

**CITY OF MURFREESBORO  
BOARD OF ZONING APPEALS**

Regular Meeting, July 23, 2025, at 1:00 p.m.  
City Hall, 111 West Vine Street, Council Chambers, 1<sup>st</sup> Floor

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**A G E N D A**

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1. Call to order
2. Determination of a quorum
3. Public Comments
4. Consideration of minutes for the regular meeting on June 25, 2025
5. New Business

*Variance Requests*

- a. **Application Z-25-025 by Lance Strawn on behalf of Lance Strawn 2004 Irrevocable Trust**, is requesting a 9-foot variance from the required 35-foot front setback outlined in Chart 2 of the Zoning Ordinance, as well as a variance from Section 25(E)(b) of the Zoning Ordinance to allow an accessory structure to be located in front of the principal structure, rather than the required 10 feet behind the front of the principal structure. for property located at 2114 Battleground Drive in Single-Family Residential (RS-10) zone. The applicant is requesting a 9-foot front setback along Bond Court in order to construct an approximately 760 square-foot accessory structure in front of the principal structure. (Project Planner: Richard Donovan)
6. Staff Reports and Other Business
  7. Adjourn

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

June 25, 2025, 1:00 PM

**Members Present:**

Ken Halliburton, Vice-Chair

Robert Batcheller

Tim Tipps

**Staff Present:**

Matthew Blomeley, Asst. Planning Director

Richard Donovan, Principal Planner

Sloan Lewis, Planner

John Tully, Assistant City Attorney

**Members Absent:**

Davis Young, Chair

Misty Lavender

**1. Call to Order:**

Vice-Chair Halliburton called the meeting to order.

**2. Determination of a quorum:**

Vice-Chair Halliburton determined that a quorum was present.

**3. Public Comments:**

None

**4. Consideration of Minutes:**

With there being no objection by any of the Board members, the minutes of the May 28, 2025 BZA meeting were approved as submitted.

**5. New Business:**

a. Application [Z-25-024] by Mr. Thomas Campbell, representing Stones River Country Club, requesting a special use permit in order to construct and establish an institutional group assembly use (Country Club) in a Single-Family Residential (RS-15) zone on property situated behind 1634 and 1728 NW Broad Street.

# MURFREESBORO BOARD OF ZONING APPEALS MINUTES

**June 25, 2025**

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

Vice-Chair Halliburton abstained from discussion and voting due to being a member of the Stones River Country Club.

Vice-Chair Halliburton opened the public hearing.

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

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

Aye: Robert Batcheller

Tim Tipps

Nay: None

Abstain: Vice-Chair Ken Halliburton

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

Mr. Donovan announced that this will be Ms. Lewis' last meeting.

## **7. Adjourn:**

There being no further business, Vice-Chair Halliburton adjourned the meeting at 2:09pm.

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CHAIRMAN

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SECRETARY

# MURFREESBORO BOARD OF ZONING APPEALS

## STAFF REPORT

JULY 23, 2025

PROJECT PLANNER: RICHARD DONOVAN

**Application:** Z-25- 025

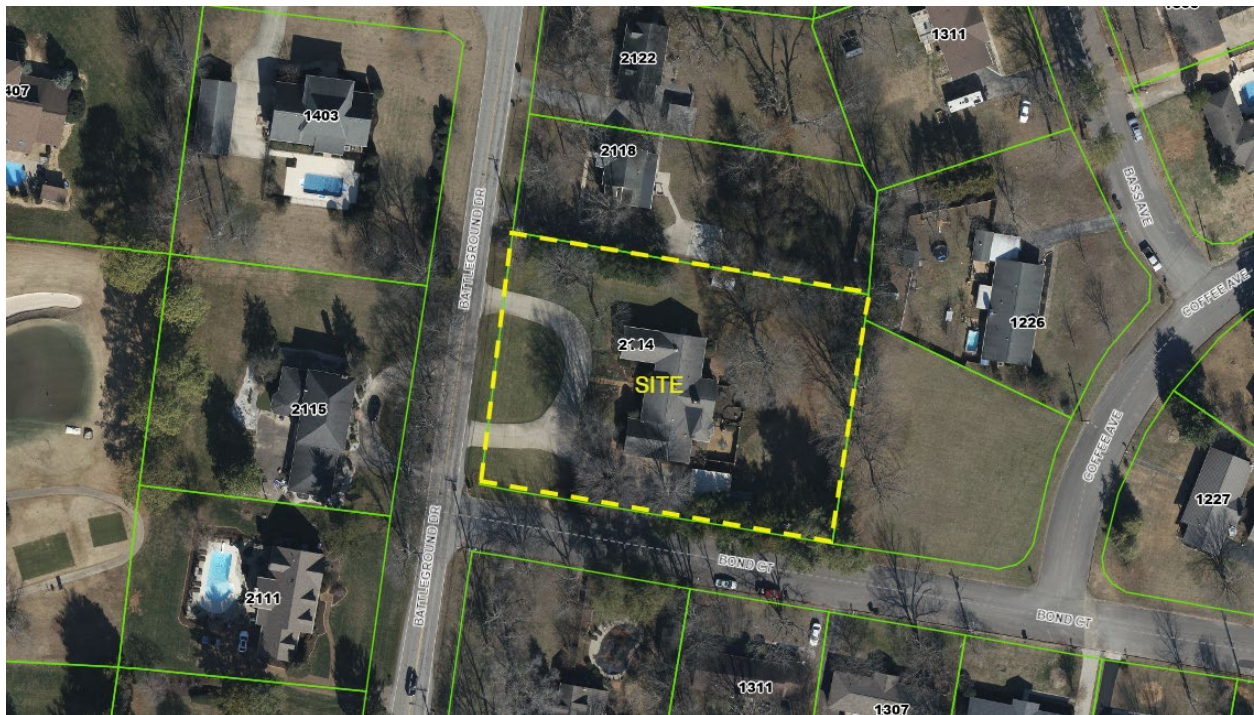
**Location:** 2114 Battleground Drive

**Applicant:** Lance Strawn

**Owner:** Lance Strawn 2004 Irrevocable Trust

**Zoning:** Single-Family Residential (RS-10)

**Requests:** A 9-foot variance from the required 35-foot front setback outlined in Chart 2 of the Zoning Ordinance, as well as a variance from Section 25(E)(1)(b) of the Zoning Ordinance to allow an accessory structure to be located in front of the principal structure, rather than the required 10 feet behind the front of the principal structure.



## Overview of Request

The applicant, Lance Strawn, is requesting a variance from the required front setback and accessory structure setback in a single-family residential (RS-10) zoning district in order to construct a 19.5' x 40', two (2) story garage with a bathroom, golf simulator, lounge, office, and storage between the single-family residence and Bond Court. The RS-10 district requires a 35-foot front setback and that any accessory structure be 10 feet behind any front façade. The variance being requested is for the following:

1. Front setback: A 9-foot variance from the required 35-foot front setback along Bond Court, resulting in a 26-foot front setback.
2. Accessory structure setback: A 34-foot variance from the required 10-foot behind the single family residential structure for accessory structures.

Below is a table of the minimum lot and setback standards for industrial uses in a RS-10 zoning district, with the variance request in red. As demonstrated in the table, due to the required front setback for the HI district, the mechanical room would be constructed in the front setback.

| Minimum lot standards | RS-10 zone district                     | Existing lot & Variance request  |
|-----------------------|---|--|
| Lot area              | 10,000 sf                               | 49,057 sf  |
| Width                 | 65 ft                                   | 193.20 ft  |
| Setback(s)            | Front = 35'<br>Side = 10'<br>Rear = 25' | Front (Battleground Dr) = 89.6'<br>Front (Bond Ct) = 48.97' – residence<br><b>Front (Bond Ct) = 26.0' – accessory structure</b><br>Side (north) = 54.49'<br>Side (west) = 63.61' |

## Existing neighborhood & lot conditions

The property located at 2114 Battleground Drive is zoned Single-Family Residential (RS-10) and is situated north of the intersection of W. Northfield Boulevard and Battleground Drive. Surrounding properties along Battleground Drive and Bond Court are also zoned RS-10 and are developed with single-family residences. While 2114 Battleground Drive is a conforming lot, a previously existing nonconforming structure, a carport and storage building, encroached into the required 35-foot front setback prior to its demolition. Most neighboring properties appear to comply with the RS-10 zoning requirements for setbacks, bulk standards, and accessory structures, with the notable exception of 2102 Battleground Drive, which has a pool located between the primary structure and the street.

## Proposed use

The site includes an existing single-family residence that is currently undergoing remodeling. It previously included a single-story, 20' by 35' carport and a storage building located between the residence and Bond Court. Reference photos from Google Street View have been provided below. If approved by the BZA, the variance would allow for the construction of a 19.5' by 40', two-story garage that would include a bathroom, golf simulator, lounge, office, and storage area in



approximately the same location as the previous carport and storage building. However, the proposed structure would be approximately 0.5 feet further from Bond Court and be about 5 feet longer than the original. The applicant has indicated that the hardship prompting this request resulted from natural causes, specifically, a tree limb falling and destroying the former structure.

*Figure 1: Carport and Storage Building from Bond Court*



*Figure 2: Carport and Storage Building from Battleground Drive*



### Staff's analysis

The single-family residential (RS-10) zoning district requires a 35-foot front setback. Additionally, Section 25 Temporary and Accessory Structures and Uses requires accessory structures (garages) to be 10-foot behind the front of the principal structure. The residence, primary structure, on the subject property adheres to all setbacks as it is located 89.6 feet from the front lot line along Battleground Drive and 48.97 feet from the lot line along Bond Court. The accessory structure (garage) is proposed to be located between the residence and Bond Court and within the required front setback. An accessory structure would be permitted in the RS-10 district but is required to be located at least 10 feet behind the front of the primary structure and not within any required front yard.

As the applicant indicated, there was previously a single-story 20' by 35' carport and storage building located approximately where the proposed garage is to be constructed. The applicant also stated that the structure was damaged by a falling tree limb. Section 28 of the Zoning Ordinance allows nonconforming structures that have been damaged by less than 75% of their fair market value to be rebuilt. However, the applicant has not provided staff with any photos or documentation of the tree limb or the resulting damage. In the absence of such evidence, staff presumes that the structure was voluntarily removed by the applicant, and as a result, the building's nonconforming status has been lost. Staff conclude that this application does not meet all five standards required under Section 10 of the Zoning Ordinance to grant a variance.

### **Relevant Zoning Ordinance Sections**

*Chart 2 – Minimum Yard Setback Requirements:*

|                          |   |
|--------------------------|---|
| RS-10 District Setbacks: | Front - 35 feet<br>Side - 10 feet<br>Rear - 25 feet |
| RS-10 Minimum Lot Width: | 65 feet   |
| RS-10 Minimum Lot Area:  | 10,000 square feet                                  |

Section 25(E)(1)(b):

- (b) for corner lots in residential districts, detached accessory structures and uses on corner lots, except fences, walls, and hedges, shall be located no closer to the front lot line than ten feet behind the front of the principal structure on the same lot, and not less than five feet from any side lot lines. Detached accessory structures on residential lots that are closer than five feet to a principal structure shall be treated as attached structures for setback purposes whether physically attached or not;

### **Standards For Variances from Section 10 of the Zoning Ordinance:**

The Zoning Ordinance requires that no bulk variance or other variance be granted unless the applicant establishes that the bulk or other regulations generally applicable in the zoning classification for the property for which a variance is requested impose practical difficulties that are unusual to the property and are not self-created. In addition, the applicant must also show that the bulk or other variance requested will not be unduly detrimental to other property in the vicinity of the property for which the variance is requested. To satisfy the requirements, the applicant must submit written justification that the variance requested meets all of the standards contained in the Zoning Ordinance. The applicant's letter is included in the staff report attachments.

The following is staff's analysis for each of the Standards for Variances:

- (1) *The requested variance(s) are due to specifically identified characteristics of the land, such as the narrowness, shallowness, shape, topography or other condition of the land, are such that compliance with one or more applicable zoning regulations would be extraordinarily and peculiarly difficult or would result in an undue hardship for the applicant:*

**Staff analysis: This standard is not met.**

Staff does not identify any characteristics of this property that are extraordinarily or peculiarly difficult in a way that would create an undue hardship or impose significant restrictions on the applicant. The existing lot measures approximately 193.20 feet in width along Battleground Drive and 258.37 feet along Bond Court—well in excess of the 65-foot minimum lot width requirement. Although the rear lot line narrows to 166.27 feet, it still exceeds the minimum width standard. With overall dimensions of 193.20 feet by 258.38 feet, the lot does not exhibit conditions of unusual narrowness or shallowness. Additionally, the lot features a gentle slope from the rear toward Battleground Drive, and there are no notable topographic constraints. The lot also far exceeds the minimum required area of 10,000 square feet, totaling approximately 49,057 square feet, nearly five times the minimum. The presence of a previously demolished nonconforming structure does not, in the staff's view, justify a hardship under the applicable standards.

- (2) *The requested variance(s) are due to specifically identified characteristics that are unusual to the subject land as compared to other land in the same zoning classification and in the same area:*

**Staff analysis: This standard is not met.**

Staff does not believe that the subject land is unusual compared to surrounding single-family residential (RS-10) zoned parcels including those that are corner lots. Neighboring properties are of similar situation, size, and shape as the subject property have accessory structures located outside of a required front yard and ten (10) feet behind the front of the residence. The subject land is not unusual in any sense compared to surrounding properties as corner lots are a very common and often larger in size to accommodate homes and the double front setback on corner lots. The prior existence of a non-conforming structure is not a unusual or unique characteristic of the land.

- (3) *That the requested variance(s) are due to specifically identified characteristics or hardship were not created by any action or inaction of the owner or the owner's agent, not self-created:*

**Staff analysis: This standard is not met.**

Staff believes that this standard has not been met. As indicated by the applicant, the request for variances is based on damage allegedly caused by a falling tree limb; however, no documentation or supporting evidence has been provided to substantiate this claim. In the absence of such proof, staff considers the variance request to be self-created. The need for the variance appears to stem, in part, from the location of the primary structure, which was



originally constructed further back on the lot. While the placement of both the primary and former accessory structures was not the action of the current owner, these were known and existing conditions at the time of purchase and were accepted from the previous owner. Additionally, the accessory structure was removed by the applicant, and the current request seeks to reconstruct it in a nonconforming location with an expanded footprint. For these reasons, staff finds the hardship to be self-imposed and concludes that the request does not meet the criteria for a variance.

- (4) *That granting the requested variance will not be unduly detrimental to other land in the vicinity of the land for which the variance is requested:*

**Staff analysis: This standard is met.**

Granting the variance would not be detrimental to other land in the area. The properties in the general area of and along Battleground Drive and Bond Court are of similar use and the accessory structure would not be an unusual feature on a single-family residential lot in this area.

- (5) *That granting the requested variance will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion in public streets, increase the danger of fire or otherwise endanger the public health, safety, comfort, or morals, or substantially impair the intent and purpose of the Zoning Ordinance or of the general plan for the area:*

**Staff analysis: This standard is not met.**

Granting of the variance would not impair light or create shadows on adjacent properties, will not affect air, increase congestion, danger of fire or otherwise endanger public health, safety, and comfort. Staff does believe that the requested variances would substantially impair the intent and purpose of the Zoning Ordinance with regard to accessory structure locations on corner lots. With corner lots being a normal condition of development and occurring with every street intersection approval of this variance has the potential to open all corner lots up to similar requests. Allowing accessory structures on the corner lots within setbacks could potentially cover utilizes and create site distances concerns for those using the public street.

**Staff Comments:**

A variance may be approved if it meets all five standards, as required by the Zoning Ordinance. Whether the variance is approved or denied, the BZA must make specific findings of fact on each of the variance standards. If in the judgment of the BZA, any of the above standards have not been met by a preponderance of the evidence, the variance must be denied, and written findings provided stating the evidence for why the standard(s) are not met. If the BZA believes that all of the standards have been met by a preponderance of the evidence, then the variance can be approved, and written findings provided stating the evidence for why the standards are met.

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

**Staff Recommendation:**

Staff does not recommend the approval of the variance based on the application not meeting all five standards set forth by the Zoning Ordinance to approve a variance. If approved staff recommends the variance be approved with the following conditions:

**Recommended Conditions of Approval:**

1. BZA approval does not imply approval of the building permit. An application for building permits shall be submitted for review and approval prior to the start of construction.

**Attached Exhibits**

1. BZA Application
2. Applicant Letter
3. Site layout
4. Elevations

7.6.2025

Ben Newman, Director of Land Management & Planning  
111 W. Vine Street, P.O. Box 1139  
Murfreesboro, TN 37133-1139

Re: BZA Application for a variance– 2114 Battleground Drive BZA

Dear Mr. Newman,

Please review the following request for a variance on property zoned RS-10. The nature of this request is resulting from the desire to construct a new garage in the location of a pre-existing car port/storage building that was destroyed by a fallen tree limb. The subject property is a corner lot and has two front setbacks. The pre-existing building was located within the front setback and the new structure is planned to be partially within the front setback. We are requesting a reduction in the front setback to allow for the construction of a new garage at the approximate location of the pre-existing carport/storage building.

Section 10 (Variances)

(D) Procedure.

(1) Application. The owner or a person who has a contractual interest in the land to be affected by the variance shall file an application for a variance with the Planning Department. Such application shall be accompanied by a non-refundable application fee established from time to time by the City Council. However, no application fee is required when the applicant is seeking a variance to relocate a sign because of condemnation or road construction by the city, county, state or federal government. The application shall contain the following information:

**(a) name, address, and telephone number of the applicant.**

Lance Strawn 2004 Irrevocable Trust  
1228 Cheatham Springs Road  
Eagleville, TN 37060  
615.987.9772

**(b) nature and extent of the applicant's interest in the land for which a variance is requested.**

The property owner is making a significant investment in the property by remodeling the existing residence and purchasing the adjacent property along the rear property line. The new garage will complement the house and will be situated behind a masonry wall blocking the site line from Battleground Drive. The new garage will be replacing a carport and shed which were damaged by a fallen tree limb.

**(c) a plot plan showing the dimensions of the land for which a variance is requested.**

A plot plan has been included in this variance application request.

**(d) the street address and legal description of the land for which a variance is requested.**

The subject property is located at 2114 Battleground Drive, also described as Tax Map 80G, Group D, Parcel 22.00.

**(e) zoning classification of the land for which a variance is requested.**

RS-10

**(f) a statement of the exact variance sought and section of this article from which a variance is requested.**

Our request is to build a new garage in the approximate location of the previous carport/storage building which was damaged beyond repair by a fallen tree limb. The issue we need to address is the nature of the lot, which being a corner lot has two front setbacks with one of the front setbacks being a well-established wooded area along Bond Court. The previous carport/storage building which had been located on the south side of the home for over 20 years was located within the current front setback by 13.28 feet. The new garage is planned to be in the same location however, it is narrower and will have less encroachment in the front setback (8.28 feet). It is our belief that we are replacing a structure that was damaged due to natural causes, and the precedent has already been established by the previous structure to allow the new structure to be rebuilt. This request is in response to a hardship created by having an existing structure destroyed by natural causes. This variance request is for a reduced front setback along Bond Court of 8.28 feet. The front yard along Bond Road has been



treated as a side yard for decades and has a dense vegetative line that screened the home and the carport/storage building from the road.

The vegetation front yard on the Bond Court side of the home is unique to the subject property. The subject property is also an over 1-acre corner lot. Upon a visual survey of the adjacent streets there is no situation that reflected the conditions of the subject property. The property located at 2498 Hillmont Drive has dense vegetation in the front yard of the house, however the home and lot size are significantly smaller (1/2 acre) and the vegetative area is surrounding a low natural drainage area- verses an intentional wooded area for screening like the subject property at 2114 Battleground. The design of the home, the location of the side entry garage, the density of the existing vegetation, and the width of Bond Court reflect the unique character of the front yard on Bond Court. In addition to these unique characteristics of the subject property, the lot had an existing structure in the location where the owner desires to build the new garage.

The owner has every intention of leaving the existing landscaping as it currently exists because it will screen the proposed garage and provide excellent privacy to the backyard along Bond Court. The builder who is remodeling the home has personally spoken to the adjacent homeowners along Bond Court and has not encountered any concern from the neighbors regarding this request.

The grounds for our request are as follows: precedent has already been set in this location based on the previous location of the damaged building, the dense vegetative buffer has been established for decades for the purpose of screening, the extent and expense of the remodel is enhancing the adjacent property values, and the overall size of the lot and home are unique to the houses on east of Battleground Drive.

The adjacent home, to the south, across Bond Court fronts Battleground Drive and does not face the proposed garage of the subject property home. The home at 1311 Bond Court faces the subject property, however, the home's vantage point is into the backyard area past the side of the home where the new garage would be located.

**(g) a statement of the purpose for the requested variance and the intended development of land if the variance is granted.**

As stated previously, the proposed new garage is in approximately the same location as the previous carport/storage structure. The previous carport/storage structure dimensions were approximately 20' x 35'. The new garage dimensions are 19' x 40'. The new garage will complement the main house which is undergoing a major remodeling and will have no adverse visional or functional impact on the adjacent neighbor's properties.

**(h) a vicinity map showing the land which is the site of the requested variance and all parcels of land within a 250-foot radius of the land. Such a vicinity map shall show any and all streets, roads or alleys, and shall indicate the owner's name and dimensions of each parcel of land shown.**

A vicinity map is included in the application.

(E) Standards for Variance. To be entitled to a variance an Applicant must be shown by substantial material evidence:

**(1) That the specifically identified characteristics of the land, such as the narrowness, shallowness, shape, topography or other condition of the land, are such that compliance with one or more applicable zoning regulations would be extraordinarily and peculiarly difficult or would result in an undue hardship for the Applicant.**

The subject property is located on the corner of Battlefield Drive and Bond Court resulting in the property having two fronts with each requiring a 35-foot setback. The subject home fronts Battleground Drive and has a prominent appearance with a masonry wall on the south side of the home that screened out the previously existing carport/storage structure. The new home is a significant improvement from the previous home and will have a positive impact on the property values of the adjacent homes. The current owner believed that replacing the previously existing carport/storage building, which was destroyed by a tree limb, would not be an issue because it had been in that location for over 22 years. The Bond Court side of the home where the carport/storage was located provides primary access to the side of the home. Along Bond Court, the subject home is designed with a windowless wall and garage door reflecting the new owner's belief that the south side of the home was a side yard. For at least the last 22 years a carport/storage building has been located on the south side (Bond Court side) of the home. Over the last 20 years the previous homeowners allowed for a dense landscape buffer to grow between Bond court and the house, which effectively screened out the southern side of the house including the carport/storage building. The property owners over the life of the house have reinforced the decision to treat the frontage along Bond Street as a side yard. The characteristic of a natural landscape area being allowed to grow in the front yard of the home for at least the last 20 years establishes the unique character of the subject property. This owner, as have previous owners, was using the front yard on Bond Court for a support structure without realizing it had a 35-foot front yard setback. Our client desires to keep the precedent for the utilization of the "front yard" and build a garage in approximately the same location as the previous structures. We are asking to change the front yard setback to a side yard setback for the construction of a detached garage. The proposed garage will not interfere with existing natural buffer. With respect to the BZA members, this project should not be considered a "slippery slope" of precedent that will start popping up on corner lots around the city. The location, lot size, distant to adjacent neighbors, existing vegetation, and the destruction of an existing structure by natural causes are unique to the subject property.

**(2) That the specifically identified characteristics are unusual to the subject land as compared to other land in the same zoning classification and in the same area.**

The unusual characteristic of this subject property is the carport/storage building has been located on the Bond Court (southern) side of the home within the front setback for over 20 years. A one-acre corner lot with an established landscape buffer/wooded area are unique to this subject property. When a tree limb fell and destroyed the carport/storage building, the assumption of the owner was that they would be able to put a new structure back in the same location as the previously located structure based on historical precedent. This request does not ask for provisions for a new non-conforming structure that did not exist previously. We are asking to put a garage back in the approximate location of the previous structure.

**(3) That the specifically identified characteristics or hardship were not created by any action or inaction of the owner or the owner's agent.**

The hardship we are dealing with was not self-created. The hardship was created by a limb falling on and destroying an existing carport/storage building which created a need for the building to be replaced. The process to replace the building with a new garage structure revealed that the previous carport/storage building was in the front setback on the Bond Court (southern) side of the house. The previous owners of the home, for generations, have encouraged the growth of a wooded area between the home and Bond Court to provide privacy to the side of the home and the backyard. The current owners committed to a major remodeled home with the assumption that the destroyed building could be replaced. The owners, throughout the subject property's history, did not elect to clear out the wooded area between the home and Bond Court to "open up" the "front yard" area. The owners did not plan on a tree limb falling on the existing building. The owners anticipated replacing an existing structure on their lot where another structure previously existed. For the front yard designation to now be a major concern after generations of treating it like a side yard never imagined by the owners due to the generational precedent that has been set.

**(4) That granting the requested variance will not be unduly detrimental to other land in the vicinity of the land for which the variance is requested.**

The home is located on a large corner lot at Battleground Drive and Bond Court. The southern side of the property along Bond Court is densely vegetated from the front corner of the home to the rear property line. This vegetation provides full screening of the side of the home including the previous carport/storage and backyard. The neighbors across the street located along Bond Court will see the landscape buffer/ woods and will not be negatively affected by the new garage just as they were not negatively affected by the previous structures. The adjacent neighbors have been spoken with directly and have not expressed any concern with replacing the previous structure with a new one.

**(5) That granting the requested variance will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion in public streets, increase the danger of fire or otherwise endanger the public health, safety, comfort, or morals, or substantially impair the intent and purpose of the Zoning Ordinance or of the general plan for the area**

None of the concerns listed above will occur because of the proposed new garage. The client desires to replace an existing building with a new building on the southern side of their home while preserving the existing vegetative buffer to maintain screening on the structure and providing privacy to the backyard.

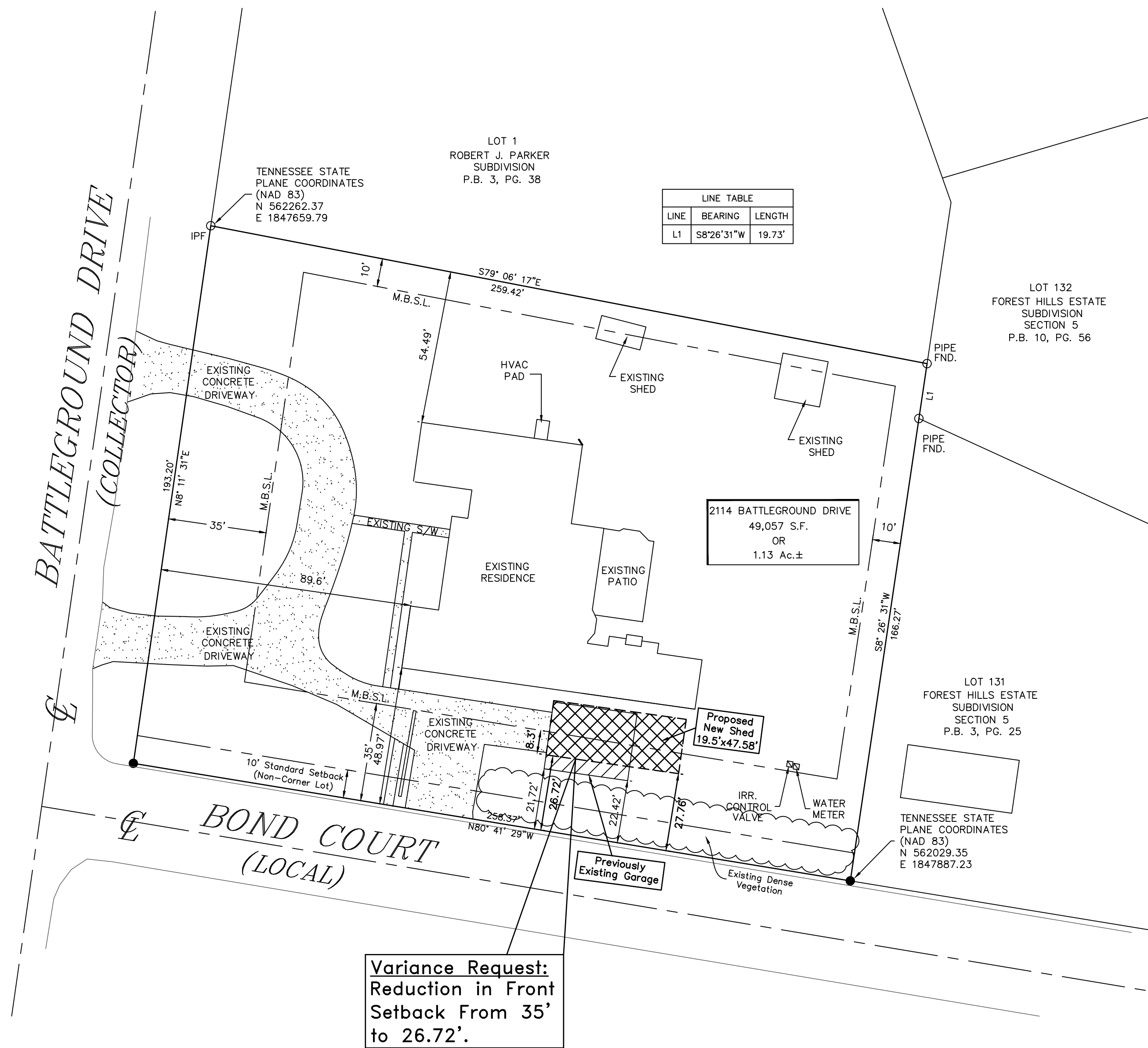
Sincerely,

*Clyde Rountree*

Clyde Rountree, RLA

Planner- Huddleston-Steele Engineering



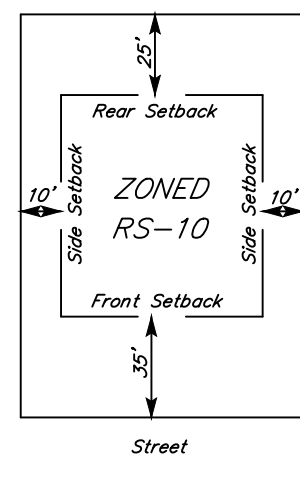


LOCATION MAP  
N.T.S.

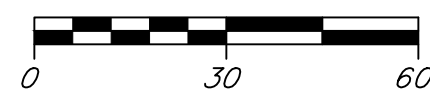
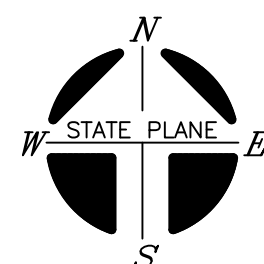
NOTES

1. 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.
2. 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.
3. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.

ZONED: PRD  
FRONT SETBACK: 35'  
SIDE SETBACK: 10'  
REAR SETBACK: 25'



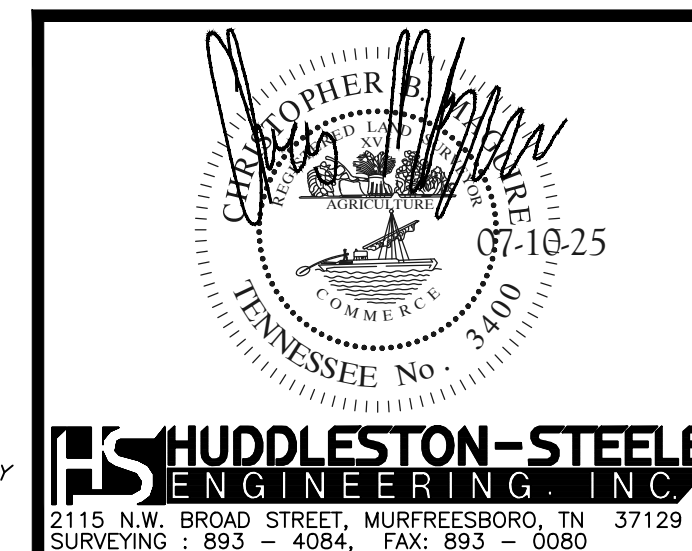
TYPICAL BUILDING SETBACK DETAIL  
N.T.S.



PROPERTY OWNER: LANCE STRAWN 2004  
IRREVOCABLE TRUST  
PROPERTY ADDRESS: 2114 BATTLEGROUND DRIVE  
MURFREESBORO, TN 37129  
TAX MAP: 080G, GROUP: "D" PARCEL: 22.00  
RECORD BOOK: 2359, PAGE: 2283  
MAP NUMBER: 47149C0145J  
DATED: MAY 9, 2023 ZONE: X

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.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



BZA Exhibit

2114 BATTLEGROUND DRIVE

MURFREESBORO, TN

13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: April 2025

SCALE: 1"=30'

SH. 1 OF 1



| EXT. DOORS - GARAGE |                              |              |         |              |  |
|---------------------|------------------------------|--------------|---------|--------------|--|
| NO.                 | TYPE                         | DOOR<br>SIZE |         | COMMENTS     |  |
|                     |                              | WD           | HGT     |              |  |
| 300 2               | EXT. SINGLE SWING GLASS DOOR | 3' - 0"      | 8' - 0" | GARAGE DOORS |  |
| 301 1               | EXT. SINGLE SWING GLASS DOOR | 3' - 0"      | 8' - 0" | GARAGE DOORS |  |
| 302 1               | EXT. SINGLE SWING GLASS DOOR | 3' - 0"      | 8' - 0" | GARAGE DOORS |  |
| 303 1               | EXT. SINGLE SWING GLASS DOOR | 3' - 0"      | 8' - 0" | GARAGE DOORS |  |

ARCHITECT:

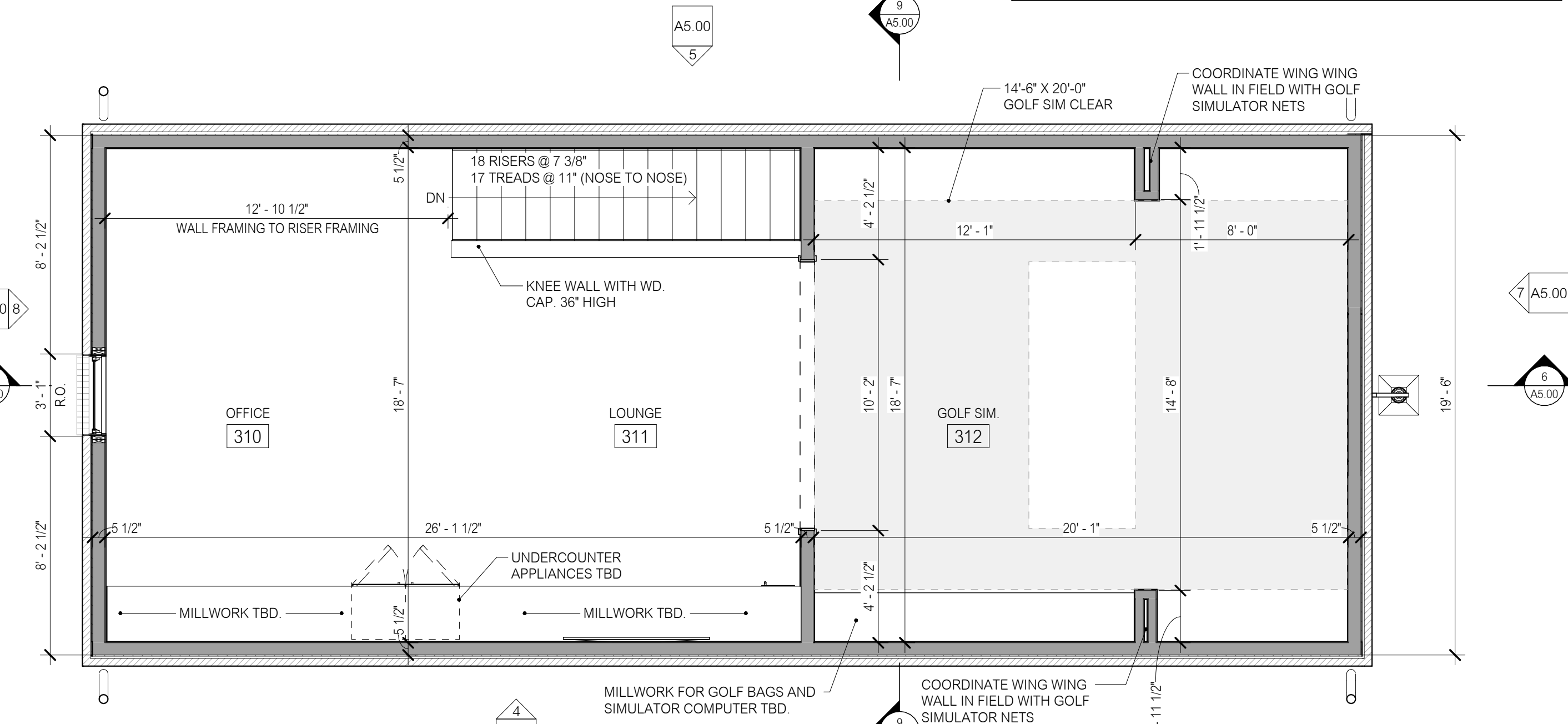
CARLTON  
EDWARDS

1200 Broadway, Suite 708  
NASHVILLE, TN 37203  
615.988.4751 phone  
615.988.4760 fax

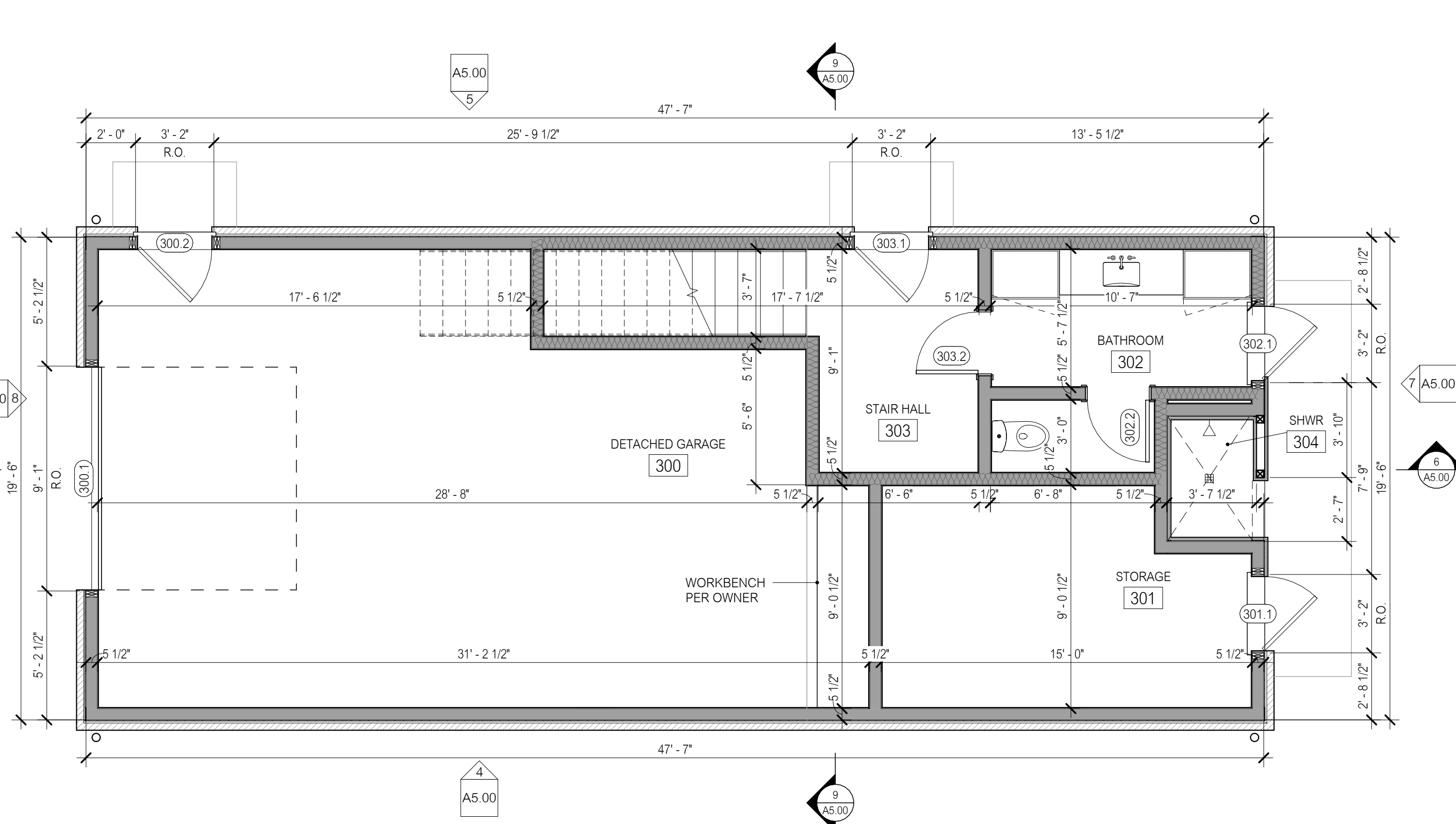
[illegible]

ISSUED FOR CONSTRUCTION

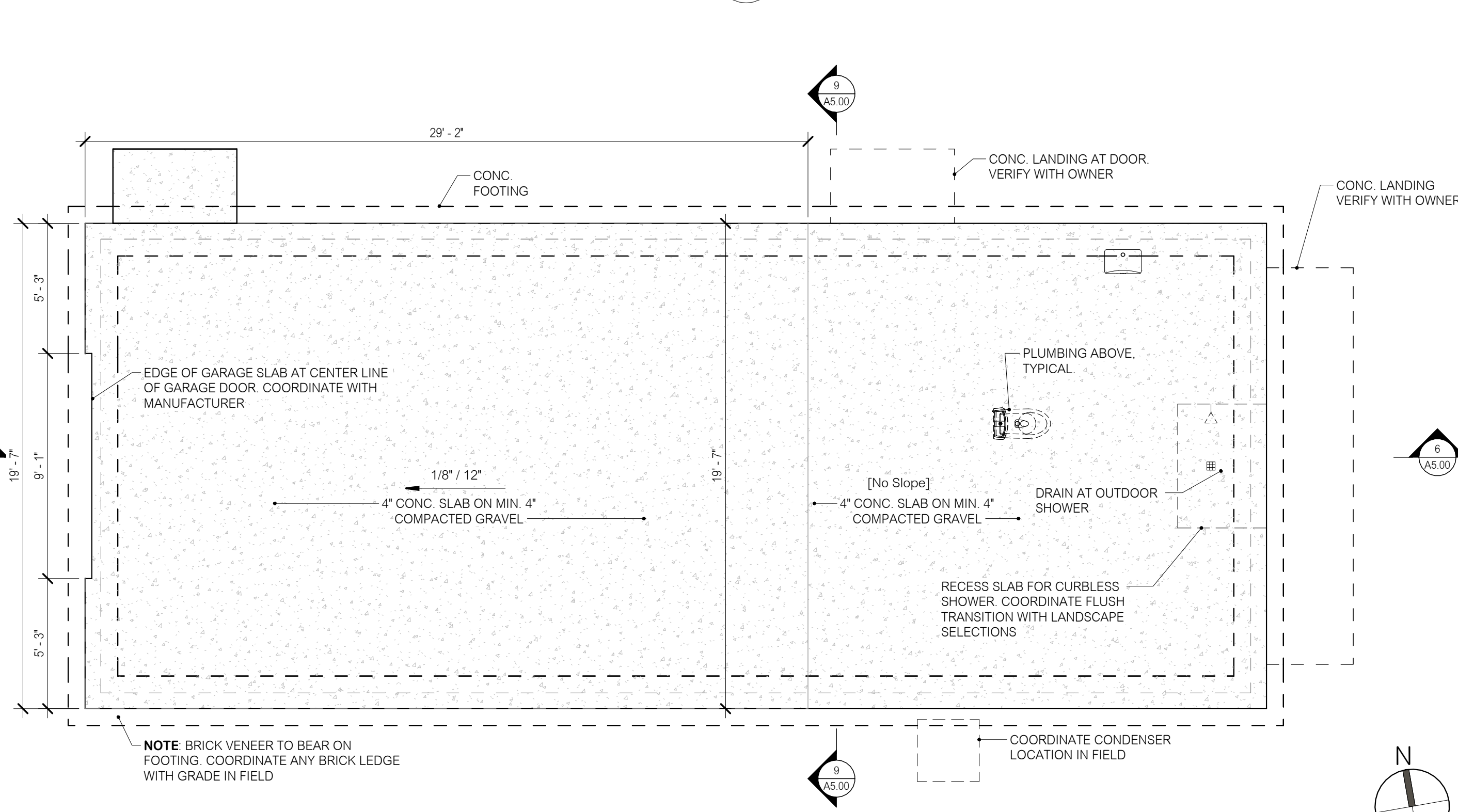
|   |        |
|---|--------|
| PROJECT NAME AND LOCATION   |        |
| STRAWN RESIDENCE 2114<br>BATTLEGROUND DR.<br>MURFREESBORO, TN 37129 |        |
| PROJECT NUMBER  |        |
| 24.27   |        |
| DRAWN BY  | MM, MB |
| CHECKED BY  | MZ     |
| PERMIT SET  |        |
| DATE: 09/25/2024  |        |
| DETACHED GARAGE   |        |
| A5.00   |        |
| COPYRIGHT © 2024<br>CARLTON EDWARDS                                 |        |



6 DETACHED GARAGE - SECTION 1  
1/4" = 1'-0"



5 NORTH ELEVATION - GARAGE  
1/4" = 1'-0"



4 SOUTH ELEVATION - GARAGE  
1/4" = 1'-0"

3 UPPER LEVEL GARAGE PLAN  
1/4" = 1'-0"

2 MAIN LEVEL GARAGE PLAN  
1/4" = 1'-0"

1 GARAGE FNDN PLAN  
1/4" = 1'-0"

PLOT INFO: 11/11/2024 1:31:39 PM