

**CITY OF MURFREESBORO  
BOARD OF ZONING APPEALS**

Regular Meeting, September 24, 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 July 23, 2025
5. New Business

*Special Use Permit*

- a. **Application Z-25-026 by Mr. Rob Molchan on behalf of St. Karas Coptic Orthodox Church**, requesting an amendment to an existing special use permit for an existing institutional group assembly use (a church) in a Single-Family Residential (RS-15) zone on property located at 1207 and 1227 SE Broad Street. An approximately 12,220 square-foot Sunday School and Office building and additional parking is proposed. (Project Planner: Holly Smyth)

6. Staff Reports and Other Business
  - a. Board of Zoning Appeals 2026 Calendar
7. Adjourn

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

July 23, 2025, 1:00 PM

**Members Present:**

Davis Young, Chair  
Ken Halliburton, Vice-Chair  
Robert Batcheller

**Staff Present:**

Matthew Blomeley, Asst. Planning Director  
Richard Donovan, Principal Planner  
John Tully, Assistant City Attorney  
Ashley Fulghum, Recording Assistant

**Members Absent:**

Misty Lavender  
Tim Tipps

**1. Call to Order:**

Chair Young called the meeting to order.

**2. Determination of a quorum:**

Chair Young determined that a quorum was present.

**3. Public Comments:**

None

**4. Consideration of Minutes:**

With there being no objection by any of the Board members, the minutes of the June 25, 2025 BZA meeting were approved as submitted.

# MURFREESBORO BOARD OF ZONING APPEALS MINUTES

July 23, 2025

## 5. New Business:

a. Application [Z-25-025] by Mr. Lance Strawn on behalf of Lance Strawn 2004 Irrevocable Trust, 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 in order to construct an approximately 760 square foot accessory structure in a Single-Family Residential (RS-10) zone on property located at 2114 Battleground Drive.

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

Chair Young asked for clarification on the previously existing structure. Mr. Donovan explained that the previously existing non-conforming structure was demolished while the building permit was being reviewed. The applicant did not provide evidence that this structure was 75% damaged before demolition. Mr. Tully added that a structure replacing a non-conforming structure would have to have the same footprint as the previous one.

Mr. Robert Batcheller inquired if all five standards need to be addressed. Mr. Tully confirmed that they would.

The Board and Staff discussed concerns regarding the precedence this would set for subsequent applications for properties located on corner lots.

Mr. Clyde Rountree gave a presentation for the request.

Vice-Chair Halliburton asked about pictures of the damage. Mr. Matthew Neal confirmed that no pictures were taken.

Vice-Chair Halliburton asked if the accessory structure could be placed behind the house. Mr. Neal explained the proposed plans for the backyard. He stated that the homeowners do not want to look at a garage from their window.

Chair Young inquired about the view shed. Mr. Donovan explained that approving this variance could set a precedence that could cause future damage to the enforcement of the zoning code.

The Board, Staff and applicant discussed the first condition.

Chair Young opened the public hearing.

Mr. Mike Pruitt of 1222 Coffee Avenue spoke in favor of the request.

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

# MURFREESBORO BOARD OF ZONING APPEALS MINUTES

July 23, 2025

The Board and Staff discussed the conditions. The Board concluded that all five conditions were not met.

Mr. Robert Batcheller moved to deny the variance request on the basis that variance standard number 1 was not satisfied, as the existence of the prior structure, the corner lot configuration, and the vegetation do not constitute specific or unique characteristics of the land creating an undue hardship. The motion was seconded by Chair Davis Young and was approved by the following vote:

Aye: Robert Batcheller

Vice-Chair Ken Halliburton

Chair Davis Young

Nay: None

## 6. Staff Reports and Other Business:

Mr. Donovan stated that there will likely be a meeting next month.

## 7. Adjourn:

There being no further business, Chair Young adjourned the meeting at 2:22pm.

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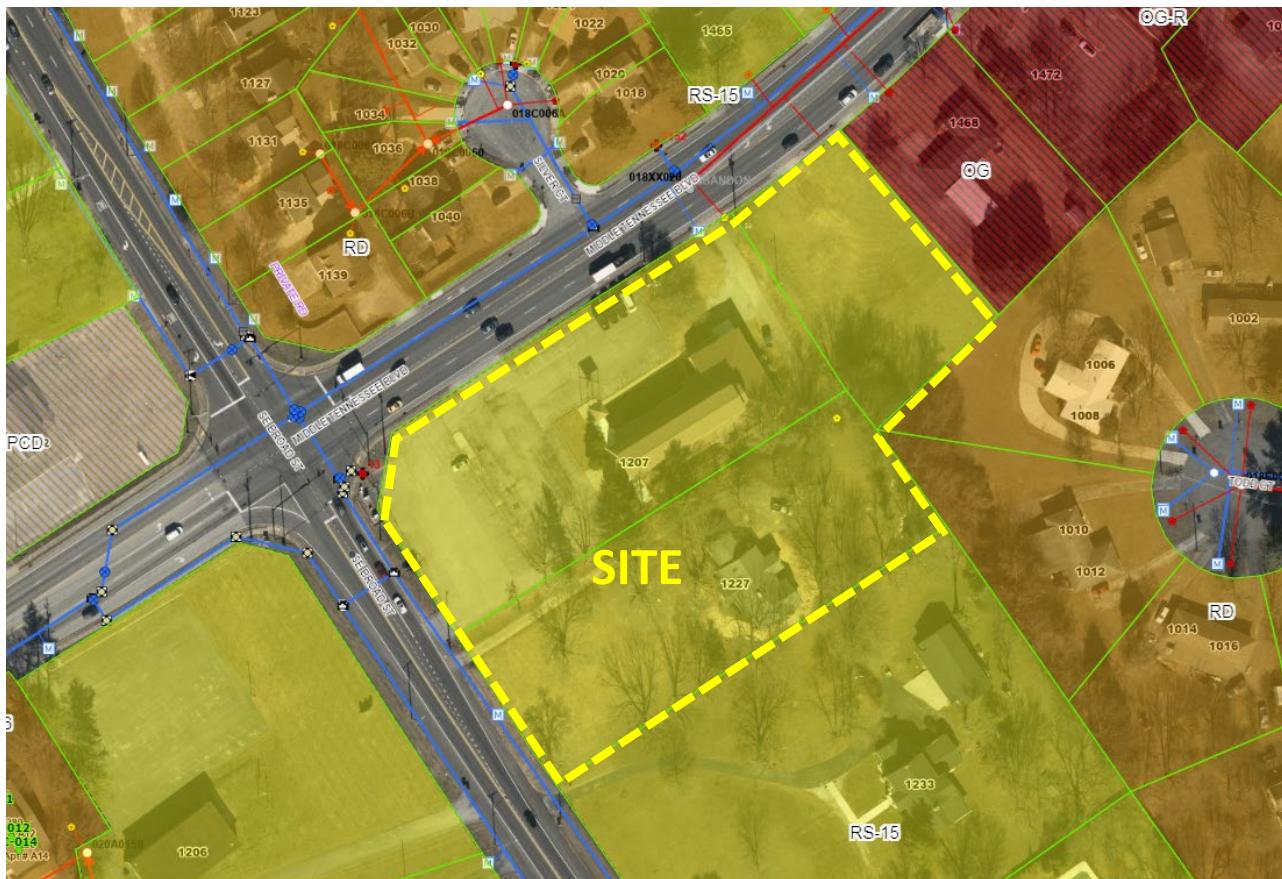
CHAIRMAN

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SECRETARY

**MURFREESBORO BOARD OF ZONING APPEALS**  
**STAFF REPORT - SEPTEMBER 24, 2025**  
**PROJECT PLANNER: HOLLY SMYTH**

**Application:** Z-25-025  
**Location:** 1207 SE Broad Street  
**Applicant:** Rob Molchan of SEC, Inc representing St. Karas Coptic Orthodox Church  
**Zoning:** RS-15 (Residential Single-Family - 15,000 square feet minimum lot size)  
**Requests:** Special Use Permit to add a 2-story Sunday school building containing 12,268 square feet and parking to an existing institutional group assembly use (church).



to be located at the 2 existing access points on Middle Tennessee Boulevard while the 2 existing access points on SE Broad Street will be shifted to the south as generally shown in the plans and subject to TDOT approval.

There are 3 church properties involved, as shown on the staff report map. The existing developed lot with the existing church building and parking consists of 1.58 acre. An existing single-family home will be demolished on the 1.35 acre lot currently known as 1227 SE Broad Street. A vacant 0.64-acre lot fronting on Middle Tennessee Boulevard, known as Tax Map 102L, Group C, Parcel 002.00 which will include solid waste enclosures for the proposed amendment. All three (3) of these properties are zoned single-family residential, 15,000 square feet minimum lot size (RS-15). The surrounding properties are zoned RS-15 to the west (across SE Broad Street), south, and northeast, OG to the east, RD to the southeast and north (across Middle Tennessee Boulevard), and PCD to the northwest. The surrounding uses are single-family residential, duplexes, and light commercial. There are two duplex residential properties that touch the combined church site, one being owned by the church and one owned privately both of which appear to be rentals. To the south of the combined church properties is a single family residential home on a 2.57 acre site with the house setback approximately 125' from the property line.

A BZA application #1990-060 was previously granted to Bellwood Church of Christ for this site on December 12, 1990.

#### *Building Addition*

The new 12,268 square foot building addition will be located as a standalone building south of the existing church sanctuary, where an existing home will be demolished. The floor plan shows an elevator and 2 separate stair wells, 19 classrooms (some with washing sinks), 14 toilets and 1 urinal in 12 separate “rest rooms”, a few offices, a kitchen, and several storage/mechanical rooms. Sunday school students will be from the existing church membership. The proposed addition will be 2-story with a brick exterior façade, stone base, and metal cap, per the enclosed elevations. The primary entrance into the building will be on its north side. As part of the BZA consideration, the applicant is asking that several portions of the building be allowed to be taller than the 35' maximum building height of the underlying RS-15 zone district as further discussed below.

#### *Site Modifications*

*Circulation:* Both Middle Tennessee Boulevard and SE Broad Street are classified as “Major Arterials” in the 2040 Major Transportation Plan (MTP). Middle Tennessee Boulevard is built out as a 5-lane roadway while SE Broad Street is a 2 to 3-lane roadway today. The MTP designates SE Broad Street as a “5-lane roadway recommended improvement project”. According to the Street Design Specifications, a 5-lane roadway section requires 84' of right-of-way; 80' of right-of-way currently exists on SE Broad Street. The applicant proposes to dedicate the two additional feet of right-of-way required by the MTP.

A traffic impact study was done for the church reviewing the anticipated impacts to the area with the near-term project and long-term hypothetical conditions. The addition of the Sunday school building (identified as Building A) only adds 19 trips in the a.m. peak and 18 trips to the p.m. peak hours. A new internal two-way driveway will be constructed between the church building and the new classroom building, which should help the overall flow of the site. The 3 parcels combined will contain two (2) access points along Middle Tennessee Boulevard and two (2) access points

on SE Broad Street (which are going to be adjusted southward). The traffic report recommends making some minor modifications to several of these entrances which will be subject to City Public Infrastructure and TDOT approvals during Site Plan Review. TDOT meetings are already set up for mid-October for further technical discussion.

*Parking* : The existing church campus contains 69 existing parking spaces. This expansion request will construct another 20 spaces to the south of the existing sanctuary building for a **total of 89 spaces**. The table below summarizes parking requirements tied to Chart 4 of the Zoning Ordinance as well as provided existing and proposed parking.

PARKING TABLE	Square Feet	Parking Standard	Required	Provided	Surplus
Existing Sanctuary	17,656	1 space/8 seats times 520 seats	65	69	
Proposed Sunday School Bldg	12,268	N/A	0	20 additional (16+4 ADA)	
<b>TOTAL</b>			<b>65 required</b>	<b>89 (85+4 ADA)</b>	<b>20 surplus</b>

*Stormwater*: The drainage for the site will be redesigned to be contained in underground storage and/or using permeable pavers on-site under the new drives and parking stalls as shown on Sheet C1.0.

### **Relevant Zoning Ordinance Section**

Chart 2 of the City of Murfreesboro Zoning Ordinance allows institutional group assembly uses, such as churches and expansions thereto, as a special use in the RS-15 district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(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 request appears to meet the criteria per the standards of the Zoning Ordinance.

### **Standards of General Applicability with Staff Analysis (Zoning Ordinance Section 9(C)):**

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

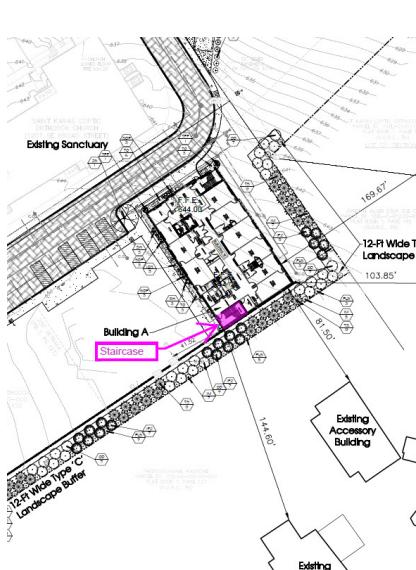
- The proposed new building should not have any substantial or undue adverse effect upon adjacent property or neighborhood.
- The plan will continue to utilize the two existing entrances onto Middle Tennessee Boulevard, continue to use the existing entrance onto SE Broad Street, and construct a new entrance to SE Broad Street at the southern end of the property contingent upon TDOT and City approvals at site plan review. The plan will also revise on-site circulation to make more streamlined with fewer internal conflicts to aid in operational movements,
- New water and sewer connections will be made, with the private sewer being abandoned and new City standard sewer lines will be provided through the site City of

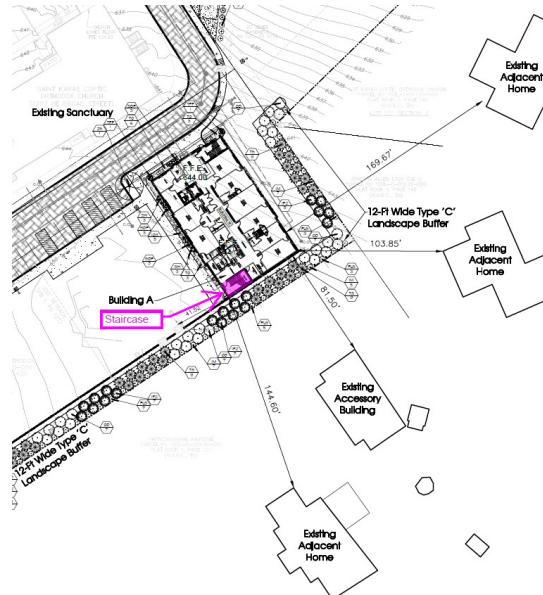
Murfreesboro Water Resources Department standards within a new easement(s) as needed.

- Additional landscaping is proposed to be added to the site along the southerly property line and a portion of the southeast corner of the contiguous property with a 12' Type C buffer.
- Any new lighting will meet the City's requirements to prevent light intrusion on neighboring properties as shown on the photometric plan to not exceed 0.5 footcandles at the property line.

(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 proposed Sunday School building has been oriented to have the main drop-off activities on the side opposite existing homes to minimize the impact on the adjacent neighbors.
- The applicant is requesting that the proposed Sunday School building be allowed to have an additional 9-ft of building height from 35-ft standard to 44-ft. The additional height requested is to allow for the required staircase access to the roof in the southwest corner of the building. The tallest section of the building is at least 15' from the property line and over 81' from the nearest accessory structure and 104' and 144', respectively, from the adjacent single-family dwellings (shown herein). A 12' wide Type 'C' Buffer is to be installed along the southern and eastern boundaries in this area to provide additional screening between the proposed building and adjacent properties.





Staff believes that the several taller sections of the building will not have a negative impact on adjacent properties due to these large distances between the proposed taller building and existing structures on adjacent properties and heavy landscaping.

- The new building's exterior façade has been designed to meet the City's Design Guidelines

with the inclusion of mostly brick building with stone building base and metal coping cap.

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

- The subject property is located at the corner of SE Broad St., and Middle Tennessee Boulevard. Middle Tennessee Boulevard is currently constructed as a 5-lane Major Arterial roadway. SE Broad St. is currently a 2 to 3-lane roadway and is slated to be widened to a 5-lane Major Arterial roadway as per the 2040 Major Thoroughfare Plan. The current right-of-way in SE Broad Street is 80', and, therefore, 2' of additional ROW will be needed.
- All of the parking needs for the buildings will be contained on the site itself. The provided parking meets or exceeds the required parking for the existing 520-seat church building. See further discussion under item #6 below.
- The drainage for the site will be redesigned to be contained in underground storage and/or using permeable pavers on-site under the new drives and parking stalls as shown on Sheet C1.0.
- Solid waste disposal will be handled via a dumpster(s) on the church campus as shown on Sheet C1.0.
- The site is currently being served by City of Murfreesboro water for domestic and fire protection. The property currently has sanitary sewer service via a private sewer line in a private easement. This private sewer line and easement will be removed from the property with this proposed development. The project proposes to construct new on-site water and sewer lines within a new sewer easement to support the proposed redevelopment of the church campus. These utilities will be installed to meet City Standards.

**(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:**

There are no structures or features that are known to be of significant importance to remain currently. The existing house at 1227 SE Broad St., built in 1954, will be demolished as part of the project and does not have any historical significance. However, if the BZA identifies any such features the applicant will work to preserve those.

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

- Additional standards for institutional group assembly uses are listed below.

**Additional Standards for Institutional Group Assembly Uses with Staff Analysis**  
**(recently amended in Zoning Ordinance Section 9(D)(2)(zz):**

**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 onsite 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 existing or proposed parking is designed or arranged to back onto the public street.
- The existing parking will continue to be used as is in its current location which is within the “required front yard” and is considered to be lawfully-established non-conforming.
- Proposed new additional parking spaces are designed to be behind the required 40-ft “required front yard” measured from any required 2040 MTP 5-lane ROW dedications. (shown as a green line on sheet C1.0). The existing ROW along SE Broad Street is 80', therefore 2' of additional ROW should be dedicated with the project.

- The proposed new access drive will promote better internal circulation and provide for better 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;**
  - The minimum lot size of the RS-15 zone requires a minimum of 15,000 s.f. lots, thus the minimum lot size for this use is 45,000 s.f. or 1.033 acres. The proposed site is approximately 3.61 acres in size, upon recording of a consolidation plat, which is 3.5 times larger than the required minimum.
- 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;**
  - Additional lighting has been proposed with 2 wall-pak lights on the building addition as well as 8 pole lights on 20' poles along the vehicular access ways within the parking lot as shown on the photometric plan pages.
  - No outdoor athletic fields with lighting are proposed with this amendment.
  - Proposed lighting will comply with the City's lighting requirements to prevent light intrusion on neighboring properties on a photometric plan limited to no more than 0.5 footcandles at the property lines.
- 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 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;**
  - New solid waste trash enclosure(s) with dumpster(s) will be located in the middle of the site directly behind the existing church building. The dumpster(s) will be sited on a concrete pad(s) and enclosed within a masonry enclosure(s) and screened with landscaping. The location and the screening features aid in minimizing any effects on neighboring properties or the public rights-of-way.
- 5.) **A Type C landscape buffer shall be required to screen the proposed use from any property zoned or used for single-family residential purposes (including single-family residential portions of an approved PUD), regardless of the zoning of the institutional group assembly use property. In the event of new building expansions, accessory structures, or other miscellaneous site improvements, the Type C buffer shall only be**

**required in the area of such expansions or improvements. However, the BZA may require additional screening requirements if necessary to mitigate adverse impacts on adjacent residential properties.;**

- The areas of the site adjacent to residentially zoned properties or used for single-family residential purposes will be planted with a 12-ft wide Type 'C' Landscape Buffer along those property lines.

**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;**

- All of the parking needs for the buildings will be contained on the site itself and will not have any connectivity with the surrounding residential neighborhoods. The provided parking meets or exceeds the required parking for the existing 520-seat church building ( $520 \div 8$  Seats = 65 Required Spaces)
- The additional classroom building does not trigger the need for additional required parking. However, the project will be adding 16 more regular parking stalls (+4 handicapped) to the existing 69 for a total of 89 Provided Spaces (85 regular +4 ADA), leading to a surplus of 20 regular parking spaces over the required parking.

**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:**

- No additional "use types" are being added to the existing church site that would require a new special use permit for the activity type.
- The new building will provide 18 additional trips within the same operating hours as expressed in (G)(1) on Page 2. However, the proposed changes to vehicular entrances and on-site circulation improvements will aid in getting cars off the street more efficiently and eliminate turning movement conflicts there by having a lesser impact on adjacent roadways.

**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;**

- No such uses are being requested with this special use permit 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;**

- No temporary or short-term uses are being proposed at this time; therefore, the applicant is not requesting any variances associated with any such uses.

**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 does not propose to have any outdoor speakers.

**11.) The building height of all principal and accessory buildings shall be limited to what is permitted by Chart 2 of the Zoning Ordinance and its endnotes. However, the BZA may approve building height that exceeds the above noted standards as a function of the special use permit, provided it finds that the use will still comply with the Standards of General Applicability in Section 9 of this article. Regardless, no special use permit shall grant authority for such a structure to exceed the maximum height requirements denoted in the Airport Overlay District**

- With this application, the church is asking for the proposed Sunday School building to increase the maximum building height from 35-ft to 44-ft. The additional 9-ft height requested is for a small section of the top of the building for the required staircase for access to the roof. See further discussion above under item (2) on page 4.

**12. The development plans for such use shall comply with any requirements set forth by the State Fire Marshal and/or the City Fire Marshal, as applicable.**

- The project will comply with all requirements by the State and City Fire Marshals through their site plan review and building permit approval process.

**13. Where existing development on the subject property has failed to comply with conditions set forth in a prior approval or where there are current zoning or code violations on the subject property, such violation shall be grounds for denial of the application for said use.**

- Staff is not aware of any violations associated with the prior approvals on the property. Any prior conditions of approval will still apply to the site.

**Staff Recommendation:**

Staff recommends approval of the special use permit, based on the request meeting the minimum development standards of the ordinance, as presented in the application documents and the above written report, with the following conditions:

1. A final plat consolidating the three church parcels into 1 lot of record shall be submitted, approved, and recorded. It shall include adequate utility easements discussed herein as well as 2' right-of-way dedication along Southeast Broad Street to meet the 5-lane 2040 MTP standard prior to Certificate of Occupation.
2. A Site plan shall be submitted to Planning Department for review and approval prior to the issuance of a building permit. The site plan submittal shall include civil plans, landscape plan, photometric lighting plan, and building elevations and any other plans necessary to demonstrate compliance with the Zoning Ordinance and Design Guidelines.
3. Driveway access to Southeast Broad Street is subject to review and approval by TDOT.

**Attached Exhibits**

- A. Site plan and elevations
- B. Letter of explanation from applicant
- C. Traffic Impact Study Executive Summary
- D. Application

# St. Karas Coptic Orthodox Church

## Murfreesboro, Tennessee

### BZA Special Use Permit Submittal

#### 1207 SE Broad Street

#### Drawing Index

Sheet No.	Title
1	Cover Sheet
2	Vicinity Map
C 0.2	Existing Conditions
C 1.0	BZA Site Plan
LA1.0 - 1.2	Landscape Plans
L2.0	Landscape Details & Notes
L3.0	Irrigation Zones Plan
PH1.0-1.2	Photometric Plans
PH2.0	Photometric Details & Notes
A-03 - A-06	Architecture Floor Plans & Elevations



**Site Location Map**

Not To Scale

**SEC, Inc.** SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 E-MAIL: RMOLCHAN@SEC-CIVIL.COM FAX: (615) 895-2567

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By: \_\_\_\_\_ Date: \_\_\_\_\_

Robert S. Molchan, Jr. TN. Reg. #731



Watershed: Spence Creek (Impaired)  
West Fork Stones River (Not Assessed)  
± Acres Disturbed  
5-yr, 24-hr EPSC Storm Event

**Owner/Developer:**  
Saint Karas Coptic Orthodox Church  
1207 SE Broad St.  
Murfreesboro, TN 37130

**Deed Reference:**  
Tax Map 102L, Group C, Parcel 1.00  
P. Bk. 1, Pg. 127  
Zoning: RS-15

**Yard Requirements:**  
Front: 200'  
Side: 10'  
Rear: 20'

**Land Use Data:**  
Zoned: RS-15

Existing Church Building  
2-Story Building  
Building Ht. Top of Roof: 34-35 Feet (Estimated based on Survey Measurement)  
Total Floor Area: 17,656 Sq.Ft.

New Building A  
2-Story Building  
Building Ht. Top of Roof: 44'-1"  
Total Floor Area: 12,268 Sq.Ft.

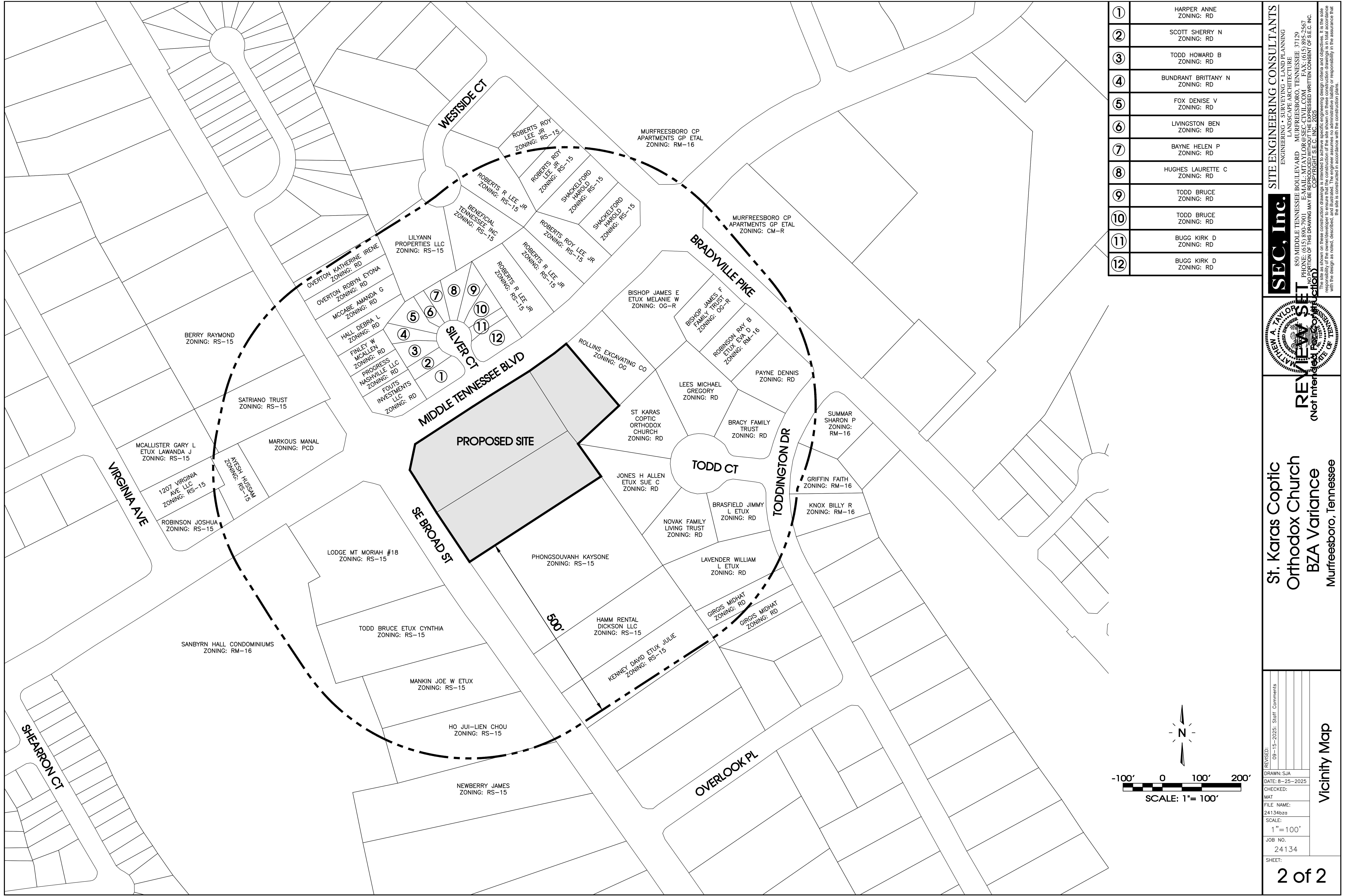
3 Lots on: 3.61± Acres to be consolidate with plat map.

**Parking Requirement:**

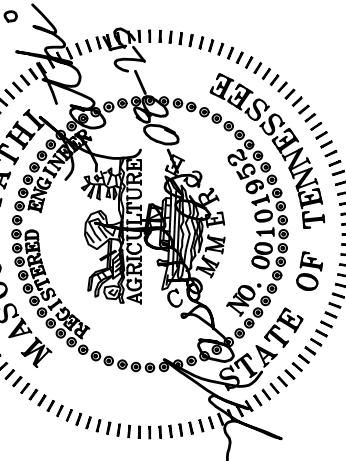
1 Space x 520 Seats = 65 Spaces Required  
8 Fixed or Mobile Seats in Sanctuary  
Provided: 89 Spaces (69 existing space + 20 new parking spaces with Phase 1)

**Floodplain Note:**

No portion of this site lies within Zone AE, areas determined to be inside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0260J, Dated May 9, 2023

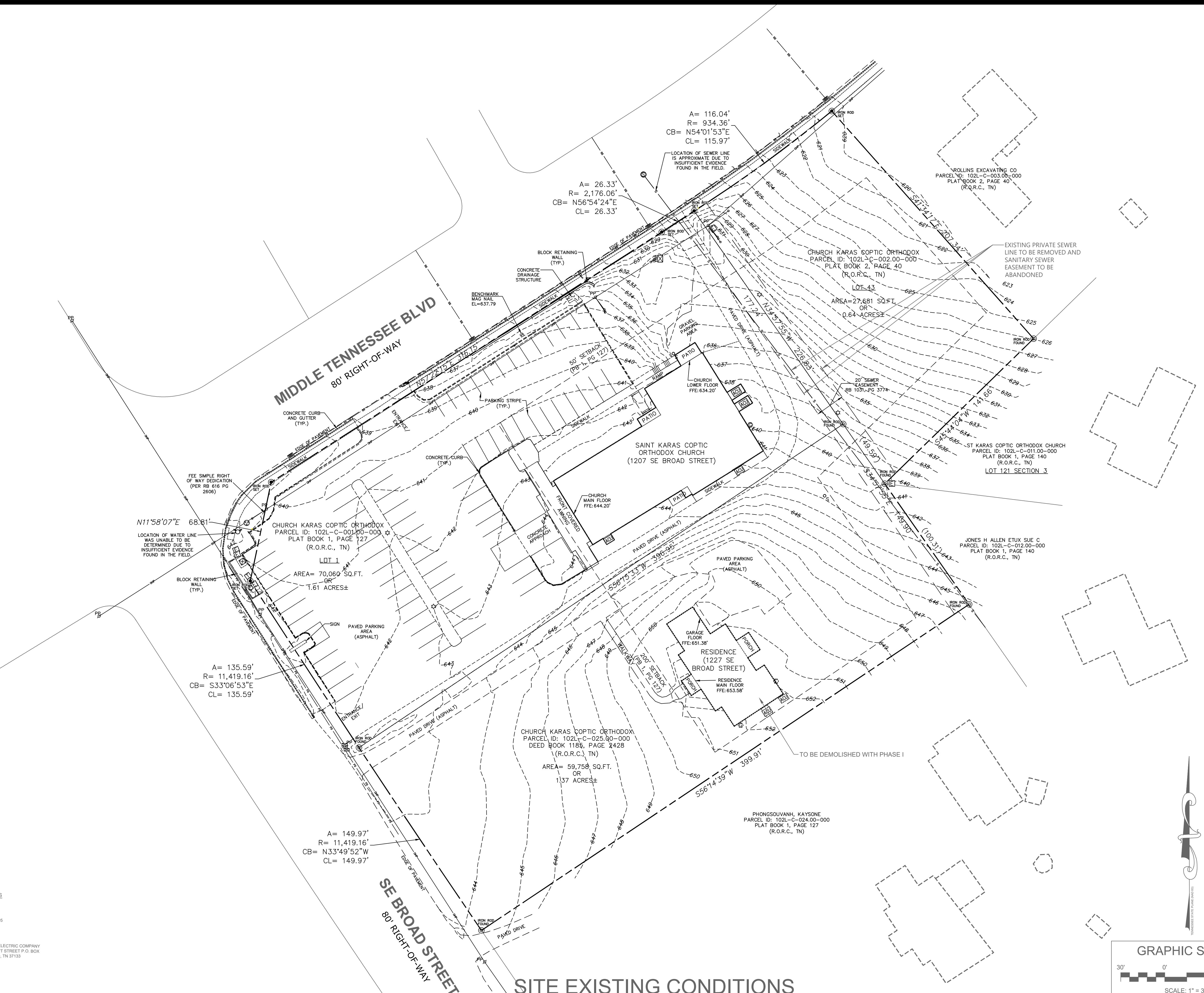


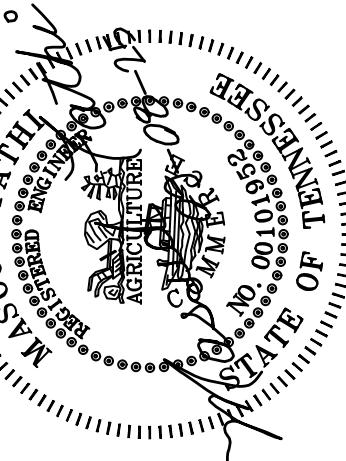
CIVIL AND ENVIRONMENTAL  
ENGINEERING SERVICES, LLC  
803 ALBEMARLE COURT  
BRENTWOOD, TENNESSEE 37027  
CELL: (615) 504-9915  
masoudfathi@comcast.net



A BUILDING ADDITION FOR  
ST. KARAS COPTIC ORTHODOX CHURCH  
1207 & 1227 SE BROAD STREET, MURFREESBORO, TN

PARCELS ID: 102L-C-001-00-000, 102L-C-002-00-000, AND  
102L-C-0025-00-000





A BUILDING ADDITION FOR  
ST. KARAS COPTIC ORTHODOX CHURCH  
1207 & 1227 SE BROAD STREET, MURFREESBORO, TN

PARCELS ID: 102L-C-001100-000, 102L-C-002100-000, AND  
102L-C-0025100-000

NOTES:  
1. DURING CONSTRUCTION, VISITORS ARE TO USE THE 9 PARKING SPACES OUTSIDE OF THE GATED AREA.  
2. ALL EXISTING PRIVATE SANITARY SEWER SERVICES ARE TO BE TESTED, PASSED AND EXPOSED AT THE MAINLINE AND CAPPED AT THE WYE.  
3. EXISTING SANITARY SEWER SERVICES THAT ARE NOT UTILIZED, WITH THIS PROJECT MUST BE EXPOSED AT THE MAINLINE AND CAPPED AT THE WYE.  
4. FOR ANY WORK PROPOSED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR TO COORDINATE WITH THE TRAFFIC ENGINEER IN THE PUBLIC WORKS DEPARTMENT OR CITY TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF WORK IN THIS AREA TO AVOID DAMAGE TO TRAFFIC SIGNAL DEVICES.  
5. 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.  
6. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.  
7. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.  
8. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.  
9. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

STANDARD NOTES:  
a. FOR ANY WORK PROPOSED IN THE PUBLIC RIGHT-OF-WAY: "CONTRACTOR TO COORDINATE WITH THE TRAFFIC ENGINEER IN THE PUBLIC WORKS DEPARTMENT OR CITY TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF WORK IN THIS AREA TO AVOID DAMAGE TO TRAFFIC SIGNAL DEVICES."  
b. 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.  
c. AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO ISSUANCE CERTIFICATE OF OCCUPANCY.  
d. A STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.  
e. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.  
f. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

SITE DATA

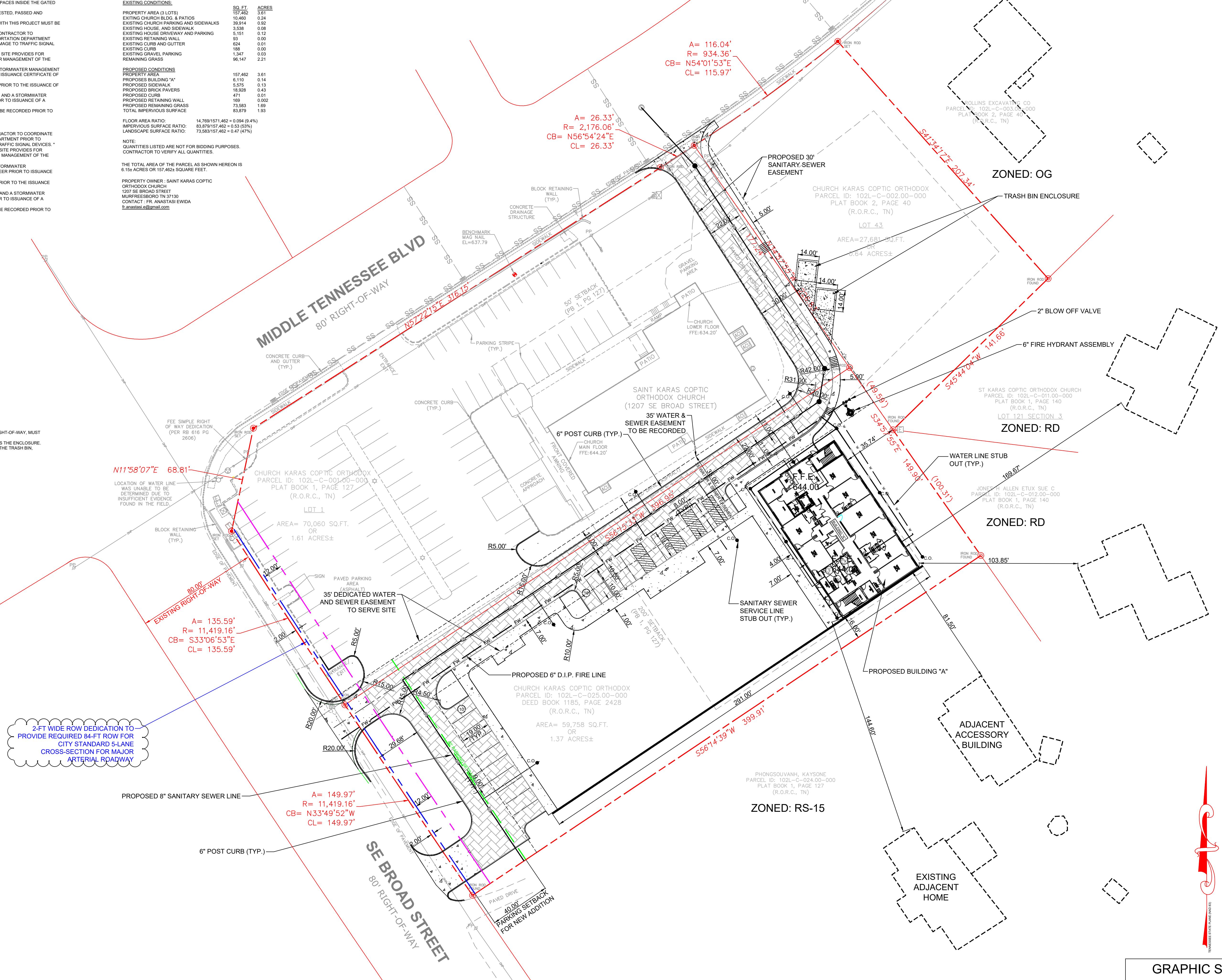
PROJECT NAME: SAINT KARAS COPTIC ORTHODOX CHURCH  
PROJECT ADDRESS: 1207 SE BROAD ST.  
CITY: MURFREESBORO 37132  
STATE: TENNESSEE  
DISTRICT: 13TH CIVIL DISTRICT  
EXISTING ZONING AND AREA DESIGNATION: "RS-15" RESIDENTIAL  
PROPOSED ZONING AND AREA DESIGNATION: "RS-15" RESIDENTIAL  
MAP AND PARCEL NO. = MAP 102L, GROUP "C" PARCEL 001.00  
PLAT BOOK 1, PAGE 127  
EXISTING LAND USE: RELIGIOUS INSTITUTION  
PROPOSED LAND USE: RELIGIOUS INSTITUTION  
MINIMUM REQUIRED SETBACK LINES:  
FRONT: 10' (BLOCK: 20')  
SIDE: YARD: 10'  
REAR: YARD: 20'

PARKING REQ. (FINAL PHASE):  
CHURCH: 1 PARKING SPACES FOR 8 FIXED OR MOBILE SEATS IN THE  
AUDITORIUM OR SANCTUARY.  
758 SEATS IN THE SANCTUARY (8 = 96 SPACES REQUIRED  
TOTAL SPACES PROVIDED 122 (INCLUDING 6 H.C.)

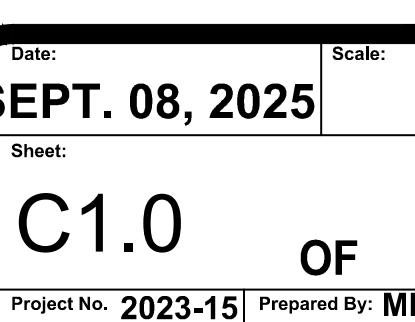
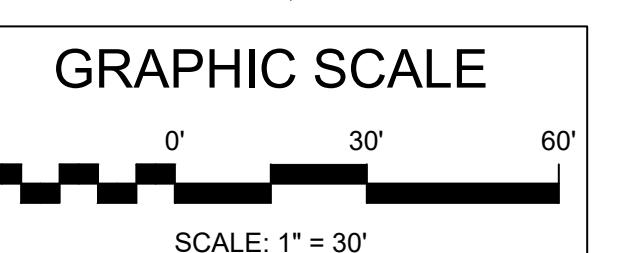
UTILITIES NOTES:  
1. CONTRACTOR SHOULD CHECK WITH THE MURFREESBORO WATER  
RESOURCES DEPARTMENT FOR CONNECTION FEES  
WHICH MAY BE SUBSTANTIAL AND APPROXIMATELY  
2. CONTRACTOR TO APPROVE SEWER WORK MUST BE  
APPROVED BY THE MURFREESBORO WATER  
RESOURCES DEPARTMENT.

TRASH BIN ENCLOSURE SHALL MEET THE FOLLOWING:  
1. CANNOT BE LOCATED BETWEEN THE FRONT OF BUILDING AND THE RIGHT-OF-WAY, MUST  
BE TO THE SIDE OR REAR OF THE BUILDING.  
2. SHALL HAVE LANDSCAPE PLANTERS WITH VEGETATION THAT SCREENS THE ENCLOSURE.  
3. SHALL BE A MINIMUM HEIGHT OF 6 FEET OR ONE-FOOT TALLER THAN THE TRASH BIN.  
4. WALLS MUST BE PLASTERED.  
4. WALLS HAVE SOLID DOORS (STEEL OR OTHER SIMILAR MATERIAL.)

BY THE REVIEW OF AVAILABLE INFORMATION, WHICH IS  
SUBJECT TO MAP INACCURACIES AND SCALING, THIS  
PROPERTY IS NOT A SPECIAL FLOOD HAZARD AREA OF  
THE FEDERAL DISASTER INSURANCE RATE MAP (F.D.I.R.M.)  
NUMBER 47149C0260J EFFECTIVE DATE OF MAY 09, 2023.

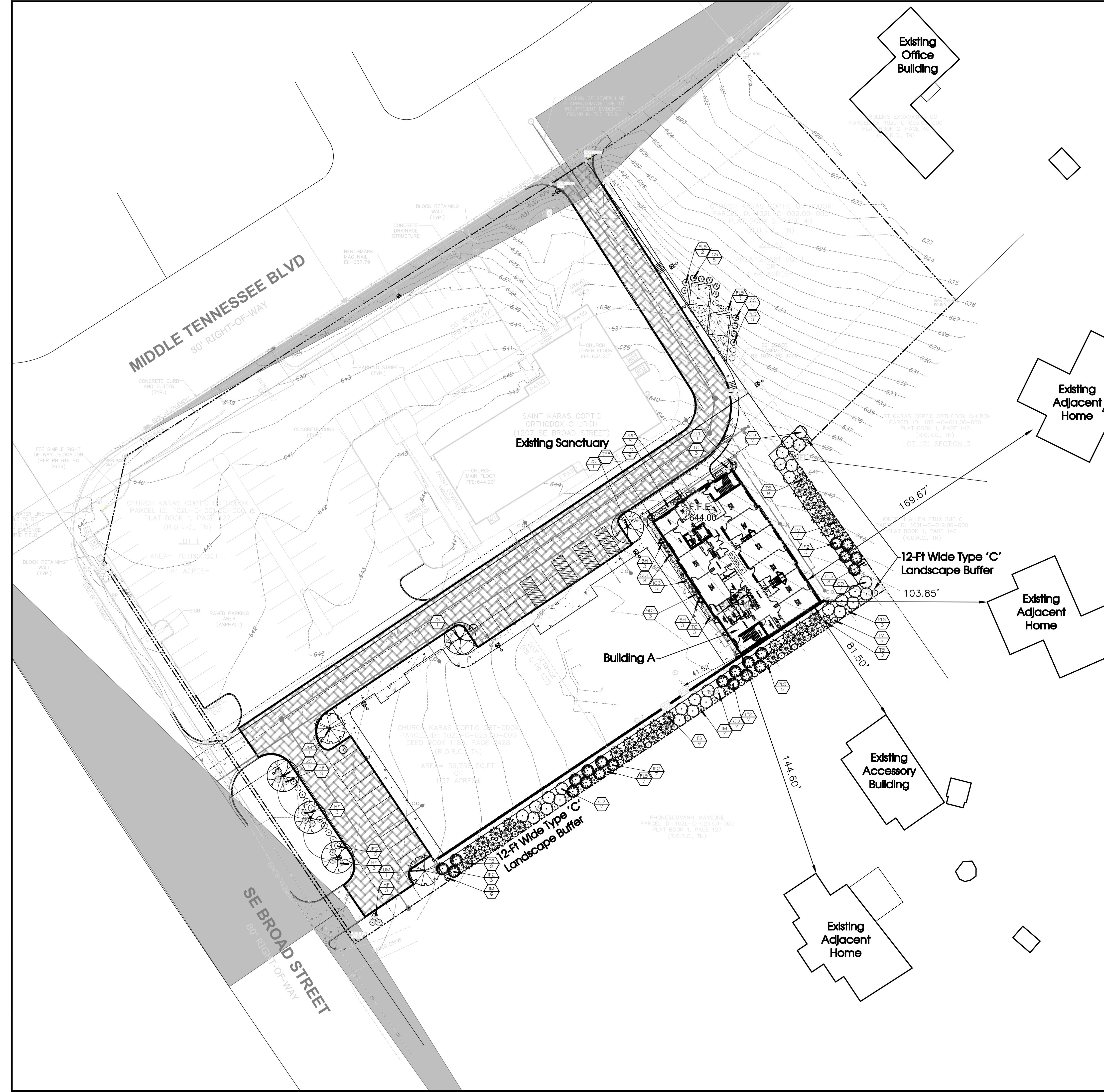


BZA SITE PLAN - PHASE I



General Notes		
△		
△		
△		
△		
No.	Revision/Issue	Date





# SAINT KARAS CHURCH

## LANDSCAPE PLAN

SITE DATA  
SITE AREA: 1.37 ACRES  
SITE ZONING: RS-15

OPEN SPACE REQUIREMENTS  
OPEN SPACE NOT REQUIRED  
FORMAL OPEN SPACE NOT REQUIRED

LANDSCAPE REQUIREMENTS (AS PER SECTION 27)

REQUIRED PERIMETER LANDSCAPING

	REQUIRED	PROVIDED
(SOUTHEAST BROAD STREET) (156.98' - 49') = 108.96 LF 1 SHADE TREE/40 LF OF FRONTAGE 1 SHRUB/ 5 LF OF FRONTAGE	3 TREES 22 SHRUBS	3 TREES 22 SHRUBS

	REQUIRED	PROVIDED
(NORTHEASTERN PERIMETER) 443 LF - 12-FT TYPE 'C' BUFFER 1 SHADE TREE/ 40 LF OF FRONTAGE	0 TREES	0 TREES (BUFFER REQUIREMENTS)

PARKING LOT REQUIREMENTS  
ONE SHADE TREE OR TWO ORNAMENTAL TREES PER 12.5 PARKING STALLS TO BE PLANTED IN LANDSCAPE ISLANDS (MIN. 8' WIDTH).  
20 PARKING SPACES PROVIDED = 2 TREES REQUIRED  
4 TREES PROVIDED IN ISLANDS

DESIGN GUIDELINES LANDSCAPE REQUIREMENTS

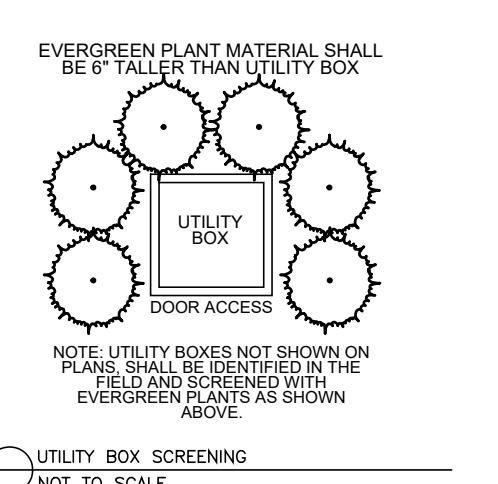
	TREES REQUIRED	TREES PROPOSED
REQUIRED PERIMETER/PARKING TREES:	5	7
10% REQUIRED 4" CALIPER:	1	1
15% REQUIRED 3" CALIPER:	1	1
75% REQUIRED 2.5" CALIPER:	3	5

PLAN NOTES:

1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL NEW PLANT MATERIAL AND TURF AREAS SHOULD BE IRRIGATED.
5. ALL SHRUBS TO BE '3' BACK OF CURB.
6. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAVED WITH REBEL III FESCUE SEED OR SOD.
7. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.).
8. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

PLANTING SCHEDULE NOTES

1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF MURFREESBORO PLANNING DEPARTMENT 615-893-6441 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



NOT TO SCALE



Know what's below.  
Call before you dig.

30' 0' 30' 60'  
SCALE: 1" = 30'

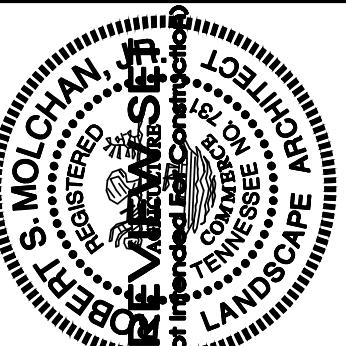
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REvised: 09-11-2025; Staff Comments  
DRAWN: KMG  
DATE: 09-08-2025  
CHECKED: RSM  
FILE NAME: 241345Kar\_LA  
SCALE: 1" = 30'  
JOB NO. 24134  
SHEET:

**SEC, Inc.**

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LANDSCAPE ARCHITECTURE  
MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM E-MAIL: SEC@SEC-CIVIL.COM  
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The site engineering design, criteria and objectives, if any, shown on these construction drawings are in total accordance with the design as noted described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



**Saint Karas Church**  
**BZA Submittal**  
Murfreesboro, Tennessee

Landscape Plan

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
<b>DECIDUOUS TREES</b>									
	UM	1	ULMUS PARVIFOLIA 'UP MTF' / BOSQUE LACEBARK ELM	B & B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	UM*	1	ULMUS PARVIFOLIA 'UP MTF' / BOSQUE LACEBARK ELM	B & B	4'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ZS	5	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	B & B	2.5'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
<b>EVERGREEN TREES</b>									
	CD	28	CEDRUS DEODARA 'BRACKEN'S BEST CEDAR' / BRACKEN'S BEST DEODAR CEDAR	B & B		6'	4'	8' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	IF2	22	ILEX X ATTENUATA 'FOSTER NO. 2' / FOSTER NO. 2 HOLLY	B & B		6'	4'	8' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	TPF	2	THUJA PLICATA 'FLUFFY' / FLUFFY® WESTERN ARBORVITAE	B & B		4"-5"	2"	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	36	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		6'	4'	8' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
<b>DECIDUOUS SHRUBS</b>									
	HF	12	HYPERICUM FRONDOsum 'SUNBURST' / SUNBURST HYPERICUM	CONT.		24"	18" - 24"	4" O.C.	FULL, WELL-BRANCHED, MATCHED
	SDP	9	SPIRAEA X 'DOUBLE PLAY DOOZIE' / DOUBLE PLAY DOOZIE® SPIREA	CONT.		12"	12"	3" O.C.	WELL-BRANCHED, DENSE, MATCHED
<b>EVERGREEN SHRUBS</b>									
	IC3	5	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	CONT.		12"	12"	4" O.C.	DENSE, FULL, MATCHED
	IC5	8	ILEX CRENATA 'STEEDS' / STEEDS JAPANESE HOLLY	CONT.		30"	18"	4" O.C.	DENSE, FULL, MATCHED
	IM	25	ILEX X MESERVEAE 'CHINA GIRL' TM / CHINA GIRL HOLLY	CONT.		24"	24"	5" O.C.	DENSE, FULL, MATCHED
	JPG	10	JUNIPERUS X PFITZERIANA 'AUREA IMPROVED' / GOLD COAST JUNIPER	CONT.		24"	18" - 24"	5" O.C.	DENSE, FULL, MATCHED
	PLS	26	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	CONT.		18"	12"	4" O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	TC	12	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHIEF ARBORVITAE	CONT.		12"	12"	4" O.C.	DENSE, FULL, MATCHED
<b>GRASSES</b>									
	SH	6	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	I GAL		12" - 18"	12"	3" O.C.	WELL ROOTED AND FULL TO EDGES OF CONTAINER

**MATCHED\*** - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:  
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

**LANDSCAPE NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. TREAT LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFIC CONTRACTUAL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
10. THE QUANTITY INDICATED ON THE PLANT SCHEDULE AND PLANT ACT FOR THE CONSTRUCTION OF THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THESE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
11. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
12. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
13. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION AND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUEANCE OF THE CERTIFICATE OF OCCUPANCY.

**Landscaping Details & Notes**

REVISED: 09-11-2025; Staff Comments

DRAWN: KMG DATE: 09-08-2025

CHECKED: RSM FILE NAME: 241345L.Kara\_LA

SCALE: N/A

JOB NO. 24134

SHEET: 1

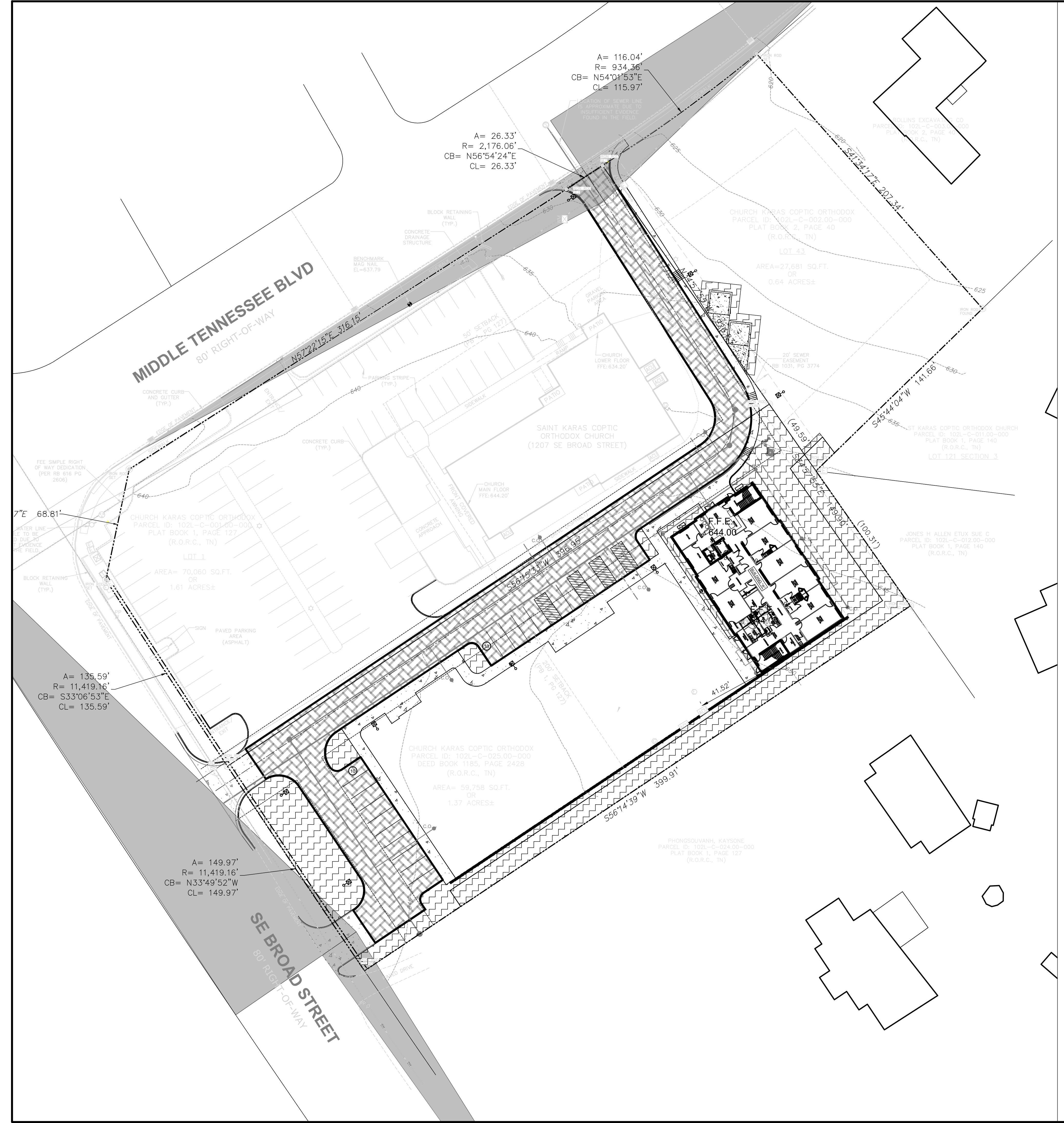
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**Saint Karas Church**  
**BZA Submittal**  
 Murfreesboro, Tennessee

Landscape Details & Notes

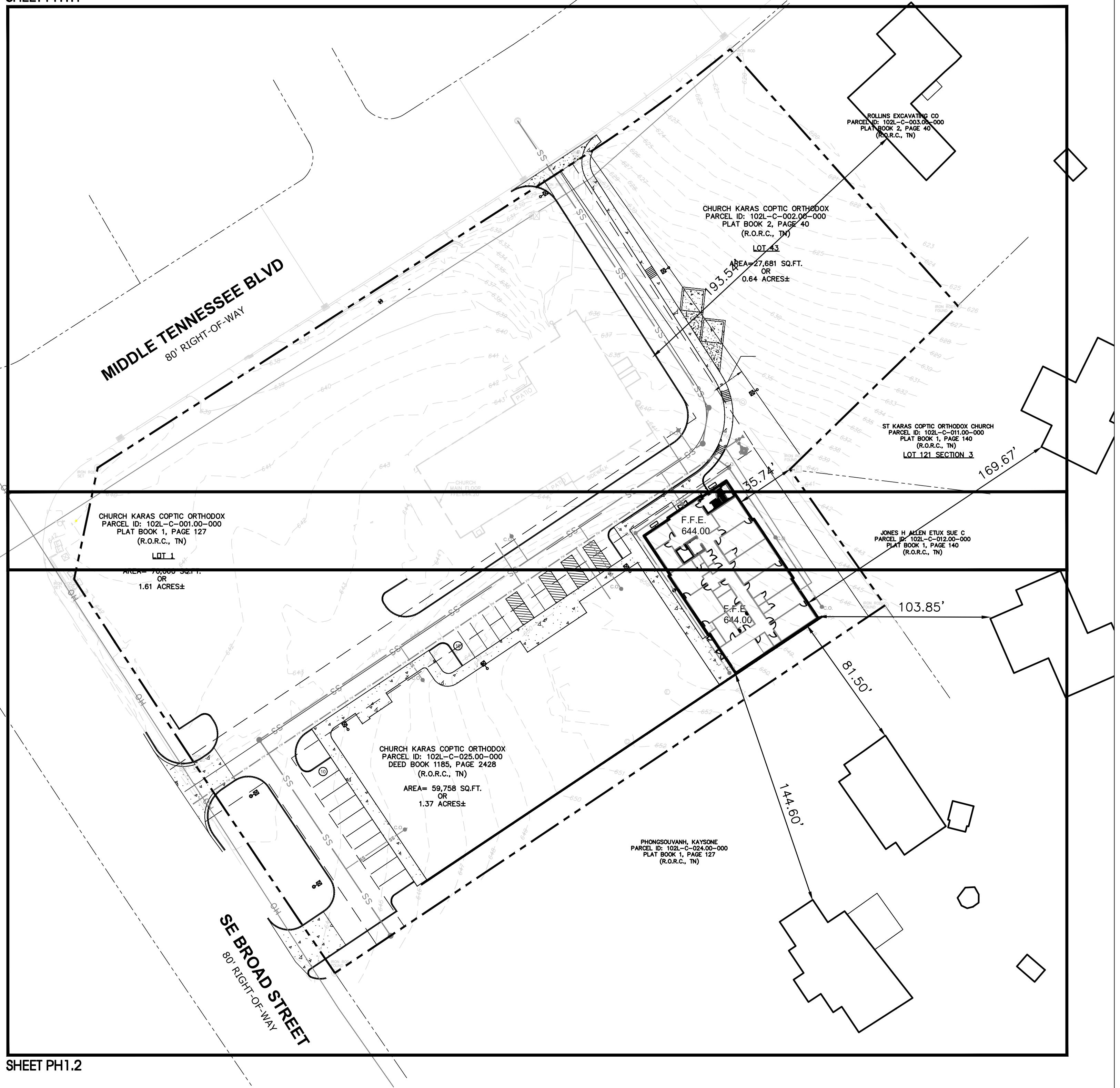
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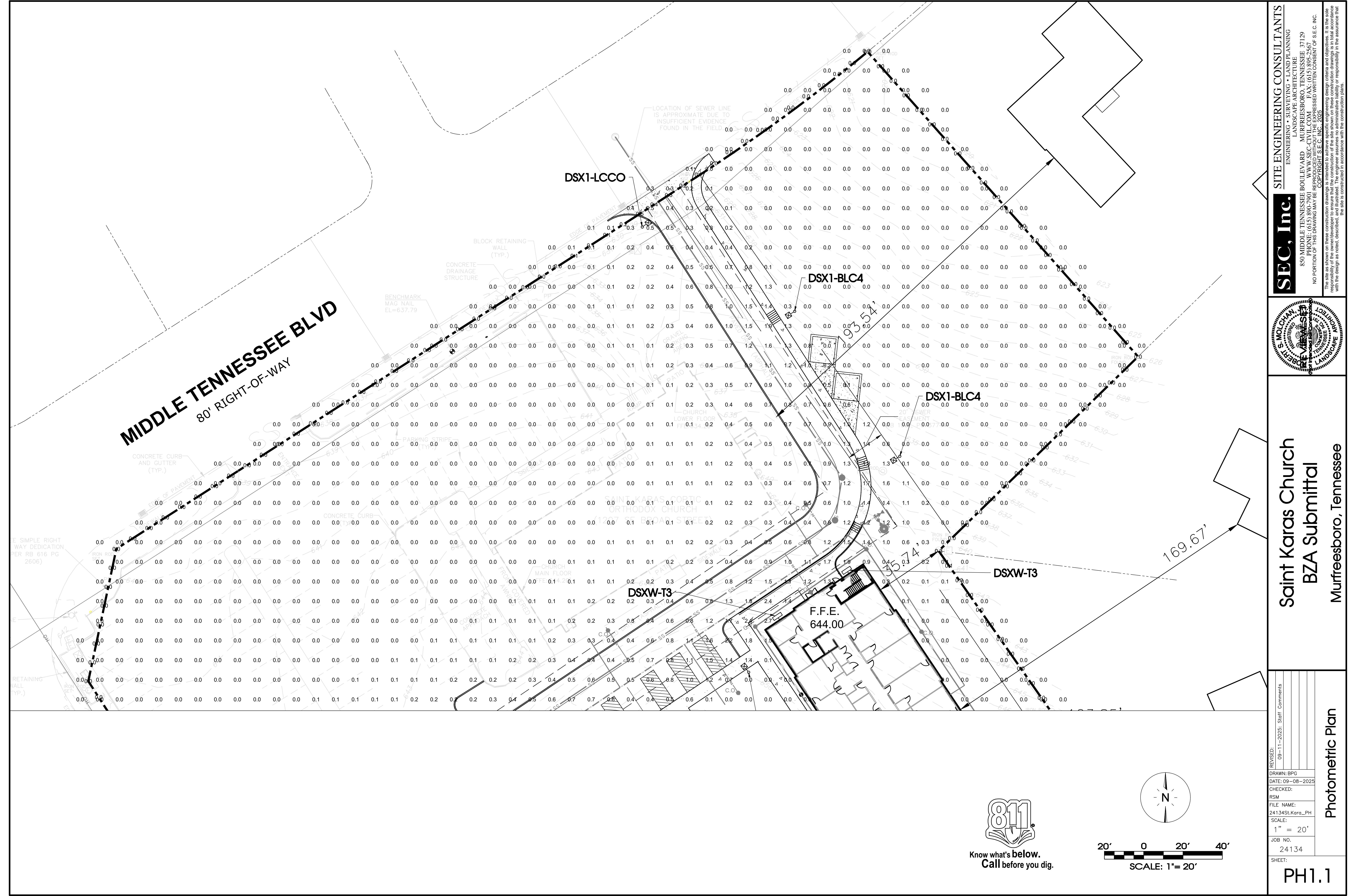
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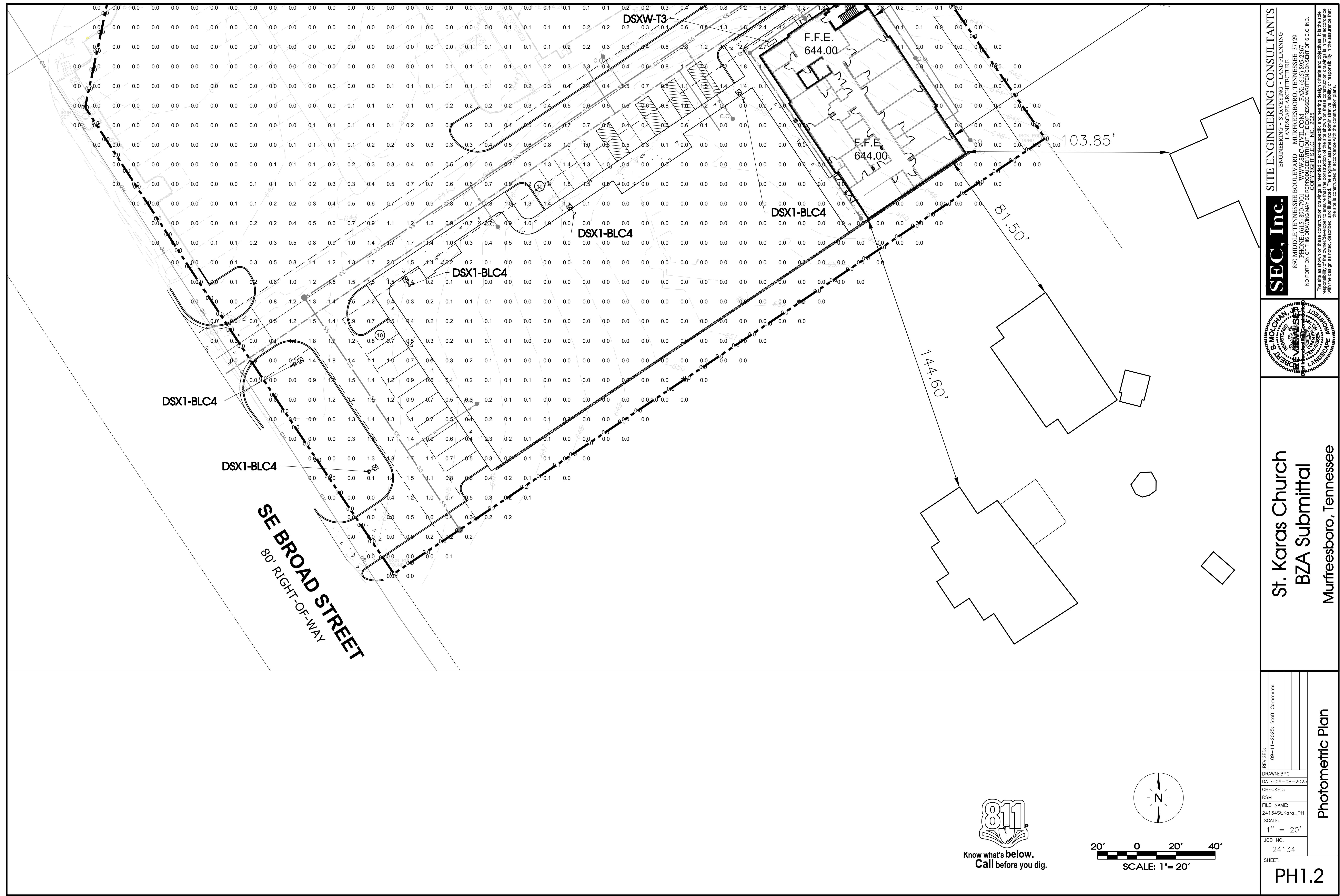
## PHOTOMETRIC PLAN

SHEET PH1.1



MIDDLE TENNESSEE BLVD  
80' RIGHT-OF-WAY





### D-Series Size 1 LED Area Luminaire

**Catalog Number** DSX1-LED

**Notes**

**Type**

Hit the Tab key or mouse over the page to see all interactive elements.

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**Ordering Information**

**EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRIN DDBDX**

DSX1 LED	Series	LEDs	Color temperature	Color rendering index	Distribution	Voltage	Mounting		
DSX1 LED	Forward optics	(This section 70CRI only)	30K 3000K	70CRI	AFR Automotive front row	70VLT	10'x7' medium	MVOLT (120V-277V)	Shipped included
	P1	75	30K	70CRI	TFS Type I low	70VLT	Type I low glare	50W	Spun pole mounting (8# drilling)
	P2	77	40K	70CRI	T2M Type II medium	70VLT	Type II wide	40K	Surface mounting bracket
	P3	78	50K	70CRI	T3M Type III medium	70VLT	Type III back light control	50K	Round pole mounting (8# drilling)
	P4	79	(This section 80CRI only, apply)	80CRI	T4L Type IV medium	70VLT	Type IV low glare	208 <sup>1,2</sup>	Square pole mounting (5# drilling)
	PS	80	27K	70CRI	T4L Type IV low glare <sup>1</sup>	70VLT	Type IV low glare <sup>1</sup>	277 <sup>1,2</sup>	For 3/4" NPT side entry conduit (BBW only)
	P10 <sup>1</sup>	P12 <sup>1</sup>	30K	3000K	T4L Type IV medium	70VLT	Type IV medium	347 <sup>1,2</sup>	PIR 180° motion/ambient light sensor, <15' mtg ht <sup>1,2</sup>
	P11 <sup>1</sup>	P13 <sup>1</sup>	50K	3500K	T4L Type IV low glare <sup>1</sup>	70VLT	Type IV low glare <sup>1</sup>	480 <sup>1,2</sup>	PIR/PIRCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15'
	P5	81	40K	4000K	T4L Left corner cutoff <sup>1</sup>	70VLT	Left corner cutoff <sup>1</sup>	40K	PIR/PIRCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15'
	P6	82	50K	5000K	T4L Right corner cutoff <sup>1</sup>	70VLT	Right corner cutoff <sup>1</sup>	50K	PIR/PIRCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15'
	Rotated optics								PIR/PIRCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15'
	P10 <sup>1</sup>	P12 <sup>1</sup>	40K	4000K	T4L Forward throw medium	70VLT	Forward throw medium	40K	PIR/PIRCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15'
	P11 <sup>1</sup>	P13 <sup>1</sup>	50K	5000K	T4L Forward throw medium	70VLT	Forward throw medium	50K	PIR/PIRCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15'

**Control options**

**Shipped installed**

NLTAIR2 PIRIN: Light Algen 2 enabled with bi-level motion / ambient sensor, 8-15' mounting height, ambient sensor enabled at 15'.

PIR: High-flow, motion/ambient sensor enabled at 26'.

PER: MEMA twist-lock receptacle only (controls ordered separately).

PERS: Five-pin receptacle only (controls ordered separately).

**Shipped separately**

PER7: Seven-pin receptacle only (controls ordered separately).

FAO: Field adjustable output.

BL30: Bi-level switched dimming, 300W<sup>1,2</sup>.

DMG: 0-10V dimming wire pulled outside fixture (for use with an external control, ordered separately).

DS: Dual switching.

**Other options**

Shipped installed

SPD20KV: 20KV surge protection.

HS: House-side shield (black finish standard).

L90: Left rotated optics.

R90: Right rotated optics.

CCE: Coastal Construction.

HA: 50% ambient operation.

BAA: Bay Area Act Compliant.

SP: Single fuse (120, 277, 347V).

DF: Double fuse (208, 240, 480V).

ESR: External Gaze Shield (reversible, field install required, matches housing finish).

BSDB: Bird Spikes (field install required).

**Finish required**

Shipped separately

DSX1-LED

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DSX1-LED Rev. 09/05/23 Page 1 of 10

### D-Series Size 1 LED Wall Luminaire

**Catalog Number** DSXW1-LED

**Notes**

**Type**

Hit the Tab key or mouse over the page to see all interactive elements.

**Introduction**

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**Ordering Information**

**EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBDTX**

DSXW1 LED	Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C (one engine)	10 LEDs	350	30K 500mA	T2S Type I Short	120V <sup>1</sup>	Shipped included	Shipped installed
	20C (two engines)	20 LEDs	700	40K 500mA	T2M Type I Medium	120 <sup>1,2</sup>	(blank)	PE Photocell cell, button type <sup>4</sup>
			1000	1000 mA (1 A)	T2S Type II Short	208 <sup>1</sup>	Surface mounting bracket	DMG 0-10 dimming wire pulled outside fixture (for use with an external control, ordered separately)
					T2M Type II Medium	240 <sup>1</sup>	PIR 180° motion/ambient light sensor, <15' mtg ht <sup>1,2</sup>	
					T4M Type IV Medium	347 <sup>1,2</sup>	PIR/PIRCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15'	
					TFTM Forward throw Medium	480 <sup>1,2</sup>	PIR/PIRCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15'	
							ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant <sup>13</sup>	

**Other Options**

Shipped installed

DS: Single fuse (120, 277 or 347V).

DF: Double fuse (208, 240 or 480V).

HS: House-side shield.

SPD: Separate surge protection.

**Finish required**

DBBXD: Dark bronze

DBBXD: Black

DBXAD: Natural aluminum

DBXAD: White

DBXBD: Textured dark bronze

DBXBD: Textured black

DBXND: Textured natural aluminum

DBXWD: Textured white

**Accessories**

Ordered and shipped separately.

DSXW1-LED

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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DSXW1-LED Rev. 2/05/20

**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	MOUNTING HEIGHT	QUANTITY	LAMP DEPRECIATION
DSX1-BLC4	~8	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control External Glare Shield	POLE	Lithonia Lighting, DSX1 LED P1 40K 70CRI BLC4 EGS	20'	7	0.95
DSX1-LCC0	~8	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control External Glare Shield	POLE	Lithonia Lighting, DSX0 LED P1 40K 70CRI LCC0 EGS	20'	1	0.95
DSXW-T3	~1	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 530mA WITH HOUSE-SIDE SHIELDS.	WALL	Lithonia Lighting, DSXW1 LED 10C 530 40K T3M MVOLT HS	12'	2	0.9

**PARKING LOT POLE FOOTING**

**LIGHT POLE FOOTING**

**Light Pole Footing/Base to be designed by Structural Engineer.**

**Install Pole as per Manufacturer Specs.**

**Light Pole Footing/Base to be designed by Structural Engineer.**

**Install Pole as per Manufacturer Specs.**

**Photometric Details & Notes**

**St. Karas Church BZA Submittal**

**Murfreesboro, Tennessee**

**Site Engineering • Surveying • Land Planning • Landscape Architecture**

**Engineering • Surveying • Land Planning • Landscape Architecture**

**811**

**Know what's below. Call before you dig.**

**PH2.0**

**REVISION: 09-11-2025; Staff Comments**

**DRAWN: BPG**

**DATE: 09-08-2025**

**CHECKED: RSM**

**FILE NAME: 241451Kara\_PH**

**SCALE: N/A**

**JOB NO. 24134**

**HEET: PH2.0**

**NO DUGGING OR DRILLING IS PERMITTED ON THESE DRAWINGS UNLESS SPECIFIED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE IS IN ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE IS IN ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED.**

**SITE ENGINEERING CONSULTANTS**

ENGINEERING • SURVEYING • LAND PLANNING

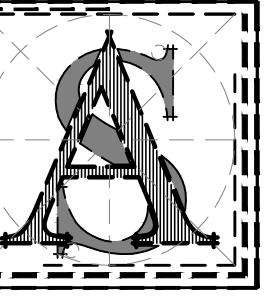
LANDSCAPE ARCHITECTURE

MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901 FAX: (615) 895-2567

WWW.SEC-INC.COM SEC, INC.

2025



AS Architectural  
Design, LLC  
Yman Sedra, AIA

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[dra@asadesignsllc.com](mailto:dra@asadesignsllc.com)  
[www.asadesignsllc.com](http://www.asadesignsllc.com)

Date:	3-13-2025
Issue:	Drawings

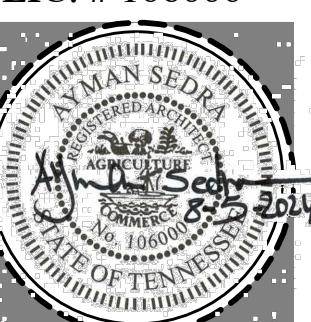
3-13-2025	Drawings for PUD Review
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# Proposed Church Building / Service Buildings For St Karas Coptic Orthodox Church

227 Se Broad Street. Murfreesboro. TN  
St. Paul's Episcopal Church

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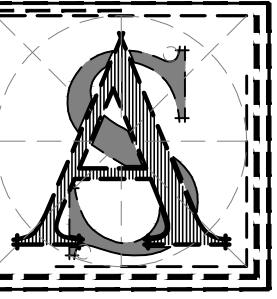
1AI02018700  
RA408960  
06000



# BUILDING "A" = 1ST FLOOR PLAN

SCALE =  $\frac{1}{4}'' = 1' = 12''$

~~FLOOR AREA~~ = 6134 SQ.FT



AS Architectural  
Design, LLC  
Ayman Sedra, AIA

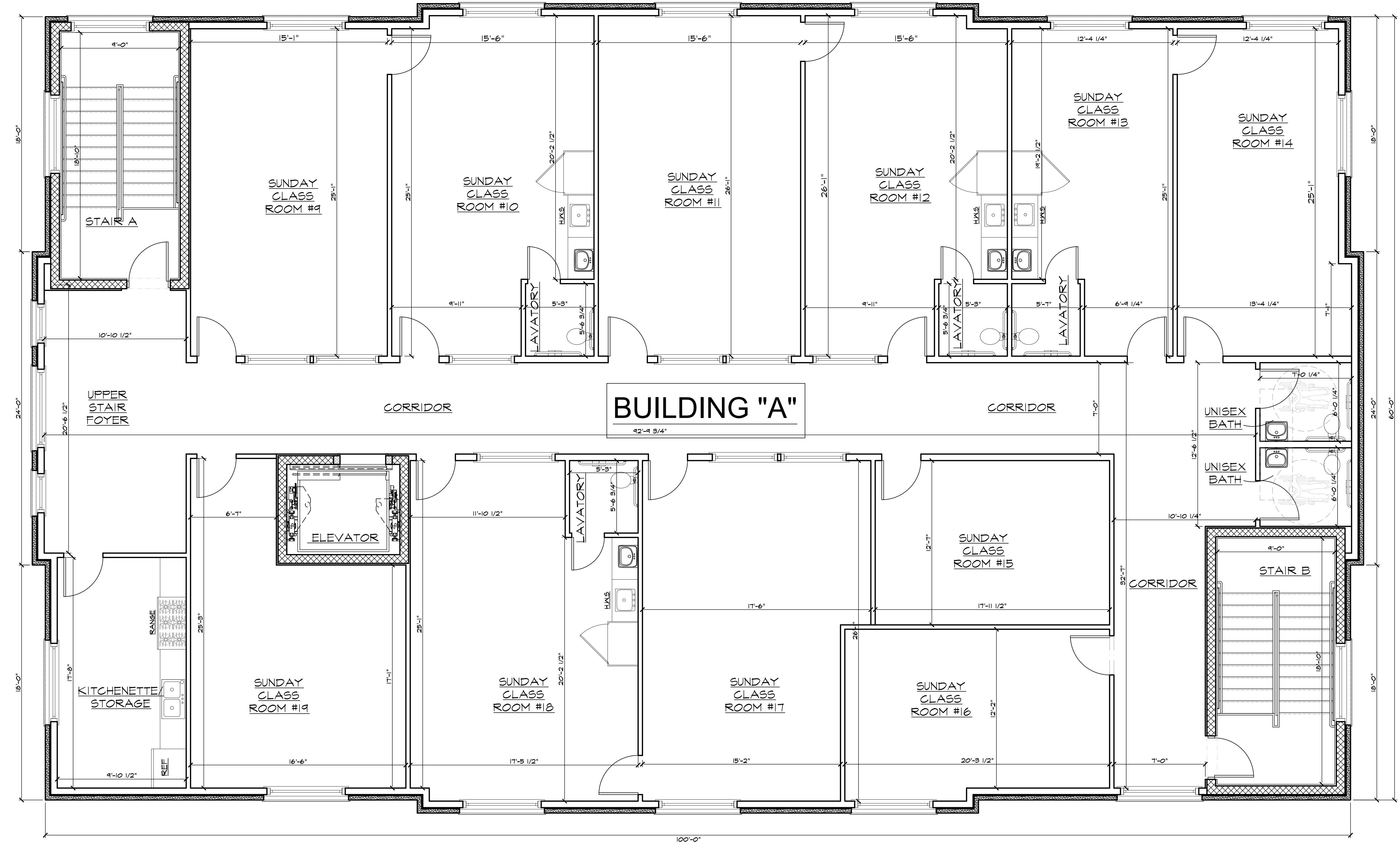
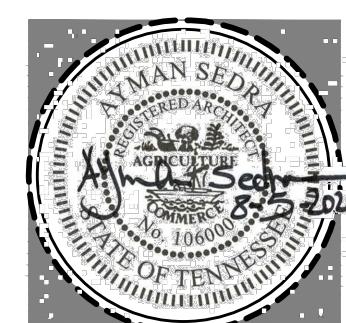
188 Eagle Rock Ave.  
2nd Floor, Suite #5  
Roseland, NJ 07068  
Phone: 973-302-3022  
Fax: 973-970-1928  
asedra@asadesignslc.com  
www.asadesignslc.com

Set Issues & Dates:  
Due: 3-13-2025 Issue:

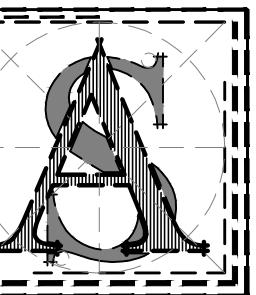
Drawings for PLD Review

Proposed Church Building / Service Buildings  
For St Karas Coptic Orthodox Church  
1207 & 1227 Se Broad Street, Murfreesboro, TN

NJ LIC. # 21AI02018700  
PA LIC. # RA408960  
TN LIC. # 106000



Drawing Title: Date: 3-13-2025  
Scale:  
Drawn By: AS  
A-04



AS Architectural  
Design, LLC  
Ayman Sedra, AIA

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asedra@asadesignsllc.com  
www.asadesignsllc.com

Set Issues & Dates:	Issue:	Drawing
	Date:	
3-13-2025		

# Proposed Church Building / Service Buildings

## For St. Karas Coptic Orthodox Church

Full Nalas Coptic Orthodox Church  
& 1227 Se Broad Street, Murfreesboro, TN

1AI02018700  
RA408960  
106000



**PROPOSED NORTH-EAST ELEVATION "BUILDING A"**

SCALE  $\frac{1}{4}$ " = 1'-0"

**Top Elevation Labels:**

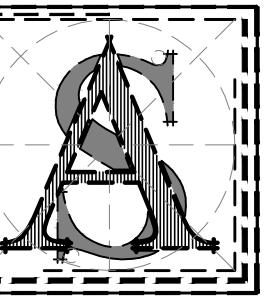
- METAL COPING
- GFRC RAISED CROSS BAND
- BRICK SOLDER COURSE
- KEYSTONE
- BRICK SOLDER COURSE
- BRICK ROWLOCK COURSE
- 2ND FLOOR FINISH
- GFRC RAISED CROSS PANEL
- 4" BRICK VENEER
- LIME STONE CAP
- 4" STONE VENEER
- 1ST FLOOR FINISH
- REAR STAIR HEIGHT
- 3'-0" ROOF FRAMING
- 5'-6" PARAPET WALL
- 3'-6" PARAPET WALL
- 3'-0" BUILDING HEIGHT
- 2'-4" FLOOR
- 3'-0" PARAPET WALL HT.
- 5'-6" PARAPET WALL
- 3'-0" PARAPET WALL HT.
- 4'-4" PARAPET WALL HT.
- 3'-4" PARAPET WALL HT.
- 4'-4" PARAPET WALL HT.

**Bottom Elevation Labels:**

- REAR STAIR HEIGHT
- 3'-10" BUILDING HEIGHT
- 2'-4" FLOOR
- 3'-0" PARAPET WALL HT.
- 5'-6" PARAPET WALL
- 3'-6" PARAPET WALL
- 3'-0" ROOF FRAMING
- KEYSTONE
- BRICK SOLDER COURSE
- BRICK ROWLOCK COURSE
- 4" BRICK VENEER
- 2ND FLOOR FINISH
- ENTRY CANOPY HUNG W/ METAL CABLES
- INTERIOR DRAINAGE PIPES, CONNECT WITH ROOF DRAIN
- LIME STONE CAP
- 4" STONE VENEER
- 1ST FLOOR

PROPOSED NORTH-WEST ELEVATION " BUILDING A"  
SCALE  $\frac{1}{4}$ "=1'-0"

— — — A-



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Design, LLC  
Ayman Sedra, AIA

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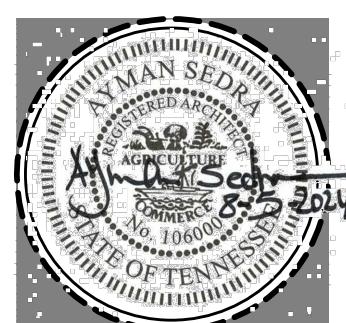
Issue:	
Date:	
3-13-2025	

# Proposed Church Building / Service Buildings

## For St Karas Coptic Orthodox Church

1111 St. Paul's Episcopal Church

1AI02018700  
RA408960  
06000





Site Engineering Consultants  
850 Middle Tennessee Blvd  
Murfreesboro, TN 37129  
615)890-7901  
[www.sec-civil.com](http://www.sec-civil.com)

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September 15, 2025

Mr. Richard Donovan  
City of Murfreesboro Planning Department  
111 W Vine St  
Murfreesboro, Tennessee 37130

RE: St. Karas Coptic Orthodox Church  
BZA Special Use Permit  
Murfreesboro, Tennessee  
SEC Project No. 24134

Dear Richard:

Pursuant to Section 8 – Procedure for Uses Requiring Special Permits and Section 9 – Standards for Special Permit Uses of the City of Murfreesboro Tennessee 2024 Zoning Ordinance dated July 31, 2025 in regards to constructing a new building for Sunday School and office space and new internal circulation drive and additional parking spaces for **St. Karas Coptic Orthodox Church** located at Tax Map 102L Group C Parcels 1.00, 2.00 & 25.00. Please accept the following information as our submittal package for the official Board of Zoning Appeals – Hearing Request Application.

#### **Section 8 – Procedure for Uses Requiring Special Permits**

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

SEC, Inc on behalf of St. Karas Coptic Orthodox Church  
c/o Rob Molchan  
850 Middle TN Blvd  
Murfreesboro, TN 37129

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

St. Karas Church currently owns all properties included in the special use permit request.

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

A concept plan has been submitted with this application for review.

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

- 1207 SE Broad Street
- 1227 SE Broad Street
- Unaddressed Parcel east of 1207 SE Broad St. along Middle Tennessee Boulevard, 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 has been submitted with this application for review.

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

The property is currently zoned RS-15.

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

**1.) Hours and days of operation**

The church has different functions throughout the week, but generally below are times for each day when the site would expect to see traffic due to a scheduled weekly function:

- Monday & Wednesday: No Services or Activities on the property
- Tuesday & Thursday: 8:00 am to 8:00 pm
- Friday & Saturday: 8:00 am to 10:00 pm
- Sunday: 8:00 am to 2:00 pm

**2.) Duration of the proposed special use**

Permanent

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

The new Building A, the Sunday School Building, will not be increasing number of patrons to the existing church containing 520 seats.

The purpose of the BZA application is solely to provide additional opportunities to serve the current congregation, and to provide additional parking. These improvements are urgently needed to better serve the current congregation and ensure the safety and well-being of the parish.

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

Traffic generation projections related to the new building and a potential long term impacts should the church expand further with future application approvals are attached with Traffic Impact Study included with this submittal. The addition of Building A has 19 A.M. and 18 P.M. peak hour traffic trips. Potential future phases may only add 50 to 60 peak hour trips at full build-out. Based on the traffic model, the existing roadway level of services after including traffic from the proposed development has no change in Level of Service. All driveways operate at LOS A, with turning movements of LOS C or better.

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

Any new lighting or landscaping will comply with the zoning ordinance to prevent impacts on neighboring properties. New trash enclosures are proposed and are not located near adjacent properties.

## **Section 9 – Standards for Special Permit Uses**

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

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

The proposed buildings should not have any substantial or undue adverse effect upon adjacent property or neighborhood. The plan will continue to utilize the two existing entrances onto Middle Tennessee Boulevard, continue to use the existing entrance onto SE Broad Street, and construct a new entrance to SE Broad Street at the southern end of the property contingent upon TDOT and City approvals at site plan review. The plan will also revise onsite circulation to make more streamlined with fewer internal conflicts to aid in operational movements, additional landscaping will be added to the site to meet the landscape ordinance and provide required buffering to the neighbors. Any new lighting will meet the city's requirements to prevent light intrusion on neighboring properties as shown on the photometric plan. New water and sewer connections will be required for the buildings and will be connected per City of Murfreesboro Water Resources Department standards within a new 35-ft wide easement as needed.

- 2) that the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations**

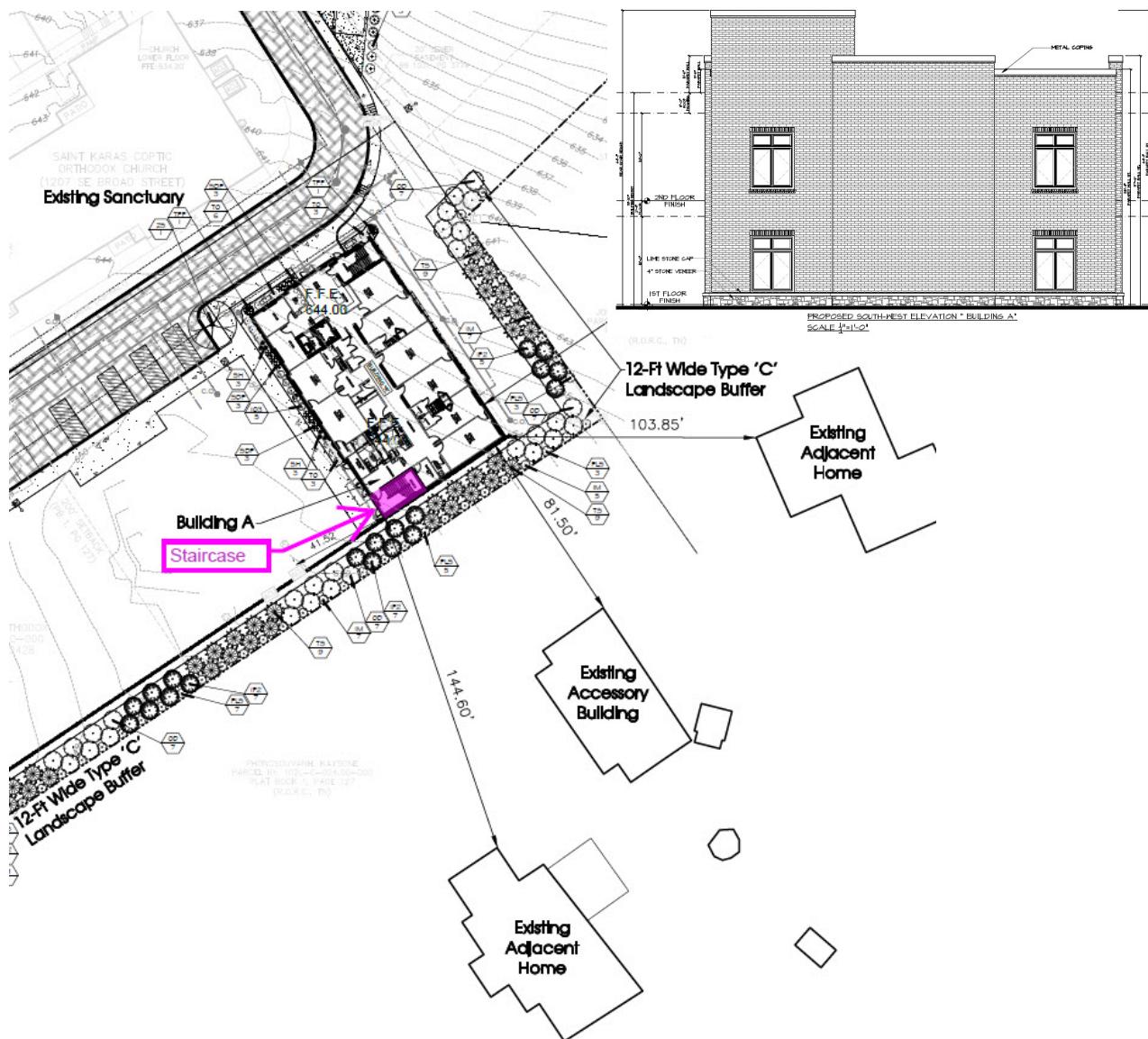
The proposed Sunday School building has been oriented to have the main drop-off activities on the side opposite existing homes.

With this application, we're asking for the proposed Sunday School building to be allowed to have an additional 9-ft of building height from 35-ft standard to 44-ft. The additional height requested is for a small section of the top of the building for the required staircase access to the roof in the southwest corner of the building. The tallest section of the building is at least 15-ft from the property line and over 81-ft from the accessory structure and 144-ft from the primary residence on the property to the south of the church's property. Also,

a 12-ft wide Type 'C' Buffer is to be installed along the eastern and southern boundaries with the adjacent properties to provide additional screening between the proposed building and adjacent properties. The taller building will not have a negative impact on adjacent properties due to large distances between the proposed taller building and existing structures on adjacent properties and heavy landscape.

See image below showing the location of the stairwell circled in magenta, the location of the Type 'C' Landscape Buffer between the building and surrounding properties, and the distances between Building A and neighboring structures. A detailed inset of the southernly facing elevation is also shown.

All the building's exterior façade has been designed to be cohesive with the rest of the campus and constructed with all masonry materials.



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

The subjected property is located at the corner of SE Broad St., and Middle Tennessee Boulevard. Middle Tennessee Boulevard is currently constructed as a 5-lane Major Arterial Roadway. SE Broad St. is currently a 2 to 3-lane roadway and is slated to be widened to a 5-lane Major Arterial Roadway as per the 2040 Major Thoroughfare Plan.

All of the parking needs for the buildings will be contained on the site itself and will not have any connectivity with the surrounding residential neighborhoods. The provided parking meets or exceeds the required parking for the existing 520-seat church building.

$$\begin{aligned} 520 \text{ seats in the sanctuary divided by 8 Seats} &= 65 \text{ Required Spaces} \\ &85 \text{ Provided Spaces (+4 HC)} \end{aligned}$$

The drainage for the site will be redesigned to be contained in underground storage and/or using permeable pavers onsite under the new drives and parking stalls as shown on Sheet C1.0.

Solid waste disposal will be handled via a dumpster(s) on the church campus as shown on Sheet C1.0.

The site is currently being served by City of Murfreesboro water for domestic and fire protection. The property currently has sanitary sewer service via a private sewer line in a private easement. This private sewer line and easement will be removed from the property with this proposed development. The project proposes to construct new on-site water and sewer lines within a proposed 35-ft easement to support the proposed redevelopment of the church campus. These utilities will be installed to meet City Standards.

**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**

There are no structures or features that are known to be of significant importance to remain currently. The existing house at 1227 SE Broad St., built in 1954, will be demolished as part of the project and does not have any historical significance. However, if the BZA identifies any such features the applicant will work to preserve those.

**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.**

***Additional Standards are addressed below.***

**(D) Authorized special uses and additional standards.**

**(2) Minimum specific use standards**

**(zz) Institutional Group assembly uses, including recreational fields, public buildings, lodges, country clubs, churches, and other places of worship, but excluding public or private schools grades K-12, 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 onsite off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard.**

The existing parking will remain in place for the near term and will be adjusted in the future to accommodate the future redevelopment of the property. No existing or proposed parking is designed or arranged to back onto the public street. Proposed additional parking spaces are designed to be behind the required 40-ft front yard.

The current church lot has parking in the front yard, which will continue to be used in the near term with any required 2040 MTP 5-lane ROW dedications. The proposed site plan will continue to use the front yard area for parking as it is already a function of the property. The proposed new access drive will promote better internal circulation to the existing parking and provide for better 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.**

The minimum lot size of the RS-15 zone requires a minimum of 15,000 s.f. lots thus the minimum size is 45,000 s.f. or 1.033 acres. The proposed site is approximately 3.61 acres in size which is 3.5 times larger than the required minimum.

**[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, the direction in which lighting will be oriented, and photometrics. 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.***

Any lighting proposed will comply with the city's lighting requirements to prevent light intrusion on neighboring properties as shown on the photometric plan. No outdoor athletic fields with lighting are proposed or anticipated in the future.

**[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.***

New solid waste trash enclosure(s) with dumpster(s) will be located in the middle of the site directly behind the existing church building. The dumpster(s) will be sited on a concrete pad(s) and enclosed with a masonry enclosure(s) and screened with landscaping. The location and the screening features aid in minimizing any effects on neighboring properties or the public rights-of-way.

**[5] *A Type C landscape buffer shall be required to screen the proposed use from any property zoned or used for single-family residential purposes (including single-family residential portions of an approved PUD), regardless of the zoning of the institutional group assembly use property. In the event of new building expansions, accessory structures, or other miscellaneous site improvements, the Type C buffer shall only be required in the area of such expansions or improvements. However, the BZA may require additional screening requirements if necessary to mitigate adverse impacts on adjacent residential properties.***

The areas of the site adjacent to residentially zoned properties or used for single-family residential purposes will be planted with a 12-ft wide Type 'C' Landscape Buffer along those perimeters with adjacent residential properties.

**[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.**

All of the parking needs for the buildings will be contained on the site itself and will not have any connectivity with the surrounding residential neighborhoods. The provided parking meets or exceeds the required parking for the existing 520-seat church building.

520 seats in the sanctuary divided by 8 Seats = 65 Required Spaces  
85 Provided Spaces (+4 HC)

**[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.**

No change in the main church activities is associated with this project. The new Building A will provide 18 additional trips within the same operating hours as expressed in (G)(1) on Page 2. However, the proposed changes to vehicular entrances and on-site circulation improvements will aid in getting cars off the street more efficiently and eliminate turning movement conflicts there by having a lesser impact on adjacent roadways.

**[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;**

No such uses are being requested at this time.

**[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 ensure the compatibility of the short-term land use with other property in the vicinity of the proposed use.**

No temporary or short-term uses are proposed at this time, therefore the applicant is not requesting any variances associated with such uses.

**[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 or amplification 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 does not propose to have any outdoor speakers.

**[11] The building height of all principal and accessory buildings shall be limited to what is permitted by Chart 2 of the Zoning Ordinance and its endnotes. However, the BZA may approve building height that exceeds the above noted standards as a function of the special use permit, provided it finds that the use will still comply with the Standards of General Applicability in Section 9 of this article. Regardless, no special use permit shall grant authority for such a structure to exceed the maximum height requirements denoted in the Airport Overlay District**

With this application, we're asking for the proposed Sunday School building to increase the maximum building height from 35-ft to 44-ft. The additional 9-ft height requested is for a small section of the top of the building for the required staircase for access to the roof. See further discussion and details on Pages 3-5 under item 2) of this letter.

**[12] The development plans for such use shall comply with any requirements set forth by the State Fire Marshal and/or the City Fire Marshal, as applicable.**

The project will comply with all requirements by the State and City Fire Marshals.

**[13] Where existing development on the subject property has failed to comply with conditions set forth in a prior approval or where there are current zoning or code violations on the subject property, such violation shall be grounds for denial of the application for said use.**

The property owner acknowledges this requirement and does not know of any violations associated with the prior approvals on the property.

Your thorough consideration of the requested special use permit is much appreciated. Please contact me if any additional information is required. I can be contacted at 615-890-7901 or via email at [rmolchan@sec-civil.com](mailto:rmolchan@sec-civil.com).

Sincerely,



Rob Molchan, P.L.A.  
Landscape Architect & Land Planner  
SEC, Inc.

**SEC, Inc.**

**SITE ENGINEERING CONSULTANTS**  
ENGINEERING \* SURVEYING \* LAND PLANNING

850 MIDDLE TENNESSEE BLVD. MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890 - 7901 FAX: (615) 895 - 2567 [www.sec-civil.com](http://www.sec-civil.com)

SEC Project No.:

24134

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Page:

September 8, 2025

Date:

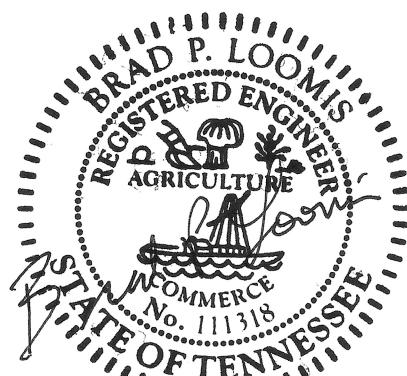
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Revision:

## TRAFFIC IMPACT STUDY

### ST. KARAS CHURCH

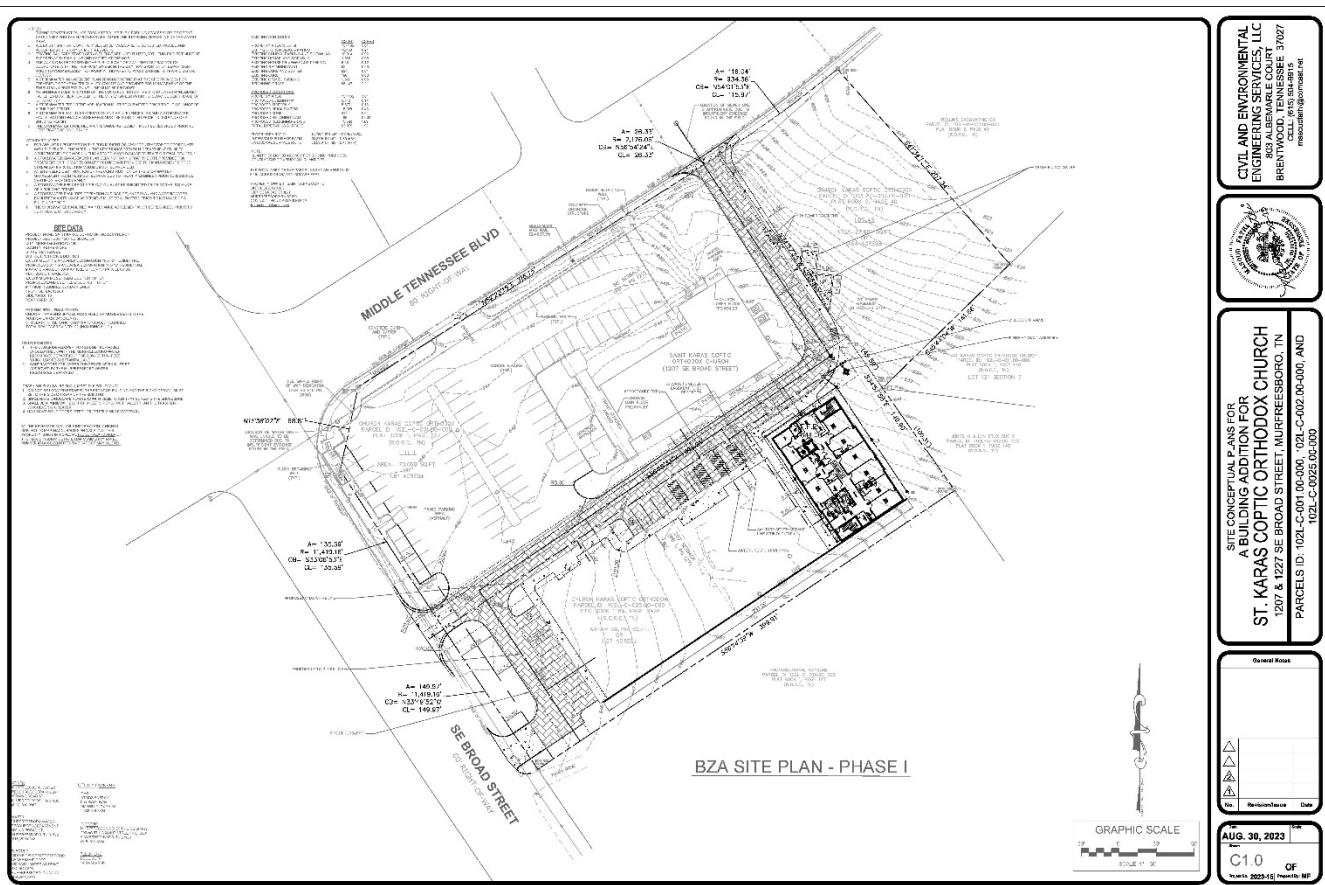
Murfreesboro, Tennessee



**EXECUTIVE SUMMARY**

The St. Karas Coptic Orthodox Church currently occupies a parcel with the street address of 1207 & 1227 SE Broad Street, Murfreesboro, Tennessee. The church plans to expand the site during 4 Phases: 1) A new Building A (12,220 sf) Sunday School and General Office Space, 2) New Church Building (18,860 sf) to replace existing church, 3) Building B (8,510 sf) New Gymnasium/Recreation Facility, 4) New Building C (12,240 sf) for new General Office Space and Cafeteria. Before Phase 1, the existing single-family house on the property will be demolished. Before Phases 2, the existing church will be demolished to make way for the new church building at the same location as the existing church.

Construction of Phase 1 is expected to begin in 2026, and occupancy is planned in 2027. Construction of Phase 4 is expected to begin in 2029, and occupancy is planned in 2030. A concept site plan for Phase 1 is shown below and in Appendix A.



There will be four access points to the development:

- Middle Tennessee Boulevard and New Entrance A (full access)
- Middle Tennessee Boulevard and Existing Entrance B (converted to right-in/right-out)

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- SE Broad Street and Existing Entrance C (converted to right-in/right-out)
- SE Broad Street and New Entrance D (no-left turn inbound/full access outbound)

For the purposes of this report, we analyzed the following scenarios:

Scenario 1: Existing year (2025) intersection level of service for AM and PM peak hours.

Scenario 2: Baseline year (2027) intersection level of service for AM and PM peak hours with existing year traffic grown at 2.0% annually.

Scenario 3: Total year (2027) intersection level of service for AM and PM peak hours with Baseline traffic and Phase 1 new development traffic.

Scenario 4: Baseline year (2030) intersection level of service for AM and PM peak hours with existing year traffic grown at 2.0% annually.

Scenario 5: Total year (2030) intersection level of service for AM and PM peak hours with Baseline traffic and Phase 2 new development traffic.

This traffic study takes place in an urban, built environment. Under existing conditions, the westbound left turning movement at US Hwy 41/SE Broad St and Middle Tennessee Blvd operates at LOS F in the AM peak hour, with delay of over two minutes.

Additionally, the 95<sup>th</sup> percentile queues at Bradyville Pike and Middle Tennessee Blvd for the northbound and southbound left-turns exceed the storage length of those lanes.

This proposed development only adds 50 to 60 peak hour trips at full build-out. Based on the traffic model, the existing roadway level of services after including traffic from the proposed development has no change in Level of Service. All driveways operate at LOS A, with turning movements of LOS C or better.

The following geometric improvements are recommended:

- Provide a 50-foot left-turn lane for westbound Middle Tennessee Boulevard traffic turning into Driveway A (already provided using two-way left-turn lane).
- Provide a 150-foot right-turn lane for northbound SE Broad Street traffic turning onto Middle Tennessee Boulevard (will be completed in the future as part of City upgrades to roadway infrastructure).

*City of Murfreesboro*  
**BOARD OF ZONING APPEALS**

**HEARING REQUEST  
APPLICATION**

Location/Street Address:

Tax Map:      Group:      Parcel:      Zoning District:

Applicant:      E-Mail:

Address:      Phone:

City:      State:      Zip:

Property Owner:

Address:      Phone:

City:      State:      Zip:

Request:

Zoning District:

Applicant Signature:

Date:

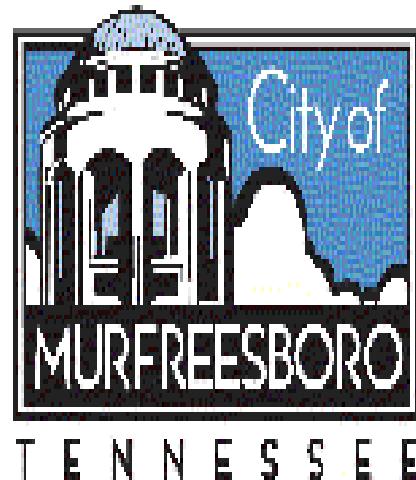
Received By:

Receipt No.:

Application #:

Date:

**Murfreesboro  
Board of  
Zoning Appeals**



**HEARING APPLICATION  
AND  
GENERAL INFORMATION**

## INTRODUCTION:

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

## VARIANCES:

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

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

## SPECIAL USE PERMITS:

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

## APPEALS FROM ADMINISTRATIVE DECISIONS:

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

## APPLICATION PROCESS:

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

The applicant must submit the following:

1. A completed application (included on this brochure).
2. A \$250 application fee; or in the case of a special meeting, a \$300 application fee (checks to be made payable to the City of Murfreesboro).
3. Supporting materials which should include:

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

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

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

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

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

## MEETING TIME AND PLACE:

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

## MEMBERSHIP

Davis Young, Chairman	Julie R.P. King
Ken Halliburton, Vice-Chair	Tim Tipps
Frances Mosby	

## STAFF

Marina Rush, Principal Planner  
Amelia Kerr, Sign Inspector  
Brian Hardison, Sign Inspector  
David Ives, Assistant City Attorney  
Brenda Davis, Recording Assistant

**CITY OF MURFREESBORO**  
**2026 BOARD OF ZONING APPEALS (BZA) CALENDAR**

<b>Pre-application Meeting Request Due (3:00 PM)</b>	<b>Monthly Submittal Deadline (3:00 PM)</b>	<b>BZA Meeting Date (1:00 PM)</b>
January 5	January 12	January 28
February 2	February 9	February 25
March 2	March 9	March 25
March 30	April 6	April 22
May 4	May 11	May 27
June 1	June 8	June 24
June 26 (Friday)	July 6	July 22
August 3	August 10	August 26
September 4 (Friday)	September 14	September 30
October 5	October 12	October 28
October 30 (Friday)	November 6(Friday)	November 24 (Tuesday)
November 24 (Tuesday)	December 1 (Tuesday)	December 17 (Thursday)