

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**FEBRUARY 3, 2021
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the January 20, 2021 Planning Commission meeting.**
- 4. Public Hearings:**
 - a.** Zoning application [2020-422] for approximately 1.28 acres located along South Bilbro Avenue and East State Street to be rezoned from RS-8 and CCO to PRD (The Row on Bilbro PRD) and CCO, Blue Sky Construction, Inc. applicant. (Project Planner: Amelia Kerr)
- 5. Plats and Plans:**
 - a.** Caroline Farms, Section 2 [2020-2071] amended final plat for 50 lots on 12.2 acres zoned PRD located along Caroline Farms Drive, Caroline Farms, LLC developer. (Project Planner: Matthew Blomeley)
 - b.** Prologis [2021-3013] site plan for 357,925 ft² warehouse/distribution building and 11,880 ft² vehicle maintenance building on 77.7 acres zoned L-I located along Elam Farms Parkway north of Joe B Jackson Parkway, Prologis developer. (Project Planner: Amelia Kerr)
- 6. Staff Reports and Other Business:**
- 7. Adjourn.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 3, 2021
PROJECT PLANNER: AMELIA KERR**

- 4.a. Zoning application [2020-422] for approximately 1.28 acres located along South Bilbro Avenue and East State Street to be rezoned from RS-8 and CCO to PRD (The Row on Bilbro PRD) and CCO, Blue Sky Construction applicant.**

The subject property is located along the east side of South Bilbro Avenue and along the north side of East State Street. The requested area consists of 5 parcels totaling 1.28 acres and is identified as Tax Map 90M, Group K, Parcels 14.00-18.00 (also identified as 217-225 South Bilbro Avenue). The parcels are currently developed with single-family dwellings and are zoned RS-8 (Single-Family Residential District 8). The applicant wishes to rezone the properties to PRD (Planned Residential District). The proposed PRD would consist of an 18-unit townhouse development (The Row on Bilbro PRD). The proposed gross density would be 14.0 dwelling units per acre. The subject property is also located within the City Core Overlay District (CCO). The proposed rezoning would not affect the CCO zoning.

Adjacent Zoning and Land Uses

Surrounding zoning is primarily RS-8 (Single-Family Residential District 8). The primary surrounding land uses are single-family dwellings, although there is a non-conforming duplex located directly to the north of the subject property. The proposed development would include a Type B landscape buffer with a 6' white vinyl privacy fence along both the north and east property lines next to adjacent residential uses.

Proposed PRD

The development would have direct access to East State Street and South Bilbro Avenue. The proposed development would include 3 buildings with two-story townhouse units. Each of the 11 units facing South Bilbro Avenue and East State Street will be 3-bedroom units having rear-entry, two-car garages and roof top patios. The 7 units in the rear of the development will each have 2-bedrooms, a rear patio with a storage room, and surface parking. Garage parking for the development is required to meet parking requirements. The development includes five (5) additional surface parking spaces for guests. The number of guest parking spaces was increased based on the discussion at the last Planning Commission meeting. Primary exterior materials would be painted brick with metal awnings at entrances and cementitious siding for the rooftop patio access projection. Minimum

building setbacks for the development would be 8' feet on the fronts along both South Bilbro Avenue and East State Street and 10' feet on the north and east sides abutting single-family residential zoning. The open space and formal open space calculations have been updated since the last Planning Commission meeting. The pattern book states that the development will include approximately 27% of the total lot as open space. The site is required to contain 5% formal open space the applicant is proposing approximately 8% formal open space. The formal open space internal to the site consists of a courtyard seating area with a stamped concrete patio, an arbor with a fire pit, and enhanced landscaped areas within the open space grass island. The following exceptions to the standard RS-A, Type 3 zoning regulations are proposed:

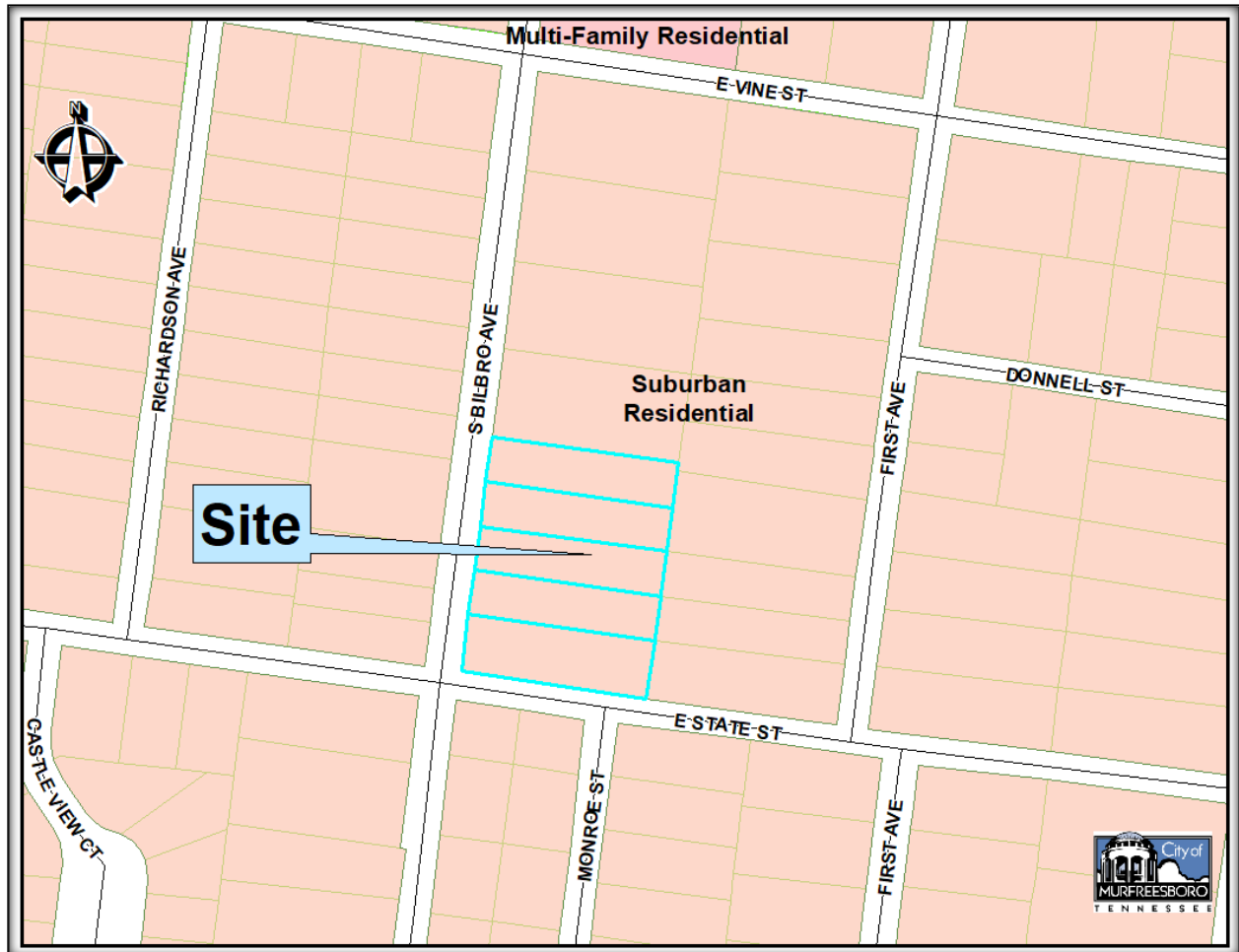
1. front setback to be 8' along South Bilbro Avenue as opposed to the 20' setback (based on the average of the front setbacks on the same block face);
2. front setback to be 8' along East State Street as opposed to the required 16' setback (based on the average of the front setbacks on the same block face);
3. rear setback to be a minimum of 10' along the east lot line as opposed to the 20' required;
4. a reduction in the required 18" "step-up" at the front elevations to a 6" "step-up" (RS-A, Type 3 townhomes are required to have a minimum finished floor elevation of 18" above grade when the front setback is less than 30');
5. an exception to allow the use of solid waste cart valet garbage service in lieu of the required Dumpster;
6. an exception to allow a Type B buffer with a privacy fence in lieu of a Type D buffer along property lines adjacent to single-family residential zoning; and
7. to allow 13 parking spaces in a row without a landscape island as opposed to the standard maximum of 12.

Future Land Use Map

The future land use map contained in the *Murfreesboro 2035 Comprehensive Plan*, which was adopted in July 2017, recommends that the subject property develop with a *Suburban Residential* land use character (see excerpt from the future land use map below). This classification intends to serve as a transition from urban to rural residential development and is predominantly located along the periphery of the City. The comprehensive plan calls out RS-15, RS-12, and RS-10 as existing zoning districts that are compatible with this designation. 2.0-3.54 dwelling units per acre is the recommended density.

While single-family attached residential uses are consistent with the *Suburban Residential* land use character in certain circumstances, the more intense single-

family residential attached use that is proposed -- at 14.0 dwelling units per acre -- is not consistent with the vision for the *Suburban Residential* land use character. The Planning Commission will need to determine whether this is an appropriate instance to deviate from the recommendations of the future land use map.



Department Recommendation

Staff is supportive of this rezoning request, including the deviation from the future land use map, for the following reasons:

- 1) the proposed residential land use will be compatible with the surrounding residential land uses;
- 2) compact, dense development is desirable in and around downtown and promotes walkability; and
- 3) the proposed development will contribute to the vitality and quality of life of the downtown, continuing the positive trend toward reinvestment in the area.

While Staff is generally supportive of the application and of the land use, several opportunities to improve the application have been identified, including the following:

- Adding the landscape island back to the row of parking spaces in front of the fire pit, which will help to both break up this row of parking spaces and to add an additional barrier for safety purposes between the seating area and the parking lot.
- Increasing the amount of “step-up” at the front of the units in order to increase the amount of privacy for the future residents; and
- Using stamped concrete for all sidewalks in the proposed formal open space area in order to formalize this area and to differentiate it from the rest of the site.

Staff will continue to work with the applicant prior to the Planning Commission meeting on the above items and other miscellaneous revisions to the pattern book.

Action Needed

The applicant and his representative will be available at the Planning Commission meeting to answer questions regarding the proposed rezoning. The Planning Commission needs to conduct a public hearing and then formulate a recommendation to City Council.



The Row on Bilbro

SUBMITTED JANUARY 26, 2021 FOR THE FEBRUARY 3, 2021 PLANNING COMMISSION MEETING



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17. PLANNED DEVELOPMENT CRITERIA & 2035 PLAN



Plans Prepared By:

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

Development Team & Project Summary

The Row on Bilbro is a new townhouse development located a few minute walk from the downtown square. The subject property is currently zoned RS-8 within the CCO, and consists of 1.28 acres. The proposed Row on Bilbro will be a 18 home development and will have both two and three bedrooms homes with a minimum size of 1000 square feet. The homes will be two story structure with architecturally contemporary facades.

The homes will be painted brick. The townhome building with sides of the building facing the public right-of-way will have architectural details which will give the impression of a front facade through the use of additional windows, and masonry details. The development will have a formal open space which will consist of a fire pit seating area and an enhanced landscaped garden area. The three bedroom homes will have two car rear entry garage with all parking accessed from the rear of the building. The three bedroom homes will also have roof top patios that will serve as formal open space. The two bedroom units will have surface parking spaces with no garages.

PROJECT SUMMARY

HOME TYPE	SIZE	STORY	QUANTITY	BEDROOMS	PARKING	SPACES REQ/ PROV	ACREAGE	OVERALL DENSITY
Single-Family Attached	1000 S.F. (Min)	2 Story	18 Dwelling Units	2 and 3 Bedroom	Garage/Driveway	2 and 2 / 2.7 and 4 Pro.	1.28 ac.	18/1.28 = 14.06 Unit/Per Acre

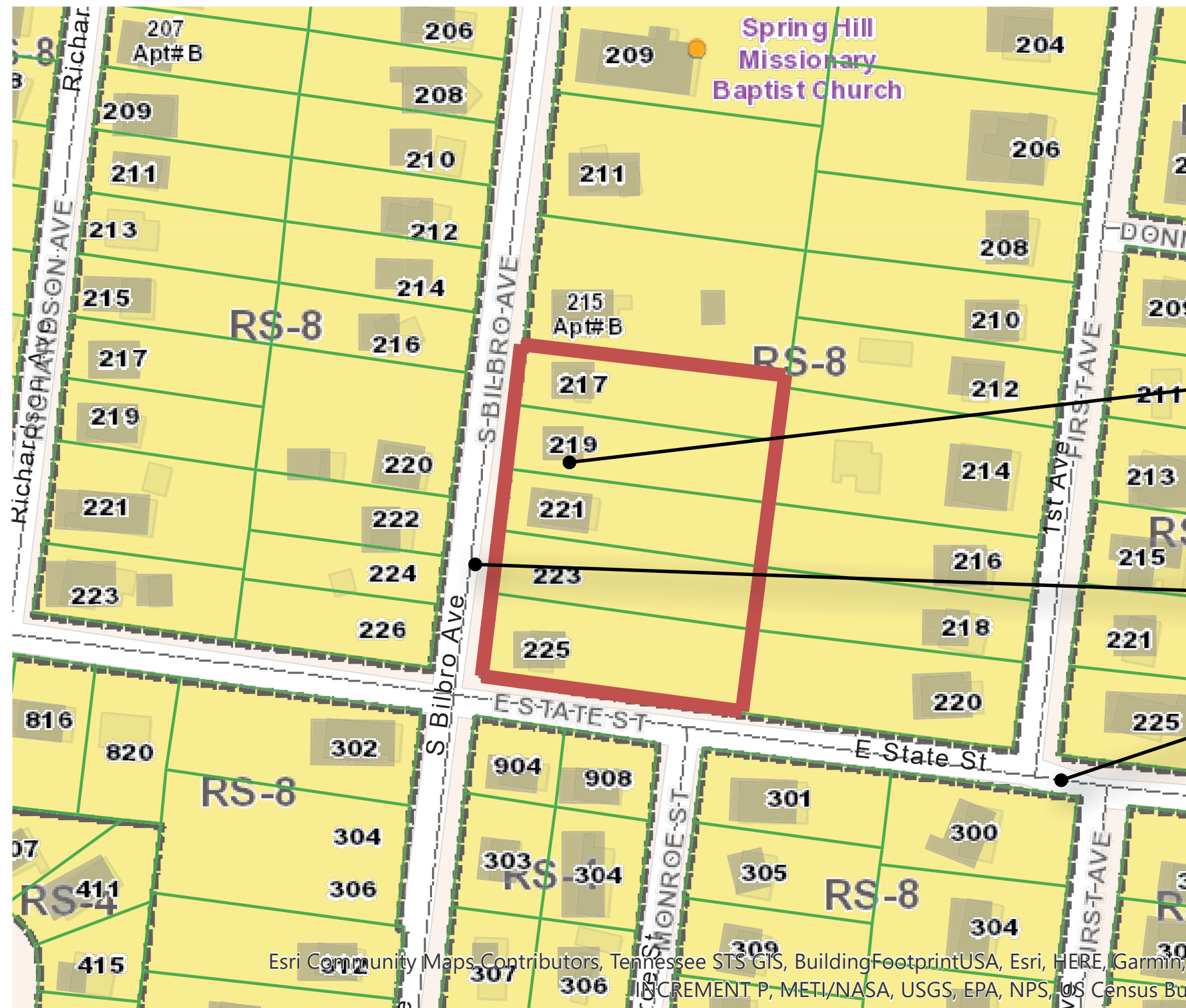
Owner/ Developer
Blue Sky Construction, Inc.
Howard Wilson and Brian Burns
6 N. Public Square
Murfreesboro, TN. 37130
615.405.5647

Architecture
J Taylor Designs
Jamie Taylor
310 Uptown Square
Murfreesboro, TN. 37129
615.542.4675
jamie@jtaylordesigns.net

Planning and Engineering
Huddleston-Steele Engineering, Inc.
Clyde Rountree, RLA
2115 N.W. Broad Street
Murfreesboro, TN. 37129

Zoning Map

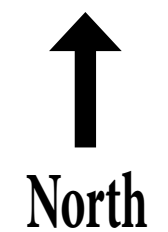
The Row on Bilbro PLANNED RESIDENTIAL DEVELOPMENT



The subject property is zoned RS-8.
The property is completely surrounded by RS-8.
The subject property is proposed to be rezoned PRD.

SITE

South Bilbro Avenue



North

East State Street

Utility Map

The Row on Bilbro

PLANNED RESIDENTIAL DEVELOPMENT

SITE

The subject property utility providers:

Water is provided by Murfreesboro Water Resources.

Electric is provided by Middle Tennessee Electric Membership Corporation.

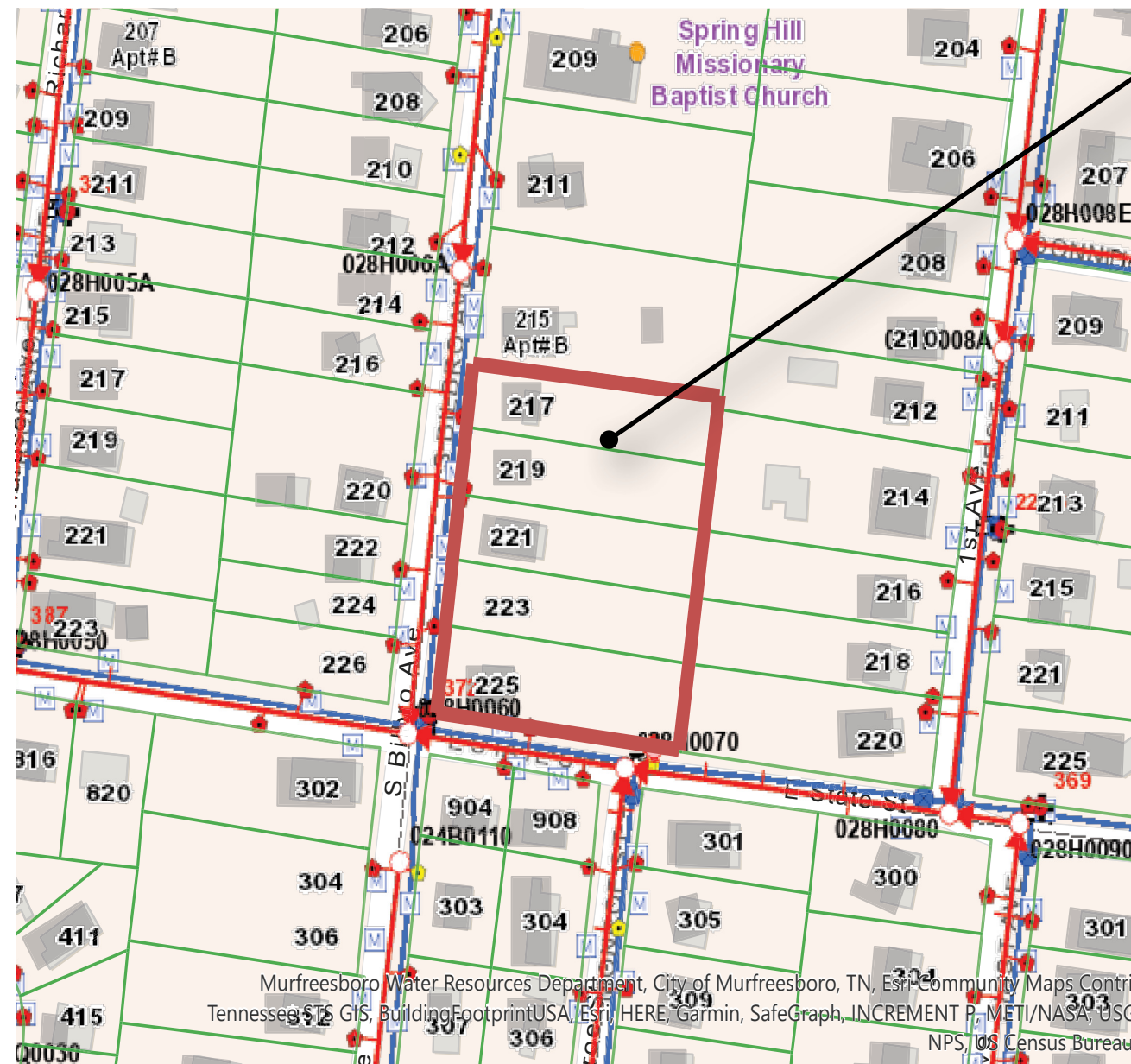
Sewer is provided by Murfreesboro Water Resources.



LEGEND

Water ————

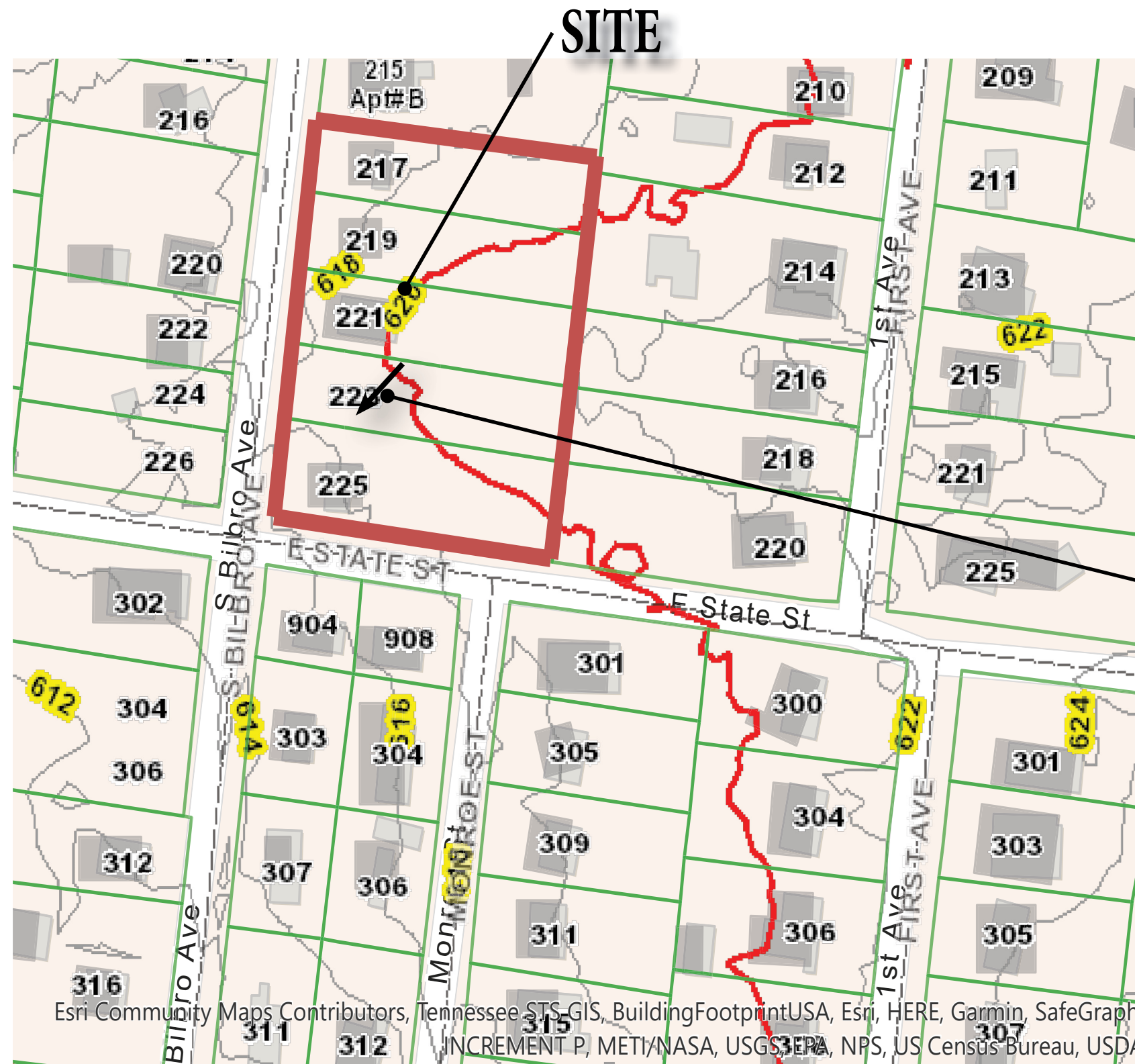
Sewer ————>



Utility Location Map

Hydrology & Topography Map

The Row on Bilbro PLANNED RESIDENTIAL DEVELOPMENT



The subject property is relatively flat with 3 feet of grade change rolling from the center of the property to both the north and south. The water flows to the street and is conveyed down South Bilbro.

LEGEND

Countour Line ———

Drainage Direction



Esri Community Maps Contributors, Tennessee STS-GIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census-Bureau, USDA

Aerial Map

The Row on Bilbro

PLANNED RESIDENTIAL DEVELOPMENT



This aerial photograph shows the subject site embedded in an existing neighborhood. The subject property is less than a few blocks away from the downtown square. The homes on the subject property are in a dilapidated condition and will be removed.

South Bilbro Avenue

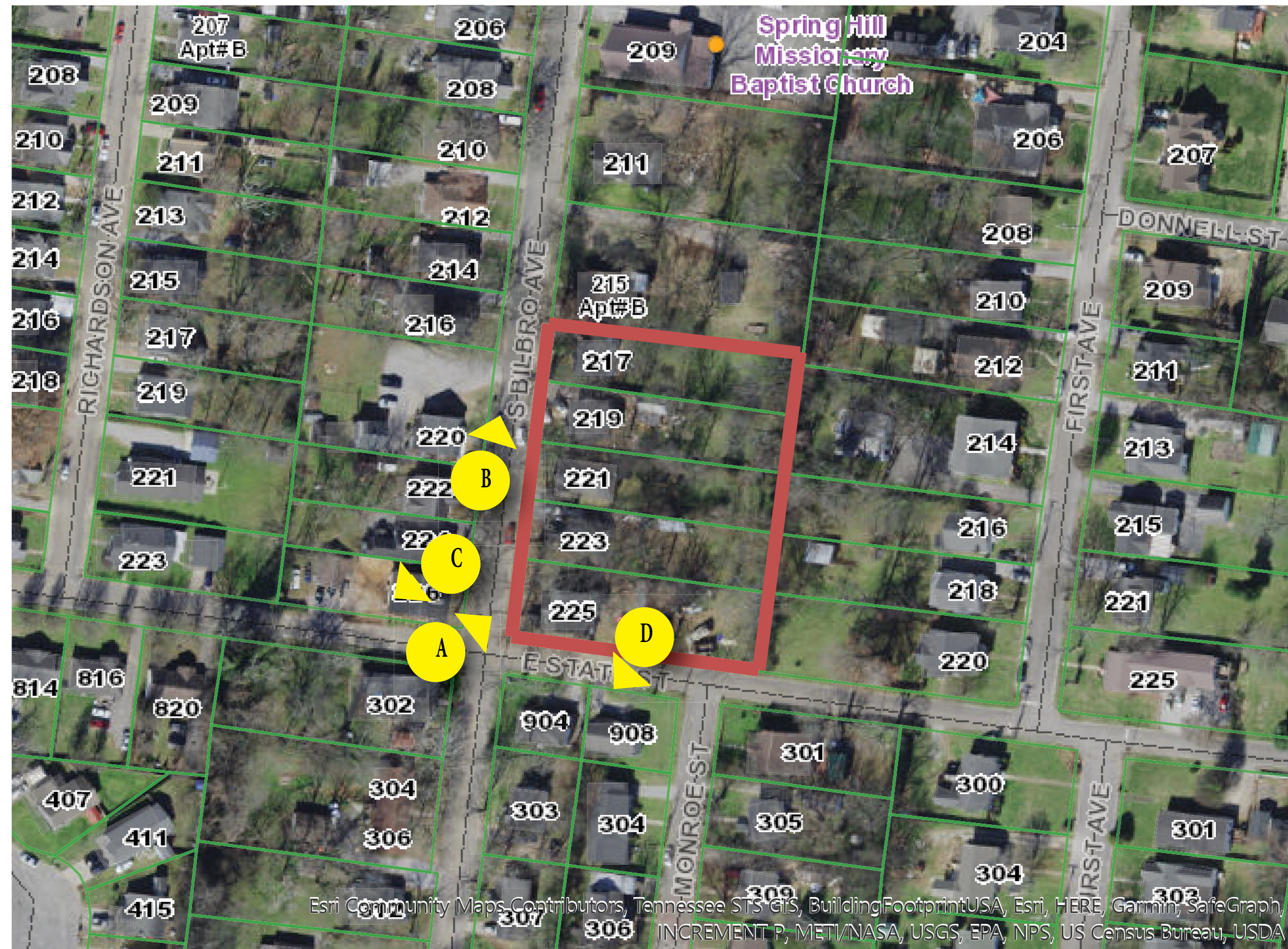
Site

East State Street

Existing homes to be removed

Aerial Location Map

Existing Conditions A



Existing Conditions A



Existing Conditions B



Existing Conditions B



Site Plan

The Row on Bilbro

PLANNED RESIDENTIAL DEVELOPMENT

Site Data:

Acreage: 1.28 Acres

Proposed units: 18

Density: $18/1.28 = 14.06$ units per acre

Overall Height is 36'

11(3 Bedrooms) Units @ 2 spaces per unit
= 22 spaces required, 22 spaces provided;
7 (2 Bedrooms) Units @ 2 spaces required-
per unit = 14 Spaces Required, 19 Spaces
Provided - Total required parking 36. Total
parking provided including garages - 63.

Three bedroom homes will have roof top
patios

Single Family Attached Home : 1000 min.
sq. of living area

Horizontal Property Regime Ownership

Solid Waste will be handled by Garbage
Vallet Service or Dumpster

CPTED principles will be applied to the extent that developer is able. Natural surveillance will be assisted by the visual open quality of the project. The access points are well defined and easy to see. Territorial reinforcement will be established through the utilization of consistency in the landscaping and building materials. The site will be well maintained to prevent the "Broken Window Theory."



Architectural Perspective

The Row on Bilbro
PLANNED RESIDENTIAL DEVELOPMENT



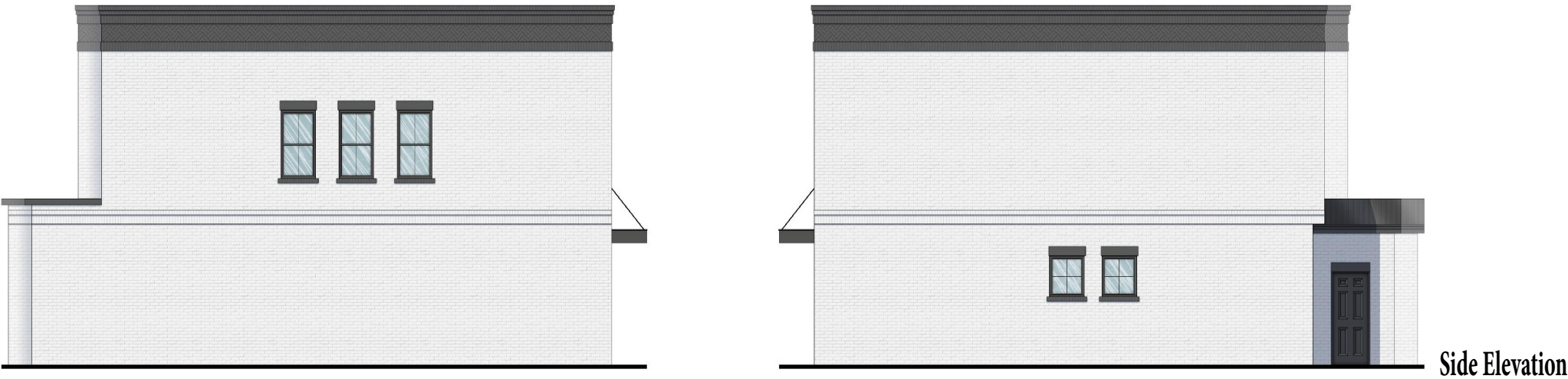
Perspective Rendering (South Bilbro Front View)

Architectural Elevations (3 Bedroom)



Architectural Elevations (2 Bedroom)

The Row on Bilbro
PLANNED RESIDENTIAL DEVELOPMENT



Conceptual Landscape Plan

The Row on Bilbro PLANNED RESIDENTIAL DEVELOPMENT



The development will comply with all minimum landscape requirements in Section 27 of the zoning ordinance.

Open Space / Amenities



Development Standards

Development Standards:

- Development will include (11) 3-Bedroom townhomes and (7) 2-Bedroom townhomes
- The maximum building height of 40'-0"
- The units will have 41 surface parking spaces and 22 garage spaces
- Solid waste will be through use of carts stored in garages and on patios and serviced individually by a private hauler
- Sidewalks will be provided on both South Bilbro Avenue and East State Street
- All site utilities will be underground
- Monument signage may be associated with this development
- The development will be managed by an H.O.A.
- Mail delivery will be accommodated via a mail kiosk
- Common open space will be maintained by an H.O.A.
- All townhomes owners will be required to be a member of the H.O.A.
- The garages are to meet minimum parking requirements and the H.O.A. documents must include language that states the garages are to be used for parking of vehicles at all times and may not be used primarily for household storage
- All parking will be screened from the public right-of-way
- Parking will comply with the Murfreesboro City Core Regulations of two parking spaces per dwelling unit with two or more bedrooms - 36 parking spaces required.
- Telecommunication and television equipment shall be located on the rear of the proposed buildings or on the roof top patios
- AC units are to be mounted on the roof top in the three bedroom units and located on the ground in the two bedroom units.
- Sidewalk will be constructed on South Bilbro and East State Street and dedicated to the City

Building Elevation Materials:

- Brick
- Metal
- Hardie Siding

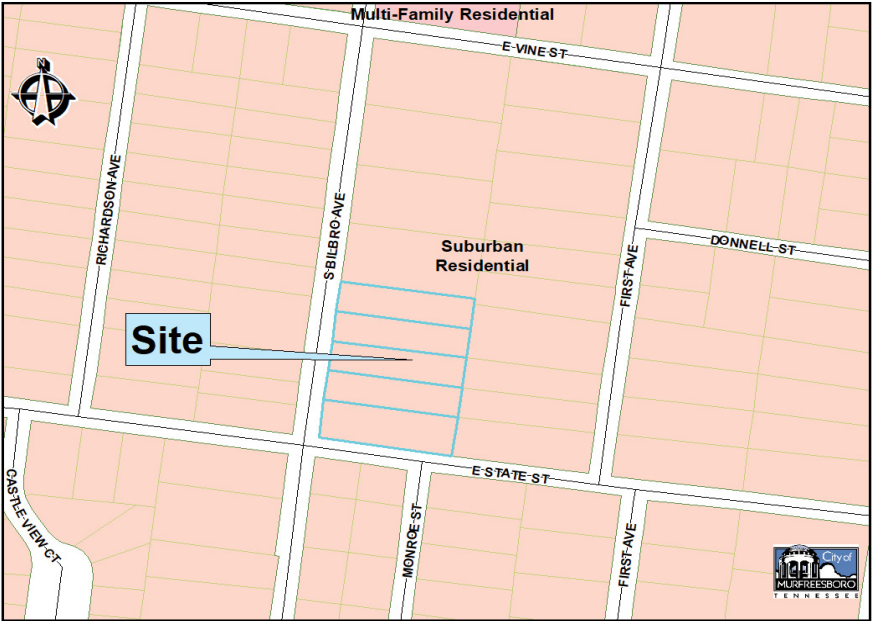
Allowable Uses:

There will be no other allowable uses permitted with the PRD

SETBACKS TABLE				
SETBACKS	RS-A3	PRD	DIFFERENCE	CCO***
FRONT SETBACK	20'	8'	(-) 12'	<30'
NORTH SIDE SETBACK	5'	10'	(+) 5'	5'
EAST SIDE SETBACK	5'	10'	(+) 5'	5'
DENSITY	12	14.06	(+)2.06	

The following standards shall apply to developments in the RS-A district for Type 3 (Urban Townhouse) developments:

- * Maximum building height shall be 42 feet or three stories, whichever is less
- ** CCO height for principle building. A principal building in the CCO district shall have a height no greater than fifty (50) percent over the highest adjacent building. However, a principal building shall be permitted to have a height of two (2) stories, regardless of the height of adjacent buildings.
- ***CCO For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than thirty (30) feet behind the front property line. No structure shall be built in the public right-of-way.



The land use is inconsistent with the “Suburban Residential” designation as proposed on the 2035 plan. The density being requested is more consistent with the “Auto Urban-Family Residential Character (MF)classification that provides up to 19.93 units per acre within a PRD city zoning district. The project fits well within the expectation for revitalization in the downtown area initiated by the introduction of the City Core Overlay.

Planned Development Criteria & 2035 Plan

General Applicability Per Section 13 - Planned Development Regulations

- 1. Ownership and division of land: *The site is owned by the developer identified on Sheet 1, The lot is currently zoned RS-8 in the City of Murfreesboro.*
- 2. Waiver of BZA action: *No BZA actions will be required.*
- 3. Common open space: *16,099 s.f. area will be common open space with 19,000 +/- s.f. of formal open space encompassing the ground level formal open space and the roof top patios.*
- 4. Accessibility to site: *The property is accessible from South Bilbro and East State Street.*
- 5. Off street parking . *See Sheet 10 for parking calculations*
- 6. Pedestrian circulation: *Sidewalks will be construction on the subject property on both South Bilbro Avenue and East State Street*
- 7. Privacy and screening: *A privacy fence will seperate the rear parking area from the view of the adjacent neighbors.*
- 8. Zoning and subdivision modifications proposed: *A PRD is being requested for the subject property.*
- 9. Phasing: *The project shall be completed in one phase.*
- 10. Annexation: *No annexation is required for this site.*
- 11. Landscaping: *The townhome development will be designed to meet all minimum landscaping requirements outlined in Section 27 of the Zoning Ordinance. The quantities will be consistent with Section 27.*
- 12. Major Thoroughfare Plan: *The PRD is not impacted by the Major Transportation Plan.*

Section 13 – Project Development Criteria Requirements

- 1. Identification of existing utilities: *Shown in pattern book on Sheet 3*
- 2/3. Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site: *Shown in pattern book Sheet, 5- 9.*
- 4/5. Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation: *Shown in pattern book Sheet 10-15.*
- 6. Development schedule: *Construction is projected to begin once all zoning and site planning is approved by the City.*
- 7. Relationship of the planned development to current city polices and plans: *See page 16.*
- 8. Proposed deviation from zoning and subdivision ordinance:
 - #1 Requesting front and rear setbacks. reductions (See chart Page 16)
 - #2 Requesting roof top patios to be including in our formal space requirements,
 - #3 6” step into building verses 18” step,
 - #4 Requesting the use of a valet garbage service verses a dumpter,
 - #5 Requesitng a Type ‘B’ buffer with a fence verses a Type ‘D’ buffer for North and East property lines.
 - #6 Exception to not provide a required landscape parking island in a parking row that exceeds 12 spaces .*Note the landscaping that would be associated with the parking island will be dispersed in the development.*

9. Site tabulation data for land area, FAR, LSR, and OSR:

SITE DATA		
Total Land Area	55,756 SF	
Total Open Space	Required: 11,511 SF	Provided: 14,914 SF
*Formal Open Space	Required: 2,787 SF	Provided: 4,405 SF
Total Impervious	41,536 SF	
Total Pervious	14,266 SF	
Total Building Coverage	20,976 SF	
Total Floor Coverage	38,168 SF	
Total Parking Lot Coverage	16,897 SF	
F.A.R.	0.7	
L.S.R.	0.14	
O.S.R.	0.1	

- 10. The nature and extent of any overlay zones as described in Section 24 and 34: *The proposed development is in the City Core Overlay. The “Setback Table” on Sheet 16 shows the exceptions to the CCO standards we are requesting.*

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 3, 2021
PROJECT PLANNER: MATTHEW BLOMELEY**

5.a. Caroline Farms, Section 2 [2020-2071] amended final plat for 50 lots on 12.2 acres zoned PRD located along Caroline Farms Drive, Caroline Farms, LLC developer.

This is the review for the amended final plat of Section 2 of the Caroline Farms subdivision located along Caroline Farms Drive north of West Thompson Lane. The property is zoned PRD (Planned Residential District). This final plat was originally approved by the Planning Commission at its September 16, 2020 regular meeting. At that time, the plat did not include the proposed right-of-way (ROW) for Quarter Horse Drive, which is a proposed three-lane roadway depicted on the 2040 Major Transportation Plan providing a north-south connector from West Thompson Lane to the proposed Cherry Lane. The City has been working in conjunction with the developer of Caroline Farms to establish this roadway consistent with the Major Transportation Plan. Instead of being constructed all the way to West Thompson Lane, Quarter Horse Drive will connect into the Caroline Farms subdivision in order to then provide the linkage south to Thompson. Despite the fact that the ROW of Quarter Horse Drive was not depicted on the final plat originally approved by the Planning Commission in 2020, it was always envisioned to be included as part of the Caroline Farms development.

Because of the revision to the final plat to include the Quarter Horse Drive ROW, Staff determined that it was appropriate to bring the amended plat to the Planning Commission for its review. Staff recommends approval of the amended final plat. The developer is ready to record the amended plat immediately upon Planning Commission approval and then obtain building permits for the construction of new homes. The staff comments from September 2020 are attached for the Planning Commission's reference.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
September 16, 2020
PROJECT PLANNER: AUSTIN COOPER**

4.f. Caroline Farms, Section 2 [2020-2071] final plat for 50 lots on 11.92 acres zoned PRD located along Caroline Farms Drive, Caroline Farms, LLC developer.

This is a final plat review for the Caroline Farms subdivision located along Caroline Farms Drive. The property is zoned CF. Staff recommends that any approval of the final plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

- 1) Common area landscaping, mail kiosk and parking lot must be constructed prior to signing of the final plat.
- 2) Include title of Steven Dotson for Caroline Farms, LLC. **On certificate of ownership and dedication signature block**

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

- 1) No Comments

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@ cudrc.com

- 1) Add call-out and leader to CUD esmt. near lots 101-104, 106. "WARNING: 24-INCH CUD WATER LINE. KEEP EASEMENT CLEAR OF ALL BUILDINGS, STRUCTURES, AND ANY OTHER OBSTRUCTIONS.

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.898.6738, Josh.Seng@mtmc.com

- 1) Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format.
- 2) Show existing electric.
- 3) Show proposed MTEMc electric design.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)
 - a. Overhead – 40ft. 20ft either side of nearest power pole
 - b. Down Guys – 5ft x 30ft
 - c. Underground – 15ft x total underground trench length
- 5) Show proposed meter base location. Provide MTEMc with electric one-line diagram and panel schedules for metering requirements.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

- 1) MWRD must receive surety prior to signing the plat.
- 2) Show driveways.

Informational and Procedural Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

- 1) Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
- 2) This site plan is affected by the City's Major Transportation Plan. North Thompson Lane is committed to be a 5-lane roadway.
- 3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

- 1) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
- 2) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan.
- 3) Prior to submitting the final plat to the Planning and Engineering Department for signatures, provide a signed stormwater post-construction BMP maintenance agreement.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@ cudrc.com

1) No Comments

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.898.6738, Josh.Seng@ mtemc.com

- 1) Developer must sign the developer acknowledgement form prior to MTEMC beginning construction.
- 2) General contractor and all sub-contractors must adhere to MTEMC's Standard Operating Procedures for New Construction.

Murfreesboro Fire and Rescue Department

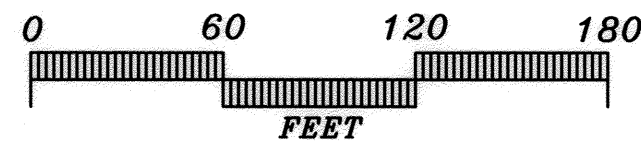
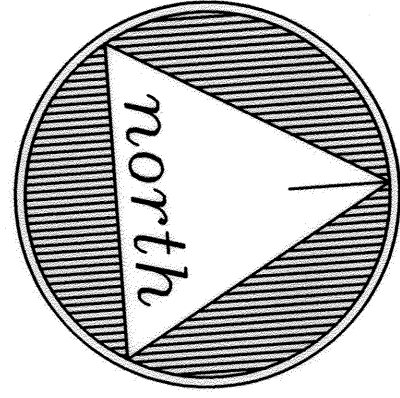
Carl Peas, 615.893.1422, cpeas@ murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@ murfreesborotn.gov

1) No Comments



GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE AND RECORD 50 SINGLE FAMILY LOTS, EASEMENTS, COMMON AREA AND RIGHT-OF-WAY AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
- PER THE ENGINEER'S CERTIFICATION ON THIS PLAT, THIS PROPERTY LIES WITHIN ZONE X, OUTSIDE OF AREAS DESIGNATED AS FLOODWAY AND 100-YEAR FLOODPLAIN PER THE LATEST FIRM MAP NO. 4749C045 H, EFFECTIVE DATE JANUARY 5, 2007.
- ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED "PRD" MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 35' / SIDE = 5' / REAR = 10'. CORNER LOTS HAVE 2 FRONTS AND 2 SIDES. PER A MINOR DEVIATION APPROVED BY THE PLANNING DIRECTOR ON MARCH 11, 2019, THE SECONDARY FRONT SETBACKS FOR LOTS 86, 92, 96, AND 105 ADJACENT TO ALYNE COURT AND SPOTTED SADDLE COURT SHALL BE 20'. THE SECONDARY FRONT SETBACKS FOR LOTS 77 AND 78 ADJACENT TO OLIVE TREE TRAIL SHALL BE 15'. THE FRONT SETBACKS FOR THE AFOREMENTIONED LOTS ON CAROLINE FARMS DRIVE SHALL REMAIN 35' AND DRIVEWAY ACCESS FOR THESE LOTS SHALL BE FROM CAROLINE FARMS DRIVE.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADAPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
- THE COMMON AREAS SHOWN ON THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE CAROLINE FARMS HOMEOWNERS ASSOCIATION WAS ESTABLISHED IN R.B.K. 1368, PG. 3525. ANY COMMON AREAS AND/OR DETENTION PONDS SHALL BE MAINTAINED BY THE ASSOCIATION.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. 1890, PG. 3842.
- THIS DEVELOPMENT IS REQUIRED TO COMPLY WITH THE STORM WATER QUALITY REQUIREMENTS OF THE CITY OF MURFREESBORO.
- THIS PLAT IS AFFECTED BY THE CITY OF MURFREESBORO'S MAJOR THOROUGHFARE PLAN.
- SIDEWALKS WILL BE RESPONSIBILITY OF LOT OWNER/BUILDER IN ACCORDANCE WITH SUBDIVISION REGULATIONS. DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING THE SIDEWALK ADJACENT TO COMMON AREAS.
- PLOT PLANS PREPARED BY A LICENSED SURVEYOR MUST BE SUBMITTED FOR REVIEW AND APPROVAL OF THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. 87, 89, 99, 104, 106, AND 107. IN ADDITION, A LICENSED SURVEYOR MUST LAY OUT THE FOOTING FOR THESE LOTS AND PROVIDE WRITTEN CONFIRMATION TO THE CITY THAT THERE ARE NO ENCROACHMENTS INTO ANY EASEMENTS OR SETBACKS.
- DRIVEWAY LOCATIONS DEPICTED ON THIS PLAT INDICATE THE SIDE OF THE LOT WHERE THE DRIVEWAY MUST BE LOCATED. ACTUAL WIDTH AND PRECISE LOCATION OF THE DRIVEWAY MAY VARY FROM WHAT IS DEPICTED ON THE PLAT. DRIVEWAYS MUST BE OF SUFFICIENT WIDTH AND DEPTH TO ACCOMMODATE PARKING FOR A MINIMUM OF FOUR (4) VEHICLES.
- THERE SHALL BE NO DRIVEWAY ACCESS TO ALYNE COURT FOR LOTS 86 AND 92. NO DRIVEWAY ACCESS TO SPOTTED SADDLE COURT FOR LOTS 96 AND 105. NO DRIVEWAY ACCESS TO OLIVE TREE TRAIL FOR LOTS 77 AND 78, AND NO DRIVEWAY ACCESS TO QUARTER HORSE DRIVE FOR LOTS 77, 78, AND 79.

SPECIAL NOTE:

PLOT PLANS REQUIRED FOR LOTS 106 & 107 TO BE SUBMITTED AND APPROVED BY C.U.D. PRIOR TO BUILDING PERMIT BEING ISSUED.

LEGEND

- IRON PIN FOUND
- IRON PIN SET (NEW)
- APPROVED DRIVEWAY LOCATION

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 RESTRICTIONS, EASEMENTS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ CAROLINE FARMS, LLC
RECORD BOOK 1552, PAGE 3407 & 3409 C/O STEVEN DOTSON, PRESIDENT
TAX MAP 58, PARCEL 80.00
RECORD BOOK 2026, PAGE 3559
TAX MAP 58, PARCEL 79.02

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME AND THAT THE LAND SHOWN TO BE SUBDIVIDED HEREON IS WITHIN THE WATER SERVICE JURISDICTION OF MURFREESBORO WATER AND SEWER DEPARTMENT.

DATE _____ MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DESIGN CRITERIA FOR SEWER WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH AUTHORITY.

DATE _____ MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC. INC. _____
DATE 01-29-21 _____
REGISTERED SURVEYOR
TENN. R.L.S. NO. 2381

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

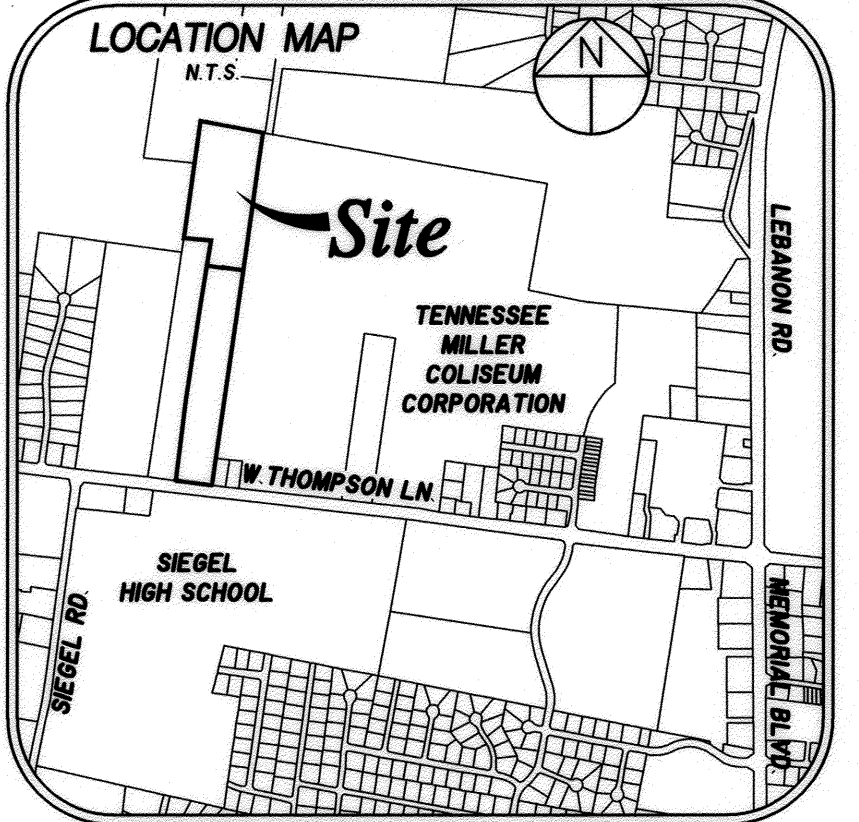
I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE _____ CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, 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 RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE _____ PLANNING COMMISSION SECRETARY

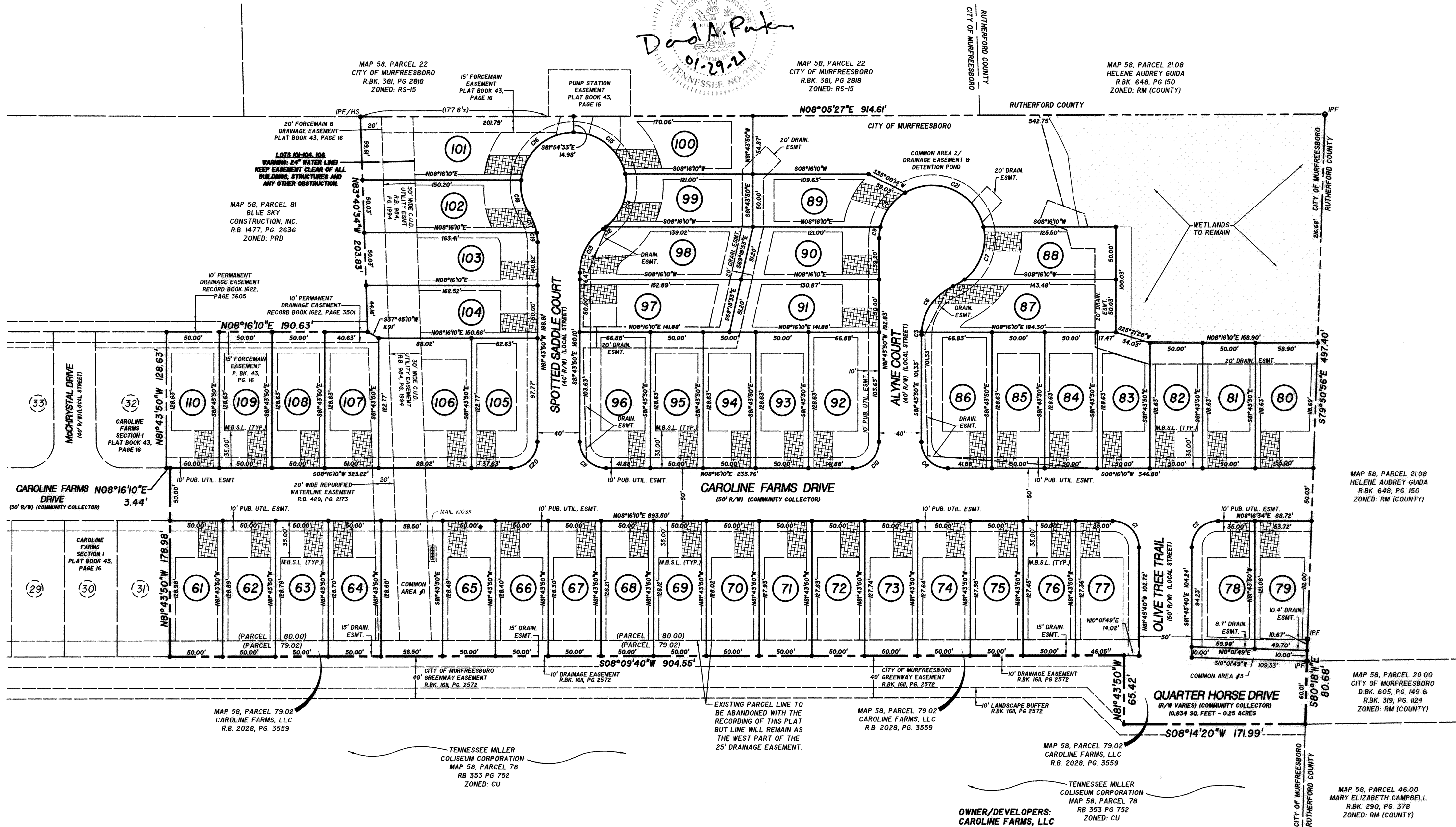


LOT AREA DATA:

Area	St. Front	Acres
61	6,447	0.15
62	6,442	0.15
63	6,438	0.15
64	6,433	0.15
65	6,422	0.15
66	6,418	0.15
67	6,415	0.15
68	6,408	0.15
69	6,404	0.15
70	6,399	0.15
71	6,394	0.15
72	6,389	0.15
73	6,384	0.15
74	6,380	0.15
75	6,372	0.15
76	6,370	0.15
77	7,750	0.17
78	7,074	0.16
79	6,310	0.14
80	6,756	0.16
81	6,931	0.14
82	5,935	0.14
83	6,269	0.14
84	6,431	0.15
85	6,431	0.15
86	8,469	0.19
87	8,605	0.20
88	6,449	0.15
89	6,425	0.15
90	6,272	0.14
91	6,815	0.16
92	8,469	0.19
93	6,431	0.15
94	6,431	0.15
95	6,431	0.15
96	7,369	0.17
97	7,600	0.17
98	6,431	0.15
99	6,431	0.15
100	7,842	0.18
101	10,310	0.24
102	7,744	0.18
103	8,165	0.19
104	8,054	0.19
105	7,045	0.17
106	10,806	0.25
107	6,530	0.15
108	6,431	0.15
109	6,431	0.15
110	6,431	0.15

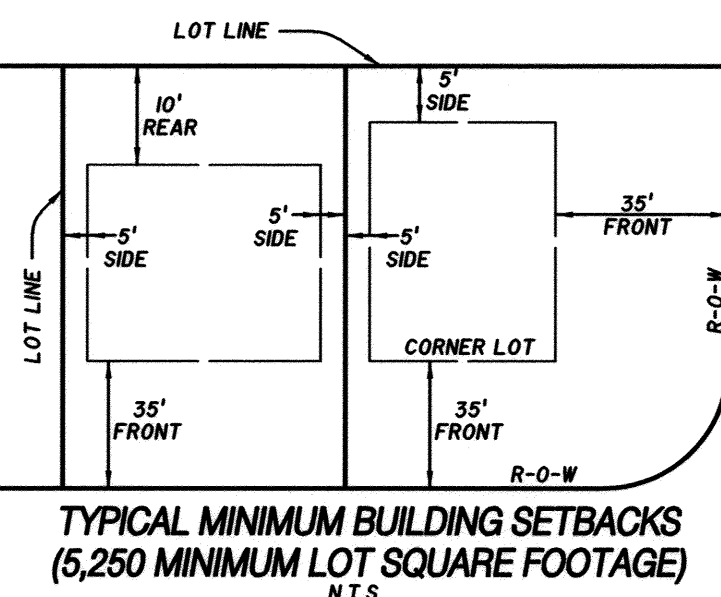
LOT AREA DATA:

RIGHT-OF-WAY	Acres
COMMON AREA #1	7.520
COMMON AREA #2	68.985
COMMON AREA #3	1.095



CURVE DATA

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	009°59'00"	25.00'	39.25'	124.90'	53.51'	S33°16'10"E	53.51'
C2	090°02'31"	25.00'	39.25'	25.02'	S36°44'33"E	35.37'	35.37'
C3	002°37'52"	50.00'	2.30'	115'	S80°24'54"E	2.30'	2.30'
C4	090°00'00"	25.00'	39.25'	25.00'	N83°16'10"E	35.36'	35.36'
C5	044°13'59"	50.00'	6.70'	6.39'	S22°51'17"E	12.61'	12.61'
C6	063°47'56"	50.00'	55.67'	31.12'	S47°12'15"E	52.84'	52.84'
C7	064°11'08"	50.00'	56.02'	31.36'	S68°57'41"E	53.13'	53.13'
C8	047°18'57"	50.00'	41.27'	21.65'	N45°43'43"W	40.08'	40.08'
C9	012°28'10"	50.00'	10.88'	5.45'	N75°40'28"W	10.86'	10.86'
C10	090°00'00"	25.00'	39.27'	25.00'	N36°43'50"W	35.36'	35.36'
C11	090°00'00"	25.00'	39.27'	25.00'	N37°16'10"E	35.36'	35.36'
C12	004°03'46"	50.00'	3.55'	1.77'	S27°46'54"E	3.54'	3.54'
C13	055°58'49"	50.00'	48.85'	26.57'	S53°44'26"E	46.93'	46.93'
C14	064°12'31"	50.00'	56.03'	31.37'	S68°50'02"E	53.10'	53.10'
C15	077°53'55"	50.00'	40.41'	20.95'	N47°02'05"E	62.86'	62.86'
C16	084°20'01"	50.00'	73.60'	45.28'	N34°04'34"W	67.13'	67.13'
C17	022°28'56"	50.00'	18.62'	9.94'	S76°42'20"W	18.43'	18.43'
C18	038°17'23"	50.00'	13.42'	17.36'	S84°35'59"W	32.80'	32.80'
C19	010°19'21"	50.00'	9.01'	4.52'	N66°53'31"W	9.00'	9.00'
C20	090°00'00"	25.00'	39.27'	25.00'	N36°43'50"W	35.36'	35.36'
C21	108°09'42"	50.00'	94.39'	69.02'	S35°51'48"W	80.98'	80.98'



OWNER/DEVELOPERS:
CAROLINE FARMS, LLC
C/O STEVEN DOTSON
1574 MEDICAL CENTER PKWY, STE. 202
MURFREESBORO, TN 37129
PHONE: 615-896-2733

LAND DATA:
50 LOTS ON 12.17± ACRES (SECTION 2)

DEED REFERENCE:
R.B.K. 1552, PG. 3407
TAX MAP 58, PARCEL 80.00
AND
R.B.K. 2026, PG. 3559
TAX MAP 58, PARCEL 79.02

ZONING: PRD
MINIMUM LOT SIZE = 5,250 SQ.FT.

SETBACKS:
FRONT = 35'
SIDE = 5'
REAR = 10'

FINAL PLAT

SECTION TWO CAROLINE FARMS SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
12th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc.
WWW.SEC-CIVIL.COM

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 • FAX: (615) 895-2567

PROJ. # 16184 DATE: 8-12-2020 FILE: C-FARMS SEC2 DRAWN BY: ATS SCALE: 1" = 60' SHEET: 1 OF 1
REV: 1-7-2021
REV: 1-28-2021

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 3, 2021
PROJECT PLANNER: AMELIA KERR**

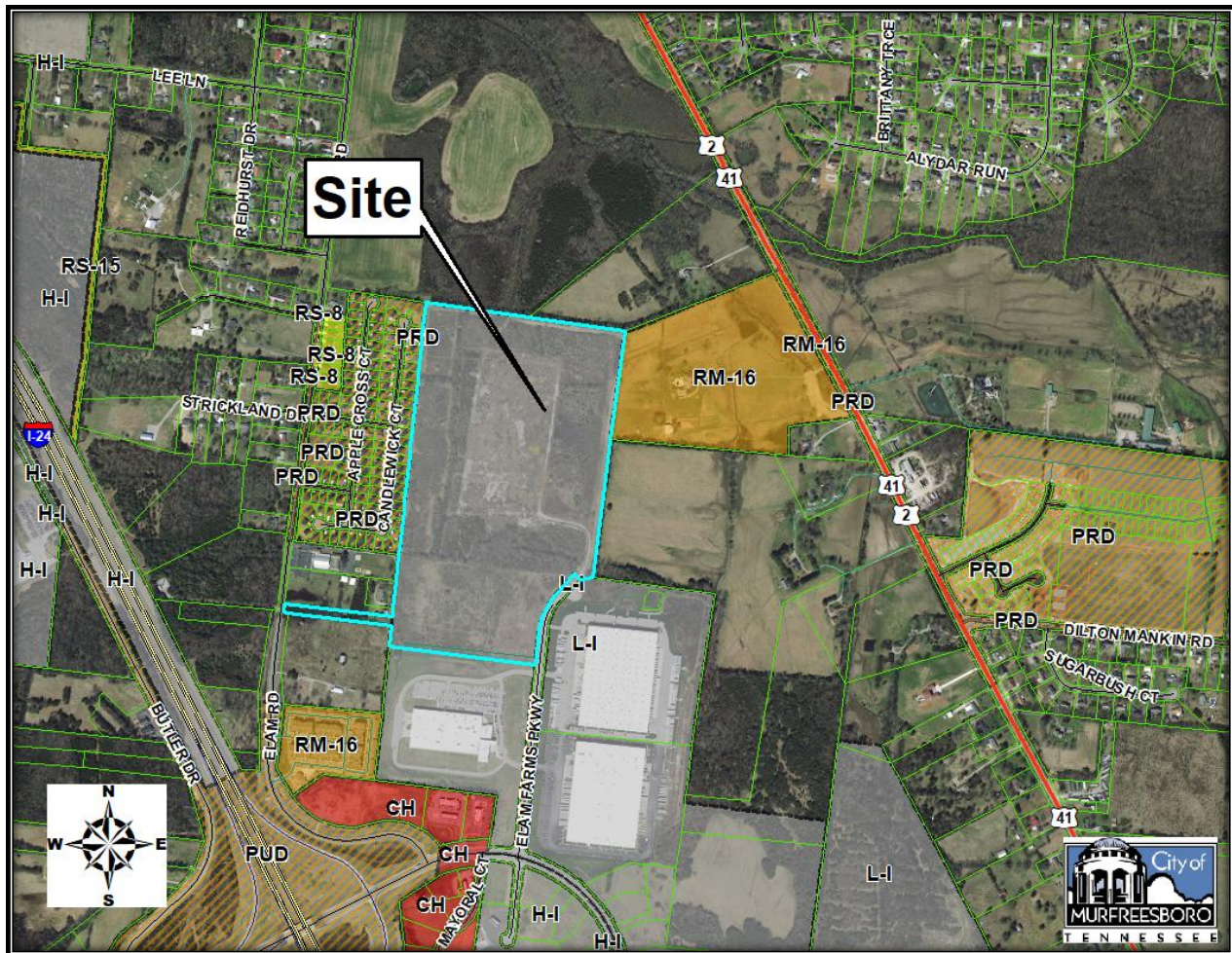
5.b. Prologis [2021-3013] site plan for 357,925²' warehouse/distribution building and 11,880²' vehicle maintenance building on 77.7 acres zoned L-I located along Elam Farms Parkway north of Joe B Jackson Parkway, Prologis developer.

This is a site plan review for a 357,925 square-foot warehouse/distribution building and an 11,880 square-foot vehicle maintenance building located along Elam Farms Parkway, just north of Joe B Jackson Parkway. The property is zoned L-I (Light Industrial District). The total site is 77.65 acres and is proposed to have access to Elam Farms Parkway as well as a new public roadway along the southern property line to be constructed and dedicated with this plan.

In June 2020 a plan for this site was approved for a 1,244,493 square feet speculative industrial warehouse. The primary differences with this plan are:

- the reduction in the size of the facility from 1,244,493 to 357,925 sq. ft.,
- the addition of an 11,880 sq. ft. vehicle maintenance building,
- an increase of the number of trailer parking spaces from 252 spaces to 580 spaces,
- an increase in the number of employee parking from 212 spaces to 805 spaces,
- an increase in the distance from the PRD zone property lines on the west side of the site to the pavement of the proposed development from 48' to 215',
- fencing changed from 8' black vinyl chain link fence along the north, south and east elevations and vinyl fence along the west property line adjoining a PRD zone to a decorative, industrial picket style security fencing.
- the inclusion of 3,500' of concrete masonry sound walls on the north, east and west property borders.

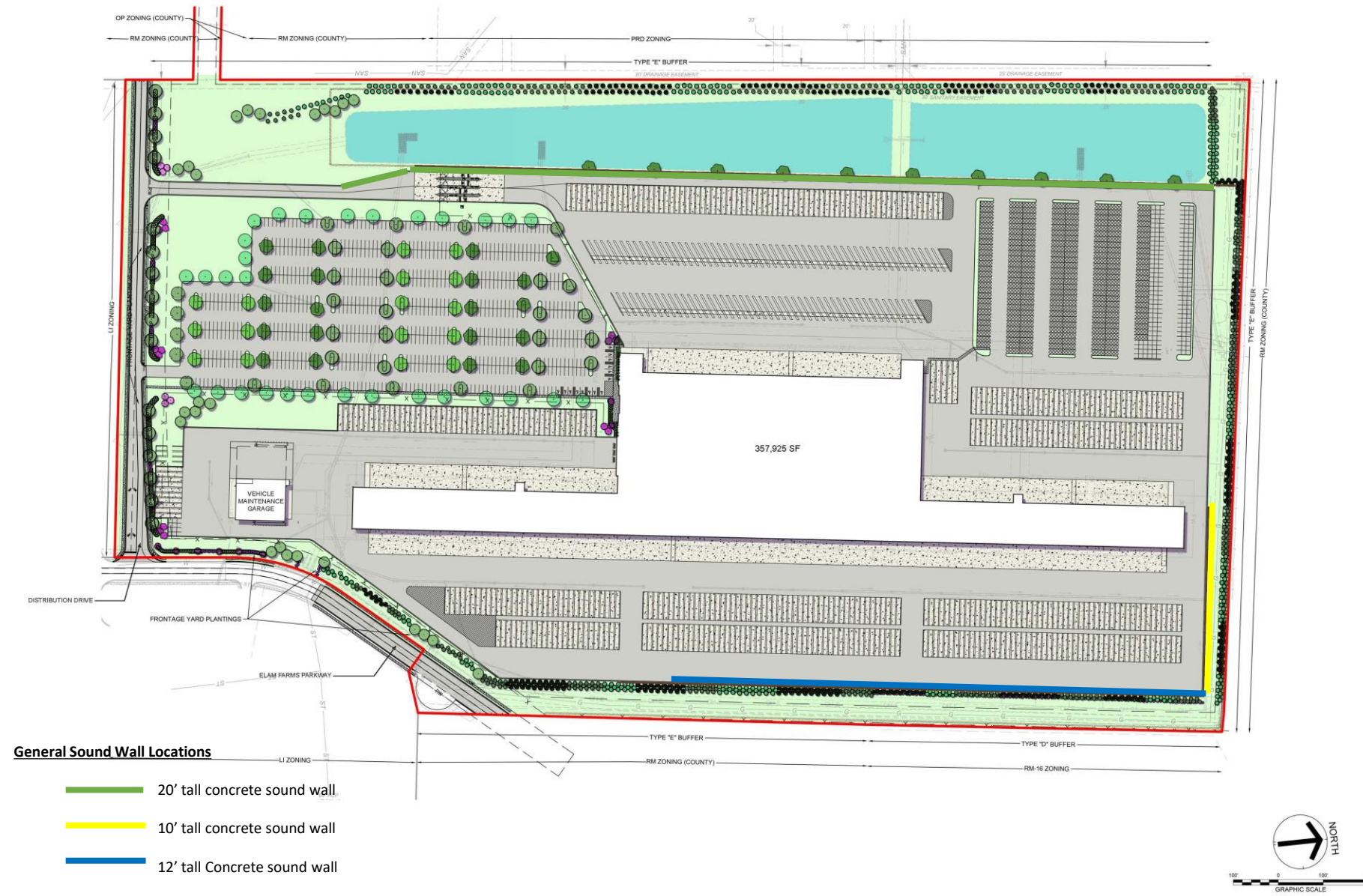
In order to comply with the City's Noise Ordinance (55 dBA day/48 dBA night maximum noise levels), given the proximity of existing or proposed residential uses, an acoustical analysis was conducted. The study assumed that trucks would deliver packages to and from the facility 24-hours a day, which will contain an interior conveyor system that will sort incoming packages and load them into outgoing trailers and vans. Doors to the facility would typically be closed, and sound produced by activities and equipment inside the building and transmitted to the community would be negligible. The major sources of noise are trucks entering and leaving the property, linehaul trucks dropping and removing trailers, trailers being maneuvered by a switcher tractor, and back-up alarms.



Only one 1850' long concrete sound wall 20' in height would be required along the west side of the site to comply with the City's Noise Ordinance. However, the applicant voluntarily proposes a stricter design standard based on their knowledge and existing low background sound levels in the area. Their standard would install a 'Dura-Crete' concrete sound wall on the westerly side to be 20' tall x 2000', add a 10' tall x 400' long wall along the northerly border and a 12' x 1120' wall along the easterly border as shown in the submittal packet (page C207 and C208).

Revised plans were submitted 1-29-2021 and are included in the agenda packet as are the initial staff comments that were sent to the applicant. Staff will generate updated staff comments that tie to the revised plans and provide them to the Planning Commission members in advance of the meeting. Staff recommends that the Planning Commission **approve** the site plan subject to all staff comments. All remaining staff comments will be addressed with the design team upon Planning Commission approval.

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General Sound Wall Locations

- 20' tall concrete sound wall
- 10' tall concrete sound wall
- 12' tall Concrete sound wall

Exact location of 8' black metal fence on page C207

ATA | BEILHARZ
ARCHITECTS
1063 Central Avenue
Cincinnati, Ohio, 45202
p: 513-241-4422 f: 513-241-5560
www.ata-b.com

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

Revision Record

Revision Number	Revision Description	Revision Date
1	Clarify Wall and Fence	1/20/2021

INTEGRATED SUBDIVISION SITE PLAN
ELAM FARMS LOT #3
1525 DISTRIBUTION DRIVE
MURFREESBORO, TENNESSEE

PROLOGIS
406 11th Ave. N Suite 230
Nashville, TN 37203
615.377.5880
https://www.prologis.com/

Date: 01.13.2021 Project No.: 44314.00
Sheet Title: **SITE PLAN RENDERING**
Sheet No.:
☐ Released for Construction
☒ Not Released for Construction

INTEGRATED SUBDIVISION SITE PLAN FOR

ELAM FARMS - PROLOGIS

1525 DISTRIBUTION DRIVE
RUTHERFORD COUNTY
MURFREESBORO, TN

GRESHAM SMITH PROJECT NO. 44314.00

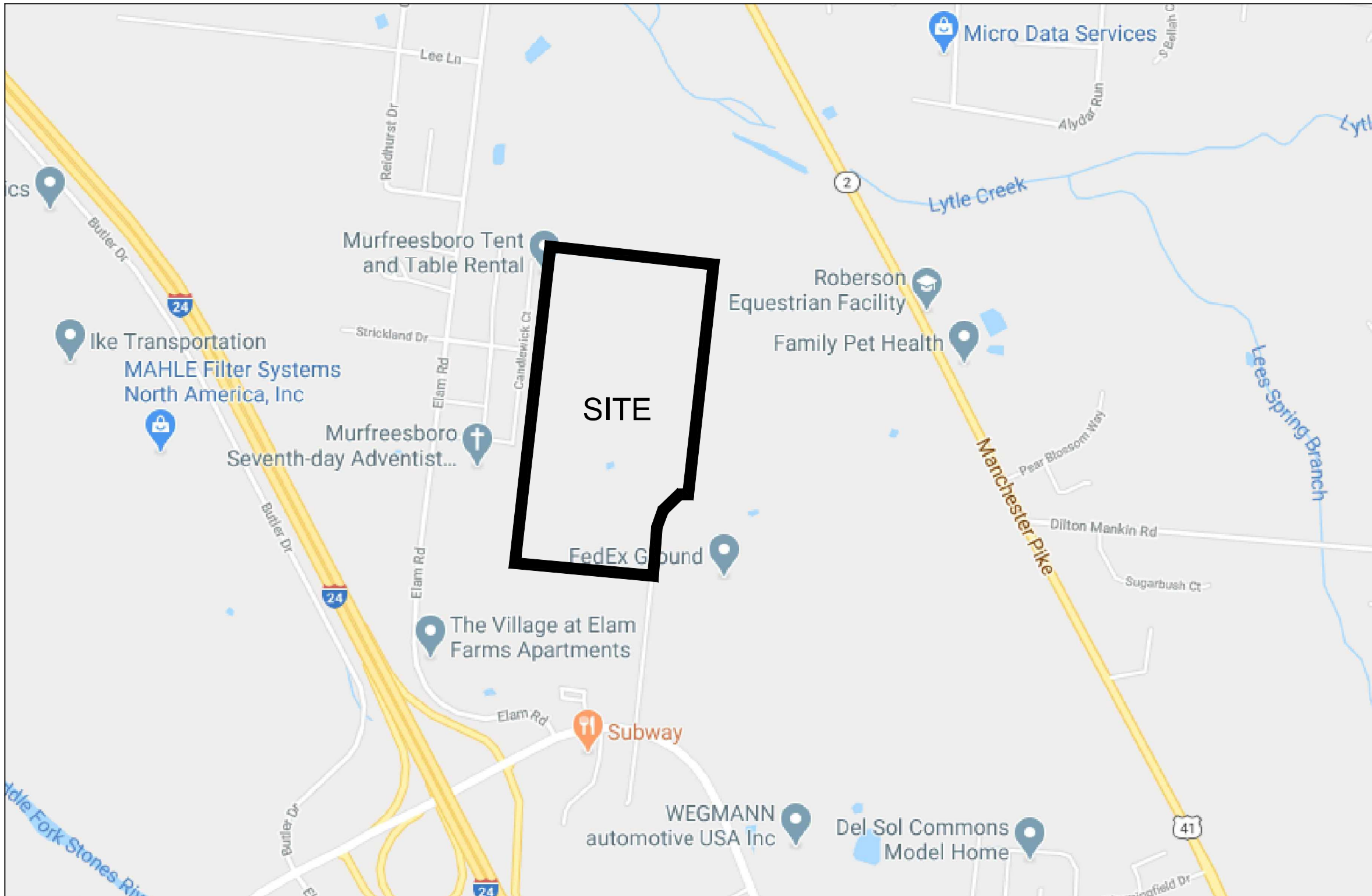
SEE SHEET C200 AND C400 FOR ADDITIONAL CITY STANDARD NOTES.

THIS SITE IS SHOWN OUTSIDE THE 100-YEAR FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 47149C0290H DATED JANUARY 5, 2007, CITY OF MURFREESBORO COMMUNITY NUMBER 470168.

PROPERTY IS WITHIN THE BUCHANAN/ELAM ASSESSMENT DISTRICT.

MURFREESBORO ZONING ORDINANCE, SECTION 7 - STANDARD NOTES

- IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDERS' EXPENSE.
- ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO REVIEW BY THE DEVELOPMENT SERVICES DIVISION. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
- A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE DEVELOPMENT SERVICES DIVISION. A SEPARATE LAND DISTURBANCE PERMIT APPLICATION SHALL BE MADE WITH THE OFFICE OF THE DEVELOPMENT SERVICES DIVISION FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
- FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE DEVELOPMENT SERVICES DIVISION PRIOR TO CONSTRUCTION COMMENCEMENT.
- A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME MUST BE PROVIDED.
- AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE DIRECTOR OF THE MURFREESBORO WATER RESOURCES DEPARTMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.



Map data ©2020 Google

VICINITY MAP

NOT TO SCALE

OWNER / DEVELOPER

PROLOGIS
406 11TH Ave. N Suite 230
Nashville, TN 37203
Owner Contact: Mike Carrico
Email: mcarrico@prologis.com
Phone: (317) 514-4231

CIVIL ENGINEER

Gresham Smith
222 Second Avenue South, Suite 1400
Nashville, TN 37201

Civil Contact: Mike Hunkler, P.E.
Phone: (615) 770-8156
Email: mike.hunkler@greshamsmith.com

Sheet List Table

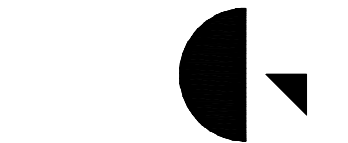
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS PLAN
C200	SITE PLAN
C201	DETAILED SITE PLAN
C202	DETAILED SITE PLAN
C203	DETAILED SITE PLAN
C204	DETAILED SITE PLAN
C205	DETAILED SITE PLAN
C206	DETAILED SITE PLAN
C207	SIGNAGE AND FENCING PLAN
C208	SIGNAGE AND FENCING DETAILS
C300	GRADING PLAN
C301	DETAILED GRADING PLAN
C302	DETAILED GRADING PLAN
C303	DETAILED GRADING PLAN
C304	DETAILED GRADING PLAN
C305	DETAILED GRADING PLAN
C306	DETAILED GRADING PLAN
C307	STRUCTURE TABLES
C308	PIPE TABLES
C309	PRE DEVELOPED DRAINAGE AREA PLAN
C310	POST DEVELOPED DRAINAGE AREA PLAN
C400	EPSC PLAN - INITIAL
C401	EPSC PLAN - INTERMEDIATE
C402	EPSC PLAN - FINAL
C500	UTILITY PLAN
C501	DETAILED UTILITY PLAN
C502	DETAILED UTILITY PLAN
C503	DETAILED UTILITY PLAN
C504	DETAILED UTILITY PLAN
C505	DETAILED UTILITY PLAN
C506	DETAILED UTILITY PLAN
C507	SANITARY LINE 1 PLAN AND PROFILE
C508	SANITARY LINE 1 PLAN AND PROFILE
C509	SANITARY LINE 1 PLAN AND PROFILE
C510	SANITARY LINE 2 PLAN AND PROFILE
C600	PHOTOMETRICS PLAN
C700	TRUCK TURN PLAN
C901	SITE DETAILS
C902	SITE DETAILS
C903	SITE DETAILS
C904	SITE DETAILS
C905	SITE DETAILS
L100	OPEN SPACE PLAN
L200	OVERALL LANDSCAPE PLAN
L201	DETAILED LANDSCAPE PLAN
L202	DETAILED LANDSCAPE PLAN
L203	DETAILED LANDSCAPE PLAN
L204	DETAILED LANDSCAPE PLAN
L205	DETAILED LANDSCAPE PLAN
L206	DETAILED LANDSCAPE PLAN

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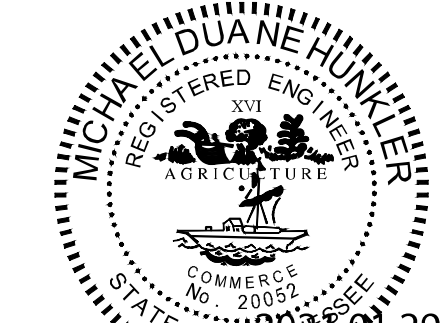
GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

Revision Record

Revision Number	Revision Description	Revision Date
1	AGENCY COMMENTS	01.29.2021



Michael D. Hunkler
01/29/2021 10:49:24 -06'00'

INTEGRATED
SUBDIVISION
SITE PLAN
ELAM FARMS
LOT #3

1525 DISTRIBUTION DRIVE
MURFREESBORO, TENNESSEE



406 11th Ave. N Suite 230
Nashville, TN 37203
615.377.5880
https://www.prologis.com/

Date	Project No.
01.14.21	44314.00

Sheet Title
COVER SHEET

Sheet No.	C000
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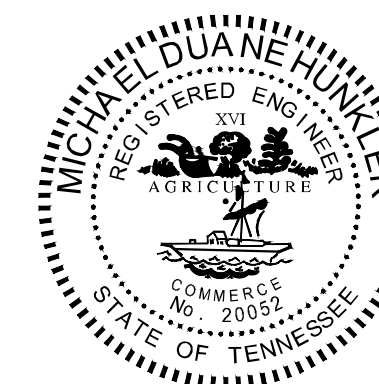
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Revision Number	Revision Description	Revision Date
1	AGENCY COMMENTS	01.29.2021



1525 DISTRIBUTION DRIVE
MURFREESBORO, TENNESSEE



<https://www.prologis.com/>

Sheet Title

SITE PLAN

Sheet
No. C200

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IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT" TO BE PROVIDED AT EACH SUCH PROVIDER'S EXPENSE.

ONSITE SOLID WASTE TO BE COLLECTED BY A PRIVATE HAULER

THIS SITE PLAN IS NOT AFFECTED BY THE CITY'S MAJOR TRANSPORTATION PLAN

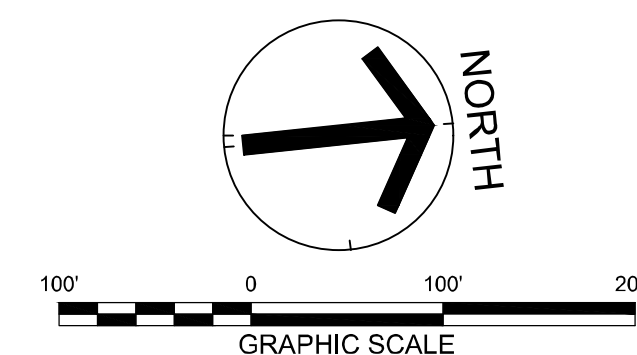
SITE DATA TABLE			
ZONING CLASSIFICATION	LI		
TOTAL BUILDING STORIES	1		
PROPOSED BUILDING USE	WAREHOUSING, TRANSPORTING/DISTRIBUTING		
LAND TAX MAP NUMBER	37-230		
GROUP NUMBER	RwwZone1		
PARCEL NUMBER	126-050, 14-000		
	WAREHOUSE/OFFICE	VEHICLE MAINT. BLDGS.	TOTAL
BUILDING HEIGHT	46' 0"	25' 6"	N/A
BUILDING AREA	357,925 SQFT	11,880 SQFT	369,805 SQFT

PARKING SPACE TABLE		
	REQUIRED	PROVIDED
REGULAR SPACES		791
ACCESSIBLE SPACES		14
TOTAL	750	805
TOTAL TRUCK TRAILER PARKING		580
TOTAL TRUCK TRACTOR PARKING		220
TOTAL DOLLY PARKING		225
TOTAL TRUCK DOCKS		269

PARKING SPACES REQUIRED:
1.5 SPACES FOR EACH 2 EMPLOYEES
EMPLOYED ON THE LARGEST SHIFT PLUS 1
SPACE FOR EACH BUSINESS VEHICLE.

EMPLOYEES ON LARGEST SHIFT = 1,000
BUSINESS VEHICLES = 1025

MINIMUM BUILDING SETBACK LINE	
FRONT (SOUTH)	42'
FRONT (EAST)	42'
WEST	10'
NORTH	20'





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ARCHITECTS

1063 Central Avenue,
Cincinnati, Ohio, 45202
p: 513-241-4422 f: 513-241-5560
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Gresham
Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

Revision Record

Revision Number	Revision Description	Revision Date
1	AGENCY COMMENTS	01.26.2021



INTEGRATED SUBDIVISION SITE PLAN ELAM FARMS LOT #3

1525 DISTRIBUTION DRIVE
MURFREESBORO, TENNESSEE



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Nashville, TN 37203
615.377.5880

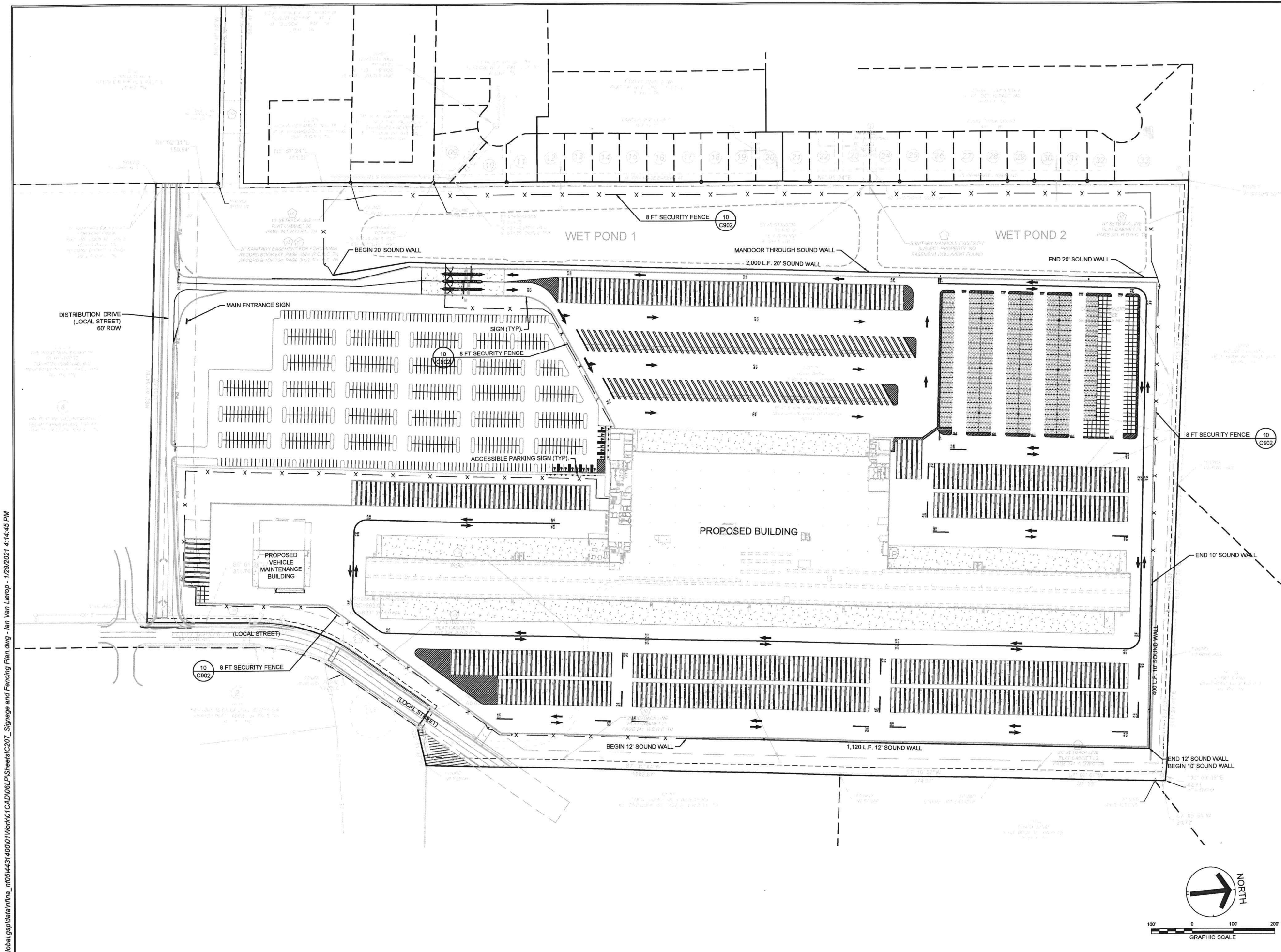
<https://www.prologis.com/>

Date 01.14.21 Project No. 44314.00

Sheet Title
SIGNAGE AND FENCING
PLAN

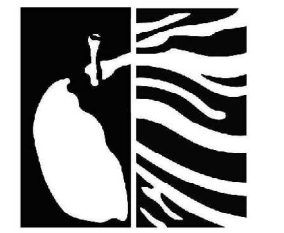
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☒ Not Released for Construction



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ARCHITECTS
1063 Central Avenue
Cincinnati, Ohio, 45202
p: 513-241-4422 f: 513-241-5560
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Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

Revision Record

Revision Number	Revision Description	Revision Date
1	AGENCY COMMENTS	01.29.2021



INTEGRATED SUBDIVISION SITE PLAN ELAM FARMS LOT #3

1525 DISTRIBUTION DRIVE
MURFREESBORO, TENNESSEE



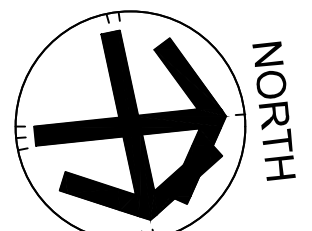
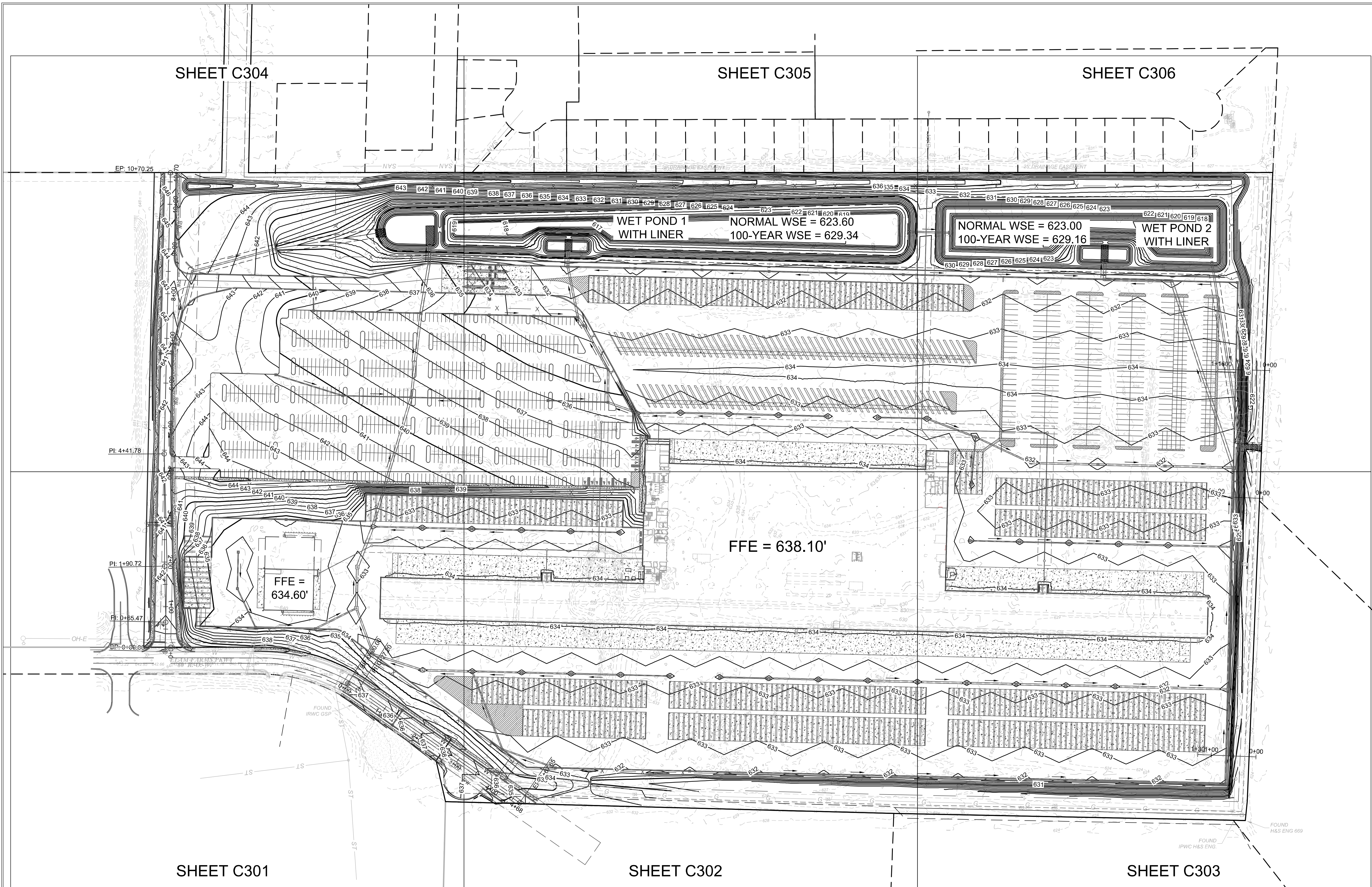
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<https://www.prologis.com/>

Date 01.14.21 Project No. 44314.00

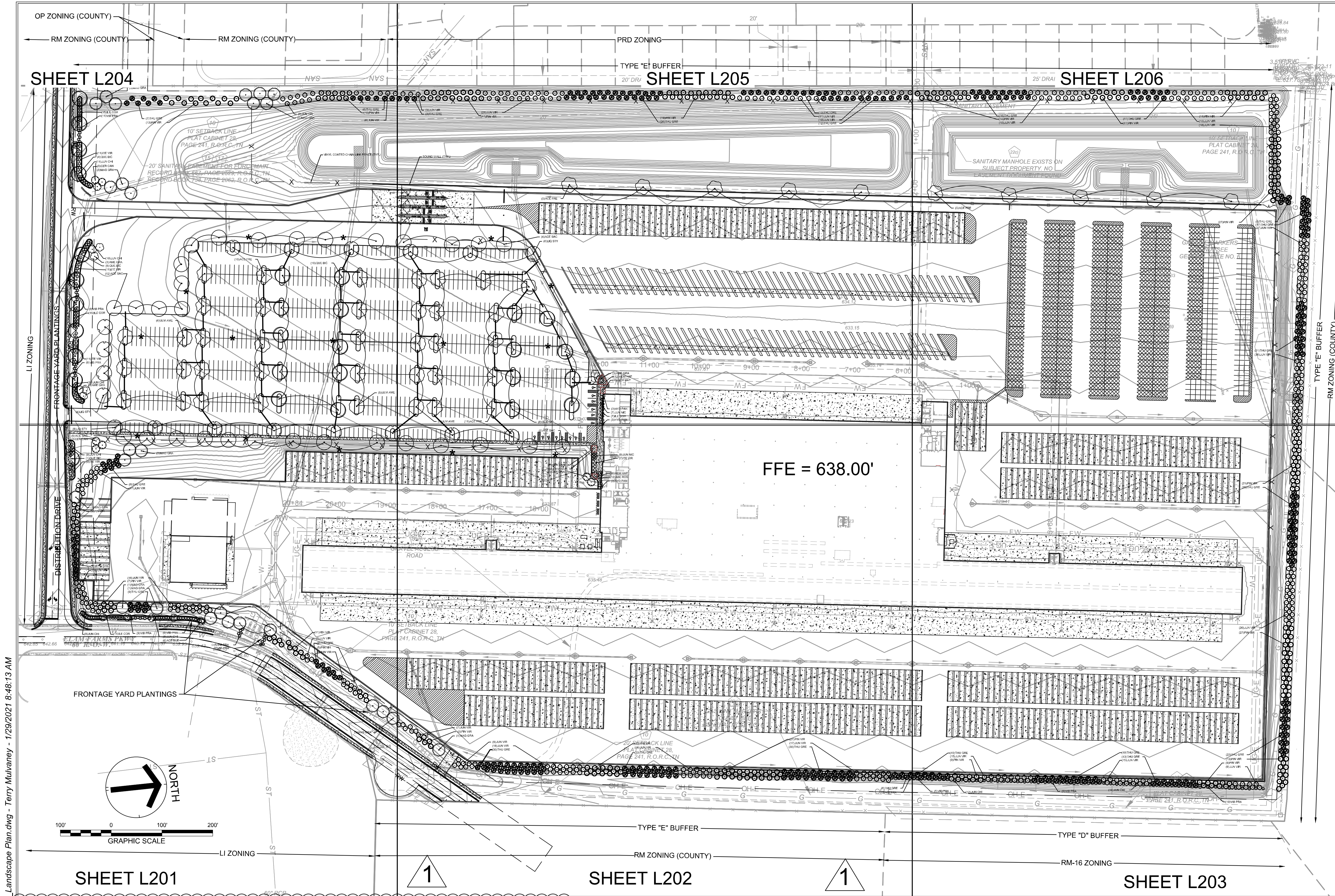
Sheet Title
GRADING PLAN

Sheet No. C300

☐ Released for Construction
☒ Not Released for Construction



100' 0 100' 200'
GRAPHIC SCALE



- LANDSCAPE NOTES
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIP LINES OF TREES OUTSIDE THE LIMIT OF GRADING.
 2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
 3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, LATEST EDITION, FOR SIZE AND QUALITY.
 4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED AS SHOWN BY THE CIVIL EROSION CONTROL PLANS.
 7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 8. SAND SHALL BE CLEAN MASONRY SAND.
 9. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 10. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
 11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS PRIOR TO INSTALLATION. TREELAN OR AN APPROVED EQUAL SHALL BE USED.
 12. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
 13. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
 14. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS, WHEN APPLICABLE.
 15. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
 16. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
 18. CUT AWAY ROPES OR WIRES FROM BAB PLANTS, PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
 19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
 20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
 22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
 23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
- PLANTING DATES
SPRING: MARCH 1 - MAY 1
FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY WANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED LANDSCAPE ELEMENT(S) (TREES, SHRUBS, ETC.).

ATA | BEILHARZ
ARCHITECTS

1063 Central Avenue,
Channahon, Ohio 45202
p. 513-241-4422 f. 513-241-5560
www.ata-b.com

Gresham
Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

Revision Record

Revision Number	Revision Description	Revision Date
11	AGENCY COMMENTS	05/28/2021

1/28/21

INTEGRATED
SUBDIVISION
SITE PLAN
ELAM FARMS
LOT #3

1525 DISTRIBUTION DRIVE
MURFREESBORO, TENNESSEE

PROLOGIS

406 11th Ave. N Suite 230
Nashville, TN 37203
615.377.5880
https://www.prologis.com/

Date: 01.14.21 Project No.: 44314.00

Sheet Title: OVERALL LANDSCAPE PLAN

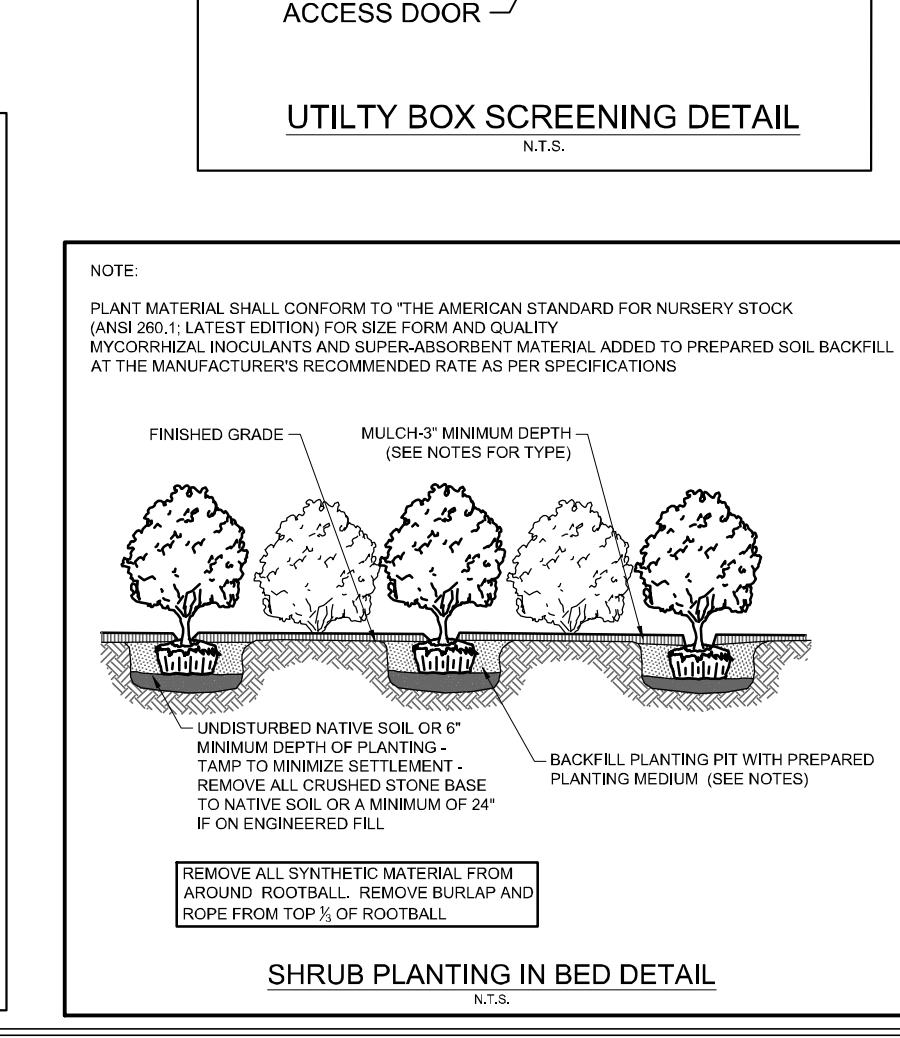
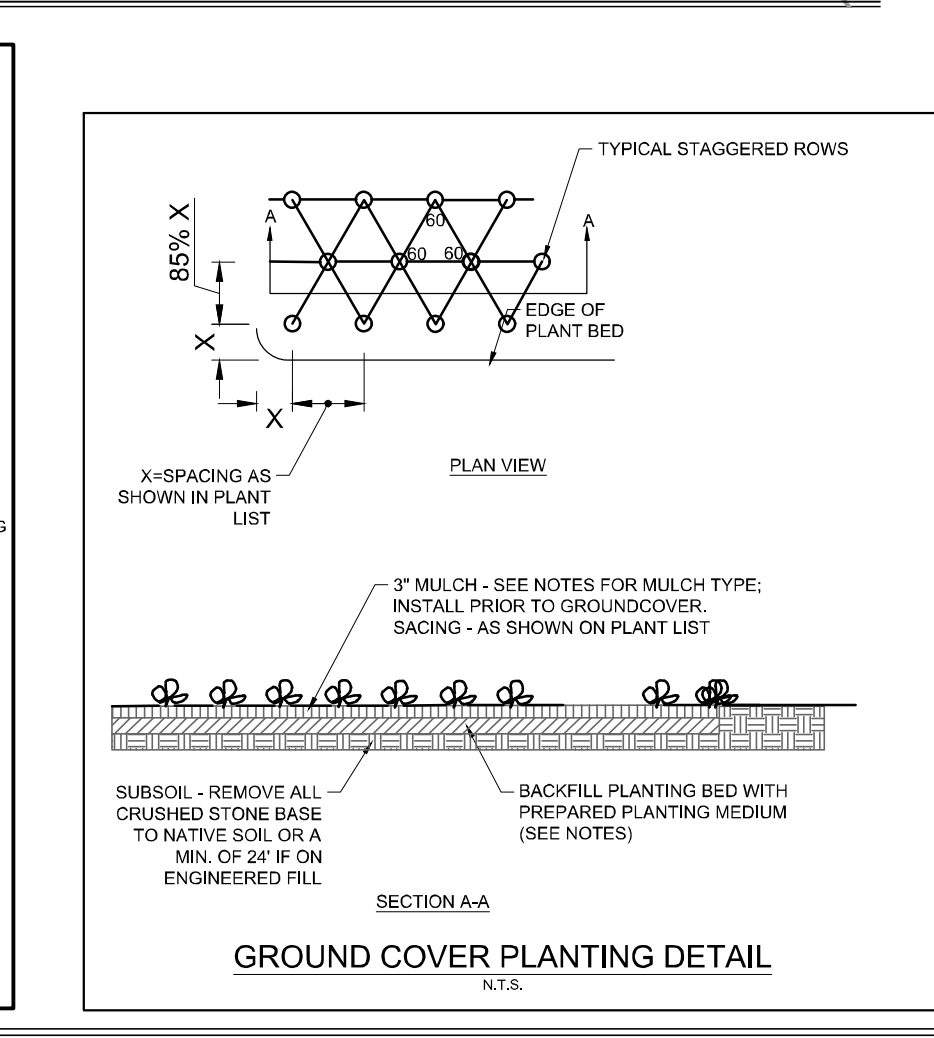
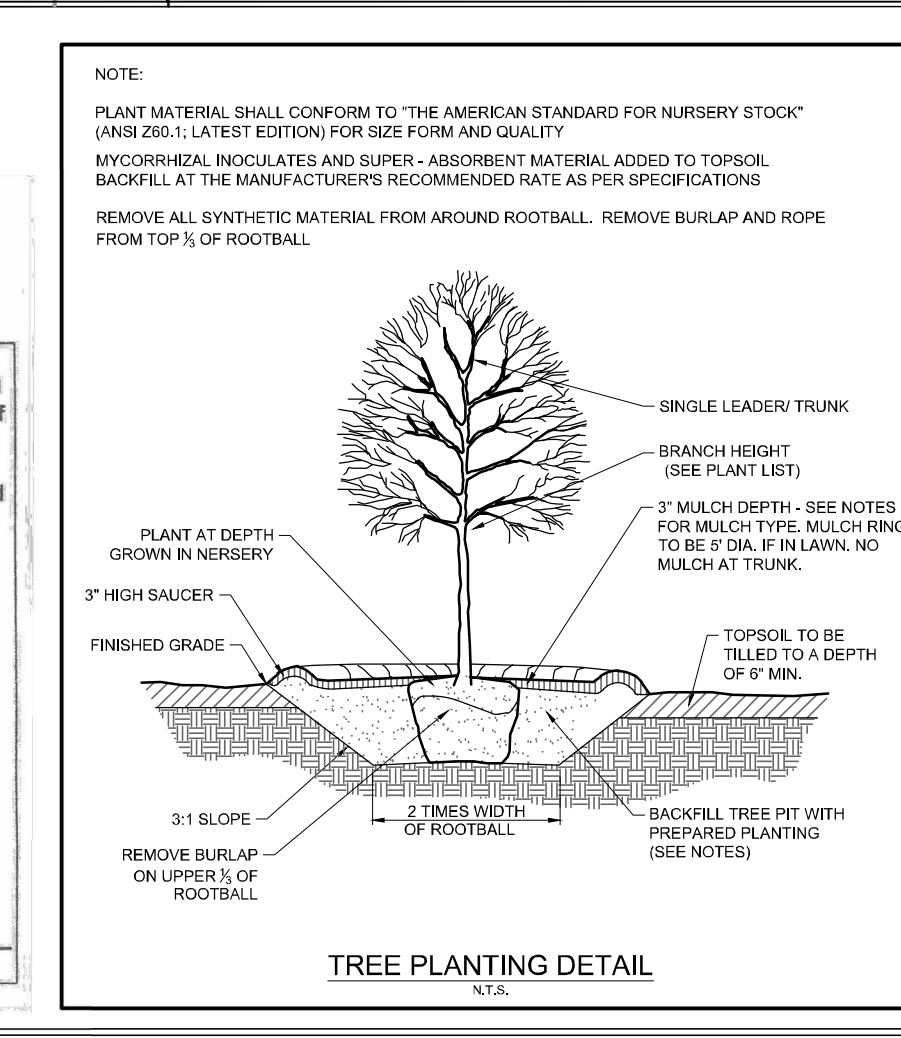
Sheet No.: L200

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PLANT SCHEDULE					
CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
ACE SAC	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	3"Cal	30
ACE FRE	Acer x freemanii 'Jeffers' TM	Autumn Blaze Maple	B & B	3"Cal	31
LIQ STY	Liquidambar styraciflua 'Cherokee'	Cherokee Sweet Gum	B & B	3"Cal	18
QUE BIC	Quercus bicolor	Swamp White Oak	B & B	3"Cal	29
ULM AME	Ulmus americana 'Princeton'	American Elm	B & B	4"Cal	16
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
JUN VIR	Juniperus virginiana	Eastern Red Cedar	B & B	6" ht.	367
MAG GRA	Magnolia grandiflora	Southern Magnolia	B & B	6" ht.	26
PIN VIR	Pinus virginiana	Virginia Pine	B & B	6" ht.	280
THU GRE	Thuja x 'Green Giant'	Green Giant Arborvitae	B & B	6" ht.	357
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
ACE BUE	Acer buergerianum	Trident Maple	B & B	2"Cal	6
AME GRA	Amelanchier x 'graciflora' 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	2"Cal	9
CER CAN	Cercis canadensis	Eastern Redbud	B & B	2"Cal	10
SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
ABE ROS	Abelia x 'Rose Creek'	Rose Creek Abelia	container	24" ht.	12
HYD PAN	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	container	24" ht.	9
ILE COR	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	container	24" ht.	51
ITE VIR	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetpire	container	24" ht.	49
JUN NIC	Juniperus chinensis 'Nick's Compact'	'Nick's Compact' Juniper	container	18" spr.	16
JUN CHI	Juniperus chinensis 'Sea Green'	Sea Green Juniper	container	24" ht.	86
VIB PRA	Viburnum x pragnese	Prague Viburnum	container	24" ht.	86
GROUND COVERS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
HEM HAP	Heemerocallis x 'Happy Returns'	Happy Returns Daylily	cont.	1 gal	253

149 TOTAL DECIDUOUS CANOPY AND ORNAMENTAL TREES PROVIDED
16 OF 149 SPECIFIED AS 4" CALIPER (10.7%) 10% MINIMUM REQUIRED
108 OF 149 SPECIFIED AS 3" CALIPER (72.5%) 15% MINIMUM REQUIRED

ANY UTILITY STRUCTURE, LIGHT POLE, SIGN OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE ANY REQUIRED LANDSCAPE ELEMENT (TREES, SHRUBS, ETC.).





Revision Number	Revision Description	Revision Date
	ZONING REVIEW	1.28.2021

1525 DISTRIBUTION DRIVE
MURFREESBORO, TENNESSEE

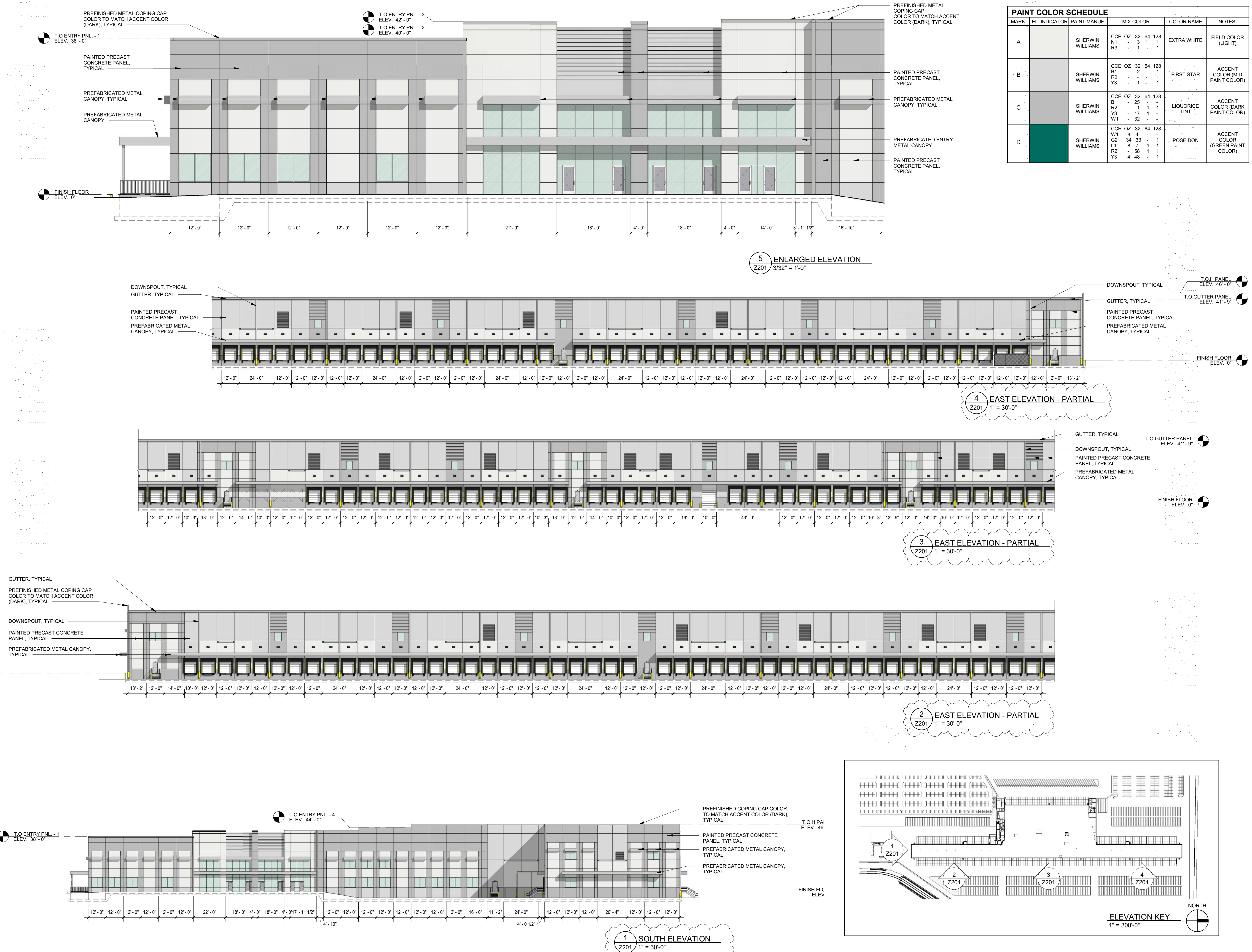


Date	Project No.
	NASXXXXX/2013

Sheet Title ZONING ELEVATIONS

Sheet
No. **Z201**

☐ Released for Construction
☒ Not Released for Construction



DOOR, WINDOW, AND STOREFRONT LEGENDS

X SEE SHEET A601 FOR WINDOW ELEVATION
XXX SEE SHEET A601 FOR DOOR ELEVATION

PAINT COLOR SCHEDULE

MARK	EL. INDICATOR	PAINT MANUF.	MIX COLOR	COLOR NAME	NOTES:
A		SHERWIN WILLIAMS	CCE OZ 32 64 128 N1 - 3 1 1 R3 - 1 - 1	EXTRA WHITE	FIELD COLOR (LIGHT)
B		SHERWIN WILLIAMS	CCE OZ 32 64 128 B1 - 2 - 1 R2 - - - 1 Y3 - 1 - 1	FIRST STAR	ACCENT COLOR (MID PAINT COLOR)
C		SHERWIN WILLIAMS	CCE OZ 32 64 128 B1 - 25 - - R2 - 1 1 1 Y3 - 17 1 - W1 - 32 - -	LIQUORICE TINT	ACCENT COLOR (DARK PAINT COLOR)
D		SHERWIN WILLIAMS	CCE OZ 32 64 128 W1 8 4 - - G2 34 33 - 1 L1 8 7 1 1 R2 - 58 1 1 Y3 4 48 - 1	POSEIDON	ACCENT COLOR (GREEN PAINT COLOR)

Revision Record

Revision Number	Revision Description	Revision Date
	ZONING REVIEW	1.29.2021

PROLOGIS
ELAM FARMS
LOGISTICS 1 -
FEDEX1525 DISTRIBUTION DRIVE
MURFREESBORO, TENNESSEE406 11th Ave. N Suite 230
Nashville, TN 37203
615.377.5880<https://www.prologis.com/>

Date Project No.

01/11/21 NASXXXXX/20139

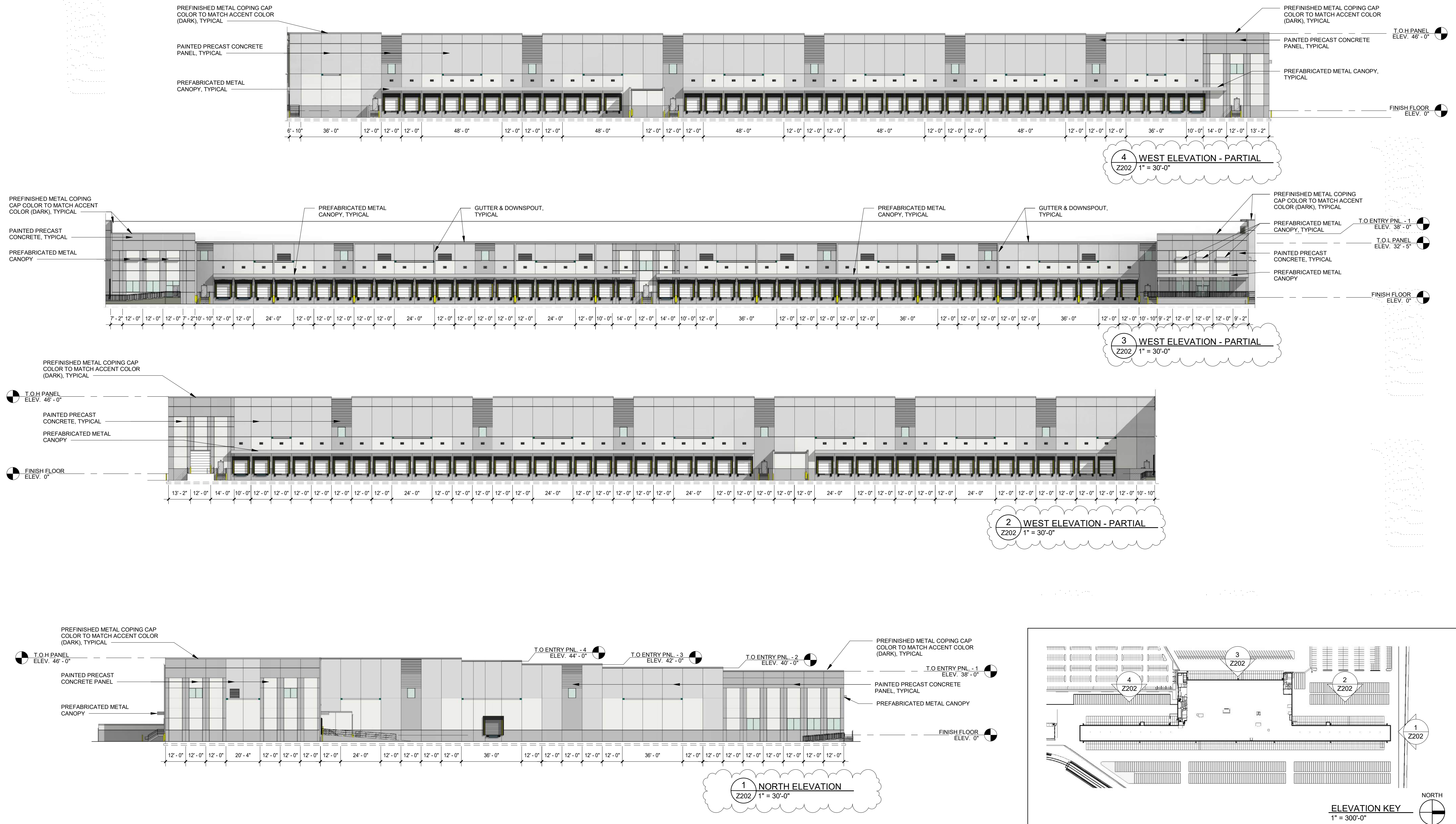
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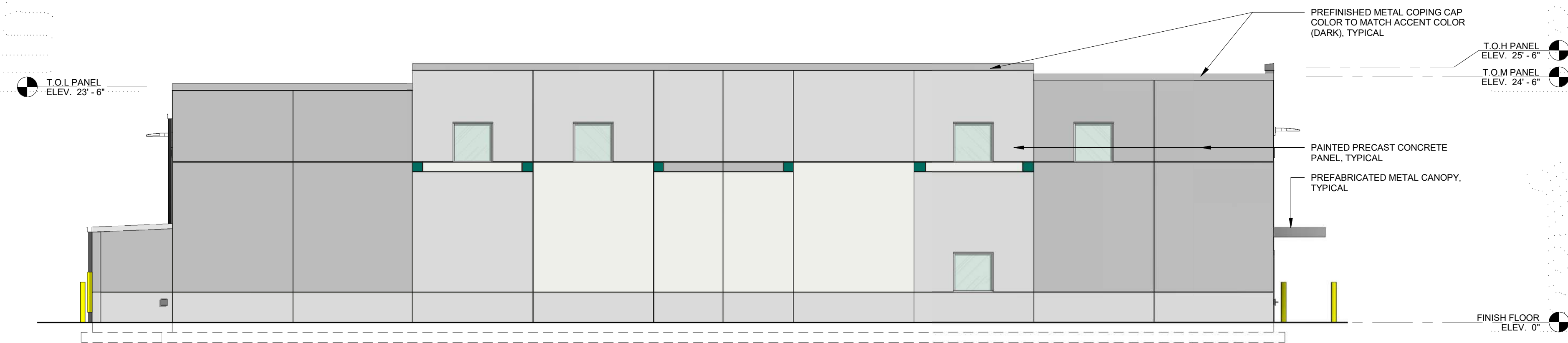
ZONING ELEVATIONS

Sheet

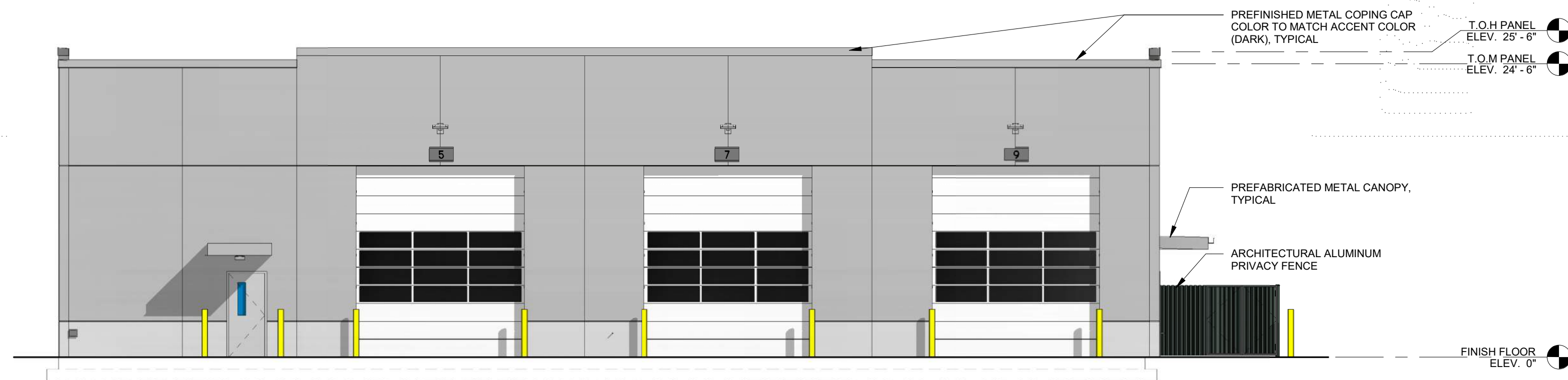
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Z202

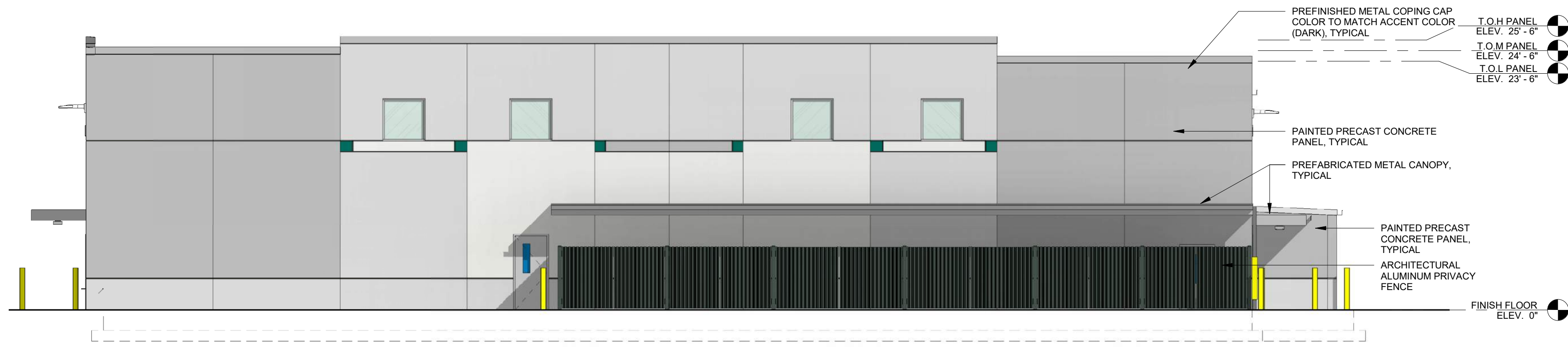
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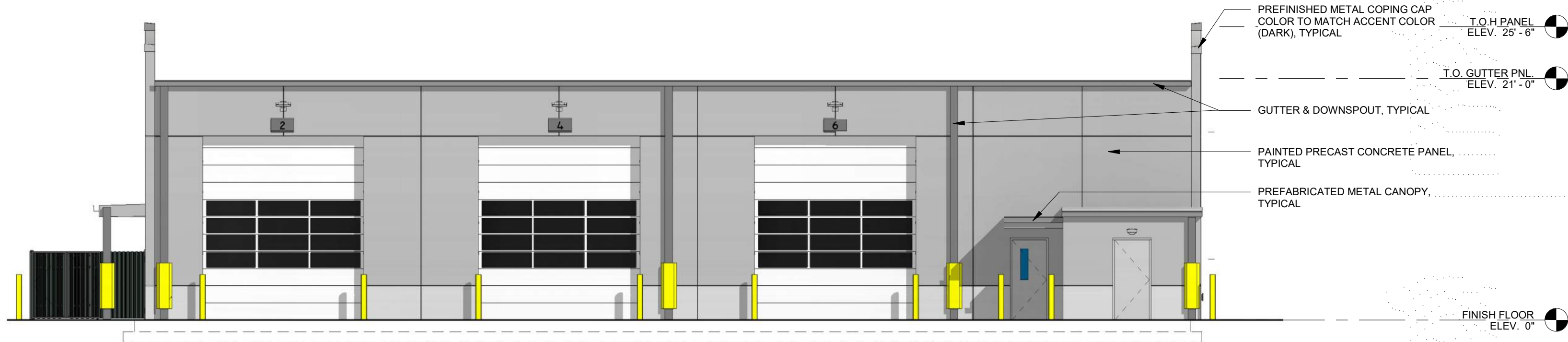
4 WEST ELEVATION
Z203 1/8" = 1'-0"



3 SOUTH ELEVATION
Z203 1/8" = 1'-0"



2 EAST ELEVATION
Z203 1/8" = 1'-0"



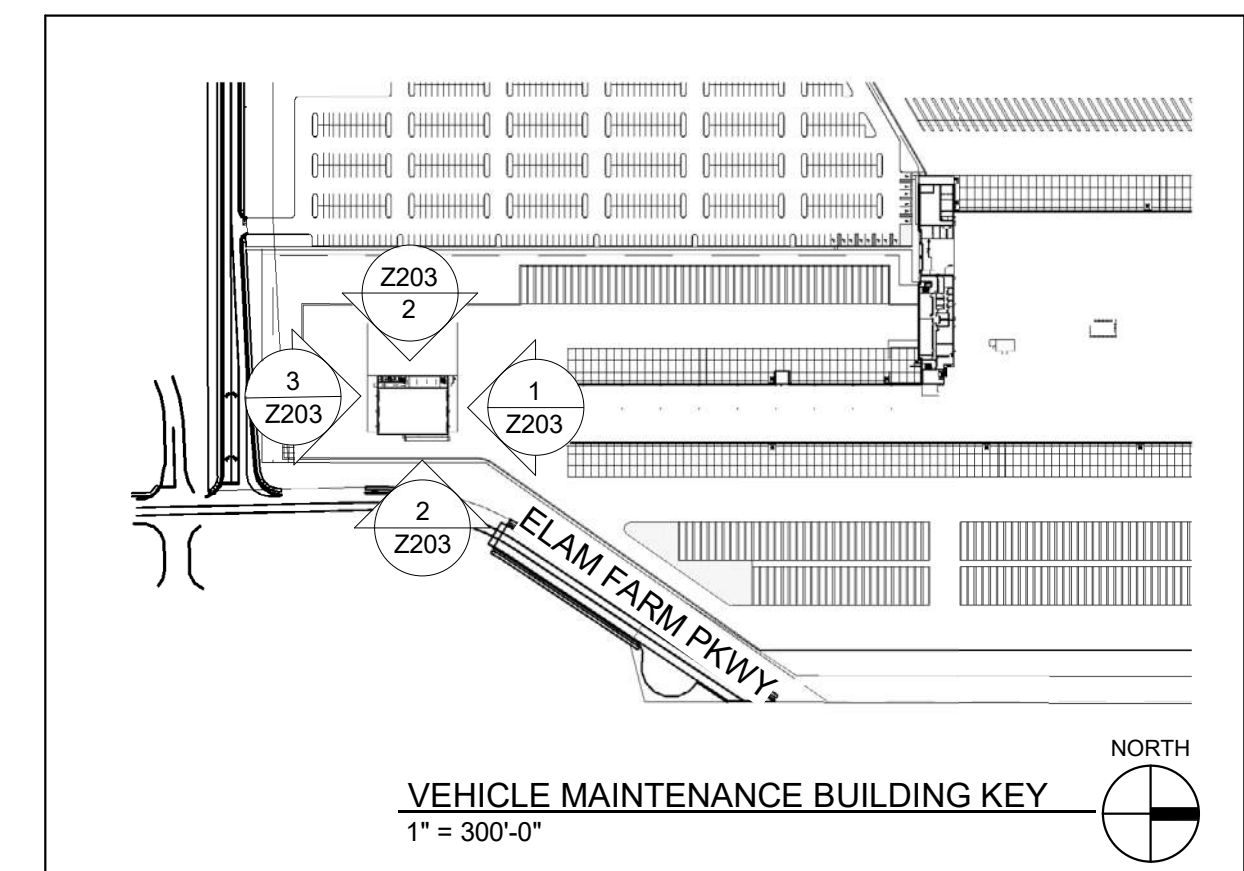
1 NORTH ELEVATION
Z203 1/8" = 1'-0"

DOOR, WINDOW, AND STOREFRONT LEGENDS

X SEE SHEET A601 FOR WINDOW ELEVATION
XXX SEE SHEET A601 FOR DOOR ELEVATION

PAINT COLOR SCHEDULE

MARK	EL. INDICATOR	PAINT MANUF.	MIX COLOR	COLOR NAME	NOTES:
A		SHERWIN WILLIAMS	CCE OZ 32 64 128 N1 - 3 1 1 R3 - 1 - 1	EXTRA WHITE	FIELD COLOR (LIGHT)
B		SHERWIN WILLIAMS	CCE OZ 32 64 128 B1 - 2 - 1 R2 - - 1 Y3 - 1 - 1	FIRST STAR	ACCENT COLOR (MID PAINT COLOR)
C		SHERWIN WILLIAMS	CCE OZ 32 64 128 B1 - 25 - - R2 - 1 1 1 Y3 - 17 1 - W1 - 32 - -	LIQUORICE TINT	ACCENT COLOR (DARK PAINT COLOR)
D		SHERWIN WILLIAMS	CCE OZ 32 64 128 V1 8 4 - G2 34 33 - 1 L1 8 7 1 1 R2 - 58 1 1 Y3 4 48 - 1	POSEIDON	ACCENT COLOR (GREEN PAINT COLOR)



Revision Record

Revision Number	Revision Description	Revision Date
	ZONING REVIEW	1.29.2021

PROLOGIS ELAM FARMS LOGISTICS 1 - FEDEX

1525 DISTRIBUTION DRIVE
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Nashville, TN 37203
615.377.5880
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Date 01/27/21 Project No. NASXXXXX/20139

Sheet Title
VEHICLE MAINTENANCE
BUILDING ZONING ELEVATIONS

Sheet No. **Z203**

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Revision Record

Revision Number	Revision Description	Revision Date
	ZONING REVIEW	1.28.2021

PROLOGIS ELAM FARMS LOGISTICS 1 - FEDEX

1525 DISTRIBUTION DRIVE
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Nashville, TN 37203
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Date 01/11/21 Project No. NASXXXXX/20139

Sheet Title
TRASH SCREEN AREA

Sheet No. **Z204**

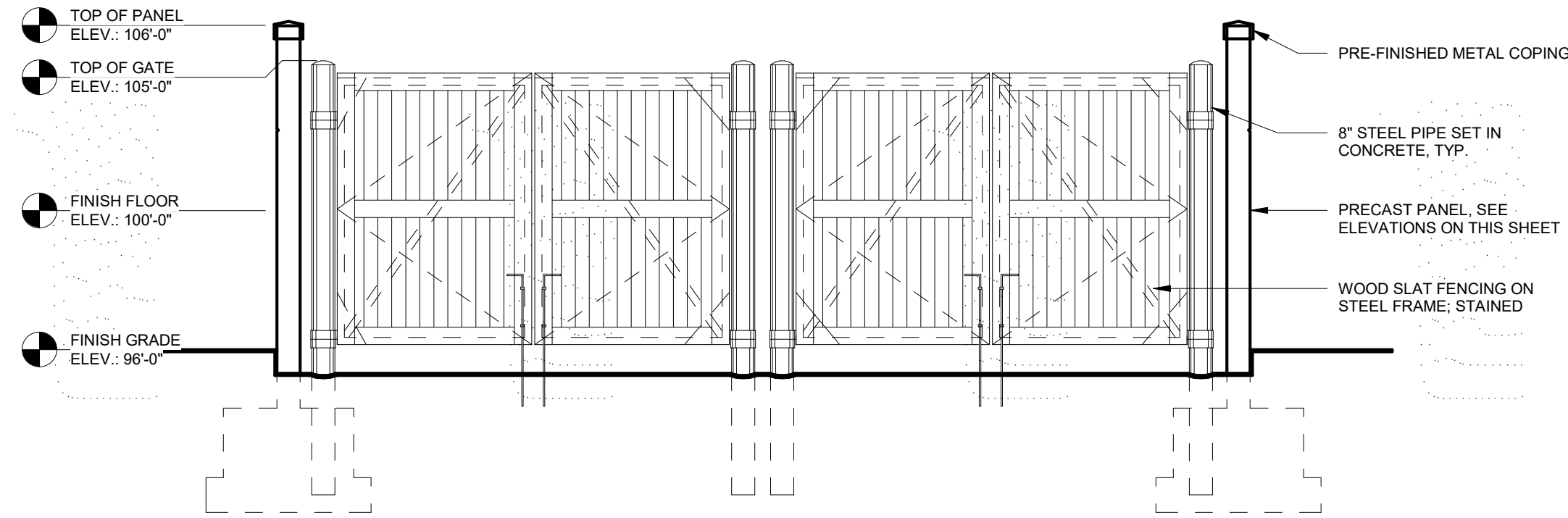
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☒ Not Released for Construction

DOOR, WINDOW, AND STOREFRONT LEGENDS

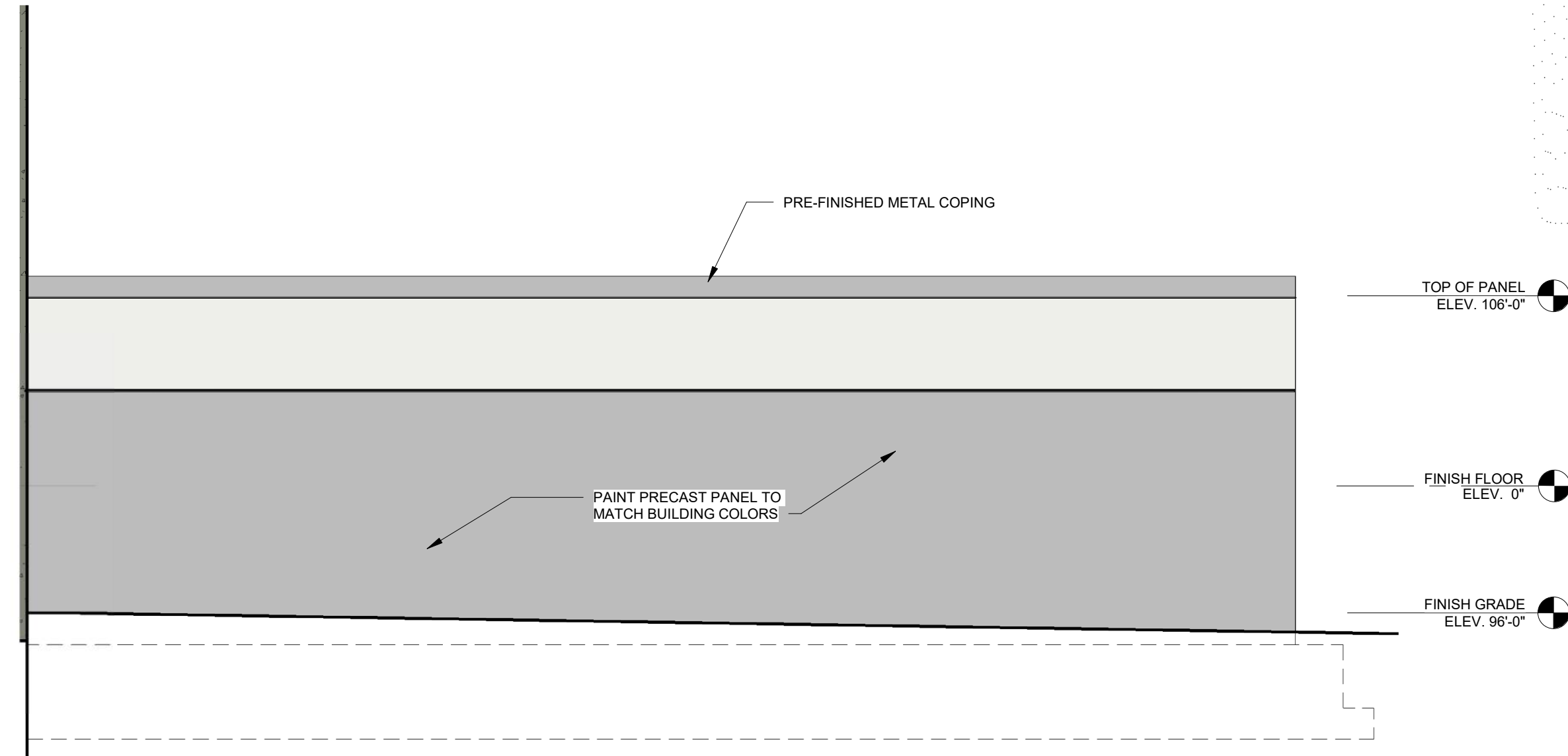
X SEE SHEET A601 FOR WINDOW ELEVATION
xxx SEE SHEET A601 FOR DOOR ELEVATION

PAINT COLOR SCHEDULE

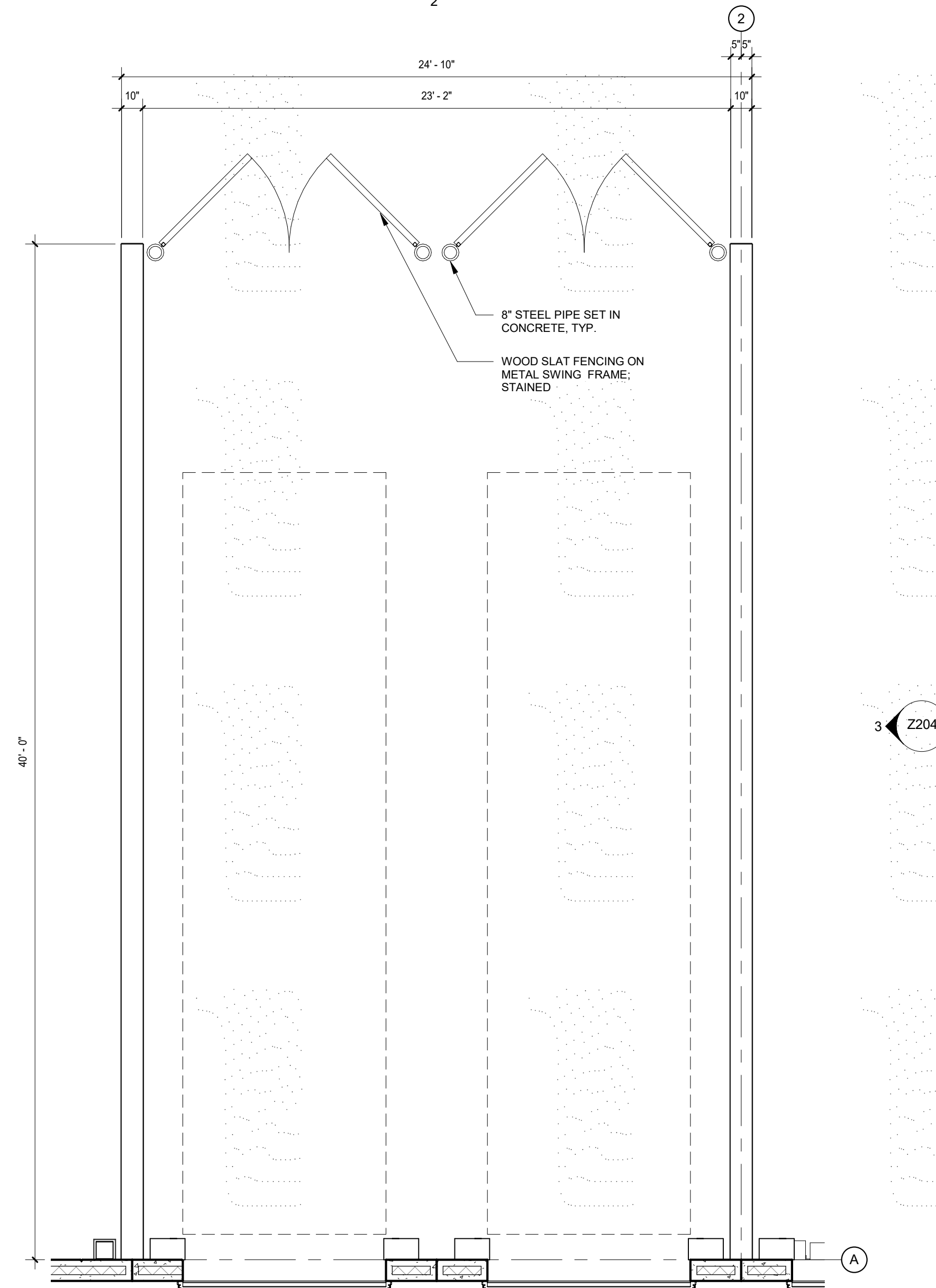
MARK	EL. INDICATOR	PAINT MANUF.	MIX COLOR	COLOR NAME	NOTES
A		SHERWIN WILLIAMS	CCE OZ 32 64 128 N1 - 3 1 1 R3 - 1 - 1	EXTRA WHITE	FIELD COLOR (LIGHT)
B		SHERWIN WILLIAMS	CCE OZ 32 64 128 B1 - 2 - 1 R2 - - 1 Y3 - 1 - 1	FIRST STAR	ACCENT COLOR (MID PAINT COLOR)
C		SHERWIN WILLIAMS	CCE OZ 32 64 128 B1 - 25 - - R2 - 1 1 1 Y3 - 17 1 - W1 - 32 - -	LIQUORICE TINT	ACCENT COLOR (DARK PAINT COLOR)
D		SHERWIN WILLIAMS	CCE OZ 32 64 128 W1 9 4 - - G2 34 33 - 1 L1 8 7 1 1 R2 - 58 1 1 Y3 4 48 - 1	POSEIDON	ACCENT COLOR (GREEN PAINT COLOR)



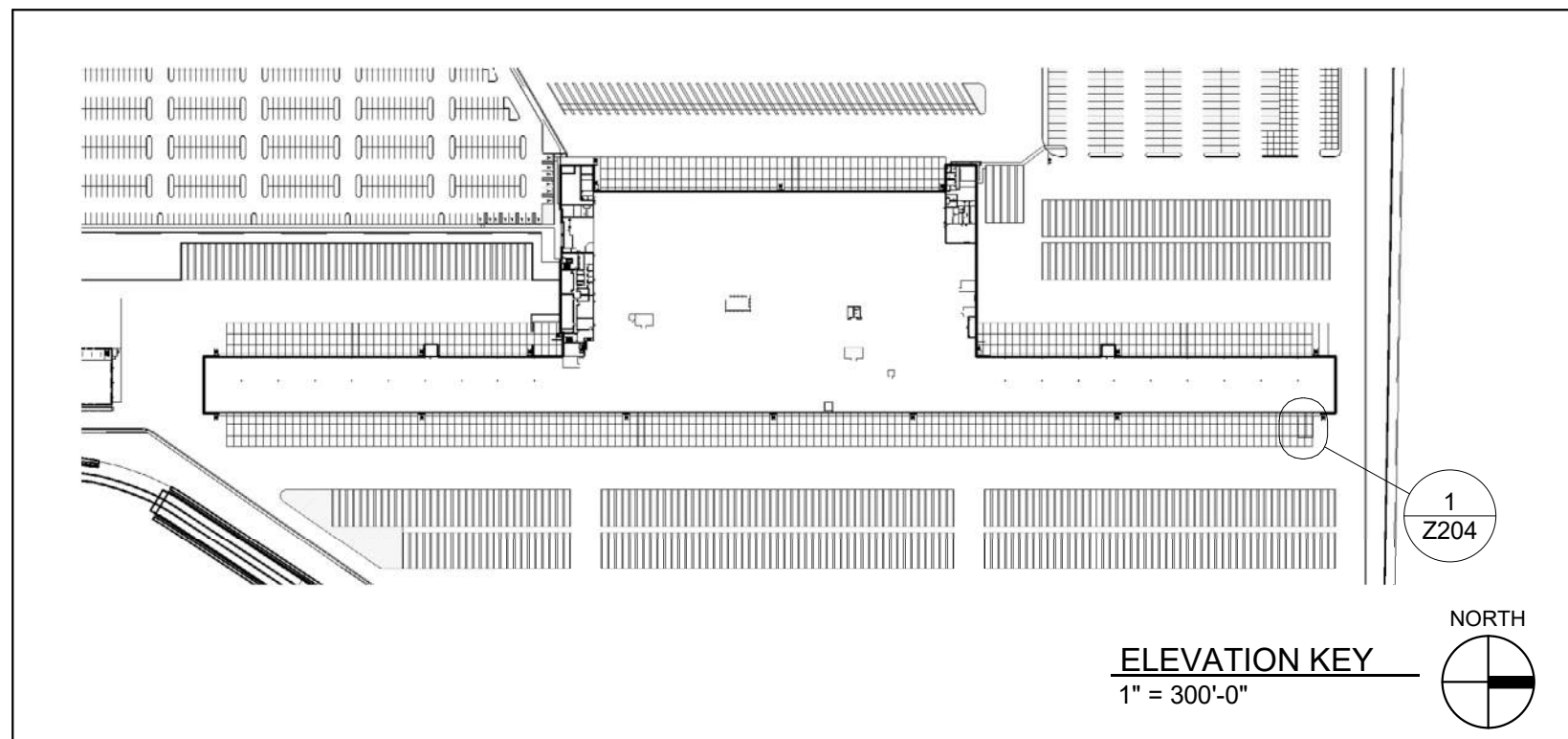
2 DOCK PIT DETAIL
Z204 1/4" = 1'-0"



3 SCREEN ELEVATION
Z204 1/4" = 1'-0"

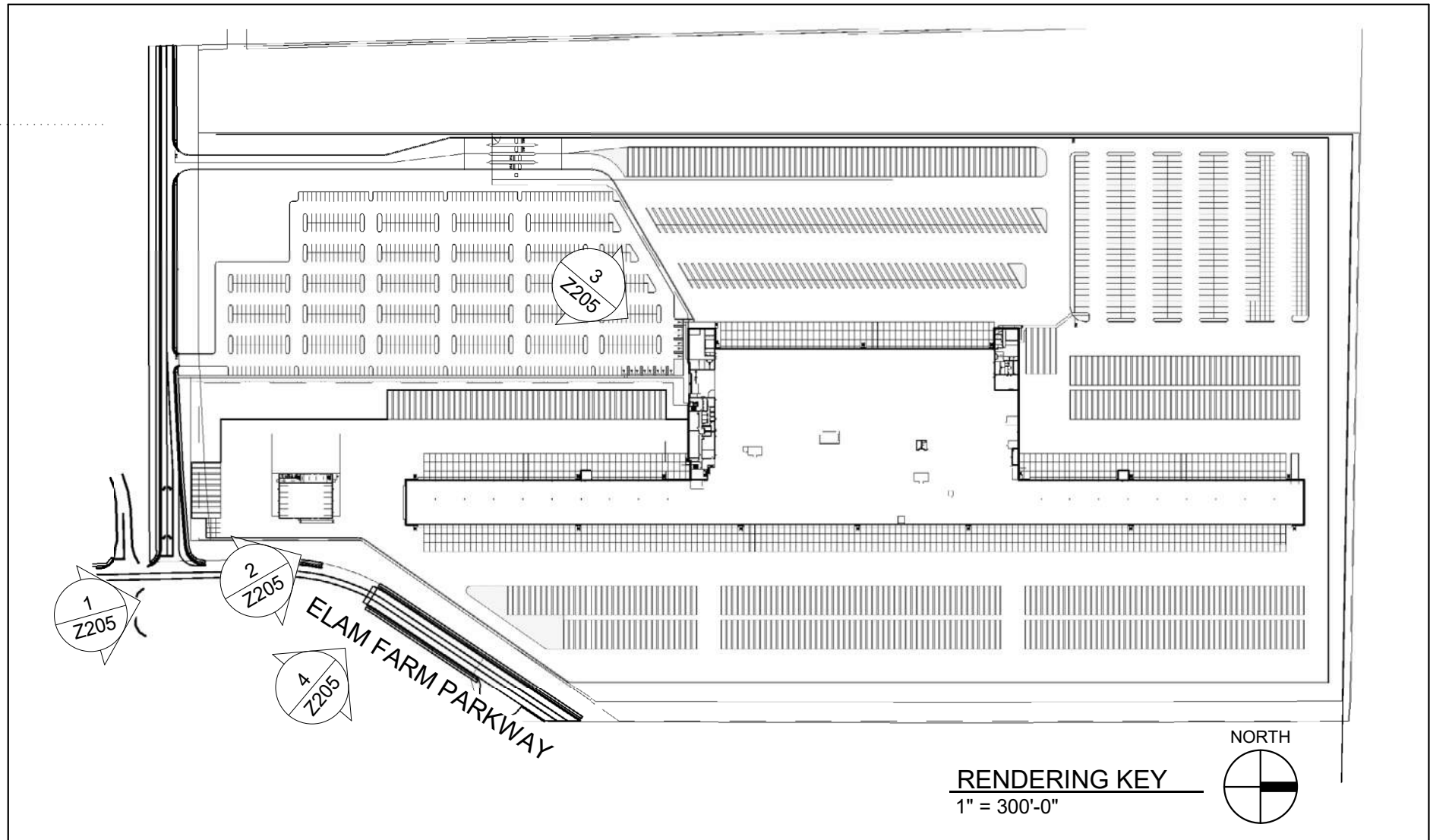


1 TRASH COMPACTOR AREA
Z204 1/4" = 1'-0"





1 RENDERING FROM INTERSECTION
Z205 12" = 1'-0"



2 RENDERING FROM ELAM FARM
Z205 12" = 1'-0"



3 MAIN ENTRY VIEW
Z205 N.T.S.



4 RENDERING AERIAL
Z205 12" = 1'-0"

Revision Record

Revision Number	Revision Description	Revision Date
1	ZONING REVIEW	1.28.2021

PROLOGIS ELAM FARMS LOGISTICS CENTER 1

XXXX ELAM FARMS ROAD,
MURFREESBORO, TENNESSEE



406 11th Ave. N Suite 230
Nashville, TN 37203
615.377.5880
<https://www.prologis.com/>

Date 01/11/21 Project No. NASXXXX/20139

Sheet Title
RENDERING

Sheet No. **Z205**

☐ Released for Construction
☐ Not Released for Construction

Revision Record

Revision Number	Revision Description	Revision Date
	ZONING REVIEW	1.29.2021

PROLOGIS ELAM FARMS LOGISTICS CENTER 1

XXXX ELAM FARMS ROAD,
MURFREESBORO, TENNESSEE

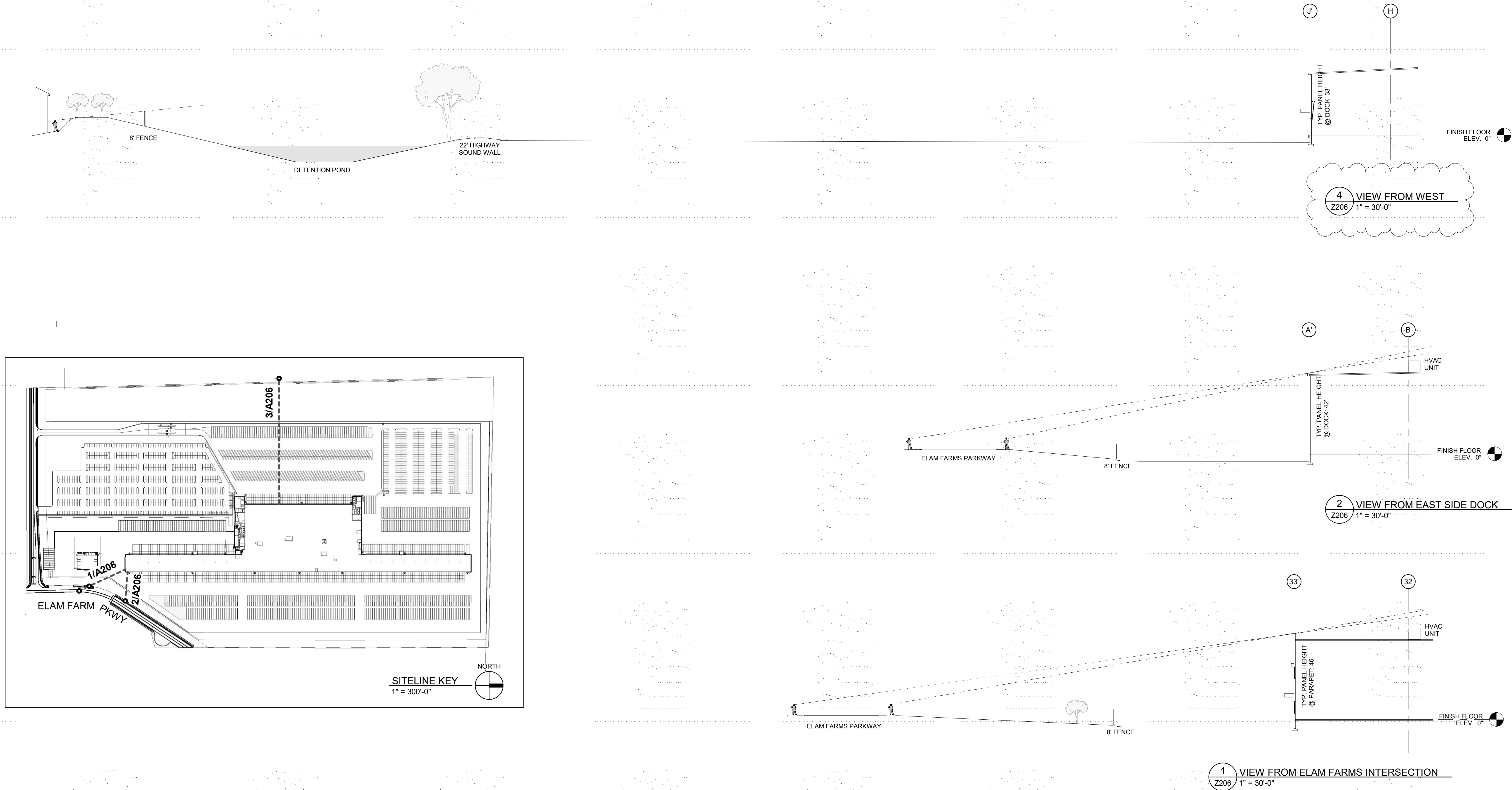


406 11th Ave. N Suite 230
Nashville, TN 37203
615.377.5880
<https://www.prologis.com/>

Date 01/11/21 Project No. NASXXXXX/20139

Sheet Title
SITELINE EXHIBIT

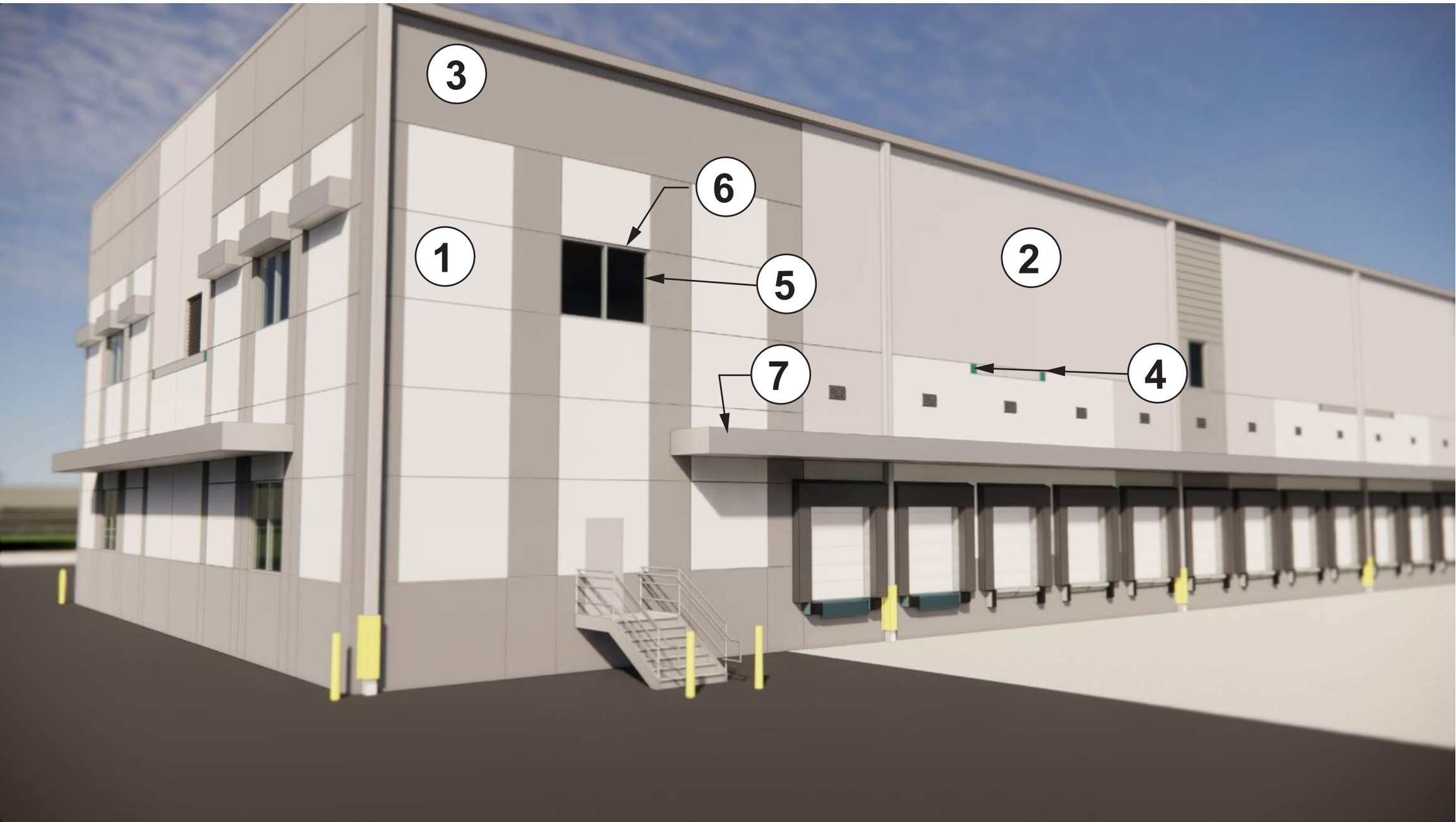
Sheet No. **Z206**
☐ Released for Construction
☐ Not Released for Construction

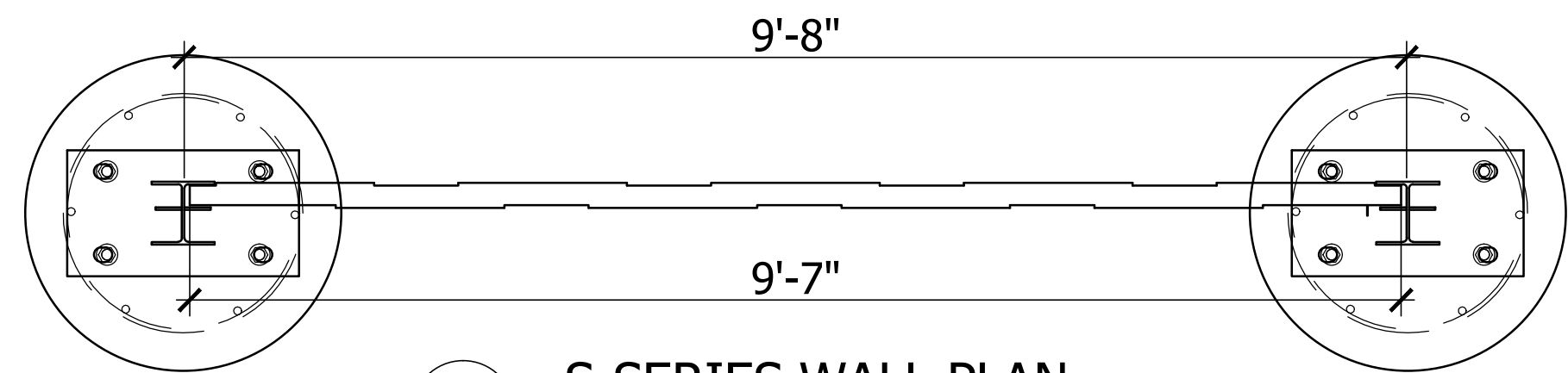


ELAM FARMS BTS
PROPOSED EXTERIOR FINISH COLORS

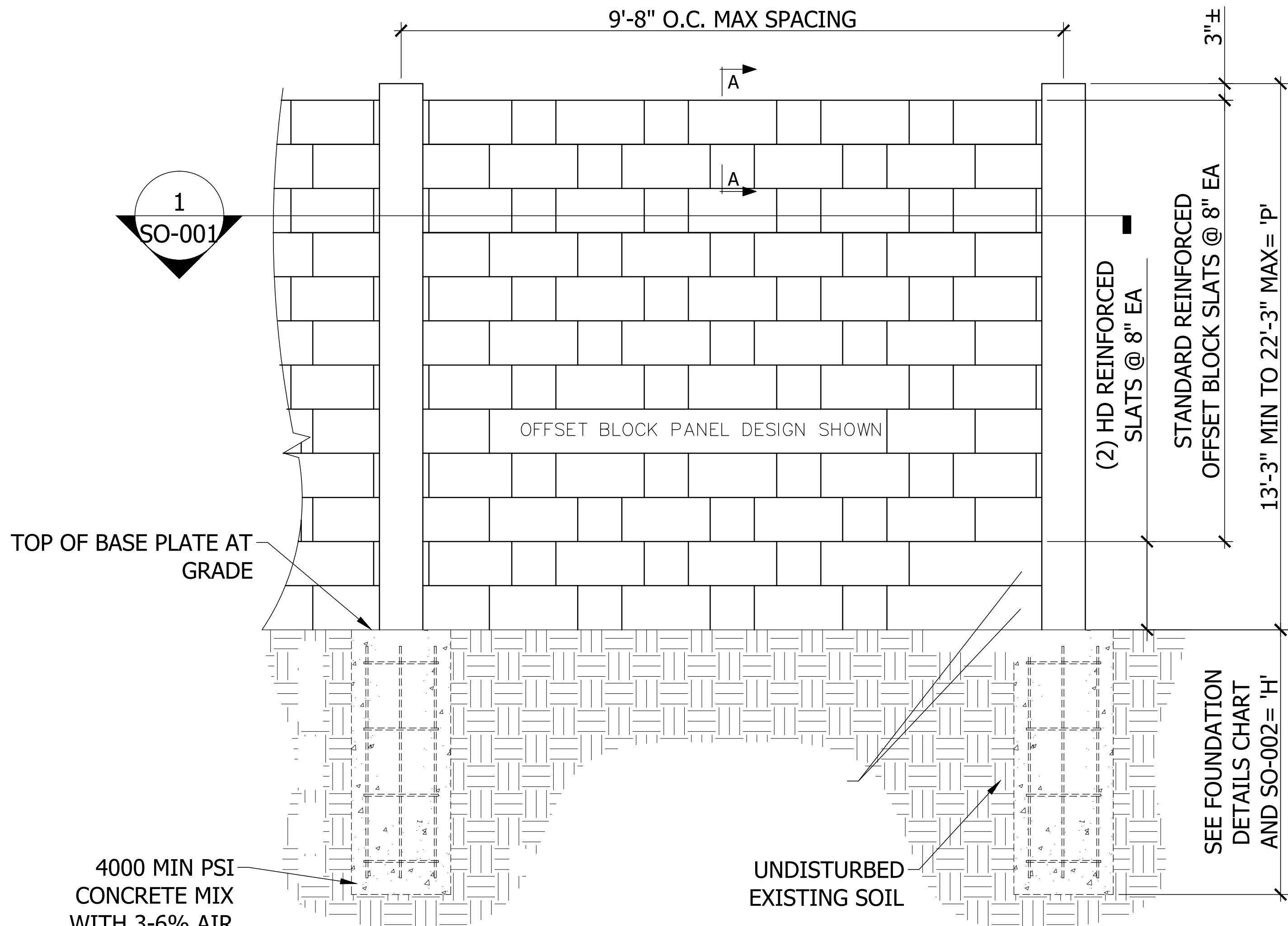


- FINISH KEY:**
- 1** FIELD PAINT:
SHERWIN WILLIAMS COLOR “**EXTRA WHITE**”
 - 2** ACCENT COLOR (MID PAINT COLOR):
SHERWIN WILLIAMS COLOR “**FIRST STAR**”
 - 3** ACCENT COLOR (DARK PAINT COLOR):
SHERWIN WILLIAMS COLOR “**LIQUORICE TINT**”
 - 4** ACCENT COLOR (GREEN PAINT COLOR):
SHERWIN WILLIAMS COLOR “**NEW DEEP GREEN**”
 - 5** METAL STOREFRONT FRAMES:
ALUMINUM, CLEAR ANODIZED
 - 6** GLAZING: GREEN TINTED
VITRO ARCHITECTURAL GLASS COLOR “**ATLANTICA**”
 - 7** METAL CANOPIES: **ALUMINUM, CLEAR ANODIZED**

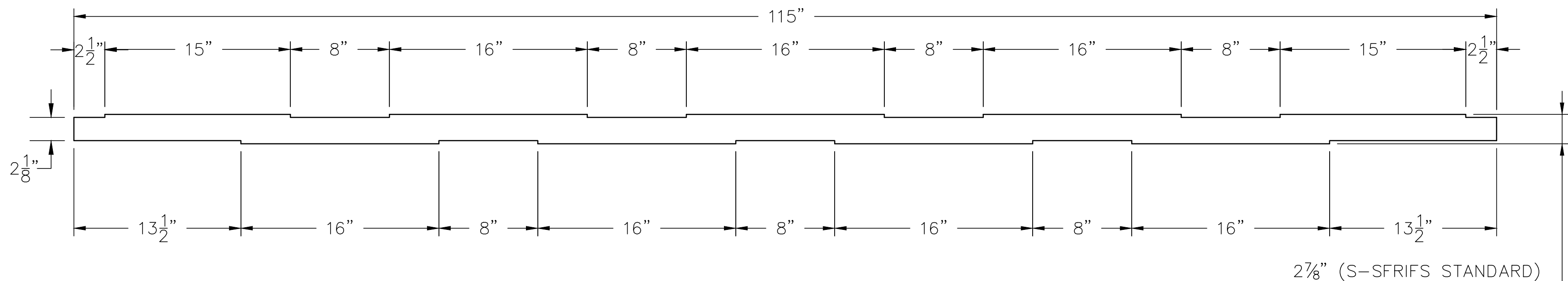




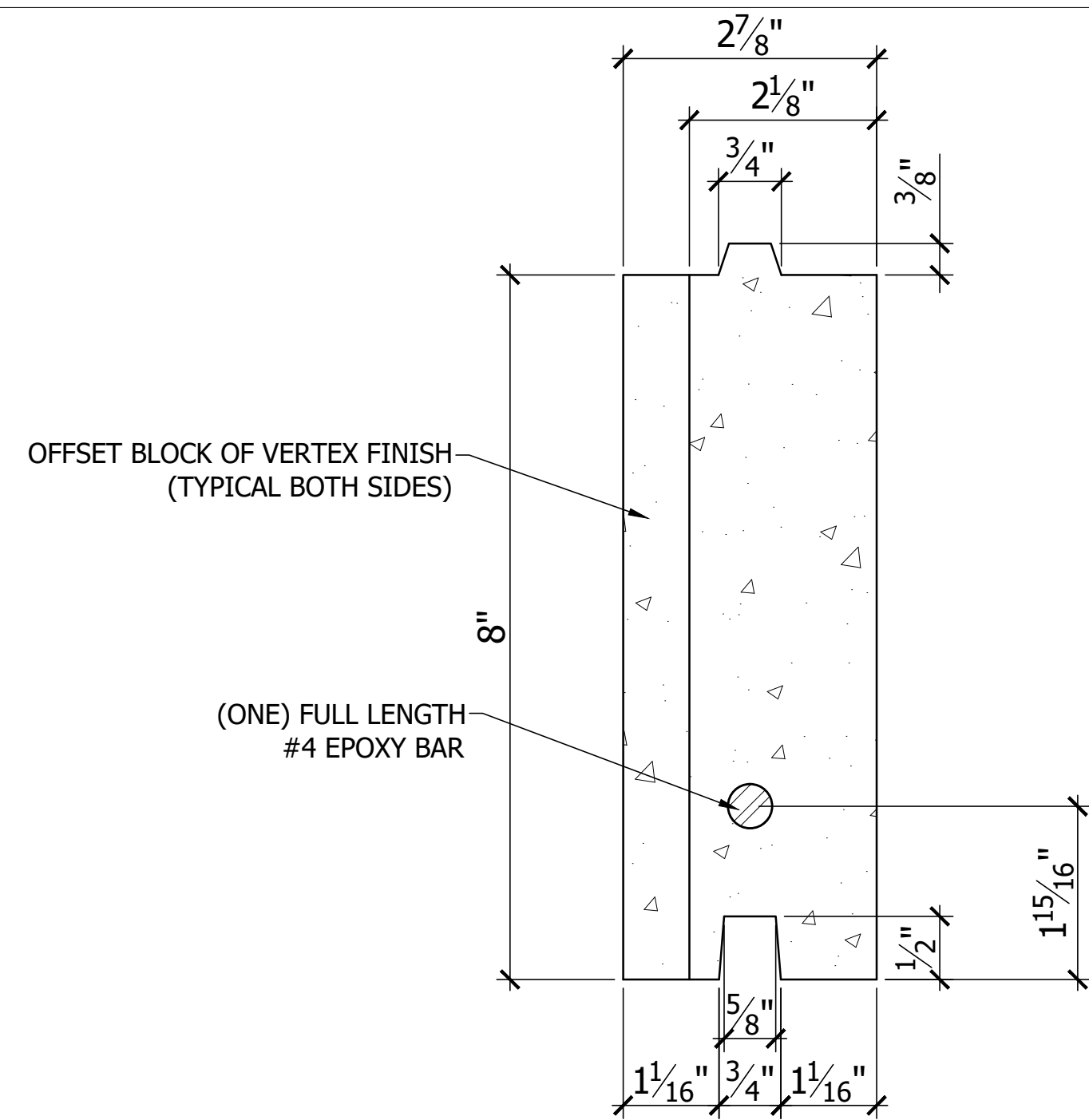
1 S-SERIES WALL PLAN
Scale: 1"=1'-0"



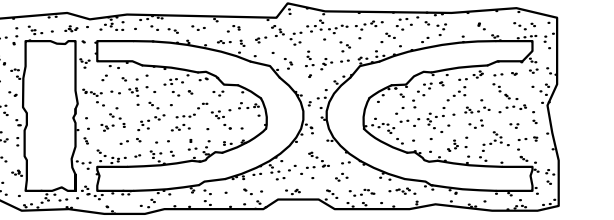
2 S-SERIES OFFSET BLOCK DESIGN ELV
Scale: 1"=1'-0"



6 S-SERIES OFFSET BLOCK SLAT DIMENSIONS
Scale: 3"=1'-0"



SECTION A-A
SCALE : 6" = 1'-0"



DURA-CRETE®

23450 REGENCY PARK DRIVE

WARREN, MI 48089

PHONE (586)-759-4286

FAX (586)-759-4395

www.DURA-CRETE.net info@DURA-CRETE.net

PRECAST CONCRETE BARRIERS AND SOUND WALLS

TYPICAL NOTES:

- ALL REBAR CAST WITHIN SLATS TO BE PER ASTM A615 GRADE 60 EPOXY COATED BARS.
- PANEL REINFORCEMENT A MINIMUM OF (1) #4 FULL LENGTH
- FOUNDATION DESIGN BASED ON SITE, SOIL AND/ OR ENGINEERING CONDITIONS PROVIDED FROM TERRACON PROJECT NO. N4155219, BY TERRACON CONSULTANTS, INC DATED DECEMBER 23, 2015.
- **MINIMUM FOUNDATION SPECS AS FOLLOWED:**
 - SEE CHART SO-002 FOR FOUNDATION SIZES FOR UNDISTURBED SOIL OR INTO BACKFILLED GRANULAR MATERIAL WITH 95% PROCTOR DENSITY COMPACTION.
 - 4000PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH AIR ENTRAINMENT BETWEEN 5 AND 8 PERCENTER WITH A 5'-7" SLUMP AND MAXIMUM AGGREGATE SIZE OF 3/4".
 - FOUNDATION REBAR TO BE PER ASTM A615 GRADE 60 NON-COATED WITH PLACEMENT OF REBAR TO FOLLOW ACI 318 GUIDELINES.
 - NO WELDING OF CAGES ALLOWED
 - SOIL CONDITIONS ALLOWABLE AVERAGE SOIL STRESS FOR LATERAL DESIGNS, S1= 1000PSI MIN.
 - STANDARD WIND EXPOSURE CATEGORY B= 90MPH
 - GEOTECHNICAL EVALUATION, SOIL BORING AND SITE TESTING MAY BE REQUIRED PER YOUR CITY'S GUIDELINES.
- GOVERNING BUILDING CODES:
 - INDIANA BUILDING CODE BASED ON IBC, LATEST EDITION- OCCUPANCY CATEGORY II
- OTHER APPLICABLE CODES:
 - ASCE/ SEI 7-05
 - ACI 318 CHAPTER 4
 - ANSI/ AISC 360-10

JOB SPECIFIC NOTES:

		E:
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S-SERIES OFFSET BLOCK
DETAILS

SHEET NUMBER:

SO-001



www.DURA-CRETE.net info@DURA-CRETE.net

PRECAST CONCRETE BARRIERS AND SOUND WALLS

TYPICAL NOTES:

- ALL REBAR CAST WITHIN SLATS TO BE PER ASTM A615 GRADE 60 EPOXY COATED BARS.
- • PANEL REINFORCEMENT A MINIMUM OF (1) #4 FULL LENGTH
- FOUNDATION DESIGN BASED ON SITE, SOIL AND/OR ENGINEERING CONDITIONS PROVIDED FROM TERRACON PROJECT NO. N4155219, BY TERRACON CONSULTANTS, INC DATED DECEMBER 23, 2015.
- • MINIMUM FOUNDATION SPECS AS FOLLOWS:
- • • SEE CHART 50-002 FOR FOUNDATION SIZES FOR UNDISTURBED SOIL OR INTO BACKFILLED GRANULAR MATERIAL WITH 95% PROCTOR DENSITY COMPACTION.
- • • 4000PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH AIR ENTRAINMENT BETWEEN 5 AND 8 PERCENTER WITH A 5"-7" SLUMP AND MAXIMUM AGGREGATE SIZE OF ¾".
- • • FOUNDATION REBAR TO BE PER ASTM A615 GRADE 60 NON-COATED WITH PLACEMENT OF REBAR TO FOLLOW ACI 318 GUIDELINES.
- • • NO WELDING OF CAGES ALLOWED
- • • SOIL CONDITIONS ALLOWABLE AVERAGE SOIL STRESS FOR LATERAL DESIGNS, S1= 1000PSI MIN.
- • • STANDARD WIND EXPOSURE CATEGORY B= 90MPH
- • • GEOTECHNICAL EVALUATION, SOIL BORING AND SITE TESTING MAY BE REQUIRED PER YOUR CITY'S GUIDELINES.
- • GOVERNING BUILDING CODES:
- • • INDIANA BUILDING CODE BASED ON IBC, LATEST EDITION- OCCUPANCY CATEGORY II
- • OTHER APPLICABLE CODES:
- • • ASCE/ SEI 7-05
- • • ACI 318 CHAPTER 4
- • • ANSI/ AISC 360-10

JOB SPECIFIC NOTES:



FOUNDATION DETAIL

Scale: 1/2"=1'-0"



FOUNDATION DETAIL

Scale: 1/2"=1'-0"

HEET TITLE:

FOUNDATION DETAILS

HEET NUMBER:

SO-002

ELAM FARMS BTS

HIGHWAY SOUND WALL INSTALLED EXAMPLE



City of Murfreesboro Plan
Review – Initial Submittal
January 27, 2021

Project Planner:	Amelia Kerr
Project Title:	Prologis
Project Number:	2021-3013
Plan type:	Site Plan
Zoning:	LI
Acreage:	78
Number of structures:	Main Structure - 1 story with 46'4" height Vehicle Maintenance Bldg. (VMB) with 24'
Density (if residential):	N/A
Square footage	Each Building sq. ft total = Warehouse/office 357,925 ² ' Vehicle Maintenance Accessory Bldg- 11,880 ² ' Total = 369,805 ² '
Additional details:	N/A

Prologis [2021-3013] site plan for 357,925²' warehouse/distribution building and 11,880²' vehicle maintenance building on 77.7 acres zoned L-I located along Elam Farms Parkway north of Joe B Jackson Parkway, Prologis developer. (Project Planners: Amelia Kerr and Holly Smyth)

Instructions for Applicant

- Please review the following comments and address each of them in your resubmittal. Failure to address comments may result in the plan not being approved (if administrative) or placed on the Planning Commission agenda (if applicable).
- Cloud all changes.
- Provide a response letter that addresses each comment.
- Open technical review meetings will be held on January 29, 2021. To schedule an appointment, please contact the Project Planner listed above no later than Noon on January 28, 2021. Technical review meetings typically last from 15 to 30 minutes and are intended to address only major issues that relate to multiple disciplines or reviewers. If you have only minor issues to discuss, please contact the listed reviewer.

- The final staff report for this project may include additional comments and conditions if the plan is changed significantly, even if the changes are made at staff's direction.

Staff Comments

Development Services – Planning- 615-893-6441

Amelia Kerr, aekerr@murfreesborotn.gov

1. With resubmittal provide staff comment response letter with revisions noted and identified on the plan.
2. A Final subdivision plat must be submitted for review and approval. Plat must be recorded prior to the issuance of the certificate of occupancy.
3. Provide evidence of E-911 approval of the new street name.
4. Contact Teresa Roberts Theresa.m.roberts@usps.gov 615-872-5660 or Melissa Steger Melissa.d.steger@usps.gov 615-872-5664 with the USPS to discuss provisions for mail service. Provide email correspondence approval from USPS.
5. Revise Site data chart on the site plan page C200 with the following information:
 - Revised proposed use of the structure to "Warehousing, Transporting/Distributing"
 - total square feet of the proposed structure and add Vehicle Maintenance Building (VMB) square feet.
 - overall height of the building on architectural drawings show the main building height to be 42' and the VMB to be 24'
6. Add a typical minimum building setback line (MBSL) detail.
7. Show and label all proposed easements upon the development on the utility plans.
8. The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
9. Revise the site plan to show the distance from the building to the west property line.
10. Revise the site plan to show the distance from the rear of the truck parking to the west property line.
11. Revise details for chain link fence and gates (all required to be black vinyl coated, poles to be black)
12. Please provide an open space plan sheet denoting area of open space and the sq.ft. area of each open space area.
13. Remove barbed wire from top of 8' chain link fencing adjacent to existing single family detached homes zoned PRD at the western property line and relocate to the furthest edge of the Type E buffer (20' from the property line) and update page Z206 to properly reflect.
14. Remove barbed wire from top of 8' chain link fence adjacent to the eastern property line and relocate to the furthest inside edge of the Type D buffer (15' from the property line).
15. Provide zoning classifications for adjoining properties on detailed site plan sheets.
16. Provide color renderings of all elevations with materials noted.
17. Revise site plan page C200 to show compactor location and label and add key plan to page Z204 showing its location as well.
18. Provide color compactor enclosure elevation drawings with materials noted.
19. All facades visible from public access ways shall be similar to the primary facade in material and design, this includes the VMB near the intersection.

20. The facade of the main building shall be divided into distinct sections no more than 40-feet in width and each section taller than it is wide. Provide linear measurements on elevation drawings.
21. Label all materials and confirm on drawings that the entire building is tilt up concrete panels or label materials that are no tilt up concrete.
22. West building elevation drawing on sheet Z202 #3 appears to have a "cap", and no materials noted? Why is this on this elevation and no other?
23. To be consistent with the Murfreesboro Design guidelines "Primary building materials shall not be bright or vibrant colors". "Extra White" would be considered a "bright color" and should be used on accent elements to create interest. The entire body of the dock door elevations should not be white
24. The south and east corner elevations closest to Distribution Drive should present as a building front; increase architectural elements along that façade.
25. The Vehicle Maintenance (VM) building shown on pages C200 and Z203 should be relocated to a less prominent location onsite as the front of the principal structure with its entryway should be the one oriented with the front facing toward the street. If this is not possible the VM building has 2 frontages; the south and east elevations which should incorporate the materials and colors from the main building entry and roof projections to present itself as more than an accessory structure and should incorporate glass into at least half of the roll up doors.
26. In regard to the VM building outdoor storage, Per the Murfreesboro Design Guidelines, outdoor storage areas shall be oriented to the side or rear of properties and incorporated into the design of the building and shall be appropriately screen from public and adjoining property view. What materials are stored in the fenced areas?
27. If a flagpole(s) is to be installed show the location on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage and the foundation design. Contact Teresa Stevens in the Building & Codes department for specific requirements. 615-893-3750 tstevens@murfreesborotn.gov
28. Planning does not approve signage, contact Teresa Stevens with Building & Codes for signage regulations. 615-893-3750. Informational comment.
29. Any approval of this plan should be conditioned upon Staff's final review and approval of the architecture prior to the issuance of the permits.
30. Any future re-submittals must be accompanied with a pdf version of the plan set.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Center turn lane on Elam Farms Pkwy should be gapped for Distribution drive as it is a public street.
2. A secondary truck access point should be added.
3. Truck entrance on Distribution drive should be constructed to meet city standards. The 125' that at the right of way line exceeds widths permitted. Rather than adding extra pavement at the proposed truck entrance, construct a right turn lane which could accomplish the same purpose.
4. Site plan should be approved as an integrated site plan subdivision.
5. The final plat should be recorded prior to the issuance of the certificate of occupancy.
6. A stop bar should be provided at the truck exit.

7. Stop bars should be located behind the handicap ramps and crossing area.
8. City Right of Way Permit will be required for any work taking place of the Elam Farms Parkway Right of Way.
9. This development should participate with the construction of a traffic signal at the intersection of Joe B. Jackson and Elam Farms Parkway.
10. All gates should operate on Yelp mode.
11. Any retaining wall plans should be submitted prior to the issuance of building permit.
12. Berm along west property line should be extended all the way to the north property line.
13. Structural plans for the sound walls should be provided with the building plans review.
14. Provide details about the type of pond liner to be used.
15. Provide plans for the retaining wall prior to the issuance of the building permit.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system. An approved irrigation plan will be required prior to the issuance of permits.
2. The current landscape plan does not provide the required landscape islands (with canopy trees) to originate and terminate each row of parking or to break the rows of parking every twelve spaces. Please revise the design to meet this standard or provide an exhibit demonstrating that an equivalent amount of additional greenspace and plantings have been added elsewhere on the property.
3. Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations.
4. Revise the landscape plan to continue the berm and buffer plantings along the full extent of the western property line.
5. Along the northern property line. Please confirm that the required buffer does not encroach into the gas line easement and that the plantings are compatible with the proposed drainage design. If the buffer encroaches into the easement, permission must be granted by the easement owner.
6. Shift the security fence location inside of the proposed buffer and landscape planting areas along the perimeter of the property.
7. Revise the plant schedule to separate evergreen trees from canopy trees.
8. Revise the landscape plan to provide the required percentage of 3" (15%) and 4" (10%) caliper trees. Please refer to the Murfreesboro Design Guidelines for additional details.
9. Label all above ground structures on the landscape plan.
10. Label Distribution Way on the landscape plan.
11. The VM building has roll up doors that will be visible from Elam Farms Parkway and Distribution Way. Revise the landscape plan to add additional evergreen trees in this area to more completely screen the views of these door and the door on the main facility.
12. Provide an enlargement of the foundation planting design at the main office entrance.

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@ cudrc.com

1. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans in 20-50 scale to CUDengineering@cudrc.com for further review.
2. Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to CUDengineering@cudrc.com for review, tap fee calculation, and meter sizing.
3. Conflict between proposed gas line and proposed water meters. Revise utility plans to maintain required 5' of separation.
4. CUD will require that public water main be extended along Elam Farms Parkway from the existing fire hydrant to the southeastern property line.
5. Add note to plan: Contractor required to extend public water main from existing fire hydrant southeasterly along Elam Farms Parkway to the southeastern property line.
6. Overlay sewer on overall utility plans to insure a minimum 10' of separation is maintained.

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtmc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.
2. Applicant must provide MTEMC with detailed electrical load information before a design can be provided to the applicant.
3. Applicant must show the approved MTEMC design and easements.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. Contact Assistant Chief Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.
2. Show fire department connection (FDC).
3. Fire hydrant must be located within 150' of the FDC.
4. A "Private Water Agreement" with the City and MWSD or CUD must be filed and recorded Prior to Permitting.

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Property is within the Buchanan/Elam assessment district. Add this note to the plan.

2. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
3. MWRD must receive contract and surety prior to approving the plans.
4. Light poles must be located outside the water/sewer easement(s).
5. All canopy trees must be located 10' minimum from all public water/sewer main(s).
6. Submit a copy of the final Photometric Plan to MWRD.
7. Submit a copy of the final Landscaping/Planting Plan to MWRD.
8. Submit a copy of the final Grading & Drainage Plan to MWRD.
9. Submit a copy of the final Electric Utility Plan to MWRD.
10. ADD NOTE: A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
11. ADD NOTE: The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWRD for review and approval.
12. Must execute and record a stormwater feature, landscape, and/or fence in the easement agreement.
13. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. Contact MWRD at 615/848-3200 for details.
14. ADD NOTE IN **BOLD PRINT**:
Planning Department approval of this site plan may or may not adequately reflect the latest requirements and/or plans approved by Murfreesboro Water Resources Department (MWRD). This also applies to site plans that are included in the building permit set. Contractor must verify with MWRD that they are using approved Utility Plans.
15. Water & sewer easements shall be exclusive to water & sewer only; other parallel utilities must be outside easement.
16. Contact MWRD to confirm compliance with the sewer allocation ordinance.
17. Sewer mains between ponds and under retaining walls must be ductile iron pipe and sleeved under retaining wall.
18. No car and/or truck washing facility is allowed.

Informational and Procedural Comments

Development Services – Planning 615-893-6441

Amelia Kerr, ækerr@murfreesborotn.gov

1. Per the engineer's certification on this plan, a portion of this property lies in Zone X 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.

4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

Development Services – Engineering

Katie Noel 615.893.6441, knoel@murfreesborotn.gov

1. City Right of Way permit and surety will be required prior to any work taking place in the right of way.
2. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
3. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
4. Prior certificate of occupancy being issued submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
5. Prior to Land Disturbance Permit being issued, a long-term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)

1. Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.

2. For proposed flagpole(s), the flagpole(s) shall be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for the flagpole(s) are established in the Sign Ordinance.
3. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.
4. Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a completed and recorded City of Murfreesboro revocable license agreement with easement holders.
5. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@ cudrc.com

None

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@ mtemc.com

Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@ murfreesborotn.gov

None

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@ murfreesborotn.gov

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
 - A. Any future tenants that are food service type must have a minimum of a 1000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
 - B. All kitchen waste including the floor drains are to be routed to a grease waste

line and shall be separate from the sanitary waste.

C. Submit calculations for grease interceptor sizing approval by MWRD.
Minimum required size is 1000 gallons and must meet MWRD specifications.

D. The FOG applications must be completed and submitted to MWRD.

6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.
7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).
8. Owner/developer must sign a repurified water application.
9. Backflow prevention must be upgraded to meet current standards.
10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.
11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.

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2:30 P.M.

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Warren Russell
Chase Salas
Shawn Wright
Rick LaLance (**virtual**)

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Asst. Planning Director
Margaret Ann Green, Principal Planner
Amelia Kerr, Planner
Brad Barbee, Planner
Austin Cooper, Planner
Holly Smyth, Principal Planner
Katie Noel, Project Engineer
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney
Sam Huddleston, Dev't Services Exec. Dir.

Chair Kathy Jones called the meeting to order after determining there was a quorum. She explained that, in accordance with the Executive Order of the Governor, one member of the Planning Commission (Mr. Rick LaLance) would be participating electronically. All votes would be conducted by roll call.

Chair Kathy Jones asked for a motion to be made to approve the minutes of the January 6, 2021 Planning Commission meeting.

Mr. Warren Russell made a motion to approve the minutes, seconded by Mr. Shawn Wright.

Upon roll call, the motion carried by the following vote:

Aye :	Ken Halliburton
	Warren Russell
	Chase Salas
	Shawn Wright
	Kathy Jones
Nay:	None
Abstain:	Rick LaLance

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 20, 2021

Consent Agenda

The Maples, Section 6 [2020-1026] preliminary plat for 50 lots on 19.7 acres zoned RS-8, RS-10, and RS-12 located along Maples Farm Drive and Runyan Cove, Maples Family General Partnership developer.

Miller Road Realignment, Resubdivision of Lot 1 [2020-2096] final plat for 2 lots on 4.0 acres served as an outside the City sewer customer located along Miller Road and Epps Mill Road, Kalpana Patel developer.

Evergreen Farms, Section 37, Phase 2 [2020-2098] final plat for 59 lots on 10.4 acres zoned PRD located along Secretariat Trace, Evergreen Farms Development, Inc. developer.

Stover's Glen, Section 3 [2020-2099] final plat for 32 lots on 16.9 acres zoned RS-10 and RS-A, Type 1 located along Stovers Glen and Licinius Lane, Charles Waldron developer.

The Crossings of Three Rivers, Resubdivision of Lots 11, 13, & 14 [2020-2100] final plat for 6 lots on 0.5 acres zoned PRD located along Hospitality Lane, Three Rivers Rutherford, LLC developer.

Mandatory Referral [2020-720] to consider the abandonment of an existing sanitary sewer easement located on property along the south side of Middle Tennessee Boulevard, SEC, Inc. applicant.

Vice-Chairman Ken Halliburton made a motion to approve the consent agenda, seconded by Mr. Chase Salas. Upon roll call, the motion carried by the following vote:

**Aye : Ken Halliburton
 Warren Russell
 Chase Salas
 Shawn Wright**

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Rick LaLance
Kathy Jones
Nay: **None**

Gateway Design Overlay

Robert Rose Village East, Lot 5 [2020-6009 & 2020-3130] final design & site plan review of a 14,005 ft2 commercial center on 2.4 acres zoned MU and GDO-1 located along Robert Rose Drive and Lothric Way, Pha Due Le developer. Ms. Margaret Ann Green summarized the staff report which had been provided to the Planning Commission in the agenda packet. Ms. Green recommended the final design and site plan reviews be approved as the plan exceeds the minimum standards. She explained how the applicant had increased the separation between the parking lot and building with sidewalks and landscaping. In addition, the applicant has added a formal open space to their site.

Vice-Chairman Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Chase Salas. Upon roll call, the motion carried by the following vote:

Aye: **Ken Halliburton**
Warren Russell
Chase Salas
Shawn Wright
Rick LaLance
Kathy Jones
Nay: **None**

Parkway Office Park, Lot 17 (Goddard School) [2020-6010 & 2020-3142] initial design review of a 13,781 ft2 daycare center on 1.7 acres zoned CH and GDO-3 located along Gateway Boulevard, Garrison Drive, and Carl Adams Drive, ANM Properties, LLC developer. Ms. Margaret Ann Green summarized the initial design review staff report which had been provided to the Planning Commission in the agenda packet.

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Ms. Green explained Goddard School is a day care center; therefore, the applicant would have to meet all safety guidelines with the State of Tennessee. Continuing, Ms. Green stated that they removed many bollards by replacing them with structural seat walls which would serve aesthetic and amenity purposes. Ms. Green made known the Gateway Design Review Committee (DRC) had reviewed this project at its December 1, 2020 meeting. The approval was conditional based on some changes being made to the plan. The DRC asked for: detailed landscape plans including an evergreen screen equivalent to 6', landscaping with shrubs to block the visibility of playground, a detailed fence plan, to work on the area identified as formal open space to meet expectations, any murals considered should be brought back to the DRC, and specify the type of playground fixtures. Lastly, Ms. Green stated that the applicant's design team has been working with staff regarding improvements to the building and site. A material board has been provided which displays the textures and materials for their building.

Mr. Matt Taylor, Mr. Buddy Ferguson, and the design team were in attendance representing the application. Mr. Taylor came forward complimenting Mr. Ferguson for the design of the building and Ms. Green's input regarding the improvements to the building. Mr. Buddy Ferguson came forward to explain that the building materials included smooth stone, cast stone, brick, metal canopies, glass glazing, and bronze metal.

Vice-Chairman Ken Halliburton made a motion to approve the initial design subject to all staff comments, seconded by Mr. Warren Russell. Upon roll call, the motion carried by the following vote:

Aye :	Ken Halliburton
	Warren Russell
	Chase Salas
	Rick LaLance
	Shawn Wright
	Kathy Jones

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Nay: None

Plats and Plans

Westlawn Pavilion Lot 1 (7-eleven) [2020-3128] site plan review for 4,650 ft2 gas station and 4,590 ft2 gasoline canopy on 2.4 acres zoned PUD located along Veterans Parkway and Westlawn Boulevard, SE Murfreesboro Westlawn, LLC developer. Ms. Margaret Ann Green summarized the staff report for a 7-eleven gas station and fuel canopy which had been provided to the Planning Commission in the agenda packet. The lot is part of Westlawn PUD and is an outparcel of the Westlawn Pavilion master planned development with a grocery store as an anchor tenant. The site would utilize a shared access drive to Veterans Parkway and one to Westlawn Boulevard. In addition, Westlawn Boulevard and Veterans Parkway would be a signalized intersection.

Ms. Green explained the applicant's design team has been working with staff to meet the Gateway Design Overlay standards. This includes the proposed structure, materials to be used for the building, and the detached fuel canopy. Architectural elevations have been provided which address all four sides of the building. In addition, a truck turn template has been provided to make certain it would allow navigation onto this site. Lastly, Ms. Green made known the plans were in good order and asked for approval subject to all staff comments. Vice-Chairman Ken Halliburton wanted to know who would be responsible for the construction of the roads to this site. Ms. Green explained the developer of this property would be responsible to provide road access to this parcel as well as installing the signalization. A certificate of occupancy for the c-store would not be issued until road access and signalization were completed.

No one was present to represent the application.

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Mr. Warren Russell made a motion to approve the site plan subject to all staff comments, seconded by Vice-Chairman Ken Halliburton. Upon roll call, the motion carried by the following vote:

Aye : Ken Halliburton
 Warren Russell
 Chase Salas
 Shawn Wright
 Rick LaLance
 Kathy Jones
Nay: None

The Haynes Family, Lots 3-6 [2020-1031] master plan amendment and preliminary plat for 4 lots on 4.5 acres zoned CH located along Memorial Boulevard, Track West Partners developer. Mr. Austin Cooper summarized the staff report which had been provided to the Planning Commission in the agenda packet. Mr. Cooper made known the purpose for this plat was to create 4 lots of record.

Vice-Chairman Ken Halliburton made a motion to approve the master plan amendment and preliminary plat subject to all staff comments, seconded by Mr. Chase Salas. Upon roll call, the motion carried by the following vote:

Aye : Ken Halliburton
 Warren Russell
 Chase Salas
 Shawn Wright
 Rick LaLance
 Kathy Jones
Nay: None

Haynes Family, Lots 3-6 [2020-2097] final plat for 4 lots on 4.5 acres zoned CH located along Memorial Boulevard, Track West Partners developer. Mr. Austin Cooper summarized the

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staff report which had been provided to the Planning Commission in the agenda packet. Mr. Cooper made known the purpose for this plat was to create 4 lots of record.

Mr. Warren Russell made a motion to approve the final plat subject to all staff comments, seconded by Vice-Chairman Ken Halliburton. Upon roll call, the motion carried by the following vote:

Aye :	Ken Halliburton
	Warren Russell
	Chase Salas
	Shawn Wright
	Rick LaLance
	Kathy Jones
Nay:	None

Riverview Cove [2020-1033] preliminary plat for 44 lots on 33.8 acres zoned RS-15 located along Moccasin Trail, London Avenue, and Rigsby Avenue, Ole South Properties developer.

Mr. Austin Cooper summarized the staff report which had been provided to the Planning Commission in the agenda packet. Mr. Cooper explained that the property would be developed with the existing RS-15 zone. The subdivision would include interconnectivity with existing stub streets being Rigsby Avenue, London Avenue, and Moccasin Trail. Mr. Austin Cooper explained that street interconnectivity was compliant with the Murfreesboro Subdivision Regulations and Design Guidelines.

Vice-Chairman Ken Halliburton asked, “Why do we want interconnectivity in this subdivision?” Mr. Cooper explained that interconnectivity in subdivisions is consistent with other developments that have stub streets. It is good planning to have multiple access streets so as not to place all traffic onto one street; and it is also needed for emergency vehicle access.

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Chair Jones commented that there are existing stub streets which had been planned over 40 years ago to allow for interconnectivity. Allowing for interconnectivity is extremely important and is consistent with past practice.

Vice-Chairman Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Shawn Wright. Upon roll call, the motion carried by the following vote:

Aye :	Ken Halliburton
	Warren Russell
	Chase Salas
	Shawn Wright
	Rick LaLance
	Kathy Jones
Nay:	None

Parkway Place Section 3 [2020-1032] master plan amendment and preliminary plat for 1 lot on 49.2 acres zoned PID located along Richard Reeves Drive, Al-Neyer developer. Mr. Brad Barbee summarized the staff report which had been provided to the Planning Commission in the agenda packet. Mr. Barbee explained the purpose of this plat is to create 1 lot of record.

Vice-Chairman Ken Halliburton asked if the required nine-foot brick fence for this property had been completed. Mr. Brad Barbee answered yes. Mr. Matthew Blomeley explained how this particular lot was adjacent to I-24 and not adjacent to the Magnolia Trace residential subdivision.

Vice-Chairman Ken Halliburton made a motion to approve the master plan and preliminary plat subject to all staff comments, seconded by Mr. Warren Russell. Upon roll call, the motion carried by the follow vote:

Aye :	Ken Halliburton
	Warren Russell
	Chase Salas
	Shawn Wright

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Rick LaLance

Kathy Jones

Nay: None

Parkway Place Warehouse [2020-3145] site plan for 844,480 ft2 warehouse/distribution building on 49.2 acres zoned PID located along Richard Reeves Drive south of Joe B Jackson Parkway, Al-Neyer developer. Ms. Amelia Kerr summarized the staff report which had been provided to the Planning Commission in the agenda packet. Ms. Kerr explained the site plan was for a speculative industrial warehouse along Richard Reeves Drive. The applicant propose to have access to Richard Reeves Drive and to dedicate a new public right-of-way. The primary building material of the project would be tilt-up painted concrete with vertical features on the building. Continuing, Ms. Kerr explained that this warehouse would allow multiple tenants and would be built with flex space. Flex space could be modified internally to accommodate future tenants.

Mr. Matt Taylor and the design team were in attendance for the meeting to represent the application.

The Planning Commission began discussing the proposed warehouse and asked for additional information regarding large trucks coming to the site and exiting from this location. In addition, how would light pollution be addressed.

Mr. Matt Taylor came forward to explain the site plan as being the following:

- The location of the docks for the trucks to load and unload would be on either side of the building.
- All trucks would be coming to this site from Richard Reeves Drive.
- There is signalization installed from the existing Amazon project.
- A second signal is currently being installed and should be completed soon.
- A new public three-lane commercial connector road would be completed with this project.

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- The overall height of the building is 47 feet.
- There is extensive vegetation 2,000 feet away from this property.
- The applicant has plans for additional buildings to be added in the future.
- The PID zone requires for the applicant to leave existing vegetation along I-24. Also, if needed, a supplement of evergreen material would be added.
- This property rises which would help control noise, lights, and they would be adding berm and evergreen screens along the roadway to help mitigate any impacts from this site.

Mr. Chase Salas made a motion to approve subject to all staff comments, seconded by Mr. Warren Russell. Upon roll call, the motion carried by the following vote:

Aye :	Ken Halliburton
	Warren Russell
	Chase Salas
	Shawn Wright
	Rick LaLance
	Kathy Jones
Nay:	None

City of Murfreesboro Fortress Boulevard and Blaze Drive Two Lot Subdivision [2020- 2095] final plat for 2 lots on 17.6 acres zoned RS-15 located along Fortress Boulevard and Blaze Drive and mandatory referral [2021-702] for land lease agreement for same property with Rutherford County Government, City of Murfreesboro developer. Mr. Brad Barbee summarized the staff report which had been provided to the Planning Commission in the agenda packet. Also included was a mandatory referral for a land lease for the same property with Rutherford County Government. The property is zoned RS-15. The purpose of this plat is to create 2 lots of record and to record easements. Continuing, Mr. Barbee requested for the Planning

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Commission to include a condition if this final plat is approved that City staff have the ability to determine the final location of the lot line between Lot 1 and Lot 2 prior to it being recorded.

Mr. Doug Demosi with Rutherford County Planning Department was in attendance representing Rutherford County Government.

Mr. Matthew Blomeley made known the Mandatory Referral for the land lease is for Rutherford County Government to construct a future office building. It is the same property on Fortress Boulevard as the new Fire Station and police/fire telecommunications tower. City Administration and the City Legal Department have been working with Rutherford County Government for the proposed lease. Mr. Blomeley stated the property is zoned RS-15 and would be required to go before the Board of Zoning Appeals to request for a Special Use Permit if or when the project moves forward.

Vice-Chairman Ken Halliburton wanted to know the duration of the term of the proposed land lease. Mr. Sam Huddleston come forward stating the City's Legal Department has been working on this being a long-term lease agreement to include renewable terms. It is to allow the County to use the property consistent with the agreement as long as they need it. There are plans for future facilities on this property for projects between the City and the County. A master plan has been created and is the basis for the agreement.

Vice-Chairman Ken Halliburton made a motion to approve the final plat subject to all staff comments, seconded by Mr. Warren Russell. Upon roll call, the motion carried by the following vote:

**Aye : Ken Halliburton
 Warren Russell
 Chase Salas
 Shawn Wright
 Rick LaLance**

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Kathy Jones
Nay: None

Mr. Warren Russell made a motion to approve the Mandatory Referral subject to all staff comments, seconded by Mr. Chase Salas. Upon roll call, the motion carried by the following vote:

Aye : **Ken Halliburton**
 Warren Russell
 Chase Salas
 Shawn Wright
 Rick LaLance
 Kathy Jones
Nay: **None**

New Business

Zoning application [2020-422] for approximately 1.28 acres located along South Bilbro Avenue and East State Street to be rezoned from RS-8 and CCO to PRD (The Row on Bilbro PRD) and CCO, Blue Sky Construction, Inc. applicant. Ms. Amelia Kerr summarized the staff report which had been provided to the Planning Commission in the agenda packet. She provided information for the 18-unit townhouse development from the applicant's pattern book.

Continuing, Ms. Kerr made known in the applicant's proposed PRD pattern book it states the development would include approximately 29% of the total lot as open space. The site is required to contain 5% formal open space; the applicant is proposing 10.5% formal open space. The formal open space internal to the site consists of a courtyard seating area with a stamped concrete patio, an arbor with a fire pit, and enhanced landscaped areas within the open space grass island. The following exceptions to the standard RS-A, Type 3 zoning regulations are proposed:

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1. front setbacks to be 8' as opposed to 30' and side and rear setbacks to be 10' to accommodate required landscaping buffer between the development and neighboring RS-8 zone;
2. that the rooftop patio areas be allowed to be included in the calculation of formal open space;
3. a reduction in the required 18" "step-up" at the front elevations to a 6" "step-up" (RS-A, Type 3 townhomes are required to have a minimum finished floor elevation of 18" above grade when the front setback is less than 30');
4. an exception to allow the use of solid waste cart valet garbage service in lieu of the required Dumpster; and
5. an exception to allow a Type B buffer with a privacy fence in lieu of a Type D buffer along property lines adjacent to single-family residential zoning.

Ms. Kerr made known the future land use map contained in the Murfreesboro 2035 Comprehensive Plan, which was adopted in July 2017, recommends that the subject property develop with a Suburban Residential land use character. This classification intends to serve as a transition from urban to rural residential development and is predominantly located along the periphery of the City. The comprehensive plan calls out RS-15, RS-12, and RS-10 as existing zoning districts that are compatible with this designation. 2.0-3.54 dwelling units per acre is the recommended density.

While single-family attached residential uses are consistent with the *Suburban Residential* land use character in certain circumstances, the more intense single-family residential attached use that is proposed -- at 14.0 dwelling units per acre -- is not consistent with the vision for the Suburban Residential land use character. Ms. Kerr requested for the Planning Commission to determine whether this is an appropriate instance to deviate from the recommendations of the future land use map.

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Lastly, Ms. Kerr made known Staff is supportive of this rezoning request, including the deviation from the future land use map, for the following reasons:

- 1) the proposed residential land use would be compatible with the surrounding residential land uses;
- 2) compact, dense development is desirable in and around downtown and promotes walkability; and
- 3) the proposed development would contribute to the vitality and quality of life of the downtown, continuing the positive trend toward reinvestment in the area.

Mr. Clyde Rountree and Mr. Brian Burns were in attendance to represent the application. Mr. Rountree stated their plan is to bring revitalization in an area that had been rental property for many years. Continuing, Mr. Rountree began a PowerPoint presentation from the applicant's pattern book providing details for this development

The Planning Commission began discussing the proposal making known their concerns as being the following:

- The height restrictions should be provided in the applicant's pattern book.
- The applicant should provide four to five minimum guest parking spaces for this development.
- Improve the formal open space that could be used for the entire development.
- Continue working with Staff before the public hearing.
- Continue working on the issue of the 18" "step-up" at the front elevations.

Mr. Brian Burns agreed to address the concerns that have been discussed. He commented that he could delete one of the two-bedroom units to make this development work.

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Vice-Chairman Ken Halliburton made a motion to schedule a public hearing on February 3, 2021, seconded by Mr. Shawn Wright. Upon roll call, the motion carried by the following vote:

Aye :	Ken Halliburton
	Warren Russell
	Chase Salas
	Shawn Wright
	Rick LaLance
	Kathy Jones
Nay:	None

Staff Reports and Other Business

None.

There being no further business the meeting adjourned at 4:30 P.M.

Chair

Secretary

GM: cj