## CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

APRIL 7, 2021 6:00 PM Kathy Jones Chair

- 1. Call to order
- 2. Determination of a quorum.
- 3. Approve minutes of the March 3, 2021 Planning Commission meeting.

#### 4. Public Hearings:

- **a.** Zoning application [2021-402] for approximately 0.66 acres located along Lee Street to be rezoned from CM-R and CCO to PRD (Lee Street Towns PRD) and CCO, Lee Street Partnership applicant. (Project Planner: Amelia Kerr)
- b. Zoning application [2021-404] to amend the One East College PUD zoning for approximately 2.42 acres located along East College Street, North Spring Street, East Lytle Street, and North Church Street, 705 4th Avenue South Holding Company, LLC applicant. (Project Planner: Amelia Kerr)
- **c.** Zoning application [2021-405] for approximately 116.7 acres located along Veterans Parkway, south of Burnt Knob Road, west of Blackman Road and north of Vaughn Road to be zoned to GDO-3 and for 101.7 acres to be rezoned from P to CH, City Administration Department applicant. (Project Planner: Margaret Ann Green)
- **d.** Zoning application [2021-406] for approximately 52.9 acres located along Veterans Parkway, south of Burnt Knob Road, west of Blackman Road and north of Vaughn Road to be zoned GDO-1, City Administration Department applicant. (Project Planner: Margaret Ann Green)

#### 5. Staff Reports and Other Business:

6. Adjourn.

#### MURFREESBORO PLANNING COMMISSION STAFF COMMENTS, PAGE 1 APRIL 7, 2021 PROJECT PLANNER: AMELIA KERR

# 4.a. Zoning application [2021-402] for approximately 0.66 acres located along Lee Street to be rezoned from CM-R and CCO to PRD (Lee Street Towns PRD) and CCO, Lee Street Partnership applicant.

The subject property is located along the west side of Lee Street, north of Jackson Street and south of Forrest Street. The property consists of 1 parcel totaling 0.66 acres and is identified as Tax Map 91L, Group D, Parcel 17.00 (also identified as 617 Lee Street). The parcel is currently developed with a single-family dwelling and is zoned CM-R (Commercial Medical-Residential). The applicant wishes to rezone the properties to PRD (Planned Residential District). The proposed PRD would consist of a 17-unit townhouse development (Lee Street Towns PRD). The proposed gross density would be 10.6 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

Adjacent zoning to the north, east and south is CM-R (Commercial Medical-Residential) District. The property to the west is zoned RS-8 (Single-Family Residential-8) District. The surrounding land uses are primarily single-family dwellings. The proposed development would include a Type A landscape buffer with 6' white vinyl privacy fence along the north, south and west property lines next to adjacent single-family residential uses.

#### Proposed PRD

The development would have direct access to Lee Street. The proposed development would include 2 buildings with two-story townhouse units. Each of the 3 units facing Lee Street will be 3-bedroom units having rear-entry, one-car garages and a small front yard with decorative fencing. The 4 units in the rear of the development will each have 3-bedrooms, a rear patio, and front-entry one-car garages. All seven units will have at least one surface parking space. Garage parking for the development is required to meet minimum parking requirements. The development includes four surface parking spaces for guests. Primary exterior materials would be brick and cementitious siding. Minimum building setbacks for the development would be 9' feet on the front along Lee Street and 10' side setbacks and an 18' rear setback abutting the RS-8 (Residential Single-Family-8) District to the west. The pattern book states that the development will include approximately 41% of the total lot as open space. The site is required to contain

5% formal open space the applicant is proposing 5.8% formal open space. Two formal open space areas are proposed internal to the site. Also included are a courtyard seating area with a paver patio and a fire pit enhanced by landscaped areas within the open space grass island and benches along the entrance sidewalk. The following exceptions to the standard RS-A, Type 3 zoning regulations with CCO overlay are proposed:

- 1. front setback to be 9' along Lee Street as opposed to the 18' setback required by the CCO regulations (based on the average of the front setbacks on the same block face);
- 2. rear setbacks to be 18' instead of the required 20'; per Chart 2 of the Zoning Ordinance
- 3. a reduction in the required 18" "step-up" at the front elevations to a 6" "stepup" (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'); *per Chart 2 Endnote #34 (a).*
- 4. an exception to allow a Type A buffer with a privacy fence in lieu of a Type D buffer on property lines adjacent to single-family residential zoning; *per* Table 2 *Buffer requirements in the Zoning Ordinance*.

#### Future Land Use Map

The future land use map contained in the <u>Murfreesboro 2035 Comprehensive Plan</u>, 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 10.6 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.



#### North Highland Study

The North Highland Avenue Planning Study was adopted by the Murfreesboro Planning Commission on March 22, 2017. The primary goal of the study is to "Present possible land use patterns and development scenarios and implementation strategies that will create a plan for future growth, create a positive sense of place, connect to the surrounding community and its positive historic elements, and increase economic vitality". This development area in the North Highland Study area is recommended to develop consistent with the "Mixed Residential Neighborhood" land use character. This classification recommends up to 4 unit attached residential buildings, sidewalks with street trees, may have shallow street setbacks consistent with the predominant character of the area, building designs detailing street facing facades, emphasis on low fencing along the street, parking located in the rear of the dwelling units and maximum height of 2.5 stories. This zoning request is generally consistent with the study, as it emulates the purpose of the North Highland Study area thru design and character to help preserve the quality of life in the area.

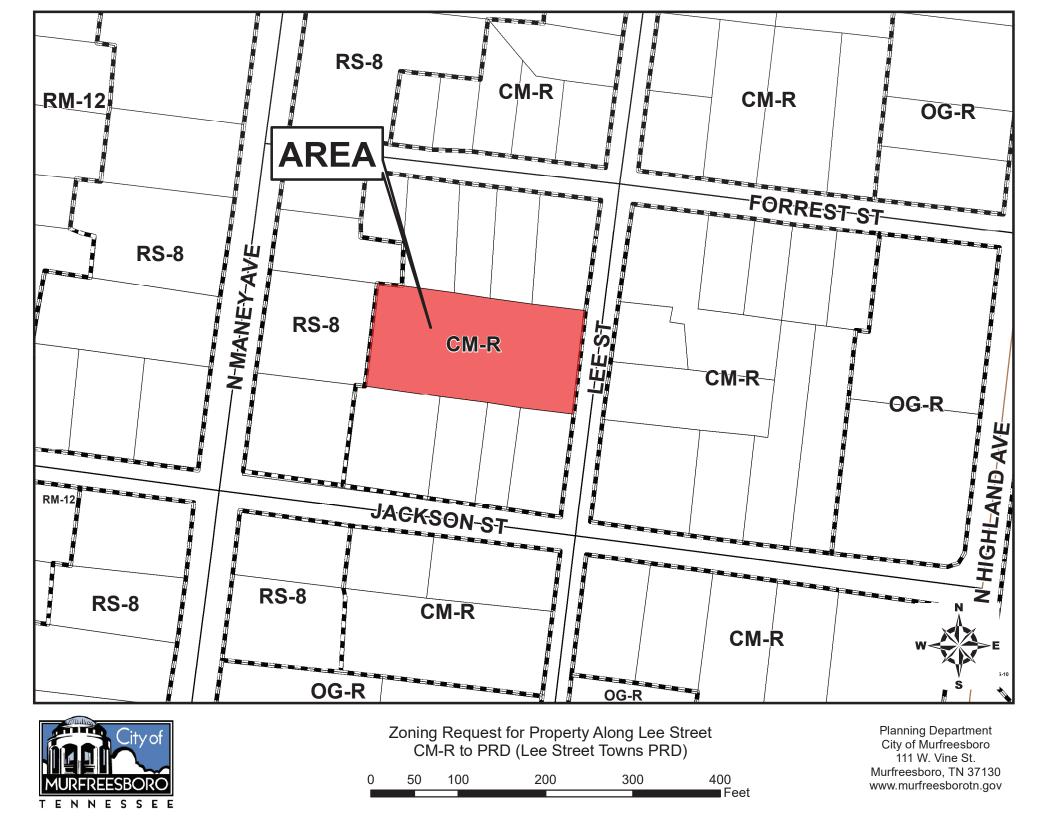
#### **Department Recommendation**

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;
- 3) the proposed development will contribute to the vitality and quality of life of the area, continuing a positive trend toward reinvestment in the area;
- 4) the zoning request is generally consistent with the recommendations of the North Highland Avenue Planning Study.

#### Action Needed

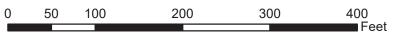
The applicant and his representative will be available at the Planning Commission meeting to answer questions regarding the proposed rezoning. The Planning Commission needs to conduct a public hearing and then formulate a recommendation to City Council.







Zoning Request for Property Along Lee Street CM-R to PRD (Lee Street Towns PRD)



Planning Department City of Murfreesboro 111 W. Vine St. Murfreesboro, TN 37130 www.murfreesborotn.gov



### Lee Street Towns

# **Development Team & Project Summary**

PLANNED RESIDENTIAL DEVELOPMENT

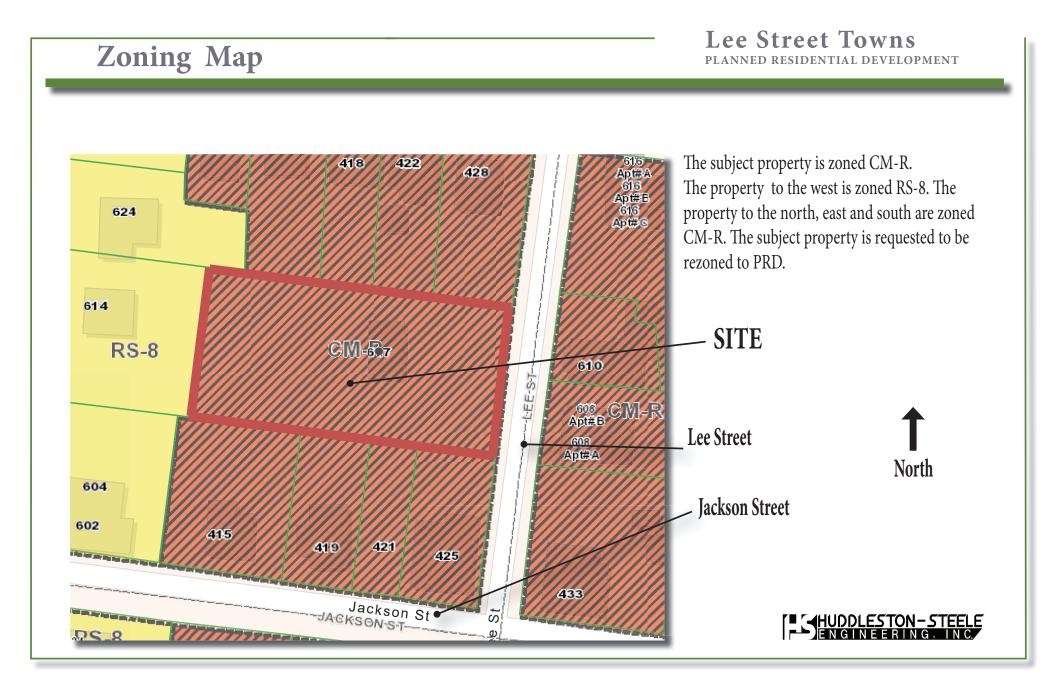
The Lee Street Towns is a new townhouse development located in the North Highland Avenue area a few minutes walk from the new police station located on Highland Avenue. The subject property is currently zoned CM-R in the CCO, and consists of .66 acres. The proposed Lee Street Towns will be a 7- home development consisting of three bedrooms homes with a minimum size of 1400 square feet. The homes will be two stories with craftsman style facades. All the homes will have one car garages.

The homes will have cementitious siding and brick. The townhome building on Lee Street will have a reduced front setback creating an urban feel for the development. The front homes will have small front yards and a one car garage. The rear homes will have front entry one car garages and larger backyards. A formal open space area is being proposed between the two home clusters and along the north side of the front building. The formal open spaces will consist of a fire pit area, open lawn area, and a sidewalk with benches. The open lawn area will serve as a place for residents to relax and walk their dogs.

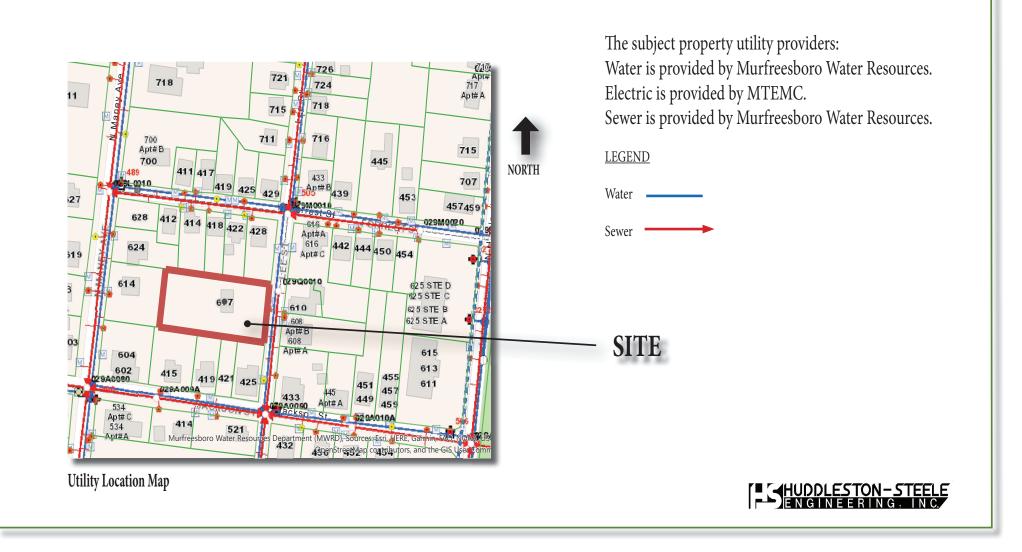
The overall development will have a 6' privacy fence on three side in addition to a Type 'A' buffer.

HOME TYPE	SIZE	STORY	QUANTITY	BEDROOMS	PARKING	SPACES REQ/ PROV	ACREAGE	OVERALL DENSITY
Single-Family Attached	1400 S.F. (Min)	2 Story	7 Dwelling Units	3 Bedroom	Garage/Driveway	2 req./ 3 Pro.	.66 ac.	7/.66 = 10.6 Unit/Per Acre

Owner/ Developer John Jones & Brian Burns 239 John R. Rice Blvd. Murfreesboro, TN. 37129	Architecture J Taylor Designs Jamie Taylor 310 Uptown Square Murfreesboro, TN. 37129 615.542.4675 jamie@jtaylordesigns.net	Brian Oliver Oliver Architecture, P.C 615. 491.3365 brian@oliverarchitec- ture.com	Planning and Engineering Huddleston-Steele Engineering, Inc. Clyde Rountree, RLA 2115 N.W. Broad Street Murfreesboro, TN. 37129
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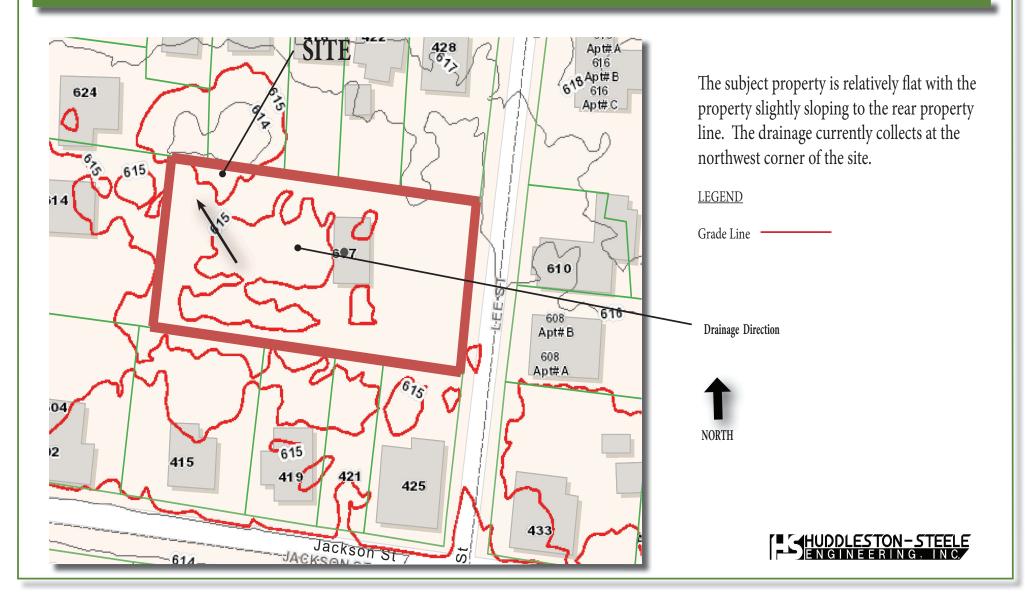


# Utility Map



# Hydrology & Topography Map

Lee Street Towns planned residential development







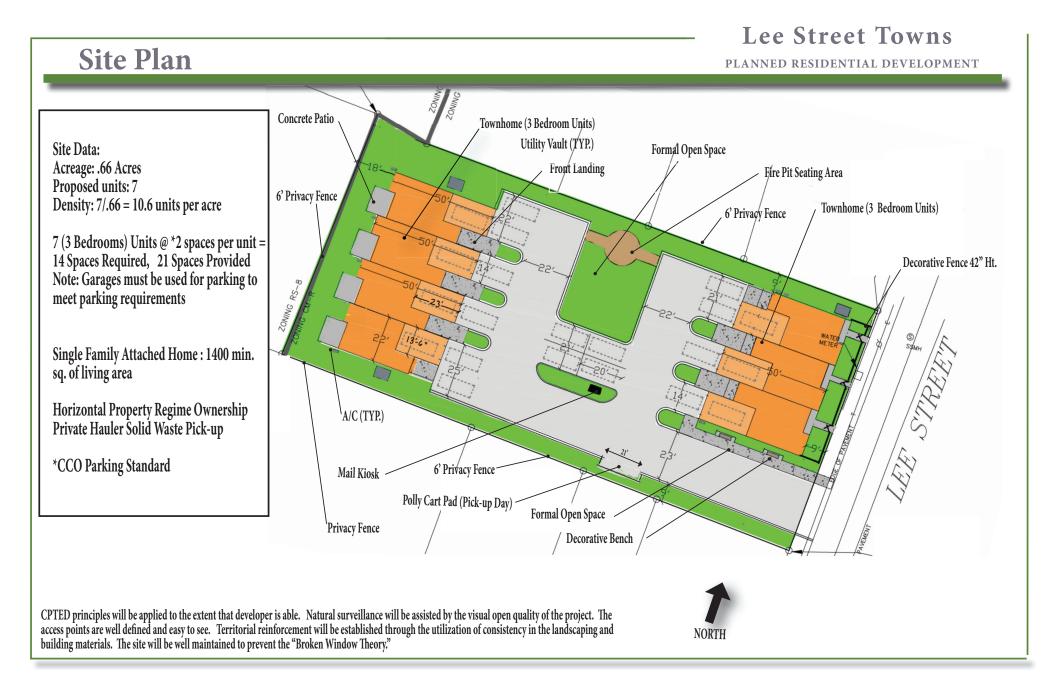


# **Existing Conditions B Photos**









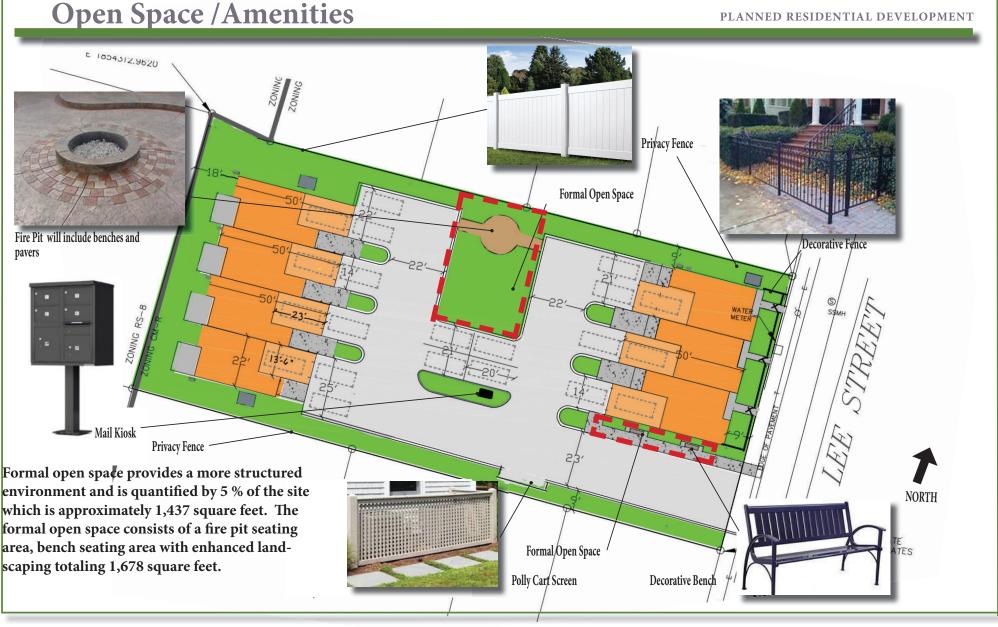






### Lee Street Towns

### PLANNED RESIDENTIAL DEVELOPMENT



#### MURFREESBORO PLANNING COMMISSION STAFF COMMENTS, PAGE 1 APRIL 7, 2021 PROJECT PLANNER: AMELIA KERR

# 4.b. Zoning application [2021-404] to amend the One East College PUD for approximately 2.42 acres located along East College Street, North Spring Street, East Lytle Street, and North Church Street, 705 4th Avenue South Holding Company applicant.

The applicant, 705 4th Avenue South Holding Company, is requesting to amend the One East College PUD, located in the 100 block of East College Street and North Spring Street, to allow modifications of the site and building design and uses. The property is approximately 2.42 acres and is identified as Tax Map 091K, Group G, Parcels 8.00, 8.01 and 9.00 and is developed with the former location of First United Methodist Church/Franklin Synergy Bank. The One East College PUD was originally approved on May 21, 2020. The applicant is requesting an amendment to the PUD to modify building uses, exterior materials and design of the buildings, parking, amenities, and siting of the structures. The building setbacks will remain the same.

The approved PUD (One East College PUD) consists of a mix of uses, including hotel, residential living, office, retail, restaurants, a parking garage, police precinct and refurbishing the existing church sanctuary and bell tower. The overall residential square feet is 185,634 and density per acre is 64.46 with 156 residential dwelling units.

The amendment to the PUD would propose that the South Church and East Lytle building with 47,006 square-foot floor area to be a 4-story mixed use building with 10,153 square-feet of retail/office on the first floor, and the upper three floors with 36,853 square-foot floor area consisting of 32 residential dwelling units. The overall height of the North Church Street and East Lytle Street building is 55'6". The amendment also includes the conversion of the hotel with 62,466 square feet of floor area into a 4-story, mixed-use building along East College Street with 31,874 square-feet office and retail on the first and second floors, including a satellite police precinct on the street level, and 31,874 square-feet of floor area on the third and fourth floors with 36 residential dwelling units. The overall height of the East College Street and East Lytle Street will consist of 100,344 square feet of floor area with 95 residential dwelling units. The overall height of the Street and East Lytle Street will consist of 100,344 square feet of floor area with 95 residential dwelling units. The overall height of the Street and East Lytle Street will consist of 100,344 square feet of floor area with 95 residential dwelling units. The overall height of the Street and East Lytle Street will consist of 100,344 square feet of floor area with 95 residential dwelling units.

The proposed parking garage is 8 stories above grade and consists of 490 required

parking spaces (including a 25% reduction for shared parking) and includes 200 nondedicated parking spaces. Proposed above the parking garage would be two or possibly three stories of additional 35,448 square feet of floor area to be 28 residential condo units. The overall height of the parking garage/condo building is 11 stories and 148'.

Combined residential dwelling units within the development would contain 191 studio, 1-bedroom and 2-bedroom dwelling units with total square footage of 204,559 and a density of 78.93 dwelling units per acre.

The proposed residential amenities for the development will include a fitness center and a private courtyard pool with sun deck. Amenities also include a gated promenade area with green space and a grilling and seating area for residents adjacent to a gated dog park. The proposed plan would also include a roof-top plaza as an exclusive amenity for the condo units.

The development will provide 2 pedestrian entrances from North Church Street and West College Street and a single motor vehicle access into the parking garage from East Lytle Street.

The proposed amendment has designed a 2,640 square foot space for a roof-top restaurant/bar located at the 8<sup>th</sup> floor of the parking garage. In order to include the restaurant component into the project a lease must be completed by May 30, 2021. The total building area is 427,732 square feet.

	Original PUD	Proposed PUD	Difference
Residential Units (#)	156	191	+35
Residential Floor Área (s.f.)	185,634	204,559	+18,925
Hotel Rooms (#)	110	0	-110
Hotel (s.f.)	54,273	0	-54,273
Potential Conversion of Residential to Hotel (#)	0	36	+36
On-Street Parking Spaces (#)	45	56	+11
Parking Garage (# of Spaces)	582	490	-92
Parking Garage (s.f.)	185,307	174,488	-10,819
Retail/Office Space (s.f.)	56,215	40,703	-15,512
Existing Church Building (s.f.)	5,300	5,300	0
Police Precinct (s.f.)	400	400	0
Potential Rooftop Restaurant (s.f.)	0	2,640+/-	+2,640+/-
Total Building Area (s.f.)	486,792	427,732	-59,060
Maximum Allowed Height (Stories)	12.5	11	-1.5
Maximum Allowed Height (feet)	145	148	+3
Amenities	Roof top Terrace, Clubhouse, Fitness Center, Dog Park, bicycle Stalls, Promenade	Rooftop plaza for condos located on top of parking structure, pool, sun- deck, grilling area, fitness room, dog park, bicycle parking spaces	

The following exceptions to the standard zoning regulations are proposed:

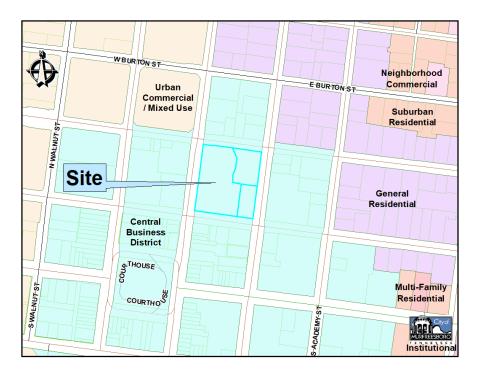
- 1. 35% of the required 490 garage parking spaces to be 7'6" wide, compact spaces and the remainder to be 8'6" wide as opposed to the 9' wide spaces required by the Zoning Ordinance;
- 2. Maximum building height to be 148' instead of the maximum overall height in the CBD of 75'.

#### Adjacent Zoning and Land Uses

The subject property is surrounded to the south and west with the CBD (Central Business District) with multiple businesses, offices, restaurants, and the Center for the Arts. Properties to the north and east are zoned OG-R -- to the north consists of a mixture of residential uses and small businesses and to the east are small businesses and the location of the First Presbyterian Church. The Rutherford County Judicial Building lies to the northwest and is zoned PND (Planned Institutional District) and the southeast corner adjacent to the subject property is zoned CH (Commercial Highway District).

#### Future Land Use Map

The future land use map of the *Murfreesboro 2035 Comprehensive Plan,* which was adopted in July 2017, recommends that *Downtown Mixed-Use Central Business District* is the most appropriate land use character for the subject property, as shown on the map below.



Compatible existing zoning districts are CBD (Central Business District), MU (Mixed-Use District), and PUD (Planned Unit District). Examples of development types in the *Downtown Mixed-Use Central Business District* land use character include "an active mix and concentration of uses and public gathering/event spaces in a main street setting." Recommended allowable uses included "multi-family residential uses, entertainment, restaurants, department stores, and other retail, general and professional offices, and hotels." This land use character is also characterized by "streets and other public spaces framed by buildings with zero/minimal front setbacks, creating architectural enclosure." It is Staff's opinion that the proposed zoning request is consistent with the recommendation of the future land use map of the *Murfreesboro 2035 Comprehensive Plan*.

#### North Highland Study

The North Highland Avenue Planning Study was adopted by the Murfreesboro Planning Commission on March 22, 2017. The primary goal of the study is to "Present possible land use patterns and development scenarios and implementation strategies that will create a plan for future growth, create a positive sense of place, connect to the surrounding community and its positive historic elements, and increase economic vitality". The proposed PUD emulates the purpose of the North Highland Study area thru economic growth, preservation of community character thru design, infrastructure, parking and streetscape design to help increase future growth in the area. The study future land use map recommends that the subject property develop consistent with the "Downtown/Central Business District" land use character. The proposed development is generally consistent with the study's recommendations regarding this land use character.

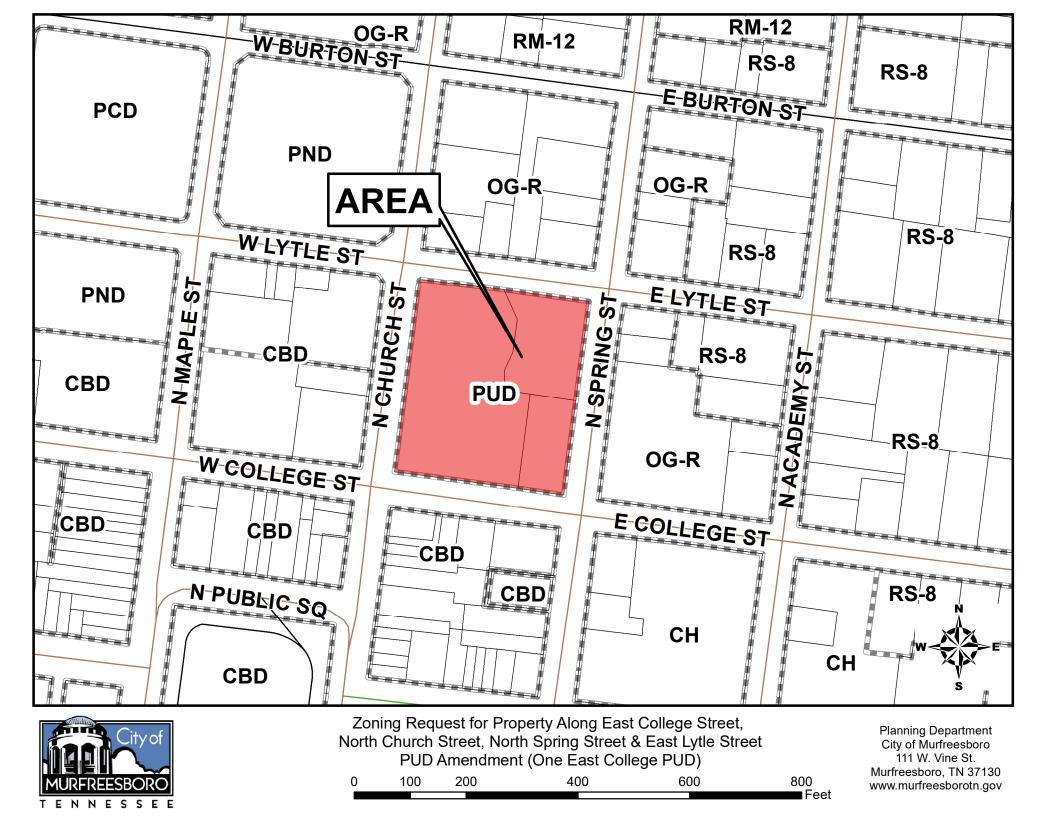
#### **Department Recommendation**

Staff is supportive of this rezoning request for the following reasons:

- 1) the proposed land uses will be compatible with the surrounding land uses;
- 2) compact, dense development is desirable in and around downtown and promotes walkability;
- the proposed development will contribute to the vitality and quality of life of the downtown, continuing the positive trend toward reinvestment in the area; and
- 4) the zoning plan is generally consistent with the recommendations of the Murfreesboro 2035 Comprehensive Plan and the North Highland Avenue Planning Study.

#### 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.







Zoning Request for Property Along East College Street, North Church Street, North Spring Street & East Lytle Street PUD Amendment (One East College PUD) 100 200 400 0

)	600	

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Feet

Planning Department City of Murfreesboro 111 W. Vine St. Murfreesboro, TN 37130 www.murfreesborotn.gov

# ONE EAST COLLEGE



Initial Submittal February 11, 2021 Resubmitted March 8, 2021 for the March 17, 2021 Planning Commission Workshop Resubmitted April 1, 2021 for the April 7, 2021 Planning Commission Public Hearing

CONSTRUCTION SERVICES, INC.

**DESIGN-BUILD CONTRACTORS / ENGINEERS** 

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850 Middle Tennesse	ee Blvd.						
Murfreesboro, Tenne	essee 37129						







#### One East College, LLC. Company Name: elopment Profession: Owner/Developer ent Partner Surendra Ramanna/ Attn: tel Brian N. Davis 710 615-661-7979 Phone: I@Onicx.com sramanna@TRCCSI.com/ Email: opment.com bndavis@TRCCSI.com Effst Collfof LLC development

#### SEC Project #18060

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# INTRODUCTION

#### SYNOPSIS/REQUEST

One East College, LLC. respectfully requests an amendment to the approved One East College PUD Property located on the 100 Block of East College Street and North Spring Street. The site is identified as Parcels 8.00, 8.01, and 9.00 of Tax Map 91K Group G, and is approximately 2.42 acres.

One East College consists of a mix of uses from residential living, office space, retail, restaurants, and a parking garage. This development is proposing a total of 191 residential apartment and condos ranging from one and two bedroom units and studio units. In addition to residential, the development is proposing +/- 41,000 gross sf. of retail, restaurant, and office space. The buildings will range in heights and will have a maximum of 11-stories at 148'-0" tall. Heights of the surrounding structures have been considered to avoid overshadowing existing adjacent properties.

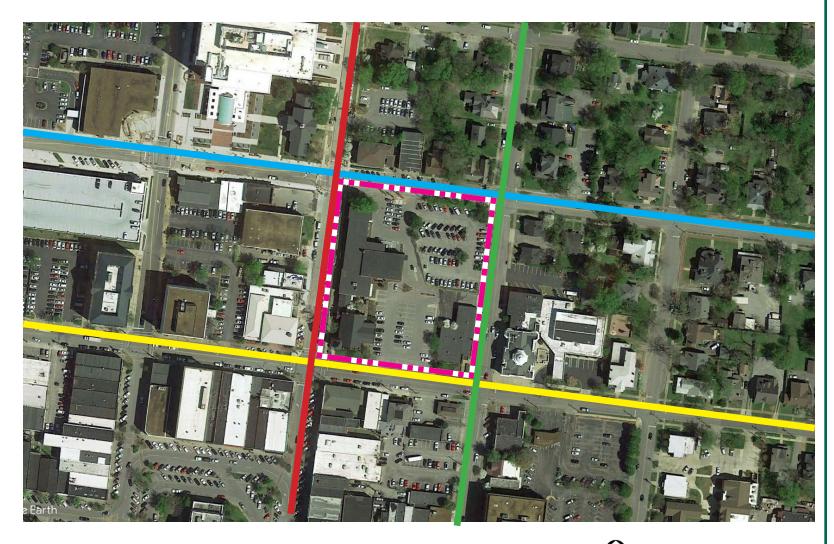
The North Church Street and East Lytle Street building will have a maximum height of 4-floors, that will have retail/office space on the ground floor with 3-floors of residential units above. The North Spring Street and East Lytle Street Building will have a maximum height of 4-stories, all of which will be residential units.

The Garage/Condo building located in the center of the development, will have a maximum height of 11-floors with parking on the bottom 8-floors, and residential on the upper 3-floors. The development is proposing to provide 28 residential units with a maximum height of the 3 floors of residential, which will bring the total maximum building height of the project to 11-stories. The developer anticipates during pre-sales of the residential units, that they will receive feedback from the local community, which may revise the unit mix (number of one bedroom versus two bedrooms). In preparation and to allow maximum flexibility, the project has outlined the maximum building height (148'-0") and number of stories (11-stories). There is a roof top plaza / amenity space for the residential units, and is placed on top of the proposed roof top restaurant space. If the restaurant space is not built, the roof top amenity for the residential units will still be included with the development.

The East College Street building will be a maximum of 4-stories and will have retail/office space on the first and second floor, with residential units on the third and fourth floors above. This building will have accommodated space at the ground level for a satellite police precinct. This building has been designed to accommodate a future conversion from retail/office and residential, to a Hotel and retail/office use, if the option arises. Due to the existing market conditions, many Hotel Operators and Developers have stopped development in areas similar to the One East College Development.

The existing church building on the corner of North Church Street and East College Street will remain and be repaired and re-purposed.

Surrounding the development will be public sidewalks accented with lighting and street trees that will create a sense of place that reflects the core of downtown Murfreesboro. The articulating facade of the buildings will add variety and character to the area. One East College will provide a mix of uses and services adding a cohesive but unique aspect to downtown Murfreesboro.



#### **AERIAL PHOTOGRAPH**



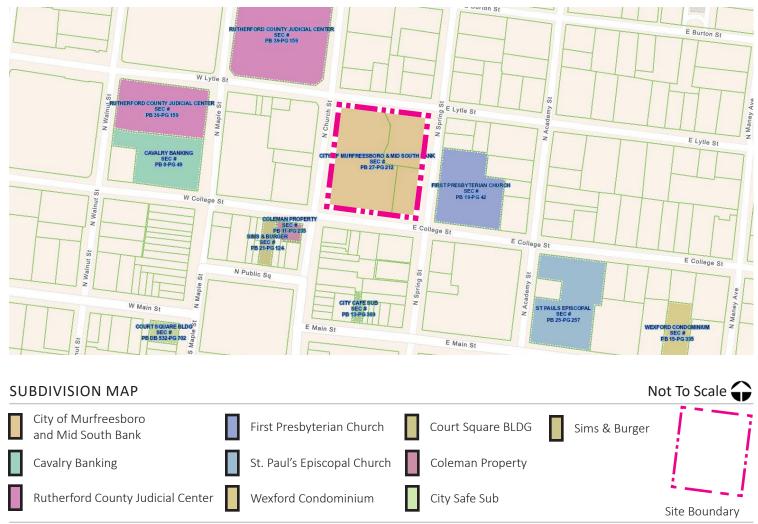
#### **Future Roof Top Restaurant:**

Per the request of the City, we have designed in a future location for a roof top Restaurant / Bar. The Restaurant / Bar will be located at the 8th floor of the parking garage, and it will have view toward North Spring Street and East College Street. The size of the restaurant is approximately +/- 2,640 Sf. In order to include the Restaurant component into the project, we must have a signed lease in hand before completion of contract documents the cutoff date for having a signed lease will be May 30, 2021. If an executed lease is not provided by that date, we will not include this component in the project. The parking required for the restaurant will not be provided if we do not receive a lease for the space by May 30, 2021. Refer to the parking tables on Page 8 for the required parking for this element.



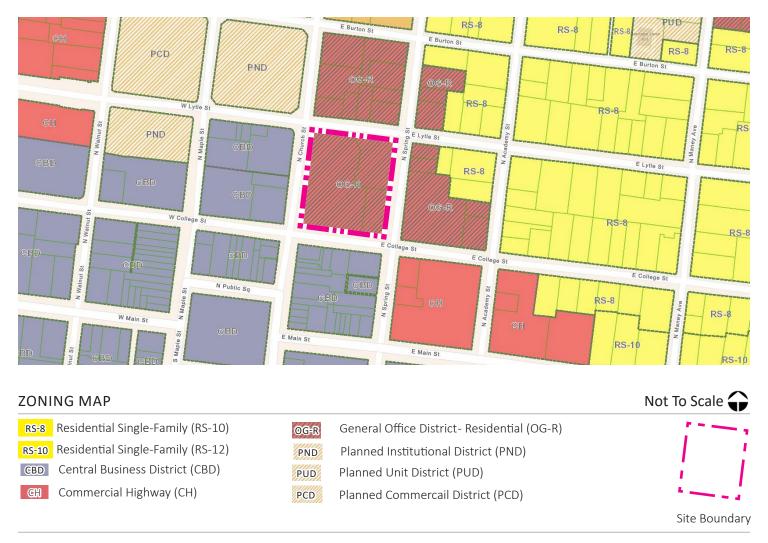


The property has/will have access to the existing public rights-of-way of North Spring Street, East Lytle Street, East College Street, and North Church Street. Patrons and residents will be able to access the site directly by vehicle via the parking structure and on-street parking. The current conceptual design has access proposed directly via the parking structure entrances/exits found on East Lytle Street. No roadways within the area are slated for improvements as per the Murfreesboro 2040 Major Thoroughfare Plan. However, the city plans to continue the Lytle Street improvements towards the East in the future and improve the remainder of this block.

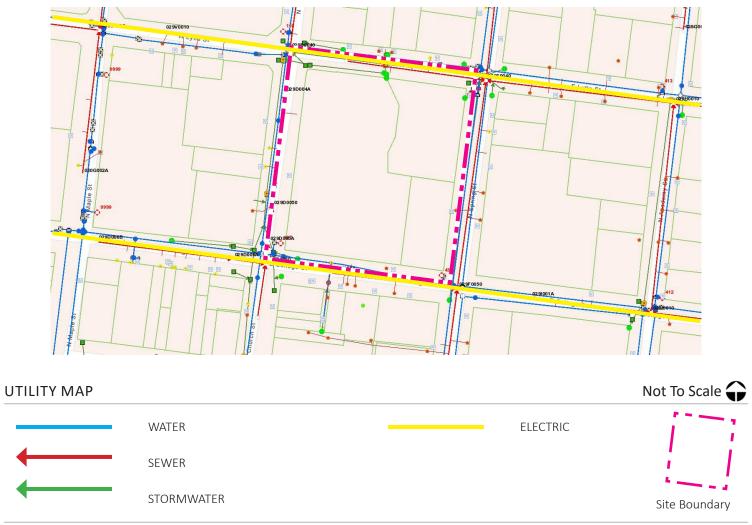


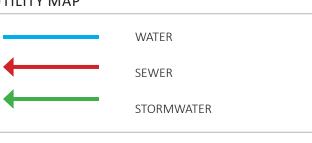


One East College is surrounded by a mixture of retail, restaurants, offices, and municipal properties. Directly east is the First Presbyterian Church, Jean Anne Roger OD office, and a boutique shop. Directly north on the other side of East Lytle Street is a mix of shops and services such as a salon and tattoo shop. West side of the property faces the rear of a retail cluster, a restaurant/bakery, and the Center of the Arts theater.



The surrounding area consists of a mixture of zoning types and uses. The land to the east and north is zoned General Office District-Residential (OG-R). Areas directly south and west of the site are zoned Central Business District (CBD). The entire city block to the southeast is zoned commercial highway (CH), while the block to the northwest is zoned Planned Institutional District (PND). This site is also within the City Core Overlay District (CCO). The proposed PUD's mix of uses will be a seamless addition to the area and will unify and elevate the area into a more cohesive downtown element.







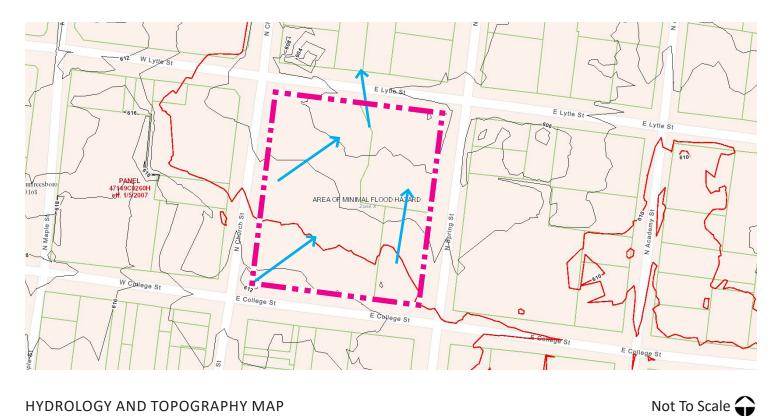
Water service will be provided by Murfreesboro Water Resource Department. There is existing 8-inch ductile iron and cast iron water lines along all sides of the development. The developer will be responsible for extending the waterline into the site for domestic and fire water service.



Sanitary sewer service will be provided by the Murfreesboro Water Resource Department. Sanitary sewer service can connect to an existing 8-inch gravity sewer line along all sides of the development. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property.



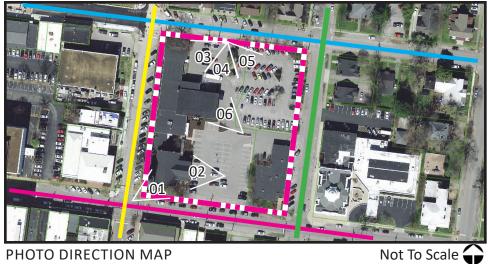
Electric service will be provided by Middle Tennessee Electric. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.



#### HYDROLOGY AND TOPOGRAPHY MAP

- WATER FLOW DIRECTION
- ------ INTERMEDIATE CONTOURS
- ----- INDEX CONTOURS

The topographic map above shows the site's topographic high point generally at the south western corner of the property. From this high point, the property drains towards the north and east. Stormwater that drains to the north, flows towards East Lytle Street. Stormwater drains currently capture water and the remaining flows to the surrounding street and into the curb and gutter system.

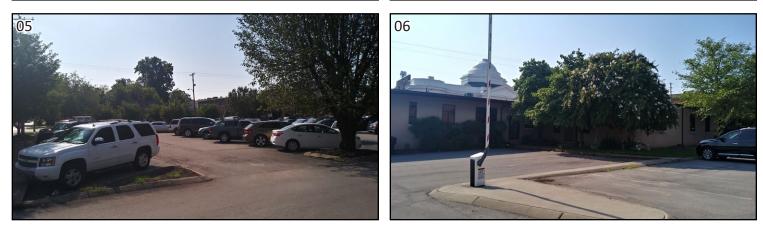




Site Boundary









East Lytle Street

East College Street

North Church Street

North Spring Street





PROPOSED PLANNED UNIT DISTRICT ON-SITE PHOTOS 06

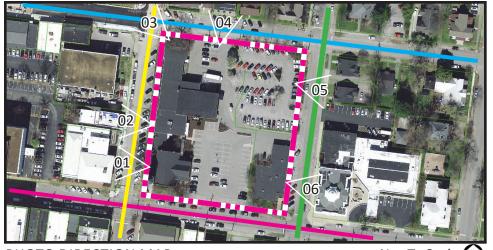
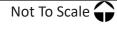


PHOTO DIRECTION MAP





02



- East College Street
- North Church Street
- North Spring Street



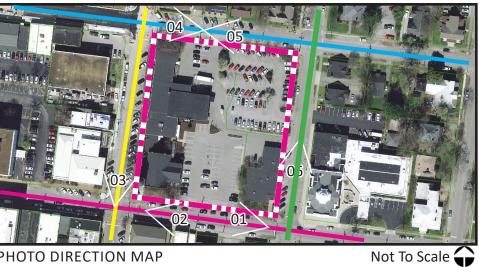
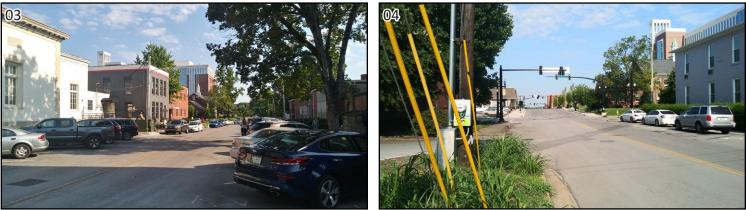


PHOTO DIRECTION MAP

















East Lytle Street East College Street North Church Street

North Spring Street



PROPOSED PLANNED UNIT DISTRICT OFF-SITE & STREET PHOTOS 07



	PARKING REQUIREMENTS:	
RES	RESIDENTIAL UNITS	
TS	20 STUDIO UNITS (1.0 / UNIT)	20 SPACES
	79 1-BEDROOM UNITS (1.0 / UNIT)	79 SPACES
/AC	64 2-BEDROOM UNITS (2.0 / UNIT)	128 SPACES
	163 DWELLING UNITS TOTAL	
	RESIDENTIAL PARKING REQUIRED	227 SPACES
SF.*	RESIDENTIAL LARRING REGOIRED	ZZT STACLS
<u>6F. *</u> 6F.*	GARAGE/CONDO BUILDING	
oF.**	28 1&2-BEDROOM UNITS (1.5 / UNIT)	42 SPACES
	OFFICE/RETAIL BUILDING (NET) & EXISTIN	
<u>SF. *</u>	3-FLOORS = 36,423 SF (1 SPACE / 250 SF.)*	* 146 SPACES
SF.*	CONDO ROOF TOP RESTAURANT =	
	+/-2,640 SF (1 SPACE / 250 SF.)*	11 SPACES
	EVENT/RESTAURANT SPACES =	
F.*	5,300 SF. (1 SPACE / 250 SF.)*	22 SPACES
F. *		
SF.*	SUB-TOTAL OFFICE/RETAIL & CHURCH	179 SPACES
	25% SHARED PARKING REDUCTION =	- 45 SPACES**
	PARKING REQUIRED	134 SPACES
SF.*		134 51 / (615
51. 5F.*	ADDITIONAL SPACES FOR TIF AGREEMENT	- 150 CDACEC****
	ADDITIONAL SPACES FOR THE AGREEMENT	150 SPACES
<u>F.*</u>		
SF.*	PARKING REQUIRED:	
	TOTAL PARKING REQUIRED =	598 SPACES
	25% SHARED PARKING REDUCTION =	
	TOTAL PARKING REQUIRED FOR SITE:	553 SPACES
SF.		
SF.	PARKING PROVIDED:	
SF.	ON-STREET SPACES =	56 SPACES
F.*	GARAGES SPACES (35% COMPACT) =	+490 SPACES*****
SF.	TOTAL PROVIDED =	546 SPACES***
	- * THE PARKING REQUIRED FOR THE RETAIL/OFFICE S	PACE, CONDO BUILDING
	ROOF TOP RESTAURANT, AND EXISTING CHURCH BU	
	FORMULA FOR A "NEIGHBORHOOD SHOPPING CENT	FER".
	** THE 25% SHARED PARKING REDUCTION APPLIES	ONLY TO THE "NEIGHBOR-
	HOOD SHOPPING CENTER" USES.	
	*** THERE WILL BE A MINIMUM 200 UNRESERVED I	
		PARKING SPACES THAT WILL
	BE OPEN TO THE PUBLIC AND NOT RESERVED FOR A	
	BE OPEN TO THE PUBLIC AND NOT RESERVED FOR A	NY PARTICULAR USE.
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### **Proposed Streetscape Elevations:**



\*The elevations of the proposed buildings will vary across the development. The images above are meant to convey the general appearance and functionality of the proposed buildings.



## **Proposed Streetscape Elevations:**



### **East College Street Building:**

The design team has designed the building located at the corner of E College Street and N Spring Street to accommodate a future conversion from office and apartments to a Hotel and office/retail use, if the option arises. Due to the existing market conditions, many Hotel Operators and Developers have stopped development in areas similar to the One East College Development. In order to allow the mixed-use building to function as a future hotel, we have designed the building to accommodate a future hotel option. The bullets to the right, outline the items that have been designed into the buildings.

\*The elevations of the proposed buildings will vary across the development. The images above are meant to convey the general appearance and functionality of the proposed buildings.

- second floor of the building is open office. We have located a central lobby space adjacent to the parking structure on the first floor with vertical circulation to gain access to the upper levels. Adjacent to the central lobby, we have shell space that can be leased in the future to house front
- The third and fourth floor apartment unit design is comprised of one bedroom and studio units only. This will allow these units to be easily converted to a hotel
- We have reserved parking located in front of the existing church building along E College Street to accommodate future
- We have designed the building to stand out as a separate structure from the remaining development and inserted a courtyard between the two structures to give this building an identifiable difference
- We have included a steel or concrete floor structure at the second floor separating the apartments from the office space that will also work for future fire separation requirements if the apartments are converted to Hotel rooms.
- PROPOSED PLANNED UNIT DISTRICT 10 **PROPOSED STREETSCAPE ELEVATIONS**

### **Proposed Streetscape Elevations:**



BRICK VENEER SIMULATED STONE FIBER CEMENT BANDING

### **Development Standards:**

- 1 Existing Church Building
- 4 Proposed Buildings
  - North Church Street and East Lytle Street Building (4-Stories)
    - 1 Floor Retail/Office Space
    - 3 Floors of Residential
  - North Spring Street and East Lytle Street Building (4-Stories)
    - 4 Floors of Residential
  - East College Street Building (4-Stories)
    - 2 Floors Retail/Office
    - 2 Floors Residential
  - Residential Building on Top of Parking Garage (11-Stories)
    - Parking Garage (8-Stories)
    - Residential Condos (3-Stories over Parking Garage)
    - Potential Roof Top Restaurant
- Parking Garage will have an entrance along E. Lytle Street.
- Passenger drop off for optional Hotel will be along East College Street.
- Existing on-street parking to remain along three streets, with possible new on-street parking spaces.
- Continuation of Downtown streetscape program with decorative lighting and public sidewalks.
- Decorative streetlights will be coordinated with Middle Tennessee Electric (MTE).
- Sidewalks along all public streets.
- Project will be coordinated with City of Murfreesboro's planned improvements.
- ADA accessible to main entries of the buildings.
- All utilities will be underground. Existing overhead will be taken underground by City of Murfreesboro with roadway improvements.
- All mechanical features to be screened with landscaping as permitted by utility providers.
- HVAC units to be located on top of buildings except for existing church.
- Foundation plantings will not be required along the base of all buildings to promote an urban core streetscape with sidewalks stretching from street curb to the base of buildings on this block.
- Any future paid parking to be coordinated with the City of Murfreesboro.

### **Residential Amenities**

- Private courtyard pool and sun deck.
- Fitness Center.
- Roof Top Plaza for Condo Units.
- Gated Dog Park in the gated courtyard.
- The Owners Association will set and enforce guidelines for the hours of operation of the Dog Park.
- Outdoor grilling and seating areas in the private courtyard.
- 30 public bicycle parking stalls.

### **Architectural Characteristics:**

- Articulation of building plains to create varied facades along exteriors of the buildings.
- Mixture of building materials to accentuate different elements along the building exteriors.
- Project and tenant signage attached to the exterior facades to provide maximum visibility to the overall development, but also for promoting individual tenants in the buildings.
- Signage will be designed to City of Murfreesboro signage guidelines.
- Residential dwellings shall be part of and managed by a third party HOA.
- The property shall consist of a Horizontal Property Regime.

Allowable Uses	Bank, Main Office
DWELLINGS	Barber or Beauty Shop
Single-Family	Beer, Packaged
OTHER HOUSING	Book or Card Shop
Accessory Dwelling Unit	Business School
Bed-and-Breakfast Homestay	Business and Communication S
Bed-and-Breakfast Inn	Catering Establishment
Emergency Shelter	Clothing Store
Hotel	Coffee, Food, or Beverage Kios
INSTITUTIONS	Convenience Sales and Service
Church	5,000 sq. ft. floor area Delicatessen
Lodge, Club, Country Club	Dry Cleaning
Park	
Philanthropic Institution	Dry Cleaning Pick-Up Station
Public Building	Financial Service - Excluding Cas
AGRICULTURAL USES	Flower or Plant Store
Farm Labor and Management Services	Garage, Parking
COMMERCIAL	Garden and Lawn Supplies
Antique Shop <3,000 sq. ft.	GlassStained and Leaded
Apothecaries (pharmaceuticals only)	Grocery Store
Art or Photo Studio or Gallery	Group Assembly, <250 persons
Bakery, Retail	Health Club
<b>,</b> ,	Ice Retail

Ianitorial Service

Interior Decorator



Bank, Branch Office

Bank, Drive-Up Electronic Teller

Example of Brick (Different colors will be allowed)

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10 100	



Example of Glass (Different colors will be allowed)

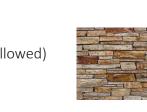




Example of EIFIS (Different colors will be allowed)











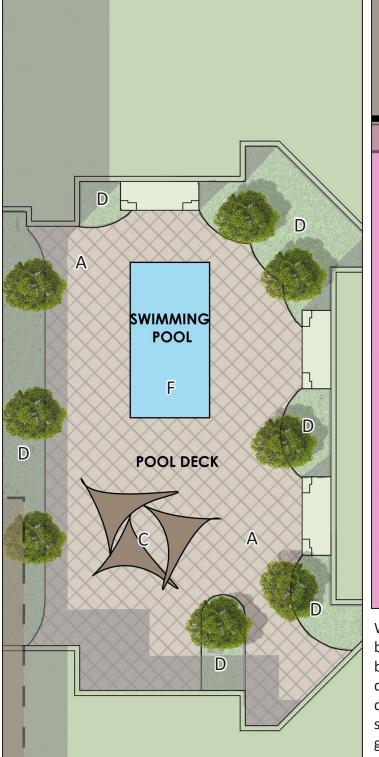
	Karate, Instruction
	Keys, Locksmith
	Liquor Store
	Offices
	Optical Dispensaries
ation Service	Personal Service Establishment
	Pet Shops
	Pharmacies
ge Kiosk	Photo Finishing
Service, maximum	Reducing and Weight Control Service
	Restaurant and Carry-Out Restaurant
	Restaurant, Specialty
	Restaurant, Specialty -Limited
ation	Retail Shop, other than enumerated
ling Cash Advance Buisness	elsewhere Specialty Shop
	Tavern
	Video Rental
es	Wholesaling
led	INDUSTRIAL
	Printing and Publishing
ersons	PUBLIC SERVICES
	Police Presinct
	TRANSPORTATION AND PUBLIC UTILITIES
	Post Office or Postal Facility
	Telephone or Communication Services

### imple of Stone Veneer

fferent colors, cuts, patterns will be allowed)

### **Example of Fiber Cement Panel**

(Different colors will be allowed)

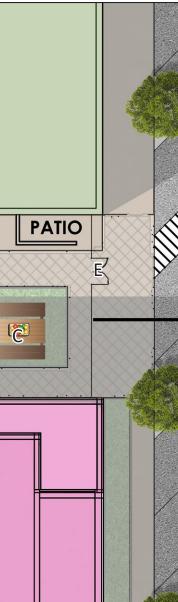


# NOTE: THIS WILL NOT BE BUILT IF A LEASE WAS NOT RECIEVED BY THE START OF CONSTRUCTION. PATIO PATIO A А DOG WALK В **GRILLING AREA** BALCONY **EAST COLLEGE STREET BUILDING: 1ST FLOOR RETAIL 2ND FLOOR OFFICE 3RD & 4TH FLOORS RESIDENTIAL**

With this request, One East College will be enhancing the lifestyle of its residents by providing a variety of amenities. The development will be providing a private courtyard pool with a sun deck and shade structure. Also, there will be a private gated courtyard that will provide residents with an outdoor activity area. This private courtyard will be located between the 4-story buildings along N. Spring Street. Within this private courtyard, there will be a gated pet park and outdoor grilling stations and seating areas. A roof top plaza will be available to the condo units on the upper 3-floors of the parking garage/condo building.



Example of Dog Park



- A Accent Hardscape
- **B** Dog Park-Gated
- **C** Outdoor Seating
- D Accent Green Space
- E Gated Access
- **F** Private Pool and Sun Deck



Example of Flagstone Pavers (Different colors will be allowed)



Example of Linear Pavers (Different colors will be allowed)



Example of Ledgestone Pavers (Different colors, patterns, and textures will be allowed)



Example of Pool Area

### LANDSCAPE MATERIALS SAMPLES: DECIDUOUS TREES



(A)

(A) Ulmus parvifolia 'Emer II'/ 'Emer II' Alle Elm (B) Zelkova serrata 'Green Vase'/ Sawleaf Zelkova (C) Buxus x 'Green Mountain'/ Boxwood (D) Prunus laurocerasus 'Otto Luyken'/ Luykens Laurel (E) Lagerstroemia indica 'GAMAD VI'/ Berry Dazzle Crape Myrtle (F) Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass (G) Liriope spicata 'Silver Dragon'/ Creeping Lily Turf (H) Setcreasea pallida 'Purple Heart'/ Purple Heart Setcreasea

(I) Iberis sempervirens 'Little Gem'/ Little Gem Candytuft (J) Liriope muscari 'Variegata'/ Variegated Lily Turf (K) Tree form bamboo (L) London Plain Tree/ Plantanus acerfolia (N) Viburnum x pragense/ Prague Viburnum (O) Prunus laurocerasus 'Schipkaensis'/ Schipka Laurel

### LANDSCAPE MATERIALS SAMPLES: EVERGREEN SHRUBS



### LANDSCAPE MATERIAL SAMPLES: EVERGREEN/DECIDUOUS SHRUBS AND GRASSES



### LANDSCAPE MATERIAL SAMPLES: GROUNDCOVER





**(B)** 







The site has been designed with ample landscaping to provide not only an aesthetically pleasing experience for the residents, shoppers, employees, and guests, but to aid in mitigating impacts to the surrounding areas. To ensure these characteristics, some standards are outlined below as well as a sample plant palette provided.

### Landscaping Characteristics:

- softer design.
- Street trees in sidewalk areas shall be constructed within tree planters.
- Because of the scope of the project certain landscape elements will not be included. Perimeter trees, landscape perimeter yards, and building foundation plantings will be restricted due to design constraints. Street trees will be planted where applicable.
- The interior court yard will have some plantings but will be limited due to the solar orientation.

• The landscape concept for this area will follow an urban setting to complement the buildings and create a

1.) A map showing available utilities, easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property.

### **Response:** An exhibit is given on Page 5 along with descriptions of each.

2.) A graphic rendering of the existing conditions and/or aerial photograph(s) showing the existing conditions and depicting all significant natural topographical and physical features of the subject property; location and extent of water courses, wetlands, floodways, and floodplains on or within one hundred (100) feet of the subject property; existing drainage patterns; location and extent of tree cover; and community greenways and bicycle paths and routes in proximity to the subject property.

### **Response:** Exhibits are shown on Page 6 that shows the existing contours and drainage patterns along with an aerial photograph of the area.

3.) A plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on-site and within two hundred (200) feet of the subject property and the identification of the use thereof.

### **Response:** Exhibits and photographs on Page 4 gives the location of existing structures on the subject property and the surrounding properties. An exhibit on Page 5 gives the zoning of those same properties.

4.) A drawing defining the general location and maximum number of lots, parcels or sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, school sites, public buildings and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto and the extent of proposed landscaping, planting, screening, or fencing.

### **Response:** The Page 8 lists standards and exhibits showing the concept plan which shows each of these items.

5.) A circulation diagram indicating the proposed principal movement of vehicles, bicycles, goods, and pedestrians with the development to and from existing thoroughfares.

### **Response:** Page 8 denotes the vehicular and pedestrian areas.

6.) A tabulation of the maximum floor area proposed to be constructed, the F.A.R. (Floor Area Ratio), the L.S.R. (Livability Space Ratio), and the O.S.R. (Open Space Ratio). These tabulations are for the PUD.

TOTAL SITE AREA	105,415 s.f.
TOTAL MAXIMUM FLOOR AREA	253,244 s.f.
TOTAL LOT AREA	105,415 s.f.
TOTAL BUILDING COVERAGE	77,623 s.f.
TOTAL DRIVE/ PARKING AREA	176,346 s.f.
TOTAL RIGHT-OF-WAY	0 s.f.
TOTAL LIVABLE SPACE	-70,931 s.f.
TOTAL OPEN SPACE	25,934 s.f.
FLOOR AREA RATIO (F.A.R.)	2.40
LIVABILITY SPACE RATIO (L.S.R.)	-1.41
OPEN SPACE RATIO (O.S.R.)	0.26

7.) A written statement generally describing the relationship of the proposed planned development to the current policies and plans of the city and how the proposed planned development is to be designed, arranged, and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this article.

**Response:** The property is currently zoned PUD in the CCO. The surrounding area has a mixture of residential, commercial, and office properties. The concept plan and development standards combined with the architectural requirements of the buildings shown within this booklet align and closely mimic the type of developments in the surrounding area and are envisioned to complement the development in this area.

8.) If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating: (aa) the approximate date when construction of the project can be expected to begin.

### **Response:** The project is anticipated to be developed in five phases.

9.) Proposed means of assuring the continued maintenance of common space or other common elements and governing the use and continued protection of the planned development. For this purpose, the substance of any proposed restrictions or covenants shall be submitted.

### **Response:** This requirement has been addressed on Page 14.

**10.)** A statement setting forth in detail either (1) the exceptions which are required from the zoning and subdivision regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed.

### **Response:** The applicant is requesting the following exceptions with this PUD.

1.) Requesting an exception to permit 7'-6" compact parking spaces within the parking garage. These compact spaces are typical in parking garages in many municipalities and are fully functional parking spaces in many public parking garages.

SETBACKS	CBD	PUD	ссо	DIFFERENCE From CCO
Front Setback	0'	0′	<20' from property-line, not in ROW	0'
Side Setback	0′	0′	10'	-10′
Rear Setback	0′	0′	20'	-20′
Maximum Building Height	75'	148′	75′	+73'

11.) The nature and extent of any overlay zone as described in Section 24 of this article and any special flood hazard area as described in Section 34 of this article.

**Response:** This property is not in the Gateway Design Overlay District, Historic District (H-1), or Planned Signage Overlay District (PS). This site is not found within any floodway or floodplain as per FEMA panel 47149C0260H. This site is located withing the City Core Overlay District (CCO)

**12.)** The location and proposed improvements of any street depicted on the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time.

### Response: Page 4 discusses the Major Thoroughfare Plan. No roadways are slated for improvements near this development.

**13.)** The name, address, telephone number, and facsimile number of the applicant and any professional engineer, architect, or land planner retained by the applicant to assist in the preparation of the planned development plans. A primary representative shall be designated.

Response: The primary representative is Matt Taylor of SEC, Inc. developer/ applicant is One East College LLC, contact info for both is provided on cover.

14.) Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. The plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. The location and orientation of exterior light fixtures and of garages shall be shown if such are to be included in the structures.

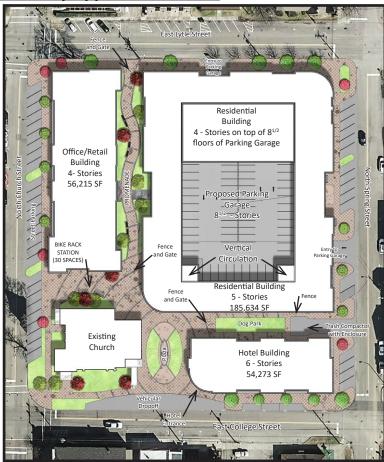
Response: Pages 9-12 shows the architectural character of the proposed buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built. On-site lighting will comply with City Ordinance, but any building lighting along R.O.W. will be exempt.

**15.)** If a development entrance sign is proposed the application shall include a description of the proposed entrance sign improvements including a description of lighting, landscaping, and construction materials.

**Response:** Development and tenant signs will be attached to each of the proposed buildings.

ZONING ORDINANCE SECTION 13 (D)(2)(B)

### **Previously Approved Site Plan**



**Proposed Amendment to Site Plan** 



Difference Between Previously Approved Site Plan and Proposed Amended Site Pan

	Or
Residential Units (#)	
Residential Floor Area (s.f.)	
Hotel Rooms (#)	
Hotel (s.f.)	
Potential Conversion of Residential to Hotel (#)	
On-Street Parking Spaces (#)	
Parking Garage (# of Spaces)	
Parking Garage (s.f.)	
Retail/Office Space (s.f.)	
Existing Church Building (s.f.)	
Police Precinct (s.f.)	
Potential Rooftop Restaurant (s.f.)	
Total Building Area (s.f.)	
Maximum Allowed Height (Stories)	
Maximum Allowed Height (feet)	
Amenities	Fit
	bi
	F

iginal PUD	Proposed PUD	Difference
156	191	+35
185,634	204,559	+18,925
110	0	-110
54,273	0	-54,273
0	36	+36
45	56	+11
582	490	-92
185,307	174,488	-10,819
56,215	40,703	-15,512
5,300	5,300	0
400	400	0
0	2,640+/-	+2,640+/-
486,792	427,732	-59,060
12.5	11	-1.5
145	148	+3
Roof top Terrace, Clubhouse, ness Center, Dog Park, cycle Stalls, Promenade	Rooftop plaza for condos located on top of parking structure, pool, sun- deck, grilling area, fitness room, dog park, bicycle parking spaces	



### **Proposed Amendment of Street Elevation at East College Street**

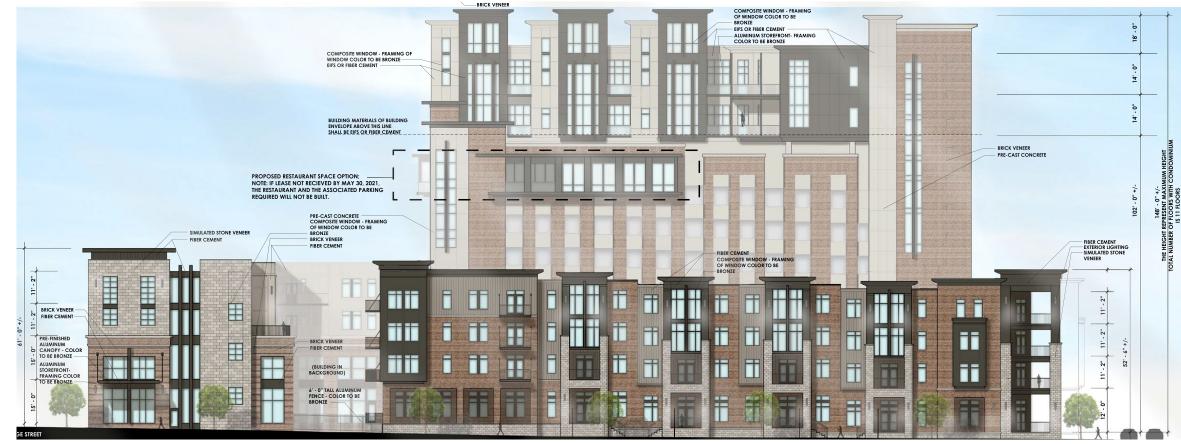


PROPOSED PLANNED UNIT DISTRICT 17 DIFFERENCE BETWEEN APPROVED AND PROPOSED

### Previously Approved Street Elevation at North Spring Street



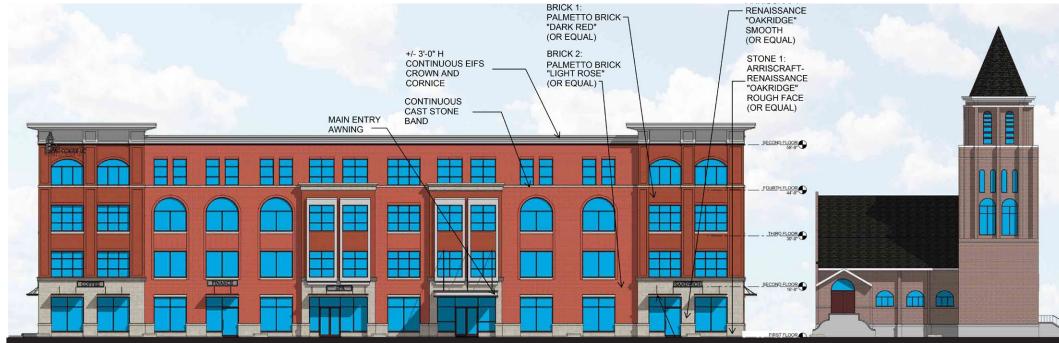
**Proposed Amendment of Street Elevation at North Spring Street** 



THE HEIGHT I



### **Previously Approved Street Elevation at North Church Street**



### **Proposed Amendment of Street Elevation at North Church Street**



PROPOSED PLANNED UNIT DISTRICT 19 DIFFERENCE BETWEEN APPROVED AND PROPOSED







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PROPOSED PLANNED UNIT DISTRICT 20 DIFFERENCE BETWEEN APPROVED AND PROPOSED

### MURFREESBORO PLANNING COMMISSION STAFF COMMENTS, PAGE 1 APRIL 7, 2021

### PRINICIPAL PLANNER: MARGARET ANN GREEN

4.c. Zoning application [2021-405] for approximately 116.7 acres located along Veterans Parkway, south of Burnt Knob Road, west of Blackman Road and north of Vaughn Road to be zoned to GDO-3 and for 101.7 acres to be rezoned from P to CH, City Administration Department applicant.

The subject property is located along Veterans Parkway, south of Burnt Knob Road, west of Blackman Road and north of Vaughn Road (Tax Map 078 Group 032.00). The subject area consists of one tract of land zoned P (Park District). The City of Murfreesboro owns the property, which was annexed and zoned Park District in 2017.

### Adjacent Land Use and Zoning

The subject area is mostly surrounded with developed, exurban and suburban residential lots located within the unincorporated areas of Rutherford County. The southeastern border of the study area runs along Vaughn Road and I-840; the I-840 interchange with Veterans Parkway is to the southwest. The study area encompasses on three sides a single-family residence- 2415 Blackman Road. Shelton Square PRD is a developing, single-family subdivision to the northeast. The Rogers Group rock quarry is located along Burnt Knob Road to the west.

### West Park

The subject property was annexed and zoned Park District (P) in 2017 in support of our community's need to have available a park on the western side of Murfreesboro. The Murfreesboro City Council contracted Kimley-Horn to develop a master plan for a 123-On February 23, 2017, the Murfreesboro City Council and acre West Park. Murfreesboro Parks and Recreation Commission held a joint meeting to review conceptual designs for the West Park. Kimley-Horn presented three conceptual designs that were generated based on needs determined by extensive public input and an internal needs assessment. After the joint meeting, it was determined that staff would meet with the Murfreesboro Parks and Recreation Commission for further comments and return to the City Council with a recommendation. After the March 1, 2017, Murfreesboro Parks and Recreation Commission meeting, staff worked with Kimley-Horn to consolidate comments and develop a fourth conceptual design. This design was then brought to the Council for discussion in a workshop on March 23, 2017. During that workshop, the consensus was discussed in moving forward with the final conceptual plan that reflects the desires of both the Murfreesboro City Council and the Murfreesboro Parks and Recreation Commission. On April 13, 2017, the City Council approved the fourth conceptual design.

Since that time, the City Council and City Administration Department's vision for this area has changed in part due to its proximity to the I-840 interchange. As proposed in this application, the City is reserving 15 acres to remain zoned P (Park). According to Mr. Sam Huddleston, the city is allocating space for a community park of 15 to 20 acres near the intersection of Burnt Knob and Blackman. The plan is for park amenities similar to a greenway trail head such as a pavilion, playground, open space, and rest rooms. He also anticipates a walking trail will be incorporated in the overall development plan which can serve the community park and the users of the office park area. A specific timeframe on the park has not been identified but will likely be tied to infrastructure construction to serve the larger tract. No specific information is available for a separate park location on the west side of I-24.

### Public Rights-of-way/ Transportation network

The City of Murfreesboro has street improvement plans for Burnt Knob Road, including the intersection with Blackman to Veterans, although no specific timeframe has been identified for the improvements. Staff anticipates that timing will be in relation to the level of development on the subject property. Signalized intersections are anticipated at Blackman and Burnt Knob, along Burnt Knob at City property access, at Veterans Parkway and Burnt Knob Road, and a Veterans Parkway. Timing will be determined by when other road improvements are initiated or at a later date when warrants are met if that threshold level is not met at construction.

According to Public Infrastructure Department, TDoT is working on a plan to signalize interchange ramps at Veterans Parkway..

### Proposed CH Zoning

The City's representatives submitted an application to rezone the majority of this property to CH (101.7 acres). The CH district is intended to permit the development and continued maintenance of general commercial uses located in a linear fashion along highways and near transportation facilities and industrial areas. It is the hope of City Administration that having the property already zoned CH will be an additional enticement for development of this property. Staff included an excerpt of the Zoning Ordinance with a chart of permitted uses in the CH district. The proposed GDO-3 will additionally restrict the permitted uses within the CH zone, which is also included.

### Proposed GDO-3 Zoning

The City's Administration Department recognizes that the Gateway Design Overlay District (GDO) district created over 17 years ago has proven to have a robust and vibrant economic base, it creates a strong sense of identity because of the emphasis placed on high quality design, it has significantly increased property values, and the GDO was able to create the class A office space which previously did not exist in Murfreesboro. The desire is to capture some of these successes and apply them to the properties located north of the interchange of Veterans Parkway and I-840.

The purposes of the GDO are to:

- 1. encourage high quality development as a strategy for investing in the City's future;
- 2. emphasize the interstate access at Medical Center Parkway/Fortress Blvd. and Interstate 24 as a major entryway into the City;
- recognize and support the historic significance of the Stones River National Battlefield and the other related areas with historic significance and to minimize the negative impacts of development in their vicinity;
- 4. maintain and enhance the quality of life for Murfreesboro's citizens;
- 5. shape the District's appearance, aesthetic quality, and spatial form;
- 6. reinforce the civic pride of citizens through appropriate development;
- 7. increase awareness of aesthetic, social, and economic values;
- 8. protect and enhance property values;
- 9. minimize negative impacts of development on the natural environment;
- 10. provide property owners, developers, architects, engineers, builders, business owners, and others with a clear and equitable set of regulations for developing land;
- 11. enhance the City's sense of place and contribute to the sustainability and lasting value of the City; and,
- 12. shape and develop the District in a manner that is beneficial to the district and to the entire City.

### Murfreesboro 2035 Chapter 4 Land Use and the Future Land Use Map (Map 4-2)

Chapter 4 of the *Murfreesboro 2035 Comprehensive Plan* identifies various land use categories and provides descriptions of those categories. The Future Land Use map is a companion to Chapter 4 which helps identify locations for the various types of land use classifications, but it important to distinguish that it is not a "future zoning map". The Planning Commission adopted this plan and utilizes it as tool in the land-use decision making process.

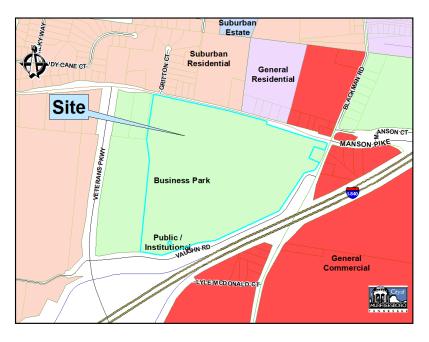
The Murfreesboro 2035 *Future Land Use Map* indicates that Business Park Character (BP) is most appropriate for the properties located east of Veterans Parkway. The anticipated development of the City's property will likely be consistent with the Future Land Use map. Chapter 4 of the Murfreesboro 2035 comprehensive plan describes the BP land use character as:

The purpose of the Business Park [BP] land use classification for this Comprehensive Plan's Future Land Use Map, is to foster stability and growth of high-quality office and office/distribution, technology, research and development, and similar industries that are enhanced by access transportation networks and that provide desirable employment opportunities for the general welfare of the community. Business Parks are suburban in character, are typically developed in a campus-style setting that features reduced site coverage and increased open space; and may include offices and associated administrative, executive professional uses, and specified institutional and limited commercial uses.

### **Development Type:**

Many businesses located in an office setting provide professional services. From a land use planning perspective, it is important to distinguish office uses from other commercial activities. The "pure" office uses entail minimal amounts of interaction with customers. Employees are the primary activity generators for offices.

- > Primarily office, medical, and technology/research uses;
- > higher-density auto urban (general) residential (20- 30% of total area max.);
- > Public/institutional; and Common green spaces.

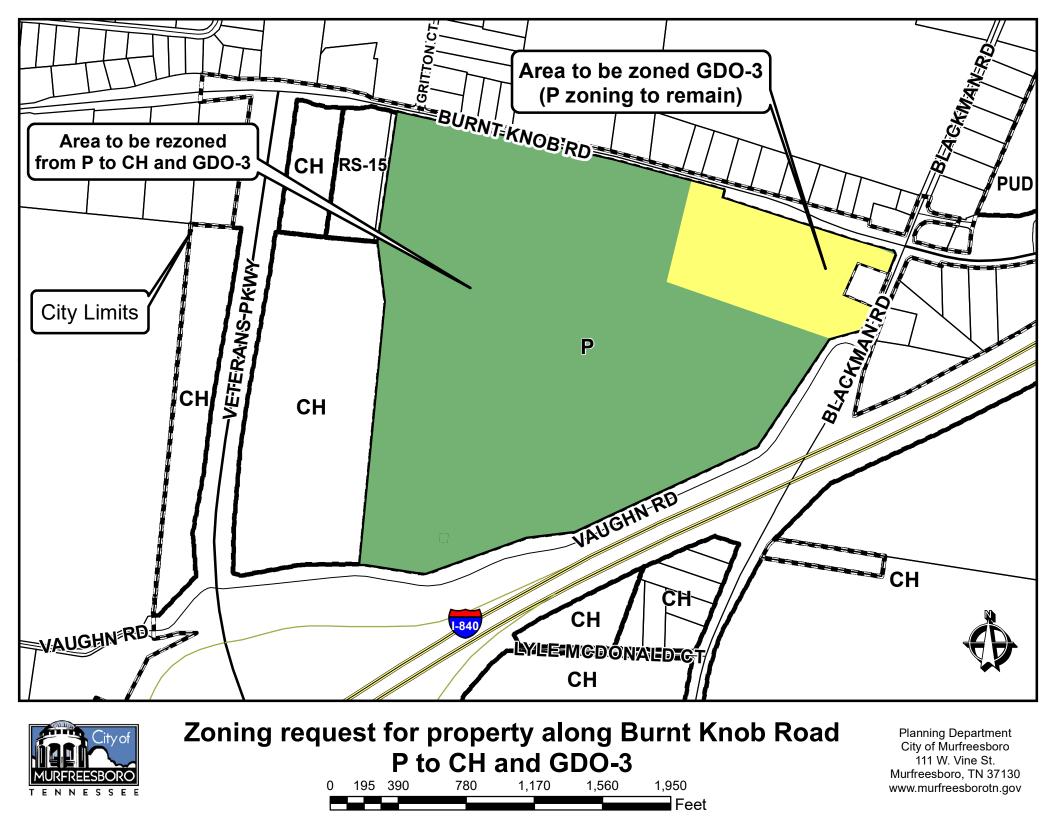


### Future Land Use Map

### Recommendation:

It is the City Administration Department's recommendation that the Planning Commission rezone 101.7 acres to CH and zone 116.7 acres to GDO-3. The CH zoning is consistent with their vision of a tech park business park or employment center adjacent to interstate interchange and with the addition of commercial and hospitality uses. The CH district will not prohibit these type uses as the P district currently does.

The Planning Commission should conduct a public hearing on the matter of the zoning map amendment then formulate a recommendation to City Council







### Zoning request for property along Burnt Knob Road P to CH and GDO-3 0 195 390 780 1,170 1,560 1,950 Feet

Planning Department City of Murfreesboro 111 W. Vine St. Murfreesboro, TN 37130 www.murfreesborotn.gov



City of Murfreesboro Planning and Engineering Department 111 W. Vine Street, P.O. Box 1139 Murfreesboro, TN 37133-1139 (615) 893-6441 Fax (615) 849-2606 www.murfreesborotn.gov

Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned u	nit
development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development,	2
initial or amended	\$9 <b>50.00</b>

### **Procedure for applicant:**

The applicant must submit the following information to initiate a rezoning:

- 1. A completed rezoning application (below).
- 2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
- 3. A <u>non-refundable</u> application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

Amount paid:	]	Receipt #:	
Date received:	MPC YR.:	MPC #:	
*******For Office Use Only*	*****	*******	*****
DATE: 3/12/20	12/		
APPLICANT'S SIGNATUR	E (required):	Madlant	
	A. /	1. 18th	
E-mail:		-	
applicant):			- 3
Contact name & phone num	ber for publication and noti	fications to the public (i	f different from the
		P¥	GDO-3=15 acres
Proposed zoning classification	on: CH & GDO-		GDD-3 = 101.7 gcres
Existing zoning classificatio			
and/or Tax map #: 07	Group:	Pa	arcel (s): <u>032,00</u>
Street Address or property description: 49	01 Burnt	Knob Rd.	
PROPERTY OWNER:	sity of Mu	rfreesboro	
Phone: 615-89	-	~	eston 6) nurfreesborotn.gov
Address:	Vine St.	City/State/Zip:	urfreesboro, TN 37130
APPLICANT: CITY	of Murt	resboro F	ev't Services
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USES PERMITTED

Single-Family attached

DWELLINGS Single-Family detached

Two-Family

Three-Family

Four-Family

Multiple-Family

OTHER HOUSING

Accessory Apartment Accessory Dwelling Unit

Bed-and-Breakfast Inn

Boarding House<sup>15</sup>

**Emergency Shelter** 

Family Crisis Shelter

Fraternity/Sorority **Group Shelter** 

Family Violence Shelter

Assisted-Care Living Facility<sup>15</sup>

Bed-and-Breakfast Homestay

Extended Stay Hotel/Motel

APP A:275

CHART -

creap choice								)	-			-	-	-	-	-			
Class I Home for the Aged <sup>15</sup>	S	S	S	S	S	S	S	X	X	X		X		X	X	X		X	
Class II Home for the Aged <sup>15</sup>	S	S	S	S	S		S	S	S	S		S		X	X	X		X	
Class III Home for the Aged <sup>15</sup>								S	S			S		S	X	X	X	X	
Hotel																X	X	X	X
Mission <sup>10</sup>																			S
Mobile Homes											Х								
Motel																X	X		X
Rooming House							S	S	S									Х	
Student Dormitory									S										
Transitional Home							S	S	S			S	S						
INSTITUTIONS																			
Adult Day Care Center	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X		X
Adult Day Care Home	S	S	S	S	S	S	S	S	S	S	S	X	S	X	X	X		X	X
Airport, Heliport	S	S	S	S	S	S	S	S		S						S			S
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S			S			S
Church <sup>13</sup>	S	S	S	S	S	S	S	X	X	S	S	S	X	X	X	X	X	X	X
College, University												Х	Х				Х		

Chart 1	
Page 1 of 8	

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# **USES PERMITTED BY ZONING DISTRICT.**

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

of this article.

X = Use permitted by right.

**UPDATED: JULY 18, 2019** 

USES PERMITTED<sup>3</sup>

002012.00125							••••	_			-															_
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R <sup>2</sup>	0G <sup>2</sup>	CL <sup>2</sup>	CF <sup>2,14</sup>	CH <sup>2</sup>	MU <sup>2</sup>	CBD <sup>2</sup>	НI <sup>2</sup>	GI <sup>2</sup>	LI <sup>2</sup>	CM-RS-82	CM-R <sup>2</sup>	CM <sup>2</sup>	cU	
Day-Care Center							S	S	S		S	S	S	X	X	X	X	X	X	X	X	S	S	S	T	Г
Family Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	X	S	S	S	X	Γ
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	X	S	S	S	X	Γ
Hospital												Х	Х				Х		Х	Х	Х	Х	Х	Х		
Lodge, Club, Country Club <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S		Γ
Mental Health Facility												X	X	X		X	X		X	X	X		X	X		Γ
Morgue									_							X	X		X	X	X		X	X		Γ
Museum							S	S	S			S	S	S	X	X	X	X	X	X	X	S	S	S	X	
Nursing Home												X	X	S	S	S	X		X	X	X	X	X	X		
Nursery School							S	S	S		S	S	S	S	S	S	X		S	S	S	S	S	S		
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Philanthropic Institution							S	S	S			X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Pet Cemetery	S	S	S												S	S			S	S	S					
Public Building <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	S	S	S	X	
Recreation Field <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X		X	X	X	S	S	S	X	0
Senior Citizens Center	S	S	S	S	S	S	S	X	X	S		X	X	X	X	X	X		X	X	X	S	X	X		
School, Public or Private, Grades K - 12 <sup>13</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	S	S	S	X	
Student Center								S	S			S	S	S	S	S	X					T	S	S		Γ
AGRICULTURAL USES																					T	T	Γ			
Customary General Farming	X <sup>6</sup>	X <sub>6</sub>	X <sub>6</sub>	X <sup>6</sup>	X <sub>6</sub>	X <sup>6</sup>	X <sup>6</sup>				X <sup>6</sup>	X	I		X	X	X	T	Ī	Ī	X					
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S				X	X			X	X	X				X	
Farm Labor and Management Services												X	X	X	X	X		X	X	X	X	T			X	Γ
Fish Hatcheries and Preserves																X			X	X	X					
Grain, Fruit, Field Crop and Vegetable																										Γ
Cultivation and Storage	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х								Х	Х	Х				Х	
Livestock, Horse, Dairy, Poultry, and Egg																										
Products	S	S	S	S	S	S	S	S	S	S									Х	Х	Х				Х	
Timber Tracts, Forest Nursery, Gathering of																										
Forest Products	S	S	S	S	S	S	S	S	S	S	S								Х	Х	Х					
COMMERCIAL																										
Adult Cabaret	Ι							T											X <sup>9</sup>	Ι	Τ	Т		Ι		Γ
Adult Entertainment Center																			X <sup>9</sup>							Γ
Adult Motel			1						1										X <sup>9</sup>		1					Г
Adults-Only Bookstore	1	1	1	İ.	t			1	1				1				1	1	X <sup>9</sup>		1	1	1	1	1	t
Adults-Only Motion Picture Theater	1	İ İ	İ -	İ.	Ì	İ.	İ.	1	İ -	İ.	1	İ	İ		l	Ì	İ	İ	X <sup>9</sup>	1	1	1	1	1	1	t
Amusements, Commercial Indoor	-		+					4	<u> </u>			L						X	X	X	X				S	⊢

<u>Chart 1</u> Page 2 of 8

ZONING DISTRICTS

Revised: 07/18/19

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

**UPDATED: JULY 18, 2019** 

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	= Use

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

USES PERMITTED <sup>3</sup>						Z	ONIN	IG DI	ISTR	ICTS	3															
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R <sup>2</sup>	$OG^2$	cL <sup>2</sup>	CF <sup>2,14</sup>	CH <sup>2</sup>	МU <sup>2</sup>	$CBD^2$	НI <sup>2</sup>	GI <sup>2</sup>	LI <sup>2</sup>	CM-RS-8 <sup>2</sup>	CM-R <sup>2</sup>	CM <sup>2</sup>	cU	Ь
Amusements, Commercial Outdoor excluding																x	x		X	x	x				S	S
Amusements, Commercial Outdoor Motorized except Carnivals																			s	s	s					
Animal Grooming Facility															X	X	X		X	X	X					
Antique Mall												V	V	X	X	X	X		X	X	X		V		П	
Antique Shop <3,000 sq. ft. Apothecaries (pharmaceuticals only)												X	X	X	X	X	X	X	X	XX	X	X	XX	X	┝─┤	-
Art or Photo Studio or Gallery												X	X	X	X	X	X	X	X	X	X	<u> </u>	X		X	
Automotive Repair <sup>12</sup>																X	X		X	X	X					
Bakery, Retail															X	X	Х		X	X	X					
Bank, Branch Office													X			X	X	X	X	X	X				$\square$	
Bank, Drive-Up Electronic Teller												X	X	X	X	X	X	X	X	X	X				$\square$	
Bank, Main Office												V	V	X	V	X	X	X	X	X	X		X		$\vdash$	
Barber or Beauty Shop												X	X		X	X	X	X	X	X	X		X	$\square$	┢──┥	
Beer, Packaged Boat Rental, Sales, or Repair														X	X	X		X	X	X	X			$\square$	┢──┥	
Book or Card Shop												X	X	V	X	X	V	X	X	X	X		X	$ \longrightarrow $	┝─┥	-
Business School										-		X	X	^	$\hat{\mathbf{v}}$	$\hat{\mathbf{v}}$	$\hat{\mathbf{v}}$	X	X	x	X		^	┣──┥	┢──┥	
Business and Communication Service												X		X	X	X	x	X	X	x	x			$\vdash$	┝──┦	
Campground, Travel-Trailer Park												~	~	~	~	X	~	~	X	X	X				$\vdash$	
Carnivals																S			S	S	S					S
Catering Establishment												X	X	X	X	X	X	X	X	X	X		X			—
Clothing Store																X	X		X	X	X					
Coffee, Food, or Beverage Kiosk															X		X		X	X	X					
Commercial Center														X	X	X	X		X	X	X					
Convenience Sales and Service, maximum	Ī	Ī			Ī		I		1		I											Ī				
5,000 sq. ft. floor area														X	X	X	X	X	X	X	X				11	
Crematory																			S	S	S					
Delicatessen														X	X	X	Х	X	X	X	X					

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X = Use permitted by right.	

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

Chart 1
Page 4 of 8

USES PERMITTED <sup>3</sup>						ZC	DNIN	IG D	ISTR	ICTS	3															
			ſ																			32				
	15	12	10	ω	9	4		12	16	∢	0	$\mathbb{R}^2$	~		,14		~	$0^2$				SS-8	Ϋ́	~		
	SS	RS	RS	RS	RS	RS	RD	RM 12	RM 16	ŝ	R MO	g	$OG^2$	CL <sup>2</sup>	CF <sup>2,14</sup>	CH <sup>2</sup>	$MU^2$	$CBD^2$	ΗI <sup>2</sup>	Gl²	L <sup>2</sup>	CM-RS-8 <sup>2</sup>	CM-R <sup>2</sup>	$\rm CM^2$	З	0
Department or Discount Store												Ŭ		<u> </u>	X		X	X	X	X	X		Ŭ		Ĭ	-
Drive-In Theater																X			X	X	X					_
Dry Cleaning														X	X	X	X	X	X	X	X					
Dry Cleaning Pick-Up Station														X	X	X	X	X	X	X	X					
Financial Service												X	X	X	X	X	X	X	X	X	X					
Fireworks Public Display																										Х
Fireworks Retailer																S			S	S	S					
Fireworks Seasonal Retailer			Ī	I			Ī				Ī			S		S			S	S	S					
Flower or Plant Store			Ī	I			Ī				Ī	X	X	X	X	X	X	X	X	X	X		X			
Funeral Home														S		X	Х		X	X	X				$\square$	
Garage, Parking			Ī	I			Ī				Ī					X	X	X	X	X	X					
Garden and Lawn Supplies															S	X	X	X	X	X	X					
GasLiquified Petroleum, Bottled and Bulk		Ĩ														X			X	X	X					
Gas Station														X	X	X	X	X	X	X	X					
General Service and Repair Shop																X	X	X	X	X	X					
GlassAuto, Plate, and Window																X	X		X	X	X					
GlassStained and Leaded														X	X	X	X	X	X	X	X					
Greenhouse or Nursery																X	X		X	X	X					
Group Assembly, <250 persons												S	S		X	X	X	X	X	X	X	S	S	S		
Group Assembly, >250 persons												S	S		S	S	X	S	S	S	S	S	S	S		
Health Club												X	X	X	X	X	X	X	X	X	X		X			
Ice Retail															X	X		X	X	X	X					
Interior Decorator												X	X	X	X	X	X	X	X	X	X		X			
Iron Work																X			X	X	X					
Janitorial Service															X	X	X	X	X	X	X					
Karate, Instruction															X	X	X	X	X	X	X					
Kennels																X			X	X	X					
Keys, Locksmith															X	X	X	X	X	X	X					
Laboratories, Medical												X	X		X	X	X		X	X	X	X	Х	X		
Laboratories, Testing															X	X	X		X	X	X					
Laundries, Self-Service														X	X	X			X	X	X					
Lawn, Tree, and Garden Service																X			X	X	X					
Liquor Store															X	X	X	X	X	X	X					
Livestock, Auction																			Х	Х	Х					
Lumber, Building Material																X			X	X	X					
Manufactured Home Sales																			Х	Х						
Massage Parlor																			X <sup>9</sup>							

**APPENDIX A - ZONING** 

**UPDATED: JULY 18, 2019** 

USES PERMITTED <sup>3</sup>						Z	ONIN	IG DI	ISTR		3													<u> </u>	
		T	I	I	1	1	I	1		I												~			-
	15	12	0					12	16	-	0	$\mathbb{R}^2$			4			2				CM-RS-82	CM-R <sup>2</sup>		
	SS 1	RS 1	RS 10	RS 8	RS 6	RS 4	ß	RM 12	RM 16	RS-A	R MO	190	$\mathbf{G}_2^2$	CL <sup>2</sup>	CF <sup>2,14</sup>	$CH^2$	$MU^2$	CBD <sup>2</sup>	-5	Gl²		₽-R	-Μ	$M^2$	D L
	К	Ŕ	Ľ	R	К	R	Ŕ	R	Ŕ	Ŕ	Ŕ	0	0	C	C	_		C	_			ö	C	U U	U L
Motor Vehicle Sales (Automobiles)																S	S		X <sup>3</sup>	X <sup>3</sup>	X <sup>3</sup>				
Motor Vehicle Sales (Other Than Automobiles)																S	S		X	x	x				
Motor Vehicle Service <sup>12</sup>																X	X		X	X	X				
Movie Theater															X	X	X	X	Х	X	X				
Music or Dancing Academy															X	X	X		X	X	X				
Offices												X	X	X	X	X	X	X	X	X	X	<b>X</b> <sup>5</sup>	X <sup>5</sup>	<b>X</b> <sup>5</sup>	
Optical Dispensaries		1					1		Ī			X	X		X	X	Х	X	X	X	X	X	X	X	
Pawn Shop		1					1		Ī							X		X	X	X	X				
Personal Service Establishment														X	X	X	Х	X	X	X	X				
Pet Crematory																			S	S	S				
Pet Funeral Home															X	X			X	X	X				
Pet Shops															X	X	X	X	X	X	X				
Pharmacies												X	X	X	X	X	X	X	X	X	X	X	X	X	
Photo Finishing														X	X	X	Х	X	X	X	X				
Photo Finishing Pick-Up Station														X	X	X	X		X	X	X				
Radio, TV, or Recording Studio																X	X	X	X	X	X				
Radio and Television Transmission Towers															S	S		S	S	S	S				S
Rap Parlor																			X <sup>9</sup>						
Reducing and Weight Control Service												Х	X	X	X	X	X	X	Х	X	X	X	X	X	
Restaurant and Carry-Out Restaurant														X	X	X	X	X	X	X	X				
Restaurant, Drive-In																X			X	X	X				
Restaurant, Specialty														X	X	X	X	X	X	X	X				
Restaurant, Specialty -Limited												S	S	X	X	X	X	X	X	X	X	S	S	S	
Retail Shop, other than enumerated elsewhere															X	X	X	X	X	X	x				
Salvage and Surplus Merchandise																X			X	X	X				
Sauna																			X <sup>9</sup>						
Sheet Metal Shop	t –	1			t –											X			X	X	X				
Shopping Center, Community	Ì	İ -	İ	İ	Ì	İ	İ	İ	l	İ						X	Х		X	X	X	İ			
Shopping Center, Neighborhood		Ī					1								X	X	X		X	X	X				
Shopping Center, Regional																X	X		X	X	X				
Specialty Shop												X	X	X	X	X	X	X	X	X	X		X		
Tavern																X		X	X	X	X				
Taxidermy Studio																S			S	S	S				
Towing <sup>12</sup>																X			X	X	X				

# <u>Chart 1</u> Page 5 of 8

### Revised: 07/18/19

X = Use permitted by right.

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

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X = Use permitted by right.

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USES PERMITTED <sup>3</sup>						ZC	DNIN	IG D	ISTR	ICTS	3															
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R <sup>2</sup>	$0G^2$	CL <sup>2</sup>	CF <sup>2,14</sup>	CH <sup>2</sup>	$MU^2$	$CBD^2$	ΗI <sup>2</sup>	GI <sup>2</sup>	LI <sup>2</sup>	CM-RS-8 <sup>2</sup>	CM-R <sup>2</sup>	$\rm CM^2$	cu	Ь
Veterinary Office				1								X	X	X		X	X	Ĩ	X	X	X		X			
Veterinary Clinic															X	X	X		X	X	X					
Veterinary Hospital																X	X		X	X	X					
Vehicle Sales (Non-Motorized)																X	X		X	X	X					1
Vehicle Wash														X		X	X		X	X	X					1
Video Rental														X	X	X	X	X	X	X	X					1
Wholesaling																X		X	X	X	X					1
Wireless Telecommunications Towers,																										1
Antennas 17	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wrecker Service, Wrecker Storage Yard <sup>12</sup>																X			X	X	X					
INDUSTRIAL																										
Manufacture, Storage, Distribution of:																										
Abrasive Products																			Х	Х						
Alcoholic Beverage Manufacture																			X <sup>20</sup>	X <sup>20</sup>						1
Asbestos Products																			S							
Automobile Dismantlers and Recyclers <sup>7</sup>																			S <sup>7</sup>							
Automobile Manufacture																			X	Х					$\vdash$	
Automobile Parts and Components																			~	~						1
Manufacture																			х	х						l
Automobile Seats Manufacture																			X	X						
Bakery Goods, Candy																			Х	Х	Х					
Boat Manufacture																			X	X	~					
Bottling Works																			Х	X	Х					
Brewery																			Х	Х						1
Canned Goods																			Х	Х						
Chemicals																			Х							1
Composting Facility																			S						S	1
Contractor's Storage, Indoor																X		X	X	X	X					
Contractor's Yard or Storage, Outdoor																X		X	X	X	X					1
Cosmetics		1	1	1	1			1	1				I						Х	Х	Х					
Custom Wood Products				1														Х	Х	Х	Х					1
Electrical or Electronic Equipment, Appliances,																										
and Instruments																			Х	Х	Х					l
Fabricated Metal Products and Machinery				1															Х	Х	Х					1
Fertilizer																			Х							
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																			х	х	x					

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

<u>Chart 1</u> Page 6 of 8

**APPENDIX A - ZONING** 

**UPDATED: JULY 18, 2019** 

USES PERMITTED<sup>3</sup>

X = Use permitted by right.

of this article.

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	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R <sup>2</sup>	$0G^2$	CL <sup>2</sup>	CF <sup>2,14</sup>	CH <sup>2</sup>	MU <sup>2</sup>	$CBD^2$	HI <sup>2</sup>	GI <sup>2</sup>	LI <sup>2</sup>	CM-RS-82	CM-R <sup>2</sup>	$\rm CM^2$	cU
Furniture and Fixtures						T									Ŭ	<u> </u>	_		X	Х				Ť	Ē
Jewelry		-							-								_		X	X	Х				<u> </u>
Leather and Leather Products except tanning		-							-								_		~	~	~				<u> </u>
and finishing																			х	х	х				
Leather and Leather Products, Tanning and		1		1					1										~	~	~				1
Finishing																			х						
Lumber and Wood Products																			X	Х					1
Mobile Home Construction																			X						1
Musical Instruments																			X	Х	Х				1
Office/Art Supplies																			X	X	X				1
Paints																			X	Х					1
Paper Mills																			S						1
<u>· · · · · · · · · · · · · · · ·</u>																			-						1
Paper Products excluding paper and pulp mills																			х	х					
Petroleum, Liquified Petroleum Gas and Coal																									
Products except refining																			s						
Petroleum and Coal Products Refining																			S						
Pharmaceuticals																			Х	Х	Х				
Photographic Film Manufacture																			Х	Х					
Pottery, Figurines, and Ceramic Products				Ĩ															Х	Х	Х	Ĩ			1
Primary Metal Distribution and Storage																			Х	Х					Î
Primary Metal Manufacturing																			Х	Х					Î
Printing and Publishing																X	X	X	X	X	X				
Rubber and Plastic Products except rubber or																									1
plastic manufacture																			Х	Х					
Rubber and Plastic Products, Rubber and																									1
Plastic Manufacture																			Х	Х					
Saw Mills																			Х						
Scrap Processing Yard																			S						
Scrap Metal Processors																			S						
Scrap Metal Distribution and Storage																			S						
Secondary Material Dealers																			S						
Silverware and Cutlery																			Х	Х	Х				
Small Moulded Metal Products																			Х	Х					
Sporting Goods																			Х	Х	Х				
Stone, Clay, Glass, and Concrete Products																			Х	Х					
Textile, Apparel Products, CottonFactoring,																									
Grading																			Х	Х	Х				
Textile, Apparel Products, Cotton Gin																			Х	Х					

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

<u>Chart 1</u> Page 7 of 8

ZONING DISTRICTS

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Image: second	06 <sup>2</sup> CL <sup>2</sup>	CF <sup>2,14</sup>	CH <sup>2</sup>	MU <sup>2</sup>	CBD <sup>2</sup>		GI <sup>2</sup>	LI <sup>2</sup>	CM-RS-82	CM-R <sup>2</sup>			T
Tire Manufacture     Image: Constraint of the second									S	СM	$\rm CM^2$	сU	
Toiletries						Х	Х	T	Т	T	Π		Г
						Х	Х		1		$\square$		ſ
Transportation Equipment						Х	Х	Х	1	1			Γ
		1				Х	Х	Х	1	1			Γ
Warehousing, Transporting/Distributing <sup>18</sup>						Х	Х	Х					Γ
TRANSPORTATION AND PUBLIC													
Bus Terminal or Service Facility			X			X	X	X	T	ſ	Î		F
Garbage or Refuse Collection Service						X	X		1				F
													Г
Refuse Processing, Treatment, and Storage						s						1	l
Gas, Electric, Water, Sewerage Production													Г
and/or Treatment Facility						Х	Х	S				1	ĺ
Landfill <sup>19</sup>						S			1		$\square$		Γ
Post Office or Postal Facility	X	X	X	X	X	X	X	X	-	1			F
Telephone or Communication Services				Long Long	X			X	1				ľ
Electric Transmission, Gas Piping, Water						_		<b>—</b>					
	s x	X	X	X	X	X	X	X				1	ĺ
Taxicab Dispatch Station			X			X	X	X					Г
Freight Terminal, Service Facility			X			X	X	X	1		$\square$		ſ
OTHER I I I I I I I I I I I I I I I I I I I								T	T	1			
Advertising Sign	1		X	I I		X	X	X	T	T	Ē		ſ
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Home Occupations S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S <sup>11</sup> S 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X = Use permitted by right.

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

- (J) Enforcement. The Zoning Administrator of the City is hereby designated the administrative agency charged with the duty of administering and enforcing the regulations prescribed in this subsection. The duties of the Zoning Administrator shall include that of hearing and deciding all permits under section (H) (except to the extent that other provisions of this ordinance [Appendix A – Zoning] provide that such hearing or decision requires approval by the Planning Commission or the City Council), provided that the Zoning Administrator shall not have or exercise any of the powers or duties herein delegated to the Board of Zoning Appeals.
- (K) Appeals. Any person aggrieved, or taxpayer affected, by any decision of the Zoning Administrator made in the administration of this section may appeal to the Board of Zoning Appeals in accordance with the provisions of Section 12 of this ordinance [Appendix A – Zoning].
- (L) *Judicial review.* Any person aggrieved, or taxpayer affected, by any decision of the Board of Zoning Appeals shall be entitled to a judicial review of such decision within the time and in the manner, form and court or other forum permitted or authorized by law, and whether by original suit or proceedings, appeal, certiorari or by other authorized remedy or procedure.
- (M) *Penalties*. Each violation of this subsection or of any order or permit promulgated hereunder shall be punishable by a fine of not more than Fifty Dollars (\$50.00), and each day a violation continues shall be a separate offense.
- (N) *Conflicting regulations.* Where this subsection imposes a greater or more stringent restriction upon the use of land than is imposed or required by any other ordinance or regulation, the provisions of this subsection shall govern. In the event of a conflict between the illustrations in the Airport Layout Plan and the provisions of this subsection, the provisions of this subsection shall govern.
- (O) *Readoption*. Except to the extent modified or added to by the adoption of this subsection, the Airport zones as previously established for this Airport are readopted and reaffirmed.
- (P) FAA Notice. Nothing in this subdivision or in the Airport Master Plan or the Airport Layout Plan shall be deemed to in any manner waive or modify the provisions of 14 CFR § 77.13 which require notice to the FAA of any proposed construction to a height of more than 200 ft. above ground level and of certain other construction within 20,000 of any point on a runway.

### Article II. Reserved

### Article III. GDO, Gateway Design Overlay District

(A) *Purpose and intent.* The purpose of the GDO, Gateway Design Overlay District regulations is to establish a framework for site planning and design to ensure development of a high quality. These regulations set standards for all development within the Gateway Design Overlay Districts including commercial, residential,

### UPDATED: February 4, 2021 APP A:123

### **APPENDIX A - ZONING**

institutional, industrial, and office uses. It is the intent of these regulations to establish standards that will be reflective and protective of the community amenities and historic sites along the Medical Center Parkway, Fortress Blvd., Thompson Lane, Robert Rose Drive, Wilkinson Pike, Manson Pike, and other streets in the Gateway Design Overlay District and to enhance the quality of life for the citizens of Murfreesboro and Rutherford County. It is the intent of the Gateway Design Overlay District regulations to protect and enhance the character of the land throughout the district.

The purposes of the GDO, Gateway Design Overlay District regulations shall include the following:

- (1) encourage high quality development as a strategy for investing in the City's future;
- (2) emphasize the interstate access at Medical Center Parkway/Fortress Blvd. and Interstate 24 as a major entryway into the City;
- (3) recognize and support the historic significance of the Stones River National Battlefield and the other related areas with historic significance and to minimize the negative impacts of development in their vicinity;
- (4) maintain and enhance the quality of life for Murfreesboro's citizens;
- (5) shape the District's appearance, aesthetic quality, and spatial form;
- (6) reinforce the civic pride of citizens through appropriate development;
- (7) increase awareness of aesthetic, social, and economic values;
- (8) protect and enhance property values;
- (9) minimize negative impacts of development on the natural environment;
- (10) provide property owners, developers, architects, engineers, builders, business owners, and others with a clear and equitable set of regulations for developing land;
- (11) enhance the City's sense of place and contribute to the sustainability and lasting value of the City; and,
- (12) shape and develop the District in a manner that is beneficial to the district and to the entire City.
- (B) Application of regulations.
  - (1) The GDO, Gateway Design Overlay District, shall overlay land located as shown on the official zoning map of the City. In order to carry out the purposes of this article the GDO, Gateway Design Overlay District is divided into sub-districts: GDO-1, GDO-2, GDO-3, and GDO-4. The general regulations applicable in the GDO and which are applicable in the various sub-districts are described in this section.
  - (2) Any use and/or structure permitted by right or by special permit in the underlying zoning classifications shall also be permitted by the GDO and the various subsections in like manner unless specifically listed as excluded or otherwise limited by this subsection. Where there is a conflict between the provisions of this subsection and those of the underlying zoning district, the provisions of this subsection shall apply. Where there is a conflict between the provisions of this subsection and those of another overlay district the more restrictive regulations shall apply.
- (C) Use, setback, and height regulations.
  - (1) Temporary outdoor uses of land:

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### **APPENDIX A - ZONING**

- (a) The following temporary outdoor uses of land shall be prohibited:
  - [1] carnivals
  - [2] circuses
  - [3] fireworks sales
  - [4] Christmas tree sales
- (b) Tents shall be permitted within the GDO District provided that a tent shall not be used for retail sales of merchandise. Permits issued for tents shall be valid for a period not in excess of fourteen consecutive days.
- (2) Itinerant and/or temporary outdoor sales of retail merchandise shall be prohibited, including but not limited to the following:
  - (a) sale of vacuum cleaners, fans and other appliances;
  - (b) sale of rugs, carpets, toys, T-shirts, license plates, velvet paintings and artwork;
  - (c) sale of landscaping materials not grown on-site;
  - (d) sale of vegetables and produce not grown on-site;
  - (e) sale of souvenirs and mementos;
  - (f) sale of tropical plants, potted plants, and bouquets of flowers;
  - (g) sale of stone, clay, glass, or concrete figurines;
  - (h) sale of chairs, sofas, tables, or other furniture; and,
  - (i) sale of food and beverages.
- (3) Outdoor display or sale of merchandise, other than motor vehicles, is prohibited. Provided, however, an outdoor display of items regularly offered for sale indoors will be permitted on an infrequent and incidental basis. No such items may be displayed within any required landscape area.
- (4) Chain link, woven wire, or barbwire fencing shall be prohibited in any required front yard or in any area visible from the public right-of-way. Provided that woven wire fence or barbwire fence shall be permitted on land used for agricultural uses when such fencing is used for the keeping of livestock on the property and that chain link fencing necessary for safety or security during a construction project shall be allowed but it must be removed prior to issuance of a certificate of occupancy.
- (5) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in any of the GDO Districts:

OTHER HOUSING Fraternity/Sorority Mobile Homes Family Crisis Shelter Family Violence Shelter Mission Student Dormitory Transitional Home

### INSTITUTIONS Airport/Heliport Cemetery

### Pet Cemetery

COMMERCIAL Adult Cabaret Adult Entertainment Center Adult Motel Adults-only Book Store Adults-only Motion Picture Theater Amusements, Commercial Outdoor Motorized Amusements, Commercial Outdoor Motorized Except Carnivals Beer, Packaged Carnivals **Communications Tower** Contractor's Storage Yard Contractor's Yard or Storage Outdoors Crematory **Drive-in Theater** Ice Retail Kennels Laundries, Self Service Livestock Auction Lumber, Building Material Manufactured Home Sales Massage Parlor Mobile Home Sales Pawn Shop Pet Crematory Pet Funeral Home Rap Parlor Salvage and Surplus Merchandise Sauna Tattoo Parlor Tavern Taxidermy Studio Wrecker Service Wrecker Service Storage Yard

### INDUSTRIAL

Animal or Poultry Slaughter, Stockyards, Rendering Automobile Dismantlers and Recyclers Mobile Home Construction Paper Mills Petroleum and Coal Products Refining Primary Metals Distribution and Storage Saw Mills

### **APPENDIX A - ZONING**

Scrap Processing Yard Scrap Metal Processors Scrap Metal Distribution and Storage Secondary Material Dealers Stone, Clay, Glass, and Concrete Products

### TRANSPORTATION AND PUBLIC UTILITIES

Garbage or Refuse Collection Service Refuse Processing Treatment and Storage Landfill Railroad Switching Yard, Terminal, Piggyback Yard Taxicab Dispatching Station Truck or Motor Freight Terminal, Service Facility

### **OTHER**

Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing Temporary Mobile Recycling Center

(6) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in the GDO-3 District:

INSTITUTIONS Nursery School

COMMERCIAL Amusements, Commercial Indoor Amusements, Commercial Outdoor Excluding Motorized Animal Grooming Facility Automotive Repair Barber or Beauty Shop Beer, Packaged Convenience Sales and Service, Maximum 5,000 Sq.Ft. Floor Area Funeral Home Garden and Lawn Supplies Gas—Liquified Petroleum, Bottled and Bulk Gas Station General Service and Repair Shop Glass—Auto, Plate, and Window Glass—Stained and Leaded Greenhouse or Nursery Ice Retail Janitorial Service Karate, Instruction Keys, Locksmith

### **APPENDIX A - ZONING**

Laundries, Self Service Liquor Store Motor Vehicle Sales Motor Vehicle Service Music or Dance Academy Optical Dispensaries Veterinary Clinic Veterinary Hospital Vehicle Sales Vehicle Wash Video Rental

INDUSTRIAL Contractors Storage, Indoor Printing and Publishing.

- (7) Setbacks and buffer zones.
  - (a) Additional required setbacks. In addition to the buffer zone requirements established in Section 27 of this article for every one foot that any proposed building exceeds thirty-five feet in height the required building setback on the side of the property where the buffer zone is required shall be increased an additional one foot of width.
  - (b) Wilkinson Pike Buffer.
    - [1] A one hundred foot wide buffer area shall be required along the south side of Wilkinson Pike extending from the intersection of Wilkinson Pike and Medical Center Parkway eastward to Van Cleave Lane.
    - [2] Single family residential dwellings shall be permitted within the Wilkinson Pike Buffer and shall be allowed to have driveway access to Wilkinson Pike provided the underlying zoning allows single family dwellings as a permitted use and the following requirements are met:

Minimum lot area of 43,560 square feet (1 acre) Minimum front setback of 80 feet from the Wilkinson Pike right-of-way Minimum lot width of 125 feet Minimum side setback of 12.5 feet Minimum rear setback of 30 feet Maximum height of 35 feet

- [3] The buffer zone shall not be utilized as a storage area.
- [4] Parking lots, parking structures, accessory structures, dumpsters, temporary structures, storage facilities, or maintenance structures shall not be located within this buffer zone.

[5] The following building setbacks will be required along this buffer zone:

Multi-family Residential 100 feet

Office 100 feet

Commercial 100 feet

[6] If any buffer requirements are required in accordance with the requirements

of Section 27 of this article they shall be placed in addition to the one hundred foot requirement of this buffer area.

- (c) *I-24 Buffer Yard*. There shall be a fifty foot wide buffer yard extending along the eastern right-of-way line of I-24 along the entire boundary of the GDO District from Medical Center Parkway southward. In this buffer yard the following shall apply:
  - [1] the buffer yard shall not be utilized as a storage area;
  - [2] no automotive access, parking, storage facilities, maintenance structures, place of business, or dwelling units shall be placed within this buffer yard;
  - [3] all parking areas, service areas, and rear of buildings shall be screened from this buffer yard and I-24; and,
  - [4] a survey prepared by a qualified arborist shall be submitted for review by the Planning Staff. All existing trees located within this buffer with a 6" D.B.H. (diameter at breast height) and greater shall be field located and shown on proposed landscape plans including their size and species. Said trees shall not be removed and shall be preserved. Selected tree removal may be permitted with the review and written approval of the Urban Environmental and Planning Departments. Clear cutting of these trees shall not be permitted.
- (8) *Floor area ratio (F.A.R.) requirements*. The maximum F.A.R. permitted in areas with the underlying zoning being Office General (OG) district shall be 0.5.
- (9) Height regulations
  - (a) GDO-1 Height regulations. The following height regulations shall apply in the GDO-1 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, that buildings for the following uses may be constructed to a maximum height as listed below:

Office150'
Other commercial75'
Hotel150'
Hospital150'
Multiple family residential75'

(b) *GDO-2 Height regulations*. The following height regulations shall apply in the GDO-2 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, that buildings for the following uses may be constructed to a maximum height as listed below:

	5
Office	75'
Other commercial	45'
Hotel	75'
Hospital	75'
Multiple family resident	tial45'

### **APPENDIX A - ZONING**

(c) *GDO-3 Height regulations*. The following height regulations shall apply in the GDO-3 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, buildings for the following uses may be constructed to a maximum height as listed below:

Office	150'
Other commercial	75'
Hotel	150'
Hospital	150'
Multiple family residential	

- (d) *GDO-4 Height regulations*. The maximum building height for all uses in the GDO-4 district shall be 35 feet.
- (10) Existing single family structures exempted. Existing single family dwellings used for single family residences shall be exempt from all requirements of this ARTICLE III. GDO, GATEWAY DESIGN OVERLAY DISTRICT.
- (D) Design review process.
  - (1) *Design development and review procedure*. The design review process applies to site plan development and building design and consists of four phases that are to be conducted and coordinated with the Planning Department and Planning Commission; and in GDO-3 the Administration Department. They are:
    - Pre-Design Conference (to include Planning Staff and other staff as needed)
    - Master Plan Review (to include Planning Staff, other staff as needed, and Planning Commission)
    - Initial Design Review (to include Planning Staff, other staff as needed, and Planning Commission)
    - Final Design Review (to include Planning Staff, other staff as needed, and Planning Commission)

This process is intended to provide a basis for communication and to ensure that the purposes and intents of this section are achieved throughout the entire design and development process. Not all developments, particularly for site plans on existing lots will require submittal of plans for all phases as outlined in this section and this determination shall be made by the Planning Director during the predesign conference. An applicant may submit master plan review and initial design review materials simultaneously and request that they be reviewed concurrently. All building construction and site improvements must be reviewed in accordance with Section 7 of this article, the City's Subdivision Regulations and other development regulations of the City before any on-site construction commences. Prior to the Planning Commission taking action when such action is required, plans must be formally submitted to and reviewed by the Planning staff.

(a) New development. Any proposed improvement to any property within any Gateway Design Overlay District requires submission to and approval in accordance with the provisions of this article. Each phase of the process has specific materials and information to be submitted by the applicant or

### MURFREESBORO PLANNING COMMISSION STAFF COMMENTS, PAGE 1 APRIL 7, 2021

PRINICIPAL PLANNER: MARGARET ANN GREEN

# 4.d. Zoning application [2021-406] for approximately 52.9 acres located along Veterans Parkway, south of Burnt Knob Road, west of Blackman Road and north of Vaughn Road to be zoned GDO-1, City Administration Department applicant.

The subject properties are located along both sides of Veterans Parkway, south of Burnt Knob Road, west of Blackman Road and north of Vaughn Road (Tax Map 078 Group 032.00, 038.00, 038.09, 038.05, 038.04, and 038.08). The subject area consists of five parcels and is zoned CH (Highway Commercial District) and RS-15 (Single-family, Residential District). These properties were annexed in 2017.

Tax Map ID*	Owner*	Existing Zoning	Acres*
078 038.00	TOGRYE ANTHONY	СН	30.9
078 038.04	CARDER RICHARD L ETUX CAROLYN	RS-15	4.8
078 038.05	JAYEN PROPERTIES PARTNERSHIP	СН	4.8
078 038.08	CARDER RICHARD L	RS-15	0.6
078 038.09	SWANSON DEVELOPMENT LP	СН	11.5

### \*THE INFORMATION LISTED ABOVE ARE TAKEN FROM THE RUTHERFORD COUNTY PROPERTY ASSESSOR'S PROPERTY SEARCH WEBSITE

The five parcels are privately owned, have a strong (re)development potential and are included in the rezoning application by the volition of the City's Administration Department. Mr. Sam Huddleston has offered to reach out to the various property owners to discuss this application.

### Adjacent Land Use and Zoning

The subject area is mostly surrounded with developed, exurban and suburban residential lots located within the unincorporated areas of Rutherford County. The southeastern border of the study area runs along Vaughn Road and I-840 interchange. The Rogers Group rock quarry is located along Burnt Knob Road to the west. Shelton Square PRD is an developing, City single-family subdivision to the northeast. Westlawn PUD is to the south and is a mixed use development with medical offices, grocery store, commercial outparcels, multi-family residential and single-family residential.

### Public Rights-of-way/ Transportation network

The City of Murfreesboro has street improvement plans for Burnt Knob Road, including the intersection with Blackman to Veterans, although no specific timeframe has been identified for the improvements. Staff anticipates that timing will be in relation to the level of development on the adjacent City owned property. Signalized intersections are anticipated at Blackman Road and Burnt Knob Road, along Burnt Knob Road at City property access, at Veterans Parkway and Burnt Knob Road, and a Veterans Parkway. Timing will be determined by when other road improvements are initiated or at a later date when warrants are met if that threshold level is not met at construction.

According to Public Infrastructure Department, TDoT is working on a plan to signalize interchange ramps at Veterans Parkway..

### Proposed GDO-1 Zoning

The City's Administration Department recognizes that the Gateway Design Overlay District (GDO) district created over 17 years ago has proven to have a robust and vibrant economic base, it creates a strong sense of identity because of the emphasis placed on high quality design, it has significantly increased property values, and the GDO was able to create the class A office space which previously did not exist in Murfreesboro. The desire is to capture some of these successes and apply them to the properties located north of the interchange of Veterans Parkway and I-840. The proposed GDO-1 will additionally restrict the permitted uses within the base zones.

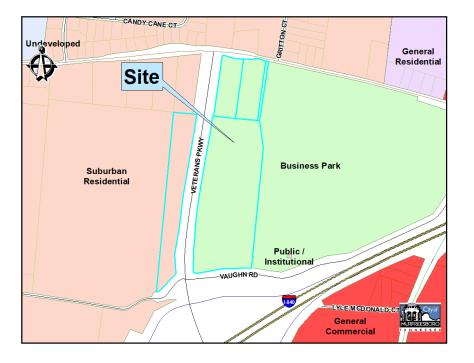
The purposes of the GDO are to:

- 1. encourage high quality development as a strategy for investing in the City's future;
- 2. emphasize the interstate access at Medical Center Parkway/Fortress Blvd. and Interstate 24 as a major entryway into the City;
- recognize and support the historic significance of the Stones River National Battlefield and the other related areas with historic significance and to minimize the negative impacts of development in their vicinity;
- 4. maintain and enhance the quality of life for Murfreesboro's citizens;
- 5. shape the District's appearance, aesthetic quality, and spatial form;
- 6. reinforce the civic pride of citizens through appropriate development;
- 7. increase awareness of aesthetic, social, and economic values;
- 8. protect and enhance property values;
- 9. minimize negative impacts of development on the natural environment;
- 10. provide property owners, developers, architects, engineers, builders, business owners, and others with a clear and equitable set of regulations for developing land;

- 11. enhance the City's sense of place and contribute to the sustainability and lasting value of the City; and,
- 12. shape and develop the District in a manner that is beneficial to the district and to the entire City.

### Murfreesboro 2035 Chapter 4 Land Use and the Future Land Use Map (Map 4-2)

Chapter 4 of the *Murfreesboro 2035 Comprehensive Plan* identifies various land use categories and provides descriptions of those categories. The Future Land Use map is a companion to Chapter 4 which helps identify locations for the various types of land use classifications, but it important to distinguish that it is not a "future zoning map". The Planning Commission adopted this plan and utilizes it as tool in the land-use decision making process.



### Future Land Use Map

### Area East of Veterans Parkway

The Murfreesboro 2035 *Future Land Use Map* indicates that Business Park Character (BP) is most appropriate for the properties located east of Veterans Parkway. The addition of the GDO-1 overlay is not inconsistent with the BP land-use category.

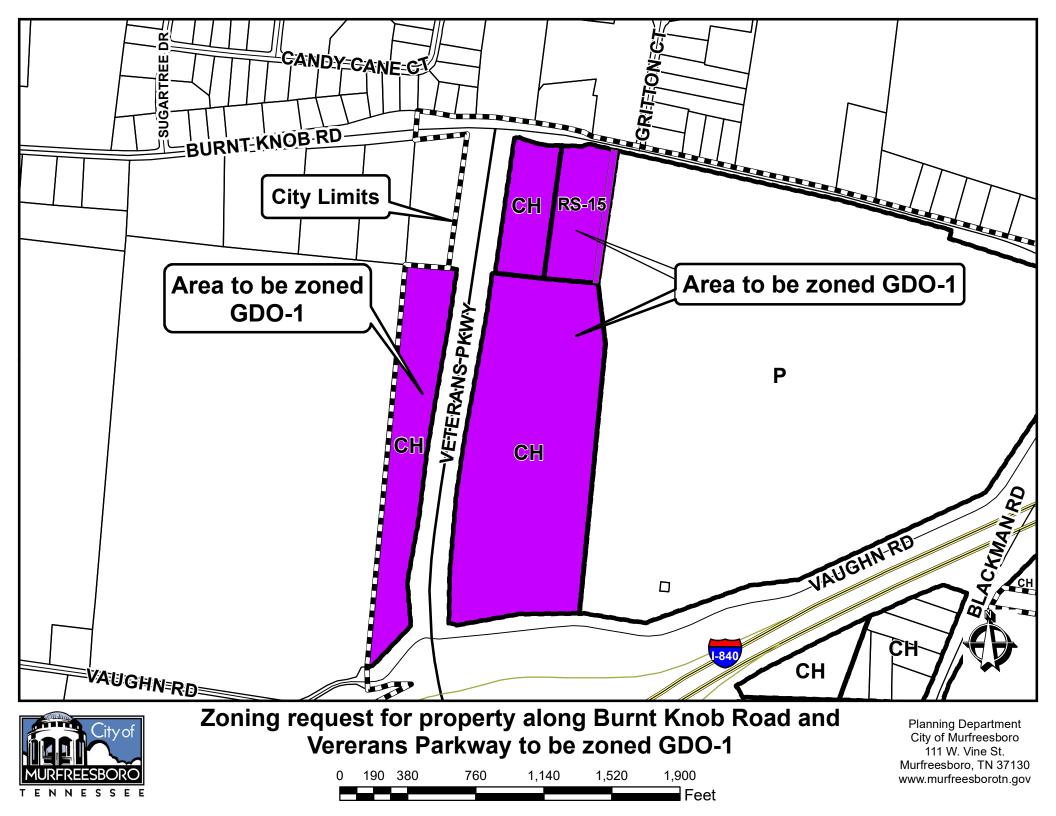
### Area West of Veterans Parkway

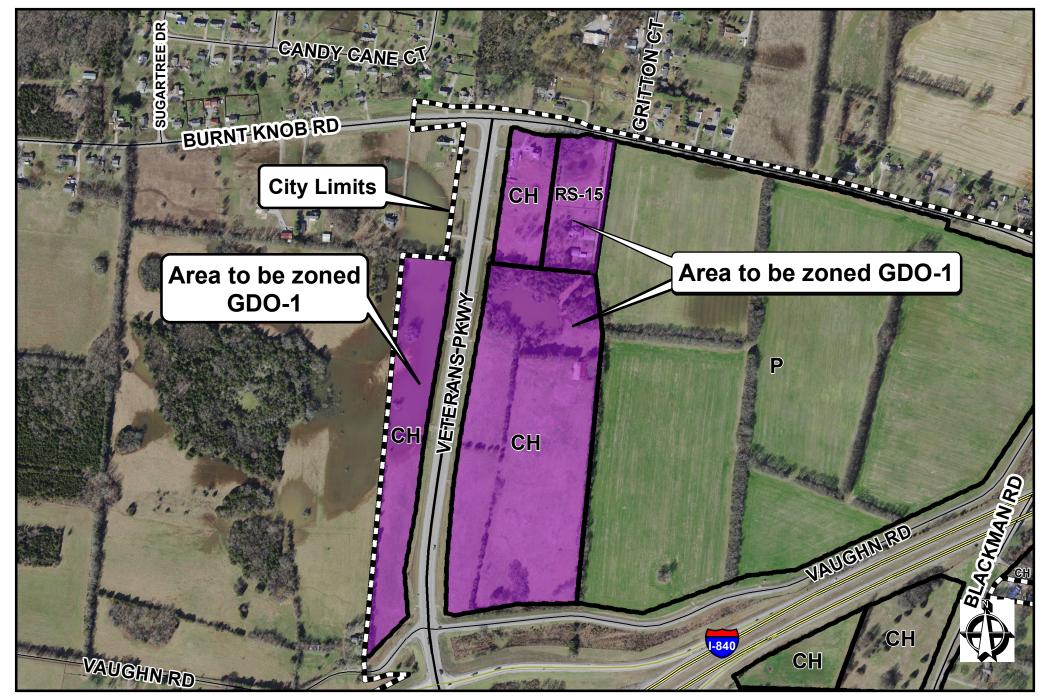
The Murfreesboro 2035 *Future Land Use Map* indicates that Suburban Residential Character (SR) is most appropriate for the properties located west of Veterans Parkway. The addition of the GDO-1 overlay is not inconsistent with the SR land-use category.

### **Recommendation:**

It is the City Administration Department's recommendation that the Planning Commission zone 52.9 acres to GDO-1. The GDO-1 overlay zoning is consistent with their vision of commercial and hospitality uses.

The Planning Commission should conduct a public hearing on the matter of the zoning map amendment then formulate a recommendation to City Council

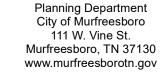






### Zoning request for property along Burnt Knob Road and Vererans Parkway to be zoned GDO-1

Feet



190 380 760 1,140 1,520 1,900

0



City of Murfreesboro Planning and Engineering Department 111 W. Vine Street, P.O. Box 1139 Murfreesboro, TN 37133-1139 (615) 893-6441 Fax (615) 849-2606 www.murfreesborotn.gov

Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned unit development \$700.00 Zoning & Rezoning Applications – Planned Unit Development, initial or amended \$950.00

#### **Procedure for applicant:**

The applicant must submit the following information to initiate a rezoning:

- 1. A completed rezoning application (below).
- 2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
- 3. A <u>non-refundable</u> application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant: Attn: San Huddleston,
APPLICANT: City of Murfreesboro Dev't Services Exec. Dir
Address: W. Vine St. City/State/Zip: Muffreesbore, TN37130
Phone: 615-893-6441 E-mail address: shuddleston G
PROPERTY OWNER: Anthony Togrye, Swanson Dev., Richard Carder, a Street Address or property description: 5001 Burnt Knob Rd., 5015 Burnt Knob Rd, 4 Vets Phy
Street Address or property description: 5001 Burnt Knob Rd., 5015 Burnt Knob Rd, 9 Vets Ptu
and/or Tax map #: 0 / 8 Group: Parcel (s): 038.00, 038.07
Existing zoning classification: $CH + BS - 15$ 038.05, 038.04,
Proposed zoning classification: CH, RS-15, 4 GDO Acreage: 52.69 4038.08

Contact name & phone number for publication and notifications to the public (if different from the

applicant):			
E-mail:			
APPLICANT'S SIGNAT	URE (required):	Judalator	
DATE: 3/12/7	2021		
******For Office Use On	y******	**********	****
Date received:	MPC YR.:	MPC #:	
Amount paid:	Receipt #:		

- (J) Enforcement. The Zoning Administrator of the City is hereby designated the administrative agency charged with the duty of administering and enforcing the regulations prescribed in this subsection. The duties of the Zoning Administrator shall include that of hearing and deciding all permits under section (H) (except to the extent that other provisions of this ordinance [Appendix A – Zoning] provide that such hearing or decision requires approval by the Planning Commission or the City Council), provided that the Zoning Administrator shall not have or exercise any of the powers or duties herein delegated to the Board of Zoning Appeals.
- (K) Appeals. Any person aggrieved, or taxpayer affected, by any decision of the Zoning Administrator made in the administration of this section may appeal to the Board of Zoning Appeals in accordance with the provisions of Section 12 of this ordinance [Appendix A – Zoning].
- (L) *Judicial review.* Any person aggrieved, or taxpayer affected, by any decision of the Board of Zoning Appeals shall be entitled to a judicial review of such decision within the time and in the manner, form and court or other forum permitted or authorized by law, and whether by original suit or proceedings, appeal, certiorari or by other authorized remedy or procedure.
- (M) *Penalties*. Each violation of this subsection or of any order or permit promulgated hereunder shall be punishable by a fine of not more than Fifty Dollars (\$50.00), and each day a violation continues shall be a separate offense.
- (N) *Conflicting regulations.* Where this subsection imposes a greater or more stringent restriction upon the use of land than is imposed or required by any other ordinance or regulation, the provisions of this subsection shall govern. In the event of a conflict between the illustrations in the Airport Layout Plan and the provisions of this subsection, the provisions of this subsection shall govern.
- (O) *Readoption*. Except to the extent modified or added to by the adoption of this subsection, the Airport zones as previously established for this Airport are readopted and reaffirmed.
- (P) FAA Notice. Nothing in this subdivision or in the Airport Master Plan or the Airport Layout Plan shall be deemed to in any manner waive or modify the provisions of 14 CFR § 77.13 which require notice to the FAA of any proposed construction to a height of more than 200 ft. above ground level and of certain other construction within 20,000 of any point on a runway.

### Article II. Reserved

### Article III. GDO, Gateway Design Overlay District

(A) *Purpose and intent.* The purpose of the GDO, Gateway Design Overlay District regulations is to establish a framework for site planning and design to ensure development of a high quality. These regulations set standards for all development within the Gateway Design Overlay Districts including commercial, residential,

### UPDATED: February 4, 2021 APP A:123

### **APPENDIX A - ZONING**

institutional, industrial, and office uses. It is the intent of these regulations to establish standards that will be reflective and protective of the community amenities and historic sites along the Medical Center Parkway, Fortress Blvd., Thompson Lane, Robert Rose Drive, Wilkinson Pike, Manson Pike, and other streets in the Gateway Design Overlay District and to enhance the quality of life for the citizens of Murfreesboro and Rutherford County. It is the intent of the Gateway Design Overlay District regulations to protect and enhance the character of the land throughout the district.

The purposes of the GDO, Gateway Design Overlay District regulations shall include the following:

- (1) encourage high quality development as a strategy for investing in the City's future;
- (2) emphasize the interstate access at Medical Center Parkway/Fortress Blvd. and Interstate 24 as a major entryway into the City;
- (3) recognize and support the historic significance of the Stones River National Battlefield and the other related areas with historic significance and to minimize the negative impacts of development in their vicinity;
- (4) maintain and enhance the quality of life for Murfreesboro's citizens;
- (5) shape the District's appearance, aesthetic quality, and spatial form;
- (6) reinforce the civic pride of citizens through appropriate development;
- (7) increase awareness of aesthetic, social, and economic values;
- (8) protect and enhance property values;
- (9) minimize negative impacts of development on the natural environment;
- (10) provide property owners, developers, architects, engineers, builders, business owners, and others with a clear and equitable set of regulations for developing land;
- (11) enhance the City's sense of place and contribute to the sustainability and lasting value of the City; and,
- (12) shape and develop the District in a manner that is beneficial to the district and to the entire City.
- (B) Application of regulations.
  - (1) The GDO, Gateway Design Overlay District, shall overlay land located as shown on the official zoning map of the City. In order to carry out the purposes of this article the GDO, Gateway Design Overlay District is divided into sub-districts: GDO-1, GDO-2, GDO-3, and GDO-4. The general regulations applicable in the GDO and which are applicable in the various sub-districts are described in this section.
  - (2) Any use and/or structure permitted by right or by special permit in the underlying zoning classifications shall also be permitted by the GDO and the various subsections in like manner unless specifically listed as excluded or otherwise limited by this subsection. Where there is a conflict between the provisions of this subsection and those of the underlying zoning district, the provisions of this subsection shall apply. Where there is a conflict between the provisions of this subsection and those of another overlay district the more restrictive regulations shall apply.
- (C) Use, setback, and height regulations.
  - (1) Temporary outdoor uses of land:

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### **APPENDIX A - ZONING**

- (a) The following temporary outdoor uses of land shall be prohibited:
  - [1] carnivals
  - [2] circuses
  - [3] fireworks sales
  - [4] Christmas tree sales
- (b) Tents shall be permitted within the GDO District provided that a tent shall not be used for retail sales of merchandise. Permits issued for tents shall be valid for a period not in excess of fourteen consecutive days.
- (2) Itinerant and/or temporary outdoor sales of retail merchandise shall be prohibited, including but not limited to the following:
  - (a) sale of vacuum cleaners, fans and other appliances;
  - (b) sale of rugs, carpets, toys, T-shirts, license plates, velvet paintings and artwork;
  - (c) sale of landscaping materials not grown on-site;
  - (d) sale of vegetables and produce not grown on-site;
  - (e) sale of souvenirs and mementos;
  - (f) sale of tropical plants, potted plants, and bouquets of flowers;
  - (g) sale of stone, clay, glass, or concrete figurines;
  - (h) sale of chairs, sofas, tables, or other furniture; and,
  - (i) sale of food and beverages.
- (3) Outdoor display or sale of merchandise, other than motor vehicles, is prohibited. Provided, however, an outdoor display of items regularly offered for sale indoors will be permitted on an infrequent and incidental basis. No such items may be displayed within any required landscape area.
- (4) Chain link, woven wire, or barbwire fencing shall be prohibited in any required front yard or in any area visible from the public right-of-way. Provided that woven wire fence or barbwire fence shall be permitted on land used for agricultural uses when such fencing is used for the keeping of livestock on the property and that chain link fencing necessary for safety or security during a construction project shall be allowed but it must be removed prior to issuance of a certificate of occupancy.
- (5) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in any of the GDO Districts:

OTHER HOUSING Fraternity/Sorority Mobile Homes Family Crisis Shelter Family Violence Shelter Mission Student Dormitory Transitional Home

#### INSTITUTIONS Airport/Heliport Cemetery

#### Pet Cemetery

COMMERCIAL Adult Cabaret Adult Entertainment Center Adult Motel Adults-only Book Store Adults-only Motion Picture Theater Amusements, Commercial Outdoor Motorized Amusements, Commercial Outdoor Motorized Except Carnivals Beer, Packaged Carnivals **Communications Tower** Contractor's Storage Yard Contractor's Yard or Storage Outdoors Crematory **Drive-in Theater** Ice Retail Kennels Laundries, Self Service Livestock Auction Lumber, Building Material Manufactured Home Sales Massage Parlor Mobile Home Sales Pawn Shop Pet Crematory Pet Funeral Home Rap Parlor Salvage and Surplus Merchandise Sauna Tattoo Parlor Tavern Taxidermy Studio Wrecker Service Wrecker Service Storage Yard

#### INDUSTRIAL

Animal or Poultry Slaughter, Stockyards, Rendering Automobile Dismantlers and Recyclers Mobile Home Construction Paper Mills Petroleum and Coal Products Refining Primary Metals Distribution and Storage Saw Mills

#### **APPENDIX A - ZONING**

Scrap Processing Yard Scrap Metal Processors Scrap Metal Distribution and Storage Secondary Material Dealers Stone, Clay, Glass, and Concrete Products

#### TRANSPORTATION AND PUBLIC UTILITIES

Garbage or Refuse Collection Service Refuse Processing Treatment and Storage Landfill Railroad Switching Yard, Terminal, Piggyback Yard Taxicab Dispatching Station Truck or Motor Freight Terminal, Service Facility

#### **OTHER**

Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing Temporary Mobile Recycling Center

(6) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in the GDO-3 District:

INSTITUTIONS Nursery School

COMMERCIAL Amusements, Commercial Indoor Amusements, Commercial Outdoor Excluding Motorized Animal Grooming Facility Automotive Repair Barber or Beauty Shop Beer, Packaged Convenience Sales and Service, Maximum 5,000 Sq.Ft. Floor Area Funeral Home Garden and Lawn Supplies Gas—Liquified Petroleum, Bottled and Bulk Gas Station General Service and Repair Shop Glass—Auto, Plate, and Window Glass—Stained and Leaded Greenhouse or Nursery Ice Retail **Janitorial Service** Karate. Instruction Keys, Locksmith

### **APPENDIX A - ZONING**

Laundries, Self Service Liquor Store Motor Vehicle Sales Motor Vehicle Service Music or Dance Academy Optical Dispensaries Veterinary Clinic Veterinary Hospital Vehicle Sales Vehicle Wash Video Rental

<u>INDUSTRIAL</u> Contractors Storage, Indoor Printing and Publishing.

- (7) Setbacks and buffer zones.
  - (a) Additional required setbacks. In addition to the buffer zone requirements established in Section 27 of this article for every one foot that any proposed building exceeds thirty-five feet in height the required building setback on the side of the property where the buffer zone is required shall be increased an additional one foot of width.
  - (b) Wilkinson Pike Buffer.
    - [1] A one hundred foot wide buffer area shall be required along the south side of Wilkinson Pike extending from the intersection of Wilkinson Pike and Medical Center Parkway eastward to Van Cleave Lane.
    - [2] Single family residential dwellings shall be permitted within the Wilkinson Pike Buffer and shall be allowed to have driveway access to Wilkinson Pike provided the underlying zoning allows single family dwellings as a permitted use and the following requirements are met:

Minimum lot area of 43,560 square feet (1 acre) Minimum front setback of 80 feet from the Wilkinson Pike right-of-way Minimum lot width of 125 feet Minimum side setback of 12.5 feet Minimum rear setback of 30 feet Maximum height of 35 feet

- [3] The buffer zone shall not be utilized as a storage area.
- [4] Parking lots, parking structures, accessory structures, dumpsters, temporary structures, storage facilities, or maintenance structures shall not be located within this buffer zone.

[5] The following building setbacks will be required along this buffer zone:

Multi-family Residential 100 feet

Office 100 feet

Commercial 100 feet

[6] If any buffer requirements are required in accordance with the requirements

of Section 27 of this article they shall be placed in addition to the one hundred foot requirement of this buffer area.

- (c) *I-24 Buffer Yard*. There shall be a fifty foot wide buffer yard extending along the eastern right-of-way line of I-24 along the entire boundary of the GDO District from Medical Center Parkway southward. In this buffer yard the following shall apply:
  - [1] the buffer yard shall not be utilized as a storage area;
  - [2] no automotive access, parking, storage facilities, maintenance structures, place of business, or dwelling units shall be placed within this buffer yard;
  - [3] all parking areas, service areas, and rear of buildings shall be screened from this buffer yard and I-24; and,
  - [4] a survey prepared by a qualified arborist shall be submitted for review by the Planning Staff. All existing trees located within this buffer with a 6" D.B.H. (diameter at breast height) and greater shall be field located and shown on proposed landscape plans including their size and species. Said trees shall not be removed and shall be preserved. Selected tree removal may be permitted with the review and written approval of the Urban Environmental and Planning Departments. Clear cutting of these trees shall not be permitted.
- (8) *Floor area ratio (F.A.R.) requirements*. The maximum F.A.R. permitted in areas with the underlying zoning being Office General (OG) district shall be 0.5.
- (9) Height regulations
  - (a) GDO-1 Height regulations. The following height regulations shall apply in the GDO-1 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, that buildings for the following uses may be constructed to a maximum height as listed below:

Office150'	
Other commercial75'	
Hotel150'	
Hospital150'	
Multiple family residential75'	

(b) *GDO-2 Height regulations*. The following height regulations shall apply in the GDO-2 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, that buildings for the following uses may be constructed to a maximum height as listed below:

	5
Office	75'
Other commercial	45'
Hotel	75'
Hospital	75'
Multiple family resident	tial45'

### **MEMBERS PRESENT**

Kathy Jones, Chair Ken Halliburton, Vice-Chair Jennifer Garland Rick LaLance Warren Russell Shawn Wright

#### **STAFF PRESENT**

Matthew Blomeley, Assistant Planning Director Margaret Ann Green, Principal Planner Holly Smyth, Principal Planner Carolyn Jaco, Recording Assistant David Ives, Deputy City Attorney Katie Noel, Project Engineer Sam Huddleston, Dev't Services Executive Dir.

Chair Kathy Jones called the meeting to order after determining there was a quorum.

### **Consent Agenda:**

Chair Kathy Jones read the following items to be considered for approval.

Shelton Square, Section 6 [2021-1002] preliminary plat for 59 lots on 12.3 acres zoned PRD located along Chatfield Drive, Shelton Square, LLC developer.

<u>Westwind Reserve, Section 3 [2021-1004]</u> preliminary plat for 30 lots on 7.2 acres zoned RS-6 located along Lantern Lane, Cornerstone Development, LLC developer.

<u>Parkside at Hidden River [2021-2001]</u> final plat for 24 lots on 11.9 acres zoned RS- 10 located along Cason Trail and Shalom Street, Hidden River Development Company, LLC developer.

Shelton Square, Section 3, Phase 1 [2021-2003] final plat for 27 lots on 10.6 acres zoned PRD located along Eaglemont Drive and Hopetown Way, Shelton Square, LLC developer.

<u>Shelton Square, Section 3, Phase 2 [2021-2004]</u> final plat for 10 lots on 4.1 acres zoned PRD located along Eaglemont Drive, Shelton Square, LLC developer.

Shelton Square, Section 4, Phase 1 and the Resubdivision of the Common Area of Section 2, Phase 1 [2021-2005] final plat for 52 lots on 10.9 acres zoned PRD located along Bridgemore Boulevard, Shelton Square, LLC developer.

<u>Shelton Square, Section 4, Phase 2 [2021-2006]</u> final plat for 10 lots on 2.8 acres zoned PRD located along Bridgemore Boulevard and Hopetown Way, Shelton Square, LLC developer.

**Laurelstone, Section 2 [2021-1003]** preliminary plat for 66 lots on 23.8 acres zoned PRD located along Ann Lew Lane, Goodall Homes, LLC developer.

Osborne Estates, Section 2 [2021-2007] final plat for 19 lots on 5.4 acres zoned RS-10 located along Osborne Lane and Hardwick Street, Black Diamond Construction developer.

**Bellemore, Section 2, Phase 1 [2021-2008]** final plat for 5 lots on 14.7 acres zoned RS-15 located along East Overall Creek Road, Constantine Drive, and Old Salem Road, Alcorn Properties, LLC developer.

<u>Carlton Landing, Section 3 [2021-1001]</u> preliminary plat for 22 lots on 13.1 acres zoned RS-10 located along Jessup Lane and Farm Castle Drive, Cornerstone Development, LLC developer.

Vice-Chairman Ken Halliburton made a motion to approve the consent agenda subject to all staff comments, seconded by Ms. Jennifer Garland. The motion carried by unanimous vote in favor.

### **Public Hearing:**

Mandatory Referral and Right-of-way Abandonment [2021-704] to consider abandonment of a portion of the right-of-way of Vaughn Street, Huddleston-Steele Engineering, Inc. applicant on behalf of the Murfreesboro Housing Authority. Ms. Holly Smyth summarized the mandatory referral and right-of-way (ROW) abandonment from the staff report which had been provide to the Planning Commission in the agenda packet.

Ms. Smyth stated for the record, based on the responses received from other City departments, Staff recommends the following conditions for approval:

1. A temporary public utility and drainage easement in the abandonment area shall be dedicated concurrently with the recording of the ROW abandonment.

2. The ROW abandonment and public utility and drainage easement dedication shall be subject to the final approval of the legal instruments by the City Legal Department. The applicant shall prepare and submit legal descriptions and exhibits necessary for the City Legal Department to draft the necessary legal instruments.

3. A quitclaim deed transferring the subject ROW shall be executed and recorded.

4. Once final utility locations are determined with the final redesign of the Parkside Apartments, new public utility easement(s) shall be dedicated in the proper location(s) to meet the needs of the various utility companies with any obsolete easements being abandoned concurrently. Approval of this mandatory referral shall include approval of any future easement abandonments and dedications, as determined necessary by City Staff.

5. All recording fees shall be paid by the applicant.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the mandatory referral and ROW abandonment request; therefore, Chair Kathy Jones closed the public hearing.

Mr. David Ives commented that the City can retain any needed easements when the quitclaim is recorded. There would not need to be a second easement grant document; it all could be done in one document. Continuing, Mr. Ives explained the City had never claimed this area as ROW, and it has been treated as a private road. It needs to be quitclaimed, so that the Murfreesboro Housing Authority can proceed with their financing.

In addition, Mr. Ives explained the property also has active water, sewer, and stormwater easements. These facilities would most likely be removed. Therefore, Mr. Ives requested for the Planning Commission to authorize staff to abandon the easements and prepare abandonments for the Mayor to sign as necessary and accept the new easements and dedications. The new easements may be on a plat or other documents. Also, this information would be included on future site plans for the Planning Commission's formal review.

Ms. Jennifer Garland made a motion to approve subject to all staff comments. The motion was seconded by Vice-Chairman Ken Halliburton. The motion carried by unanimous vote in favor.

### **Gateway Design Overlay:**

Parkway Office Park Lot 17 (Goddard School) [2020-6010 & 2020-3142] final design & site plan 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 final design and site plan review from the staff report which had been provided to the Planning Commission in the agenda packet.

Ms. Green made known during the initial review, the plans showed bollards around the building in response to safety concerns. After discussions with staff, the design team was able to remove many of the bollards and replace them with structural seat walls that also served aesthetic and amenity purposes. The remaining bollards have been relocated away from the parking spaces and disguised in a fence design.

Mr. Matt Taylor was in attendance to represent the application.

Vice-Chairman Ken Halliburton made a made a motion to approve the final design and site plan review, subject to all staff comments, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

North Church, LLC, Lot 12 (Vintage at The Avenue) [2021-6001 & 2021-3008] initial design review of two private, outdoor dog patios on 5.5 acres zoned PRD and GDO- 1 located along Conference Center Boulevard, Avenue Way and Greshampark Drive, Nicol Investment Company developer. Ms. Margaret Ann Green summarized the initial design and site plan review from the staff report which had been provided to the Planning Commission in the agenda packet.

She explained the two private outdoor dog patios had been added to an existing apartment complex. The dog patios were installed without plans or approval from the Planning Commission. Staff reached out to the property owner requesting that this zoning violation be corrected. The units with the private dog patios front Avenue Way and are located just outside of the minimum front building setback line. They are, however, located on top of Murfreesboro Water Resources

Department (MWRD) utility lines and easements. MWRD would require an agreement be executed if this plan is approved by the Planning Commission. After review of the PUD program book and consultation with the applicant, the Planning Director approved a minor deviation to the PUD zoning with the following conditions:

- 1. They are not located between the front of the structures and public right-of-way (within required front yards)
- 2. Staff reviews and approves the drainage design for these areas
- 3. The enclosures are brought up to Gateway Design Overlay standards (addition of brick, stone, rock, and other ornamental features) and plans include adequate detail demonstrating compliance with these standards.
- 4. The plans are approved by the Planning Commission

The proposed structure is elevated above the adjacent grade and treated with artificial turf. The fencing is decorative black aluminum fencing on a wood base. Staff requested the base be clad in brick or stone veneer to match the existing structure.

Vice-Chairman Ken Halliburton wanted to know if more private outdoor patios would be requested with this apartment complex.

Mr. Taylor of SEC, Inc. came forward representing the application to make known they would like to have additional dog patios. However, they would have to review other locations to see if they could comply with all Zoning Ordinance regulations. In order to meet all the requirements, these may be the only two outdoor dog patios at this development.

Mr. Warren Russell wanted to know if there was any additional liability associated with these patios being placed on top of MWRD utility lines and easements. Mr. Taylor stated the owner knows and understands they have no rights if MWRD had to work in the patio areas. The owner would be required to obtain a recorded document making known they have no rights if MWRD

had to tear out the patios to work on their utility lines. The recorded document would run with the land to any future buyer being subject to the same agreement.

Mr. Shawn Wright made known he had issues with this going forward with other developments to allow those to ask for forgiveness instead of permission. Chair Jones commented that requesting for amenities on the front end is always better.

Vice-Chairman Ken Halliburton made a motion to approve initial and final design review and site plan review subject to all staff comments, seconded by Mr. Warren Russell. The motion carried by a vote of 5-1 (with one "nay" vote by Mr. Shawn Wright).

The Avenue (Burlington) [2021-6002 & 2021-3006] initial design review of a 13,781 ft2 tenant build-out on 97.5 acres zoned CH, GDO-1 and PSO located along Medical Center Parkway, Big V Property Group developer. Ms. Margaret Ann Green summarized the initial design and site plan review from the staff report which had been provided to the Planning Commission in the agenda packet. Ms. Green stated this is a big box retail with façade changes consisting of a large amount of red color and changes to the storefront.

Mr. Blake Nelson, architect, was in attendance representing the application. He came forward making known the color palette selected was a tenant branding identity used predominantly for Burlington stores. This is an existing building that has limitations on where they could place their storefront. Therefore, they have adapted their 40,000 square-foot prototype to a 30,000 square-foot store. For their signage, they have added a light box above the storefront with decorative "up-lighting". The entire storefront would be upgraded to Burlington's branding. Mr. Shawn Wright and Ms. Jennifer Garland made known they were comfortable with the red color signage.

Mr. Rick LaLance made a motion to approve the initial design and final design review subject to all staff comments, seconded by Mr. Chase Salas. The motion carried by unanimous vote in favor.

North Church Section 4 Berm/ Landscaping Plan [2017-3091] site plan for berm & landscape plan located along Wilkinson Pike, Tommy Smith developer. Ms. Margaret Ann Green summarized the site plan review from the staff report which had been provided to the Planning Commission in the agenda packet. Ms. Green made known the developer, Mr. Tommy Smith, is in agreement to move forward to install the berm and landscaping within the current planting season.

Mr. David Ives came forward stating there have were a few changes to the easements and the redesign of the berm area. He explained the changes include amending an agreement with minor modifications to infrastructure and sewer easements. This agreement would need to be presented to City Council for their review and approval.

Mr. Matt Taylor of SEC, Inc. came forward, representing the application, stating they would be scheduling a pre-construction meeting in the morning and would begin work immediately.

Vice-Chairman Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Rick LaLance. The motion carried by unanimous vote in favor.

### **Plats and Plans:**

Westlawn Commercial, Lot 4 (Murfreesboro Medical Clinic) [2021-3011] final design & site plan review of a 25,862 ft2 medical office building on 8.5 acres zoned PUD located along Shores Road, Veterans Medical Properties LLC developer. Ms. Margaret Ann Green summarized the final design and site plan review from the staff report which had been provided to the Planning Commission in the agenda packet.

Ms. Green stated the proposed plan is for Phase 1, for Murfreesboro Medical Clinic's new medical office building, while reserving an area for a future second medical office building and additional parking. The MMC structure would have the same materials as their existing building along Garrison Drive. The site has access to the newly named Shores Road with an entrance that lines up with the future Publix grocery store and a shared access drive with Lot 1 of the Westlawn

Commercial subdivision. There is no access to the newly renamed Birchtree Drive, and the 40foot wide landscape buffer and berm along Birchtree is identified on the plans. Even though the entire lot is not being developed in one phase, the developer is required to install the required sidewalks along the frontage of the entire lot, to install the entire buffer and berm along Birchtree, and build the decorative entrance signs as required in the Westlawn PUD.

Mr. Enoch Jarrell (design engineer) introduced the design team Mr. Rob McKelvey (architect), Mr. Joey Peay (with MMC), and Mr. Joey Rhyne (contractor), who were in attendance to represent the application. Mr. Enoch Jarrell began by explaining the design of the site and how it conforms to the PUD zoning. This facility would be MMC's third building in the community. This request is for a total 77,000 square-foot building with a second phase in the future. All signage would be reviewed and approved by the City's Sign Administrator for compliance with the PUD.

Mr. Rob McKelvey explained that they are working to replicate their current branding on Garrison Drive. He presented the material board to explain the design, the color of materials, and the tower elements along all four sides. The main entrance with the top element and canopy would be for patient drop-off facing Shores Road.

Ms. Jennifer Garland commented on the nice building design and quality materials.

Mr. Rick LaLance made a motion to approve subject to all staff comments, seconded by Mr. Shawn Wright. The motion carried by unanimous vote in favor.

### **Staff Reports and Other Business:**

Street naming [2021-901] to clarify the point where Memorial Boulevard becomes Lebanon Pike, City of Murfreesboro Planning Department applicant. Mr. Matthew Blomeley began by describing a segment of US 231 North (also identified as State Route 10) being bounded on its north side by the intersection with Cherry Lane and on its south side by the intersection with West Thompson Lane/Compton Road. It is approximately one mile long and is located entirely within the City limits.

Mr. Blomeley said that the City Information Technology Department works hand-in-hand with the Rutherford County Emergency Communications District (RCECD) to eliminate issues within the mapping system that cause incompatibilities with the emergency call routing software. This segment of roadway had been identified by these agencies as being problematic due to the fact that some of the address points in the GIS system did not match the centerline data for the street.

Mr. Blomeley stated there had been some confusion regarding where the Memorial Boulevard street name ends for this highway and where the Lebanon Pike street name begins. To Staff's knowledge, there has never been a formal decision to clarify this matter. The addresses on the west side of the highway closer to the intersection of West Thompson Lane/Compton Road generally have Memorial Boulevard addresses, and the addresses further to the north generally have Lebanon Pike addresses. However, there is one property with a Memorial Boulevard address that is actually further north of several Lebanon Pike addresses.

Staff evaluated several options for remedying this situation, including naming the entire segment Memorial Boulevard or Lebanon Pike, as a major intersection is typically the most logical place for a street name to change. However, changing the entire segment to Lebanon Pike would require the addresses of numerous business on the south end of the segment to be changed. Changing the entire segment to Memorial Boulevard would require the address of the VA Hospital to be changed. It was determined that, while not a perfect solution, having the street name change from Memorial Boulevard to Lebanon Pike at the main entrance to the VA Hospital would address the needs of emergency service providers, while only necessitating address changes for three structures (a veterinary clinic, a single-family residence, and a single-family residence containing a home-based business).

While Staff considers this to be more of a street name clarification than a name change, it is Staff's opinion that taking this action to create a definitive point where the street name changes from Memorial Boulevard to Lebanon Pike complies with the street renaming policy adopted by the Planning Commission in 2019, as it attempts to eliminate confusion for both the public and for

emergency service providers. A letter from RCECD in support of this request had been included in the agenda packet. RCECD indicates this action will help to eliminate confusion by shifting the name change to a defined point. In addition, providing this clarification will be beneficial for 9-1-1 call routing software, reconciling the address data with the street name data.

In closing, Staff recommends that the Planning Commission vote to approve the main entrance to the VA Hospital as being the point where the street name changes from Memorial Boulevard to Lebanon Pike, with Memorial Boulevard being south of this intersection and Lebanon Pike being north of it. If the Planning Commission approves this recommendation, then Staff will determine an effective date and work to implement any address changes necessitated by this action.

Mr. Rick LaLance asked if anyone had spoken with any property owners who would be required to change their address. Mr. Blomeley answered yes, he had made contact with one homeowner that currently has a home-based business.

# Mr. Rick LaLance made a motion to approve subject to all staff comments, seconded by Mr. Shawn Wright. The motion carried by unanimous vote in favor.

There being no further business the meeting adjourned at 7:30 p.m.

Chair

Secretary

GM: cj