

Findlay Property

PLANNED UNIT DEVELOPMENT

SUBMITTED TO PLANNING COMMISSION
DECEMBER 11, 2015
REVISED FEBRUARY 12, 2016

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HS HUDDLESTON-STEELE
ENGINEERING, INC.

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



Owner's
Residence



Hitting
Facility



Baseball
Field

Project Summary

The subject property 10 +/- acres, is zoned RM, and is owned by Mr. and Mrs. Findlay. Mr. Findlay has owned the property for many years and desires to rezone the property as a Planned Unit Development (PUD). In the last year Mr. Findlay was approved for a major home business which he owns called Shows Me Athletics. Mr. Findlay desires to zone the property PUD in order to operate his business on the property fully utilizing the turf baseball diamond and the first class indoor hitting facility. The PUD will provide the zoning necessary to host the full range of baseball/softball youth programming ranging from batting and fielding skill development to hosting small venue tournaments. With the PUD zoning request.

Land Planning

Huddleston-Steele Engineering, Inc.

Attention: Clyde Rountree, RLA

2115 N.W. Broad Street

Murfreesboro, Tn 37129

Phone: 615.893.4084

Owners

Scott and Anita Findlay

6885 Williams Road

Christiana, Tn 37037

615.293.1084

Aerial and Views Along Williams Road



Aerial Location Map

Site and Adjacent Zoning



Site Plan

Site Plan Narrative



The Findlay property consist of their private residence, which they reside in and plan to live in for a long time, an indoor hitting facility, and a maintenance building on 10 +/- acres in rural Rutherford County. Along with the building the Findlays have constructed a turf baseball field and a gravel parking lot that can meet the needs of patrons of the hitting facility and field on a daily basis. The Findlay family is a baseball family with a passion for helping young boys and girls reach their athletic potential on the diamond and off the diamond. The inspiration for the baseball field was purely driven by a need for a place to practice with their children's ball teams. The business has grown as people discovered the Findlay's passion for the game and their investing in facilities to help young people reach their athletic goals.

Residence Images



1



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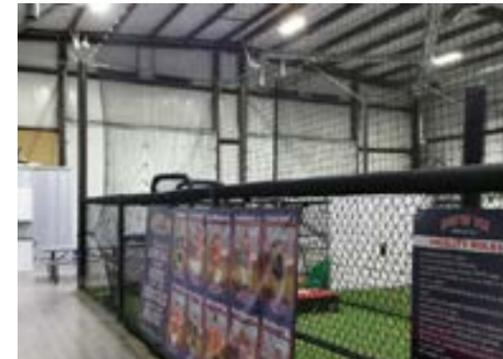
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Picture Identification:

1. Entry drive to baseball batting cage and field
2. View looking back to Williams Road
3. View of owner's residence
4. View of hitting facility
5. View of baseball field
6. View of baseball field
7. View inside hitting facility
8. View inside hitting facility
9. Handicap ramp

Show Me Athletics Business Plan

Show Me Athletics consists of a 6000 sq.ft. indoor facility and an turf outdoor baseball field. The facility and field is located on a 10+/- acres where the owners reside. The facility and field has its own access road for ingress and egress along Williams Road.

Indoor Facility

Since being approved as a “Major Home Based Business” Sept. 10, 2014 the facility has been used for travel team practices, baseball & girls softball lessons, as well as birthday parties. Kids play kick ball & dodge ball etc. at birthday parties. This will continue moving forward. Although a banner was approved, there has only been a 24” x 30” sign placed at entrance of access road. Entire building meets all ADA requirements and has a handicap ramp as well.

Outdoor Field

The outdoor field has been professionally built. The entire outfield is artificial turf. The infield skins (area around bases) and pitching area is also artificial turf. The field is set up for baseball as well as girls softball. Portable pitching mounds are used for baseball. No permanent mound has been installed for safety concerns when girls’ softball is played. Field is equipped with dug outs, backstop and completely fenced with access gates for emergency vehicle access to field. On occasion, teams can host skill clinics on the outdoor field.

Tennessee Youth Baseball Assoc. (TYBA) along with USSSA has both approved field for sanctioned tournament play.



Tournament Stipulations

Tournament play - All tournaments will be hosted by sanctioned bodies and will have sanctioned umpires. Show Me Athletics desires to host up to 8 tournaments a year. The plan is to host no more than one tournament a month. The tournaments will run from March through October. There will be a maximum of 6 teams per tournament and each team will have approximately 15 players. The tournaments will involve approximately 225 people for the day. Show Me Athletics will provide concessions to feed the participants, and will provide porta-potty restrooms for the tournament attendees. No alcohol sales will be permitted. Trash receptacles will be provided for tournaments and will be disposed of within 24 hours upon the completion of the tournament. Show Me Athletics will also police any trash along Williams Road one day after tournament time. Tournaments will begin no earlier than 9:00 am and will have a staggered start times to help reduce and traffic concerns associated with the event. All tournaments will be completed one half hour before dusk. No lighting will be provided on the ball field for night play. The tournaments will utilize grass parking spaces along the entrance and gravel parking along the western property line. The gravel parking areas will also be utilize during tournaments and will provide ample parking for the daily operations of the hitting facility. Under no circumstance will parking be allowed along Williams Road. The restroom facility will be locked during tournaments and the potta pottie will be utilized.

The tournaments will focus on boy's baseball and girl's softball ages 5-12. No adult tournaments will be hosted at this facility.

FACILITY RULES

- NO Running outside cages.
- NO cleats allowed in the facility.
- Swinging of bats only allowed INSIDE cages.
- Helmets must be worn at all times when in training areas or cages.
- No KICKING/THROWING balls of any kind, outside cages.
- No FOOD, GUM, DRINKS, SUNFLOWER SEEDS in training areas or cages.
- Absolutely NO TOBACCO of any kind allowed.
- No external music devices allowed in the facility.
- Be in your cage ON TIME and OUT ON TIME.
- Only players, instructors/coaches allowed in cages.
- All balls, tees and gear must be picked up at the end of your session.
- No hanging on nets or fence.

Order of Action Form

Document Prepared By
Rutherford County Regional Planning Commission
One Public Square South, Suite 200
Murfreesboro, TN 37130

**RUTHERFORD COUNTY
BOARD OF ZONING APPEALS
ORDER OF ACTION**

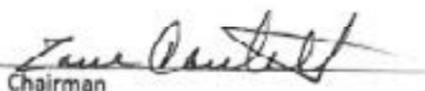
APPEAL NUMBER: 2014-059 **DATE:** September 10, 2014
APPLICANTS: Scott Findlay
ADDRESS OF APPEAL: 6885 Williams Road
TAX MAP: 181 **PARCEL NUMBER:** 2.06
CURRENT ZONING OF PROPERTY: RL-Low Density Residential
RECORD BOOK: 850 **PAGE NUMBER:** 1084
TYPE OF APPEAL: Special Exception

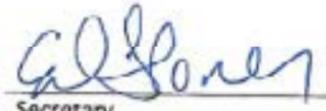
Request for special exception approval allowing the establishment of a major home based business involving an indoor baseball training facility with relief from the standards for major-home based businesses relating to floor area, customer client visits per day and sign size for a property located in the RL, Low Density Residential zoning district.

FINDING OF FACT:
The Board found that the request met the general requirements for special exception as set forth by Section 1408 of the Rutherford County Zoning Ordinance.

MOTION:
A motion was made by Board Member Crowell, seconded by Board Member Bratcher, to approve Application 2014-059 subject to the conditions that the use shall maintain continued compliance with the remaining applicable standards regulating home based businesses and that the indoor baseball training facility shall be the only business based at the subject property.

VOTE: **AYES** 4 **NAYS** 1


Chairman


Secretary