

**CITY OF MURFREESBORO
BOARD OF ZONING APPEALS**

Regular Meeting, July 29, 2026, at 1:00 p.m.
City Hall, 111 West Vine Street, Council Chambers, 1st Floor

A G E N D A

1. Call to order
2. Determination of a quorum
3. Election of Chair
4. Public Comments
5. Consideration of minutes for the regular meeting on June 24, 2026
6. Old Business:
 - a. **Application Z-25-024 by the Stones River Country Club**, is requesting a special use permit in order to construct and establish an institutional group assembly use (Country Club) on property situated behind 1634 and 1728 Northwest Broad Street in a Single-Family Residential (RS-15) zone.
 - Approved at the June 25, 2025, BZA meeting. Request by the applicant to modify the following condition of approval: "A resubdivision plat shall be submitted for review and approval, subject to the Murfreesboro Zoning Ordinance and Subdivision Regulations." (Project Planner: Brad Barbee)
7. New Business
 - Sign Variance*
 - a. **Application Z-26-029 by Tri Star Transport dba Premier Sign Co, representing 7-Eleven, owner of Speedway**, is requesting variances from the following sections of the Sign Ordinance for property located at 5705 Epps Mill Road:
 - Section 25.2-24(A)(28)(b), which states: "Electronic graphic display signs are prohibited in all zoning districts". The applicant is requesting approval to allow an electronic graphic display sign.
 - Section 25.2-26(A)(1), which states: "Except as authorized by this section, it shall be unlawful to have more than one ground sign on a lot of record or in violation of the regulations set forth herein". The

applicant is requesting approval to allow a second interstate on-site ground sign, and the subject property does not qualify for a second sign.

(Sign Administrator: Teresa Stevens)

Special Use Permits

- b. **Application Z-26-030 by Shannon Hicks, for The Home Team, Inc, representing Satriano Trust**, is requesting a special use permit in order to construct and establish an accessory apartment in a Residential Single-Family (RS-15) zone on property located at 1118 Southeast Broad Street. (Project Planner: Marc Shackelford-Rowell)
 - c. **Application Z-26-031 by ASI Storage Properties, LLC**, is requesting a special use permit in order to establish a garden and lawn supply store in a Commercial Fringe (CF) zone for property located at 2415 Halls Hill Pike. (Project Planner: Molly Gilliland)
- 8. Staff Reports and Other Business
 - 9. Adjourn

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

June 24, 2026, 1:00 PM

Members Present:

Davis Young, Chair
Robert Batcheller
Scott Kimberly
Tim Tipps

Members Absent:

Ken Halliburton, Vice-Chair

Staff Present:

Ben Newman, Dir. Of Land Mgmt. & Planning
Matthew Blomeley, Asst. Planning Director
Molly Gilliland, Planner
Marc Shackelford- Rowell, Planner
Stephen Anthony, Planner

John Tully, Assistant City Attorney
Ashley Fulghum, Recording Assistant

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:

Mr. Scott Kimberly made a motion to approve the May 27, 2026 BZA meeting minutes; the motion was seconded by Mr. Robert Batcheller and carried in favor by the following vote:

Aye:	Robert Batcheller
	Scott Kimberly
	Tim Tipps
	Davis Young
Nay:	None

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5. New Business:

a. Application [Z-26-028] by Mr. Michael Black of Blackstone Construction, representing Sally Seitz, requesting a special use permit in order to construct and establish an accessory apartment in a Single-Family Residential (RS-15) zone on property located at 1715 Spiroff Drive.

Mr. Stephen Anthony presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these minutes by reference. Mr. Anthony read the recommended conditions of approval into the record, as follows:

1. The owner(s) of the property for this accessory apartment unit shall occupy at least one of the dwelling units on the premises and members of the family or their invited guests shall occupy the other dwelling unit. In no event shall either of the units be used as a rental unit to non-family members.
2. Prior to applying for building permits, the applicant shall complete and record the "Restriction on Use of Land" document prepared by the City Attorney, which shall limit the use of the accessory apartment to only what is allowed by the Zoning Ordinance.
3. Separate utility meters or service connections, including, but not limited to, electricity, gas, water, or sewer, shall not be installed or requested for the accessory apartment.
4. A separate mailbox or mail receptacle shall not be installed or designated for the accessory apartment, nor will the accessory apartment be assigned a separate address.
5. The applicant shall obtain all necessary permits with the Building and Codes Department and shall comply with all code requirements.
6. The applicant will submit modified plans showing a wall separating the ADU from the craft room.

Mr. Michael Black and Ms. Sally Seitz were present representing the application.

Mr. Tim Tipps inquired about the placement of the wall separating the accessory apartment from the craft room. Mr. Blomeley explained that the applicants were advised to remove the door between the accessory apartment and craft room and replace it with a wall.

Mr. Scott Kimberly asked what required this application to come before the Board. Mr. Blomeley explained that the request has all of the elements of a separate dwelling unit, and The Board of Zoning Appeals process is in place to protect the integrity of single-family residential zones.

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The Board and Staff discussed “floor area” as defined in the Zoning Ordinance.

Mr. Kimberly inquired about the developer’s awareness of the requests for accessory apartments in this development. Mr. Black spoke about the required approval from the developer’s Architecture Review Committee.

Mr. Robert Batcheller asked if the Board could approve an accessory dwelling unit that exceeds 700 square feet. Mr. Blomeley explained that the requirements for an accessory apartment are clearly defined in the Zoning Ordinance. The Planning Department does not let requests exceeding 700 square feet come before the Board because they cannot be approved.

Mr. Tipps asked if the standard required the relative residing in the accessory apartment to be elderly. Mr. Tully replied that the family member does not have to be elderly.

Chair Young opened the public hearing.

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

Mr. Tim Tipps made a motion to approve the special use permit subject to all recommended conditions of approval; the motion was seconded by Mr. Scott Kimberly and carried in favor by the following vote:

Aye: Robert Batcheller

Scott Kimberly

Tim Tipps

Davis Young

Nay: None

b. Application [Z-26-024] by Mr. Colt James, representing B&B Fireworks, LLC, requesting a special use permit in order to operate a temporary outdoor vending establishment (seasonal fireworks sales) in a Commercial Highway (CH) zone on property located at 2042-2050 Lascassas Pike.

Mr. Marc Shackleford-Rowell presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these minutes by reference. Mr. Shackleford-Rowell read the recommended conditions of approval into the record, as follows:

1. The tent shall be located in the parking lot as shown on the aerial photo (site plan) submitted with this application.
2. The fireworks tent shall meet all minimum building setback requirements for the CH zoning district.

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3. If stakes are to be used to secure the tent, then prior to the placement of the tent, the applicant shall be responsible for contacting Tennessee One-Call to have any existing underground utilities located.

Mr. Eduardo Palleres of B&B Fireworks was present representing the application.

Mr. Tipps asked how many fireworks stands can be approved for a certain area. Mr. Blomeley replied that there are no limits or separation requirements for fireworks stands.

Chair Young opened the public hearing.

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

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

Aye: Robert Batcheller
Scott Kimberly
Tim Tipps
Davis Young

Nay: None

c. Application [Z-26-025] by Mr. Colt James, representing B&B Fireworks, LLC, requesting a special use permit in order to operate a temporary outdoor vending establishment (seasonal fireworks sales) in a Commercial Highway (CH) zone on property located at 2325 Memorial Boulevard.

Ms. Molly Gilliland 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. Ms. Gilliland read the recommended conditions of approval into the record, as follows:

1. The tent shall be located in the area as shown on the aerial photo (site plan) submitted with this application.
2. The fireworks tent shall meet all minimum building setback requirements for the CH zoning district.
3. If stakes are to be used to secure the tent, then prior to the placement of the tent, the applicant shall be responsible for contacting Tennessee One-Call to have any existing underground utilities located.

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Mr. Eduardo Palleres of B&B Fireworks was present representing the application.

Mr. Batcheller asked if the parking is sufficient. Mr. Tully stated that he believes Kroger's parking standards are in excess of the City's requirements. Mr. Blomeley replied that he did not know the extent of this Kroger's surplus parking as it is an older site. He added that to meet City standards the tent may not take up more than twenty-five percent of the total number of parking spaces on-site.

Chair Young opened the public hearing.

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

Mr. Scott Kimberly made a motion to approve the special use permit subject to all recommended conditions of approval; the motion was seconded by Mr. Tim Tipps and carried in favor by the following vote:

Aye: Robert Batcheller
 Scott Kimberly
 Tim Tipps
 Davis Young

Nay: None

d. Application [Z-26-026] by Mr. Colt James, representing B&B Fireworks, LLC, requesting a special use permit in order to operate a temporary outdoor vending establishment (seasonal fireworks sales) in a Commercial Highway (CH) zone on property located at 2910-2946 South Church Street.

Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these minutes by reference. Mr. Blomeley referenced the recommended conditions of approval from the Staff Comments into the record, as follows:

1. The tent shall be located in the area as shown on the aerial photo (site plan) submitted with this application.
2. The fireworks tent shall meet all minimum building setback requirements for the CH zoning district.
3. If stakes are to be used to secure the tent, then prior to the placement of the tent, the applicant shall be responsible for contacting Tennessee One-Call to have any existing underground utilities located.

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Mr. Eduardo Palleres of B&B Fireworks was present representing the application.

Chair Young opened the public hearing.

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

Mr. Tim Tipps made a motion to approve the special use permit subject to all recommended conditions of approval; the motion was seconded by Mr. Scott Kimberly and carried in favor by the following vote:

Aye: Robert Batcheller
 Scott Kimberly
 Tim Tipps
 Davis Young

Nay: None

e. Application [Z-26-027] by Mr. Colt James, representing B&B Fireworks, LLC, requesting a special use permit in order to operate a temporary outdoor vending establishment (seasonal fireworks sales) in a Commercial Highway (CH) zone on property located at 2441-2449 Old Fort Parkway.

Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these minutes by reference. Mr. Blomeley referenced the recommended conditions of approval from the Staff Comments into the record, as follows:

1. The tent shall be located in the area as shown on the aerial photo (site plan) submitted with this application.
2. The fireworks tent shall meet all minimum building setback requirements for the CH zoning district.
3. If stakes are to be used to secure the tent, then prior to the placement of the tent, the applicant shall be responsible for contacting Tennessee One-Call to have any existing underground utilities located.

Mr. Eduardo Palleres of B&B Fireworks was present representing the application.

Chair Young opened the public hearing.

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

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Mr. Scott Kimberly made a motion to approve the special use permit subject to all recommended conditions of approval; the motion was seconded by Mr. Tim Tipps and carried in favor by the following vote:

Aye: Robert Batcheller
 Scott Kimberly
 Tim Tipps
 Davis Young
Nay: None

6. Staff Reports and Other Business:

Mr. Blomeley thanked Chair Young for his many years of service to the Board.

Mr. Blomeley presented an amendment to the 2026 BZA calendar moving the July 2026 BZA meeting from July 22nd to July 29th.

Mr. Tim Tipps made a motion to approve the amendment to the 2026 BZA calendar; the motion was seconded by Mr. Scott Kimberly and carried in favor by the following vote:

Aye: Robert Batcheller
 Scott Kimberly
 Tim Tipps
 Davis Young
Nay: None

7. Adjourn:

There being no further business, Chair Young adjourned the meeting at 1:50pm.

CHAIRMAN

SECRETARY

**MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
JULY 29, 2026
PROJECT PLANNER: BRAD BARBEE**

Application: Z-25-024
Location: 1830 NW Broad St
Applicant: Thomas Campbell representing Stones River Country Club
Zoning: RS-15 (Residential Single-Family – 15,000 square feet minimum lot size)
Requests: Modification to condition of approval of a Special Use Permit.



Overview

Special Use Permit Modification Request

The applicant, Mr. Thomas Campbell, representing Stones River Country Club, is requesting a modification to a special use permit (SUP). On June 25, 2025, the applicant requested and received a special use permit in order to expand an existing institutional group assembly use (Country Club Golf Course) located at 1830 NW Broad Street onto an adjacent lot located behind 1634 and 1778 NW Broad Street. The expansion included a practice chipping and putting area and a supplemental turf production area.

After conducting a public hearing, the Board voted to approve the application with the following conditions of approval:

1. A resubdivision plat shall be submitted for review and approval, subject to the Murfreesboro Zoning Ordinance and Subdivision Regulations.
2. BZA approval does not imply approval of the Site Plan. A site plan shall be submitted for review and approval, subject to the Murfreesboro Zoning Ordinance and Design Guidelines.

Since that time, the applicant now requests that the Board modify the first condition of approval. The applicant has learned that, as a prerequisite to submitting a resubdivision plat, it would have to first survey both the approximately 1.4-acre accessory parcel as well as the preexisting approximately 127-acre parcel. The applicant has learned that such a survey would cost approximately \$20,000.

Staff Recommendation:

Staff recommends that the Board modify the first condition of approval, based upon the applicant's intention and commitment to treat the two parcels as one, and the burden that would be imposed by the cost of preparing a resubdivision plat.

Recommended Modified Condition of Approval:

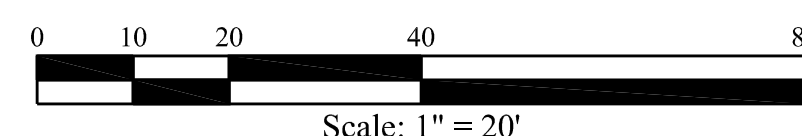
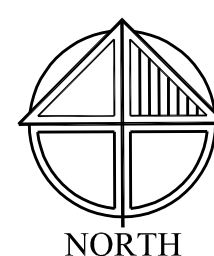
1. The Applicant will prepare and record a land use restriction to be signed by both the applicant and the City and subject to approval by the City Attorney. This restriction shall provide that, until such time as a resubdivision plat is recorded for both parcels, the accessory parcel shall not have a building placed on it, nor will the accessory parcel be sold separately from the larger Country Club parcel.

Attached Exhibits

- A. Site Plan
- B. Letter from Applicant
- C. Prior application
- D. Minutes of the June 25, 2025 hearing



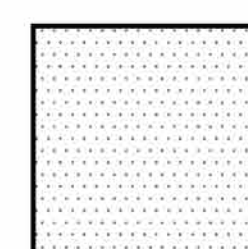
BERGIN
GOLF DESIGNS



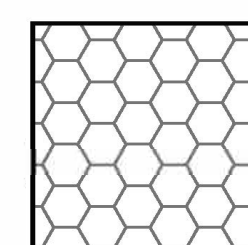
Contours



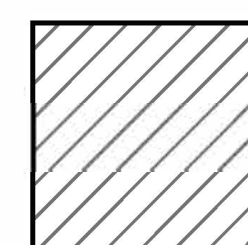
GRASS 1 - TIFEAGLE GREENS



GRASS 2 - TAHOMA SOD



GRASS 3 - TAHOMA SPRIGS



Stones River Country Club

1830 NW Broad Street
Murfreesboro, TN 37129

July 29, 2026

City of Murfreesboro Planning Department

111 West Vine Street
Murfreesboro, TN 37130

Re: Request to Modify Condition of Approval for Special Use Permit (Z-25-025)

Dear Planning Department Staff and Members of the Board of Zoning Appeals:

On behalf of Stones River Country Club, we respectfully request that the Board of Zoning Appeals modify the condition of approval associated with the Special Use Permit approved on June 25, 2025, for the expansion of the Country Club's existing golf course operations onto the adjacent parcel located behind 1634 and 1778 NW Broad Street. The approved expansion includes a practice chipping and putting area and a supplemental turf production area.

One of the conditions of approval required the submission and approval of a resubdivision plat combining the subject parcels. Since receiving approval, we have learned that preparation of a resubdivision plat would first require a survey of both the approximately 1.4-acre accessory parcel and the existing approximately 127-acre Country Club property. We have obtained information that the required surveying work would cost in excess of \$20,000.

Given the size and nature of the properties involved, we respectfully submit that this expense imposes a substantial burden that is disproportionate to the purpose served by the resubdivision requirement. The accessory parcel represents only a very small fraction of the overall Country Club property and is being used solely in conjunction with the existing golf course operations.

Importantly, Stones River Country Club has no intention of developing, marketing, or operating the parcels independently. The Country Club intends to continue treating the

accessory parcel and the larger Country Club tract as a single property and unified operation. The accessory parcel exists only to support and complement the ongoing use of the Country Club and golf course.

Accordingly, we respectfully request that the Board modify the condition requiring a resubdivision plat and allow an alternative mechanism that ensures the parcels remain tied together for land use purposes. We are willing to record an appropriate land use restriction or similar instrument, subject to City approval, that would prohibit separate sale of the accessory parcel and prohibit placement of any building on the accessory parcel unless and until a resubdivision plat is recorded.

We appreciate the Planning Department's consideration of this request and look forward to discussing the matter with the Board of Zoning Appeals.

Sincerely,

Thomas Campbell

On behalf of Stones River Country Club

City of Murfreesboro
BOARD OF ZONING APPEALS

HEARING REQUEST
APPLICATION

Location/Street Address:

Tax Map:

Group:

Parcel:

Zoning District:

Applicant: Stones River County Club E-Mail: [REDACTED]

Address: 1830 NW Broad Street

Phone: 615-612-9219

City: M'BUW

State: TN

Zip: 37129

Property Owner: Stones River County Club

Address: 1830 NW Broad St

Phone: 615-896-4431

City: M'BUW

State: TN

Zip: 37129

Request: Bring additional property into Special Use.

Chipping Green + grass

Zoning District:

RS 15

Applicant Signature: X [Signature]

Date:

5/27/0

Received By:

Receipt #:

Application #:

Date:

Murfreesboro
Board of
Zoning Appeals



HEARING APPLICATION
AND
GENERAL INFORMATION

INTRODUCTION:

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

VARIANCES:

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

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

SPECIAL USE PERMITS:

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

APPEALS FROM ADMINISTRATIVE DECISIONS:

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

APPLICATION PROCESS:

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

The applicant must submit the following:

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

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

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

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

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

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

MEETING TIME AND PLACE:

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

MEMBERSHIP

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

STAFF

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



Board of Zoning Appeals Procedure Form

Request for Institutional Group Assembly Use

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

Date: 06/06/2025

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

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

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

Section 8 – Procedure for Uses Requiring Special Use Permits

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

Thomas Campbell General Manager Stones River Country Club

tcampbell@stonesrivercc.org

706-968-9466

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

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

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

- Golf Course Architect provided

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



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



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

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

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

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

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

- g) Potentially harmful characteristics of the proposed special use for the zoning district in which it is proposed and the manner in which the applicant proposes to eliminate or minimize them: *These changes will beautify the existing area which is overgrown with native weeds and uneven terrain. No potentially harmful characteristics will be introduced.*

Section 9 – Standards for Special Use Permits

Standards for General Applicability.

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

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



- 2) that the proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations;
There will be no interference with any adjacent property This area will be an extension of the golf course and will be maintained as such The chipping area will be member access only and will be a secondary option to the existing practice area located near the clubhouse There will be no new utilities
- 3) that the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;
This should be seen as an extension of the current golf course and will require no additional structure for any new services
- 4) that the proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be of significant natural, scenic, or historic importance; and,
The proposed work will meet all standards set by the BZA
- 5) that the proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use.
The proposed work complies with additional standards and will improve the existing conditions

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

Please explain how you will comply with the following standards:

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



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

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

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

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

There will be no lighting added for the project.

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

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



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

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

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

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



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

NONE

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

NONE

Date: 5/28/2025

Applicant signature: 

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

June 25, 2025, 1:00 PM

Members Present:

Ken Halliburton, Vice-Chair

Robert Batcheller

Tim Tipps

Staff Present:

Matthew Blomeley, Asst. Planning Director

Richard Donovan, Principal Planner

Sloan Lewis, Planner

John Tully, Assistant City Attorney

Members Absent:

Davis Young, Chair

Misty Lavender

1. Call to Order:

Vice-Chair Halliburton called the meeting to order.

2. Determination of a quorum:

Vice-Chair Halliburton determined that a quorum was present.

3. Public Comments:

None

4. Consideration of Minutes:

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

5. New Business:

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

MURFREESBORO BOARD OF ZONING APPEALS MINUTES

June 25, 2025

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

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

Vice-Chair Halliburton opened the public hearing.

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

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

Aye: Robert Batcheller

Tim Tipps

Nay: None

Abstain: Vice-Chair Ken Halliburton

6. Staff Reports and Other Business:

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

7. Adjourn:

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

CHAIRMAN

SECRETARY

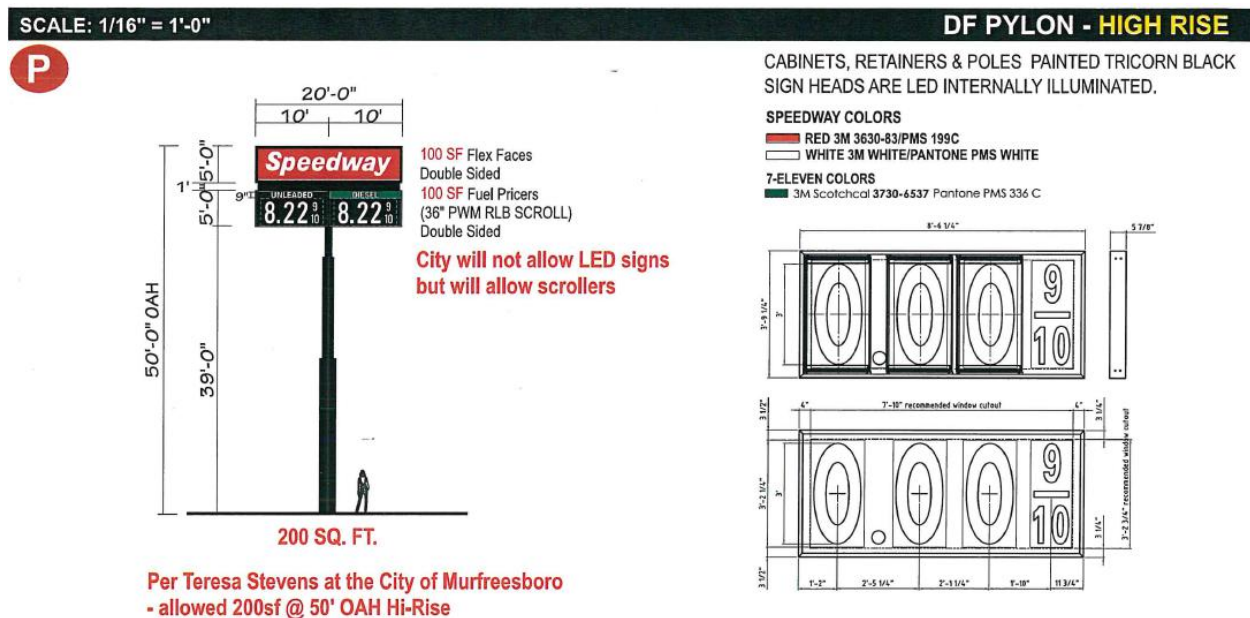
Application: Z-26-029

Location: 5705 Epps Mill Rd

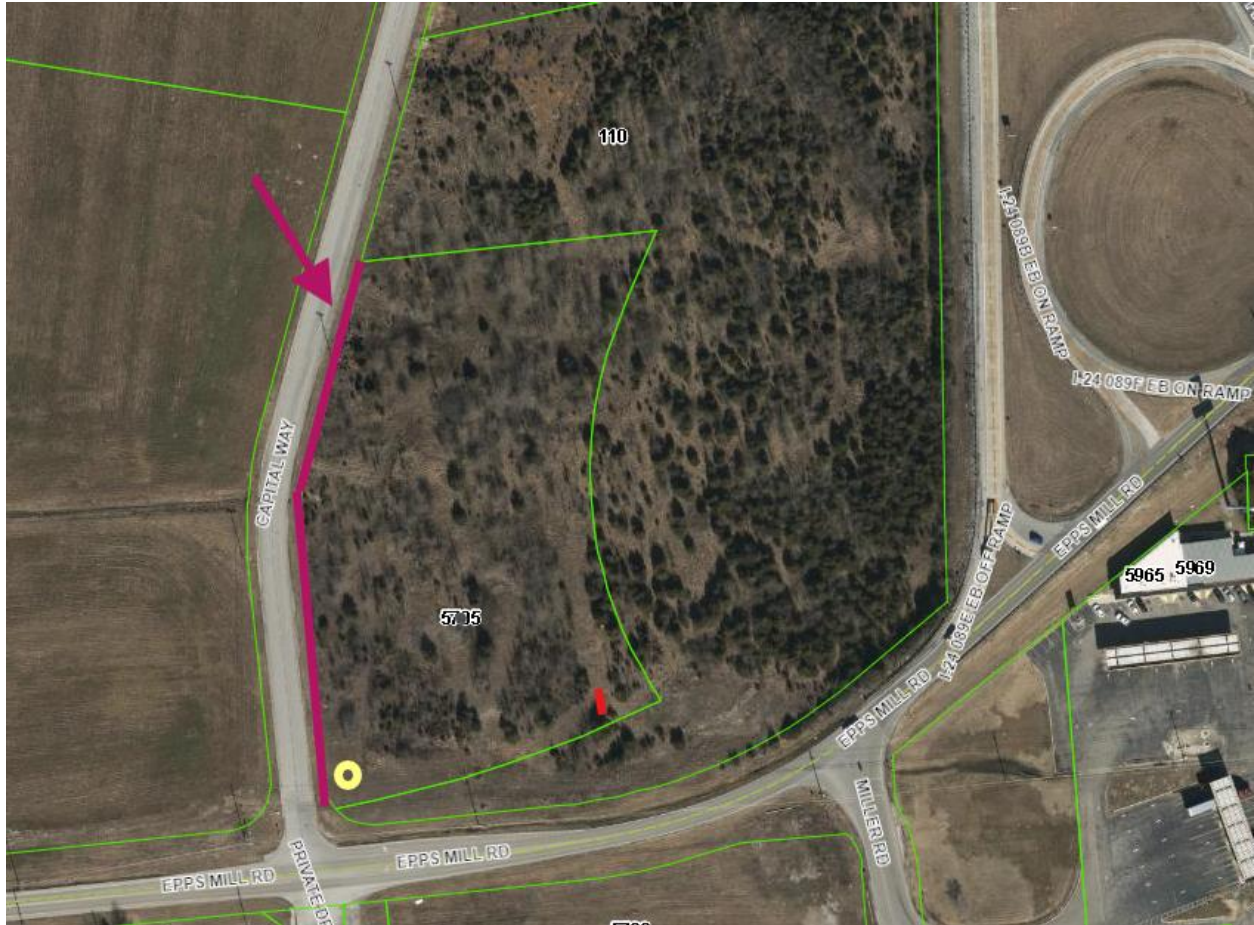
Applicant: Betsy Shakelford with Tri Star Transportation

Zoning: Rutherford County Zone 12, Employment and Activity Center
City of Murfreesboro closest to this is CH

Requests: Approval of a Second Interstate On-Site Permanent Sign and electronic display on sign front.



T.PICKEL



Overview of Request

Sign Variance

The applicant, Betsy Shakelford, with Tri Star Transportation, representing the property owner, 7-Eleven, owner of Speedway, is requesting to install a 50' tall interstate on-site ground sign with an LED digital sign front to display gas price numbers. The applicant was issued a sign permit for one ground sign that has since been installed. This property is allowed to have one sign per parcel unless the property has additional street frontage of more than 100 linear feet. At least one street must have 200' for an interstate on-site sign. The additional sign is prohibited as the parcel only has one street frontage and has an existing ground mounted sign.

This parcel was divided for development. There is a strip of land between this property and Epps Mill Rd that currently belongs to Boghani Properties, LLC. There is a TDOT proposal that designates land fronting Epps Mill Rd as right-of-way. The acquisition of the property by TDOT could provide the property owner with the additional street frontage required for a second ground sign. However, at this time, there is no formal offer or a set date for TDOT to take action on this property. An attached letter dated April 24, 2026, from TDOT, as part of this application, states "While TDOT makes every effort to avoid private property when maintaining or building existing future highways, this project is likely to include a formal offer to purchase a portion of your

property for the best engineered highway solution”. The letter indicates a portion of 5705 Epps Mill Rd may be taken as ROW. It does not reference 110 Capital Way, but it could be assumed a portion of that property including Epps Mill Rd frontage would be included in possible ROW acquisition.

As proposed, the interstate on-site sign does not comply with our Sign Ordinance for ground signs and illumination restrictions as shown in the table below:

	Sign Ordinance	Proposed Sign
Ground Sign	One sign	2 nd sign on the parcel
Interstate On-Site Sign	Sign shall be located within 2,000 ft. radius of the center of the Interstate 24 interchange Sign is not located within 300 ft. of a residential zone; Lot on which the sign is located has a minimum road frontage of 200 ft.; No attached building signs on the lot exceed 55 ft. in height; The applicant provides an as built survey by a Tennessee registered engineer verifying the size and height of the signs. Type - Ground: Size - 200 sq. ft. maximum. Setback - 10 ft. ROW, 10 ft. minimum from power lines. Height - 50 ft. max	Sign shall be located within 2,000 ft. radius of the center of the Interstate 24 interchange Sign is not located within 300 ft. of a residential zone; Lot on which the sign is located has a minimum road frontage of 200 ft.; No attached building signs on the lot exceed 55 ft. in height; The applicant provides an as built survey by a Tennessee registered engineer verifying the size and height of the signs. Type - Ground: Size - 200 sq. ft. maximum. Setback - 10 ft. ROW, 10 ft. minimum from power lines. Height - 50 ft. max
Illumination	Internally illuminated	Internal illumination and ‘changeable sign- video graphic display’ or LED

Relevant Sign Ordinance Section

- Definitions

"Changeable sign - electronic graphic display:" A sign or portion thereof that is visible from a right-of-way and that displays electronic, static images, static graphics or static pictures, with or without textual information, which are created by matrix elements which may include cathode ray tubes (CRTs), light emitting diodes (LED's), liquid crystals (LCD's), plasma, fiber optics, light bulbs or other illumination devices within the display area, or are created by any reflective,

refractive, digital light processing (DLP), holographic, stereoscopic/three dimensional, or any other device, process, product, application of technology, or by the appearance of any of such, within the display area, either alone or in varying combinations with each other or other elements, where the message change sequence is accomplished immediately or by means of fade, repixelization, dissolve or other such modes devices, processes, products, applications or technologies. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays which may change automatically at predetermined intervals or be changed by an operator from either a proximate or a remote location. Electronic graphic display signs include images or messages with these characteristics which are projected by any means onto buildings, other objects or otherwise. A governmental traffic control sign shall not be deemed to be an electronic graphic display sign for purposes of this ordinance or Chapter 25.2.

"Changeable sign - video display." A sign or portion thereof, that is visible from a public right-of-way, with or without textual information, which is created by matrix elements which may include cathode ray tubes (CRTs), light emitting diodes (LED's), liquid crystals (LCD's), plasma, fiber optics, light bulbs or other illumination devices within the display area, or are created by any reflective, refractive, digital light processing (DLP), holographic, stereoscopic/three dimensional, or any other device, process, product, application or technology, or by the appearance of any of such within the display area, either alone or in varying combinations with each other or other elements, that changes its message or image or background in a manner or method of display (i) which includes the appearance of motion, movement or animation, (ii) which depicts action or a special effect to imitate motion, movement or animation, or (iii) which includes the presentation of light or images displayed in a progression of frames or other such so as to give the illusion of motion, movement or animation, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting or otherwise altering shapes. Video display signs include images or messages with these characteristics which are projected by any means onto buildings, other objects or otherwise.

- **Sign Regulations**

Section 25.2-24 - Prohibited signs and other regulations.

(A) Prohibitions and restrictions pertaining to signs, fixtures and supporting features. It shall be unlawful for any person to erect or maintain a sign which is prohibited as follows:

(28) Except as specifically allowed by Code [§ 25.2-26\(C\)\(8\)](#), all changing and changeable signs are prohibited. Notwithstanding this general prohibition, the following changeable signs are specifically prohibited:

- (a) Multi-vision signs are prohibited in all zoning districts.
- (b) Electronic graphic display signs are prohibited in all zoning districts.
- (c) Video display signs are prohibited in all zoning districts.
- (d) Any type of changeable sign that flashes (as defined in Code [§ 25.2-2](#)), other than as specifically allowed by Code [§ 25.2-26\(C\)\(9\)](#), is prohibited in all zoning districts; provided however, that this prohibition shall not apply to governmental traffic control signs.

- **25.2-26 – On-site permanent sign requirements**

(A)*Number, signable area of signs and construction.*

(1) Except as authorized by this section, it shall be unlawful to have more than one ground sign on a lot of record or in violation of the regulations set forth herein.

(2) If the lot of record has at least 100 feet of frontage on each of two or more public streets, then there shall be no more than one ground sign along each side of the lot of record bordered by such streets.

(3) An interstate on-site sign is a special type of ground sign defined in Code [§ 25.2-2\(A\)](#). Should the applicant be entitled to two or more ground signs, one of which is an interstate on-site sign, the applicant may utilize the interstate on-site sign structure for support of two or more signs provided:

- (i) each sign is no larger than permitted;
- (ii) each sign is either below the maximum height for a ground sign or above the minimum height for an interstate on-site sign;
- (iii) no more than two of the signs are above the minimum height for an interstate on-site sign; and,
- (iv) no more than one ground sign may be located below the maximum height for a ground sign.

(C)*Permitted signs.* The following signs shall be permitted in the districts hereafter set forth:

(4)SIGNS PERMITTED IN CH, H-I, L-I, AND CF DISTRICTS:

(b)Commercial or noncommercial - single tenant:

[1]Type - Ground:

Number - One per lot maximum.

Size - 75 sq. ft. plus one additional sq. ft. for each linear foot of street frontage exceeding 100 ft., not to exceed 150 sq. ft. maximum.

Setback - 5 ft. ROW, 8 ft. minimum from power lines.

Height - 16 ft. maximum when located within 200 ft. of a residential zone, otherwise 25 ft. [8]

Interstate on-site sign:

In order to qualify for an interstate on-site ground sign all of the following conditions shall exist:

[aa]Sign shall be located within 2,000 ft. radius of the center of the Interstate 24 interchange;

[bb]Sign is not located within 300 ft. of a residential zone;

[cc]Lot on which the sign is located has a minimum road frontage of 200 ft.;

[dd]No attached building signs on the lot exceed 55 ft. in height;

[ee]The applicant provides an as built survey by a Tennessee registered engineer verifying the size and height of the signs.

Type - Ground:

Size - 200 sq. ft. maximum.

Setback - 10 ft. ROW, 10 ft. minimum from power lines.

Height - 50 ft. maximum.

maximum.

Staff Comments:

Staff recommendation for the use of an additional ground sign and installation of a changeable sign, either video display or electronic graphic display, is to be denied. There is no formal offer or recorded plat showing this property to have the required additional street frontage for the second sign. The City will be glad to revisit if the parcel lines change to include the strip of property along Epps Mill Rd as TDOT Right of Way or if it becomes the property of this owner. At that point, the 'interstate on site sign' would be an allowable use. The use of video display or electronic graphic signs is not an allowable use in the city and any signs that may currently utilize this type of sign face are non-conforming signs and protected under our non-conforming section of the Sign Ordinance.

Attached Exhibits

A. Application

City of Murfreesboro
BOARD OF ZONING APPEALS

HEARING REQUEST
APPLICATION

Location/Street Address: SPEEDWAY #42724, 5705 EPPS MILL RD., CHRISTIANA, TN 37037

Tax Map: Group: Parcel: Zoning District:

Applicant: Tri Star Transport dba Premier Sign Co. E-Mail: [REDACTED]

Address: 1720 Ed Temple Blvd. Phone: 615-687-4171

City: Nashville State: TN Zip: 37208

Property Owner: PX TN Christiana GP

Address: 9010 Overlook Blvd Phone:

City: Brentwood State: TN Zip: 37027

Request: 7-Eleven, owner of Speedway, requests approval of the 50' pylon contingent upon TDOT purchase of the subject property, currently between Speedway's property and Epps Mill Rd.

Currently, Murfreesboro permits only automatic scroller fuel pricers. However, this type of scroller is only made to a max size of 20" and per the renderings, in order to be seen from the interstate, the digits would have to be 36" in order to be easily seen. The larger digits will be easier to see and promote safety on the interstate.

Zoning District:

Applicant Signature: *Betay Shackelford* Date: 6-12-26

Received By: AF Receipt #: 375316

Application #: 2-26-029 Date: 6/12/26

Murfreesboro
Board of
Zoning Appeals



HEARING APPLICATION
AND
GENERAL INFORMATION

INTRODUCTION:

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

VARIANCES:

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

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

SPECIAL USE PERMITS:

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

APPEALS FROM ADMINISTRATIVE DECISIONS:

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

APPLICATION PROCESS:

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

The applicant must submit the following:

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

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

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

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

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

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

MEETING TIME AND PLACE:

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

MEMBERSHIP

Davis Young, Chairman Ken Halliburton, Vice-Chair Robert Batcheller	Tim Tipps Scott Kimberly
---	-----------------------------

STAFF

Teresa Stevens, Sign Administrator
John Tully, Assistant City Attorney
Ashley Fulghum, Recording Assistant

Speedway Store 42724 Christiana TN – Signage Variance Request Narrative

Site Address: 5705 Epps Mill Road Christiana TN 37037

Sign Square Feet Allowed per Zoning Code:

- Maximum allowable area: 200 square feet in sign area / 50' in height

Proposed Signage Square Feet (50' Hi-Rise):

- Proposed 50' Hi-Rise / 200 sf with 36" LED digits

Variance Request(s):

Variance Request: Approval of the Hi-Rise Sign and LED Fuel Price Digits Prior to TDOT Land Acquisition

Variance Justification:

As the signage permit applicant, 7-Eleven, Inc. requests approval of the 50-foot hi-rise sign contingent upon Tennessee Department of Transportation's purchase of the subject land, and approval of the proposed LED fuel pricer digits.

TDOT has now formally initiated the ROW acquisition process, and once the frontage parcel is acquired and incorporated into the roadway improvements, the site would then be considered to have dual frontage, which would allow the additional 50' sign by right under the ordinance without requiring the same level of variance relief.

The City of Murfreesboro currently permits only automatic scrolling fuel pricer displays. However, due to the height and scale of the proposed 50-foot hi-rise sign, the digits would have to be 36" in height in order to be safely and easily seen from the interstate. However the manufacturer of scroller digits only makes a max height of 20". Thus making the largest available automatic scrolling fuel pricer too small to accommodate digits of sufficient size required to provide adequate visibility from the interstate.

As a result, the proposed automatic scrolling digits would not effectively serve their intended purpose of communicating fuel pricing to motorists traveling on the highway. Because the 50-foot hi-rise sign is specifically required to provide visibility from the interstate, larger LED fuel price digits are necessary to ensure the sign functions as intended to provide clear, readable information to the traveling public.

We appreciate the Board's consideration of this request and are available to provide any additional information, renderings, or site-specific details as needed.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
NOTICE OF PROPOSED ACQUISITION
DATE: APRIL 24, 2026

STATE PROJECT: 75I024-S2-010

COUNTY/S: RUTHERFORD

FEDERAL PROJECT: N/A

TRACT #: 5

TERMINI: Interchange at Epps Mill Rd/Buchanan Rd; Epps Mill Rd from west of Capital Way to SR-2 (US-41)

TO: PX TN Christiana

The Tennessee Department of Transportation (TDOT) is sending you this letter as part of the property acquisition process to ensure you as the property owner understand the procedures involved and, most importantly, your rights. The construction of this project as proposed may require the purchase of certain land for highway right-of-way, and records indicate that this land is owned by you.

Prior to the beginning of the Acquisition process, a TDOT survey crew (or hired consultant) may have staked the proposed right-of-way and/or easements that TDOT needs to purchase in order to construct the project. If additional staking is required, the survey crew may need to access your property again to complete the staking process, which involves placing small wooden or plastic stakes or flags in the ground.

As the property owner, you could be contacted by an appraiser working on behalf of TDOT to appraise the portion of your property affected by the proposed project to determine the fair market value for the purchase. Should you have questions about this, please don't hesitate to reach out. One of the two options below will apply to you:

- If the TDOT Right-of-Way office evaluation determines the fair market value of the proposed acquisition is likely \$10,000.00 or less, Federal regulations give TDOT the option to waive an in-depth appraisal. Here, the value of the proposed acquisition will be established by qualified TDOT personnel, and you will not be contacted by an appraiser.
- OR-
- If the TDOT Right-of-Way office determines that a more in-depth appraisal is needed, the TDOT Right-of-Way office will contract with an independent, certified appraiser to complete an appraisal. During this process, you will be contacted by the appraiser to set up an appointment to inspect your property. You will be given the opportunity to accompany the appraiser during this inspection.

A brochure has been enclosed to help further explain the right-of-way acquisition process. While TDOT makes every effort to avoid private property when maintaining or building existing and future highways, this project is likely to include a formal offer to purchase a portion of your property for the best engineered highway solution. Again, if you have questions, please contact me at the address and/or phone number listed below.

Sincerely,

Signed by:



04/24/2026

9BDD3A4EBB8047E...

TDOT ROW CONSULTANT
William Cannon
O.R. Colan Associates
Public Sector
PO Box 70
Seymour TN 37865
843-666-2476

The original was mailed to the property owner on: _____
Certified Mail / FedEx No.: _____
By Right-of-Way Agent: _____



Chris Neuman

To: ● Beth Hill

Cc: *PWMOperations PWMInc <Operations@p-w m.com>

● You replied on Thu 6/4/2026 10:59 AM

Start reply with:

Ok, thanks for letting me know.

Ok, thank you.

I understand. Thank you.

Hi Beth,

Unfortunately, we are currently unable to produce scrollers larger than 20", so I would be unable to quote 36" scrollers at this time.

Thanks,

Chris Neuman

Director of Supply Chain

P: 713.290 0526 ext 300

chrisn@p-w m.com

221 Barren Springs Dr. Suite 1

Houston TX 77090

www.pwm usa.com



pwm-usa.com
Call 888-898-6613

THE FUTURE IS NOW
AND IT'S **Easy.**

DISCOVER THE BENEFITS
OF SMD-LED

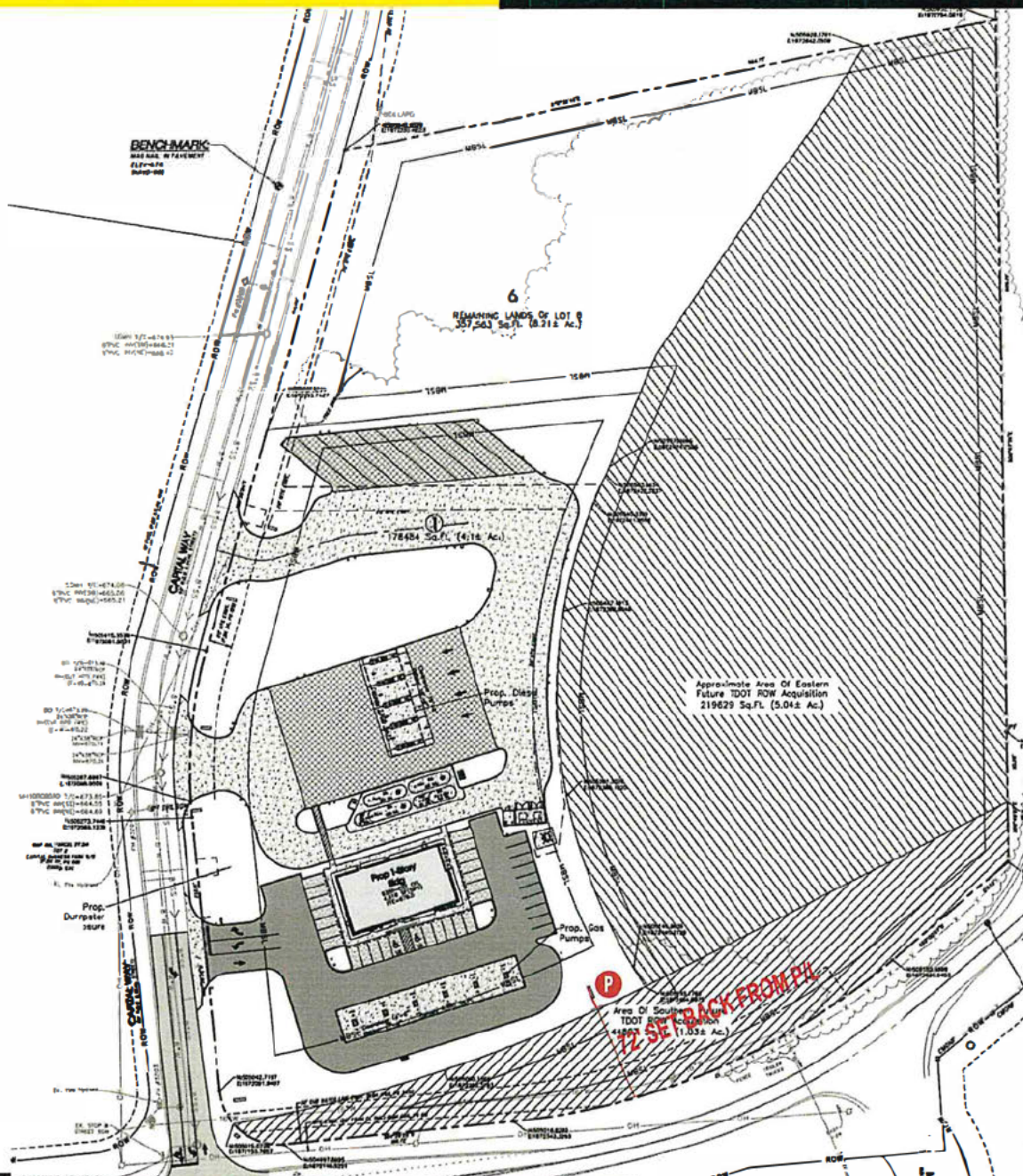
SEE BEHIND THE
SCENES AT PWM

CHECK OUT OUR
PRODUCT SHEETS

Join us on
LinkedIn

GERMAN ENGINEERING

AMERICAN ASSEMBLY & CUSTOMER SERVICE



PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR GROUND SIGNS		
200	1	DF HI-RISE PYLON SIGN

NOTE: PYLON ARE SET BACK MORE THAN THE REQUIRED 5' FROM R.O.W.

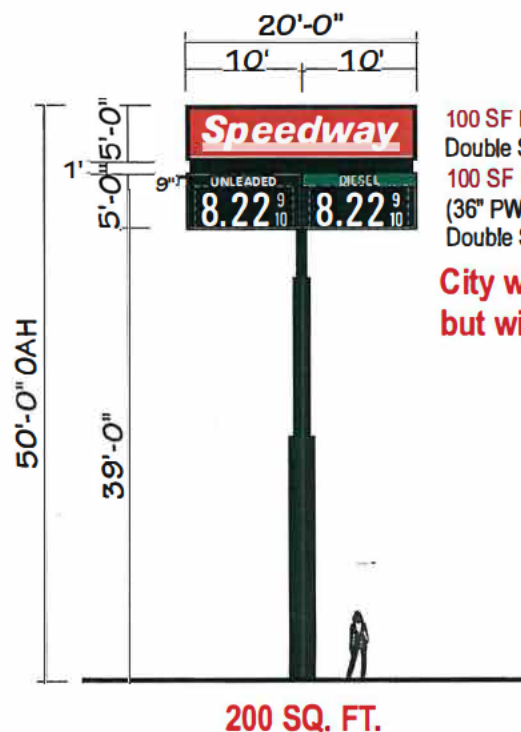


Job Location: Site # 42724-1056466
5705 Epps Mill Road
Christiana TN 37037
Date: May 20, 2026

IDENTITI 2000 Center Drive
 Suite C411
 Hoffman Estates, IL 60192
 Office 847.301.0510
 identiti.net

D-ORDER# 4440171586
Project Mgr.: Beth Hill

P



100 SF Flex Faces
Double Sided
100 SF Fuel Pricers
(36" PWM RLB SCROLL)
Double Sided

City will not allow LED signs
but will allow scrollers

Per Teresa Stevens at the City of Murfreesboro
- allowed 200sf @ 50' OAH Hi-Rise

CABINETS, RETAINERS & POLES PAINTED TRICORN BLACK
SIGN HEADS ARE LED INTERNALLY ILLUMINATED.

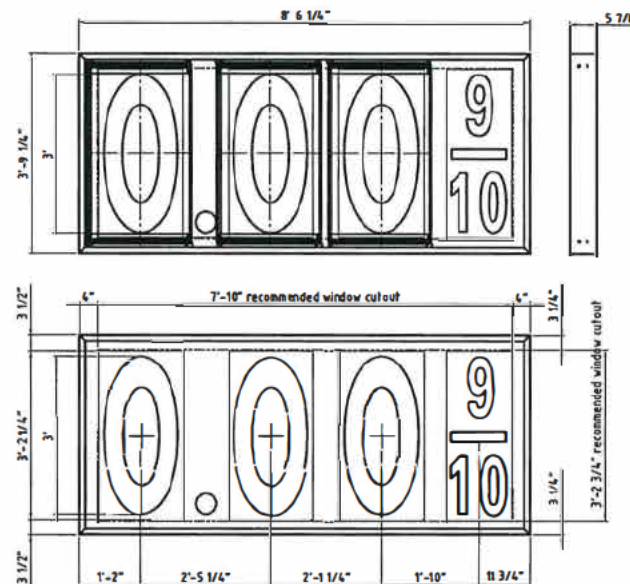
SPEEDWAY COLORS

RED 3M 3630-83/PMS 199C

WHITE 3M WHITE/PANTONE PMS WHITE

7-ELEVEN COLORS

3M Scotchcal 3730-6537 Pantone PMS 336 C



Job Location: Site # 42724-1056466
5705 Epps Mill Road
Christiana TN 37037
Date: May 20, 2026

IDENTITI
2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

D-ORDER# 4440171586
Project Mgr.: Beth Hill

**MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
July 29, 2026
PROJECT PLANNER: MARC SHACKELFORD-ROWELL**

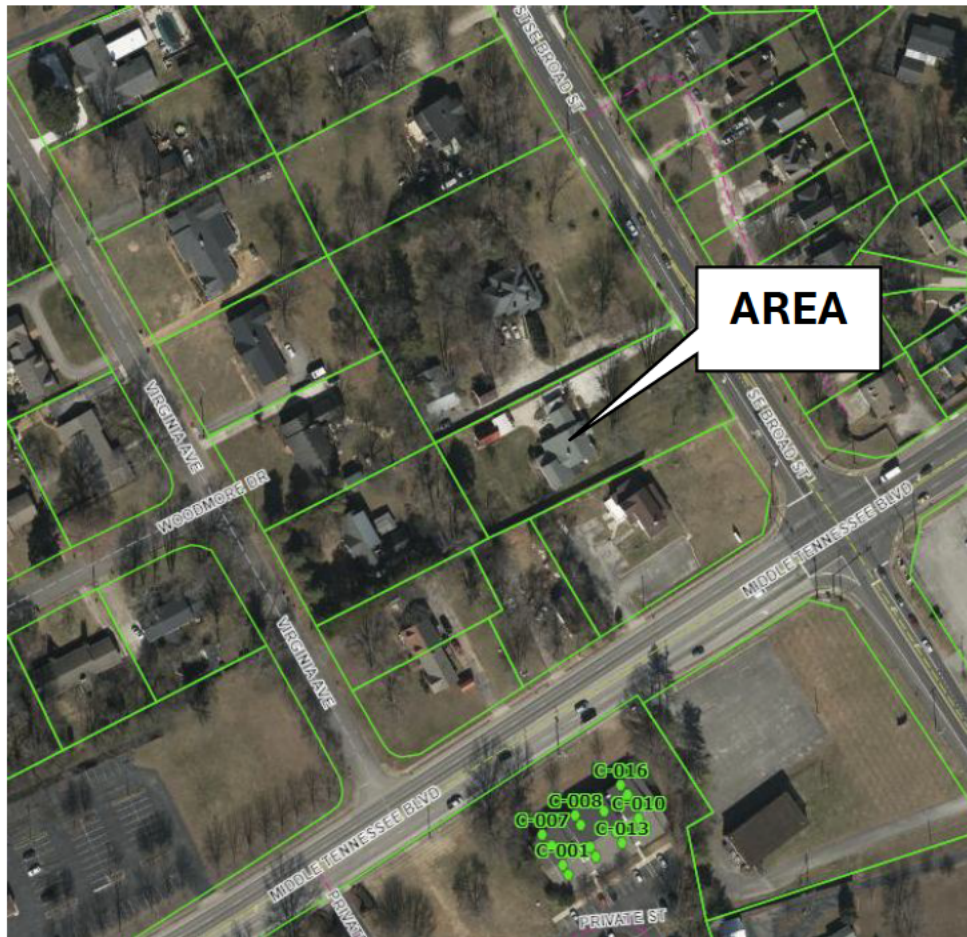
Application: Z-26-030

Location: 1118 SE Broad Street

Applicant: The Home Team, Inc

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

Requests: A special use permit to construct and establish an accessory apartment.



Overview

Special Use Permit Request

The applicant, contractor The Home Team, Inc, is requesting a special use permit (SUP), on behalf of owners Amanda Priore, trustee of Satriano Trust, to construct and establish an accessory apartment at 1403 Riverview Drive to provide housing for an in-law. The accessory apartment is 688 square-feet and located to the rear of the principal structure. The property is zoned RS-15 and is located at the intersection of Southeast Broad and Middle Tennessee. The neighboring zoning districts include RS-15, RD, RM-16 and PCD zoned property.

As depicted in the application site plan, the accessory apartment, which will be detached from the principal structure, will be located to the rear of the principal structure, approximately 200 feet from the western (front) property line and 35 feet from the eastern (rear) property line. The distance from the front property line and its location above the carriage house style garage will help the accessory apartment maintain the appearance of a single-family home. The proposed floor area of the accessory apartment is 688 square feet and includes a kitchen, living area, one full bath, one bedroom, a dining room, and a utility room. The proposed exterior elevations will feature Hardie board, which is consistent with the existing single-family home. The proposed accessory apartment will have separate entrances from the garage portion of the structure.

As proposed, the accessory apartment complies with the applicable bulk development standards as follows:

	Zoning Ordinance	Proposed Accessory Apartment
Maximum Floor Area for accessory apartment	700 square feet	688 square feet
Maximum Building Height	35 feet	28 feet
Minimum Building Setbacks	40 feet from front property line 12.5 feet from side property lines 30 feet from the rear property line	200 feet from east front property line 90 feet from south side property line 6 feet from north side property line 35 feet from west property

In addition, it is recommended that the applicant be required to complete and record the standard Restriction on Use of Land document prepared by the City Attorney. This document states, consistent with the zoning regulations, that the accessory apartment can only be occupied by a family member or an invited guest and cannot in any circumstances be used as rental unit. Recording it memorializes the restriction to put future buyers or owners on notice.

Relevant Zoning Ordinance Section

Chart 1 of the City of Murfreesboro Zoning Ordinance allows accessory apartments with approval of a Special Use Permit in the RS-15 district. City of Murfreesboro Zoning Ordinance Section 9(D)(2)(a) sets forth Standards for Accessory Apartments in addition to the Standards of General Applicability Section 9(C). The following is also a relevant section from the Zoning Ordinance that applies to accessory apartments:

Section 2, Definitions:

Accessory Apartment: A secondary dwelling unit either in or added to an existing single family detached dwelling, or in a separate accessory structure on the same lot of record with its own separate exterior entry door, with provisions for cooking and food preparation (including sink and electrical outlets to accommodate kitchen appliances such as refrigerator, oven, or stove), sanitation (including toilet, sink, and shower or bathtub), and sleeping. Such a dwelling shall be accessory to the main dwelling.

The Standards of General Applicability relating to Special Use Permits and Standards for Accessory Apartments are listed below with analysis from staff on how the proposed accessory apartment meets the standards.

Standards of General Applicability with Staff Analysis:

- (1) The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare:**
 - As currently proposed, staff believes that the proposed accessory apartment will not have any adverse effect on the character of the neighborhood as the structure will be integrated into the design of the proposed carriage house garage in a way that will make it indistinguishable from a standard garage.
- (2) The proposed building or use will be constructed, arranged, and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations:**
 - Staff believes this standard has been met. As depicted on the proposed plans, the principal structure and accessory apartment comply with minimum bulk development standards. The proposed accessory apartment is not a rental and is to be used for family members and would not interfere with adjacent properties or generate traffic. The accessory apartment will utilize cementitious siding for exterior materials.
- (3) The proposed building or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services:**

- Staff believes this standard has been met. The proposed accessory apartment will be served adequately by essential public facilities because they are currently existing and already serve the property. There will be no additional residents on site, only an additional space for a resident currently living at the existing home.
- (4) The proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be significant natural, scenic, or historic importance:**
 - Staff is not aware of any such features on-site that will be impacted by this use.
- (5) The proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use:**
 - Additional standards for Accessory Apartment uses are listed below.

Additional Standards for Accessory Apartment Uses with Staff Analysis:

- 1.) Only one accessory apartment shall be allowed upon a lot zoned for single-family purposes;**
 - The applicant has confirmed that only one accessory apartment will be on the lot at 1118 SE Broad Street.
- 2.) Except for bona fide temporary absences, the owner(s) of the residence or lot upon or in which the accessory unit is created shall occupy at least one of the dwelling units on the premises and members of the family or their invited guests shall occupy the other dwelling unit. In no event shall either of the units be used as a rental unit to non-family members;**
 - The applicant has confirmed that the owners will reside in the primary residence. The in-law who the accessory apartment is intended for is already staying on site. The applicant has agreed to record a Restriction on Use of Land memorializing the limitations on the use, as recommended by the Planning Department for all accessory apartments.
- 3.) The accessory apartment shall be designed so that to the degree reasonably feasible, the appearance of the building remains that of a one-family residence. In general, any new entrances in an existing structure shall be located on the side or in the rear of the building;**
 - The exterior entrance to the accessory apartment is located a significant distance from the road. Additionally, the apartment will be located behind the existing house and will not be visible from the street.
- 4.) If attached to or located within the principal structure, the accessory apartment shall be designed and constructed to allow it to be part of the principal structure at such time as the use of the accessory apartment discontinues or approval of the special permit lapses;**
 - The accessory apartment will not be attached.

5.) The design and size of the accessory apartment shall conform to all applicable standards in the health, building and other codes;

- If approved, the applicant will be required to obtain all necessary building permits prior to construction. The applicant has confirmed that the design and construction will comply with all applicable health, building, and safety codes.
- The addition meets all bulk zoning requirements.

6.) The accessory apartment shall not exceed seven hundred square feet of floor area;

- The accessory apartment will be 688 square-feet of floor area.

7.) The BZA may condition approval upon the special use permit lapsing at such time as the ownership of the property is transferred; and:

- Staff recommends that, rather than the above, the BZA instead condition approval on the recording of a Restriction on Use of Land, prepared by the City Attorney, which requires that the accessory apartment only be occupied by a family member or an invited guest and cannot in any circumstances be used as rental unit.

8.) The BZA may require additional standards may be met in order to assure compatibility of the proposed use with adjoining properties and to maintain the integrity of the single-family zoning district;

- The applicant understands that the BZA may require additional standards may be met in order to ensure compatibility.

Staff Recommendation:

Staff recommends approval of the special use permit, based on the request meeting the minimum development standards of the ordinance, to allow a 1,130 square-foot accessory apartment structure, as presented in the application documents, and with the following conditions.

Recommended Conditions of Approval:

1. The owner(s) of the property for this accessory apartment unit shall occupy at least one of the dwelling units on the premises and members of the family or their invited guests shall occupy the other dwelling unit. In no event shall either of the units be used as a rental unit to non-family members.
2. Prior to applying for building permits, the applicant shall complete and record the "Restriction on Use of Land" document prepared by the City Attorney, which shall limit the use of the accessory apartment to only what is allowed by the Zoning Ordinance.
3. Separate utility meters or service connections, including, but not limited to, electricity, gas, water, or sewer, shall not be installed or requested for the accessory apartment
4. A separate mailbox or mail receptacle shall not be installed or designated for the accessory apartment, nor will the accessory apartment be assigned a separate address.
5. The applicant shall obtain all necessary permits with the Building and Codes Department and shall comply with all code requirements.
6. The attic shall not be converted to livable space to ensure future compliance with the maximum allowed square footage of accessory apartments.

Attached Exhibits

- A. Application
- B. Procedure form
- C. Site plan
- D. Floor plan

City of Murfreesboro
BOARD OF ZONING APPEALS

**HEARING REQUEST
APPLICATION**

Location/Street Address: 1118 SE BROAD ST

Tax Map: 102E

Group: D

Parcel: 013.00

Zoning District:

Applicant: The Home Team, Inc / Shannon Hicks E-Mail: [REDACTED]

Address: **P.O. BOX 10267**

Phone: 615-456-3906

City: Murfreesboro

State: TN

Zip: 37129

Property Owner: SATRIANO TRUST / Amanda Priore

Address: 1118 SE BROAD ST

Phone: 615-533-8678

City: Murfreesboro

State: TN

Zip: 37130

ADU TO INCLUDE SWIMMING POOL

Request: CHANGING AREA, GUEST AREA, GARAGE

Zoning District:

Applicant Signature: [Signature]

Date: 6/22/26

Received By: AF

Receipt #: 375318

Application #: 2-26-030

Date: 6/26/26

**Murfreesboro
Board of
Zoning Appeals**



**HEARING APPLICATION
AND
GENERAL INFORMATION**

INTRODUCTION:

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

VARIANCES:

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

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

SPECIAL USE PERMITS:

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

APPEALS FROM ADMINISTRATIVE DECISIONS:

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

APPLICATION PROCESS:

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

The applicant must submit the following:

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

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

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

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

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

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

MEETING TIME AND PLACE:

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

MEMBERSHIP

Davis Young, Chairman Ken Halliburton, Vice-Chair Robert Batcheller	Tim Tipps Scott Kimberly
---	-----------------------------

STAFF

Teresa Stevens, Sign Administrator
John Tully, Assistant City Attorney
Ashley Fulghum, Recording Assistant



Board of Zoning Appeals Procedure Form

Request for Accessory Apartment

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

Date: 6-26-26

Applicant name & title: Shannon Hicks CEO Planner name: Marc Shackleford-Rowell

Application request: Set back varience/kitchen varience

Purpose of request: Pool House/garage/in-law quarters

Section 8 – Procedure for Uses Requiring Special Use Permits

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

Shannon Hicks 615-456-3906
4607 Ruth Bader Ct.
Murfreesboro, TN 37130

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

NO Ownership - Contractor

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

d) Address of the site of the proposed special use 1118 SE Broad St.
Murfreesboro, TN 37130

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



- f) Zoning classification the property of the proposed special use

RS-15

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

- 1) Hours and days of operation

Normal Household use

- 2) Duration of the proposed special use

Indefinite

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

1 person

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

NO increase - All cars are already on site.

- 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

None

Section 9 – Standards for Special Use Permits

Standards for General Applicability.

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

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

It is a pool house/garage combined
will replace existing outdated garage.



- 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;

NO added traffic, this is improving
the existing property. will match the look
of existing home

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

yes, all public utilities will remain the
same as they were used previously

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

It is replacing an outdated and Damaged
existing garage.

- 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.

yes

Standards for (a) Accessory Apartments

Please explain how you will comply with the following standards:

[1] only one accessory apartment shall be allowed upon a lot zoned for single family purposes;

This has one accessory Apartment



[2] except for bona fide temporary absences, the owner(s) of the residence or lot upon or in which the accessory unit is created shall occupy at least one of the dwelling units on the premises and members of the family or their invited guests shall occupy the other dwelling unit. In no event shall either of the units be used as a rental unit to non-family members;

yes, correct

[3] the accessory apartment shall be designed so that to the degree reasonably feasible, the appearance of the building remains that of a one-family residence. In general, any new entrances in an existing structure shall be located on the side or in the rear of the building;

yes, correct

[4] if attached to or located within the principal structure, the accessory apartment shall be designed and constructed to allow it to be part of the principal structure at such time as the use of the accessory apartment discontinues or approval of the special permit lapses;

N/A

[5] the design and size of the accessory apartment shall conform to all applicable standards in the health, building, and other codes;

yes

[6] the accessory apartment shall not exceed seven hundred square feet of floor area;

correct - 688 sqft



[7] the BZA may condition approval upon the special use permit lapsing at such time as the ownership of the property is transferred; and,

okay

[8] the BZA may require additional standards be met in order to assure compatibility of the proposed use with adjoining properties and to maintain the integrity of the single family zoning district.

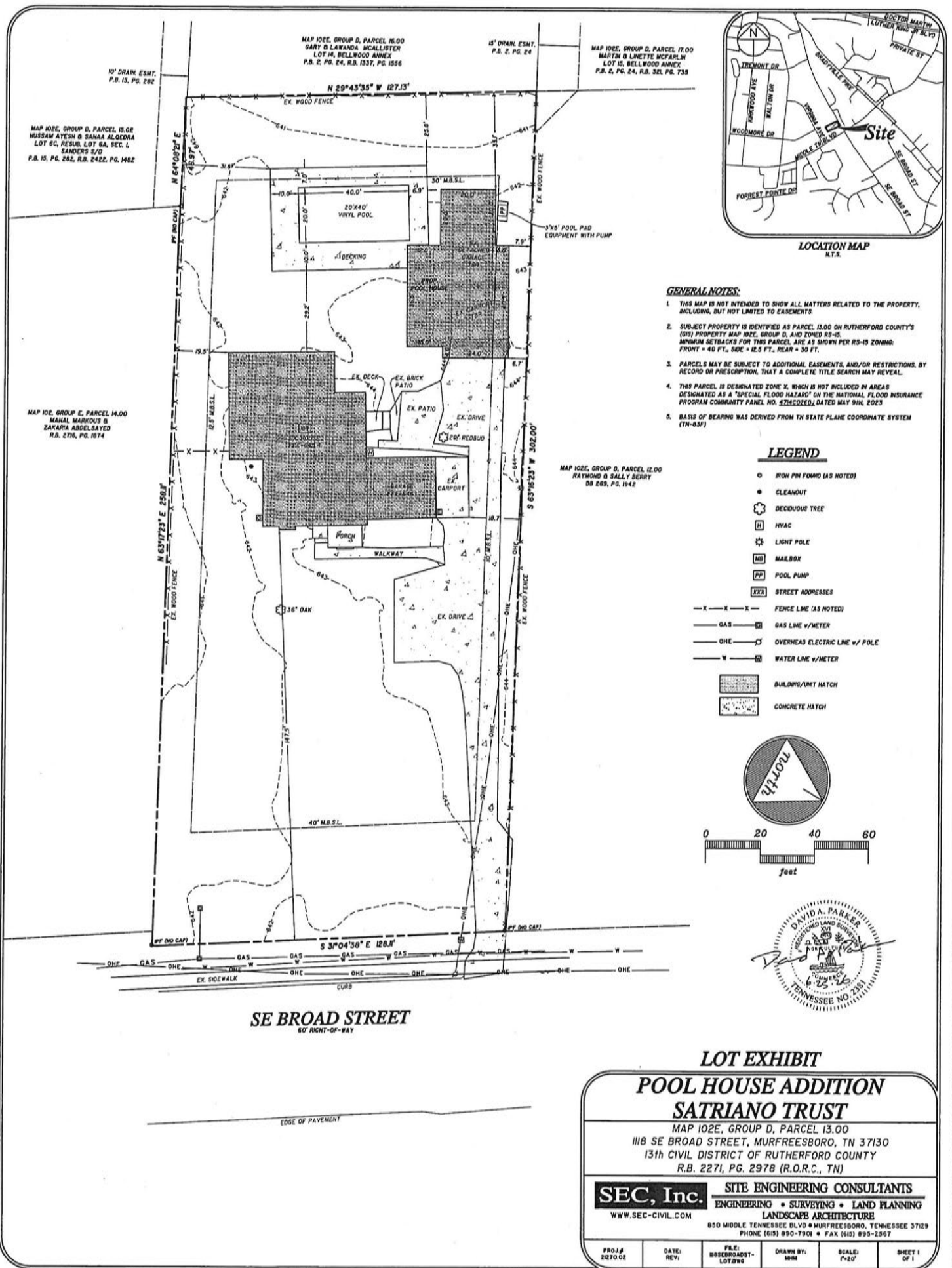
okay

Date:

4/26/26

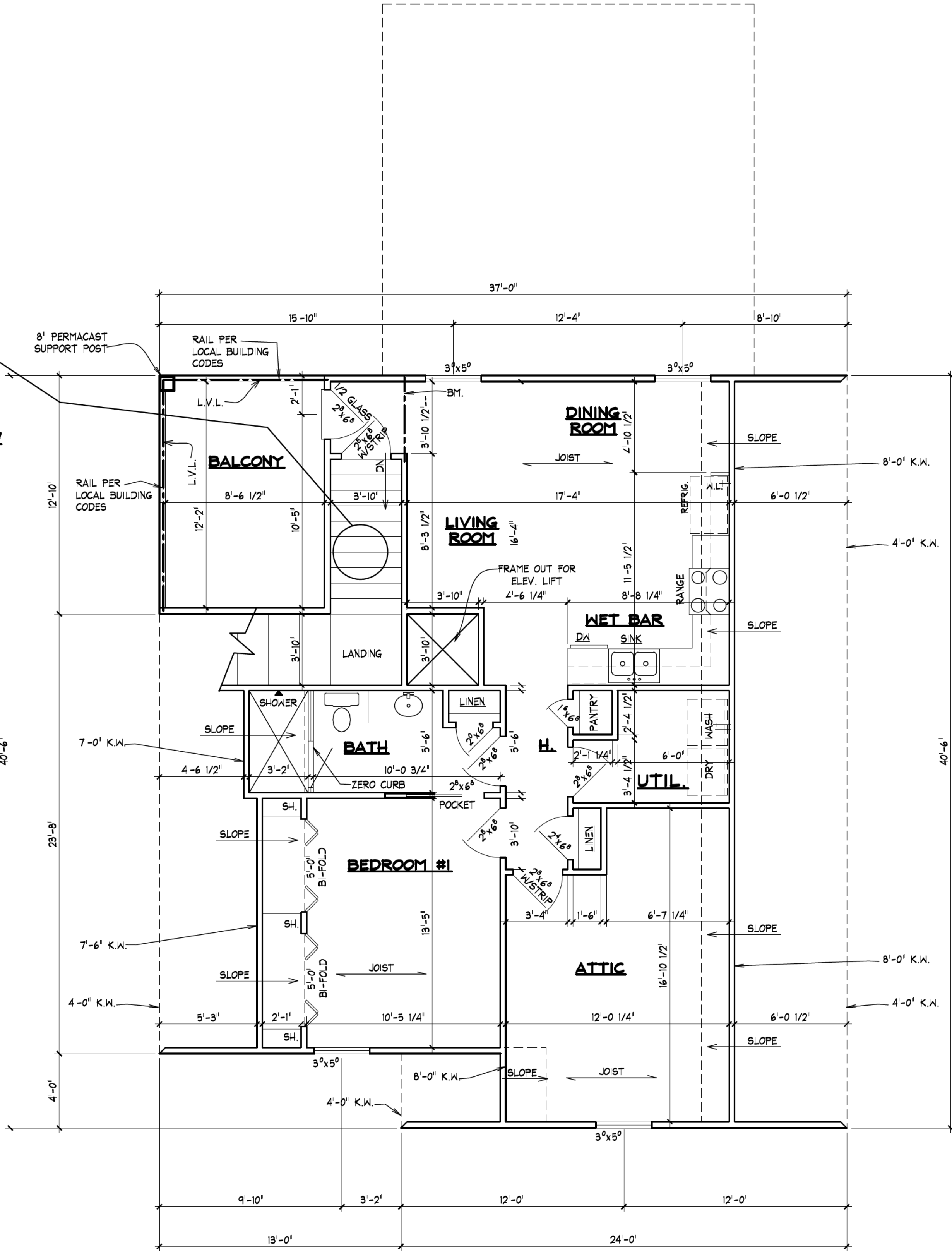
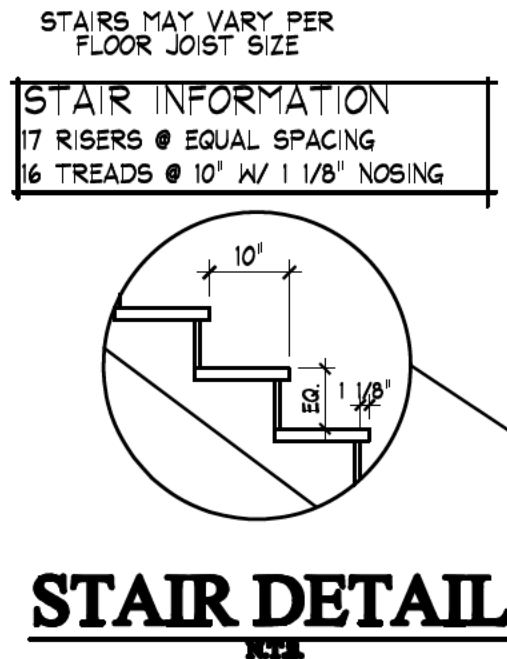
Applicant signature:

[Signature]



NOTE:

CREATIVE HOME DESIGNS, INC. DOES NOT PRACTICE STRUCTURAL ENGINEERING; THEREFORE, ALL BEARING, JOIST, AND OTHER STRUCTURAL REQUIREMENTS ARE THE RESPONSIBILITY OF THE CREATIVE HOME DESIGNS, INC. DESIGNER. CREATIVE HOME DESIGNS, INC. ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BUILDING. HOWEVER, ANY DESIGN ELEMENTS THAT MAY NEED TO BE ALTERED DUE TO STRUCTURAL ITEMS MUST BE APPROVED BY THE OWNER AND / OR CREATIVE HOME DESIGNS, INC.



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

GENERAL NOTES:

1. PROVIDE STEEL LINTELS AT ALL BRICK OPENINGS AS REQUIRED.
2. BRICK VENEER MUST BE SUPPORTED BY NON-COMBUSTIBLE MATERIALS TO FOOTING PER LICENSED ENGINEER.
3. PROVIDE SCREENED SOFFIT VENTS AT 96"O.C. AROUND HOUSE; CONTINUOUS AT ALL VAULTS; AND PROVIDE PROPER ROOF VENTILATION PER LOCAL BUILDING CODE REQUIREMENTS.
4. ALL WINDOW SIZES SHOWN ARE NOMINAL-CONSULT WINDOW MANUFACTURER AND/OR GENERAL CONTRACTOR FOR ACTUAL SIZES, AND ROUGH OPENING SIZES. VERIFY THAT ALL APPLICABLE WINDOWS MEET EGRESS REQUIREMENTS FOR LOCAL BUILDING CODES.
5. CREATIVE HOME DESIGNS, INC. SHALL NOT BE RESPONSIBLE FOR FIELD CHANGES OR CLIENT ALTERATIONS TO THIS PLAN.

NOTE:
SHEAR PANEL/ WALL PANELS,
WALL CONNECTORS, HOLD DOWNS,
AND WIND BRACING, DESIGNED BY
LIC. ENGINEER

REVISIONS

While every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes, the designer can not guarantee against human error. The contractor and/or client shall verify all conditions, dimensions, details and specifications and be responsible for same. The designer will not be liable for human error after construction begins.



CREATIVE HOME DESIGNS, INC.
OF MIDDLE TENNESSEE
745 E. Church St. Suite 230
Memphis, TN (901) 594-2885

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore the responsibility to verify accuracy and compliance with all regulatory agencies prior to construction, and their requirements must take precedence over those shown.

DATE 5-1-26
DRAWN
JOB NO.
GAR.
BRICK
4

CREATIVE HOME DESIGNS, INC. DOES NOT PRACTICE STRUCTURAL ENGINEERING; THEREFORE, ALL BEAMS, CONNECTIONS, SOLID BEARING LOCATIONS, AND ALL OTHER STRUCTURAL ITEMS ARE TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER. CREATIVE HOME DESIGNS, INC. ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BUILDING. HOWEVER, ANY DESIGN ELEMENTS THAT MAY NEED TO BE ALTERED DUE TO STRUCTURAL ITEMS MUST BE APPROVED BY THE OWNER AND / OR CREATIVE HOME DESIGNS, INC.



1. PROVIDE STEEL UNITS AT ALL BRICK OPENINGS AS REQUIRED.
2. BRICK WORK MUST BE SUPPORTED BY NON-COMBUSTIBLE MATERIALS TO PREVENT FROM COLLAPSE.
3. PROVIDE SCHEDULED SLOTTED VENTS AT 18" DIA. AROUND INSIDE CONTROLS AT ALL WALLS; AND PROVIDE PROPER ROOF VENTILATION PER LOCAL BUILDING CODE REQUIREMENTS.
4. ALL WINDOW SIZES SHOWN ARE NOMINAL-CONST. WINDOW RANGE (MIN. AND MAX. HEIGHT) DIMENSIONS FOR FACTORY ORDER. ALL WINDOW SIZES MUST VERIFY THAT ALL APPLICABLE WINDOW WEIGHT CAPACITY REQUIREMENTS FOR LOCAL BUILDING CODES.
5. CREATIVE HOME DESIGN, INC. SHALL NOT BE RESPONSIBLE FOR FIELD CHANGES OR CLIENT ALTERATIONS TO THIS PLAN.

NOTE:
SHEAR PANEL/ WALL PANELS,
WALL CONNECTORS, HOLD DOWNS,
AND WIND BRACING, DESIGNED BY
L.C. ENGINEER

1. ALL EXTERIOR WALLS ARE 4' UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ARE 3 1/2' UNLESS OTHERWISE NOTED.
3. 9'-0" . CEILING HT. 1ST FLOOR
4. 9'-0" . CEILING HT. 2ND FLOOR
5. SLIGHT MODIFICATIONS TO PLAN MAY BE NEEDED TO FACILITATE HVAC DUCT WORK

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

SECOND FLOOR	600
TOTAL HEATED	600
GARAGE / HALF BATH	1335
PORCH / BALCONY	622
TOTAL COVERED	2645

While every attempt has been made to the preservation of this plan to avoid errors, omissions, and misprints, the designer can not guarantee perfect human error. The contractor and/or client shall verify all dimensions, distances, details and specifications and be responsible for same. The designer will not be liable for human error after construction begins.

CREATIVE HOME DESIGNS, INC.
OF MIDDLEBURY VERMONT
141 A Church St. Suite 208
Middlebury, VT 05753 (502) 891-2088

It is the intent of these documents to provide sufficient information to the respondent/holder to construct the project shown; it is therefore his responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DATE	5-1-26
BOOK NO.	
NAME	
GAR.	
REMARKS	3

**MURFREESBORO BOARD OF ZONING APPEALS
STAFF REPORT
JULY 29, 2026
PROJECT PLANNER: MOLLY GILLILAND**

Application: Z-26-031

Location: 2415 Halls Hill Pike

Applicant: ASI Storage Properties, LLC

Owner: ASI Storage Properties, LLC

Zoning: Commercial Fringe (CF)

Requests: Special Use Permit for a Garden and Lawn Supplies use in a tenant space



Overview of Request

Applicant ASI Storage Properties, LLC is requesting a special use permit (SUP) to allow a Garden and Lawn Supply store as a new tenant in an existing building at 2415 Halls Hill Pike. The lot is zoned Commercial Fringe (CF). The suites at 2415 Halls Hill Pike are currently occupied by a tobacco and beer retailer (Suite A), a vacant self-storage space (Suites B-G), and a beauty salon (Suite F). A row of storage units is located along the rear of the structure. The applicant has proposed a new tenant for 2415 Suites B-F, which would classify as a Garden and Lawn Supply use. City of Murfreesboro Zoning Ordinance, Chart 1 (Uses Permitted by Zoning District) identifies Garden and Lawn Supply as an allowed use with the approval of a Special Use Permit in the Commercial Fringe district.

The lot is adjacent to a Dollar General (zoned CF) to the west, the Campus Crest apartments (zoned RM-16) to the north, and County zoning to the east and south. Halls Hill Pike is designated a Minor Arterial.

The new tenant will inhabit Suites B-F of 2415 Halls Hill Pike, creating areas for retail and indoor storage of merchandise. A new loading door and access drive are proposed for the eastern side of the building, which would be utilized most by parcel trucks and, approximately once a month, a tractor trailer. The property owner has previously received permits to demolish the tenant buildout of Suites B-G and has proposed the demolition of Suite F's tenant space and the four storage units directly north of Suite F, allowing this space to be repurposed for the new tenant. The applicant has assured Staff that there will be no outdoor storage or display of goods from the new use. The updated site plan has incorporated Staff feedback, including additional screening of the parking lot and making the proposed eastern access drive entrance-only.

Relevant Zoning Ordinance Section

City of Murfreesboro Zoning Ordinance, Chart 1 (Uses Permitted by Zoning District) identifies Garden and Lawn Supply as a use allowed with the approval of a Special Use Permit in the Commercial Fringe district. City of Murfreesboro Zoning Ordinance Section 9(C) sets forth the general standards of applicability for a Special Use Permit. The Garden and Lawn Supply use has no additional standards for an SUP.

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 temporary vending uses, this project appears to meet the criteria.

Standards of General Applicability with Staff Analysis:

- 1. That the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare;**
 - The proposed use will inhabit an existing building and will not change the character of the commercial area. A new access drive is proposed for the eastern side of the property and meets all criteria from the city Engineering department so as to not negatively impact traffic conditions. New landscaping and screening are proposed to limit the impacts on adjacent properties, and the parking available on the site

plan exceeds the required spaces for the lot's uses. Staff feedback to improve public health, safety, and welfare has been incorporated into the final plan.

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 use will be housed inside an existing building and will remain compatible with the commercial uses in the immediate vicinity. The proposed access drive, and screening of it, will lessen the impact on surrounding uses. The residential development to the north will not be impacted by the new construction and traffic. Compliant buffering is currently in place at the northern edge of the property. The applicant also highlighted that there would be no outdoor storage or display of goods, going beyond what is required in the standards.
3. **That the proposed buildings or use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, drainage structures, refuse disposal, fire protection, water and sewers; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;**
 - Staff believes this application meets this requirement. The site fronts and will have multiple access points onto a minor arterial roadway, and the site plan shows parking that exceeds the number of spaces required. The structure has been serviced by city and county utilities, as well as fire and solid waste, for over 10 years, and the property owner will continue to ensure the provision of those services. There is stormwater infrastructure, and an existing drainage basin is located on site. A dumpster is to be utilized by the new tenant, and the solid waste container will be screened from public view by a brick wall enclosure and gate.
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;**
 - In reviewing the use and application details, there are no known significant natural, scenic, or historic features on-site or nearby that will be negatively impacted. The landscape buffer to the east will remain and all landscaping on site will be maintained by the applicant.
5. **The proposed building or use complies with all additional standards imposed on it by the particular provision of this section authorizing such use:**
 - The proposed site meets all requirements of the zoning ordinance for a special use permit. There are no additional standards for a Garden and Lawn Supply use.

Staff Comments:

Staff recommends approval of the requested Special Use Permit to operate a Garden and Lawn Supply at the subject property, as proposed, due to the evidence provided that the tenant will operate consistent with the requirements of the Zoning Ordinance and meets the Standards of General Applicability. Staff recommends approval of the SUP subject to the following staff comments as Conditions of Approval:

Recommended Conditions of Approval:

1. There will be no outdoor storage or display of goods for the Garden and Lawn Supply use.
2. All existing landscaping to remain on the eastern border to create a buffer with the adjacent neighbor.
3. A line of tall shrubs or evergreen trees is to be planted along the eastern border of the lot to provide additional screening between the subject property and a residentially zoned lot.
4. The applicant shall obtain all necessary permits with the Building and Codes Department and shall comply with all code requirements.

Attached Exhibits

1. BZA Application
2. Demolition Plans
3. Site Plan
4. Landscaping Plans
5. Truck Exit Templates
6. Tree Survey and Photos
7. Standards of General Applicability

Ms. Holly Smyth, AICP, Principal Planner
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130

Re: Special Use Permit Request
StorPlace Halls Hill Tenant Space
Halls Hill Pike
Murfreesboro, Tennessee

Dear Ms. Smyth:

On behalf of ASI Storage Properties, LLC, we hereby request a Special Use Permit from the Board of Zoning Appeals (BZA) to allow for a use classified as "Garden and Lawn Supplies" in a tenant space of an existing building that was approved and constructed over ten years ago.

The new tenant for the space at 2411 Halls Hill Pike is a new location for Dickens Turf & Landscape Supply which has several locations in the Middle Tennessee area, including another in Murfreesboro at 1402 NW Broad Street. This retail location would be slightly different than others as it would not include a repair shop or outdoor storage of goods. All retail goods will be received at the proposed roll-up door at the east end of the building and would be kept within the building either on the Retail Showroom Floor (+/- 4,250 SF) or the Retail Stock Area (+/- 3,250 SF). The overall size of the tenant space is approximately 7,500 SF.

The Site Plans for this project (see attached) already have been submitted to the City of Murfreesboro for the Planning Commission agenda on July 15, 2026. These plans show a proposed access drive on the east side of the site to improve traffic circulation for Dickens Turf & Supply. These plans also show landscaping improvements to improve the aesthetics of the site.

We performed a tree survey along the east property line to show existing vegetation which screens this site from the property to the east. (See attached "Existing Trees – Tree Survey" and pictures of this existing screening.)

Also, attached are our responses to the "Standards of general applicability" and the "BZA Special Use Permit of Application Procedure" for Special Use Permit requests to the City of Murfreesboro Board of Zoning Appeals.

Sincerely,
HUDDLESTON-STEELE ENGINEERING, INC



William H. Huddleston IV, P.E., R.L.S.

City of Murfreesboro
BOARD OF ZONING APPEALS

HEARING REQUEST
APPLICATION

Location/Street Address: 2411 Holly Hill Pike

Tax Map: 90 Group: - Parcel: 20.03 Zoning District: CF

Applicant: ASI Storage Properties, LLC E-Mail: [REDACTED]

Address: 109 Murphy Court Phone: 615-397-6981

City: Nashville State: TN Zip: 37203

Property Owner: ASI Storage Properties LLC

Address: 109 Murphy Court Phone: 615-397-6981

City: Nashville State: TN Zip: 37203

Request: Approval of a Special Use Permit for
Garden and Lawn Supplies

Zoning District: CF

Applicant Signatures: [Signature]

Date: 6/10/26

Received By: [Signature]

Receipt #:

Application #:

Date:

Murfreesboro
Board of
Zoning Appeals



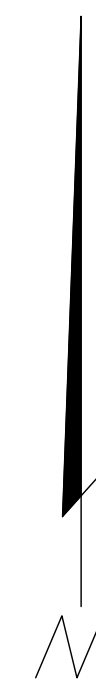
HEARING APPLICATION
AND
GENERAL INFORMATION

STORPLACE HILLS HILLS TENANT SPACE

13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

SHEET INDEX

- C.0 COVER SHEET
- C.1 EXISTING CONDITIONS
- C.2 DEMOLITION PLAN
- C.3 SITE PLAN
- C.4 EXISTING LANDSCAPING
- C.5 PROPOSED LANDSCAPING
- C.6 TRUCK TEMPLATE – FIRST EXIT
- C.7 TRUCK TEMPLATE – SECOND EXIT



LOCATION MAP

N.T.S.

SITE DATA

ZONING: CF

ACREAGE: 3.65 AC±

PROPOSED USE: SELF-STORAGE FACILITY AND RETAIL
SELF-STORAGE: 1 FOR EACH 5,000 SQUARE FEET OF F.A. OR 5 SPACES, WHICHEVER IS GREATER, PLUS 2 SPACES FOR ANY ACCESSORY DWELLING UNIT PROVIDED ON-SITE (NO ACCESSORY DWELLING UNIT PLANNED); THESE SPACES SHALL NOT BE UTILIZED FOR STORAGE OF BOATS, TRAILERS, RVs, OR NON-DRIVABLE MOTOR VEHICLES, AND IF SUCH SHALL BE ALLOWED ON-SITE A SEPARATE AREA SHALL BE PROVIDED
= (17337ex. + 50887prop. S.F.) / 5000 = 10 SPACES (GREATER)

RETAIL: 1 FOR EACH 225 SQUARE FEET OF F.A. OR 5 SPACES, WHICHEVER IS GREATER, PLUS 1 FOR EACH BUSINESS VEHICLE, PLUS 3 QUEUING SPACES FOR EACH DRIVE-UP WINDOW OR DRIVE-THRU LANE (NO DRIVE-THRU'S)
= (2500existing S.F.) / 225 = 11 SPACES(GREATER)

PARKING SPACES REQUIRED:
21 SPACES + 1 H.C.

PARKING SPACES PROVIDED: 37 SPACE + 4 H.C.

EXISTING IMPERVIOUS AREA: 126,876 SF±
PROPOSED IMPERVIOUS AREA: 128,056 SF±

NOTE: THE NEW TENANT FOR THE SPACE AT 2411 HALLS HILL PIKE IS A NEW LOCATION FOR DICKENS TURF & LANDSCAPE SUPPLY WHICH HAS SEVERAL LOCATIONS IN THE MIDDLE TENNESSEE AREA INCLUDING ANOTHER IN MURFREESBORO AT 1402 NW BROAD STREET. THIS RETAIL LOCATION WOULD BE SLIGHTLY DIFFERENT THAN OTHERS AS IT WOULD NOT INCLUDE A REPAIR SHOP OR OUTDOOR STORAGE OF GOODS. ALL RETAIL GOODS WILL BE RECEIVED AT THE PROPOSED ROLL-UP DOOR AT THE EAST END OF THE BUILDING AND WOULD BE KEPT WITHIN THE BUILDING EITHER ON THE RETAIL SHOWROOM FLOOR (±4,250 SF) OR THE RETAIL STOCK AREA (±3,250 SF). THE OVERALL SIZE OF THE TENANT SPACE IS APPROXIMATELY 7,500 SF.

FOR AGENCY
REVIEW

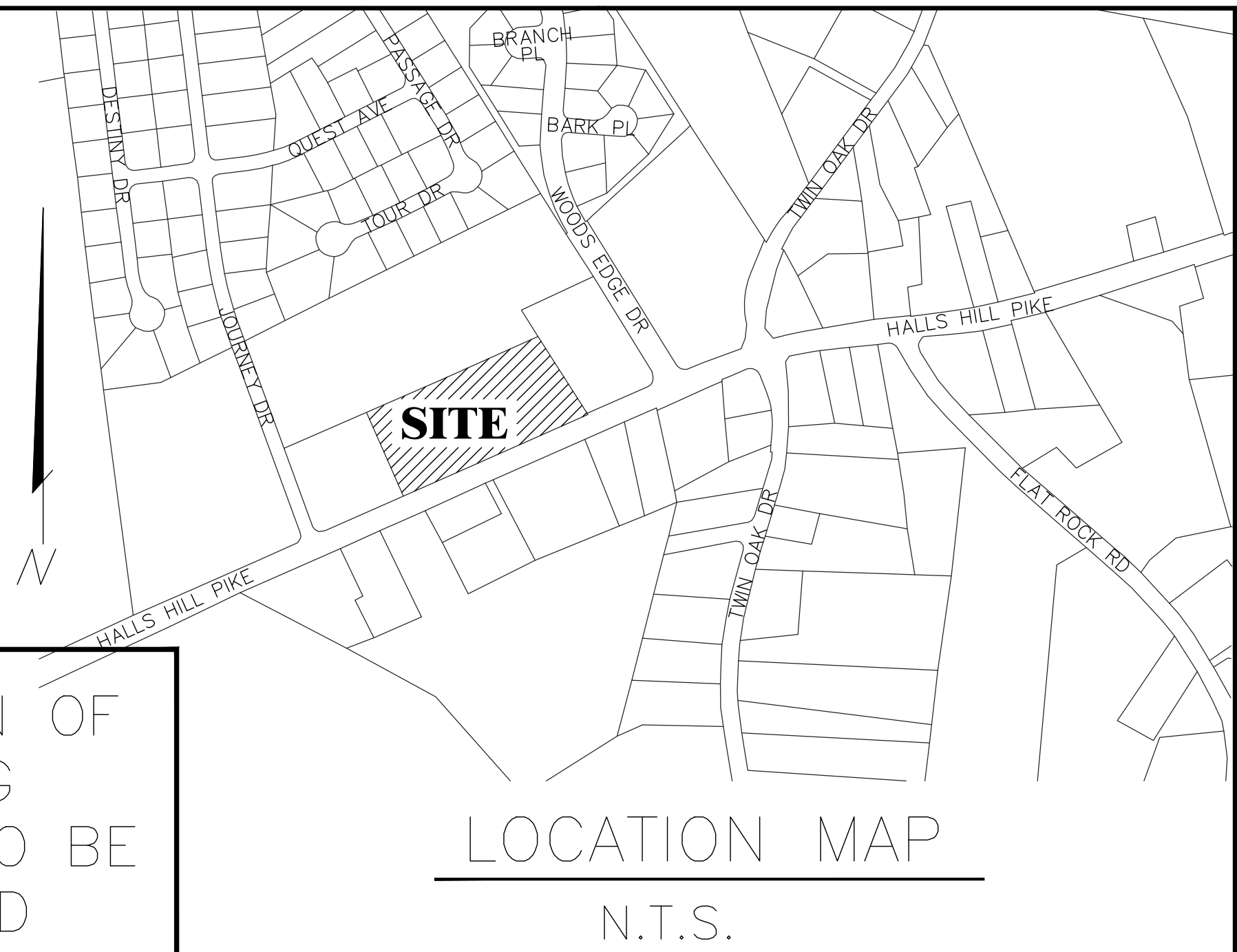
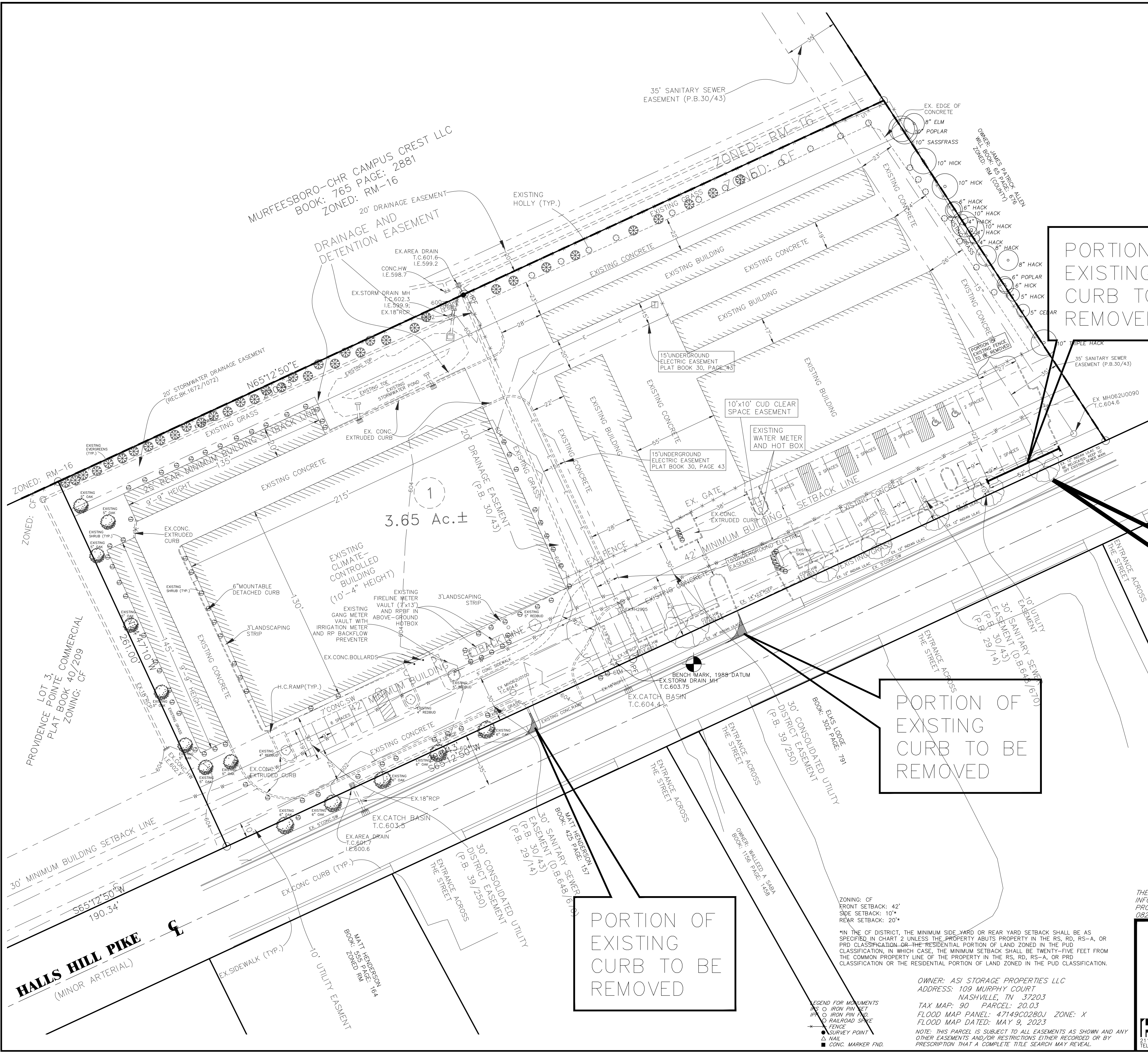
OWNER: ASI STORAGE PROPERTIES LLC
ADDRESS: 109 MURPHY COURT
NASHVILLE, TN 37203
TAX MAP: 90 PARCEL: 20.03
FLOOD MAP PANEL: 47149C0280J ZONE: X
FLOOD MAP DATED: MAY 9, 2023

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

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

PROJECT NO. ____-____

SH. C.0



- LEGEND**
- Power Pole
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Reducer
 - Proposed Gate Valve & Box
 - Concrete Thrust Block
 - Existing Water Line
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 - (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
 - Turf Reinforcement Mat
 - Existing Telephone & Electric Line
 - Existing Underground Electric Line
 - Corrugated Metal Pipe
 - Reinforced Concrete Pipe

NOTES:

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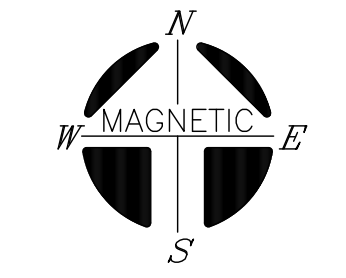
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All handicap landings to have yellow truncated domes.



#	DATE	REVISION DESCRIPTION
1	03/04/19	ADDRESSED CITY STAFF COMMENTS
2	10/15/19	ADDRESSED PRIOR TO PERMIT COMMENTS
3	5/26/26	DEMOLITION PLAN PROVIDED
4	6/10/26	IDENTIFIED 12" INDIAN LILAC TO BE RELOCATED

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

FOR REVIEW ONLY

HUDDLESTON-STEELE ENGINEERING, INC.

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

DEMOLITION PLAN

LOT 1, PROVIDENCE POINTE COMMERCIAL

STORPLACE HALLS HILLS

TENANT SPACE

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

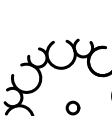
DATE: JUNE, 2026 SCALE 1"=30' SH. C.2

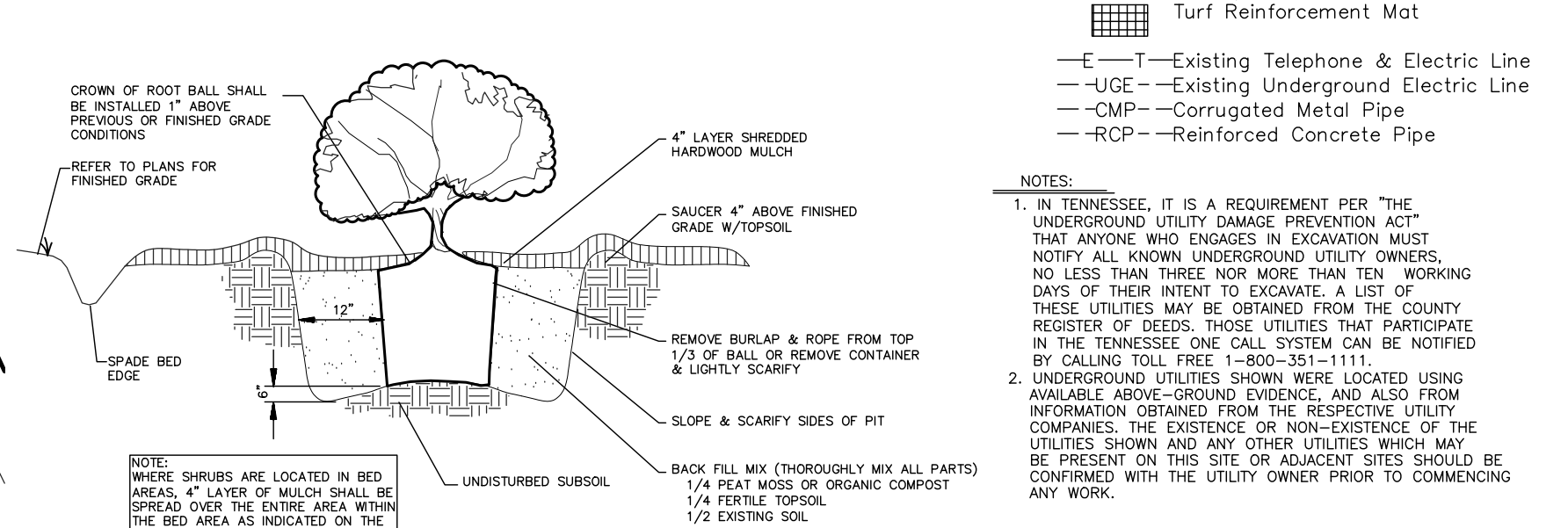
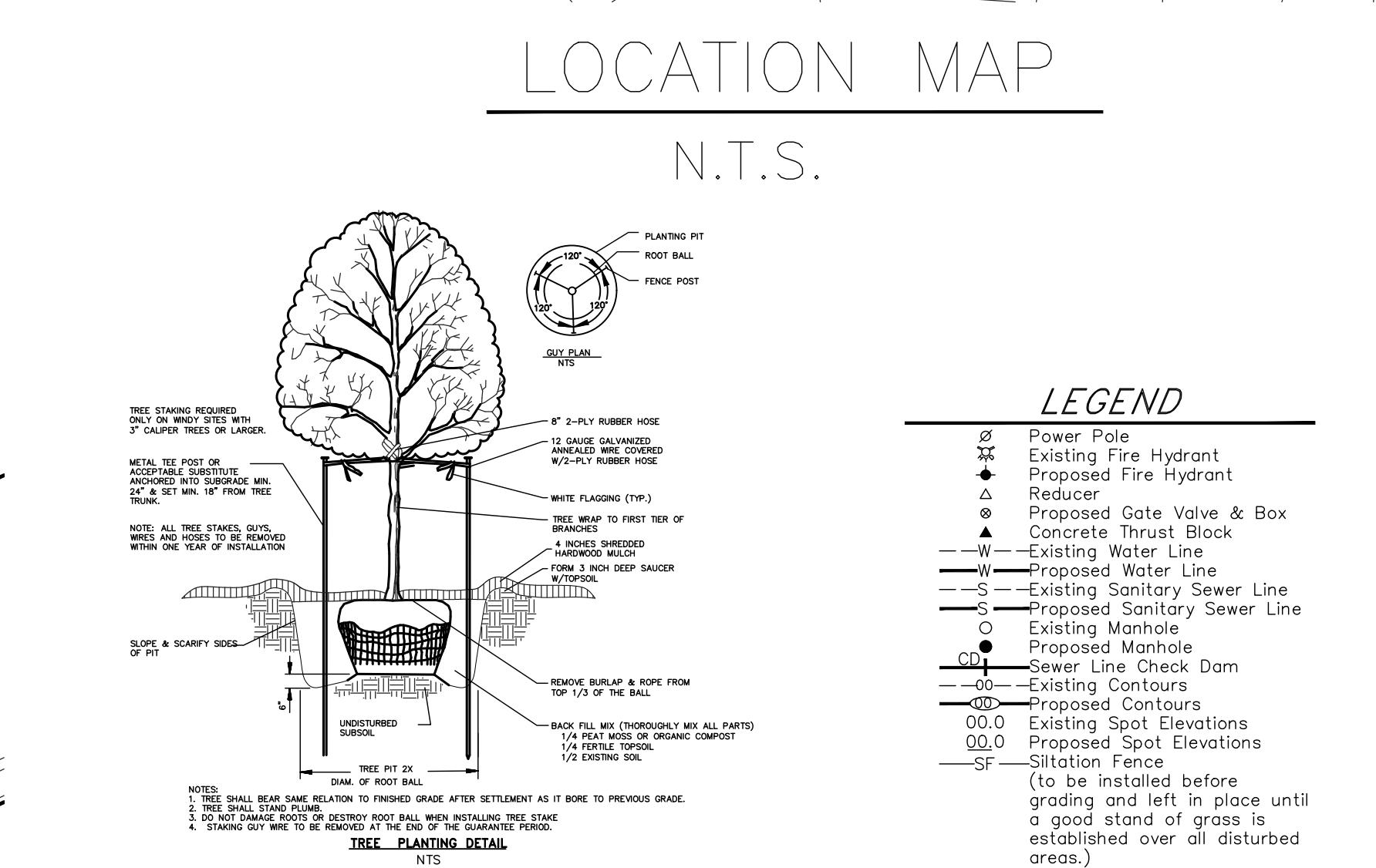
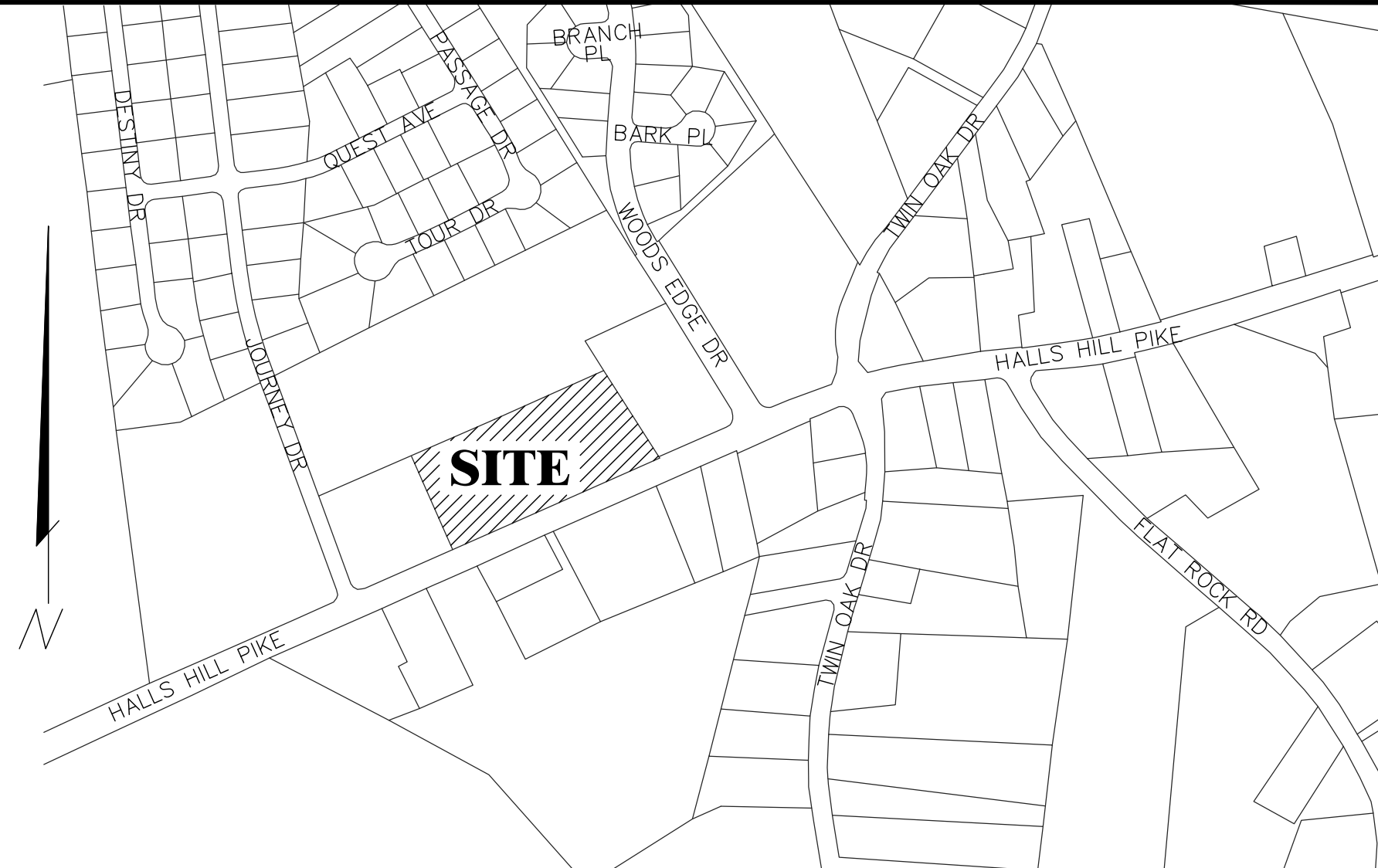
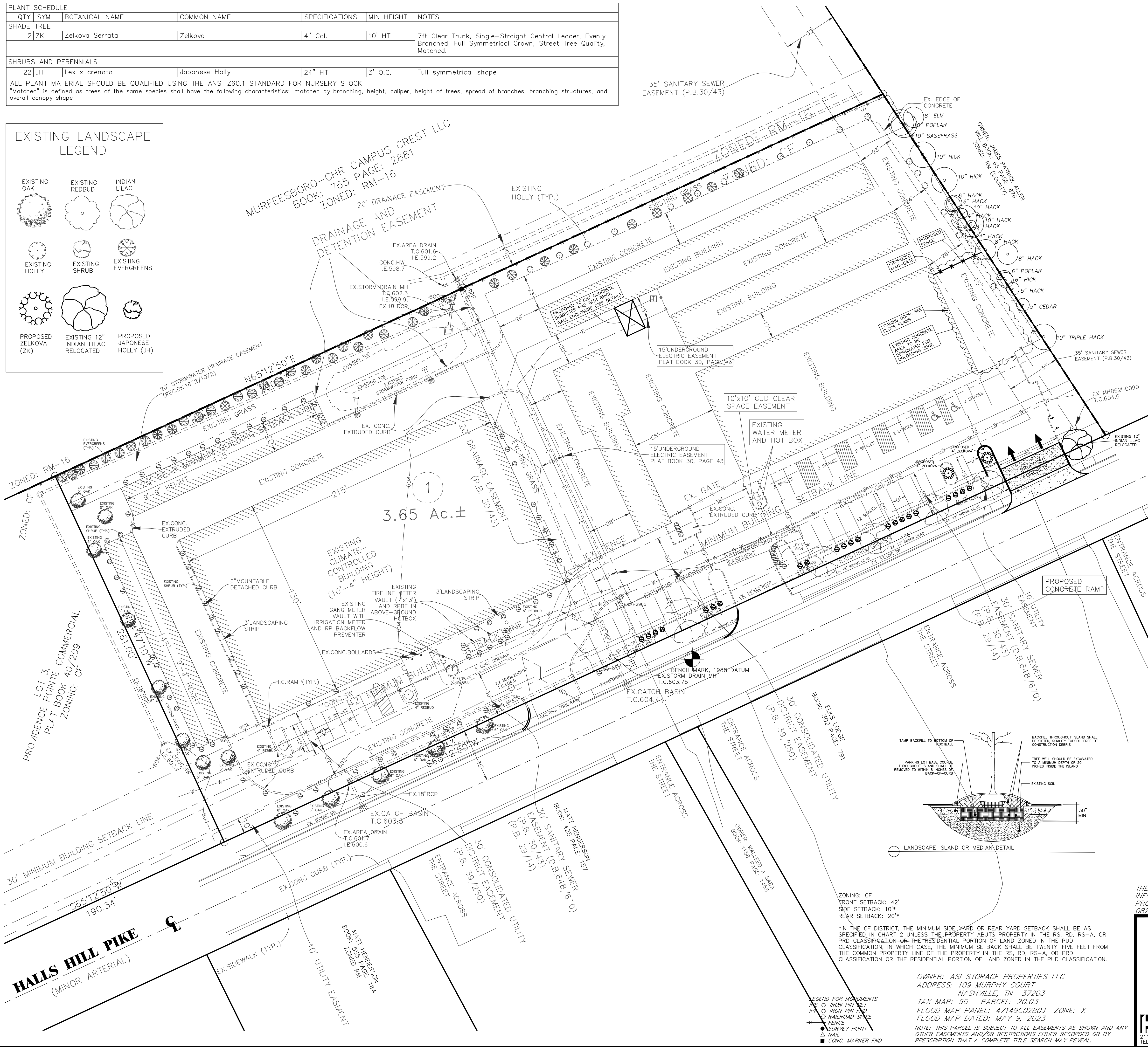
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TAX MAP: 90 PARCEL: 20.03
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- LEGEND FOR MONUMENTS**
- IRON PIN SET
 - IRON PIN FND
 - RAILROAD SPUR FENCE
 - SURVEY POINT
 - WALL
 - CONC. MARKER FND.

EXISTING LANDSCAPE LEGEND

EXISTING OAK 	EXISTING REDBUD 	INDIAN LILAC 
EXISTING HOLLY 	EXISTING SHRUB 	EXISTING EVERGREENS 
PROPOSED ZELKOVA (2K) 	EXISTING 12" INDIAN LILAC RELOCATED 	PROPOSED JAPANESE HOLLY (JH) 



LANDSCAPE PLANS

SHRUB PLANTING DETAIL

NTS

Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for completion with this requirement.

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1	03/04/19	ADDRESSED CITY STAFF COMMENTS
2	10/15/19	ADDRESSED PRIOR TO PERMIT COMMENTS
3	5/26/26	ADDED PROPOSED LANDSCAPING AT PROPOSED ENTRANCE
4	6/8/26	ADDED PROPOSED SHRUBS IN BETWEEN 12" INDIAN LILACS
5	6/10/26	ADDED LANDSCAPE DETAILS AND PLANT SCHEDULE
6	7/7/26	DUMPSTER PAD ADDED

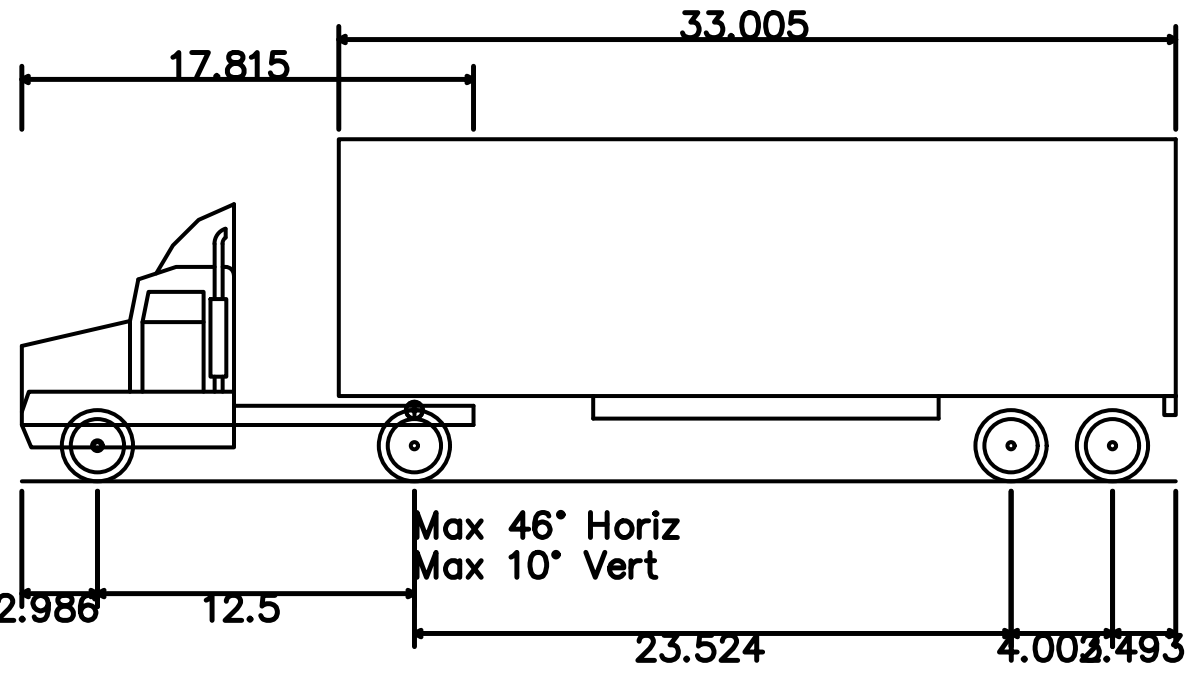
SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 60-3--07.					
FOR REVIEW ONLY	PROPOSED LANDSCAPING LOT 1, PROVIDENCE POINTE COMMERCIAL STORPLACE HALLS HILLS TENANT SPACE				
HUDDLESTON-STEELE ENGINEERING, INC. 15 N.W. BROAD STREET, MURFREESBORO, TN 37129 PHONE : (615)893 - 4084, FAX: (615)893 - 0080					
13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; padding: 5px;">DATE: JUNE, 2026</td> <td style="width: 33%; padding: 5px;">SCALE 1"=30'</td> <td style="width: 33%; padding: 5px;">SH. C.5</td> </tr> </table>			DATE: JUNE, 2026	SCALE 1"=30'	SH. C.5
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1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS (OR ANYTHING ASSOCIATED WITH THESE PLANS, E.G. CUT SHEETS) AND THE FIELD CONDITIONS FOUND PRIOR TO OR DURING CONSTRUCTION.

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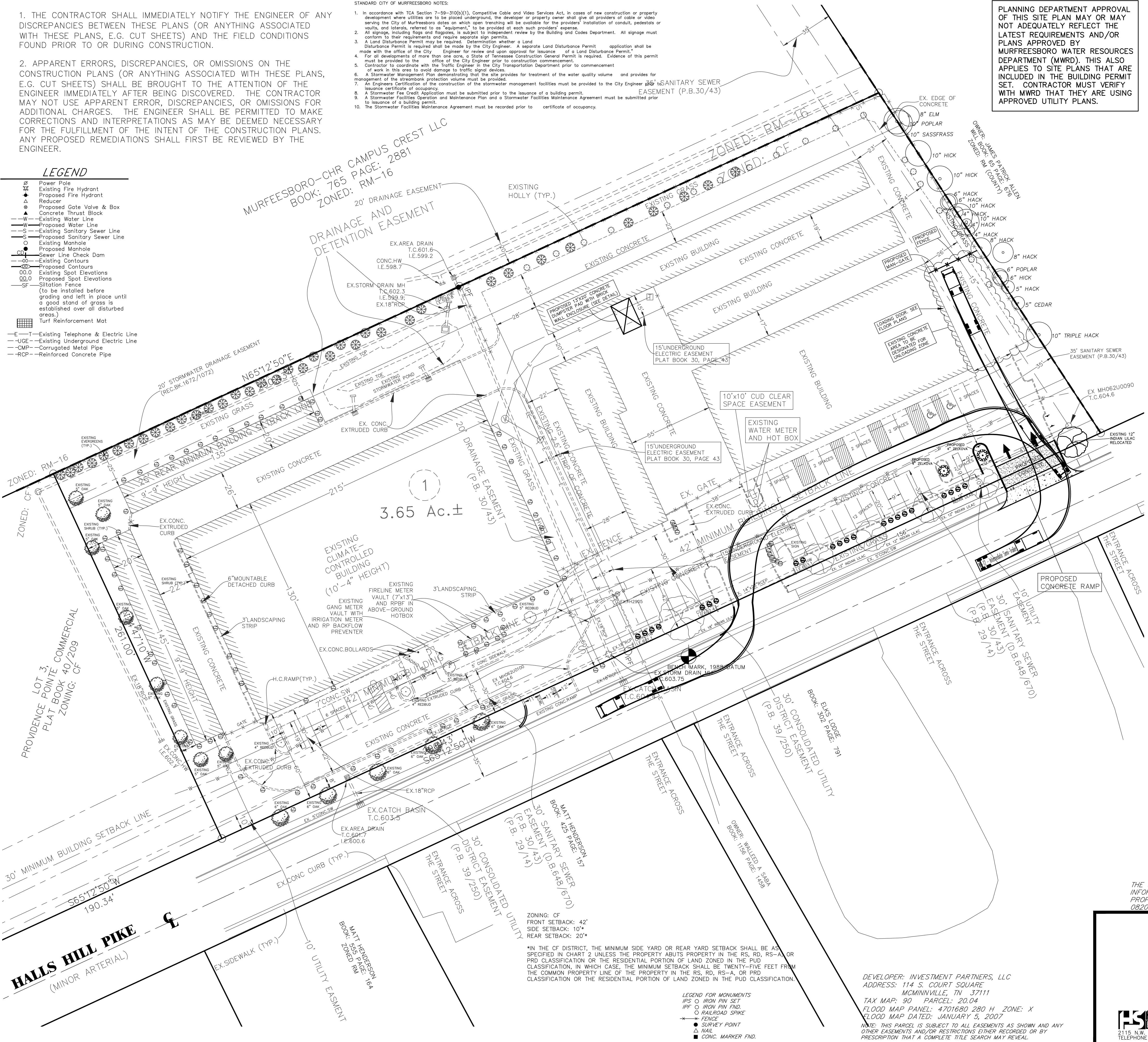
- STANDARD CITY OF MURFREESBORO NOTES:
- In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video service the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduits, pedestals or vaults, and laterals, referred to as "equipment", to be provided at each such providers' expense.
 - All signage, including flags and flagpoles, is subject to independent review by the Building and Codes Department. All signage must conform to their requirements and require separate sign permits.
 - A Land Disturbance Permit may be required. Determination whether a Land Disturbance Permit is required shall be made by the City Engineer. A separate Land Disturbance Permit application shall be made with the office of the City Engineer for review and upon approval for issuance of a Land Disturbance Permit.
 - For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the office of the City Engineer prior to construction commencement.
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WB-12 – Intermediate Semi-Trailer

Overall Length	45.505ft
Overall Width	8.005ft
Overall Body Height	13.484ft
Min Body Ground Clearance	1.335ft
Track Width	8.005ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	39.895ft



NOTES:

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TRUCK TEMPLATE – FIRST EXIT
LOT 2, PROVIDENCE POINTE COMMERCIAL
**PROVIDENCE POINTE
SELF-STORAGE**
HALLS HILL PIKE
13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: JUNE, 2026 SCALE 1"=30' SH. C.6

DEVELOPER: INVESTMENT PARTNERS, LLC
ADDRESS: 114 S. COURT SQUARE
MCMINNVILLE, TN 37111
TAX MAP: 90 PARCEL: 20.04
FLOOD MAP PANEL: 4701680 280 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007
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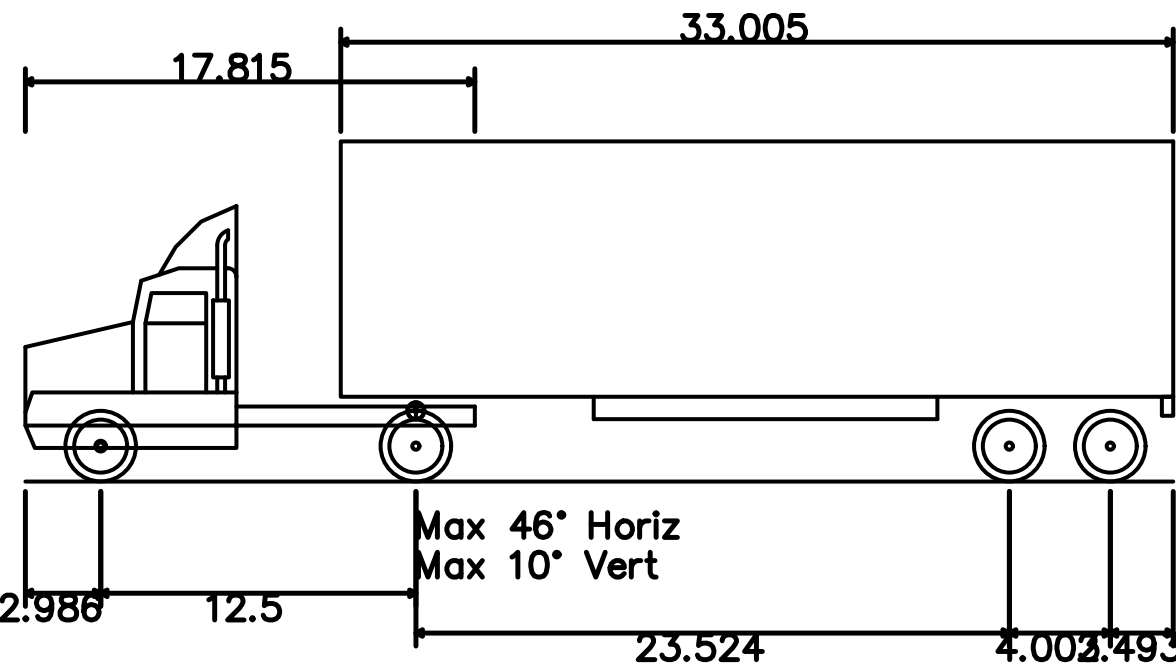
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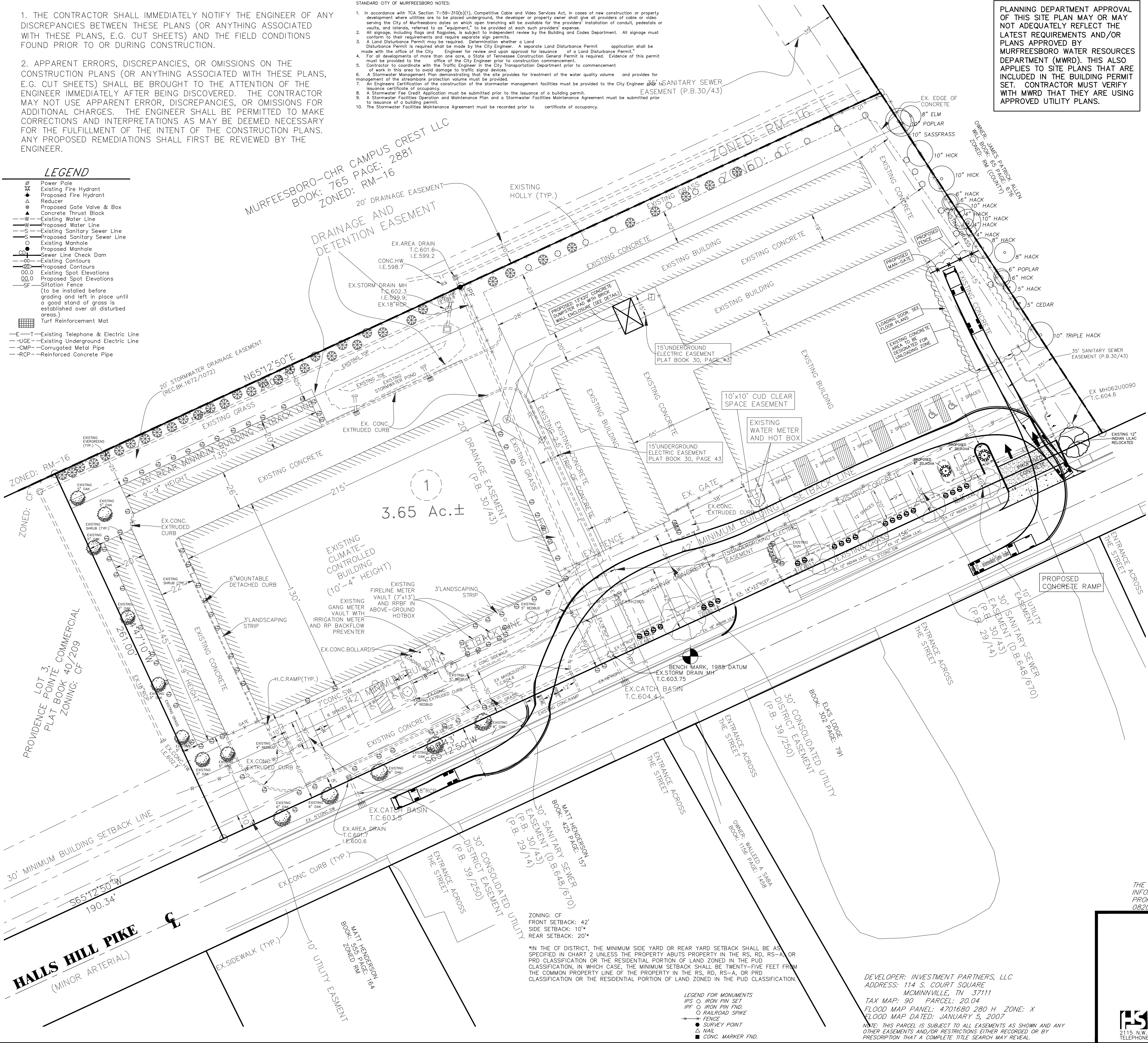
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SELF-STORAGE**
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- IPS O IRON PIN SET
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 - IRF IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - NAIL
 - CONC. MARKER FND.

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







(C) *Standards of general applicability.* An applicant for a special permit shall present evidence at the public hearing on such special permit, which evidence must establish. Please respond to how your use will comply with each of the following:

- (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 change of the tenant space will be accommodated by an existing building with existing property that has existed in the neighborhood for over ten years. A proposed access drive is to be installed on the east end of the site to improve traffic conditions for the new tenant. Landscaping is proposed to improve the aesthetics of the site. The public health, safety, and general welfare will only be improved.

- (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 use will not include a repair shop or outdoor storage of goods. All retail goods will be kept within the existing building, making the use compatible with the immediate vicinity. A proposed access drive will be installed at the east end of the site so this use will not interfere with the development and use of adjacent property.

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

The proposed use in the existing building will be served adequately by streets, parking, drainage, trash, fire protection, water and sewer as the existing building has been served for over ten years. A proposed access drive at the east end of the site will improve traffic circulation for the site.

- (4) that the proposed building or use will not result in the destruction, loss, or damage of any feature determined by the BZA to be of significant natural, scenic, or historic importance; and,

The proposed use in the existing building will not affect natural, scenic, or historic features.

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

The proposed use in the existing building complies with all additional standards imposed on it by the particular provision of this section authorizing the use.

BZA Special Use Permit Application Procedure

(D) Procedure.

(1) The owner or other person having a contractual interest in the property which is the site of the proposed special use shall file an application for a special use permit with the Zoning Administrator, which application shall be accompanied by a nonrefundable fee established from time to time by the Council and shall contain the following information:

(a) name, address, and telephone number of the applicant; *See Application*

(b) nature and extent of the applicant's ownership interest in the property which is the site of the proposed special use; *ASI Storage Properties, LLC, is the applicant and Owner of the property.*

(c) a site plan of the site of the proposed special use drawn at a scale to allow adequate review. Site plans for developments of less than one hundred fifty acres will be at a scale of not less than one hundred feet to the inch. For development between one hundred fifty and one thousand acres, site plans will be at least two hundred feet to the inch. Site plans shall contain the following information:

[1] property boundary lines and dimensions, available utilities, and easements, roadways, rail lines and public rights-of-way crossing and/or adjacent to the subject property; *See attached Site Plans*

[2] the proposed height, dimensions and arrangement of buildings on a site;
See attached Site Plans

[3] the type and location of landscaping proposed for the site;
See attached Site Plans

[4] the location of points of ingress to and egress from the site;
See attached Site Plans

[5] the location of existing and proposed driveways, parking lots, and loading areas;
See attached Site Plans

[6] any proposed regrading of the site and any topographical or physical features of the site including watercourses. *See attached Site Plans*

(d) address of the site of the proposed special use; *2411 Halls Hill Pike
Murfreesboro, TN 37130*

(e) unless modified less restrictively by the Department, a vicinity map showing the property which is the site of the proposed special use and all parcels of property within a five-hundred-foot radius. Such vicinity maps shall show any and all streets, roads, or alleys and shall indicate the owner's name and dimensions of each parcel of property shown;
See attached Site Plans

(f) zoning classification of the property which is the site of the proposed special use; *CF*

(g) the proposed special use to be located on such property with a description of the manner in which the special use will be conducted or operated, including, but not limited to, the following:

[1] the hours and days of operation; 7 AM - 7 PM

[2] the duration of the proposed special use; Indefinite

[3] the number of expected customers, patrons, clients, or patients that will be expected to utilize any proposed facility or participate in any program connected with the proposed special use; and, Less than 50 customers per day

[4] the projected traffic that will be expected to be generated by the proposed special use; Less than 75 trips entering and exiting per day

(h) the potentially harmful characteristics of the proposed special use for the zoning district in which it is proposed to be located and the manner in which the applicant proposes to eliminate or minimize them. None