

# Lanning Event Barn

## PLANNED UNIT DEVELOPMENT

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SUBMITTED TO PLANNING COMMISSION  
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# Project Summary

## Lanning Event Barn

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### Project Summary

The Lanning Event Barn has been built to provide a quality event space to an area of Rutherford county that is under served by facilities designed for group events. With the desire to provide a resource for others, the Lannings have invested in the 2400 square -foot facility.

The facility has a rustic character on the exterior and a nicely appointed open floor plan interior space designed with the flexibility to host many types of events: ranging from weddings to corporate team building events.

Located on a large 19 acre pasture, the barn has an open and airy feel that can let the event quest feel like they have a chance to breath the county air, away from the bussel of the city.

Outside of the barn is a paver patio area with a large fireplace at the end. Serving as a outside gathering area, the fireplace has a great look and allows guest to get away from all the indoor activities and soak up the stars around the warmth of the fire.

Ample parking is available along the entrance drive another benefit of the rural setting.



# Site Location and Aerial Map

PLANNED UNIT DEVELOPMENT



Site Location Map



Aerial Location Map

# Existing Conditions



View of Existing Property Line



View from Road to Barn

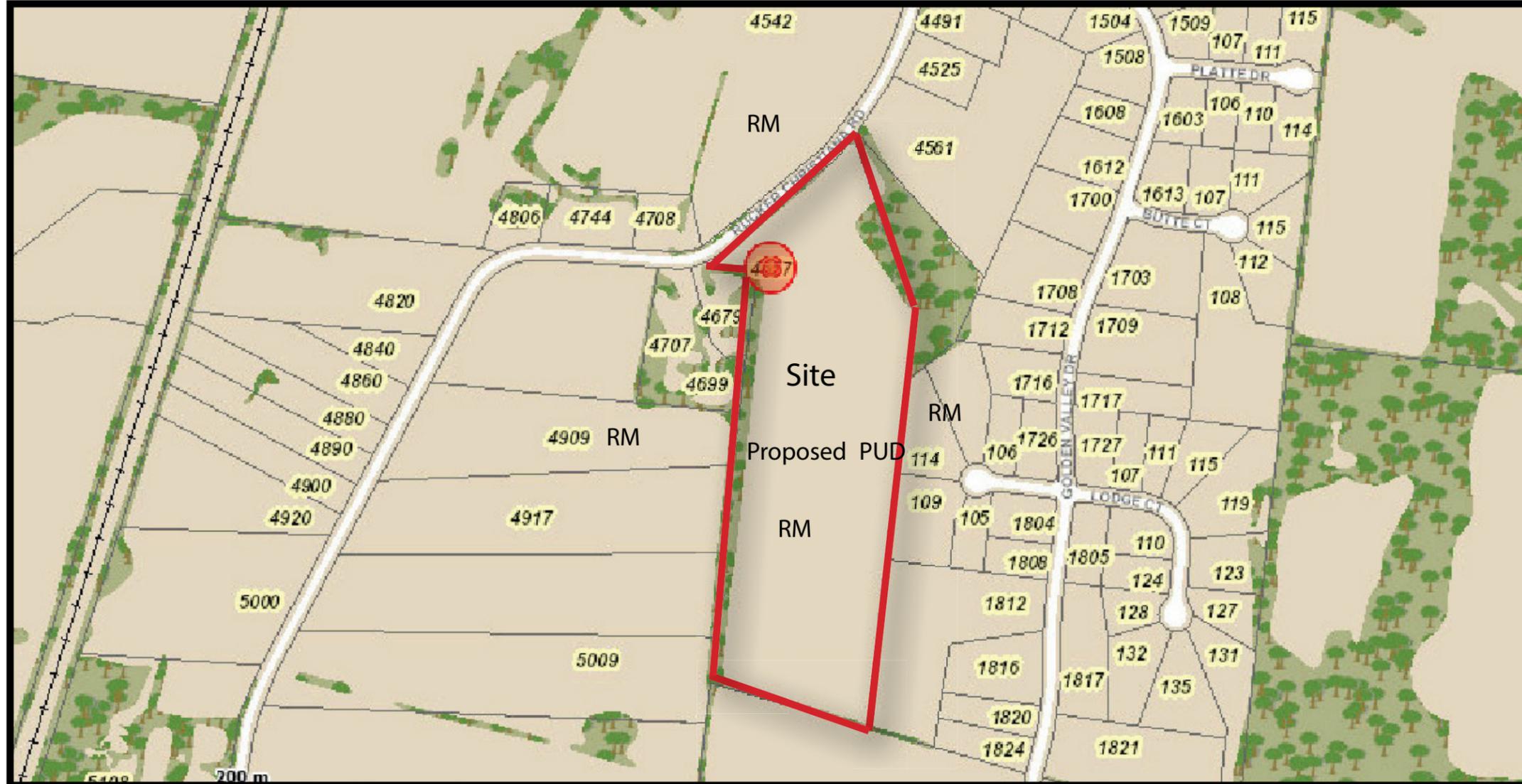


View of Existing Property Line



View of Existing Property Line

# Adjacent Zoning



# Utilities

Murfreesboro Electric (MTEMC)

Electricity will be supplied by Murfreesboro Electric

CUD

Water will be supplied by Consolidated Utility District

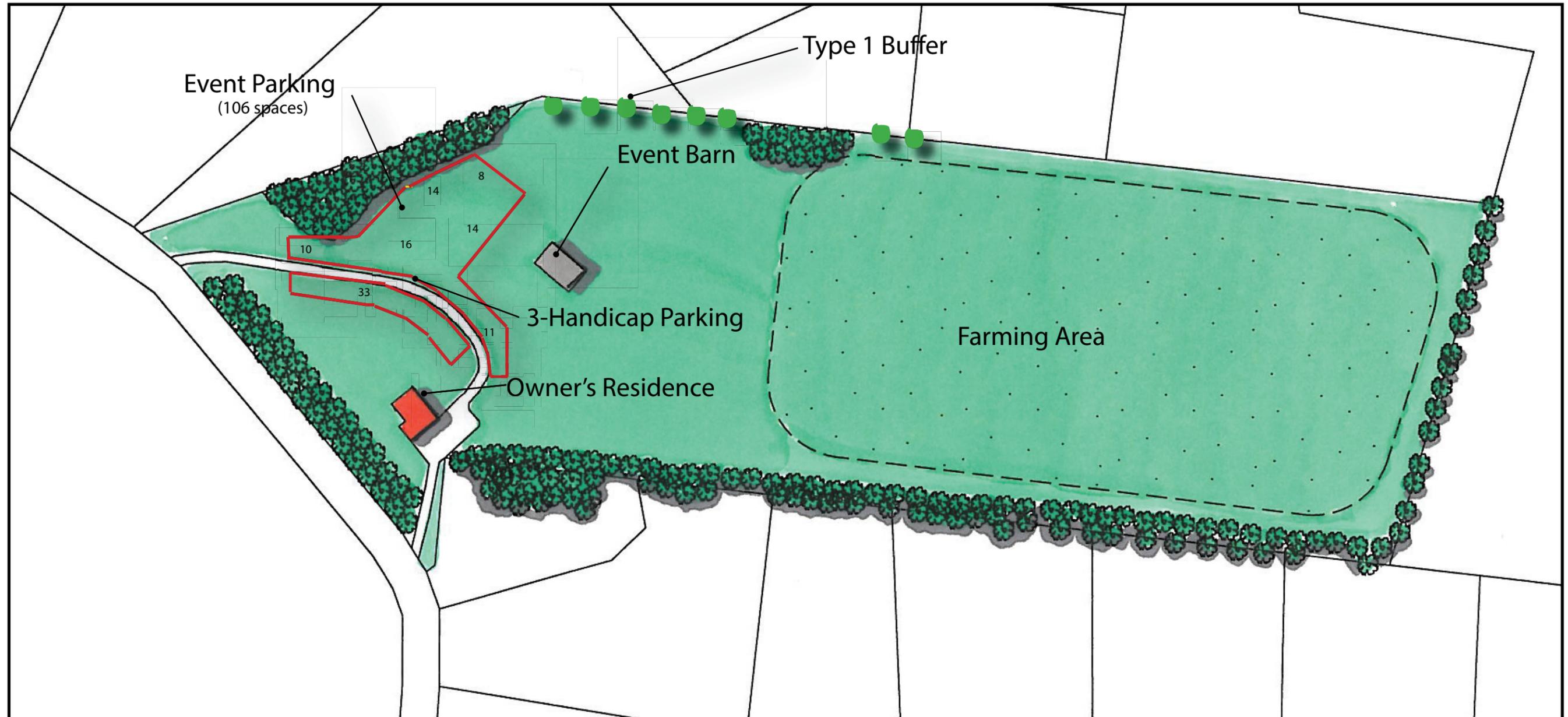
Atmos Energy

Natural gas will be supplied by Atmos Energy

# Site Plan

## Site Plan Narrative

The 19 acre site has two primary structures one being the owner's residence and the other being the event barn as depicted in this rendering. The event barn sits on the front third of the property and the associated parking is outlined with the red lines. The parking is the grass pasture located along the existing driveway. All parking will be on the grass excluding 3 paved handicapped spaces.



# Architectural Elevations/ Plan

## Lanning Event Barn

PLANNED UNITL DEVELOPMENT



Event Barn



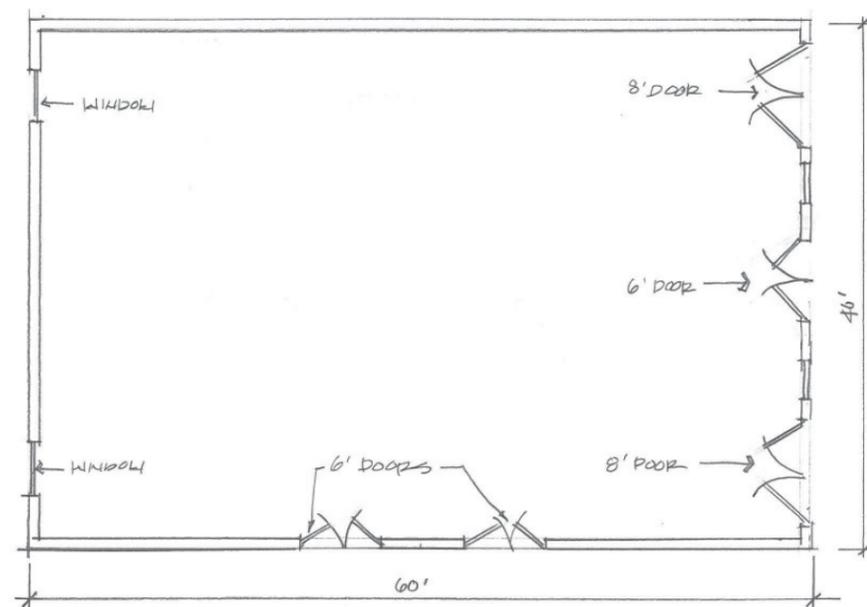
Event Barn Interior



Event Barn Interior



Event Barn



Floor Plan

### Retreats (specific uses)

1. Access to the event barn: The venue is served by Rucker Christana Road a two laned road.
2. Concept Plan: The barn is in existence and as shown on page 6 of the pattern book.
3. The following is a list of the events to be hosted at the event barn:  
Weddings will be a primary service provided by the event barn, socials both religious, and institutional will occur at the barn, and the barn will also provide an office venue for corporations to use.
4. Floor Plan: The floor plan is depicted on sheet 7
5. Expected Events Per Year . The owners are investing in the PUD zoning in order to have as many events as the business demands present themselves. The majority of the events will be scheduled on weekends. They are projecting 50 +/- events per year.
6. Maximum Number of Attenders: The maximum capacity for the indoor venue will be 100 people. The building is estimated to have a maximum capacity of 200 people. With the addition of fire protection the capacity will be increased.
7. Number of Employees: One or two employees will be associated with the events.
8. Accommodations: No overnight accommodations will be available at the facility.
9. Restrooms: The venue will be supported with porta potty units

10. Lighting: The barn is lit up with flood lighting and event lighting, lighting exterior lighting, excluding security lighting will be turned off by 10pm.
11. Amplification: All amplified sound projected outside the barn will be turned off by 10 pm.
12. Temporary Structures: The barn will utilize additional tents as needed by those renting the facility. Permits will be acquired when required.
13. Security: Security will be provided based on the needs of the given event. Where alcohol is served the renting agency will be responsible for providing security.
14. Traffic management: Owners of the venue will be responsible for facility parking during the events.
15. Trash receptacles: Trash collection will be the responsibility of the event owners with all trash being removed from venue within 36 hours of an event.