

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, June 25, 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 May 28, 2025
5. New Business

Special Use Permit Requests

- a. **Application Z-25-024 by Mr. Thomas Campbell, representing Stones River Country Club**, is requesting a special use permit for in order to construct and establish an institutional group assembly use (Country Club) in Single-Family Residential (RS-15) zone on property located on NW Broad Street, situated behind 1634 and 1728 NW Broad Street. The proposed development includes a practice chipping and putting area and supplemental turf production area. (Project Planner: Sloane Lewis)
6. Staff Reports and Other Business
 7. Adjourn

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

May 28, 2025, 1:00 PM

Members Present:

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

Staff Present:

Ben Newman, Dir. Of Planning & Land Mgmt.
Matthew Blomeley, Asst. Planning Director
Richard Donovan, Principal Planner
Sloan Lewis, Planner
Marc Shackelford-Rowell, Planner
John Tully, Assistant City Attorney
Ashley Fulghum, Recording Assistant

Members Absent:

None

1. Call to Order:

Chair Young called the meeting to order.

2. Determination of a quorum:

Chair Young determined that a quorum was present.

3. Public Comments:

None

4. Consideration of Minutes:

With there being no objection by any of the Board members, the minutes of the April 23, 2025 BZA meeting were approved as submitted.

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

May 28, 2025

5. New Business:

a. Application [Z-25-009] by Joe Swanson, Jr. on behalf of Swanson Irrevocable Family Trust, requesting a 23-foot variance from the required 42-foot front setback in Chart 2 of the Zoning Ordinance in order to construct an approximately 54 square foot addition to an existing building in a Heavy Industrial (HI) zone on property located at 831 Park Avenue.

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

Vice-Chair Ken Halliburton asked how far the current structure is in the setback. Ms. Lewis responded that it encroaches about 13 feet. Vice-Chair Halliburton inquired about surrounding properties encroaching into the setback. Ms. Lewis noted that there are several and showed the Board the surrounding properties on the GIS Map.

Mr. Tim Tipps stated that the chillers and HVAC pads appear to encroach more into the setback than the proposed mechanical room. Mr. Richard Donovan explained the differences between the proposed structure and the chillers and HVAC units. He added that under today's standards those mechanical units would not be permitted in their current location.

Chair Young asked for clarification on Staff's stance on the application. Mr. Donovan explained that because it is a new roofed structure it is considered to be a portion of the building itself, and buildings cannot be in the front setback. Non-conforming lots can expand as long as they meet bulk standards.

Mr. Clyde Rountree, Mr. Chris Maguire and Mr. Joe Swanson III were present to represent the application.

Mr. Robert Batcheller inquired about the type of electrical equipment to be used and why it cannot be contained in the existing building. Mr. Swanson stated that the equipment needs to be inside and would conflict with the existing layout of the building.

Chair Young opened the public hearing.

Ms. Jill Smythe Lumsden of 511 E Main Street spoke in favor of the request but brought up safety concerns on Park Avenue.

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

Mr. Donovan stated that if the body decides to approve or deny the variance, they need to provide specific findings of facts on each of the five standards.

The Board and Staff discussed the standards and findings for each one. The Board concluded that the location of an easement on a third party's property and the railway spur meet standards one and two. The third standard is met due to the railway spur,

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

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MTE's requirements and the age of the electric system. The Board concurred with Staff's determination and reasoning that standards four and five were met.

Mr. Tim Tipps moved to approve the variance subject to all recommended conditions of approval; the motion was seconded by Mr. Robert Batcheller and carried by the following vote:

Aye: Robert Batcheller

Misty Lavender

Tim Tipps

Vice-Chair Ken Halliburton

Chair Davis Young

Nay: None

b. Application [Z-25-008] by John Hannigan on behalf of Killian Deats, requesting a special use permit in order to construct and establish an accessory apartment in a Single-Family Residential (RS-15) zone on property located at 2505 Racquet Club Drive.

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

Vice-Chair Halliburton inquired about the "Restriction on Use of Land". Mr. Matthew Blomeley stated that it would put buyers on notice.

Mr. John Hannington and Mr. Killian Deats were present to represent the application.

Mr. Deats addressed concerns over property maintenance.

Chair Young opened the public hearing.

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

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

Aye: Robert Batcheller

Misty Lavender

Tim Tipps

Vice-Chair Ken Halliburton

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Chair Davis Young

Nay: None

c. Application [Z-25-010] by Mr. Jacob Highland, representing SBA, requesting to amend a special use permit for an existing 150-foot-tall wireless telecommunications tower in a Heavy Industrial (HI) zone on property located at 2117 N Thompson Lane.

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. Batcheller asked why the tower was stealthed. Mr. Donovan responded that it was due to staff recommendations. Mr. Blomeley gave insight into staff's reasoning behind stealthing the tower when it was built. He added that staff has since evolved their thinking. A tower with no antenna on it is not much different than one with an array of antenna on it. Technology has also changed and more data is being handled by the antenna than in 1999.

Mr. Batcheller asked if the unstealthing is specifically for T-Mobile or the other providers. Mr. Jeff Taylor with SBA responded that it is for T-Mobile at this time.

Mr. Batcheller asked if there is a design between the stealth tower and a traditional tower. Mr. Taylor responded in the negative. The tower is either stealth or a traditional one.

Chair Young opened the public hearing.

Ms. Christina Lambert of 2160 N Thompson Lane spoke in opposition to the request.

Mr. Murphy Thomas of 2111 Shannon Drive spoke about concerns over the aesthetics of the tower. He inquired about what unstealthing will do and if AT&T service will be upgraded.

Ms. Deborah Mayson with SBA addressed Mr. Thomas' concerns. She stated that unstealthing the tower could increase coverage.

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

The Board, Staff and applicant discussed the aesthetics of telecommunications towers and the increased coverage with unstealthing the tower.

Mr. Robert Batcheller moved to defer the special use permit; the motion was seconded by Mr. Tim Tipps and carried by the following vote:

Aye: Robert Batcheller

Misty Lavender

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Tim Tipps

Chair Davis Young

Nay: Vice-Chair Ken Halliburton

6. Staff Reports and Other Business:

None

7. Adjourn:

There being no further business, Chair Young adjourned the meeting at 2:49pm.

CHAIRMAN

SECRETARY

**MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
JUNE 25, 2025
PROJECT PLANNER: SLOANE LEWIS**

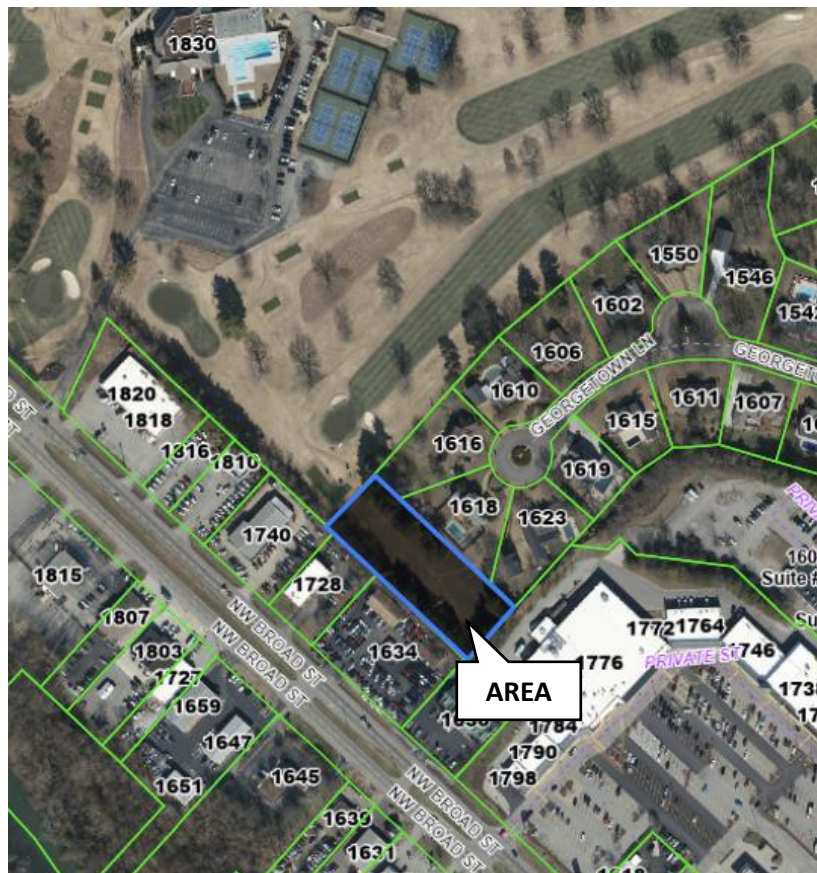
Application: Z-25-024

Location: 1830 NW Broad Street onto an adjacent lot located behind 1634 and 1728 NW Broad Street

Applicant: Mr. Thomas Campbell representing Stones River Country Club

Zoning: RS-15 (Residential Single-Family – 15,000 square foot minimum lot size)

Requests: A special use permit in order to construct and establish an institutional group assembly use (Country Club) to develop a practice chipping and putting area and a supplemental turf production area.



Overview

Special Use Permit Request

The applicant, Mr. Thomas Campbell, representing Stones River Country Club, is requesting a special use permit (SUP) in order to expand an existing institutional group assembly use (Country Club Golf Course) located at 1830 NW Broad Street onto an adjacent lot located behind 1634 and 1778 NW Broad Street. The property is zoned RS-15 (Single-Family Residential). The lot will be graded, irrigated, and sodded for upkeep purposes. The proposed expansion includes a practice chipping and putting area and a supplemental turf production area. The proposed area will be for member use only. The hours of operation of the golf course are Tuesday through Sunday from 8:00AM to dark, which will be consistent with the proposed area. The proposed expansion is expected to have 5-10 patrons on the lot at a time. Patrons making use of the chipping and putting area will access the location by a cart path that will also provide golf cart parking for the location. The applicant has indicated that this idea will target patrons who have completed their round of golf and wish to continue practicing putting and chipping. Another putting and chipping area will be used by members warming up for their round of golf. The applicant is proposing to keep an existing pine tree buffer behind the three homes on Georgetown Lane but will remove some landscaping material behind the primary buffer area.

Relevant Zoning Ordinance Section

Chart 1 of the City of Murfreesboro Zoning Ordinance allows Institutional Group Assembly (Lodge, Club, Country Club) with approval of a Special Use Permit the RS-15 district. City of Murfreesboro Zoning Ordinance Section 9(zz) sets forth Standards for Institutional Group Assembly in addition to the Standards of General Applicability Section 9(C). The following are also the relevant sections from the Zoning Ordinance that apply to institutional group assembly:

Section 2, Definitions:

Institutional group assembly use: Any building, structure or land for which a primary use is use as a place of assembly for fifty (50) or more persons; institutional group assembly uses include, but are not limited to, recreational fields, public buildings, public or private schools grades K-12, lodges, country clubs, clubs, churches and other places of worship.

The Standards of General Applicability relating to Special Use Permits and Standards for Institutional Group Assembly are listed below with analysis from staff on how the proposed institutional group assembly meets the standards.

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:

- As currently proposed, the plan does not include any new structures. The proposed work is only an extension of the existing golf course. Staff does not believe that this

extension will have a substantial or undue effect on the adjacent properties, traffic conditions, or parking.

- (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:**
 - Staff believes that there will be no interference with any adjacent properties. The use will be compatible with the current use of the golf course and will be operated as so. The proposed chipping area is for member access only and to be used as a secondary option for chipping practice, there will be no new utilities.
- (3) The proposed building 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:**
 - This proposed use will require no addition of new public facilities or services on site. The existing parking area and water will serve the chipping and putting area and turf production area.
- (4) The proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be significant natural, scenic, or historic importance:**
 - Staff is not aware of any such features on-site that will be impacted by this use.
- (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 institutions group assembly uses are listed below.

Standards (zz) for Institutional group assembly uses, including recreational fields, public buildings, public or private schools grades K-12, lodges, country clubs, clubs, churches, and other places of worship with Staff Analysis:

- 1.) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on-site. An on-site off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard;**
 - The existing parking area at the clubhouse will provide automotive parking for patrons using the new putting and chipping area. Parking for the putting and chipping area on the site is a cart path at the front of the lot with a cul-de-sac for golfers to use. There will be no access to the public right-of-way for the subject site. Staff believes that this standard has been met.
- 2.) In all residential districts an institutional group assembly use shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or**

more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size;

- The lot is approximately 57,935 sq. ft and 15,000 sq. ft is the minimum lot requirement in the RS-15 Zone making it larger than 3 times the required minimum lot size. This standard has been met by the applicant.

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

- There will be no lighting added to the site.

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

- There will be no dumpsters or receptacles added to the site. The method of garbage collection is not changing.

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

- The current and natural screening will remain in place as the buffer. The applicant is proposing to remove some limited plant materials on the site to allow for the putting and chipping area. The applicant has reached out provided letters from adjacent property owners supporting the expansion of the County Club use on the site with the existing buffer. The letters have been provided as a part of the agenda packet.

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

- Staff believes that no additional parking on site will be required from this use, as it will not generate excessive traffic and there is sufficient existing parking for the golf course.
- 7.) An application for a special use permit for an institutional group assembly use shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use;**
- The proposed use will be consistent with the current golf course use. Staff believes that this proposed use will not create any activity that will affect traffic volumes or have any detrimental effect on surrounding properties.
- 8.) The BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;**
- This standard does not apply to this application as there will not be any RVs or guests on the site with the proposed use.
- 9.) The BZA shall have the authority to grant variances to the standards imposed by this subsection for temporary or short term uses of property for the institutional group assembly use purposes. In such cases, the BZA may impose conditions of approval to assure the compatibility of the short-term land use with other property in the vicinity of the proposed use;**
- The applicant will comply with any conditions proposed by the BZA.
- 10.) The application for a special use permit for an institutional group assembly use shall indicate any intentions for the use of systems for the external broadcast of speech, music, or other sounds. If such are proposed, the applicant shall indicate the times of day and duration of their proposed use. The BZA shall have the authority to place restrictions upon their use in order to minimize excessive noise from intruding upon neighboring properties especially those zoned or used for residential purposes. In no event shall the BZA approve the use of such which would be in violation of the City Code or ordinances regulating noise. BZA approval does not constitute a waiver of any City Code or ordinances regulating noise.**
- The proposed use does not intend to propose the use of systems for external broadcast of speech, music, or other sounds. The site will be consistent with the current golf course use and will not produce excessive noise.

Staff Recommendation:

Staff recommends approval of the special use permit, based on the request meeting the minimum development standards of the ordinance, to allow a 1.33-acre group institutional use, as presented in the application documents, and with the following conditions.

Recommended Conditions of Approval:

1. A resubdivision plat shall be submitted for review and approval, subject to the Murfreesboro Zoning Ordinance and Subdivision Regulations.
2. 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.

Attached Exhibits

- A. Application
- B. Procedure form
- C. Site plan
- D. Letter from Neighbors

City of Murfreesboro
BOARD OF ZONING APPEALS

HEARING REQUEST
APPLICATION

Location/Street Address:

Tax Map:

Group:

Parcel:

Zoning District:

Applicant: Stones River Country Club

E-Mail: [REDACTED]

Address: 1830 NW Broad Street

Phone: 615-612-9119

City: M'BMW

State: TN

Zip: 37129

Property Owner: Stones River Country Club

Address: 1830 NW Broad St

Phone: 615-896-4431

City: M'BMW

State: TN

Zip: 37129

Request: Bring additional property into Special Use.

Chipping 6100 + grass

Zoning District: RS-15

Applicant Signature: [Signature]

Date: 5/17/06

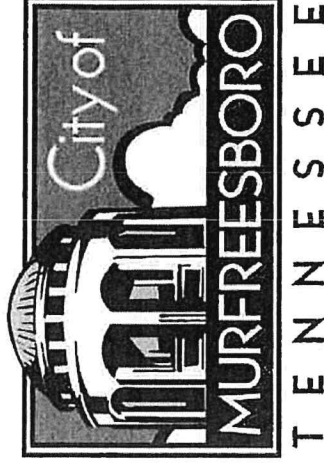
Received By:

Receipt #:

Application #:

Date:

Murfreesboro
Board of
Zoning Appeals



HEARING APPLICATION
AND

GENERAL INFORMATION

INTRODUCTION:

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

VARIANCES:

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

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

SPECIAL USE PERMITS:

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

APPEALS FROM ADMINISTRATIVE DECISIONS:

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

APPLICATION PROCESS:

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

The applicant must submit the following:

1. A completed application (included on this brochure).
2. A \$350 application fee; or in the case of a special meeting, a \$450 application fee (checks to be made payable to the City of Murfreesboro).
3. Supporting materials which should include:

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

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

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

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

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

MEETING TIME AND PLACE:

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

MEMBERSHIP

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

STAFF

Richard Donovan, Principal Planner
Teresa Stevens, Sign Administrator
John Tully, Assistant City Attorney
Ashley Fulghum, Recording Assistant



Board of Zoning Appeals Procedure Form

Request for Institutional Group Assembly Use

This form only pertains to *special use permit requests for the Board of Zoning Appeals*. The information contained in this document shall not be considered exhaustive and shall only serve to summarize the details of the special use permit request for the Board of Zoning Appeals and Planning Department staff. **Additional information may be requested during the review process as determined by the zoning administrator.**

Date: 06/06/2025

Applicant name & title: *Stones River Country Club* Planner name: Brad Barbee

Application request: Parcel 08041B 01901 grading for sod and chipping green

Purpose of request: We would like to take the 1.33 acre area and have that as part of the special use for the golf course. It will be graded, irrigated and sodded to make sure it is upkept. We would also construction a chipping green and bunker for a short game practice area behind the 16 tee box.

Section 8 – Procedure for Uses Requiring Special Use Permits

- a) Name, address, and telephone number of the *applicant*

Thomas Campbell General Manager Stones River Country Club

[REDACTED]

706-968-9466

- b) Nature and extent of applicant's ownership interest in subject property

Applicant has no ownership. This request has been approved by the leadership at SRCC.

- c) Site plan to be submitted for review by City Staff and Board of Zoning Appeals

- *Golf Course Architect provided*

- d) Address of the site of the proposed special use: *Parcel 0801-B-019.01-000 Vacant land and does not have an address. The site is landlocked by golf course, Georgetown and Georgetown Square shopping Plaza*



- e) Vicinity map showing the property of the proposed special use and all parcels within a five-hundred-foot radius
- f) Zoning classification the property of the proposed special use: *RS-15*



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

- 1) Hours and days of operation: Same as existing golf course hours. *Tues-Sunday | 8AM to dark*

- 2) Duration of the proposed special use: *Permanent*

- 3) Number of expected patrons that will be expected to utilize the property of the proposed special use: *5-10 patrons at a time*

- 4) Projected traffic that will be expected to be generated by the proposed special use: *No new traffic*

- g) 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: *These changes will beautify the existing area which is overgrown with native weeds and uneven terrain. No potentially harmful characteristics will be introduced.*

Section 9 – Standards for Special Use Permits

Standards for General Applicability.

An applicant for a special use permit shall present evidence at the public hearing on such special permit. Please explain how you will comply with the following standards:

- 1) that the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare;: *The proposed work should be viewed as an extension of the existing golf course and does not include any new structures. SRCC makes a conscious effort to be a good neighbor and has the blessing from the direct neighbors in Georgetown. This approval will enhance the appearance of the current situation.*



- 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;
There will be no interference with any adjacent property. This area will be an extension of the golf course and will be maintained as such. The chipping area will be member access only and will be a secondary option to the existing practice area located near the clubhouse. There will be no new utilities.
- 3) that the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;
This should be seen as an extension of the current golf course and will require no additional structure for any new services.
- 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; and,
The proposed work will meet all standards set by the BZA.
- 5) that the proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use.
The proposed work complies with all additional standards and will improve the existing conditions.

Standards for (zz) Institutional group assembly uses, including recreational fields, public buildings, public or private schools grades K-12, lodges, country clubs, clubs, churches, and other places of worship

Please explain how you will comply with the following standards:

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



Parking is programmed for the front of the lot with a cul de sac design as shown on the site plan. This will not interfere with the adjacent property.

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

Parking is programmed for the front of the lot with a small cul de sac design as shown on the site plan.

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

There will be no lighting added for the project.

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

There are no dumpsters or receptacles added nor will there be changes to the method of garbage collection.



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

[6] The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by car pooling or that off-street parking areas on adjacent or nearby properties will be available on a long term basis, the BZA shall have authority to determine the number of required parking spaces to be provided on-site. The BZA may require that a reserve area be retained on-site for future expansions of the parking area;
NONE

[7] an application for a special use permit for an institutional group assembly use shall be accompanied by a description of uses or activities proposed for the facility which may be subject to separate regulation or which may result in unusual traffic patterns, traffic volumes, or other detrimental impacts upon adjacent properties, including but not necessarily limited to those uses which would require a special permit if not a part of the institutional group assembly use;
NONE

[8] the BZA shall have authority to approve an on-site location with water, sewer, and electric utility connections for accommodations for travel trailers or R.V.s (recreational vehicles) for use by visiting or traveling speakers or guests associated with the institutional group assembly use. Provided, however, such location for travel trailers or R.V.s shall not be permitted for use as a permanent residential dwelling unit;
NONE




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

NONE

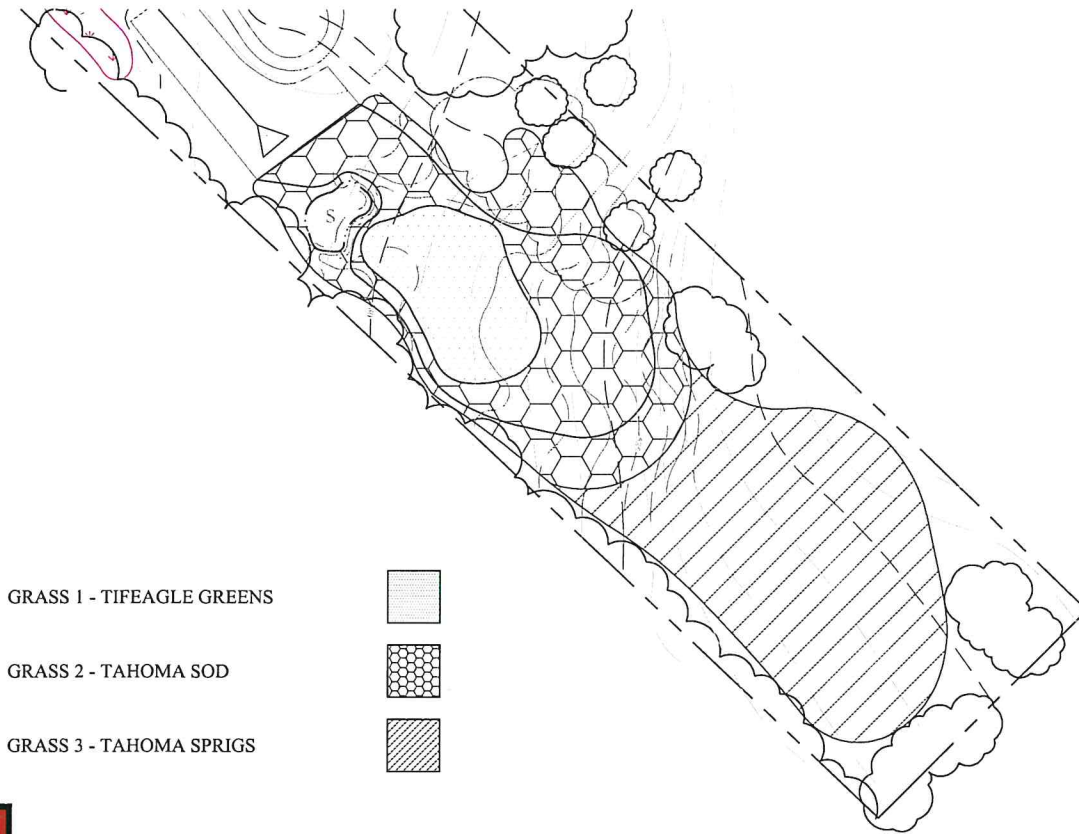
[10] the application for a special use permit for an institutional group assembly use shall indicate any intentions for the use of systems for the external broadcast of speech, music, or other sounds. If such are proposed, the applicant shall indicate the times of day and duration of their proposed use.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

NONE

Date: 5/28/2025

Applicant signature: 





GRASS 1 - TIFEAGLE GREENS



GRASS 2 - TAHOMA SOD



GRASS 3 - TAHOMA SPRIGS



June 15, 2025

To the City of Murfreesboro:

My home is currently located at 1616 Georgetown Lane in the city of Murfreesboro, Tennessee. In connection with the renovation of the Stones River Country Club golf course, the Club plans to improve the lot they own located next to my house by grassing the lot and creating a sod farm/practice area. Thomas Campbell, the SRCC General Manager, has shown me the proposed plan by Bergin Golf Designs.

I do not have a problem with the proposed plan.

Sincerely,

A handwritten signature in cursive script that reads "Jimmy Bishop". The signature is written in dark ink and is positioned above the printed name.

Jimmy Bishop

1616 Georgetown Lane

June 13, 2025

To whom it may concern:

My home is currently located at 1618 Georgetown Lane. In connection with the renovation of Stones River Country Club golf course, the Club plans to improve the lot they own located behind my house by grassing the lot and creating a chipping green. Thomas Campbell, the SRCC General Manager, has shown me the proposed plan by Bergin Golf Designs.

I do not have a problem with the proposed plan.

Sincerely,

A handwritten signature in blue ink that reads "Nancy Jackson". The signature is fluid and cursive, with the first name "Nancy" and last name "Jackson" clearly legible.

Nancy Jackson

1618 Georgetown Lane