

WILSON COUNTY PLANNING OFFICE



ROOM 5, WILSON COUNTY COURTHOUSE * LEBANON, TENNESSEE 37087
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February 27, 2015

Wilson County Commission Members:

Jerry & Kellie Bryson have made application to rezone the following property from (A-1) Agricultural to (C-4) Planned Commercial. The property is located at 8061 Murfreesboro Road and consists of approximately 22 acres referenced by Wilson County Tax Map 142 Parcel 24.00.

This rezoning request was presented to the Wilson County Planning Commission on February 20, 2015 and is being forwarded to the Board of County Commissioners with a positive recommendation.

Applicant has requested the above stated rezoning request be presented at the regular meeting of the Wilson County Commission on Monday, March 16, 2015 for final approval.

Sincerely,

Georgia Baine
For Thomas Brashear, Wilson County Planning Director

gb

Attachment



RECEIVED FEB 09 2015

Master Plan Legacy Farms

Application to rezone A-1 with several Variances to Planned Commercial C-4

8061 Murfreesboro Road Lebanon, TN 37090

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- 2) **Co-existing model** - Legacy Farms has had over 35,000 guests attend hundreds of events since its inception. Most of those events have been weddings consisting of 20 – 550 people. Other events include Charity Events, Corporate Events, and Festivals. Legacy Farms has experienced zero complaints from any of the area's surrounding neighbors during this time frame. No complaints have been registered to the Sheriff's Department or to the Wilson County Codes Department during the Bryson's tenure. Legacy Farms has not experienced any noise, traffic, or disturbance complaints because the Brysons have almost two decades of professional experience in the event business. Their full service event company ... Main Event Productions, LLC ... has served clients at both large (400+) and small (20) gatherings at a variety of venues all over Middle Tennessee. Another key factor is ... that Jerry and Kellie both were critical care nurses in their earlier careers where they establish many of their ethical interpersonal skill sets. The fact they aim to treat people like they would like to be treated has served them well both professionally and personally.

The Brysons have used these specific experiences to formulate a win/win scenario for the community and their business by adopting similar guidelines used by successful business models similar in nature to the Legacy Farms venture. Cheekwood and Belle Meade Plantation are two very popular venues where Main Event Productions, LLC. has catered at many times over the years. These two operations are surrounded by heavier populated neighborhoods than Legacy Farms and function in one of the nation's wealthiest zip codes. Their business functions include: retail, restaurants, catered meals, large galas, festivals, concerts, weddings, corporate and many other social functions similar to that of Legacy Farms. Belle Meade Plantation even operates a winery on property and is only a couple of acres larger than Legacy Farms. Other similar operations that the Brysons factored into the equation are the Loveless Café, Fontanel, the Factory at Franklin, Cowboy Town, and Riverwood Mansion all of which function in similar or more dense populations than Legacy Farms. Please understand that these comparisons are for usage, logistic and demographic purposes only. The Brysons are not trying to imply that Legacy Farms is or will ever be on a grand scale such as these properties but the fact remains that there are many common denominators in terms of similar usages being contained in similar or denser neighborhoods.

- 3) **Economic Impact** – Surprisingly ... 90 - 95% of Legacy Farms' clients are not from Wilson or Rutherford County even though the Brysons really do enjoy local participation. In addition, for the past couple of years most of that 90 - 95% has been from out of state. This is probably due to Middle Tennessee rapidly becoming such a destination location. Thus bringing an economic factor into play that is rarely realized by the community or local officials. Many of those 35,000 plus folks fill hotel rooms, bought gas, shopped and ate meals while visiting Wilson County over a weekend. The point is that almost every event held at Legacy Farms brought dollars into Wilson County that otherwise would most likely not have been spent here. Almost all of the full time staff that works at Main Event Productions is either a Wilson County or a Rutherford County resident. The Brysons expect this trend to continue as the business grows.

Instead of relying on his Nashville contacts from 23 years of property management, Mr. Bryson took the time and effort to establish many new business relationships in the Lebanon area. This effort resulted in all contractors except one being sourced from the local Lebanon area for the extensive repairs and improvements needed due to the damage from many elements, including the historic May 2010 flood. Local plumbing, electricians, septic, roofing, lumber, A/C repair persons, and large machine work were all utilized for the repairs. Also, with very few exceptions, all of the supplies were sourced from the Lebanon area. The Brysons have and will continue to utilize local sources for the maintaining and improvement of their property.

- 4) **Stewardship of the property** - This historic property is maintained on a year-round basis and improvements are constantly being evaluated to protect the wonderful manor home and its surrounding structures that were built from another era. The grounds are professionally tended to on a year-round basis. Seasonally, the grounds and

Section 5.33 Planned Commercial (C-4)

5.33.01 General Intent

"It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns". All structures are existing and operational and have been regulated by a variety of Wilson County Zoning Appeals meetings. The highest and best use for the subject property is "as built" and for the continued use related to the hospitality business.

5.33.02 Uses Permitted

Legacy Farms is a multi-faceted entertainment complex which is represented in the 5.33.02 language. The restrictions noted in this plan will contain the relative scale in which Legacy Farms will be allowed to operate versus some of the other larger and more extreme usages noted in 5.33.02.

5.33.03 Area Regulations

Legacy Farms is listed as 22 acres on the property tax records. This meets the 20 acre minimum area requirement.

5.33.04 Height Regulations

The Event Center is the tallest structure and while 99.9% is under thirty-five (35) feet ... there is one appendage that might exceed this height.

5.33.05 Off - Street Parking and Loading Areas

Legacy Farms meets the requirements specified in section 3.5. Most of the events held at Legacy Farms utilize the hard surface (aggregate) or gravel parking areas which accommodates over 500 vehicles. For larger events they use the over flow parking areas (fields) which have rock mixed into the soil to alleviate vehicles getting stuck. Legacy Farms can accommodate up to 2,000 vehicles. Many events choose to use large buses, which Legacy Farms has the parking, and road infrastructure to handle the larger loads and turn around space required by such buses.

5.33.06 Storage

Most all storage takes place inside of the enclosed climate controlled structures. Other tools and outdoor equipment supplies are stored in either smaller enclosed barn structures or opaque storage containers. There is an equipment barn that is enclosed on three sides only. However, this structure has primarily held tractors and lawn equipment in the past.

5.33.07 Landscaping

The existing vegetation and gardens provide the required appropriate buffer and visual screening. Two rows of Bradford pear trees line the north side of the property running along Jennings Pond Road and the south side along the Bryson/Fisher property line. The back of the property is screened by a variety of natural growth of cedar and pine trees on the Compton property. The frontage along Highway 231 consists of mature native trees dating back 70 plus years. The interior grounds, gardens and water features satisfy the 5.33.07 requirements and are maintained in a professionally manicured manner.

5.33.08 Access

- a) All outdoor music stops at 10:00 p.m. This is more restrictive than the variances noted and more restrictive than several venues that the Brysons have catered at in Middle Tennessee. However, it works for the business and more importantly it has worked for their neighbors.
 - b) Music is not to exceed 120 decibels at the property line. This allows the immediate neighbors to be inside their homes and not be disturbed regardless of the genre of music being played. Most outdoor events and festivals will be held during the day. Therefore, these restrictions regarding the decibel level, which might be heard while a neighbor is outside would be no more than what is produced by the nearby race track, shooting range and private airport community. Please note Legacy Farms has no issue with these legal entities they are just trying to place things in proper perspective in terms of realistic noise levels.
 - c) Realistically ... outdoor events are seasonal and will always be a smaller part of the business model. By capping the total attendance at 5,000 ... this assures neighbors that a Bonnaroo type event which has 75-100,000 attendees would never happen even if more land were acquired without going through the appeals process.
 - d) The fact that the property can absorb its own traffic quickly and efficiently assures neighbors that traffic issues are minimal, unlike the issues experienced with the former Starwood Amphitheatre, which presented serious traffic challenges for its neighbors. Two additional factors one might consider is that most events take place on weekends when traffic patterns are lighter and many of the events use large buses for transportation lightening the traffic further. The Brysons consulted with and relied on experts in the valet business to help design the parking efficiencies that are currently being utilized for the larger events. All single events expecting greater than 500 persons, who are relying on personal vehicles for transportation, are to have adequate professional parking/traffic/security personnel on site.
- 4) No requirements are known to be necessarily more restrictive than found in the regulations.
 - 5) Parking areas meet the minimum specified in Section 3.50.
 - 6) Existing vegetation meets these standards.
 - 7) All outdoor storage is opaque with the exception of the one three sided barn that was noted earlier.
 - 8) Most all building construction was completed in 1999.
 - 9) Signage is compliant.
 - 10) The Brysons have demonstrated for the past four years that the stated purpose and intent of the development works and when the self imposed restrictions are adhered to it is beneficial for all.

TEXT_GENERAL



TEXT_PARCEL



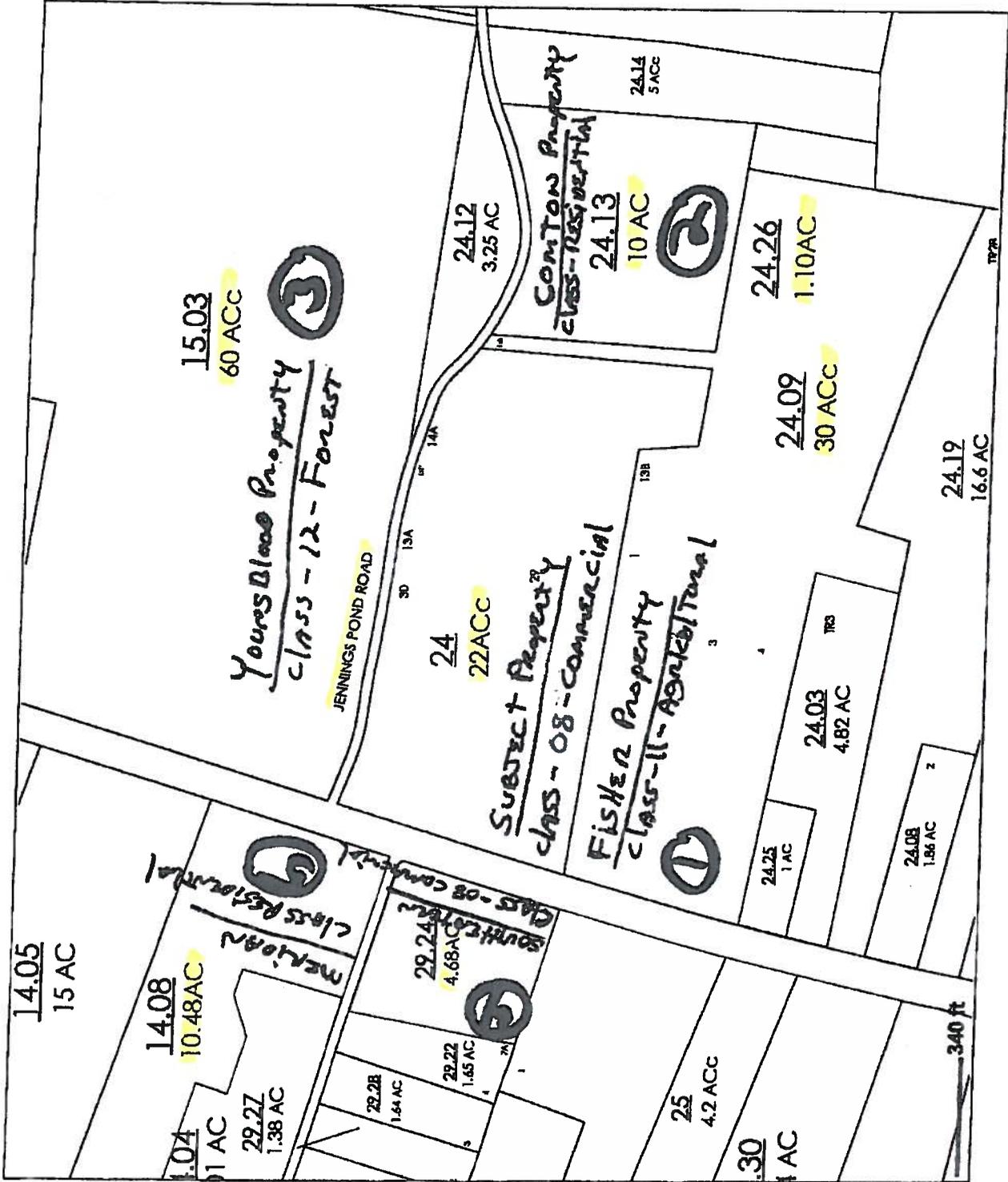
LEADERLINES



PARCELS



Total
ACRES
of THE
six Properties
= 138.26
ACRES



WILSON COUNTY, TENNESSEE



DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS GENERATED FROM PROPERTY INFORMATION RECEIVED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONSIDERED AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

Legacy Farms Site Improvements

The estate was uniquely re-designed into its current usage as an entertainment complex in the mid to late 1990's. The site contains approximately 940,500 sq. ft. or 22 acres and is generally level in topography with a rectangular shape. The grounds are fenced and cross fenced with white rail fencing, brick/iron/stone fencing or wire fencing with 641 feet of frontage along the east side of highway 231 and 1370 feet of frontage along Jennings Pond Road extending along the north boundary of the site. The perimeter roads are of good asphalt construction and the interior roads are of asphalt and pea gravel construction with solid base. The roads have good exterior lighting and many have adjacent sidewalks. There are 5 gated road entrances and 8 additional service gates on property. The parking areas consist of approximately 2000 total onsite spaces with additional over flow availability which is considered to be in compliance with the requirements of Wilson County. The Legacy Farms entertainment complex consists of 5 main buildings or sections as well as several other smaller structures to support the operation. Each of these structures is identified and their current and possible future usages listed below. The following information pertaining to the site and its related structures was obtained from a variety of professional documents including past appraisal documents.

- 1) **Historic Manor House** - The most notable and historic structure on property is the antebellum Manor House which fronts Highway 231. The original land purchase was obtained through a Revolutionary War grant and construction began on the two-story structure in 1832. The home was used as a hospital during the Civil War by the soldiers of the Northern army. Post Civil War the home was utilized as a convalescent home for the returning Southern veterans. In 1995 the mansion underwent a major renovation resulting in a stunning 9,173 sq. ft. GBA (gross building area) 11 room Bed and Breakfast Inn which includes 8 guestrooms with separate baths for each suite and a 3 room inn keeper's suite. Features include: quality construction considered to be very good to excellent, cedar wood frame, cedar exterior (lap siding), standing seam metal roof cover, custom hardwood flooring, twelve foot ceiling height on the main level, crown and base molding trim, solid oak doors, a black walnut free standing staircase, six masonry/stone fireplaces with gas logs, 14 wrought iron and glass security doors, and 5 climate controlled systems. The upper floor features ten foot ceiling heights, 6 rooms have access to a covered balcony and 2 rooms have access to covered porches. The front lawn is well landscaped and is surrounded by a wrought iron and stone fenced wall with stone columns setting two ornamental entrance gates. The Manor House is used for smaller more intimate events less than a 100 persons and overnight lodging for up to 16 guests. The home is handicap accessible. Sidewalks leading from the back of the house enter into a brick and iron enclosed courtyard.

- 4) **Amphitheater** - is steel truss and framed, free spanning 4,218 sq. ft. structure with 25 ft. beam ceiling height. The exterior and interior cover is of red cedar design. The foundation with its grade beams and individual reinforced footers support the 50 ft. open middle span. The area in front of the amphitheater is mostly used for parking (150 vehicles) but is occasionally used as seating for outdoor music events. East of the amphitheater is another parking area which has room for over another 150 vehicles. Included in this area are 20 large sections which are equipped with water and electricity hook ups. This space is mainly used as the parking area for Heritage Hall events but can be used for larger outdoor events where it has been used as a food court area with food trucks and tents filling the space and utilizing the hookups. Adjacent to this area is a 1400 sq. ft. barn structure covering a large restroom facility (4a). This facility is available seasonally for the larger events. It was previously known to be noncompliant with state requirements due to the placement of the holding tank which was at that time less than 50 ft. from a sinkhole. It is currently compliant to the environmentally protective standard of proximity to a sinkhole. Heading east leads to Heritage Hall.
- 5) **Heritage Hall** - is an 8,479 sq. ft. seasonal covered event space. The building is built of cedar and is of post and beam design. The roof is an insulated roof of metal design. The floor is a concrete monolithic slab. The building's interior and exterior is of cedar. Heritage Hall opens up to a 60 ft. x 100 ft. exposed aggregate pad which serves as a courtyard that seats up to 600 people. This area includes a multi-tiered fountain, a decorative dry-stacked field stone wall, a cedar deck, a cedar fence enclosing the mobile toilet facility, and a small gold fish pond water feature with foot bridge. Heritage Hall is mainly used for wedding ceremonies and receptions. Future improvements would include the addition of climate controlling mechanics. Three small structures surround Heritage Hall. They are a small barn (5a), three sided equipment shed (5b) and an electrical shed (5c). The small barn is used as an equipment shop. The three-sided equipment shed is used as storage. The electrical shed contains electrical panels.

24.12
3.25 AC

24.13
10 AC

24.26
1.10 AC

24.09
20 AC

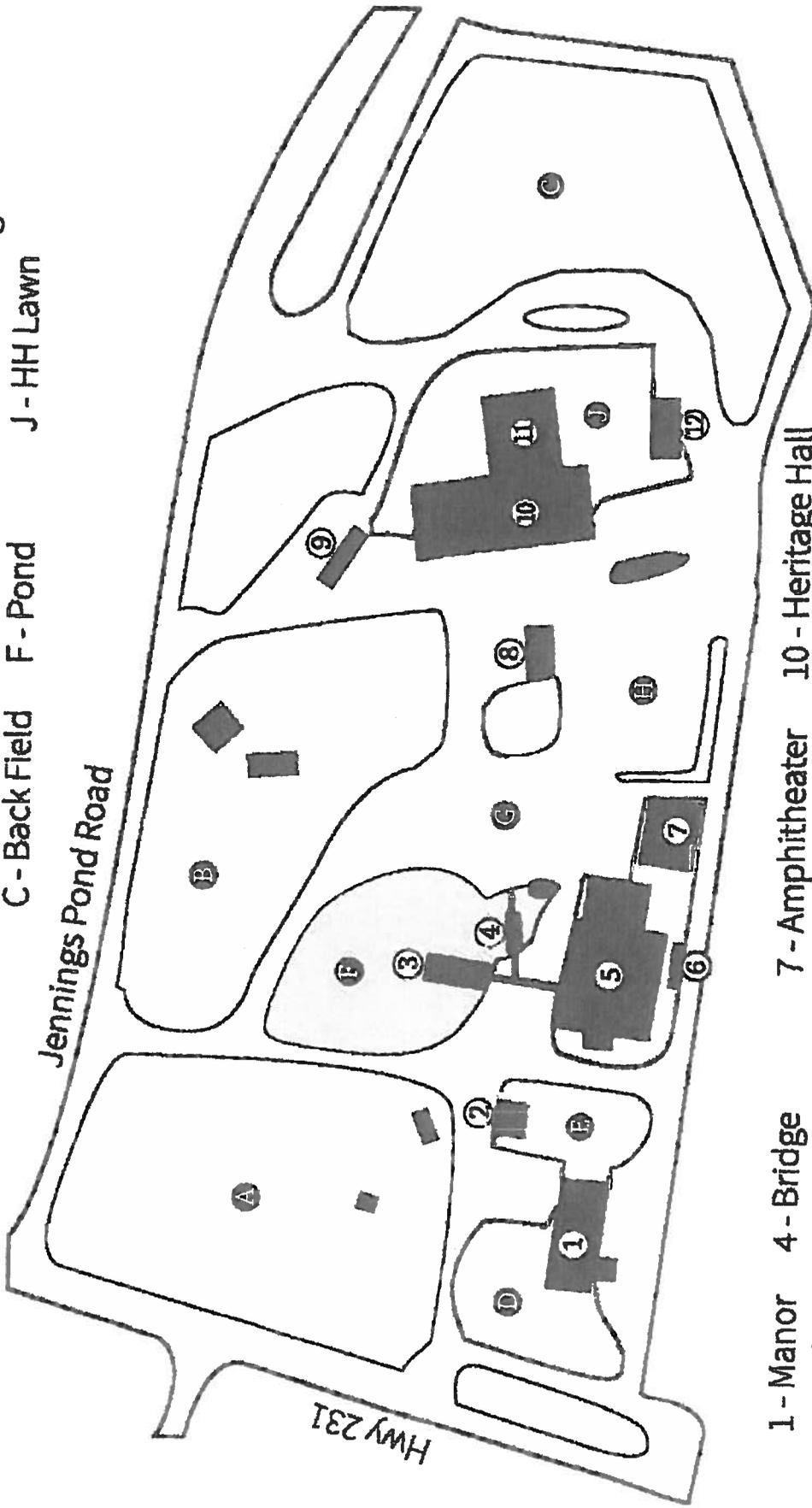
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24.03



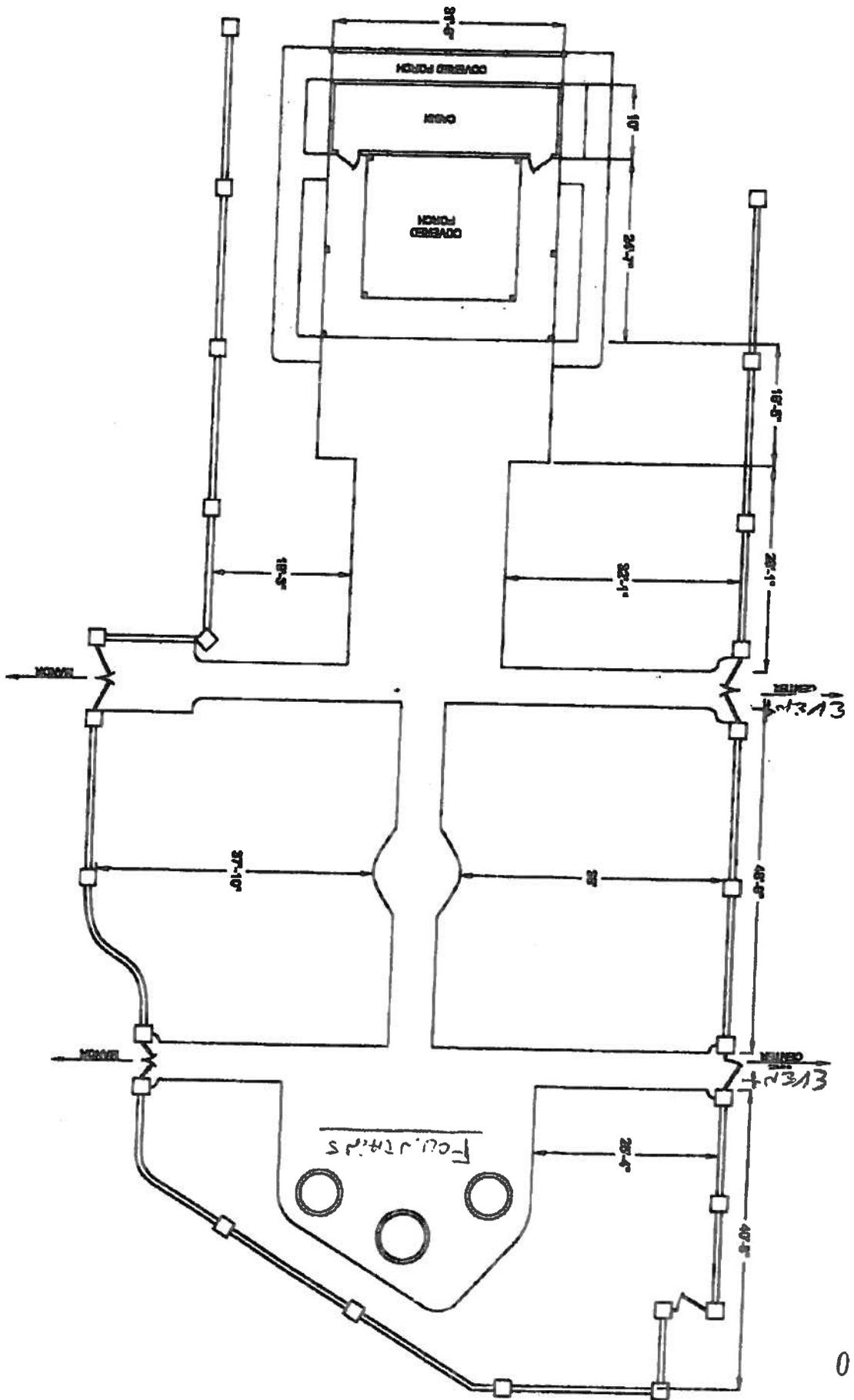
20

- A - Front Field
- B - Side Field
- C - Back Field
- D - Front Lawn
- E - Courtyard
- F - Pond
- G - EC Parking
- H - HH Parking
- J - HH Lawn

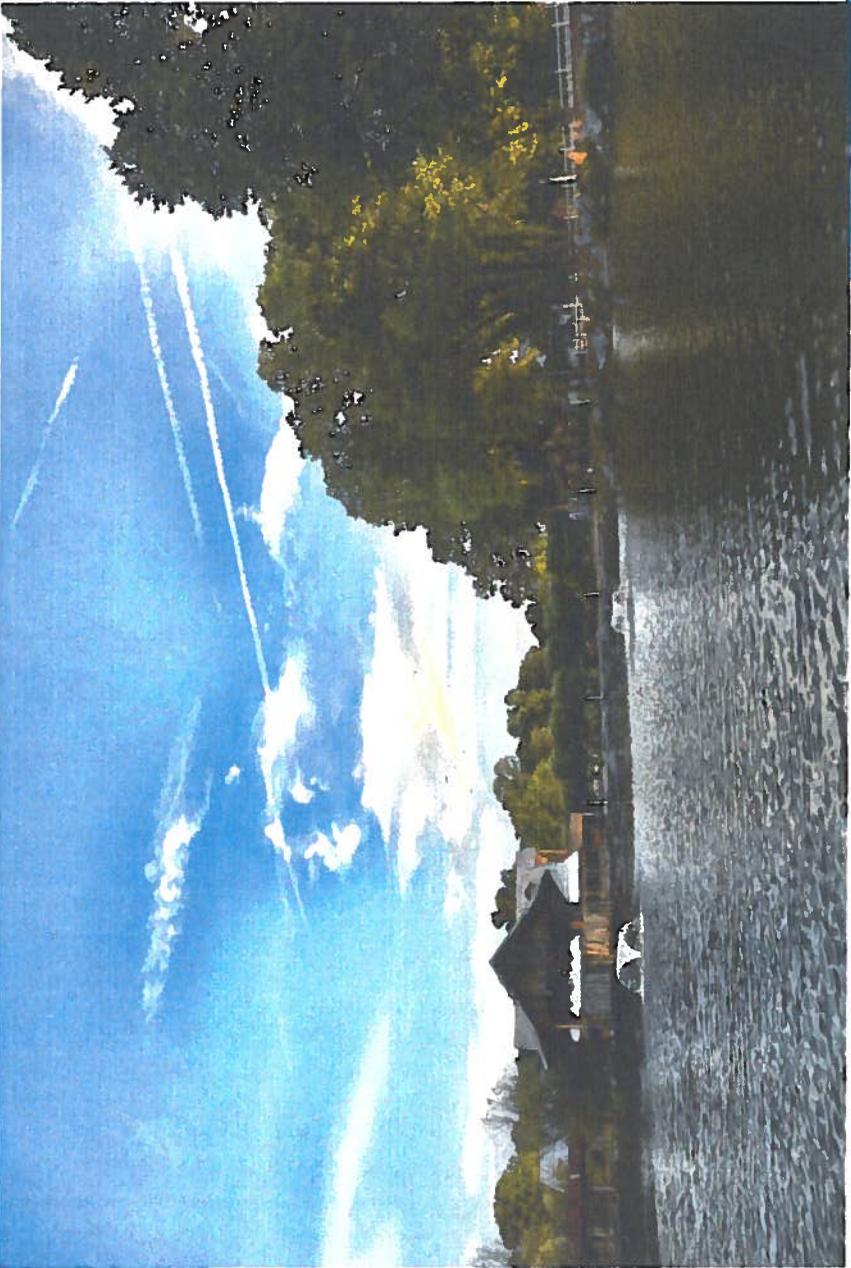
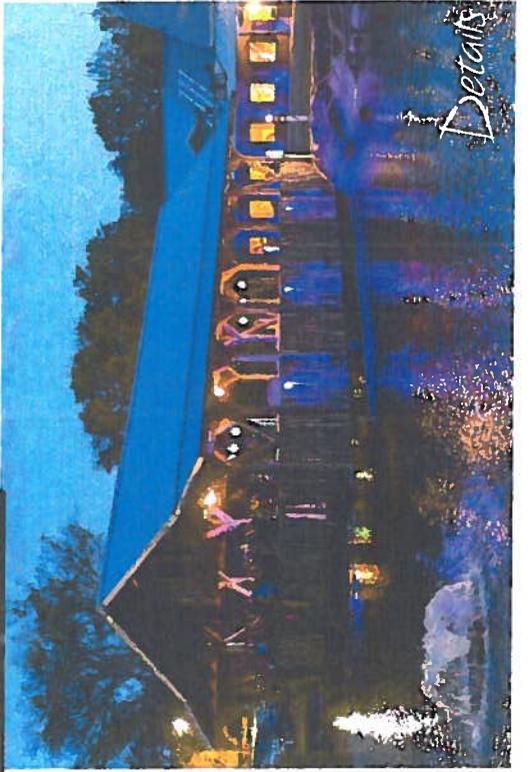


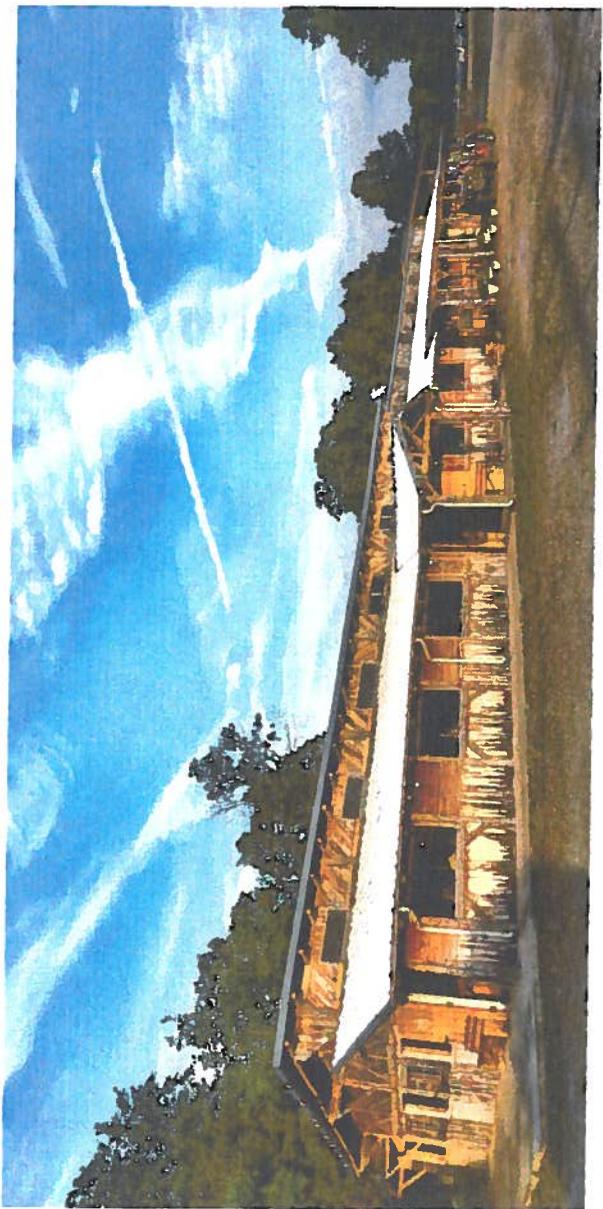
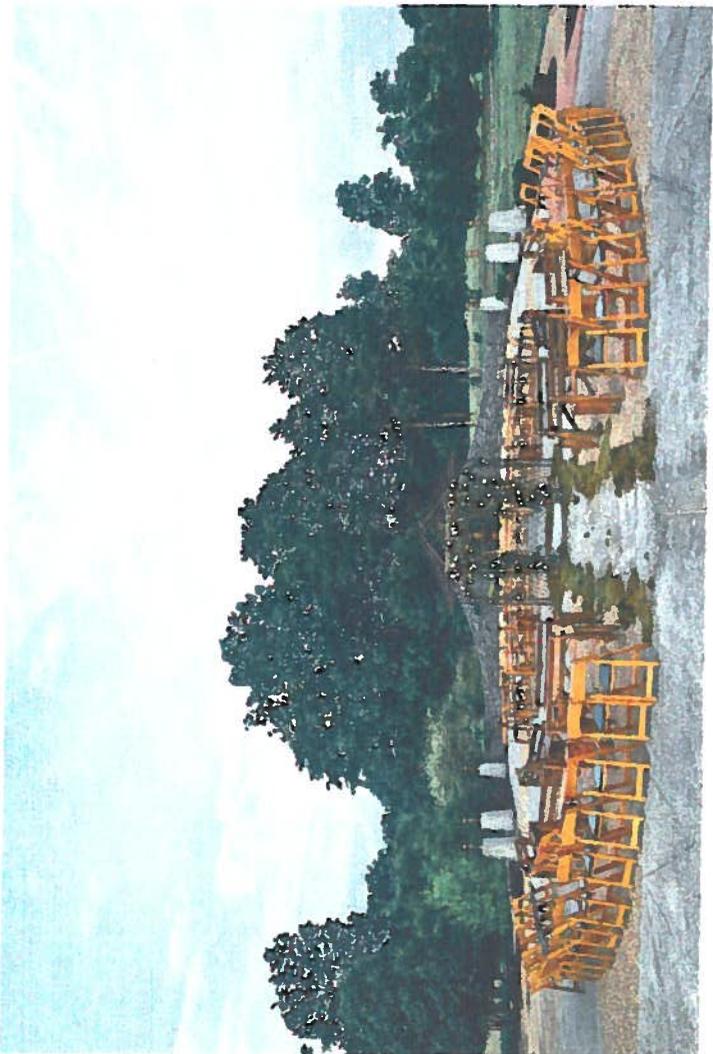
- 1 - Manor
- 2 - Cabin
- 3 - Pier
- 4 - Bridge
- 5 - Event Center
- 6 - Storage
- 7 - Amphitheater
- 8 - Bathrooms
- 9 - Shop
- 10 - Heritage Hall
- 11 - Heritage Courtyard
- 12 - Barn

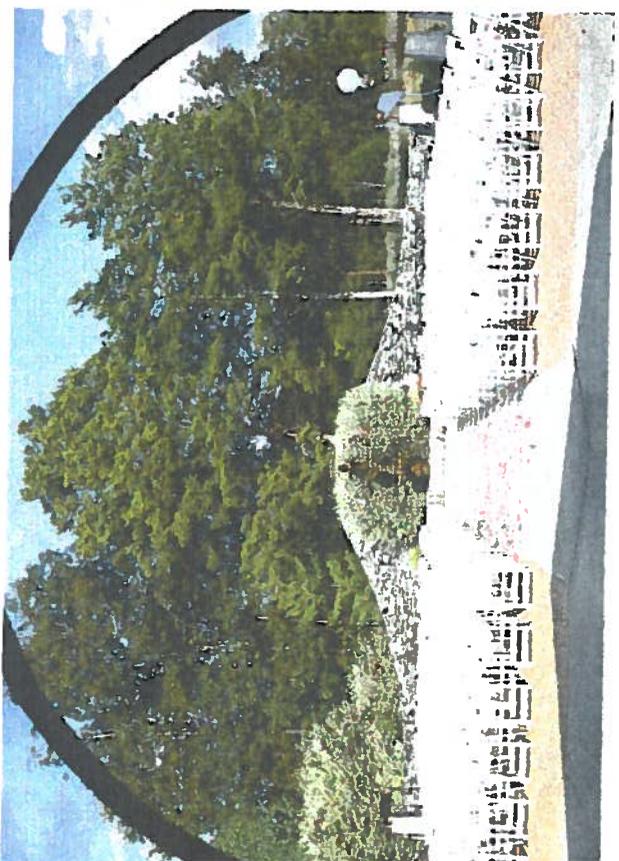
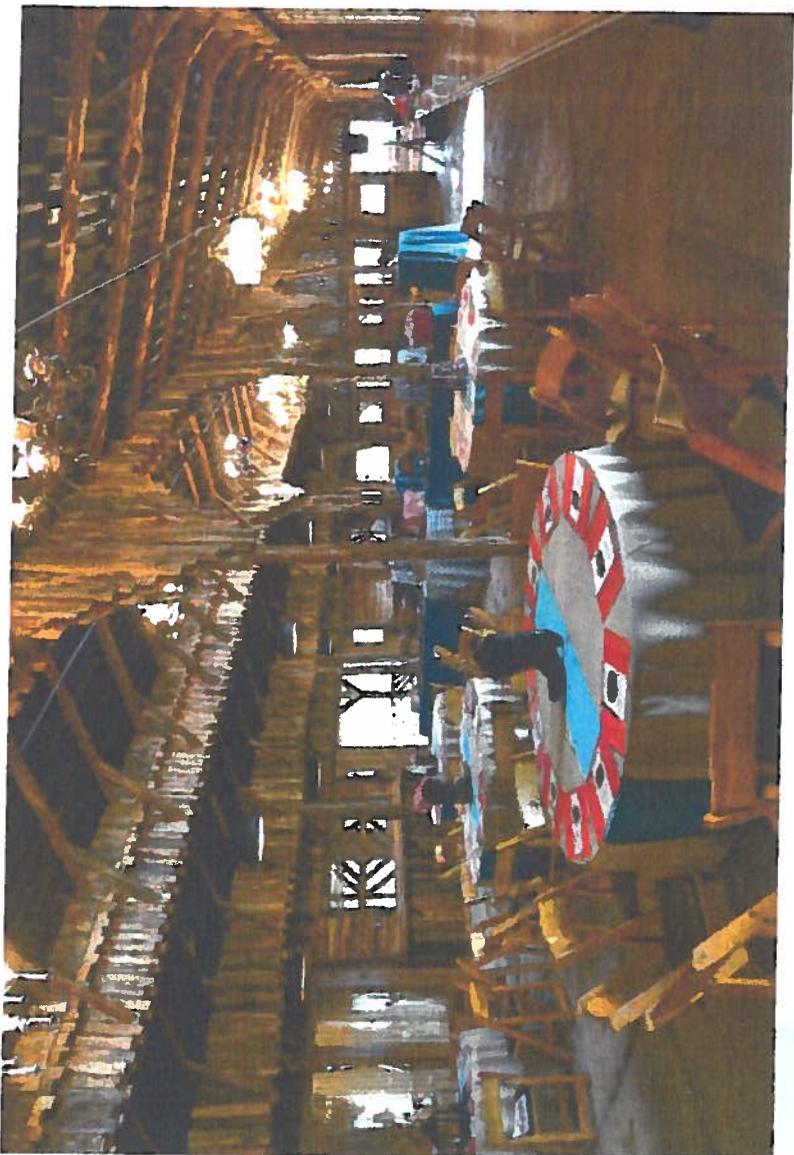
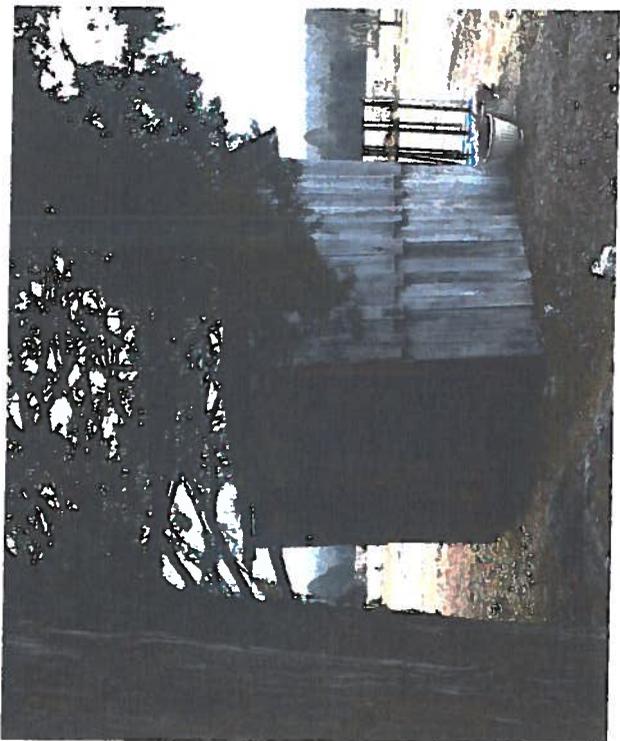
LEGACY FARMS SITE PLAN



02055







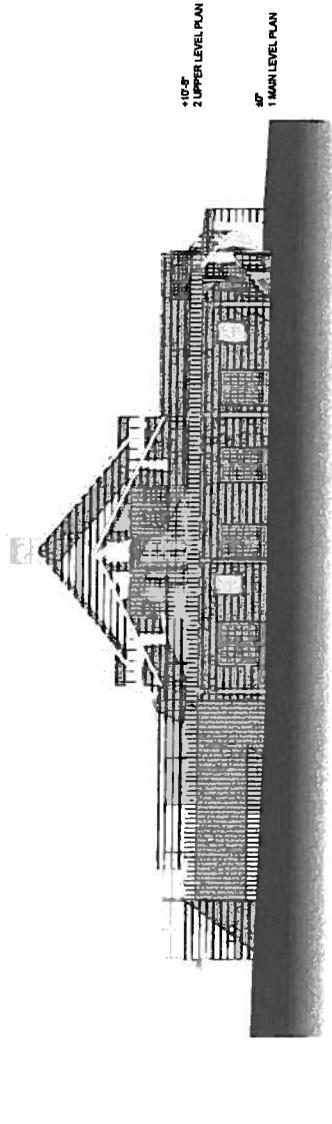


**FRONT & REAR
 ELEVATIONS**

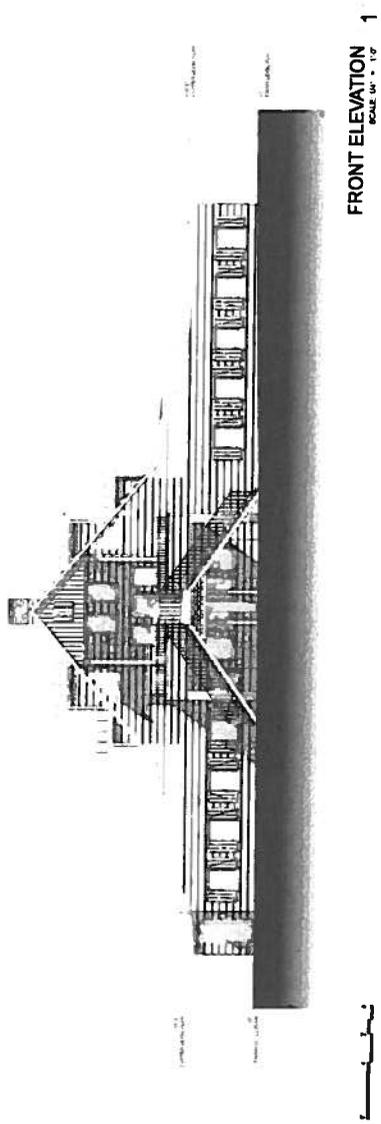
REVISION	DATE	DESCRIPTION
05	1/20/10	FINAL ELEVATIONS

DRAWN BY:	DK
CHECKED BY:	JPM

A2.0



REAR ELEVATION
 SCALE OF 1/4" = 1'-0"
 2

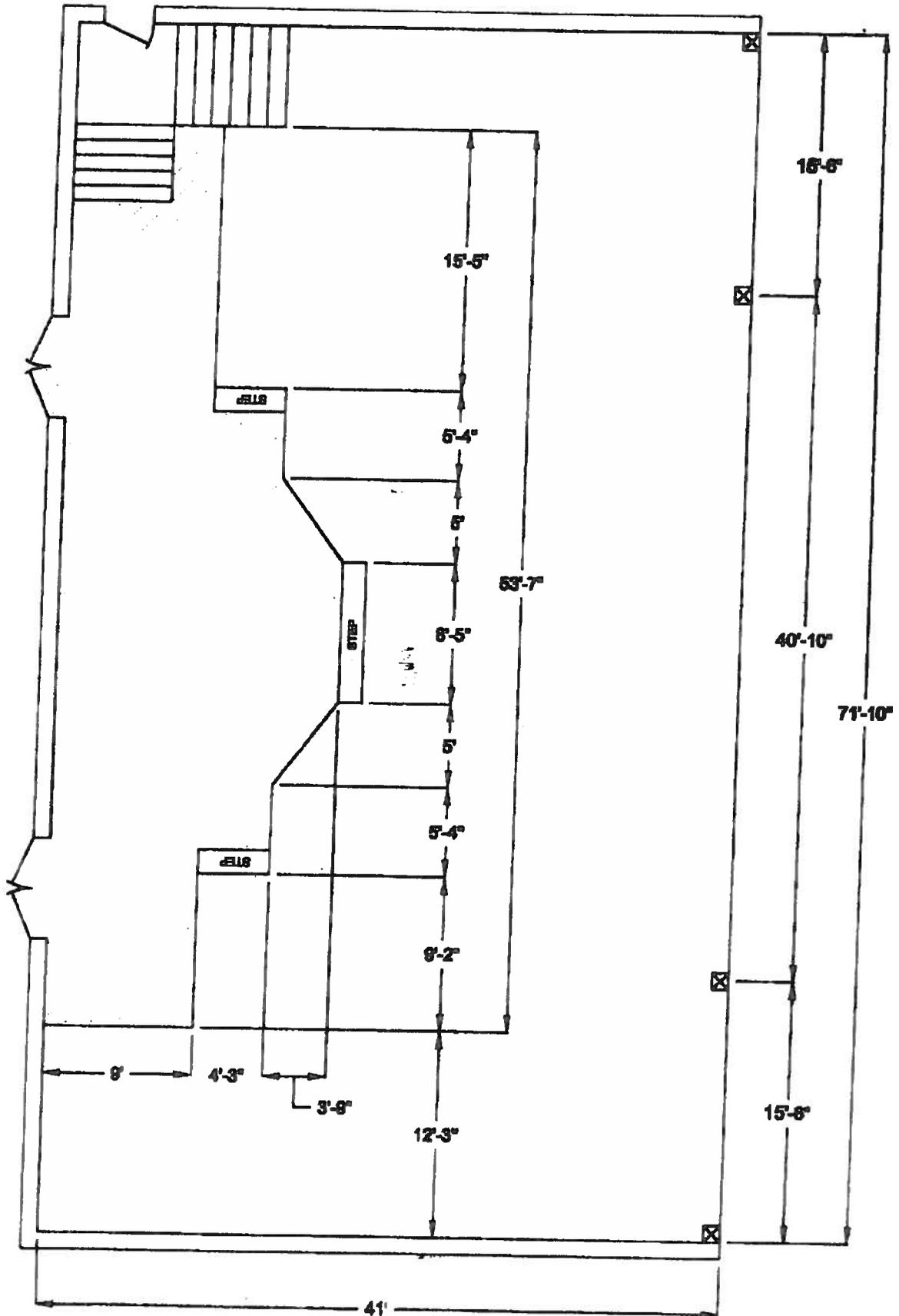


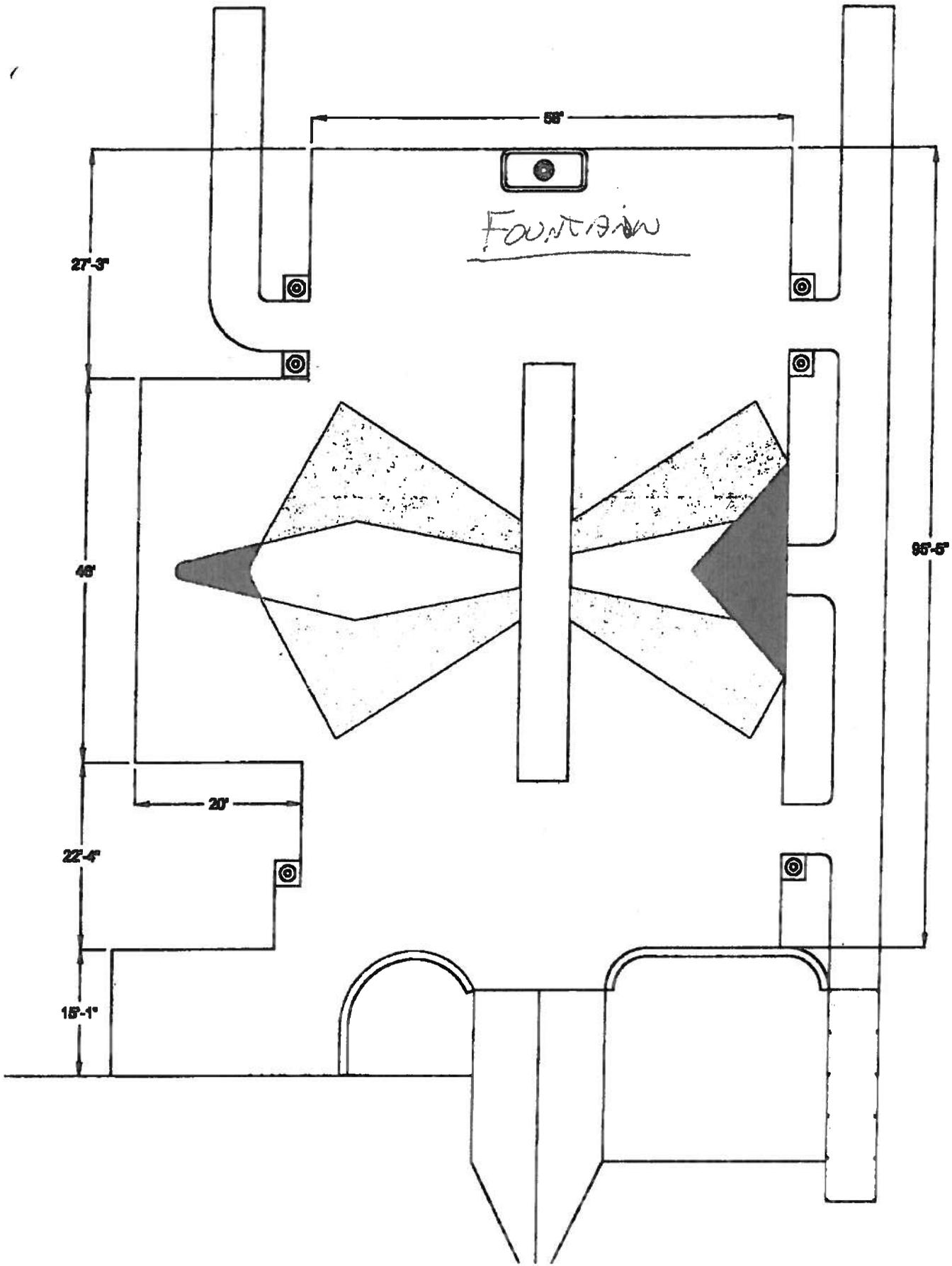
FRONT ELEVATION
 SCALE OF 1/4" = 1'-0"
 1

1/4" = 1'-0"
 2 UPPER LEVEL PLAN

1/4" = 1'-0"
 1 MAIN LEVEL PLAN

AMPHITHEATER





Heritage Hall Courtyard

