Square Feet
- Break Room and Restrooms Area: 597 Square Feet



123 S. Front Street, Memphis, Tennessee 38103
Phone (901) 495-8729

February 6, 2025

Mr. Richard T. Donovan, Jr., AICP, CNU-A
Principal Planner
City of Murfreesboro Planning Department
111 W. Vine Street
Murfreesboro, Tennessee 37130

**RE: AutoZone Store No. 6591
810 NW Broad Street, Suite 262
Murfreesboro, Tennessee 37129**

Mr. Donovan,

Pursuant to Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2024 Zoning Ordinance in regard to the proposed **AutoZone Store No. 6591** (on Parcel 1 of Tax Map 91F Group J at 810 NW Broad Street, Suite 262), please accept the following information as our submittal package for the official Board of Zoning Appeals – Hearing Request Application.

Section 8 – Procedure for Uses Requiring Special Permits

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

AutoZone Development, LLC
c/o: David Bentley, Sr. Manager for AutoZone Development, LLC
123 S. Front Street
Memphis, Tennessee 38103
Phone: (901) 495-8729

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

AutoZone Development, LLC has entered into a Lease with Cooke Commercial Properties c/o: Nancy B. Cooke for the space.

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

A Site Plan has been submitted with this application for review.

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

810 NW Broad Street, Suite 262

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

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

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

The property is currently zoned CH and partially located in the Gateway District Overlay.

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

1.) Hours and days of operation.

The approximate store hours will be seven days a week, Monday thru Saturday 7:00 AM to 10:00 PM, Sunday 8:00 AM to 10:00 PM.

2.) Duration of the proposed special use.

Duration will be for as long AutoZone is the tenant in the space.

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

Approximately 15 “DIY” customers hourly per day.

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

Approximately 15 “DIY” customers hourly per day and approximately 2-3 “Commercial” customers ordering parts that require delivery hourly per day (17-18 total trips per hour daily).

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

New shrubs are proposed in the existing landscape beds with raised curbs along Medical Center Parkway and additional trees and shrubs are proposed parallel to the existing parking area along Jones Boulevard to meet the type “C” landscape buffer requirements of the Gateway District Overlay landscaping requirements.

The dumpsters and dumpster enclosure is proposed at the rear of the building parallel to Jones Boulevard and will be screened with new landscaping.

Section 9 – Standards for Special Permit Uses

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

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

The renovation of the existing building will be a benefit by repurposing a large portion of the Jackson Heights Shopping Center which was originally constructed in the 1960's, wherein a Western Auto parts store was an early tenant in the Shopping Center, with a long-term national retail tenant. All the parking needs for this renovation already exist on site, access to the existing streets is existing with access to NW Broad Street, Medical Center Parkway and Jones Boulevard and the existing utilities are adequate for the renovation's needs.

- 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 renovation of the existing building and subsequent operation of the facility is in character with the existing businesses and uses in the immediate vicinity. Landscaping is proposed along Medical Center Parkway and Jones Boulevard Street frontages to meet the ordinance and Gateway District Overlay landscaping requirements. The proposed trash enclosure at the rear of the building will provide adequate screening for the new dumpsters that will serve the facility.

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

The subject property is served by three public streets, NW Broad Street, Medical Center Parkway and Jones Boulevard.

Parking for the project is existing within the Jackson Heights Shopping Center and is adequate for the facility.

The drainage for the site is existing and will not be modified as a part of the renovation's scope of work.

The trash enclosure has been proposed at the rear of the building parallel to Jones Boulevard and will be screened with new landscaping. Also, the trash enclosure will be constructed with opaque walls and gates on a four sides with materials compatible with the building architecture and will be a minimum one foot taller than the dumpsters.

All utilities for the proposed renovation are existing and are adequate for the operation of the facility.

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

No other structures or features are known to be of significant importance. If the Board of Zoning Appeals identifies any such features the applicant will work to preserve those as well.

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

(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 and racks;

A floor plan detailing the retail space and dimensions between shelves and racks has been included with this application for review.

[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 will be made, the number and type of vehicles used for the deliveries, and any additional information requested by the Planning Director;

Detailed Business Description: AutoZone is the leading retailer of automotive replacement parts in the United States. This particular retail location is referred to internally as a “Non-Routed Mega Hub” and operates exactly like the typical store we operate across the US, just in a larger format. An AutoZone location serves both “DIY” and “Commercial” customers with auto parts and accessories, and this larger format offers enhanced inventory which allows more effective and immediate service. There will be no AutoZone locations that will be served by this facility.

Larger Inventory: This AutoZone will carry a more extensive selection of auto parts compared to “regular” stores, often stocking up to 100,000 different SKUs. This includes parts that are less commonly in demand but critical for specialized repairs. Inventory is not staged outside the store.

Outbound “Commercial” Delivery: Just like a typical AutoZone store, there are dedicated delivery services for “Commercial” clients (auto repair shops). Deliveries to these customers take place during normal business hours.

“Commercial” Delivery vehicles: Tenant will utilize approximately 5 – 15 light duty passenger vehicles to be used for deliveries to “Commercial” customers. These vehicles are typically a small SUV (i.e. Chevrolet Trax, Buick Encore) or small trucks (i.e. Chevrolet Colorado, Ford Maverick). These vehicles are parked overnight at the store.

Inbound Deliveries: Fulfillment deliveries to this store are made from our Distribution Center in Lexington, TN via tractor-trailer approximately once per day via the designated loading area. There is no overnight parking of these inbound delivery vehicles at this store.

Expert Assistance: An AutoZone has highly experienced staff who assist with complex part inquiries, special orders, and troubleshooting for both individual customers and commercial partners. Select services such as battery, wiper, and light bulb replacement are performed for free for customers in the parking lot. There will be approximately 50-60 AutoZoners (employees) working at this location.

[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 A Truck Route Plan which indicates the proposed delivery truck turning movements on site along with the loading dock layout has been included with this application for review. Also, a Refuse Truck Plan which indicates the proposed refuse truck turning movements on site has been provided. There will be no outdoor storage at this facility.

[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, 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 applicant does not believe our proposed Automobile Parts Retail Hybrid/Retail Hub Use will have an adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, utility facilities or the public health, safety and general welfare by renovating an existing lease space within the Jackson Heights Shopping Center. Repurposing the lease space for the Automobile Parts Retail Hybrid/Retail Hub Use eliminates any adverse effects by utilizing existing infrastructure (i.e. parking, utilities, etc.) as opposed to new construction. Also, repurposing the lease space to the Automobile Parts Retail Hybrid/Retail Hub Use will not only provide a new “face lift” to the Shopping Center but also brings back the original character to the Jackson Heights Shopping Center where a former Western Auto once operated.

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 (901) 495-8729 or via email at david.bentley@autozone.com.

Please let me know if you have any questions or need any additional information.

Sincerely,



David Bentley
Senior Pre-Construction Manager for AutoZone Development, LLC

City of Murfreesboro
BOARD OF ZONING APPEALS

HEARING REQUEST
APPLICATION

Location/Street Address: 810 NW Broad St., Ste 262, Murfreesboro, TN 37129

Tax Map: 91F Group: J Parcel: 1 Zoning District: CH -GDO

Applicant: AutoZone Development, LLC
c/o: David Bentley

Address: 123 S. Front Street Phone: (901) 495-8729

City: Memphis State: TN Zip: 38103

Property Owner: Cooke Commercial Properties c/o: Nancy B. Cooke and Ched Cooke

Address: 205 17th Avenue N., Suite 201 Phone: (615) 385-5558

City: Nashville State: TN Zip: 37203

Request: Special Use Permit to allow Automobile Parts Retail Hybrid / Retail Hub use per
recently approved Text Amendment Ordinance Number 2024-805.

Zoning District: CH - partially located in Gateway District Overlay

Applicant Signature:



Date:
February 3, 2025

Received By:

Receipt #:

Application #:

Date:

Murfreesboro
Board of
Zoning Appeals



HEARING APPLICATION
AND
GENERAL INFORMATION

Vicinity Map with 500-foot radius
AutoZone Store No. 6591
810 NW Broad Street, Murfreesboro, TN

