

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**AUGUST 4, 2021
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the July 14, 2021 Planning Commission meeting.**
- 4. Public Hearings:**
 - a.** Mandatory Referral and Right-of-way Abandonment [2021-712] to consider abandonment of the rights-of-way of Florence Road, Terry Smith applicant. (Project Planner: Margaret Ann Green)
 - b.** Annexation petition and plan of services [2021-505] for approximately 262.5 acres located along the west side of Lebanon Pike and including 4.5 acres of Lebanon Pike right-of-way, City of Murfreesboro (for the US Army Corps of Engineers and TDOT) applicant. (Project Planner: Margaret Ann Green)
 - c.** Annexation petition and plan of services [2021-506] for approximately 15.5 acres located along the east side of Lebanon Pike, City of Murfreesboro applicant. (Project Planner: Margaret Ann Green)
 - d.** Zoning application [2021-414] for approximately 17.48 acres located over 7 City blocks north of Mercury Boulevard, south of East Castle Street, east of South Highland Avenue, and west of First Avenue to be rezoned from RM-16, RD, RS-8, and CCO to PUD and CCO, Murfreesboro Housing Authority applicant. (Project Planner: Holly Smyth)
 - e.** Proposed amendment the Zoning Ordinance [2021-801] pertaining to Section 13: Planned Development Regulations and Section 24: Overlay District Regulations, Article VI. CCO, City Core Overlay District, City of Murfreesboro Planning Department applicant. (Project Planner: Holly Smyth)

MURFREESBORO PLANNING COMMISSION AGENDA

PAGE 2

August 4, 2021

5. Staff Reports and Other Business:

- a.** Mandatory Referral [2021-717] to consider acquiring easements and right-of-way for the Bradyville Pike reconstruction project, City Legal Department applicant.
- b.** Mandatory Referral [2021-716] to consider granting easements to MTEMC across the Doug Young Public Safety Training Center and Old Fort Park properties, City Legal Department applicant.

6. Adjourn.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 4, 2021**

PROJECT PLANNER MARGARET ANN GREEN

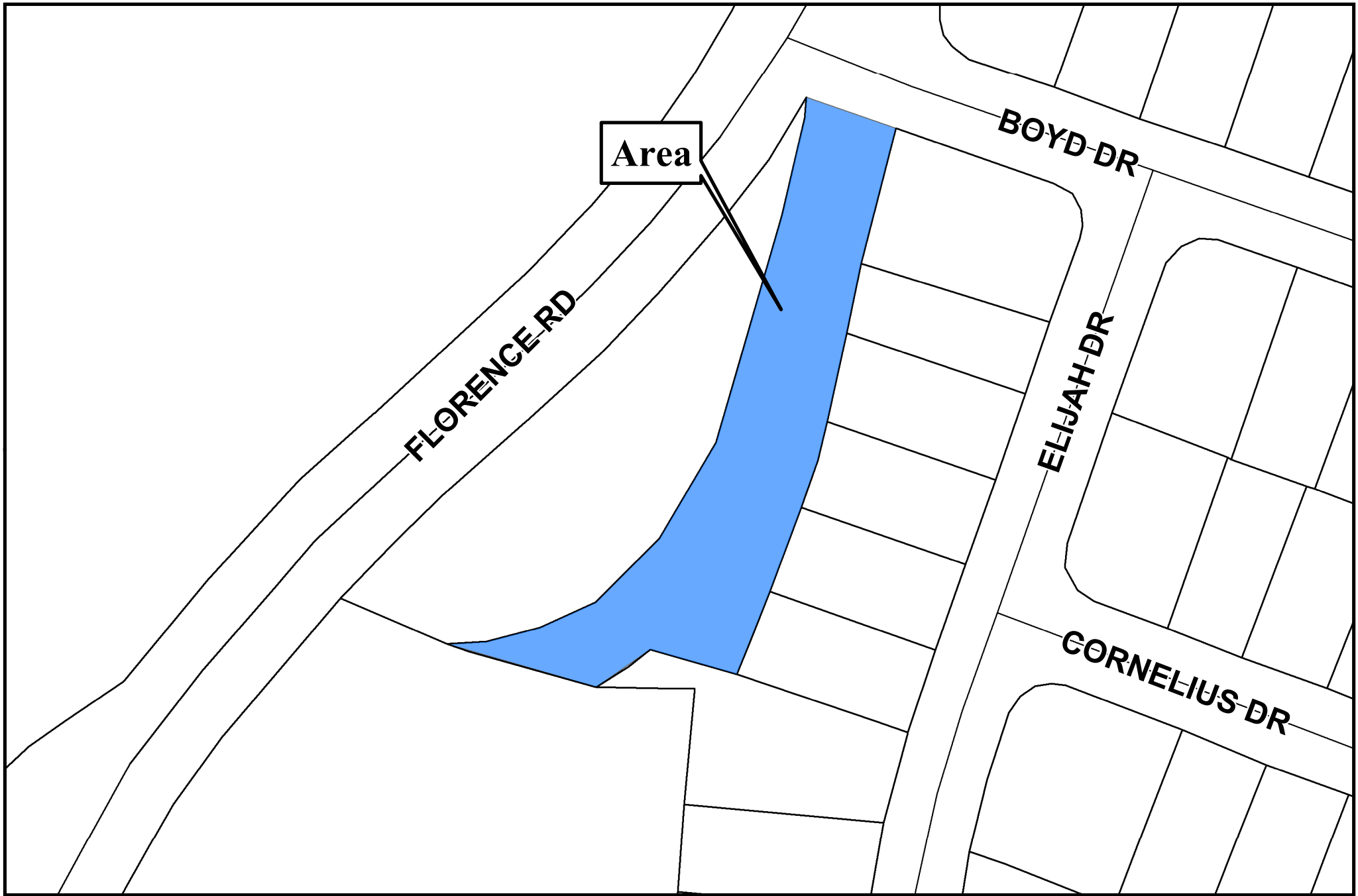
4.a. Mandatory Referral and Right-of-way Abandonment [2021-712] to consider abandonment of the rights-of-way of Florence Road, Terry Smith applicant.

The Planning Department received a right-of-way (ROW) abandonment request from Mr. Terry Smith for a 356 linear foot section of Florence Road right-of-way. The requested ROW is adjacent to Lots 48R, 48L, 49R, 40L, 50R, 50L and 74 R of the Adams Pointe subdivision and property owned by the Estate of Howard T Smith. Florence Road was realigned in 2007; the are being considered for abandonment is a segment of the old Florence Road right-of-way. The right-of-way is currently being used for utilities and drainage that serve the adjacent development.

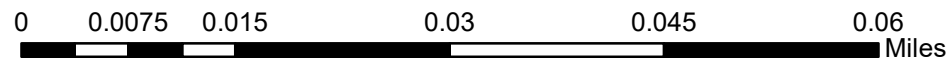
Staff conducted a right-of-way abandonment study, the results of which are attached in the form of a memo. The impacts of this right-of-way abandonment request appear to be minimal, and easements should be maintained for the area. Included with the staff comments are maps and a legal description.

Any approvals are subject to the applicant providing the City Legal Department any necessary documentation to prepare the quitclaim deed and for recording the quitclaim deed. A plat depicting the abandonment and relocation of the subject property must be recorded. And, utility easements must be dedicated, as needed, to accommodate any existing utilities, including water and sewer mains.

The Planning Commission will need to conduct a public hearing on the matter of the right-of-way abandonment request. The Planning Commission's recommendation will be forwarded to the Murfreesboro City Council for consideration. Any approvals are subject to the applicant providing the City Legal Department any necessary documentation to prepare the quitclaim deed and for recording the quitclaim deed. A plat depicting the abandonment and relocation of the subject property must be recorded. And, utility easements must be dedicated, as needed, to accommodate any existing drainage and utilities.

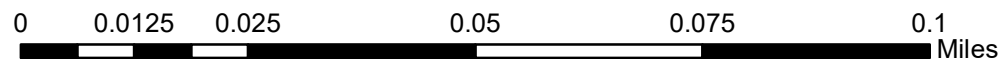


Request to Abandon Right-Of-Way along Florence Road





Request to Abandon Right-Of-Way of Florence Road





Memorandum

To: Greg McKnight, Planning Director
From: Margaret Ann Green, AICP
Date: July 30, 2021
Re: Right of way abandonment- Florence Road

Please find below a summary of the responses received regarding the captioned right of way abandonment. In summary:

Murfreesboro Electric Department (MED)

MTE has overhead electric facilities that will need an easement.

Murfreesboro Water and Sewer Department

MWSD has an existing sewer line within this area. The applicant will be required to retain necessary easements.

Consolidated Utility District

CUD has a recorded 30-foot CUD water line easement (15-feet each side of water main) for CUD's existing 20-inch water main along this section of old right-of-way proposed to be abandoned.

- Obtain a design locate through TN 811 to correctly exhibit the recorded CUD 30' centerline (15' each side of water main) water line easement associated with CUD's existing 20-inch water main located along the eastern edge of the area of ROW to be abandoned.
- Exhibit and supporting document plans must be submitted directly to CUDRC for review. Submit digital PDF of the documents to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review.



Engineering Department and Street Division

The request to abandoned right-of-way (ROW) should be subject to submission and recording of a deed transferring the abandoned ROW. The deed should reserve 20' easement for public drainage along the eastern property line adjacent to Adams Pointe residential subdivision.

In order to facilitate the abandonment process, the applicant should provide a legal description and exhibits necessary for the City to draft the legal documents as well as any recording fees. In addition, the ROW abandonment should be subject to the final approval of the legal documents by the City Attorney.

Atmos

Atmos energy does not have any facilities in these areas.

Transportation Department

The Transportation Department does not have facilities in this area.

Police Department

The right of way abandonment will not affect the Murfreesboro Police Department.

Solid Waste Department

The Solid Waste Department will not be affected by the closure of this right of way.



City of Murfreesboro Mandatory Referral Application

111 W Vine Street • Murfreesboro, TN 37130 • 615-893-6441

Mandatory Referral Fees:

Mandatory Referral, **INCLUDING** abandonment of right-of-way..... \$350.00
Mandatory Referral, **NOT INCLUDING** abandonment of right-of-way..... \$150.00

Property Information: FLORENCE ROAD STREET ABANDONMENT

BEHIND TAX MAP 71, PART OF PARCEL 23 | BEHIND 2807 FLORENCE ROAD
Tax Map/Group/Parcel: | Address (if applicable): MURFREESBORO, TN 37129

Street Name (if abandonment of ROW): FLORENCE ROAD

Type of Mandatory Referral: ABANDONMENT OF RIGHT-OF-WAY

Applicant Information:

Name of Applicant: TERRY SMITH

Company Name (if applicable): _____

Street Address or PO Box: 7203 SOUTH CHURCH ST. / P.O. Box 2511

City: MURFREESBORO

State: TN

Zip Code: 37133-2511

Email Address: tsmith@charterdevelopment.com

Phone Number: 615-973-4138

Required Attachments:

- ☒ Letter from applicant detailing the request
- ☒ Exhibit of requested area, drawn to scale
- ☒ Legal description (if applicable)

Terry Smith

Applicant Signature

6/14/21

Date

June 14, 2021

Mr. Greg McKnight, Planning Director
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130

Re: Abandonment of former Florence Road Right-of-Way
Murfreesboro, TN

Dear Mr. McKnight:

At the request of our client, Mr. Terry Smith, we hereby make a request to abandon the former Florence Road Right-of-Way south of Boyd Drive with a mandatory referral by Planning Commission and City Council. Property description and an exhibit are attached.

Sincerely,

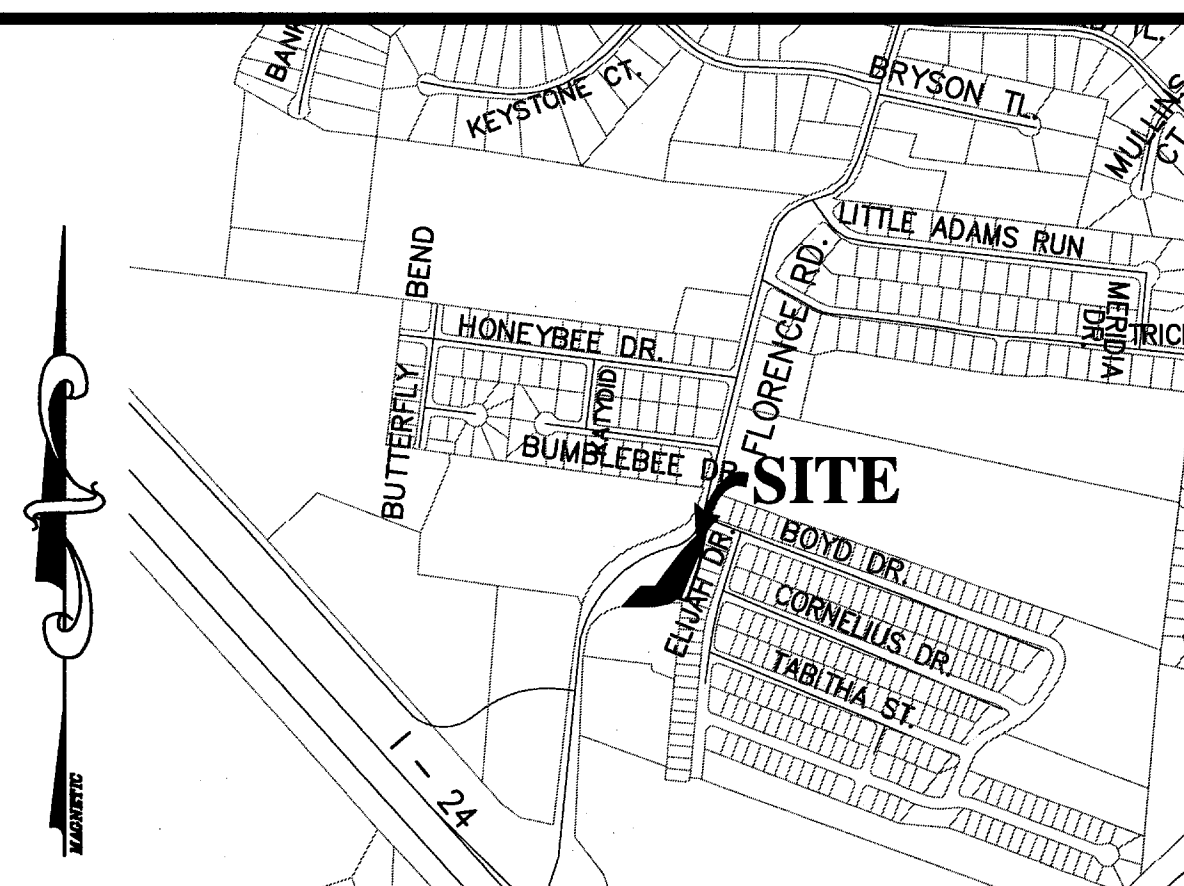
HUDDLESTON-STEELE ENGINEERING, INC.



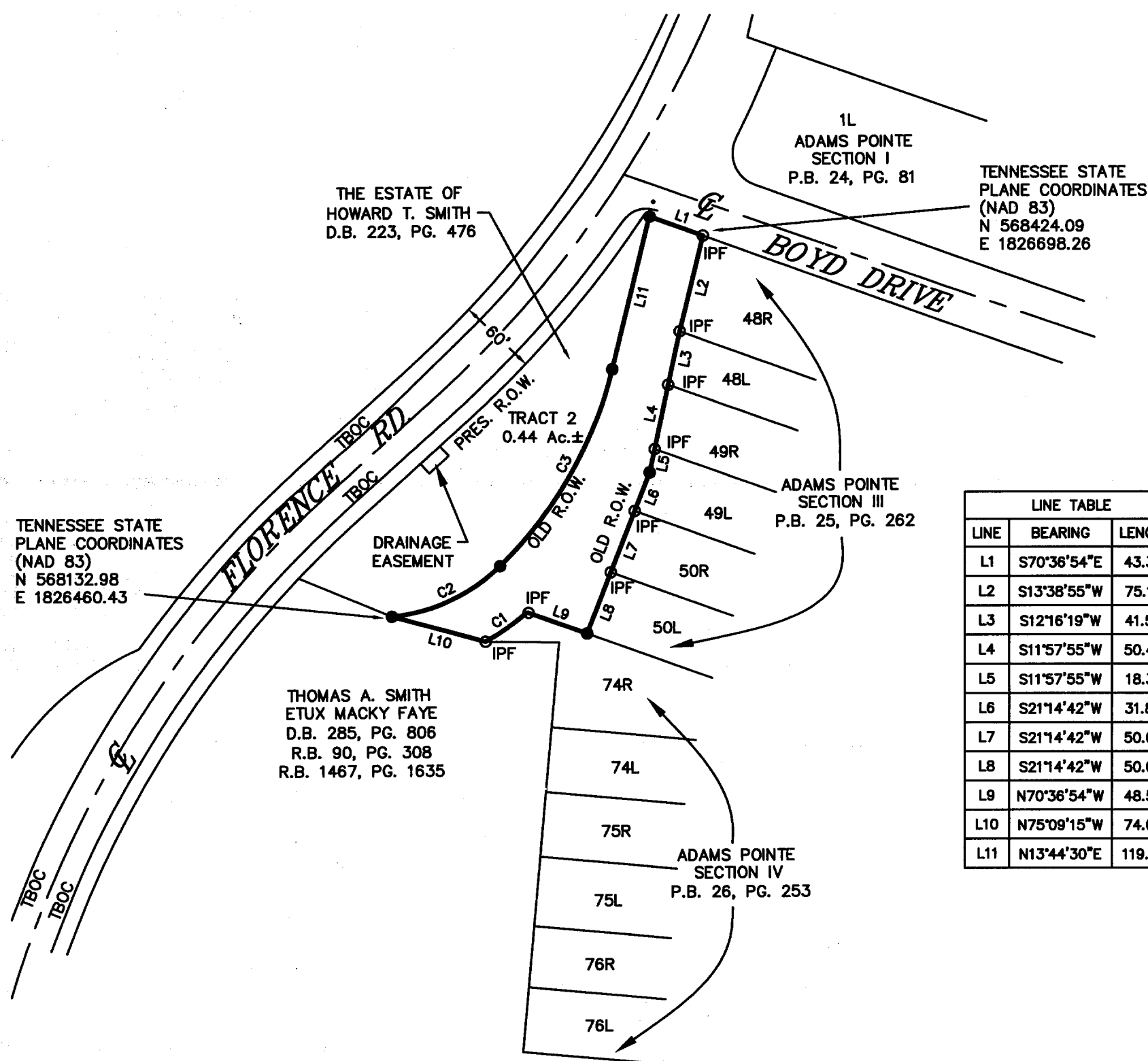
William H. Huddleston IV, P.E., R.L.S.

NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.



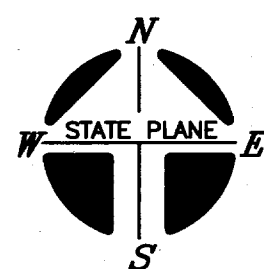
LOCATION MAP
N.T.S.



LINE	BEARING	LENGTH
L1	S70°36'54"E	43.38'
L2	S13°38'55"W	75.17'
L3	S12°16'19"W	41.53'
L4	S11°57'55"W	50.42'
L5	S11°57'55"W	18.31'
L6	S21°14'42"W	31.86'
L7	S21°14'42"W	50.03'
L8	S21°14'42"W	50.03'
L9	N70°36'54"W	48.57'
L10	N75°09'15"W	74.05'
L11	N13°44'30"E	119.91'

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	11°44'19"	190.24'	38.98'	38.91'	S54°52'11"W
C2	38°33'23"	138.00'	92.86'	91.12'	N64°58'45"E
C3	31°57'33"	314.65'	175.51'	173.25'	N29°43'17"E

1 TRACT - 0.44 Ac.±



0 100 200

LEGEND
IPS ● IRON PIN SET (1/2" REBAR
WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.

OWNER: CITY OF MURFREESBORO
ADDRESS: 111 W VINE STREET
MURFREESBORO, TN. 37129

MAP NUMBER: 47149C0140H
DATED: JAN. 5, 2007 ZONE: X

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



EXHIBIT FOR
FLORENCE ROAD
STREET ABANDONMENT
CITY OF MURFREESBORO

7th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JUNE 2021

SCALE: 1"=100'

SH. 1 OF 1

Property Description
City of Murfreesboro
Florence Road Street Abandonment

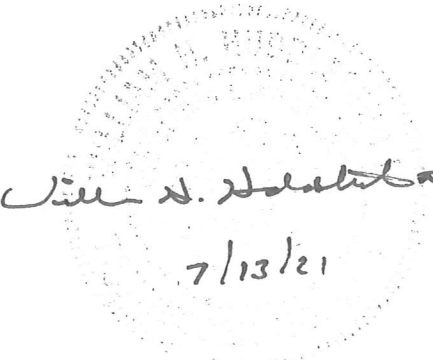
Tract 2

Located on the 7th Civil District of Rutherford County, Tennessee. Bound on the north by Boyd Drive; on the east by Lots 48R-50L Adams Pointe, Section III (Plat Book 25, Page 262); on the south by Lot 74R Adams Pointe, Section IV (Plat Book 26, Page 253) and Thomas A. Smith, etux Macky Faye (Record Book 1467, Page 1635), (Record Book 90, Page 308) and (Deed Book 285, Page 806); and on the west by Florence Road and The Estate of Howard T. Smith (Deed Book 223, Page 476).

Beginning at an iron pin set in the in the south right-of-way of Boyd Drive, being the northwest corner of this tract; thence with the south right-of-way of Boyd Drive, S70°36'54"E, 43.38 feet to an iron pin found, being the northeast corner of this tract; thence with the west line of Lot 48R Adams Pointe, Section III, S13°38'55"W, 75.17 feet to an iron pin found; thence with the west line of Lot 48L Adams Pointe, Section III, S12°16'19"W, 41.53 feet to an iron pin found; thence with the west line of Lot 49R Adams Pointe, Section III, S11°57'55"W, 50.42 feet to an iron pin found; thence with the west line of Lot 49L Adams Pointe, Section III, S11°57'55"W, 18.31 feet to and iron pin set; thence continuing with the west line of Lot 49L Adams Pointe, Section III, S21°14'42", 31.86 feet to an iron pin found; thence with the west line of Lot 50R Adams Pointe, Section III, S21°14'42"W, 50.03 feet to an iron pin found; thence with the west line of Lot 50L Adams Pointe, Section III, S21°14'42"W, 50.03 feet to an iron pin set, being the southeast corner of this tract; thence with the north line of Lot 74R Adams Pointe, Section IV, N70°36'54"W, 48.57 feet to an iron pin found; thence continuing with the line of Lot 74R Adams Pointe, Section IV, with a curve to the right having a radius of 190.24 feet a chord bearing and distance of S54°52'11"W, 38.91 feet and an arc distance of 38.98 feet to an iron pin found; thence with the north line of Smith, N75°09'15"W, 74.05 feet to a point; thence with the east line of Smith, with a curve to the left having a radius of 138.00 feet a chord bearing and distance of N64°58'45"E, 91.12 feet and an arc distance of 92.86 feet to an iron pin found; thence continuing with the east line of Smith with a curve to the left having a radius of 314.65 feet a chord bearing and distance of N29°43'17"E, 173.25 feet and an arc distance of 175.51 feet to an iron pin found; thence N13°44'30"E, 119.91 feet to The Point of Beginning containing, 0.44 acres.

This tract is subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Prepared by:
Huddleston-Steele Engineering, Inc.
2115 Northwest Broad Street
Murfreesboro, Tennessee 37129


Jim S. Huddleston
7/13/21

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 4, 2021**

PRINCIPAL PLANNER MARGARET ANN GREEN

- 4.b. Annexation petition and plan of services [2021-505] for approximately 262.5 acres located along the west side of Lebanon Pike and including 4.5 acres of Lebanon Pike right-of-way, City of Murfreesboro (for the US Army Corps of Engineers and TDOT) applicant.**

The Recreation Department owns and maintains the Walter Hill Trailhead and Recreation Area located along the east side of Lebanon Pike. Several years ago, the US Army Corps of Engineers constructed a greenway trail, approximately 1.2 miles in length, on its property along the Stones River from the Walter Hill Trailhead westward. The City has executed a lease pursuant to which it manages and maintains the trail facilities that are located on the Corps property. Plans are now being completed for construction of additional trail facilities extending some 1.5 miles further west. A similar lease for the City to manage and maintain this greenway extension will be executed upon the completion of these additional trail facilities. The subject property is located along East Fork Stone River and Highway 231. The property consists of one parcel and one segment of right-of-way:

Owners: US Army Corps of Engineers & TDoT

- Tax Map 001, Part of Parcel 00100: Approx. 258 acres, owned by the US Army Corps of Engineers. Approximately 1.2 miles of this property is developed with the Walter Hill Greenway, which is owned by the Corps but operated and maintained by the City. The Corps has plans to build approximately 1.5 miles of additional greenway trail westward from the existing trail terminus. This greenway trail extension will also be owned by the Corps but operated and maintained by the City.

Right(s)-of-way

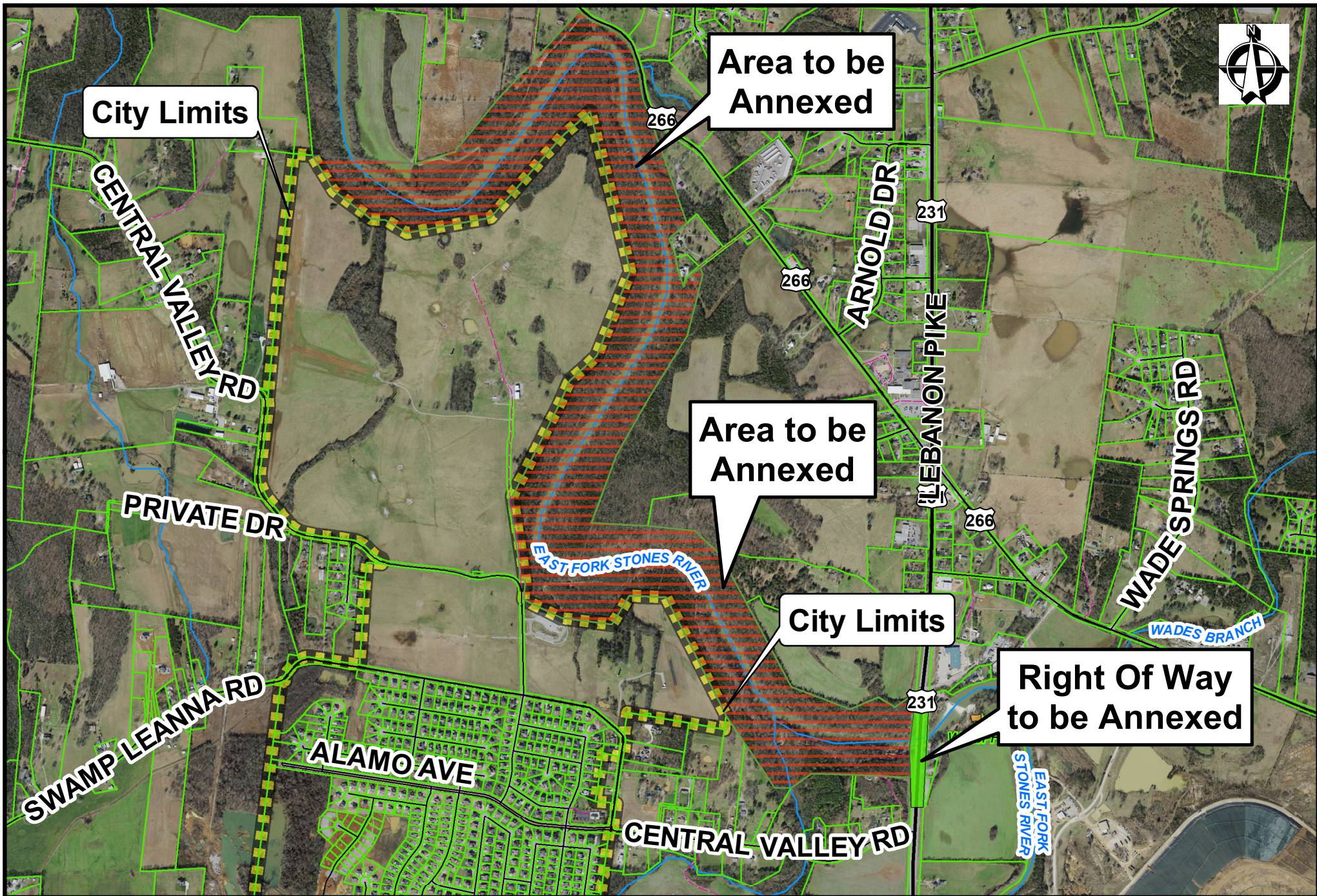
- US 231/Lebanon Pike right-of-way: Approx. 4.5 acres and Approx. 1,250 linear feet, including the bridge over the Stones River.

The subject property is located within the City's Urban Growth Boundary and is contiguous with the current City limits. The City has received a consent for annexation from TDoT but have not yet received one for the Corps property. The City will need to receive an annexation consent or petition from the US Army Corps of Engineers prior to this annexation becoming effective.

It appears that the City will be able to extend most City provided services immediately upon the effective date of annexation. Annexation of the aforementioned areas will provide clearer lines of authority and responsibility for Fire & Rescue, Police, and other emergency service providers with respect to these areas that are already owned and/or managed and

maintained by the City. Included with this staff report is an *Annexation Feasibility Study and Plan of Services* that outlines a timeframe for the extension of services for consideration and adoption.

The City Council scheduled a public hearing on the matter of the annexation petition and Plan of Services on August 19, 2021. The Planning Commission should conduct a public hearing on the matter of the annexation petition and Plan of Services, after which it will need to formulate a recommendation for City Council.



Annexation Request for Right Of Way and Property Along Lebanon Pike



0 500 1,000 2,000 3,000 4,000 Feet

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

**ANNEXATION REPORT FOR PROPERTY LOCATED
ALONG EAST FORK STONES RIVER AND
RIGHT-OF-WAY OF US 231
INCLUDING PLAN OF SERVICES**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
August 4, 2021**



Annexation Request for Right Of Way and Property Along Lebanon Pike

0 500 1,000 2,000 3,000 4,000
Feet

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

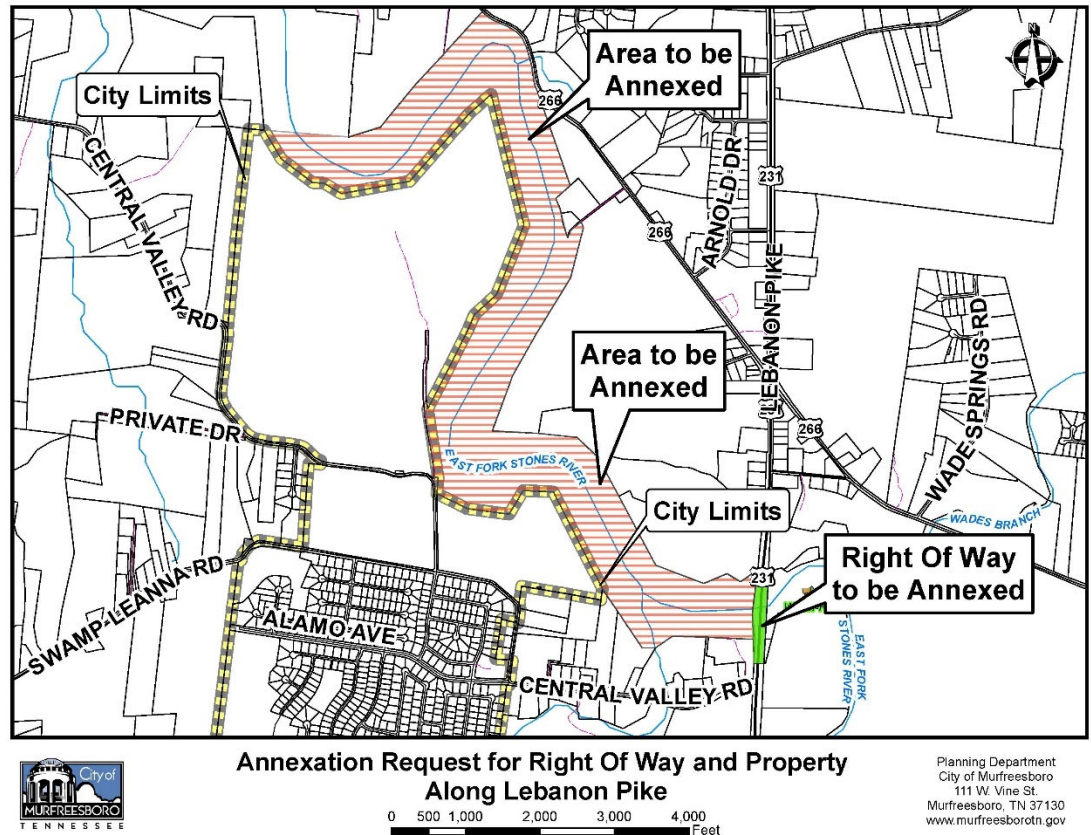
INTRODUCTION

OVERVIEW

The area studied in this Plan of Services includes a 258-acres portion of one parcel (Tax Map 001 Parcel 00.100) situated along East Fork Stones River. The study area adjoins the City on the south, while the areas to the north, east and west of the study area lie within the unincorporated County. Also included in this study is a 1,250 linear foot segment of US 231 right-of-way (approximately 4.5 acres):

The City of Murfreesboro is requesting this annexation. Since 2014 Tennessee State Law has required the acquiescence of all owners of property before the property can be annexed into a city. While the statute calls for consent, the City has developed a process with the Tennessee Department of Transportation ("TDOT") whereby that State Agency states only that it does not object to the annexation. Finalizing the annexation requires that the City receive a letter from the Corps of Engineers property indicating consent or no objection.

The parcel as well as the right-of-way are located within the City of Murfreesboro's Urban Growth Boundary.

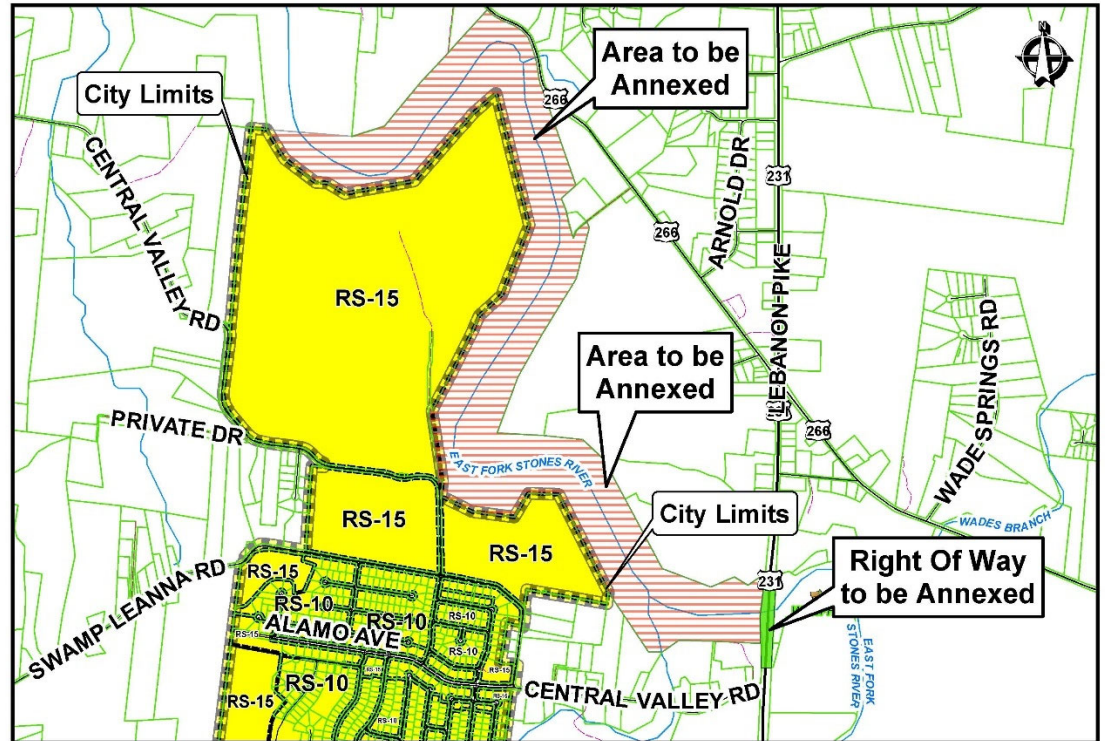


CITY ZONING

The applicant has not requested a companion zoning change simultaneous with the annexation. The subject properties are not zoned in the County, as they are floodway and right-of-way.

If annexed to the City, this property shall for an interim period, between the time it is annexed until it proceeds through the zoning process be zoned RS-15 (Residential, Single-Family District). The existing use is defined as “park” in the Murfreesboro Zoning Ordinance and is permitted by right within the RS-15 district.

The properties to the south are zoned RS-15. The remaining areas are in the unincorporated area of Rutherford County.



Annexation Request for Property Along Lebanon Pike

0 500 1,000 2,000 3,000 4,000 Feet

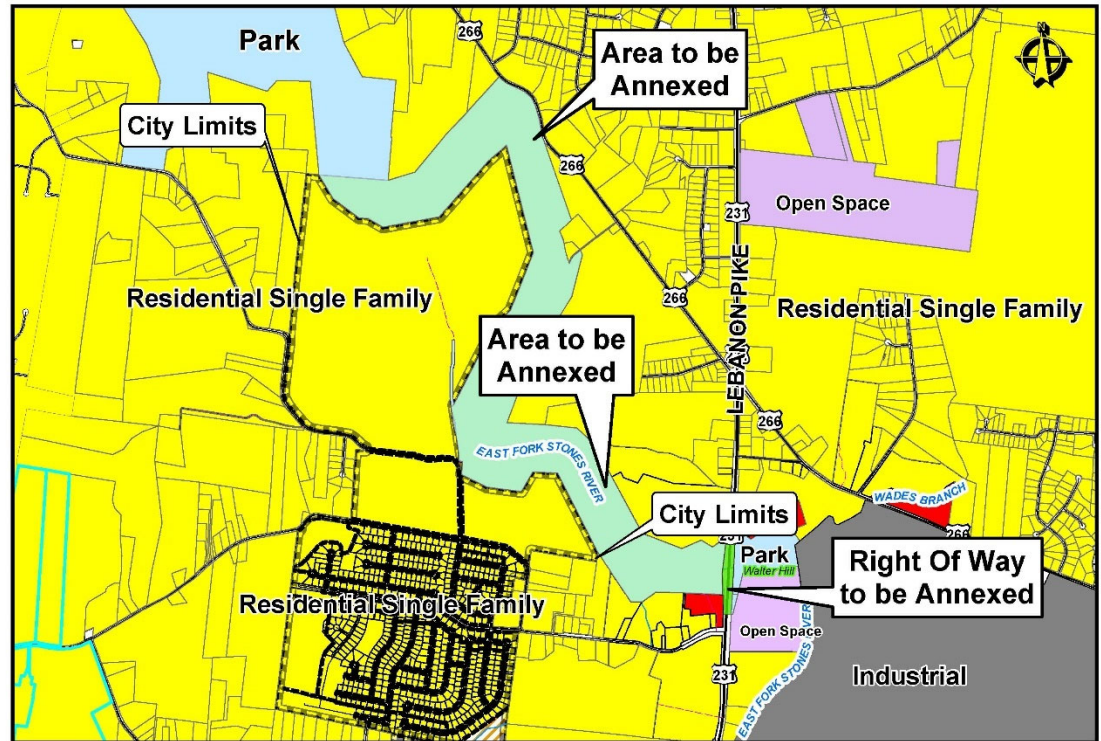
Planning Department
City of Murfreesboro
111 W. Vine St.
Murfreesboro, TN 37130
www.murfreesborotn.gov

PRESENT AND SURROUNDING LAND USE

The primary area being considered for annexation is comprised of a portion of one parcel that is owned by the Corps of Engineers. The Recreation Department maintains the Walter Hill Trailhead and Recreation Area on these properties. Several years ago, the US Army Corps of Engineers constructed a greenway trail, approximately 1.2 miles in length, on its property along the Stones River from the Walter Hill Trailhead westward. The City has executed a Lease pursuant to which it manages and maintains the trail facilities that are located on the Corps property. Plans are now being completed for construction of additional trail facilities extending some 1.5 miles further west. A similar Lease for the City to manage and maintain this greenway extension will be executed upon the completion of these additional trail facilities.

The area surrounding the 258-acre parcel is characterized by large lots with county subdivisions. Notable exceptions include the Walter Hill landfill and the City's Coleman Farm, which is utilized for land application of reclaimed water.

Access to the study area is from US 231 and a Parks & Recreation trailhead.



Annexation Request for Right Of Way and Property Along Lebanon Pike

0 500 1,000 2,000 3,000 4,000 Feet

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

TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2019 will be due on December 31, 2020. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$1.2894/\$100 assessed value. Residential property is assessed at a rate of 25% of its appraised value and commercial property is assessed at a rate of 40% of its appraised value.

The one parcel included within this study area is owned by the Corps of Engineers and is therefore exempt from property taxes. Table I below shows total assessment for the properties if they were to be annexed in their present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
US ARMY CORP OF ENGINEERS -J PERCEY PRIEST LAKE	258	\$27,500	\$0	\$27,500	\$0

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. Police and emergency communications can provide service to the proposed area as presented. This annexation will improve public safety service delivery if approved. Currently the property is maintained by the City but has yet to be annexed. In this situation, when a call is received by emergency communications it is routed to the appropriate county service provider because it resides outside the city limits. This has the potential to cause issues regarding jurisdictional authority and responsibility among first responders. Approving this annexation should provide for quicker response times, through improved call routing, resulting in improved service delivery to the citizens who frequent this recreational area.

Additionally, this request includes a section of right of way along US Highway 231. This proposed annexation is not contiguous with the current city limit boundary on US Highway 231. Typically creating this "island" of City roadway within the county may present issues among first responders when determining jurisdiction for incidents that occur upon the roadway. In this instance, however, because the City is already responsible for responding to emergencies at Walter Hill Park, responding to incidents on this roadway should not create any difficulties.

This property is located in Police Zone #6.

SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. In its current state, no additional equipment or manpower will be needed to serve the study area.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area will be within the Erma Siegel school zone.

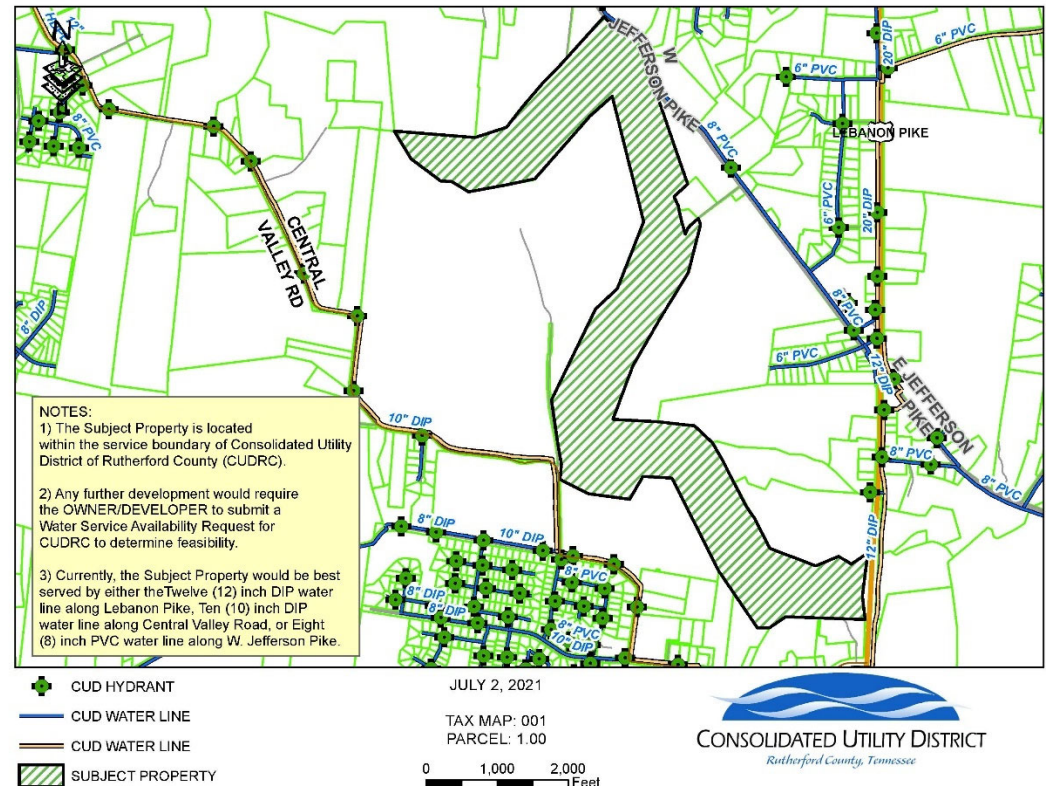
RECREATION

Murfreesboro's Parks and Recreation facilities are located on the subject property; therefore, they are immediately available upon annexation becoming effective. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro taxpayers.

WATER SERVICE

Consolidated Utility District of Rutherford County (CUD) has an existing twelve (12) inch water main along Lebanon Pike, ten (10) inch water main along Central Valley Road, and eight (8) inch water main along W. Jefferson Pike to serve the annexed areas, as illustrated in the attached exhibit. Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval. CUD's current infrastructure is sufficient to serve any existing structures. Any water service provided to future structures would be dependent of the results of the Water Service Availability Request feasibility study. Any new water line development must be done in accordance with CUD's development policies and procedures.

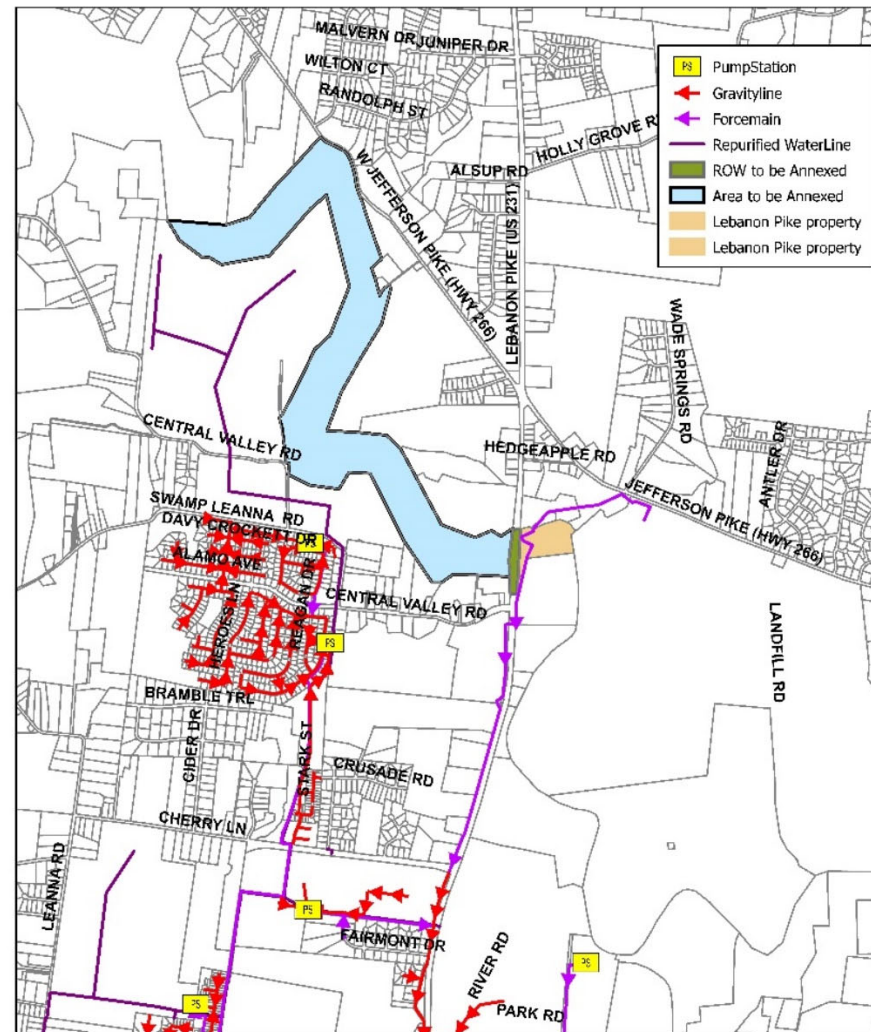
Greenway/CORE Annexation Request



SANITARY SEWER SERVICE

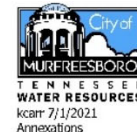
The study area being considered for annexation does not have sanitary sewer service available. The closest gravity sewer mains are located at the intersection of Cherry Lane and 231N and within the Liberty Station Subdivisions. The Murfreesboro Water Resources Department does not have long term plans to serve this area, however, we are contracted with Smith Seckman Reid to update the *Sewer Master Plan*.

Repurified Water is relatively available to the study area. It is being spray irrigated on the Coleman Farm which is directly south and west of the northern portions of this parcel.



MURFREESBORO WATER RESOURCES DEPARTMENT

Annexation Request for Property along Lebanon Pike

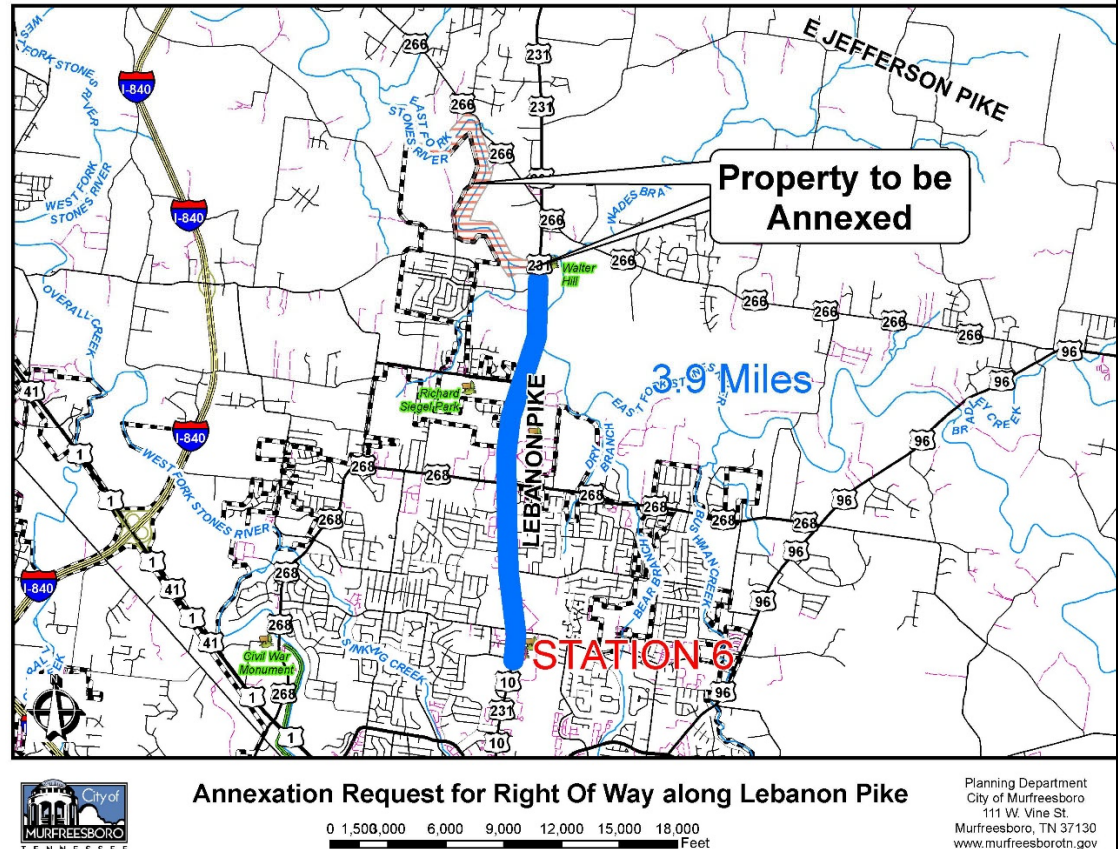


FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The annexation of this parcel would clarify potential confusion about emergency service responses to the City-owned and managed park.

The closest operating fire station to the subject property is Fire Station #6, located at 2302 Memorial Boulevard, approximately 3.9 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection.

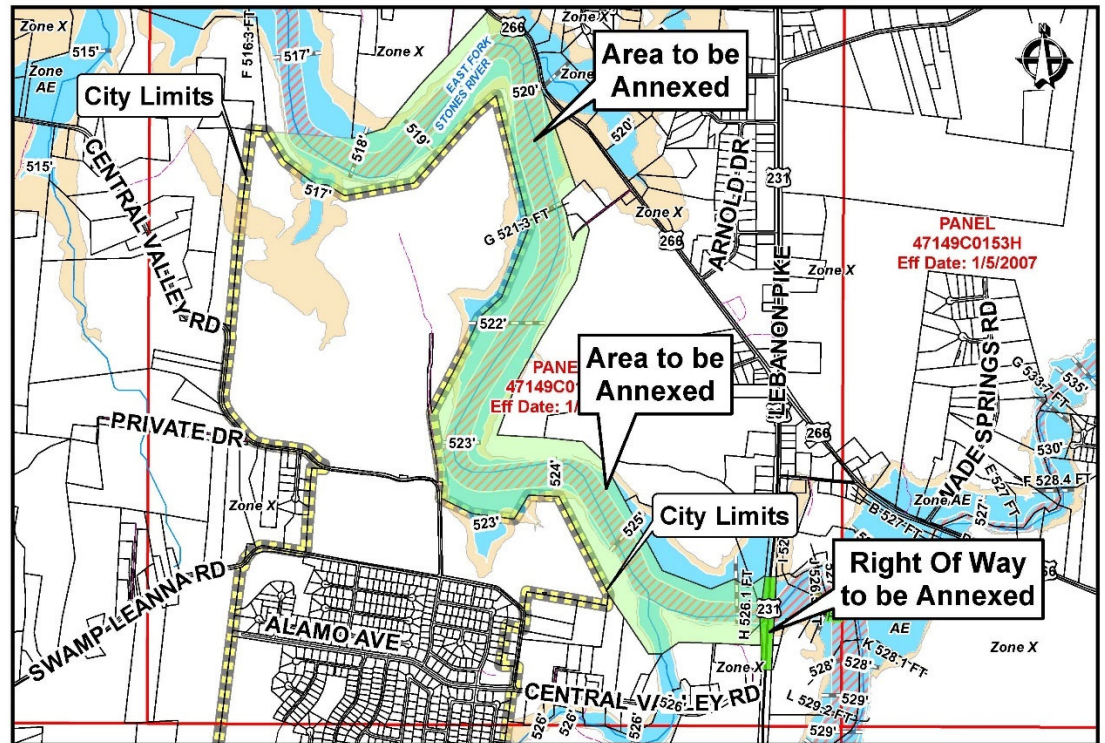
Any redevelopment on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District policies and procedures. Current guidelines recommend fire hydrants be 500 feet apart. There is an existing twelve-inch water main along Lebanon Pike that serves the subject property.



FLOODWAY

The study area is located within a 100-year floodway and 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The adjacent map shows the floodway boundaries in relation to the study area.

The City participates in the National Flood Insurance Program (NFIP) and adopted floodplain management standards to help reduce flood risk.



Annexation Request for Right Of Way and Property Along Lebanon Pike

0 500 1,000 2,000 3,000 4,000
Feet

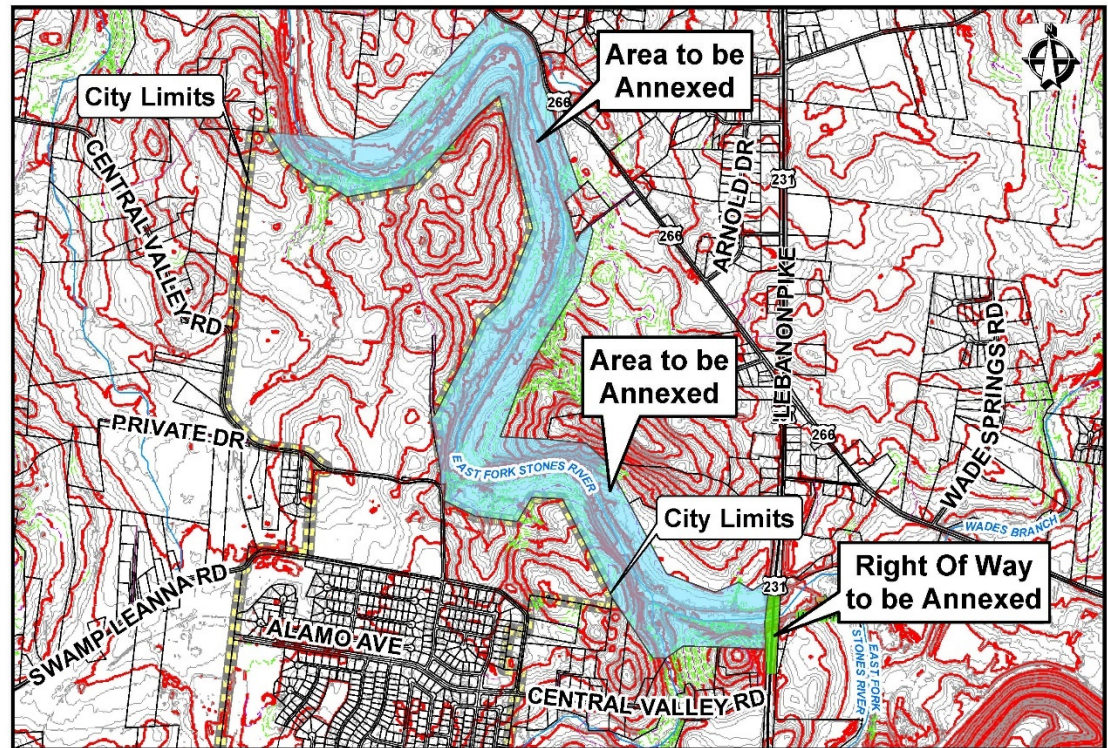
Planning Department
City of Murfreesboro
111 W. Vine St.
Murfreesboro, TN 37130
www.murfreesborotn.gov

DRAINAGE SYSTEMS:

Upon annexation, stormwater management services provided by the City will be available to the study area. No new public drainage facilities are included in the study area. Access to public drainage facilities is within the right-of-way of Lebanon Pike (Highway 231). Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

A review of the regional drainage patterns indicates the Study Area and adjacent properties drain to the Stones River.

The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



**Annexation Request for Right Of Way and Property
Along Lebanon Pike**

0 500 1,000 2,000 3,000 4,000 Feet

Planning Department
City of Murfreesboro
111 W. Vine St.
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REGIONAL TRANSPORTATION CONDITIONS

The study area is served by Lebanon Pike as the major roadway facility. Lebanon Pike connects to Jefferson Pike to the north and Central Valley Road to the south. The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Lebanon Pike to be operating at a Level of Service D in the Study Area using average daily traffic (ADT) counts. With the improvements recommended in the 2040 Plan the 2040 Level of Service Model indicates that Lebanon Pike will operate at a level of service D.

STORMWATER MANAGEMENT

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area is currently developed with Walter Hill Greenway which is maintained by the City. The study area will generate approximately \$0 per year in revenue for the Stormwater Utility Fee.

There are currently no plans for additional physical improvements to the study area at this time.

STREETS AND ACCESS

The Annexation Study Area has access to existing Lebanon Pike (SR 231) and includes approximately 1250 linear feet of right-of-way including the bridge over Stones River. Lebanon Pike is an existing State Route and is on the City's Major Thoroughfare Plan for improvement to a 5-lane curb and gutter roadway. Upon annexation, the City will provide routine maintenance on Lebanon Pike through the State Maintenance Contract with TDoT. The amount of additional contract payments will be determined when TDoT reevaluates the right-of-way in Spring of 2022.

New connections and improvements to Lebanon Pike must be approved by the City Engineer and TDoT. No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be approved by the City Engineer and constructed to City standards.

ELECTRIC SERVICE

The study area is currently served by Middle Tennessee Electric Membership Corporation (MTE). All costs to provide power will be the responsibility of the parcel owner and will be determined by the needs. MTEMC currently has the capacity to provide for expected load requirements.

STREET LIGHTING

According to MTE, street lighting is available to serve the study area.

PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected. A preliminary inspection by the Codes Department indicated no violations.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 4, 2021**

PRINCIPAL PLANNER MARGARET ANN GREEN

4.c. Annexation petition and plan of services [2021-506] for approximately 15.5 acres located along the east side of Lebanon Pike, City of Murfreesboro applicant.

The Recreation Department owns and maintains the Walter Hill Trailhead and Recreation Area located along the east side of Lebanon Pike. Several years ago, the US Army Corps of Engineers constructed a greenway trail, approximately 1.2 miles in length, on its property along the Stones River from the Walter Hill Trailhead westward. The City has executed a Lease pursuant to which it manages and maintains the trail facilities that are located on the Corps property. Plans are now being completed for construction of additional trail facilities extending some 1.5 miles further west. A similar lease for the City to manage and maintain this greenway extension will be executed upon the completion of these additional trail facilities.

The subject property is located along Lebanon Road (Highway 231). The property consists of two parcels and is identified as follows:

Owners: City of Murfreesboro

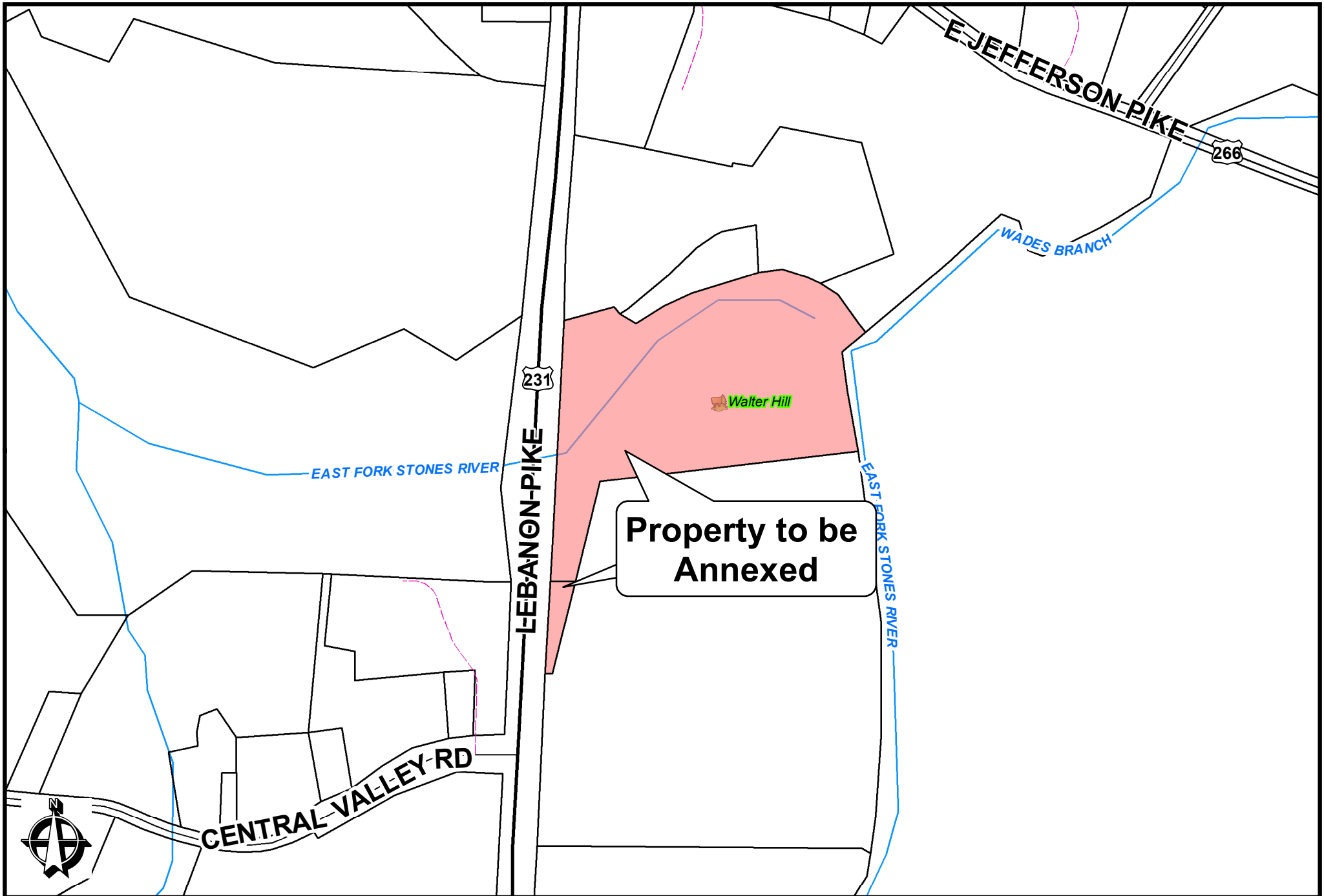
- Tax Map 046, Parcel 03700: Approx. 15.1 acres, owned by the City of Murfreesboro and developed with Walter Hill Park. There are currently no plans for any additional physical improvements on this property at this time.
- Tax Map 046, Parcel 03802: Approx. 0.4 acres, owned by the City of Murfreesboro and developed with a small parking area for Walter Hill Park. General Park improvements, including stormwater management and parking lot improvements and various recreational amenities, are included in the current Capital Improvement Plan (CIP) for the Walter Hill Recreation Area. Construction is expected to move forward in late 2021.

The Planning Department received a written petition for the annexation of these properties from the owner's representative, Mr. Craig Tindall. The subject properties are located within the City's Urban Growth Boundary. The total study area is approximately 15.5 acres and does not adjoin the City on any side. In accord with TCA 6-51-104 (d)(4) the Plan of Services has been prepared by the City in cooperation with Rutherford County.

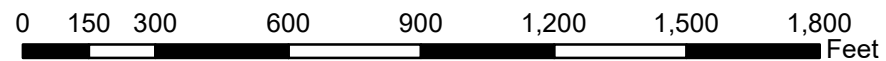
It appears that the City will be able to extend most City provided services immediately upon the effective date of annexation. Annexation of the aforementioned areas will provide clearer lines of authority and responsibility for Fire & Rescue, Police, and other emergency service providers with respect to these areas that are already owned and/or managed and

maintained by the City. Included with this staff report is an *Annexation Feasibility Study and Plan of Services* that outlines a timeframe for the extension of services for consideration and adoption.

The City Council scheduled a public hearing on the matter of the annexation petition and Plan of Services on August 19, 2021. The Planning Commission should conduct a public hearing on the matter of the annexation petition and Plan of Services, after which it will need to formulate a recommendation for City Council.



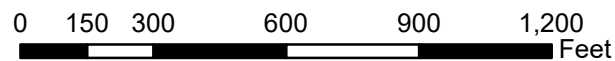
Annexation Request for property along Lebanon Pike



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Annexation Request for property along Lebanon Pike



Planning Department
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**WRITTEN CONSENT
TO ANNEXATION BY THE CITY OF MURFREESBORO**

Tax Map 046, Parcels 03700 & 03802

The undersigned is the only owner / are all of the owners of the property identified in the attached legal description (including street address and tax map / parcel number), and hereby consent(s) to the annexation of such property into the City.

Signatures must be by owners or those with an appropriate written Power of Attorney from an owner. If the owner is not an individual (eg. corporation, trust, etc.), list the entity's name, the name of the individual signing on behalf of the entity and the status of the individual (eg. president, trustee, partner). If you are signing this Petition based on a Power of Attorney, you must also attach a copy of the Power of Attorney.

1. City of Murfreesboro - Craig Tindall, representative
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

*Signature:  Status: City Manager Date: 6-25-2021

111 W. Vine St.; Murfreesboro, TN 37130
Mailing Address (if not address of property to be annexed)

2.

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

3.

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

4.

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes
Power of Attorney applies and is attached: _____ Yes _____ No

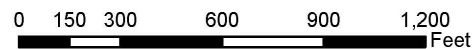
**ANNEXATION REPORT FOR PROPERTY LOCATED
ALONG
LEBANON PIKE (HIGHWAY 231)
INCLUDING PLAN OF SERVICES**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
August 4, 2021**



Annexation Request for Property along Lebanon Pike



Planning Department
 City of Murfreesboro
 111 W. Vine St.
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INTRODUCTION

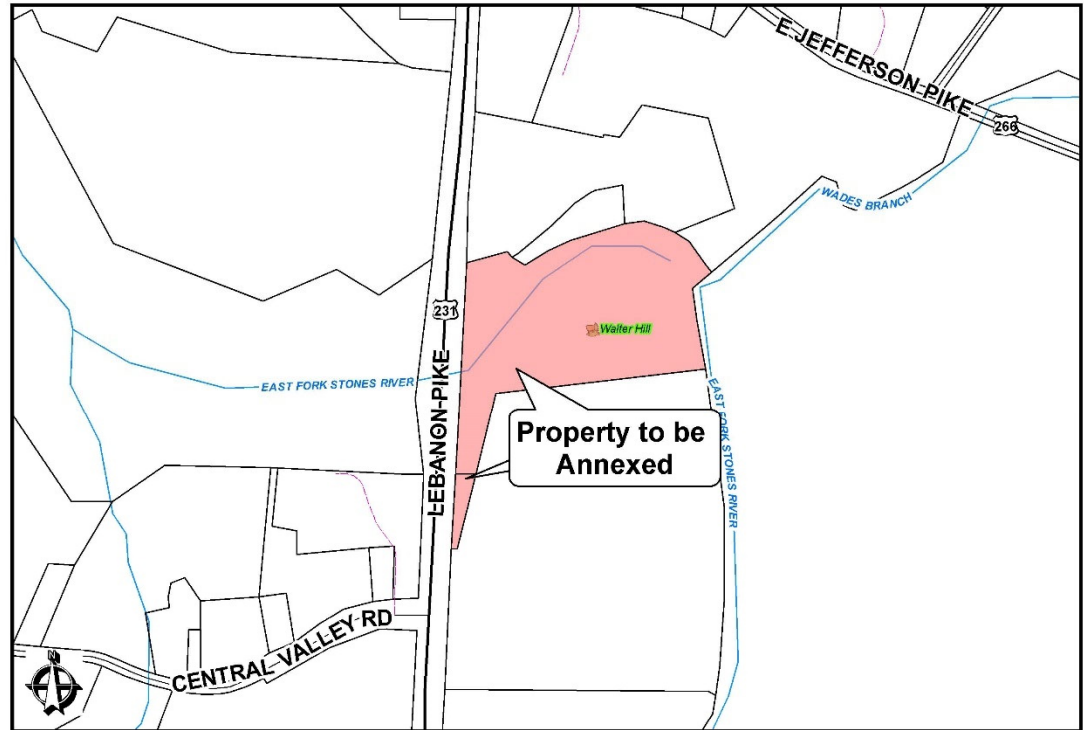
OVERVIEW

The area studied in this Plan of Services includes two parcels (Tax Map 46, Parcel 037.00 and Parcel 038.02) situated along the east side of Highway 231. The total study area is approximately 15.5 acres and does not adjoin the City on any side. In accord with TCA 6-51-104 (d)(4) the *Plan of Services* has been prepared by the City in cooperation with Rutherford County.

The City seeks to annex this study area as part of two annexations of park and greenway property along the East Fork Stones River. The greenway currently passes under the Lebanon Pike Bridge.

No rights-of-way are included within the study area and a zoning change application has not been submitted by the applicants.

The study area is located within the City of Murfreesboro's Urban Growth Boundary.



Annexation Request for property along Lebanon Pike

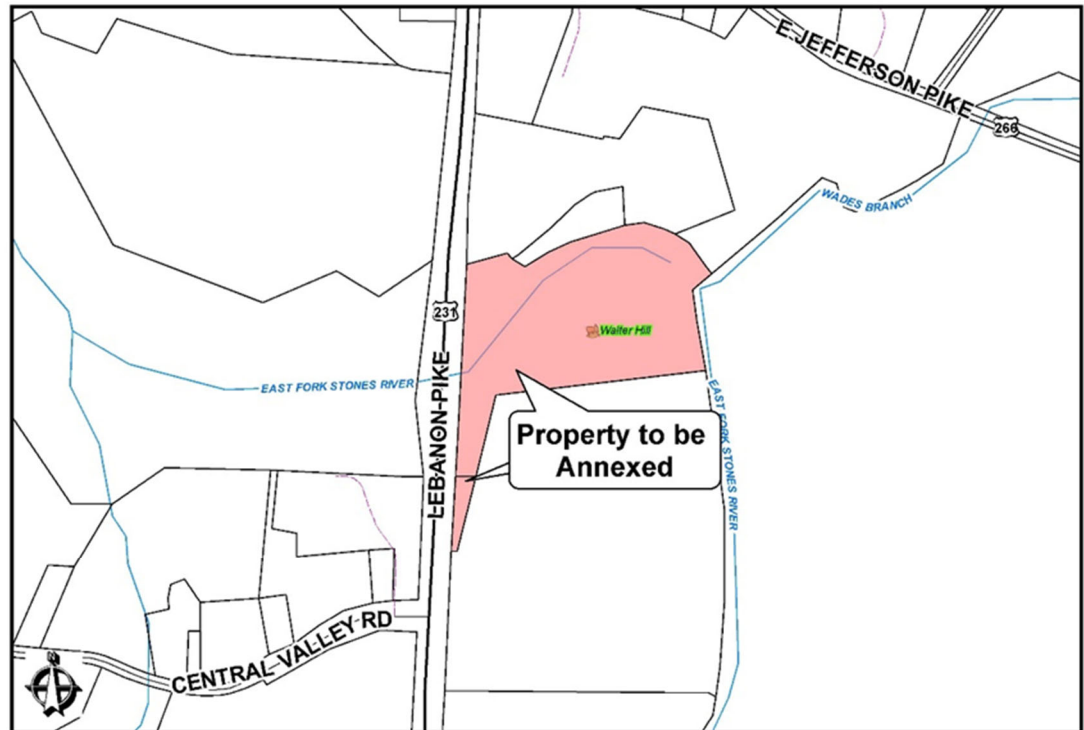
0 150 300 600 900 1,200 1,500 1,800 Feet

Planning Department
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CITY ZONING

The applicant has not requested a companion zoning change simultaneous with the annexation. The subject property is currently zoned RM (Residential – Medium Density) in the County and the use “cultural and recreational services” is permitted with a Special Exception within the RM district. It appears that the property is a lawfully established, non-conforming use as it predates the adoption of Rutherford County’s current Zoning Ordinance (January 1, 2013).

All land annexed to the City shall for an interim period, between the time it is annexed until it proceeds through the zoning process be zoned RS-15 (Residential, Single-Family District) if zoned for agricultural or residential in the County. The existing use is defined as “park” in the *Murfreesboro Zoning Ordinance* is permitted by right within the RS-15 district.



Annexation Request for property along Lebanon Pike

0 150 300 600 900 1,200 1,500 1,800 Feet

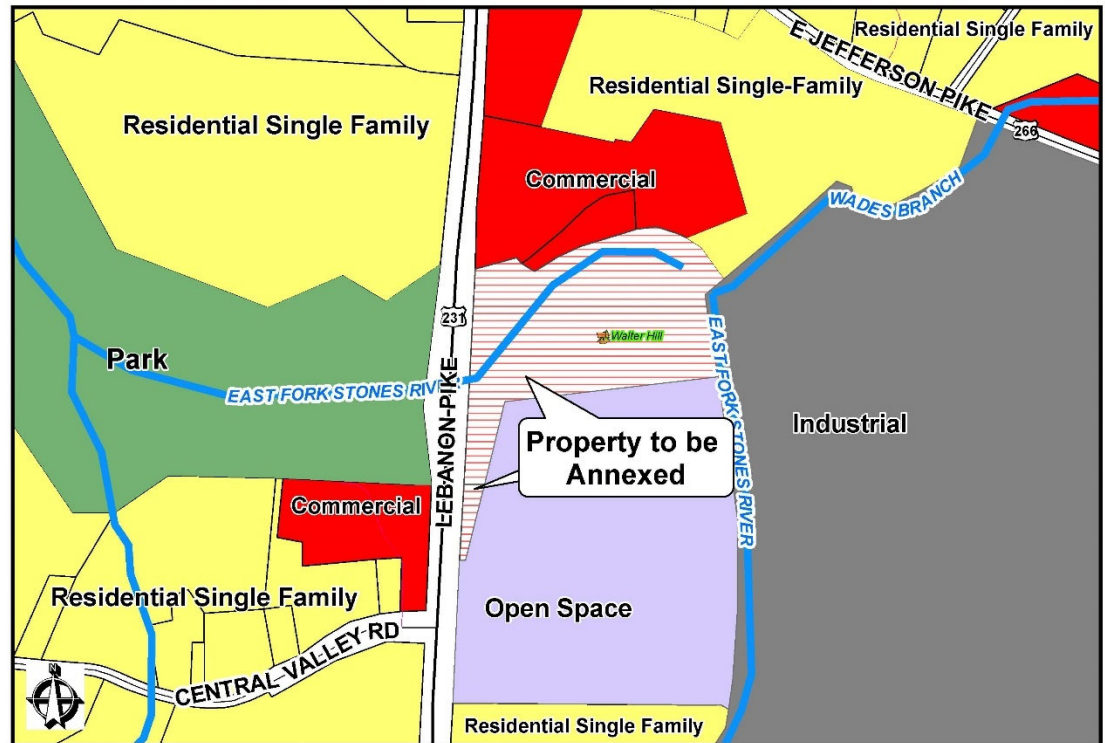
Planning Department
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111 W. Vine St.
Murfreesboro, TN 37130
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PRESENT AND SURROUNDING LAND USE

The area being considered for annexation is comprised of two parcels that are owned by the City of Murfreesboro. The Recreation Department maintains the Walter Hill Trailhead and Recreation Area on these properties. Several years ago, the US Army Corps of Engineers constructed a greenway trail, approximately 1.2 miles in length, on its property along the Stones River from the Walter Hill Trailhead westward. The City has executed a Lease pursuant to which it manages and maintains the trail facilities that are located on the Corps property.

The area on the south-side of the 15.5-acre parcels is owned by Middle Tennessee State University and is characterized as open space. To the east is a heavy industrial use, the Walter Hill landfill. To the north are commercial and residential uses and to the west are exurban, residential lots within the unincorporated area.

Access to the study area is from Highway 231 (Lebanon Pike).



Annexation Request for property along Lebanon Pike

0 150 300 600 900 1,200 1,500 1,800 Feet

Planning Department
City of Murfreesboro
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TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2021 will be due on December 31, 2022. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$1.2894/\$100 assessed value. Residential property is assessed at a rate of 25% of its appraised value and commercial and industrial property is assessed at a rate of 40% of its appraised value.

The two parcels included within this study area are owned by the City of Murfreesboro and are therefore exempt from property taxes. Table I below shows total assessment for the properties if they were to be annexed in their present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
City of Murfreesboro - Tax Map 046 Parcel 037.00	15.1	\$143,800	\$0	\$143,800	\$0
City of Murfreesboro - Tax Map 046 Parcel 038.02	0.4	\$30,800	\$0	\$30,800	\$0

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation.

This annexation will improve public safety service delivery if approved as this property is currently owned by the City. In this situation, when a call is received by emergency communications it is routed to the appropriate county service provider because it resides outside the City limits. This could cause potential delays when determining jurisdictional authority and responsibility among first responders. Approving this annexation should provide for quicker response times through proper call routing and improved service delivery to the citizens who frequent this recreational area. If zoning of the property were updated in the future with planned improvements, the impact upon police services would require reassessment. This property is located in Police Zone #3.

SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. In its current state, no additional equipment or manpower will be needed to serve the study area.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area will be within the Erma Siegel school zone.

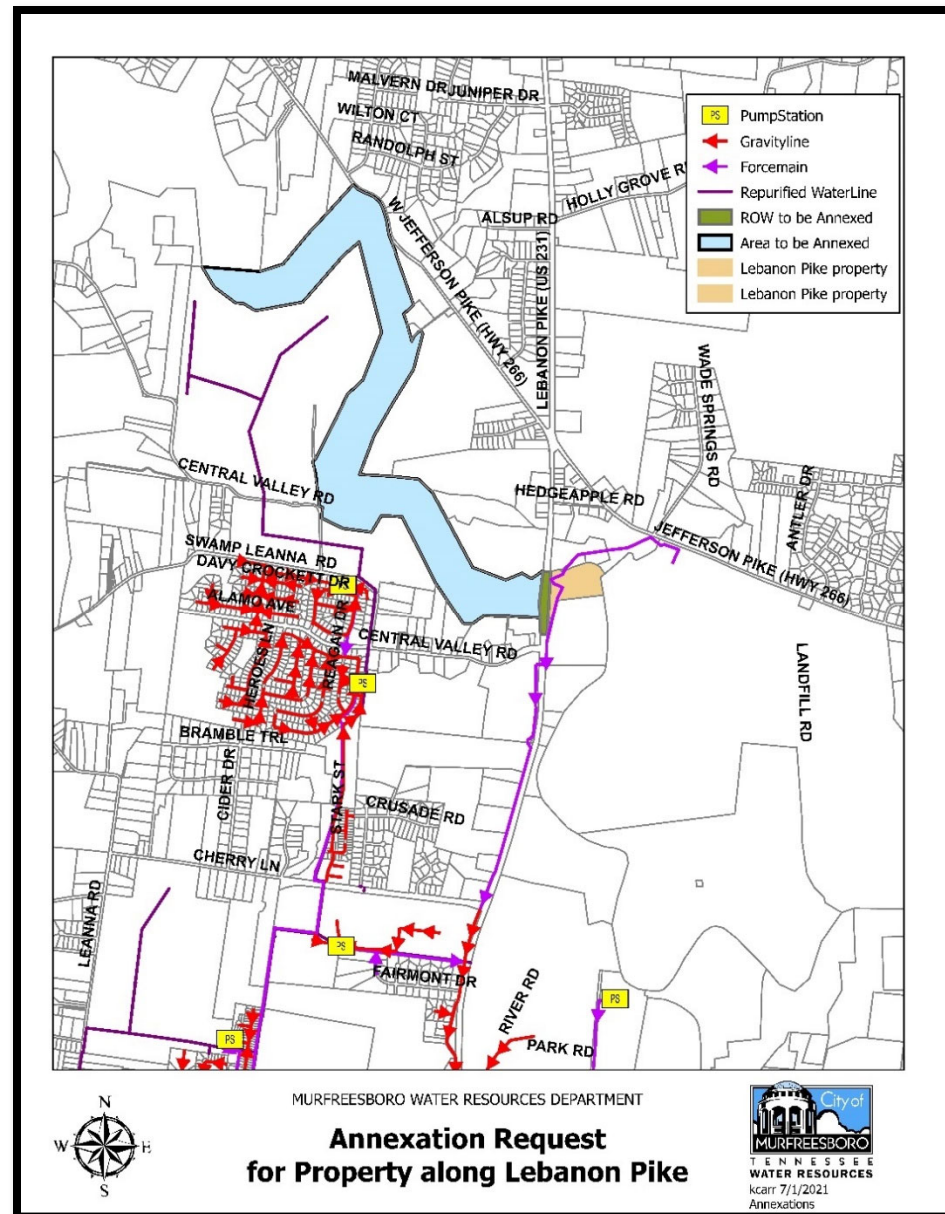
RECREATION

Murfreesboro's Parks and Recreation facilities are located on the subject property; therefore, they are immediately available upon annexation becoming effective. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro taxpayers.

WATER SERVICE

Consolidated Utility District of Rutherford County (CUD) has an existing twelve-inch water main along Lebanon Pike to serve the annexed areas. Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval. CUD's current infrastructure is sufficient to serve existing structures. Any water service provided to future structures would be dependent of the results of the Water Service Availability Request feasibility study.

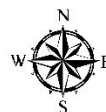
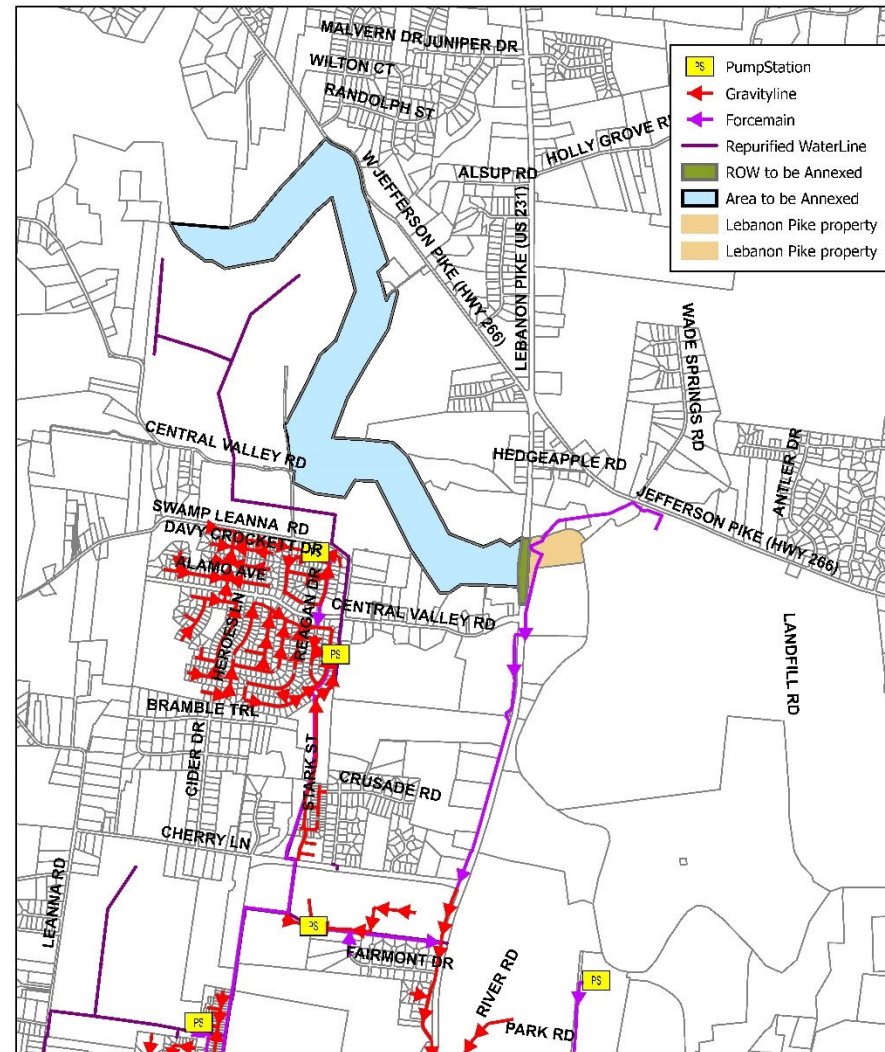
A Water Availability Request must be submitted to CUD for review and approval before any additional development on the property may occur. Any new water line development must be constructed in accordance with CUD's development policies and procedures.



SANITARY SEWER SERVICE

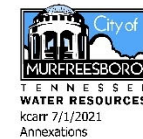
The study area does not have sanitary sewer service available. The closest gravity sewer mains are located at the intersection of Cherry Lane and Highway 231, within the Liberty Station Subdivision. The Murfreesboro Water Resources Department does not have long term plans to serve this area, however, they have contracted with Smith Seckman Reid to update the Sewer Master Plan.

If applicable, a charge of \$7.50/month for garbage pickup as well as \$3.25/month for the stormwater fee will be added to their monthly Consolidated Utility District water bill.



MURFREESBORO WATER RESOURCES DEPARTMENT

Annexation Request for Property along Lebanon Pike

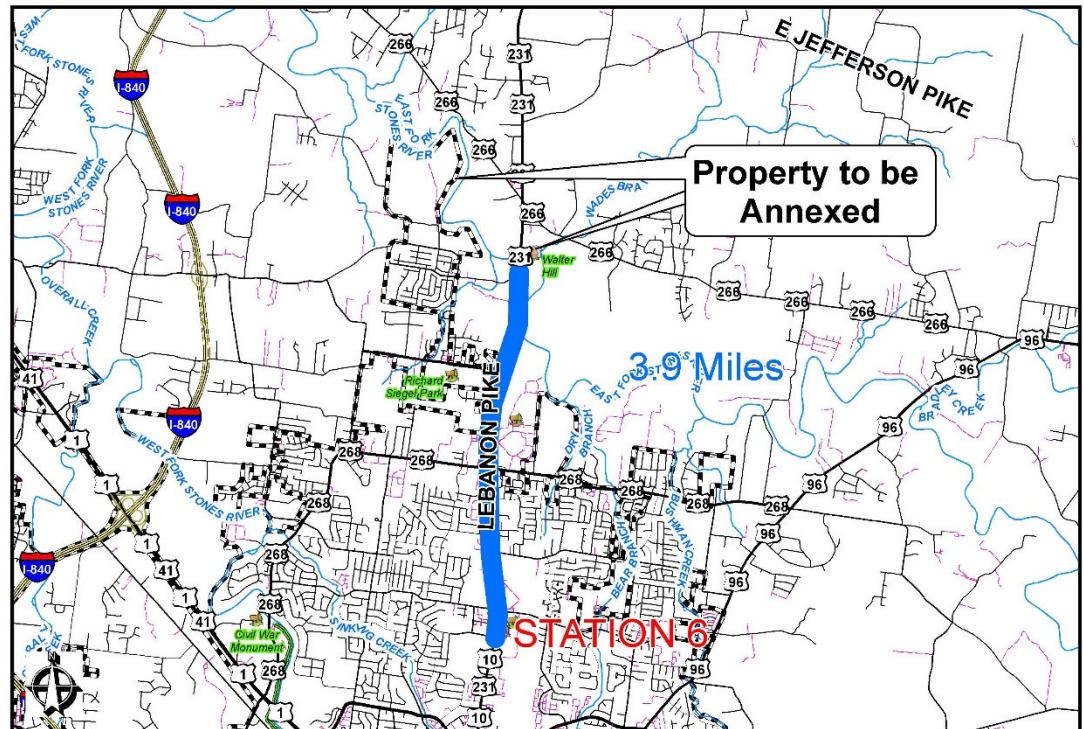


FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The annexation of these parcel would clarify potential confusion about emergency service responses to the City-owned and managed park.

The closest operating fire station to the subject property is Fire Station #6, located at 2302 Memorial Boulevard, approximately 3.9 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection.

Any redevelopment on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District policies and procedures. Current guidelines recommend fire hydrants be 500 feet apart. There is an existing twelve-inch water main along Lebanon Pike that serves the subject property.



Annexation Request for Right Of Way along Lebanon Pike

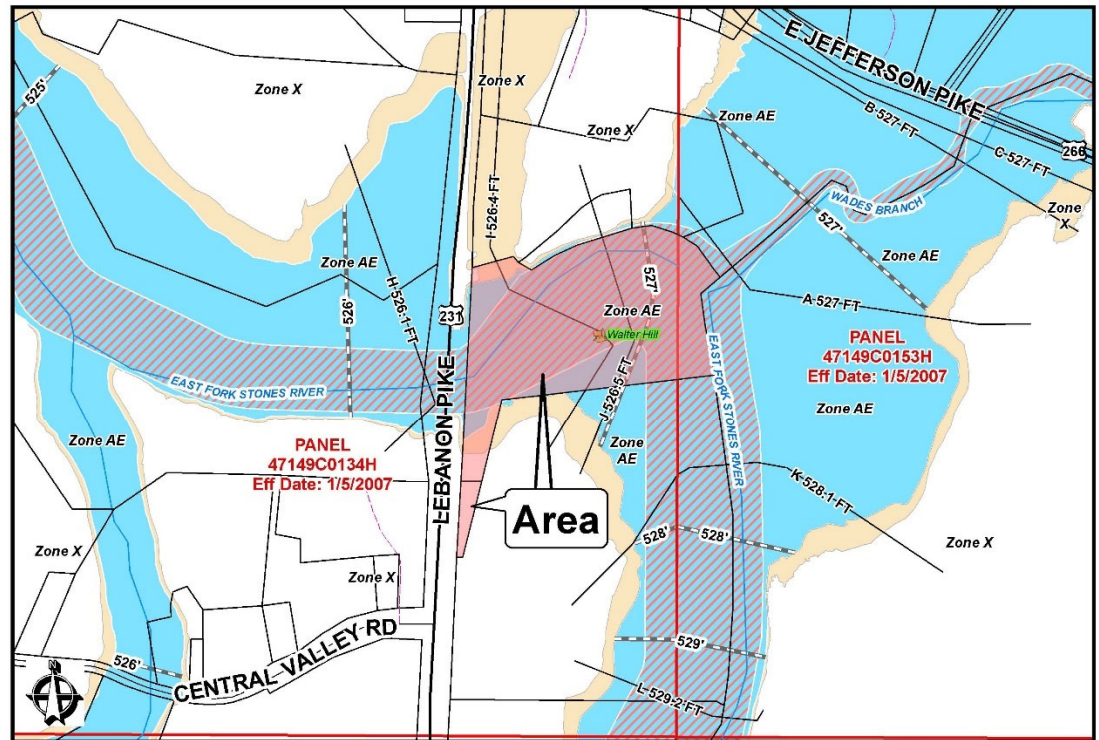
0 1,500 3,000 6,000 9,000 12,000 15,000 18,000 Feet

Planning Department
City of Murfreesboro
111 W. Vine St.
Murfreesboro, TN 37130
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FLOODWAY

The study area is located within a 100-year floodway and floodplain, as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



Annexation Request for property along Lebanon Pike

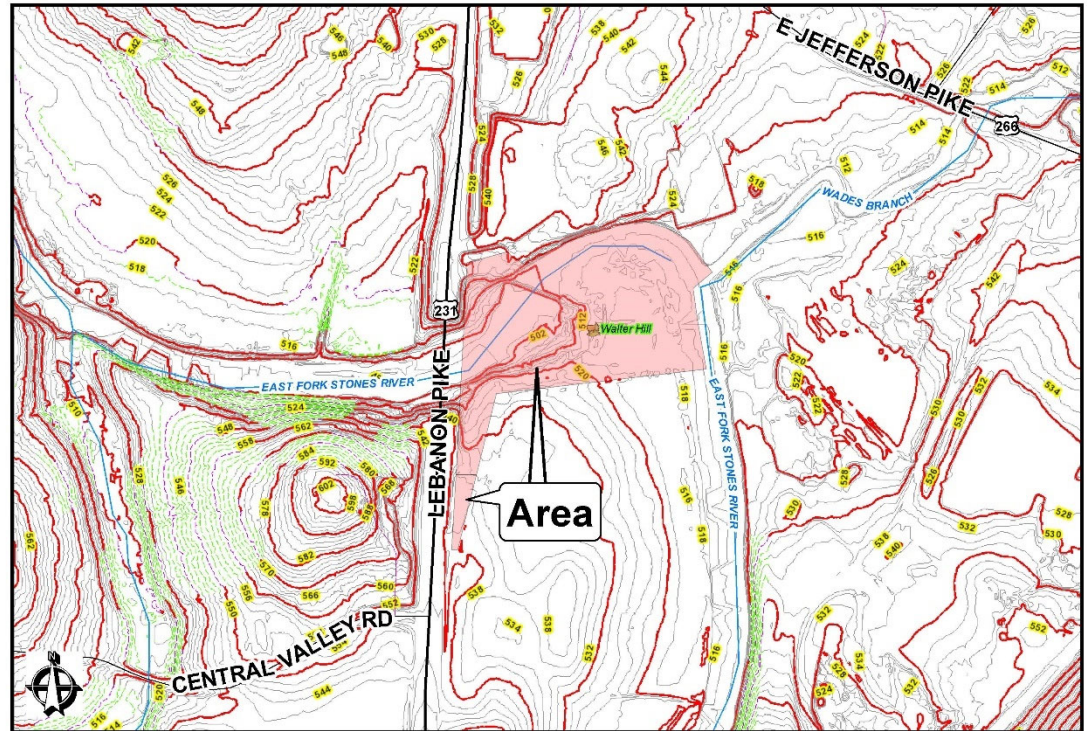
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DRAINAGE SYSTEMS

Upon annexation, stormwater management services provided by the City will be available to the study area. No new public drainage facilities are included in the study area. Access to public drainage facilities are within the right-of-way of Lebanon Pike (Highway 231). Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.

A review of the regional drainage patterns indicates the Study Area and adjacent properties drain to the Stones River.



Annexation Request for property along Lebanon Pike

0 150 300 600 900 1,200 Feet

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REGIONAL TRANSPORTATION CONDITIONS

The study area is served by Highway 231 (Lebanon Pike) as the major roadway facility. Lebanon Pike connects to Jefferson Pike to the north and Central Valley Road to the south. The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Lebanon Pike to be operating at a Level of Service D in the Study Area using average daily traffic (ADT) counts. With the improvements recommended in the 2040 Plan the 2040 Level of Service Model indicates that Lebanon Pike will operate at a level of service D.

STREETS AND ACCESS

The Annexation Study Area does not include any public roadway systems. Access to a public roadway system is available through Lebanon Pike (SR 231). Any future modifications to the current access to Lebanon Pike will require the approval of the City Engineer and Tennessee Department of Transportation (TDoT).

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

ELECTRIC SERVICE

The study area is currently served by Middle Tennessee Electric Membership Corporation (MTE). All costs to provide power will be the responsibility of the parcel owner and will be determined by the needs. MTEMC currently has the capacity to provide for expected load requirements.

STREET LIGHTING

According to MTE, street lighting is available to serve the study area.

PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.

STORMWATER MANAGEMENT

Upon annexation becoming effective, stormwater management services will be provided by the City of Murfreesboro. Both existing and any future improvements will be subject to the Stormwater Utility Fee. The study area is currently developed with Walter Hill Greenway and is maintained by the City. The study area will generate approximately \$2,500 per year in revenue for the Stormwater Utility Fee.

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected. A preliminary inspection by the Codes Department indicated no property maintenance violations.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 4, 2021
PROJECT PLANNER: HOLLY SMYTH**

4.d. Zoning application [2021-414] for approximately 17.48 acres north of Mercury Boulevard, south of East Castle Street, east of South Highland Avenue, and west of First Avenue to be rezoned from RM-16, RD, RS-8, and CCO to PUD and CCO, Murfreesboro Housing Authority applicant.

The subject properties are located north of Mercury Boulevard, south of East Castle Street, east of South Highland Avenue, and west of First Avenue. The current 9 parcels contain 17.48 acres in total and are all in the City Core (CCO) overlay zone district.

The Parkside Apartments is located on the southside of East Castle Street and contains one (1) parcel of 2.78 acres, which includes the recently abandoned right-of-way (ROW) of Vaughn Street. The existing complex is zoned RM-16 with 46 apartment units (one of which is a police precinct unit that will not be replaced) equating to 16.5 units per acre density. The existing six buildings are 2-story craftsman bungalow architectural style.

The existing Mercury area consists of a total of 8 parcels containing approximately 14.7 acres, prior to any proposed ROW abandonments. An additional 1.33 acres will be added to the Mercury section once ROW abandonments are completed under separate applications for Berry Place, Burns Court, and Essex Court. Seven (7) of the parcels are zoned RD and a portion of 1 parcel and another parcel are zoned RS-8. The existing Mercury development spans over several non-contiguous blocks and contains 76 one-story duplex housing units, a medical clinic, and a daycare with a density of 5.17 dwelling units per acre. The relocation of the current Hope Clinic at the corner of South Hancock Street and Mercury Boulevard will be provided a new home in the 3-story mixed-use building planned at the corner of 1st Avenue; however, the daycare will be closed. The existing duplexes are all brick buildings with composition roofs.

The first phase will include removal and replacement of the 46 housing units on the Parkside property and a later phase will remove 76 housing units, the clinic, and the daycare, and provide 127 new homes and commercial uses in the form of a relocated clinic and the Murfreesboro Housing Authority offices on the Mercury Court property.

Proposed PUD

The existing zoning districts could allow for approximately 44 units at Parkside and 68 units at Mercury (112 total units) within the existing zoning. The applicant wishes to rezone the property to PUD (Planned Unit District) to allow for the redevelopment of these areas to allow for 173 residential units (46 in Parkside and 127 in Mercury) and mixed-use commercial office/residential more specifically as follows:

- Add a 3-story mixed use commercial office/residential building containing 23,400 square feet of office within the 1st and 2nd stories, and 12 housing units on the 3rd floor at the northwest corner of First Avenue and Mercury Blvd.
- 17 Single Family Detached units contained in single one-story buildings.
- 24 Duplex units contained in 2-unit buildings that are two-stories in height.
- 50 Townhouse units; 8 of them in Parkside and 42 in Mercury; contained in 4-unit, 6-unit, or 10-unit buildings that are two-stories in height.
- 70 Rowhouse units; 38 of them in Parkside and 32 in Mercury; contained in six 8-unit and two 11-unit buildings that are three-stories in height.

The proposed gross density would be 16.73 dwelling units per acre at Parkside and 8.51 dwelling units per acre in the Mercury area. The subject property is also located within the City Core Overlay District (CCO). The proposed rezoning would not affect the CCO zoning designation.

At the July 21, 2021 Planning Commission meeting, excerpted sections were printed and handed out to give a high-level overview of the scope of the project with architecture still in progress. The full pattern book was included in the 7/21/21 Planning Commission agenda so that the public and the Commission could start to review the non-architectural components of the project as the draft architecture was still a work in progress.

Since that time the applicant's team has been diligently working with the City to refine the exterior architecture to be more compatible with the City Core Overlay district and the surrounding neighborhood on the northside of Mercury Boulevard within the City's Design Guidelines. **Given the size of the project area and 100+-page pattern book, 11"x17" hard copies have been provided to the Planning Commissioners** prior to the meeting so that the clarity of the design is not lost due to compressing the digital files for the agenda packet. The applicant will be making a detailed presentation of the project and sharing the modified building architecture. **The following are key overview pages providing the best project context:**

Pg 42	"Illustrative Masterplan" shows key neighborhood nodes
Pgs 58-61	"Street Elevations" help navigate how the building types will look at several street levels that tie to a key page
Pg 75	"Unit Type Distribution Plan" shows the number of housing units per block and the location of the various bedroom types
Pg 76	"Building Type" shows the overall Masterplan for 1-story single family and 2-story duplex units, 2-story townhouses, 3-story rowhouses, and the 3-story mixed-use building.
Pg 110	"Planned Development Criteria" answers the Planned Development (PD) required questions about the project and specifies any exceptions to City policies wanted with the PD highlighted in red.

ROW abandonments have been processed or are in process for Vaughn Street, Berry Place, Burns Court, and Essex Court to accommodate the redeveloped Masterplan sites, and does not include the alley directly across from Burns Court at Minor Street that heads south to Mercury Boulevard. The PUD approval will need to be contingent on the approval of the abandonments.

The Parkside property of the master plan will be developed with groupings of 2-story townhouses along E. Castle Street with 3-story rowhouses focused on the interior around a central green space which connects to the walkways of adjacent Patterson Park. An additional sidewalk path is incorporated into the easterly side of the property to provide pedestrian access from the street to Patterson Park. Vehicular parking is provided to the east and west sides of the site for easy access by residents. The applicant is proposing that a 1.8 parking space average per unit be allowed to serve the complex, which would be 83 spaces for the 46 units. The current 46-unit complex only provides 69 parking spaces with only 58 cars parking there on average and therefore the proposal for less parking seems appropriate.

The Mercury property provides a transition from the scale and commercial focus of Mercury Boulevard to the tight residential scale of the neighborhood to the north. Neighborhood pocket parks are a highlighted feature of the plan and provide planned green spaces which are nearby for all residents to enjoy. Single family and duplex homes will line Minor Street and north of Minor along South Bilbro Avenue. Rowhouses and townhomes will be primarily featured in the first block off Mercury Boulevard to address the scale of the four-lane street. At the corner of 1st Avenue and Mercury Blvd, the 3-story mixed-use building will pick up on some of the materials used throughout the neighborhood and will also provide a larger scale which relates to neighboring public and commercial structures. A new bus stop location has been incorporated on South Hancock Street and room for a future bus stop has been provided along First Avenue.

The following exceptions to the standard zoning regulations are proposed:

1. Parking within the Parkside area on E. Castle Street to be 1.8 stalls per unit average for a total of 83 parking spaces for residents and guests of the 46 units. The current 46 units only have 69 parking spaces currently with approximately 58 cars parking on an average evening.
2. 10' minimum building setbacks for front, side, and rear are requested, while the CCO district allows the front setback to be an average of the buildings on the same block face and all other setbacks are set by the underlying district. **However, staff would like to retain adequate setbacks on corner lots to maintain adequate view sheds as determined by engineering during Site Plan Review of the project and 20' setback from the Mercury Boulevard ROW.**

3. Allow for a 20' wide private loop alley/street Block 2 and at the entry into Block 6 from Minor Street.

Adjacent Zoning and Land Uses

The Parkside property is surrounded by RD zoning to the north, RM-16 to the east and southeast, RS-8 to the south, and RS-4 to the west. The remainder of the subject properties in the Mercury area are surrounded by a mixture of zones including P, RS-4, RM-16, RS-8, RD and CH as shown on the Zoning Map on page 17 of the program book.

Existing land uses around the Parkside property is surrounded by single family detached homes, a funeral home, Holloway High School, and the back portions of Patterson Park Recreational Complex. Existing land uses around the Mercury area include single family detached homes, Mercury Court preschool, the front side of Patterson Park Recreational Complex, First Baptist and Zion Primitive Baptist Churches, a small commercial strip center housing a pawn, and the Mercury Plaza Shopping Center on the south side of Mercury Boulevard.

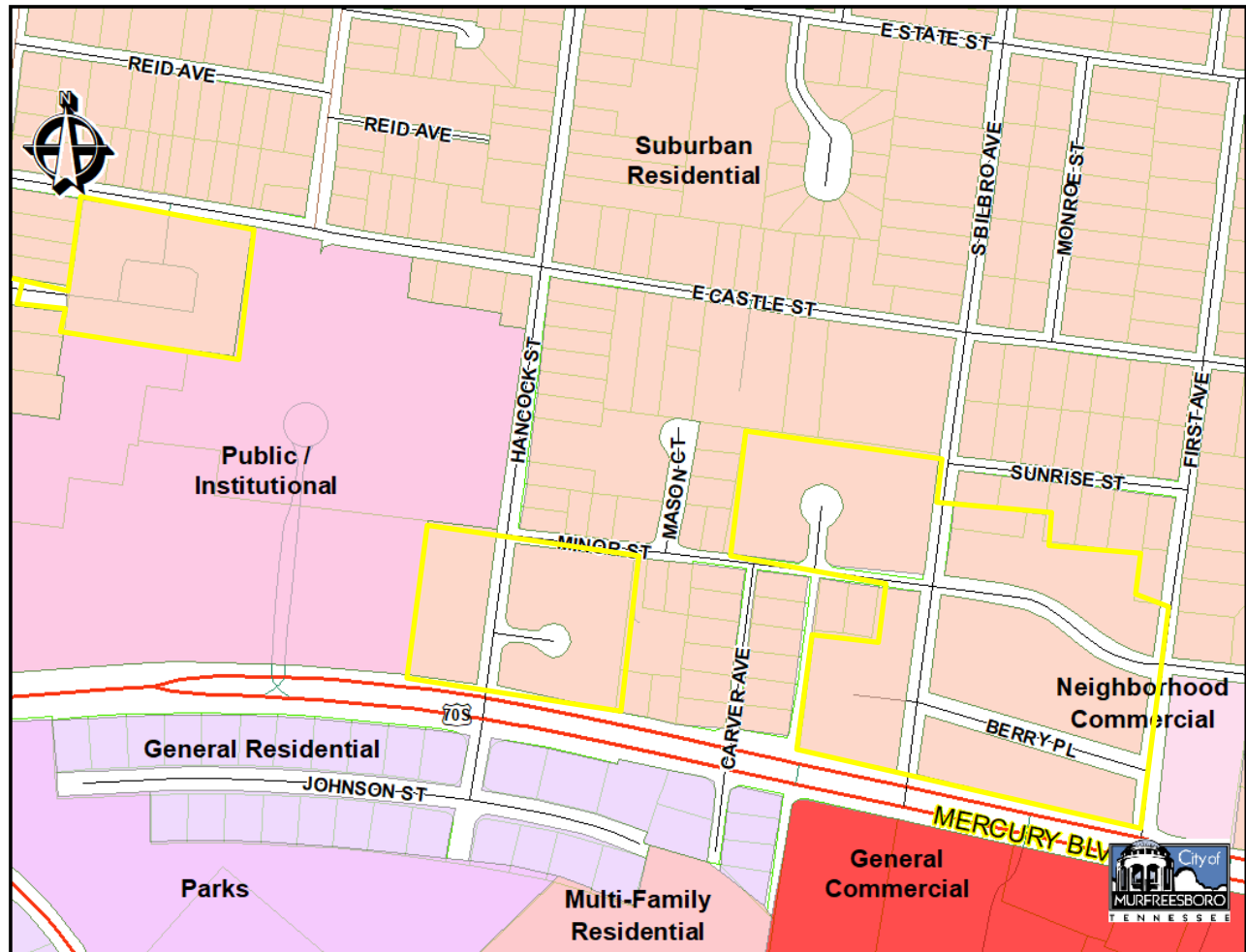
Future Land Use Map

The future land use map contained in the *Murfreesboro 2035 Comprehensive Plan*, which was adopted in July 2017, recommends that the subject property develop with a **Suburban Residential land use character** (see excerpt from the future land use map below). This classification intends to serve as a transition from rural to urban residential development and is predominantly located along the periphery of the City. This character type includes small acreages or large lot estate development, or may also be smaller lots clustered around common open space. The comprehensive plan calls out RS-15, RS-12, and RS-10 as existing zoning districts that are compatible with this designation with 2.0-3.54 dwelling units per acre as the recommended density. **Development types within this land use character include detached residential dwellings and Planned developments (e.g., Auto-Urban attached residential) but with increased open space to preserve a suburban character setting."**

In the "Auto-Urban Residential" land use character, density ranges from 3.53 to 8.64 dwelling units per acre. This designation allows detached and attached housing types (subject to compatibility and open space standards, e.g., duplexes, triplexes, townhomes, patio homes). Planned developments are allowed "with a potential mix of housing types and varying densities, **subject to compatibility and open space standards.** "

The Mercury section of the development has a density of 8.51 units per acre with several large open space areas incorporated throughout. The Mercury section appears to be consistent with the layout and density of the *Auto-Urban Residential* land use character as a Planned Development but lacks compatibility in its proposed design. However, it is not consistent with the Suburban Residential land use character.

The Parkside section of the proposed PUD area has a density of 16.73 units to the acre consisting of townhouses and rowhouses around a central pocket park courtyard. This more intense multi-family residential land use is not consistent with the Suburban Residential land use character, as its density far exceeds what is recommended. The Planning Commission will need to determine whether this is an appropriate instance to deviate from the recommendations of the future land use map.



City Core Overlay (CCO)

The purposes of the CCO district are: to “promote infill development that is compatible with existing development patterns; to encourage new development patterns in areas where existing patterns are inconsistent or unestablished; and to promote reinvestment in Downtown Murfreesboro and surrounding neighborhoods.”

According to the PUD program book, “the goal of the master plan is that this neighborhood will be designed in such a way as to address the commercial importance and scale of Mercury Boulevard while allowing the new development to transition to fit with the smaller residential scale of the existing neighborhood. The incorporation of smaller pocket parks and public green spaces on all blocks of the new development provide healthy and inviting outdoor spaces to be enjoyed by residents and guests alike. The master plan strives to complement the surrounding homes, provide a range of housing opportunities, create open green spaces, link to Patterson Park and address the scale of Mercury Boulevard, based on community feedback.”

Staff believes that the proposed PUD will help promote reinvestment near the First Avenue and Mercury Boulevard intersection by increasing daytime activity at the new mixed-use office, clinic, and residential building at the northeast corner. The project’s incorporation of increased ROW at this corner will also allow for a future signal that will tie across to the existing Mercury Plaza Shopping Center which will improve both pedestrian and vehicular connectivity and encourage adjacent reinvestment.

Staff believes that the multiple new open spaces will allow improved access to the front and back sides of Patterson Park and will visually enhance the neighborhood while providing community congregation opportunities in close proximity to residents. The new bus shelter location will provide improved transit opportunities to the neighborhood.

Staff has been working with the applicant to modify the designs to be more compatible with the adjacent neighborhood. Planned Developments are to incorporate design that is of a “higher quality and is compatible with surrounding development.” The neighborhood design should be more similar to the North Highlands ‘Mixed-Residential Neighborhood’ with buildings that look like larger homes not ones that look like apartments. Staff believes that the modified exterior building design is compatible with existing development patterns of the CCO and the City’s Design Guidelines as discussed further below.

Department Recommendation

- 1. Staff is supportive of this rezoning request, as to the density, layout, access, bulk, open space, and provision of services for the following reasons:**
 - a. The redevelopment of the Housing Authority properties meets the CCO purpose of “promoting reinvestment in Downtown Murfreesboro and surrounding neighborhoods” which will contribute to the vitality and quality of life of the downtown, continuing the positive trend toward reinvestment in the area; and
 - b. The more compact, dense development is desirable in and around downtown and promotes walkability; and

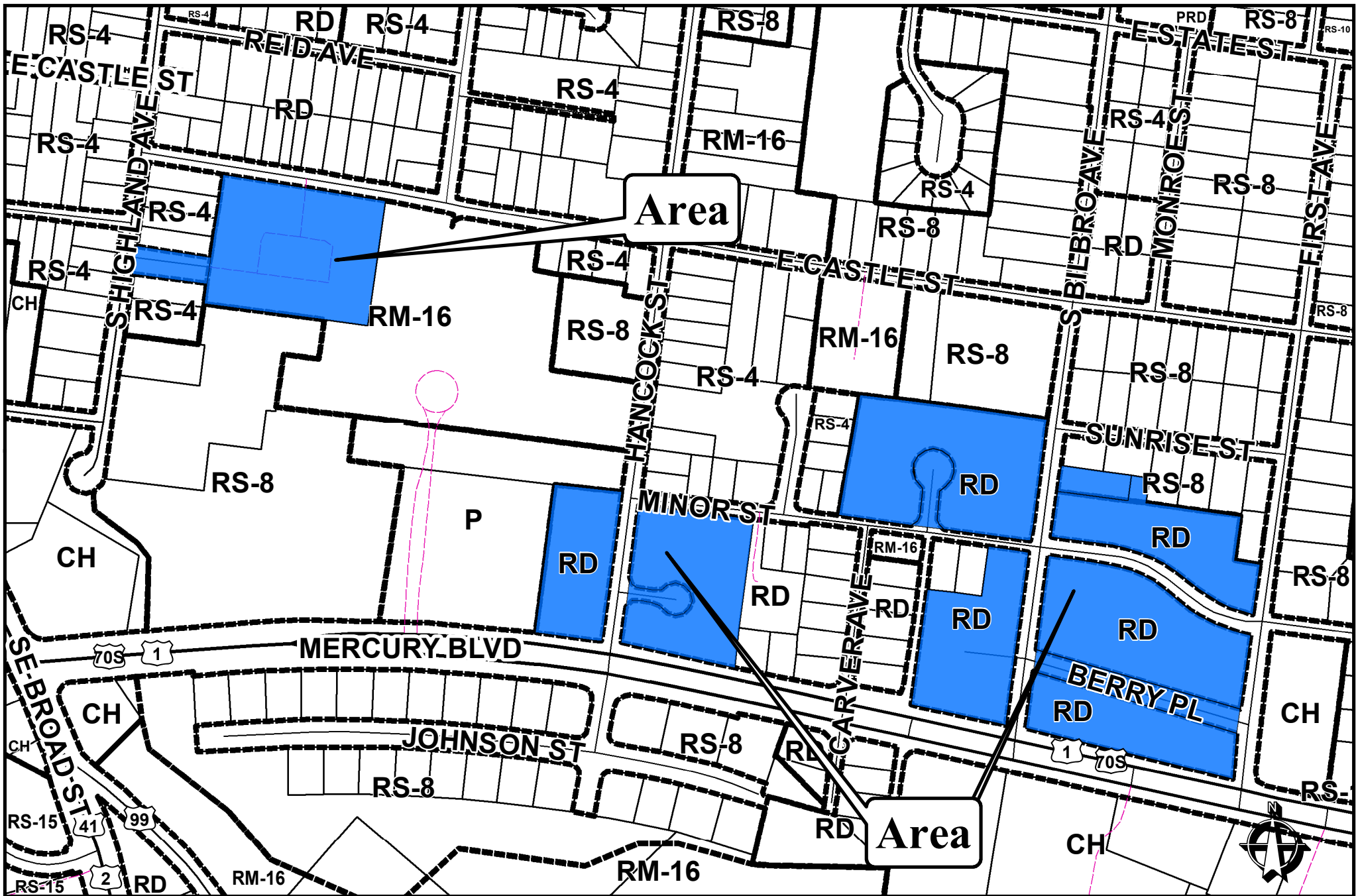
- c. The expansion of First Avenue will allow for a future signal at Mercury to serve the new mixed-use office spaces while improving connectivity and encouraging redevelopment of the adjacent shopping center on the southside of Mercury Blvd; and
- d. The current RM-16 zoning within the Parkside section is generally consistent with the 16.73 units per acre replacement units, while providing more focused open space and improved connectivity to the backside of Patterson Park complex.
- e. However, the zoning plan is generally inconsistent with the recommendations of the Murfreesboro 2035 Comprehensive Plan Suburban Residential Character land use as to density and design, and Planning Commission will need to determine if other attributes of the PUD make it compatible.

2. Staff is supportive of this rezoning request, as to the revised exterior building architecture for the following reasons:

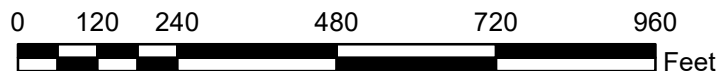
- a. All the building facades are incorporating “base, body, and cap” elements as stated in the Design Guidelines section V. F. Transparency, Articulation and Expression Standard #4 on page 50. The single family detached products accomplish their base by providing raised porches and a small base trim;
- b. The facades of the townhouse and rowhouse buildings feel like larger homes due to their grouping of façades and rooflines, the addition of lower detailed roof features such as columnar porches and window eyebrow features grouping of similar materials.;
- c. Common design elements from adjoining developments are incorporated, respecting the scale, massing, and materials as stated in the Design Guidelines section V. E. Building Composition and Rhythm Standard #2 on page 49;
- d. Building entrances have an appropriate prominence and visibility at the street as stated in the Design Guidelines section V. E. Building Composition and Rhythm Standard #2 on page 49;
- e. Visible sloped roofs maintain similar pitches for all portions of the building as stated in the Design Guidelines section V. I. Roof Design Standard #4 on page 52;

Action Needed

The applicant will be in attendance at the meeting to make a full presentation and share the modified building architecture. The Planning Commission will need to conduct a public hearing on this matter, after which it will need to discuss and then formulate a recommendation to City Council.



Zoning Request for Property Located along Mercury Boulevard RD, RM-16, RS-8, and CCO to PUD (Mercury Park PUD) and CCO

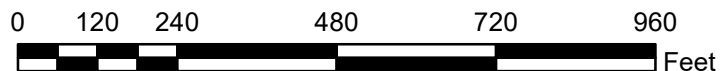


Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov



Zoning Request for Property Located along Mercury Boulevard RD, RM-16, RS-8 and CCO to PUD (Mercury Park PUD) and CCO

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





MERCURY PARK REDEVELOPMENT MASTER PLAN

MURFREESBORO HOUSING AUTHORITY

Planned Unit District

ORIGINAL SUBMISSION - MAY 13, 2021 | RESUBMITTAL JUNE 2, 2021

2ND SUBMISSION - JUNE 17, 2021 | RESUBMITTAL JULY 7, 2021 | RESUBMITTAL 07/13/2021

AUGUST 4, 2021 PLANNING COMMISSION



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DEVELOPMENT TEAM

OWNER

Murfreesboro Housing Authority
415 N. Maple Street
Murfreesboro, TN 37130

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PLANNING AND ENGINEERING

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Civil & Traffic Engineering/Survey

Huddleston-Steele Engineering
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COMMUNITY RELATIONS

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DEVELOPMENT CONSULTANT

Vaughn Development
113 Page Road
Nashville, TN 37205



SECTION ONE \ Project Overview

PROJECT OVERVIEW

INTRODUCTION

The Mercury Park Master plan effort was a planning and design process to re-imagine, redevelop, and replace the affordable housing neighborhoods of Mercury Court and Parkside in Murfreesboro, Tennessee. The resulting master plan outlined herein is expected to be implemented in two-phases. The first phase will include removal and replacement of the 46 housing units on the Parkside property and a later phase will remove 74 housing units, one clinic, and one daycare, and provide 127 new homes and commercial uses in the form of the relocated clinic and Murfreesboro Housing Authority offices on the Mercury Court property. **The goal of the master plan is that this neighborhood will be designed in such a way as to address the commercial importance and scale of Mercury Boulevard while allowing the new development to transition to fit with the smaller residential scale of the existing neighborhood. The incorporation of smaller pocket parks and public green spaces on all blocks of the new development provide healthy and inviting outdoor spaces to be enjoyed by residents and guests alike.**

PROJECT OVERVIEW

Based on community feedback, the master plan strives to complement the surrounding homes, provide a range of housing opportunities, create open green spaces, link to Patterson Park and address the scale of Mercury Boulevard.

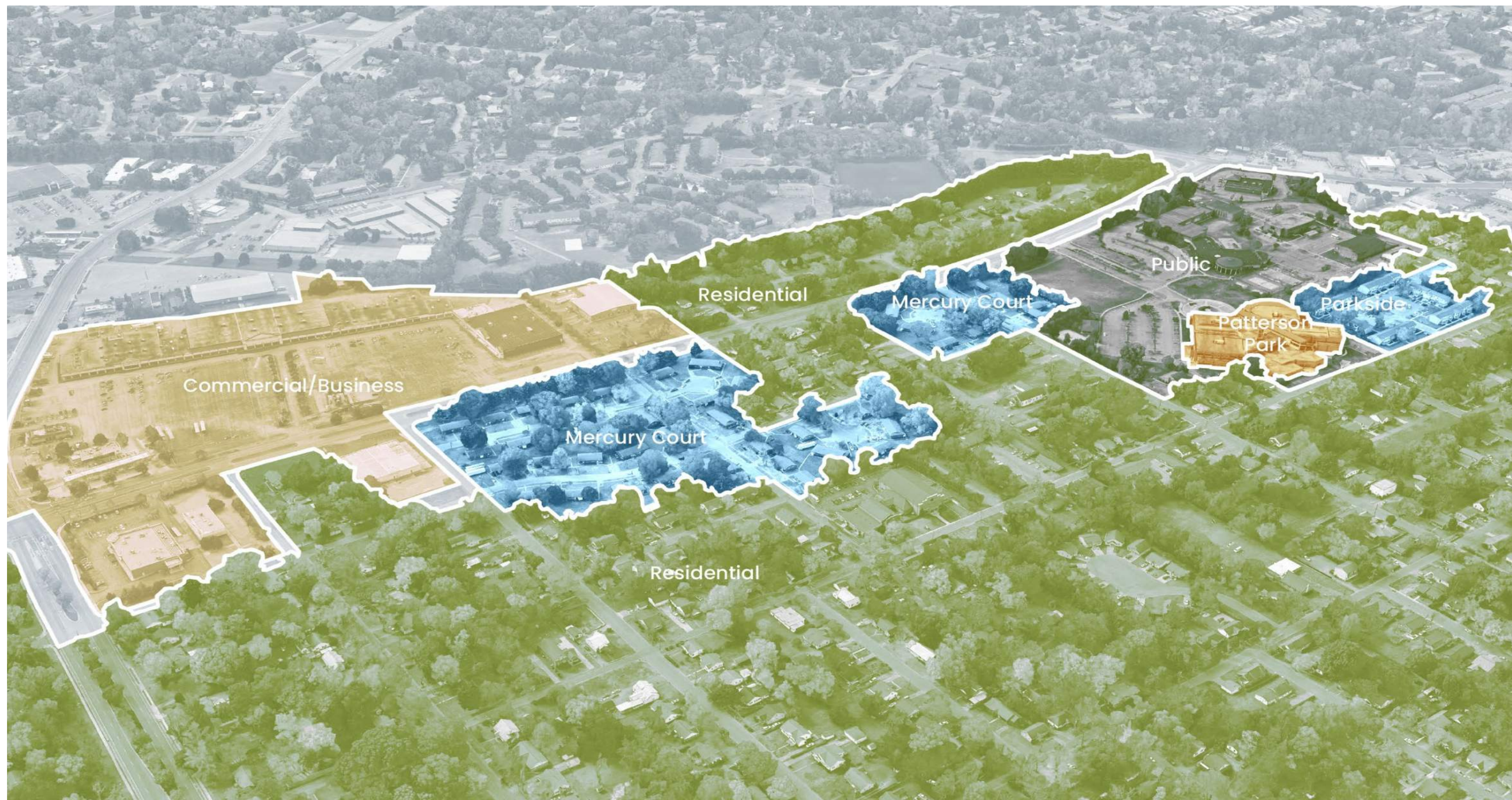
The current parcels contain 17.48 acres in total. 1 parcel of 2.78 acres will be developed as Phase 1 at Parkside and a total of 8 parcels containing 14.7 acres (prior to 1.33 acres of abandonments) over 3 non-contiguous blocks and will be developed as Mercury. The current daycare on the Mercury property will be closed and the current Hope Clinic at the corner of Hancock and Mercury Blvd. will be provided a new home in the 3 story mixed-use building planned at the corner of 1st Avenue and Mercury Boulevard. It will contain not only the relocated Hope Clinic (medical), but also a new corporate headquarters/offices for MHA and one level of 1-bedroom apartments on the upper/3rd level.

The Parkside property of the master plan will be developed with groupings of rowhouses focused on a central green space which connects to the walkways of adjacent Patterson Park. Two-story rowhouses address E. Castle St. and parking is provided to the east and west sides of the site for easy access by residents. The architectural style will reflect a simplified traditional aesthetic which uses traditional roof forms and materials with details which relate to the public, commercial and simply adorned/styled homes nearby.

The Mercury property provides a transition from the scale and commercial focus of Mercury Boulevard to the tight residential scale of the neighborhood to the north. Neighborhood pocket parks are a highlighted feature of the plan and provide planned green spaces which are nearby for all residents to enjoy. Single family and duplex homes will line Minor Street and north of Minor along S. Bilbro Ave. Rowhouses and townhomes will be primarily featured in the first block off Mercury Boulevard to address the scale of the four-lane street. At the corner of 1st Avenue and Mercury Blvd, the 3-story mixed-use building will pick up on some of the materials used throughout the neighborhood and will also provide a larger scale which relates to neighboring public and commercial structures.

- ROW Abandonments - Mandatory referrals will be required for the development of Mercury Court because four right-of-ways will need to be abandoned:
1. Berry Place from First Avenue to South Bilbro Avenue.
 2. Berry Place cul-de-sac west of South Bilbro Avenue.
 3. Burns Court cul-de-sac north of Minor Street.
 4. Essex Court cul-de-sac east of Hancock Street.

Easements for utilities within these right-of-ways may be retained until the final utility design is provided to determine if these utilities should remain or be replaced, relocated, or abandoned. It is worth noting that the alley directly across from Burns Court at Minor Street that heads south to Mercury Boulevard (shown as Stephens Ave. on plat recorded in Deed Book 95, page 215) is not a part of Murfreesboro Housing Authority property and will not be included in any design, changes, or abandonment as part of the Mercury Court development.



2021 Mercury Park Master Plan Process |
Engaging the City, Residents & Community

	MEETING 1 Information Gathering		MEETING 2 Feedback on Concepts		MEETING 3 Presentation/MP Completion		Master Plan Pattern Book
<i>all times are CST</i>	Wednesday Jan 27	Thursday Jan 28	Wednesday Feb 10	Thursday Feb 11	Wednesday Feb 24	Thursday Feb 25	31-Mar
7:00 AM		Travel		Travel			
8:00 AM	Production		Production		Production	Travel	
9:00 AM							
10:00 AM	Virtual Meetings with City Depts/Utilities	Set-up/Team meeting MHA	Follow-up Virtual Meetings with City Depts/Utilities/ Stakeholders as needed	Set-up/Team meeting MHA	Virtual Presentation with City Depts/Utilities/ Stakeholders		
11:00 AM	Production		Production			Set-up	
12:00 PM		Board lunch		Board lunch		Board lunch/ presentation	
1:00 PM		Set-Up at Patterson			Production		
2:00 PM		In-Person Resident Meetings atPatterson		In-Person Resident Meetings MHA or Patterson		In-Person Resident Meetings MHA or Patterson	
3:00 PM		Team Discussion/break		Breakdown		Breakdown	
4:00 PM		In-Person Resident Meetings at Patterson		Team Wrap- up/Travel		Team Wrap- up/Travel	
5:00 PM	Virtual Public Zoom Meeting		Virtual Public Zoom Meeting		Virtual Public Zoom Meeting		
6:00 PM	Team Wrap-up		Team Wrap-up		Team Wrap-up		
7:00 PM		Team Wrap- up/Travel					
8:00 PM							
9:00 PM							

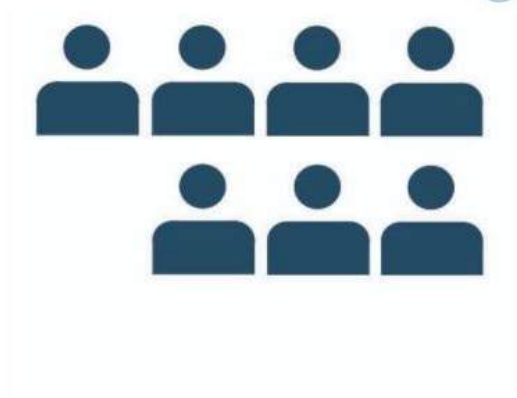


The design team for the Murfreesboro Housing Authority used a creative and engaged two-month community process patterned after the National Charrette Institute guidelines to garner community input which shaped the design and details of the masterplan included herein. Due to the COVID-19 pandemic, most of these engagement had to be held virtually through ZOOM webinars. Three in-person resident meetings were held. Illustrated here is the sequence of 12 resident/city/public engagement meetings that were held and the schedule on each day.

At each public, resident and stakeholder meetings notes were taken with scribes and the team recorded all comments from the public meetings illustrated in the chart to the left.

PROCESS

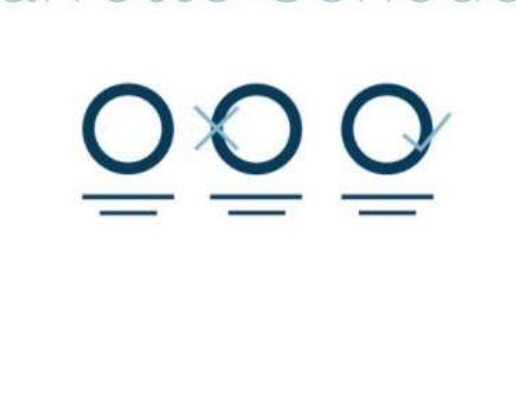
Charrette Schedule



INFORMATION GATHERING

Charrette Phase 1 – January 27/28

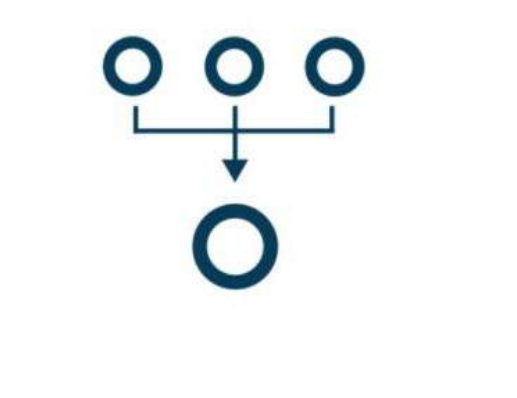
The first phase of the master plan process is to gather big-picture input from the residents, neighbors, and community to establish a shared vision of what the future of the Mercury Park area should look and feel like.



INITIAL DESIGN OPTIONS

Charrette Phase 2– FEBRUARY 10/11

In the second phase of the master planning process the design team will develop multiple masterplan options in response to the shared vision and preferences. These options will be presented for further input and discussion.



FINAL MASTER PLAN

Charrette Phase 3 – FEBRUARY 24/25

In the final phase of the master planning process the design team will develop a final master plan based on preferences and selections from the options that were previously presented.

mercuryparkmasterplan.com

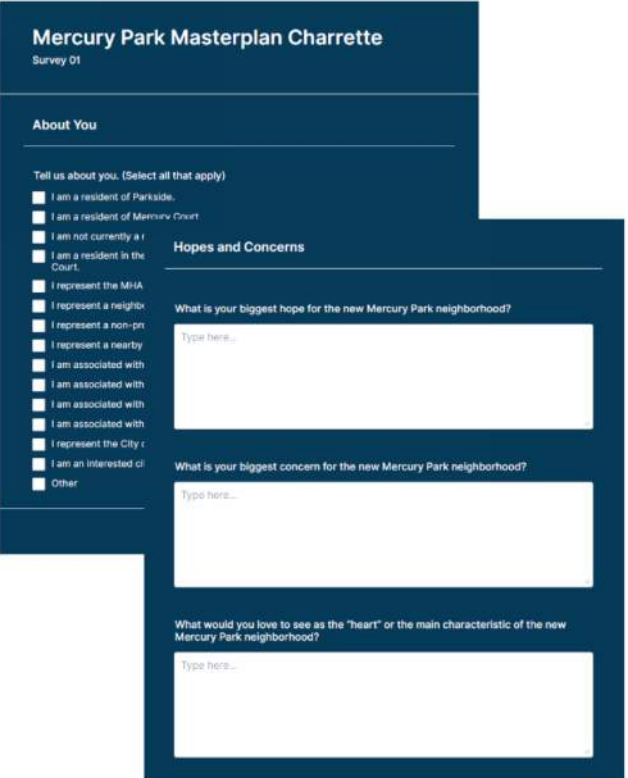
Online Surveys

Interactive Digital Whiteboards

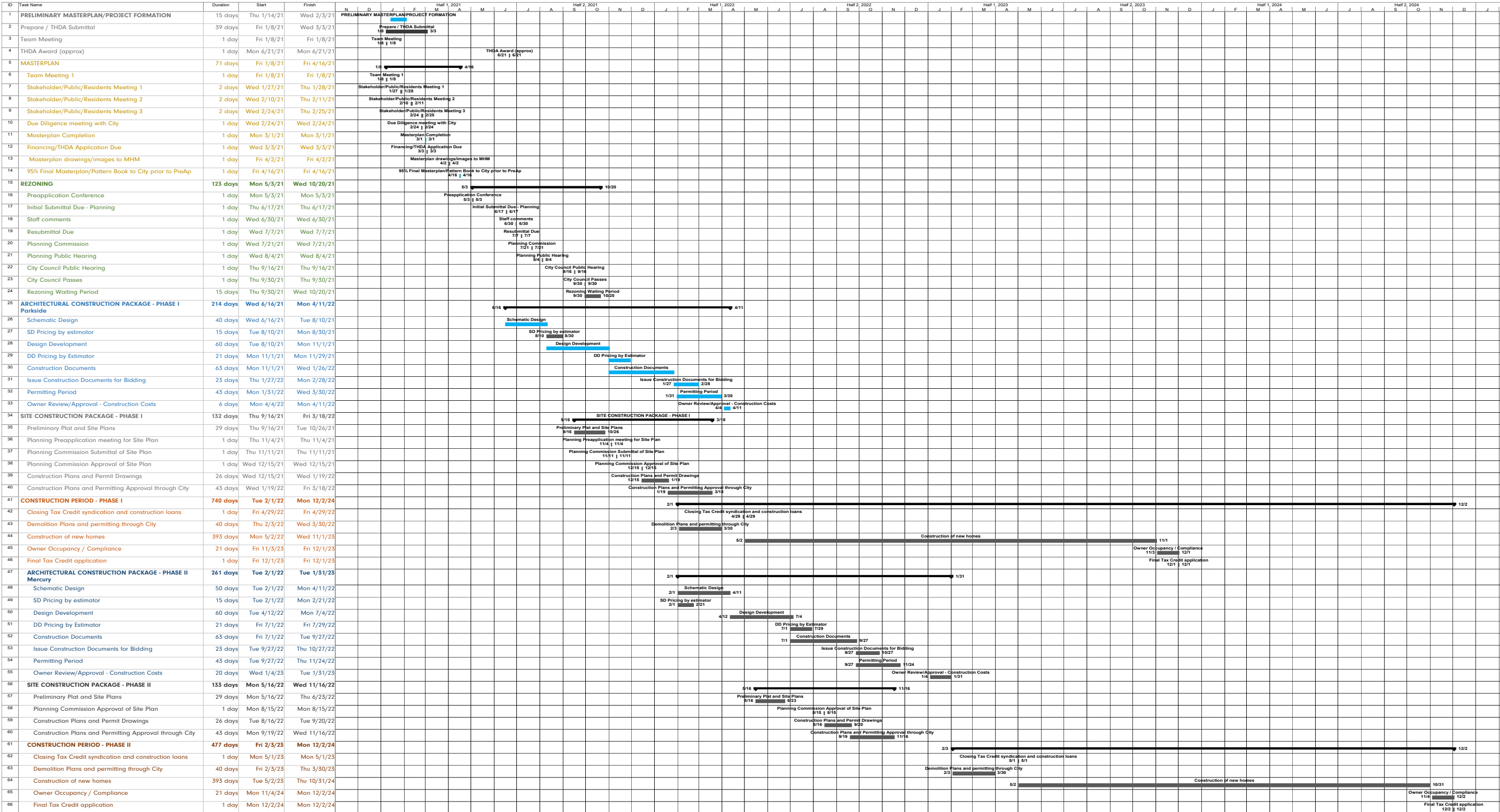


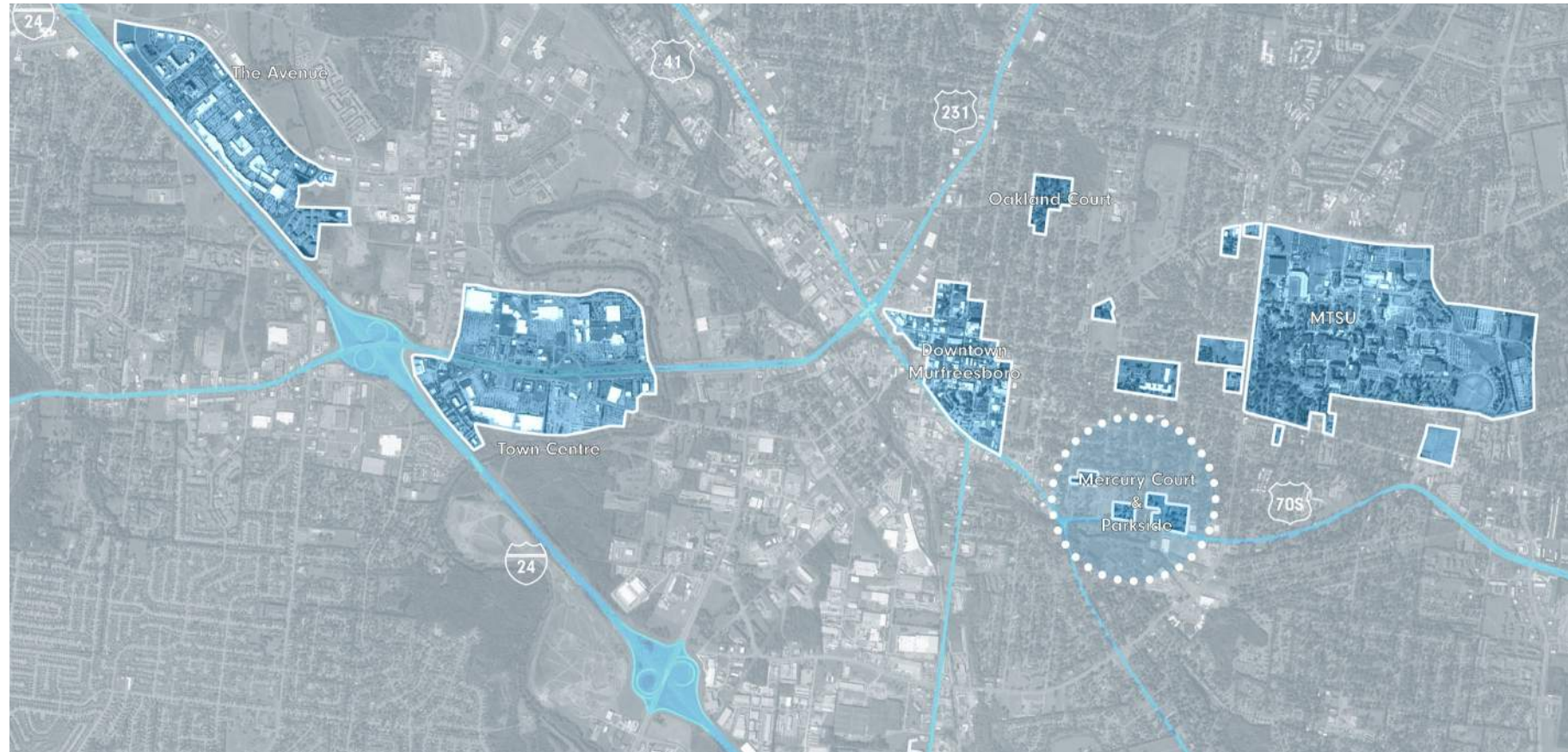
The description to the left illustrates the 2-month charette-based virtual masterplanning process which was implemented. In January the team engaged residents, stakeholder groups and the public to garner input about the project. In February the design team brought options and ideas back to the pblic and residents in an online ZOOM webinar/charette, received feedback and worked until late February to refine a selected scheme. With final feedback the design team hosted the final online webinar and onsite meetings in late February to present the final masterplan. The timeline goal was to complete the masterplan before a Tennessee Housing Development Agency (THDA) application for Low Income Housing Tax Credits (LIHTC) was to be submitted on 3/4/21 to acquire capital funding for the project.

PUBLIC ENGAGEMENT



MERCURY PARK MASTERPLAN / PROJECTED TIMELINE





The Mercury Park community is situated southeast of downtown Murfreesboro and triangulated to the northeast with MTSU. It forms an impressive edge along Mercury Boulevard as communities from the East travel in to Murfreesboro.

The Parkside property is embedded into the residential fabric of Murfreesboro and is bound by residential properties, but the Patterson Park Community Center to the east provides a wealth of community resources literally in its backyard.

The two properties of the Mercury site front Mercury Boulevard and have a greater presence to the community of Murfreesboro. The commercial property of Mercury Plaza across the busy boulevard establishes a different scale of commercial activity and architecture.

MHA's funding for this overall development will factor into the phasing. Parkside will be developed as PHASE I with funding anticipated in 2022. The Mercury properties will be developed as PHASE II. It is not known at this time whether it will be developed as one or multiple sub phases and it will depend on funding through multiple sources through MHA.



SITE LOCATION/PHASING/CONTEXT

EXISTING SURVEY - MERCURY



LOCATION MAP
N.T.S.

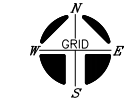
NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-551-1111.
2. Underground utilities shown were located using available aboveground evidence, as well as from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. This property may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Water Valve
- Water Meter
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Stormwater
- Existing Catch Basin
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence
- (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Siltation Fence (Initial Measure)
- Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

LEGEND
O IPS IRON PIN SET (1/2" REBAR WITH STAMPED "H-S ENDS")
O IFF IRON PIN FND.
O CHC. MONUMENT FOUND
FENCE



THIS SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

FOR REVIEW ONLY

SHUDDLESTON-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

EXISTING CONDITIONS

MERCURY-PARKSIDE

20th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: APRIL, 2021 | SCALE: 1"=50' | SH. 1 OF 3

OWNER: MURFREESBORO HOUSING AUTHORITY
ADDRESS: 415 N. MAPLE STREET
MURFREESBORO, TN, 37130

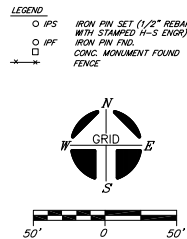
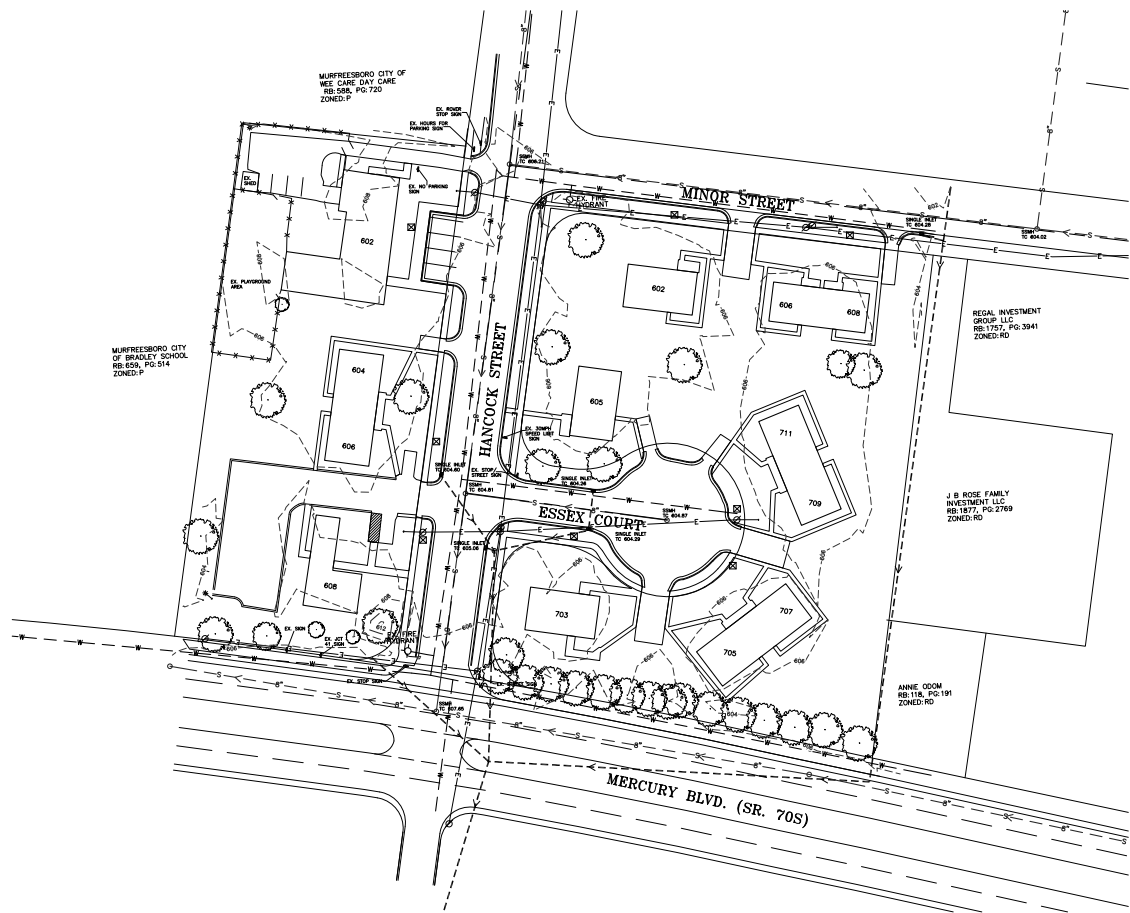
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TAX MAP: 103A, GROUP "H", PARCEL: 22.00
TAX MAP: 103A, GROUP "H", PARCEL: 23.00

MAP NUMBER: 47149C0260H

DATED: JANUARY 5, 2007 ZONE: X

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY

PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



OWNER: MURFREESBORO HOUSING AUTHORITY
ADDRESS: 415 N. MAPLE STREET
MURFREESBORO, TN. 37130
TAX MAP: 1020, GROUP "H", PARCEL: 1.00
TAX MAP: 1020, GROUP "H", PARCEL: 2.00
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TAX MAP: 1020, GROUP "H", PARCEL: 6.00
TAX MAP: 1020, GROUP "H", PARCEL: 9.00
TAX MAP: 1020, GROUP "H", PARCEL: 22.00
TAX MAP: 103A, GROUP "N", PARCEL: 22.00
TAX MAP: 103A, GROUP "N", PARCEL: 23.00
MAP NUMBER: 47149C0260H
DATED: JANUARY 5, 2007 ZONE: X
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EXISTING SURVEY - MERCURY



LOCATION MAP

N.T.S.

NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available aboveground evidence, as well as from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. This property may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Water Valve
- Water Meter
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Stormwater
- Existing Catch Basin
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence
- (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Siltation Fence (Initial Measure)
- Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

THIS SURVEY IS A TOPOGRAPHIC SURVEY FOR
INFORMATION ONLY AND IS NOT A GENERAL
PROPERTY SURVEY AS DEFINED UNDER RULE
0820-3-.07.

FOR REVIEW ONLY

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

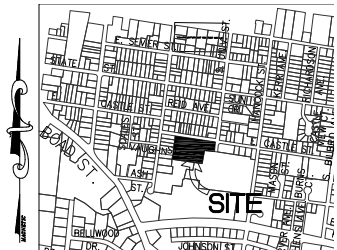
EXISTING CONDITIONS

MERCURY-PARKSIDE

20th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: APRIL 2021 SCALE: 1"=50' SH. 2 OF 3

EXISTING SURVEY - PARKSIDE



NOTES

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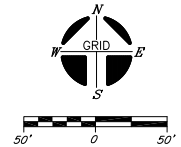
EXISTING CONDITIONS

MERCURY-PARKSIDE

20th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: APRIL, 2021 SCALE: 1"=20' SH. 3 OF 3

- LEGEND
- IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 - IRON PIN FND CONC. MONUMENT FOUND FENCE



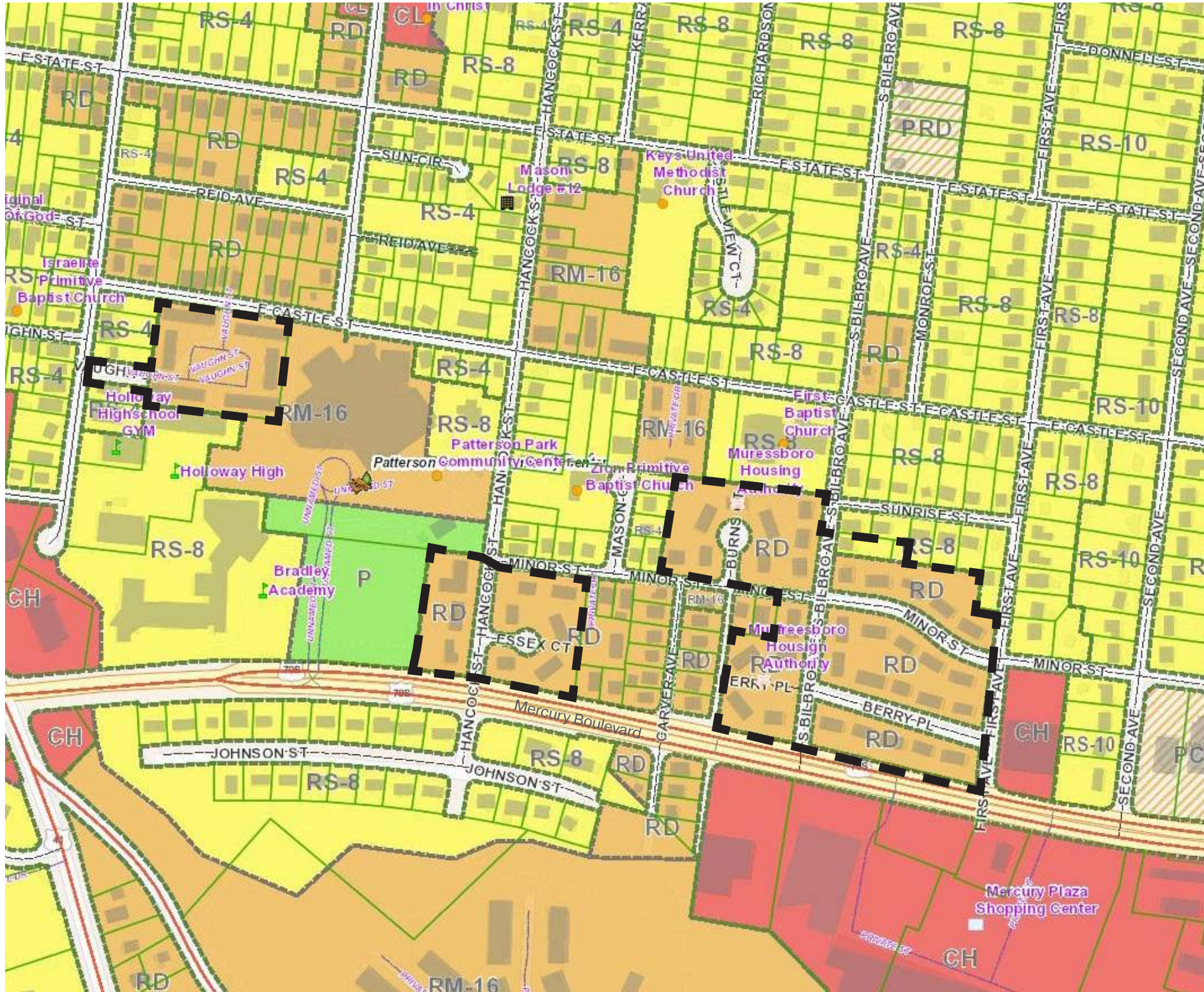
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EXISTING ZONING

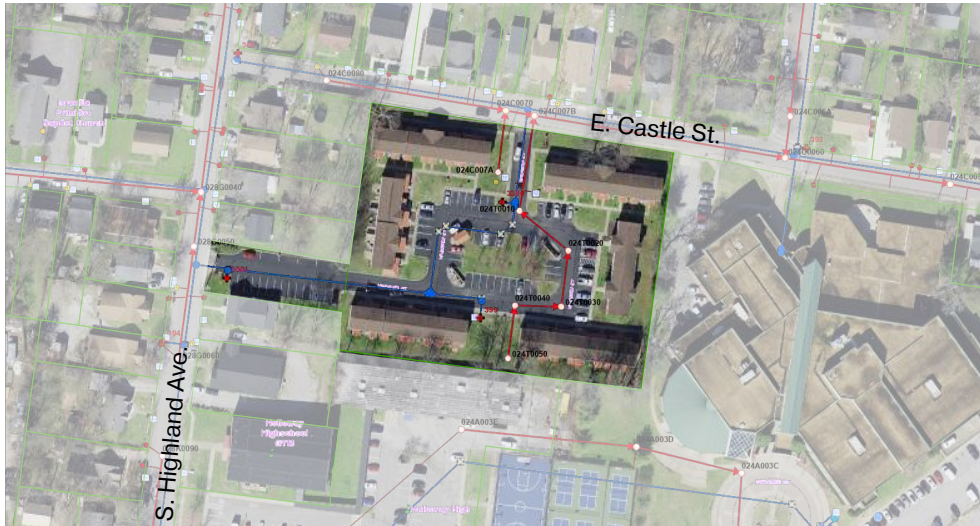
THE EXISTING ZONING OF THE PROPERTY IS RD - DUPLEX RESIDENTIAL DISTRICT RS-8 AND RM-16 WITH A CITY CORE OVERLAY (CCO) DISTRICT.

THE PROPERTIES ARE SURROUNDED BY RD, RS-4, RS-8, RM-16, P AND CH.

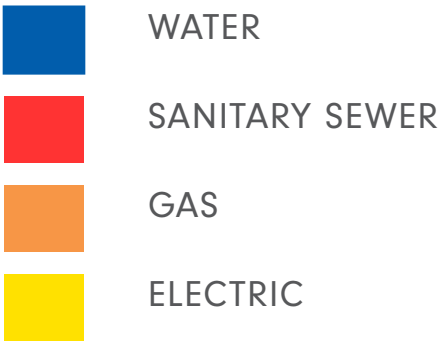
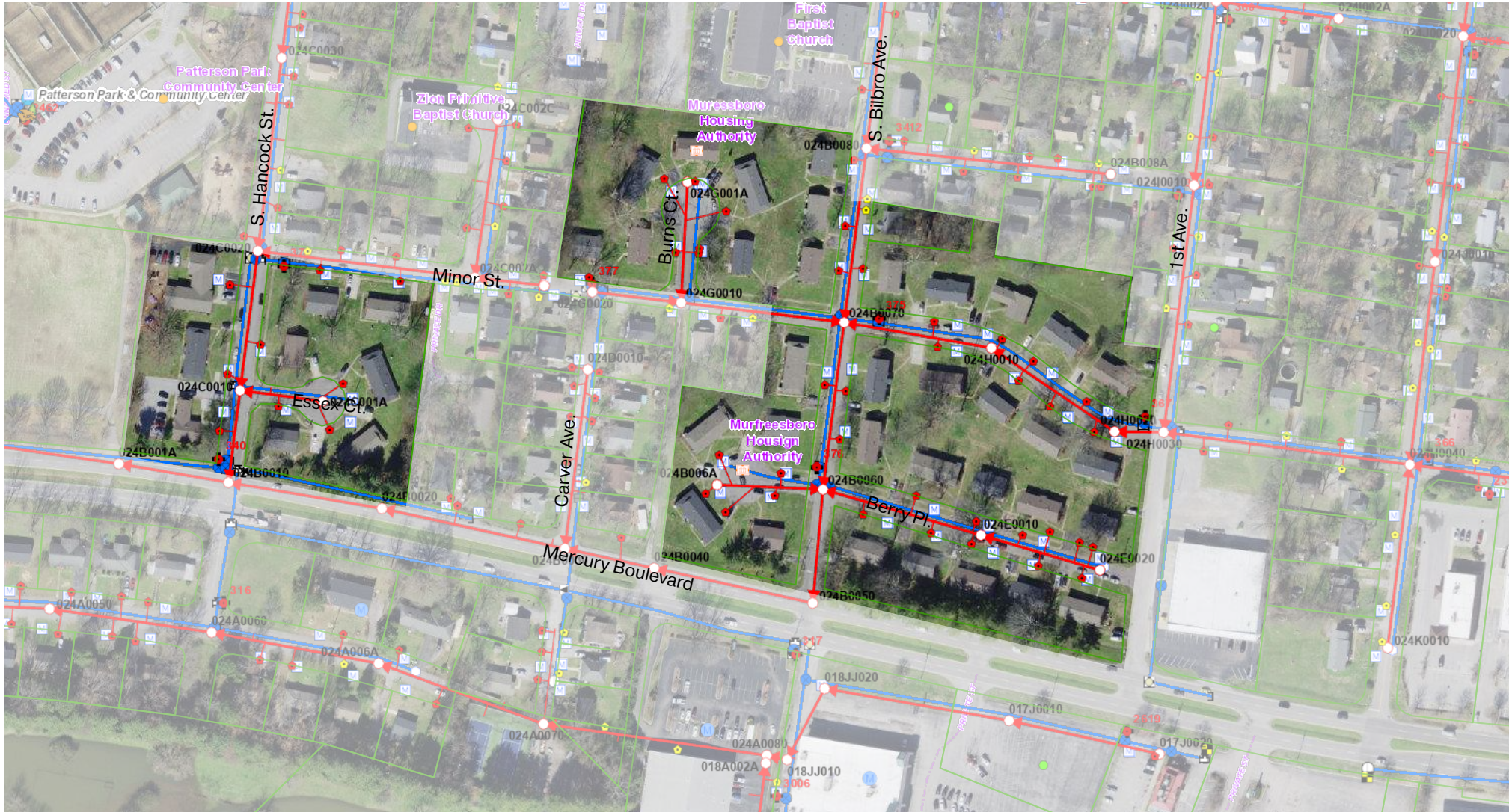
PUD (PLANNED UNIT DISTRICT) ZONING IS REQUESTED WITH THIS SUBMITTAL.

PROJECT BOUNDARY

	CBD		PCD
	CF		PID
	CH		PND
	CL		PRD
	CM		PUD
	CM-R		R-MO
	CM-RS-8		RD
	CP		RM-12
	CU		RM-16
	H-I		RM-22
	L-I		RS-10
	MU		RS-12
	OG		RS-15
	OG-R		RS-4
	P		RS-6
	RS-A1		RS-8
	RS-A2		



EXISTING UTILITIES





MAJOR TRANSPORTATION PLAN

SITES ARE SERVED BY MAJOR ARTERIAL MERCURY BOULEVARD.

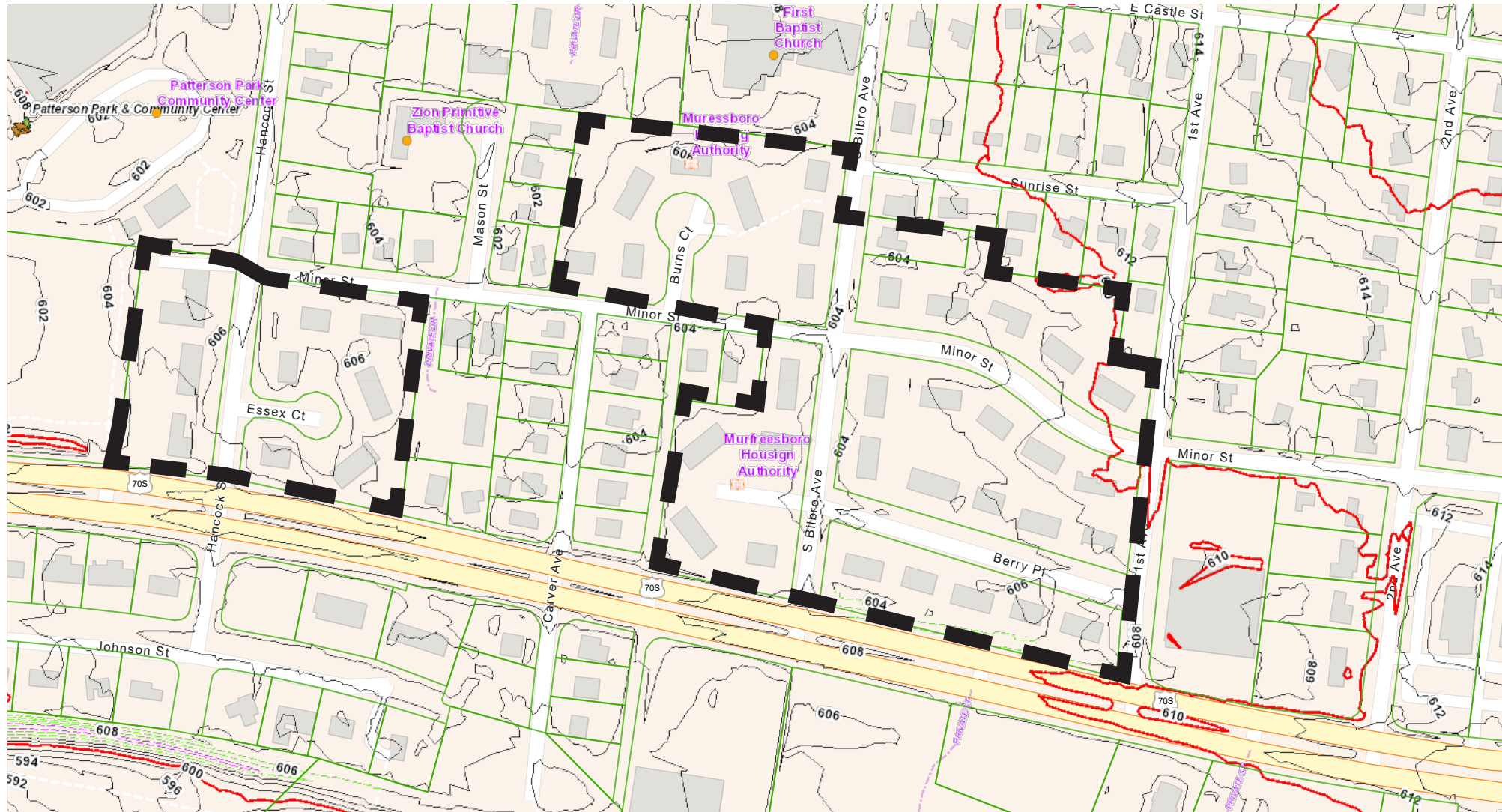
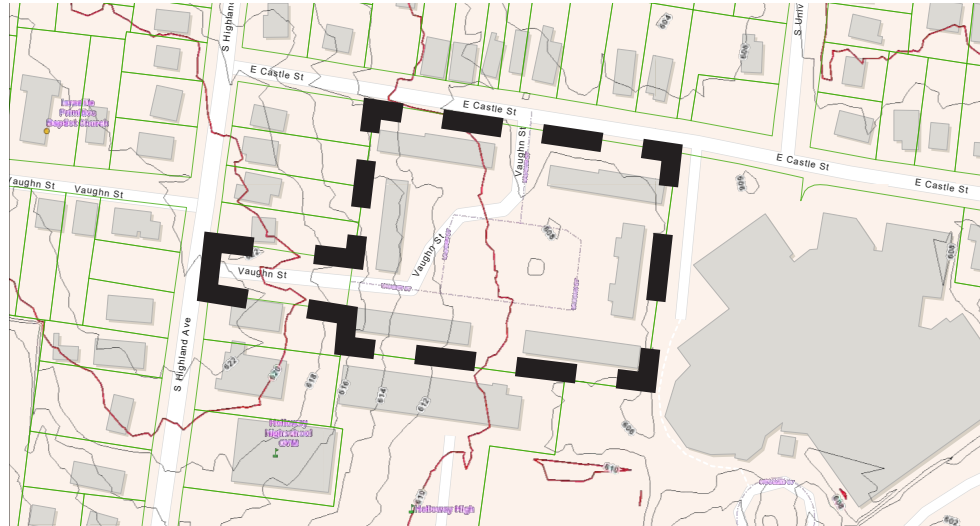
THE IMPROVEMENTS ARE CONSISTENT WITH THE MAJOR TRANSPORTATION PLAN.



GREENWAYS, BLUEWAYS, AND BIKEWAYS MASTERPLAN

- City Proposed Bike Lane
- City Proposed Bike Route

- MAJOR ARTERIAL (5 LANE) | Mercury Boulevard
- RESIDENTIAL COLLECTOR (2 LANE) | S. University Street
- COMMUNITY COLLECTOR (2 LANE) | S. Highland Ave.
- COMMERCIAL COLLECTOR (2 LANE) |

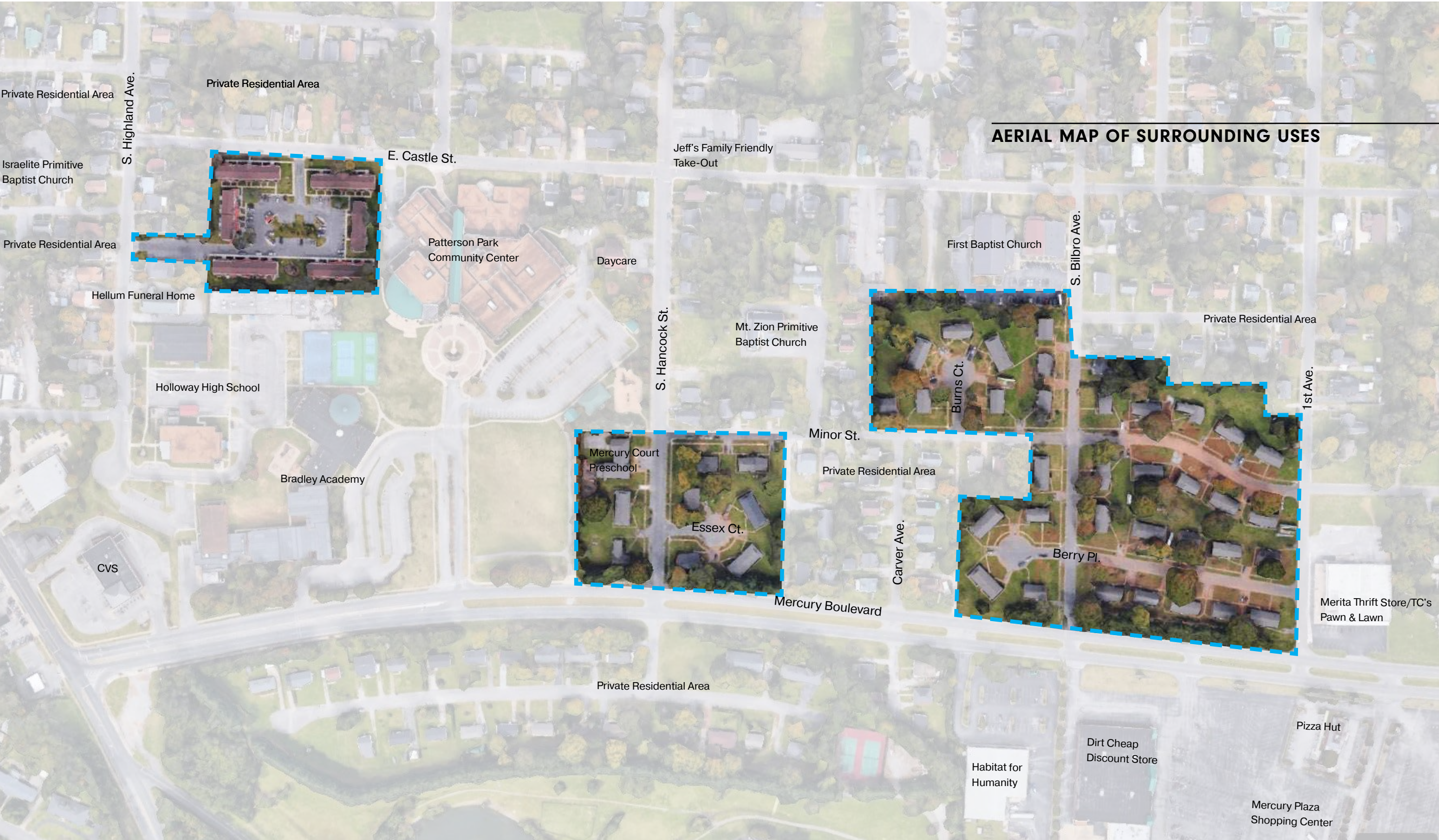


THE TOPOGRAPHY OF THE SITE IS RELATIVELY FLAT, AND SOME STORMWATER CHALLENGES EXIST IN THE AREA OF MINOR ST. AND S. BILBRO. THE DESIGN TEAM IS WORKING WITH THE CITY TO BETTER UNDERSTAND AND REMEDY THE CHALLENGES IN THIS AREA.

TOPOGRAPHY



STORMDRAINS



AERIAL MAP OF SURROUNDING USES

Private Residential Area

Private Residential Area

Israelite Primitive Baptist Church

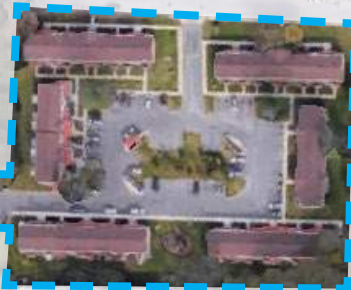
S. Highland Ave.

E. Castle St.

Jeff's Family Friendly Take-Out

Private Residential Area

Hellum Funeral Home



Patterson Park Community Center

Daycare

Holloway High School

Bradley Academy

S. Hancock St.

Mt. Zion Primitive Baptist Church

First Baptist Church

S. Bilbro Ave.

Private Residential Area



Burns Ct.

1st Ave.

Minor St.

Private Residential Area

Mercury Court Preschool

Essex Ct.



Carver Ave.

Berry Pl.



Merita Thrift Store/TC's Pawn & Lawn

CVS

Mercury Boulevard

Private Residential Area

Habitat for Humanity

Dirt Cheap Discount Store

Pizza Hut

Mercury Plaza Shopping Center

200'



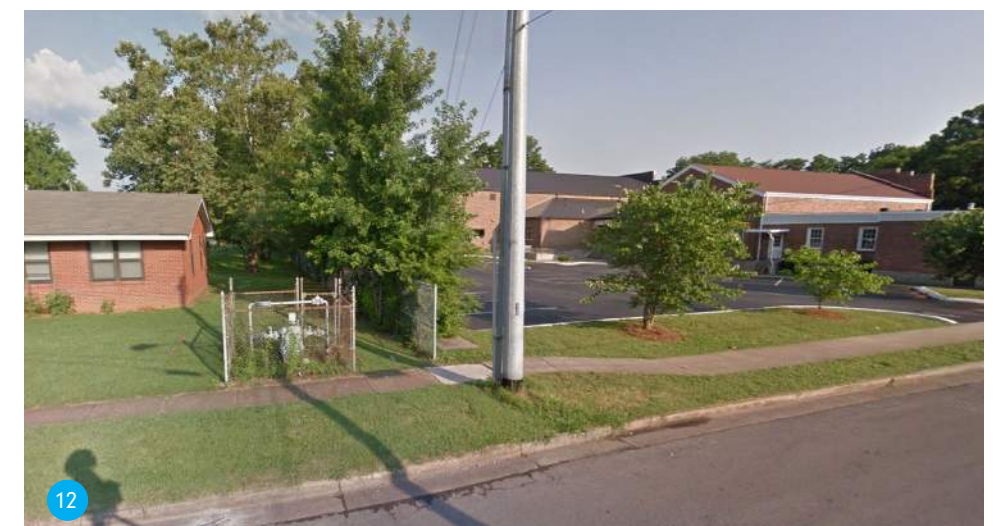
EXISTING PHOTOGRAPHS - PARKSIDE

- 1 LOOKING WEST ON E. CASTLE AT VAUGHN
- 2 LOOKIING EAST ON E. CASTLE ST
- 3 PARKSIDE ON E. CASTLE ST.
- 4 LOOKING NORTHEAST TO PARKSIDE PROPERTY ACROSS PRIVATE PROPERTY
- 5 SOUTH PROPERTY BETWEEN PARKSIDE AND SCHOOL PROPERTY
- 6 LOOKING NORTH BETWEEN PATTERSON PARK COMMUNITY CENTER AND PARKSIDE



EXISTING PHOTOGRAPHS - MERCURY COURT

- 7 LOOKING EAST TO MHA PROPERTY FROM PATTERSON PARK
- 8 CORNER OF HANCOCK ST. AND MINOR ST.
- 9 LOOKING EAST ON ESSEX COURT
- 10 LOOKING NORTH TO PATTERSON PARK AT PROPERTY LINE
- 11 LOOKING NORTH ON HANCOCK FROM MERCURY BLVD.
- 12 NORTH PROPERTY EDGE AT FIRST BAPTIST CHURCH



EXISTING PHOTOGRAPHS - MERCURY COURT

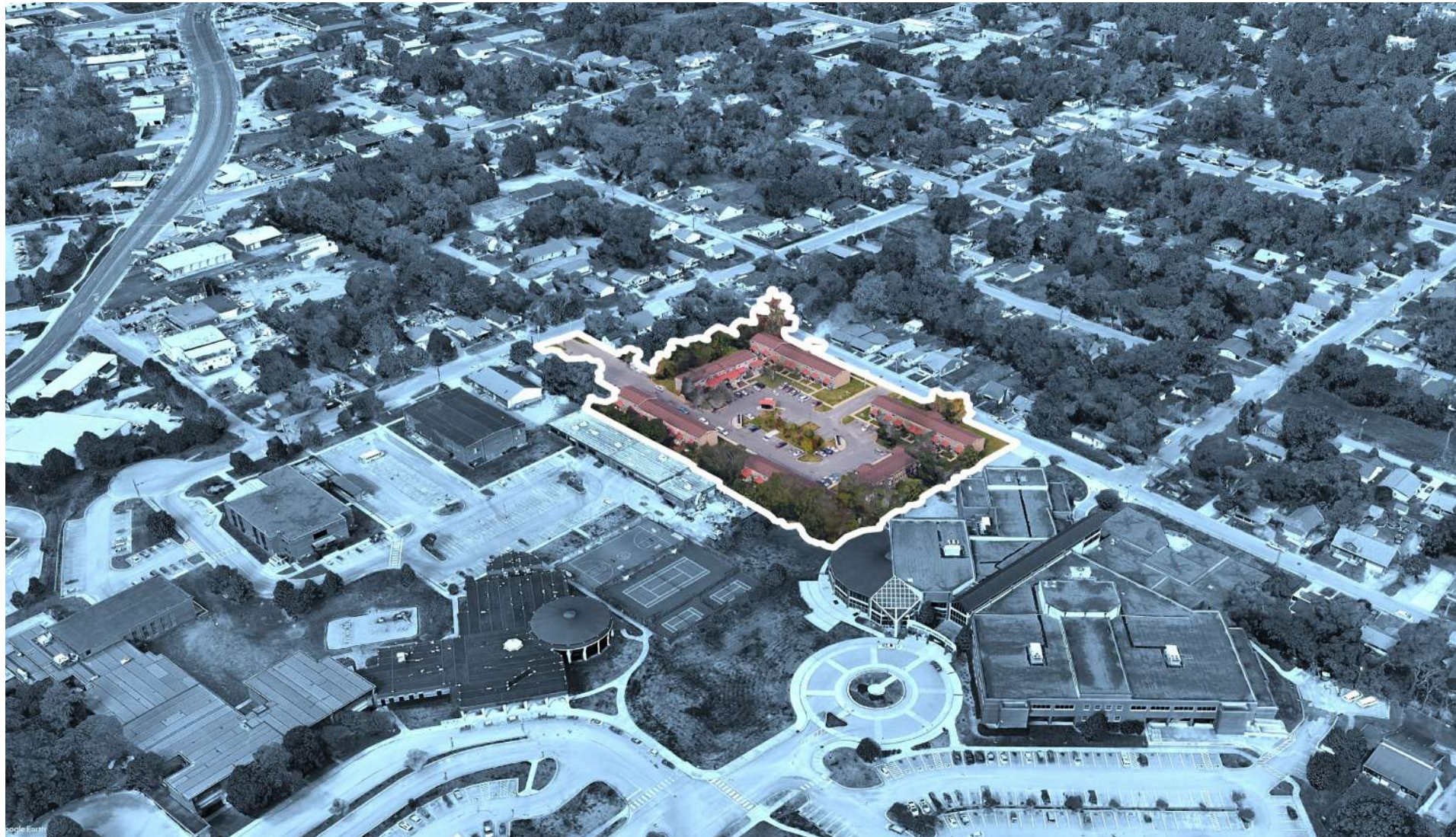
- 13 CUL DE SAC AT MINOR ST. AND BURNS
- 14 LOOKING WEST ON MINOR ST.
- 15 LOOKING NORTH ON S. BILBRO AT MINOR
- 16 LOOKING SOUTH ON FIRST TOWARD MERCURY BLVD.
- 17 LOOKING SOUTH FROM MINOR ST. AT UTILITY EASEMENT (ACROSS FROM BURNS CT.)
- 18 SOUTH FROM MINOR ST. AT PROPERTY LINE



EXISTING PHOTOGRAPHS - MERCURY COURT

- 19 LOOKING TO BERRY COURT OFF S. BILBRO
- 20 LOOKING NORTH ON CARVER AVE. FROM MERCURY BLVD.
- 21 LOOKING NORTH ALONG PROPERTY LINE/UTILITY EASEMENT FROM MERCURY BLVD,
- 22 LOOKING WEST ON MERCURY BLVD.
- 23 LOOKING NORTH ON FIRST FROM MERCURY BLVD.
- 24 CORNER OF FIRST AVE. AND MERCURY BLVD.





The overall Mercury Park masterplan site is comprised of three separate non-contiguous areas containing 9 parcels. Parkside is apartment style with 46 units in 6 buildings with a mix of 1-, 2-, 3-, and 4-bedroom units. Parkside is located on E. Castle street and will be developed as PHASE I by replacing the 46 units currently on the 2.78 acre site as a requirement of the funding for the development obtained by MHA.

EXISTING DEVELOPMENT/SITE | PARKSIDE



Mercury Court currently sits on approximately 12.3 acres prior to the abandonment of 1.33 acres of streets and currently has 74 living units in 41 buildings, providing a mix of 1-, 2-, 3-, 4-, and 5-bedroom units. Additionally, there are two non-residential buildings on site including a clinic and daycare. (The clinic is anticipated to relocate to the mixed-use building of this PUD along with residential units and the potential relocation of MHA's offices.)

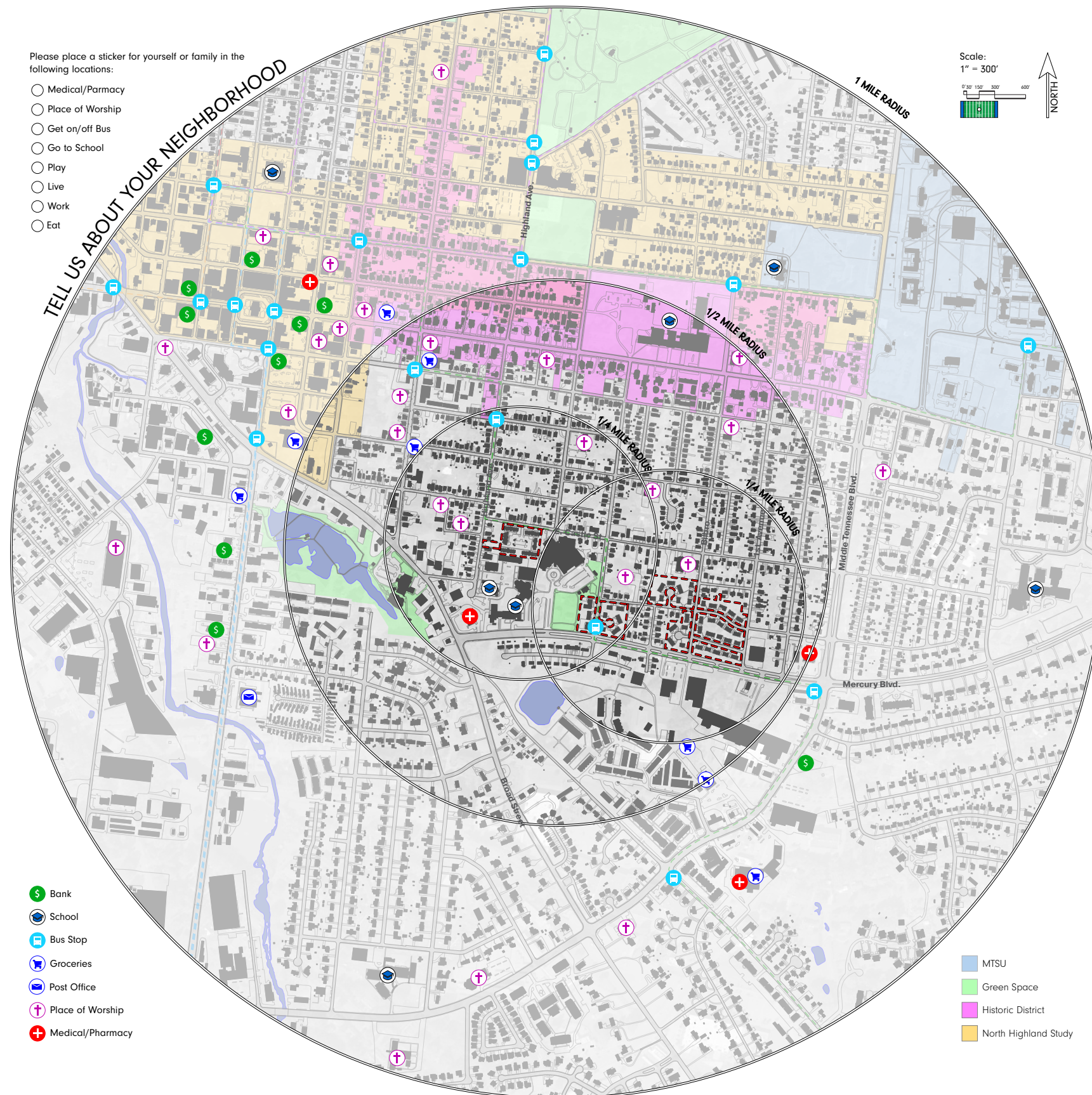
EXISTING DEVELOPMENT/SITE | MERCURY COURT



EXISTING RESIDENTIAL CONTEXT - ADJACENT TO
PROPERTY

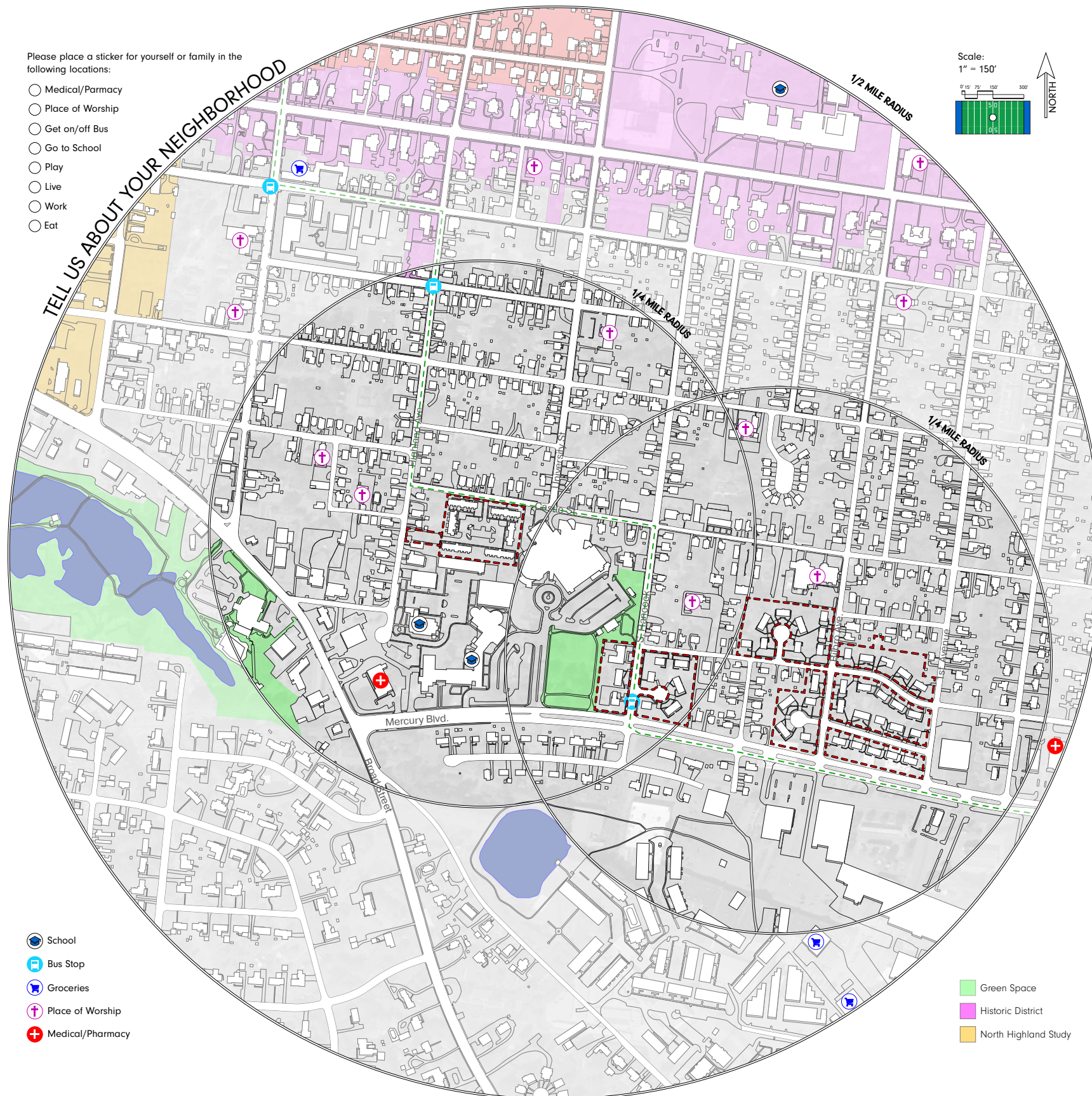


EXISTING NEIGHBORING COMMERCIAL/CIVIC
CONTEXT - ADJACENT TO PROPERTY



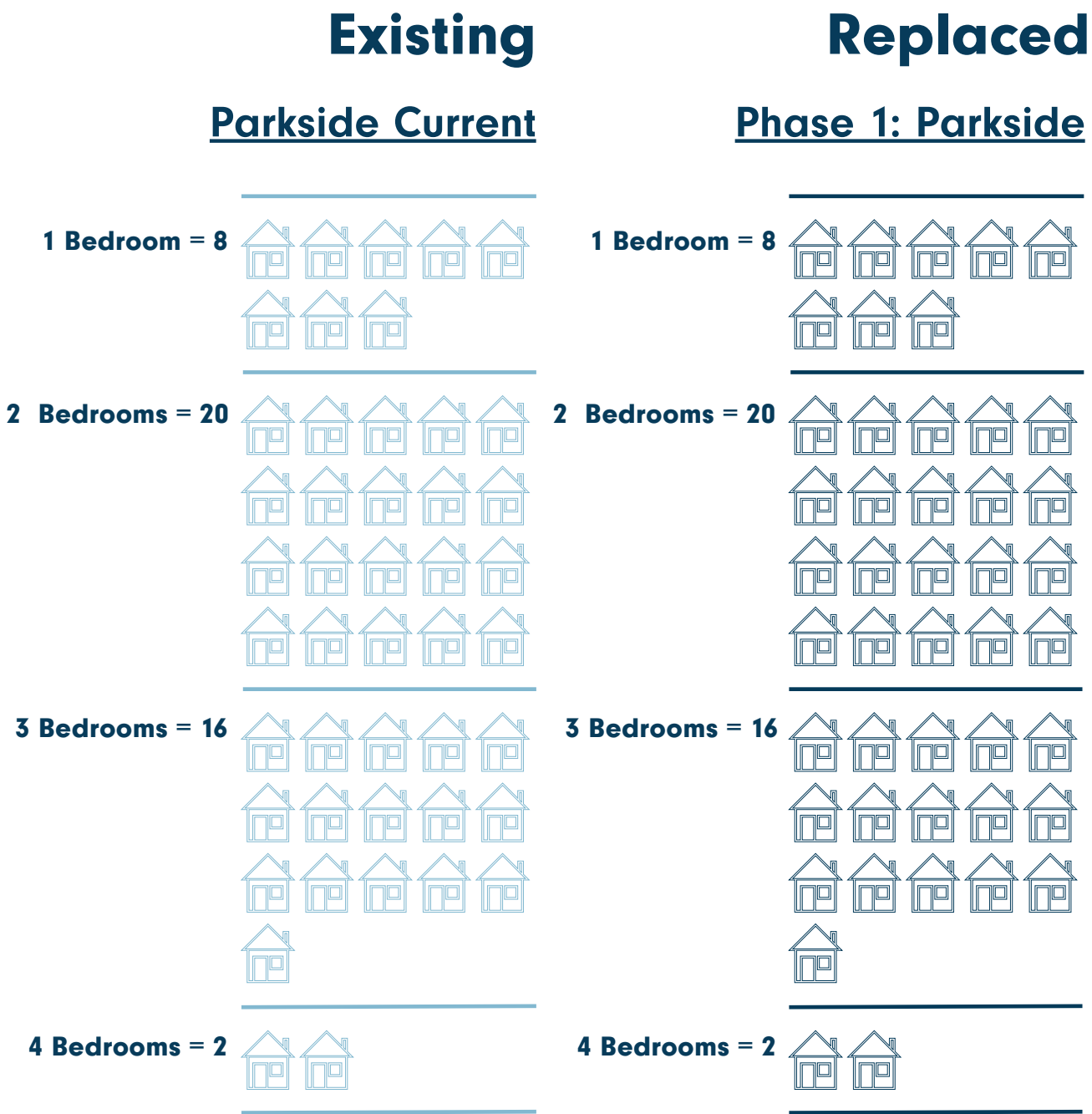
The 1 mile radius illustrates the context of Mercury Court to Murfreesboro's downtown. Typically residents are comfortable walking to a park, shopping or other amenity within a 1/2-1/4 mile radius.

THE 1 MILE, 1/2 MILE & 1/4 MILE WALKING RADIUS



As illustrated Patterson Park Community Center provides a wonderful resources for activities, fitness and community engagement and it well placed within the 1/4 walking radius for all of the property. The City's sidewalk project along Mercury Blvd. will enhance safe pedestrian travel through the corridor. Adjacent Mercury Plaza could provide walkable retail for the neighborhood if revitalized, and ideally a signal would be added when revitalization occurs to provide a closer pedestrian crossing of Mercury Blvd.

THE 1/2 MILE & 1/4 MILE WALKING RADIUS



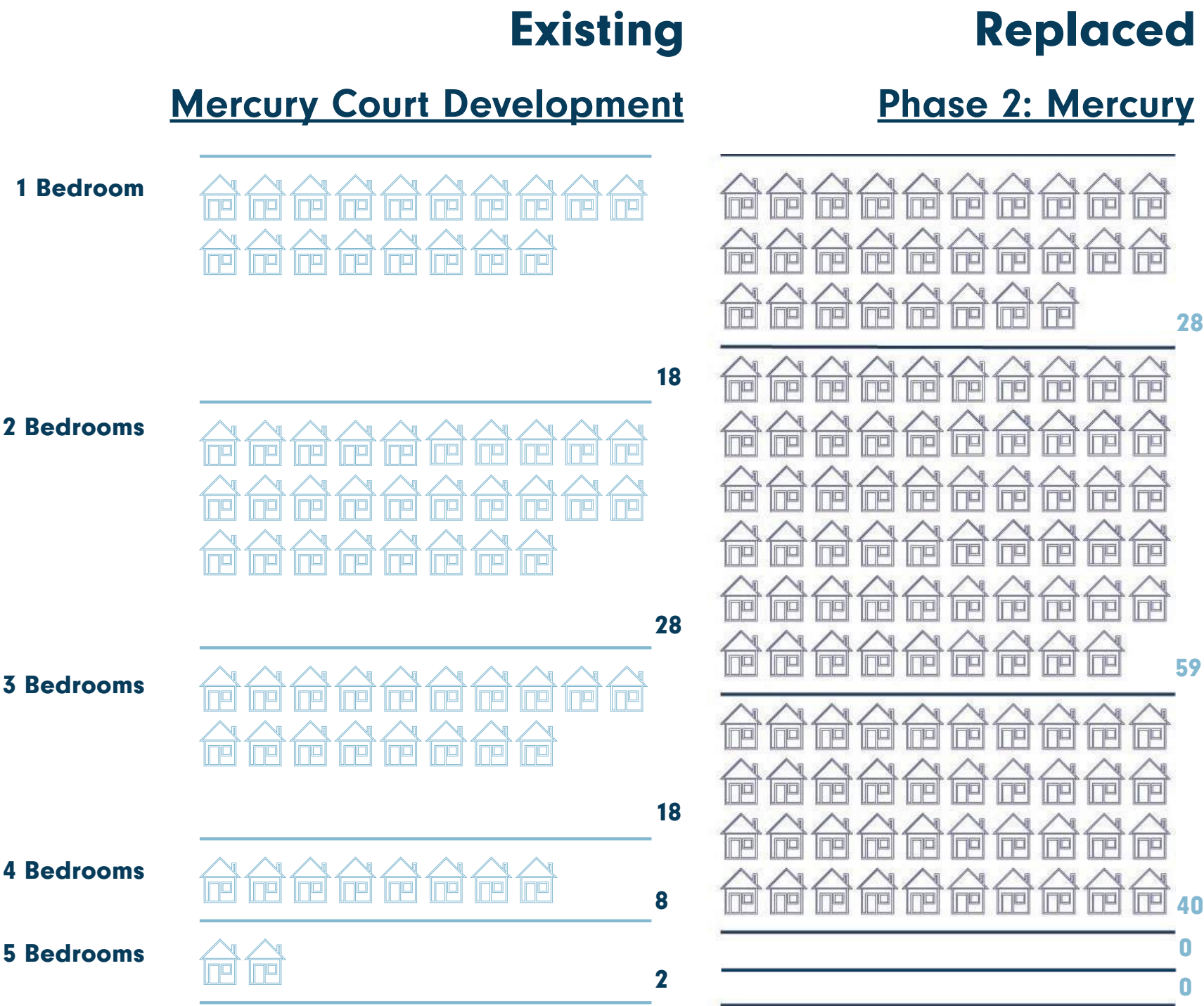
46 units in 6 buildings

1-, 2-, 3-, 4-bedroom units

1 for 1 Replacement

MHA will be required to replace all residential units with the same number of bedrooms that currently exist at the current Parkside development. There are 46 unit presently and they will be replaced on a one for one basis.

PROGRAM - PARKSIDE



Mercury Court currently has 74 living units in 41 buildings, providing a mix of 1-, 2-, 3-, 4-, and 5-bedroom units.

Current residents will move to Oakland Court in late 2022.

The current **health clinic** onsite will remain in the neighborhood in a new PUD commercial building with room to house the **new main office for Murfreesboro Housing Authority**, which will result in their relocation out of their existing downtown hub on Walnut Street.

Current waiting list demographics suggest a much-needed mix of 1-, 2-, 3-bedroom units

127 TOTAL UNITS

The Mercury Court site will be developed with mixed-use and with the residential density based on the optimum usage of the property. The housing authority currently has over 800 residential applicants on a waiting list and the need for affordable housing for the site is well supported. Murfreesboro Housing Authority also plans to move their offices to the property in a 3-story commercial/residential building and will continue to provide rental space for the Primary Care and Hope Clinic currently onsite.

PROGRAM - MERCURY

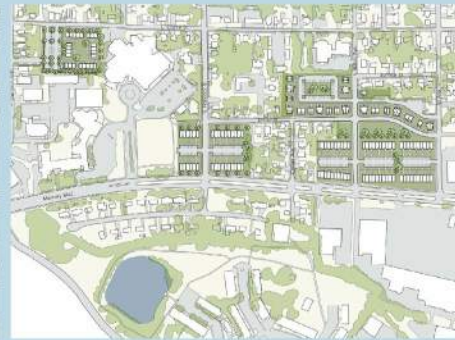
Option 1
The Neighborhood Scheme



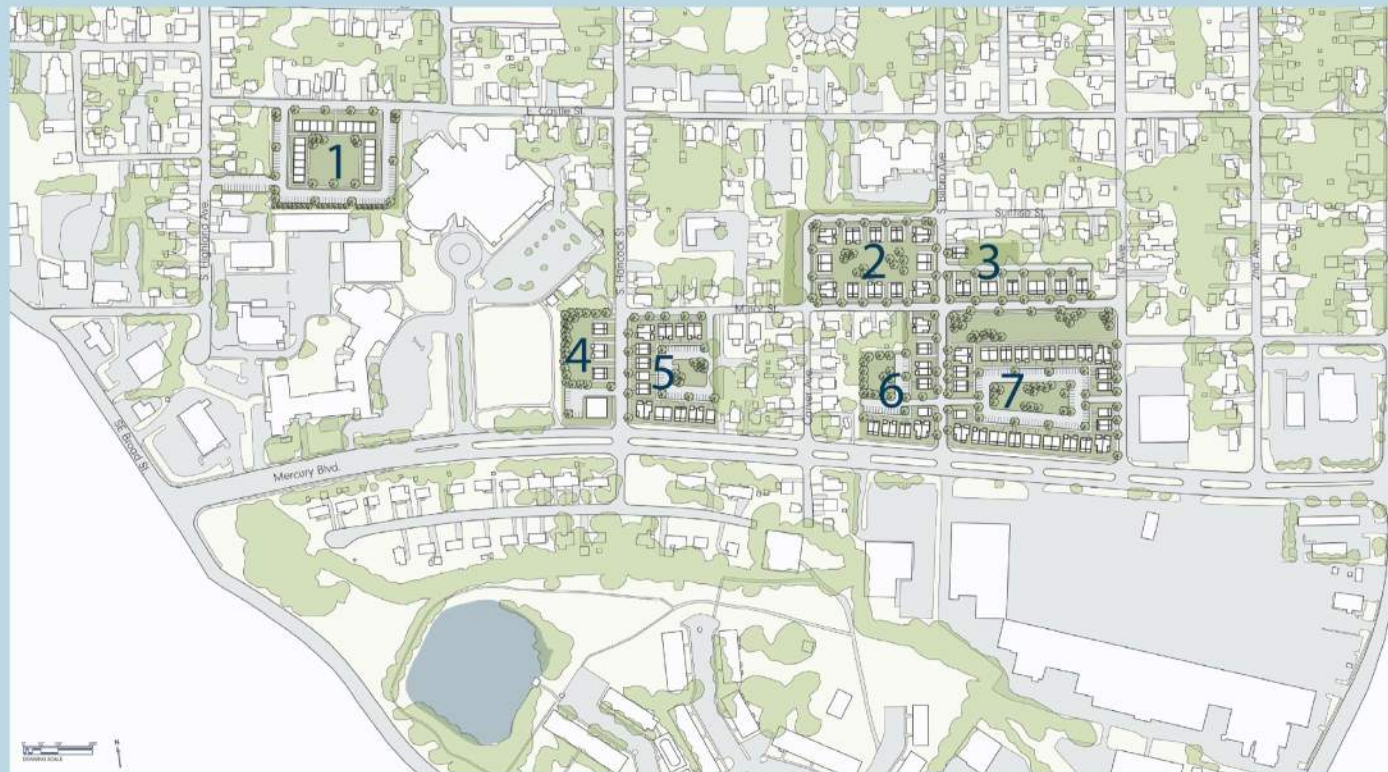
Option 2
The Transition Scheme



Option 2
The Urban Scheme



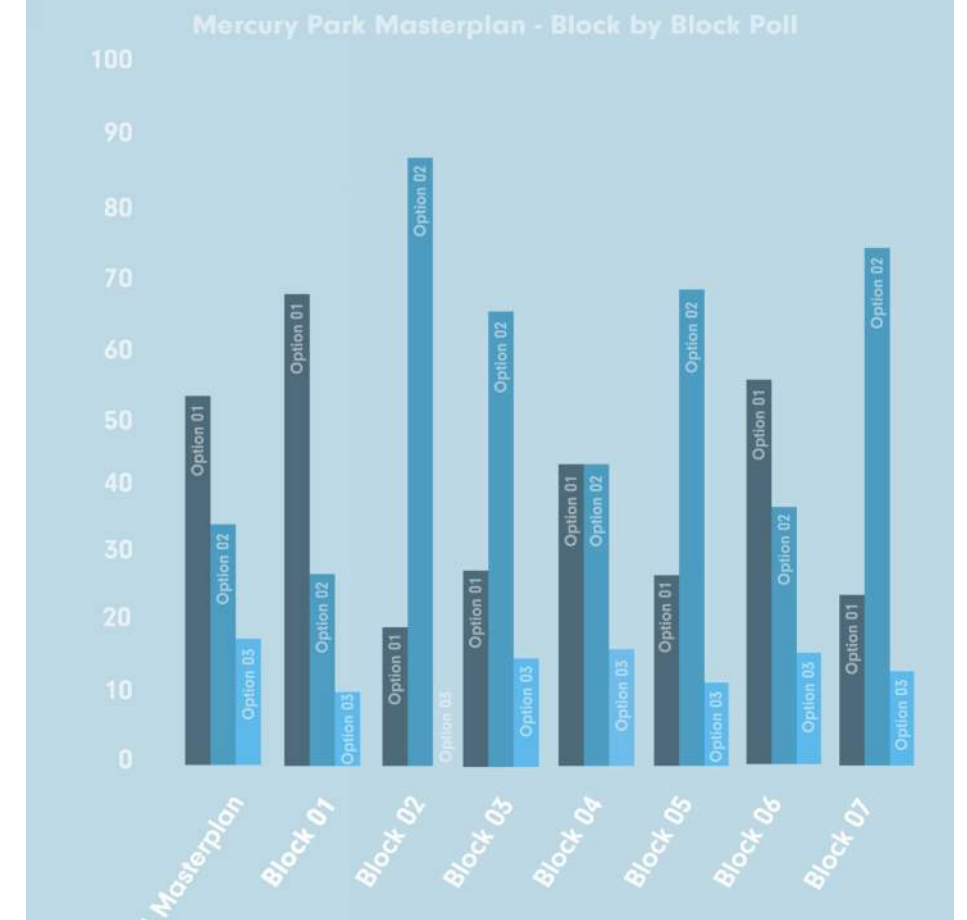
Block Site Plan



what we asked

Of the three overall Masterplan Options presented above,
which do you prefer?

what you said



For the second community engagement, three development options were provided for public review. The chart above illustrates the preferences for each block.

COMMUNITY ENGAGEMENT

DENSITY & OPEN SPACE / PLANNING CONFIGURATIONS

OPTION 1

THE NEIGHBORHOOD SCHEME

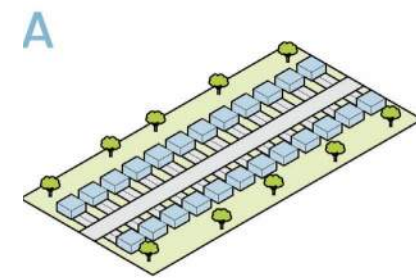


OPTION 2

THE TRANSITION SCHEME



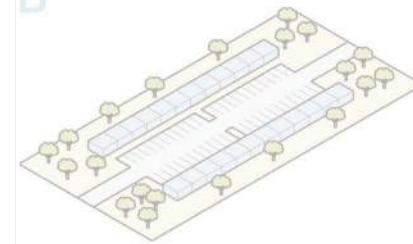
OPTION 3 THE URBAN SCHEME



Living Units

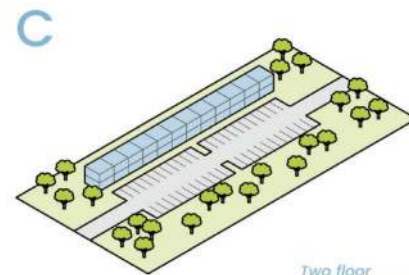

Open Space


Traditional
neighborhood
with *limited* and
localized green
space at *each*
house.



Living Units

Open Space



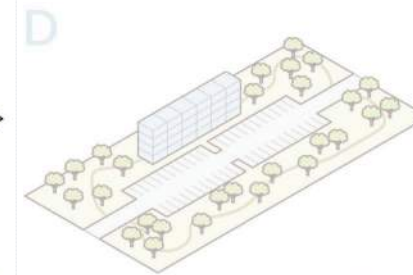
Living Units

[Diagram showing two rows of blue squares representing living units]

Open Space

[Diagram showing three rows of green squares representing open space]

*Two floor apartment style. Increase concentrated areas of green space with **one large shared green space.***

[illegible]

Three different development schemes were presented to the public. In summary the public response favored a transitional scheme with a more urban feel against Mercury Blvd. and a smaller residential feel against the existing neighborhood.

COMMUNITY RESPONSE



Principle #1: Natural Surveillance

"See and be seen" is the overall goal when it comes to natural surveillance. A person is less likely to commit a crime if they think someone will see them do it.

- Windows should overlook sidewalks and public spaces
- Ensure good lighting of public areas such as pathways, parking, parks, and play areas
- Landscaping should allow for clear visibility without creating areas of obstructed views
- Neighborhood design should allow for surveillance by vehicular traffic



Principle #2: Natural Access Control

CPTED utilizes the use of walkways, friendly fences, lighting, signage, and maintained landscape to clearly guide people and vehicles to and from the proper entrances.

- Use landscape and architectural elements to discourage access to private areas
- Streets and walkways should mark public routes



Principle #3: Territorial Reinforcement

Promote a sense of ownership by utilizing physical design such as pavement treatments, landscaping and signage.

- Communicate active presence by maintaining buildings and landscaping
- Clearly differentiate between public, semi-public, and private spaces
- Place seating in common spaces
- Locate motion sensor lights near entries



Principle #4: Maintenance

Poor maintenance can lead to decline of a neighborhood.

- Maintain cleanliness and functionality of community
- Keep up with repairs and make necessary replacements
- Maintain aesthetic appearances such as painting of facade and neighborhood elements
- Keep landscaping trimmed and maintained
- Have a zero-tolerance policy to graffiti and vandalism



Principle #5: Environmental Legibility

An urban environment is said to be legible if it is designed in ways that allow people in it to easily know where they are and how to get where they are going.

- Design neighborhoods to make them easy to understand and navigate within
- Locate elements like bus or taxi stops in areas that are both visible and logical
- Design neighborhoods to take advantage of features like rivers, hills, or public art to both create landmarks to aid legibility and to make environments of special quality
- Encourage variety within the architectural and landscape design that create more legible urban environments

Below are listed the current criteria when screening applicants for housing with MHA. The rules/regulations can change depending on HUD regulations. Also listed are the reason to deny housing to applicants.

RESIDENT SUITABILITY

A. Applicant families will be evaluated to determine whether, based on their recent behavior, such behavior could reasonably be expected to result in compliance with the public housing lease. The Murfreesboro Housing Authority will look at past conduct as an indicator of future conduct. Emphasis will be placed on whether a family's admission could reasonably be expected to have a detrimental effect on the development environment, other tenants, Murfreesboro Housing Authority employees, or other people residing in the immediate vicinity of the property. Otherwise eligible families will be denied admission if they fail to meet the suitability criteria.

- B. The Murfreesboro Housing Authority will consider objective and reasonable aspects of the family's background, including the following:
- 1. History of meeting financial obligations, especially rent and any utility payments;
 - 2. Ability to maintain (or with assistance would have the ability to maintain) their housing in a decent and safe condition based on living or housekeeping habits and whether such habits could adversely affect the health, safety, or welfare of other tenants;
 - 3. History of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety, or well-being of other tenants or staff or cause damage to the property;
 - 4. History of disturbing neighbors or destruction of property;
 - 5. Having committed fraud in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived there from; and
 - 6. History of abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment by others.

In deciding whether to exercise their discretion to admit an individual or household that has engaged in criminal activity, the Murfreesboro Housing Authority will consider all of the circumstances relevant to the particular admission or eviction decision, including but not limited to: the seriousness of the offending action; the effect that eviction of the entire household would have on family members not involved in the criminal activity; and the extent to which the leaseholder has taken all reasonable steps to prevent or mitigate the criminal activity.

- C. The Murfreesboro Housing Authority will ask applicants to provide information demonstrating their ability to comply with the essential elements of the lease. The Murfreesboro Housing Authority will verify the information provided. Such verification may include but may not be limited to the following:
- 1. A credit check of the head, spouse, co-head, and any other adult family members;
 - 2. A rental history check of all adult family members;
 - 3. A criminal background check on all adult household members, including live-in aides at no cost to the applicant. This check will

be made through State or local law enforcement or court records in those cases where the household member has lived in the local jurisdiction for the last three years. Where the individual has lived outside the local area, the Murfreesboro Housing Authority may contact law enforcement agencies where the individual had lived or request a check through the FBI's National Crime Information Center (NCIC). This criminal background check will proceed after each adult household member has signed a consent form designed by the Murfreesboro Housing Authority.

The information received as a result of the criminal background check shall be used solely for screening, lease enforcement and eviction purposes. The information derived from the criminal background check shall be shared only with employees of the Murfreesboro Housing Authority who have a job-related need to have access to the information. The information shall be maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose(s) for which it was requested has been accomplished and the period for filing a challenge to the Murfreesboro Housing Authority's action has expired without a challenge or final disposition of any litigation has occurred;

- 4. A home visit. The home visit provides the opportunity for the family to demonstrate their ability to maintain their home in a safe and sanitary manner. This inspection considers cleanliness and care of rooms, appliances, and appurtenances. The inspection may also consider any evidence of criminal activity; and
- 5. A check of the State's lifetime sex offender registration program for each adult household member, including live-in aides. No household with an individual registered under a state sex offender registration will be admitted to public housing. The Murfreesboro Housing Authority will check with our state registry and if the applicant has resided in another state(s), with that state(s)'s list. The Murfreesboro Housing Authority will utilize the US Department of Justice's Dru Sjodin National Sex Offender website as an additional resource. The Dru Sjodin National Sex Offender Database is an online, searchable database, hosted by the Department of Justice, which combines the data from individual state sex offender registries.

If an applicant is about to be denied housing based on either the criminal check or the sex offender registration program, the applicant will be informed of this fact and given an opportunity to dispute the accuracy of the information before the denial or eviction occurs.

GROUND S FOR DENIAL

The Murfreesboro Housing Authority is not required or obligated to assist families where applicants or members of the applicant's household:

- A. Do not meet any one or more of the eligibility criteria;
- B. Do not supply information or documentation required by the application process;
- C. Have failed to respond to a written request for information or a request to declare their continued interest in the program;
- D. Have a history of not meeting financial obligations, especially rent;
- E. Do not have the ability to maintain (with assistance) their housing in a decent and safe condition where such habits could adversely affect the health, safety, or welfare of other tenants;

MHA PARKSIDE AND MERCURY MANAGEMENT PLAN

F. Have a history of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety, or well-being of other tenants or staff or cause damage to the property;

For the purpose of this Policy, if any member of the applicant family has been convicted at least one (1) time within the prior three (3) year period for this purpose, they will be determined to have engaged in criminal activity, drug-related criminal activity or violent criminal activity.

An arrest record alone will not serve as sufficient evidence of criminal activity that can support an adverse admission decision. Before the Murfreesboro Housing Authority denies admission to an individual or household on the basis of criminal activity by a household member or guest, it will determine that the relevant individual actually engaged in such activity.

An arrest record can trigger an inquiry into whether there is sufficient evidence to determine that a person engaged in disqualifying criminal activity, but is not itself evidence on which to base a determination. The Murfreesboro Housing Authority can utilize other evidence, such as police reports detailing the circumstances of the arrest, witness statements and other relevant documentation to assist them in making a determination that disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy may also be the basis for determining that the disqualifying conduct in fact occurred.

Being a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission. The Authority will require verification in all cases where an applicant claims protection against an action proposed to be taken by the Authority involving such individual. Types of acceptable verifications are outlined in Section 20.2B of the ACOP, and must be submitted within 14 business days after receipt of the Housing Authority’s written request for verification.

G. Have a history of disturbing neighbors or destruction of property;

H. Currently owes rent or other amounts to any housing authority in connection with their public housing or Section 8 programs or any other subsidized property or has been evicted from a subsidized property in the past three years;

I. Have committed fraud, bribery or any other corruption in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived there from;

J. Were evicted from federally assisted housing within the past three years because of drug-related criminal activity. The three-year limit is based on the date of such eviction, not the date the crime was committed.

However, the Murfreesboro Housing Authority may admit the household if the PHA determines:

1. The evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by the Murfreesboro Housing Authority; or
2. The circumstances leading to the eviction no longer exist (for example, the criminal household member is imprisoned or has died).

K. Are currently engaging in the illegal use of a controlled substance. For purposes of this section, a member is “currently engaged in” the criminal activity if the person has engaged in this behavior recently enough to justify a reasonable belief that the behavior is current;

L. The Murfreesboro Housing Authority determines that it has reasonable cause to believe that a household member’s illegal use or pattern of illegal use of a drug may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents;

M. The Murfreesboro Housing Authority determines that it has reasonable cause to believe that a household member’s abuse or pattern of abuse of alcohol may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents;

With respect to criminal activity described in paragraphs J, K, L, and M of this section, Murfreesboro Housing Authority may require an applicant to exclude a household member in order to be admitted to public housing where that household member has participated in or been culpable for actions described in paragraphs J, K, L, and M that warrants denial.

N. Have engaged in or threatened abusive or violent behavior towards any Murfreesboro Housing Authority staff member or resident;

O. Fugitive felons, parole violators, and persons fleeing to avoid prosecution or custody or confinement after conviction for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees;

P. Denied for Life: If any family member has been convicted of manufacturing or producing methamphetamine (speed) in a public housing development, in a Section 8 assisted property, or on the premises of other federally assisted housing, or any other private/public property;

Q. Denied for Life: Has a lifetime registration under a State sex offender registration program.

In determining whether to deny admission for illegal drug use by a household member who is no longer engaging in such abuse, or for abuse or a pattern of abuse of alcohol by a household member who is no longer engaging in such abuse, the Murfreesboro Housing Authority may consider whether such household member:

1. Is participating in a supervised drug or alcohol rehabilitation program;
2. Has successfully completed a supervised drug or alcohol rehabilitation program; or
3. Has otherwise been successfully rehabilitated.

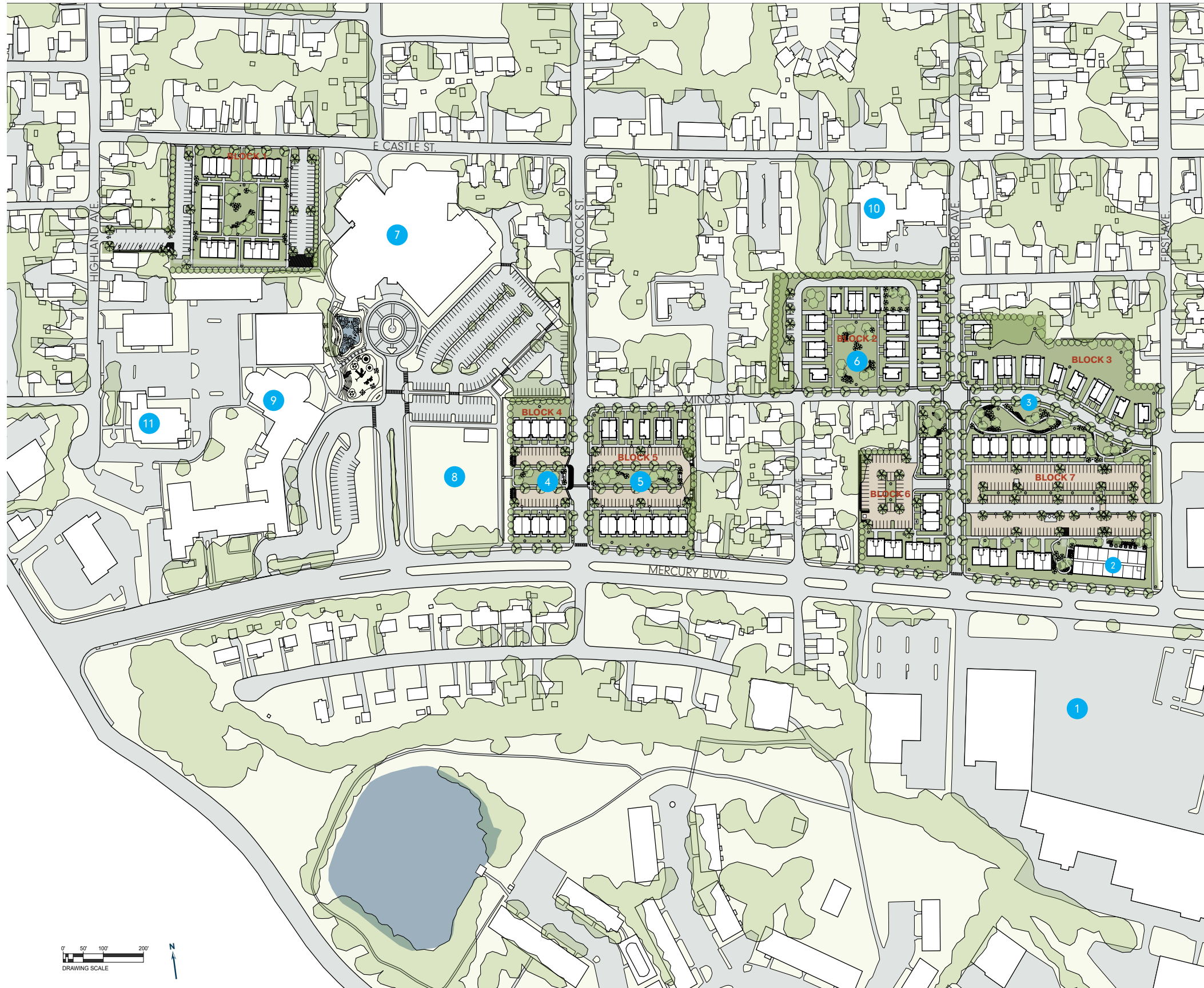
For this purpose, Murfreesboro Housing Authority will require the applicant to submit evidence of the household member’s current participation in, or successful completion of, a supervised drug or alcohol rehabilitation program or evidence of otherwise having been rehabilitated successfully.

Before the Murfreesboro Housing Authority denies admission to the Murfreesboro Housing Authority’s public housing program on the basis of a criminal record, the Murfreesboro Housing Authority must notify the household of the proposed action and must provide the person with the criminal record (i.e., a child) and the applicant (head of household) with information on how to obtain the criminal record and an opportunity to dispute the accuracy and relevance of that record. The applicant will have ten (10) calendar days to dispute the accuracy and relevance of the record in writing. If the Murfreesboro Housing Authority does not receive the dispute within the allotted time, the applicant will be denied. If an applicant has been deemed ineligible for any reason, a new application may not be submitted for six (6) months from the date of the first application.



SECTION THREE | Proposed Development





- 1 Mercury Plaza
- 2 Mixed use Building - Residential and Office
- 3 Minor Street Park
- 4 Rover Stop
- 5 Hancock Street Pocket Park
- 6 Minor Street Pocket Park
- 7 Patterson Park Community Center
- 8 Patterson Park
- 9 Bradley Academy
- 10 First Baptist Church
- 11 Holloway High School

PHASE 1 - PARKSIDE 2.78 ACRES

46 UNITS

PHASE 2 - MERCURY 14.7 ACRES
(AFTER ROW ABANDONMENTS)

127 UNITS + MIXED USE BUILDING

Current Zone: RD and RM-16

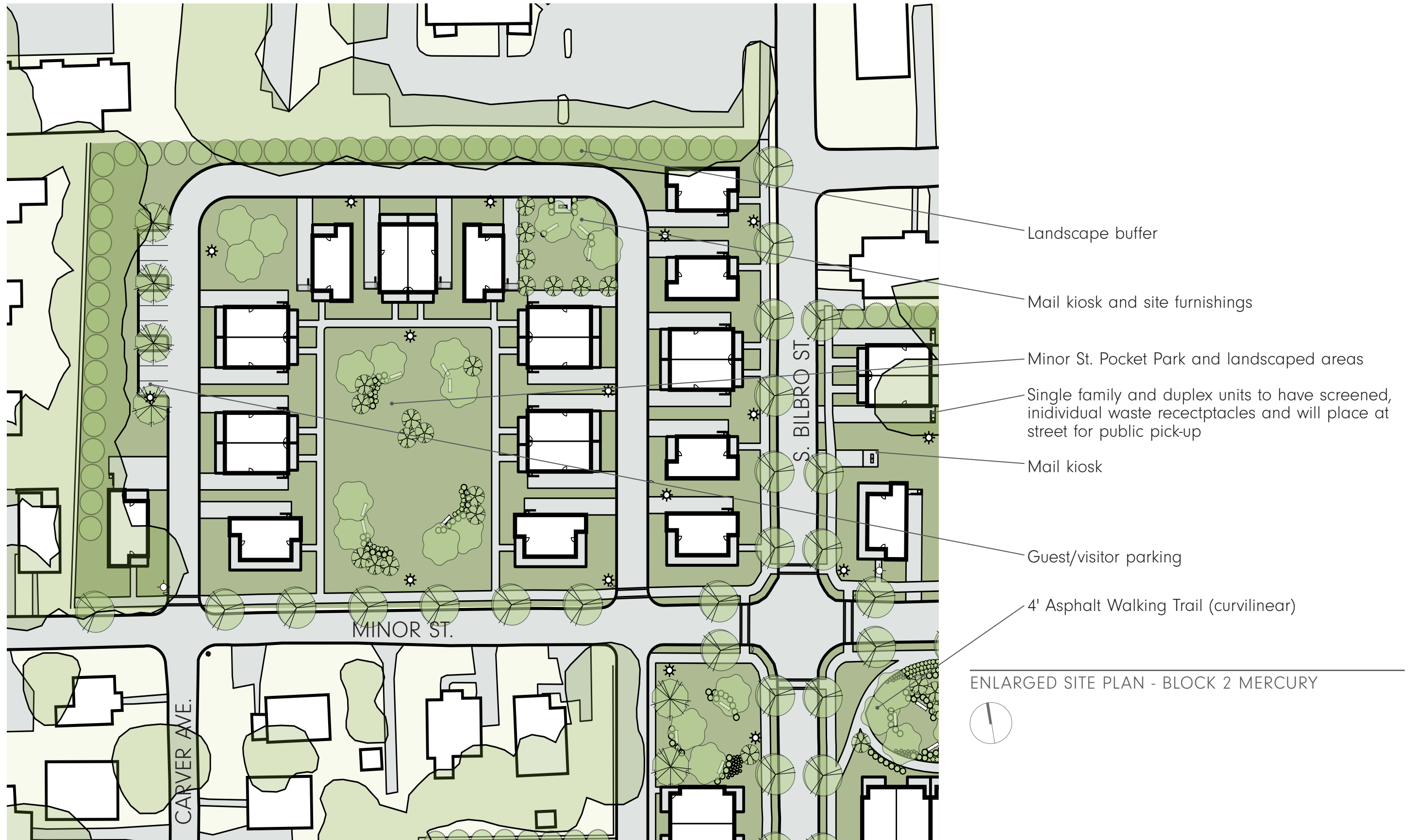
Proposed Zone: PUD -Planned Unit District

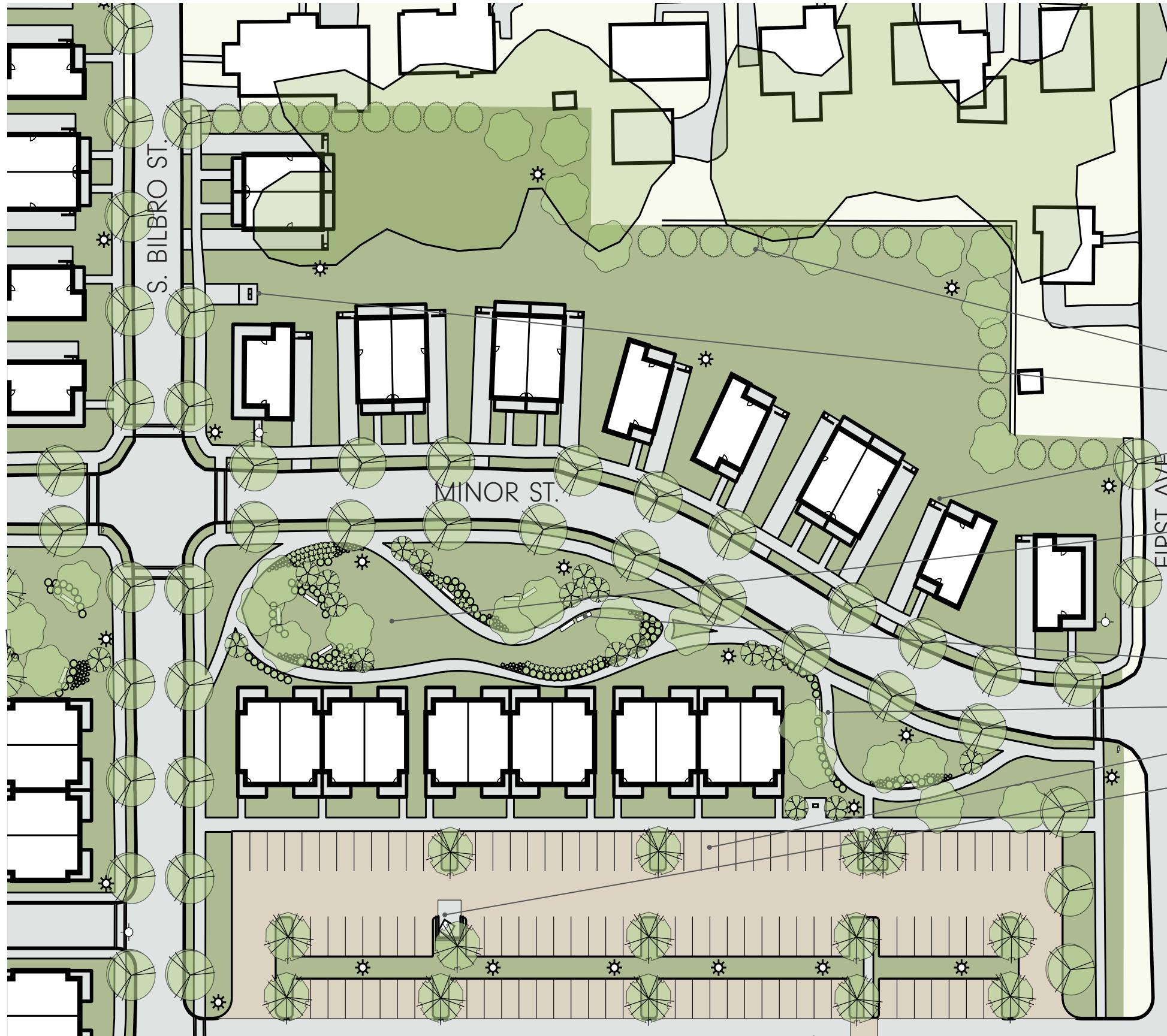
Unit Density: 16.5 units per acre Parkside / 8.6 units per acre Mercury

ILLUSTRATIVE MASTERPLAN









- Landscape buffer to surrounding properties
- Mail Kiosk
- Single family and duplex units to have screened, individual waste receptacles and will place at street for public pick-up
- Minor Street Park
- Site furnishings/benches
- 4' Asphalt Walking Trail
- Permeable paving (shown in tan color)
- Trash/Recycling private commercial bin in brick enclosure

SITE ENLARGED PLAN - BLOCK 3/7 MERCURY

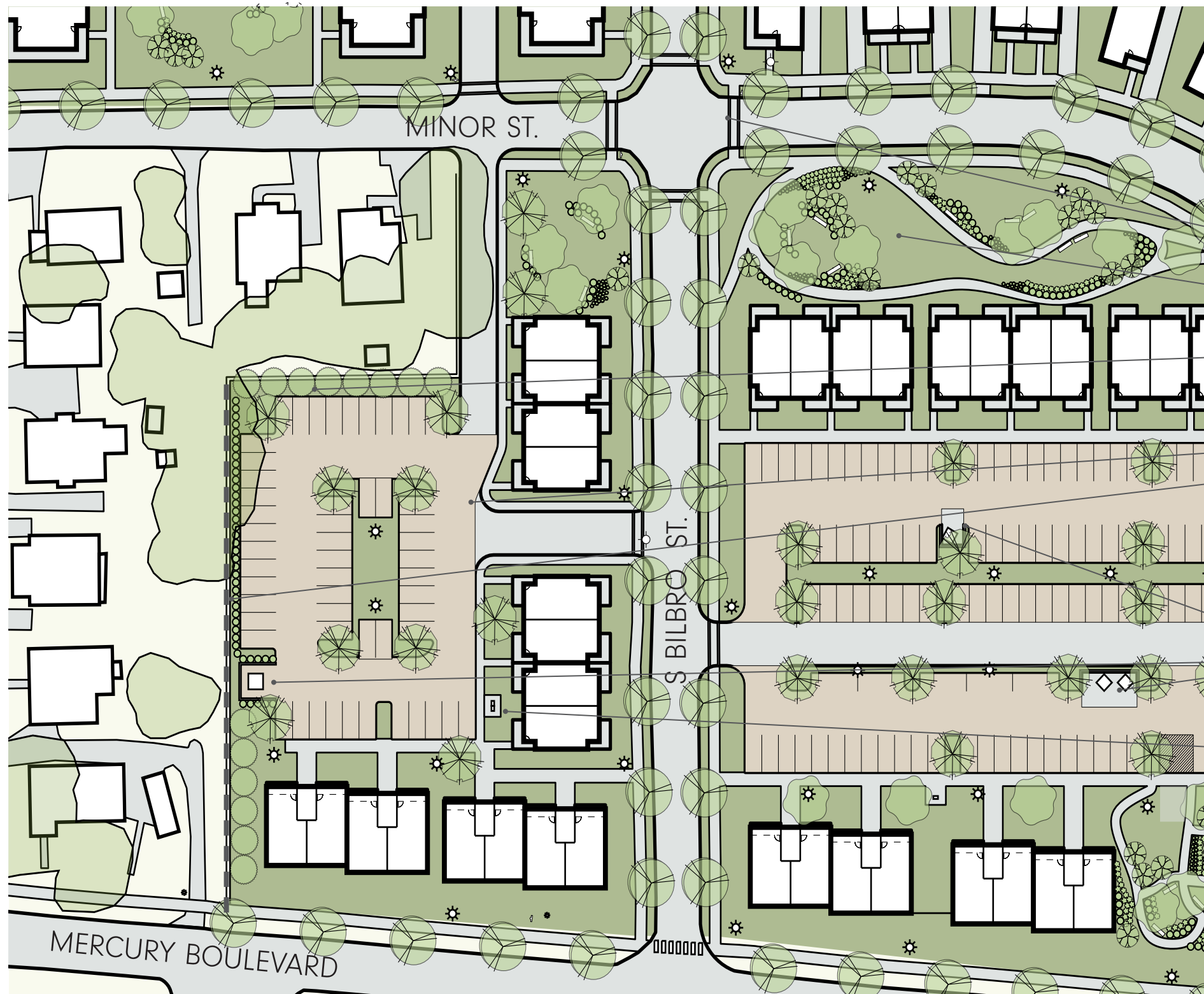




- Landscape buffer and existing fencing
- North South City Trail
- Permeable paving (shown in tan color)
- New Trail connection / neighborhood entrance to Patterson Park
- Trash/Recycling private commercial bin in brick enclosure east of S. Hancock
- Mail kiosk
- Rover Pick-Up/Drop-Off Area with bus stop structure
- Crosswalks
- Individual Trash/Recycling bins for each unit in enclosure west of S. Hancock. Resident to place containers at S. Hancock for public waste pick-up.

ENLARGED SITE PLAN - BLOCK 4 & 5 MERCURY





- Crosswalks
- Minor St. Park
- Landscape buffer
- Permeable paving (shown in tan color)
- Existing wrought iron fencing
- Trash/Recycling private commercial bin in brick enclosure
- Mail kiosk

SITE ENLARGED PLAN - BLOCK 6 MERCURY





Minor Street Park

Site furnishings/benches

4' Asphalt Walking Trail

Mail kiosk

Future location for bus stop structure

Permeable paving (shown in tan color)

Trash/Recycling private/commercial bins in brick enclosure

Mail kiosk

"Grasscrete" or reinforced grass pull in for fire access

Landscaped feature

Commercial building plaza with outdoor seating

SITE ENLARGED PLAN - BLOCK 7 MERCURY



PARKSIDE AND MERCURY PARKING CALCULATIONS

Parkside Parking Calculations - Block 1			
Current Required Parking - CCO Overlay			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
1 BR	8	1	8
2 BR	20	2	40
3 BR	16	3	48
4 BR	2	4	8
Total	46		104.0
		Total	104
Parking currently on site: 69 cars - 1.5/unit			

Proposed Parking Counts with exemption request through PUD			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
All	46	1.8	82.8
		Total	83

Mercury Parking Calculations - Blocks 2-7

Block 2 Residentail Current Required Parking			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
Single Family	9	2	18.0
Duplex	12	2	24.0
Total Units	21	Total	42.0

Block 2 Proposed Parking Counts - (72 Total)			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
All	21	2	42
NA	NA	9 common visitor spots	9
All units will have a driveway in Block 2 that also accomodates 1 visitor/unit - 21 guest spots			

Block 3 Residentail Current Required Parking			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
Single Family	5	2	10.0
Duplex	8	2	16.0
Total Units	13	Total	26.0

Block 3 Proposed Parking Counts- (39 Total)			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
All	13	2	26
All units will have a driveway in Block 3 that also accomodates 1 visitor/unit - 13 guest spots			

Block 4 Residentail Current Required Parking			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
2 BR	12	2	24.0
Total Units	12	Total	24

Block 4 Proposed Parking Counts (29 Total)			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
All	12	2	24
Visitors in Block 4 have access to the 8 common visitor spaces in Block 5			

Block 5 Residentail Current Required Parking			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
2 BR	13	2	26.0
3 BR	4	3	12.0
Total Units	17		38.0
		Total	38

Block 5 Proposed Parking Counts (42 Total)			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
All	17	2	34
NA	NA	8 common visitor spots	8

Block 6 Residentail Current Required Parking			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
1 BR	8	1	8
2 BR	8	2	16.0
3 BR	8	3	24.0
Total Units	24		40.0
		Total	40

Block 6 Proposed Parking Counts (53 Total)			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
All	24	2	48
NA	NA	5 common visitor spots	5

Block 7 Residentail Current Required Parking			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
1 BR	20	1	20
2 BR	12	2	24.0
3 BR	8	3	24.0
Total Units	40		68.0
		Total	68

Block 7 Proposed Parking Counts (167 Total)			
Unit Type	# of Units	Spaces Per Unit	Total Spaces
All Res.	40	2	80
Commercial	No Change From Zoning		83
NA	NA	7 common visitor spots	7

Block 7 Commercial Required Parking			
Commercial	SF	Spaces/SF	Total Spaces
Office	20,900	1/300 sf	70
Clinic	2,500	1/200 sf	13
			83.0
		Total	83
		Block 7 Total Spaces	151

Total Mercury Site Parking provided	366
402 with driveway guest parking included	

Total Mercury Site Parking required	321
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MERCURY - RECOMMENDED PARKING CALCULATION

Residential parking for Mercury is recommended at 2 cars/unit for all residences. Visitor parking spaces are provided within each block or across a side street within the adjacent block.

Parts of the development will be organized in blocks with interior private parking courts as illustrated in the table to the left.

Single family and duplex homes along Minor St. and Bilbro St.will have driveways with ample room for two parking spaces for each resident as well as 1 visitor spot.

Mercury parking courts contain permeable paving under the parking spaces with asphalt drive aisles to help manage stormwater runoff.

Commercial spaces in Block 7 are as recommended by zoning. It is anticipated that these lots will amply accomodate residents and parking for office/commerical uses particularly due to the opportunity for shared use. Peak resident visitor parking needs would likely happen during hours in which the office functions are minimally occupied.

PARKSIDE - RECOMMENDED PARKING CALCULATION

There are currently 69 total existing spaces provided onsite **at Parkside for the 46 residential units** there. Based on resident car counts from MHA, there are approximately **58 cars currently using the parking**. MHA has provided the waiting list of applicants which illustrates a future need of .75 cars/unit. **As the current parking needs are significantly below what is required, an exemption from the current parking requirement is requested.**

Parkside: Unlike typical housing developments, the residents coming from Parkside have a modest number of cars per home. Due to this, **it is recommended that 1.8 cars per unit be provided (currently the property provides 69 spaces at 1.5 average per unit) - 46 units x 1.8 = 83 cars**. Two parking areas will provide convenient access to the proposed 83 parking spaces for residents and visitors alike on the east and west

MHA PARKSIDE AND MERCURY REQUIRED, CURRENT & RECOMMENDED PARKING

Management recognizes that parking space is limited in the Parkside and Mercury Development. Management would like to see residents to have convenient parking facilities for their use, but this cannot be accomplished unless some restrictions are imposed on who has access to the property. This policy is therefore developed to guide the staff in enforcing restrictions in the use of, and who has access to, developments owned by the Murfreesboro Housing Authority/Stones River Development Corporation. The policy is not intended to create a hardship for anyone. The staff is directed to work within these guidelines to accommodate the needs of residents, when possible.

This policy is intended to limit who parks on the Parkside and Mercury property; to prohibit its properties from being used as havens for illegal and unlawful activities; and to discourage the unlawful parking or abandonment of inoperative motor vehicles on its properties. The following Tennessee code will be followed and enforced:

TN Code Title 66-Property Chapter 28-Uniform Residential Landlord and Tenant Act,

Park 5-Enforcement and Remedies

66-28-518 – Towing of unauthorized vehicles

(a) A landlord may have an unauthorized vehicle towed or otherwise removed from real property leased or rented by such landlord for residential purposes, upon giving ten (10) days written notice by posting the same upon the subject vehicle.

(b) A landlord may have a tenant's, occupant's, tenant's guest's, or trespasser's vehicle immediately towed or otherwise removed from such real property, without notice, if and when such person fails to comply with the landlord's permit parking policy as defined in the landlord's posted signage.

(c) A landlord may have a tenant's, occupant's, tenant's guest's, or trespasser's vehicle immediately towed or otherwise removed from such real property, without notice, for such person's failure to comply with the landlord's posted signage relative to traffic and parking restrictions, including, but not limited to, traffic lanes, fire lanes, fire hydrants, handicapped areas, and/or the blocking of trash receptacles.

(d) The owner or lessee of a vehicle that has been removed pursuant to this section may make application to take possession of such vehicle and remove such vehicle from the place to which it has been removed or stored by paying the costs of removing such vehicle, plus the accrued towing and storage charges.

PROCEDURE

Article 1:

All vehicles parked on the private property of the Parkside and Mercury must bear a valid parking permit issued by the Murfreesboro Housing Authority/Stones River Development Corporation.

Parking Permits may be issued only to lawful residents, provided the following information is furnished:

- A valid Tennessee vehicle registration card in the resident's name and proof of insurance that meets state requirements,
- A valid Tennessee driver's license,
- Proof of ownership, registration card, title or bill of sale.

Temporary permits will be issued to non-residents for a period not to exceed fourteen (14) days and shall be limited to four (4) permits per calendar year. The following information will be required for the issuance of a non-residents temporary permit.

- Valid registration Card, or make and model of the vehicle permitting.
- Vehicle tag number
- Owner of the Vehicle

Article 2:

Resident permits will be good for the time the resident remains a tenant of the Parkside and Mercury development. The Murfreesboro Housing Authority/Stones River Development Corporation reserves the right to specify a shorter period of time as established by the Housing Authority if the need should arise. The parking permit is to be removed from the vehicle when moving out of Parkside and Mercury and the remnants must be returned to MHA before the security deposit can be refunded. The Housing Authority can remove the sticker at the time the keys are returned to the office.

Every resident shall be notified at "lease up" of these requirements. All current residents will be notified by notice delivered to their door, and will be given sixty (60) days from the date the policy is adopted, in which to have their vehicles registered with the Property Development Office.

Article 4:

All properties shall be posted in accordance with the law. Notices shall be posted in conspicuous places throughout each development.

Article 5:

When a vehicle is found to be without a valid parking permit, the following process will be followed:

Prior to the vehicle being towed, a courtesy written warning will be issued to each owner/operator that the vehicle is subject to being towed. Only one warning will be given prior to the vehicle being towed. This warning is to be attached to the drivers side window or other visible window/windshield, and the notice will read:

VIOLATION

THIS VEHICLE IS PARKED ILLEGALLY AND IS HEREBY SUBJECT TO TOWING AND IMPOUNDMENT

YOUR LICENSE NUMBER WAS RECORDED

This notice shall be highly visible (red day-glo stock).

A written record of all violations shall be recorded and maintained as a part of the Housing Authority records. This record as a minimum shall reflect the following information:

Make of Vehicle _____

Tag Number _____

Date _____ Time _____

TOWED:

Date _____ Time _____

Location _____ By _____

Once a warning ticket is issued the vehicle must be removed from the premises within 12 hours. The Owner may request a Temporary Permit during normal office hours of the Development Office.

Article 6:

Temporary Parking Permits will be issued at no cost to lawful guest of residents. Permits may be issued for no more than 14 days unless a greater period is granted by the Authority for extenuating circumstances.

Residents are encouraged to contact the office in advance and obtain the necessary permits if overnight guest are expected.

Article 7:

Permits are not transferable and remain the property of the Authority, subject to revocation at the will of the Housing Authority.

A permanent record of permits issued shall be maintained by the Authority, and will contain information i.e. (date, owner, vehicle, VIN, tag and permit number.) The temporary permit will be marked, showing the beginning and expiration dates the permit is valid for. This will be the only valid temporary permit recognized by the Housing Authority.

The permit is to be placed on the left side of the rear bumper of the vehicle.

Article 8:

TOWING OF UNAUTHORIZED VEHICLES

Illegally parked vehicles will be towed, and are subject to TN Code Section 66-28-102. A local wrecker service will be used for this purpose. A police officer and/or Housing Authority Security officer will be present during this process.

Article 9:

AMENDMENTS TO THE POLICY

This policy may be amended, or changed from time to time as circumstances require.

MHA PARKSIDE AND MERCURY PARKING POLICY

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TOWING OF UNAUTHORIZED VEHICLES

MHA PARKSIDE AND MERCURY PARKING POLICY

STREET CANOPY TREES



ACER BUERGERIANUM -
TRIDENT MAPLE



QUERCUS PHELLOS -
WILLOW OAK



QUERCUS SHUMARDII -
SHUMARD RED OAK



TILIA AMERICANA -
AMERICAN LINDEN



ULMUS PARVIFOLIA -
LACEBARK ELM



ZELKOVA SERRATA -
ZELKOVA

UNDERSTORY TREES



CERCIS CANADENSIS -
REDBUD



CORNUS FLORIDA -
FLOWERING DOGWOOD



LAGERSTROEMIA INDICA -
CRAPE MYRTLE



MAGNOLIA VIRGINIANA -
SWEETBAY MAGNOLIA

FOUNDATION PLANTINGS



BUXUS 'GREEN
MOUNTAIN' - BOXWOOD



HYDRANGEA QUERCIFOLIA
'OAKLEAF' - HYDRANGEA



JUNIPERUS CHINENSIS -
SARGENTS JUNIPER



JUNIPERUS CHINENSIS
'SEA GREEN' - JUNIPER



PANICUM VIRGATUM -
SWITCHGRASS



PRUNUS LAUROCERASUS
'OTTO LUYKEN' -
ENGLISH LAUREL



THUJA OCCIDENTALIS -
ARBORVITAE

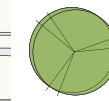
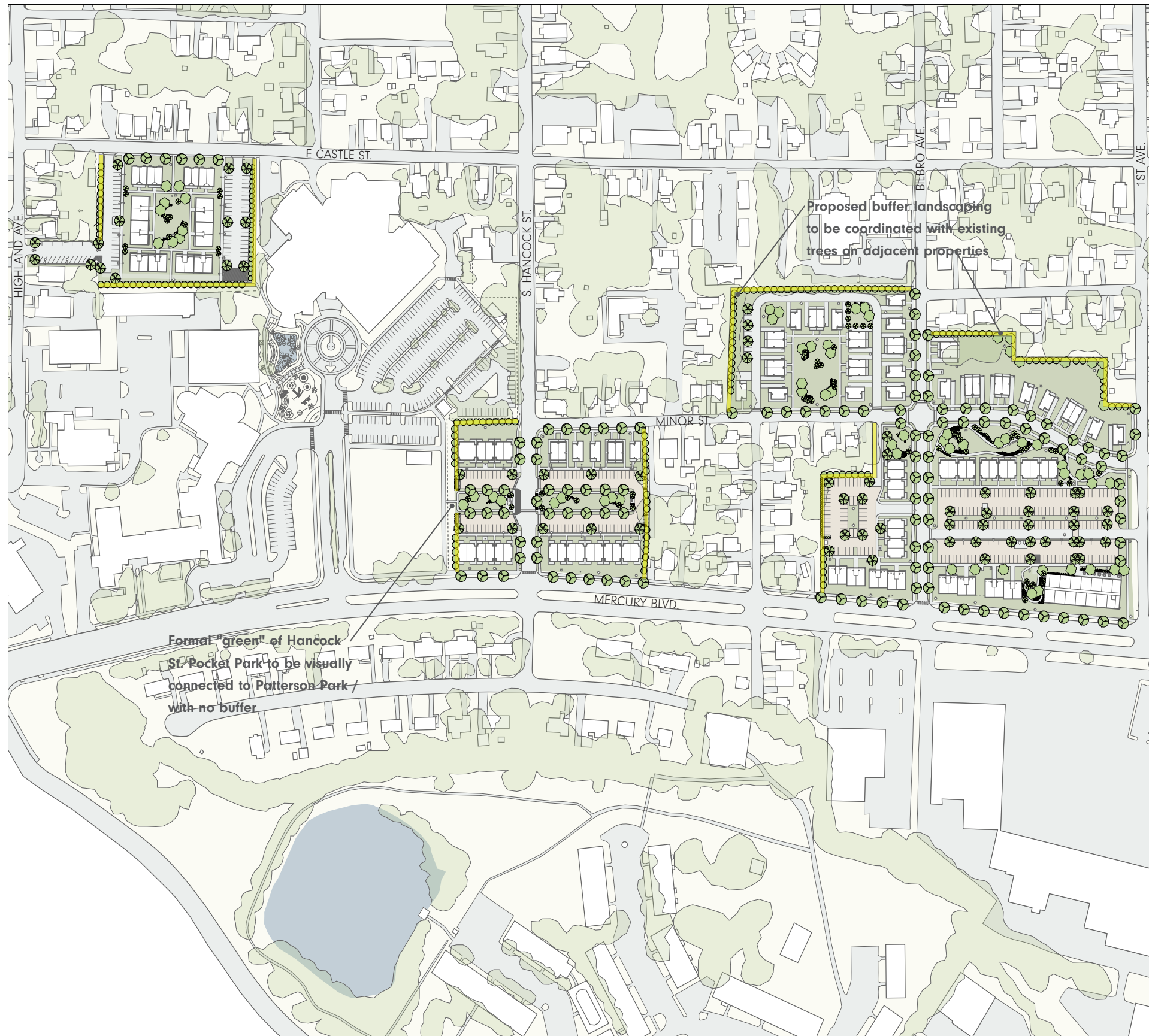


VIBURNUM PLICATUM
'SUMMER SNOWFLAKE' -
JAPANESE SNOWBALL



BUS STOP / CANOPY Structure - As located on enlarged plans. Constructed with wood/metal joinery with standing seam metal canopy to match architectural style of neighborhood.

LANDSCAPE MATERIALS & BUS STOP CANOPY



CANOPY TREES - 3-3.5" caliper at planting, 35' - 50' mature height At property edge landscape perimeter buffers 10% to be 4" caliper minimum



UNDERSTORY TREES - 1.5" caliper at planting, 15'- 25' mature height



EVERGREEN TREES - 6'-8' at planting, 25' - 40' mature height



LARGE EVERGREEN SHRUB - 24" min. at planting, 36" min. at maturity



SMALL EVERGREEN SHRUB - 18" min, 24' at maturity



LARGE DECIDUOUS SHRUB - 24" min. at planting, 36" at maturity



ORNAMENTAL GRASSES



SHADE TREE



15' '0' BUFFER LANDSCAPING

CONCEPTUAL LANDSCAPE PLAN





Canopy trees with understory trees

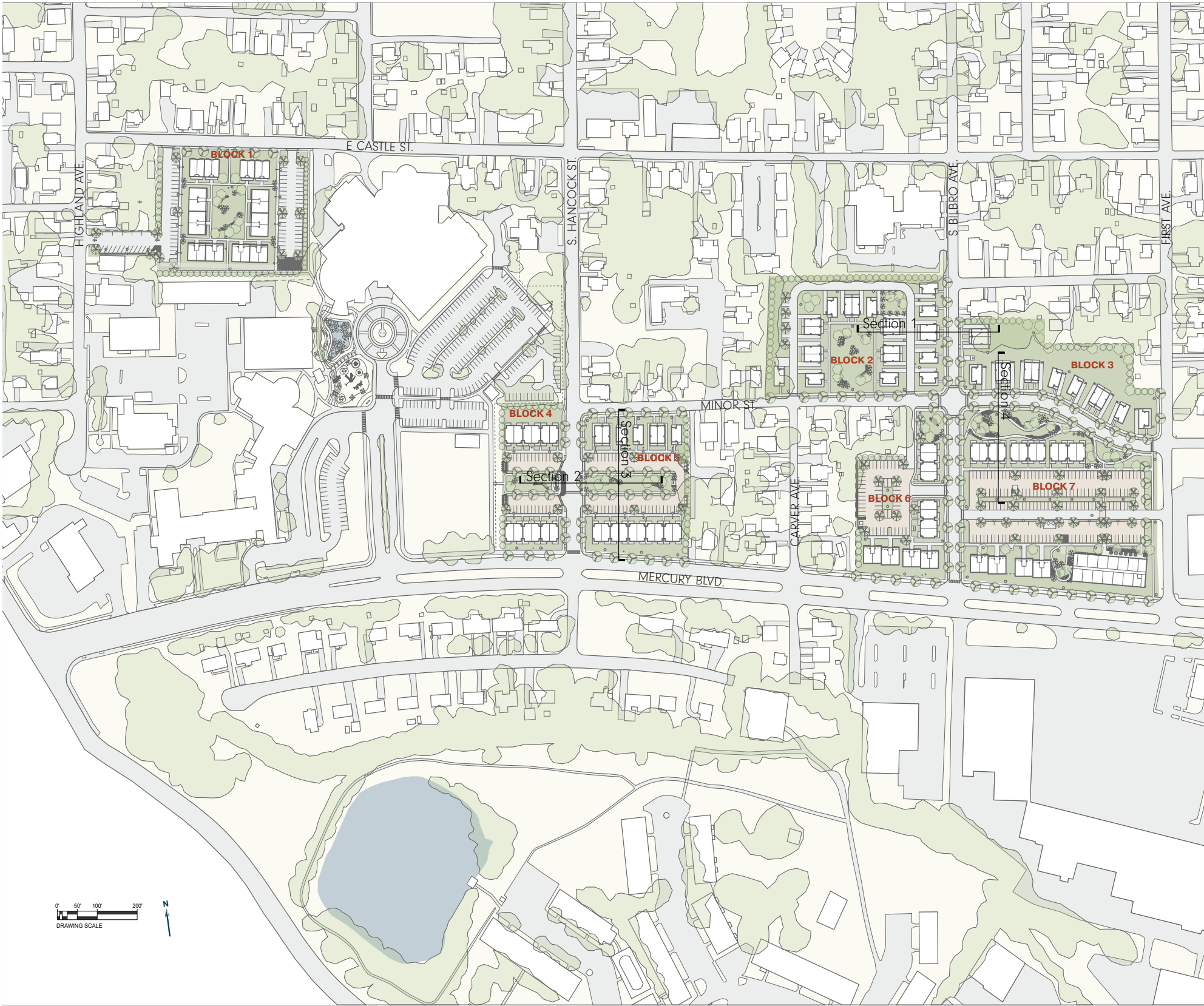
Green commons/open space (stormwater)

4' asphalt walking trail

Landscape entry plaza & court between mixed use and residential uses

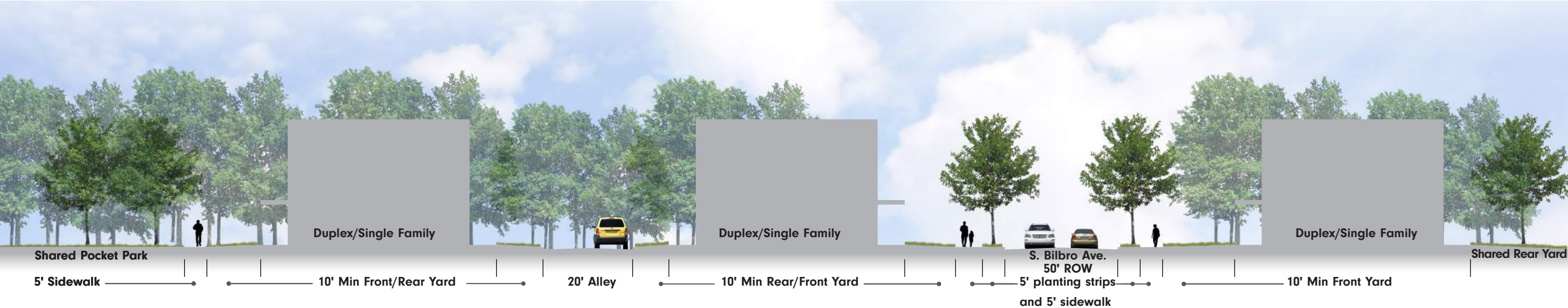
ENLARGED LANDSCAPE PLAN



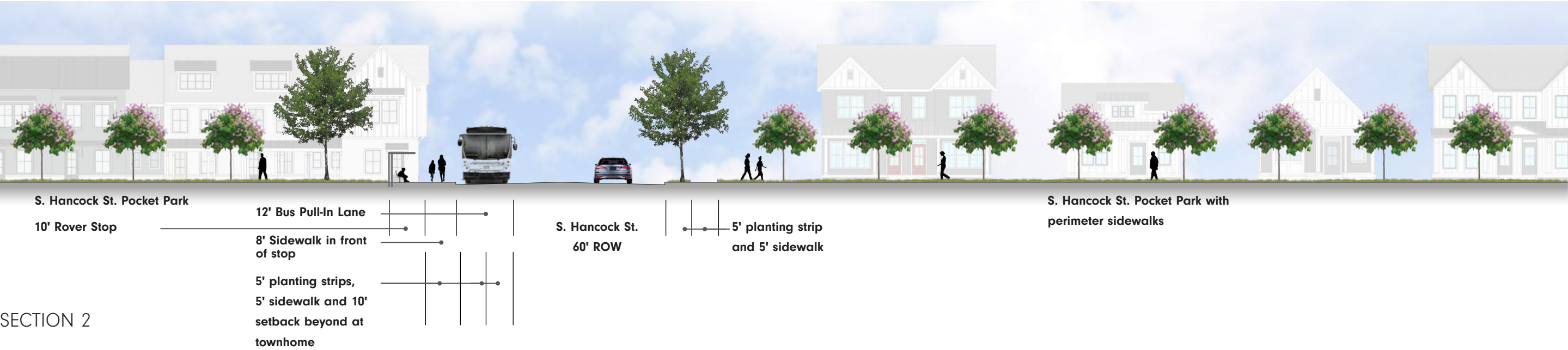


MASTERPLAN - STREET SECTIONS KEY PLAN





SECTION 1



SECTION 2

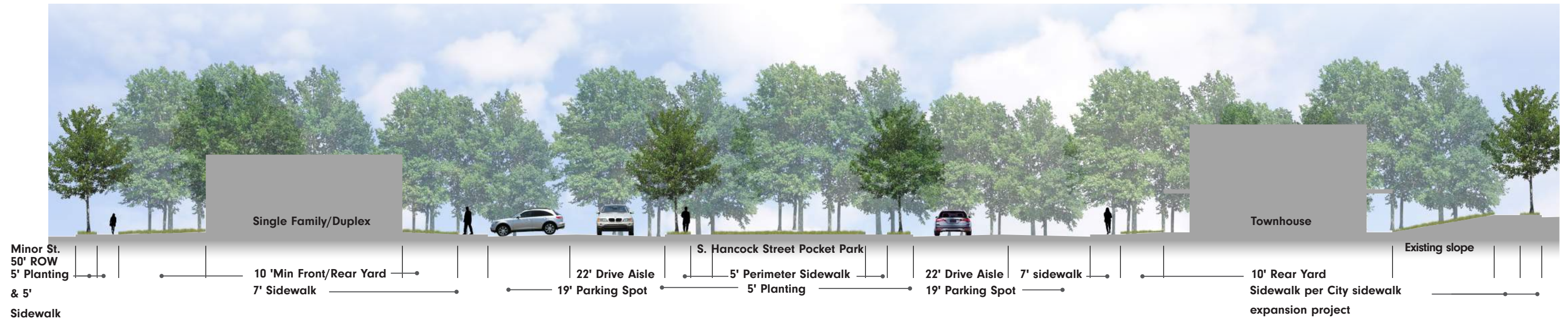
STREET SECTION PUBLIC STREET SETBACKS

SIDE SETBACK - 5'

FRONT YARD SETBACK - 10' MINIMUM

MAXIMUM RESIDENTIAL HEIGHT - 45'

Front Facade Zone indicates the zone which all homes' front porch facade and main building facade will fit within.



SECTION 3



SECTION 4

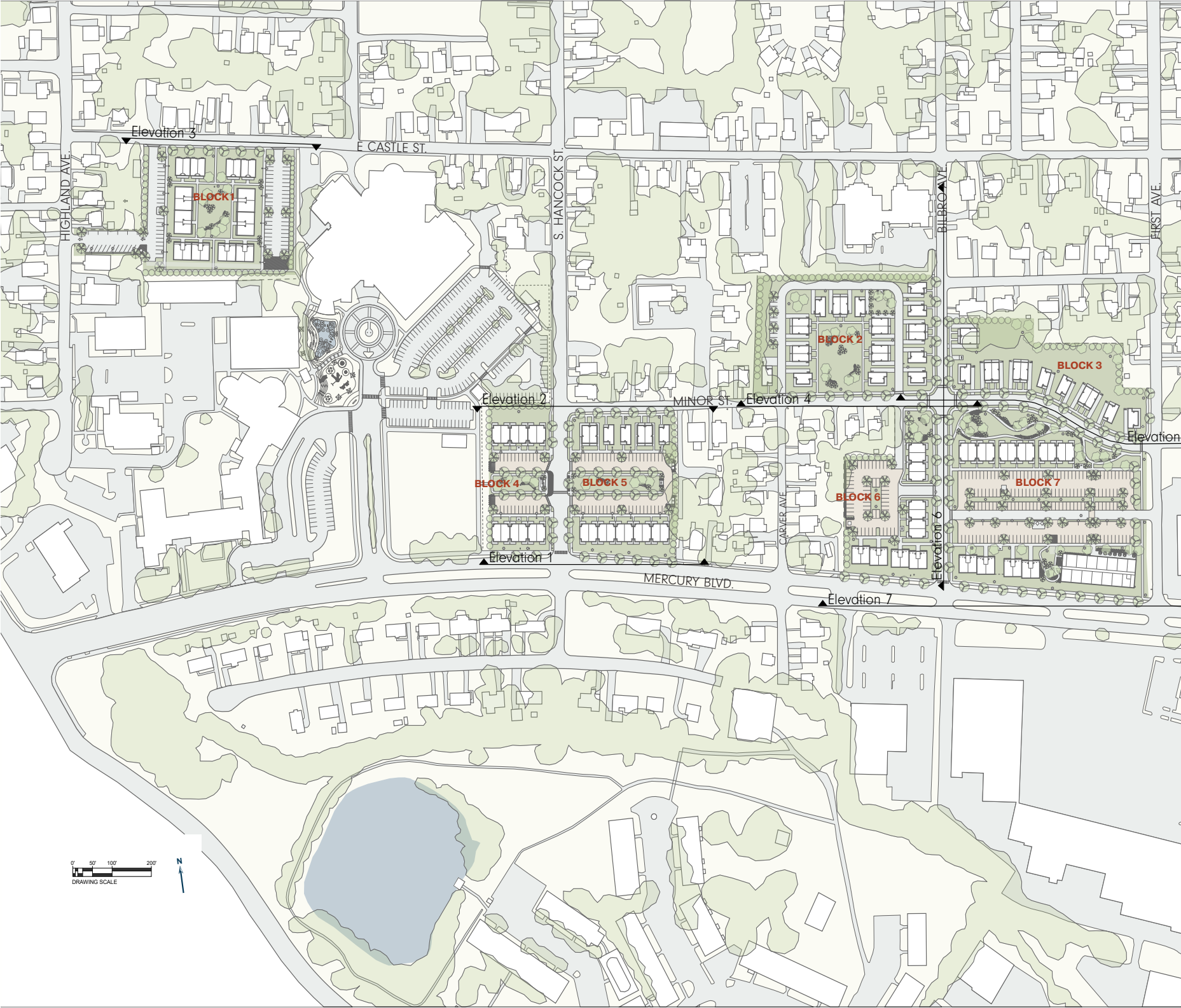
STREET SECTION PUBLIC STREET SETBACKS

SIDE SETBACK - 5'

FRONT YARD SETBACK - 10' MINIMUM

MAXIMUM RESIDENTIAL HEIGHT - 45'

Front Facade Zone indicates the zone which all homes' front porch facade and main building facade will fit within.



MASTERPLAN - STREET ELEVATIONS KEY PLAN





1. MERCURY BLVD. LOOKING NORTH AT S HANCOCK ST.



2. MINOR STREET LOOKING SOUTH FLANKING S HANCOCK ST.

STREET ELEVATIONS



3. E. CASTLE STREET LOOKING SOUTH TO PARKSIDE



4. MINOR STREET BETWEEN CARVER AVE. AND S BILBRO AVE.



6. S. BILBRO AVE. LOOKING WEST BETWEEN MERCURY BLVD. AND NORTH OF MINOR ST.



7. MERCURY BOULEVARD LOOKING NORTH BETWEEN CARVER AVE. AND FIRST AVE.



5. MINOR STREET BETWEEN S. BILBRO AVE. AND FIRST AVE.

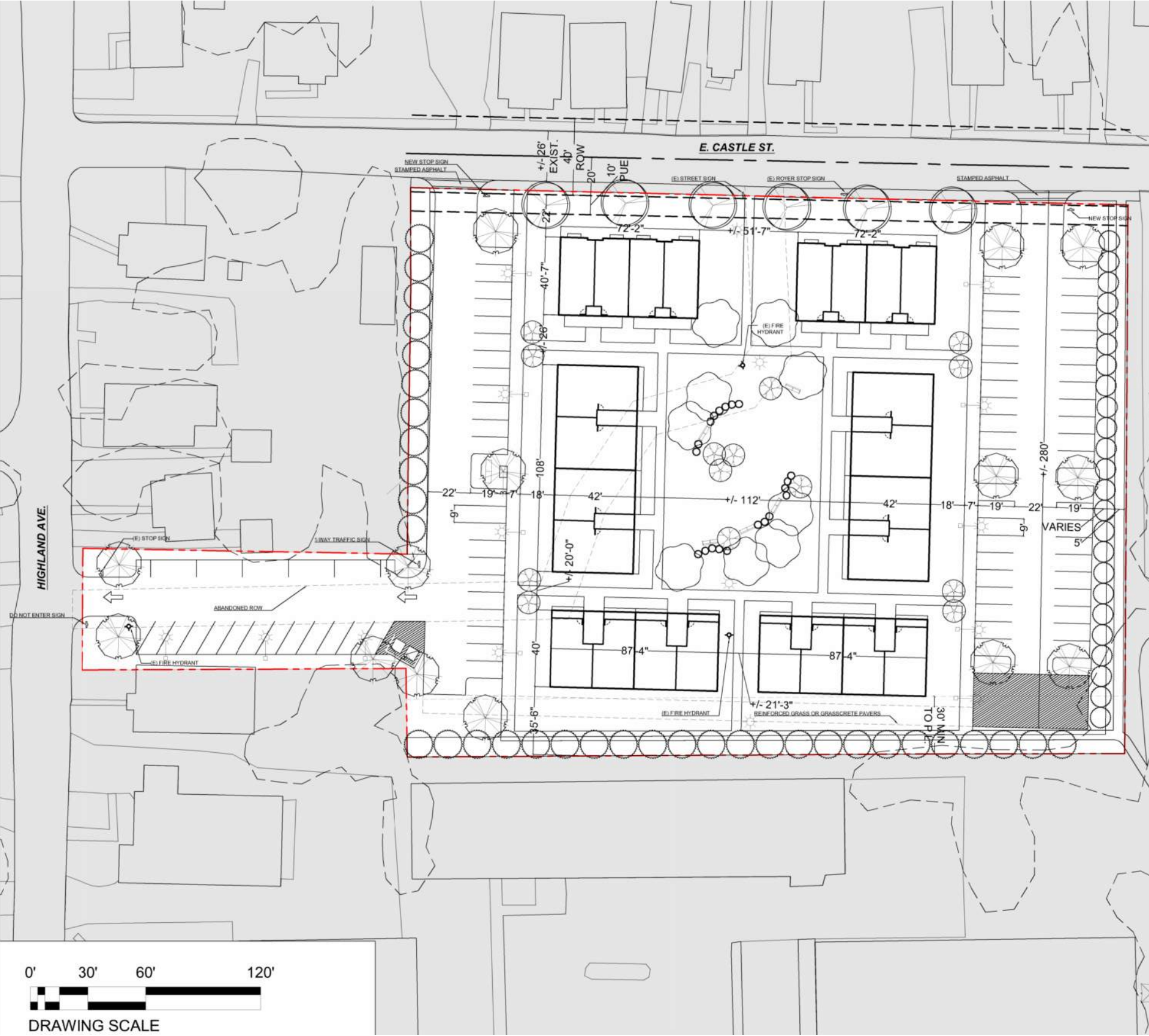


6. S. BILBRO AVE. LOOKING WEST BETWEEN MERCURY BLVD. AND NORTH OF MINOR ST. continued

STREET ELEVATIONS

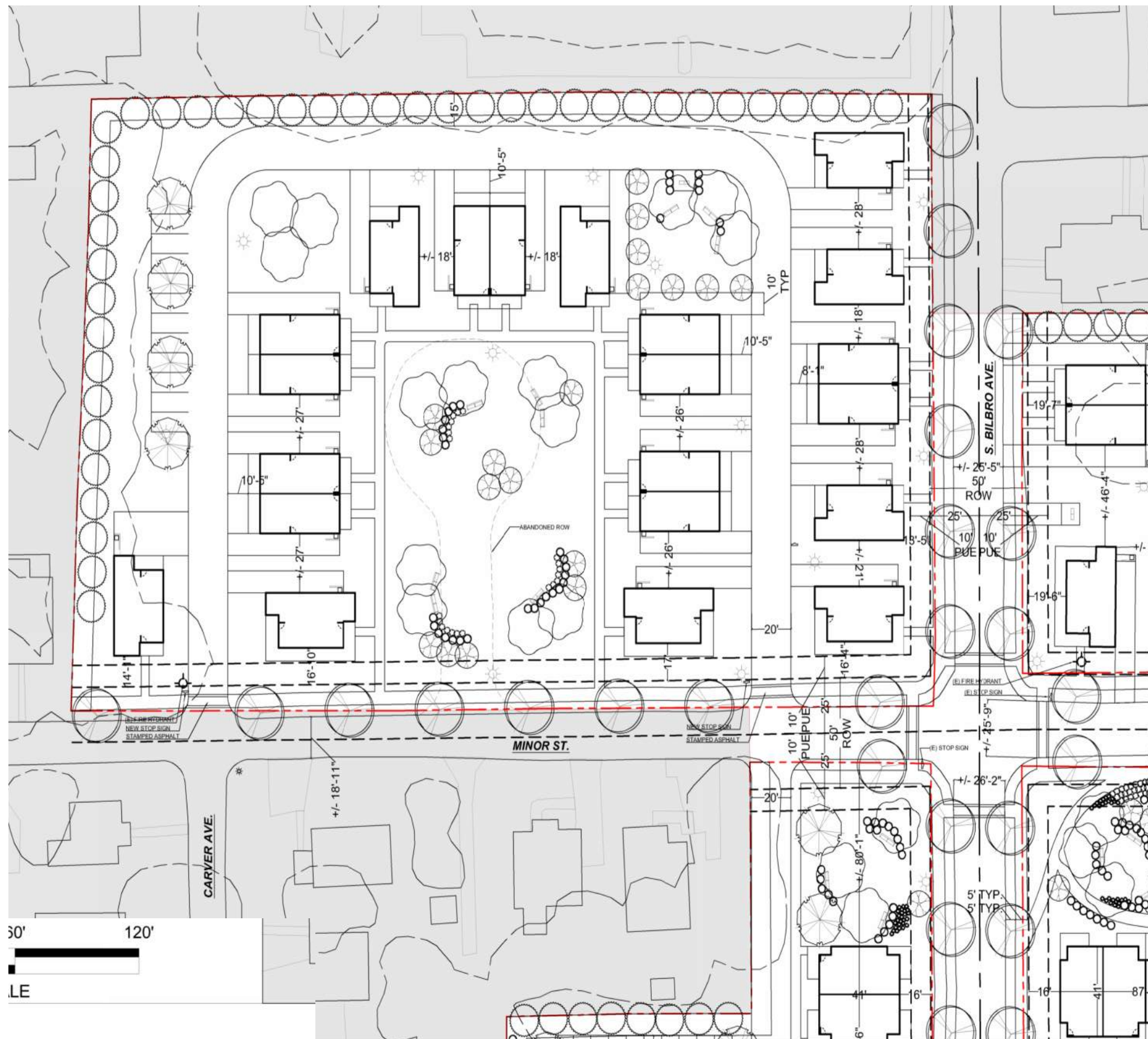


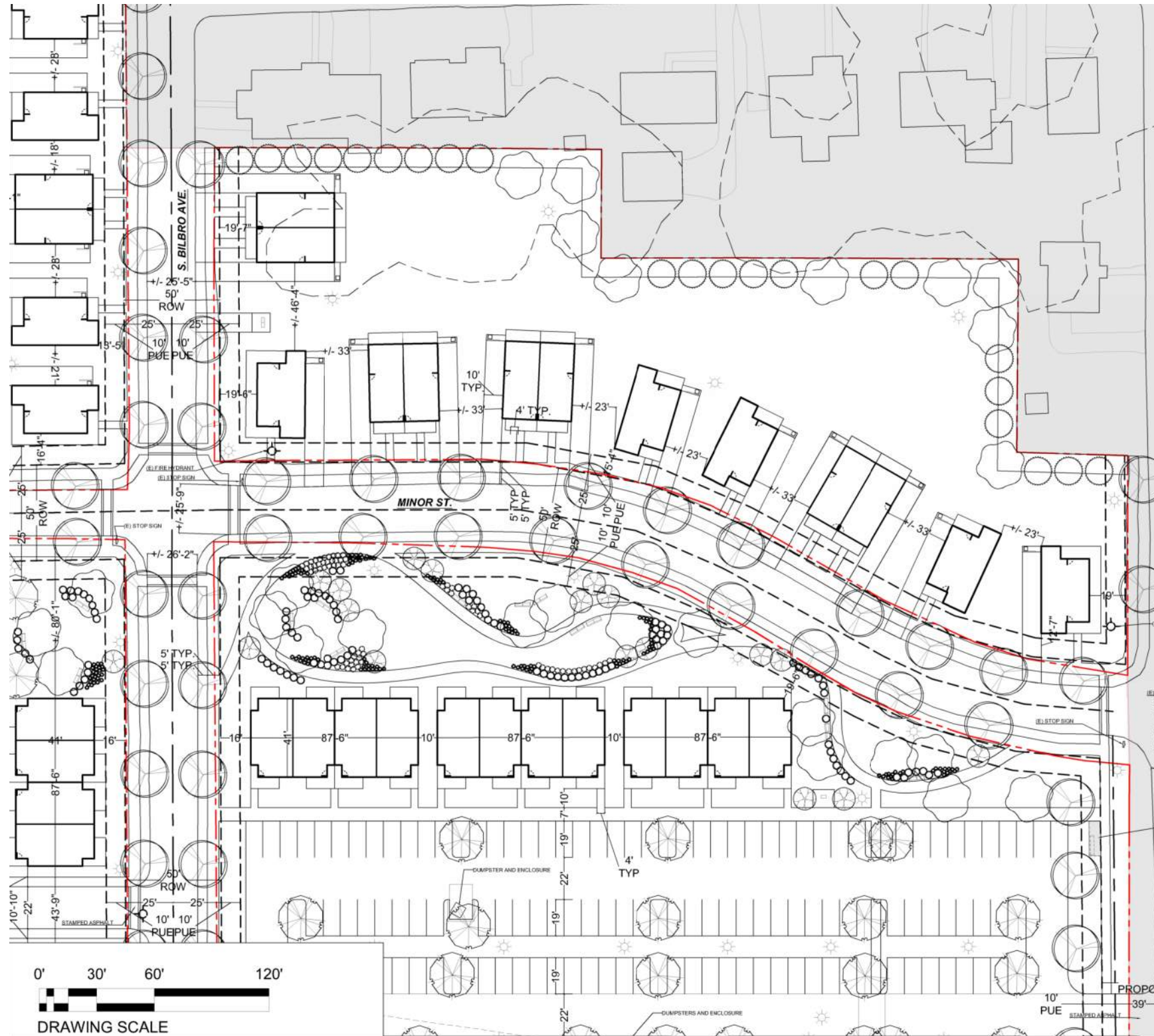
7. MERCURY BOULEVARD LOOKING NORTH BETWEEN CARVER AVE. AND FIRST AVE. continued



DIMENSIONED PLAN - BLOCK 1 PARKSIDE

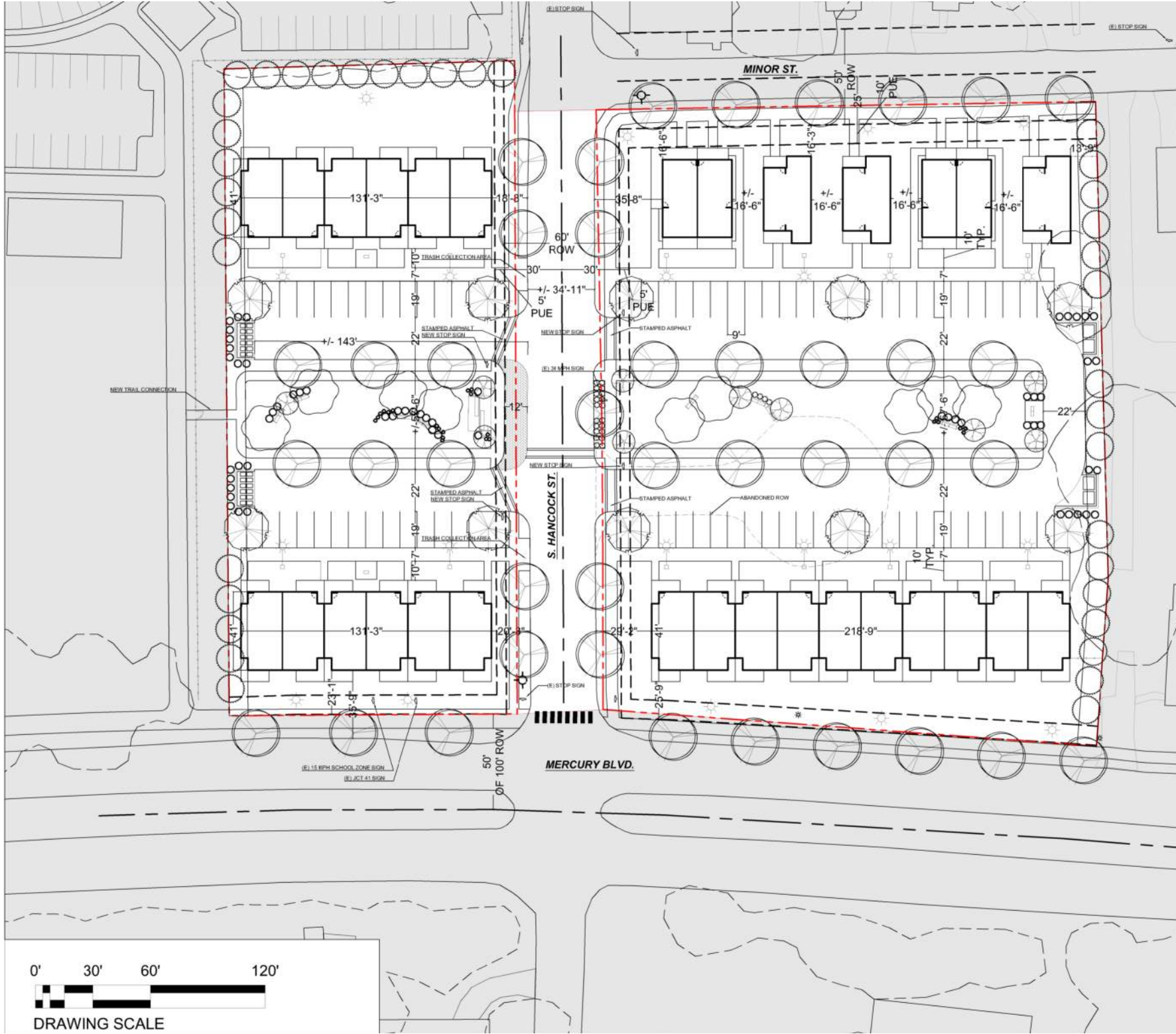






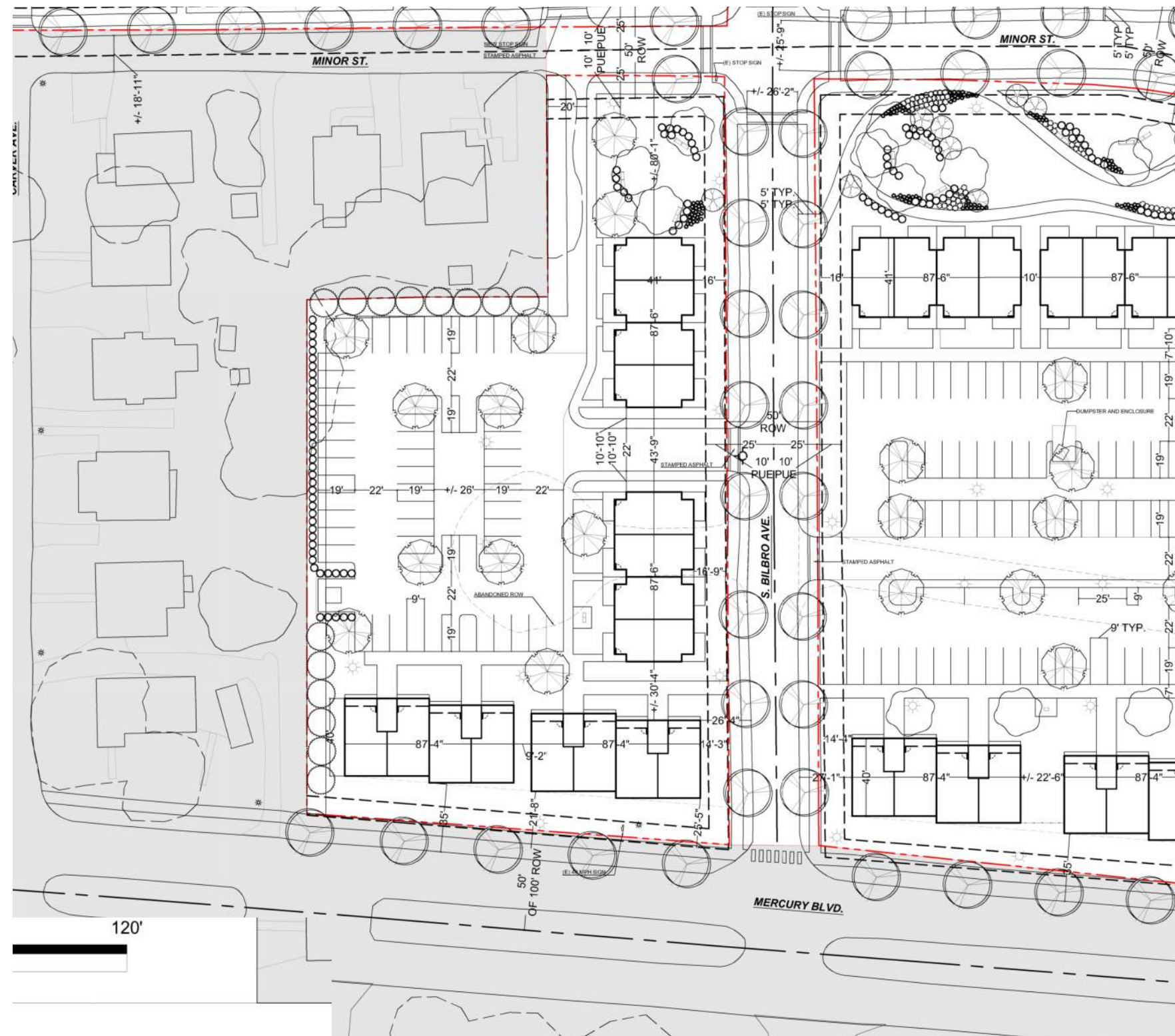
DIMENSIONED SITE PLAN - BLOCK 3/7 MERCURY

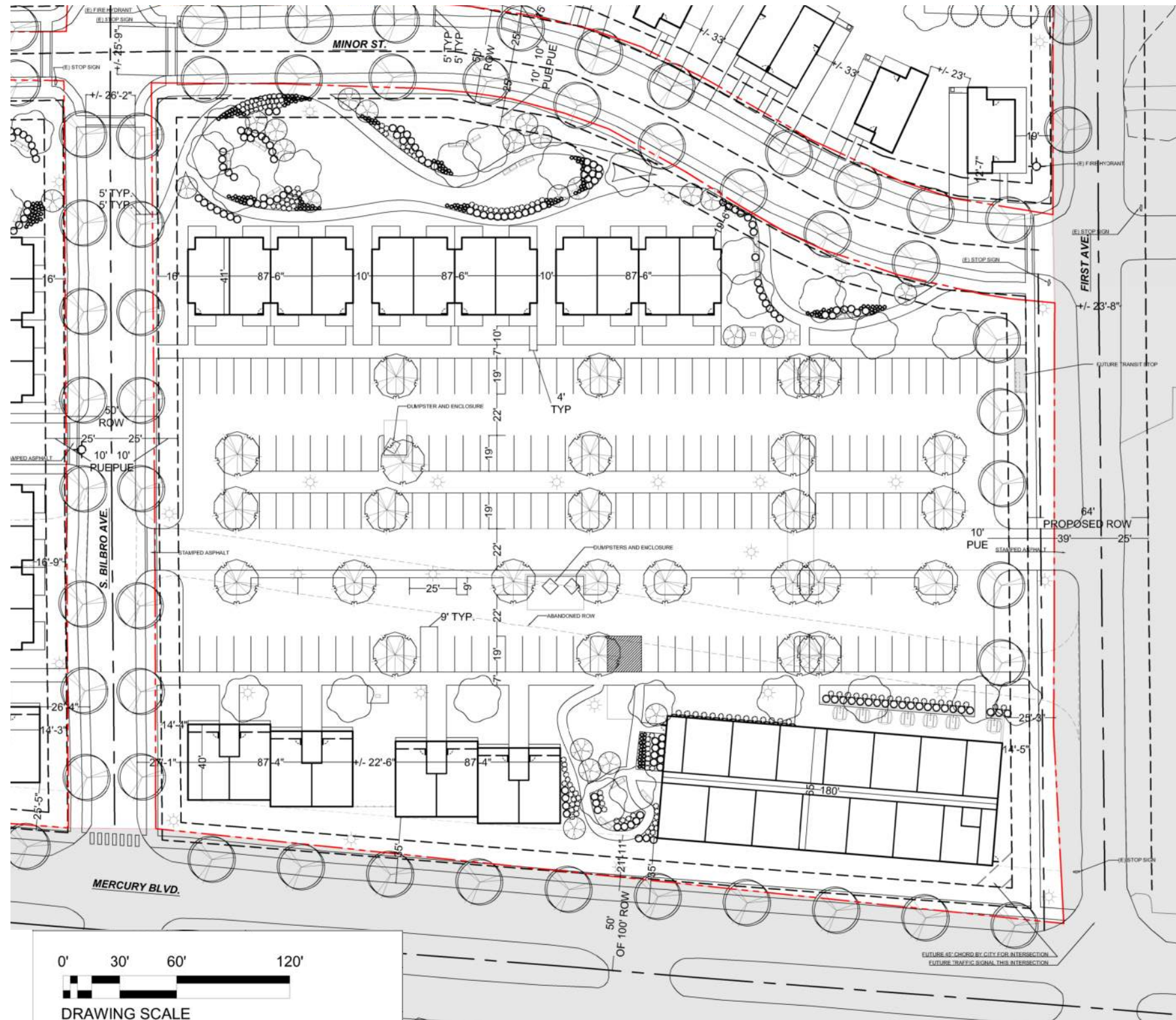




DIMENSIONED PLAN - BLOCK 4 & 5 MERCURY

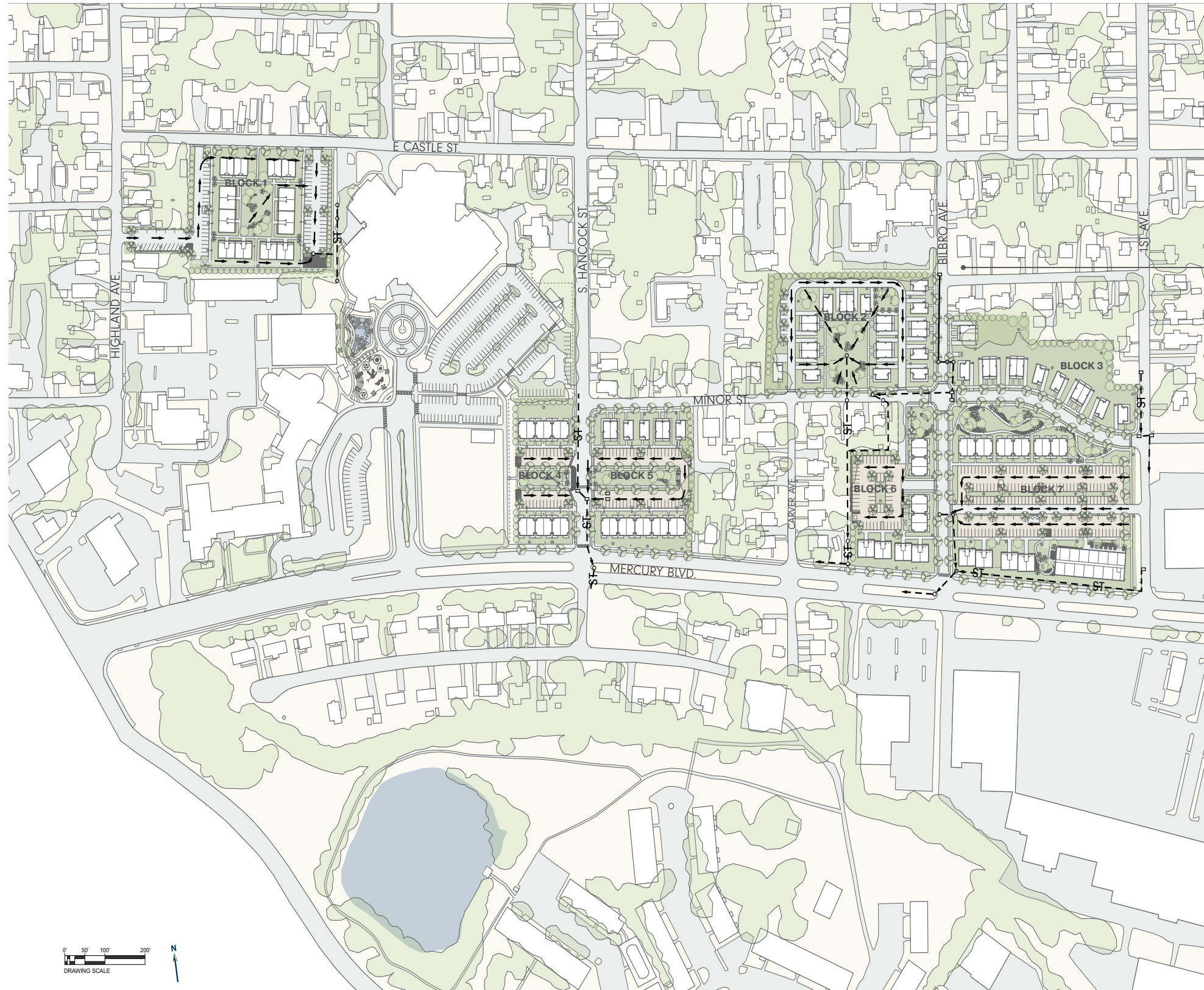






DIMENSIONED SITE PLAN - BLOCK 7 MERCURY

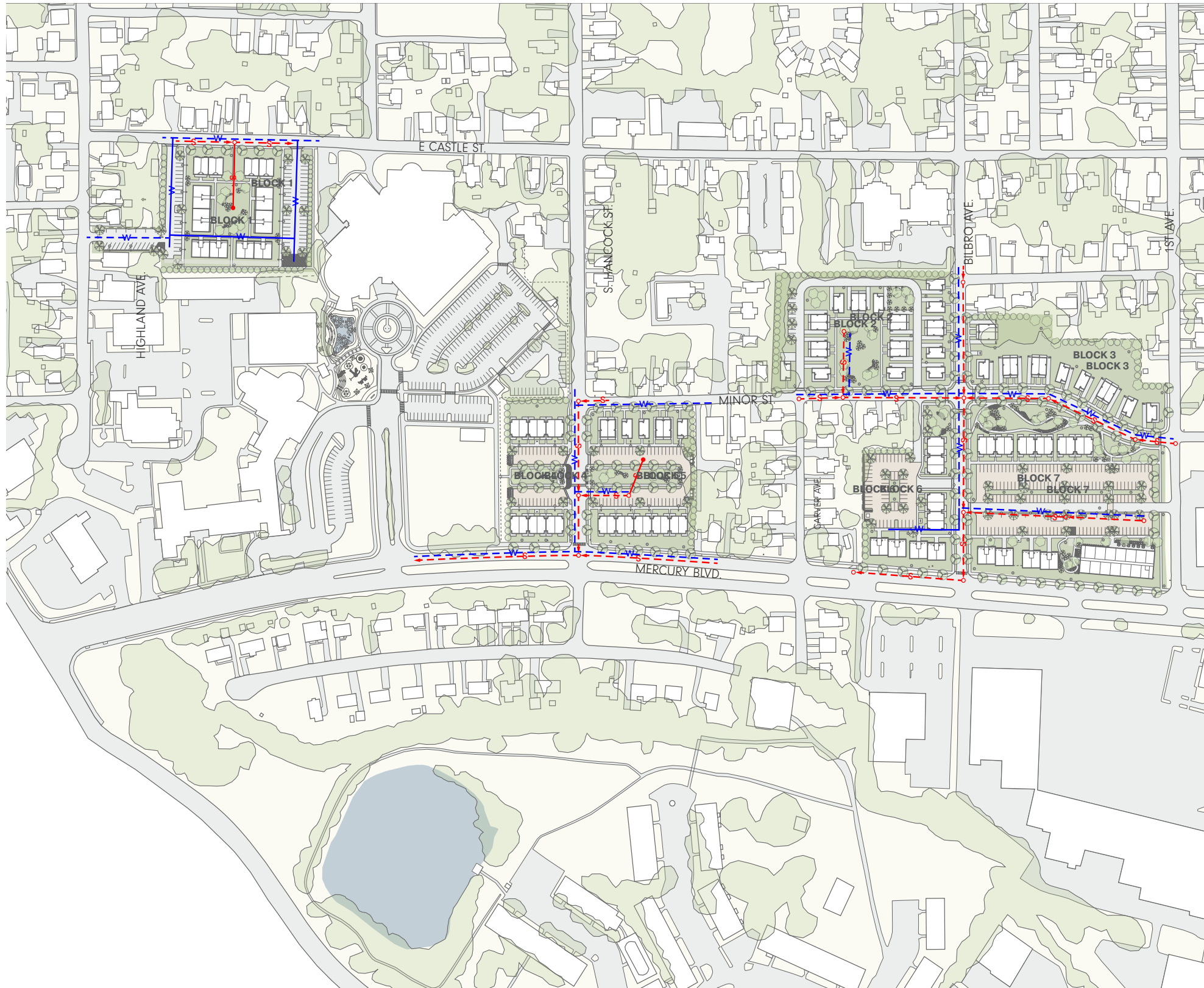




City has identified existing area near the intersection of S. Bilbro Ave. and Sunrise St. that needs to tie into the existing City System. This proposal intends for the storm water system to stay public.

MASTER PLAN - STORM DRAINAGE

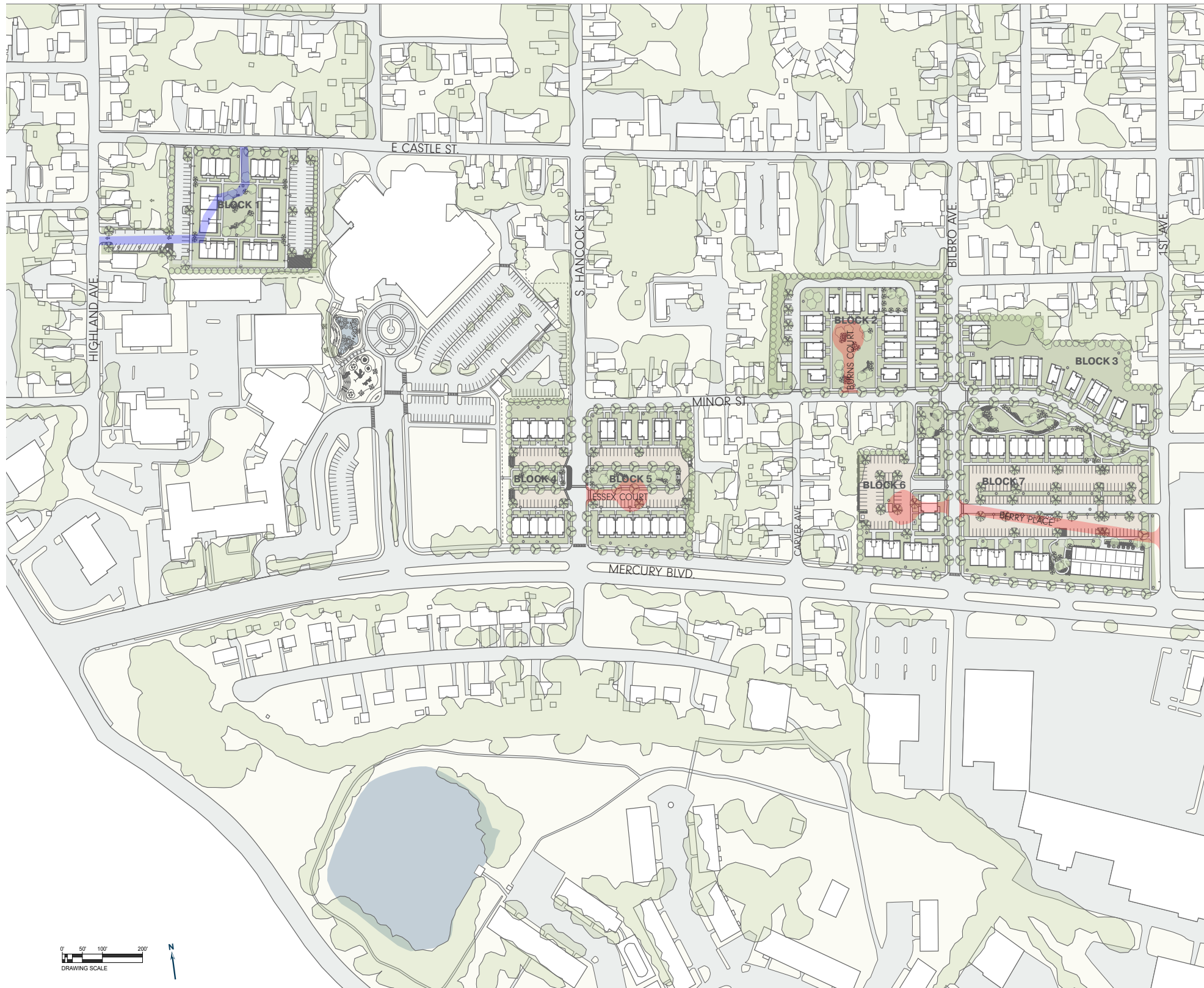




It is anticipated that it will be necessary to replace some clay sewer pipe as directed by the Murfreesboro Water Resources Department.

MASTER PLAN - WATER & SEWER





ROW Abandonments - Mandatory referrals will be required for the development of Mercury Court because four right-of-ways will need to be abandoned:

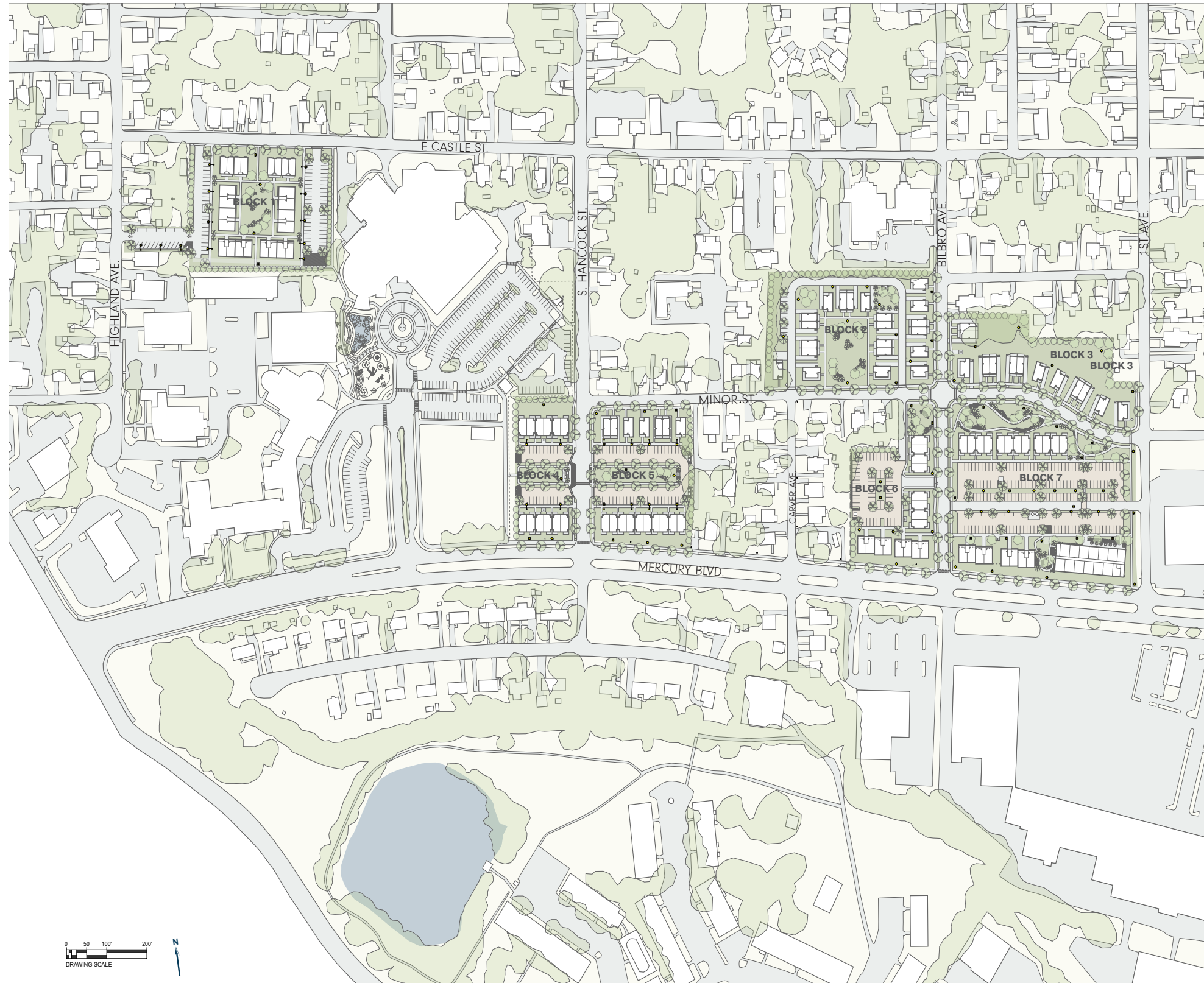
1. Berry Place from First Avenue to South Bilbro Avenue.
2. Berry Place cul-de-sac west of South Bilbro Avenue.
3. Burns Court cul-de-sac north of Minor Street.
4. Essex Court cul-de-sac east of Hancock Street.

Easements for utilities within these right-of-ways may be retained until the final utility design is provided to determine if these utilities should remain or be replaced, relocated, or abandoned. It is worth noting that the alley directly across from Burns Court at Minor Street that heads south to Mercury Boulevard (shown as Stephens Ave. on plat recorded in Deed Book 95, page 215) is not a part of Murfreesboro Housing Authority property and will not be included in any design, changes, or abandonment as part of the Mercury Court development.

Vaugh Street ROW Abandonment at Parkside shown in blue has been completed.

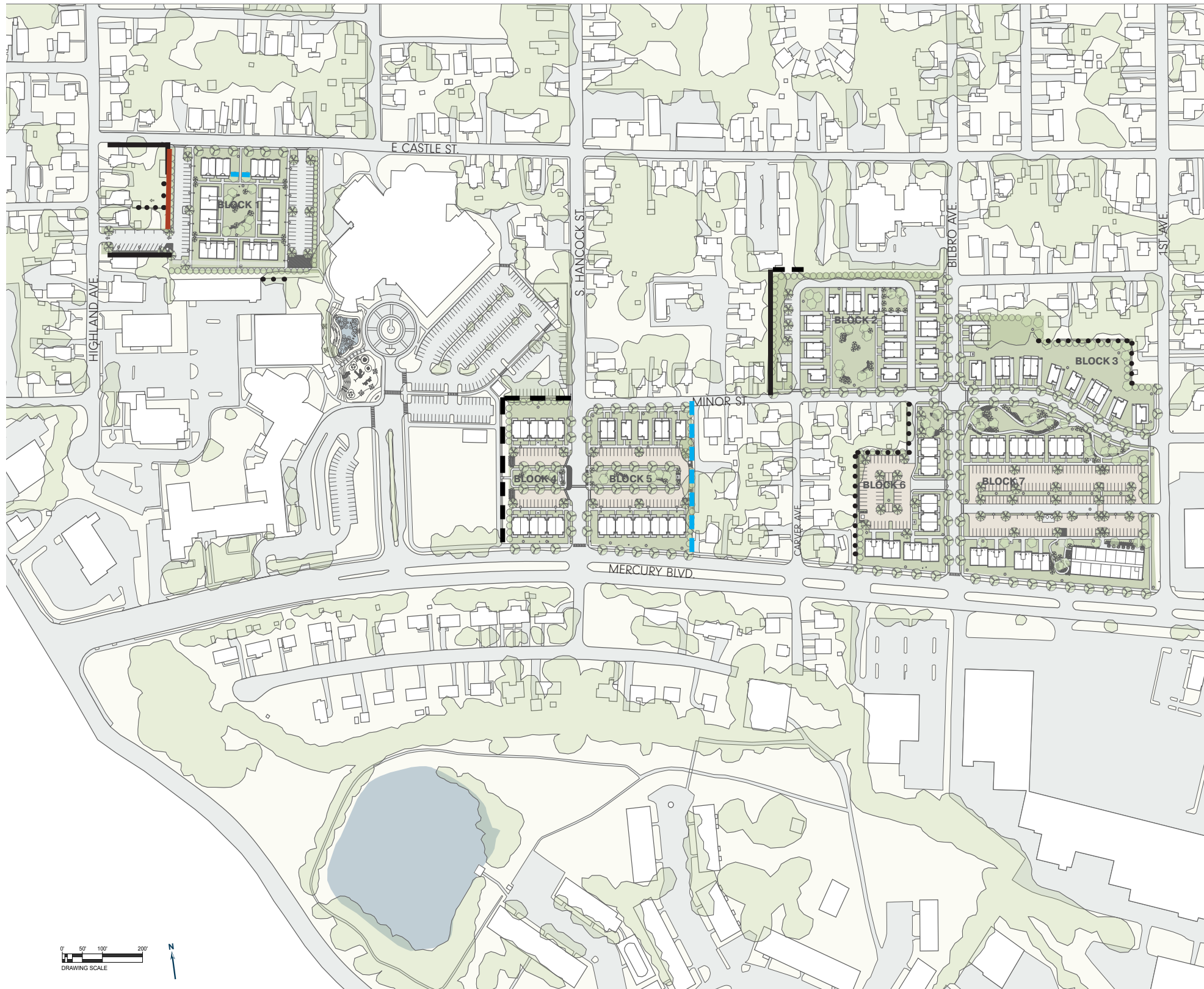
MASTER PLAN - ABANDONED RIGHT OF WAY





MASTER PLAN - LIGHTING





- Existing Chain Link Fencing
- Existing Wrought Iron Look Fencing
- Existing Wood Fencing
- New Chain Link Fencing
- New Wrought Iron Look Fencing
- New Solid Screening Fencing

MASTER PLAN - FENCING



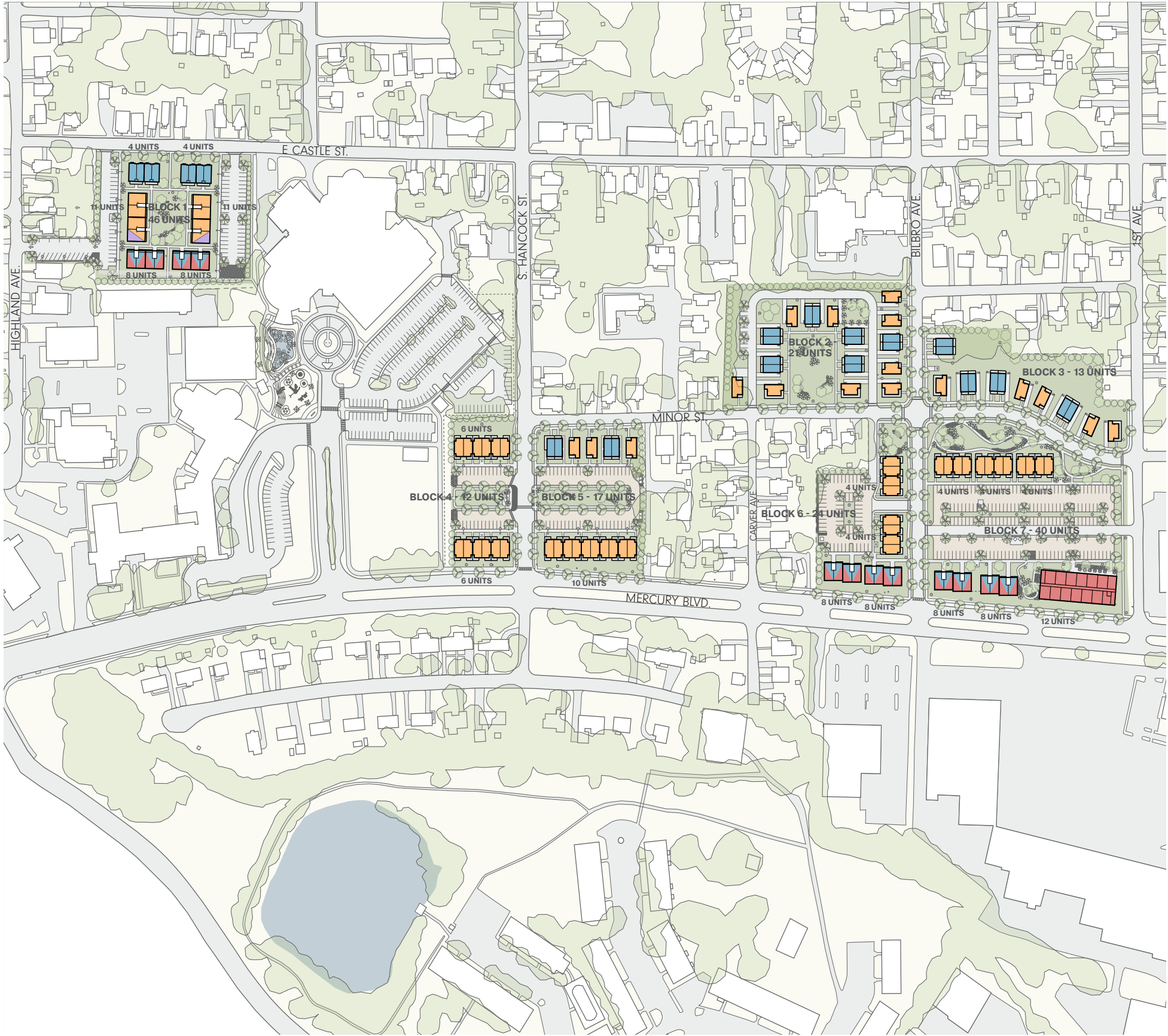


SECTION FOUR \ Architecture

Phase 1 - Parkside				
Buiding Type	No. of Buildings	No. of Units	SQ FT/unit	Total SF
Townhouse 3	2	8	1416	11328
Rowhouse 2/2/2	2			
Ground Floor Unit		6	993	5958
Second Floor Unit		6	1062	6372
Third Floor Unit		6	1062	6372
Rowhouse 2/4	included above			
4 Bed Unit		2	2055	4110
2 Bed Unit		2	1062	2124
Rowhouse 3/1	2			
1 Bed Unit		8	636	5088
3 Bed Unit		8	1566	12528
Totals	6	46		53880

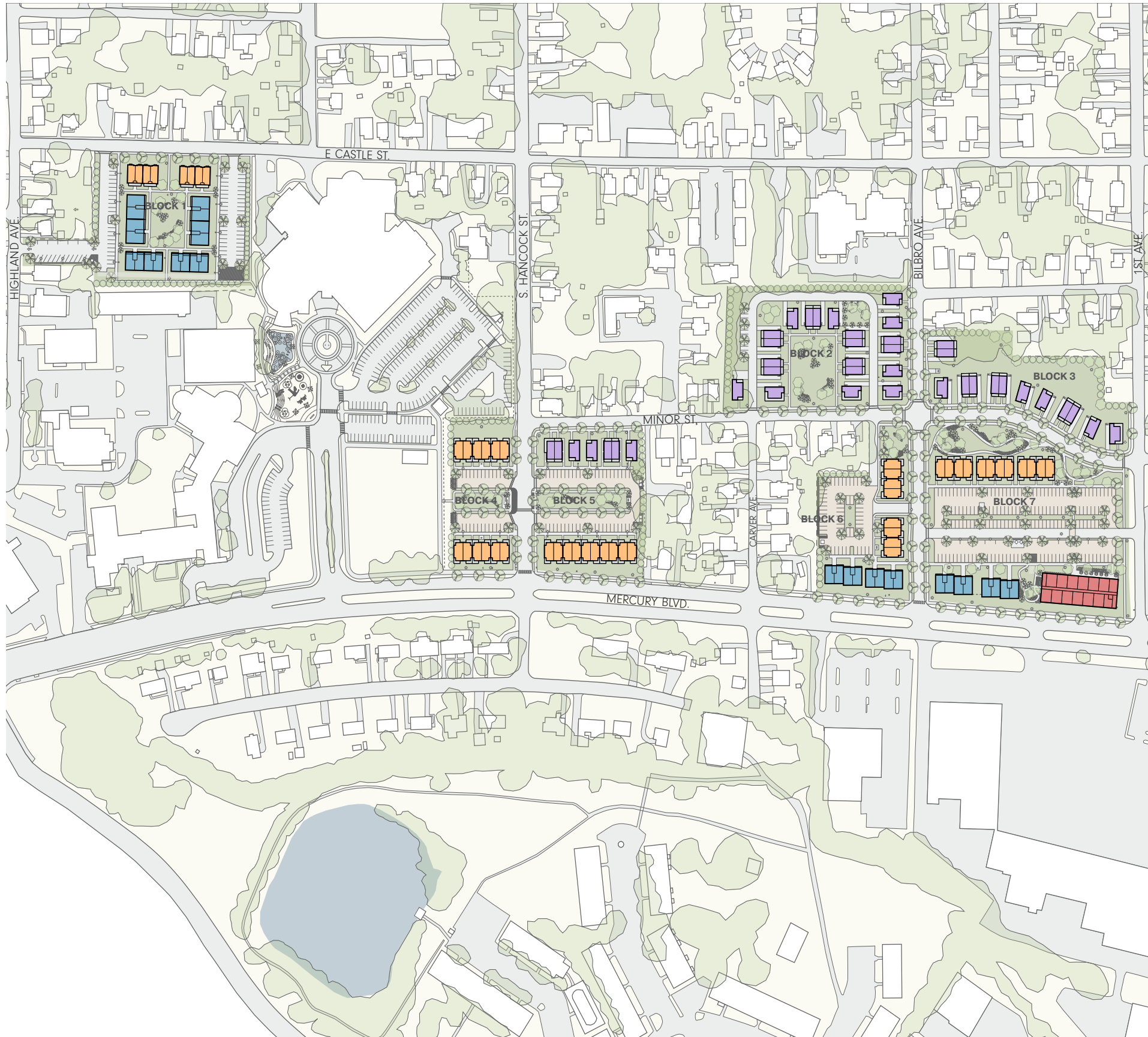
Phase 2 - Mercury				
Buiding Type	No. of Buildings	No. of Units	SQ FT/unit	Total SF
Townhouse 2	8	42	1698	71316
Rowhouse 3/1	4			
1 Bed Unit		16	636	10176
3 Bed Unit		16	1566	25056
Single Family	17	17	930	15810
Duplex	12			
Unit 1		12	1466	17592
Unit 2		12	1466	17592
Commercial	1			34560
Ground Floor		1	11160	11160
Second Floor		1	11700	11700
Third Floor		12	975	11700
Totals	42	127		192102

BUILDING QUANTITIES AND TYPES PER PHASE



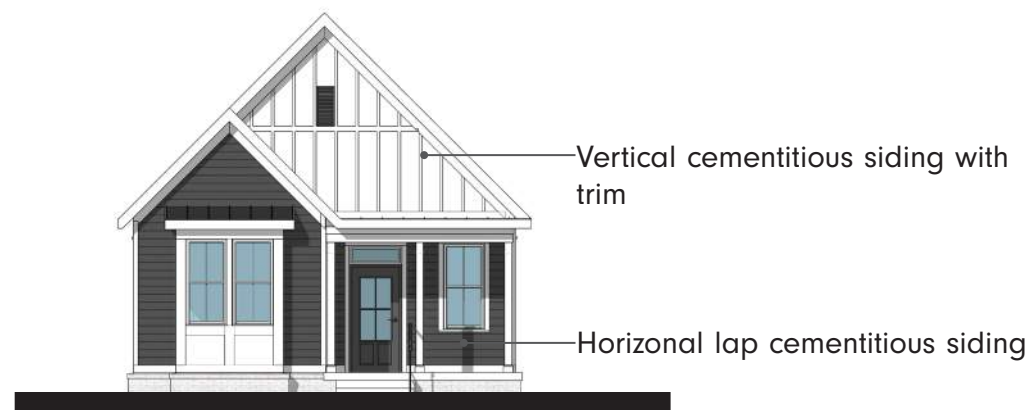
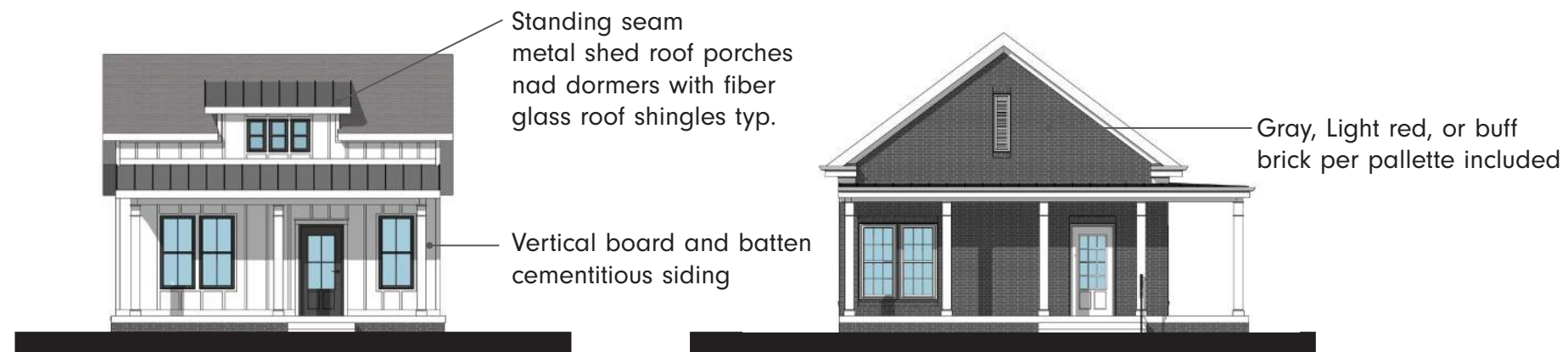
- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- 4 Bedroom Unit

UNIT TYPE DISTRIBUTION PLAN



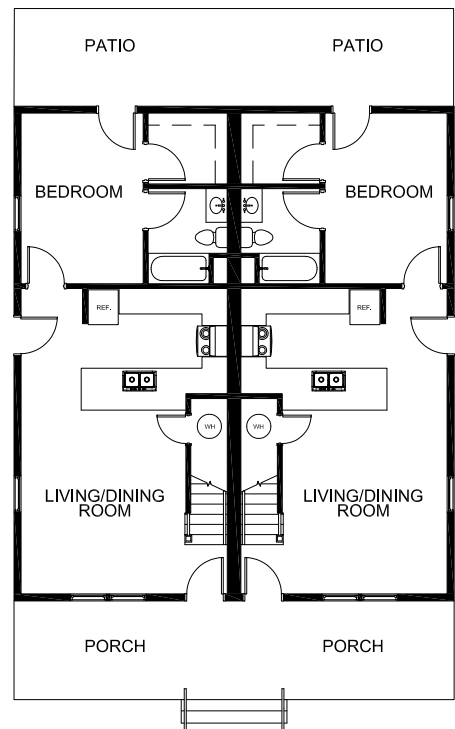
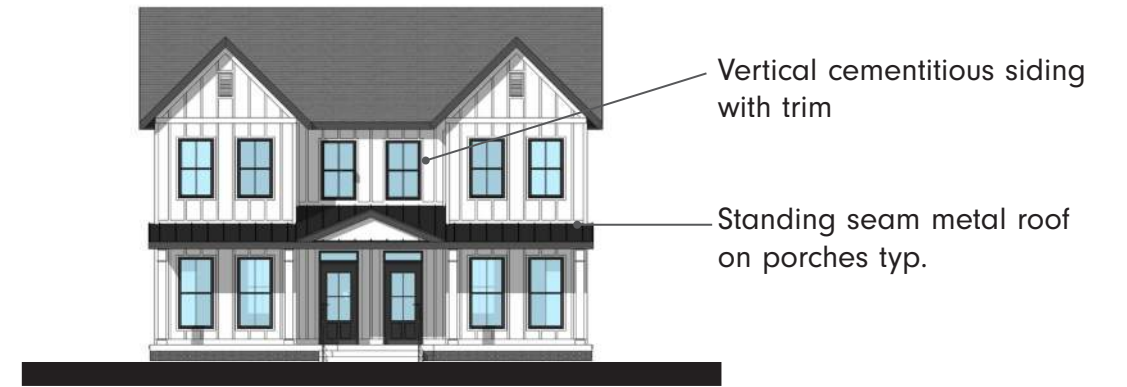
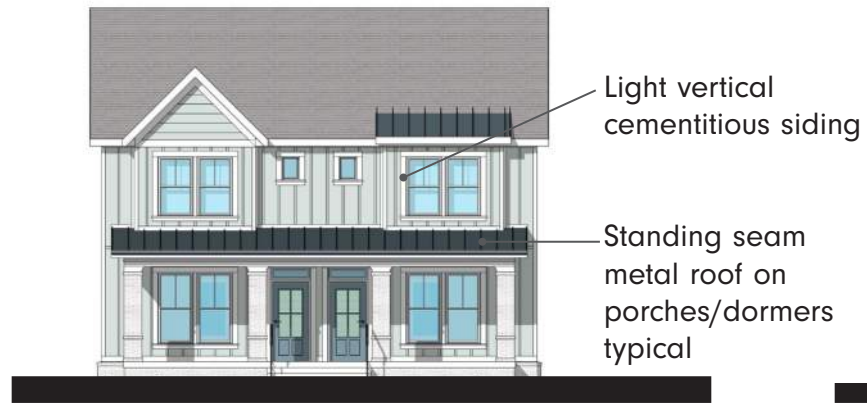
- SINGLE FAMILY/DUPLEX 1 & 2 story single family and duplex homes
- TOWNHOUSE 2-story townhouse for a single family
- ROWHOUSE 3-story multifamily rowhouse (3 levels of 2 BR's or 3 levels - 1 level 2BR and 2 level 3 BR)
- MIXED-USE COMMERCIAL/FLATS 3-story building | 1 BR flats located on 3rd floor | MHA office on 2nd floor | MHA office, clinic, housing lobby on 1st floor

BUILDING TYPES

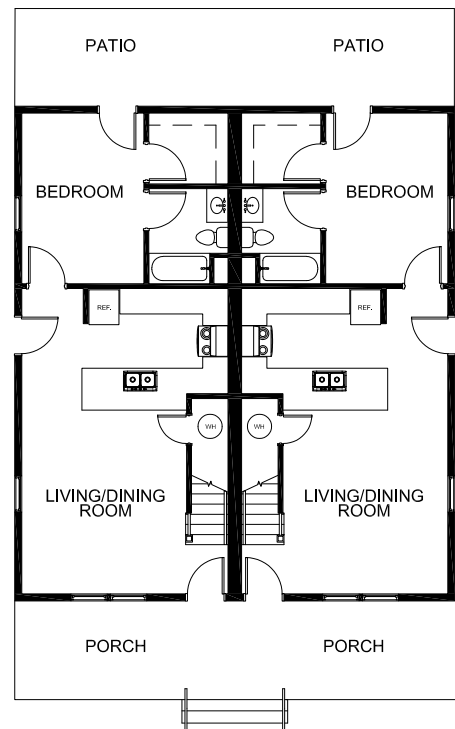


UNIT TYPE | MERCURY - 2 BEDROOM SINGLE FAMILY

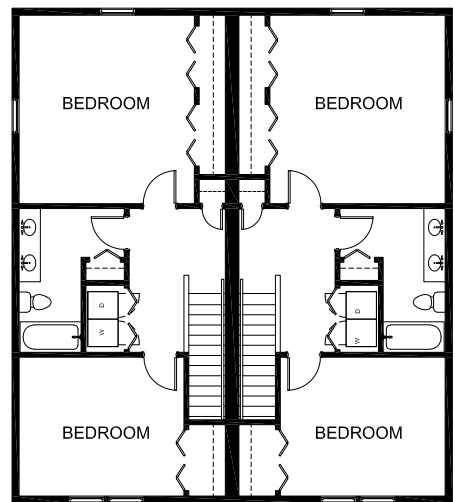
- Single Family
- 2 Bedroom Unit



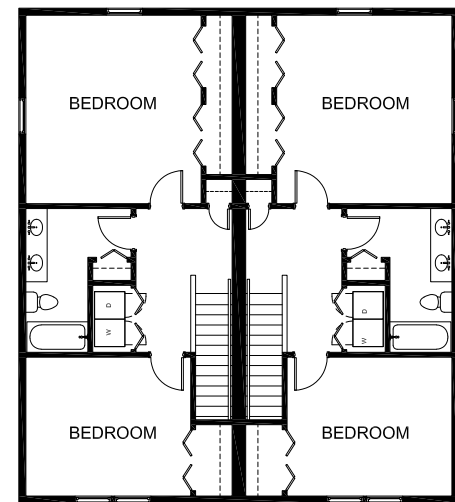
FIRST FLOOR



FIRST FLOOR FOR CORNER LOTS



SECOND FLOOR



SECOND FLOOR



UNIT TYPE | MERCURY - 3 BEDROOM DUPLEX

- Duplex
- 3 Bedroom Unit



10-UNIT ELEVATION (MERCURY BOULEVARD)

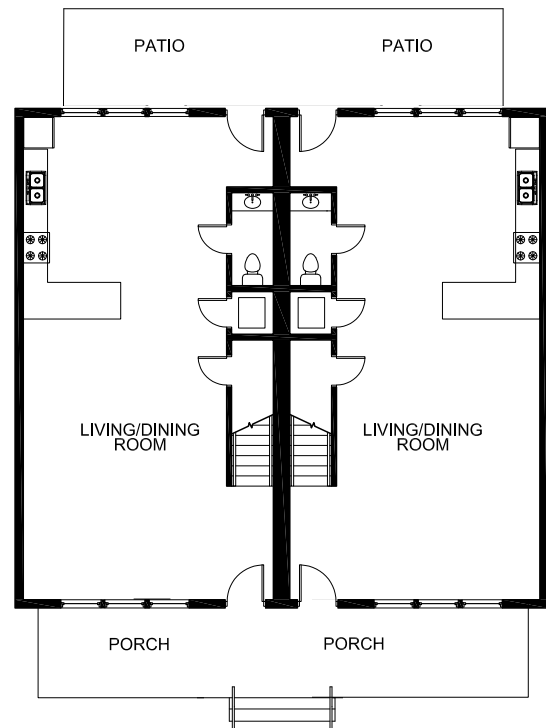


Light vertical board and batten cementitious siding

Light horizontal cementitious siding

Standing seam metal roofing on porches and canopies

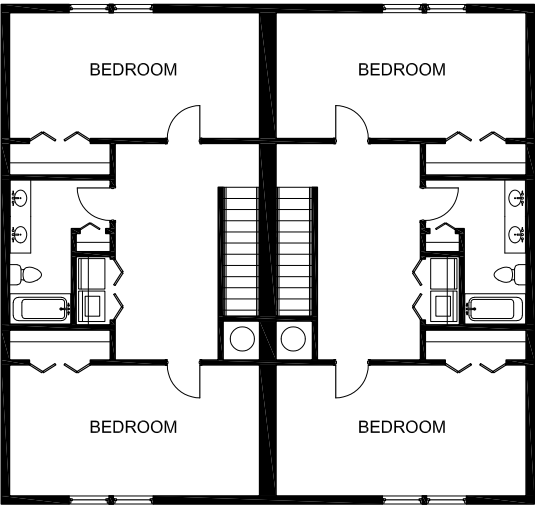
4-UNIT ELEVATION



Rear patio

FIRST FLOOR

Front porch



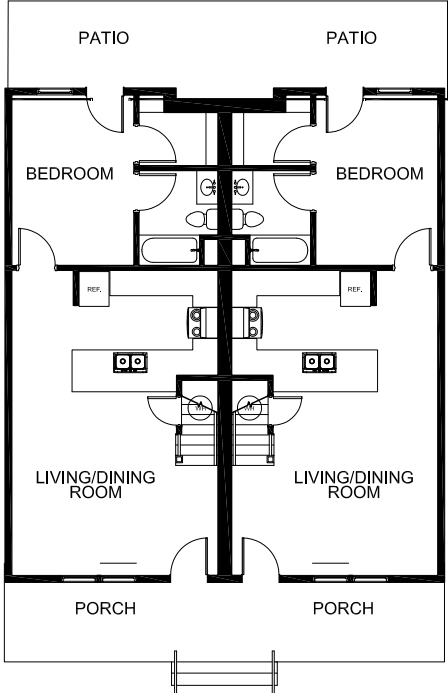
SECOND FLOOR



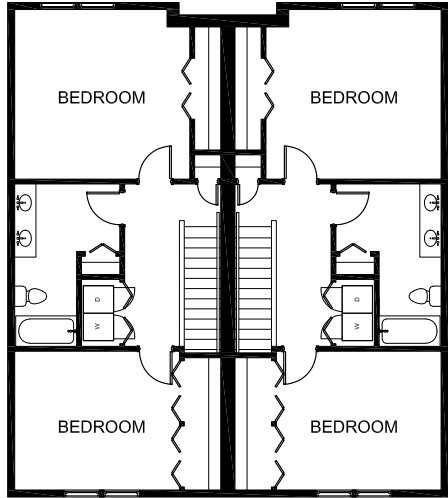
2 BEDROOM TOWNHOUSE - 2 STORY

UNIT TYPE | MERCURY - TOWNHOUSE/2BR

- Townhouse
- 2 Bedroom Unit



FIRST FLOOR



SECOND FLOOR



3 BEDROOM TOWNHOUSE - 2 STORY

UNIT TYPE | PARKSIDE - TOWNHOUSE/3BR

- Townhouse
- 3 Bedroom Unit

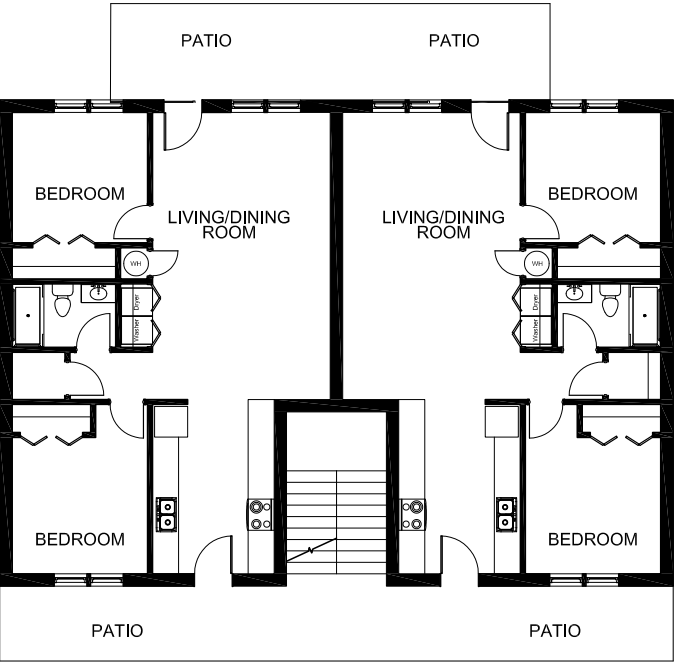


Fiberglass shingles and metal standing seam roof on porches, dormers and canopies.

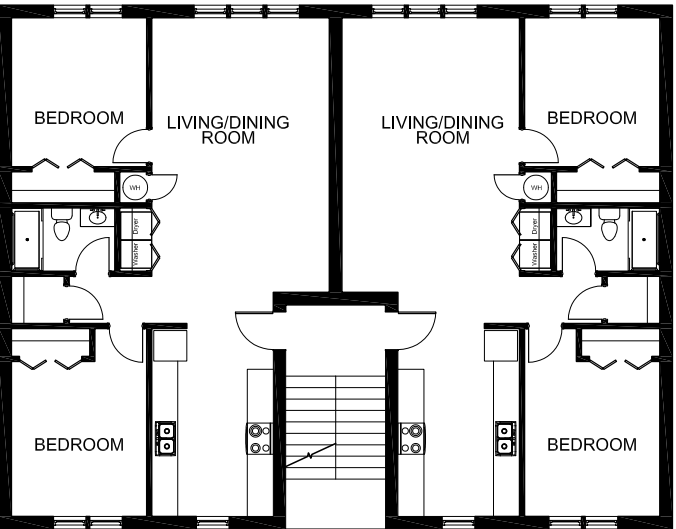
Horizontal cementitious siding

Gray brick

Vertical board and batten cementitious siding



FIRST FLOOR



SECOND/THIRD FLOOR



2 BEDROOM ROWHOUSE - STACKED 3 STORIES

UNIT TYPE | PARKSIDE - ROWHOUSE/2BR - 3 STORIES

- Rowhouse
- 2 Bedroom Unit



Fiberglass shingles and metal standing seam roof on porches, dormers and canopies.

Horizontal cementitious siding

Gray brick

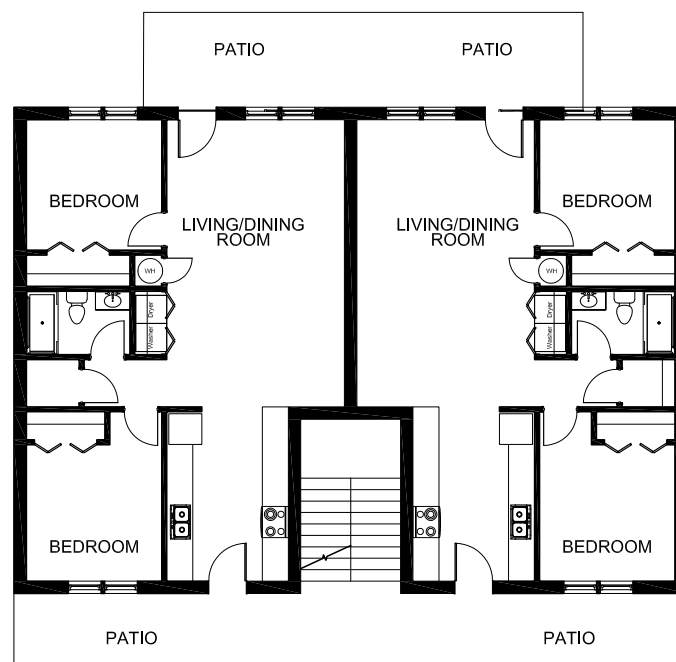
Vertical board and batten cementitious siding



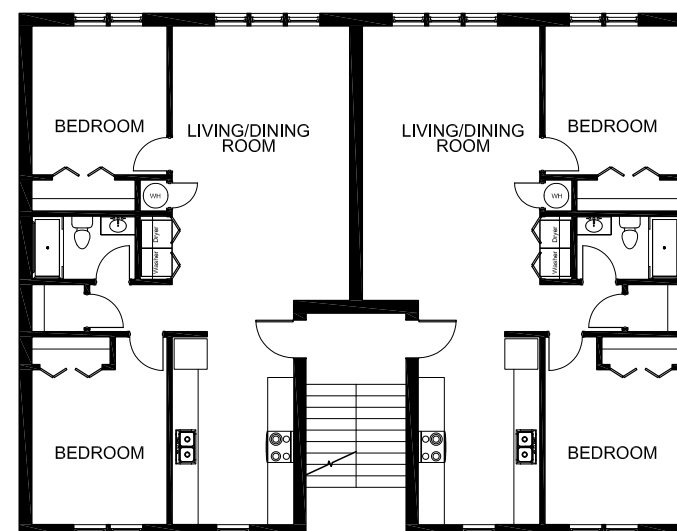
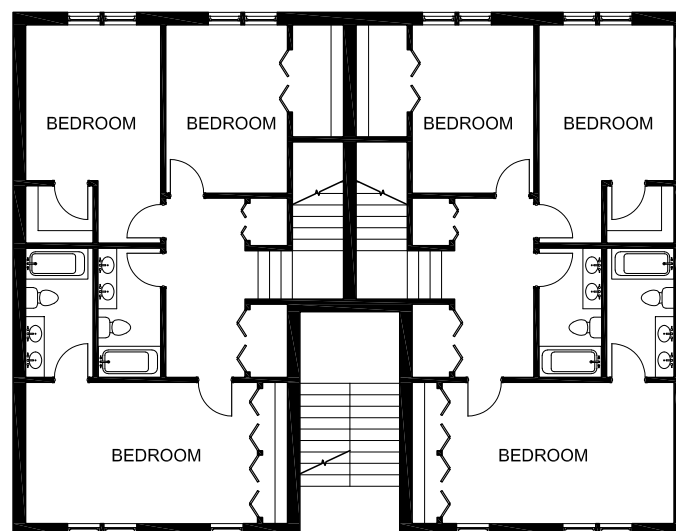
4 BEDROOM ROWHOUSE - 2 STORY WITH A 2BR ABOVE

UNIT TYPE | PARKSIDE - ROWHOUSE / 2 STORY 4 BR WITH 2 BR ABOVE

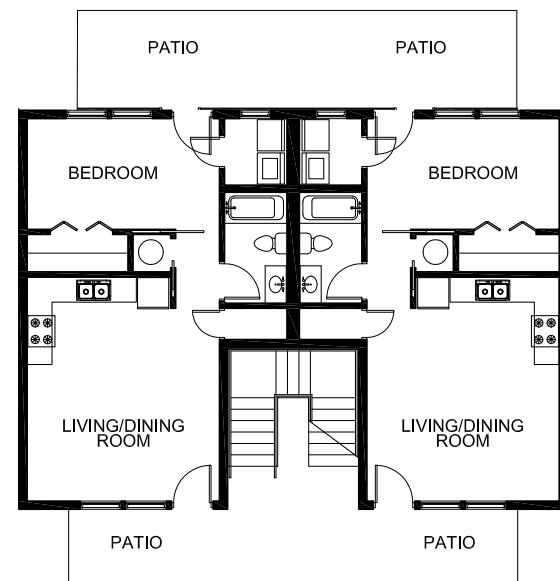
- Rowhouse
- 2 Bedroom Unit
- 4 Bedroom Unit



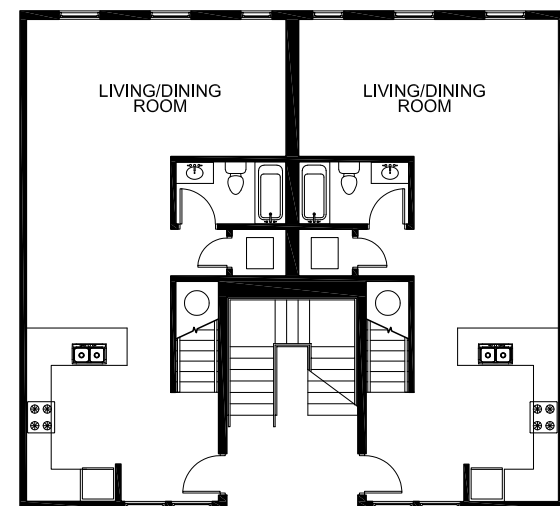
FIRST FLOOR



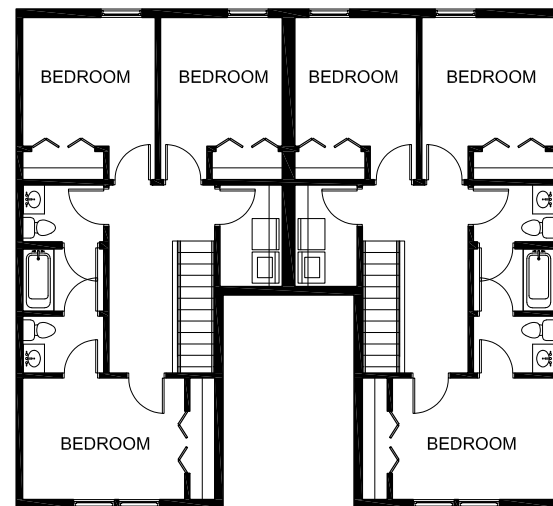
SECOND/THIRD FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



1 BR/1 STORY BELOW 3 BR/2-STORY ROWHOUSE

UNIT TYPE | PARKSIDE - ROWHOUSE / 1 STORY-1
BR BELOW 2 STORY-3 BR

- Rowhouse
- 1 Bedroom Unit
- 3 Bedroom Unit



MIXED-USE COMMERCIAL BUILDING ELEVATIONS
RESIDENTIAL 3RD FLOOR 1 BEDROOM UNITS &
COMMERCIAL/OFFICE 1ST AND 2ND FLOORS

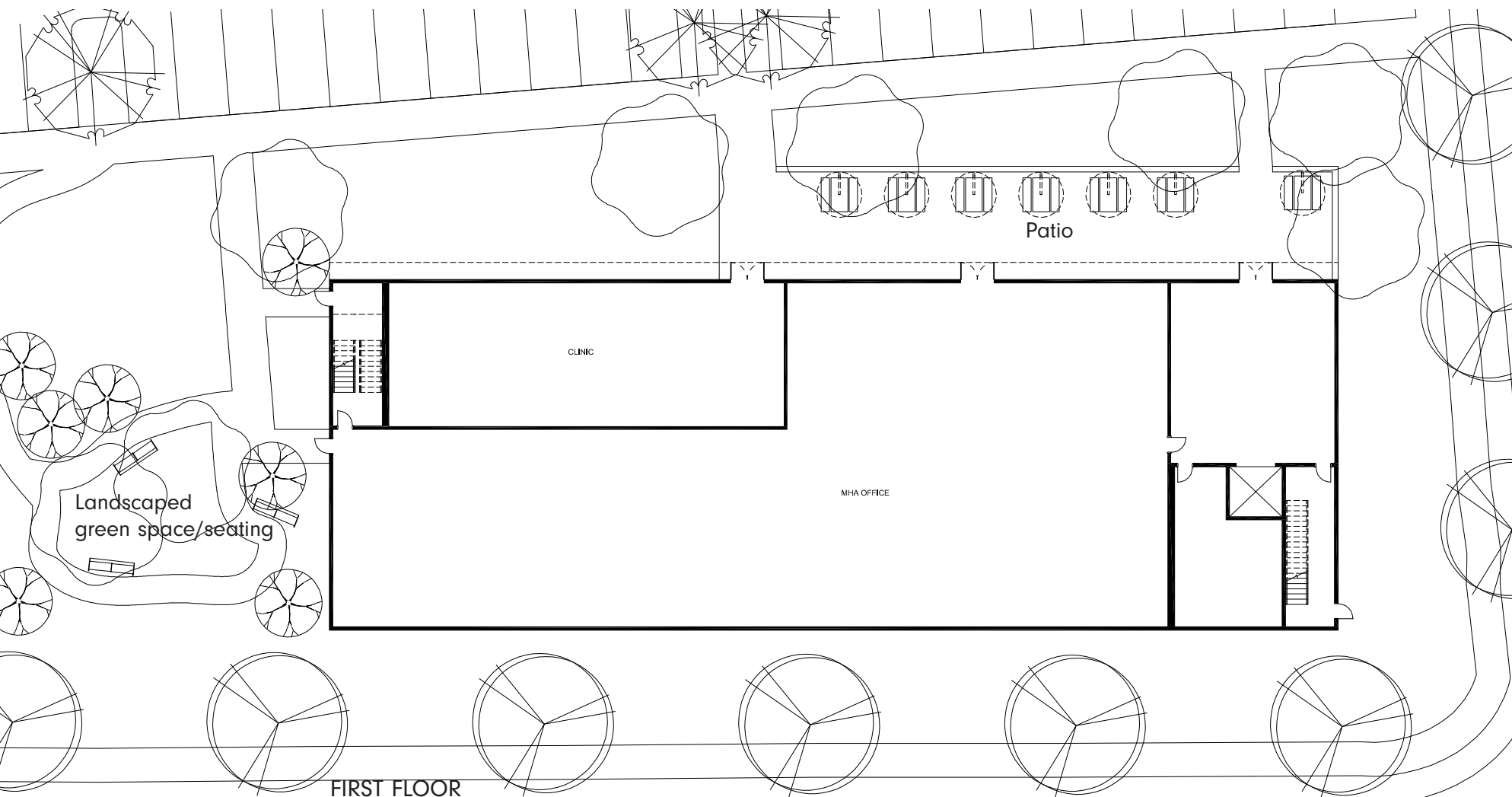
- Commercial/Flats
- 1 Bedroom Unit



THIRD RESIDENTIAL FLOOR



SOUTH ELEVATION VIEW
FROM MERCURY BLVD.



MIXED-USE COMMERCIAL BUILDING - RESIDENTIAL
3RD FLOOR 1 BEDROOM UNITS & COMMERCIAL/
OFFICE 1ST AND 2ND FLOORS

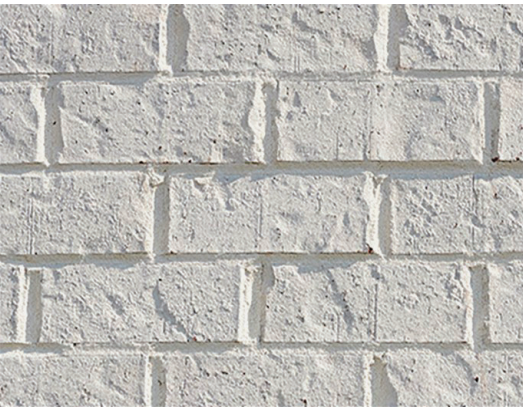
- Commercial/Flats
- 1 Bedroom Unit

MATERIALS

Site Paving / lighting



Brick



Architectural metal panel and storefront on Mixed-Use building

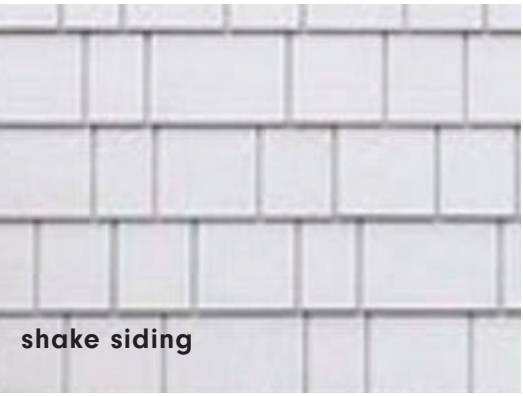
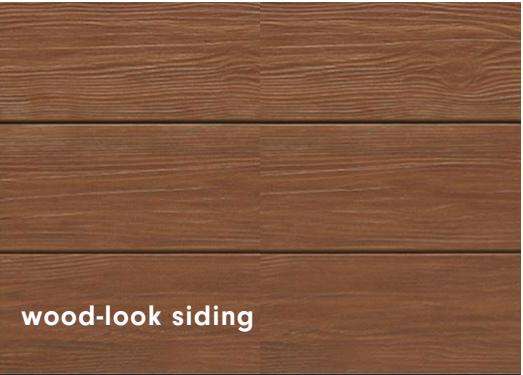
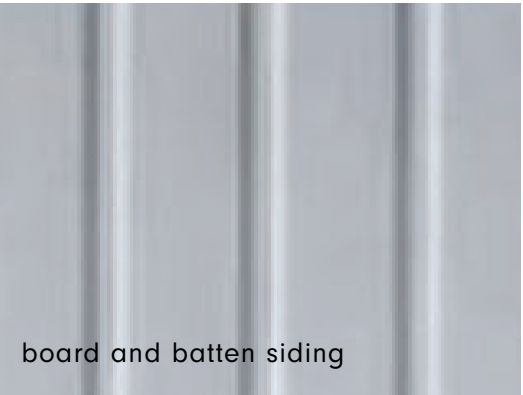
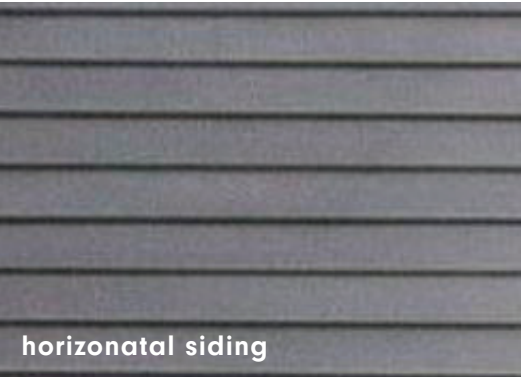
Standing seam metal roof



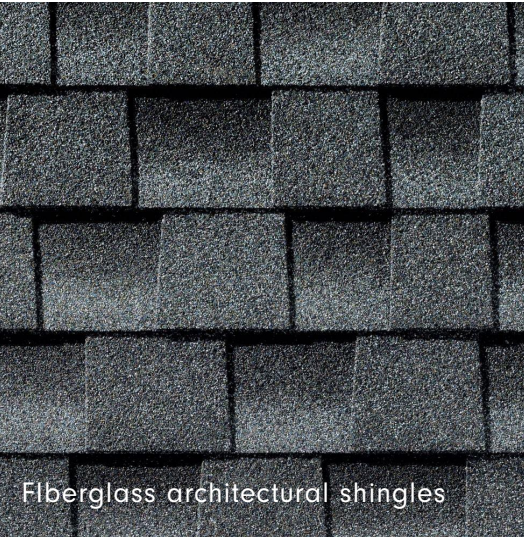
Black picket rails



FiberCement Siding



Roofing Shingles





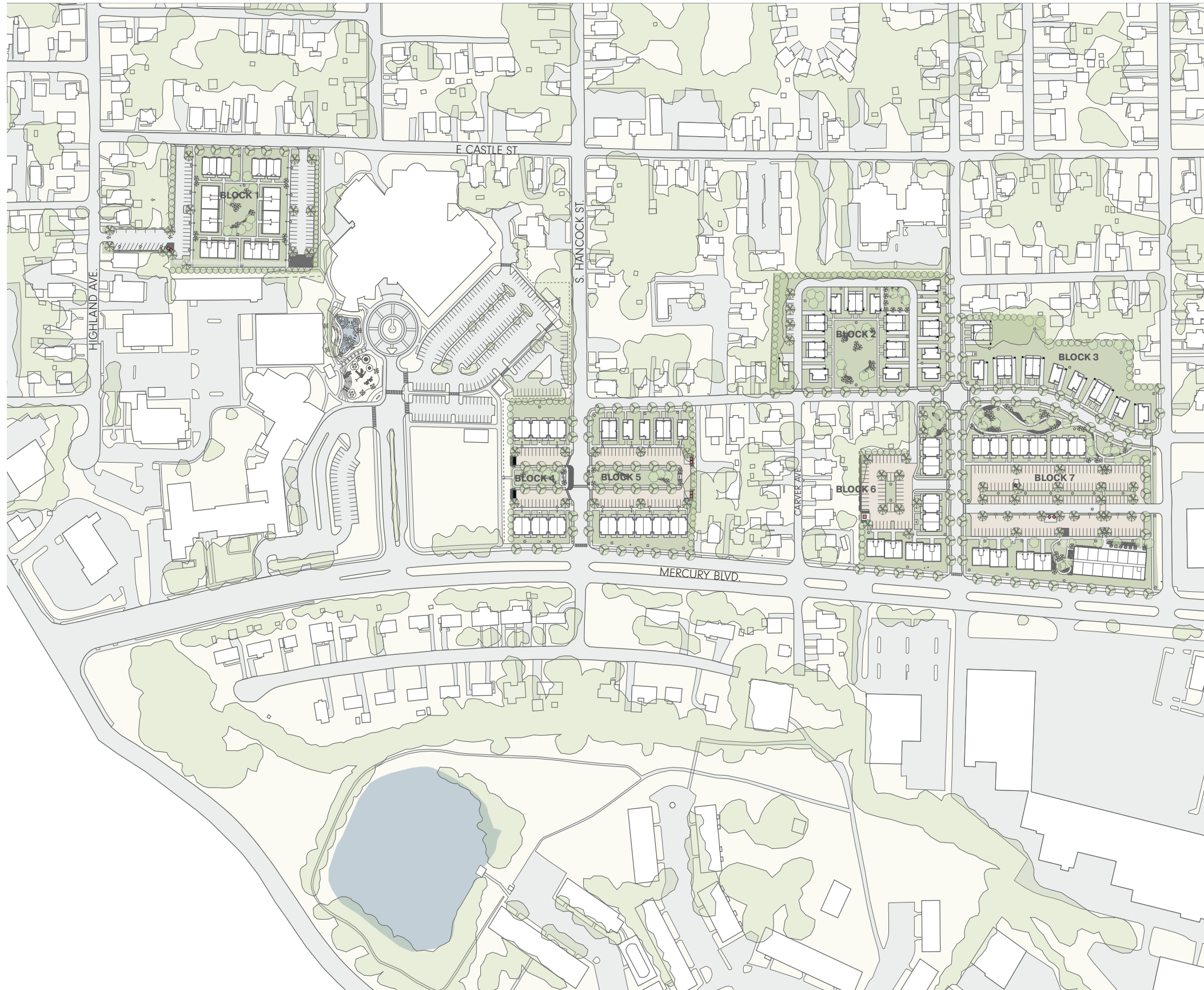
PRECEDENT STUDY - EXAMPLE SINGLE FAMILY AND DUPLEX HOUSING



PRECEDENT STUDY - EXAMPLE RESIDENTIAL
TOWNHOUSE AND ROWHOUSE DEVELOPMENTS



PRECEDENT STUDY - EXAMPLE COMMERCIAL / MIXED-USE DEVELOPMENTS

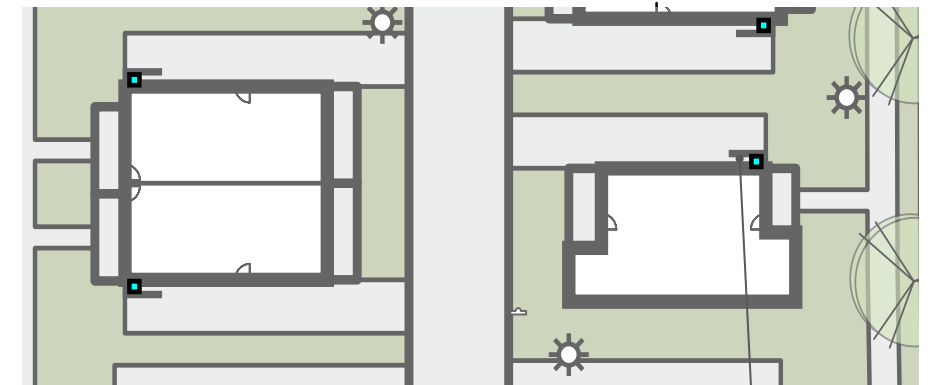
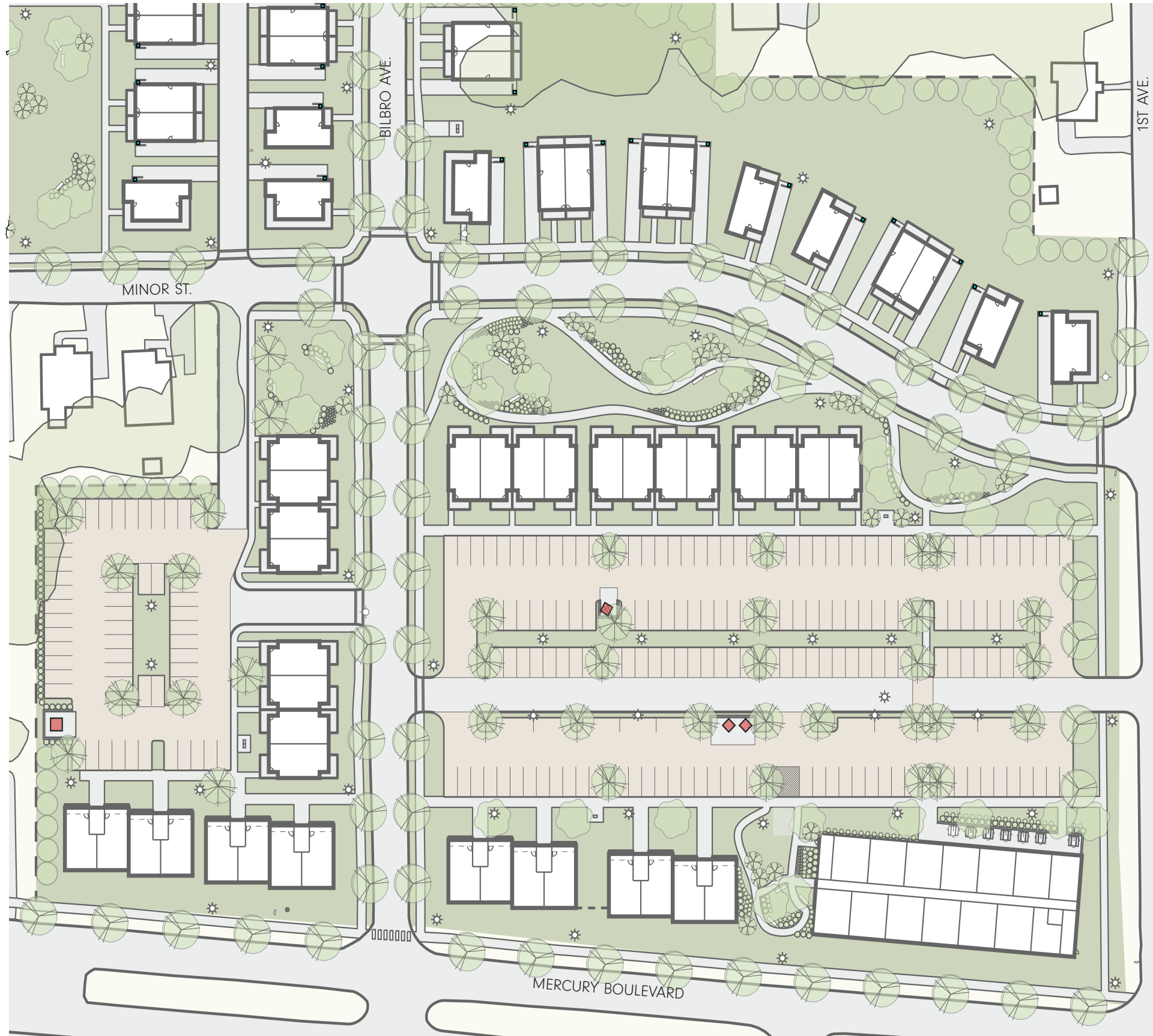


Most multifamily units will have private commercially serviced trash pick up in brick enclosures as noted on enlarged plans,



SOLID WASTE PICK-UP

- Commerical Dumpsters
- Individual Carts



Public trash pick-up at street or alley for each single family or duplex unit

Trash receptacle screening at each unit

1. **"Solid Waste Management.** (1) All developments shall make adequate provision for effective solid waste management. Adequacy of solid waste management systems proposed shall be measured by the following standards: (a) Each single family attached or detached residential owner or occupant shall utilize an automated garbage system refuse container approved by the Solid Waste Department unless otherwise indicated in Chapter 14 of the City Code. A location shall be provided on-site for the refuse container so as to be readily accessible for removal by the City through the automated garbage collection system on the day of collection. A location not visible from the public right-of way shall also be provided for storage of the container. (b) Each unit in two, three, and four family residential units shall utilize an automated garbage system refuse container approved by the Solid Waste Department unless otherwise indicated in Chapter 14 of the City Code. A location shall be provided on-site for the refuse container so as to be readily accessible for removal by the City through the automated garbage collection system on the day of collection. A location not visible from the public right-of-way shall also be provided for storage of the container."

SOLID WASTE PICK-UP





SECTION FIVE \ Planned Development Criteria

AERIAL VIEW - BEFORE/AFTER HANCOCK STREET





AERIAL VIEW - BEFORE/AFTER MERCURY BOULEVARD





E. CASTLE STREET - BEFORE/AFTER PARKSIDE





AERIAL VIEW - BEFORE/AFTER MINOR STREET





AERIAL VIEW - BEFORE/AFTER MINOR STREET LOOKING NORTH





VIEW - BEFORE/AFTER MINOR STREET LOOKING WEST





VIEW - BEFORE/AFTER CORNER OF MERCURY BOULEVARD AND FIRST AVENUE LOOKING NORTH





VIEW - BEFORE/AFTER CORNER OF MERCURY BOULEVARD AND FIRST AVENUE LOOKING SOUTH





PLANNED DEVELOPMENT CRITERIA

General Applicability Per Section 13B – Planned Development Regulations

1.

Ownership and division of land: The site is owned by the Murfreesboro Housing Authority. The parcel is currently zoned RD and RM-16 for the City of Murfreesboro. A rezoning to PUD will be pursued.
2.

Waiver of BZA action: No action of the BZA shall be required for approval of this planned residential district.

ROW Abandonments - Mandatory referrals will be required for the development of Mercury Court because four right-of-ways will need to be abandoned:

1.

Berry Place from First Avenue to South Bilbro Avenue.

2.

Berry Place cul-de-sac west of South Bilbro Avenue.

3.

Burns Court cul-de-sac north of Minor Street.

4.

Essex Court cul-de-sac east of Hancock Street.

Easements for utilities within these right-of-ways may be retained until the final utility design is provided to determine if these utilities should remain or be replaced, relocated, or abandoned. It is worth noting that the alley directly across from Burns Court at Minor Street that heads south to Mercury Boulevard (shown as Stephens Ave. on plat recorded in Deed Book 95, page 215) is not a part of Murfreesboro Housing Authority property and will not be included in any design, changes, or abandonment as part of the Mercury Court development.

3.

Common Open Space: New parklike open space will be provided along Minor St. from S. Bilbro to First.

4.

Accessibility to site: The property is accessible from Hancock, E. Caste St, S. Bilbro and First Ave.

5.

Off-Street parking: The Parkside site will be provided with 83 off-street parking spaces for the 46 residences planned for Parkside. For Mercury the commercial building is planned with 80 off-street parking spaces. In total, Mercury will be provided with 402 off-street spaces (includes driveways and visitor spots.)

6.

Pedestrian Circulation: Sidewalks with street trees are planned along all streets with accessible cross walks at all intersections. A meandering paved walking trail will also be provided in the Minor Street Park.

7.

Privacy and screening: The existing wooded tree lines along the edges of the properties will remain in place.

8.

Zoning and subdivision modifications proposed: **The property owner is requesting the property be rezoned from the current RD, RS-8 and RM-16 zoning with CCO to a PUD planned unit district zone with CCO remaining in place. A reduction in the required parking spaces for Parkside is also requested due to the current use and need of the MHA residents as explained within. A 20' private road/alley north of Minor St. and at ingress into Block 6 is requested. 20' Private street/alley for loop street on Block 2 and ingress off Minor St. to Block 6 due to limited width and use. CCO front/side/rear setbacks to be 10' throughout, minimum. No exceptions from Landscaping requirements are requested.**

9.

Phasing: The project for Parkside off E. Castle St. will be completed in 2 phases. 46 residences in Phase 1 Parkside and 127 homes and a 23,400 square foot commercial building containing 3rd floor housing in Phase 2.

10.

Annexation: Annexation is not included or necessary in this zoning request.

11.

Landscaping; Landscape screening will be limited only to areas as designated on the Landscape Plan. The existing tree lines on the edges of the property lines will be maintained and supplemented with minimum 8' wide landscape yard with a contiguous row of shrubs 24" minimum height at planting as illustrated on the Landscape Plan pages 53-54.

12.

Major Thoroughfare Plan: The PUD is consistent with the Major Thoroughfare Plan. Additionally a future signal is planned for First Avenue at mercury Blvd. which will need to have additional ROW dedicated along the project site to accomodate 3 outbound and 1 inbound travel lanes and landscape + sidewalk with 45 degree chord next to intersection for signal pole and signal equipment. Additionally
- the ROW will be confirmed along Minor Street to meet City standard,
13.

Applicant contact information: Contact information is located on sheet 1.

14.

Proposed Signage: It is suggested that the property does not have a sign representing the development as it is being designed to fit into the existing neighborhood and not stand alone. Signage can be provided for the commercial building and the businesses at a later time.
- ## Section 13 – Project Development Criteria Requirements
1.

Identification of existing utilities: Shown in Pattern Book page 18.

2.& 3.

Graphics. Renderings, maps and or aerial photography showing existing conditions or natural features of the site:" Shown on the following pages: 2-31

4.& 5.

Drawing and/or diagrams identifying areas of development, proposed building, screening, proposed landscaping and pedestrian and vehicular circulation: Enlarged Block by Block conceptual site plans are shown on the following pages: 42-48.

6.

Development Schedule: Phase 1 is projected to be complete with construction at the end of 2023 and Phase 2 is projected to commence after that and has not been confirmed yet.

7.

Relationship of the planned development to current city policies and plan: The development is consistent with the growth of the city and contributes to the solution of providing more affordable housing which was identified in the 2035 Plan for Murfreesboro.

8.

Proposed deviation from zoning and subdivision ordinance: NA

9.

Site tabulation for land area, FAR, LSR, and OSR: NA as Planned Unit District

10.

The nature and extent of any overlay zones as described in Section 24 and 34: The development is consistent with the 2035 plan for the City of Murfreesboro. Exisitng City Core Overlay (CCO) District will remian in place.
- | Land Requirements Table | | | | |
|-------------------------|--|--|--|---|
| Site | CCO | RM-16 | Parkside requested | Mercury requested |
| | | | New 46-unit townhouse/apartment housing | New apartment, townhome, rowhouse, single family and duplex housing consisting of 127 units including mixed-use office building |
| Use | | | | |
| Zoning | | | PUD | PUD |
| Total Units | | | 46 | 127 |
| Total Land Area | | | +/- 119,626sf = 2.75 Acre | +/-649,927sf = 14.92 Acre |
| Total Units/Acre | | | 16.73 | 8.51 |
| Gross Floor Area | | | +/- 53,880 sf | +/-192,102 |
| Floor Area Ratio | Per underlying zoning | No Max | 0.45 | 0.30 |
| Livability Space Ratio | Per underlying zoning | None | NA | NA |
| Open Space Ratio | | None - Single Family
20% - Multi-Family | .2 x 119,626sf = 23,925sf
119,626sf - 23,925sf = 95,701sf - 80% | .2 x 649,927sf = 129,985sf
649,927sf - 129,985sf = 519,942sf - 80% |
| Max Lot Coverage% | 100% non-residential; 50% residential | 35% - single family
None - multi-family | .5 x 119,626sf = 59,813sf | .5 x 649,927sf = 324,964sf |
| Open space (SF/%) | Per underlying zoning | 20% | (119,626sf - 23,626sf)/119,626sf = .8 | (649,927sf - 114,396sf)/649,927sf = .82 |
| Front Setback | Block Avg. < 30' max, but average of block face | 30' | 28' | Varies - 10' min |
| Side Setback | | 5' - Single Family
10' - Multi-Family 1 story
20' - Multi-Family 2 story
25' - Multi-family 3 story | | Varies - 10' min |
| Rear Setback | Per underlying zoning | 25' | 75'
30' | Varies - 10' min |
| Max Height | 50% higher than adjacent | 45' | 45' | 45' |
| Parking | 2 space/Single family with 2 or more BR's; 1 space per multifamily bedroom; Commercial | | 83 | 366 |
- 110
- PLANNED UNIT DISTRICT | PROPOSED DEVELOPMENT

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 4, 2021
PROJECT PLANNER: HOLLY SMYTH**

**4.e. Proposed amendment to the Zoning Ordinance [2021-801] pertaining to
Section 13: Planned Development Regulations and Section 24: Overlay
District Regulations, Article VI. CCO, City Core Overlay District, City of
Murfreesboro Planning Department applicant.**

In January 2020, the City Council approved an expansion of the City Core Overlay (CCO) district. In addition, at the same time Council approved a rewrite of Section 24 Overlay District Regulations, Article VI: CCO. The current boundary of the district includes the North Highlands and Historic Bottoms Study Areas, the East Main Street Historic Zoning District, and two adjacent areas. The entire CCO is generally bounded by East Clark Boulevard or Ewing Boulevard to the north, one block in from Memorial Boulevard to the west, CSX Railroad to the southwest, Mercury Boulevard to the south, and Middle Tennessee Boulevard or North Highland Avenue to the east (as shown on the attached map).

Staff has had the opportunity to utilize the new CCO regulations for more than a year and believes it is now appropriate to make some revisions to clarify ambiguities and inconsistencies in the text and modify some of the development criteria based on the unique development characteristics within the CCO. Multiple planners within the department collaborated on these text revisions. In addition, staff reached out to some stakeholders as well to help provide input into the process. Text highlighted in yellow reflects additional modifications since the Commission's last meeting.

The CCO section is not a stand alone policy section that encompasses all zoning regulations for properties within the overlay district boundary. It is meant to be used in conjunction with the entire Zoning Ordinance (including General Applicability, Off-Street Parking, Landcaping, as well as Charts 1, 2, and 3) as well as the Design Guidelines and Standards. The CCO policy section focuses on special exceptions or use limitations to the regular policy sections to better account for the unique scale and character of the district while attempting to honor the framework of the Historic Bottoms and North Highland Avenue sub-area Planning Studies.

A proposed amendment to one paragraph in Section 13 Planned Development Regulations (B)(8) and a full removal and replacement of Section 24, Article VI is attached to this report in a redlined "tracked changes" version so that the Commission can see the proposed additions via underlined text, deletions via strike-through text, and existing text to remain as regular black colored text. The following is a brief synopsis of proposed changes.

Planned Development Regulations (Section 13)

This section of the code currently states that many exceptions to existing City regulations can be made with an approved Planned Development. However, the current code only allows exceptions to overlay district rules of the Battlefield Protection and Gateway Design overlay districts. This means that currently no exceptions to the overlay district regulations for any other overlay district may be considered as a part of a Planned Development application. The proposed amendment would allow exceptions to be requested for any of the City's Overlay District standards as a part of a Planned Development rezone request.

City Core Overlay District Regulations (Section 24, Article VI.)

Baseline text of the ordinance clarifies that other City policies and documents apply within the CCO. Land is still subject to Design Guidelines and that the recommendations of the Historic Bottoms and North Highland Avenue sub-area Planning Studies should try to be better incorporated. Furthermore, text clarifies that should any exceptions to City standards be wanted they need to be explicitly stated in a Planned Development application. Lastly, text clarifies planned development should adhere to the most approximate base zoning as being proposed by the development.

Accessory apartment provisions within the CCO are less stringent than outside the CCO as it currently does not require BZA approval, does not need to be occupied by a family member, and does not require owner occupation of one of the two units onsite. The draft language would become more stringent by requiring the owner to live in either the main dwelling or the accessory apartment onsite, so that the accessory apartment will truly be accessory to the other dwelling unit.

Parking provisions for all types of residential were identified to be consistent with the recent proposed updates regarding the new definition of "Dwelling, Townhomes". Parking provisions for commercial uses are proposed to allow a 50% on-site parking reduction if on-street parking is available and a 75% on-site parking reduction if publicly owned parking (e.g., a public parking structure or lot) is freely available within 750' of the project site. These modifications allow for more sharing of parking, especially when in close proximity to the Central Business District. A new paragraph was added to allow the Planning Director to consider other flexible parking options using common sense to cover those instances where traditional development patterns do not apply.

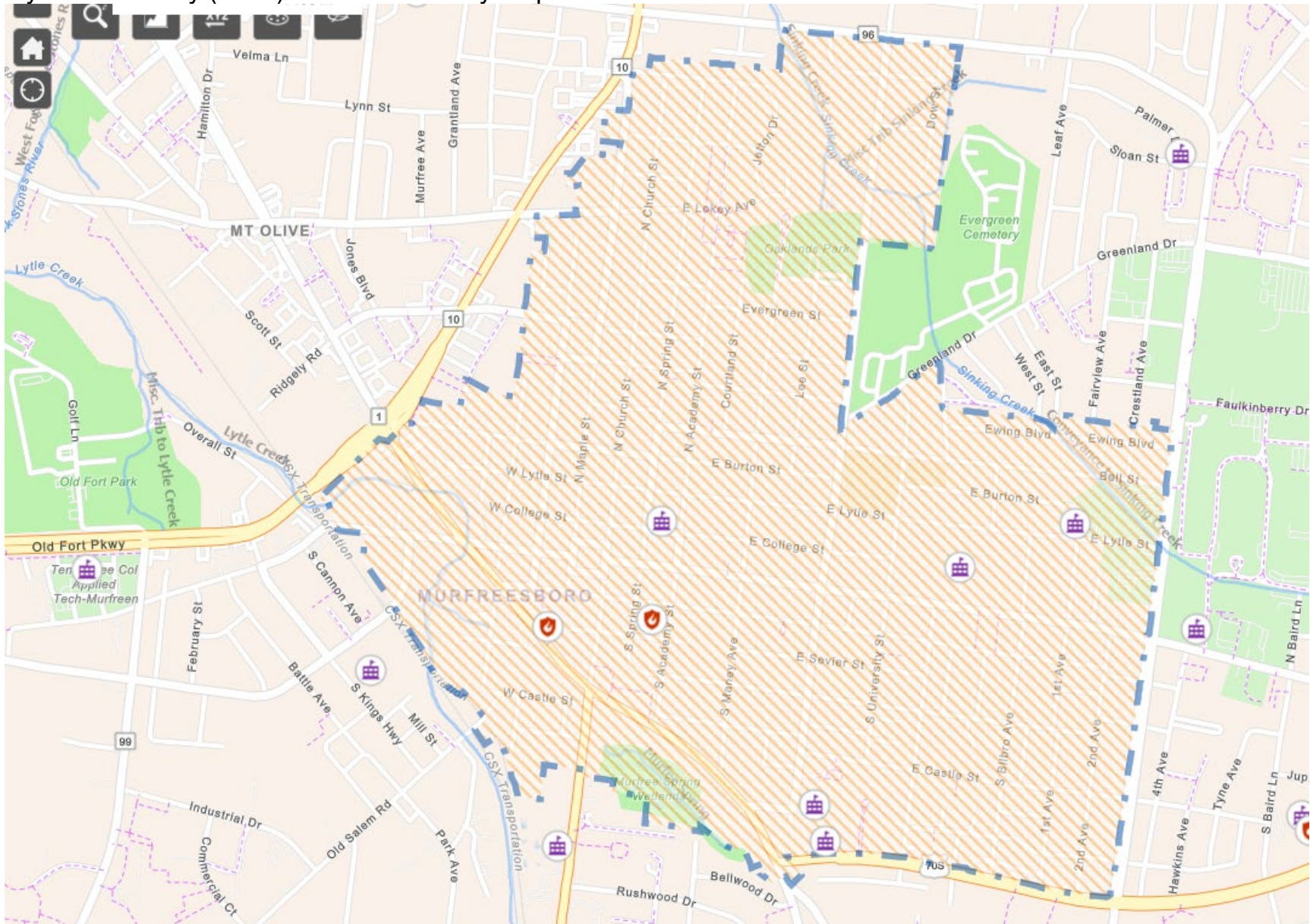
Open space requirements are currently 20% on all properties City-wide through the Design Guidelines with various formal open space provisions by zone. The new language would exempt industrial uses and single-family detached residential uses in the CCO and all property in the CBD from open space requirements and reduce all others to 15%. Formal open space would only be required for residential developments containing 8 or more residential units or commercial or mixed use developments containing more than 1.5 acres. Additionally, rooftop patios can be counted towards both open space and formal open space requirements.

Other proposed modifications include a) having more flexible setback provisions should a business want to have a front patio; b) changing height allowances from two-story to 35' by right; c) reduce maximum lot coverage to 75% for non-residential uses outside the Central Business District (CBD) to allow for landscape and parking; d) limiting the prominence of garages on the fronts of buildings; e) limiting patio spaces from housing utilities; f) solid waste enclosures and /or carts being shown on plans; g) location of HVAC, meters, & trash to not impact private patios h) clarifying landscape requirements and allowing alternative landscape arrangements; and g) remove floor area ratio (F.A.R.), open space ratio (O.S.R.), and livability space ratio (L.S.R.) requirements.

Action Needed:

The Planning Commission will need to conduct a public hearing, after which it will need to discuss and then formulate a recommendation to City Council.

City Core Overlay (CCO) District Boundary Map



SECTION 13. PLANNED DEVELOPMENT REGULATIONS.

- (B) *Regulations of general applicability for planned developments*
- (8) *Relationship to the Subdivision Regulations, Design Guidelines and the other zoning regulations.* The ~~ordinance approving the~~ planned development approval may provide for such exceptions from the Subdivision Regulations, Design Guidelines, and from district and overlay non-overlay district zoning regulations governing use, density, ~~area~~, bulk, parking, architecture, landscaping, and open space ~~such Subdivision Regulations~~ as may be necessary or desirable to achieve the objectives of the proposed planned development, provided such exceptions are consistent with the standards and criteria contained in this section and have been specifically identified and requested in the application for a planned development. Unless the ~~ordinance approving~~ application for a planned development contains a clear statement of exceptions to them, the standards and criteria of the Subdivision Regulations, Design Guidelines, and district and overlay district zoning regulations ~~(non-overlay)~~ will apply to all planned developments. The specific zone district used as a comparison for the planned development shall be the most like zone district to the planned development, as determined by the Planning Director. The only exceptions to overlay district regulations permitted in a planned development are exceptions, in the Battlefield Protection District zone and the Gateway Design Overlay District zone, to a building height, a setback, or a landscaping requirement.

SECTION 24. OVERLAY DISTRICT REGULATIONS.

ARTICLE VI. CCO, CITY CORE OVERLAY DISTRICT

- (A) *District description.*
- (1) *Purposes of the overlay district.* The purposes of the City Core Overlay (CCO) district are: to promote infill development that is compatible with existing development patterns; to encourage new development patterns in areas where existing patterns are inconsistent or unestablished; and to promote reinvestment in Downtown Murfreesboro and surrounding neighborhoods.
- (2) *District delineation.* The CCO district includes areas in and around Downtown Murfreesboro as shown on the official Zoning Map of the City of Murfreesboro.
- (3) *Subarea Plans within the CCO:* The CCO includes the study areas of the North Highland Avenue and Historic Bottoms planning studies. These planning studies informed the writing of the CCO regulations and are of significant value. To the extent possible, developments within the CCO also located within the study areas of the North Highland and Historic Bottoms planning studies- shall attempt to honor the recommendations of those plans.

(B) *Application of regulations.*

- (1) *Official zoning map.* The CCO district shall overlay land located as shown on the official zoning map of the City.
- (2) *Conflicts with other regulations.* 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 the Historic (H-1) District, the H-1 regulations shall apply. Where there is a conflict between the provisions of this subsection and those of any overlay district other than the H-1 District, the more restrictive regulations shall apply.
- (3) *Extension and reconstruction of lawfully established non-conforming structures.* The requirements set forth in this subsection shall apply to all new development in the CCO district from the effective date of this subsection. Notwithstanding the requirements of Section 28 – Nonconformities of this Article, a lawfully-established pre-existing structure that does not comply with the regulations set forth in this Section may be extended or reconstructed one (1) time in accordance with the zoning standards in effect on September 30, 2019. All additional extensions and reconstructions shall comply with the terms of this subsection and Section 28 – Nonconformities of this Article.
- (4) *Planned developments.* The regulations set forth in this subsection shall not prevent a property owner from seeking planned development zoning when such zoning is necessary or desirable to promote the purposes of the CCO district. However, to the extent possible, they should adhere to the regulations of the CCO, Design Guidelines, and other base zoning districts that best approximate the proposed development type. Exceptions to any of the above applicable regulations, including the CCO regulations, shall be explicitly noted in the planned development application.
- (5) *Use regulations.* Land uses in the CCO district shall be as permitted ~~consistent with those of~~ by the underlying zoning district, with the following exceptions:
 - (a) For properties having underlying zoning that permits two-family dwellings, duplex residential units shall not be required to have a shared wall.
 - (b) For properties having underlying zoning that permits accessory apartments, a Special Use Permit shall not be required, provided that the following standards are satisfied:
 - [1] only one accessory apartment shall be allowed upon a lot zoned for single-family purposes;
 - [2] the accessory apartment shall be designed so that to the degree reasonably feasible, the appearance of the building remains that of a one-family residence.

In general, any new entrances in an existing structure shall be located on the side or in the rear of the building;

- [3] if attached to or located within the principal structure, the accessory apartment shall be designed and constructed to allow it to be part of the principal structure at such time as the use of the accessory apartment discontinues;
- [4] the design and size of the accessory apartment shall conform to all applicable standards in the health, building, and other codes; and
- [5] the accessory apartment shall not exceed seven hundred (700) square feet of floor area.
- [6] except for bona fide temporary absences, the owner(s) of the lot upon which the accessory apartment is created shall occupy at least one of the dwelling units on the premises.

- (c) The following uses listed on Chart 1 USES PERMITTED of this article and which may be otherwise permitted by right or by special use permit in the underlying zones shall not be permitted as principal uses in the CCO district:

OTHER HOUSING

Fraternity/Sorority Motel

INSTITUTIONS

Airport/Heliport
Pet Cemetery

COMMERCIAL

Amusements, Commercial Outdoor Motorized
Carnivals
Drive-in Theater
Fireworks Retailer
Fireworks Seasonal Retailer
Greenhouse or Nursery
Kennels
Liquor Store
Lumber, Building
Material
Motor Vehicle Sales
(Automobiles and Other
than Automobiles)
-Pawn Shop

Pet Crematory
Pet Funeral Home
Radio and Television Transmission Towers
Shopping Center, Regional
Restaurant, Drive-in
Salvage and Surplus Merchandise
Sheet Metal Shop
Taxidermy Studio
Wireless Telecommunications Tower
Wholesaling
Wrecker Service, Wrecker Storage Yard

INDUSTRIAL

Animal or Poultry Slaughter, Stockyards,
Rendering Automobile Dismantlers and Recyclers
Contractor's Yard or Storage, Outdoor
Mobile Home Construction
Paper Mills
Petroleum and Coal Products Refining
Primary Metals Distribution and
Storage
Saw Mills
Secondary Material Dealers
Warehousing, Transporting/Distributing

TRANSPORTATION AND PUBLIC UTILITIES

Garbage or Refuse Collection Service
Freight Terminal, Service Facility
Refuse Processing, Treatment, and
Storage Landfill
Railroad Switching Yard, Terminal, Piggyback Yard

OTHER

Self-Service Storage Facility

- (d) ~~Extension or reconstruction of structures devoted to~~ lawfully-
established non-conforming uses. Notwithstanding the
requirements of Section 28 of this Article, a structure devoted
to a lawfully-established pre-existing use that is not permitted
in the CCO or in the base zoning district may be extended or
reconstructed one (1) time and the use allowed to resume
upon extension or reconstruction, provided that such extension
or reconstruction is only within the boundaries of the existing
tract or lot of record. All other terms of Section 28 of this
Article regarding non- conforming uses will apply to the CCO
District.

- (C) *Off-street parking.* Off-street, on-site parking requirements shall not apply to properties with underlying CBD (Central Business District) zoning. In all other areas in the CCO district, parking shall be provided in accordance with the requirements of Section 26 of this Article, provided that the following standards for the number of required parking spaces shall apply:

(1) Parking for single-family residential structures ~~(detached and zero-lot line maximum two units attached)~~. Within the CCO district, one (1) off-street on-site parking space shall be required for each single-family detached or attached dwelling unit with one bedroom, and two (2) off-street on-site parking spaces shall be required for each single-family detached or attached dwelling unit with two or more bedrooms.

~~(1)(2)~~ Parking for single-family residential attached townhouse structures. Within the CCO district, where striped on-street parking is located directly in front of the property, one (1) off-street on-site parking space shall be required for each single-family attached townhouse dwelling unit with one bedroom, and two (2) off-street on-site parking spaces shall be required for each single-family residential attached townhouse dwelling unit with two or more bedrooms. Where there is no striped on-street parking located directly in front of the property, one (1) off-street on-site parking space shall be required for each bedroom provided in each multi-family dwelling unit.

~~(2)(3)~~ Parking for ~~two-family, three-family, four-family, and~~ multi-family residential structures. Within the CCO district, one (1) off-street on-site parking space shall be required for each bedroom provided in each two-family, three-family, four-family, and multi-family dwelling unit.

(4) Parking for commercial uses and mixed-uses. Within the CCO district, parking for commercial uses shall be provided in accordance with the requirements of Section 26 and Chart 4 of this Article with the following exceptions:

(a) ~~T.~~ The number of required on-site off-street parking spaces may be reduced by twenty-five (25) ~~fifty (50)~~ percent if on-street off-site parking is available along the street fronting the property.

(b) The number of required on-site off-street parking spaces may be reduced by up to fifty (50) ~~seventy-five (75)~~ percent if the property is located within five hundred (500) ~~seven hundred fifty (750)~~ feet of a publicly-owned parking lot where parking is freely available to the users.

~~(a)(c)~~ The Planning Director has the authority to consider and approve further parking exceptions in the CCO in cases where there is a change of use at an existing building where the new use requires more parking than the previous use and where a property's pre-existing physical conditions severely limit most permitted uses. The applicant must demonstrate that adequate off-site or on-street parking is available for the proposed use. The Planning Director shall determine what information (e.g., parking counts, business hours of operation, etc...) must be

provided by the applicant in order to make such a determination. If an off-site parking agreement with a private property owner is proposed, then all requirements for off-site parking arrangements noted in Section 26 must be met.

~~(3)~~(5) *Bicycle parking.* Designated bicycle parking shall be provided at a ratio of one (1) space for every ~~five~~ fifteen hundred ~~(1500)~~ square feet of floor area for non-residential developments. Bicycle parking structures and facilities shall be readily accessible and well-maintained. Bicycle parking structures may be located on the public sidewalk, provided that the sidewalk can still comply with minimum accessibility requirements.

(D) *Design standards.* Development in the CCO district shall be subject to the standards set forth in ~~Charts 1 and 2 of~~ this Article and the Murfreesboro Design Guidelines, with the following exceptions:

(1) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be determined as follows:

(a) For non-residential developments where public sidewalks exist, structures shall be built no greater than 10' from the rear edge of the public sidewalk or the front property line, ~~whichever is closer to the street~~. If no sidewalk exists, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty (20) feet behind the front property line. ~~No structure shall be built in the public right-of-way.~~ For the purposes of this section, 'block face' shall mean be within the same block on the same street side as the subject property and shall exclude vacant lots. No structure shall be built in the public right-of-way.

(b) For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than ~~thirty (30) feet~~ twenty-five (25) feet behind the front property line. For the purposes of this section, "block face" shall mean be within the same block on the same street side as the subject property and shall exclude vacant lots. No structure shall be built in the public right-of-way.

(2) *Building height for principal buildings.* A principal building in the CCO district shall have a height no greater than fifty (50) percent over that of the highest ~~adjacent~~ contiguous building. However, a principal building shall be permitted to have a height of ~~two (2) stories~~ 35', regardless of the heights of ~~adjacent~~ contiguous buildings. Within the CCO, however, projections for rooftop patios, such as stairwells and the like, as well as other common rooftop projections such as chimneys, may be allowed up to an additional 10' higher the maximum building heights listed above. For the purposes of this section, the term "contiguous buildings" shall refer to any buildings on

parcels that share a common property line with the subject property excluding parcels to the rear of the subject property and vacant lots without a principal structure. Building height shall be measured as described as the definition of "Building Height" in Section 2 of this article.

~~(2)~~—

- (3) *Lot coverage.* Maximum lot coverage shall be based on land use as follows:
- (a) For non-residential developments, multi-family residential, and residential mixed-use developments ~~other than single-family detached and single-family attached~~, maximum lot coverage shall be one hundred (100) percent within the CBD and seventy five (75) percent in all other areas of the CCO-.
 - (b) For all other types of single-family detached and single-family attached residential developments, maximum lot coverage shall be fifty (50) percent.
- (4) *Parking.* For all uses other than single-family detached residential non-residential developments, on-site parking shall not be located at the front of any building and. ~~On-site parking shall be permitted located~~ at the rear or side of a building, in an underground garage, or within a parking garage.
- (a) *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office uses accessible from the public sidewalk. Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.
 - (b) *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley or rear driveway where practical.
- (5) *Building architecture and design.*
- (a) Single-family detached residential structures and single-family residential attached zero-lot line structures (maximum of two units attached) ~~(2) attached dwelling units~~ shall be constructed of exterior materials that are consistent with a traditional urban residential area. Such materials may include brick, stone, or cementitious siding. Other traditional, authentic materials and construction types such as stucco and board-and-batten may be approved by the Planning Commission (or by the Planning Director for plans that do not require Planning Commission approval). To reduce the prominence and visibility of front facing garages, a front facing garage even with the front wall of the balance of the structure shall not exceed more than 50% of the width of the front building façade. A front-facing garage recessed behind the front wall of the balance of the structure shall not exceed more than 60% of the width of the front building façade.-

- (b) Non-residential buildings, mixed use buildings, and all other types of multi-family residential buildings consisting of three or more dwelling units, including but not limited to multi-family residential and single-family residential attached townhouse buildings, shall be subject to the architectural standards set forth in the Murfreesboro Design Guidelines.
- (6) *Building entrances.* Building entrances shall be oriented to the primary street frontage. For corner lots, entrances shall be either oriented to the street with the higher functional classification or angled and oriented to the street intersection.
- (7) *Service areas.* Service areas, solid waste enclosures and/or carts, and utility boxes shall be clearly identified on the development plans and shall be located at the rear of the principal structure and shall not be visible from the public right-of-way. Provisions for solid waste management shall comply with the minimum requirements set forth in Section 18 of this article. To the extent possible, all mechanical equipment shall be roof mounted and screened; when not possible such equipment shall be located to the rear of the structure and shall not be visible from the public right-of-way. Use of private residential patio space for these various service areas is discouraged.
- (8) *Accessory structures.* Accessory structures shall be designed as follows:
- (a) *Location.* Accessory structures shall be located to the rear or side of the principal structure in accordance with Section 25 of this Article.
- (b) *Height.* In no case shall an accessory structure have a height greater than that of the principal structure.
- (c) *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the principal structure.
- (9) Open space.
- ~~(e)~~(a) The following shall be exempt from this subsection: Industrial uses (as listed in Chart 1); single-family detached residential uses; and all property in the CBD zone.
- (b) A minimum of fifteen (15%) open space shall be required for all other uses and properties in the CCO not listed in (a) above. For the purposes of this section open space is defined as all landscape areas or natural areas greater than two-hundred square-feet.
- (c) For the purposes of this section, formal open space is defined as planned and structured areas, including but not limited to formally designed landscape areas, streetscape furnishings, plaza areas, rooftop patios, and recreational improvements available either for individual or community use. Formal open space is considered a sub-set of the 'open space' and can be included as part of the overall required open space. Formal open space of 5% of the

lot area, shall be required for the following uses:

- [1] Single-family attached residential developments of 8 dwelling units or more;
- [2] Multi-family residential developments of 8 dwelling units or more;
- [3] Commercial developments on parcels 1.5 acres of greater; ~~than 1.5 acres~~
- [4] Mixed-Use dDevelopments containing 8 or more ~~of residential dwelling units or on parcels 1.5 acres or greater. ~~than 1.5 acres.~~~~

(10) F.A.R., O.S.R., and L.S.R. The open space and formal open space requirements above notwithstanding, there shall be no F.A.R., O.S.R., and L.S.R. requirements for properties and developments located within the CCO.

(E) *Streetscape Standards.* To promote harmonious development and walkability throughout the CCO district, the following streetscape standards shall apply:

- (1) *Sidewalks and other improvements in the public ROW.~~street trees.~~*
The developer shall be responsible for installing sidewalks and other improvements in the public ROW ~~street trees~~ in accordance with all adopted City standards and plans, including but not limited to the Subdivision Regulations, Street Design Specifications, Design Guidelines, the Expanded Main Street District Revitalization Master Pplan, and the Tree Management Ordinance. The Development Services Division in consultation with the Public Works Division shall have the authority to collect a payment in lieu of installation or construction in cases where the City deems immediate installation or construction impractical or undesirable.
- (2) *Sidewalk location.* In cases where a public sidewalk or any portion thereof is located on private property, a sidewalk easement permanently dedicated to the City of Murfreesboro shall be recorded.
- (3) *Public utility easements.* If a public utility easement along the front property line prevents the planting of trees due to conflicts with utility lines, drainage ways, or other necessary infrastructure components, the applicant shall provide an alternative planting arrangement that satisfies the minimum planting requirements set forth in this section. ~~The Development Services Division in consultation with the Public Works Division shall have the authority to collect a payment in lieu of installation in cases where the City deems immediate installation impractical or undesirable.~~

(F) *Landscaping, screening, and buffering requirements.* Properties with underlying CBD (Central Business District) zoning or single-family detached, ~~or single-family zero-lot line (maximum 2 units attached), or two-family~~

dwellings shall be exempt from the landscaping, screening, and buffering requirements set forth in this subsection. For all other properties in the CCO district, landscaping shall be required as provided in Section 27 of this Article; provided, however, within the CCO district subsections Section 27 (C)(3), (J), (K), and (L) shall not apply and instead the following subsection shall apply:

- (1) *Changes to existing buildings, structures and developments.* The requirements of this section shall be applicable to existing buildings, structures, and developments under the following circumstances:
 - (a) if an existing building, structure or development is expanded by seventy-five (75) percent or more, then the entire building, structure or development shall comply with the requirements of this subsection; if expanded by less than 75 percent, only the expansion area shall comply.
 - (b) if the estimated cost of a renovation of an existing building, structure, or development equals seventy-five (75) percent or more of the total appraised value of the existing building, structure, or development (including land), then the entire building, structure or development including parking area shall comply with the requirements of this subsection;
 - (c) if there is a change in use of an existing building, structure, or development, that requires a special use permit or the rezoning of the property, then the entire building, structure, or development including parking area shall be required to comply with the requirements of this subsection;
 - (d) if there is an increase in density of a residential development or a change in use of an existing building, structure or development from a residential use to a nonresidential use then the entire building, structure, or development including parking area shall be required to comply with the requirements of this subsection; or,
 - (e) if the number of parking spaces for an existing building, structure or development is expanded by fifty percent (50%) or more, or the area of the parking lot is expanded by fifty percent (50%) or more, then the area of the parking lot expansion shall comply with the requirements of this subsection.
- (2) *Alternative landscaping arrangements.* For projects being reviewed administratively, the Planning Director shall have the authority to permit an alternative landscaping arrangement where such an arrangement provides at least the minimum number of plantings specified in this section and satisfies the intent of this article. For projects requiring Planning Commission review and approval, the Planning Commission shall have the authority to permit such an alternative landscaping arrangement.
- (3) *Required perimeter landscaping.* Perimeter landscaping yards shall be required around all properties in the CCO district except ~~properties with~~

~~underlying CBD zoning and other~~ properties with buildings permitted to be constructed to the edge of the sidewalk or property line(s). In cases where a building has been constructed to the sidewalk or property lines less than all of the property lines, perimeter landscaping yards shall be installed along the remaining boundaries of the site where practical. Where the building is set back less than 5' from the front property but not on the front property line, an alternative landscape plan must be submitted to achieve the general landscaping goals of this section. A

perimeter landscaping yard shall have a minimum width of:

- (a) five (5) feet on a front planting yard and three (3) feet on other planting yards where the site is two (2) acres or less;
or
 - (b) eight (8) feet on a front planting yard and five (5) feet on other planting yards where the site is greater than two (2) acres.
- (4) *Shared planting yards.* Along a side or rear property line, the requirement for perimeter landscaping may be satisfied by the creation and maintenance of a single planting yard with the adjacent property owner. The number of trees shall be the same as required as if it was only one perimeter landscaping yard for the common planting yard. Both property owners shall present and execute an enforceable written agreement for the perpetual maintenance of the planting yard and record it in the Rutherford County Register of Deeds office at no expense to the City. The agreement shall be binding on any successor owner of either property.
- (5) *Specifications for planting yards.* Unless otherwise specified in this subsection, the following specifications shall apply to planting yards in the CCO district:
- (a) Planting yards shall contain one shade tree every fifty (50) linear feet, excluding any vehicular access way. Ornamental trees may be substituted for up to sixty percent (60%) of otherwise required shade trees. Ornamental trees shall be planted not more than thirty (30) linear feet from another tree. Only ornamental trees may be planted under overhead utility lines. These trees shall be generally equally distributed along the property lines, but they are not required to be at absolute equal intervals. This will allow for some flexibility in design while discouraging long intervals without trees.
 - (b) Lots within the CCO district having one hundred and fifty (150) linear feet or less of lot frontage may also meet the requirement for perimeter landscaping in front planting yards as specified below. Shrubs required to be planted within a front planting yard under this provision may be planted anywhere within the front planting yard and may be mass planted to achieve a more

naturalistic appearance. Ground cover is not considered a shrub. Shrubs shall be of at least two different types (small, medium, or large being the types) and at least fifty percent (50%) of the shrubs shall be evergreen. The shrubs shall have a minimum height of eighteen

(18) inches from ground level at the time of planting.

[1] With a five (5) foot front planting yard, no trees are required, but one shrub is required for every ~~twelve~~ten ~~and one-half (12.5)~~(10) square feet of planting yard.

[2] With an eight (8) foot front planting yard, one (1) shade tree or (2) two ornamental trees are required, and one shrub is required for every ~~ten~~eight (8)~~(10)~~ square feet of planting yard.

(6) *Diversity of species.* No one tree species shall comprise more than sixty (60) percent of the total number of trees. ~~This provision is still met if an uneven number of trees is required and there is one tree more than sixty (60) percent of a given species.~~

(7) *Distance between ~~planting trees yard~~ and ~~rights-of-way~~/parking lots.* All trees ~~in a planting yard~~ shall be planted no closer than two and one half (2.5) feet from any public right-of-way ~~or parking lot unless such planting yard is less than five (5) feet wide~~, in which event in all circumstances, care shall be taken to avoid damage to trees from automobiles that may overhang the planting yard.

(8) *Landscape requirements for new parking lots.*

(a) Off-street parking areas with multiple access aisles shall be designed and constructed with landscape islands dividing at least every twelve (12) parking spaces in a row. Such islands shall have a minimum width of ~~eight~~nine (9)~~(8)~~ feet from face of curb to face of curb with a minimum 7' planting area width and shall have a minimum depth equal to the depth of the adjacent parking stall(s). In addition to being designed with landscape islands dividing the rows, large parking areas with multiple rows of parking aisles shall be divided into sub-lots (sub-areas) containing no more than thirty-six spaces along either side of an aisle. Such sub-lots shall be divided by cross-access aisles allowing for cross circulation between aisles. The minimum width of such cross- access aisles shall be twenty- two (22) feet.

(b) All landscape islands shall be designed and constructed to include continuous curbing around their perimeter and shall be backfilled with topsoil to a depth of thirty (30) inches and shall be free of rock, debris, inorganic compositions, and chemical residues detrimental

to plant life. All such landscape islands shall be planted with shade trees or, in appropriate circumstances, ornamental trees.

(c) The stormwater drainage plan and landscaping plan shall be coordinated so the landscaping plan enhances

stormwater drainage.

- (9) **Base of building landscaping requirements.** The following base of building landscape requirements shall apply to all ~~nonresidential~~ buildings, with the exception of industrial, single--family residential detached, single-family residential attached zero lot line (maximum 2 units attached), and two--family residential uses buildings, and multi-family residential buildings consisting of three or more dwelling units.
- (a) A three (3) foot minimum width landscape strip shall be provided along the front and sides adjacent to the base of buildings or separated from the building by a sidewalk. Such strip shall be planted with shrubs, trees, or other landscape materials. However, no such landscape strip shall be required within five (5) feet of a building entrance or in such a manner as to block access to a door or other significant building element or within an area used for outdoor seating for a restaurant use.
- (b) The base of building landscaping requirement shall not apply to portions of the building adjacent to maneuvering areas and loading areas that are not visible from a public right-of-way or to land zoned H-I (Heavy Industrial), G-I (General Industrial), or L-I (Light Industrial) when such land is developed with a use identified as Industrial in Chart 1 of this Article.
- (c) In the case of existing buildings, tThe base of building landscaping requirement along the side of a building shall not be required if it will cause the width of an access drive along the side of the building to the rear of a property to be reduced to less than twenty-two (22) feet.
- (d) Where the building is setback less than 5' from the front property line but not on the front property line, an alternative landscape plan must be submitted to achieve the general base of building landscaping goals of this section. However, bBase of building plantings shall not be required along the front or side of a for-structures built to the edge of a sidewalk or a property line.
- (10) **Screening requirements.** Service areas, mechanical equipment, trash containers, dumpsters, and similar unaesthetic site elements shall be screened with the use of plant material, fences, or walls to reduce potential negative impacts. Stormwater management areas including detention or retention areas shall be landscaped. Such areas may be planted in a manner conducive to stormwater management with appropriate vegetation upon approval by the City Engineer.



**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Chair Jones and Members of the Planning Commission
CY: Chris Griffith, Jim Kerr
FROM: David A. Ives *dai*
DATE: July 24, 2021
RE: ROW and Easements for Bradyville Project – TR 6

**OTHER BUSINESS
MANDATORY REFERRAL**

The City owns property below the pond that is part of the Chelsea Place Apartments as shown on the overhead attached as **Exhibit A**.

As a part of the Bradyville Pike reconstruction project, the Bradyville / SE Broad intersection will be relocated to create a "T" intersection directly across from Bellwood Drive. This intersection relocation requires ROW and a substantial Slope Easement from this City property as shown on the drawing attached as **Exhibit B**.

The alignment when completed will be as shown on **Exhibit C**.

To support the Bradyville project Staff requests that the Planning Commission recommend approval of the donation of this ROW and easements.

I will be happy to answer any questions.

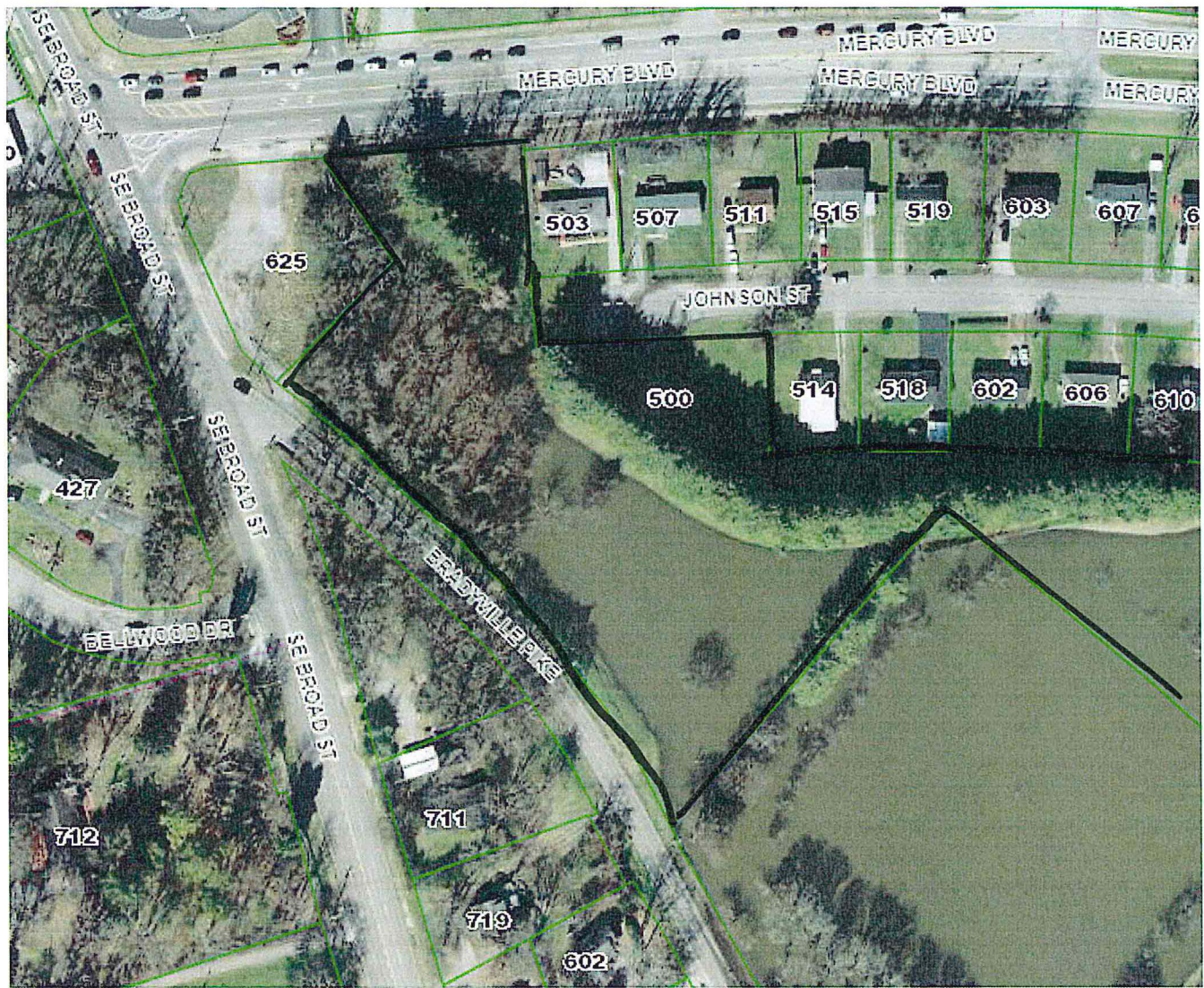


EXHIBIT A

Tract 6

EXHIBIT B

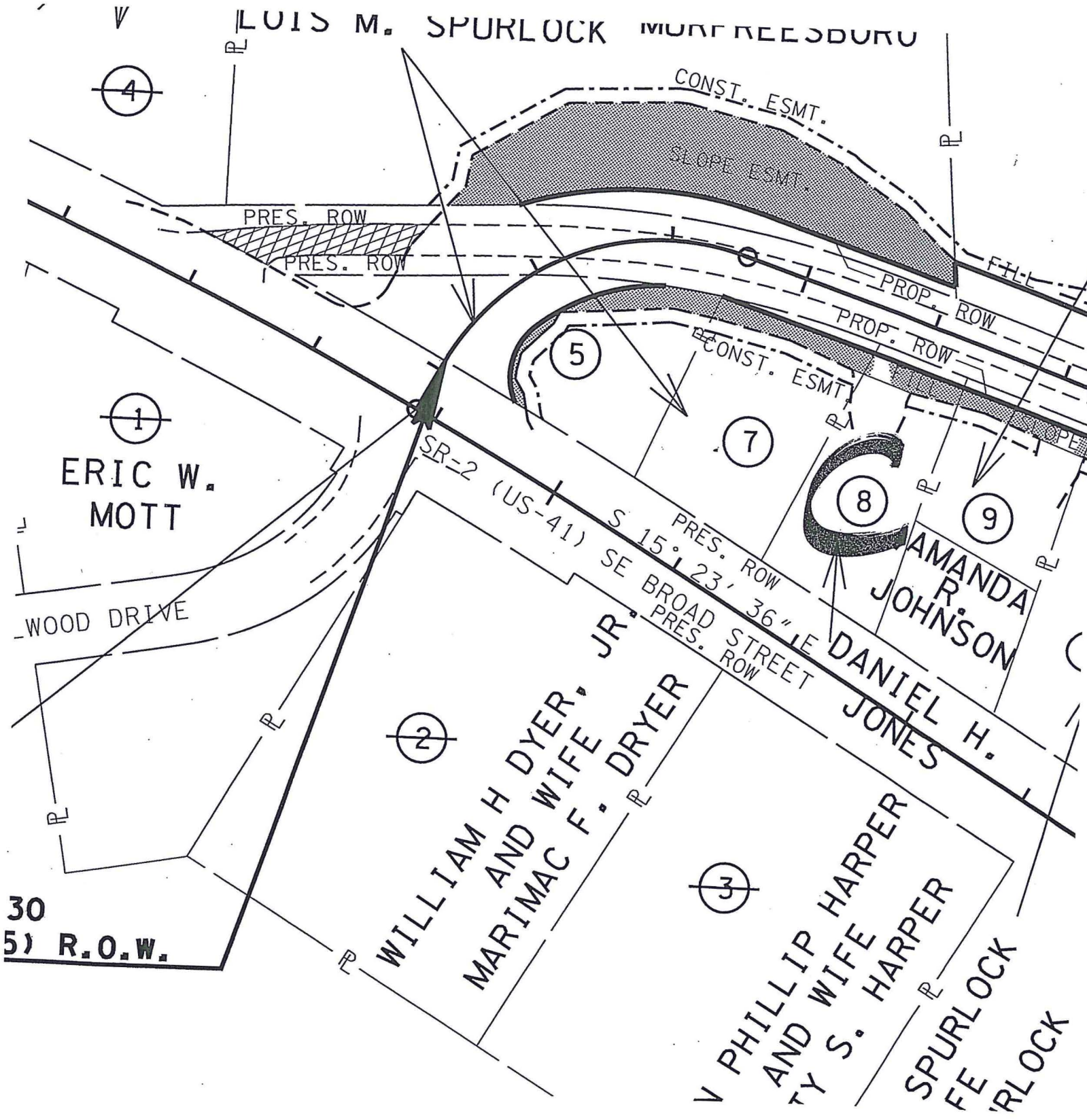


EXHIBIT C



**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Chair Jones and Members of the Planning Commission
CY: Chris Griffith, Jim Kerr
FROM: David A. Ives *dai*
DATE: July 22, 2021
RE: Easements to MTEMC

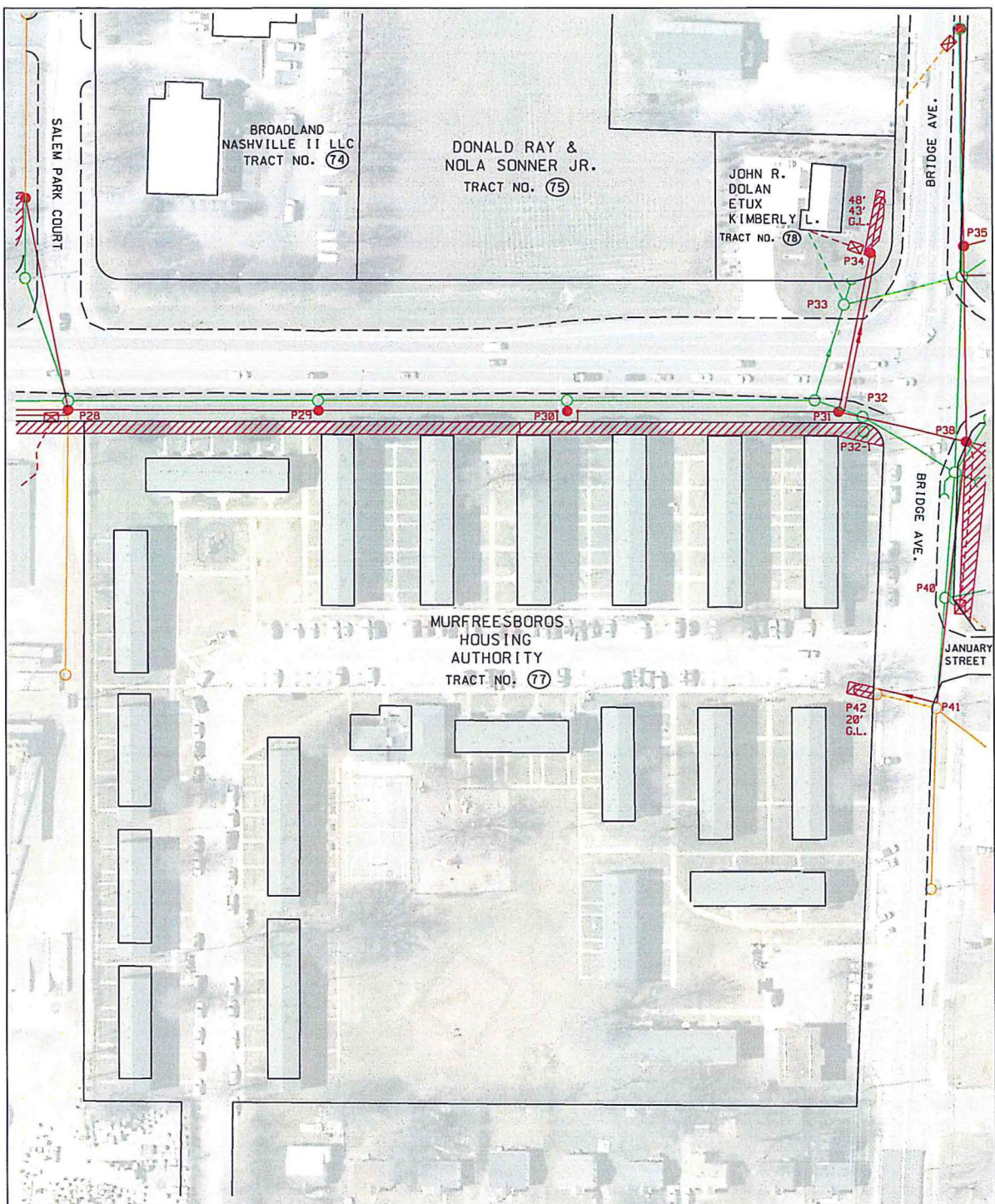
**OTHER BUSINESS
MANDATORY REFERRAL**

Middle Tennessee Electric has need for two additional easements across City property in connection with the upcoming continuation of the SR 99 / New Salem Pike widening project.

They are across a portion of the Doug Young Public Safety Training Center and a portion of Golf Lane at Old Fort Park as shown on the attached exhibits.

Staff requests that Planning Commission recommend to City Council granting these easements to MTEMC.

I will be happy to answer any questions.



LEGEND

	EXISTING ELECTRIC UTILITY
	PROPOSED MTEMC EASEMENT
	PROPOSED ELECTRIC UTILITY
	PROPOSED UTILITY POLE
	EXISTING UTILITY POLE

Easement Notes:

1. MTEMC has the right to install and operate, on the Easement Tract, utility lines and related equipment for the utility service that MTEMC provides.
2. This Exhibit was prepared in accordance with existing field evidence and recorded information. It is not intended to be a Boundary Survey compliant with the minimum standard detail requirements of the State of Tennessee.

NOTE: PROPERTY LINES WERE COMPILED FROM TDOT DRAWINGS AND DO NOT REPRESENT AN ACTUAL BOUNDARY SURVEY OF AFFECTED PROPERTIES.

MIDDLE
TENNESSEE
ELECTRIC
MEMBERSHIP
CORPORATION

COUNTY OF: RUTHERFORD

STATE OF: TENNESSEE

COUNTY CODE: 075

MAP NUMBER: 102B

DEED BOOK: 1517

GROUP NO.: C

PAGE: 3181

PARCEL NO.: 001.00

EXHIBIT "A"
(TRACT #77)
Scale: N.T.S.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

6:00 PM

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Rick LaLance
Chase Salas
Shawn Wright

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Asst. Planning Director
Margaret Ann Green, Principal Planner
Holly Smyth, Principal Planner
Joel Aguilera, Planner
David Ives, Deputy City Attorney
Roman Hankins, Assistant City Attorney
Sam Huddleston, Dev't Services Executive Dir.

1. Call to order:

Mr. Greg McKnight called the meeting to order at 6:00 p.m. He explained that he would be conducting the meeting as Chair Pro Tem until the Election of Chair and Vice Chair was completed. Once elected he would turn the meeting over to the new Chair.

2. Determination of a quorum.

Mr. McKnight determined that a quorum was present.

3. Approve minutes of the May 19, 2021, June 2, 2021, and June 16, 2021 Planning Commission meetings.

Mr. Ken Halliburton moved to approve the Minutes of the May 19, 2021, June 2, 2021, and June 16, 2021 Planning Commission meetings; the motion was seconded by Mr. Shawn Wright. There being no further discussion, the motion carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Chase Salas

Shawn Wright

Nay: None.

Mr. Greg McKnight introduced Mr. Joel Aguilera, to the Planning Commissioners. Mr. Aguilera is a Planner, who has recently joined the Planning Department. He comes to us from Fort Wayne, Indiana and had attended Ball State University. Mr. Aguilera is doing a great job and is a wonderful addition to our team. Mr. Aguilera came forward stating he was thrilled to be Murfreesboro.

4. Staff Reports and Other Business:

a. Election of Chair and Vice-Chair for year 2021-2022.

Mr. Greg McKnight opened the floor for the nomination of the 2021-2022 Planning Commission Chair.

Mr. Ken Halliburton made a motion to elect Kathy Jones as Chair; the motion was seconded by Mr. Rick LaLance; and upon roll call, the motion carried by the following vote:

Aye: Ken Halliburton

Rick LaLance

Chase Salas

Shawn Wright

Nay: None.

Abstain: Kathy Jones

Mr. McKnight opened the floor for the nomination of the 2021-2022 Planning Commission Vice-Chair.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Mr. Rick LaLance made a motion to elect Ken Halliburton as Vice-Chair; the motion was seconded by Mr. Shawn Wright; and upon roll call, the motion carried by the following vote:

Aye: Kathy Jones

Rick LaLance

Chase Salas

Shawn Wright

Nay: None.

Abstain: Ken Halliburton

b. Discussion of Murfreesboro Planning Commission Rules & Procedures.

Mr. Blomeley addressed a question that had been asked from Mr. LaLance from a previous meeting whether or not the Consent Agenda had to be read aloud at the meeting. After reviewing the Planning Commission Rules of Procedure, it was determined that they were silent regarding whether or not the consent agenda should be read aloud. Therefore, Mr. Blomeley recommended they leave the Rules of Procedure silent on the matter and let the Planning Commission have discretion whether or not to read the consent agenda aloud. No action was required.

c. Consideration of Revisions to the 2021 PC calendar.

Mr. Blomeley stated there were two amendments to address regarding the 2021 Planning Commission calendar. First, Fall Break is the first week in October. Due to potential travel during that week, it could affect the attendance of Planning Commissioners as well as the public who may want to participate in the public hearings; therefore, he recommended that the October 6, 2021 night meeting be rescheduled to October 13, 2021 at 6:00 p.m.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Second, Veterans Day is on Thursday, November 11, 2021, which is the same date for the Planning Department monthly deadline for new submittals. Due to the observance of Veterans Day, City Hall will be closed. Therefore, he recommended to reschedule the November 11, 2021, submittal deadline to November 10, 2021.

There being no further discussion, Mr. Shawn Wright made a motion to approve the revisions to the 2021 Planning Commission calendar; seconded by Mr. Rick LaLance; and the motion carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Rick LaLance

Chase Salas

Shawn Wright

Nay: None.

5. Public Hearings:

Mandatory Referral and Right-of-way Abandonment [2021-708] to consider abandonment of the right-of-way of Berry Place, Murfreesboro Housing Authority applicant. Ms. Holly Smyth stated she would be presenting three Mandatory Referral and Right-of-way Abandonments for the Murfreesboro Housing Authority. She recommended all three Mandatory Referral and right-of-way abandonments be presented together; however, each abandonment would need to be voted on separately.

Continuing, Ms. Smyth presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Ms. Smyth read for the record, based on the responses received, staff recommends the following conditions of approval be applicable to all three (3) right-of-way abandonments:

1. A temporary public utility and drainage easement in all of the abandonment areas shall be dedicated concurrently with the recording of the quitclaim deed subject to the final approval of the legal instruments by the City Legal Department.
2. 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 right-of-way shall be executed and recorded. Recording and recording fees will be the responsibility of the applicant.
4. Once final utility locations are determined with the final redesign of the Mercury Park Masterplan area, new permanent 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 extinguished concurrently. Approval of this request includes approval of any future easement abandonments and dedications, as determined necessary by City Staff.

Chair Jones opened the public hearing. No one came forward to speak for or against the request; therefore, Chair Jones closed the public hearing.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the Mandatory Referral and Right-of-way Abandonment of Berry Place

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

Nay: None.

Mandatory Referral and Right-of-way Abandonment [2021-708] to consider abandonment of the right-of-way of Burns Court, Murfreesboro Housing Authority applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Jones opened the public hearing. No one came forward to speak for or against the request; therefore, Chair Jones closed the public hearing.

There being no further discussion, Mr. Rick LaLance made a motion to approve the Mandatory Referral and Right-of-way Abandonment of Burns Court subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Nay: None.

Mandatory Referral and Right-of-way Abandonment [2021-708] to consider abandonment of the right-of-way of Essex Court, Murfreesboro Housing Authority applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Jones opened the public hearing. No one came forward to speak for or against the request; therefore, Chair Jones closed the public hearing.

There being no further discussion, Mr. Shawn Wright made a motion to approve the Mandatory Referral and Right-of-way Abandonment of Essex Court subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Rick LaLance

Chase Salas

Shawn Wright

Nay: None.

Zoning application [2021-413] for approximately 5.4 acres located along Bridge Avenue and New Salem Highway to be rezoned from RS-10 to PND (Transit Center PND), City of Murfreesboro applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Mr. Matt Taylor of SEC (design engineer), Mr. Brandon Harvey (architect), and Mr. Jim Kerr, City Transportation Director, were in attendance representing the application. Mr. Taylor gave a PowerPoint presentation of excerpts from the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. LaLance wanted to know if the existing buffer with mature trees could be saved. Mr. Taylor stated they would try to keep as much of the vegetation as possible at the rear of the site; however, the property drains to a closed depression area that would be excavated significantly. At the perimeter they would try to keep a 10–15-foot natural vegetation area to the extent that they could. Vice-Chairman Ken Halliburton wanted to know the hours of operation. Mr. Taylor answered 6:00 a.m. to 6:00 p.m.

Chair Jones opened the public hearing. No one came forward to speak for or against the request; therefore, Chair Jones closed the public hearing.

Mr. LaLance asked if there had been any feedback from the neighboring church. Mr. Jim Kerr stated they met with the church back in November 2020 and showed them the preliminary plan. In addition, he said that will send to the church information from tonight's meeting for their use.

There being no further discussion Mr. Rick LaLance made a motion to approve the zoning application subject to all staff comments, seconded by Mr. Shawn Wright, and the motion carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Chase Salas

Shawn Wright

Nay: None.

6. New Business

Annexation petition and plan of services [2021-505] for approximately 262.5 acres located along the west side of Lebanon Pike and including 4.5 acres of Lebanon Pike right-of-way, City of Murfreesboro (for the US Army Corps of Engineers and TDOT) applicant. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Vice-Chairman Ken Halliburton wanted to know what was the purpose to annex this property and right-of-way? Ms. Green made known the City would not own the land. It is owned by the US Army Corps of Engineers and TDOT. The City has a lease to maintain and manage a portion of infrastructure on this property. Mr. David Ives stated one of the purposes for this annexation was to clarify the responsibilities for public safety, policing, and security of the area. Under our lease with the Corps of Engineers, the City already has the responsibility to maintain and manage the property as if it were City property. If approved, annexation would clarify public safety responsibilities.

Mr. Rick LaLance made a motion to schedule a public hearing on August 4, 2021, seconded by Vice-Chairman Ken Halliburton, and the motion carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Rick LaLance

Chase Salas

Shawn Wright

Nay: None.

Annexation petition and plan of services [2021-506] for approximately 15.5 acres located along the east side of Lebanon Pike, City of Murfreesboro applicant. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Rick LaLance made a motion to schedule a public hearing on August 4, 2021, seconded by Mr. Chase Salas, and the motion carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Rick LaLance

Chase Salas

Shawn Wright

Nay: None.

Mandatory Referral [2021-714] to consider the abandonment and relocation of a portion of a 20' utility easement at 1825 Old Fort Parkway, Buckel Design Group, LLC on behalf of Lowe's applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Ms. Smyth stated that, based on the responses received from various departments and utilities, staff recommends the following conditions of approval with condition #2 being modified as follow:

1. Abandonment of the easement shall be recorded simultaneously with or after the dedication the new utility easement.
2. The applicant shall field-locate all existing water and sewer mains on-site and record new easements for any water and sewer mains that are not located within the existing recorded easements. The timing of the recordation of these easements shall be the discretion of the Water Resources Department. In addition, all existing utility easements shall remain as is with the exception of that easement requested for abandonment on the east side of the building.
3. The applicant shall prepare and submit legal descriptions and exhibits necessary for the City Legal Department to draft any necessary legal instruments.
4. The applicant shall be responsible for the recording of the legal instrument(s).

Mr. Blomeley stated that no public hearing was needed for this Mandatory Referral.

Mr. Kelly Wagoner, the design engineer, was in attendance representing the application.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the Mandatory Referral subject to all staff comments; the motion was seconded by Mr. Rick LaLance and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 14, 2021

Rick LaLance

Chase Salas

Shawn Wright

Nay: None.

Staff Reports and Other Business

Mr. Blomeley reminded the Planning Commissioners that the July 21, 2021, day meeting would begin at 2:30 p.m instead of 1:00 p.m.

There being no further business the meeting adjourned at 6:45 p.m.

Chair

Secretary

GM: cj