

CITY OF MURFREESBORO BOARD OF ZONING APPEALS

Regular Meeting, April 22, 2020, at 1:00 p.m.
City Hall, 111 West Vine Street, Council Chambers, 1st Floor

In accordance with Executive Order No. 16 issued by Governor Bill Lee, the Murfreesboro Board of Zoning Appeals April 22, 2020 meeting will be conducted electronically and there will not be physical public access to the meeting as necessary to protect public health, safety, and welfare in light of the coronavirus. The public may view the meetings electronically through Murfreesboro CityTV which is broadcast on Comcast Xfinity Channels 3 and 1094 and on AT&T U-verse Channel 99. The meeting can also be streamed on Roku, YouTube (www.youtube.com/cityofmurfreesboro), Facebook (www.facebook.com/cityofmurfreesborotn), and the City's website (and www.murfreesborotn.gov).

A G E N D A

1. Call to order
2. Determination of a quorum
3. Determination that meeting electronically is necessary to protect the health, safety, and welfare of Tennesseans and Murfreesboro citizens in light of the COVID-19 outbreak
4. Consideration of minutes for the regular meeting on February 26, 2020
5. New Business

Special Use Permit Requests

- a. **Application Z-19-027 by Ms. Kristy Allen**, is requesting a special use permit in order to conduct a home occupation (a beauty shop) at her residence located at 3877 Manson Pike. The property is located in a Residential Single-Family (RS-15) zone. (Project Planner: Jafar Ware)
- b. **Application Z-20-009 by Mr. Clyde Rountree of Huddleston-Steele Engineering, Inc., for Believers Tabernacle, Inc.**, is requesting a special use permit for the expansion of an existing institutional group assembly use (a church) in a Residential Single-Family (RS-15) zone for property located at 700 County Farm Road and on the adjacent parcel to the west identified as

Tax Map 136E, Group A, Parcel 00400. The proposed expansion consists of the construction of a parking lot. (Project Planner: Jafar Ware)

Special Use Permit Amendment Request

c. Application Z-20-010 by Mr. Clyde Rountree of Huddleston-Steele Engineering, Inc., for the South Central Conference Association of Seventh Day Adventists, is requesting to amend a special use permit that was approved by the Board of Zoning Appeals in May 2019 for the expansion of an existing institutional group assembly use (a church) in a Residential Single-Family (RS-8) zone for property located at 711 North Maney Avenue. The proposed expansion consists of a building addition at the rear of the existing church building. This amendment seeks to modify the design and footprint of the proposed building addition that was approved in May 2019. (Project Planner: Brad Barbee)

6. Staff Reports and Other Business

7. Adjourn

Regular Meeting Minutes of the Murfreesboro Board of Zoning Appeals

February 26, 2020 – 1:00 P.M.
Council Chambers

MEMBERS PRESENT

Davis Young, Chair
Ken Halliburton, Vice-Chair
Tim Tipps
Julie King
Misty Foy

MEMBERS ABSENT

STAFF PRESENT

Jafar Ware, *Planner*
Brad Barbee, *Landscape Site Plan Inspector*
Austin Cooper, *Planner*
Roman Hankins, *Assistant City Attorney*
Matthew Blomeley, *Assistant Planning Director*
Brenda Davis, *Recording Assistant*

Chairman Young called the meeting to order at 1:00 P.M.

The minutes from the January 22, 2020 regular meeting were approved as submitted.

Old Business

Special Use Permit Request

Application Z-20-001 by Mr. Clyde Rountree of Huddleston-Steele Engineering, Inc., representing Enterprise Holdings, Inc., requesting a special use permit in order to establish a motor vehicle sales and rental facility on property in the Commercial Highway (CH) district located along the south side of Franklin Road east of Franklin Heights Drive (the subject property is also identified as Tax Map 0920, Group B, Parcel 00200).

Mr. Ware reviewed the application and staff comments. If the Board approves this request, Staff recommends the following conditions of approval:

- 1) A site plan shall be submitted to the Planning Department for review and approval. The site plan set shall include architectural elevations and demonstrate

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compliance with all requirements of the Zoning Ordinance and Design Guidelines.

- 2) The design of the gates will be subject to the final review and approval of the Planning Department to ensure that there are adequate turnaround areas for vehicles and to ensure that vehicles will not be forced to back out into the public right-of-way.
- 3) A privacy fence and earthen berm shall be required along the south and west property lines. The privacy fence and berm shall not be a substitute for any of the standard Type E buffer yard plantings; rather, it shall be *in addition to* the standard Type E buffer yard.

Mr. Blomeley said Staff met with the applicant and their design team shortly after the January BZA meeting to discuss the concerns that were brought up at that BZA meeting. He said Staff has had adequate time to review their plans this month. Mr. Blomeley said the applicants added an earthen berm. With the conditions on-site, they were able to get a 2.7-foot earthen berm to include within that 20-foot Type E buffer yard along the west and south property lines. He said they are doing a threefold plan to mitigate the negative impacts on the adjacent neighborhood -- the 20-foot Type E buffer, the 2.7-foot tall earthen berm, and the 6-foot-tall privacy fence. Mr. Blomeley said the fence and the berm are in addition to the standard buffer yard plantings, not in lieu of any of those plantings. He said the applicants also relocated the Dumpster, so it was a little further away from the adjacent neighborhood. Mr. Blomeley said the Dumpster is actually closer to but not oriented to face the new public street along the eastern property line. Staff felt it was more important to get it further away from the neighbors than it would to get it further away from that new public right-of-way. Mr. Blomeley said their plans show a little bit different front parking layout to specify the maximum number of vehicles they can have for sale or rent on the property at any point in time. Staff feels comfortable they are meeting the standards that are specific for motor vehicle sales facilities in the Zoning Ordinance.

Mr. Blomeley said there is no requirement for another public hearing as the public hearing for this matter was held last month. He said Mr. Bill Huddleston and Mr. Clyde Rountree from Huddleston-Steele Engineering are here as representing Enterprise Holdings.

Mr. Halliburton asked if the location of the fence would be on top of the earthen berm or in the middle between the berm and trees.

Mr. Blomeley said the fence will be located on the outside, closer to the property line. He said the fence is not as much for visual screening as to be a physical barrier between the car lot and the adjacent neighborhood.

Mr. Halliburton made a motion to approve with the following conditions of approval:

- 1) A site plan shall be submitted to the Planning Department for review and approval. The site plan set shall include architectural elevations and demonstrate compliance with all requirements of the Zoning Ordinance and Design Guidelines.**
- 2) The design of the gates will be subject to the final review and approval of the Planning Department to ensure that there are adequate turnaround areas for vehicles and to ensure that vehicles will not be forced to back out into the public right-of-way.**
- 3) A privacy fence and earthen berm shall be required along the south and west property lines. The privacy fence and berm shall not be a substitute for any of the standard Type E buffer yard plantings; rather, it shall be *in addition to* the standard Type E buffer yard plantings.**

The motion was seconded by Mr. Tipps and carried unanimously in favor.

New Business

Variance Requests

Application Z-20-005 by Mr. Matt Taylor of SEC, Inc., for Mr. Eric Blum, is requesting a 19' variance from the minimum required 25' rear building setback for principal structures, as stated in Chart 2 (*Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios*) of the City of Murfreesboro Zoning Ordinance, for property located in the Residential Multi-Family (RM-16) zone at 627 East Street.

Mr. Barbee reviewed the application and staff comments. If the Board approves this request, Staff recommends the following condition of approval:

- 1) A site plan shall be submitted to the Planning Department for administrative review and approval prior to the issuance of a building permit.

The applicant was present to answer any questions.

Ms. King asked if this is within the City Core Overlay District (CCO).

Mr. Blomeley said this property is right outside of the boundaries of the CCO.

Ms. King asked if other houses in this area are in similar circumstances as the ones in the CCO.

Mr. Blomeley said when Staff looked at expanding the CCO District, the decision was made not to include the streets that are just to the east and west of campus like Fairview, Eaton, Crestland, East Street, and West Street. He doesn't know the reason why those streets were not included but it may be something they need to look at in the future. He said the lots on the west side of East Street are all very shallow, adding that most of the structures are very close to the rear property line. Mr. Blomeley said this lot was platted in 1946, prior to the adoption of the current Zoning Ordinance in 1984. With them wanting to redevelop the lot and tear down the existing structure, it makes it very difficult with the current lot depth and the existing setbacks, resulting in about a 25-foot deep building envelope.

Mr. Matt Taylor said he feels this is a difficult situation that may be solved in the future with an ordinance amendment. He thanked the Board for their consideration and will answer any questions they might have.

Mr. Halliburton said that there is only 1.5 feet difference of where the existing structure is today versus what is being proposed.

Chairman Young opened the public hearing. There being no one to speak, Chairman Young closed the public hearing.

Mr. Tipps made a motion to approve the request with the following condition:

- 1) A site plan shall be submitted to the Planning Department for administrative review and approval prior to the issuance of a building permit.**

The motion was seconded by Ms. Foy and carried unanimously in favor.

Application Z-20-006 by Mr. Matt Taylor of SEC, Inc., for RaceTrac, is making the following requests regarding a proposed solid waste enclosure for property located in a Highway Commercial (CH) zone at the northeast corner of Shelbyville Pike and Tiger Hill (also identified as Lot 3 of the Wal-Mart Supercenter Subdivision and Tax Map 126, Parcel 02701):

- A variance from Section 25(E)(5) of the City of Murfreesboro Zoning Ordinance, which states that, in commercial zoning districts, accessory structures shall comply with the same front setback as is required for the principal structure.
- A 33' variance from the minimum required 42' front building setback in the CH zone, as stated in Chart 2 (*Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios*) of the City of Murfreesboro Zoning Ordinance.

Mr. Ware reviewed the application and staff comments.

Chairman Young asked for clarification on why there were two variance requests.

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Mr. Blomeley said sometimes when we have a variance request, there are two parts of the Zoning Ordinance that say the same thing, so Staff makes sure to include every applicable part of the ordinance.

Mr. Matt Taylor said the site has about 25-foot of fall from the rear to the front toward the street which makes this location very unique. He said most of the commercial sites are very flat and used Medical Center Parkway as an example adding they are about 2% or less grade. The uniqueness of the grade on the subject property and having three front setbacks are the primary reasons why he has made this request. Because they couldn't fit everything inside the setback, they found the least intrusive location on the site. Mr. Taylor reviewed a couple of street view renderings which were also included in the agenda packet. He said the Dumpster and parking are placed within the hillside along with the required shrubbery and trees to block the view even more. Mr. Taylor said they evaluated several other locations for the Dumpster, one being at the rear of the property close to the transformer pad as shown on the site plan. He said at that location the grade change went up and down with ramps about five or six different times just to be able to make those grades work. They also looked at another area, which did not meet the intent of the ordinance or design guidelines on the Dumpsters being hidden. He said that location would face toward the public right-of-way and would be more intrusive than the chosen location.

Mr. Tipps asked if the elevation in the southeast corner at Christie Knob and Tiger Hill is a little over 700 feet.

Mr. Taylor said yes.

Mr. Tipps verified they are proposing the enclosure be placed just below that.

Mr. Taylor said the Dumpster would sit at approximately 685 feet. The enclosure wall is 8-foot and there is also a retaining wall that goes around that and is about 15-16 feet tall.

Mr. Halliburton asked if the retaining wall will act as the rear wall.

Mr. Taylor said there are actually two walls, a retaining wall and the Dumpster wall.

Chairman Young opened the public hearing. There being no one to speak for or against the application, Chairman Young closed the public hearing.

Chairman Young said two motions would be needed, one for each variance request.

Ms. King made a motion to approve a variance from Section 25 (E)(5) of the City of Murfreesboro Zoning Ordinance, which requires that accessory structures adhere to the same front and side setbacks as the principle structure. The motion was seconded by Mr. Tipps and carried unanimously in favor.

Mr. Halliburton made a motion to approve a 33' variance from the minimum required 42' front building setback in the CH zone, as stated in Chart 2 (*Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios*) of the City of Murfreesboro Zoning Ordinance. The motion was seconded by Ms. Foy and carried unanimously in favor.

Special Use Permit Request

Application Z-20-004 by Ms. Jennifer Thibodeaux, for Trinity Presbyterian Church, is requesting a special use permit for the expansion of an existing institutional group assembly use (a church) in a Residential Single-Family (RS-15) zone for property located at 1020 North Rutherford Boulevard. The proposed expansion consists of a building addition and parking lot modifications.

Mr. Barbee reviewed the application and staff comments. If the Board approves this request, Staff recommends the following conditions of approval:

- 1) A site plan shall be submitted to the Planning Department for review and approval prior to the issuance of a building permit.
- 2) The proposed architectural elevations shall be revised to show brick that is consistent with the existing structure.
- 3) A masonry solid waste enclosure shall be constructed for the Dumpster.

The applicant was present to answer any questions.

Mr. Tipps asked if it is possible or practical to match the existing brick.

Mr. Rick Thurman with the Trinity Group, representing the applicant, said they did the addition to the back of the building in 2016-2017 and the reason they ended up using board and batten in the rear is because they were unable to match the brick they had. Mr. Thurman said the building was originally built in approximately 1997 and they could not find one that matched in both color and texture and that looked good enough to use. He said if they cannot do what is proposed on the drawing, they have thought of other options they could do besides the board and batten. Mr. Thurman said they could try a complementary brick and referred to the drawing. He said they will need to demolish the end of the building to do the expansion and will try to salvage enough brick to use on the front of the building so it will match. He said there is also a line of brick around the bottom of the wall to tie everything together. Beyond that, there is not enough brick to do the rest of the expansion. If board and batten is not acceptable

maybe they could come up with a complementary brick He said if that doesn't work, possibly paint the brick a complementary color that would work.

Chairman Young opened the public hearing. Being there was no one to speak for or against the application, Chairman Young closed the public hearing.

Mr. Blomeley said the Board does not have to iron out the details of the architecture today but asked for the leeway to work with the applicant understanding the difficulties finding the brick. He said the Design Guidelines envision the siding like they are showing for the board and batten siding as more of a secondary material than a primary material. He said Staff is not saying they can't use the board and batten at all but instead it should be a secondary material instead of a primary material on the new façade. Mr. Blomeley said Staff will be happy to work with the applicants during the site plan review process to work out an alternative.

Mr. Tipps said that he doesn't want the BZA to get into being the "brick police" because that is a little extreme. As long as it is simple, complementary, and tasteful he sees no issue with it.

Ms. King asked if the Board could remove that as a condition and then we would expect the applicant to work with Planning to meet the guidelines for this type of structure.

Mr. Blomeley agreed.

Mr. Tipps made a motion to approve with the following conditions:

- 1) A site plan shall be submitted to the Planning Department for review and approval prior to the issuance of a building permit.**
- 2) The proposed architectural elevations for the addition shall be revised to demonstrate compliance with the City of Murfreesboro Design Guidelines subject to the review and approval of City Planning Department.**
- 3) A masonry solid waste enclosure shall be constructed for the Dumpster.**

The motion was seconded by Ms. King and carried unanimously in favor.

Mr. Blomeley pointed out the purpose of the BZA is not to be an architectural review board but one thing he does not want to do is set up any incorrect expectations for the applicants. When they submit architectural elevations and he sees there might be issues with those, he doesn't want to set the expectation in the applicant's mind that those are approved after the BZA acts on the application.

Mr. Tipps said he lives in that area. Not very far from there is a commercial area, adding there is a Taco Bell with every type of siding imaginable on it. He said with an institutional type of building he thinks it can lend itself to various looking exteriors.

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Mr. Blomeley assured the Board that Staff will work with the applicants on the architecture.

Special Use Permit Amendment Request

Application Z-20-003 by Mr. Neil James, for Redeemer Classical Academy, is requesting to amend special use permits that were approved by the Board of Zoning Appeals in July 2013, January 2014, and January 2015. The special use permits established an institutional group assembly use (a private school) in a Residential Single-Family (RS-10) zone for property located at 1503 Sulphur Springs Road. The approval of the January 2015 special use permit amendment was conditioned upon the requirement that all portable classroom buildings must be removed from the property no later than July 31, 2020. The applicant is requesting an amendment to the special use permits for a two-year extension to this deadline in order to allow the portable classroom buildings to remain on-site until July 31, 2022.

Mr. Cooper reviewed the application and staff comments. If the Board approves this request, Staff recommends the following conditions of approval:

- 1) All portable classroom buildings must be removed from the property no later than July 31, 2022 or when Redeemer Classical Academy vacates the property – whichever comes first.
- 2) The maximum number of students allowed to be enrolled at the school is 65. If the school desires to have a greater number of students, then it must apply to the BZA to amend the special use permit. A traffic study will be required at that time.
- 3) No staging or queuing of school traffic will be allowed on either Myers Drive or Sulphur Springs Road.

The applicant was present to answer any questions.

Mr. Neal James said the school purchased 20 acres of property on Old Salem Road last year. He met with Ms. Marina Rush, Principal Planner, on Monday for the pre-application process. They are in the process of fund-raising and it took them a little bit longer to find property in Murfreesboro. He said they are ready to go and just need time to build.

Chairman Young opened the public hearing. There being no one to speak for or against the application, Chairman Young closed the public hearing.

Ms. Foy made a motion to approve the request subject to the following conditions:

- 1) **All portable classroom buildings must be removed from the property no later than July 31, 2022 or when Redeemer Classical Academy vacates the property – whichever comes first.**

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- 2) **The maximum number of students allowed to be enrolled at the school is 65. If the school desires to have a greater number of students, then it must apply to the BZA to amend the special use permit. A traffic study will be required at that time.**
- 3) **No staging or queuing of school traffic will be allowed on either Myers Drive or Sulphur Springs Road.**

The motion was seconded by Mr. Tipps and carried unanimously in favor.

Staff Reports and Other Business

None

The meeting adjourned at 1:41 P.M.

CHAIRMAN

SECRETARY

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

APRIL 22, 2020

PROJECT PLANNER: JAFAR WARE

Application: Z-19-027

Location: 3877 Manson Pike (Map 078L, Group A, Parcel 00500)

Applicant: Kristy Allen

Owner: Dan and Kristy Allen

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

Requests: A special use permit to conduct a home-based business (a hair salon)



Special Use Permit Request Overview

The applicant, Ms. Kristy Allen, a Certified Master Cosmetologist, has operated a hair salon in Murfreesboro for 17 years. The applicant has decided to close her full-service beauty salon in the Oaks Shopping Center to order to relocate her business to her residence. The location of the property is 3877 Manson Pike, which is in a Single Family Residential (RS-15) zoning district. Because her home-based business will generate customer traffic, a special use permit is required. The proposed home-based business would only have space for one chair and would be by appointment only. The applicant says, based on her experience with her commercial storefront she has previously operated, she averages two clients per day from Tuesday to Friday and up to four clients on Saturdays. There would be no employees besides herself at the business and the customers would park in the off-street parking area. The hours of operation would be from 10 am to 5:30 pm on Tuesday through Saturday; by appointment only.

Relevant Zoning Ordinance Section

Chart 1 of the City of Murfreesboro Zoning Ordinance allows home occupations as a special use in the RS-15 district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(rr) sets forth Standards for home occupations in addition to the Standards of General Applicability in Section 9(C). The applicant has affirmed in her special use permit application letter that the home-based business will be operated in compliance with all zoning requirements.

The applicable standards are listed below with information from Staff on how the applicant intends to address them.

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:**

Staff does not anticipate any such adverse impact as a result of this home occupation.

- (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 has added an addition to the home for use in conjunction with the home-based business. The RS-15 zoning district does not require specific building materials for principal structures. Pictures of the addition are included in the staff report. Staff is concerned that the building addition has the appearance of a commercial structure. The BZA should discuss the appearance of the building addition and determine whether it is compatible with the adjacent neighborhood, considering its proposed use as a home-based hair salon.

- (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:**

It is Staff's opinion that the traffic generated by the proposed business will not put undue stress on the public street network. In addition, it should not put an unnecessary burden on utilities and other public infrastructure.

(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:

No features of significant natural, scenic, or historic importance have been identified on the subject property by Staff or the applicant.

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

The applicant has indicated in her letter to the Board that she believes that the proposed use will comply with the additional standards for home occupations. (See below for additional detail.)

Additional Standards for Home Occupations with Staff Analysis:

(1) No person who is not a resident of the dwelling unit may be employed in connection with the home occupation at the dwelling unit or on the property;

The applicant will be the only employee.

(2) One attached business sign, not exceeding three square feet, may be permitted subject to approval by the BZA. Such signs shall not be permitted by right;

The applicant is requesting a three square-foot attached sign as a part of this application. The BZA must determine whether or not a sign is appropriate.

(3) There shall be no alteration of the residential building which changes the character as a dwelling. No display of products shall be visible from the street;

No display of products is proposed to be visible from the street. There has already been an alteration of the residential building for the proposed home-based business. An addition has been constructed at the front right corner of the existing house. A plot plan submitted by a licensed surveyor, a site plan provided by the applicant, and pictures of the addition are included in this staff report. Staff is concerned that the building addition has the appearance of a commercial structure. The BZA should discuss the appearance of the building addition and determine whether it is compatible with the adjacent neighborhood and whether it changes the character of the existing dwelling.

(4) The home occupation shall be incidental and subordinate to the residential use of the dwelling unit. No more than twenty-five percent (25%) of the area of a residential dwelling unit and accessory structure, if used as part of the home occupation, shall be devoted to the home occupation. In the event the home occupation is to be conducted totally from within an accessory structure, no more than five hundred square feet of area may be devoted to such home occupation. No more than one home occupation shall be permitted per residential dwelling unit and any related accessory structure;

The applicant meets these requirements. Per the licensed surveyor, the home addition is 274.1 square-feet and residential portion of the home is 2290.5 square-feet. Therefore, approximately 12% of the total square-footage of the residential dwelling unit, including the addition, is proposed by the applicant to be devoted to the home occupation.

- (5) **No mechanical or electrical equipment may be used in a residential dwelling unit or accessory structure in connection with a home occupation except such types as are customary for domestic, household, or hobby purposes; personal computers and facsimile machines may be used. Machinery that causes noise likely to be heard by neighbors or interference with radio or television reception shall be prohibited;**

The applicant understands this requirement. Standard hair salon equipment, such as a hair dryer and a hair-washing sink, will be used.

- (6) **There shall be no storage outside a principal building or accessory structure of equipment or materials used in connection with the home occupation;**

The applicant understands this requirement; no outdoor storage is proposed.

- (7) **There shall be adequate provision for any traffic generated by such home occupation including off-street parking if required by the BZA;**

Staff believes there will be adequate parking on-site for the traffic generated by this business. There is an existing parking area to the rear of the house. In addition, the applicant has added a 405 square-foot off-street parking area in front of the house specifically for use by the hair salon customers.

- (8) **Group instruction in connection with the home occupation may be permitted subject to approval by the BZA. For the purposes of this subsection, instruction shall be group instruction if it involves more than two students at any time. The BZA may place a maximum number of students that may be on-site at any time and may establish limitations on the frequency of such group instruction.**

This is not applicable to this application, as the applicant does not propose to conduct any group instruction.

- (9) **The following activities and land uses shall not be permitted as home occupations: automotive repair (body or mechanical), upholstery or painting; kennels; taxi service; gun dealers; or, charter bus service;**

This is not applicable to this application, as the applicant does not propose any of the home occupations listed above to be conducted at her residence.

- (10) **The BZA may require additional standards in order to assure the compatibility of the home occupation with other property in the vicinity of the home occupation and to assure the residential character of the neighborhood is maintained.**

The applicant understands this provision.

Recommended Conditions of Approval

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

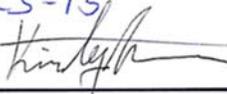
- 1) Customer visits shall be by appointment only.
- 2) No more than one customer at a time shall visit the home-based business and there shall be no overlapping appointments.
- 3) Any proposed signage shall comply with the Zoning and Sign Ordinances, shall be attached to the home, shall not exceed 3 square-feet, and shall be subject to any applicable permitting requirements.
- 4) The business shall open only on Tuesdays thru Saturdays and it shall open no earlier than 8:30 AM and shall close no later than 5:30 PM.

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

Attached Exhibits

- A. Application
- B. Letter from applicant
- C. Site Photos
- D. Plot Plan
- E. Floor Plan

Attachment A: Application

City of Murfreesboro BOARD OF ZONING APPEALS		HEARING REQUEST APPLICATION	
Location/Street Address: 3877 MANSOJ PIKE, MURFREESBORO, TN 37130			
Tax Map: RS-15	Group: R-3	Parcel:	Zoning District:
Applicant: KRISTY ALLEN		E-Mail: KRISTY@LIVE.COM	
Address: 3877 MANSOJ PIKE		Phone: 615-796-1441	
City: MURFREESBORO	State: TN	Zip: 37130	
Property Owner: DAN AND KRISTY ALLEN			
Address: 3877 MANSOJ PIKE		Phone: 615-796-1441	
City: MURFREESBORO	State: TN	Zip: 37130	
Request: HOME BASED BUSINESS, 1 CHAIR HAIR SALON STAFFED ONLY BY KRISTY ALLEN			
Zoning District: RS-15			
Applicant Signature: 		Date: 9/9/19	
Received By: Jafar Ware		Receipt #: 530013	
Application #: 19-021		Date:	

Murfreesboro
Board of
Zoning Appeals



MURFREESBORO
TENNESSEE

HEARING APPLICATION
AND
GENERAL INFORMATION

Attachment B: Letter from applicant

DATE: March 24, 2020
TO: Murfreesboro Board of Zoning Appeals
FROM: Kristy Allen, Master Cosmetologist
SUBJECT: Request for Special Zoning Permit
Home Based Business

Kristy Allen is requesting approval for a Special Use Permit for a home-based to be issued to Kristy Allen, a Certified Master Cosmetologist. The information below is presented to the Murfreesboro Board of Zoning Appeals for their review and consideration. The business will be located at my 3877 Manson Pike home, co-owned by my spouse Dan Allen. We have added a small addition with its own entrance to provide privacy for the business and clients will not have access to the rest of our home.

Section 8. PROCEDURE OF USES REQUIRING SPECIAL PERMITS

D – Procedure

- D1a. Kristy Allen
3387 Manson Pike
Murfreesboro, TN 37129
Cell phone: 615/ 796-1441
- D1b. Kristy and Dan Allen are the owners of a single-family dwelling, there is a mortgage on this property.
- D1c. Note: Separate attached **Site Plan** for items D1c. 1 – 6 at end of document
- D1d. 3877 Manson Pike, Murfreesboro, TN 37129
- D1e. Not applicable
- D1f. This property is currently zoned: Residential. *RS-10*
- D1g. I have closed my previous commercial location in the Oaks Shopping Center in Murfreesboro, deciding to down-size to a solitary chair hair salon business. A limited portion of my home will be used as a one chair hair salon. I will provide my current clients with hair cutting, color treatment and conditioning services. I am Licensed by the State of Tennessee. My business name will remain Revive Hair Studio.
- (g1.) Business hours are 10 AM to 5:30 PM, Tuesday – Saturday, by appointment only.

- (g2.) I plan to operate this business indefinitely.
- (g3.) Based on my recent business history, I average 2 clients (Tuesday to Friday) and 3-4 clients on Saturday.
- (g4.) Automobile traffic would be limited to a maximum of 4 cars on a Saturday, less during a weekday. And parking area is provided in the rear of our home.

Section 9. STANDARDS FOR SPECIAL USE PERMIT

(C.) Standards of general applicability

- C1. My single chair hair salon will have no adverse effect on any adjacent property or my neighborhood. Direct driveway access is from Manson Pike and not using any residential side street. I have had a hair salon business in Murfreesboro for over 17 years and have decided not to continue to run a full-service beauty salon, but just a single chair hair salon to provide services to my long-time clients. My business is registered with the State of Tennessee and faithful in paying State taxes, Rutherford County taxes, and other required annual filings. I would be inspected and approved by the State of Tennessee Board of Cosmetology as in the 17+ years past.
- C2. In February 2019, my spouse and I received approval for a Building Permit to add a small area onto our home. Due to changes in the economy and personal desire, I have closed my commercial location, and we decided to use a portion of this addition for business.
- C3. Access would be directly from Manson Pike into our driveway with parking space provided behind the house. Public services would remain consistent with current and no obstruction of essential public services. Water and septic would remain as current.
- C4. The building nor the business will result in the destruction, loss, or damage to natural, scenic, or known historic importance.
- C5. Working with officials from the City of Murfreesboro, we have met all their current building codes and standards on the addition.

(D.) Authorized special uses and additional standards

(D2.)

(rr.) Home occupations shall be subject to the following standards

- (1.) I and my husband are the owners of our 3877 Manson Pike home and only a small portion of the home will be used for the business. It will be a single chair hair salon and only I will be operating.

- (2.) I will plan to use a small business sign under 3 sq. ft. in the front of our home. This was a sign previously approved when I had a home-based business permit for our prior residence on John R. Rice four years ago. Exterior sign use would be based on a secondary approval of such.
- (3.) There will be no display of products visible from the street.
- (4.) The requested Special Use Permit will be for an area under the 500 square foot requirement and significantly under the 25% of total square feet of the residence. No other business will occur on this property.
- (5.) Regarding mechanical or electrical equipment, in addition to a computer, a television, and hair dryer would be used. There will be no machinery in the business that would make extraneous or significant noise, and no equipment which would affect radio interference or television reception.
- (6.) There will be no storage of anything outside of the salon area.
- (7.) Clients would have full access to parking behind our home. There would be no clients that would park in the street or block traffic in any manner.
- (8.) The business is a single chair hair salon, there will be no instructional classes nor group activities performed.
- (9.) This is strictly a hair salon, and would not be involved with automotive repair, kennels, a taxi service, gun dealership, nor charter bus service.
- (10.) I will comply with the additional standard set forth by the board of Zoning Appeals.

Dan and Kristy Allen
3877 Manson Pike
Murfreesboro, TN 37129

March 24, 2020

City of Murfreesboro Tennessee
ATTN: Planning Department
111 West Vine Street
Murfreesboro, TN 37130

Dear Planning Department associates:

We hope that you are all safe & healthy during this pandemic crisis.

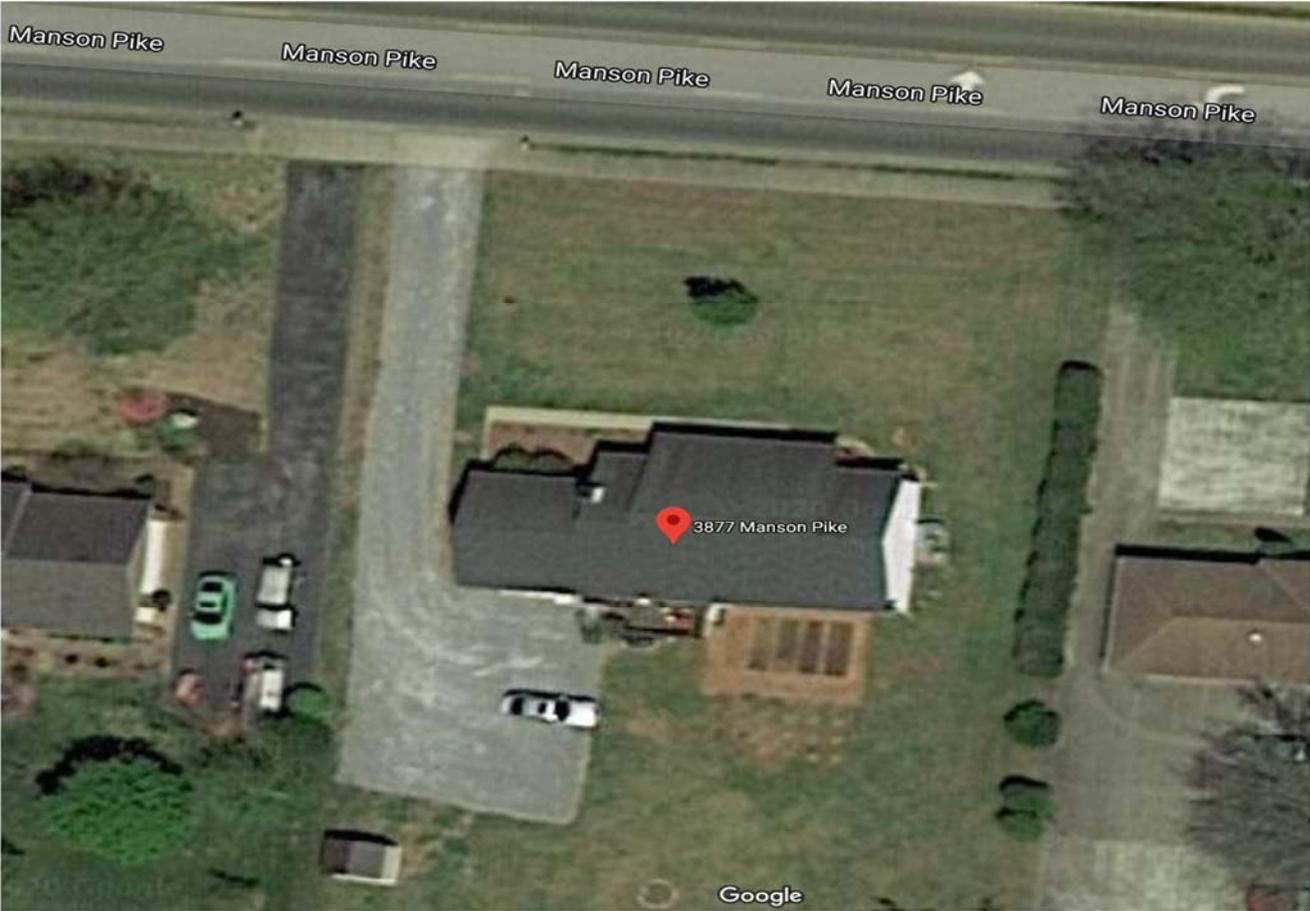
Please find the attached documents as our Request for Special Zoning Permit – Home Based Business for our home at 3877 Manson Pike.

We look forward to the confirmation of the next hearing date and time with the Murfreesboro Board of Zoning Appeals.

Best wishes,

A handwritten signature in blue ink, appearing to read "Kristy Allen". The signature is written in a cursive style with a large initial "K".

Attachment C: Site Photos





Facing Southeast – Street View



Facing South - Close



Facing Southeast



Gravel Off-Street Parking



-20' 0 20' 40'
SCALE: 1" = 20'

LEGEND

	OVERHEAD POWER LINES
	FENCE LINES
	UTILITY POLE
	WATER VALVE
	WATER METER
	MAILBOX
	MINIMUM BUILDING SETBACK LINE
	PROPERTY LINE—SURVEYED
	PROPERTY LINE—UNSURVEYED
	IRON PIN SET
	IRON PIN FOUND OLD
	LIGHT POLE
	CONCRETE MONUMENT

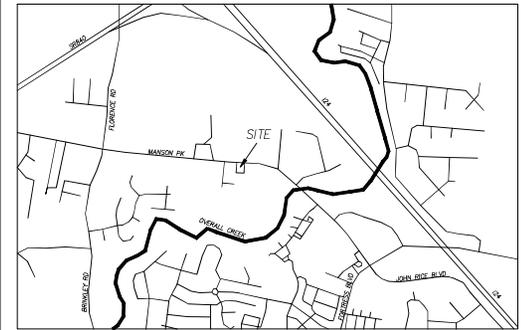
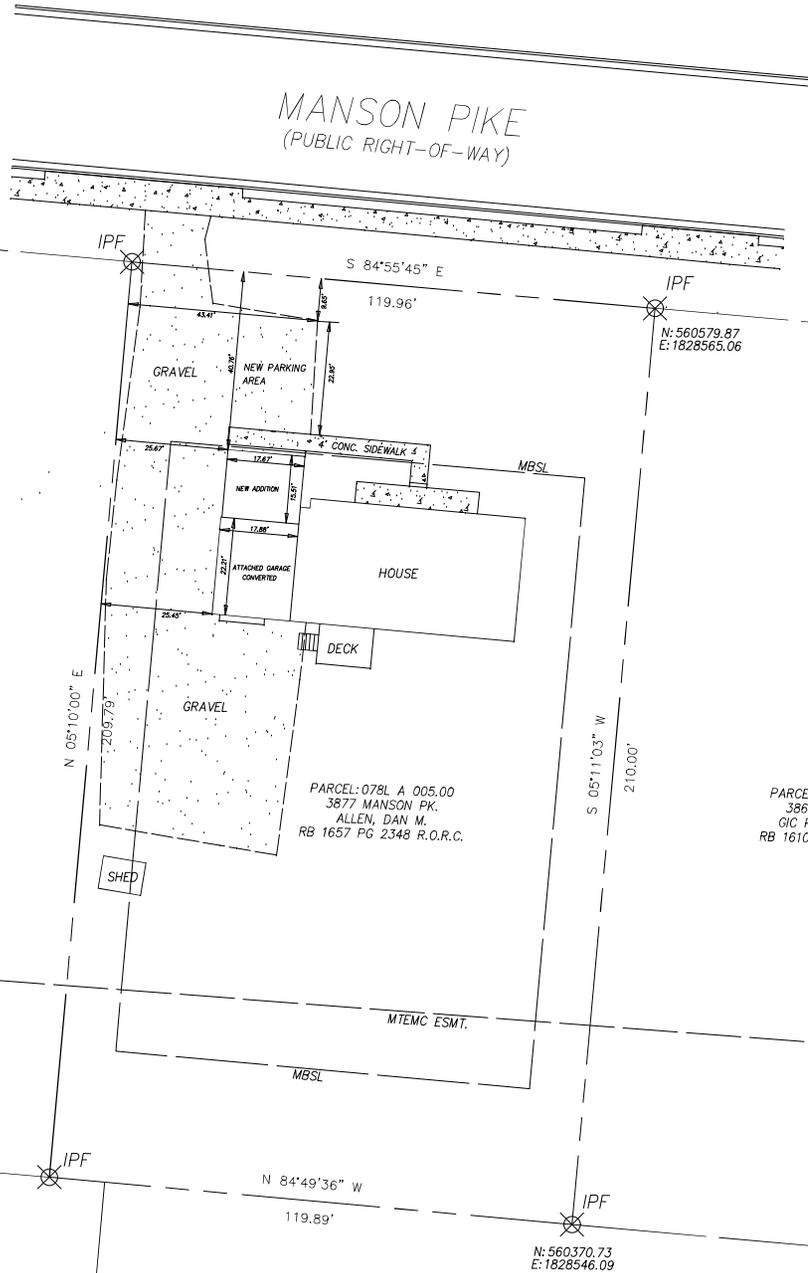
PARCEL: 078L A 004.00
3887 MANSON PK.
GIBSON, TERRY W. ETUX LOIS
RB 978 PG 2391 R.O.R.C.

PARCEL: 078L A 005.00
3877 MANSON PK.
ALLEN, DAN M.
RB 1657 PG 2348 R.O.R.C.

PARCEL: 078L A 006.00
3867 MANSON PK.
GIC PROPERTIES LLC
RB 1610 PG 3269 R.O.R.C.

PARCEL: 078L A 008.00
3888 ANDREA BROOKE CT.
HARVEY, MICHAEL D. ETUX KAY B.
DB 376 PG 277 R.O.R.C.

PARCEL: 078L A 009.00
3878 ANDREA BROOKE CT.
NELSON, JENEE ETVR PLEAS
RB 738 PG 2173 R.O.R.C.



LOCATION MAP NOT TO SCALE

GENERAL NOTES

1. BEING LOT 5 AS DESCRIBED AND PREVIOUSLY RECORDED IN PLAT BOOK 9 PAGE 34 R.O.R.C..
2. BEARING SYSTEM IS BASED ON TENNESSEE GRID REFERENCE SYSTEM, NAD83
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY COMMUNITY PANEL NO. 47149C0255H, EFFECTIVE DATE 01/05/2007.
4. SUBJECT PROPERTY IS IDENTIFIED ON RUTHERFORD COUNTY PROPERTY MAPS AS PARCEL 075 078L A 005.00
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. PROPERTY IS ZONED RS15. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 40' - SIDE: 12.5' - REAR: 30'.
8. THIS SURVEY WAS PERFORMED IN THE FIELD ON 04/03/2020

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 04/03/2020 AND 04/03/2020 UTILIZING A TOPCON HIPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING AN AUTONOMOUS SOLUTION REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID 12B.

POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.08' V 0.08' GRID FACTOR: 1.0000

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 4 SURVEY, AS DEFINED IN TCA 0820-03-.07(5) AS A GENERAL PROPERTY SURVEY, AND THAT THE ACCURACY IS AS SHOWN HEREON, AND THAT MONUMENT SHOWN HAVE BEEN OR WILL BE SET.

04/03/2020

DATE



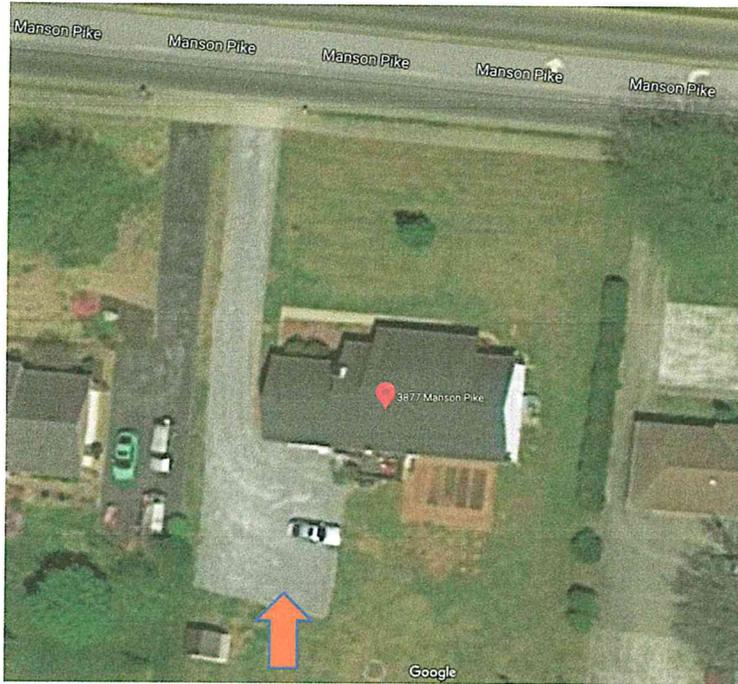
MATTHEW LISTOVITCH SURVEYING

542 HEARTLAND LN MURFREESBORO, TN 37127
PHONE: 615.427.1112 EMAIL: MLISTOVITCH@GMAIL.COM

PLOT PLAN
DAN ALLEN: OWNER/ CLIENT
LOT 5 BUTLER MANOR SEC. 1
3877 MANSON PK MURFREESBORO
RUTHERFORD COUNTY TENNESSEE

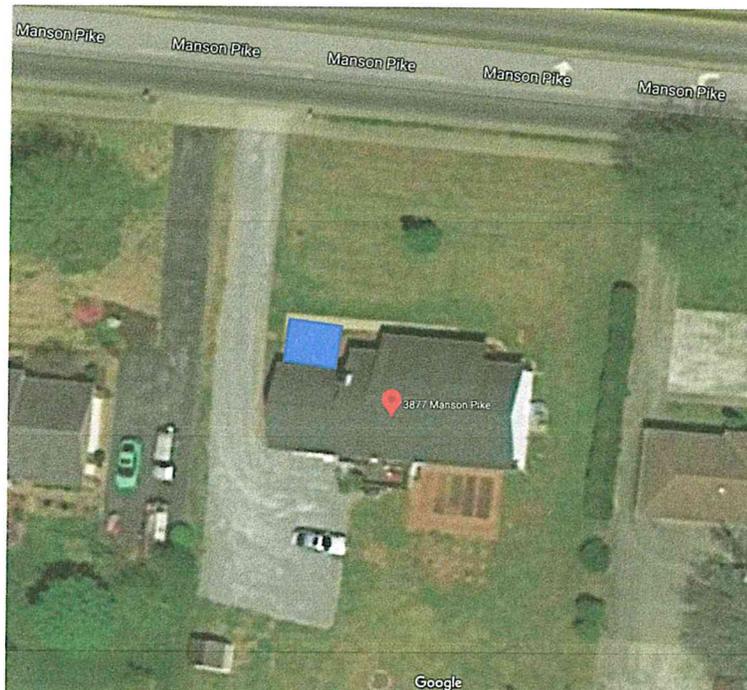
Site Plan - 3877 Manson Pike, Murfreesboro, TN

Original house total is 1856 square feet



Note: parking space behind house, driveway and parking area to be paved.

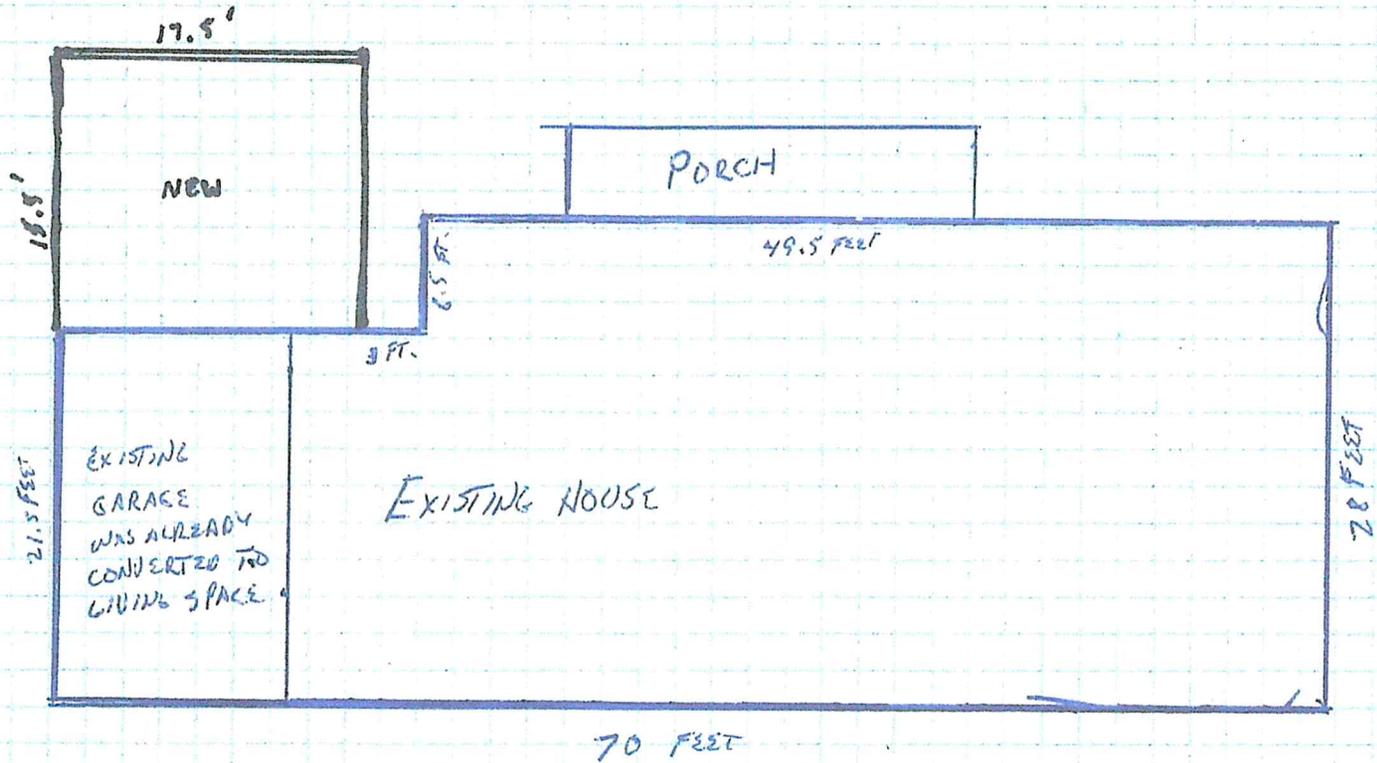
Addition is 16' x 14.5' = 232 sq. ft. for the use as a hair salon (new total 2088 sq. ft.)



MANSON PIKE

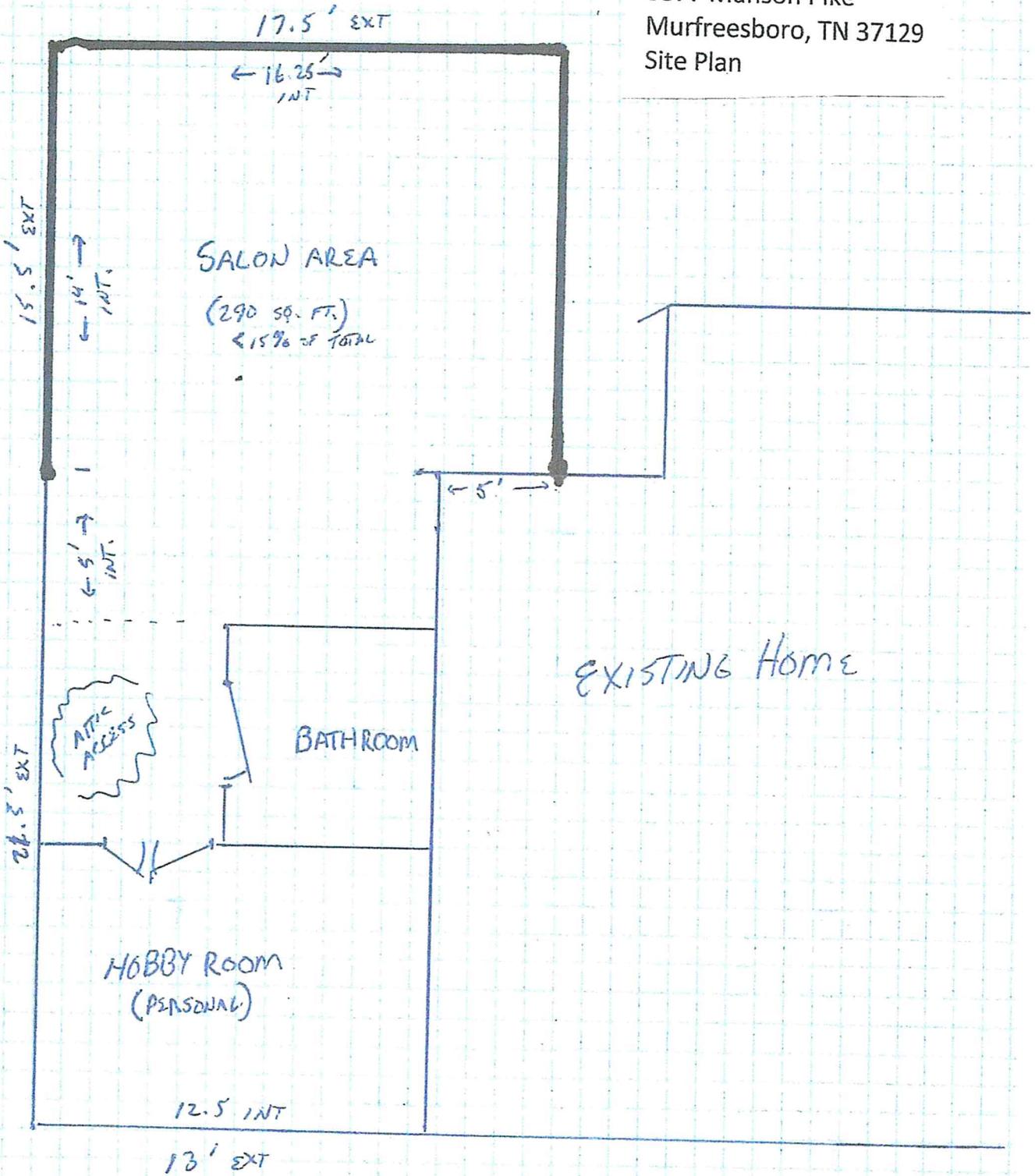
3877 Manson Pike
Murfreesboro, TN 37129
Site Plan

D
R
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V
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W
A
Y



ONE INCH = TEN FEET
1" = 10'

3877 Manson Pike
Murfreesboro, TN 37129
Site Plan



1 INCH = 5 FEET

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

APRIL 22, 2020

PROJECT PLANNER: JAFAR WARE

Application: Z-20-009

Location: 700 County Farm Road (Tax Map 136, Group A, Parcel 01300)

Applicant: Clyde Rountree of Huddleston-Steele Engineering, Inc., for Believers Tabernacle, Inc.

Owner: Believers Tabernacle, Inc.

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

Requests: A special use permit for the expansion of an existing institutional group assembly use (a church). The proposed expansion consists of the construction of a parking lot.



Overview of Request

Believers Tabernacle, Inc. is requesting a special use permit for the expansion of an existing institutional group assembly use (a church) at 700 County Farm Road with an additional parking lot with 26 parking spaces. No building additions are proposed with this request. The parking lot addition will be used to accommodate the growing congregation. The church has acquired additional land to the west of its existing facilities for this parking lot expansion. It is currently developed with a non-compliant gravel parking lot, which was established without City approval. It is currently in violation, and the proposed parking lot improvements will rectify that violation. The subject property is zoned RS-15 (Residential Single-Family 15). It is adjacent to RS-12 (Residential Single-Family 12) zoning to the southwest (the Chestnut Hill single-family residential subdivision), RS-10 (Residential Single-Family 10) zoning to the north (the Stevens Bend single-family residential subdivision), and unincorporated land east of the church property. According to the applicant, the sanctuary holds 148 seats, and according to the site plan, the sanctuary holds 160 seats. There are 29 existing parking spaces shown on the site plan submitted by the applicant. In accordance with Chart 2 of the Murfreesboro Zoning Ordinance, expansion of a church use in an RS-15 zone requires a special use permit from the Board of Zoning Appeals.

Relevant Zoning Ordinance Sections

Chart 1 of the City of Murfreesboro Zoning Ordinance allows churches as a special use in the RS-15 district. Special provisions are set forth for institutional group assembly uses in Section 9(D)(2)(zz) in addition to the Standards of General Applicability in Section 9(C). The applicant has affirmed in his special use permit application letter that the proposed use will be constructed in compliance with all zoning requirements.

The applicable standards are listed below with information from Staff on how the applicant intends to address them.

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:**

No adverse impact regarding the above-referenced items will be associated with this proposed use in Staff's opinion, provided that the appropriate screening is in place to mitigate any negative impacts on the residential lot to the west. Staff recommends a 12'-wide Type C landscape buffer with a 6'-tall privacy fence as the appropriate screening.

- 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:**

It is Staff's opinion that the proposed parking lot addition will be compatible with the adjacent uses, provided that the appropriate screening is in place to mitigate any negative impacts on

the residential lot to the west. Staff recommends a 12'-wide Type C landscape buffer with a 6'-tall privacy fence as the appropriate screening.

- 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:**

Church parking requires 1 parking spot for every 8 fixed or mobile seats in the auditorium or sanctuary or largest place of assembly within the facility. The proposed addition will add parking to the property increasing its already-compliant parking facilities. Staff does not anticipate a strain on other utilities or services as a result of the parking lot addition.

- 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:**

No features of significant natural, scenic, or historic importance have been identified on the subject property in the vicinity of the proposed parking lot expansion.

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

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

Additional Standards for Institutional Group Assembly Uses with Staff Analysis:

- (1) **Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on-site. An 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 proposed parking spaces will not back into public right-of-way and there is already an area for loading and unloading on-site on the adjacent church parcel to the east. Proposed parking is shown on the site plan to be located within the required front yard. All parking in the required front yard in the proposed parking lot addition must be removed from the plan in order to comply with this requirement.

- (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;**

According to the site plan, the property totals 1.44 acres, or approximately 62,726 square-feet, which is greater than the 45,000 square-foot minimum for a church in the RS-15 zone.

- (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;**

The site will comply with City lighting standards so as to not allow more than 0.5 footcandles at the property line. A photometric lighting plan has been submitted to demonstrate compliance with this minimum requirement. Two new parking lot lighting fixtures are proposed.

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

The applicant has not proposed to add any new garbage receptacles with this parking lot addition.

- (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;**

No new areas for outdoor recreational use have been proposed with this parking lot expansion.

- (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;**

Based on the number of seats in the auditorium (160), twenty parking spaces are required. There are already 29 parking spaces on the adjacent church lot. The proposed increase in parking will further exceed the required amount on-site.

- (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 church is used at the following times:

Sunday	Bible Study	10:00 am
	Worship Services	11:00 am
Wednesday	Worship Service	7:00 pm

The applicant has not indicated any additional activities that would warrant any additional action or consideration by the BZA.

- (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;**

The applicant does not propose installing any water, sewer, or electrical utility connections for travel trailers or RVs with this application.

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

The applicant does not propose requesting approval for any short-term uses or variances for this development with this application.

- (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 church facility does not use carillons, bells, chimes, or electronic speakers that produce sounds that would disturb neighboring properties and it does not propose any such activity with this application.

Recommended Conditions of Approval:

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

- 1) The applicant shall submit a site plan for review and approval in accordance with the regulations set forth in the Zoning Ordinance.
- 2) A subdivision plat combining the church parcel and the lot with the parking lot expansion shall be recorded prior to the issuance of the site work permit.
- 3) The site plan shall be revised to remove parking spaces from the required front yard.
- 4) A Type C buffer with a 6' privacy fence shall be provided along the west property line as far south as the southern limits of the proposed parking lot.

Attached Exhibits

- A. Application
- B. Letter from applicant
- C. Site photos
- D. Site Plan Set

Attachment A: Application

City of Murfreesboro BOARD OF ZONING APPEALS		HEARING REQUEST APPLICATION	
Location/Street Address: 700 County Farm Road			
Tax Map: 130	Group:	Parcel: 01300	Zoning District: P-15
Applicant: Clyde Rantree / HSE Engineering		E-Mail: rantree.associates@yahoo.com	
Address: 2115 NW Beech Street		Phone: (615) 893-4084	
City: Murfreesboro	State: TN	Zip: 37129	
Property Owner: Believers Tabernacle, Inc.			
Address: 700 County Farm Road		Phone: (615) 907-1212	
City: Murfreesboro, TN	State: TN	Zip: 37130	
Request: We are requesting approval to pave an existing gravel parking lot.			
Zoning District: P-15			
Applicant Signature: <i>Clyde Rantree</i>		Date: 3.9.2020	
Received By: B. Davis		Receipt #: 530059	
Application #: 20-2-009		Date: 3-9-20	

3-9-20 lrd

**Murfreesboro
Board of
Zoning Appeals**



T E N N E S S E E

**HEARING APPLICATION
AND**

GENERAL INFORMATION

Received
Planning Department
MAR -9 2020
111 West Vine Street
Murfreesboro, TN 37130

Attachment B: Letter from Applicant



March 9, 2020

Special Use Permit Application Letter

SECTION 8 - PROCEDURE FOR USES REQUIRING SPECIAL PERMITS

[1] (a) Name, address, and telephone number of the applicant

Believers Tabernacle, Inc.
700 County Farm Road
Murfreesboro, TN 37130

Represented by:
Clyde Rountree, RLA
Planner
Huddleston-Steele Engineering, Inc.

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

Believers Tabernacle is the owner of the property which is the site for the special use permit. The church desires to obtain a special use permit in order to pave an existing gravel parking lot.

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

A site plan is being submitted with this document for the city staff to review and the Board of Zoning appeals for review.

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

700 County Farm Road.
Murfreesboro, TN 37130

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

A vicinity map is included on the site plan

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

The base zoning is RS-15

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

(1) Hours of operation:

Sunday	Worship Services	11:00 am
	Bible Study	10:00 am
Wednesday	Worship Service	7:00 pm

(2) Duration of the proposed special use

Indefinitely

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

The church's current membership is 200 - 300 roughly, and the church worship services run 150 – 300.

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

The applicant is not projecting additional traffic as a result of this improvement.

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

The applicant does not foresee any harmful characteristics associated with the proposed parking lot paving. The project will assist with safety by allowing a more functional parking lot.

SECTION 9 (C) Standards of General Applicability

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

[1] The church's primary programming is not during rush hour traffic on either the morning or at the afternoon commute times. The Wednesday evening functions do start at 7 pm, however, there is a smaller portion of the church memberships who attends these programs verses those on Sunday morning.

(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;

[2] This application is for the paving of a gravel parking lot, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with development and use of adjacent property.

(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;

[3] The paved parking lot will be served adequately by essential public facilities and 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;

[4] The proposed parking lot improvement will not result in the destruction, loss, or damage of any feature determined by BZA to be of significant natural, scenic, or historical importance.

(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

[5] Please see the itemized outline below for the church's applicability of the additional standards as outlined in Section 9 (D) (2) (zz) regarding Institutional Group Assembly

Section 9 (D) (2) (zz) Additional Standards for Institutional Assembly Uses:

[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;

[1] The on-site parking lots are designed so that there are no spaces that would require a vehicle to back into a public right-of-way or street. The parking lots do allow for the proper loading and unloading of passengers.

[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;

[2] The lot size is 1.6 acres, which meets the minimum lot size requirements prescribed for the RS-15 zoning district.

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

[3] No additional parking lot lighting is proposed with this addition.

[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;

[4] The church has no intentions of adding another dumpster associated with this addition.

[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;

[5] No outdoor recreation areas are associated with this addition.

[6] The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by 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;

[6] According to Chart 4, the minimum required parking count should equal 1 space for every 8 seats in the main Worship Center. The church is not increasing the size of the worship center, therefore, no additional parking is associated with this improvement.

[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;

[7] Please see the text above listing the description of hours and activities on the site.

[8] the BZA shall have authority to approve an on-site location with water, sewer, and 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;

[8] The church does not intend to install any water, sewer, or electrical utility connections for travel trailers or RV's.

[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

[9] The church does not intend to request approval for any short-term use on site at this time.

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

[10] The proposed church facility does not use carillions, bells, chimes or electronic speakers that produce sounds that would disturb neighboring properties.

Attachment C: Site Photos



Street view



Street view



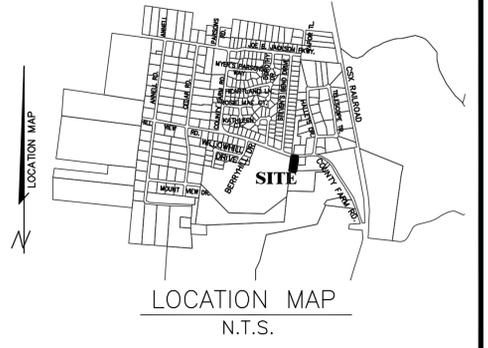
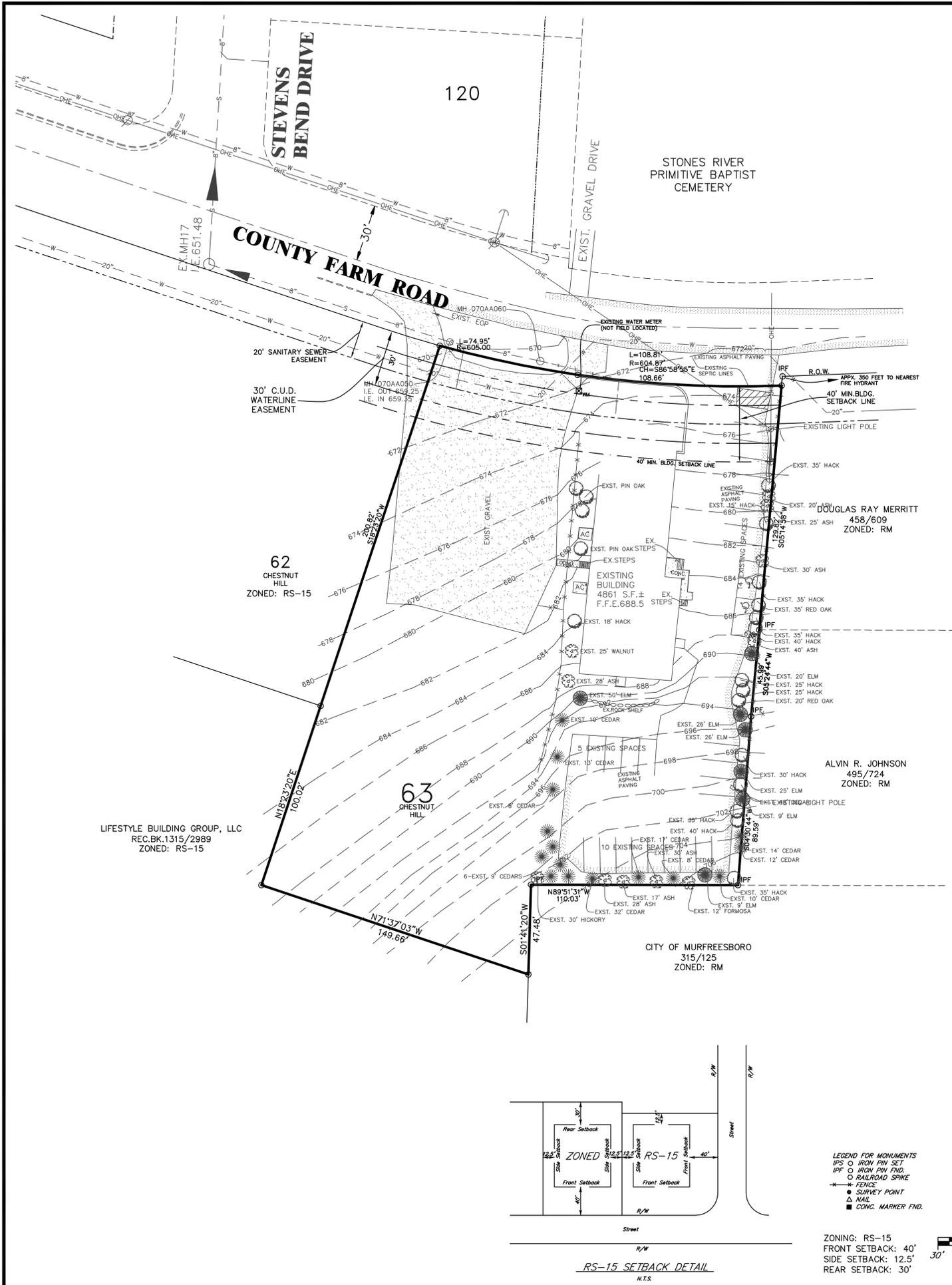
Facing North



Facing East



Facing West



- LEGEND**
- ⊗ Power Pole
 - ⊗ Existing Fire Hydrant
 - ⊕ Proposed Fire Hydrant
 - △ Reducer
 - ⊙ Proposed Gate Valve & Box
 - ▲ Concrete Thrust Block
 - W— Existing Water Line
 - W— Proposed Water Line
 - S— Existing Sanitary Sewer Line
 - S— Proposed Sanitary Sewer Line
 - Existing Manhole
 - ⊙ Proposed Manhole
 - CD— Sewer Line Check Dam
 - OO— Existing Contours
 - OO.O Existing Spot Elevations
 - OO.O Proposed Spot Elevations
 - SF— Siltation Fence
(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
 - ▒ Turf Reinforcement Mat
 - E— Existing Telephone & Electric Line
 - UCE— Existing Underground Electric Line
 - CMP— Corrugated Metal Pipe
 - RCP— Reinforced Concrete Pipe

- NOTES:**
- IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
 - UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

#	DATE	REVISION DESCRIPTION
1	03/02/20	ADDRESSED CITY STAFF COMMENTS
2	03/30/20	RESUBMITTED FOR SITE PLAN REVIEW

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

OWNER: BELIEVERS TABERNACLE, INC.
 ADDRESS: 700 COUNTY FARM ROAD
 MURFREESBORO, TN 37127
 TAX MAP: 136E, "A" PARCEL: 4
 FLOOD MAP PANEL: 470165 0270 H ZONE: X
 DATED: JANUARY 5, 2007

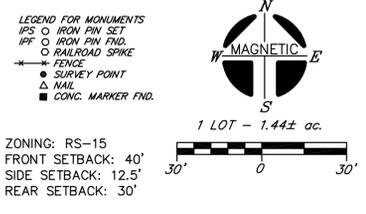
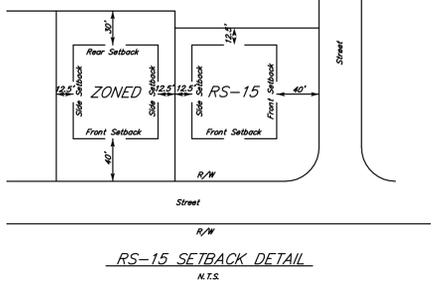
FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

HUDDLESTON-STEEL ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: 893 - 4094, FAX: 893 - 0680

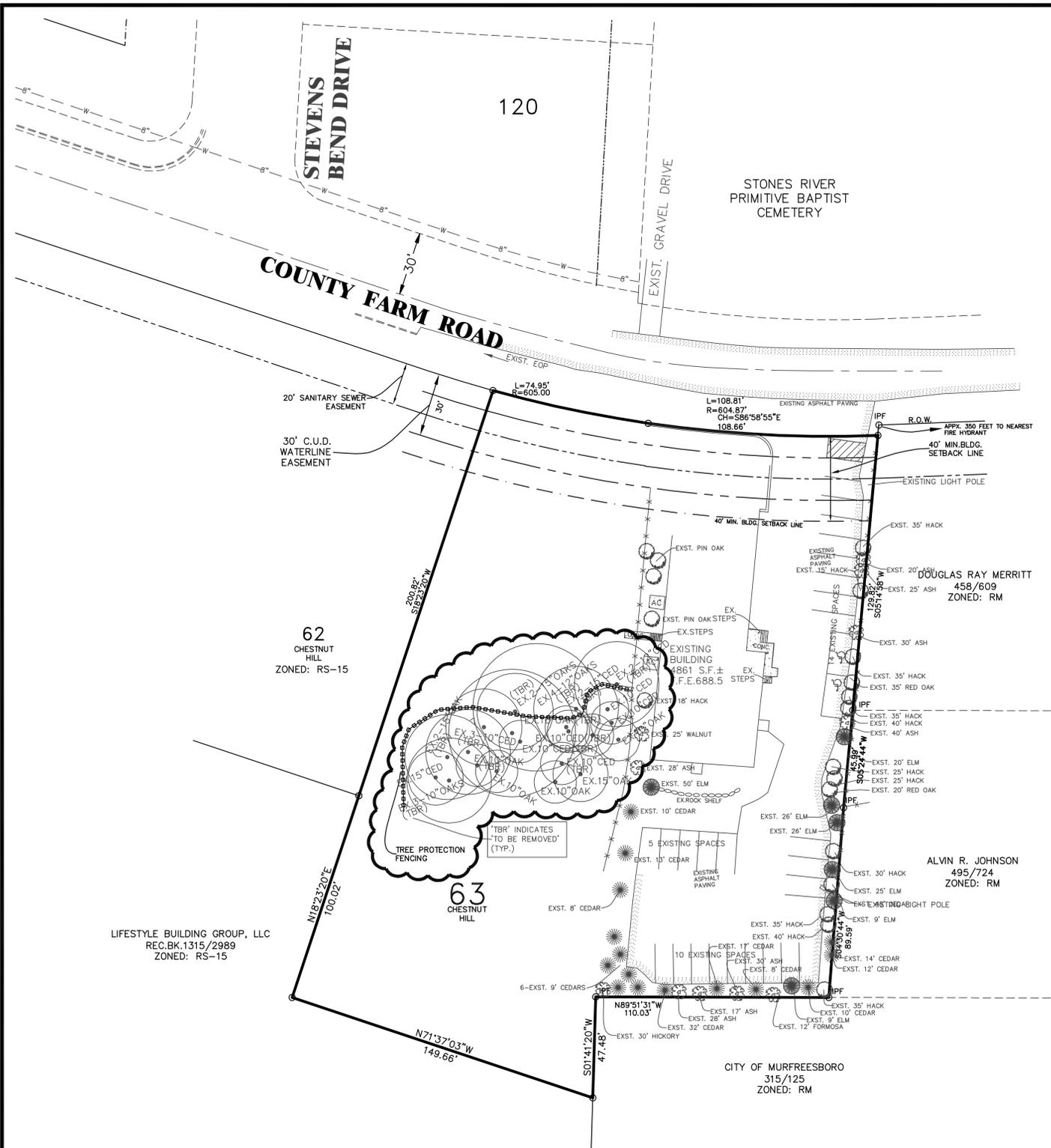
EXISTING CONDITIONS - PARKING ADDITION

BELIEVERS TABERNACLE
 COUNTY FARM ROAD
 11TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: FEBRUARY, 2020 SCALE 1"=30' SH. 1A OF 8



NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



LEGEND

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TAX MAP: 136E, "A" PARCEL: 4

FLOOD MAP PANEL: 470165 0270 H ZONE: X
 DATED: JANUARY 5, 2007

FOR REVIEW ONLY.

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HUDDLESTON-STEELE ENGINEERING INC.

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: 855 - 6284, FAX: 853 - 0280

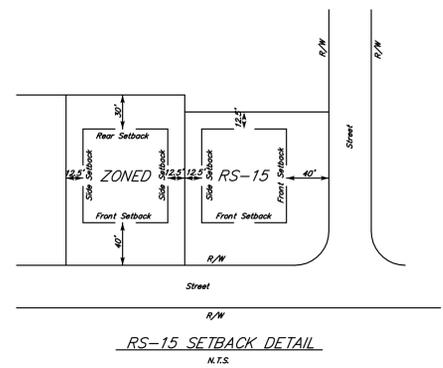
EXISTING CONDITIONS - TREE SURVEY

BELIEVERS TABERNACLE

COUNTY FARM ROAD

11TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: FEBRUARY, 2020 SCALE 1"=30' SH. 1B OF 8

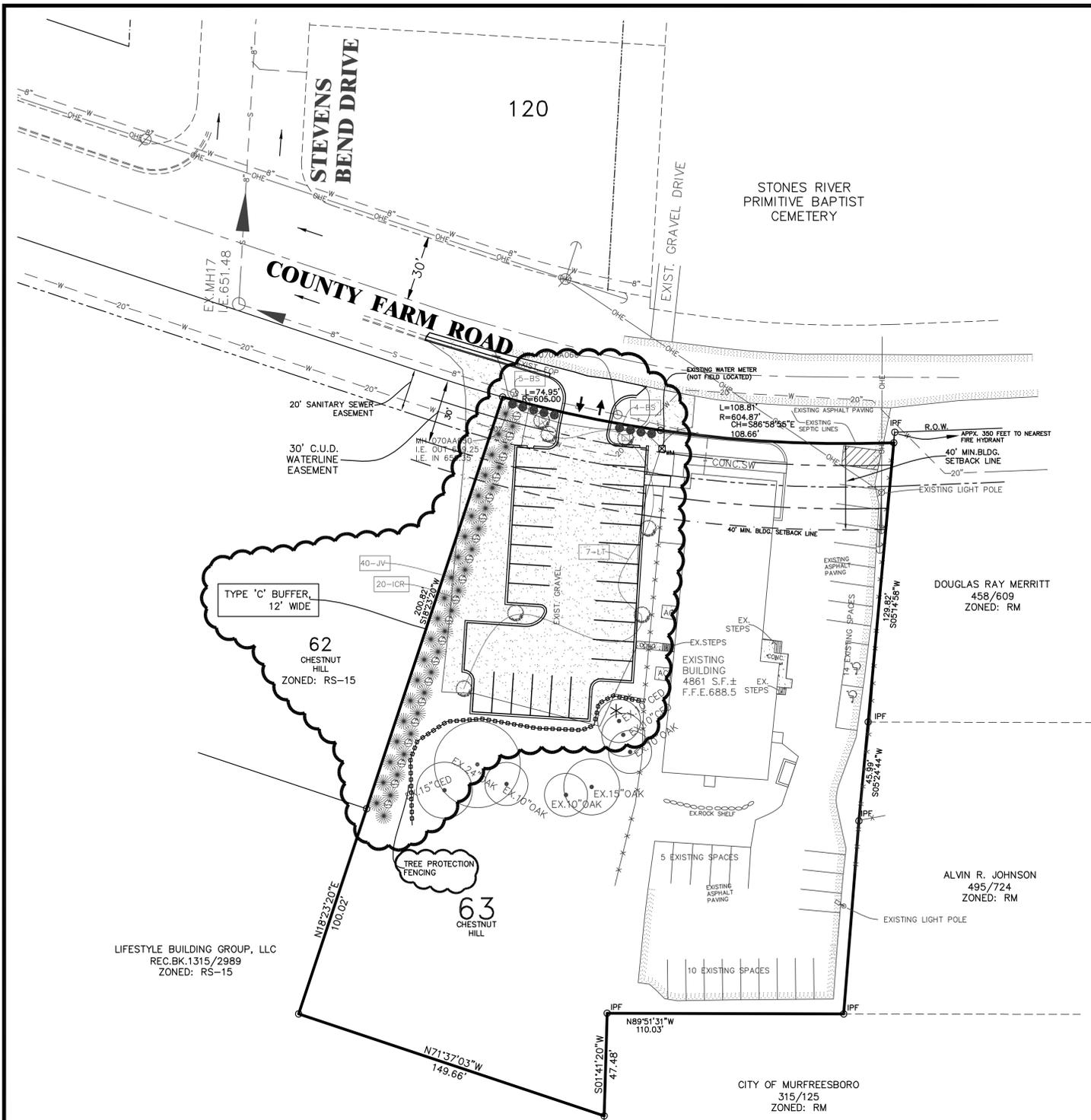


LEGEND FOR MONUMENTS

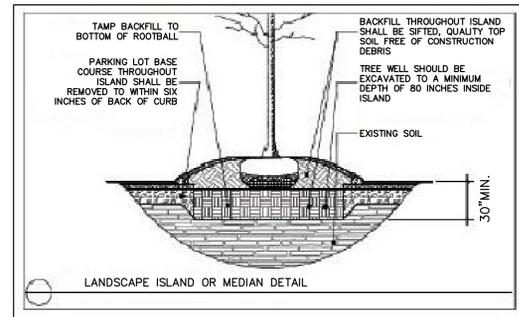
- IPS ○ IRON PIN SET
- IPF ○ IRON PIN FIND
- RAILROAD SPIKE
- FENCE
- SURVEY POINT
- ▲ MAIL
- CONC. MARKER FND.

ZONING: RS-15
 FRONT SETBACK: 40'
 SIDE SETBACK: 12.5'
 REAR SETBACK: 30'

1 LOT - 1.44± ac.

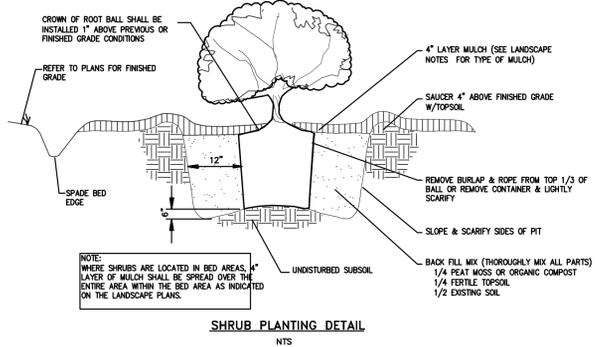


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1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS (OR ANYTHING ASSOCIATED WITH THESE PLANS, E.G. CUT SHEETS) AND THE FIELD CONDITIONS FOUND PRIOR TO OR DURING CONSTRUCTION.
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- LEGEND**
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 - ⬆ Proposed Fire Hydrant
 - △ Reducer
 - ⊕ Proposed Gate Valve & Box
 - ⊕ Concrete Thrust Block
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 - Turf Reinforcement Mat
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 - CMP — Corrugated Metal Pipe
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- PLANTING NOTES**
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL, AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SWAMP SHALL BE INSTALLED OR THE OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
 2. SHOULD THE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND MOOR OF THE PLANTS, HE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION. OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
 3. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
 4. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
 5. PRIOR TO INSTALLATION OF PLANT MATERIALS, THE WIDTH AND LENGTH OF ALL PARKING LOT LANDSCAPE ISLANDS AND MEDIAN AREAS ARE TO BE EXCAVATED TO A DEPTH OF 24 INCHES BELOW THE PROPOSED TOP OF ASPHALT PAVEMENT ELEVATION. EXCAVATED MATERIAL IS TO BE REMOVED FROM THE LANDSCAPE AREAS AND DISPOSED OF OFFSITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. NO ASPHALT CONSTRUCTION WASH AND/OR MATERIALS ARE TO BE LEFT IN THE TOPSOIL AND PLANTING MIX BACKFILL AND/OR SUBGRADE OF ANY PROPOSED PARKING AREA ISLANDS AND/OR PLANTING MEDIAN AND STRIPS. FINISHING LOT ISLANDS AND MEDIANS ARE TO BE BACKFILLED WITH TOPSOIL AND COMPACTED PER THE DETAILS AND PROJECT SPECIFICATIONS AND TO THE ELEVATION INDICATED ON THE GRADING PLANS. FINISH GRADING CONDITIONS AND SETBACK LANE AREAS BEHIND CURBS SHALL BE FLUSH WITH OR ONE INCH HIGHER THAN THE TOP OF CURB. ELEVATION AFTER SETTLEMENT AND INSTALLATION OF CURB.
 6. IN AREAS OF INORGANIC FILL OR WHERE SUBGRADE IS UNACCEPTABLE FOR PLANTING, THE WIDTH OF THE PLANT PIT SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER OF THE ROOT BALL. INSTALL BACKFILL PLANTING MIX AND PLANT MATERIALS AS SPECIFIED IN THE DETAILS.
 7. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS AND AS INDICATED ON THE LANDSCAPE PLANS.
 8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
 9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD SPECIFIED IN THE PROJECT MANUAL. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
 10. ALL PLANT MATERIAL WHICH DIES, TURNS BROWN OR DISCOLORS (PRIOR TO ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE, MEETING ALL PLANT LIST SPECIFICATIONS.
 11. MATCHED GROWTH HABIT IS DEFINED AS GROWN TO BE LOOK ALIKE IN TERMS OF STRUCTURE AND CHARACTER. MATCHED TREES SHOULD BE CONTAINER GROWN AND FROM THE SAME STOCK.
 12. ALL PROPOSED PLANT MATERIALS ARE TO MEET THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" ESTABLISHED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, INC. (ANSI), ISSUED IN ITS MOST RECENTLY PUBLISHED VERSION.
- GENERAL NOTES**
1. EXISTING TREE SURVEY AND BASE INFORMATION WAS TAKEN FROM THE SITE PLAN FOR THIS PROPOSED PROJECT, ROUTINE AND ASSOCIATES, AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
 2. THE LOCATION OF EXISTING AND PROPOSED UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL UTILITIES, GEOTHERMAL LINES AND IRRIGATION LINES PRIOR TO COMMENCING ANY WORK. SAFEGUARD EXISTING UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT NO ADDITIONAL EXPENSE TO THE OWNER. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES FOR THIS DISTRICT. NOTIFY TENNESSEE ONE-CALL 72 HOURS PRIOR TO PRECEEDING WITH ANY EXCAVATION. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND UTILITIES, THE CONTRACTOR SHALL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
 3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
 4. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AAS OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF PUBLIC WORKS.
 5. THE CONTRACTOR IS TO VERIFY THE TREE PLANTING REQUIREMENTS OF THE UTILITY AGENCIES FOR THIS DISTRICT PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
 6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL THE WORK IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER, LANDSCAPE ARCHITECT AND ENGINEER FROM LIABILITY AT THE SITE THROUGHOUT THE INSTALLATION PROCESS.
 7. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE INSTALLATION OF THE WORK, WHETHER CAUSED BY HISSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
 9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, PROTECTIVE SHOES, ETC. THE OWNER AND LANDSCAPE ARCHITECT ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
 10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO: METALS AND ANTIQUITIES.
 11. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECT AND PICK UP ALL GRASS, DEBRIS, AND WASTE MATERIAL.
 12. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARKED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.

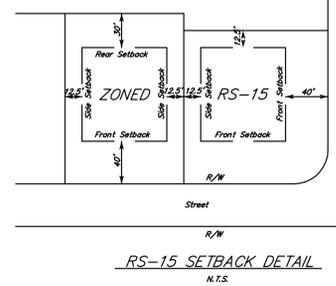
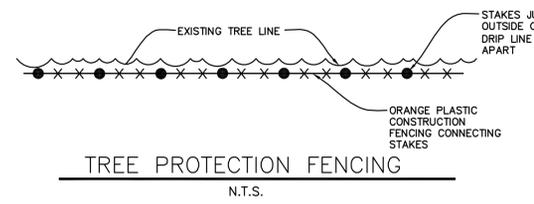


PLANT MATERIAL LIST

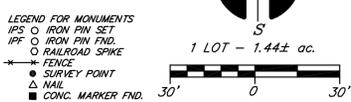
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOT
9	BS	Buxus sempervirens	Boxwood	24inches		Cont
1	LT	Liriodendrum tulipifera	Tulip Poplar	4"cal.		Cont
1	LT	Liriodendrum tulipifera	Tulip Poplar	3"cal.		Cont
5	LT	Liriodendrum tulipifera	Tulip Poplar	2 1/2"cal.		Cont
40	JV	Juniperus virginiana	Eastern Red Cedar	at planting		Cont
20	ICR	Ilex cornuta rotunda	Chinese Holly	24inches		Cont

10% 4" TREES = 1
15% 3" TREES = 1

* EX. 10" CEDAR TO RECEIVE CREDIT FOR TWO TREES (ONE ON SOUTH SIDE OF PARKING LOT AND ONE ON EAST SIDE, INCLUDING ONE SHADE TREE AT SOUTHEAST LANDSCAPE ISLAND). OTHER EXISTING TREES TO BE PRESERVED ARE TO HELP MAINTAIN NATURAL APPEARANCE ALONG SOUTH SIDE.



ZONING: RS-15
FRONT SETBACK: 40'
SIDE SETBACK: 12.5'
REAR SETBACK: 30'



OWNER: BELIEVERS TABERNACLE, INC.
ADDRESS: 700 COUNTY FARM ROAD
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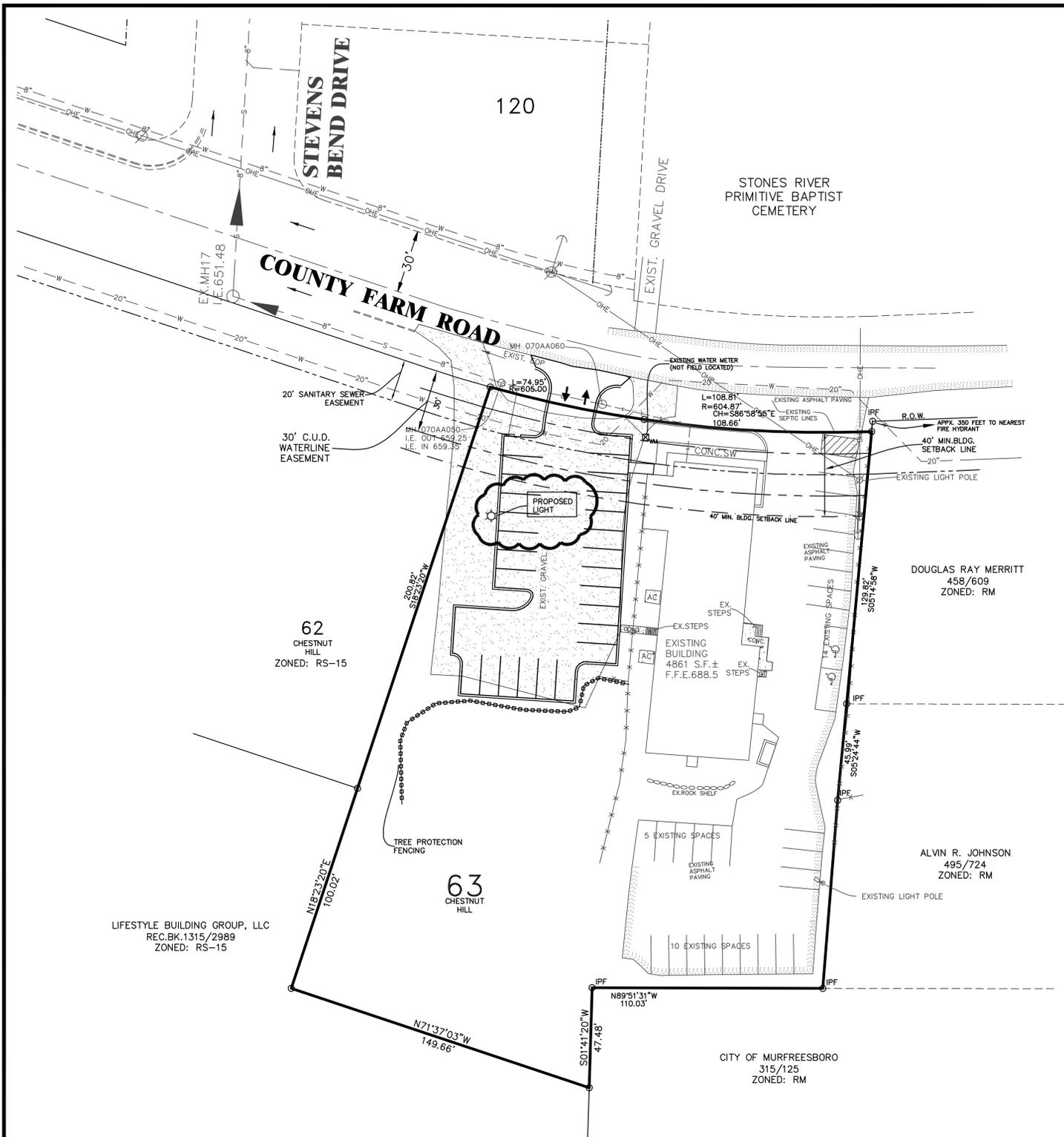
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H HUDDLESTON-STEEL ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 663 - 4684, FAX: 663 - 0360

#	DATE	REVISION DESCRIPTION
1	03/02/20	ADDRESSED CITY STAFF COMMENTS
2	03/30/20	RESUBMITTED FOR SITE PLAN REVIEW

LANDSCAPING PLAN - PARKING ADDITION
BELIEVERS TABERNACLE
COUNTY FARM ROAD
11TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: FEBRUARY, 2020 SCALE 1"=30' SH. 4 OF 8



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LIFESTYLE BUILDING GROUP, LLC
REC.BK.1315/2989
ZONED: RS-15

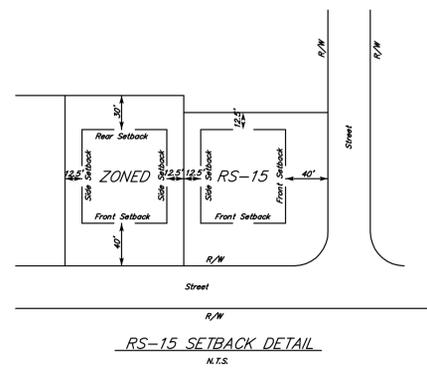
62
CHESTNUT HILL
ZONED: RS-15

63
CHESTNUT HILL

DOUGLAS RAY MERRITT
458/609
ZONED: RM

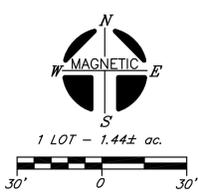
ALVIN R. JOHNSON
495/724
ZONED: RM

CITY OF MURFREESBORO
315/125
ZONED: RM



ZONING: RS-15
FRONT SETBACK: 40'
SIDE SETBACK: 12.5'
REAR SETBACK: 30'

LEGEND FOR MONUMENTS
 ○ IRON PIN SET
 ○ IRON PIN FND.
 ○ RAILROAD SPIKE
 — FENCE
 ● SURVEY POINT
 ▲ NAIL
 ■ CONC. MARKER FND.



OWNER: BELIEVERS TABERNALE, INC.
ADDRESS: 700 COUNTY FARM ROAD
MURFREESBORO, TN 37127

TAX MAP: 136E, "A" PARCEL: 4

FLOOD MAP PANEL: 470165 0270 H ZONE: X
DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

H S HUDDLESTON-STEEL ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 663 - 4084, FAX: 663 - 0980

#	DATE	REVISION DESCRIPTION
1	03/02/20	ADDRESSED CITY STAFF COMMENTS
2	03/30/20	RESUBMITTED FOR SITE PLAN REVIEW

LIGHTING PLAN - PARKING ADDITION

BELIEVERS TABERNALE

COUNTY FARM ROAD
11TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: FEBRUARY, 2020 SCALE 1"=30' SH. 6 OF 8

MURFREESBORO BOARD OF ZONING APPEALS

STAFF REPORT

APRIL 22, 2020

PROJECT PLANNER: BRAD BARBEE

Application: Z-20-010

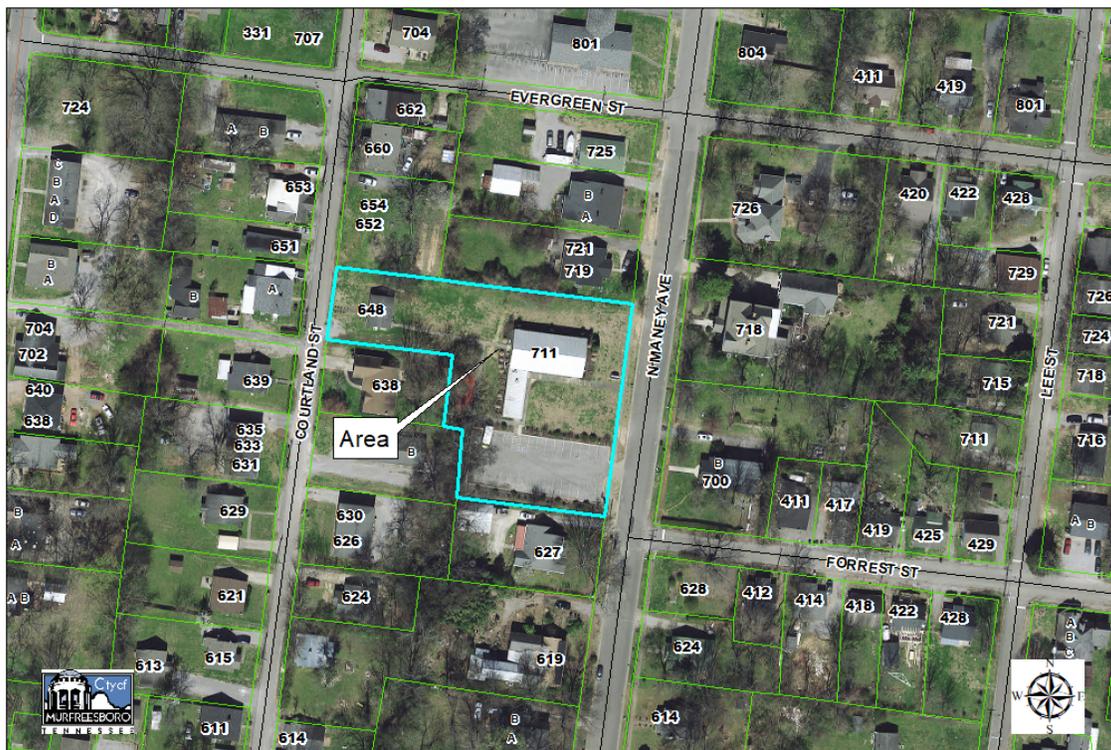
Location: 711 North Maney Avenue

Applicant: Mr. Clyde Rountree of Huddleston-Steele Engineering, Inc., for the South Central Conference Association of Seventh Day Adventists

Owner: South Central Conference Association of Seventh Day Adventists

Zoning: RS-8 and RM-12

Request: To amend a special use permit that was approved in May 2019 for the expansion of an existing institutional group assembly use (a church). The proposed expansion consists of a building addition at the rear of the existing church building. This amendment seeks to modify the design and footprint of the proposed building addition that was approved in May 2019.



Overview of Request

The South Central Conference Association of Seventh Day Adventists requests an amendment to a special use permit originally issued in May 2019 for the expansion of an existing institutional group assembly use (a church) located at 711 North Maney Avenue, just to the south of Oaklands Mansion and Park. In this request, a 2,898 square-foot building addition is proposed at the rear of the existing church building. The addition consists of an expansion to the auditorium and fellowship hall as well as a new kitchen, bathrooms, and classrooms. The subject property is located in Residential Single-Family District (RS-8) and Residential Multi-Family District (RM-12) zones. It is bordered by single-family residential property to the north and south, multi-family residential property to the west, and North Maney Avenue to the east. The May 2019 special use permit included a 2,123 square-foot addition, which was never constructed. Since that time, the church has reconfigured the proposed addition. Because it is substantially different from what was represented to the Board of Zoning Appeals in 2019, an amendment to the 2019 special use permit is required. The plans considered by the Board in 2019 have been included in the agenda materials for reference.

Relevant Zoning Ordinance Sections

Chart 1 of the City of Murfreesboro Zoning Ordinance allows institutional group assembly uses as a special use in the RS-8 district. City of Murfreesboro Zoning Ordinance Section 9(D)(zz) sets forth standards for institutional group assembly uses in addition to the Standards of General Applicability in Section 9(C).

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

Standards of General Applicability with Staff analysis:

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

It is Staff's opinion that this expansion will have minimal impact on the character of the neighborhood, or the other items listed above, provided that appropriate screening is in place and appropriate building materials are used. Staff recommends that a Type C buffer with a 6' privacy fence be required along the north property line as well as adjacent to the property located at 638 Courtland Street. Staff also recommends the Board require the applicant to utilize the board and batten fiber cement siding that is depicted on the elevations submitted.

- 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.**

It is Staff's opinion that the expansion will be compatible with the immediate vicinity, provided that appropriate screening is in place and appropriate building materials are used. Staff recommends that a Type C buffer with a 6' privacy fence be required along the north property line as well as adjacent to the property located at 638 Courtland Street. Staff also recommends the Board require the applicant to utilize the board and batten fiber cement siding that is depicted on the elevations submitted.

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

It is Staff's opinion that the proposed expansion will have minimal impact on the above items.

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

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

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

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

Additional Standards for Institutional Group Assembly Uses with Staff Analysis:

Institutional group assembly uses shall be subject to the following additional standards:

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

No parking requiring vehicles to back out onto public right-of-way is existing or proposed. The request depicts adequate off-street area for parking and for vehicles to load and unload. There are *existing* parking spaces that encroach into the required front yard (i.e., the required front setback). However, no *new* parking areas are proposed within the required front yard.

[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 property is zoned RS-8 and RM-12 and consists of approximately 0.86 acres or ~37,461 square-feet. The minimum lot size required in the RS-8 district is 8,000 square-feet, so the minimum lot size for an institutional group assembly use in an RS-8 zone is 24,000 square-feet. The minimum lot size for properties located in the RM-12 district is 7,500 square feet, so the minimum lot size required in an RM-12 district is 22,500. The subject property meets this requirement for both districts.

[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;

According to the applicant, there are no plans to alter the existing site lighting. Additional lighting may be needed, however, to illuminate non-defensible spaces, such as parking areas and walkways. If it is determined that additional lighting is needed, then it will be required to adhere to all lighting standards found in the Zoning Ordinance and the Design Guidelines.

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

According to the submitted site plan, a proposed solid waste cart storage area is located behind the building and will not be easily visible from the public right-of-way or adjacent properties. The site plan depicts that this cart storage area will be enclosed within a masonry wall.

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

According to the applicant, no outdoor recreation areas are associated with this addition.

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

Chart 4 of the Zoning Ordinance requires 1 space for every 8 seats in the main worship center. According to the applicant's letter, the church is not increasing the size of the worship center. However, the building plans indicate a 650 square-foot expansion of the worship center space and the site plan indicates that 30 additional

seats will be added. After reviewing the increase in seating, the site is currently providing adequate parking spaces to support the addition. No additional parking spaces are required.

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

According to the applicant, the service times are Sunday at 9:15 am and 11:00 am. The applicant has not indicated any additional activities that would warrant any additional action or consideration.

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

According to the applicant, the church does not intend to install any water, sewer, or electrical utility connections for travel trailers or RV's.

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

According to the applicant, the church is not requesting approval for any variances or short-term land uses on site at this time.

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

According to the applicant, the proposed church facility does not use carillons, bells, chimes, or electronic speakers that produce sounds that would disturb neighboring properties.

Recommended Conditions of Approval:

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

- 1) A site plan shall be submitted to the Planning Department for review and approval prior to the issuance of a building permit.
- 2) A Type C buffer with a 6' privacy fence shall be installed along the north property line and along the common property line with 638 Courtland Street. The Type C buffer shall maintain the required 12' width except where shown on the attached landscape plan.
- 3) The exterior material of the proposed addition shall consist of board and batten fiber cement siding as depicted on the attached architectural elevations.
- 4) The solid waste enclosure shall consist of a masonry wall.

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

Attached Exhibits

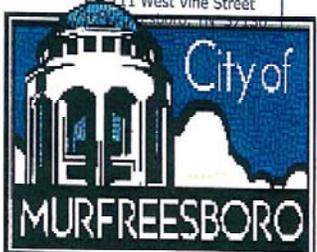
- 1) BZA Application
- 2) Applicant Letter
- 3) Site Photos
- 4) Site Plan Set and Architectural Elevations from current submittal
- 5) Site Plan and Architectural Elevations from 2019 submittal

1. BZA Application

City of Murfreesboro BOARD OF ZONING APPEALS		HEARING REQUEST APPLICATION	
Location/Street Address: 711 N. Maney Ave.			
Tax Map: 091L	Group: C	Parcel: 1800	Zoning District: RS-12/RS-8
Applicant: Clyde Rountree of <i>Mulliken-Clark Engineering</i>		E-Mail: rountree.associates@gmail.com	
Address: 2115 W.V. Brown Street		Phone: (615) 893-4084	
City: MURFREESBORO	State: TN	Zip: 37129	
Property Owner: South Centre Conference of the Seventh Day <i>Advertiser</i>			
Address: 715 Youngs Lane		Phone: (615) 226-6500	
City: Nashville, TN	State: TN	Zip: 37207	
Request: To BUILD AN ADDITIONAL 2989 S.F. OF SPACE FOR A FELLOWSHIP HALL & KITCHEN			
Zoning District: RS-8, RS-12			
Applicant Signature: <i>Clyde R.</i>		Date: 3.9.2020	
Received By: B. Davis		Receipt #: 530060	
Application #: E-20-010		Date: 3-9-20	

**Murfreesboro
Board of
Zoning Appeals**

Receive
Planning Department
MAR - 9 2020
111 West Vine Street



**MURFREESBORO
TENNESSEE**

**HEARING APPLICATION
AND
GENERAL INFORMATION**

2. Applicant Letter



March 11, 2020

Board of Zoning Appeals
City of Murfreesboro Planning Department
111 West Vine Street
Murfreesboro, TN 37133-1139

RE: Tax Map 091L, Parcel 1800

Dear Board of Zoning Appeals Members,

Our client, the Seventh Day Adventist Church desires to add a 2898 s.f. building addition on the western side of their existing facility. The new addition will house a fellowship hall, kitchen, and storage room.

Thank you for considering our request. If you have any questions or concerns, or if you would like any additional information, please do not hesitate to contact me at any time.

Sincerely,
Huddleston-Steele Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Clyde R', is written over a light gray circular stamp.

Clyde Rountree, RLA
Planner

March 9, 2020

Special Use Permit Application Letter

SECTION 8 - PROCEDURE FOR USES REQUIRING SPECIAL PERMITS

[1] (a) Name, address, and telephone number of the applicant

Seventh Day Adventist Church
711 N. Maney Ave.
Murfreesboro, TN 37130

Represented by:
Clyde Rountree, RLA
Planner
Huddleston-Steele Engineering, Inc.

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

South Central Conference Association of the Seventh Day Adventist is the owner of the property which is the site for the special use permit. The church desires to obtain a special use permit in order to expand their building by 2989 s.f. for the use of a fellowship hall, kitchen, and additional storage.

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

A site plan is being submitted with this document for the city staff to review and the Board of Zoning appeals for review.

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

711 North Maney Ave.
Murfreesboro, TN 37130

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

A vicinity map is included on the site plan

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

The base zoning is RS-12, R-8

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

(1) Hours of operation:

Sunday	Worship Services	11:00 am
	Bible Study	9:15 am

(2) Duration of the proposed special use

Indefinitely

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

The church's current membership is 100 - 200 roughly, and the church worship services run approx. 100.

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

The applicant is not projecting additional traffic as a result of this improvement.

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

The applicant does not foresee any harmful characteristics associated with the proposed Building expansion.

SECTION 9 (C) Standards of General Applicability

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

[1] The church's primary programming is not during rush hour traffic on either the morning or at the afternoon commute times.

(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;

[2] This application is for the expansion of the existing building, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with development and use of adjacent property.

(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;

- [3] The expanded facility will be served adequately by essential public facilities and 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,**
- [4] The proposed building expansion will not result in the destruction, loss, or damage of any feature determined by BZA to be of significant natural, scenic, or historical importance.
- (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.**
- [5] Please see the Itemized outline below for the church's applicability of the additional standards as outlined in Section 9 (D) (2) (zz) regarding Institutional Group Assembly

Section 9 (D) (2) (zz) Additional Standards for Institutional Assembly Uses:

[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;

- [1] The on-site parking lots are designed so that there are no spaces that would require a vehicle to back into a public right-of-way or street. The parking lots do allow for the proper loading and unloading of passengers.

[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;

- [2] The lot size is 1.10 acres, which meets the minimum lot size requirements prescribed for the RS-8 and RS-12 zoning districts.

[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;

[3] No additional parking lot lighting is proposed with this addition.

[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;

[4] The church has no intentions of adding another dumpster associated with this addition.

[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;

[5] No outdoor recreation areas are associated with this addition.

[6] The number of required parking spaces provided on-site shall be in accordance with Chart 4 of this article provided, however, if the applicant can present evidence satisfactory to the BZA that a substantial portion of the expected users will arrive at the institutional group assembly use by bus, bicycle, walking, or by 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;

[6] According to Chart 4, the minimum required parking count should equal 1 space for every 8 seats in the main Worship Center. The church is not increasing the size of the worship center, therefore, no additional parking is associated with this improvement.

[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;

[7] Please see the text above listing the description of hours and activities on the site.

[8] the BZA shall have authority to approve an on-site location with water, sewer, and 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;

[8] The church does not intend to install any water, sewer, or electrical utility connections for travel trailers or RV's.

[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;

[9] The church does not intend to request approval for any short-term use on site at this time.

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

[10] The proposed church facility does not use carillons, bells, chimes or electronic speakers that produce sounds that would disturb neighboring properties.

3. Site Photos

Front of Building



Front of Building



Rear of Property



Current submittal

GLOBAL POSITION SYSTEM SURVEY NOTES

- The topographic portion of this survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. The topographic features shown were obtained by using the TDOT CORS network for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The dates that fieldwork was performed for this survey were: 05/08/19.
- The datum(s) for the TDOT CORS Station Control Point that was used:
HORIZ.: NAD83(2011) EPOCH 2010
VERT.: NAVD 1988
- Fixed Control Station designation with published data:
TDOT CORS STATION-TN38
STATE PLANE (TN 4100-US SURVEY FT.- NORTHING: 569,154.86
EASTING: 1,837,086.15
ELEVATION: 558.34 FT.
- Fixed Control Station designation with RAW file data:
TDOT CORS STATION-TN38
STATE PLANE (TN 4100-US SURVEY FT.- NORTHING: 569,154.8786
EASTING: 1,837,086.078
ELEVATION: 558.25 FT.
- Geoid model used- GEOID09
- Combined grid factors for TDOT CORS Station TN38:
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

PURPOSE NOTE

THE CHURCH IS PROPOSING BUILDING AN ADDITION ONTO THE REAR SIDE OF THE EXISTING BUILDING TO EXTEND THE FELLOWSHIP HALL, KITCHEN, & CREATE AN AREA FOR STORAGE.

PARKING DATA:

EXISTING USE: CHURCH
1 FOR EACH 8 FIXED OR MOBILE SEATS IN THE AUDITORIUM OR SANCTUARY OR LARGEST PLACE OF ASSEMBLY WITHIN THE FACILITY

80 SEATS EXISTING W/ 30 SEATS PROPOSED
110 TOTAL SEATS

PARKING SPACES REQUIRED:
13.75 TOTAL SPACES REQUIRED

PARKING SPACES PROVIDED:
30 SPACES + 1 H.C.



LOCATION MAP
N.T.S.

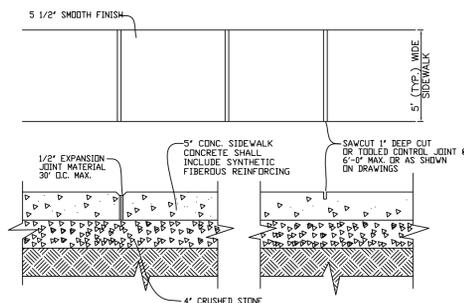
LEGEND

- Power Pole
- Proposed Fire Hydrant
- Existing Fire Hydrant
- Reducer
- Gate Valve & Box
- Wall Mounted Light
- Light Pole
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Sitation Fence
(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- Existing Telephone & Electric Line
- Existing Underground Electric Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe

EROSION CONTROL-INITIAL MEASURE:
EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.

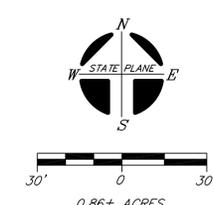
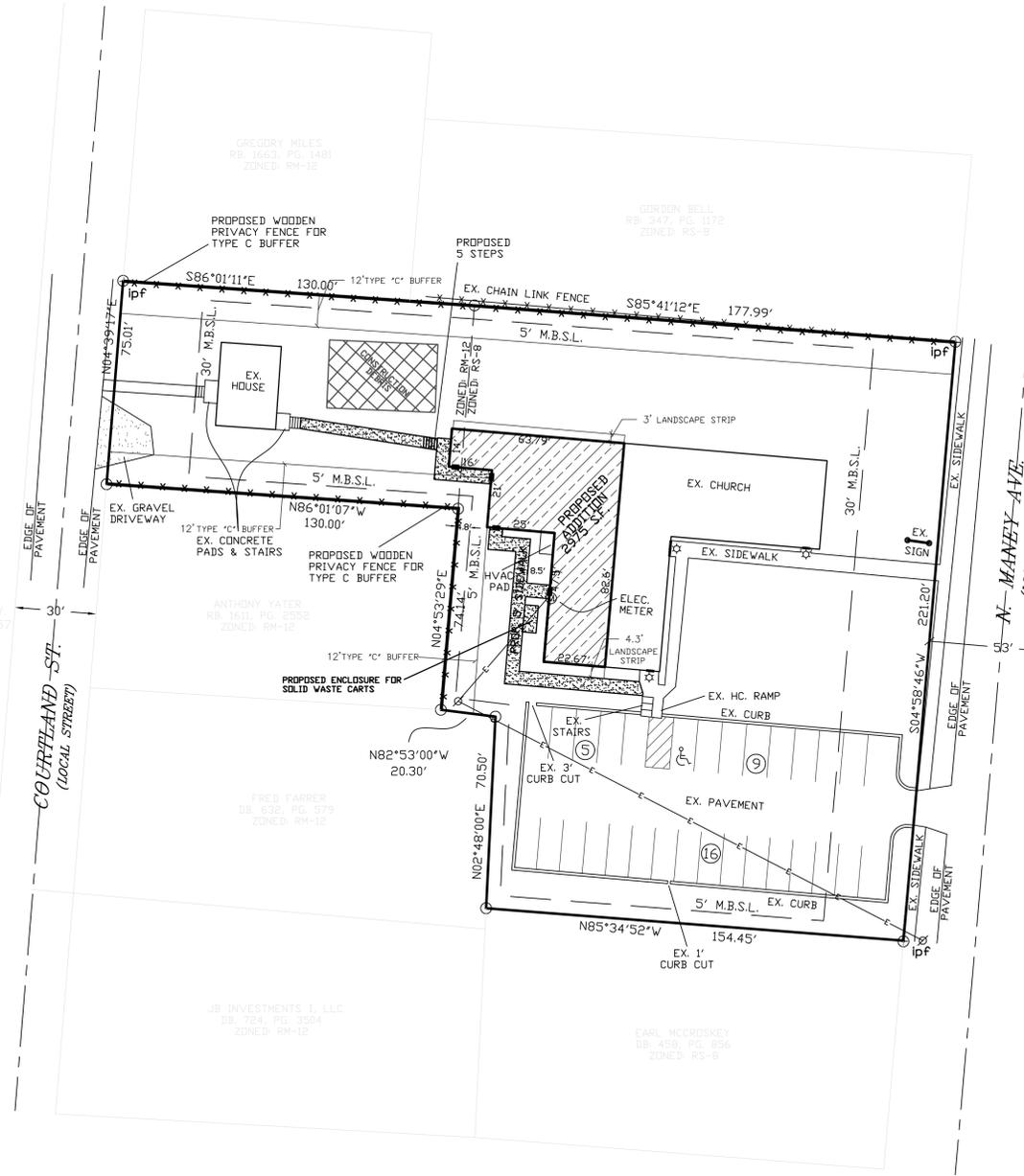
EROSION CONTROL INTERMEDIATE MEASURES:
DISTURBED AREAS SHALL BE SEEDED TEMPORARILY.

EROSION CONTROL 'FINAL' MEASURES:
VEGETATION (SEEDING & STRAWING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES.



SIDEWALK & CONTROL JOINTS

DETAIL 9
SCALE: NOT TO SCALE
C5.0



- ### LEGEND FOR MONUMENTS
- IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - ✕ FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.

Planning Department approval of this plan may or may not adequately reflect the latest requirements and/or plans approved by Murfreesboro Water Resources Department (MWRD). This also applies to site plans that are included in the building permit set. Contractor must verify with MWRD that they are using approved utility plans.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

OWNER: SOUTH CENTRAL CONFERENCE ASSOC.
OF THE SEVENTH DAY ADVENTISTS
ADDRESS: 711 N. MANEY AVE.
MURFREESBORO, TN 37130
TAX MAP: 091L / GROUP: C / PARCEL: 18.00
ZONING: RM-12 & RS-8
RECORD BOOK: 954, PAGE 2908

FLOOD MAP PANEL: 47149 CO260H ZONE: X
FLOOD MAP DATED: JANUARY 05, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

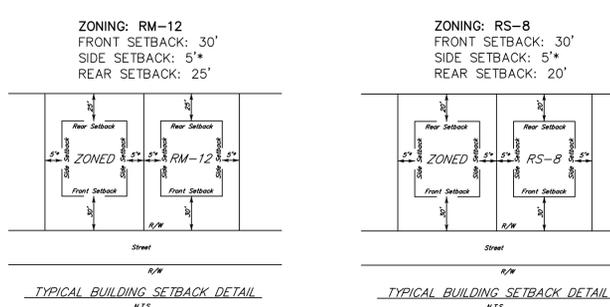


#	DATE	REVISION DESCRIPTION
1	05/16/19	SUBMITTAL - ORIGINAL ISSUE
2	06/05/19	RESUBMITTAL - ADDRESSED STAFF COMMENTS
3	12/31/19	REVISED SITE PLAN

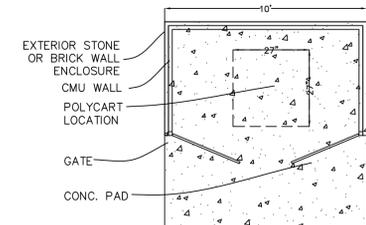
SITE PLAN
SEVENTH DAY
ADVENTIST CHURCH

13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: DECEMBER, 2019 SCALE 1"=30' SH. 2 OF 5

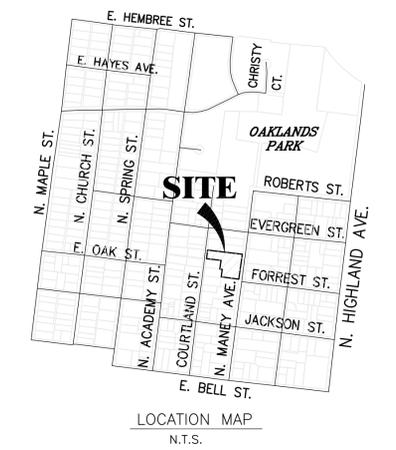


*In the RS-8, RS-6, RD, RM-12, CM-R, and CL districts where the minimum side yard shall be five feet, the sum of the two side yards shall be no less than fifteen feet, except where two single family dwelling units share a property line.

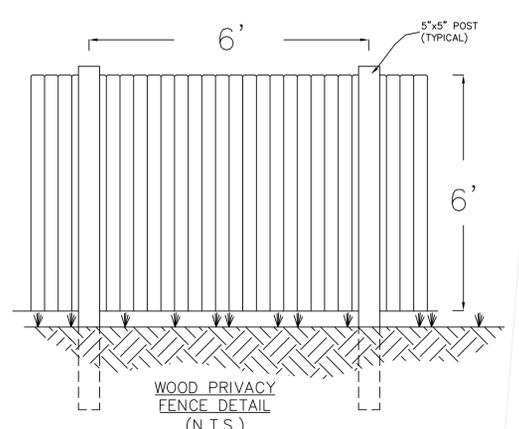


POLY CART STORAGE
N.T.S.
WALL HEIGHT: 5 FEET

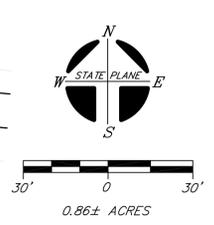
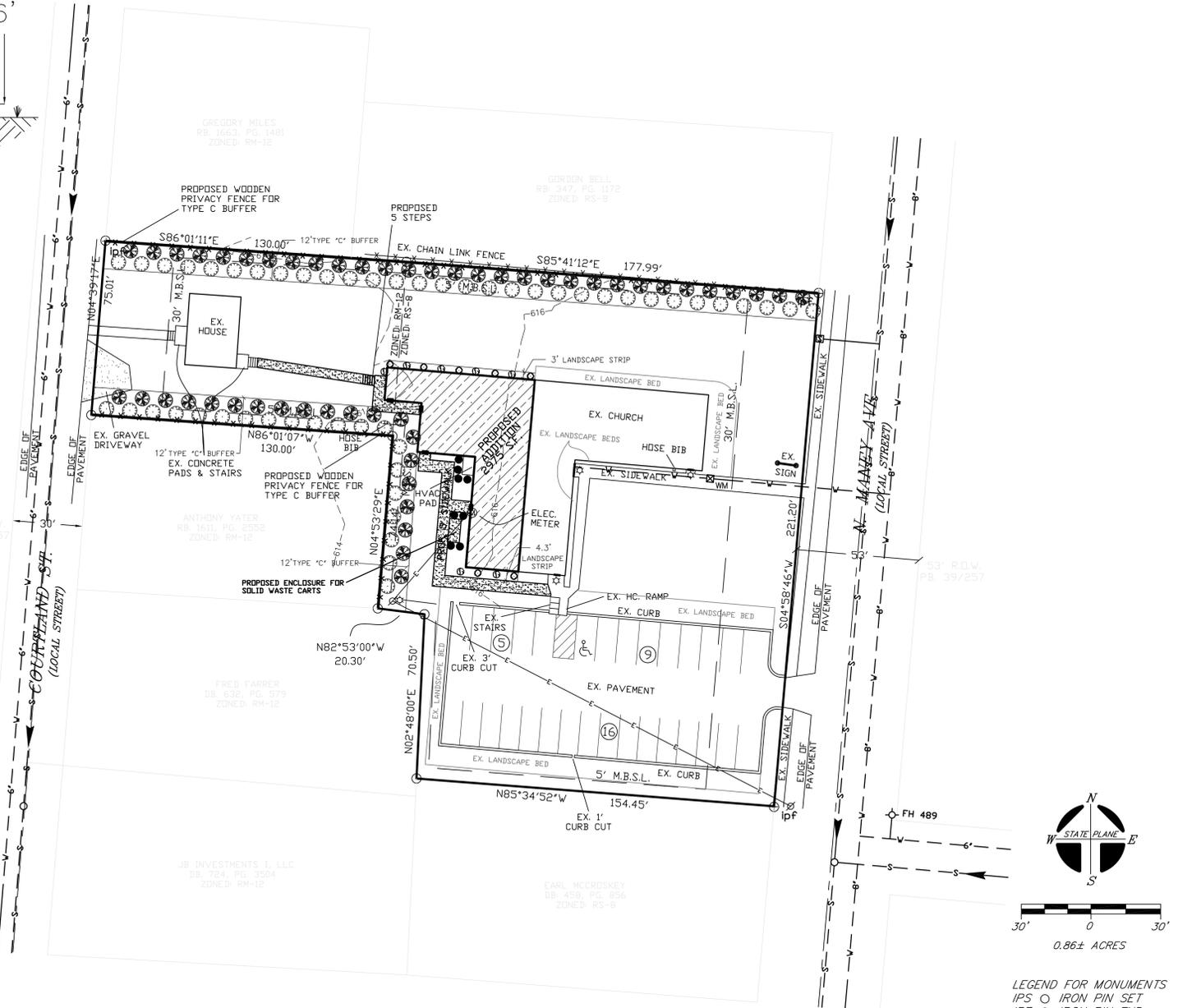
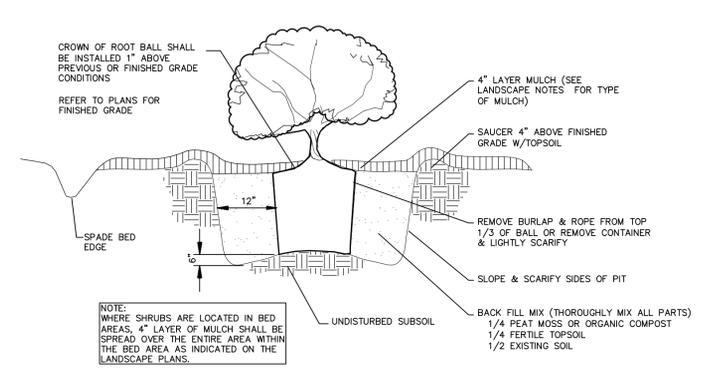
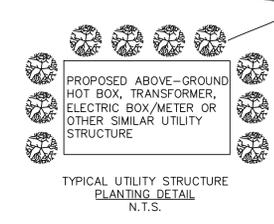
Current submittal



- LEGEND**
- ⊗ Power Pole
 - ⊕ Proposed Fire Hydrant
 - ⊖ Existing Fire Hydrant
 - ⊘ Reducer
 - ⊙ Gate Valve & Box
 - ⊛ Wall Mounted Light
 - ⊚ Light Pole
 - ⊚ Concrete Thrust Block
 - W— Existing Water Line
 - W— Proposed Water Line
 - S— Existing Sanitary Sewer Line
 - S— Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - ⊕ Sewer Line Check Dam
 - ⊖ Existing Contours
 - ⊖ Proposed Contours
 - 00.0 Existing Spot Elevations
 - 00.0 Proposed Spot Elevations
 - SF— Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
 - ⊠ Turf Reinforcement Mat
 - E— Existing Telephone & Electric Line
 - UGE— Existing Underground Electric Line
 - CMP— Corrugated Metal Pipe
 - RCP— Reinforced Concrete Pipe



ALL PROPOSED ABOVE-GROUND UTILITY STRUCTURES TO BE SCREENED ON ALL FOUR SIDES WITH ILEX GLABRA 'NIGRA' (SOFT TOUCH HOLLIES, MEDIUM EVERGREEN SHRUBS, 24" HEIGHT)



- LEGEND FOR MONUMENTS**
- IPS ○ IRON PIN SET
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - X— FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.

PLANTING NOTES

1. It is the responsibility of the landscape contractor to confirm all material quantities. In the event of a discrepancy, the quantities shown on the plan shall take precedence over the material schedule.
2. 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 or owner's representative.
3. Dimensions listed for heights, spread and trunk specifications on the plant material schedule are general guide for the minimum required size of each plant.
4. All proposed plant materials are to meet the requirements of the "American Standard for Nursery Stock" established by the American National Standard Institute, Inc. (ANSI), issued in its most recently published version.
5. The landscape architect or owner's representative reserves the right to refuse any plant material or any defective workmanship.
6. New tree plantings to be staked per planting details.
7. All plants shall have a well-formed head with minimum caliper, height and spread of the side branches as shown on the plant list. Trunks shall be undamaged and shape shall be typical of the species.
8. Measurement of conifer height shall include not more than fifty percent (50%) of this years vertical growth (top candle).
9. All planting beds shall be mulched with a four inch layer of shredded hardwood mulch.
10. All planting and seeding areas shall be free from weeds prior to planting and mulching. Herbicide and/or mechanical removal of weeds shall be required in insure complete weed removal. Any herbicide applications must be done a minimum of 2 weeks or more prior to time of planting.
11. All disturbed areas of the site are to be seeded and/or sodded in accordance with the specifications.
12. No excavation or planting pit shall be left open overnight.
13. It is the responsibility of the landscape contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil and installing trees or shrubs. The contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. The owner or landscape architect shall verify accuracy and effect of percolation testing. If the soil at a given area does not drain properly, a pvc drain or gravel sump shall be installed or the planting relocated.
14. Should the landscape contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, steam of other utility lines or other conditions that will jeopardize the health and vigor of the plants, he must advise the landscape architect in writing of the conditions prior to installing the plants, otherwise the landscape contractor warrants that the planting areas are suitable proper growth and development of the plants to be installed.
15. No material shall be planted before finish grading has been completed.
16. All beds are to be tilled to a depth of 8" with the addition of: (1) 6 cu. Ft. Bale of sphagnum peat moss or organic compost per 40 sq. Ft. Of bed area; (25#) 10-10-10 fertilizer per 1000 sq. Ft. All additions are to be spread and tilled into the soil uniformly.
17. Contractor shall notify the landscape architect or owner's representative when the plant materials are available at the job site for review prior to installation.
18. The contractor is responsible for fully maintaining all plantings (including but not limited to: watering, spraying, mulching, fertilizing, etc.) of the planting areas and lawn until the work is accepted in total by the owner.
19. The contractor shall completely guarantee all plant material for a minimum period of one year including at least one growing season (March to November) from the date of total acceptance. The contractor shall promptly make all replacements before or at the end of the guarantee period.
20. All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

OWNER: SOUTH CENTRAL CONFERENCE ASSOC. OF THE SEVENTH DAY ADVENTISTS
 ADDRESS: 711 N. MANEY AVE. MURFREESBORO, TN 37130
 TAX MAP: 091L / GROUP: C / PARCEL: 18.00
 ZONING: RM-12 & RS - 8
 RECORD BOOK: 954, PAGE 2908

FLOOD MAP PANEL: 47149 CO260H ZONE: X
 FLOOD MAP DATED: JANUARY 05, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



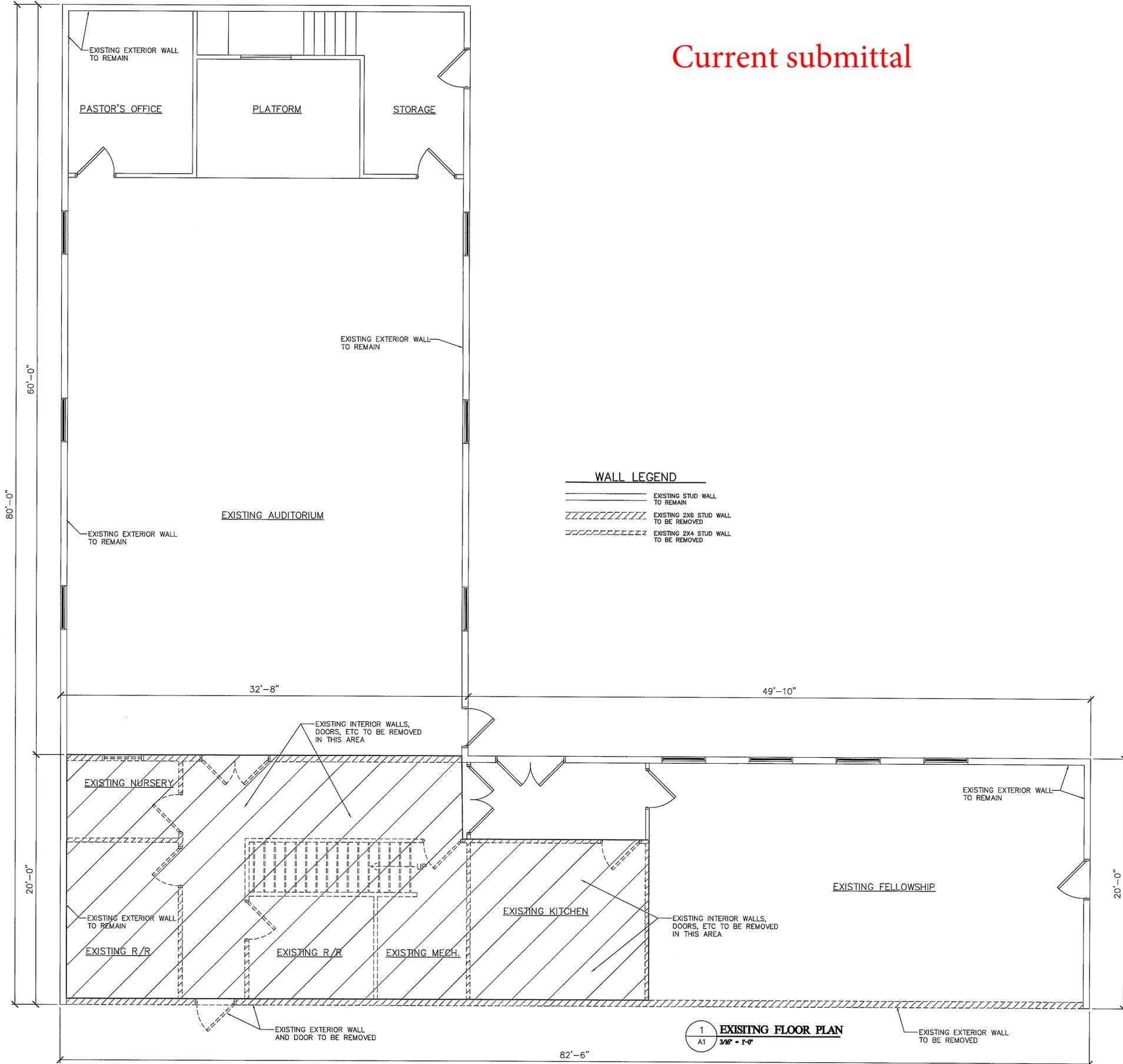
AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
7	Ilex cornuta 'Carissa' ⊕	Carissa Holly	24" Hgt.	Cont	Compact evergreen shrub
7	Lagerstomia indica 'Victor' ○	Dwarf Crape Myrtle	18" Hgt.	Cont	Evergreen shrub
4	Thuja Occidentalis ●	Green Emerald Arborvitae	6' Hgt.	Cont	Evergreen shrub
51	Juniperus Virginiana ⊙	Eastern Red Maple	6' Hgt.	B&B	Symmetrical shape, Full to base
51	Cryptomeria Japonica ⊙	Cryptomeria	6' Hgt.	B&B	Symmetrical shape, Full to base

#	DATE	REVISION DESCRIPTION
1	05/16/19	SUBMITTAL - ORIGINAL ISSUE
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3	12/31/19	REVISED SITE PLAN

LANDSCAPE PLAN
SEVENTH DAY ADVENTIST CHURCH
 13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: DECEMBER, 2019 SCALE 1"=30' SH. 5 OF 5

Current submittal



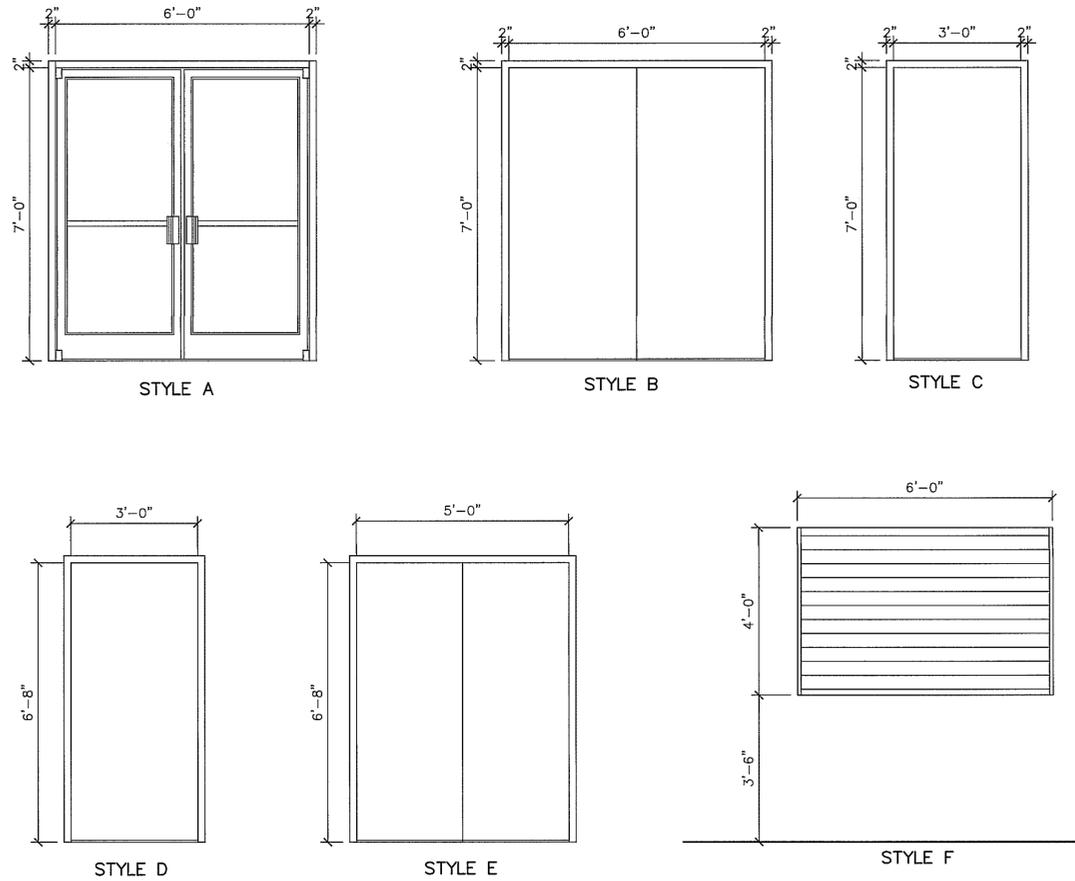
BOB VICK & ASSOCIATES, INC
 ENGINEERING~DESIGN~INSPECTION
 P.O. BOX 2244
 COOKEVILLE, TN 38502
 931.526-6022
 bobvickengmeer@aol.com

EXISTING FLOOR & DEMOLITION PLAN
SEVENTH DAY ADVENTIST CHURCH
 71 NORTH MANEY AVENUE
 MURFREESBORO, TN 37130



REVISIONS	
PROJECT NUMBER	19-21
DESIGN:	WRV
DRAFTING:	TH
DATE:	10/31/2019

A1
 19-21

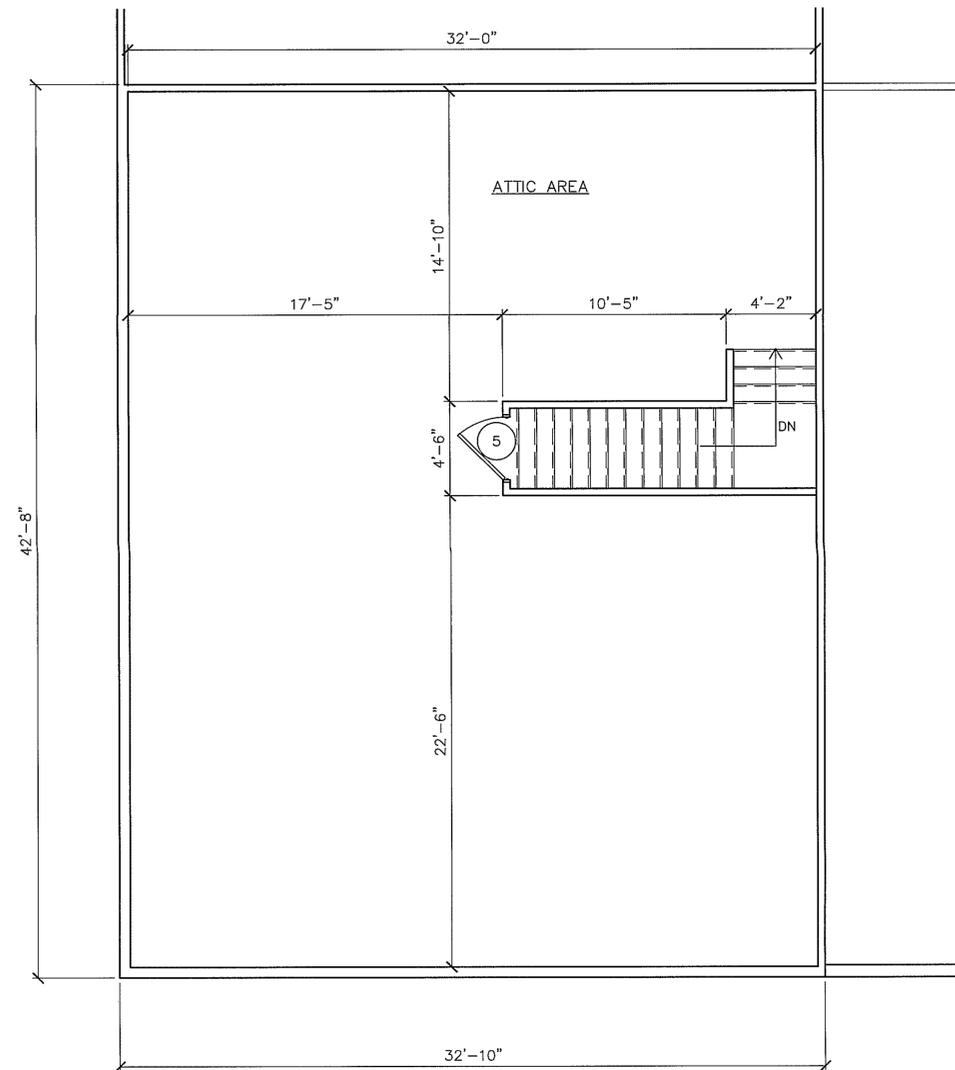


DOOR AND HARDWARE SCHEDULE						
SYM.	QUANTITY	TYPE	STYLE	DR. SIZE	LABEL	REMARKS
1	1	EXT. DBL STOREFRONT	A	6'-0"x7'-0"	-	STOREFRONT DOOR UNIT
2	1	EXT. METAL	C	3'-0"x7'-0"	-	PROVIDE WEATHER STRIPPING, CLOSURE, & PANIC HARDWARE
3	1	EXT. DOUBLE METAL DR.	B	6'-0"x7'-0"	-	EXTERIOR DOUBLE METAL DOOR
4	5	INT. DOOR	D	3'-0"x6'-8"	60 MIN.	SOLID CORE & PROVIDE CLOSURE
5	5	INT. DOOR	D	3'-0"x6'-8"	-	SOLID CORE
6	1	INT. DOUBLE DOOR	E	5'-0"x6'-8"	-	SOLID CORE
7	1	OVERHEAD ROLL-UP	F	6'-0"x4'-0"	-	STEEL ROLL-UP MUST ATOMATICLY CLOSE WHEN FIREALARM IS ACTIVATED

NOTES:
 1. ALL FIRE RATED DOORS MUST HAVE RATED FRAMES, POSITIVE LATCHING HARDWARE, CLOSERS, AND ACCESSORIES.
 2. ALL DOORS THAT ARE A MEANS OF EGRESS FROM AREAS HAVING AN OCCUPANT LOAD OF 100 OR MORE MUST HAVE PANIC HARDWARE.
 3. ALL DOORS TO HAVE LEVER HANDLES AND PUSH / PULL LATCHES.

WINDOW SCHEDULE				
SYM.	QUANTITY	TYPE	WINDOW SIZE	REMARKS
A	3	STOREFRONT	3'-0"x5'-6"	NO GRID
A	12	STOREFRONT	3'-0"x5'-6"	NO GRID (EXISTING)

NOTE: VERIFY TRIM COLOR WITH OWNER.



1 FLOOR PLAN
 A3 3/16" = 1'-0"

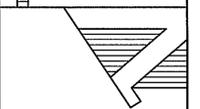
WALL LEGEND

- 1HR. RATED 2X4 STUD WALL, 16" O.C. w/ (1) LAYER OF 5/8" TYPE "X" FIRE GUARD GYP. BD. EACH SIDE RUN TIGHT TO ROOF DECK
- 2X4 STUD WALL, 16" O.C.
- 2X6 STUD WALL, 16" O.C.

- NOTES:
 1. VERIFY ALL DIMENSION ON-SITE W/ CONTRACTOR AND OWNER.
 2. EXTERIOR FINISHES, COLOR AND STYLE TO BE VERIFIED W/ OWNER.
 3. VERIFY ALL APPLIANCES WITH OWNER.
 4. RESTROOMS TO BE INSULATED WITH SOUND INTENUATION MATERIALS.

Current submittal

BOB VICK & ASSOCIATES, INC
 ENGINEERING~DESIGN~INSPECTION
 P.O. BOX 2244
 COOKEVILLE, TN 38502
 931.526-6022
 bobvickengineer@aol.com



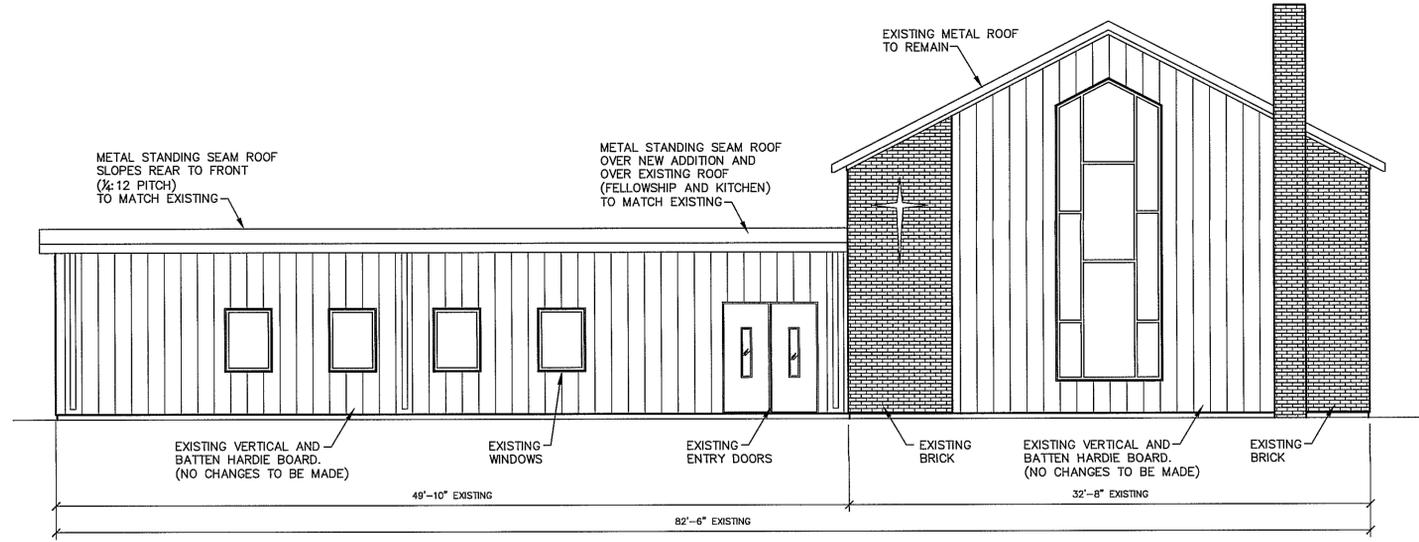
ATTIC AREA & SCHEDULES
SEVENTH DAY ADVENTIST CHURCH
 71 NORTH MANEY AVENUE
 MURFREESBORO, TN 37130



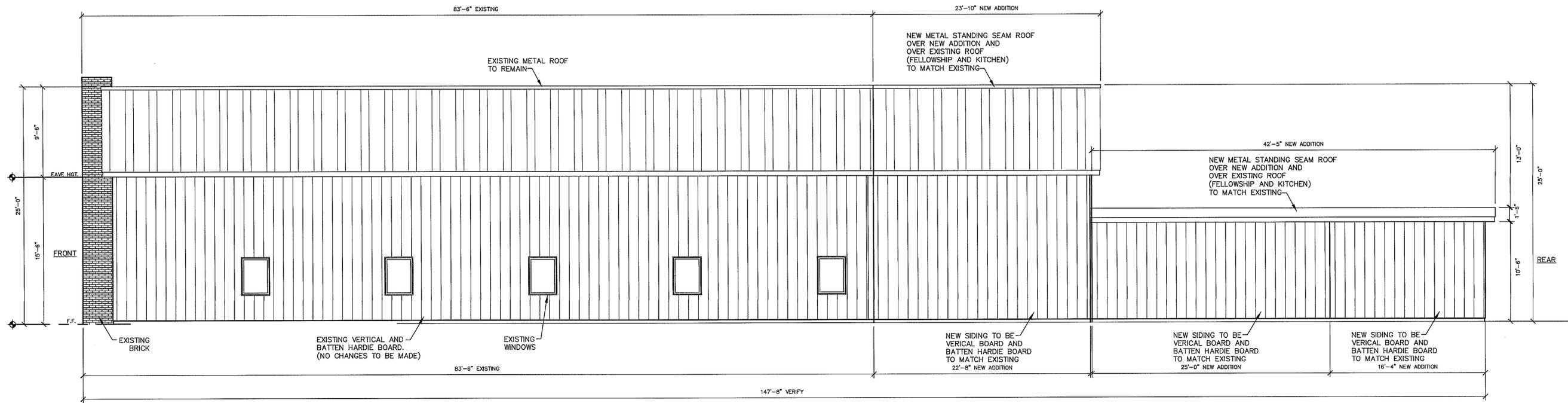
PROJECT NUMBER	REVISIONS					
	19-21	1	2	3	4	5
DESIGN:	WRV					
DRAFTING:	TH					
DATE:	01/06/2020					

A3
 19-21

Current submittal



1 FRONT ELEVATION (NO CHANGES TO BE MADE)
 A4 3/16" = 1'-0"

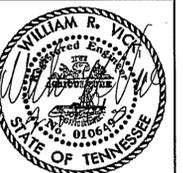


2 RIGHT ELEVATION
 A4 1/8" = 1'-0"

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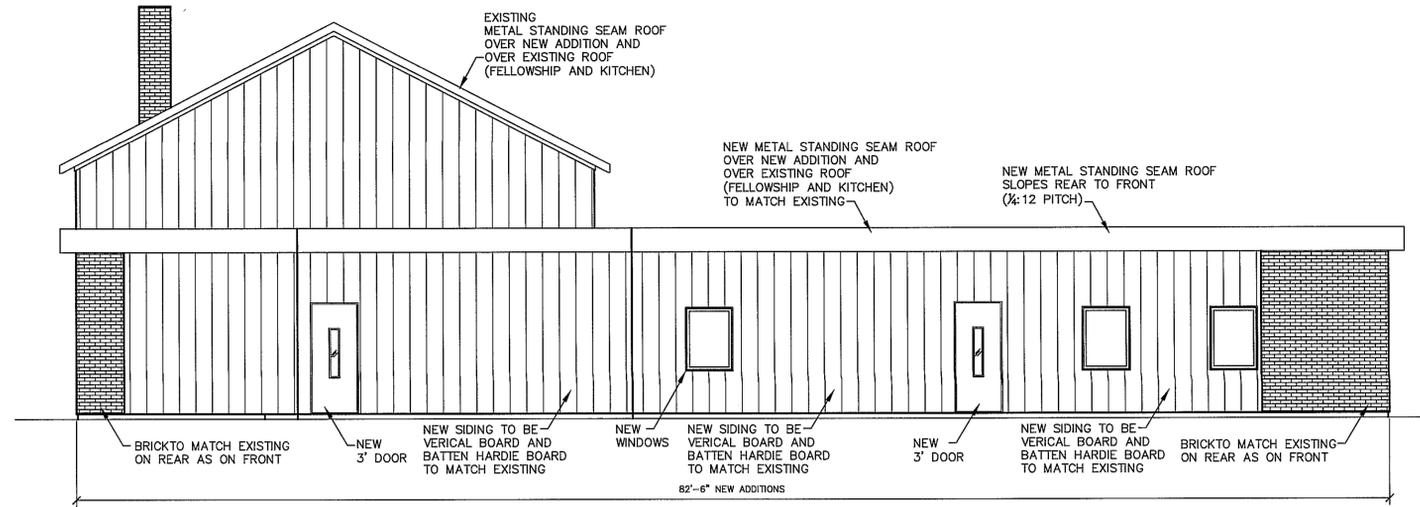
EXTERIOR ELEVATIONS 1 OF 2
SEVENTH DAY ADVENTIST CHURCH
 71 NORTH MANEY AVENUE
 MURFREESBORO, TN 37130



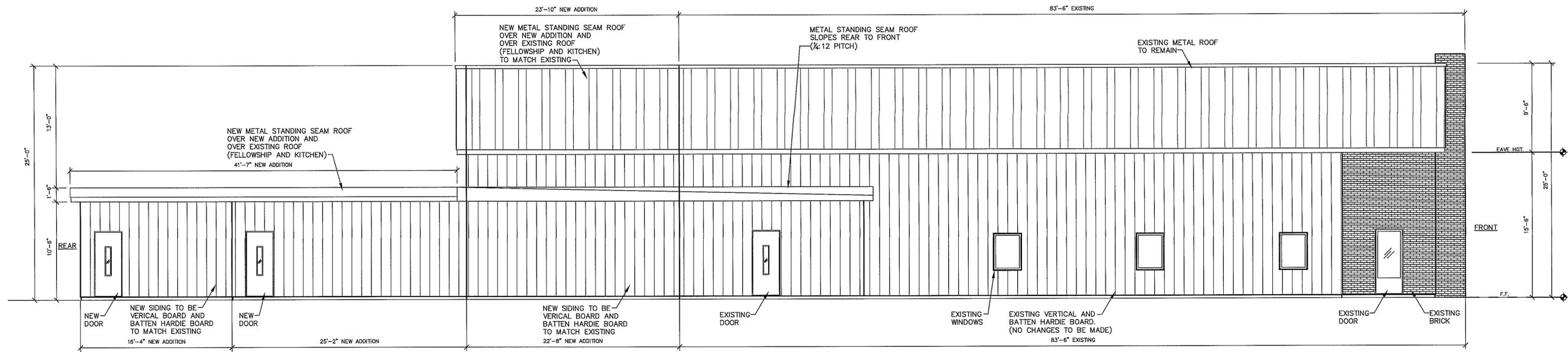
PROJECT NUMBER	DESIGN	DRAFTING	DATE
19-21	WRV	TH	10/31/2019

REVISIONS	DATE
1.	27 JANUARY 2020
2.	28 FEBRUARY 2020
3.	
4.	
5.	
6.	

Current submittal



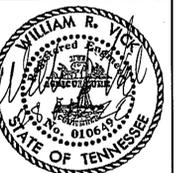
1 REAR ELEVATION
A5 1/8" = 1'-0"



2 LEFT ELEVATION
A5 1/8" = 1'-0"

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EXTERIOR ELEVATIONS 2 OF 2
SEVENTH DAY ADVENTIST CHURCH
71 NORTH MANEY AVENUE
MURFREESBORO, TN 37130

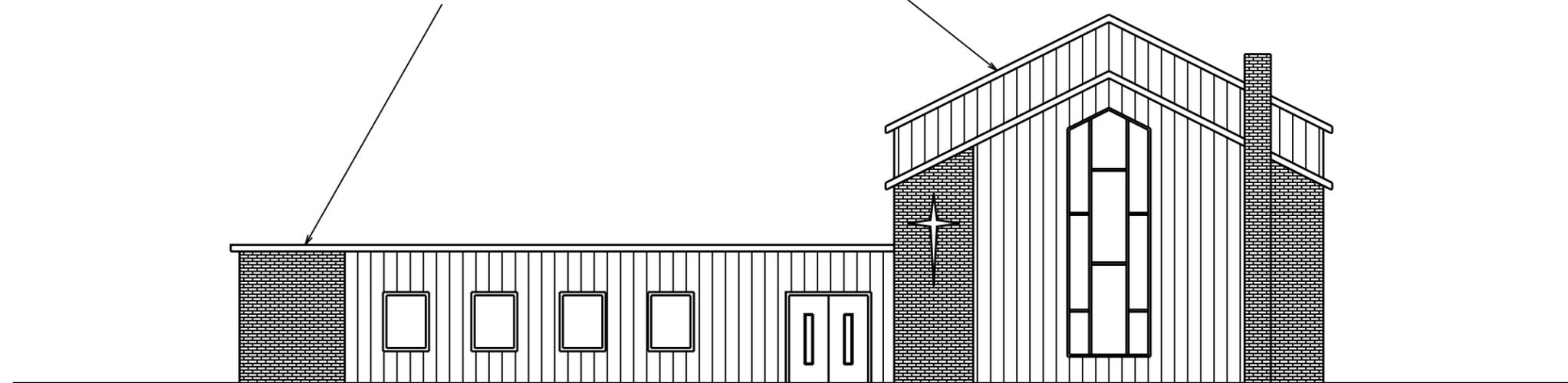


PROJECT NUMBER	DESIGN	DRAFTING	DATE
19-21	WRV	TH	10/31/2019

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1.	27 JANUARY 2020
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3.	
4.	
5.	
6.	

2019 submittal

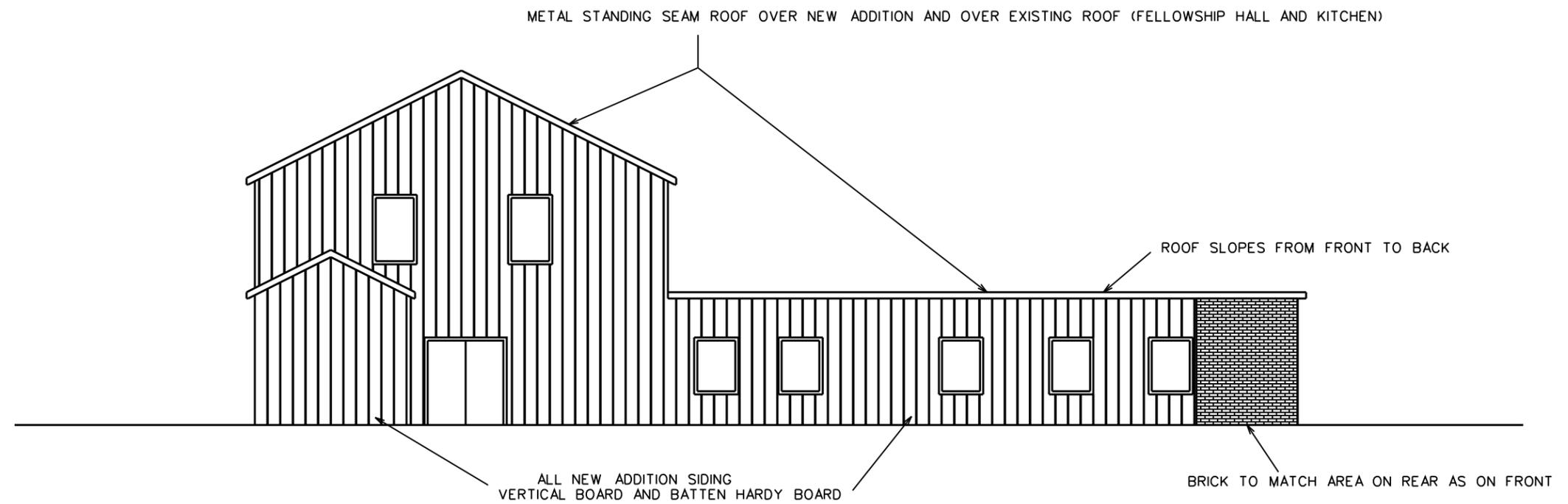
METAL STANDING SEAM ROOF OVER NEW ADDITION AND OVER EXISTING ROOF (FELLOWSHIP HALL AND KITCHEN)



SEVENTH DAY ADVENTIST CHURCH
711 NORTH MANEY AVENUE

FRONT ELEVATION

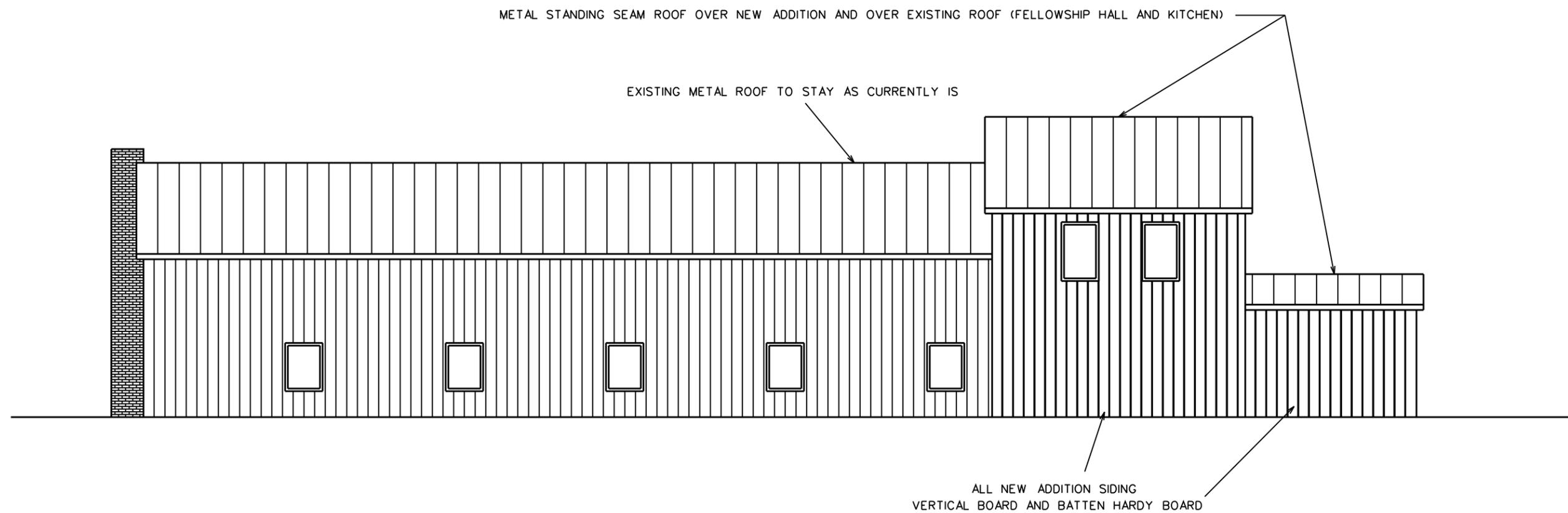
2019 submittal



SEVENTH DAY ADVENTIST CHURCH
711 NORTH MANEY AVENUE

REAR ELEVATION

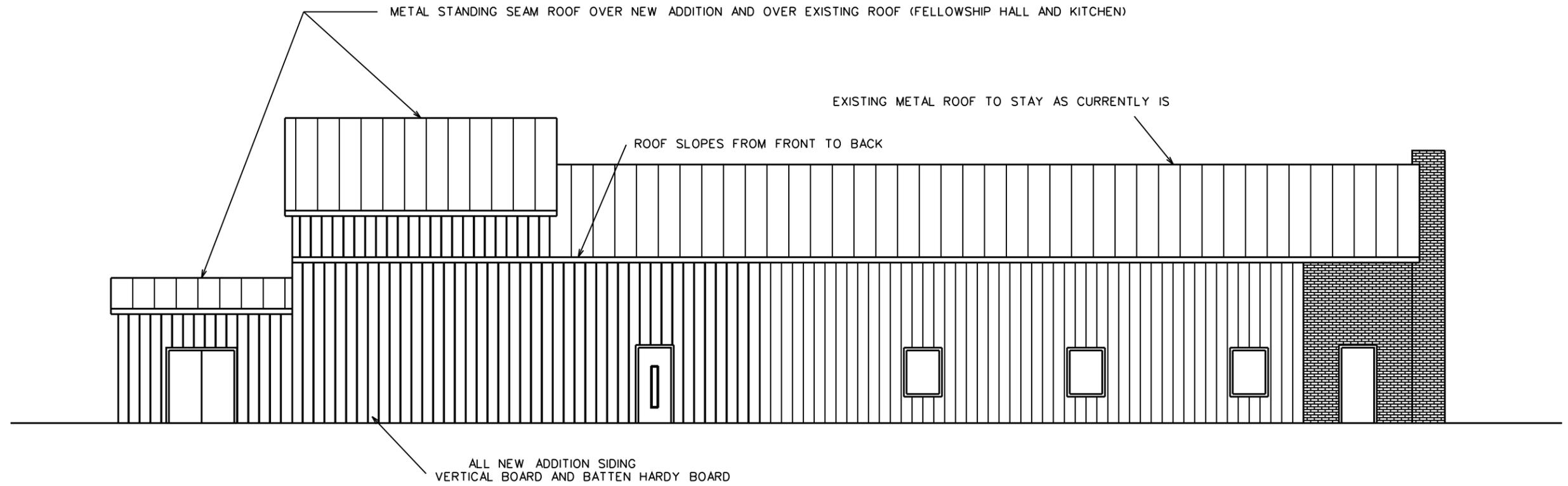
2019 submittal



SEVENTH DAY ADVENTIST CHURCH
711 NORTH MANEY AVENUE

RIGHT ELEVATION

2019 submittal



SEVENTH DAY ADVENTIST CHURCH
711 NORTH MANEY AVENUE

LEFT ELEVATION

2019 submittal

GLOBAL POSITION SYSTEM SURVEY NOTES

- The topographic portion of this survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. The topographic features shown were obtained by using the TDOT CORS network for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The dates that fieldwork was performed for this survey were: 05/08/19.
- The datum(s) for the TDOT CORS Station Control Point that was used
HORIZ.: NAD83(2011) EPOCH 2010
VERT.: NAVD 1988
- Fixed Control Station designation with published data:
TDOT CORS STATION-TN38
STATE PLANE (TN 4100-US SURVEY FT.- NORTHING: 569,154.86
EASTING: 1,837,086.15
ELEVATION: 558.34 FT.
- Fixed Control Station designation with RAW file data:
TDOT CORS STATION-TN38
STATE PLANE (TN 4100-US SURVEY FT.- NORTHING: 569,154.8786
EASTING: 1,837,086.078
ELEVATION: 558.25 FT.
- Geoid model used- GEOID09
- Combined grid factors for TDOT CORS Station TN38:
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

PURPOSE NOTE

THE CHURCH IS PROPOSING BUILDING AN ADDITION ONTO THE REAR SIDE OF THE EXISTING BUILDING TO EXTEND THE FELLOWSHIP HALL, KITCHEN, & CREATE AN AREA FOR STORAGE.

PARKING DATA:

EXISTING USE- CHURCH
1 FOR EACH 8 FIXED OR MOBILE SEATS IN THE AUDITORIUM OR SANCTUARY OR LARGEST PLACE OF ASSEMBLY WITHIN THE FACILITY

80 SEATS EXISTING W/ 30 SEATS PROPOSED
110 TOTAL SEATS

PARKING SPACES REQUIRED:
13.75 TOTAL SPACES REQUIRED

PARKING SPACES PROVIDED:
30 SPACES + 1 H.C.



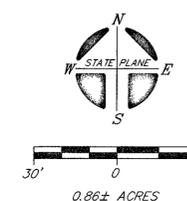
LOCATION MAP
N.T.S.

LEGEND

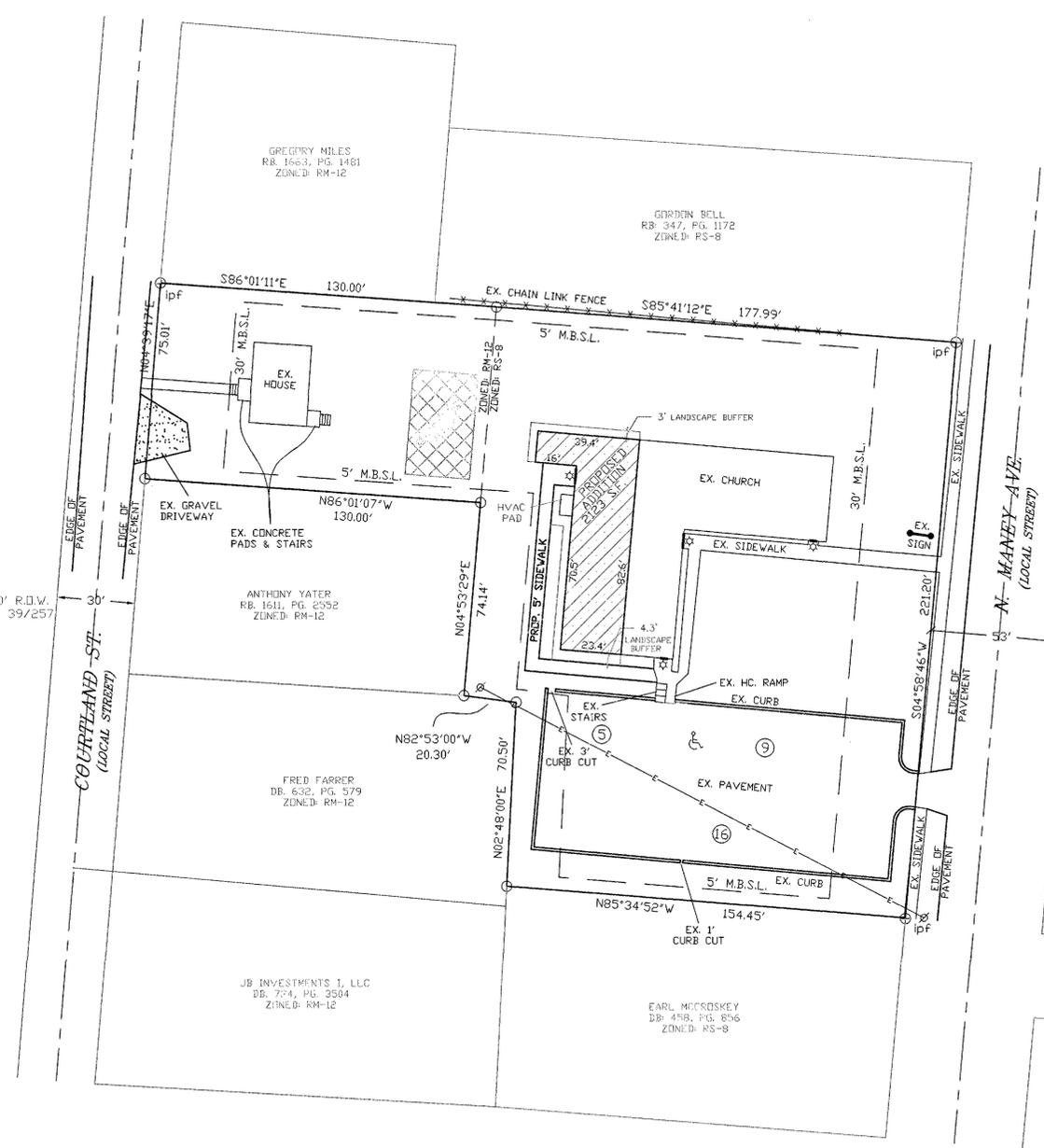
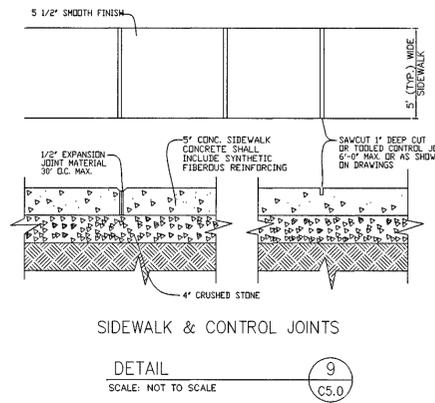
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(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ▨ Turf Reinforcement Mat
- E-T- Existing Telephone & Electric Line
- U-E- Existing Underground Electric Line
- C-M-P- Corrugated Metal Pipe
- R-C-P- Reinforced Concrete Pipe

STANDARD NOTES:

- IN ACCORDANCE WITH TCA SECTION 7-9-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDERS' EXPENSE.
- ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
- A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
- FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.
- IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
- UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
- CONTRACTORS FOR SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.
- EVIDENCE OF A LAND DISTURBANCE PERMIT, WHICH INCLUDES AN EROSION PREVENTION & SEDIMENT CONTROL PLAN, AND A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT MUST BE PROVIDED TO THE CITY'S ENVIRONMENTAL ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT. AN EROSION PREVENTION SEDIMENT CONTROL (ESPC) PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDING DRAINAGE CALCULATION AND DRAINAGE AREA MAPS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENVIRONMENTAL ENGINEER PRIOR TO ANY PERMIT ISSUANCE.
- UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING THE NEAREST MANHOLE THAT IT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOMEOWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AFAINT THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE BUILDER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS REQUIREMENT.

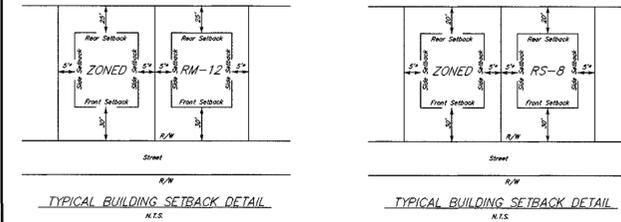


- ### LEGEND FOR MONUMENTS
- IRON PIN SET
 - IRON PIN FND.
 - RAILROAD SPIKE
 - ✕ FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.



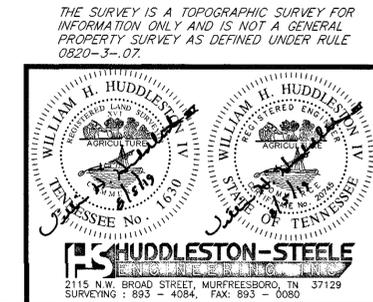
ZONING: RM-12
FRONT SETBACK: 30'
SIDE SETBACK: 5'
REAR SETBACK: 25'

ZONING: RS-8
FRONT SETBACK: 30'
SIDE SETBACK: 5'
REAR SETBACK: 20'



OWNER: SOUTH CENTRAL CONFERENCE ASSOC.
OF THE SEVENTH DAY ADVENTISTS
ADDRESS: 711 N. MANEY AVE.
MURFREESBORO, TN 37130
TAX MAP: 0911 / GROUP: C / PARCEL: 18.00
ZONING: RM-12 & RS-8
RECORD BOOK: 954, PAGE 2908
FLOOD MAP PANEL: 47149 CO260H ZONE: X
FLOOD MAP DATED: JANUARY 05, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



#	DATE	REVISION DESCRIPTION
1	05/16/19	SUBMITTAL - ORIGINAL ISSUE
2	06/05/19	RESUBMITTAL - ADDRESSED STAFF COMMENTS
3		

SITE PLAN
SEVENTH DAY
ADVENTIST CHURCH

13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JUNE, 2019 SCALE: 1"=30' SH. 2 OF 5

\\mcs01\land\Projects\2019\06\05\13th Civil District\13th Civil District.dwg, SITE: 07/20/2019 11:00:00 AM, AC:00/00

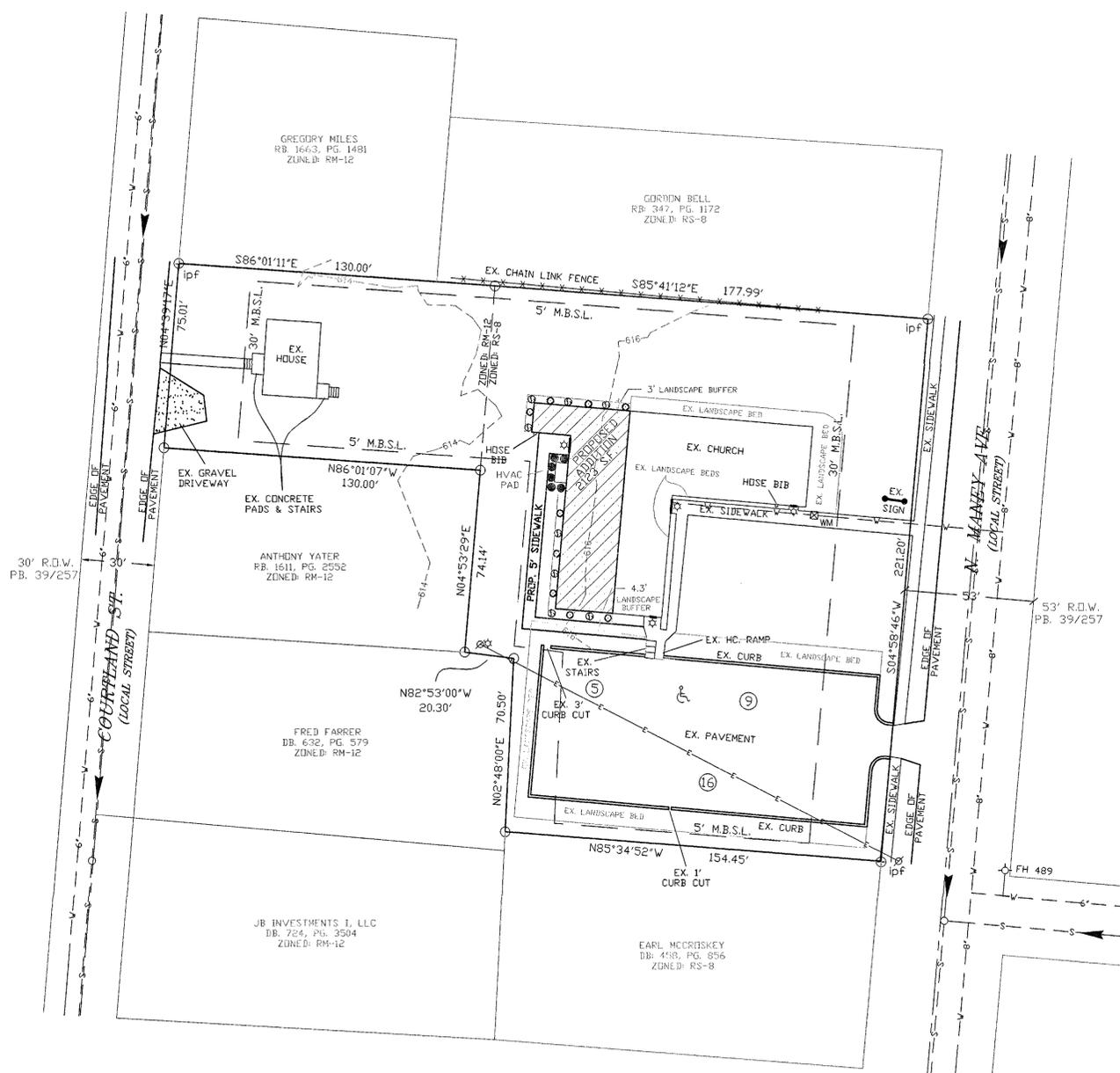
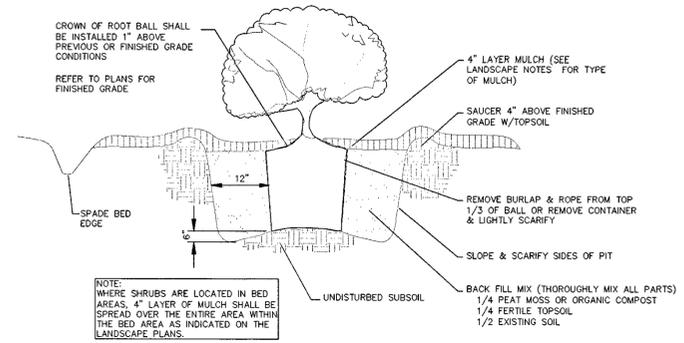
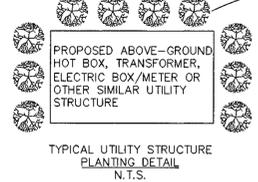
2019 submittal



LEGEND

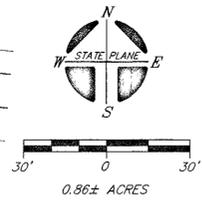
- ⊕ Power Pole
- ◆ Proposed Fire Hydrant
- ◇ Existing Fire Hydrant
- △ Reducer
- ⊗ Gate Valve & Box
- ⊕ Wall Mounted Light
- ⊕ Light Pole
- ▲ Concrete Thrust Block
- W- Existing Water Line
- W- Proposed Water Line
- S- Existing Sanitary Sewer Line
- S- Proposed Sanitary Sewer Line
- Existing Manhole
- ⊙ Proposed Manhole
- CD Sewer Line Check Dam
- 00- Existing Contours
- 00- Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- SF Siltation Fence
(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ⊠ Turf Reinforcement Mat
- E- Existing Telephone & Electric Line
- U-E- Existing Underground Electric Line
- CMP- Corrugated Metal Pipe
- RCP- Reinforced Concrete Pipe

ALL PROPOSED ABOVE-GROUND UTILITY STRUCTURES TO BE SCREENED ON ALL FOUR SIDES WITH ILEX GLABRA 'NIGRA' (SOFT TOUCH) HOLLIES, MEDIUM EVERGREEN SHRUBS, 24" HEIGHT



PLANTING NOTES

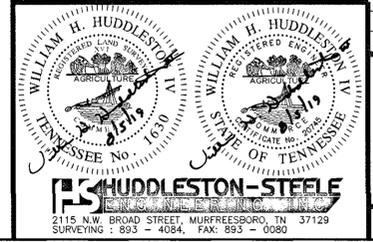
- It is the responsibility of the landscape contractor to confirm all material quantities. In the event of a discrepancy, the quantities shown on the plan shall take precedence over the material schedule.
- No substitutions as to type, size, or spacing of plant materials specified on this plan may be made without the approval of the landscape architect or owner's representative.
- Dimensions listed for heights, spread and trunk specifications on the plant material schedule are general guide for the minimum required size of each plant.
- All proposed plant materials are to meet the requirements of the "American Standard for Nursery Stock" established by the American National Standard Institute, Inc. (ANSI), issued in its most recently published version.
- The landscape architect or owner's representative reserves the right to refuse any plant material or any defective workmanship.
- New tree plantings to be staked per planting details.
- All plants shall have a well-formed head with minimum caliper, height and spread of the side branches as shown on the plant list. Trunks shall be undamaged and shape shall be typical of the species.
- Measurement of conifer height shall include not more than fifty percent (50%) of this years vertical growth (top candle).
- All planting beds shall be mulched with a four inch layer of shredded hardwood mulch.
- All planting and seeding areas shall be free from weeds prior to planting and mulching. Herbicide and/or mechanical removal of weeds shall be required in insure complete weed removal. Any herbicide applications must be done a minimum of 2 weeks or more prior to time of planting.
- All disturbed areas of the site are to be seeded and/or sodded in accordance with the specifications.
- No excavation or planting pit shall be left open overnight.
- It is the responsibility of the landscape contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil and installing trees or shrubs. The contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. The owner or landscape architect shall verify accuracy and effect of percolation testing. If the soil at a given area does not drain properly, a pvc drain or gravel sump shall be installed or the planting relocated.
- Should the landscape contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, steam of other utility lines or other conditions that will jeopardize the health and vigor of the plants, he must advise the landscape architect in writing of the conditions prior to installing the plants, otherwise the landscape contractor warrants that the planting areas are suitable proper growth and development of the plants to be installed.
- No material shall be planted before finish grading has been completed.
- All beds are to be tilled to a depth of 8" with the addition of: (1) 6 cu. Ft. Bale of sphagnum peat moss or organic compost per 40 sq. Ft. Of bed area: (25#) 10-10-10 fertilizer per 1000 sq. Ft. All additions are to be spread and tilled into the soil uniformly.
- Contractor shall notify the landscape architect or owner's representative when the plant materials are available at the job site for review prior to installation.
- The contractor is responsible for fully maintaining all planting (including but not limited to: watering, spraying, mulching, fertilizing, etc.) of the planting areas and lawn until the work is accepted in total by the owner.
- The contractor shall completely guarantee all plant material for a minimum period of one year including at least one growing season (March to November) from the date of total acceptance. The contractor shall promptly make all replacements before or at the end of the guarantee period.
- All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.



- LEGEND FOR MONUMENTS
- IPS ○ IRON PIN SET
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - ⊗ FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-0-07.

OWNER: SOUTH CENTRAL CONFERENCE ASSOC. OF THE SEVENTH DAY ADVENTISTS
ADDRESS: 711 N. MANEY AVE. MURFREESBORO, TN 37130
TAX MAP: 091L / GROUP: C / PARCEL: 18.00
ZONING: RM-12 & RS - 8
RECORD BOOK: 954, PAGE 2908
FLOOD MAP PANEL: 47149 C0260H ZONE: X
FLOOD MAP DATED: JANUARY 05, 2007



QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
8	ILE COR	Ilex cornuta 'Carissa'	Carissa Holly	24" Hgt.	Cont Compact evergreen shrub
9	DCM	Lagerstomia indica 'Victor'	Dwarf Crape Myrtle	18" Hgt.	Cont Evergreen shrub
6	THU	Thuja Occidentalis	Green Emerald Arborvitae	6' Hgt.	Cont Evergreen shrub

#	DATE	REVISION DESCRIPTION
1	05/16/19	SUBMITTAL - ORIGINAL ISSUE
2	06/05/19	RESUBMITTAL - ADDRESSED STAFF COMMENTS
3		

LANDSCAPE PLAN
SEVENTH DAY
ADVENTIST CHURCH

13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JUNE, 2019 SCALE 1"=30' SH. 5 OF 5

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.