

**CITY OF MURFREESBORO  
BOARD OF ZONING APPEALS**

Regular Meeting, September 23, 2020, at 1:00 p.m.  
City Hall, 111 West Vine Street, Council Chambers, 1<sup>st</sup> Floor

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**A G E N D A**

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1. Call to order
2. Determination of a quorum
3. Consideration of minutes for the regular meeting on June 24, 2020
4. New Business

*Special Use Permit Request*

- a. **Application Z-20-029 by Mr. Clyde Rountree of Huddleston-Steele, Inc., for CWC Partnership**, is requesting a special use permit in order to expand an existing self-service storage facility for property located in a Commercial Fringe (CF) zone at 1509 Brinkley Road. (Project Planner: Jafar Ware)
5. Staff Reports and Other Business
  - a. **Approval of 2021 BZA Calendar**
6. Adjourn

# Regular Meeting Minutes of the Murfreesboro Board of Zoning Appeals

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**June 24, 2020 – 1:00 P.M.  
Council Chambers**

**MEMBERS PRESENT**

Davis Young, Chair

Misty Foy

Tim Tipps

Julie King (present by phone in accordance with Executive Orders No. 16 issued by Governor Bill Lee on March 20, 2020, as subsequently amended on May 6, 2020, by Executive Order No. 34)

**MEMBERS ABSENT**

Ken Halliburton, Vice-Chair

**STAFF PRESENT**

Austin Cooper, *Planner*

David Ives, *Deputy City Attorney*

Matthew Blomeley, *Assistant Planning Director*

Brenda Davis, *Recording Assistant*

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Chairman Young called the meeting to order at 1:05 P.M.

Chairman Young determined there was a quorum.

The minutes from the May 27, 2020 regular meeting were approved as submitted.

**New Business**

***Special Use Permit Amendment / Special Use Permit Request***

**Application Z-20-027** by Mr. Matt Taylor of SEC, Inc., for Providence Christian Academy, is making the following requests for property located in a Residential Single-Family (RS-15) zone at 410 Dejarnette Lane:

- To amend a special use permit that was approved by the Board of Zoning Appeals in March 2019 for the expansion of an existing institutional group assembly use (a private school). The March 2019 special use permit allowed for the temporary placement of two portable classroom buildings. Approval was conditioned upon the portable classroom buildings being removed no later than September 27, 2020. The applicant seeks to amend the March 2019 special use permit approval to allow these two portable classroom buildings to remain on-site until June 30, 2021.

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- A special use permit for the expansion of an existing institutional group assembly use (a private school). The special use permit request consists of the placement of an additional portable classroom building to be removed no later than June 30, 2021.

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

- 1) All 3 portable buildings must be removed by June 30, 2021 or upon the issuance of a certificate of occupancy for the permanent building, whichever comes first.
- 2) A site plan must be submitted for review and approval prior to the issuance of a building permit.
- 3) Traffic control measures, as determined during the site plan review process, may be required if needed to eliminate internal traffic conflicts due to the placement of the portable buildings.

The applicant, Mr. Matt Taylor, was present to answer any questions.

Mr. Tipps asked why the applicants are asking for an extension when the Board of Zoning Appeals approved this in 2019 to get them through September 2020.

Mr. Taylor stated construction is taking longer than anticipated. He said they had to go through a couple of redesigns to get it back in budget.

Chairman Young asked at what point will this property be full and asked if there is a long-range plan for the property.

Mr. Taylor went over the master plan. He said with Phase I they will be adding all the parking on the east side of the site. He said they will add about the same amount of parking on the west side of the site with Phase I as well. Mr. Taylor said Phase I is under construction now. He said there is a wetland on the property and that is where the parking stops. Mr. Taylor said there is a small future expansion and a kitchen area on the south side of the building stating that the site is very close to being maxed out.

Mr. Blomeley said in the original special use permit in 2019, the applicants projected when construction would be complete. He said the process has taken longer than they anticipated. Mr. Taylor asked for a removal date of June 30, 2021 but Staff is recommending June 30, 2021 or when the certificate of occupancy is issued for the buildings under construction now, whichever is sooner. He said that would mean the buildings would be removed no later than June 30, 2021 but possibly earlier should their C of O be issued sooner than that. Mr. Blomeley asked Mr. Taylor if that would be an acceptable condition.

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Mr. Taylor said yes, adding they are as eager to get rid of the portables as the BZA is eager to see them go away.

Mr. Tipps verified there were two different issues to decide; (1) amending the 2019 special use permit and (2) the need for the 3<sup>rd</sup> portable. He wanted to know how we arrived at that.

Mr. Blomeley said the 2019 special use permit was just for two portables and the condition of approval was for those to be removed by September 2020. We have to amend that special use permit so their approval period is extended and then there is a different special use permit for the additional portable they are asking to be placed on the property for that same period of time.

Mr. Tipps said he understood that but was wondering why a third portable is needed. He asked if the additional portable was needed because of growth.

Mr. Taylor agreed growth is the reason for the additional portable, as they have recently been able to get a better handle on enrollment for the coming school year.

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

**Mr. Tipps made a motion to approve an amendment to a special use permit that was approved by the Board of Zoning Appeals in March 2019 for the expansion of an existing institutional group assembly use (a private school) in order to allow the portable to remain on-site until June 30, 2021 subject to the following conditions:**

- 1) All 3 portables must be removed by June 30, 2021 or upon the issuance of a Certificate of Occupancy for the permanent building, whichever comes first.**
- 2) A site plan must be submitted for review and approved prior to the issuance of a building permit.**
- 3) Traffic control measures, as determined during the site plan review process, may be required if needed to eliminate internal traffic conflicts due to the placement of the portable buildings.**

**The motion was seconded by Ms. Foy. Upon roll call, the motion was passed by the following vote:**

**Aye: Misty Foy  
Julie King  
Tim Tipps  
Davis Young**

**Nay: None**

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**Ms. Foy made a motion to approve a special use permit for the expansion of an existing institutional group assembly use (a private school) for the placement of an additional portable classroom building to be removed no later than June 30, 2021 subject to the following conditions:**

- 1) All 3 portables must be removed by June 30, 2021 or upon the issuance of a Certificate of Occupancy for the permanent building, whichever comes first.**
- 2) A site plan must be submitted for review and approved prior to the issuance of a building permit.**
- 3) Traffic control measures, as determined during the site plan review process, may be required if needed to eliminate internal traffic conflicts due to the placement of the portable buildings.**

**The motion was seconded by Ms. King. Upon roll call, the motion was passed by the following vote:**

**Aye: Misty Foy  
Julie King  
Tim Tipps  
Davis Young**

**Nay: None**

**Staff Reports and Other Business**

None

The meeting adjourned at 1:10 P.M.

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CHAIRMAN

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SECRETARY

**MURFREESBORO BOARD OF ZONING APPEALS  
STAFF REPORT  
SEPTEMBER 23, 2020  
PROJECT PLANNER: JAFAR WARE**

**Application:** Z-20-029

**Location:** 1509 Brinkley Road

**Applicant:** Mr. Sam Coleman, represented by Mr. Clyde Rountree of Huddleston-Steele Engineering, Inc.

**Owner:** CWC Partnership

**Zoning:** CF (Commercial Fringe)

**Request:** A special use permit to expand an existing self-service storage facility



## **Overview of Request**

The applicant, Clyde Rountree of Huddleston-Steele Engineering, Inc., representing Sam Coleman of CWC Partnership, is requesting a Special Use Permit for the expansion of an existing self-service storage facility located at 1509 Brinkley Road. The subject property has a total area of 10.52 acres and is zoned CF (Commercial Fringe District). On March 26, 2014, the Board of Zoning Appeals (BZA) approved the original Special Use Permit for a self-service storage facility at this location. It is currently developed with eight storage buildings and a small office building at the front of the site. The applicant wishes to expand the current self-service storage facility in two phases and will continue the “fortress style” storage buildings along the northern and southern property lines in Phase 3. The “fortress style” forms a barrier comprised of buildings around the perimeter of the site. In addition, the applicant proposes paving an existing gravel area currently used for parking for boats, RVs, etc... during this phase. This existing gravel area has never been approved and is composed of a non-compliant travel surface. It is currently in violation of the City’s Zoning Ordinance. This violation will need to be remedied with the construction of Phase 3.

In Phase 4 of the expansion, the applicant proposes the following: a “fortress style” storage building along the western or rear property line; constructing an 11,900 square-foot climate-controlled storage building (with the addition of 12 adjacent parking spaces); paving the rear interior area of the site with a concrete surface for both covered and open storage of vehicles. The concept plan submitted with the original 2014 special use permit did not include the development of the entire tract all the way to its western property line. The current plan submitted proposes to modify the layout of the unconstructed remainder of the 2014 concept plan and expand the proposed development beyond what was contemplated in the 2014 special use permit request.

The area of expansion is surrounded by single-family residential zoning and uses, so, in discussions with the applicant, Staff has emphasized that sensitivity to those neighboring residential uses must be considered in the design of this expansion. To the south, zoned RS-15 (Residential Single-Family), is a large single-family residential parcel as well as lots in the Meadowland Subdivision. To the west, zoned RS-12 (Residential Single-Family), is the Princeton Oaks Subdivision. To the north, zoned PRD (Planned Residential District), is the Blackman Station residential development, which consists of both single-family attached and single-family detached dwellings. The single-family dwellings to the north and west are closer to the Pack Rat property line than those to the south. The homes to the south are several hundred feet from the common property line.

## **Relevant Zoning Ordinance Sections**

Chart 1 of the City of Murfreesboro Zoning Ordinance allows self-service storage as a special use in the CF district. Special provisions are set forth for self-service storage in Section 9(D)(2)(uuu) 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:**

Self-service storage uses typically have minimal traffic and utility impact. The applicants are attempting to mitigate any potential negative impact on the adjacent residential uses by not having outside storage areas directly adjacent to the property boundary, preserving existing trees at the property boundary, planting a Type D buffer along the property boundary, and increasing the quality of the architecture of the buildings along the perimeter.

- 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 applicants are attempting to mitigate any potential negative impact on the adjacent residential uses by not having outside storage areas directly adjacent to the property boundary, preserving existing trees at the property boundary, planting a Type D buffer along the property boundary, and increasing the quality of the architecture of the buildings along the perimeter.

- 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:**

Staff does not anticipate a strain on the roadway network, utilities, or other services as a result of the expansion.

- 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 the use of self-service storage facility. (See below for additional detail.)

*Additional Standards for Self-service storage facilities with Staff Analysis:*

**(1) the following activities shall be prohibited:**

- a. **auctions; commercial, wholesale, or retail sales; and miscellaneous or garage sales;**
- b. **the servicing, repairing, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;**
- c. **the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment;**
- d. **the establishment of a transfer or storage business;**
- e. **the using, operating, or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, live band, amplifiers, loudspeakers, or other machine or device for producing or reproducing sound in such a manner as to disturb the peace, quiet and comfort of neighboring residents at any time with louder volume than is necessary for convenient hearing for the persons responsible for producing or reproducing such sound;**
- f. **any use of individual units for residential purposes, including but not limited to cooking or sleeping;**
- g. **any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations; or**
- h. **Any lot on which a self-service storage facility is located shall have a minimum separation of three hundred (300) feet from any major intersection. For purposes of this subsection, “major intersection” shall be defined as the nearest intersection of the rights-of-way of any two arterial streets; any arterial street and any collector street; or any two collector streets. Notwithstanding the foregoing, the owner or manager of the mini-storage facility may conduct auctions and repair and maintain the premises when reasonably required in the usual and customary operation of the ministorage business**

The applicant indicates in his letter that he is aware of these prohibitions and that the current use of the property is compliant and the expansion will continue to be compliant. With respect to “h”, the facility is not within 300’ of a major intersection.

**(2) for self-service storage facilities that have a side or rear property line abutting a property used for single family purposes or classified in the RS or RD classifications or the residential portion of a planned development a minimum ten foot wide landscape strip shall be provided which shall be planted in accordance with Section 27 of this article and at the discretion of the BZA may include earth berms, masonry fences, or walls. The applicant or owner shall post a surety instrument to assure the landscaping and screening will be maintained the first three years;**

A 15’ Type D buffer is required by ordinance along the north, south, and west lot lines, exceeding the 10’ landscape strip requirement noted above. In addition, as mentioned previously, the applicant is committing to preserving the existing trees along the north, south, and west property boundaries. The existing trees will be supplemented with

additional plantings to create the required Type D buffer. In addition, the buildings along the northern and western property lines are situated 45' off of the property line (exceeding the 25' minimum building setback by 20') in order to provide more separation from the adjacent single-family dwellings.

- (3) self-service storage facilities shall provide on-site a minimum ten-foot landscape strip along the front property line abutting all public rights-of-way. This landscape strip shall be planted in accordance with Section 27 of this article and at the discretion of the BZA may include earth berms, masonry fences or walls;**

In staff's opinion, a 10' landscape strip is not applicable to this special use permit application, as the requested expansion will not abut any public rights-of-way -- it will all be constructed at the rear of the site. The front of the site along Brinkley Road is not affected.

- (4) all storage shall be indoors. However, an area may be provided on-site to be used for outdoor storage of RVs, trailers, cars, and boats. Such area shall be used exclusively for this purpose and shall be screened from the view of adjoining residential areas in the manner as described in sub-sections 2 and 3 above; and,**

A large area internal to the site is proposed for the outdoor storage of the aforementioned items. This area will be screened from the adjacent residential uses by both the existing and proposed landscaping as well as the storage buildings themselves, which will have a predominantly masonry façade.

- (5) the BZA may require additional standards be met including additional screening, placement of screening, placement and orientation of on-site lighting and security systems in order to assure the compatibility of the proposed location with adjoining properties.**

The applicant has been made aware of this standard.

### **Recommended Conditions of Approval:**

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

- 1) The applicant shall submit to the Planning Department a site plan for review and approval in accordance with the regulations set forth in the Zoning Ordinance. The tree survey submitted with the special use permit application shall be updated to include additional information on the existing vegetation along the south property line as well as the property adjacent to 1465 Brinkley Road. The updated tree survey shall be included in the site plan submittal.
- 2) Existing trees and other vegetation in good condition along the north, south, and west property lines must be preserved. A tree preservation plan must be included in the site plan submittal and appropriate tree protection measures must be in place during construction.

- 3) A 15'-wide Type D buffer shall be required along the north, south, and west property lines adjacent to Phases 3 and 4. The existing vegetation to be preserved shall be supplemented with new materials as needed to achieve the required Type D buffer.
- 4) All new buildings in Phases 3 and 4 shall be a minimum of 45' off of the north and west property lines.
- 5) The architecture of the proposed buildings in Phases 3 and 4 shall be subject to the final review and approval of the Planning Department. However, the architecture of the proposed buildings along the perimeter of the site shall be substantially consistent with the architectural elevations submitted with this special use permit application.
- 6) The gravel boat/RV storage area that is currently in violation must be remediated and brought into compliance as a part of the Phase 3 construction. Measures to be taken to remediate the violation shall be included in the Phase 3 site plan submittal.

**Attached Exhibits**

1. Applicant's Request Letter
2. Site Photos
3. 2014 Concept Plan submitted to BZA
4. Proposed Phase 3 Concept Plan
5. Proposed Phase 4 Concept Plan
6. Tree Survey
7. Architectural Elevations

# Attachment 1: Applicant's Request Letter



September 3, 2020

## **Special Use Permit Amendment Application Letter**

### **SECTION 8 - PROCEDURE FOR USES REQUIRING SPECIAL PERMITS**

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

Pack Rat II, Attn: Sam Coleman  
1509 Brinkley Road  
Murfreesboro, TN. 37218

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

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

Pack Rat II is an existing storage company that desires to expand their facility by adding both enclosed, covered and surface storage. The facility is owned by CWC Partnership and they are the current operators of the facility. The site plans provided show the Pack Rat ownership's desire for the expansion of their current facility in two additional phases. This BZA request is for both Phases 3 and 4. The Phase 3 expansion involves continuing the fortress style mini-storage units along the northern and southern property lines along with paving an area of surface parking that is currently compacted gravel. The Phase 4 additions involves the development of the fortress style units along the the western or rear property line, constructing an 11,900 SF climate controlled building (adding 12 associated parking spaces), paving the interior area with concrete surfacing for covered and open storage of vehicles, and building 5 landscaped islands.

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

Two site plan exhibits are being submitted with this document for the city staff review and the Board of Zoning Appeals review.

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

1509 Brinkley 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 CF

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

**(1) Hours of operation:**

Monday – Friday	8 am – 5 pm
Saturday	8 am – 5 pm
Sunday	Noon – 4 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**

Self-storage facilities are very low traffic type facilities. The average daily use is less than 20 patrons a day on average.

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

The applicant is projecting minimal traffic increases as a result of this improvement. The surface parking area will store vehicles (RV's, Boats, Food Truck, etc.) which are used on an occasional basis.

**(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 business 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] Storage facility traffic is infrequent and typically does not happen during rush hour traffic at either the morning or 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;**

[1] The self-storage business is existing and has established the operation policies. The current operation of the business prescribes to the additional standards listed above.

**(2) for self-service storage facilities that have a side or rear property line abutting a property used for single family purposes or classified in the RS or RD classifications or the residential portion of a planned development a minimum ten foot wide landscape strip shall be provided which shall be planted in accordance with Section 27 of this article and at the discretion of UPDATED: May 21, 2020 APP A:75 APPENDIX A - ZONING the BZA may include earth berms, masonry fences, or walls. The applicant or owner shall post a surety instrument to assure the landscaping and screening will be maintained the first three years;**

(2) The self-storage facility provides a minimum ten foot landscape strip along all property lines. The owner has agreed to provide a 45 feet of separation between the storage facility and the northern and western property lines which abut residential zoning to the rear of the property, and 25 feet of separation along the southern portion of the site.

**(3) self-service storage facilities shall provide on-site a minimum ten foot landscape strip along the front property line abutting all public rights-of-way. This landscape strip shall be planted in accordance with Section 27 of this article and at the discretion of the BZA may include earth berms, masonry fences or walls;**

(3) The self-storage facility is an existing facility and provides the on-site minimum ten foot landscape strip along the front property line.

**(4) all storage shall be indoors. However, an area may be provided on-site to be used for outdoor storage of RVs, trailers, cars, and boats. Such area shall be used exclusively for this purpose and shall be screened from the view of adjoining residential areas in the manner as described in sub-sections 2 and 3 above; and,**

(4) The new addition to this existing facility will include a large area of outdoor storage which will include the storage of (RV's, Boats, Food Truck, etc.). This area will be used exclusively for this purpose and will be screened by the fortress style architecture. The outdoor storage area will be a combination of covered and uncovered areas.

**(5) the BZA may require additional standards be met including additional screening, placement of screening, placement and orientation of on-site lighting and security systems in order to assure the compatibility of the proposed location with adjoining properties.**

(5) The owner has committed to increasing the distance of the building from the property lines which abut residential zoning on the northern and western property lines to 45 feet.

[2] The proposed addition will be a continuation of the fortress style architecture that creates a physical barrier between the units and the adjacent properties. The fortress style facility allows all the storage related activities to be screened from the adjacent property and will shield any lighting and noise activity coming from the facility.

**(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;**

[4] The proposed business 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 business applicability of the additional standards as outlined in Section 9 (D) (2) (uuu) regarding Self-Storage Facility

Section 9 (D)(2)(uuu) Additional Standards for self-service storage facilities Uses:

**[1] the following activities shall be prohibited: [a] auctions; commercial, wholesale, or retail sales; and miscellaneous or garage sales; [b] the servicing, repairing, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment; [c] the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment; [d] the establishment of a transfer or storage business; [e] the using, operating, or permitting to be played, used or operated any receiving set, musical instrument, phonograph, live band, amplifiers, loudspeakers, or other machine or device for producing or reproducing sound in such a manner as to disturb the peace, quiet and comfort of neighboring residents at any time with louder volume than is necessary for convenient hearing for the persons responsible for producing or reproducing such sound; [f] any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations; or [h] any lot on which a self-service storage facility is located shall have a minimum separation of three hundred (300) feet from any major intersection,**

## **Attachment 2: Site Photos**

Facing west





Facing north west



Facing north



Facing east

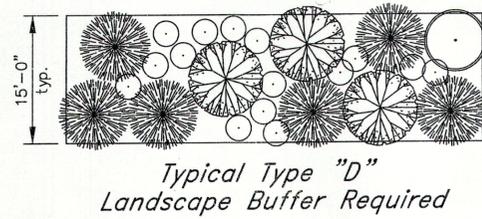


Facing south



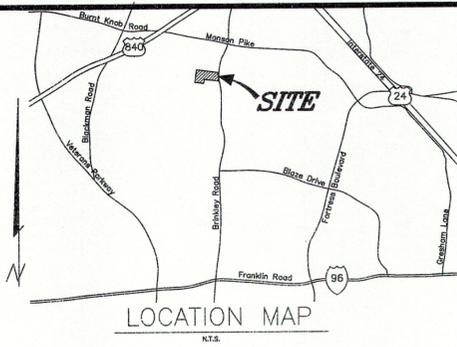
STANDARD CITY OF MURFREESBORO NOTES:

- In accordance with TCA Section 7-59-310(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 application 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.
- Contractor to coordinate with the Traffic Engineer in the City Transportation Department prior to commencement of work in this area to avoid damage to traffic signal devices.
- A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the streambank protection volume must be provided.
- An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
- A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
- A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit.
- The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

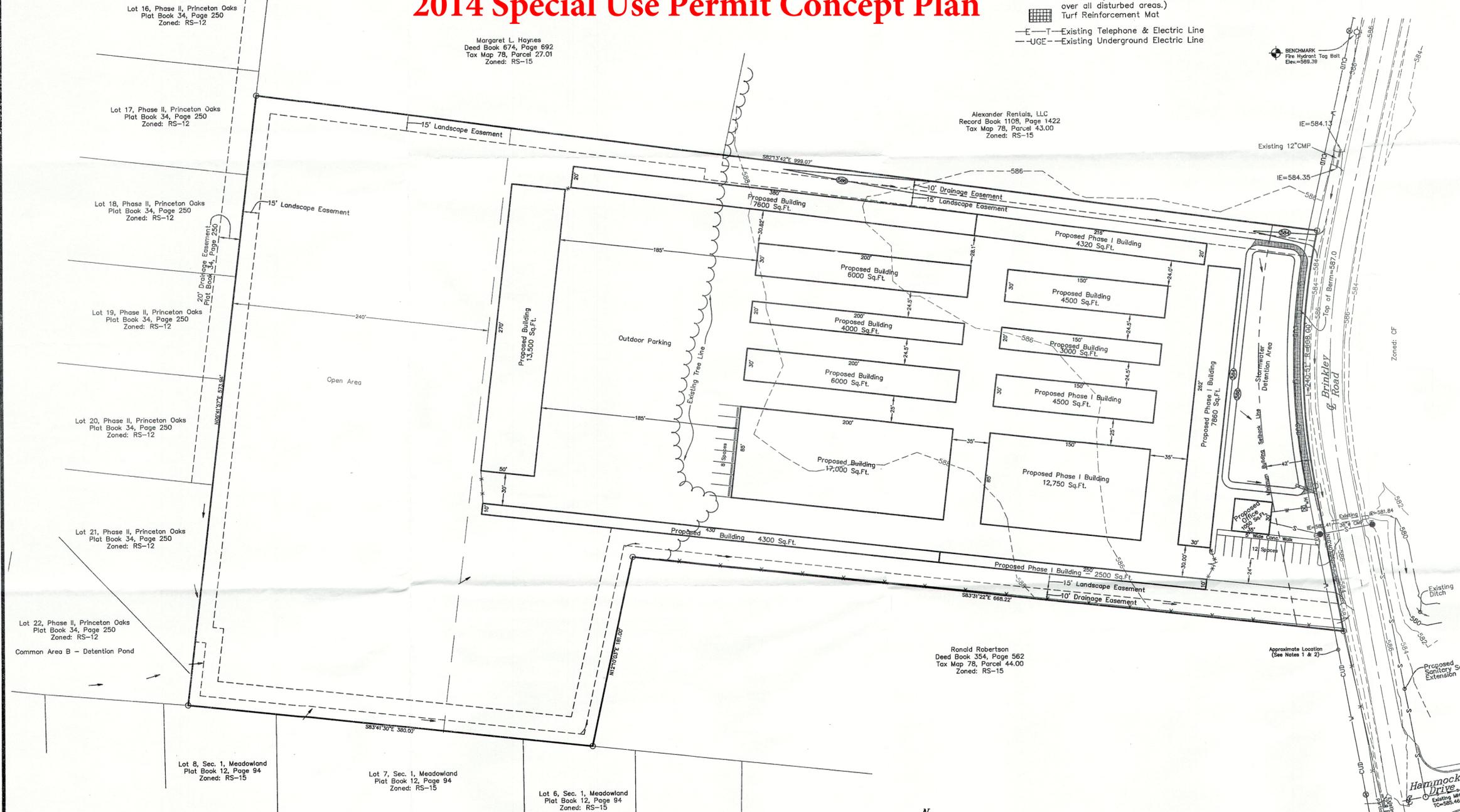


LEGEND

- ⊙ Power Pole
- ⊙ Existing Fire Hydrant
- ⊙ Proposed Fire Hydrant
- ⊙ Reducer
- ⊙ Water Valve
- ⊙ 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
- ▬▬▬▬ Siltation Fence Barrier (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



2014 Special Use Permit Concept Plan

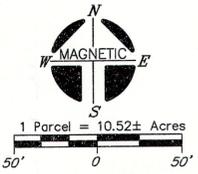


- NOTES:
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained 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.
  - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
  - The topographic portion of this survey was performed using the following Global Positioning System (GPS) survey equipment: Topcon Hiper Plus-Model #21-840-01 (Dual Frequency).
  - The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
  - Boundary information taken from description recorded in Record Book 919, Page 2829, and has not been resurveyed at this time.
  - A separate R.O.W. Excavation Permit issued at the street department will be required for any excavation or construction in the public right-of-way.
  - Main line water taps will be made by Murfreesboro Water and Sewer Department.
  - The owner/developer, for budget purposes, should check with the Murfreesboro Water and Sewer Department for connection fees which may be substantial.
  - Contractors for water and sewer work must be approved by the Murfreesboro Water and Sewer Department.

ZONING: CF  
 PROPOSED USE: Self-Storage Facility  
 TOTAL SQUARE FOOTAGE OF BUILDINGS: 98,880  
 (Storage=97,830 Sq.Ft., Office=1,050 Sq.Ft.)  
 PARKING REQUIRED: 1 Space for Each 5,000 Sq.Ft.  
 of Floor Area = 19.8 = 20 Spaces  
 PARKING PROVIDED: 20 Spaces

#	DATE	REVISION DESCRIPTION
0	10-25-13	Original Issue - Concept Plan
1	11-19-13	Revised Concept Based on 10-25-13 Meeting with Planning Director
2	03-05-14	Revised Building Layout per Developer
3	03-07-14	Concept Plan for BZA Application
4	03-25-14	Revised per BZA Staff Comments

RECEIVED  
MAR 25 2014



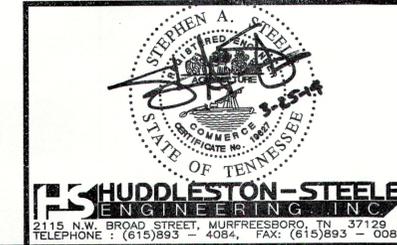
- LEGEND FOR MONUMENTS
- PS ○ IRON PIN SET
  - PF ○ IRON PIN FND.
  - RAILROAD SPIKE
  - FENCE
  - SURVEY POINT
  - △ NAIL
  - CONC. MARKER FND.

DEVELOPER: Sam Coleman  
 ADDRESS: 138 Laurel Hill Drive  
 Smyrna, TN 37167

OWNER: Chirag Himatlal Patel  
 ADDRESS: 208 N. Thompson Lane  
 Murfreesboro, TN 37129

Tax Map 78, Parcel 43.01  
 Record Book 919, Page 2829

This parcel is not included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program Community Panel No. 470168 0255 H Flood Zone: X, Dated: January 05, 2007.



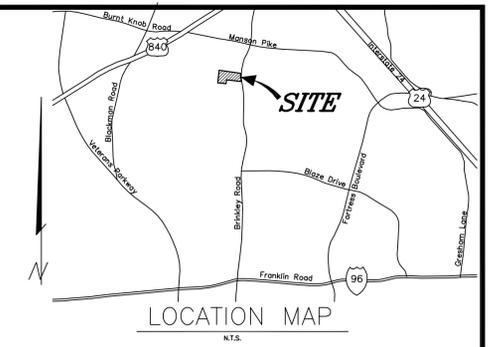
CONCEPT PLAN

# PACK RAT, II

Brinkley Road, Murfreesboro, TN

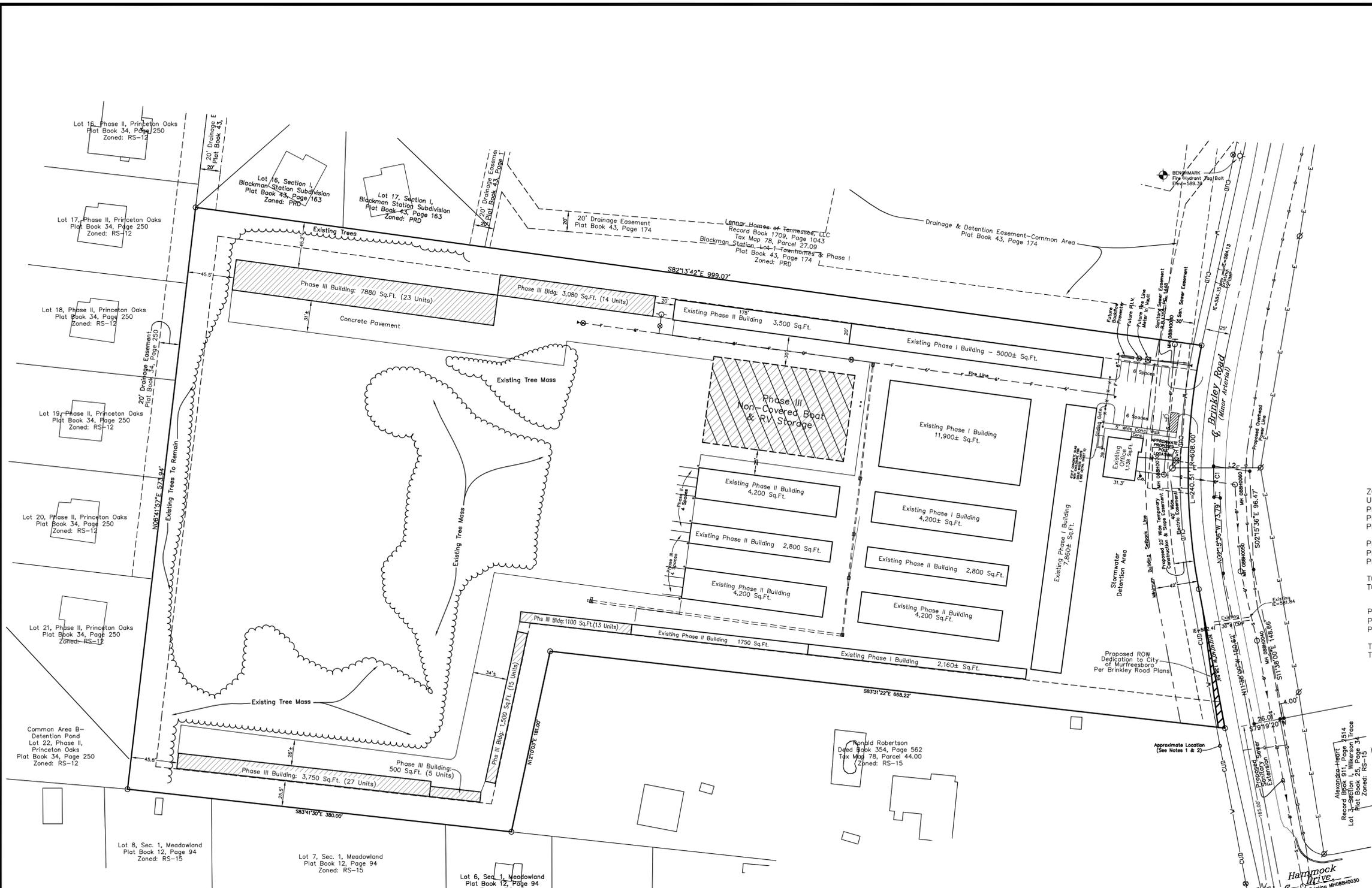
7th Civil District of Rutherford County, Tennessee

Date: September, 2013 Scale: 1"=50' Sheet 1 of 1



**LEGEND**

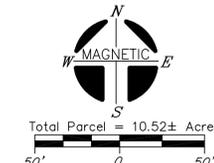
- ⊙ Power Pole
- ⊙ Existing Fire Hydrant
- ⊙ Proposed Fire Hydrant
- ▲ Reducer
- ⊙ Water Valve
- ⊙ Concrete Thrust Block
- W— Existing Water Line
- W— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- ⊙ Existing Manhole
- ⊙ Proposed Manhole
- CD— Sewer Line Check Dam
- CD— Existing Contours
- CD— Proposed Contours
- ⊙ Existing Spot Elevations
- ⊙ Proposed Spot Elevations
- ▤ Siltation Fence Barrier (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



ZONING: CF  
 USE: Self-Storage Facility  
 PHASE I BUILDING AREA= (31,120± Sq.Ft.Storage + 1,138± Sq.Ft. Office)  
 PHASE I PARKING REQUIRED = 7 Spaces  
 PHASE I PARKING PROVIDED = 11 Spaces + 1 Handicap  
 PHASE II BUILDING AREA = 23,450 Sq.Ft. TOTAL STORAGE = 54,570 Sq.Ft.  
 PHASE II PARKING REQUIRED = 35,350 Sq.Ft./5000=7.07=8 Spaces  
 PHASE II PARKING SPACES TO BE PROVIDED = 4  
 TOTAL PARKING REQUIRED FOR PHASES I & II = 15  
 TOTAL PARKING PROVIDED FOR PHASES I & II = 15 + 1 Handicap  
 PROPOSED PHASE III BUILDING AREA=17,810 Sq.Ft. TOTAL STORAGE=72,380 Sq.Ft.  
 PROPOSED PHASE III PARKING REQUIRED = 17,810 Sq.Ft./5000= 3.6 = 4 Spaces  
 PROPOSED PHASE III PARKING SPACES TO BE PROVIDED = 4  
 TOTAL PARKING REQUIRED FOR PHASES I, II & III = 19  
 TOTAL PARKING PROVIDED FOR PHASES I, II & III = 19 + 1 Handicap

**LEGEND**

- ▭ Existing
- ▨ Phase III

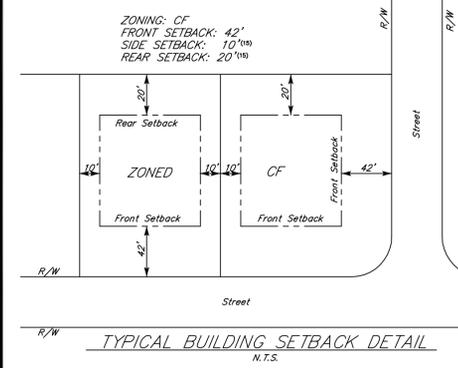


OWNER/DEVELOPER: CWC Partnership  
 ADDRESS: 138 Laurel Hill Drive  
 Smyrna, TN 37167  
 Tax Map 78, Parcel 43.01  
 Record Book 1405, Page 2320

This parcel is not included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program Community Panel No. 470168-0255-H  
 Flood Zone: X, Dated: January 05, 2007.

**HUDDLESTON-STEEL ENGINEERING INC.**  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 TELEPHONE : (615)893-1484, FAX: (615)893-1080

#	DATE	REVISION DESCRIPTION
0	08-03-20	Original Issue - Concept Plan
1	08-05-20	Added Boat & RV Parking per Owner
2	08-21-20	BZA Exhibit per Owner & City Comments
3	08-25-20	Revised per Owner Comments
4	09-01-20	Revised per Comments

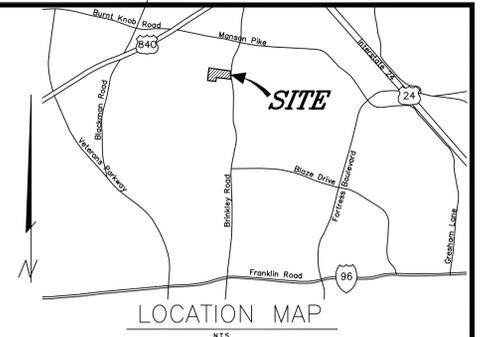


CF DISTRICT	Minimum Lot Requirements			Minimum Yard Requirements <sup>(1)(2)</sup>			Land Use Intensity Ratios				
	Area (Sq.Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Maximum Height <sup>(1)</sup> (Ft.)	Maximum Density <sup>(3)</sup> (D.U./Acre)	Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	Maximum Lot Coverage (percent)
1. All Uses	none <sup>(3)</sup>	none <sup>(3)</sup>	42	10 <sup>(10)</sup>	20 <sup>(10)</sup>	45	none	none	none	none	none

13. Flag lots may be allowed as warranted by physical conditions of land form, existing lot pattern, unusual size or shape of the parcels or as approved by the Planning Commission. The narrow strip of land connecting the main portion of a flag lot to the street shall be not less than thirty feet wide at any point. The narrow portion (the flag pole) shall not be considered to satisfy the minimum lot area requirement of the zoning district. Provided, however, no lot shall be permitted along a major arterial road identified as such on Figure 6 of the Major Street Plan adopted September, 1990, which identified functional classification of street, unless the lot has a minimum street frontage of fifty feet.  
 15. The minimum setback shall apply unless the property abuts property in the RS or RD classifications in which case the minimum setback shall be twenty-five feet from the common property line of the property in the RS or R-D classification.

**BZA EXHIBIT PHASE III**  
**PACK RAT, II**  
 1509 Brinkley Road, Murfreesboro, TN  
 7th Civil District of Rutherford County, Tennessee  
 Date: July, 2020 Scale: 1"=50' Sheet 1 of 1

\\C:\Users\james\OneDrive\Projects\Pack Rat II - Brinkley Road\Phase 3 - 10-2020\10-26-24\RV.AC\2019



**LEGEND**

- ⊙ Power Pole
- ⊙ Existing Fire Hydrant
- ▲ Proposed Fire Hydrant
- △ Reducer
- ⊕ Water Valve
- ⊕ 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
- 0-0- Existing Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- E— Existing Telephone & Electric Line
- UGE— Existing Underground Electric Line

ZONING: CF  
 USE: Self-Storage Facility  
 PHASE I BUILDING AREA = (31,120± Sq.Ft. Storage + 1,138± Sq.Ft. Office)  
 PHASE I PARKING REQUIRED = 7 Spaces  
 PHASE I PARKING PROVIDED = 11 Spaces + 1 Handicap

PHASE II BUILDING AREA = 23,450 Sq.Ft. TOTAL STORAGE = 54,570 Sq.Ft.  
 PHASE II PARKING REQUIRED = 35,350 Sq.Ft./5000=7.07=8 Spaces  
 PHASE II PARKING SPACES TO BE PROVIDED = 4

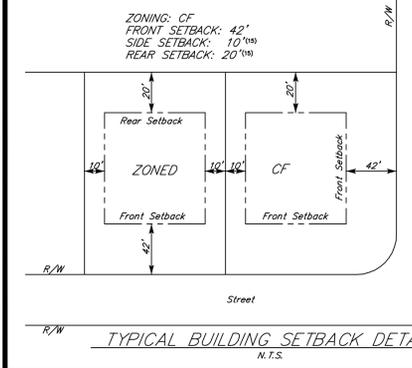
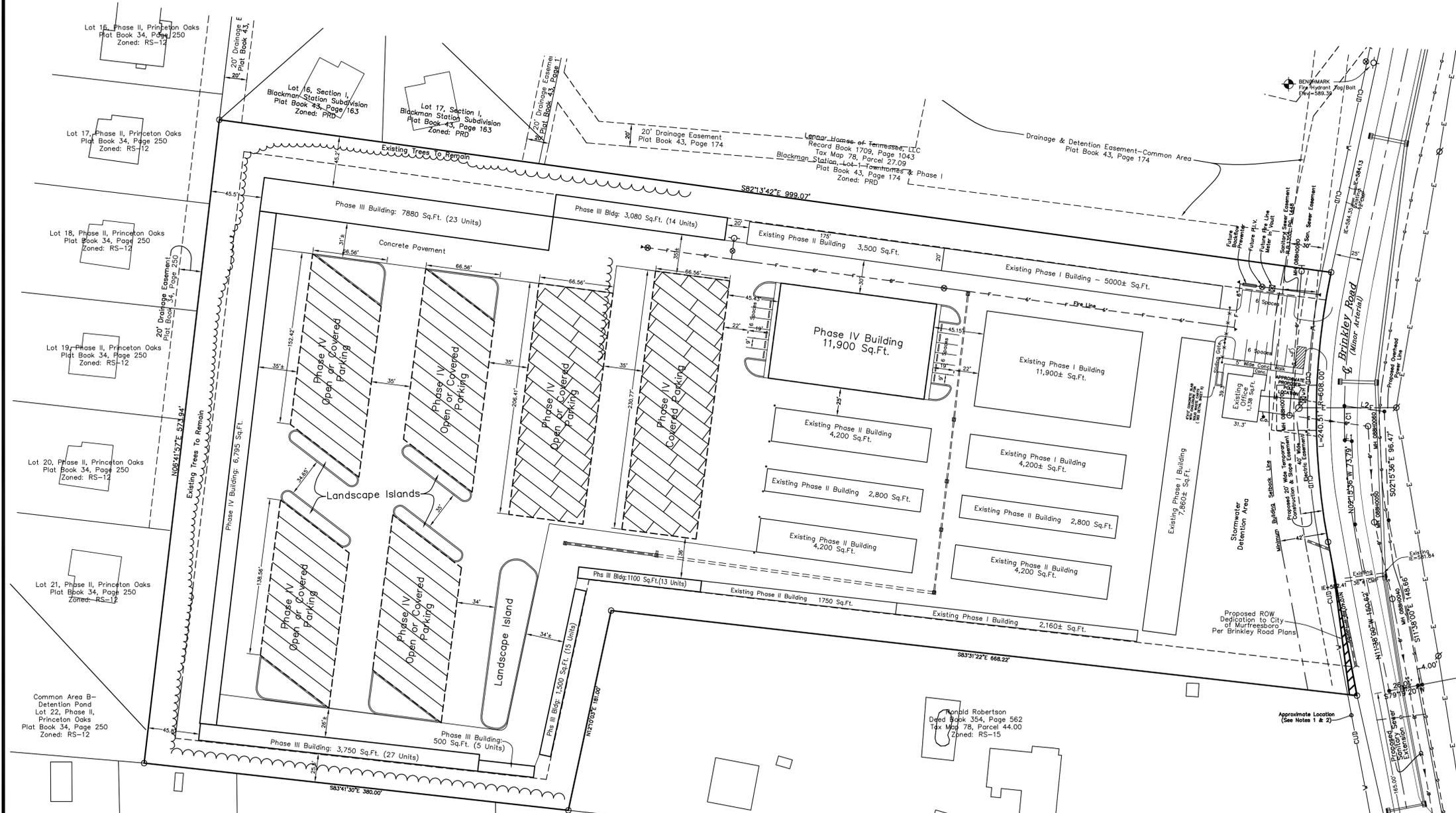
TOTAL PARKING REQUIRED FOR PHASES I & II = 15  
 TOTAL PARKING PROVIDED FOR PHASES I & II = 15 + 1 Handicap

PROPOSED PHASE III BUILDING AREA = 17,810 Sq.Ft. TOTAL STORAGE = 72,380 Sq.Ft.  
 PROPOSED PHASE III PARKING REQUIRED = 17,810 Sq.Ft./5000 = 3.6 = 4 Spaces  
 PROPOSED PHASE III PARKING SPACES TO BE PROVIDED = 4

TOTAL PARKING REQUIRED FOR PHASES I, II & III = 19  
 TOTAL PARKING PROVIDED FOR PHASES I, II & III = 19 + 1 Handicap

PROPOSED PHASE IV BUILDING AREA:  
 6,795 + 11,900 = 18,695 Sq.Ft. = TOTAL STORAGE = 91,075 Sq.Ft.  
 PROPOSED RV/BOAT STORAGE CANOPY = 15,360 Sq.Ft. = TOTAL STORAGE 106,435 Sq.Ft.

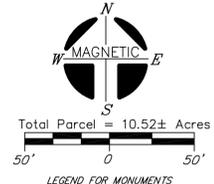
TOTAL PARKING REQUIRED FOR PHASES I-IV = 22  
 TOTAL PARKING PROVIDED FOR PHASES I-IV = 23 + 1 Handicap



	Minimum Lot Requirements	Minimum Yard Requirements (ft.)	Land Use Intensity Ratios				Maximum Lot Coverage (percent)			
	Area (Sq.Ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Maximum Height (ft.)	Maximum Gross Density (D.U./Acres)	Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	Maximum Lot Coverage (percent)
CF DISTRICT	none	none (15)	42	10 (15)	20 (15)	45	none	none	none	none

13. Flag lots may be allowed as warranted by physical conditions of land form, existing lot pattern, unusual size or shape of the parcels or as approved by the Planning Commission. The narrow strip of land connecting the main portion of a flag lot to the street shall be not less than thirty feet wide at any point. The narrow portion (the flag pole) shall not be considered to satisfy the minimum lot area requirement of the zoning district. Provided, however, no lot shall be permitted along a major arterial road identified as such on Figure 6 of the Major Street Plan adopted September, 1990, which identified functional classification of street, unless the lot has a minimum street frontage of fifty feet.

15. The minimum setback shall apply unless the property abuts property in the RS or RD classifications in which case the minimum setback shall be twenty-five feet from the common property line of the property in the RS or R-D classification.



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

OWNER/DEVELOPER: CWC Partnership  
 ADDRESS: 138 Laural Hill Drive  
 Smyrna, TN 37167

Tax Map 78, Parcel 43.01  
 Record Book 1405, Page 2320

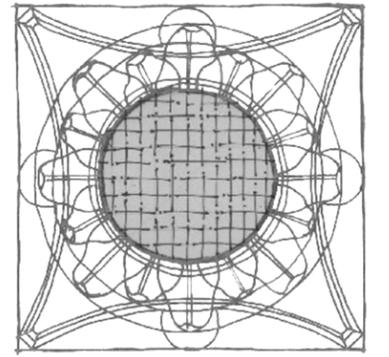
This parcel is not included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program Community Panel No. 470168 0255 H Flood Zone: X, Dated: January 05, 2007.

**SHUDDLESTON-STEEL ENGINEERING, INC.**  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

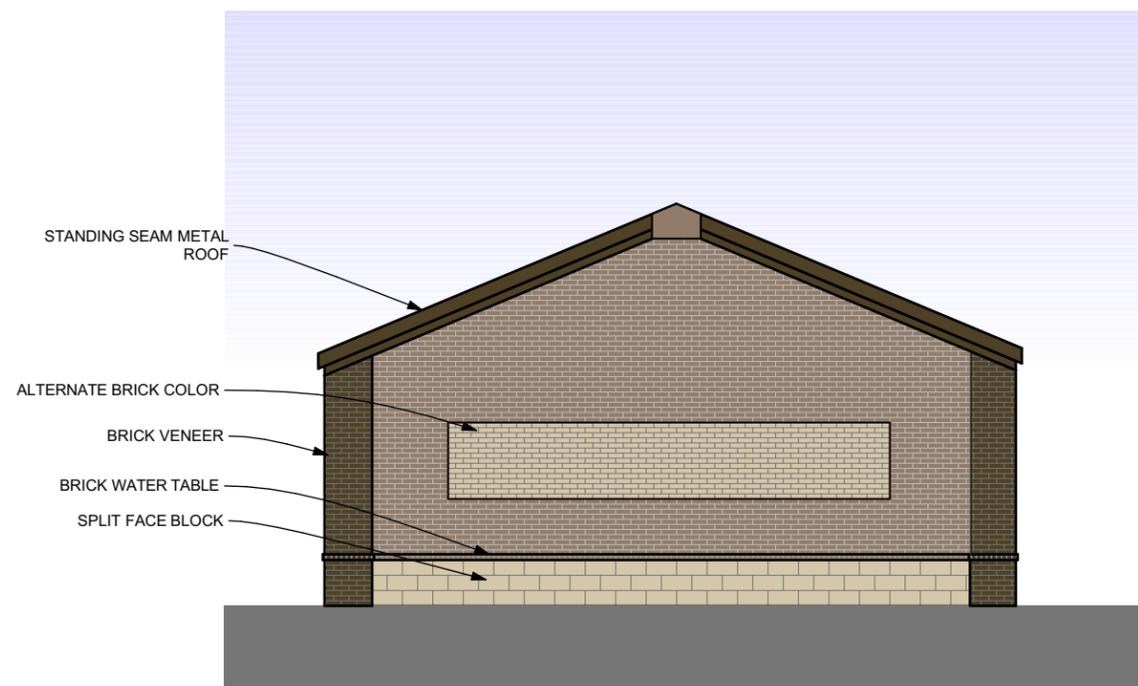
BZA EXHIBIT  
 PHASE IV  
**PACK RAT, II**  
 1509 Brinkley Road, Murfreesboro, TN  
 7th Civil District of Rutherford County, Tennessee  
 Date: July, 2020 Scale: 1"=50' Sheet 1 of 1

\MCD\2019\land\Projects\Pack Rat II - Brinkley Road\Phase 1 - 50 Scale\Notes.dwg, 9/13/2020 2:13:34 PM, ACAD109

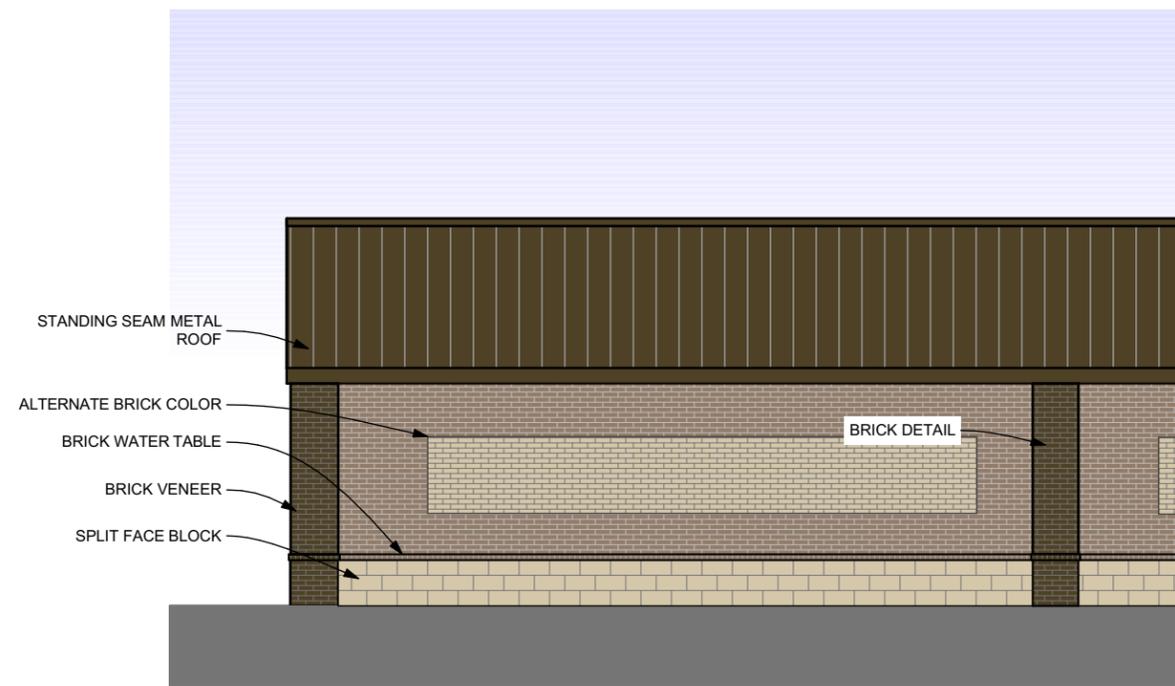




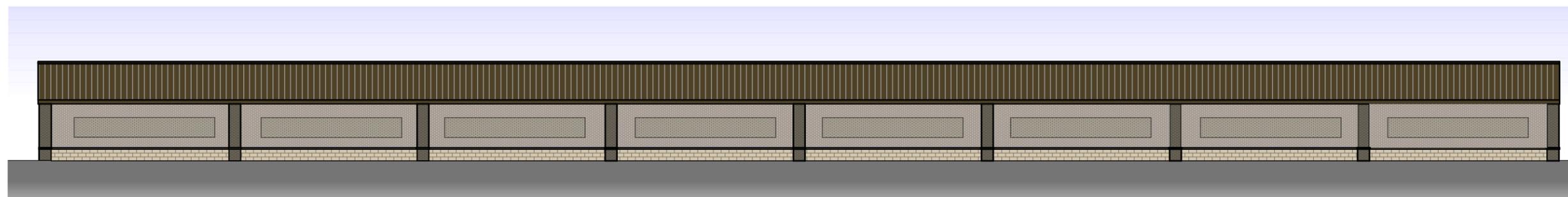
**SCOTT WILSON  
ARCHITECT, LLC**



**SIDE ELEVATION-ENLARGED ELEVATION**  
1/8" = 1'-0"



**REAR ELEVATION-ENLARGED ELEVATION**  
1/8" = 1'-0"

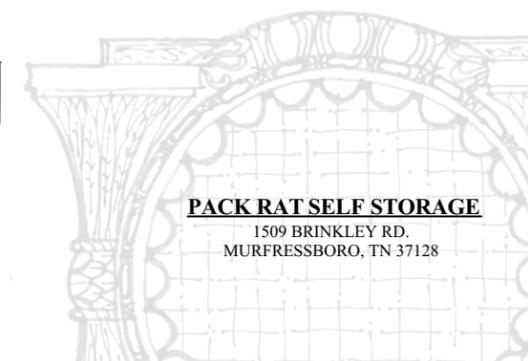


**REAR (NORTH) ELEVATION-FACES NEIGHBORHOOD)**  
1"=20'

\*NOTE: MATERIAL & COLORS  
TO MATCH EXISTING BUILDINGS

ALL PHASE III BUILDINGS TO  
MATCH DETAIL AND COLOR  
REPRESENTED IN THIS EXHIBIT

**PHASE III BUILDING EXHIBIT- BUILDING ELEVATIONS**



**PACK RAT SELF STORAGE**  
1509 BRINKLEY RD.  
MURFREESBORO, TN 37128

CITY OF MURFREESBORO  
2021 BOARD OF ZONING APPEALS (BZA) CALENDAR

Monthly Submittal Deadline (3:00 PM)	BZA Meeting Date (1:00 PM)
January 11	January 27
February 8	February 24
March 8	March 24
April 12	April 28
May 10	May 26
June 7	June 23
July 12	July 28
August 9	August 25
September 3	September 22
October 11	October 27
November 1	November 22
November 29	December 20