

**CITY OF MURFREESBORO  
BOARD OF ZONING APPEALS**

Regular Meeting, January 27, 2016, at 1:00 p.m.  
City Hall, 111 West Vine Street, Council Chambers, 1<sup>st</sup> Floor

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**A G E N D A**

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1. Call to order
2. Consideration of minutes for the regular meeting on December 17, 2015
3. New Business

*Variance Request*

- a. **Application Z-16-001 by Lanny Goodwin of the Murfreesboro Parks and Recreation Department**, requesting the following two Variances for property in the Park (P) district located at 120 Dejarnette Lane:
  - i. A forty (40) foot Variance from Section 18(G)(4) of the Murfreesboro Zoning Ordinance, which prohibits lighting fixtures from exceeding twenty (20) feet in height in nonresidential developments with structures thirty-five (35) feet or less in height; and
  - ii. A Variance from Section 18(G)(d) of the Murfreesboro Zoning Ordinance, which requires outdoor lighting to be designed such that illumination does not exceed one-half (0.5) footcandle beyond the property line.

*Variance and Special Use Permit Request*

- b. **Application Z-16-002 by Richard Richard of St. Rose of Lima Catholic Church**, making the following requests for property in the Multi-Family Residential (RM-16) district located at 1601 North Tennessee Boulevard:
  - i. A Special Use Permit to allow a Philanthropic Institution in the RM-16 district; and

- ii. A thirty-five (35) foot Variance from Chart 2 of the Murfreesboro Zoning Ordinance, which allows a maximum height of thirty-five (35) feet for permitted nonresidential uses.

*Special Use Permit Requests*

- c. **Application Z-16-003 by Lanny Goodwin of the Murfreesboro Parks and Recreation Department**, requesting a Special Use Permit to allow Recreation Fields on property in the Single-Family Residential (RS-15) district located at 3574 Leanna Road.
  - d. **Application Z-16-004 by Kim Mitchell**, requesting a Special Use Permit to allow an Accessory Apartment on property in the Single-Family Residential (RS-15) district located at 3450 Northboro Court.
- 4. Staff Reports and Other Business
  - 5. Adjourn

# Regular Meeting Minutes of the Murfreesboro Board of Zoning Appeals

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**December 17, 2015 – 1:00 P.M.**  
**City Hall, Council Chambers**

**MEMBERS PRESENT**

John Rodgers, Chairman  
Davis Young, Vice-Chair  
Julie King  
Frances Mosby  
Ken Halliburton

**MEMBERS ABSENT**

**STAFF PRESENT**

Donald Anthony, *Principal Planner*  
David Ives, *Assistant City Attorney*  
Brenda Davis, *Recording Assistant*

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Chairman Rodgers called the meeting to order at 1:00 p.m.

Minutes from the November 19, 2015 regular meeting were approved as submitted.

**New Business**

*Special Use Permit Requests*

**Application Z-15-083 by Jonathan Redmon**, requesting a Special Use Permit to allow a Home Occupation (barber shop) for property in the Single-Family Residential (RS-15) district located at 1907 Jones Boulevard.

Mr. Anthony reviewed the application and Staff comments contained in the BZA agenda package. If the Board approves the request, Staff recommends the following conditions:

- 1) All client visits are to be by appointment only.
- 2) Days and hours of operation shall be limited to those requested by the applicant in the request letter.
- 3) All appointments shall end no later than 6:00 PM.
- 4) The applicant shall arrange appointment times such that no appointment begins less than 15 minutes after another appointment ends.
- 5) Any signage placed on the subject property shall adhere to the standards set forth in the City Sign Ordinance.

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The applicant, Mr. Redmon, was present to answer questions.

Chairman Rodgers verified the days of operation would be Tuesday, Wednesday and Thursday from 9:00 AM to 5:00 PM.

Mr. Anthony said yes, Mr. Redmon requested those days and times.

Chairman Rodgers said the staff comments indicated all appointments would end no later than 6:00 PM. The applicant's request letter said 5:00 PM and wanted verification on the ending time.

Mr. Anthony said if Mr. Redmon is taking in an appointment at 5:00 PM, it should be over no later than 6:00 PM. Mr. Anthony said reviewing other beauty and barber shops placed in residential areas, 6:00 PM seems to be the standard condition utilized.

Chairman Rodgers opened the public hearing.

Mr. Robert Fletcher at 907 Elliott came to the podium and said his property is located closest to the subject property. Mr. Fletcher asked Mr. Anthony to post the picture of Mr. Redmon's driveway that shows a corner of his house. Mr. Fletcher asked the Board to deny this request. Mr. Fletcher said the window in the picture is his son's bedroom and their bedroom is right next to it. He said the bedrooms are close to where the customers would be parking and coming in and out of Mr. Redmon's driveway. Mr. Fletcher said this would increase the traffic on Elliott. He said they have already seen an increase in traffic on Jones Boulevard and Elliott Drive but specifically between Elliott and Hamilton. He said when Jones Boulevard is widened, it will be utilized as a more favorable route. Mr. Fletcher was also concerned about the amount of parking available for the customers. He said the customers would need to pull into the driveway and then back out which would cause a safety concern. Mr. Fletcher said this is a residential neighborhood that has been in existence since the 1960s. He spoke to several other homeowners in the area and for various reasons they could not attend today's meeting. He said the neighbors would like to keep the neighborhood all residential and asked the Board to deny the application.

Mr. Tom Parrish at 614 Woodmont came to the podium. He said he also owns a residence at 615 Woodmont and 1027 Hillcrest. Mr. Parrish said this is a residential neighborhood and he does not mind Mr. Redmon cutting hair at the residence but if the request were granted, it would open the door for other businesses to possibly go into the neighborhood. He asked the Board to consider that aspect before making a decision.

Chairman Rodgers closed the public hearing.

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Chairman Rodgers asked Mr. Redmon to come to the podium. Chairman Rodgers asked Mr. Redmon how long he has owned the property.

Mr. Redmon said he purchased the property about 30 days ago.

Chairman Rodgers referred to Mr. Redmon's request letter that referred to Tuesday, Wednesday and Thursdays as being work days. He asked Mr. Redmon where he worked before now.

Mr. Redmon said he rented a chair at a salon located off Memorial Boulevard. He said his primary income comes from selling real estate and cutting hair is a hobby. He said cutting hair is not lucrative enough to continue renting a spot, so that is why he wants to do this at his residence. Mr. Redmon referred to the parking situation and said there will be a turn-around spot for the cars so they won't be backing out onto the street.

Vice-Chair Young asked Mr. Redmon if he planned to install any signage.

Mr. Redmon said he will not install any signage. He said the name of the business will be 1907 Jones which is located on the mailbox.

Ms. Mosby asked if Mr. Redmon planned to install concrete next to the window so there would be a turn-around for the cars.

Mr. Redmon said the concrete is already there, located outside the existing garage door. He said when the cars pull up to the garage door, there is space for them to turn around instead of backing out into the street.

Ms. King asked Mr. Anthony if any other applications have been approved in this neighborhood.

Mr. Anthony checked for other barber shop examples and didn't find any in this area.

Mr. Redmon came back to the podium and said he was told a beauty / barber shop existed two doors down from his property for 20 years. The business is no longer active as the homeowner is retired and the house is up for sale. Mr. Redmon said his request would be the same as what this lady had in her home.

Mr. Fletcher came back to the podium and tried to speak again.

Chairman Rodgers informed Mr. Fletcher that the public hearing had been closed. Chairman Rodgers asked Mr. Ives if the public hearing could be re-opened.

Mr. Ives said the Chairman has the right to allow someone to speak again.

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Chairman Rodgers re-opened the public hearing.

Mr. Fletcher said the neighbor that ran the beauty salon next door to him stopped operating in the late 1980's.

Vice-Chair Young said this type of application can be difficult to work through. He said even though this home-based business would be low impact, there are neighbors close by that have different feelings. Vice-Chair Young referred to the picture that reflected the son's bedroom and asked if some type of screening could be installed.

Ms. King asked what type of screening Staff would recommend.

Mr. Anthony said it would be difficult to screen this area because the driveway abuts the property line. He said there would not be space to do any kind of plantings without destroying part of the driveway. Mr. Anthony said they cannot put the burden on the neighbor.

Ms. King said if the driveway were not there, what type of screening would Staff recommend.

Mr. Anthony said if the driveway weren't there, Staff would recommend some mixture of trees and shrubs to provide visual relief from the neighbor's house. He said a fence could be installed but that would only subject the neighbors to a 6 or 8 foot fence right outside their window.

Mr. Halliburton agreed with Vice-Chair Young stating this is difficult. He tends to side with the neighbors whether or not they feel it would impact the character of their neighborhood. He said that is one of the things the Board considers about issuing any kind of Special Use Permit. Mr. Halliburton said he was against this application.

Ms. Mosby asked if Mr. Halliburton made a motion.

**Mr. Halliburton made a motion to deny the Special Use Permit to allow a Home Occupation (barber shop) at 1907 Jones Boulevard. The motion was seconded by Vice-Chair Young and carried unanimously in favor to deny.**

Chairman Rodgers told Mr. Redmon the application has been denied. He said it is important when you introduce yourself into a neighborhood and want to do something commercial, it is critical to get the neighbors on board before coming to the Board of Zoning. He said when neighbors are opposed, they dictate the character of the neighborhood.

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**Application Z-15-084 by Clyde Rountree of Huddleston-Steele Engineering representing Family Worship Center**, requesting a Special Use Permit to allow expansion of an Institutional Group Assembly Use (Church) for property in the Single-Family Residential (RS-15) district located at 3045 Memorial Boulevard.

Mr. Anthony reviewed the application and Staff comments contained in the BZA agenda package.

Mr. Halliburton asked if the look of the new additions would be keeping with the existing structure.

Mr. Rick Thurman of Trinity Group came to the podium. Mr. Thurman represented the Family Worship Center and does the architecture and construction management for the project. He said what they are proposing will help the flow of people through the space as well as the automobile traffic. This will also improve the aesthetics of the building. One of the buildings was built quite a bit earlier than the other with two different architectural styles. Mr. Thurman said by putting the walkway all the way across the length will tie the two buildings together and create a more up-to-date look.

Mr. Anthony showed photographs of the two structures and described their current use.

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

**Vice-Chair Young made a motion to approve a Special Use Permit to allow expansion of a church at 3045 Memorial Boulevard. The motion was seconded by Ms. Mosby and carried unanimously in favor.**

**Application Z-15-085 by Melissa George of Murfreesboro Self-Storage Inc.**, requesting a Special Use Permit to allow a Self-Service Storage Facility for property in the Highway Commercial (CH) district located at 4283 Old Salem Road.

Mr. Anthony reviewed the application and the Staff comments contained in the BZA agenda package.

Vice-Chair Young asked what kind of screening is present along Veterans Parkway, if any.

Mr. Anthony said there is 15-foot screening on the opposite side of Veterans Parkway.

Chairman Rodgers said the site plan showed some screening along Veterans Parkway.

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Mr. Matt Taylor with SEC Engineering came to the podium and said front yard landscaping is planned along Veterans Parkway. The landscaping will be compiled of a series of shade trees and shrubs. He said the plantings were grouped together and pulled up close to the building to get foundation planting effect instead of having a straight run along the road. Mr. Taylor added there is a 42-foot setback off Veterans Parkway for the buildings, then there is an access right-of-way, sidewalk, and grass-strip zones so they are in the neighborhood of 50-55-feet off the road.

Chairman Rodgers asked if there was another storage facility considered in this same area recently.

Mr. Anthony said yes, there was one at New Salem Highway and Cason Lane, along with an expansion to an existing facility located off of St. Andrews Drive (Salem Glen Mini Storage).

Mr. Anthony showed the elevation pictures.

Chairman Rodgers opened the public hearing.

Mr. John Jarrett at 4625 Old Salem Road in Rockvale, Tennessee came to the podium. He owns property west of Veterans Parkway from where the storage units are proposed to be built. He asked Mr. Anthony if the access would be off Old Salem Road and not Veterans Parkway.

Mr. Anthony said yes, the site plan indicates the access will be located on Old Salem Road.

Mr. Jarrett said Old Salem Road is narrow with a lot of traffic. He wanted to know why the access would not be off Veterans Parkway.

Mr. Anthony deferred the question to the applicant.

Mr. Taylor came to the podium and said the access was developed in anticipation of Planning Staff, particularly Traffic Department wanting as few conflicts / access points on Veterans Parkway. The Planning and Traffic Staff were in favor of the access point being on Old Salem Road. Mr. Taylor said this portion of Old Salem Road and across the whole frontage of this property has previously been improved. He added Veterans Parkway is a median-divided section directly in front of this property so that limits access. Mr. Taylor said with this being a mini-storage facility, access control is obviously a key part to what they are offering a higher end facility. He said they want to limit those access points to a keyed entryway which is done through a single-access point.

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Chairman Rodgers closed the public hearing.

Mr. Halliburton asked why a self-storage facility needs to come before the Board of Zoning Appeals as a Special Use Permit in a Commercial Highway zone.

Mr. Anthony said the only self-storage facility that is allowed, by right, is in Heavy Industrial so every other one has to come before the Board of Zoning Appeals.

Mr. Halliburton suggested reviewing these at a later date since they go through site plan approval if placed in a Commercial Highway zone.

**Mr. Halliburton made a motion to approve a Special Use Permit to allow a Self-Service Storage Facility for property in the Highway Commercial (CH) district located at 4283 Old Salem Road. The motion was seconded by Ms. King and carried unanimously in favor.**

Mr. Ives verified self-storage facilities are only allowed, by right, in Heavy Industrial Zoning per the Zoning Ordinance. He agreed this may be something that could be handled at the Staff level and is worth discussing in the future.

Vice-Chair Young said Heavy Industrial zoning would not adjoin Residential zoning but in this case the Commercial zoning abuts some Residential zoning.

Mr. Halliburton said they are still required to have a certain type of buffer since it is Commercial zoning abutting Residential zoning.

**Staff Reports and Other Business**

None

Meeting adjourned at 1:45 P.M.

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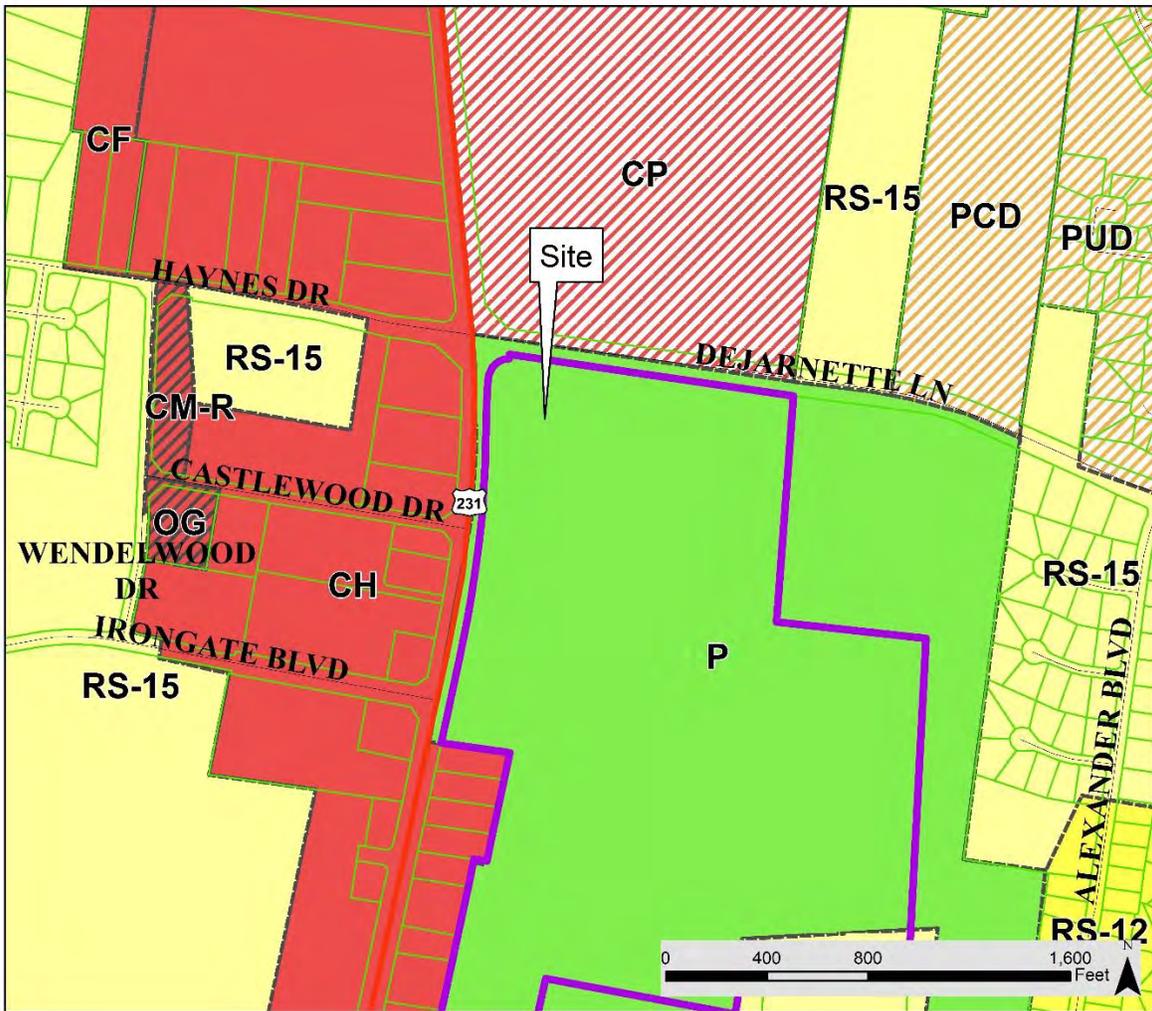
**CHAIRMAN**

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**SECRETARY**

**MURFREESBORO BOARD OF ZONING APPEALS  
STAFF REPORT  
JANUARY 27, 2016**

- Application:** Z-16-001  
**Location:** 120 DeJarnette Lane  
**Applicant:** Lanny Goodwin, Murfreesboro Parks and Recreation Department  
**Zoning:** Park (P) District  
**Requests:**
- 1) A forty (40) Variance from Section 18(G)(4) of the Murfreesboro Zoning Ordinance, which prohibits lighting fixtures from exceeding twenty (20) feet in height in nonresidential developments with structures thirty-five (35) feet or less in height, and
  - 2) A Variance from Section 18(G)(d) of the Murfreesboro Zoning Ordinance, which requires outdoor lighting to be designed such that illumination does not exceed one-half (0.5) footcandle beyond the property line.



## **Request Overview**

The Murfreesboro Parks and Recreation Department wishes to construct two new recreation fields, a playground, and a concourse with restrooms and concession area at McKnight Park, located at 120 DeJarnette Lane. The subject property lies within the Park (P) zoning district. The proposed uses are allowed by right in the P district.

The applicant plans to install a total of six new lighting poles, which will allow the recreation fields to be illuminated during evening hours. Each lighting pole is 60 feet in height, which exceeds the maximum height of 20 feet allowed by Section 18(G)(4) of the Murfreesboro Zoning Ordinance.

Additionally, the photometric plot submitted by the applicant indicates that the proposed lighting would generate illumination levels of up to 4.58 footcandles along the western property boundary. Section 18(G)(d) of the Murfreesboro Zoning Ordinance restricts illumination levels to 0.5 footcandle at all property lines.

The applicant seeks two Variances from the Board. The first request is to vary the 20-foot maximum lighting height requirement by 40 feet to allow the installation of six lighting poles, each 60 feet in height. The second request is to vary the 0.5 footcandle maximum illumination requirement by 4.08 footcandles along the western property line to allow illumination levels of up to 4.58 footcandles along the western property line as shown on the applicant's exhibit.

## **Relevant Zoning Ordinance Sections**

Section 18(G)(4):

*On-site lighting fixtures in residential developments shall not exceed sixteen feet in height. For nonresidential developments with structures thirty-five feet or less in height, fixtures shall not exceed twenty feet in height. For nonresidential developments with structures greater than thirty-five feet in height, fixtures shall not exceed a height of thirty feet. Shoebox-style lighting fixtures shall not be used for poles of sixteen feet or less in height. In areas zoned H-I (Heavy Industrial) or L-I (Light Industrial) to be developed with large parking lots that will occasion maneuvering areas for large trucks, lighting poles and fixtures may be a maximum height of 75 feet.*

Section 18(G)(d):

*Lighting shall be designed so that illumination does not exceed one-half (1/2) foot candle beyond the property line. All lighting shall have the intensities and uniformity ratio consistent with the Lighting Handbook of the Illuminations Engineering Society of North America (IESNA).*

## **Staff Comments**

The applicant's request letter addresses each of the three standards for granting a Variance. First, the applicant attests that the lighting height and illumination level maximums imposed by the Zoning Ordinance pose a practical difficulty for this project. The applicant contends that for a field to be properly lighted, poles must exceed the 20-foot maximum height; further, poles must be physically situated in such a way that they do not interfere with players' sightlines. Second, the applicant indicates that the very nature of McKnight Park—an active park with multiple recreation fields that include lighting poles exceeding Zoning Ordinance height maximums—creates unusual characteristics when compared to other properties in the City. Third, the applicant attests that this situation is not self-created.

Planning staff visited McKnight Park and noted the presence of several lighting poles that exceeded 20 feet. These poles were situated around two clusters of recreation fields, one cluster on the north side of the property near Dejarnette Lane and the other on the south side of the property. Staff is unaware of any complaints from neighboring residents or motorists regarding lighting pole heights or illumination levels. The applicant's requested pole height of 60 feet appears to be in character with the existing field lights at McKnight Park.

With regard to the illumination levels along the western property line, staff notes that the property line is shared with the public right-of-way for Memorial Boulevard. Any excessive illumination along this property line should have no effects on nearby residential neighborhoods. Because illumination levels decrease as one moves farther from the source, the illumination levels reach only 0.42 footcandles at the actual street edge along Memorial Boulevard.

While the subject property does not lie within the Airport Overlay District, staff has requested that the applicant provide a letter from the Federal Aviation Administration affirming that the proposed lighting height and illumination levels will not interfere with air traffic at the neighboring Murfreesboro Municipal Airport. Staff asks that the Board condition issuance of any required Certificates of Occupancy on receipt of such letter.

Representatives of the Franklin Parks and Recreation Department will be in attendance at the meeting to discuss the project and answer any questions the Board may have.

## **Recommended Condition**

1. Prior to the issuance of a Certificate of Occupancy for any structure included in the site plan exhibit, the applicant shall provide written correspondence from the Federal Aviation Administration affirming that the proposed lighting will not interfere with any airport or air traffic operations.

## **Attached Exhibits**

1. Murfreesboro Zoning Ordinance, Section 10
2. BZA Application
3. Applicant's Request Letter

4. Applicant's Supporting Materials
5. Site Photographs

## SECTION 10. VARIANCES

(a) *Authority.* The board of zoning appeals shall have the authority to grant the variances specified in this article after a public hearing on a requested variance and only if the board makes specific written findings in favor of such variance based upon the standards for variance hereinafter set forth.

(b) *Purpose.* The purpose of a variance is to relieve the hardship or practical difficulty the regulations of this article may impose upon a landowner because of the unusual characteristics of a parcel of property, which make compliance with regulations generally applicable in a zoning district extraordinarily difficult or impossible.

(c) *Initiation.* The owner or person having a contractual interest in the property for which a variance is sought may initiate a request for a variance.

(d) *Procedure.*

(1) *Application.* The owner or other person having a contractual interest in the property to be affected by the variance shall file an application for a variance with the zoning administrator. Such application shall be accompanied by a nonrefundable application fee established from time to time by the legislative body. However, no application fee is required when the applicant is relocating a sign because of condemnation or road construction by the city, county, state or federal government. The application shall contain the following information:

- a. Name, address, and telephone number of the applicant;
- b. Nature and extent of the applicant's interest in the property for which a variance is requested;
- c. A plot plan showing the dimensions of the property for which a variance is requested.
- d. The street address and legal description of the property for which a variance is requested;
- e. Zoning classification of the property for which a variance is requested;
- f. A statement of the exact variance sought and section of this article from which a variance is requested;
- g. A statement of the purpose for the requested variance and the intended development of property if the variance is granted;
- h. If a use variance is sought, a statement setting forth the reason why a variance and not a zoning amendment is appropriate and stating whether the applicant previously sought a zoning amendment for such property, and if so, the disposition of the request for such amendment; and
- i. Unless otherwise modified by the zoning administrator, in accordance with standards established by said board in rules published from time to time, a vicinity map showing the property, which is the site of the requested variance and all parcels of property within a five hundred – foot radius if such property is

located within the city. Such vicinity map shall show any and all streets, roads or alleys, and shall indicate the owner's name and dimensions of each parcel of property shown.

(2) Action by the Board. Not more than forty-five (45) days after an application is filed, the board of zoning appeals shall hold a public hearing thereon. Written notice of such public hearing shall be published in a newspaper of general circulation. In addition, a sign shall be posted and maintained on the subject property by the applicant, which conforms with the size and content requirements of the board of zoning appeals, and written notice shall be mailed to contiguous property owners, property owners directly across the street, and property owners diagonally across the street from the subject property. Failure to mail notice to such owner(s) will not invalidate the amendment or action of the board.

Prior to the adjournment of the meeting at which such public hearing is concluded, the board may act on the requested variance or take the matter under advisement, or defer decision until the next or special called meeting of the board. Notice of the board's decision, along with its written findings, shall be mailed to the applicant within fifteen (15) days after the date of the board's decision on the requested variance.

*(e) Standards and proof required for variances.*

(1) Reserved.

(2) Bulk variances and other variances. No bulk variance or other variance shall be granted unless the applicant establishes that the bulk or other regulations generally applicable in the zoning classification for the property for which a variance is requested impose practical difficulties which are unusual to the property and are not self-created. The applicant must also show that the bulk or other variance requested will not be unduly detrimental to other property in the vicinity of the property for which the variance is requested. Additionally, to satisfy the requirements outlined in this subsection (e)(2) for the granting of a bulk or other variance, an applicant shall establish the existence of the following:

- a. Practical difficulties. The narrowness, shallowness or shape, topography or other condition of the land is such that it is extraordinarily difficult to comply with the generally applicable bulk or other regulations of the zoning classification for the property.
- b. Unusual characteristics of the subject property. The property is unusual in that it has unusual physical features compared to other property located in the same zoning district.
- c. Not self-created. The condition of the property has not resulted from any deliberate action by the owner.

(f) *Findings.* The board of zoning appeals must make specific written findings of fact on each of the standards for a variance in either granting or denying the variance. Said findings will determine that the variance will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

(g) *Conditions on variances.* The board may set forth conditions in the written resolution granting a variance. Such conditions may relate to screening, landscaping, location, and other conditions necessary to preserve the character of the area and protect property in the vicinity of the variance. A violation of such conditions shall be a violation of this article.

(h) *Determination of compliance with conditions.* The zoning administrator shall determine when the applicant has complied with the conditions set forth in the resolution granting the variance.

(i) *Effective of grant of variance.* The grant of a variance shall not allow the development of the property for which a variance was granted but shall merely authorize the filing of applications for required permits and approvals, including, but not limited to, building permits, and certificates of occupancy.

(j) *Length of variance.* Variances are valid for an unlimited time, irrespective of ownership, unless otherwise conditioned.

<i>City of Murfreesboro</i> <b>BOARD OF ZONING APPEALS</b>	<b>HEARING REQUEST APPLICATION</b>
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Location/Street Address: McKNIGHT PARK / 120 DeJARNETTE LANE			
Tax Map: 069	Group:	Parcel: 72	Zoning District: P

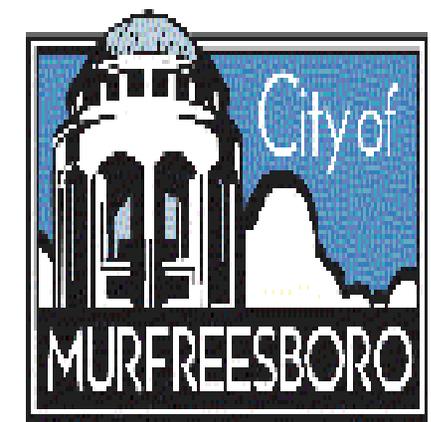
Applicant: PARKS & RECREATION		E-Mail: LGOODWIN@MURFREESBORO.TN.GOV	
Address: 697 BARFIELD CRESCENT ROAD		Phone: (615) 890-5333	
City: MURFREESBORO	State: TN	Zip: 37128	

Property Owner: CITY OF MURFREESBORO			
Address: 111 WEST VINE STREET		Phone: (615) 893-5210	
City: MURFREESBORO	State: TN	Zip: 37130	

Request: VARIANCES WITHIN REGULATIONS OF GENERAL APPLICABILITY AND AIRPORT OVERLAY DISTRICT REGULATIONS FOR SPORTS FIELD LIGHTING.	
Zoning District: P	
Applicant Signature:	Date:

Received By:	Receipt No.:
Application #:	

Murfreesboro  
Board of  
Zoning Appeals



T E N N E S S E E

**HEARING APPLICATION  
AND  
GENERAL INFORMATION**

Member

American Society of  
Landscape Architects

American Institute of  
Architects

American Society of  
Civil Engineers

American Planning  
Association

January 8, 2016

Donald Anthony  
City of Murfreesboro  
Planning Department  
111 West Vine Street  
Murfreesboro, TN 37130

**RE: Miracle Field Complex, McKnight Park (LA# 15127-1)**

Mr. Anthony:

The proposed Miracle Field Complex at McKnight Park includes two new sports fields with a total of six (6) new sports field lighting poles. The proposed height of these poles is 60', which violates limitations outlined in Section 18 of the Murfreesboro Zoning Ordinance. These poles are also located within the Murfreesboro Municipal Airport Overlay District, requiring review by the Federal Aviation Administration. Additionally, light levels produced by proposed fixtures atop these poles exceed the allowable 0.5 foot-candle maximum at the property line.

The purpose of this Board of Zoning Appeals submittal is to request two variances on behalf of the City of Murfreesboro Parks & Recreation Department pertaining to the aforementioned height and light level violations. The standards of the City of Murfreesboro Zoning Ordinance have been addressed as follows:

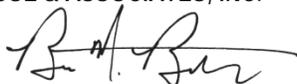
- 1) Practical difficulties – Achievement of safe and proper field lighting conditions necessitates poles that exceed regulated height limitations. It also necessitates the proposed pole layout and placement (i.e. out of line of sight for play). Adherence to zoning requirements would ultimately compromise the attainment of these conditions, accordingly.
- 2) Unusual characteristics of the subject property – McKnight Park includes many sports field lighting poles that exceed regulated height limitations at its other site facilities (e.g. softball, baseball, multipurpose fields, etc.). This indicates a historic precedent in favor of variance request approval.
- 3) Not self-created – The Miracle Field Complex is located within the existing McKnight Park. To match similar programming opportunities that enable nighttime play at other facilities throughout the park, new light poles and fixtures that provide safe and proper lighting levels are required.

The following items have been included with this letter as part of this submittal:

- Board of Zoning Appeals Hearing Request Application
- Photometric Plans
- Schematic Lighting Plans
- FAA Form 7460-1
- USGS Site Location Map
- Site Plan
- Site Renderings

If there are any questions regarding the content of this submittal, please do not hesitate to contact me via the information listed below.

Respectfully,  
LOSE & ASSOCIATES, INC.



Bram M. Barth, RLA  
bbarth@loseassoc.com, (615) 767-5822



### Pole / Fixture Summary

Pole ID	Pole Height	Fixture Qty	Lamp Type	Group
A1	60'	3	1500W MZ	A
A2	60'	3	1500W MZ	A
A3	60'	5	1500W MZ	B
A4	60'	5	1500W MZ	B
B1	60'	3	1500W MZ	A
B2	60'	3	1500W MZ	A
<b>6</b>		<b>22</b>		

### Calculation Grid Summary

Grid Name	Calculation Metric	Type	Light Level			Uniformity		Groups	Fixture Qty
			Ave	Min	Max	Max/Min	Ave/Min		
Field 1 (Infield)	Horizontal Illuminance	Constant	51.8	41	63	1.54	1.26	A	12
Field 1 (Outfield)	Horizontal Illuminance	Constant	32.8	24	41	1.70	1.36	A	12
Field 2 (Infield)	Horizontal Illuminance	Constant	51.6	36	61	1.71	1.45	B	10
Field 2 (Outfield)	Horizontal Illuminance	Constant	33.4	25	43	1.72	1.32	B	10
Property Spill	Horizontal	Constant	0.33	0	4.58	7132.39	513.08	A,B	22
Property Spill	Max Vertical Illuminance Metric	Constant	0.95	0.01	10.1	970.61	91.57	A,B	22
Roadway Spill	Horizontal	Constant	0.06	0	0.42	806.35	105.81	A,B	22
Roadway Spill	Max Vertical Illuminance Metric	Constant	0.29	0.01	1.59	182.02	32.69	A,B	22

### Group Summary

Group	Description	Load	Fixture Qty
A	Field 1	18.77 kW	12
B	Field 2	15.64 kW	10

### MY PROJECT

**Name:** McKnight Park Miracle Field Complex  
**Location:** Murfreesboro, TN

### From Hometown to Professional



**We Make It Happen®**

### ENGINEERED DESIGN

**By:** Matt Sullivan  
**File # / Date:** 177786r

06-Jan-16

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**EQUIPMENT LIST FOR AREAS SHOWN**

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	0'	60'	1500W MZ	3	3	0
2	B1-B2	60'	-	60'	1500W MZ	3	3	0
4	TOTALS					12	12	0



**MY PROJECT**

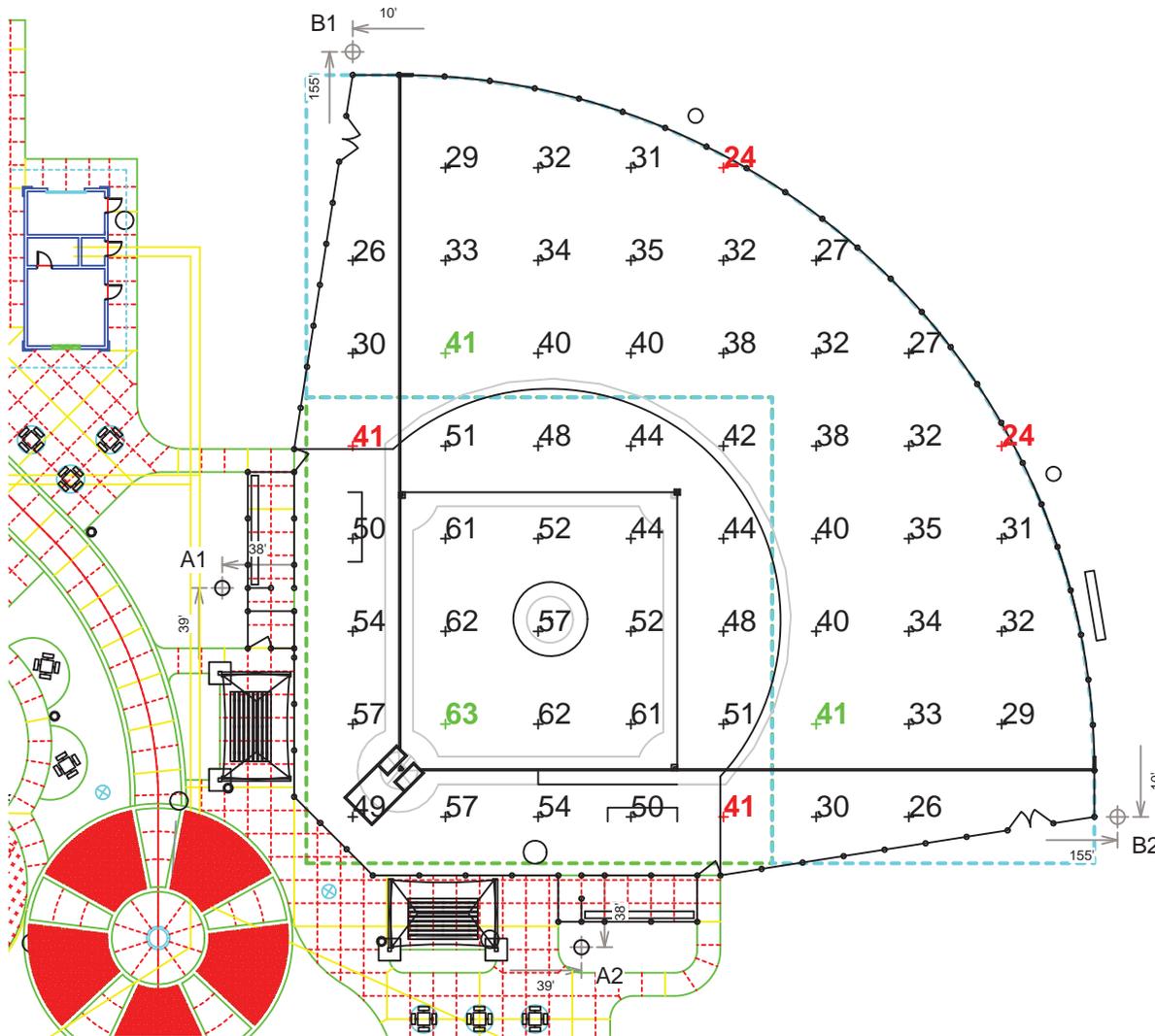
**Name:** McKnight Park Miracle Field Complex  
**Location:** Murfreesboro, TN

**GRID SUMMARY**

**Name:** Field 1  
**Size:** 150'/150'/150' - basepath 60'  
**Spacing:** 20.0' x 20.0'  
**Height:** 3.0' above grade

**CONSTANT ILLUMINATION**

SUMMARY	HORIZONTAL FOOTCANDLES	
	Infield	Outfield
<b>Guaranteed Average:</b>	<b>50</b>	<b>30</b>
Scan Average:	51.77	32.81
Maximum:	63	41
Minimum:	41	24
Avg / Min:	1.26	1.36
<b>Guaranteed Max / Min:</b>	<b>2</b>	<b>2.5</b>
Max / Min:	1.54	1.70
UG (adjacent pts):	1.24	1.40
CU:	0.57	
No. of Points:	25	31
<b>LUMINAIRE INFORMATION</b>		
Luminaire Type:	Green Generation	
Design Usage Hours:	5,000 hours	
Design Lumens:	134,000	
Avg Lamp Tilt Factor:	1.000	
No. of Luminaires:	12	
Avg KW:	18.77 (20.4 max)	



SCALE IN FEET 1 : 40



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

**Guaranteed Performance:** The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

**ENGINEERED DESIGN**

**By:** Matt Sullivan  
**File # / Date:** 177786r 06-Jan-16

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**EQUIPMENT LIST FOR AREAS SHOWN**

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A3-A4	60'	0'	60'	1500W MZ	5	5	0
TOTALS						10	10	0



**MY PROJECT**

**Name:** McKnight Park Miracle Field Complex  
**Location:** Murfreesboro, TN

**GRID SUMMARY**

**Name:** Field 2  
**Size:** 115'/115'/115' - basepath 60'  
**Spacing:** 20.0' x 20.0'  
**Height:** 3.0' above grade

**CONSTANT ILLUMINATION**

SUMMARY	HORIZONTAL FOOTCANDLES	
	Infield	Outfield
<b>Guaranteed Average:</b>	<b>50</b>	<b>30</b>
Scan Average:	51.57	33.44
Maximum:	61	43
Minimum:	36	25
Avg / Min:	1.45	1.32
<b>Guaranteed Max / Min:</b>	<b>2</b>	<b>2.5</b>
Max / Min:	1.71	1.72
UG (adjacent pts):	1.32	1.57
CU:	0.52	
No. of Points:	25	14

LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	10
Avg KW:	15.64 (17.0 max)

**Guaranteed Performance:** The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

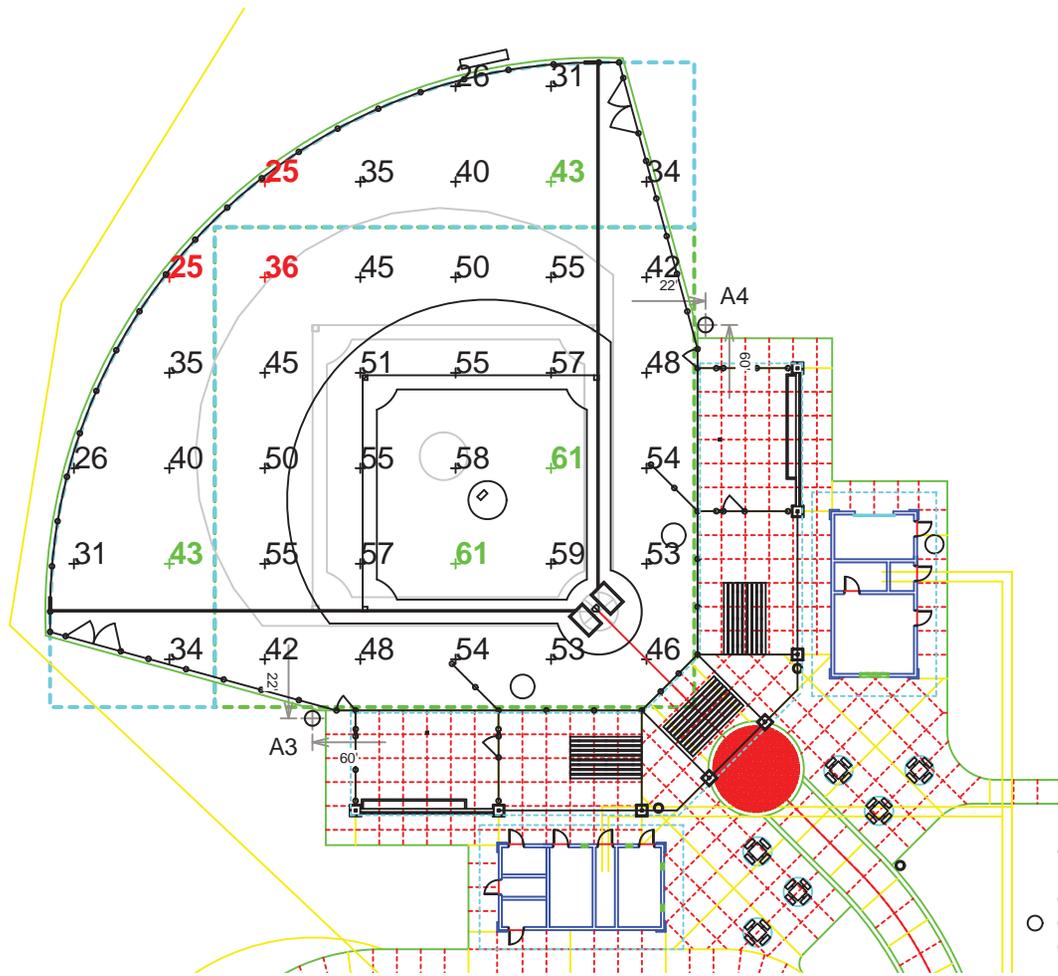
**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

**ENGINEERED DESIGN**

**By:** Matt Sullivan  
**File # / Date:** 177786r 06-Jan-16

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Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



**EQUIPMENT LIST FOR AREAS SHOWN**

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	0'	60'	1500W MZ	3	3	0
2	A3-A4	60'	0'	60'	1500W MZ	5	5	0
2	B1-B2	60'	-	60'	1500W MZ	3	3	0
6	TOTALS					22	22	0



**MY PROJECT**

Name: McKnight Park Miracle Field Complex  
 Location: Murfreesboro, TN

**GRID SUMMARY**

Name: Property Spill  
 Spacing: 30.0'  
 Height: 3.0' above grade

**CONSTANT ILLUMINATION**

SUMMARY	HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average:	0.3296
Maximum:	4.58
Minimum:	0.00
No. of Points:	67
LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	22
Avg KW:	34.41 (37.4 max)

**Guaranteed Performance:** The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 200



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

**ENGINEERED DESIGN**

By: Matt Sullivan  
 File # / Date: 177786r 06-Jan-16

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**EQUIPMENT LIST FOR AREAS SHOWN**

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	0'	60'	1500W MZ	3	3	0
2	A3-A4	60'	0'	60'	1500W MZ	5	5	0
2	B1-B2	60'	-	60'	1500W MZ	3	3	0
6	TOTALS					22	22	0



**MY PROJECT**

**Name:** McKnight Park Miracle Field Complex  
**Location:** Murfreesboro, TN

**GRID SUMMARY**

**Name:** Roadway Spill  
**Spacing:** 30.0'  
**Height:** 3.0' above grade

**CONSTANT ILLUMINATION**

SUMMARY	HORIZONTAL FOOTCANDLES
	Entire Grid
<b>Scan Average:</b>	<b>0.0550</b>
Maximum:	0.42
Minimum:	0.00
No. of Points:	70
LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	22
Avg KW:	34.41 (37.4 max)

**Guaranteed Performance:** The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

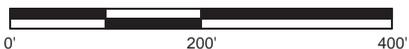
**ENGINEERED DESIGN**

**By:** Matt Sullivan  
**File # / Date:** 177786r 06-Jan-16

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SCALE IN FEET 1 : 200



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



**MY PROJECT**

Name: **McKnight Park Miracle Field Complex**  
 Location: **Murfreesboro, TN**

**EQUIPMENT LAYOUT**

**INCLUDES:**

- Field 1
- Field 2

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

**EQUIPMENT LIST FOR AREAS SHOWN**

QTY	Pole		Luminaires			
	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE
2	A1-A2	60'	0'	60'	1500W MZ	3
2	A3-A4	60'	0'	60'	1500W MZ	5
2	B1-B2	60'	-	60'	1500W MZ	3
6	TOTALS					22

**SINGLE LUMINAIRE AMPERAGE DRAW CHART**

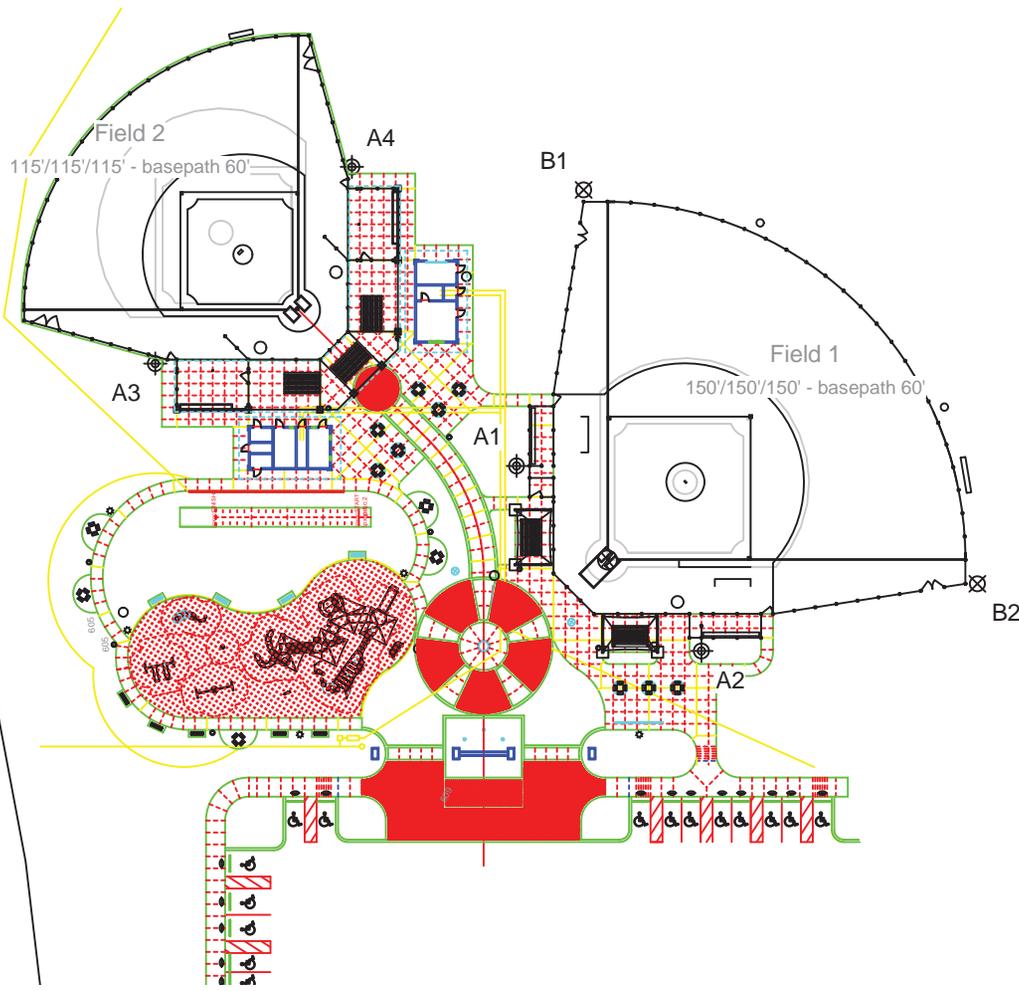
Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
1500 watt MZ	8.6	8.3	7.5	6.5	5.1	4.7	3.7

**ENGINEERED DESIGN**

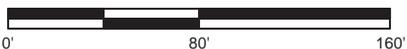
By: **Matt Sullivan**  
 File # / Date: **177786r**

06-Jan-16

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SCALE IN FEET 1 : 80



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



# Control System Summary

## Project Information

Project #: 177786  
 Project Name: McKnight Park Miracle Field Complex  
 Date: 12/08/15  
 Project Engineer: MSulliva  
 Sales Representative: Greg Gilley  
 Control System Type: Control and Monitoring  
 Communication Type: Digital Cellular  
 Scan: 177786  
 Document ID: 177786P1V1-1208164615  
 Distribution Panel Location or ID: Service 1  
 Total # of Distribution Panel Locations for Project: 1  
 Design Voltage/Hertz/Phase: 480/60/3  
 Control Voltage: 120

## Equipment Listing

DESCRIPTION	APPROXIMATE SIZE
1. Control and Monitoring Cabinet	24 X 48

**Preliminary Panels** QTY SIZE  
 Total Contactors 6 30 AMP  
 Total Off/On/Auto Switches: 2  
**Confirm all Details - Voltage, # of distribution panels, etc.**

## Materials Checklist

### Contractor/Customer Supplied:

- A single control circuit must be supplied per distribution panel location.
  - If the control voltage is NOT available, a control transformer is required.
- Electrical distribution panel to provide overcurrent protection for circuits
  - Thermal/Magnetic circuit breaker sized per full load amps on Circuit Summary by Zone Chart
- Wiring:
  - Dedicated control power circuit
  - Power circuit to and from lighting contactors
  - Harnesses for cabinets at remote locations
  - Means of grounding, including lightning ground protection
- Electrical conduit wireway system
  - Entrance hubs rated NEMA 4: must be die-cast zinc, PVC, or copper-free die-cast aluminum
- Mounting hardware for cabinets
- Control circuit lock-on device to prevent unauthorized power interruption to control power
- Anti-corrosion compound to apply to ends of wire, if necessary

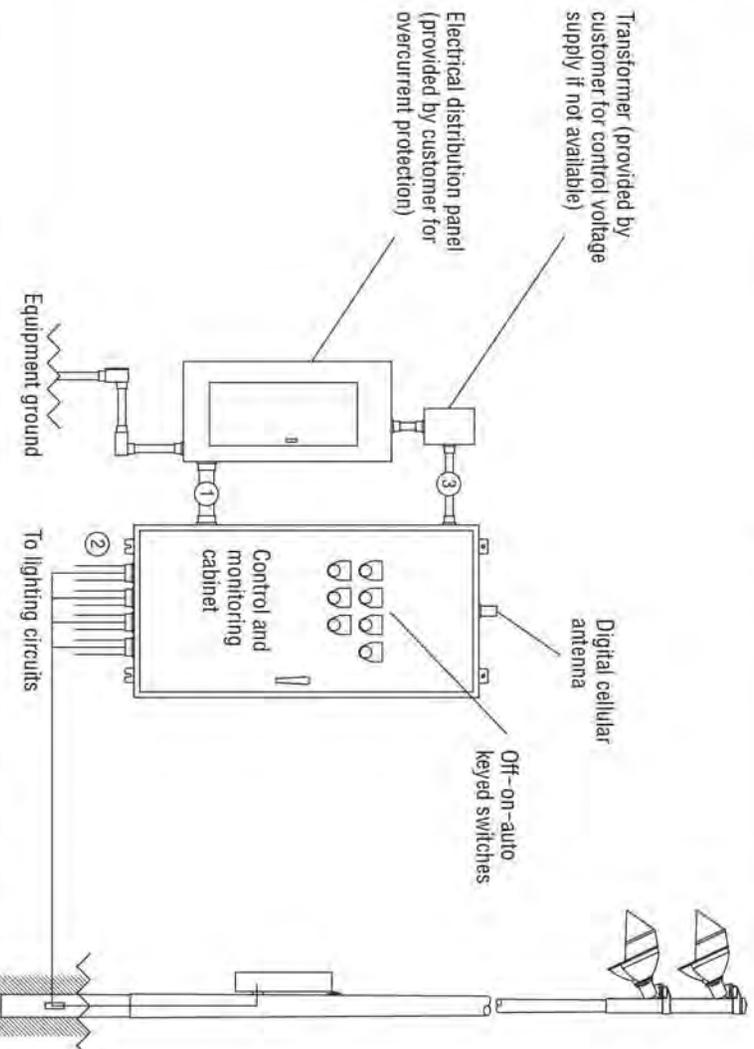
Call *Control-Link Central™* operations center at 877/347-3319 to schedule activation of the control system upon completion of the installation. Note: Activation may take up to 1 1/2 hours

## IMPORTANT NOTES

1. Please confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's ballast enclosure disconnect. Inaccurate design voltage/phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used Musco's single phase luminaires come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are UL 100% rated for the published continuous load. All contactors are 3 pole.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. A single control circuit must be supplied per control system.
6. Size overcurrent devices using the full load amps column of the Circuit Summary By Zone chart- Minimum power factor is 0.9.

**NOTE:** Refer to *Installation Instructions for more details on equipment information and the installation requirements*

## Control-Link® Control and Monitoring System



Wire	Description	# of Wires	Typ. Wire Size (AWG)	Max. Wire Length (FT)	Wire from Musco	Notes
1	Line power to contactors, and equipment grounding conductor	Note A	Note B	27	No	A-E
2	Load power to lighting circuits	Note A	Note B	N/A	No	A-D
3	Control power (dedicated, 20A)	3	12	N/A	No	C, D

RB0-32-00, C

Notes:

- A. Voltage and phasing per the notes on cover page.
- B. Calculate per load and voltage drop.
- C. All conduit diameters should be per code.
- D. Refer to control and monitoring system installation instructions for more details on equipment information and the installation requirements.
- E. Contact Musco if maximum wire length from circuit breaker to contactor exceeds value in chart.

**IMPORTANT:** Control (3) wires must be in separate conduit from line and load power wiring (1, 2).



# Control System Summary

McKnight Park Miracle Field Complex / 177786 - 177786  
 Service 1 - Page 3 of 4

## SWITCHING SCHEDULE

Field/Zone Description	Zones
Field 1	1
Field 2	2

CONTROL POWER CONSUMPTION	
120V Single Phase	
VA loading of Musco Supplied Equipment	INRUSH: 2058.0
	SEALED: 246.8

BALLAST SPECIFICATIONS	VOLTAGE: 480V						THREE PHASE			
.90 Minimum Power Factor										
BALLAST OPERATING VOLTAGE	208	220	240	277	347	380	480			
1500 Watt Metal Halide Lamp Operating line amperage per fixture- maximum	8.6	8.3	7.5	6.5	5.1	4.7	3.7			
1000 Watt Metal Halide Lamp Operating line amperage per fixture- maximum	6.5	6.4	5.8	4.9	4.0	3.6	2.9			

CIRCUIT SUMMARY BY ZONE						
POLE	CIRCUIT DESCRIPTION	# OF FIXTURES	FULL LOAD AMPS	CONTACTOR SIZE (AMPS)	CONTACTOR ID	ZONE
A1	Field 1	3	7.4	30	C1	1
A2	Field 1	3	7.4	30	C2	1
B1	Field 1	3	7.4	30	C3	1
B2	Field 1	3	7.4	30	C4	1
A3	Field 2	5	14.8	30	C5	2
A4	Field 2	5	14.8	30	C6	2



# Control System Summary

McKnight Park Miracle Field Complex / 177786 - 177786  
 Service 1 - Page 4 of 4

PANEL SUMMARY						
CABINET #	CONTROL MODULE LOCATION	CONTACTOR ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID (BY OTHERS)	CIRCUIT BREAKER POSITION (BY OTHERS)
1	1	C1	Pole A1	7.40		
1	1	C2	Pole A2	7.40		
1	1	C3	Pole B1	7.40		
1	1	C4	Pole B2	7.40		
1	1	C5	Pole A3	14.80		
1	1	C6	Pole A4	14.80		

ZONE SCHEDULE			
ZONE	SELECTOR SWITCH	ZONE DESCRIPTION	CIRCUIT DESCRIPTION
			POLE ID
			CONTACTOR ID
Zone 1	1	Field 1	A1 A2 B1 B2
Zone 2	2	Field 2	A3 A4

**SPORTS LIGHTING SCHEDULE**

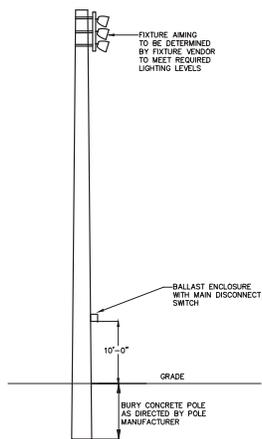
- ALL LIGHTING POLES SHALL BE PROVIDED WITH A BALLAST ENCLOSURE MOUNTED AT LEAST 10'-0" ABOVE FINISHED GRADE. THE POLE SHALL BE PROVIDED WITH A MAIN DISCONNECTING MEANS FOR EACH FEEDER AND INDIVIDUAL LINE FUSES FOR EACH BALLAST.
- LIGHTING DESIGN BASED ON A 1500 WATT LAMP WITH 164,000 LUMEN OUTPUT AFTER 10% LOSS OF BURDEN AND 0.8 LIGHT LOSS FACTOR FOR MAINTAINED LIGHTING LEVELS.
- PROVIDE SPORTS LIGHTING SYSTEM TO PROVIDE FOOTCANDLES AS SPECIFIED.
- SEE SCHEDULE BELOW FOR FIXTURE COUNT PER POLE.

FIELD #1 - 50/30FC LIGHTING LEVEL

POLE #	MFG.	HGT.	QUANTITY	TOTAL POLE LOAD	FIX. TYPE
A1	60'-0"	3	5.4 KW	1500 W MH	
A2	60'-0"	3	5.4 KW	1500 W MH	
B1	60'-0"	3	5.4 KW	1500 W MH	
B2	60'-0"	3	5.4 KW	1500 W MH	

FIELD #2 - 50/30FC LIGHTING LEVEL

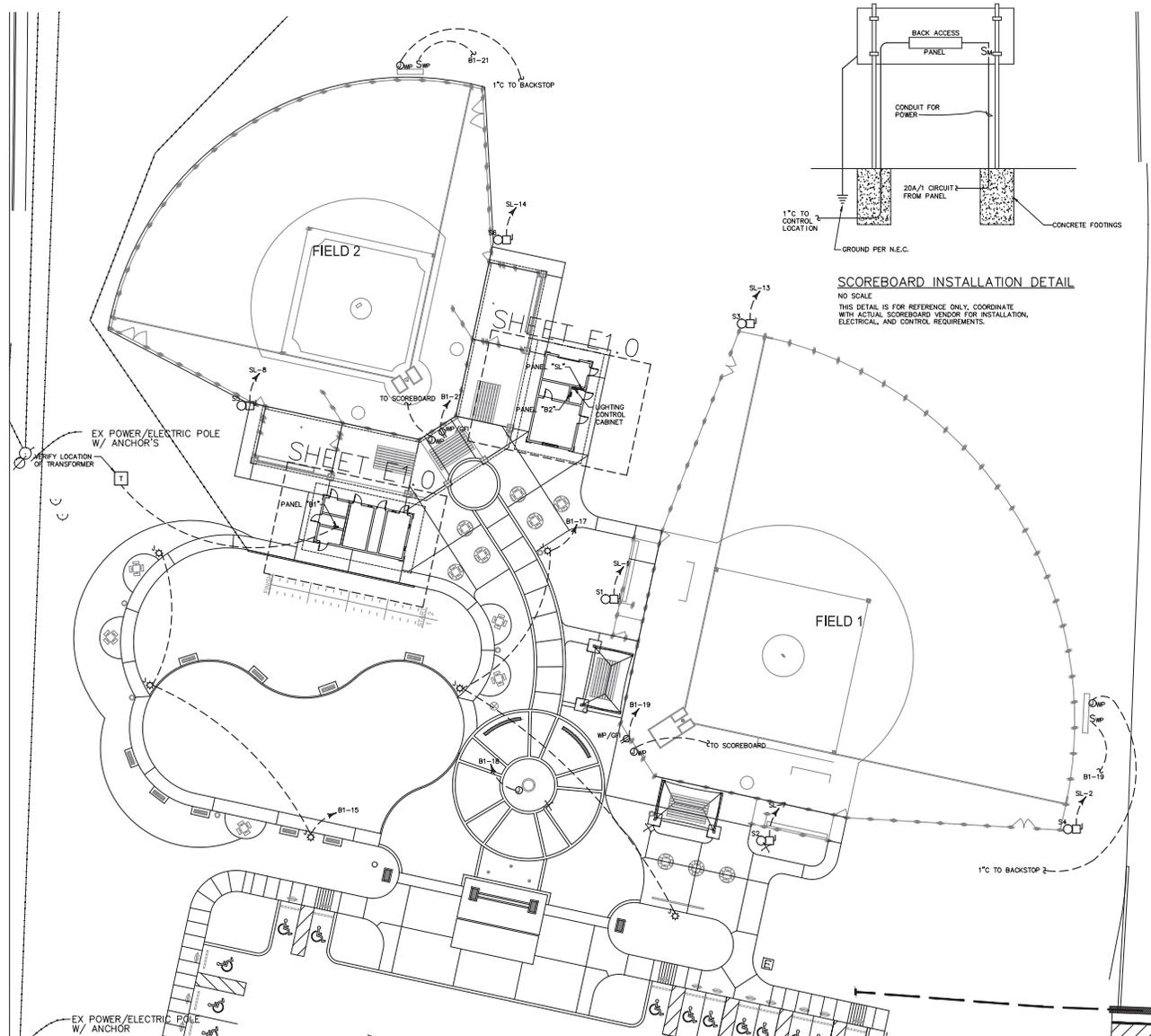
POLE #	MFG.	HGT.	QUANTITY	TOTAL POLE LOAD	FIX. TYPE
A3	60'-0"	5	9.0 KW	1500 W MH	
A4	60'-0"	5	9.0 KW	1500 W MH	



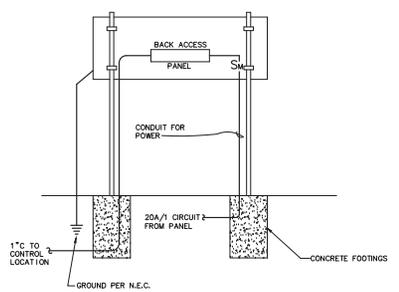
SPORTS LIGHTING POLE DETAIL  
NO SCALE

**DISCONNECT SCHEDULE**

ITEM	FUSED DISCONNECT	NON-FUSED DISCONNECT
S1	----	240/2/30/WP
S2	----	240/2/30/WP
S3	----	240/2/30/WP
S4	----	240/2/30/WP
S5	----	240/2/30/WP
S6	----	240/2/30/WP
W1 #1	----	240/2/30
W1 #2	----	240/2/30
AC #1	240/2/75/WP	----
AC #2	240/2/60/WP	----



SITE ELECTRICAL PLAN  
SCALE: 1" = 20'-0"



SCOREBOARD INSTALLATION DETAIL  
NO SCALE  
THIS DETAIL IS FOR REFERENCE ONLY. COORDINATE WITH ACTUAL SCOREBOARD VENDOR FOR INSTALLATION, ELECTRICAL, AND CONTROL REQUIREMENTS.

NOT FOR CONSTRUCTION



1514 8th Avenue North, Suite 200  
Nashville, Tennessee 37208  
(615) 242-0000  
200 West Ogden Street, Suite 100  
Lawrenceville, Georgia 30046  
(770) 334-0017  
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WE GUARANTEE THE QUALITY OF OUR WORK AND THE INTEGRITY OF OUR CONTRACTS. WE ARE A MEMBER OF THE PARSONS BRINCKERHOFF GROUP.

PROJECT NO. DATE  
15174 01/04/2016

DRAWN BY SCALE  
JKM AS SHOWN

CHECKED BY  
A.P.

SHEET NO.  
E0.0

SEAL HERE

SEAL HERE

TENNESSEE

MURFREESBORO

MIRACLE FIELD COMPLEX

MCKNIGHT PARK

CITY OF MURFREESBORO

MURFREESBORO

REVISIONS

NO. DATE COMMENTS

SHEET TITLE

SITE ELECTRICAL PLAN

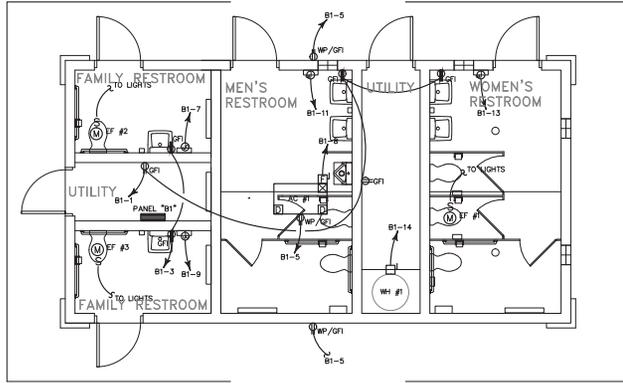


PROJECT NO. DATE  
15174 01/04/2016

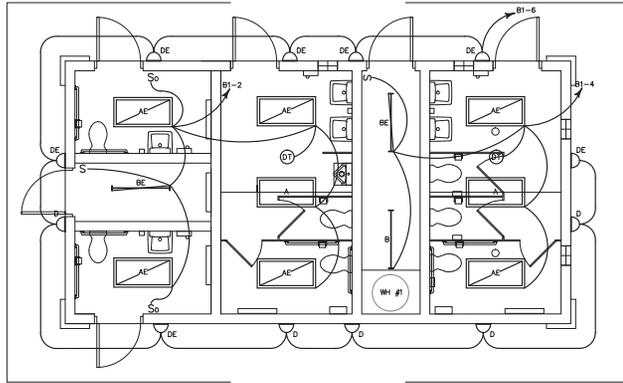
DRAWN BY SCALE  
JKM AS SHOWN

CHECKED BY  
A.P.

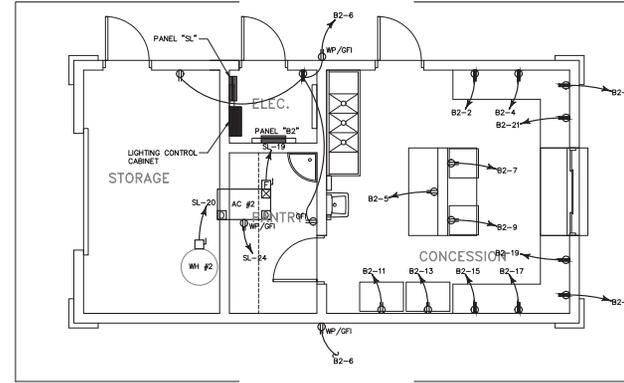
SHEET NO.  
E0.0



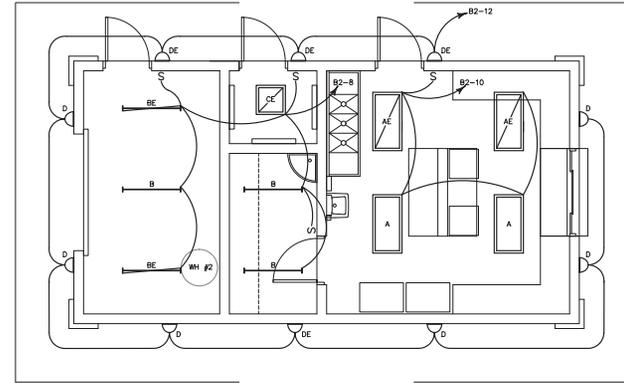
POWER PLAN - RESTROOM  
SCALE: 1/4" = 1'-0"



LIGHTING PLAN - RESTROOM  
SCALE: 1/4" = 1'-0"



POWER PLAN - CONCESSION  
SCALE: 1/4" = 1'-0"



LIGHTING PLAN - CONCESSION  
SCALE: 1/4" = 1'-0"

ALL 15A AND 20A RECEPTACLES LOCATED IN KITCHEN, SERVICE AREAS, AND PREP AREAS SHALL HAVE GFCI PROTECTION PER NEC 210.8. SEE GENERAL ELECTRICAL NOTE #15.



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TENNESSEE

MIRACLE FIELD COMPLEX  
MCKNIGHT PARK  
CITY OF MURFREESBORO

MURFREESBORO

REVISIONS		
NO.	DATE	COMMENTS

SHEET TITLE  
RESTROOM AND CONCESSION BUILDING ELECTRICAL PLAN

PROJECT NO. DATE  
151274 01/24/2016  
DRAWN BY SCALE  
JKM AS SHOWN  
CHECKED BY  
AJP  
SHEET NO.

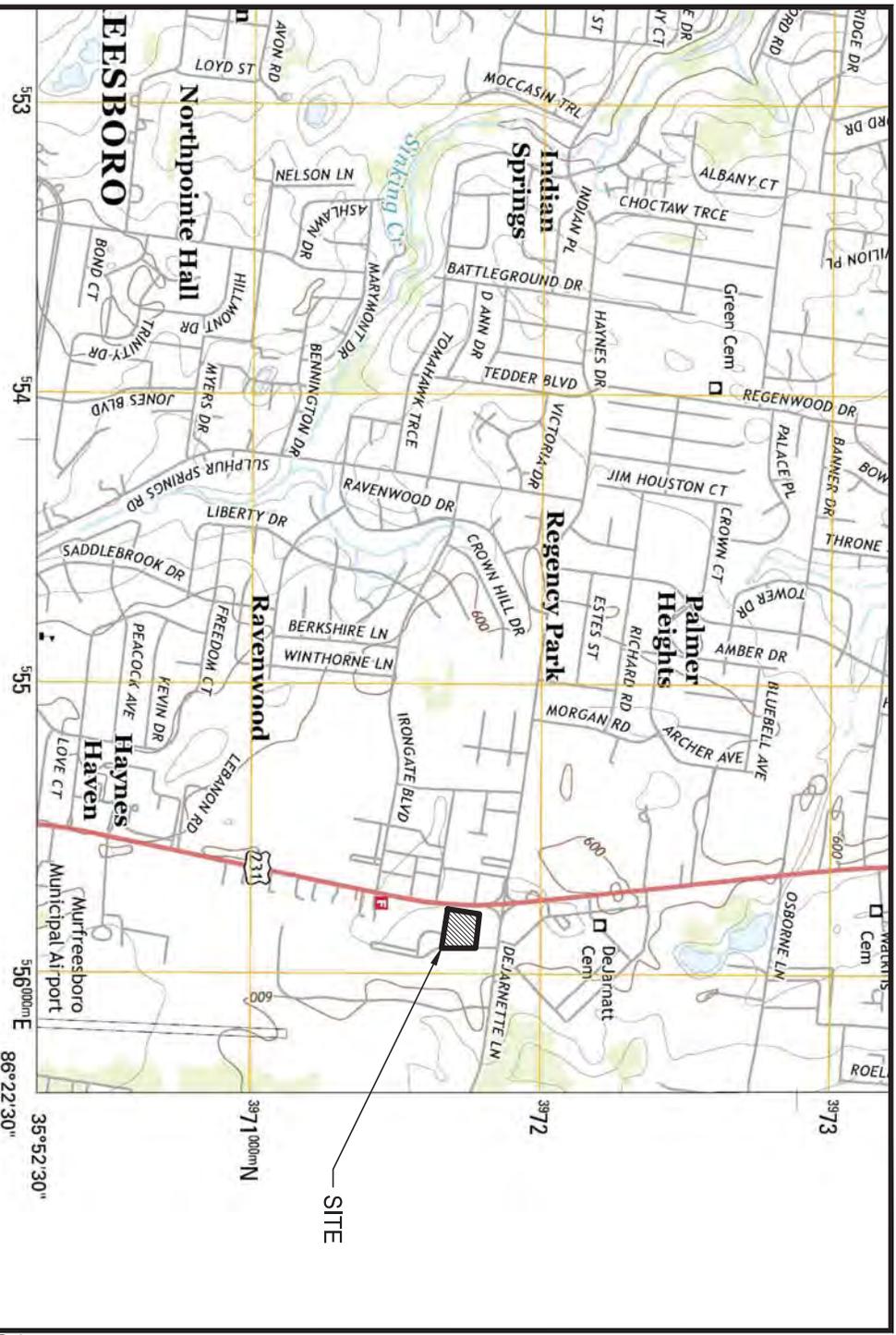
E1.0



Project: 151274 - Drawing: E1.0.dwg







QUADRANGLE LOCATION

La Vergne	Gladville	Vine
Smyrna	Walterhill	Lascassas
Rockvale	Murfreesboro	Dillon

ADJOINING 7.5' QUADRANGLES

- ROAD CLASSIFICATION**
- Expressway
  - Secondary Hwy
  - Local Road
  - Ramp
  - 4WD
  - Interstate Route
  - US Route
  - State Route

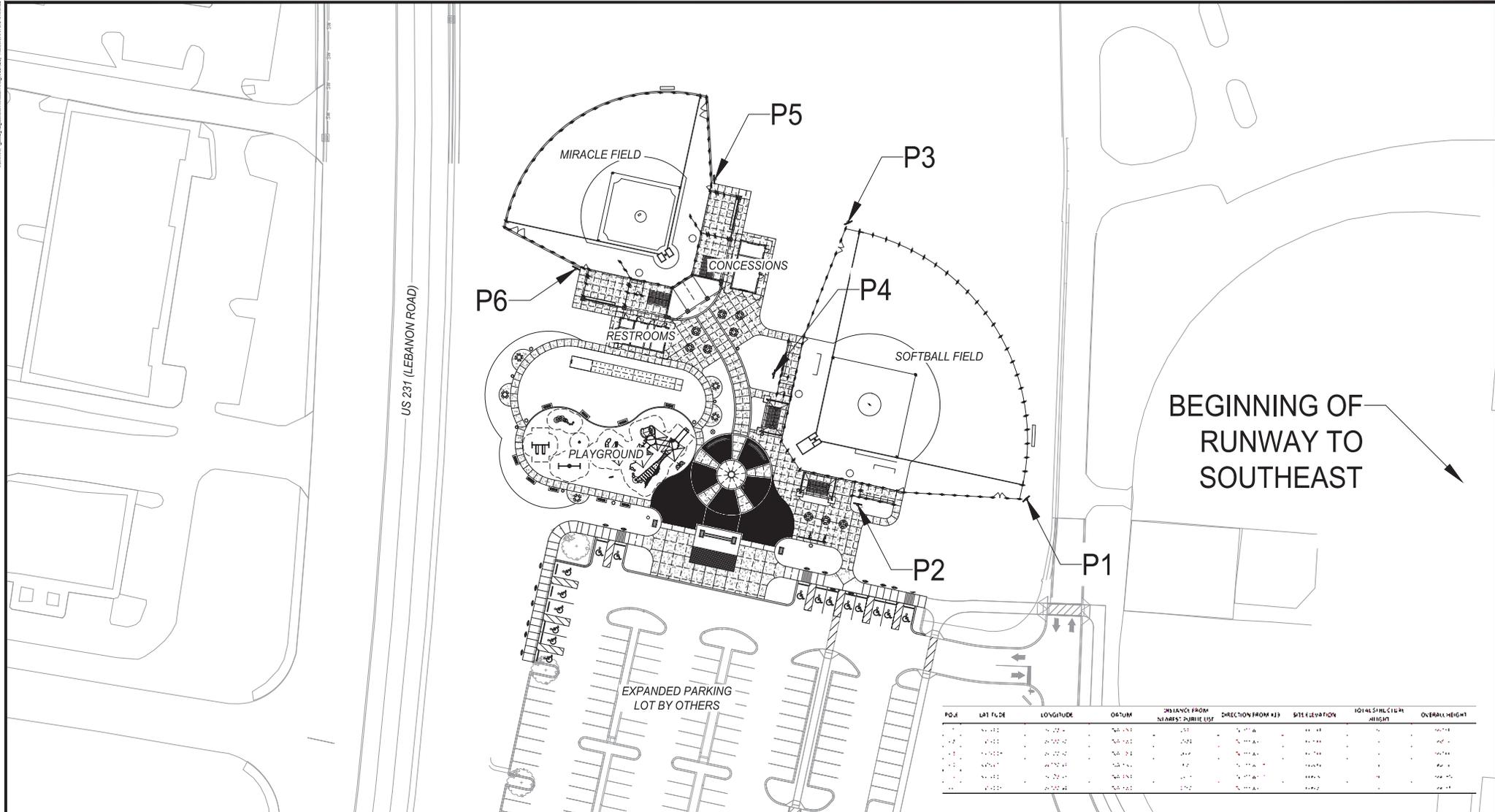
**WALTERHILL, TN**  
**2013**

**MIRACLE FIELD COMPLEX - MCKNIGHT PARK**  
**USGS LOCATION MAP (WALTERHILL QUADRANGLE)**  
**CITY OF MURFREESBORO**  
**JANUARY 11, 2016**  
LA#: 15127-1



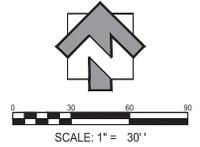
SCALE: 1:24,000





# MIRACLE FIELD COMPLEX - McKNIGHT PARK

SITE PLAN  
CITY OF MURFREESBORO



SCALE: 1" = 30"  
JANUARY 8, 2016  
LAW: 15127-1



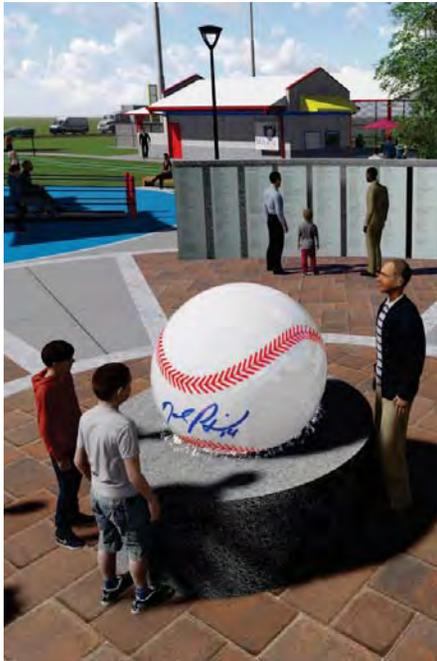
ENTRANCE



MIRACLE FIELD SIGN



PLAYGROUND



WATER FEATURE



BIRDS EYE VIEW

# MURFREESBORO MIRACLE FIELD

MCKNIGHT PARK  
CITY OF MURFREESBORO

PROPOSED RENDERING



120 DeJarnette Lane, aerial photograph



120 DeJarnette Lane, aerial photograph



120 DeJarnette Lane. Photo taken from DeJarnette Lane looking west toward Memorial Boulevard. Proposed recreation fields will be located beyond the McKnight Park sign, between the sign and Memorial Boulevard.



120 Dejarnette Lane. Photo taken from Memorial Boulevard looking northeast toward Dejarnette Lane. The existing practice fields in the photo will be replaced by the proposed fields.



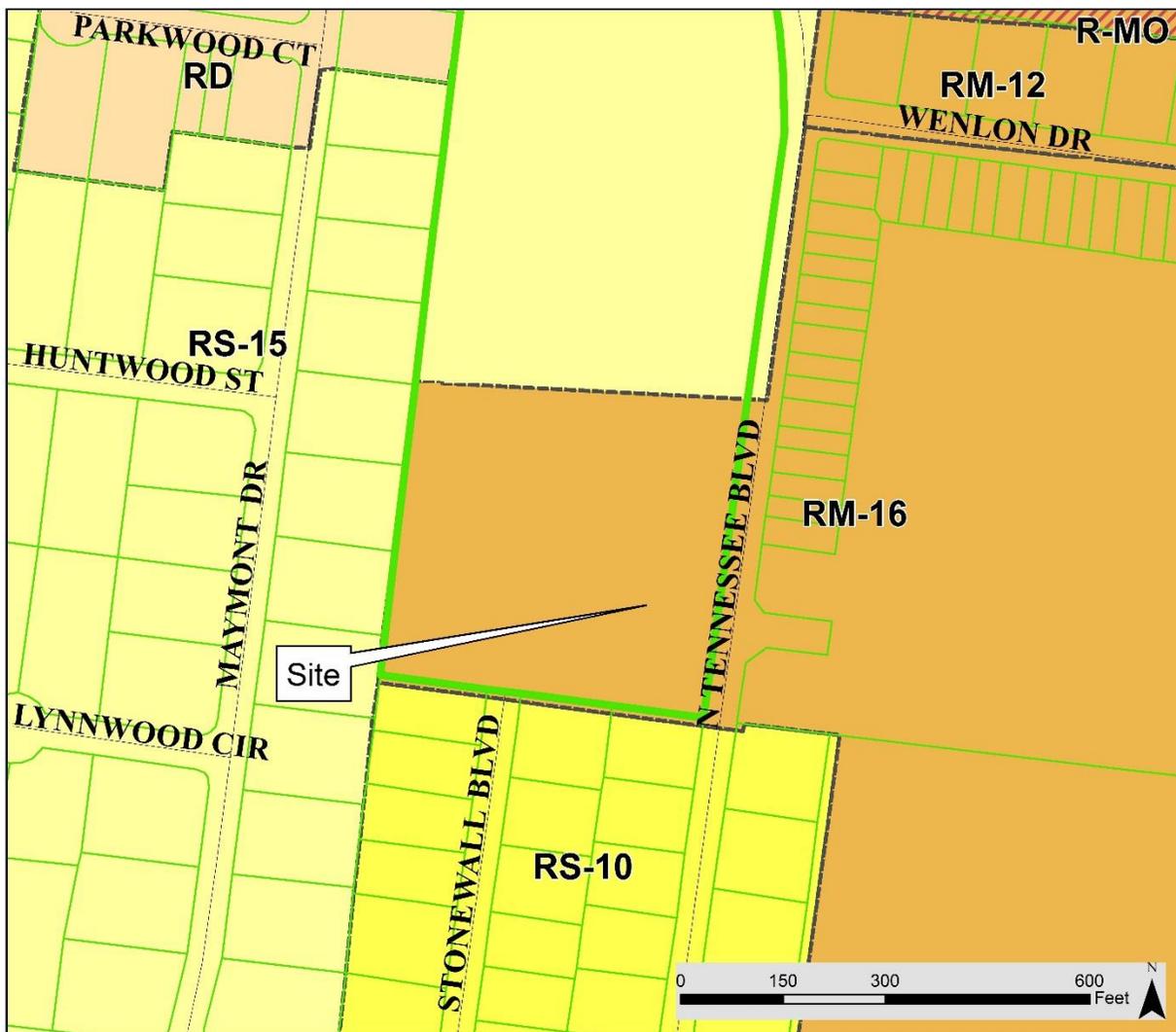
120 Dejarnette Lane. Photo of existing practice fields taken from parking area looking north. The existing practice fields in the photo will be replaced by the proposed fields.



120 Dejarnette Lane. Photo taken from parking area looking to the northwest. The practice fields in the photo will be replaced by the proposed fields.

**MURFREESBORO BOARD OF ZONING APPEALS  
STAFF REPORT  
JANUARY 27, 2016**

- Application:** Z-16-002  
**Location:** 1601 North Tennessee Boulevard  
**Applicant:** Richard Richard, St. Rose of Lima Catholic Church  
**Zoning:** Multi-Family Residential (RM-16) District  
**Requests:**
- 1) A Special Use Permit to allow a Philanthropic Institution in the RM-16 district, and
  - 2) A thirty-five (35) foot Variance from Chart 2 of the Murfreesboro Zoning Ordinance, which allows a maximum height of thirty-five (35) feet for permitted nonresidential uses.



## **Request Overview**

St. Rose of Lima Catholic Church, located at 1601 North Tennessee Boulevard, wishes to place a radio transmission antenna atop an existing bell tower. The applicant estimates that the antenna will reach approximately 70 feet in height. The antenna would receive and then rebroadcast programming from EWTN, a religious charitable organization. The applicant anticipates adding local programming as well. Staff has determined that the antenna should be classified as a philanthropic institution for zoning purposes.

The subject property is zoned Multi-Family Residential (RM-16). Per Chart 1 of the Murfreesboro Zoning Ordinance, a philanthropic institution is allowed by Special Use Permit in the RM-16 zone. The applicant seeks a Special Use Permit from the Board to allow this use.

Chart 2 of the Murfreesboro Zoning Ordinance restricts nonresidential structures in the RM-16 zone to a maximum height of 35 feet. The applicant requests that the Board vary the 35-foot maximum height limitation by 35 feet to allow the antenna to reach up to 70 feet in height.

## **Relevant Zoning Ordinance Sections**

See attachments for relevant portions of Charts 1 and 2.

## **Previous Actions by the Board**

The applicant has previously obtained four Special Use Permits and two Variances from the Board.

- Application Z-92-006: Board granted Special Use Permit for day care center
- Application Z-98-072: Board granted Special Use Permit for parking expansion
- Application Z-99-035: Board granted Special Use Permit for operation of school
- Application Z-08-003: Board granted Special Use Permit for school expansion and Variances for planting yard width and landscape buffer width

## **Staff Comments**

The materials submitted by the applicant address most of the standards of general applicability for granting a Special Use Permit. First, the applicant indicates that the antenna will not have an adverse impact on the surrounding area; the applicant notes that the antenna will fit within the neighborhood aesthetically and will not cause any changes in traffic flow. Second, the applicant indicates that the antenna will not physically interfere with any neighboring properties. Third, staff review of the site indicates that the antenna can be adequately served by existing parking and infrastructure. Fourth, staff is not aware of any potential destruction, loss, or damage to any significant natural, scenic, or historic feature due to the antenna. Fifth, the specific standards for

institutional group assembly uses—which would typically include philanthropic institutions—seem to have little relevance to this project.

In addition to the standards of general applicability and the specific standards for institutional group assembly uses, staff reviewed the standards for radio and television transmission towers. While the proposed antenna is not a tower per se, staff determined that certain radio transmission tower standards should be met by the applicant. Specifically, staff requested that the applicant provide approvals from both the Federal Aviation Administration and the Federal Communications Commission approving the proposed antenna. The applicant has furnished documents from both agencies indicating that the antenna meets their respective standards.

With regard to the request to vary the maximum allowable height by 35 feet, the applicant's request letter did not address the three standards for granting a Variance. However, in discussions with staff, the applicant has indicated that the requested height of 70 feet will allow the radio signal to reach a large part of Murfreesboro. Further, the attachment of the antenna to the existing bell tower will be more compatible with the surrounding neighborhood than the construction of an independent radio tower on the site.

A representative of St. Rose of Lima Catholic Church will be in attendance at the meeting to discuss the project and answer any questions the Board may have.

**Attached Exhibits**

1. Murfreesboro Zoning Ordinance, Chart 1
2. Murfreesboro Zoning Ordinance, Chart 2
3. BZA Application
4. Applicant's Request Letter
5. Applicant's Supporting Materials
6. Site Photographs

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 4	RD	RM 12	RM 16	RM 22	RZ	R MO	OG R <sup>2</sup>	OG <sup>2</sup>	CL <sup>2</sup>	CF <sup>2,14</sup>	CH <sup>2</sup>	MU <sup>2</sup>	CBD <sup>2</sup>	Hf <sup>2</sup>	L <sup>2</sup>	CM-RS <sup>8</sup>	CM-R <sup>2</sup>	CM <sup>2</sup>	CU	P	
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S			S			S	S						
Church <sup>13</sup>	S	S	S	S	S	S	X	X	X	S	S	S	X	X	X	X	X	X	X	X	S	S	X	X		
College, University												X	X				X					X		X		
Day-Care Center						S	S	S	S		S	S	S	X	X	X	X	X	X	X	S	S	S			
Family Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	S	S	S	X		
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	S	S	S	X		
Hospital												X	X				X		X	X	X	X	X			
Lodge, Club, Country Club <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	S	S	S			
Mental Health Facility												X	X	X		X	X		X	X		X	X			
Morgue																X	X			X		X	X			
Museum						S	S	S	S			S	S	S	X	X	X	X	X	X	S	S	S	X	S	
Nursing Home												X	X	S	S	S	X		X	X	X	X	X			
Nursery School						S	S	S	S		S	S	S	S	S	S	X		S	S	S	S	S	X		
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Philanthropic Institution						S	S	S	S			X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Pet Cemetery	S	S	S											S	S				S	S						
Public Building <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X		
Recreation Field <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X		X	X	S	S	S	X	X	
Senior Citizens Center	S	S	S	S	S	S	X	X	X	S		X	X	X	X	X	X		X	X	S	X	X			
School, Public or Private, Grades K - 12 <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X		
Student Center							S	S	S			S	S	S	S	S	X					S	S			
<b>AGRICULTURAL USES</b>																										
Customary General Farming	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>				X <sup>6</sup>	X			X	X				X	X	
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S				X	X			X	X				X	X	
Farm Labor and Management Services												X	X	X	X	X		X	X	X				X		
Fish Hatcheries and Preserves																X			X	X						
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage	X	X	X	X	X	X	X	X	X	X	X								X	X				X		
Hunting, Trapping, and Game Propagation																										
Livestock, Horse, Dairy, Poultry, and Egg Products	S	S	S	S	S	S	S	S	S	S									X	X				X		

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

DISTRICT AND USE	Minimum Lot Requirements		Minimum Yard Requirements <sup>5, 17</sup>			Maximum Height <sup>16</sup> (Ft.)	Maximum Gross Density <sup>2</sup> (D.U./Acre)	Land Use Intensity Ratios			Maximum Lot Coverage (percent)
	Area (Sq. Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
<b>RM-16 DISTRICT</b>											
1. Single-family detached dwellings and other uses permitted except	6,000	50 <sup>[12]</sup>	30 <sup>[1]</sup>	5 <sup>[10]</sup>	25	35	7.3	none	none	none	35
2. Two-family dwellings	6,000	50 <sup>[12]</sup>	30 <sup>[1]</sup>	5 <sup>[10]</sup>	25	35	14.5	none	none	none	35
3. Three-family dwellings	9,000	50 <sup>[12]</sup>	30 <sup>[1]</sup>	5 <sup>[10]</sup>	25	35	14.5	none	none	none	30
4. Four-family dwellings	12,000	50 <sup>[12]</sup>	30 <sup>[1]</sup>	5 <sup>[10]</sup>	25	35	14.5	none	none	none	30
5. Single-family with zero lot line <sup>7</sup>	3,000	18 <sup>[12]</sup>	30 <sup>[1]</sup>	10 <sup>[7]</sup>	25	35	14.5	none	none	none	none
6. Multiple-family dwellings	FN <sup>[9]</sup>	50 <sup>[12]</sup>	30 <sup>[1]</sup>	FN <sup>[3]</sup>	25	45 <sup>[11]</sup>	FN <sup>[9]</sup>	none	none	none	none
<b>RM-22 DISTRICT</b>											
1. Single-family detached dwellings and other uses permitted except	5,000	50 <sup>[12]</sup>	30 <sup>[1]</sup>	5 <sup>[10]</sup>	25	35	8.7	none	none	none	35
2. Two-family dwellings	5,000	50 <sup>[12]</sup>	30 <sup>[1]</sup>	5 <sup>[10]</sup>	25	35	17.4	none	none	none	35
3. Three-family dwellings	7,500	50 <sup>[12]</sup>	30 <sup>[1]</sup>	5 <sup>[10]</sup>	25	35	17.4	none	none	none	30
4. Four-family dwellings	10,000	50 <sup>[12]</sup>	30 <sup>[1]</sup>	5 <sup>[10]</sup>	25	35	17.4	none	none	none	30
5. Single-family with zero lot line <sup>7</sup>	2,500	18 <sup>[12]</sup>	30 <sup>[1]</sup>	10 <sup>[7]</sup>	25	35	17.4	none	none	none	none
6. Multiple-family dwellings	FN <sup>[8]</sup>	50 <sup>[12]</sup>	30 <sup>[1]</sup>	FN <sup>[3]</sup>	25	60	FN <sup>[8]</sup>	none	none	none	none
<b>RZ DISTRICT</b>											
1. Single-family detached and single-family with zero-lot line attached or detached	3,000	30 <sup>[12]</sup>	30 <sup>[1]</sup>	5	20	35	14.5	0.3	0.48	0.7	none
2. Other uses permitted	6,000	30 <sup>[12]</sup>	30 <sup>[1]</sup>	10	20	35	none	none	none	none	35
<b>R-MO DISTRICT</b>											
1. Mobile homes	4,000	40 <sup>[12]</sup>	25 <sup>[1]</sup>	10	15	12	10.9	none	none	none	none

City of Murfreesboro  
BOARD OF ZONING APPEALS

HEARING REQUEST  
APPLICATION

Location/Street Address: 1601 N. Tennessee Blvd

Tax Map: 081P | Group: B | Parcel: 1 | Zoning District: RM-16

Applicant: Richard Richard OBO E-Mail: St. Rose of Lima Church

Address: 1316 Charleston Blvd | Phone: 615-962-4661

City: Murfreesboro | State: TN | Zip: 37130

Property Owner: St. Rose of Lima Catholic Church

Address: 1601 N. Tennessee Blvd | Phone:

City: Murfreesboro | State: TN | Zip: 37130

Request: Height Variance to place radio transmission  
antenna onto existing bell tower.

Zoning District:

Applicant Signature: Phil PLL OBO St Rose of Lima Church | Date: Jun 11/16

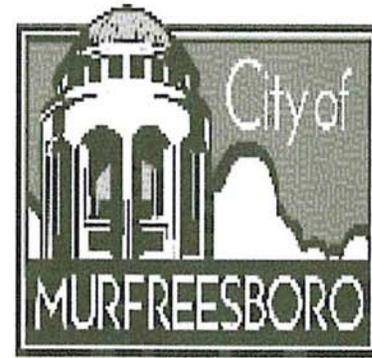
Received By: B. DAVIS

Receipt No.: 22706

Application #:

DATE: 1-11-16

## Murfreesboro Board of Zoning Appeals



T E N N E S S E E

HEARING APPLICATION  
AND  
GENERAL INFORMATION

BOARD OF ZONING APPEALS HEARING APPLICATION  
AND GENERAL INFORMATION

A-304 APPENDIX A - BOARD OF ZONING  
APPEALS INFORMATION

# **Saint Rose of Lima Catholic Church**

## **Special Use Permit and Variance Request: Radio Broadcast Antenna**

For presentation to the Murfreesboro Zoning Board on January 27, 2016

### **Applicant Information**

**Name of Applicant:** Saint Rose of Lima Catholic Church

**Address of Applicant:** 1601 North Tennessee Blvd.  
Murfreesboro, TN 37130

**Persons Making Application:** Richard J Richard and Billy Trout  
on behalf of Saint Rose of Lima Catholic Church

**Contact Telephone Numbers:** Richard J Richard 615/962-4661  
Billy Trout 615/714-0994

Saint Rose of Lima Catholic Church is requesting of the Murfreesboro Board of Zoning the approval to affix a small radio transmission antenna atop its already permanent bell tower at 1601 North Tennessee Blvd, Murfreesboro TN.

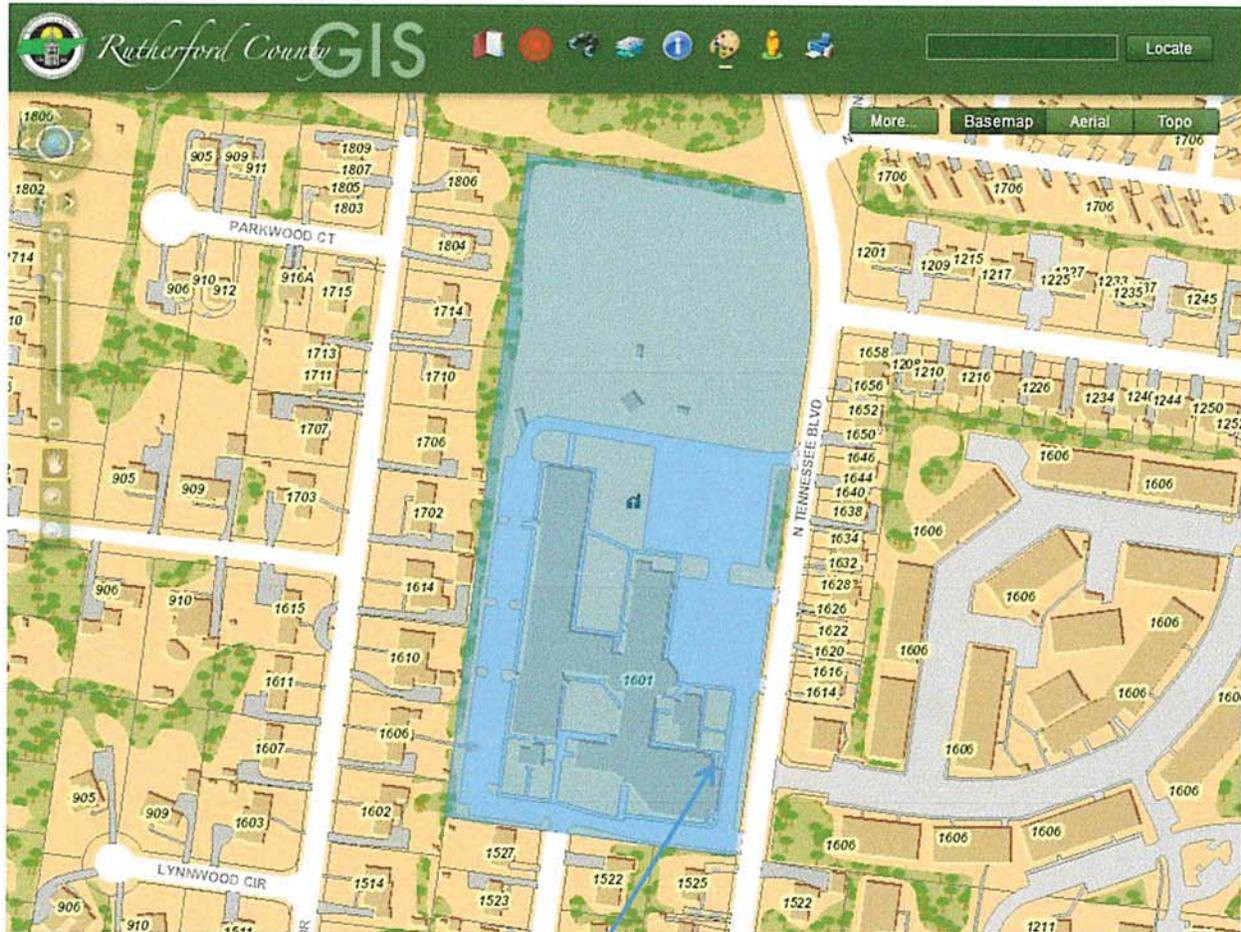
Saint Rose of Lima Catholic Church submits that such a request is to be considered accessory to the church and allowed by right.

### **Overview**

Saint Rose of Lima Catholic Church has received approval from the Federal Communications Commission (FCC) to own, construct and operate a low-power FM radio station to further the mission of the church (*see Exhibit 1*). The radio station's antenna has been approved by the FCC for installation on the church's bell tower. The bell tower is of sufficient height to achieve the ability to broadcast the signal via the antenna. Saint Rose has also secured a letter from the Federal Aviation Administration (FAA) that indicates no concern for aviation relative to the mounting of this antenna (*see Exhibit 2*).

## Location

The antenna is proposed to be affixed to the church's bell tower located at 1601 North Tennessee Boulevard. The antenna will be mounted posteriorly to the street so when viewed from the street, the antenna will not easily be able to be seen. Please see the GIS map and detail on the following page for details.



The arrow above shows the location where the antenna will be mounted on the existing bell tower structure. The antenna will not be mounted higher than the existing structure and will be affixed so as to project from the rear of the tower. The antenna is made of light-weight aluminum and will be affixed to the masonry of the tower to prevent any wind sway.

The Property is zoned RM-16 at the site where the antenna will be located:



Photograph of Saint Rose Bell Tower Site



## Other Details

- The height of the antenna above ground would be approximately 70 feet above ground level.
- The antenna will be affixed to a metal pole secured to the bell tower. A local expert in building radio antenna structures will be hired to make sure all is done within local codes and per FCC guidelines.
- In the event the antenna becomes dislodged, it would either remain attached to its coaxial transmission cable and hang from the bell tower or fall onto the roof of the church or to the ground near the bell tower.
- There is no projected instance where the antenna would restrict or interfere with neighboring property either physically or aesthetically.
- Once the radio station begins broadcasting, it will do so 24 hours each day.
- The frequency for broadcasting is at 99.3FM. The maximum wattage per FCC rules is 100 watts. The antenna and broadcasting equipment will be installed professionally by a local technician and certified and tested per FCC rules before broadcasting is allowed.
- A coaxial cable will be affixed to the antenna and routed inside the church to connect to electronics allowing for the signal to reach the antenna.
- There will be no increase in projected traffic to and from 1601 North Tennessee Blvd. with the placement of the antenna atop the bell tower or as a result of the transmitter being located on the property.

## Model 6812B Circularly-polarized FM antenna Half-wave-spaced

- True circular polarization
- Perfect for translators
- Digital-ready
- No pressurization needed
- The choice of campus broadcasters
- Designed for pipe mounting
- Economical
- No factory personnel needed to install
- Radomes and deicers available
- Special spacing, H/V ratios, null fill, beam tilt available



### Performance specifications:

Polarization: Right circular

VSWR: 1.08 : 1 ± 100 kHz  
1.16 : 1 ± 200 kHz

Azimuth Pattern Circularity: Horizontal component ± 1.5 dB

Input Connection: Type "N" female standard; 7/16 DIN available

Mounting: Must be mounted on a metal pipe, 2" IPS (2-3/8 in; 60 mm) to 3" IPS (3-1/2 in; 89 mm) outside diameter. Pipe not supplied by Shively; requires 5 ft (1.5 m) of clear space on pipe above and below antenna.

### Electrical specifications:

No. of Bays	Gain		Power Rating W	No. of Bays	Gain		Power Rating W
	Power	dB			Power	dB	
2	0.70	-1.55	1000	4	1.31	1.17	1500
3	1.01	0.05	1500				

### Notes:

1. Gain values are for 93.1 MHz (low-band) and 103.1 MHz (high-band) and vary less than 5% at the edges.

Our gain figures are calculated by factoring the directivity to allow for losses in the radiating system. Due to this conservative approach, you are assured of radiating maximum ERP by using Shively's published gain figures.

Gain is provided for one polarization and is equal in circularly polarized antennas for both horizontal and vertical components. Gain will be reduced if null fill, beam tilt, special H/V ratio, or special wavelength spacing is provided.

Document No. ds-6812b-hw (140923)

A Division of Howell Laboratories, Inc., P. O. Box 389, Bridgton, Maine 04009 USA  
 (207) 647-3327 1-888-SHIVELY Fax: (207)647-8273  
 An Employee-Owned Company

www.shively.com  
 sales@shively.com  
 Certified to ISO-9001

## Model 6812B antenna size & weight (half-wave-spaced):

No. of Bays	Vertical Tower Space						Weight					
	Antenna Radiation Aperture		Pipe Length Required		Total Tower Space Recommended		Without radomes		With radomes		With radomes & 1/2" (1.2 cm) radial ice	
	ft	m	ft	m	ft	m	lb	N	lb	N	lb	N
2	4.3	1.3	14.3	4.3	24.3	7.4	10	45	80	357	170	758
3	8.5	2.6	18.5	5.6	28.5	8.7	17	76	122	544	259	1155
4	12.8	3.9	22.8	6.9	32.8	10.0	24	107	164	731	348	1552

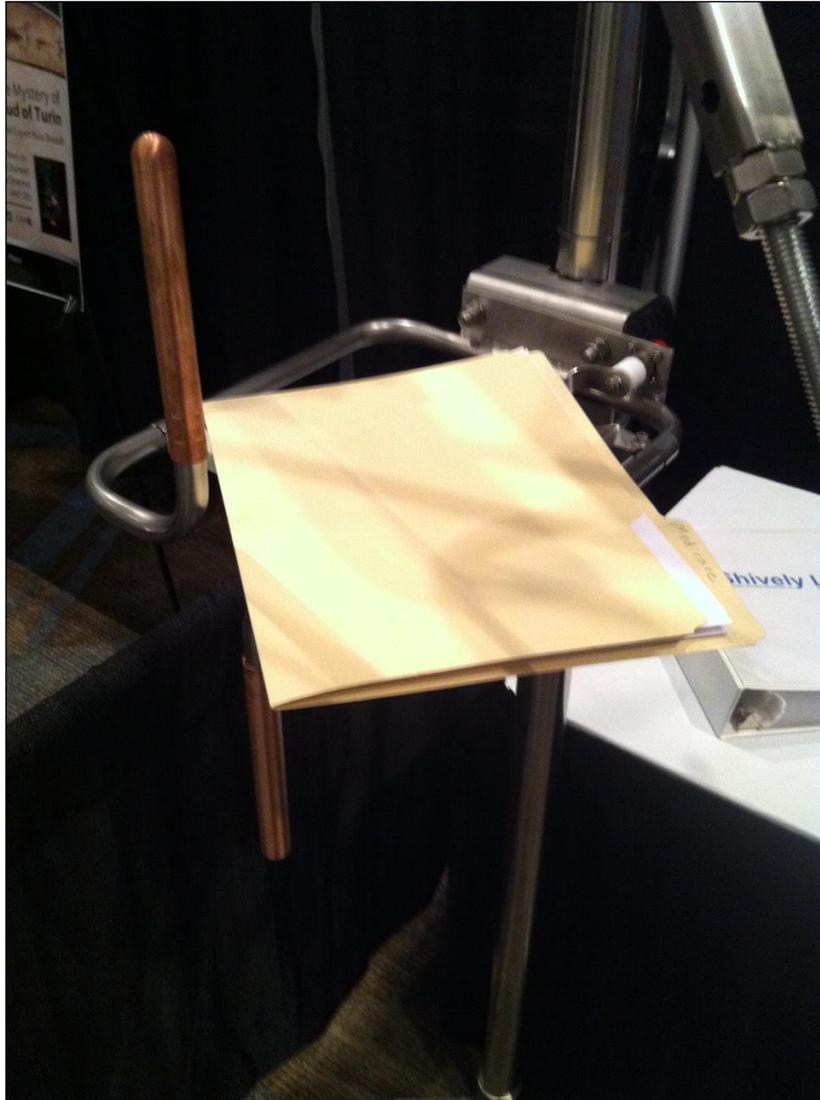
## Antenna windload (half-wave-spaced):

No. of Bays	Revision 'C'						Revision 'F'					
	Without radomes		With radomes		With radomes & 1/2" (1.2 cm) radial ice		Without radomes		With radomes		With radomes & 1/2" (1.2 cm) radial ice	
	lb	N	lb	N	lb	N	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>
2	14	62	243	1084	273	1218	0.5	0.0	6.2	0.6	6.9	0.6
3	21	94	366	1632	413	1842	0.7	0.1	9.3	0.9	10.6	1.0
4	29	129	488	2176	554	2471	1.0	0.1	12.4	1.2	14.3	1.3

### Notes:

- Antenna radiation aperture is the distance from the center of the top bay to the center of the bottom bay. Five ft (1.5 m) of pipe is required above the top of the top bay and below the bottom of the bottom bay. Total tower space recommended allows ten ft (3 m) of clear tower space above and below the pipe to protect from pattern interference by other antennas.
- Antennas with two bays or an odd number of bays are end-fed; antennas with even numbers of bays are center-fed.
- Each antenna is factory-tuned to a specific frequency. Retuning by the customer or after shipment is not practical.
- Windload and weight numbers given are typical. Actual values vary with the specific installation. Contact us with details of your installation if more precise values are needed.
- Weight, windload, and space tabulations assume 98 MHz and include the bay, interbay feedline, input connection, and standard mounting brackets. At lower frequencies, length will increase by approximately 1 ft (0.3 m) per bay.
- Antenna windloads are calculated for 112 mph (180 kph), using 50 psf (2400 N/m<sup>2</sup>) for flats and 33 psf (1600 N/m<sup>2</sup>) for rounds] per EIA standard RS-222-C and CSA standard S37-94. The surface area is calculated per EIA standard RS-222-F (C<sub>o</sub>A<sub>c</sub>).
- Deicers add approximately 1 lb (4.4 N) per bay in weight and 2 lb (8.9 N) or 0.3 ft<sup>2</sup> (0.028m<sup>2</sup>) per bay in windload.
- Ask for technical assistance at Shively when you are planning to mount antennas on AM towers or install them at altitudes over 3,000 ft (915 m) above mean sea level.

Photos Submitted by Applicant, 1/14/16



Proposed antenna compared to 8 1/2" x 11" folder.



Additional photo of proposed antenna.



United States of America  
FEDERAL COMMUNICATIONS COMMISSION  
LOW POWER FM BROADCAST STATION  
CONSTRUCTION PERMIT

Official Mailing Address:

ST. ROSE OF LIMA CATHOLIC CHURCH  
1601 N. TENNESSEE BLVD  
MURFEESBORO TN 37130

Authorizing Official:

James D. Bradshaw

Deputy Chief  
Audio Division  
Media Bureau

Facility ID: 195788

Call Sign: WSRR-LP

Permit File Number: BNPL-20131114BOU

Grant Date: February 19, 2014

This permit expires 3:00 a.m.  
local time, 36 months after the  
grant date specified above.

This authorization re-issued August 3, 2015 to extend the construction  
permit period an additional 18 months per Section 73.3598.

Subject to the provisions of the Communications Act of 1934, as amended,  
subsequent acts and treaties, and all regulations heretofore or hereafter  
made by this Commission, and further subject to the conditions set forth  
in this permit, the permittee is hereby authorized to construct the radio  
transmitting apparatus herein described. Installation and adjustment of  
equipment not specifically set forth herein shall be made only in  
accordance with representations contained in the permittee's application  
for construction permit except for such modifications as are presently  
permitted, without application, by the Commission's Rules. See Section  
73.875.

Equipment and program tests shall be conducted only pursuant to Sections  
73.1610 and 73.1620 of the Commission's Rules.

Name of Permittee: ST. ROSE OF LIMA CATHOLIC CHURCH

Station Location: TN-MURFREESBORO

Frequency (MHz): 99.3

Channel: 257

Class: LP100

Hours of Operation: Unlimited

Call sign: WSRR-LP

Permit No.: BNPL-20131114BOU

Transmitter: Type Certified. See Sections 73.1660, 73.1665 and 73.1670 of the Commission's Rules.

Transmitter output power: As required to operate within authorized range of effective radiated power.

Antenna type: Non-Directional

Antenna Coordinates: North Latitude: 35 deg 51 min 52 sec  
West Longitude: 86 deg 22 min 10 sec

Maximum Effective radiated power in the Horizontal Plane (watts):	100
Minimum Effective radiated power in the Horizontal Plane (watts):	50
Height of radiation center above ground (Meters):	12
Height of radiation center above mean sea level (Meters):	199
Height of radiation center above average terrain (Meters):	14

Antenna structure registration number: Not Required

Overall height of antenna structure above ground: 12 Meters

Obstruction marking and lighting specifications for antenna structure:

It is to be expressly understood that the issuance of these specifications is in no way to be considered as precluding additional or modified marking or lighting as may hereafter be required under the provisions of Section 303(q) of the Communications Act of 1934, as amended.

None Required

Special operating conditions or restrictions:

- 1 The permittee/licensee in coordination with other users of the site must reduce power or cease operation as necessary to protect persons having access to the site, tower or antenna from radiofrequency electromagnetic fields in excess of FCC guidelines.

\*\*\* END OF AUTHORIZATION \*\*\*



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2015-ASO-18687-OE

Issued Date: 12/03/2015

Mr. Alton Dellinger  
 St. Rose of Lima Catholic Church  
 P. O. Box 21  
 Middle Tennessee State University  
 Murfreesboro, TN 37132

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower WSRR-LP Tower  
 Location: Murfreesboro, TN  
 Latitude: 35-51-54.31N NAD 83  
 Longitude: 86-22-12.28W  
 Heights: 616 feet site elevation (SE)  
 100 feet above ground level (AGL)  
 716 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 06/03/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5932. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-ASO-18687-OE.

**Signature Control No: 270743315-274142955**

( DNE )

Joan Tengowski  
Technician

Attachment(s)  
Frequency Data  
Map(s)

cc: FCC

Frequency Data for ASN 2015-ASO-18687-OE

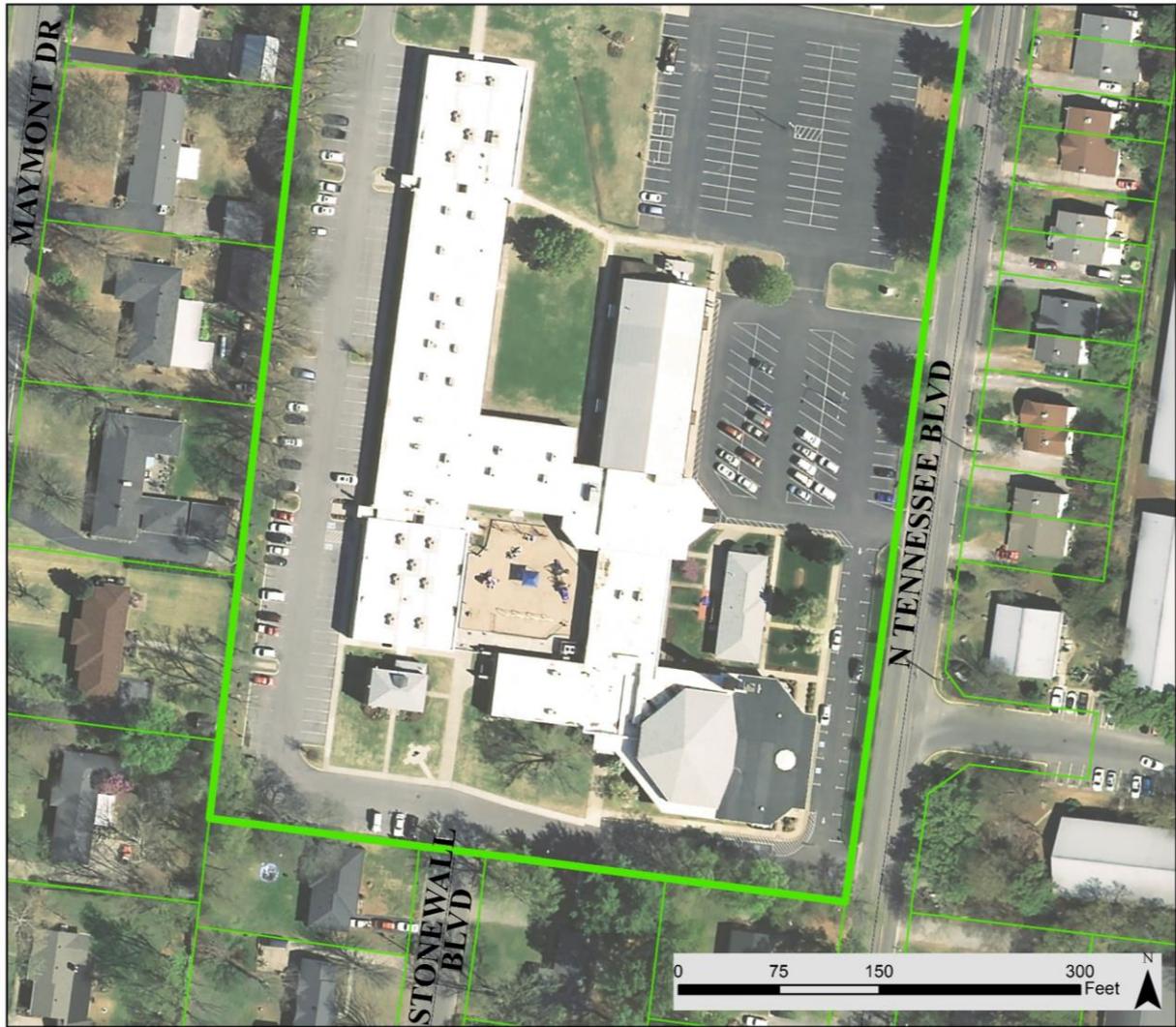
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
99.3	99.3	MHz	100	W

TOPO Map for ASN 2015-ASO-18687-OE





1601 North Tennessee Boulevard, aerial photograph



1601 North Tennessee Boulevard, aerial photograph



1601 North Tennessee Boulevard. View of tower taken from parking area along North Tennessee Boulevard.



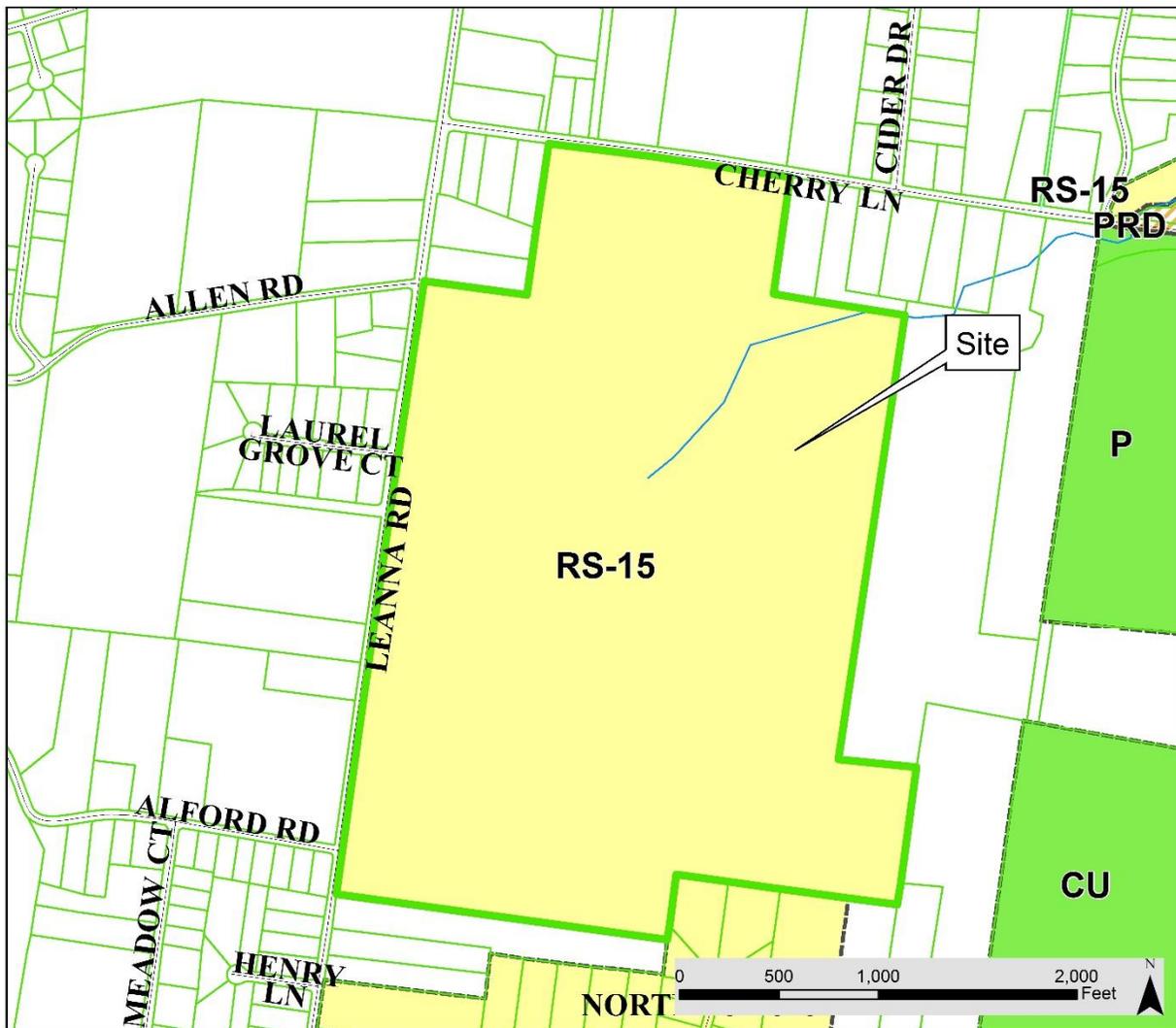
1601 North Tennessee Boulevard. View of tower from North Tennessee Boulevard looking south. Image source: Google Maps.



1601 North Tennessee Boulevard. View of tower from Stonewall Boulevard looking north. Image source: Google Maps.

**MURFREESBORO BOARD OF ZONING APPEALS  
STAFF REPORT  
JANUARY 27, 2016**

**Application:** Z-16-003  
**Location:** 3574 Leanna Road  
**Applicant:** Lanny Goodwin, Murfreesboro Parks and Recreation Department  
**Zoning:** Single-Family Residential (RS-15) District  
**Request:** A Special Use Permit to allow Recreation Fields on property in the RS-15 district



## **Request Overview**

The Murfreesboro Parks and Recreation Department wishes to construct six soccer fields and a gravel driveway and parking area on the property located at 3574 Leanna Road. The soccer fields would be accessed from Cherry Lane via a temporary driveway. The property is zoned RS-15. The proposed use is allowed by Special Use Permit in the RS-15 district.

The subject property—known as the Jordan Farm—is a 200-acre parcel used by the City of Murfreesboro primarily for the application of repurified water. The property includes more than 3,100 linear feet of street frontage along Leanna Road and more than 1,200 linear feet of frontage along Cherry Lane. Several structures are located toward the center of the property, not highly visible from either Leanna Road or Cherry Lane. The proposed soccer fields will be located to the east of the existing structures.

The applicant seeks a Special Use Permit in accordance with Chart 2 (Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios) of the Murfreesboro Zoning Ordinance, which identifies recreation field as a use requiring a Special Use Permit in the RS-15 district.

## **Relevant Zoning Ordinance Section**

Section 9(D)(2)(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, shall be subject to the following additional standards:*

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

*[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;  
(Example table removed due to space limitations; See Zoning Ordinance for table.)*

*[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;*

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

*[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;*

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

*[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;*

*[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;*

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

*[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.*

### **Staff Comments**

The applicant indicates in the request letter that the requirements listed in Section 9(C) and Section 9(D)(2)(bb) of the Zoning Ordinance have been satisfied. With regard to specific standards for Institutional Group Assembly Uses (including Recreation Fields), the applicant indicates that all standards are being met.

Per Chart 4 of the Zoning Ordinance, the applicant is required to provide 10 parking spaces for every acre of land plus 1 space for every 4 spectator seats or 1 for each 8 linear feet of bleacher seats, whichever is greater. The proposed soccer fields will occupy approximately 20.25 acres of the site, thus requiring 203 spaces. (Because no fixed seating is proposed, the latter part of the parking requirement would not apply in this case.) The site plan submitted by the applicant shows 204 parking spaces, which exceeds the minimum required by one space.

The applicant intends to build a double-bituminous driveway that will serve visitors on a temporary basis; upon completion of the future Cherry Lane expansion, the temporary driveway will be demolished. No lighting is shown on the site plan. Should the applicant wish to install lighting at a later time, an amendment to the Special Use Permit will be necessary; additionally, should any proposed lighting exceed 20 feet in height, a height Variance will be necessary.

In order to better help neighboring residents visualize the scope of the project, the applicant and applicant's consultants held a public open house at Siegel Park on Tuesday, December 8, 2016. Planning staff attended the open house. The applicant has provided both a sign-in sheet with the names of the citizens and staff who attended and seven comment cards completed by attendees. The comment cards are generally supportive of the project.

Representatives of the Franklin Parks and Recreation Department will be in attendance at the meeting to discuss the project and answer any questions the Board may have.

### **Attached Exhibits**

1. Murfreesboro Zoning Ordinance, Chart 1
2. BZA Application
3. Applicant's Request Letter
4. Applicant's Supporting Materials
5. Site Photographs

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 4	RD	RM 12	RM 16	RM 22	RZ	R MO	OG R <sup>2</sup>	OG <sup>2</sup>	CL <sup>2</sup>	CF <sup>2,14</sup>	CH <sup>2</sup>	MU <sup>2</sup>	CBD <sup>2</sup>	Hf <sup>2</sup>	L <sup>2</sup>	CM-RS <sup>8</sup>	CM-R <sup>2</sup>	CM <sup>2</sup>	CU	P	
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S			S			S	S						
Church <sup>13</sup>	S	S	S	S	S	S	X	X	X	S	S	S	X	X	X	X	X	X	X	X	S	S	X	X		
College, University												X	X				X					X		X		
Day-Care Center						S	S	S	S		S	S	S	X	X	X	X	X	X	X	S	S	S			
Family Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	S	S	S	X		
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	S	S	S	X		
Hospital												X	X				X		X	X	X	X	X			
Lodge, Club, Country Club <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	S	S	S			
Mental Health Facility												X	X	X		X	X		X	X		X	X			
Morgue																X	X			X		X	X			
Museum						S	S	S	S			S	S	S	X	X	X	X	X	X	S	S	S	X	S	
Nursing Home												X	X	S	S	S	X		X	X	X	X	X			
Nursery School						S	S	S	S		S	S	S	S	S	S	X		S	S	S	S	S	X		
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Philanthropic Institution						S	S	S	S			X	X	X	X	X	X	X	X	X	X	X	X	X		
Pet Cemetery	S	S	S												S	S			S	S						
Public Building <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X		
Recreation Field <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X		X	X	S	S	S	X	X	
Senior Citizens Center	S	S	S	S	S	S	X	X	X	S		X	X	X	X	X	X		X	X	S	X	X			
School, Public or Private, Grades K - 12 <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X		
Student Center							S	S	S			S	S	S	S	S	X					S	S			
<b>AGRICULTURAL USES</b>																										
Customary General Farming	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>				X <sup>6</sup>	X			X	X				X	X	
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S				X	X			X	X				X	X	
Farm Labor and Management Services												X	X	X	X	X		X	X	X				X		
Fish Hatcheries and Preserves																X			X	X						
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage	X	X	X	X	X	X	X	X	X	X	X									X	X			X		
Hunting, Trapping, and Game Propagation																										
Livestock, Horse, Dairy, Poultry, and Egg Products	S	S	S	S	S	S	S	S	S	S									X	X				X		

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

City of Murfreesboro  
BOARD OF ZONING APPEALS

HEARING REQUEST  
APPLICATION

Location/Street Address: 3574 Leanna Road

Tax Map: 058      Group:      Parcel: 22      Zoning District: RS-15

Applicant: Parks & Recreation      E-Mail: lgoodwin@murfreesborotn.gov

Address: 6975 Barfield Crescent Road      Phone: 615-890-5333

City: Murfreesboro      State: TN      Zip: 37128

Property Owner: City of Murfreesboro

Address: 111 W. Vine Street      Phone: 615-893-5210

City: Murfreesboro      State: TN      Zip: 37130

Request: Special use permit for "Recreation Field" and variance for temporary  
double bituminous access drive.

Zoning District: RS-15

Applicant Signature:       Date: 1/12/14

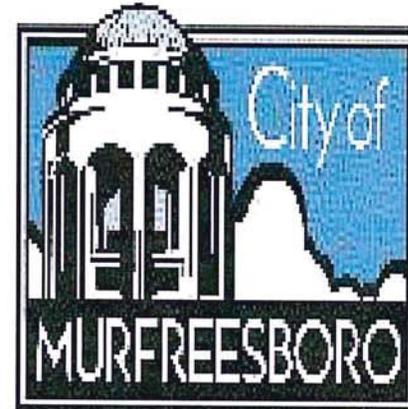
Received By: B. DAVIS      Receipt No.: 22682

Application #:      DATE: 1-12-16

Murfreesboro  
Board of  
Zoning Appeals

RECEIVED  
JAN 12 2016

BY: .....



T E N N E S S E E

HEARING APPLICATION  
AND  
GENERAL INFORMATION

Member

American Society of  
Landscape Architects

American Institute of  
Architects

American Society of  
Civil Engineers

American Planning  
Association

December 10, 2015

Donald Anthony  
City of Murfreesboro  
Planning Department  
111 West Vine Street  
Murfreesboro, TN 37130

RE: Jordan Farms Temporary Soccer Practice Fields, BZA  
LA# 14171

Dear Donald:

Please find the revised Board of Zoning Appeals application along with the revised site plans. The primary purpose of the application is still to apply for a Special Use Permit for the recreation field use.

The gravel parking lot is now being proposed as asphalt pavement; however, the temporary access drive is being proposed with a double bituminous surface. Therefore, a variance will be required for the surfacing of the temporary access drive.

The access drive is temporary because when Cherry Lane is extended through the site, the access drive will be demolished and connected to the Cherry Lane extension. Therefore, there is no need to add in the additional expense to provide a full asphalt section driveway that will be demolished in a few years.

Based on the 20 acres being provided for the soccer complex, the 204 parking spaces proposed meet the City's requirements of 10 parking spaces per acre.

Also, a public meeting was held at Richard Seigel Park on Tuesday, December 8, 2015 to address any concerns that the neighbors might have. The sign-in sheet and comment cards are attached to this letter. The majority of attendees expressed support for the project, and most of them were satisfied with the revisions that have been proposed. The only outstanding issue is the consideration of turn lanes on Cherry Lane at the proposed access drive. The ability to construct turn lanes on Cherry lane would require right-of-way acquisition and due to the temporary nature of the drive, the Parks and Recreation Department would prefer not to build turn lanes.

The standards of the City of Murfreesboro Zoning Ordinance, Section 9(C) and Section 9(D)(2)(zz) are addressed below:



### **Section 9(C) – Standards of General Applicability:**

- 1:** Necessary precautions have been taken to insure that the proposed use will not have undue adverse effects on matters affecting the public health, safety, and general welfare of the neighborhood and adjacent properties.
- 2:** The proposed soccer practice facility will be constructed with adequate fencing and screening to keep interference from adjacent properties. The proposed facility is also compatible with the immediate vicinity due to the closeness, on Cherry Lane Drive, to Richard Siegel Park.
- 3:** The proposed facility will be served by site access from Cherry Lane Drive, a double bituminous access drive, asphalt parking lot, site drainage structures, stormwater quantity and quality treatment through three bioretention areas, water lines for irrigation, and trash cans. The facility will be maintained by the Parks and Recreation Department for the City of Murfreesboro.
- 4:** The existing site conditions consist of flat grass pastures and small clusters of trees. Some trees will be removed to provide appropriate areas for soccer fields and parking, but no significant natural, scenic, or historic features will be damaged or destroyed.
- 5:** The proposed facility use complies with all additional standards of institutional group assembly uses as outlined below.

### **Section 9(D)(2)(zz) – Institutional Group Assembly Uses:**

- 1:** All onsite parking has been designed outside of the required front yard and at an adequate distance so that backing onto a public right-of-way will not be required. Onsite parking has also been designed to provide space for vehicles to turn around on-site and load/unload passengers.
- 2:** The proposed lot size for the recreation fields is greater than three times the minimum lot size permitted in current residential zoning district.
- 3:** No lighting is proposed for the site.
- 4:** No garbage dumpsters are proposed for the site. Proposed trash can locations are indicated on the plans. Trash cans will be maintained by the Parks and Recreation Department.
- 5:** Onsite screening and fencing has been provided in accordance with Section 27 of the City of Murfreesboro Zoning Ordinance.
- 6:** The number of proposed parking spaces onsite has been designed in accordance with Section 26, Chart 4, of the City of Murfreesboro Zoning Ordinance.
- 7:** There are no uses or activities proposed for this facility which would be subject to separate regulations. "Recreation Field" is the only proposed use.



**8:** No onsite location with water, sewer, and electrical utility connections for accommodations for travel trailers or R.V.s is proposed for this site.

**9:** A variance for the double bituminous access drive will be applied for due to the fact that it is temporary access until after the Cherry Lane extension project.

**10:** There are no intentions to use this facility for the external broadcast of speech, music, or other sounds.

Thank you for your help with this review. Please let me know if you need anything else.

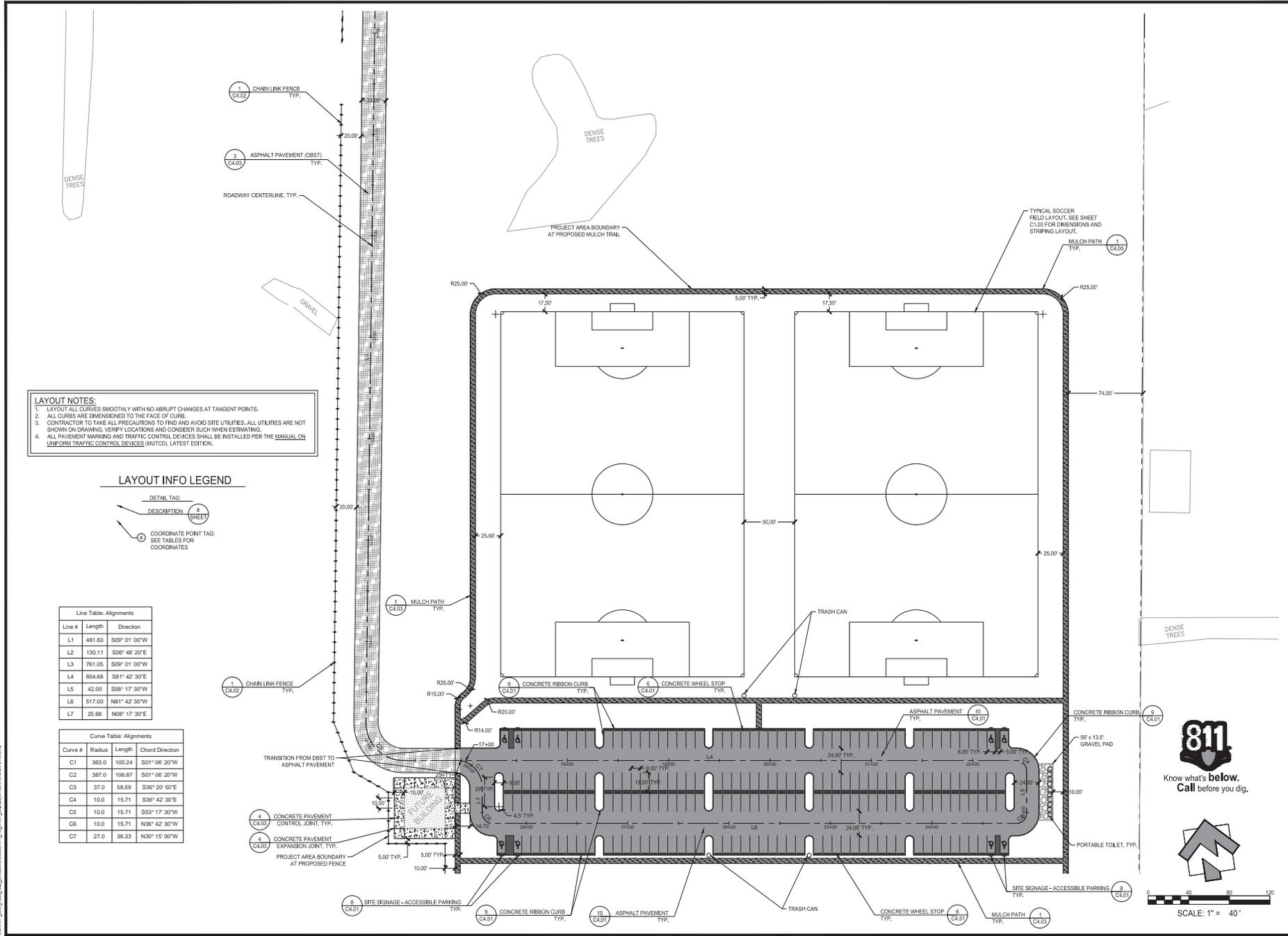
Sincerely,

A handwritten signature in black ink that reads "Jeffrey D. Conar". The signature is written in a cursive style.

Jeff Conar



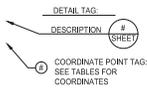




**LAYOUT NOTES:**

- LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
- CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
- ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

**LAYOUT INFO LEGEND**



Line #	Length	Direction
L1	481.63	S09° 01' 00"W
L2	130.11	S06° 48' 20"E
L3	761.05	S09° 01' 00"W
L4	604.68	S81° 42' 30"E
L5	42.00	S08° 17' 30"W
L6	517.00	N61° 42' 30"W
L7	25.66	N08° 17' 30"E

Curve #	Radius	Length	Chord Direction
C1	363.0	100.24	S01° 06' 20"W
C2	387.0	106.87	S01° 06' 20"W
C3	37.0	58.59	S36° 20' 50"E
C4	10.0	15.71	S36° 42' 30"E
C5	10.0	15.71	S53° 17' 30"W
C6	10.0	15.71	N36° 42' 30"W
C7	27.0	36.33	N30° 15' 00"W



1114 Old Avenue North, Suite 200  
 Nashville, Tennessee 37203  
 (615) 242-0005  
 200 West Center Street, Suite 100  
 Lawrenceville, Georgia 30046  
 (770) 334-0011  
 www.la-engineering.com



**JORDAN FARM PROPERTY**  
**SOCCER PRACTICE FACILITY**

MURFREESBORO PARKS & RECREATION DEPARTMENT  
 MURFREESBORO  
 TENNESSEE

REVISIONS

NO.	DATE	COMMENTS

SHEET TITLE  
**LAYOUT PLAN**

PROJECT NO. 14171 DATE 12/11/2015  
 DRAWN BY RW SCALE 1" = 40'  
 CHECKED BY JC  
 SHEET NUMBER

**C1.02**



SCALE: 1" = 40'





3574 Leanna Road, aerial photograph



3574 Leanna Road. Approximate view of driveway location along Cherry Lane.



3574 Leanna Road. View of general location of proposed driveway from Cherry Lane looking to the southwest. The proposed soccer fields would be located left of the building visible in background of this photo.



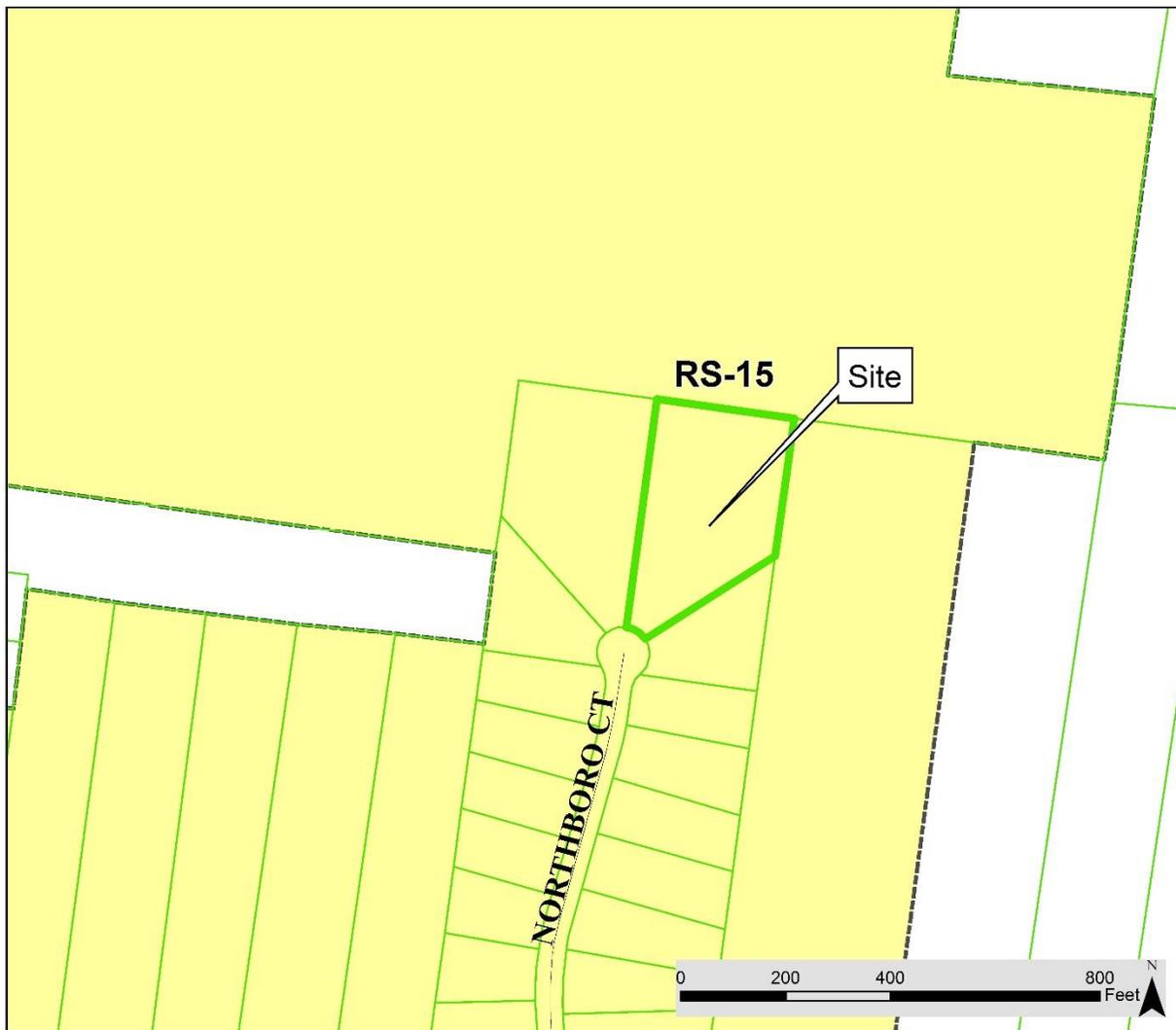
3574 Leanna Road. View of Jordan Farm property taken from intersection of Leanna Road and Laurel Grove Court, looking to the southwest.



3574 Leanna Road. View of Jordan Farm property taken from intersection of Leanna Road and Laurel Grove Court, looking to the northwest.

**MURFREESBORO BOARD OF ZONING APPEALS  
STAFF REPORT  
JANUARY 27, 2016**

**Application:** Z-16-004  
**Location:** 3450 Northboro Court  
**Applicant:** Kim Mitchell  
**Zoning:** Single-Family Residential (RS-15) District  
**Request:** A Special Use Permit to allow an Accessory Apartment on property in the RS-15 district



## **Request Overview**

The applicants, Rob and Kim Mitchell, wish to add an accessory apartment to their single-family house located at 3450 Northboro Court in the Northboro subdivision. The Mitchells own and reside in the existing house. The proposed accessory apartment would serve as a residence for Ms. Mitchell's father. The subject property is zoned RS-15 and is approximately 2.3 acres in area. Per Chart 1 of the Murfreesboro Zoning Ordinance, an accessory apartment is allowed by Special Use Permit in the RS-15 district.

The proposed accessory apartment will be constructed behind the existing house and detached from it. The applicant has provided two distinct floor plans. The first shows a 399-square foot cottage that includes living room, kitchen, bathroom, and bedroom. The second shows a 560-square foot cottage that includes the same rooms as the first as well as additional space for handicap maneuverability.

The applicant seeks a Special Use Permit from the Board to allow an accessory apartment behind the existing house at 3450 Northboro Court.

## **Relevant Zoning Ordinance Section**

Section 9(D)(2)(a):

*(a) Accessory apartments shall be subject to the following standards:*

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

*[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;*

*[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;*

*[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;*

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

*[6] the accessory apartment shall not exceed seven hundred 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,*

*[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.*

### **Staff Comments**

In the attached request letter, the applicant attests that the proposed accessory apartment will adhere to the standards of general applicability for granting a Special Use Permit. Additionally, the applicant agrees that all specific standards for accessory apartments will be met.

Staff visited the site and reviewed the applicant's exhibits for compliance with Zoning Ordinance standards. The subject property sits at the end of Northboro Court, a cul-de-sac. The property—which is approximately 2.3 acres in size—is irregularly-shaped due primarily to being located along the bulb of the cul-de-sac. The narrowness of the lot along the street frontage prevents a large portion of the property's backyard from being visible from the street. The subject property abuts a former horse boarding facility on the east and the City-owned Jordan Farm property on the north. (Note that the owner of the former horse boarding property has requested annexation into the City and rezoning to Planned Residential Development.) The properties that would appear to be most affected by changes to the rear of the subject property are the applicant's immediate neighbors in the Northboro subdivision.

With regard to the specific standards for accessory apartments, the materials submitted by the applicant and staff's review of the materials and the site indicate the following. First, the applicant wishes to construct only one accessory apartments; no other accessory apartments exist on the property. Second, the applicant owns and resides in the existing house, and the accessory apartment will be utilized by a family member. Third, based on the placement of the existing house on the kite-shaped lot, it seems unlikely that the accessory apartment would be visible from public right-of-way due to the principal structure's footprint and location. Fifth, the Building and Codes Department, Planning Department, and Engineering Department will review the applicant's building permit application to ensure that all City codes are met. Sixth, based on the drawings provided by the applicant, the proposed accessory apartment will range between 399 square feet and 560 square feet in area, well below the 700 square foot maximum.

If the Board approves the Special Use Permit, staff recommends that the Special Use Permit lapse at such time that the ownership of the property is transferred.

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

**Recommended Condition**

1. The Special Use Permit for an accessory apartment at 3450 Northboro Court shall lapse at such time that the ownership of the property is transferred.

**Attached Exhibits**

1. Murfreesboro Zoning Ordinance, Chart 1
2. BZA Application
3. Applicant's Request Letter
4. Applicant's Supporting Materials
5. Recorded Plat
6. Site Photographs

MURFREESBORO CITY CODE

CHART 1. USES PERMITTED BY ZONING DISTRICT.

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS																P								
	RS 15	RS 12	RS 10	RS 8	RS 4	RD	RM 12	RM 16	RM 22	RZ	R MO	OG R <sup>2</sup>	OG <sup>2</sup>	CL <sup>2</sup>	CF <sup>2,14</sup>	CH <sup>2</sup>		MU <sup>2</sup>	CBD <sup>2</sup>	HI <sup>2</sup>	LI <sup>2</sup>	CM-RS-8 <sup>2</sup>	CM-R <sup>2</sup>	CM <sup>2</sup>	CU
<b>DWELLINGS</b>																									
Single-Family detached	X	X	X	X	X	X	X	X	X	X		X		X								X	X		X
Single-Family attached						X	X	X	X	X		X		X									X		X
Two-Family						X	X	X	X			X		X									X		X
Three-Family							X	X	X			X		X									X		X
Four-Family							X	X	X			X		X									X		X
Multiple-Family							X	X	X								X	X							X
<b>OTHER HOUSING</b>																									
Accessory Apartment	S <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>					S <sup>8</sup>															
Accessory Dwelling Unit												X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>					
Assisted-Care Living Facility <sup>15</sup>						S	X	X	X	X		X		X	X	X	X	X				X	X	X	S
Bed-and-Breakfast Homestay	S	S	S	S		S	S	X	X	S		S		X	X	X		X				S	S	S	X
Bed-and-Breakfast Inn	S	S	S	S		S	S	S	S	S		S		S	X	X		X				S	S	S	S
Boarding House <sup>15</sup>						S	S	X	X			S		X	X	X		X					S	S	X
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Family Crisis Shelter												S		S	S	S				S	S		S		
Family Violence Shelter							S	S	S			S	S	S	X	X			X	X		X	S	S	
Fraternity/Sorority												S		S	S	S							S	S	S
Group Shelter							S	S	S			S	S	S	S	S			S						
Class I Home for the Aged <sup>15</sup>	S	S	S	S	S	S	X	X	X	X		X		X	X	X		X				S	S	S	S
Class II Home for the Aged <sup>15</sup>	S	S	S	S		S	S	S	S	S		S		X	X	X		X				S	S	S	S
Class III Home for the Aged <sup>15</sup>							S	S	S			S		S	X	X	X	X				S	S	S	S
Hotel																X	X	X	X	X					
Mission <sup>10</sup>																			S	S					
Mobile Homes											X														
Motel															X	X			X	X					
Rooming House						S	S	S	S									X					S	S	X
Student Dormitory								S	S																X
Transitional Home						S	S	S	S			S	S										S	S	
<b>INSTITUTIONS</b>																									
Adult Day Care Center	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X		X	X	S	X	X		
Adult Day Care Home	S	S	S	S	S	S	S	S	S	S	S	X	S	X	X	X		X	X	X	X	X	X		
Airport, Heliport	S	S	S	S	S	S	S			S						S			S	S	S	S	S	S	S

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

City of Murfreesboro <b>BOARD OF ZONING APPEALS</b>	<b>HEARING REQUEST APPLICATION</b>
--	--

Location/Street Address: 3450 Northboro Ct.			
Tax Map: 058 J	Group: B	Parcel: 01500	Zoning District: RS-15

Applicant: Kim Mitchell		E-Mail: Kimberly.Mitchell@vantage.net	
Address: 3450 Northboro Ct.		Phone: (615) 415-7057	
City: Murfreesboro	State: TN	Zip: 37129	

Property Owner: Rob & Kim Mitchell			
Address: 3450 Northboro Ct.		Phone: (615) 415-7057	
City: Murfreesboro	State: TN	Zip: 37129	

Request: To build small guest (in-law) home for elderly father on our property	
Zoning District: RS-15	
Applicant Signature: Kim Mitchell	Date:

Received By: B. DAVIS	Receipt No.: 22707
Application #:	DATE: 1-11-16

Murfreesboro  
Board of  
Zoning Appeals



**MURFREESBORO**  
T E N N E S S E E

**HEARING APPLICATION  
AND  
GENERAL INFORMATION**

BOARD OF ZONING APPEALS HEARING APPLICATION AND GENERAL INFORMATION

A-304 APPENDIX A - BOARD OF ZONING APPEALS INFORMATION

## Donald Anthony

---

**From:** Rob Mitchell <robmtchl@bellsouth.net>  
**Sent:** Monday, January 11, 2016 12:05 PM  
**To:** Donald Anthony  
**Subject:** 3450 Northboro Ct Murfreesboro, Tn

Dear Mr. Anthony:

This letter pertains to my request to construct an in-law apartment on my property at 3450 Northboro Ct Murfreesboro, TN.

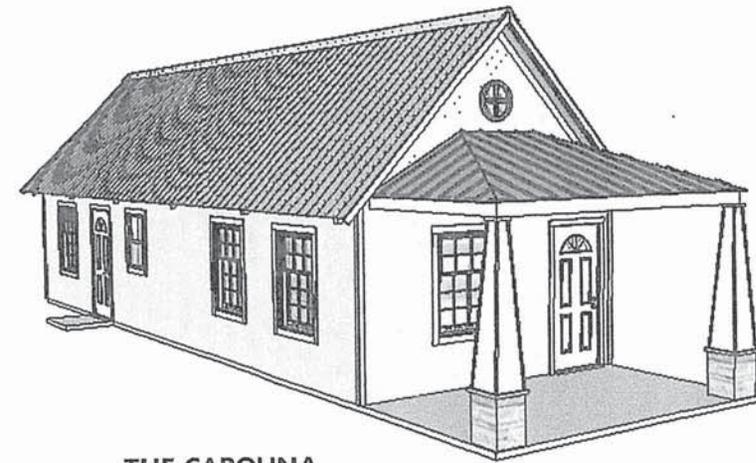
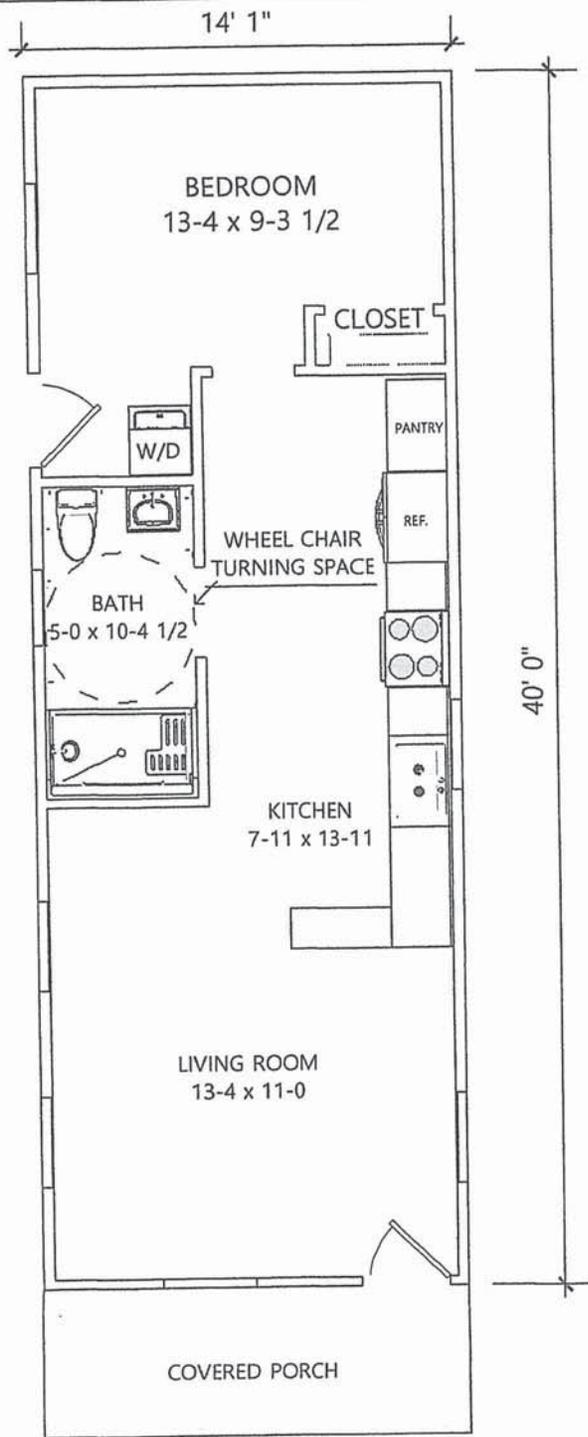
I affirm our intent to fully comply with all regulations of the City of Murfreesboro governing "accessory apartments". We agree to further follow and adhere to all rules governing "Standards of general applicability".

The proposed dwelling will not be visible from the street, is more than 90 feet from the nearest neighbor's dwelling and more than 60 feet from the property line. It will be constructed to conform with the general appearance of the existing dwelling and will be attached to our existing electrical and water/sewer supply.

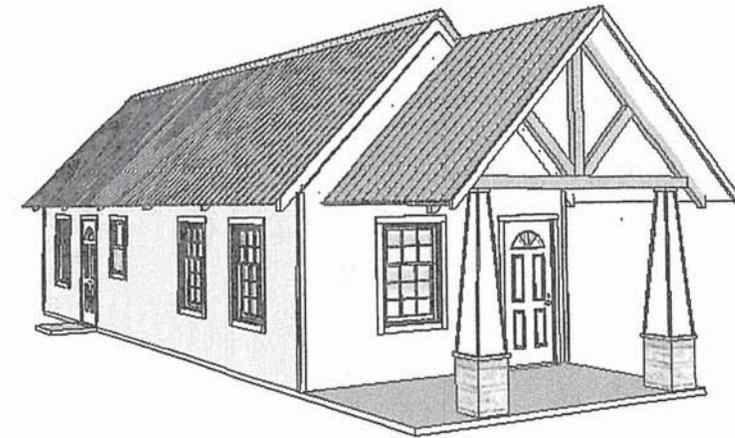
The poor health of an elderly family member necessitates the construction and we hope to have the support of the board and our neighbors in these very difficult times.

Sincerely,

Rob and Kim Mitchell  
3450 Northboro Ct  
Murfreesboro, Tennessee 37129



**THE CAROLINA**



**THE CRAFTSMAN**

**LIVING AREA 524 SQ. FT.**

**PATRIOT'S COVE**  
 a community for U. S. Military Veterans  
**Rutherford, County, Tennessee**

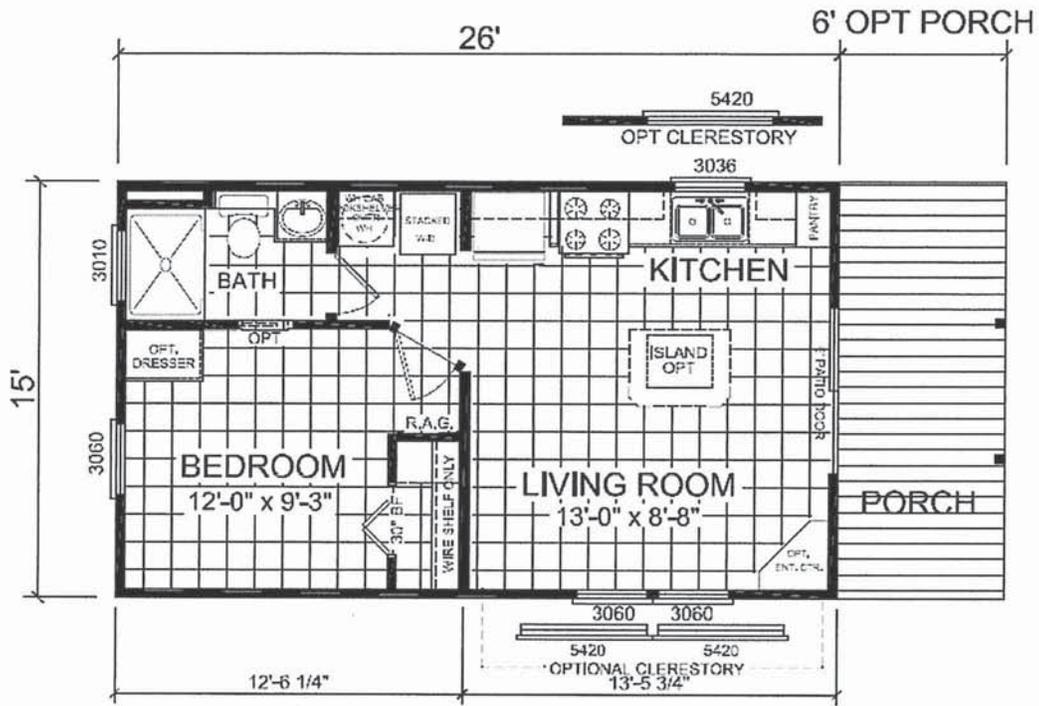
DATE: 12-02-2015  
 PROJECT: PATCOV  
 DRAWN BY: FJP

SHEET:

**A-0**

A-522

399 SQ FT



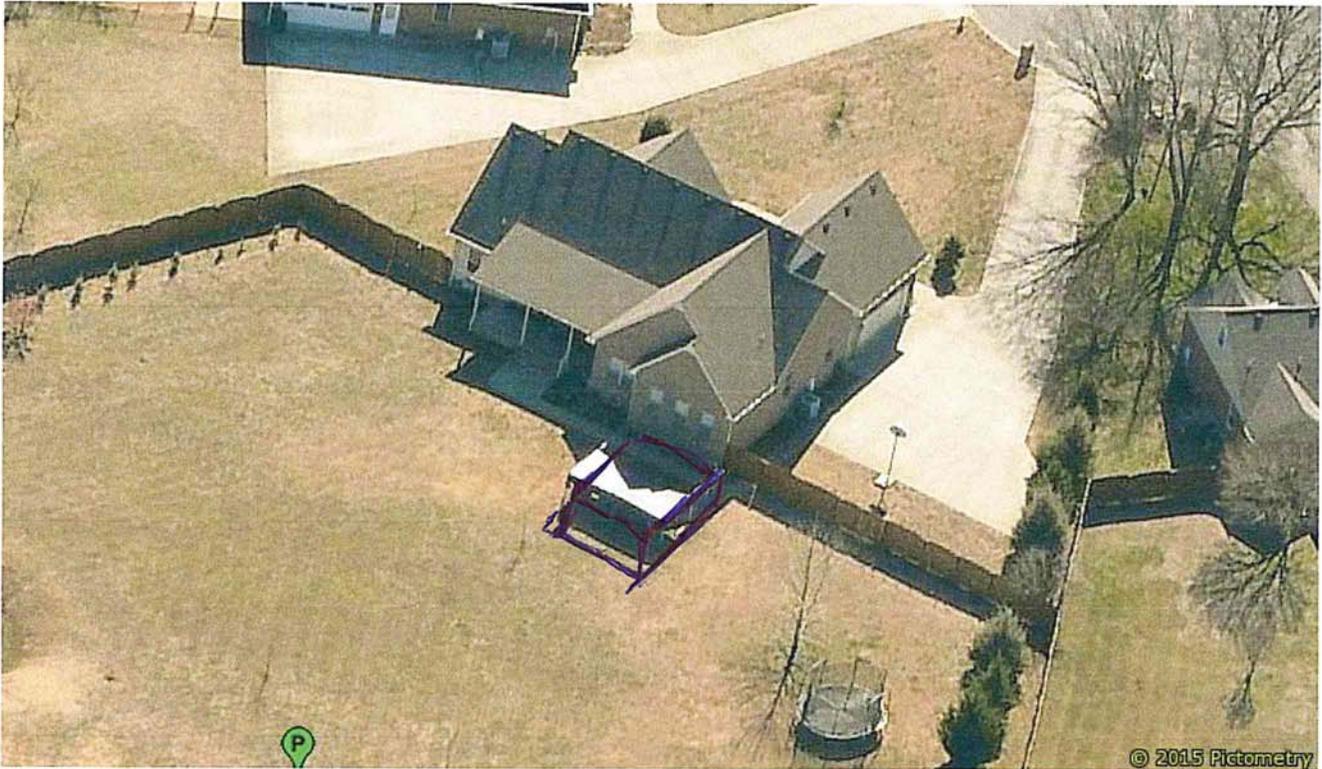
**Recreational**  
Resort Cottages  
and cabins

view our display models at 4384 E Interstate 30, Rockwall, Texas 75087

1-877-219-4059 or 972-771-2176

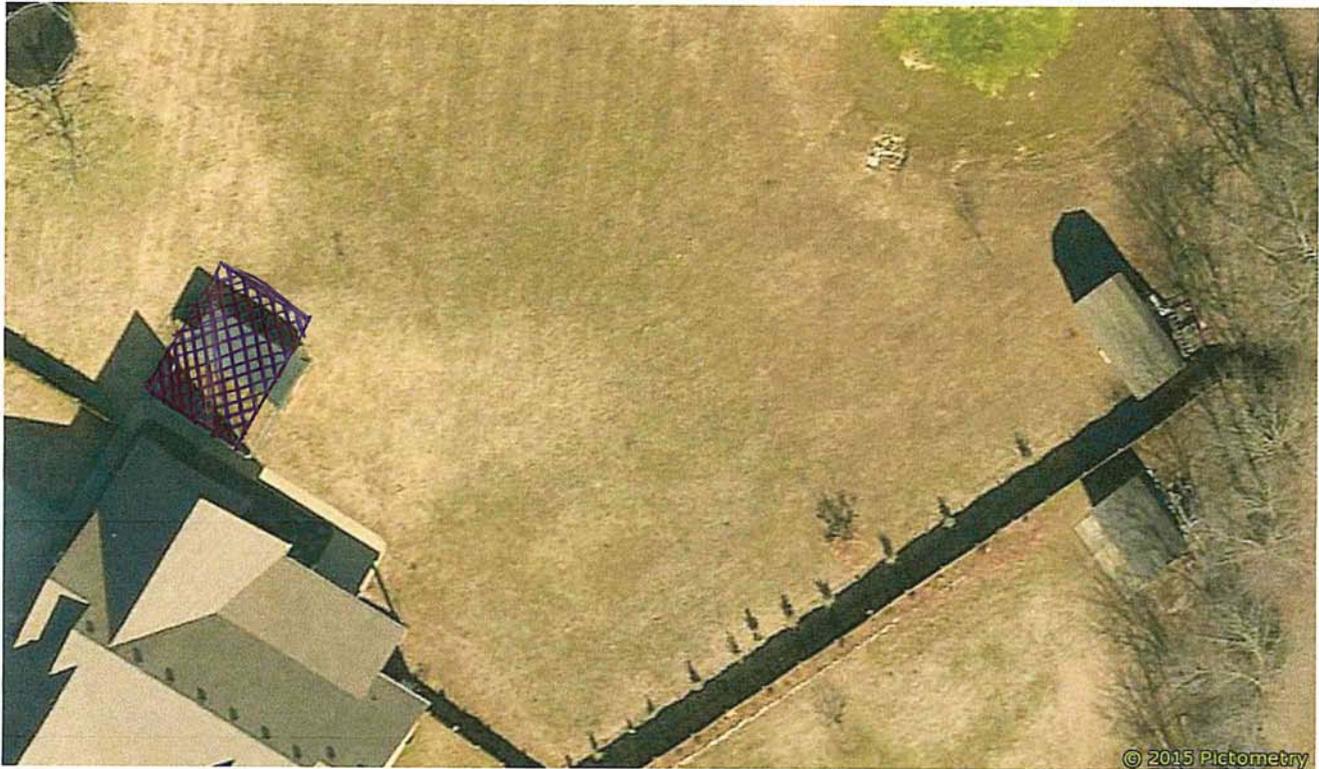
[www.RecreationalResortCottages.com](http://www.RecreationalResortCottages.com)

MHDRET00036207/IH81526



## 3450 Northboro Ct view from North

**Print Date:** 01/11/2016  
**Image Date:** 02/13/2015  
**Level:** Neighborhood



## 3450 Northboro CT RS 15

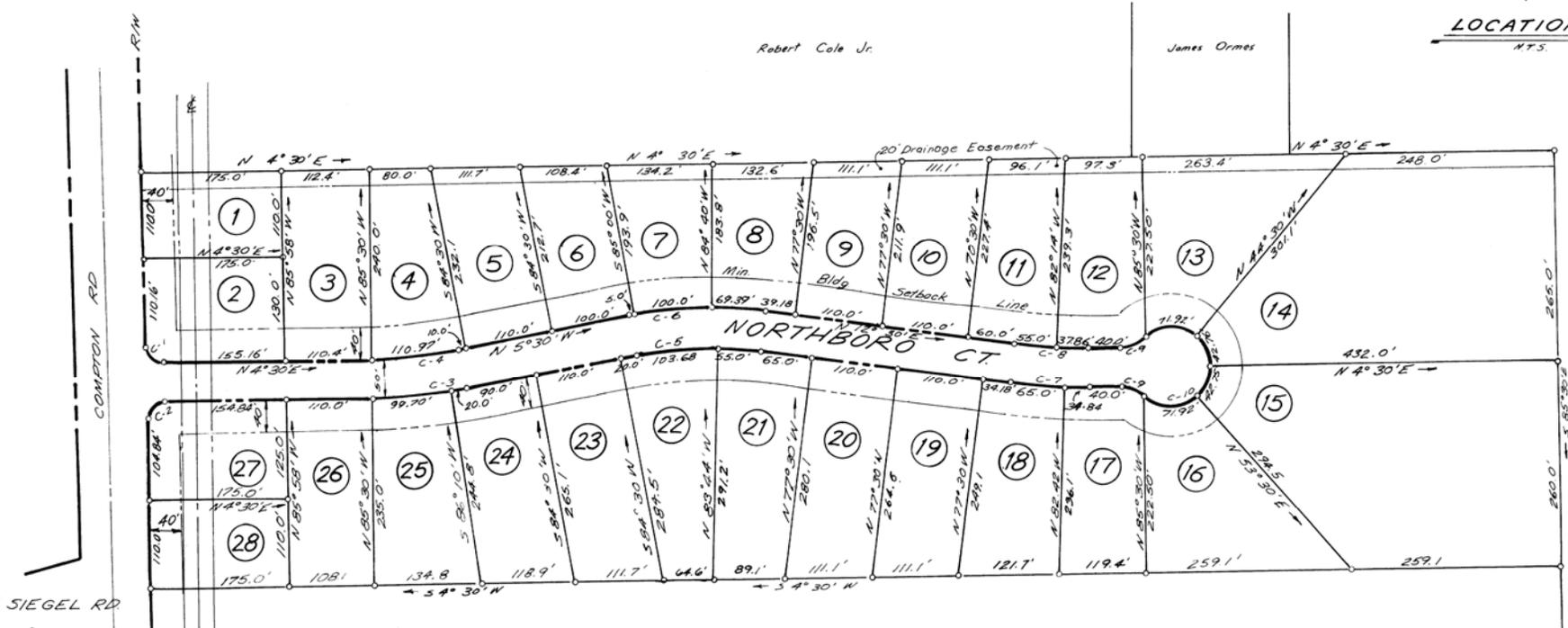
Print Date: 01/11/2016  
Image Date: 02/13/2015  
Level: Neighborhood

68ft from property line to the West  
94ft from the home to the west

Final size no greater than 525 sq/ft  
proposed Appx. 450 sq/ft.

10-164

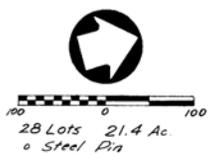
016314



CURVE DATA

No	Δ	R	D	L	T
1	89°32'	20.0'	286.479	31.25'	1984'
2	90°28'	20.0'	286.479	31.58'	2016'
3	10°00'	685.8'	8.35455'	119.70'	60.0'
4	10°00'	635.8'	9.01161'	119.97'	55.63'
5	18°00'	505.10'	11.34345'	158.68'	80.0'
6	18°00'	555.10'	10.32171'	174.39'	87.92'
7	8°00'	275.69'	8.91712'	99.84'	50.00'
8	8°00'	665.03'	86.15452'	92.06'	146.50'
9	41°24.38'	50.0'	114.5916'	36.14'	18.90'
10	26°49.09'	50.0'	114.5916'	22.835'	

RECORDING FEE 10.00  
 STATE TAX \_\_\_\_\_  
 REGISTER'S FEE \_\_\_\_\_  
 TOTAL PAID 10.00  
 RECEIPT NO. 0401



**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Register.  
 Date 7-22 1986 Robert J. Dwyer Chairman, Planning Commission  
 Date 7-24 1986 William E. Feld Secretary

**CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES**  
 I hereby certify: (1) That streets, utilities, power pole locations and other improvements have been installed in an acceptable manner and according to city (county) specifications in the subdivision entitled:  
NORTHBORO  
 or (2) that a security bond in the amount of \$\_\_\_\_\_ has been posted with the planning commission to assure completion of all required improvements in case of default.  
 Date July 24 1986 Steve Houchard CITY MANAGER  
 Date JUNE 10 1986 W. E. K. K. K. CITY ENGINEER  
 Date \_\_\_\_\_ 19\_\_\_\_ \_\_\_\_\_ POWER SYSTEM OFFICIAL  
 Date \_\_\_\_\_ 19\_\_\_\_ \_\_\_\_\_ SOUTH CENTRAL BELL

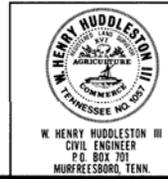
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.  
 Date \_\_\_\_\_ 19\_\_\_\_  
 Deed Bk: 363 \_\_\_\_\_ OWNER  
 Pg: 98 \_\_\_\_\_

Approved for Recording Purposes only:  
 Rutherford County Health Department  
 By: Patricia Allen

STATE OF TENNESSEE  
 RUTHERFORD COUNTY  
 OFFICE OF THE REGISTER  
 I, HOMER JONES, REGISTER DO I CERTIFY THAT THE FOREGOING INSTRUMENTS AND CERTIFICATE ARE REGISTERED IN MY SAID OFFICE IN BOOK NO. 10 AND THAT THEY WERE RECEIVED July 24 1986 AT 2:25 O'CLOCK PM AND ENTERED IN NOTE BOOK PAGE 308  
 By: Homer Jones Register Dep. Reg.

**CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS**  
 I hereby certify that the water supply and sewage disposal utility systems installed or proposed for installation in the subdivision plan entitled:  
NORTHBORO  
 fully meet the requirements of the Tennessee State Health Department, and Murfreesboro Water and Sewer Department, and are hereby approved as shown.  
 Date July 21 1986 John E. Kuchner Water and Sewer Department Official

**CERTIFICATE OF ACCURACY**  
 I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the State of Tennessee, Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Road Commissioner or the City Engineer.  
 Date June 24 1986 W. E. K. K. K. REGISTERED ENGINEER OR SURVEYOR  
 12

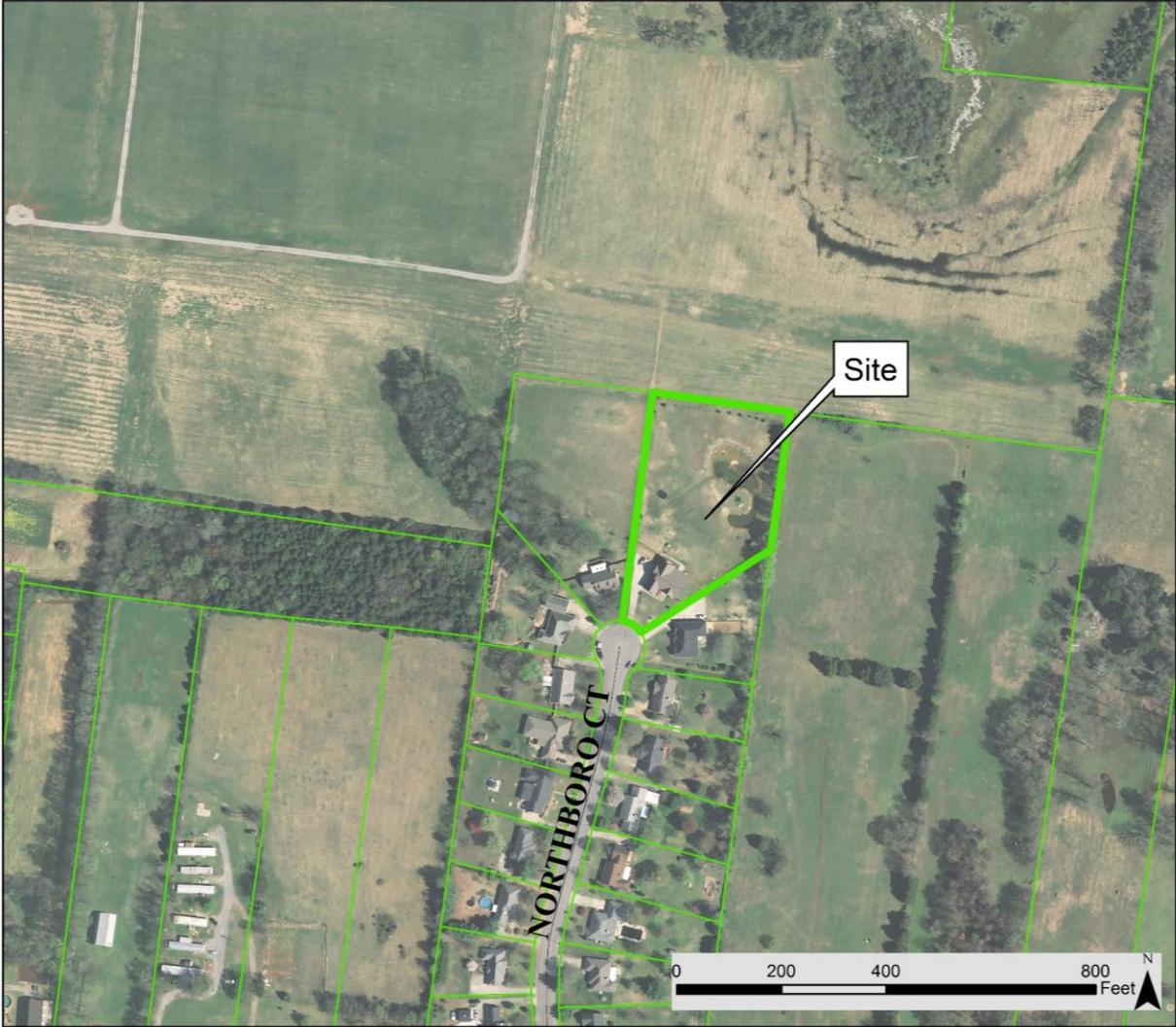


**NORTHBORO**

9th Civil District, Rutherford County, Tennessee

DATE May 9, 1986 SCALE 1" = 100' SHEET 1 OF 1

Plat Book 10 Page 164



3450 Northboro Court, aerial photograph



3450 Northboro Court, aerial photograph



3450 Northboro Court. View of front façade of house from end of cul-de-sac. Garage is on the left-hand side. The applicant wishes to construct the accessory apartment behind the garage.



3450 Northboro Court. View of house and neighboring properties from street.