

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**SEPTEMBER 1, 2021
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the August 4, 2021 Planning Commission meeting.**
- 4. Public Hearings and Recommendations to City Council:**
 - a.** Annexation petition and plan of services [2021-504] for approximately 9.1 acres located along Franklin Road and Veterans Parkway, Wright Family Real Estate Partnership applicant. (Project Planner: Marina Rush)
 - b.** Zoning application [2021-416] for approximately 9.1 acres located along Franklin Road and Veterans Parkway to be zoned CH and PRD (The Villas at Veterans PRD) simultaneous with annexation, Harney Homes, LLC applicant. (Project Planner: Marina Rush)
 - c.** Zoning application [2021-417] to amend the PRD zoning (Shelton Square PRD) on approximately 242 acres located along Blackman Road, Shelton Square, LLC applicant. (Project Planner: Marina Rush)
 - d.** Zoning application [2021-415] for approximately 0.24 acres located along North Maple Street to be rezoned from RM-12 and CCO to PRD (604 North Maple Towns) and CCO, Green Properties, LLC applicant. (Project Planner: Holly Smyth)
- 5. Staff Reports and Other Business:**

On Motion

 - a.** Mandatory Referral [2021-718] to consider the abandonment of a drainage easement along Pathfinder Drive, IMER Development applicant.
- 6. Adjourn.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 1, 2021
PROJECT PLANNER: MARINA RUSH**

4.a. Annexation petition and plan of services [2021-504] for approximately 9.1 acres located along Franklin Road and Veterans Parkway, Wright Family Real Estate Partnership applicant.

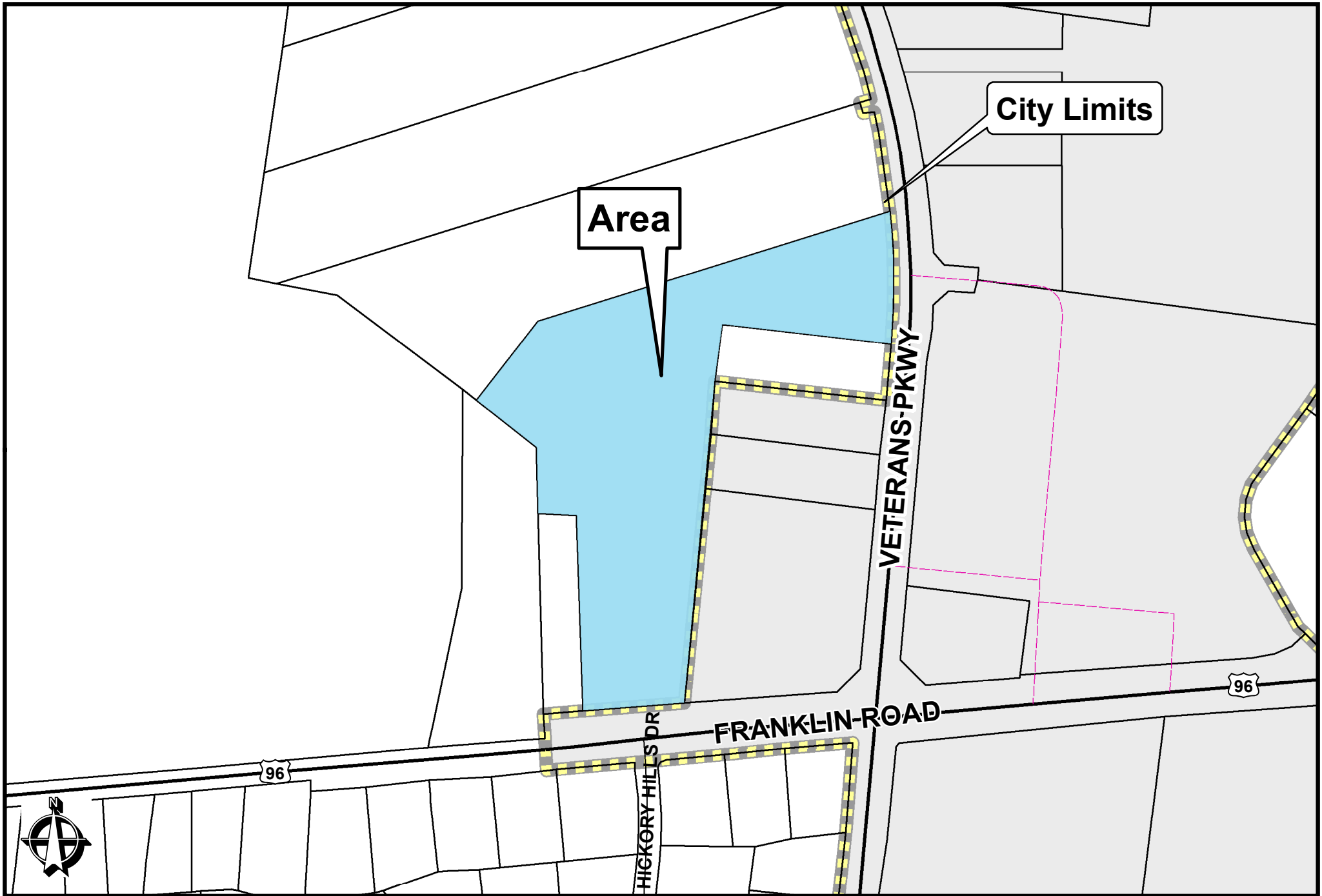
The Wright Family Real Estate Partnership, represented by Will Jordan, has submitted a petition requesting its property be annexed into the City of Murfreesboro. The subject property is 9.1-acres and located along the west side of Veterans Parkway and north side of Franklin Road. The property tax map number is: Tax Map 93, Parcel 71.01. The requested property is currently vacant and undeveloped.

The annexation study area does not include right-of-way because the adjacent roads are within the current city limits. The study area is located within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the City limits along the east and south property lines. Simultaneous with this application is a request to zone the property to Planned Residential District (PRD) and Highway Commercial District (CH).

Staff has prepared a plan of services for the proposed annexation and it is attached to this staff report for reference. City services can be provided to the property upon annexation and for future development of the property. It should be noted that Overall Creek Elementary School is currently at capacity. While the annexation of this undeveloped property in its present state will not have an impact on the school system, the proposed future development will have a minimal impact, generating an estimated 8-17 students at full build-out.

Action Needed:

The Planning Commission will need to conduct a public hearing on this annexation petition and plan of services, after which it will need to discuss the matter and then formulate a recommendation for the City Council.



Annexation Request for Property along Franklin Road and Veterans Parkway

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



Annexation Request for Property along Franklin Road and Veterans Parkway

0 150 300 600 900 1,200 Feet

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

**ANNEXATION REPORT FOR PROPERTY LOCATED
ALONG VETERANS PARKWAY AND FRANKLIN ROAD
INCLUDING PLAN OF SERVICES
(FILE 2021-504)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION – SEPTEMBER 1, 2021**



Annexation Request for Property along Franklin Road and Veterans Parkway

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

0 150 300 600 900 1,200 Feet

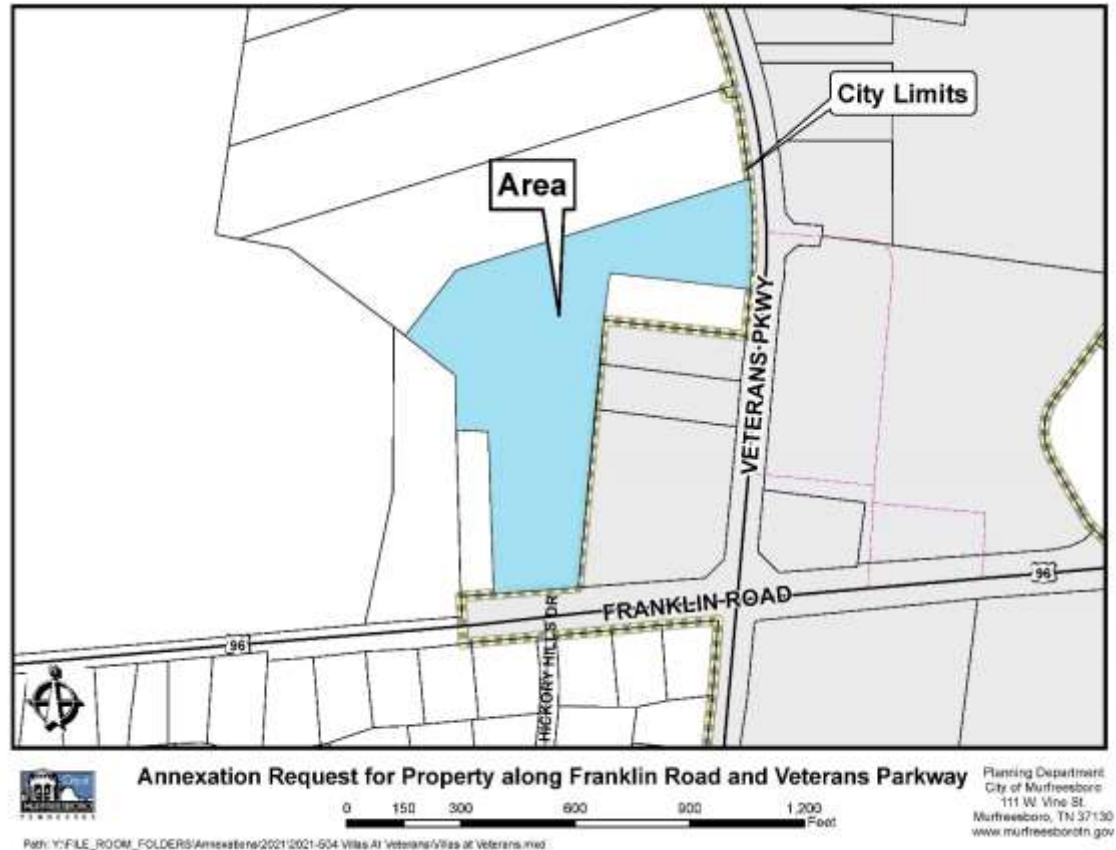
Path: Y:\FILE_ROOM_FOLDERS\Annexations\2021\2021-504 Villas At Veterans\Villas at Veterans.mxd

INTRODUCTION

OVERVIEW

The Wright Family Real Estate Partnership, represented by Will Jordan, has submitted a petition requesting its property be annexed into the City of Murfreesboro. The subject property is 9.1-acres and located along the west side of Veterans Parkway and north side of Franklin Road. The property tax map number is: Tax Map 93, Parcel 71.01. The requested property is currently vacant and undeveloped.

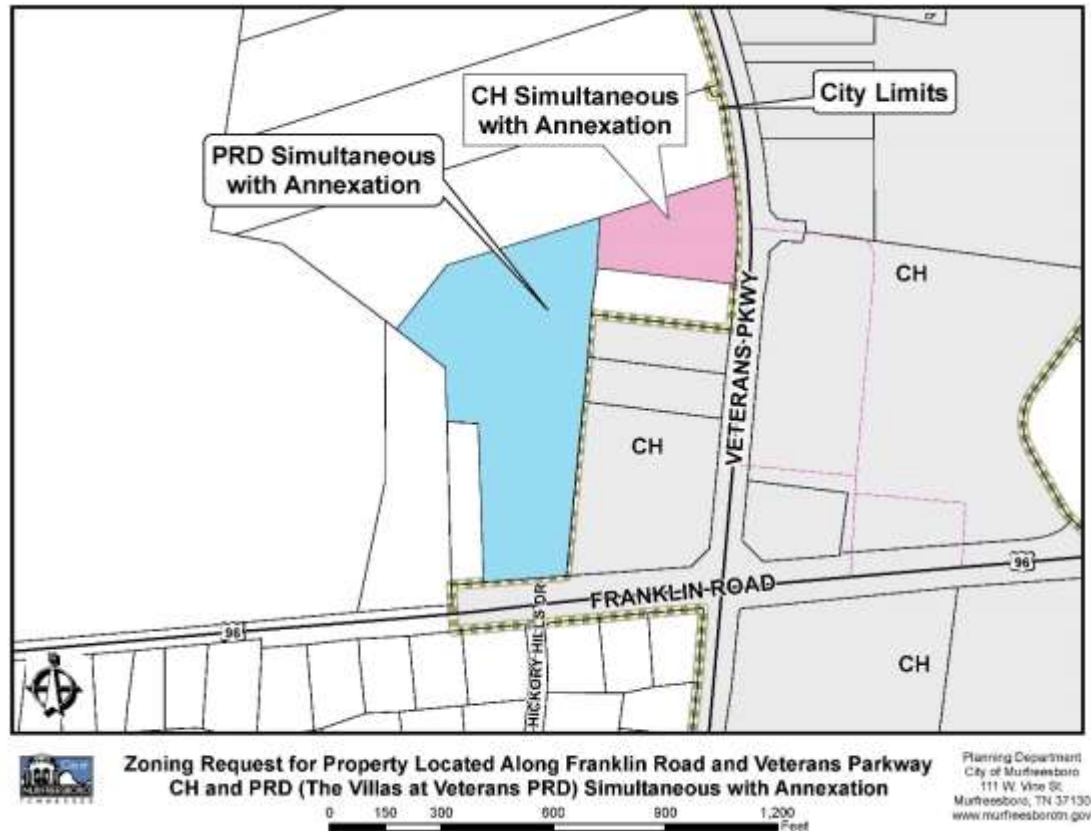
Simultaneous with this application is a request to zone the property to Planned Residential District (PRD) and Highway Commercial District (CH). The study area does not include right-of-way because the adjacent roads are within the current city limits. The study area is located within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the City limits along the east and south property lines.



CITY ZONING

As indicated above, a separate application has been submitted requesting PRD and CH zoning for the study area simultaneous with annexation. The subject parcel is currently zoned Residential Medium-Density (RM) in the County of Rutherford.

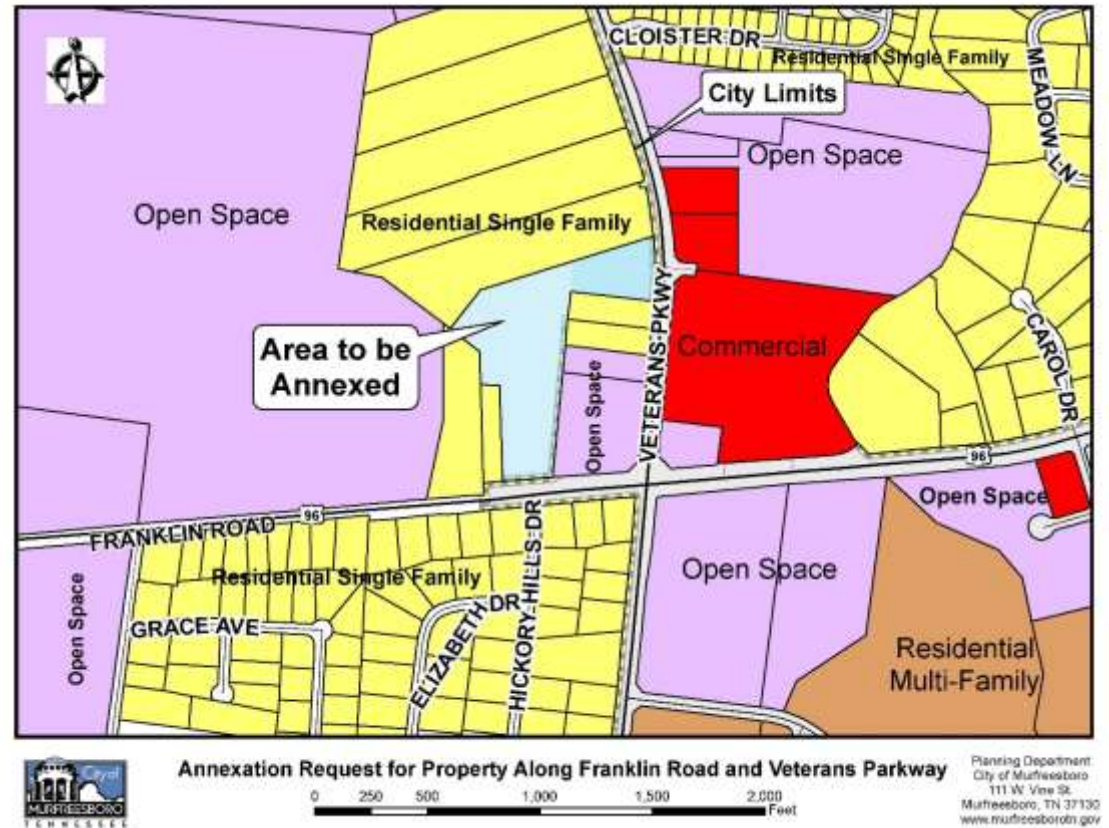
The adjacent zoning on the properties to the north, west and south is RM in the County, and to the east is zoned CH in the City.



PRESENT AND SURROUNDING LAND USE

The study area is undeveloped vacant land. The properties surrounding the parcel are primarily vacant and agricultural land to the west, single family residences to the north and south, and vacant parcels to the east.

The vacant parcels to the east have approved site plans for a commercial center, Veterans Plaza, which includes retail, restaurant, gas station and convenience store, and a commercial building, Overall Creek Shops, which includes liquor store, retail, and a restaurant. Property further east across Veterans Parkway is developed with a Kroger grocery store.



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/\$100.00 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 property is vacant. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements + Yard Item Value	Total Assessment	Estimated City Taxes
Wright Family Real Est.	9.1	\$207,300	\$0.00	\$51,825	\$668.23

These figures are for the property in its current state and are subject to change upon development.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2021-2022 per capita state revenue estimates for the City of Murfreesboro once the proposed development is built out. The study area is proposed to be developed with 49 single-family attached homes (townhomes).

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$89.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.00
Gross Receipts (TVA in-lieu taxes)	\$11.80
<i>Total General Revenue Per Capita</i>	\$103.30
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$38.50
<i>Total Per Capita (General and State Street Aid Funds)</i>	\$141.80
Total State-Shared Revenues (based on full build-out at 2.58 persons per dwelling unit for proposed 49 new units)	\$17,926.36

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police services 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 parcel immediately upon the effective date of annexation. The Murfreesboro Police Department will be able to provide services immediately upon the effective date of annexation. If the property is zoned commercial and PRD for 49 residences, it will have little impact upon police services. This property is in Police Zone #4.

ELECTRIC SERVICE

The study area is located inside the boundary of Middle Tennessee Electric Membership Corporation (MTEMC). MTEMC has capacity to serve the proposed commercial and residential development. Any new electrical infrastructure installed will be required to adhere to MTEMC standards.

STREET LIGHTING

Street lighting maintained by MTEMC exists along the west side of Veterans Parkway along the property frontage. There are no streetlights along Franklin Road west of Veterans Parkway. MTEMC can provide street lighting, as necessary, upon request by the City of Murfreesboro.

SOLID WASTE COLLECTION

The proposed Villas at Veterans PRD plan book commits the development to utilizing a private solid waste management service for the 49 attached single-family residences. Similarly, for the commercial development a private solid waste management service will be required. As such, the Murfreesboro Solid Waste Department will not service the residences and commercial development.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to any potential occupants of the study area. 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. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School (MCS) system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. Currently there are no

residences on the subject property, so the property will have no impact on MCS in its current state.

The property is located within the Overall Creek Elementary School zone and would become part of this school's zoned area. The future commercial development will have no impact on Murfreesboro City Schools. The addition of 49 single-family residential units could add an estimated 8 to 17 new students to the school population. The Overall Creek Elementary School capacity is 1000 students. The estimated enrollment for this school year 2021-2022 is 1004 students.

BUILDING AND CODES

The property will 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.

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 plats, 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.

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.

STREETS AND ACCESS

No additional public roadways are included in the study area. The annexation study area has access to the existing public roadway system available through Veterans Parkway and Franklin Road.

Veterans Parkway was constructed to Tennessee Department of Transportation (TDoT) standards in a partnership between TDoT, City of Murfreesboro, and Rutherford County. The City of Murfreesboro provides operation and maintenance of this roadway. Any new connections to Veterans Parkway must be approved by the City Engineer.

Franklin Road is an existing State Route and is on the City's 2040 Major Transportation Plan for improvement to a 5-lane curb and gutter section. Any future development plans should comply with the 2040 Major Transportation Plan by dedication of ROW and easements and participation in the construction of improvements

of Franklin Road recommended by the Plan. Any new connections to Franklin Road must be approved by TDoT and the City Engineer.

Any new public roadways to serve the study area must be constructed to City Standards.

REGIONAL TRAFFIC & TRANSPORTION

The study area is currently served by Franklin Road and Veterans Parkway as the major roadway facilities. The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Franklin Road to be operating at a Level of Service C and Veterans Parkway to be operating at a Level of Service B in the study area using average daily traffic (ADT) counts. Without the recommended improvements in the 2040 Major Transportation Plan, the regional transportation facilities fall to a Level of Service F on Franklin Road and Level of Service D on Veterans Parkway.

DRAINAGE

Public Drainage System

The public drainage system and facilities available to the study area are located within the right-of-way of Franklin Road and Veterans Parkway. The drainage facility

within Franklin Road is the responsibility of TDoT. Routine maintenance for these facilities is typically provided by TDoT with assistance from the City under the State Maintenance Contract with TDoT. Funding for maintenance is anticipated to be provided by TDoT and the Stormwater Utility Fee. The drainage facility within Veterans Parkway is the responsibility of the City. Future operation and maintenance costs, if any are proposed, are anticipated to be paid from the Stormwater Utility Fee and State Street Aid.

No additional public drainage facilities are included in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards. New connections to the public drainage system must be approved by the City Engineer and TDoT.

Regional Drainage Conditions

A review of the 2010 aerial photography following the significant rainfall events of May 1 and 2 confirms the presence of closed depressions and sinkholes with standing water 2 days after the rainfall stopped.

The constructed drainage facility within Franklin Road and Veterans Parkway provides drainage outlets to Overall Creek which is located approximately 0.25 mile to the east. These constructed systems help mitigate the effects of the regional drainage conditions where properties have access to them.

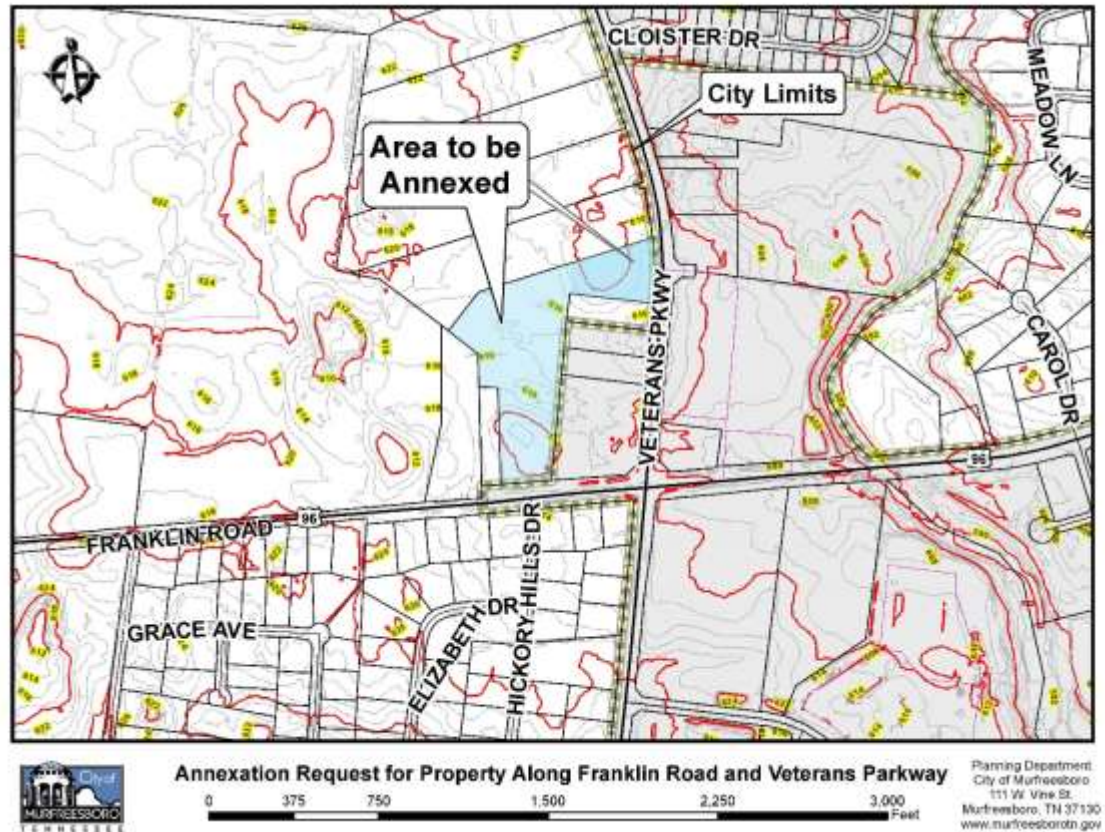
Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area is currently vacant and will generate approximately \$0 per year in revenue for the Stormwater Utility Fee.

The subject property is proposed to be developed with 49 residential units on 7.11 acres and commercial on approximately 1.79 acres with approximately 0.470 acres of commercial development. Based on this development scenario, it is anticipated that the site will generate approximately \$2300 annually in revenue for the Stormwater Utility Fund upon full build out.

Future development plans should address the existing drainage conditions. New development must meet the overall City of Murfreesboro Stormwater Quality requirements.

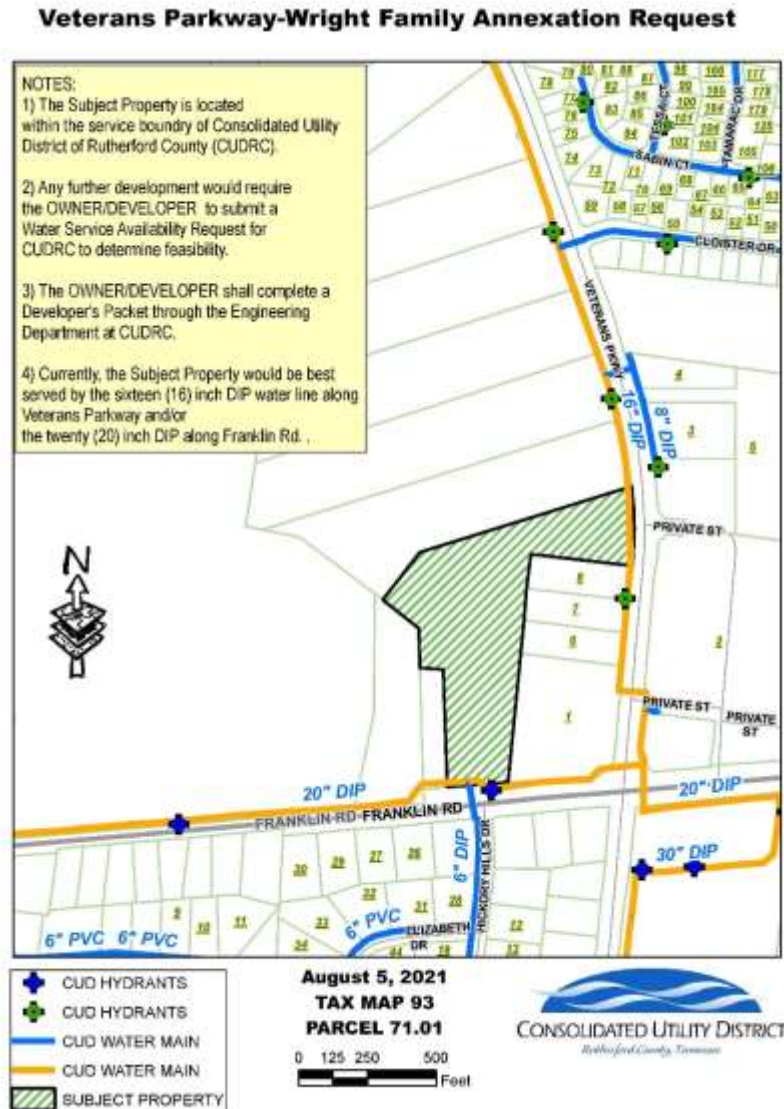
The red lines on the adjacent map represent ten-foot contour intervals. The black lines represent two-foot contour intervals.



WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area. A 16--inch ductile iron water main (DIP) is located along Veterans Parkway and a 20- inch DIP is location along Franklin Road. This water line can serve the annexation study area and the future development, as illustrated in the attached exhibit.

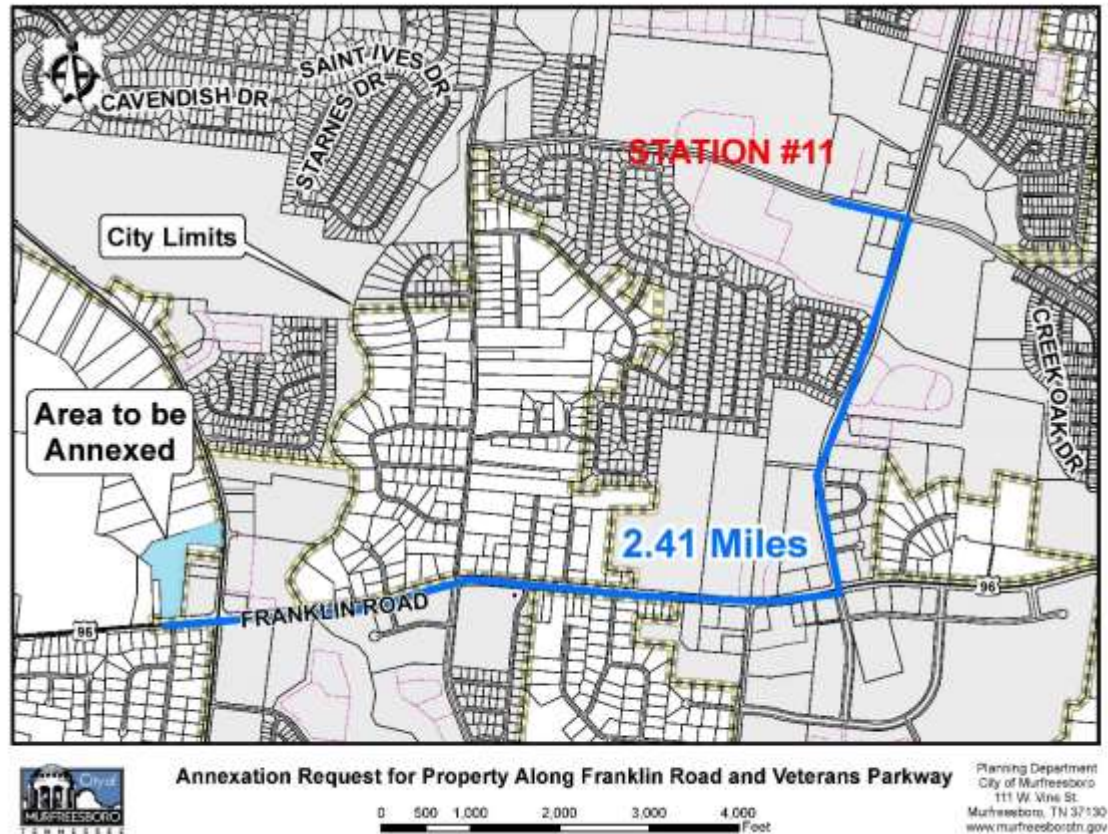
Prior to any future development, the developer of the property will be required to submit a Water Availability Application to determine feasibility and to complete CUD's Developer Packet through CUD's Engineering Department prior to entering the construction phase. Any new water line development must be done in accordance with CUD's development policies and procedures.



FIRE AND EMERGENCY SERVICE

The study area is vacant land located along Veterans Parkway and Franklin Road. The Murfreesboro Fire and Rescue Department (MFRD) can provide emergency services to the study area immediately upon the effective date of annexation at no additional expense. Fire protection will need to be extended on the site when it develops.

Currently the study area is located 2.4 miles from Fire Station #11 (3924 Blaze Drive) and 3.5 miles from Fire Station #10 (2563 Veterans Parkway). The blue line on the adjacent map represents the linear distance range from the nearest fire station.



SANITARY SEWER SERVICE

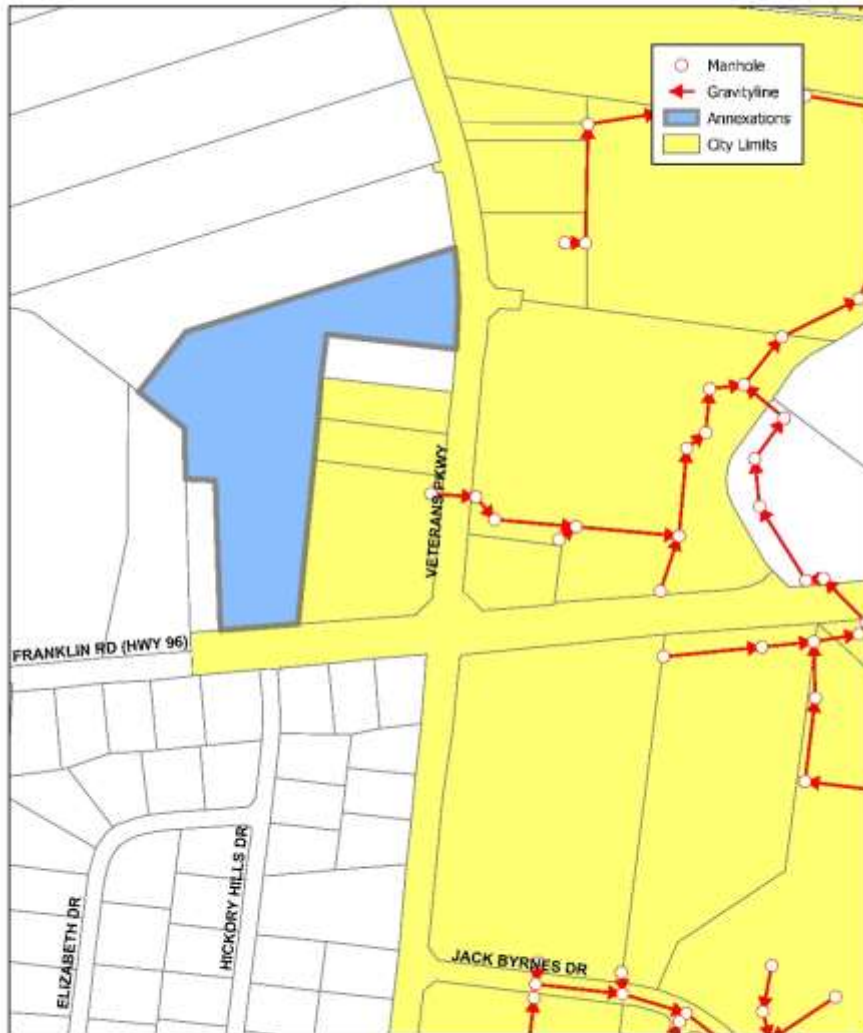
According to the Murfreesboro Water Resources Department (MWRD), in order to serve the property requesting annexation, an off-site sewer easement must be obtained from the adjacent property owner to the east and a 10" sewer main extension would be required from its current termination point to the requesting property. The developer will be responsible for obtaining the necessary easement as well as extending sewer through the requesting property to its western property line.

At 49 single family units (sfu's) on 7.11 acres ($49 * 7.11 = 6.89$ sfu/acre), this development would meet the requirements of the Sewer Allocation Ordinance (SAO), which is 7 sfu's. Once a buyer and/or tenant is determined for the Commercial Highway (CH) portion of the development, it can be determined whether they meet the requirements of the SAO. If they do not meet the requirements, they would request a variance from the City Council at that time. Land zoned CH allows for 2.5 single family units per acre or 650 gpd/acre. To reserve capacity a will-serve letter request must be submitted to MWRD.

Per the most recent sewer connection model of the system, Basin 13B currently has capacity for 2388 connections. By committing sewer service to this development, staff has determined that Basin 13B's sewer connection capacity will be reduced by 49 connections, resulting in 2339 available connections for future developments. These 49 connections are per the proposed number of sfu's and does not include the commercial portion of the property.

Currently, staff has determined there is capacity within the immediate sewer main serving the site as well as the downstream sections of the sewer interceptor. There are future upgrades planned to the Overall Creek Pump Station which would increase the number of connections in this Basin to 5359.

All main line extensions and off-site sewer easements are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department.



MURFREESBORO WATER RESOURCES DEPARTMENT

Annexation Request for Property along Franklin Rd and Veterans Parkway

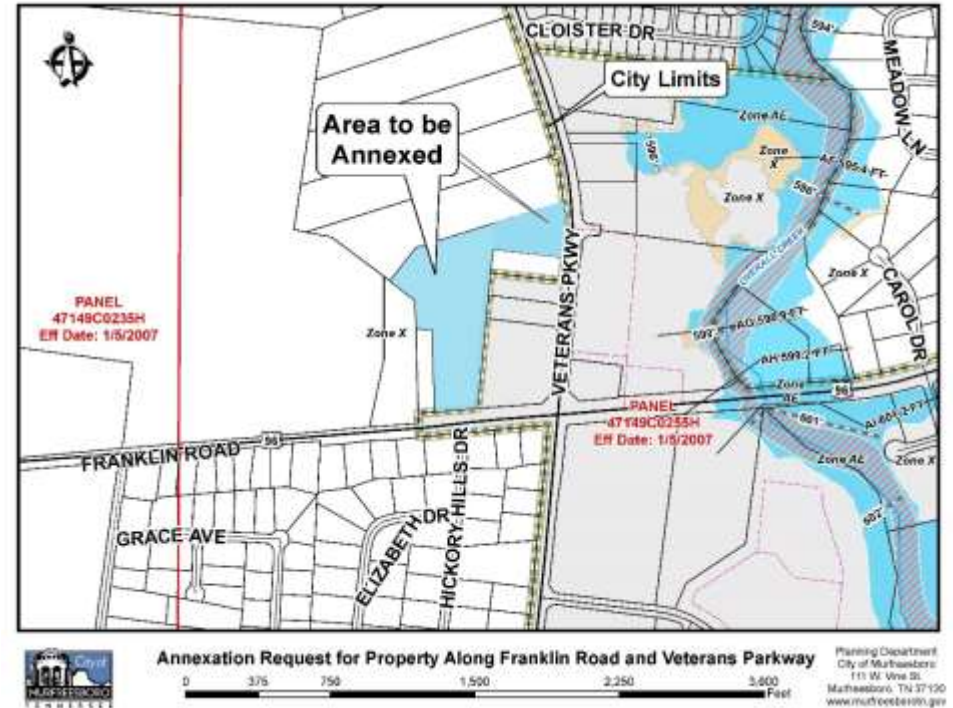


FLOODWAY

The study area is not located within the 100-year floodplain or the regulatory floodway as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The adjacent map shows the location of the 100-year floodplain in blue and the regulatory floodway in the hatched pattern.

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 the Tennessee Growth Policy Act, 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.



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 1, 2021
PROJECT PLANNER: MARINA RUSH**

- 4.b. Zoning application [2021-416] for approximately 9.1 acres located along located along Franklin Road and Veterans Parkway to be zoned CH and PRD (The Villas at Veterans PRD) simultaneous with annexation, Harney Homes, LLC applicant.**

The subject property is a total of 9.1-acres and is located along the west side of Veterans Parkway and north side of Franklin Road. The property tax map number is: Tax Map 93, Parcel 71.01. The requested property is currently vacant and undeveloped. The applicant, Harney Homes, LLC, is requesting to zone the subject property to Planned Residential District (The Villas at Veterans PRD) and Commercial Highway (CH), simultaneous with the property owners', Wright Family Real Estate, request for annexation into the City.

As depicted on the attached map, the PRD portion is 7.31 acres and extends from the south property line along Franklin Road to the north property line. The CH portion is 1.79 acres and extends from the east property line along Veterans Parkway to the west where it aligns with the CH zoned parcels to the south. The proposed CH zoning is speculative, as there are no proposed development plans for it. One buildable commercial lot will be created on the south side of the main entrance drive. On the north side will be a remnant commercial parcel that will need to be combined at some point with the property to the north to make it a viable commercial lot.

The Villas at Veterans PRD

Density and Design:

The proposed zoning requested is to allow for development of 49 attached single-family residential townhomes, at a density of 6.89 dwelling units per acre based on project site of 7.31 acres. The development will be set up as a horizontal property regime, with each unit for sale. According the current program book for the PRD, the proposed homes will be a minimum of 1,350 square feet of living space. All homes will have a minimum of 2 bedrooms, and a minimum one-car front-entry garage with decorative garage doors. The townhome elevations will be constructed of masonry materials, primarily fiber cement board, brick, and stone veneer, with the colors being white and grey. Each townhome will have foundation landscaping along all front elevations and all side elevations which are adjacent to a public R.O.W. or private drives. Each townhome will have sodded front yards.

FRONT ELEVATIONS



REAR ELEVATION



Roads:

The proposed roadways will be public with a 42-foot right-of-way with a roadway stub along the western boundary to provide for future connection to the west. Also included is a private street, 38-foot width section to serve four units located in the northwest corner of the property. Entry from Franklin Road will include entry signs and landscaping.

In addition, the proposed road connection to Veterans Parkway along the eastern portion of the property is at a signalized intersection. The proposed public road will provide a new connection from Veterans to Franklin Road.

Open Space and Amenities:

Fifty percent of the site will be open space, including usable areas and detention areas. The north and west perimeter of the property will have a 12-foot-wide Type C Landscape Buffer, in accordance with the Zoning Ordinance. The site amenities will be a pavilion, playground, and dog park, and guest parking adjacent to the dog park and mail kiosk. The amenities will be completed at 50% of the homes constructed. All common areas and driveways will be maintained by the H.O.A.

Solid Waste:

Solid waste will be handled by individual trash carts serviced by a private hauler at the curb. The trash carts will be stored inside the individual garages. Staff recommends trash enclosures be provided for future trash collection if the private truck hauler services are ever interrupted or discontinued.

Exceptions Requested:

Townhomes are allowed in the RS A-2 zoning district. This zoning district is used when determining setbacks and development standards for townhome developments proposed for a PRD. In this case, the applicant is requesting an exception to the rear yard setback from 20 feet to 10 feet and will have an increased side yard setback from 5 feet to 10 feet. No other exceptions are requested.

SETBACKS	RS A-2	PRD	DIFFERENCE
Front Setback	35.0'	35.0'	0.0'
Side Setback	5.0'	10.0'	+5.0'
Rear Setback	20.0'	10.0'	-10.0'
Minimum Lot Size	2,000 sq. ft.	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A

Adjacent Zoning and Land Uses

The subject property is currently zoned RM (Residential Medium Density) in the unincorporated County. The adjacent zoning on the properties to the north, west and south is RM in the County, and to the east is zoned CH in the City. The properties surrounding the parcel are primarily vacant and agricultural land to the west, single family residences to the north and south, and vacant parcels to the east.

The vacant parcels to the east have approved site plans for a commercial center, Veterans Plaza, which includes retail, restaurant, gas station and convenience store, and a commercial building, Overall Creek Shops, which includes liquor store, retail and a restaurant. Property further east across Veterans Parkway is developed with Kroger grocery store. These are depicted in the Villas at Veterans PRD program book, page 13, attached to this staff report.

Future Land Use Map

The future land use map of the Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt below) indicates that Auto-Urban (General) Commercial is the most appropriate land use character for the project area. Auto-Urban (General) Commercial character is typically high intensity commercial businesses with a large amount of land area for operations, and is typically developed with strip commercial, commercial centers, auto-focused uses, restaurants, etc. and requires a significant amount of space. The portion of the property proposed for CH zoning is consistent with the General Commercial land use designation.

The portion of the property proposed for PRD zoning is not consistent with the Future Land Use Map for General Commercial. The townhomes are consistent with the “Auto-Urban (General) Residential” land use character, characterized by single family dwelling units on smaller parcels and townhome developments. In this case, although the zoning is not consistent with the FLUM the proposed townhome development would provide a good transition between commercial property to the east and any existing and future single family detached residential property to the west. Staff recommends that this is an appropriate instance to deviate from the recommendations of the FLUM. If the rezoning is adopted, staff recommends the FLUM be revised to reflect Auto-Urban (General) Residential for this property.

Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)



Recommendation:

Staff supports the zoning request to PRD and CH for the following reasons:

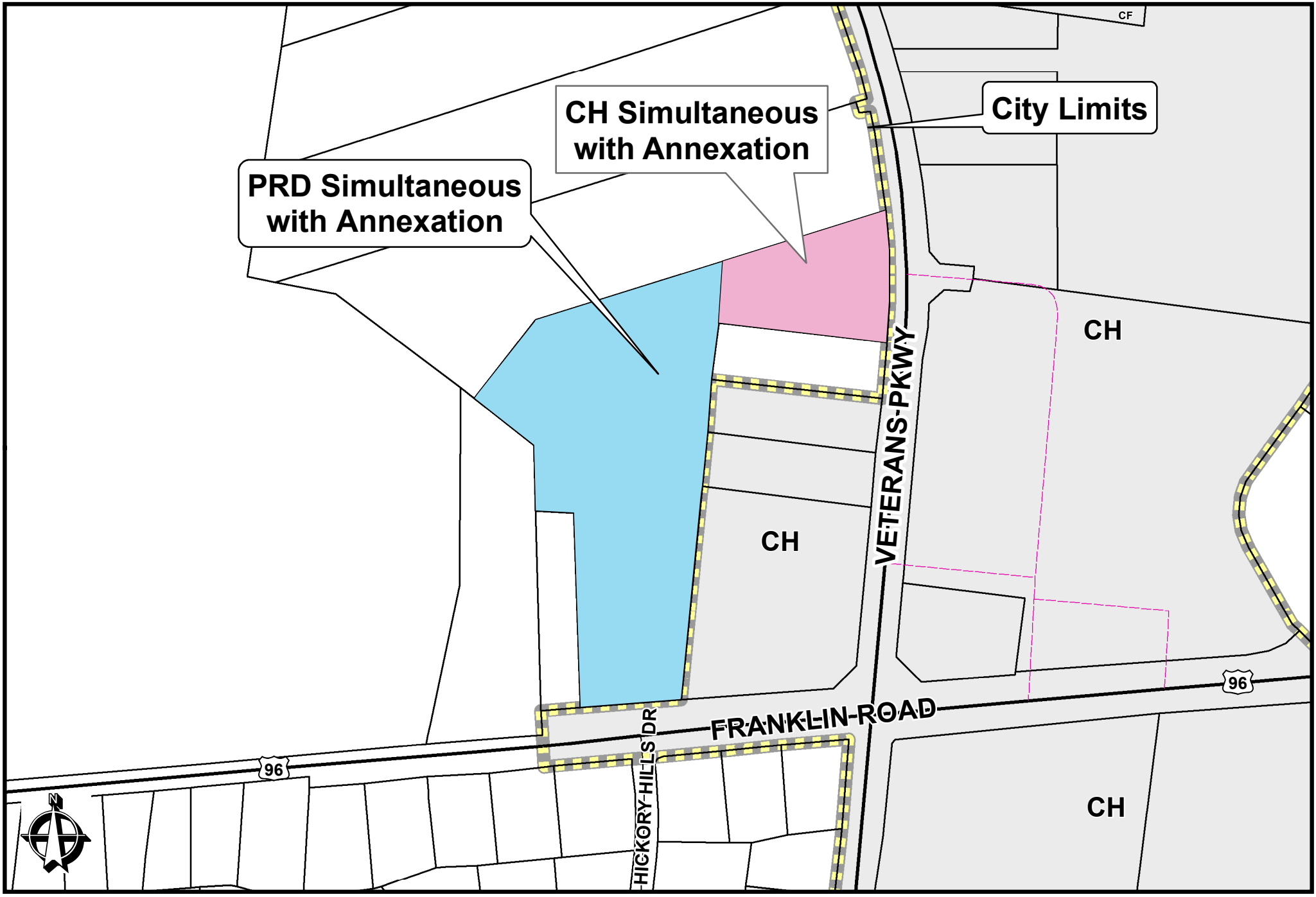
- 1) The proposed road connection to Veterans Parkway along the eastern portion of the property is at a signalized intersection. The proposed public road will provide a new connection from Veterans to Franklin Road.
- 2) The portion of the property proposed for CH zoning is consistent with the General Commercial land use designation.
- 3) The portion of the property proposed for PRD zoning is not consistent with the Future Land Use Map for General Commercial; it is consistent with the “Auto-Urban (General) Residential” land use character, characterized by single family dwelling units on smaller parcels and townhome developments. In this case, the proposed townhome development would provide a good transition between commercial property to the east and any existing and future single family detached residential property to the west. Staff recommends that this is an appropriate instance to deviate from the recommendations of the FLUM.
- 4) The proposed zoning to PRD will allow for new housing units to be developed at a density of less than 7 dwelling units per acre. The Sanitary Sewer Allocation Ordinance caps townhome developments at a maximum of 7 dwelling units per acre for properties zoned for townhomes. While the property currently does not have a sanitary sewer entitlement to the 7 dwelling units per acre, as it is not presently zoned for townhomes, the proposed density does not exceed the maximum allowable density under the Sanitary Sewer Allocation Ordinance for townhome development.

Action needed

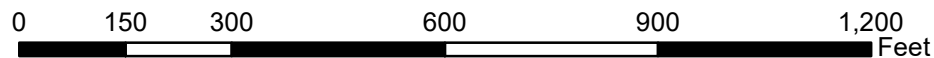
The Planning Commission will need to conduct a public hearing on this zoning request, after which it will need to discuss the matter and then formulate a recommendation for the City Council.

Attachments

1. Zoning request maps
2. Villas at Veterans program book



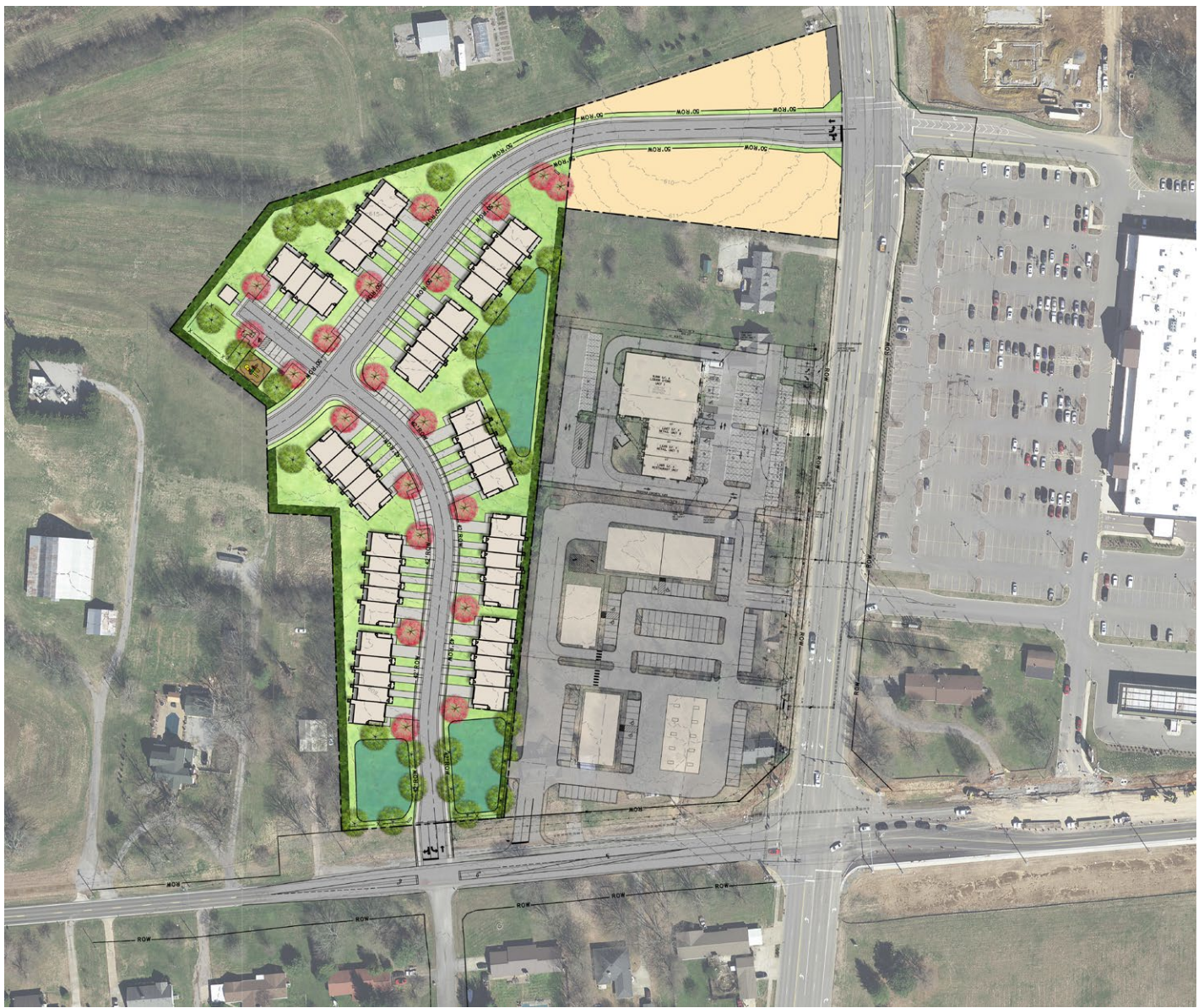
**Zoning Request for Property Located Along Franklin Road and Veterans Parkway
CH and PRD (The Villas at Veterans PRD) Simultaneous with Annexation**





Zoning Request for Property Located Along Franklin Road and Veterans Parkway CH and PRD (The Villas at Veterans PRD) Simultaneous with Annexation

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



THE VILLAS AT VETERANS

REQUEST FOR ANNEXATION AND REZONING TO A PLANNED RESIDENTIAL DEVELOPMENT (PRD) & COMMERCIAL HIGHWAY (CH)
Murfreesboro, Tennessee

Initial Submittal
July 15, 2021

Resubmitted
August 16, 2021 for the August 18, 2021
Planning Commission Workshop

Resubmitted
August 26, 2021 for September 1, 2021
Planning Commission Public Hearing

SEC, Inc.

SEC Project #20260

H HARNEY — HOMES —

SEC, Inc.

Company Name: SEC, Inc.
Profession: Planning.Engineering.Landscape Architecture
Attn: Rob Molchan / Matt Taylor
Phone: (615) 890-7901
Email: rmolchan@sec-civil.com / mtaylor@sec-civil.com
Web: www.sec-civil.com

*850 Middle Tennessee Blvd.
Murfreesboro, Tennessee 37129*



Company Name: Harney Homes, LLC
Profession: Developer & Home Builder
Attn: Justin Harney
Phone: (615) 624-7529
Email: justin@harneyhomes.com
Web: www.harneyhomes.com/

*101 Beulah Rose Drive
Murfreesboro, Tennessee 37128*

TABLE OF CONTENTS..... 03

PROJECT SYNOPSIS..... 04

2040 MAJOR THOROUGHFARE PLAN 05

SUBDIVISION MAP..... 06

ZONING MAP 07

UTILITY MAP 08

HYDROLOGY AND TOPOGRAPHY 09

ON-SITE PHOTOS 10

OFF-SITE & ADDITIONAL PHOTOS 11

CONCEPTUAL SITE AND LANDSCAPE PLAN 12

DEVELOPMENT STANDARDS..... 13

ARCHITECTURAL CHARACTERISTICS..... 14-17

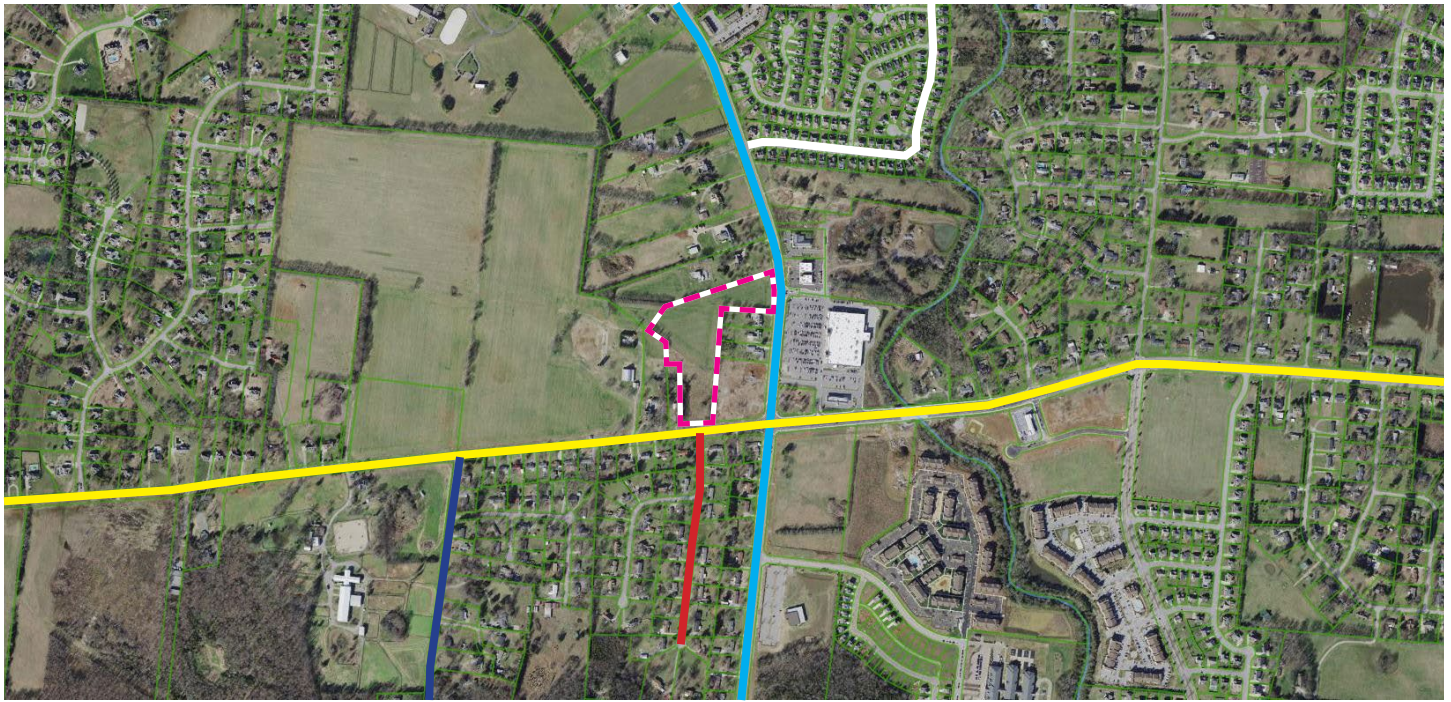
INGRESS AND EGRESS 18

AMENITIES 19


PLANT MATERIAL SAMPLES..... 20






LANDSCAPE CHARACTERISTICS..... 21

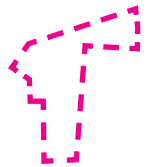
ARTICLE 13 SUMMARY 22-23



AERIAL PHOTOGRAPH

Not To Scale 

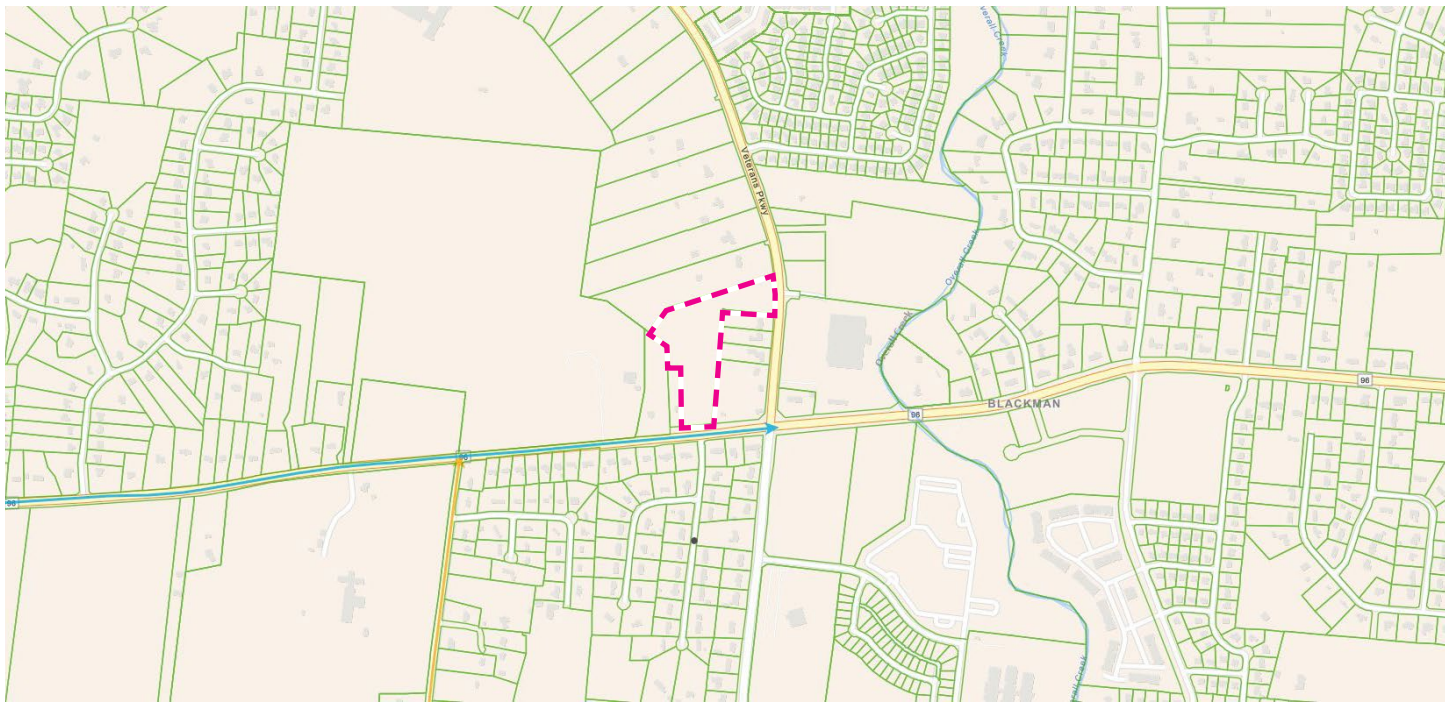
- | | | | |
|--|--|---|---------------------------------------|
|  | Veterans Parkway (Major Arterial) |  | Kingwood Lane (Residential Collector) |
|  | Franklin Road- Highway 96 (Major Arterial) |  | Cloister Drive (Local Road) |
|  | Hickory Hills Drive (Local Road) | | |




Site Boundary

Harney Homes, LLC respectfully requests annexation and rezoning of the Wright Family Property at the intersection of Veterans Parkway and Highway 96 from Medium Density Residential (RM) in Rutherford County to Planned Residential Development (PRD) & Commercial Highway (CH) into the City of Murfreesboro to create The Villas at Veterans. The property is located along the western side of the Veterans Parkway and north of Highway 96. The site is identified as Parcel 71.01 of Tax Map 93, and is approximately 9.10 acres. Of this 9.10 acres, approximately 1.79 acres along Veterans Parkway is proposed to be rezoned to Commercial Highway (CH) into the City of Murfreesboro to continue the commercial corridor along Veterans Parkway. The remaining 7.31 acres will be rezoned to the requested PRD zoning.

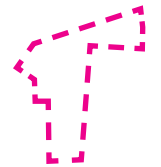
The request for rezoning to PRD is to create The Villas at Veterans. The development will consist of 49 single-family attached townhomes on 7.11 acres, for a density of 6.89 dwelling units per acre. All homes will be for purchase and sold via a horizontal property regime. The proposed homes will be a minimum of 1,350 sf of living space. All homes will have a minimum of 2 bedrooms, and a minimum one car front entry garage with decorative garage doors. The townhome elevations will be constructed of primarily masonry materials to add quality and character to the community. Each townhome will have foundation landscaping along all front elevations and all side elevations which are adjacent to a public R.O.W. or private drives. Each townhome will have sodded front yards. Street lights will line the proposed roads to add character and continuity to the neighborhood. The entrance to the PRD along Highway 96 will incorporate signage that will be anchored by landscaping and 3-rail fencing. The H.O.A. will maintain the common areas and driveways.



2040 MAJOR THOROUGHFARE PLAN

Not To Scale 

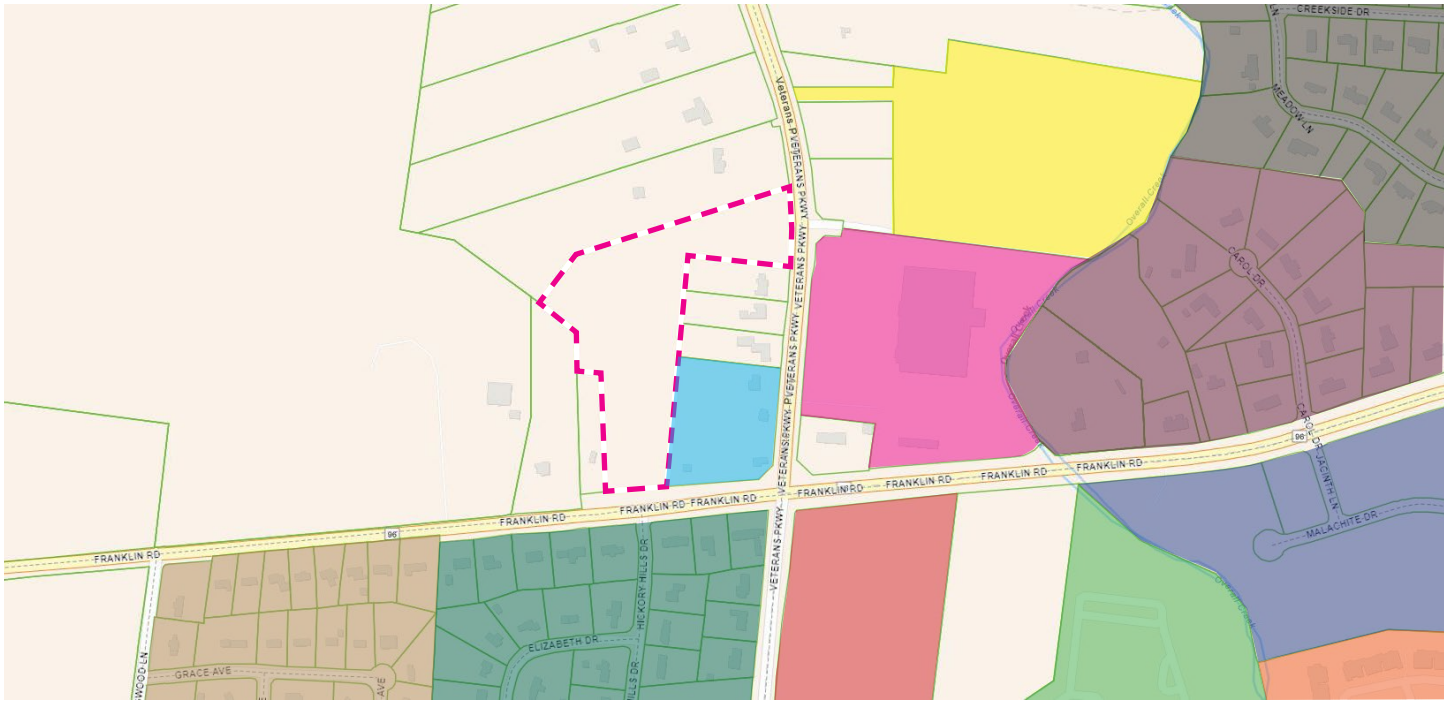
- | | |
|--|--|
|  2 LANE BRIDGE |  6 LANE ROADWAY |
|  3 LANE ROADWAY |  7 LANE ROADWAY |
|  4 LANE ROADWAY |  8 LANE ROADWAY |
|  5 LANE ROADWAY | |



Site Boundary












The property has/will have access to the existing public rights-of-way via Veterans Parkway and Highway 96. Veterans Parkway is currently constructed as a 5-lane major arterial roadway, and is not slated for any future improvement. Highway 96 is on the City of Murfreesboro's 2040 Major Thoroughfare Plan. The existing roadway along the development's frontage is currently built as a 2-lane roadway and is planned to be widened to a 5-lane roadway. The entrances to the development are planned to incorporate three travel lanes at the intersections with existing roadways for proper circulation into and out of the development.

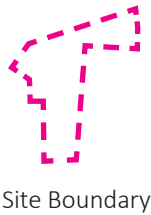
Within this development, a roadway stub is proposed along the western boundary to provide for future connectivity to neighboring properties.



SUBDIVISION MAP

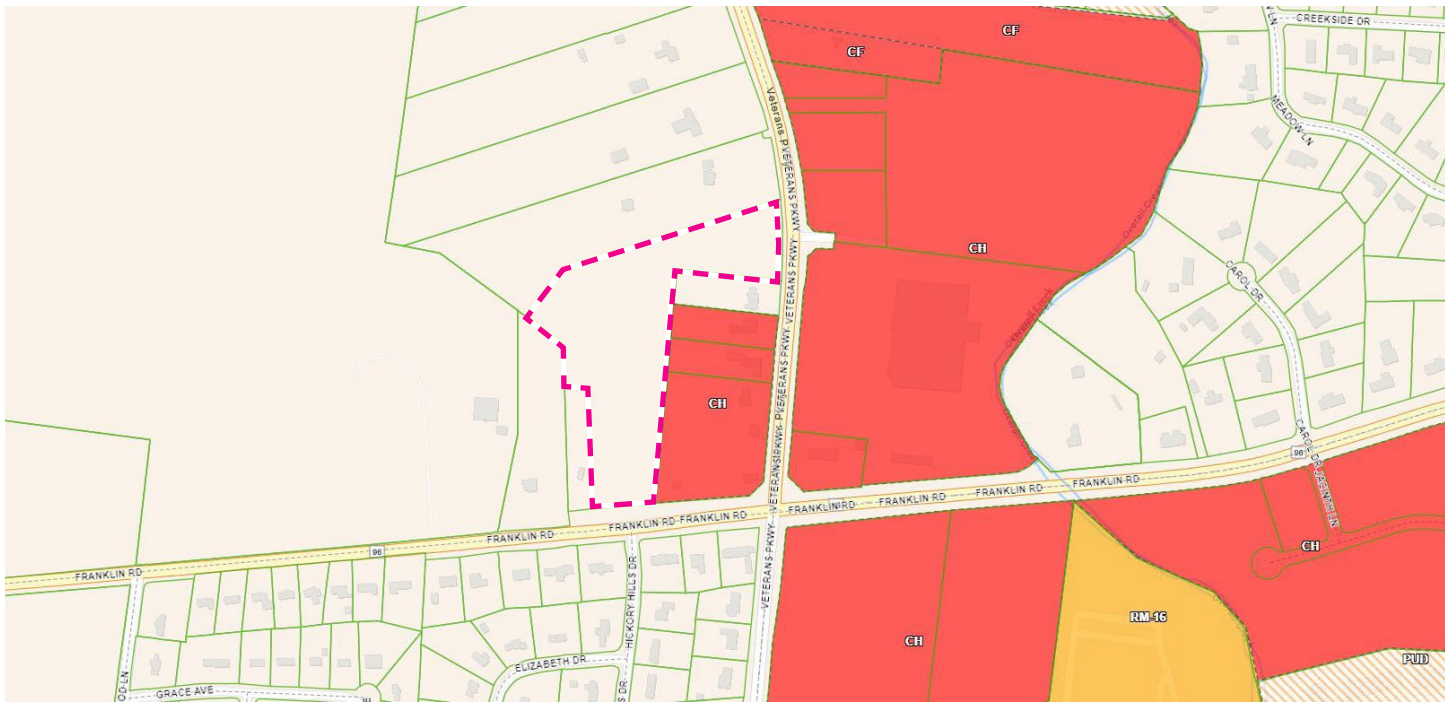
Not To Scale 

- | | | |
|---|--|---|
|  Veterans Plaza |  Overall Creek Apartments |  The Preserve at Kingdom Ridge |
|  Kroger |  Kingdom Ridge |  Franklin Road Estates |
|  Wright Property |  Hickory Hills |  K.C. Subdivision |
|  Jack Byrnes Drive |  Oakdale Acres | |



Site Boundary

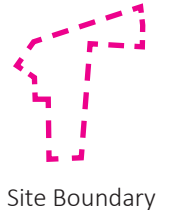
The development is surrounded by a mixture of residential subdivisions, commercial businesses, and agricultural properties. South of the site on the corner of Veterans Parkway and Highway 96 is Veterans Plaza, a future commercial property. A Kroger grocery store is located to the east across Veterans Parkway, along with other commercial uses. These currently include commercial businesses with uses including a veterinary clinic and dental practice. These businesses have a variety of masonry materials on all elevations, primarily brick and stone. Hickory Hills subdivision is to the south across Highway 96. The homes in this subdivision are one-story single-family detached with side entry garages, with brick as the primary material along all elevations. Across East of the site across Veterans parkway and past the commercial corridor are various residential subdivisions, mostly comprising of 1-2 story single-family detached homes with brick as the dominant elevation material. A couple of residential lots are to the west of the site along the north side of Highway 96. The land further to the west along the northern side of Highway 96 is primarily undeveloped agricultural land.



ZONING MAP

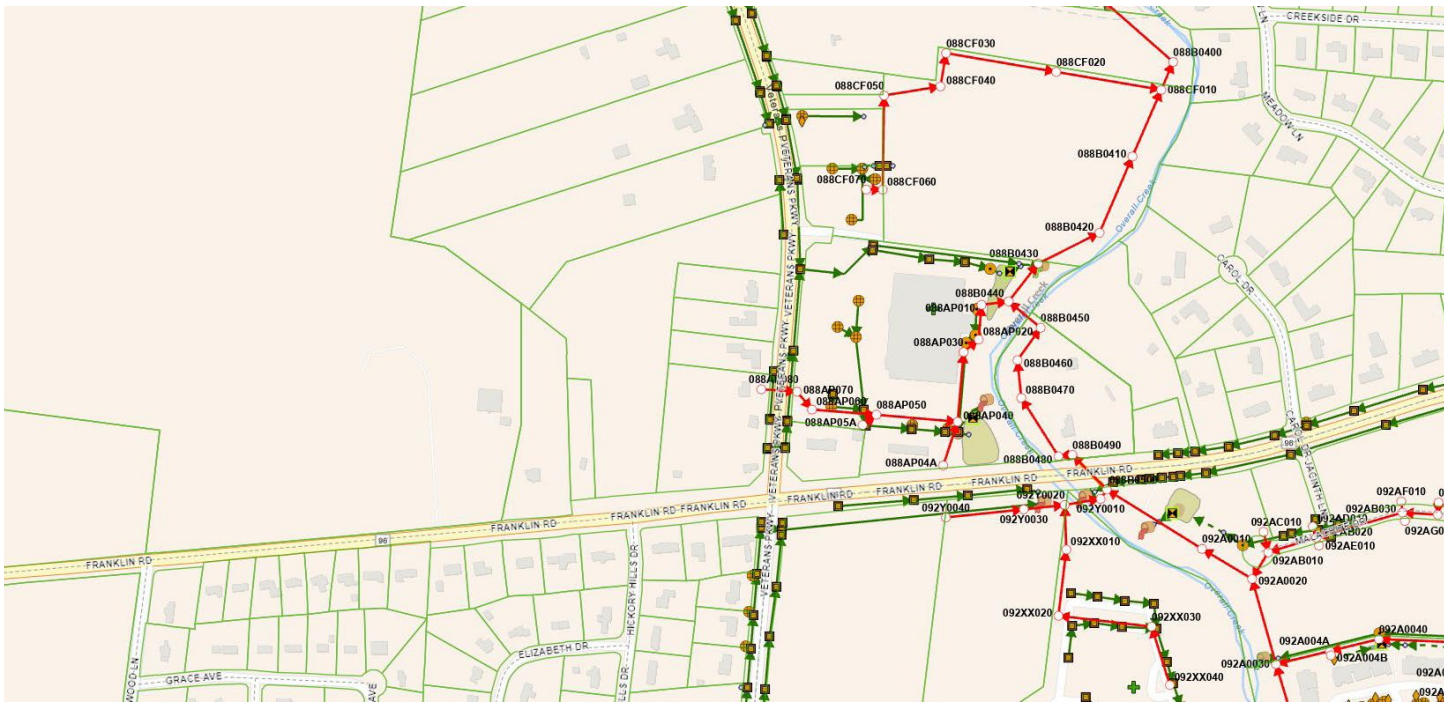
Not To Scale 

- RM-16 Residential Multi-Family (RM-16)
- CH Commercial Highway (CH)
- CF Commercial Fringe (CF)
- RM Medium Density Residential (Rutherford County)
- PUD Planned Unit Development (PUD)



Site Boundary

The surrounding area consists of a mixture of zoning types and uses. The land to the east that is zoned Commercial Highway (CH) within the Murfreesboro City Limits with Commercial Fringe (CF) further north along Veterans Parkway. The remaining land surrounding the site is zoned Medium Density Residential (RM) in Rutherford County.



UTILITY MAP

Not To Scale

-  WATER
-  SEWER
-  STORMWATER

 ELECTRIC



Site Boundary



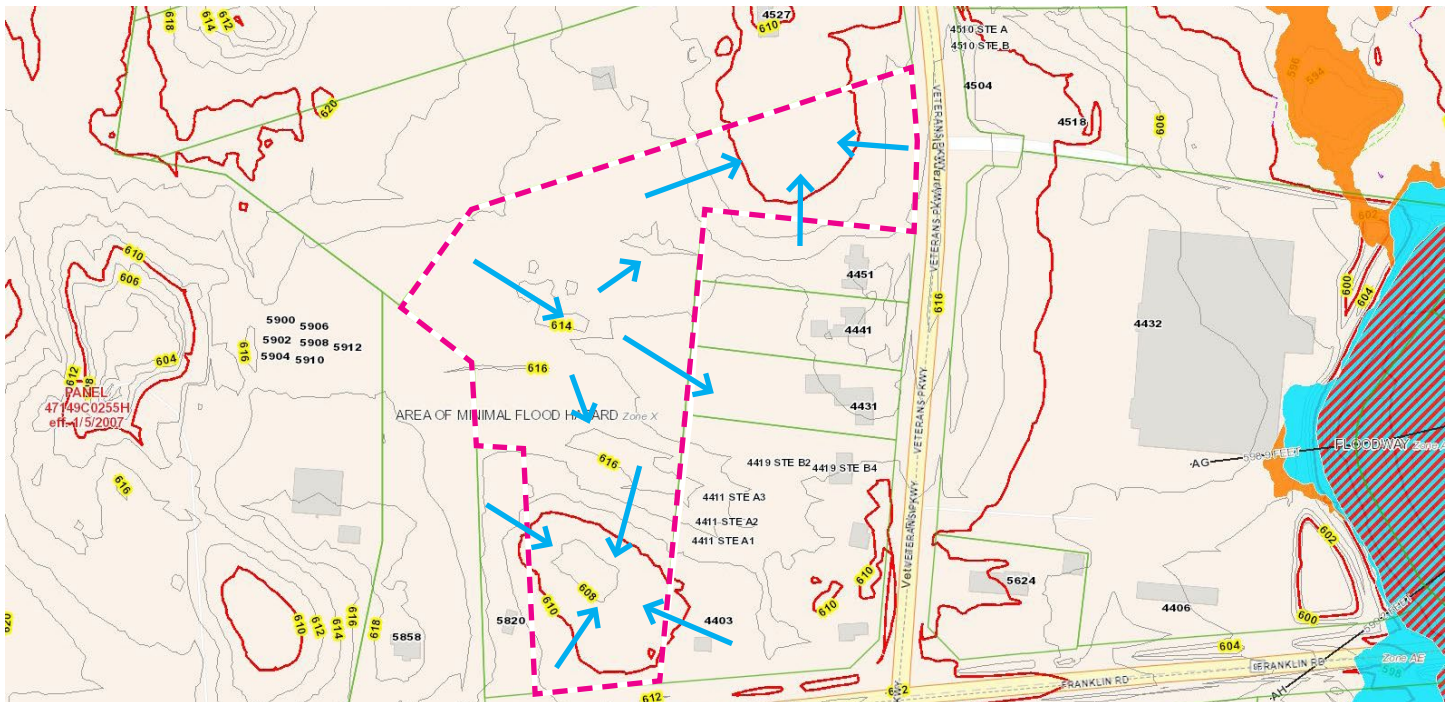
Water service will be provided by the Consolidated Utility District of Rutherford County. There are existing water lines along Veterans Parkway and Highway 96. The developer will be responsible for extending the waterline into the site for domestic and fire water service.



Sanitary sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 10" PVC gravity sewer line extension from Veterans Plaza in the R.O.W. of Veterans Parkway. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property.






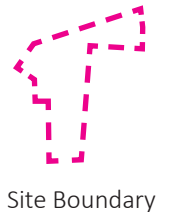
Electric service will be provided by the Middle Tennessee Electric Membership Corporation. Electricity will be extended from existing overhead power lines along Veterans Parkway and Franklin Road. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.



HYDROLOGY AND TOPOGRAPHY

Not To Scale

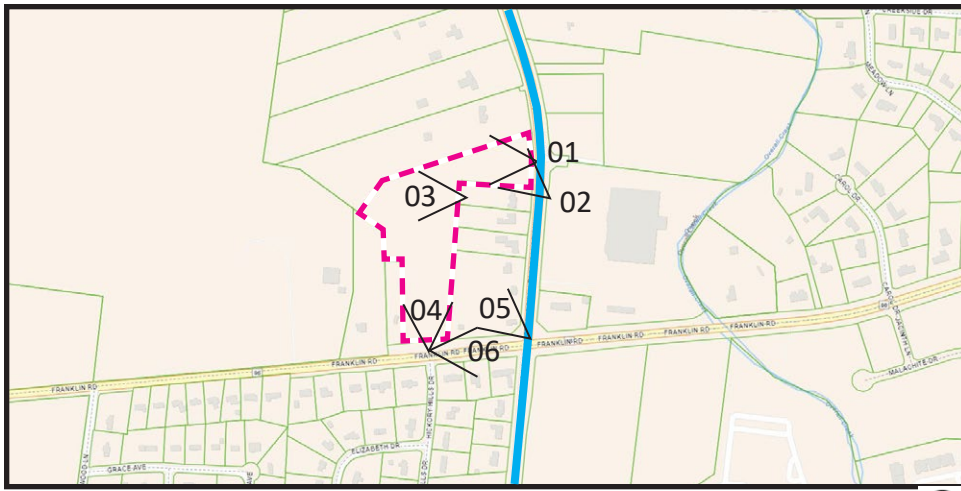
-  WATER FLOW DIRECTION
-  INTERMEDIATE CONTOURS
-  INDEX CONTOURS





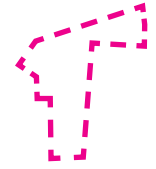
Site Boundary

The topographic map above shows the site's topographic high point generally at the northwest corner of the property. From this high point, the property drains towards the middle of the site before splitting to the east and south. Stormwater that drains to the east, flows towards Veterans Parkway before turning and running north off the property. Stormwater that drains to the south flows towards Highway 96 before ending in a geographical bowl along the roadway.

No portions of this property lie within a floodway or floodplain per FEMA Flood Map Panel 47149C0255H eff. 1/5/2007.



-  Veterans Parkway
-  Franklin Road- Highway 96



Site Boundary

PHOTO DIRECTION MAP

Not To Scale 



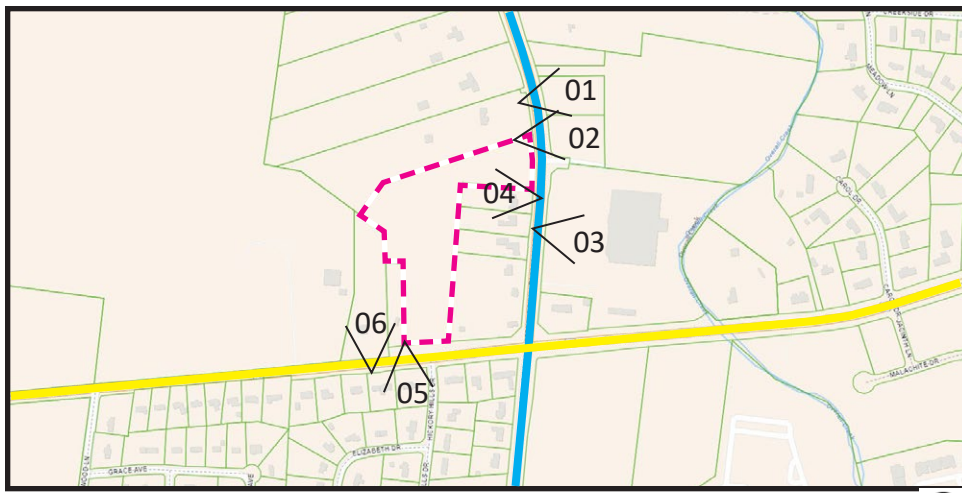
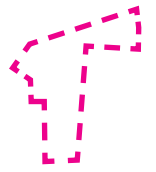


PHOTO DIRECTION MAP

Not To Scale

- Veterans Parkway
- Franklin Road - Highway 96



Site Boundary



Residential Development Standards:

- 49 townhome with a minimum of 2-bedrooms
- The homes will be a minimum of 1,350 feet of living area
- Each home will be for sale and sold under a Horizontal Property Regime
- The entrance off of Highway 96 and the transition between residential and the commercial property will have new entrance signage constructed on masonry materials and anchored by landscaping.
- The proposed Commercial Highway properties will provide a 12-foot wide Type 'C' Landscape Buffer along the length of the boundaries adjacent to all residential land uses per the Murfreesboro Zoning Ordinance.
- Builders shall install sod in all front and secondary front yards. Seed and straw will be installed in all side and rear yards.
- There shall be a minimum 3-foot wide landscape bed located along the front and secondary front elevations of all townhomes.
- All mechanical equipment (i.e. HVAC and transformers) to be screened.
- HVAC units will be located at the rear of each residence.
- All on-site utilities will be underground
- Solid waste will be handled via a trash cans at the curb serviced by a private hauler
- All driveways and parking areas will be private and maintained by the H.O.A. Driveways will be a minimum of 35-FT deep and 10-FT wide for one-car garages homes and 18-FT wide for two-car garage homes.
- Parking for the homes will comply with the City of Murfreesboro requirements
- All garages are to be used for vehicular parking only and may not be used for household storage.
- The public street running from the light on Veterans Parkway towards the west will be a 50' R.O.W. All other roads will be either private roads or 42' R.O.W.s.
- Sidewalks will be provided on both sides of all streets throughout the development to create a pedestrian friendly community.
- Mail service will be provided via a centralized mail kiosk for all postal deliveries
- Street lights will be coordinated with MTE, and will meet MTE's standards.
- On-site lighting will comply with the minimum and maximum city standards to prevent light pollution.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed
- All home owners will be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents will be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company
- HOA will be managed by independent 3rd party management company
- The common areas will be owned and maintained by an H.O.A.



Example of 6' High White Vinyl Fencing



Example of Dog Park Fencing

Overall Land Data	
Total Land Area:	±9.10 Acres
Total Commercial Land Area:	±1.79 Acres
Total Residential Land Area:	±7.11 Acres
Residential Land Data	
Total Number of Homes:	49 Homes
Yield: 49 Homes/7.11 Acres =	±6.89 Homes/Acre
Total Open Space Required:	±1.42 Acres (20%)
Total Open Space Provided:	±3.75 Acres (53%)
Usable Open Space	±3.08 Acres (43%)
Stormwater (Detention)	±0.70 Acres (10%)

Total Parking Required:	
9 - 2 Bedroom Homes x 2.2 Spaces=	20 Spaces
40 - 3 Bedroom Homes x 3.3 Spaces=	132 Spaces
Total Parking Required:	152 Spaces
Total Parking Provided:	
Garage Spaces:	42 Spaces
Driveway Spaces:	138 Spaces
Guest Parking Spaces:	23 Spaces
Total Parking Provided:	203 Spaces (+51)

- Townhomes/On-site Structures
- Detention Pond
- Proposed Landscape Buffer
- Open Space
- Roadway
- Sidewalk/Driveway
- Commercial Lots

SEC, Inc.

SEC Project #20260 Murfreesboro, Tennessee



Residential Architectural Characteristics:

- Building heights shall not exceed 35 feet in height.
- All homes will be either 1 or 2-stories.
- All homes will have at minimum 2 bedrooms.
- All the homes will have eaves.
- All homes will have a patio area at the rear of the unit.
- Patios will be screened with a 6-foot tall vinyl privacy fence between homes.
- Each home will have either a 1 or 2 car front entry garage.
- Front entry garages will have decorative doors that will complement the building architecture.
- Townhomes will be comprised of alternating styles, colors, and materials.



Example of Brick
(different colors will be allowed)



Example of Fiber Cement Board
(different colors will be allowed)



Example of Board and Batton
(different colors, cuts, patterns will be allowed)



Example of Stone Veneer
(different colors, cuts, patterns will be allowed)

Building Materials:

Front Elevations:

All Masonry (Brick, Stone, Cement Board Siding)

Cement Board Siding in the Dormers/Gables

Side Elevations (Internal to the Site):

Cement Board Siding

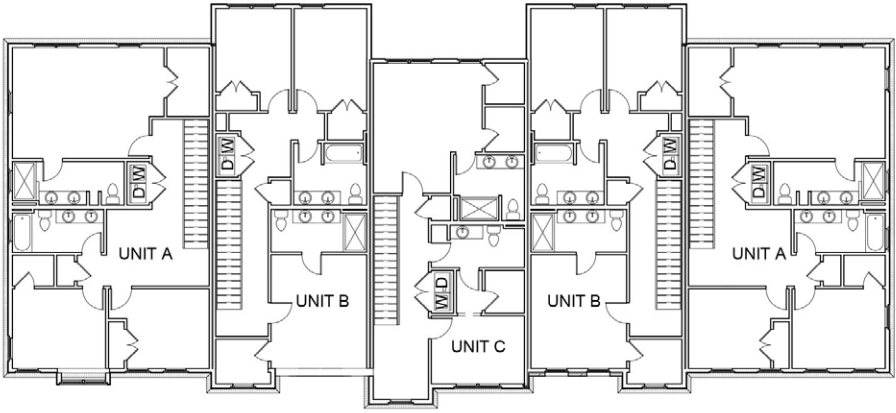
Rear Elevations:

Cement Board Siding

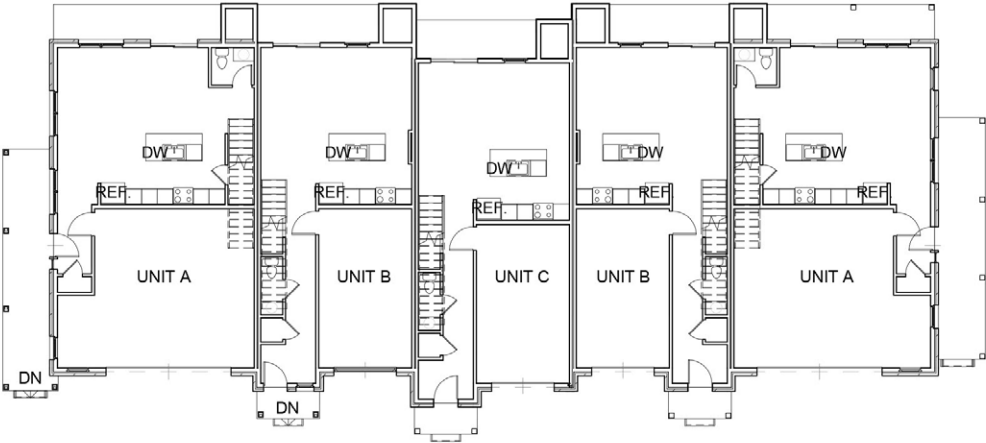
All Elevations:

Vinyl Only Permitted in Trim & Soffit Areas

*The front of every unit have brick and/or stone. Brick will be painted. Cement board will be used on units where there is non-structural support area. No unit will be entirely cement board.



2 FLOOR 2 PLAN



1 FLOOR 1 PLAN



Setbacks External to the Site

- Front: 35-feet
Side: 10-feet
Rear: 10-feet



Setbacks Internal to the Site

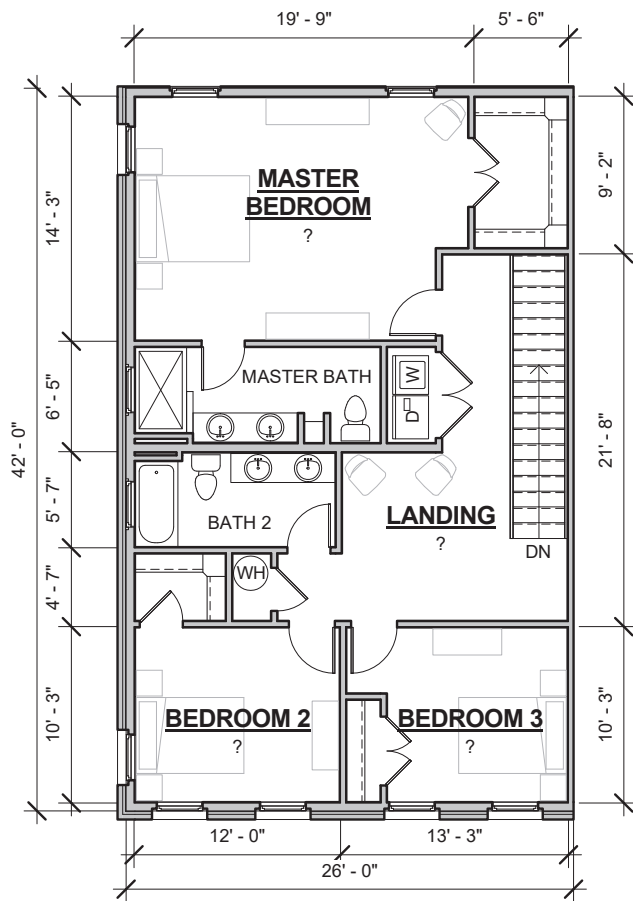
- Front From R.O.W. to Garage: 35-feet
Front From R.O.W. to Covered Entrances: 25-feet
Distance Between Sides of Buildings: 10-feet
Distance Between Side and Rear of Building: 20-feet



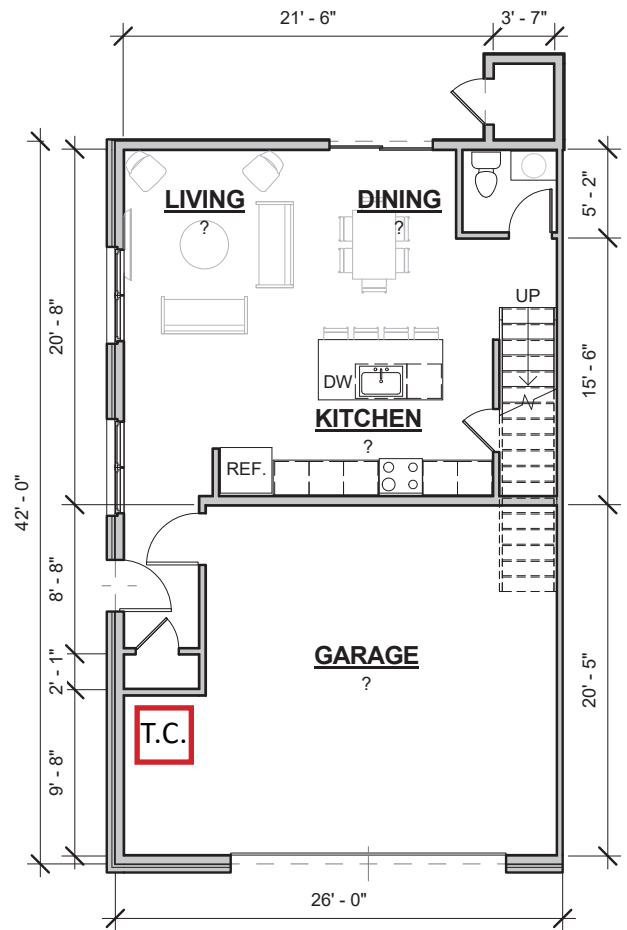
EXAMPLE OF FRONT OF BUILDING



EXAMPLE OF REAR OF BUILDING



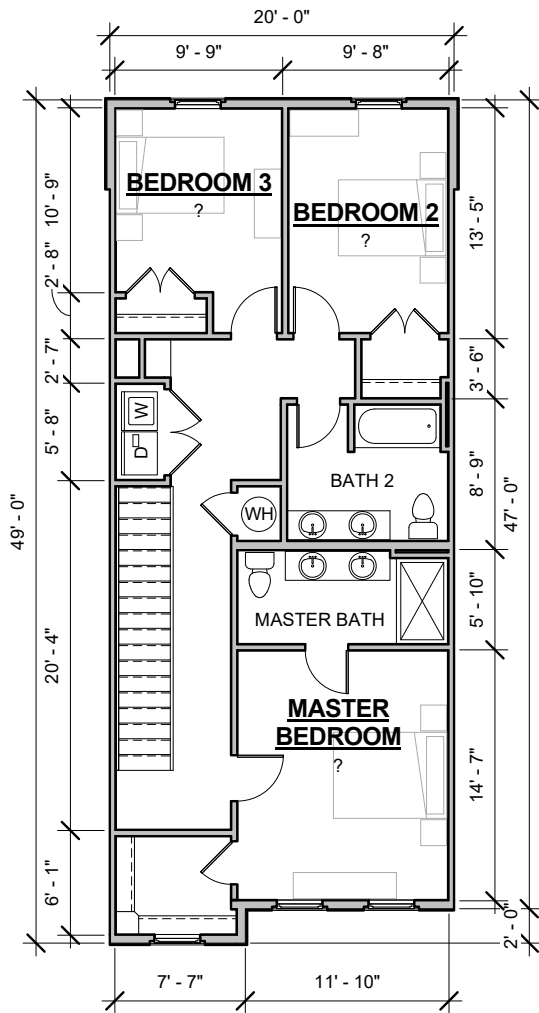
② UNIT A - SECOND FLOOR PLAN



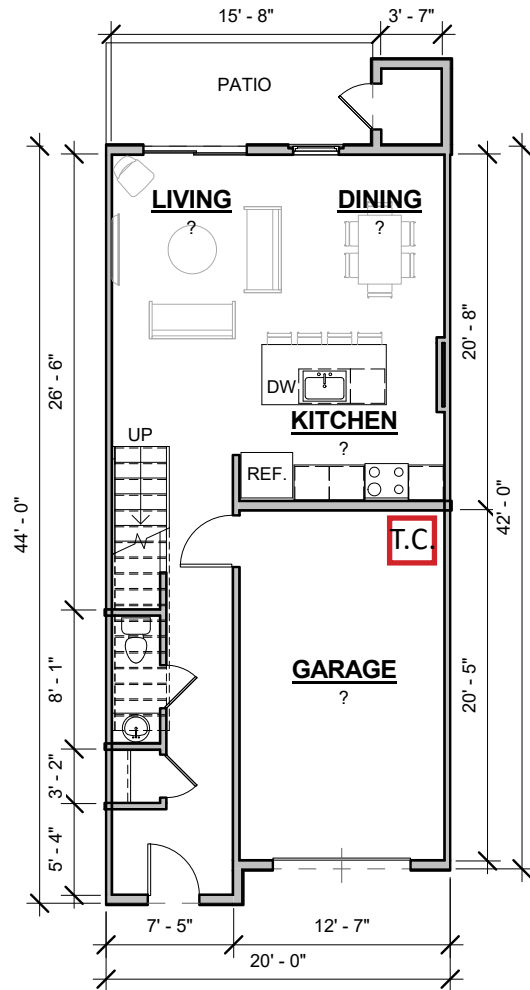
① UNIT A - FIRST FLOOR PLAN



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



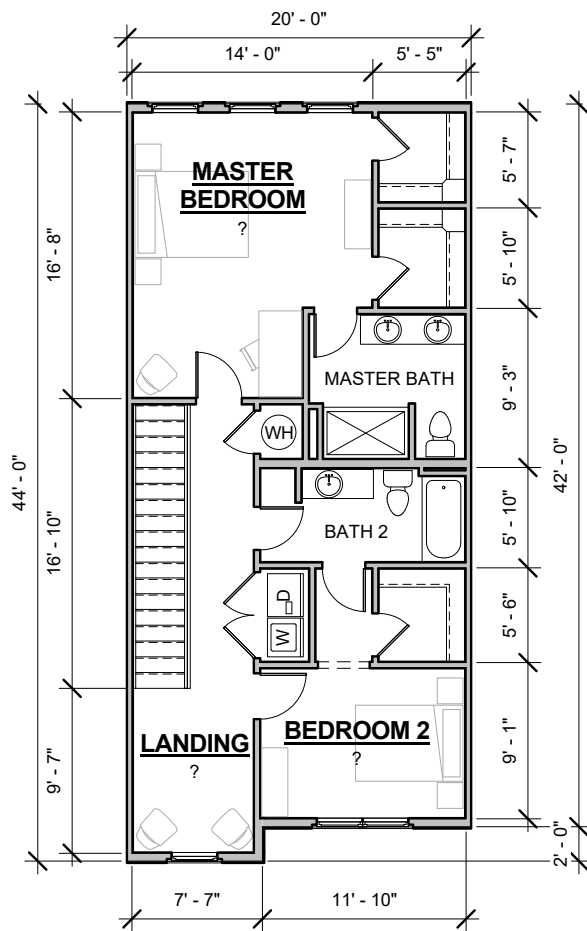
② UNIT B - SECOND FLOOR PLAN



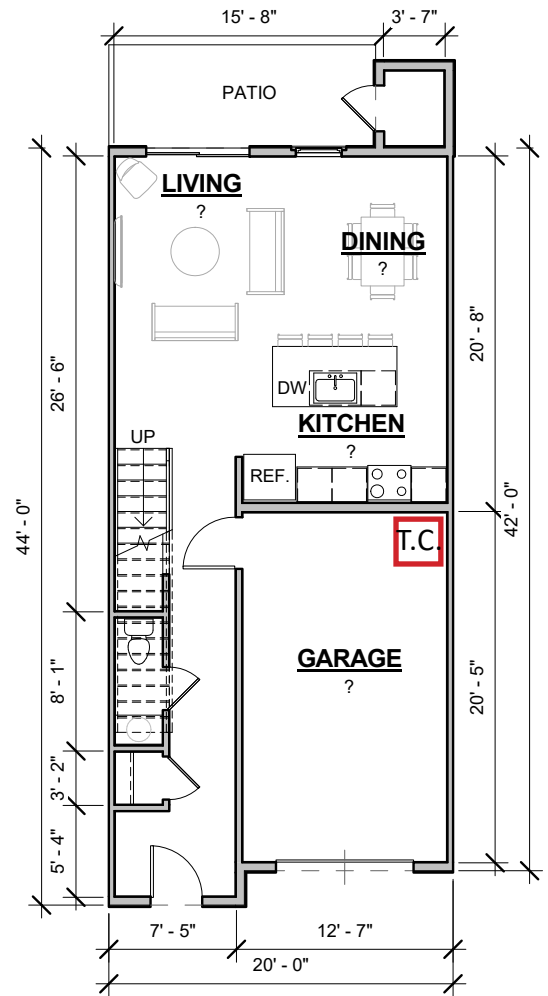
① UNIT B - FIRST FLOOR PLAN



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



② UNIT C - SECOND FLOOR PLAN




① UNIT C - FIRST FLOOR PLAN



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



 Points of Ingress/Egress



Example of Residential Entrance Sign

Pursuant to the City of Murfreesboro's Major Thoroughfare Plan (MTP), Highway 96 is currently a 2-lane roadway and is slated to be improved to a 5-lane roadway. Veterans Parkway and Franklin Road - Hwy 96 are the major thoroughfares where the majority of vehicular trips generated by this development will impact. Veterans Parkway is currently built as a 5-lane roadway with a dedicated turn lane median with sidewalks along both sides of the road.

As stated previously, the primary means of ingress/egress from this site will be onto Veterans Parkway and Highway 96. The entrance onto Veterans Parkway will align with the signalized intersection that leads to the Kroger grocery store property. The connection to Highway 96 will align with the current intersection with Hickory Hills Drive. These entrances are proposed to incorporate three travel lanes for proper circulation into and out of the development. There will be a dedicated left and right out of the neighborhood, as well as single lane for traffic entering the development. A stub has been provided to the west of the property for connection to future development. The illustration on the left shows all proposed points of ingress/egress.

The public street within the development connecting to Veterans Parkway will be a community collector city street with a typical 50-foot R.O.W. cross-section, and the public street connecting to HWY 96 will be a local city street with a typical 42-foot R.O.W. cross-section. The private street will be a 38-foot section with 5-foot sidewalks along both sides of the road. All streets will be built in accordance with the Murfreesboro Street Standards.



Example of 42' R.O.W.



LOCATION MAP - AMENITIES

Not To Scale

- | | | |
|--------------------------|------------------|--------------|
| A Pavilion | C Open Play Lawn | E Playground |
| B Centralized Mail Kiosk | D Dog Park | |

The development will be dedicating over 3.5 acres (over 50% of the site) to open space. The open space areas will be comprised of usable open space, and detention areas. Usable open space areas around the development will offer such amenities as; a pavilion, a centralized mail kiosk, open play lawns, and a dog park. Sidewalks will line both sides of all streets to provide pedestrian circulation through the neighborhood. Each amenity will be constructed and operational before 50% of the homes are sold and built. The mail kiosk will be operational prior to the first build. The Highway 96 entrance areas will incorporate masonry signage and will be anchored with landscaping and 3-rail fencing.



Example of Pavilion



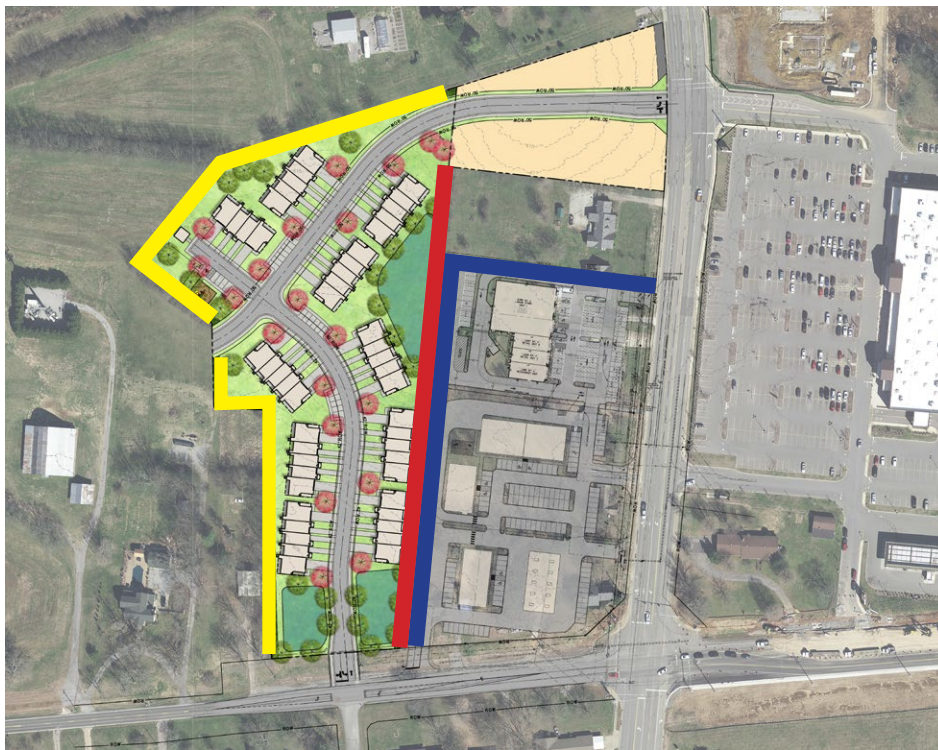
Example of Centralized Mail Kiosk



Example of Open Play Lawn



Example of Dog Park



- 12' Wide Type 'C' Landscape Buffer
- 10' Wide Type 'A' Landscape Buffer
- Neighboring Properties Type 'C' Buffers (Per Previously Approved Site Plans)



not to scale

LANDSCAPE MATERIALS SAMPLES: DECIDUOUS TREES



(A)



(B)

- (A) *Ulmus parvifolia* 'Emer II' / 'Emer II' Alle Elm
- (B) *Zelkova serrata* 'Green Vase' / Sawleaf Zelkova
- (C) *Buxus* x 'Green Mountain' / Boxwood
- (D) *Prunus laurocerasus* 'Otto Luyken' / Luykens Laurel
- (E) *Lagerstroemia indica* 'GAMAD VI' / Berry Dazzle Crape Myrtle
- (F) *Miscanthus sinensis* 'Adagio' / Adagio Eulalia Grass
- (G) *Liriope spicata* 'Silver Dragon' / Creeping Lily Turf
- (H) *Setcreasea pallida* 'Purple Heart' / Purple Heart Setcreasea
- (I) *Iberis sempervirens* 'Little Gem' / Little Gem Candytuft
- (J) *Liriope muscari* 'Variegata' / Variegated Lily Turf
- (K) *Magnolia grandiflora* 'D.D. Blanchard' TM / Southern Magnolia
- (L) *Thuja standishii* x *plicata* 'Green Giant' / Green Giant Arborvitae
- (M) *Cryptomeria japonica* 'Radi-cans' / Japanese Cedar
- (N) *Viburnum* x *pragense* / Prague Viburnum
- (O) *Prunus laurocerasus* 'Schipkaensis' / Schipka Laurel

LANDSCAPE MATERIAL SAMPLES: EVERGREEN/DECIDUOUS SHRUBS AND GRASSES



(C)



(D)



(E)



(F)

LANDSCAPE MATERIAL SAMPLES: GROUND COVER



(G)



(H)



(I)



(J)

LANDSCAPE BUFFER: EVERGREEN TREES



(K)



(L)



(M)

LANDSCAPE BUFFER: EVERGREEN TREES AND SHRUBS



(N)



(O)

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

Overall Landscaping Characteristics:

- All above ground utilities and mechanical equipment screened with landscaping and/or fencing.
- A minimum 10-feet of landscape area between parking and all property lines.
- Parking shall be screened from public rights-of-way by use of landscaping and/or berming.
- Landscaping will be in conformance with the City of Murfreesboro's landscaping ordinance.

Residential Landscaping Characteristics:

- The north and west perimeter of the property will have a 12-foot wide Type 'C' Landscape Buffer. The eastern perimeter of the property adjacent to existing commercial properties will have a 10-foot wide Type 'A' Landscape Buffer. All buffers proposed shall satisfy the requirements of the Murfreesboro Zoning Ordinance.
- Each townhome will have foundation landscaping along all front elevations and all side elevations which are adjacent to a public R.O.W. or private drive.

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

Response: An exhibits provided on pages 4-9 provide all materials listed in this requirement.

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

Response: An exhibits provided on pages 4-9 provide all materials listed in this requirement.

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

Response: An exhibits provided on pages 4-9 provide all materials listed in this requirement.

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

Response: Pages 12-13 lists standards and exhibits showing the concept plan which shows each of these items.

5.) A tabulation of the maximum number of dwelling units proposed including the number of units with two (2) or less bedrooms and the number of units with more than two (2) bedrooms.

Response: Pages 12-13 lists standards and exhibits showing the concept plan which shows each of these items.

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

*FOR RESIDENTIAL LAND USE ONLY	
TOTAL SITE AREA	309,750 s.f.
TOTAL MAXIMUM FLOOR AREA	73,886 s.f.
TOTAL LOT AREA	309,750 s.f.
TOTAL BUILDING COVERAGE	50,421s.f.
TOTAL DRIVE/ PARKING AREA	62,017 s.f.
TOTAL RIGHT-OF-WAY	56,642 s.f.
TOTAL LIVABLE SPACE	247,733 s.f.
TOTAL OPEN SPACE	163,348 s.f.
FLOOR AREA RATIO (F.A.R.)	0.24
LIVABILITY SPACE RATIO (L.S.R.)	0.64
OPEN SPACE RATIO (O.S.R.)	0.84

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

Response: The property is currently zoned RM in Rutherford County. The surrounding area has a mixture of residential, commercial, and agricultural properties. The concept plan and development standards combined with the architectural requirements of the homes shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complete the development in this area.

8.) If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating:

(aa) the approximate date when construction of the project can be expected to begin;

Response: The project is anticipated to be developed in one phase.

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

Response: This requirement has been addressed on Pages 13 and 23.

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

Response: The applicant is requesting the following exceptions with this PRD.

SETBACKS	RSA-2	PRD	DIFFERENCE
Front Setback to House	35.0'	35.0'	0.0'
Side Setback	5.0'	10.0'	+5.0'
Rear Setback	20.0'	10.0'	-10.0'
Minimum Lot Size	2,000 s.f.	N/A	N/A
Minimum Lot Width	75'	N/A	N/A

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

Response: This property is not in the Gateway Design Overlay District , Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). No portions of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 47149C0255H Eff. Date 01/05/2007.

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

Response: Pages 5 & 20 discusses the Major Thoroughfare Plan.

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

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

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

Response: Page 14-19 show the architectural character of the proposed buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built.

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

Response: Examples of entrance signage are located on Page 20 and a description is on Pages 13 and 21.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 1, 2021
PROJECT PLANNER: MARINA RUSH**

4.c. Zoning application [2021-417] to amend the PRD zoning (Shelton Square PRD) on approximately 242 acres located along Blackman Road, Shelton Square, LLC applicant.

The subject property is located along the east side of Blackman Road, to the south of the Heatherwood Subdivision, west of Florence Road and north of I-840. The development and PRD zoning are approximately 242 acres.

The applicant, Shelton Square, LLC is requesting to amend the Shelton Square PRD to modify the type of lot sizes for sale on the remaining balance; the overall number of lots will remain as originally approved at 771 buildable lots. The following table provides the comparison of the prior approved lots and proposed amendment:

Lot Size	Previously Approved PRD	Amended PRD	Difference
3,500 S.F. LOTS - Cottages	36	105	+69
6,000 S.F. LOTS - Villages	237	232	-4
6,000 S.F. LOTS - Sanctuary	106	102	-4
8,000 S.F. LOTS - Retreat	277	189	-88
10,000 S.F. LOTS - Estates	115	143	+28
Total	771	771	0
Reserved Open Space	10% 24.15 acres	16% 38.65 acres	+ 6% 14.5 additional acres

The proposed amendment also will update the program book to reflect the current open space plan including the additional amenities and features that have been added to the development during construction. The changes include additional open space, which increased from 10% or 24.15 acres to be revised to 16% or 38.65 acres, a net increase of 6% from the approved plan. In addition, changes made included revisions to the entrance features to include new architectural elements, and new amenities include playground, dog-park, half soccer field, and a pocket park with a bocce ball court. Please refer to pages 3 and 18 of the program book for the revised table of open space and new list of amenities.

All other elements regarding development and standards from the approved program book remain the same with no changes requested.

Adjacent Land Use and Zoning

On the north and west are single family homes in the County, and to the east is vacant land, all zoned RM (residential medium density). Also, to the east along the west side of Florence Road is the Shelton Crossing PRD, which is a developing townhome community located within the City limits. To the south is I-840.

Future Land Use Map:

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates that “Auto-Urban/General Residential” is the most appropriate land use character for the project area, as shown on the map below. The general characteristics of the General/Auto Urban Residential land use designation are single family residences on smaller lot sizes, townhomes, duplexes, triplexes, planned developments with mix of housing types, landscape enhancements. The Shelton Square PRD is consistent with the FLUM designation of General Residential.



Recommendation:

Staff supports the rezoning request to amend the Shelton Square PRD program book for the following reasons:

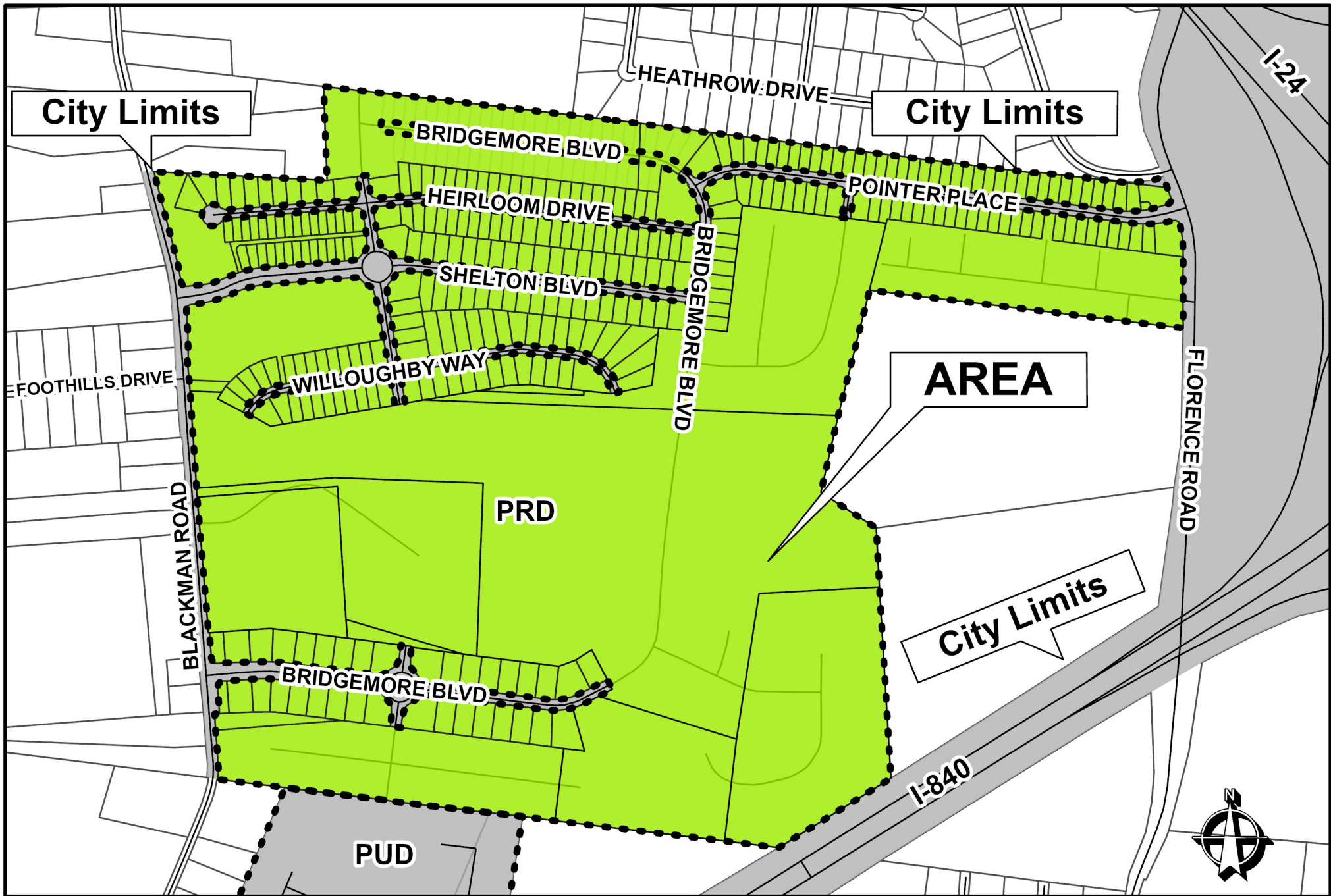
- 1) The zoning amendment does not increase the total number of lots in the subdivision. The Shelton Square PRD subdivision was approved for 771 lots and if amended will remain at 771 lots.
- 2) The zoning amendment will increase the amount of open space by 6% to 16%.
- 3) The zoning amendment will document amenities that have been constructed, but were not in the program book, including playground, dog park, half soccer field, and pocket park with bocce ball court.
- 4) The zoning amendment is consistent with the FLUM “Auto-Urban/General Residential” recommendation.

Action needed

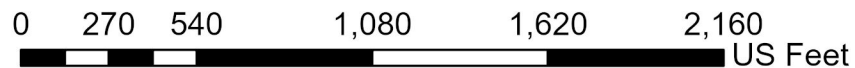
The Planning Commission will need to conduct a public hearing on this zoning request, after which it will need to discuss the matter and then formulate a recommendation for the City Council.

Attachments

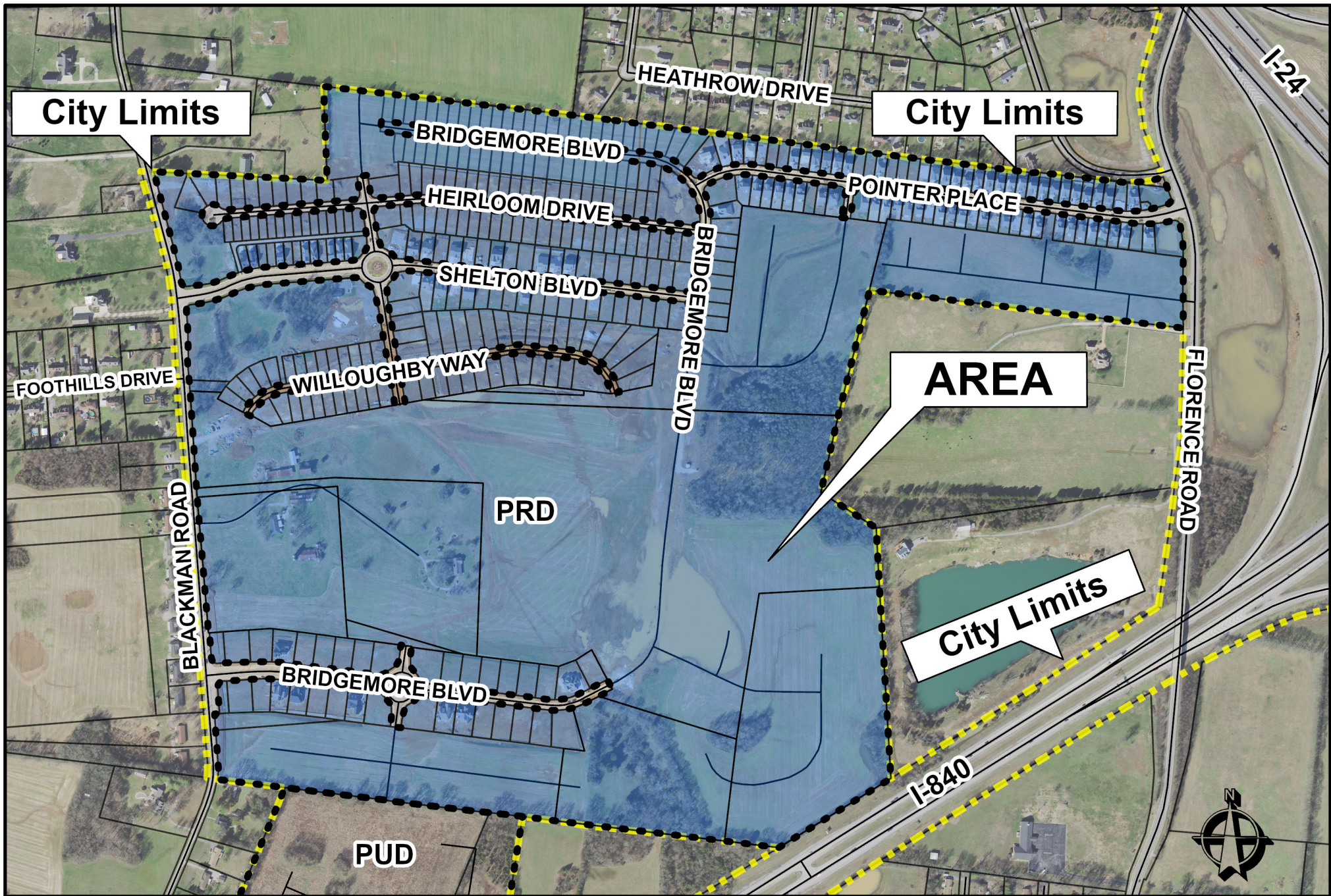
1. Zoning request maps
2. Shelton Square program book



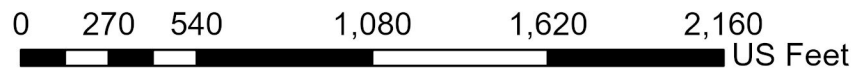
PRD Amendment for Property along Blackman Road
(Shelton Square PRD)



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



PRD Amendment for Property along Blackman Road (Shelton Square PRD)



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

SHELTON SQUARE

A REQUEST FOR AN AMENDMENT TO AN EXISTING PRD

SUBMITTED JULY 15, 2021

RESUBMITTED AUGUST 26, 2021 FOR THE SEPTEMBER 1ST, 2021 PLANNING COMMISSION PUBLIC HEARING



DEVELOPER
PARKS DEVELOPMENT

ATTN: BOB PARKS
1535 W NORTHFIELD DRIVE,
MURFREESBORO, TN 37129
615-896-4045

SEC, Inc.

ENGINEERING . SURVEYING . LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, INC.

ATTN: MATT TAYLOR, P.E.
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN. 37129
615-890-7901
MTAYLOR@SEC-CIVIL.COM
SEC PROJECT # 15302

INTRODUCTION

SYNOPSIS.....3
PREVIOUSLY APPROVED PRD.....4
PROPOSED AMENDED PRD.....5
COMPARISON OF LOT TYPES PER PLAN.....6
UTILITIES, TOPOGRAPHY, AND RIGHT-OF-WAY.....7

EXISTING CONDITIONS

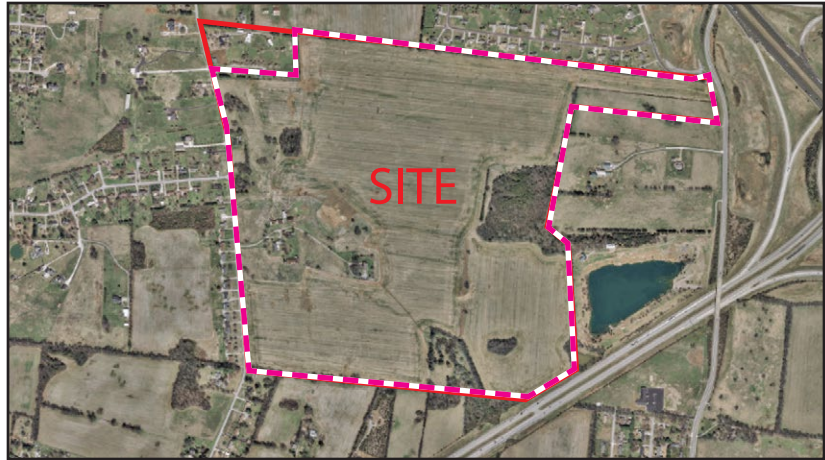
ON-SITE PHOTOS8
SURROUNDING OFF-SITE PHOTOS.....9
CURRENT SITE PHOTOS.....10
PROPOSED AMENDED PRD.....11

PROPOSED P.R.D.

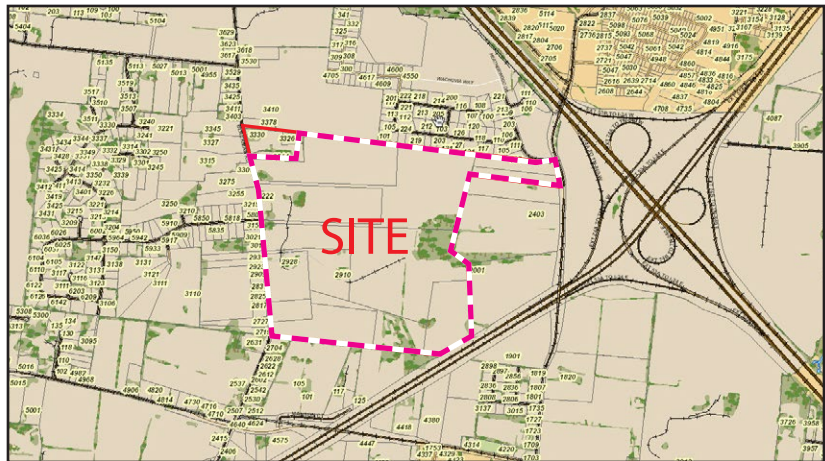
PHASING PLAN.....12
PROPOSED HOMES STANDARDS (35 FOOT LOTS)13
PROPOSED HOMES STANDARDS(51 FOOT LOTS)14
PROPOSED HOMES STANDARDS (52 FOOT LOTS)15
PROPOSED HOMES STANDARDS (65 FOOT LOTS)16
PROPOSED HOMES STANDARDS (85 FOOT LOTS)17
AMENITIES (GENERAL)18
INGRESS/EGRESS19
ROADWAY CROSS-SECTIONS20

ZONING CHAPTER 13

SUBSECTION D ITEM 2A: 1 - 6.....21
SUBSECTION D ITEM 2A: 7 - 1522



NOT TO SCALE ORIGINAL AERIAL OF THE SITE



NOT TO SCALE CURRENT GIS OF THE SITE AND SURROUNDING PROPERTY LINES

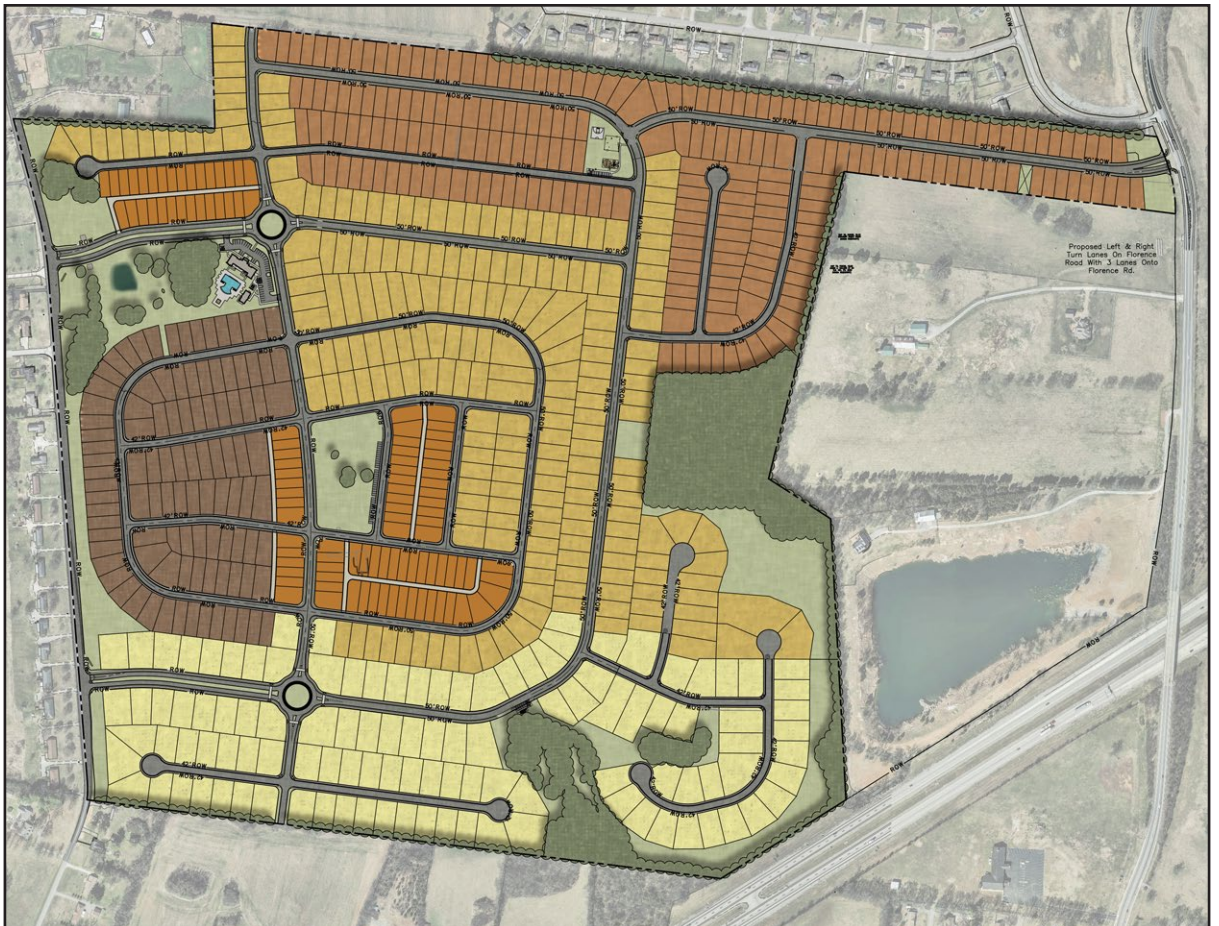
Lot Size	Previously Approved PRD	Amended PRD	Difference
3,500 S.F. LOTS - Cottages	36	105	+69
6,000 S.F. LOTS - Villages	237	232	-4
6,000 S.F. LOTS - Sanctuary	106	102	-4
8,000 S.F. LOTS - Retreat	277	189	-88
10,000 S.F. LOTS - Estates	115	143	+28
Total	771	771	0
Reserved Open Space	10% (24.15 AC)	16% (38.65 AC)	6% (14.5 AC)

PARKS DEVELOPMENT RESPECTIVELY REQUESTS AN AMENDMENT TO THE EXISTING SHELTON SQUARE PRD. THE AMENDMENT REQUESTS THE LAYOUT BE REVISED TO BALANCE THE PROPOSED LOT SIZE QUANTITIES TO CURRENTLY PROJECTED MARKET DEMANDS. OVERALL THE LOT COUNT SHALL REMAIN AT 771 BUILDABLE LOTS ON 241.90 ACRES. THE AMENDMENT ALSO WISHES TO PROVIDE AN UPDATED OPEN SPACE MASTER PLAN TO DEMONSTRATE THE ADDITIONAL AMENITIES AND FEATURES THAT HAVE BEEN ADDED TO THE DEVELOPMENT. THE PROPERTY IS LOCATED ALONG THE EAST SIDE OF BLACKMAN ROAD, WEST SIDE OF FLORENCE ROAD, TO THE SOUTH OF HEATHERWOOD SUBDIVISION, WEST OF FLORENCE ROAD, NORTH OF 840.

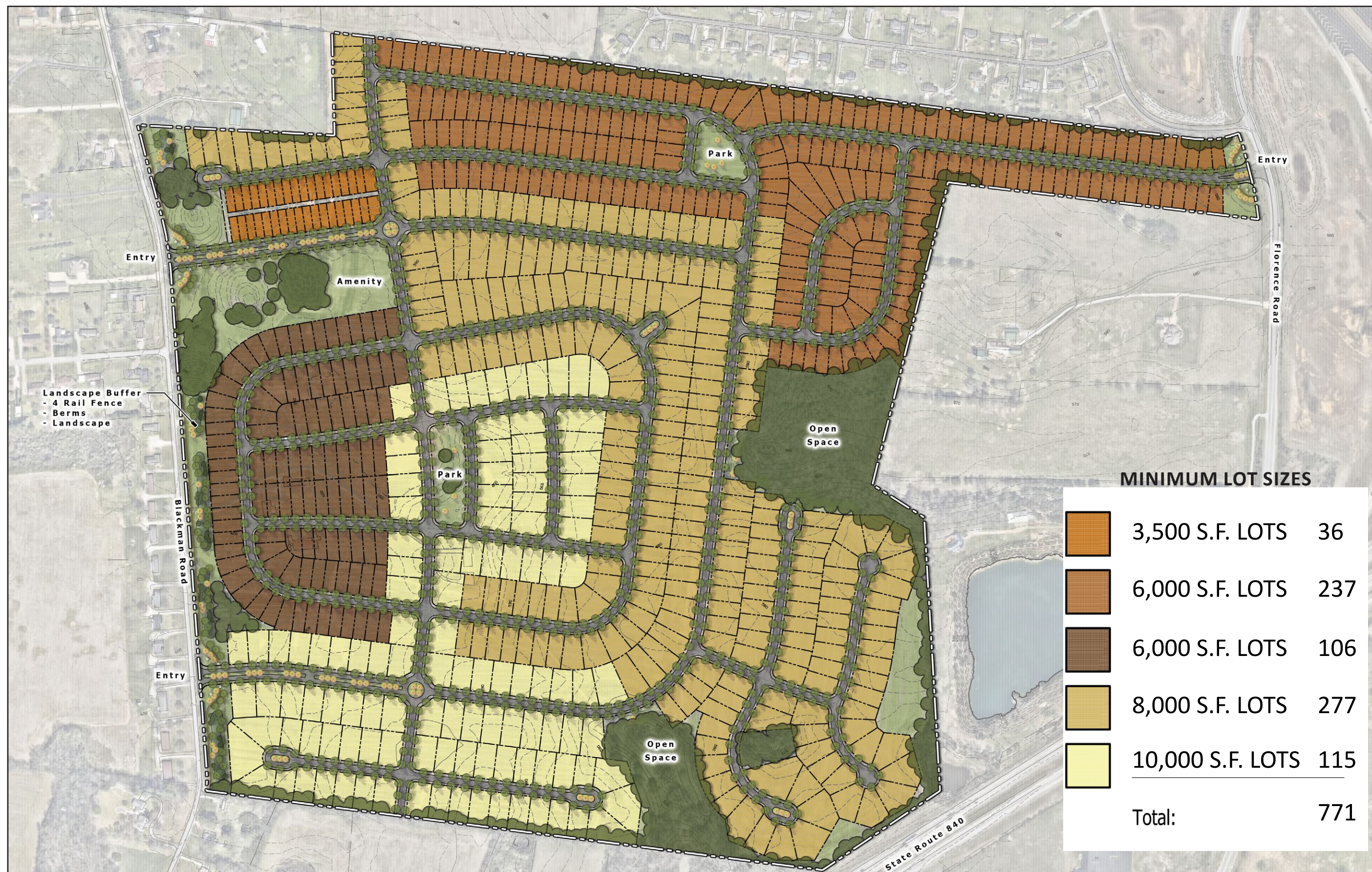
THE TYPES OF LOTS AND TOTAL NUMBER PROVIDED HAVE REMAINED THE SAME FOR THE AMENDED LAYOUT. THE TOTAL NUMBER OF EACH LOT TYPE HAS BE REVISED.

SHELTON SQUARE NOW PROPOSES MORE OPEN SPACE THAN THE CURRENTLY APPROVED. ALONG WITH ENHANCED ENTRY FEATURES AND AMENITIES, THE TOTAL PERCENTAGE OF OPEN SPACE NOW EXCEEDS 20%, TWICE THAT OF THE ORIGINAL PLAN. THE AMENITY CENTER LOCATED ALONG THE NORTHERN ENTRANCE OFF BLACKMAN ROAD FEATURES A SWIMMING POOL, BATH HOUSE, AND CLUBHOUSE. THERE ARE ALSO TWO PARKS THAT FEATURE VARIOUS ACTIVE AND PASSIVE RECREATIONAL ELEMENTS FOR THE COMMUNITY. ALONG BLACKMAN ROAD FEATURES A WOODEN FENCE, BERMS AND LANDSCAPING, TO ENHANCE THE EDGE OF THE COMMUNITY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF THE PROPOSED STREETS TO CREATE A PEDESTRIAN FRIENDLY NEIGHBORHOOD. ENTRY SIGNAGE WILL BE LOCATED AT ALL THREE ENTRANCES AND ANCHORED WITH LANDSCAPING. THE ENTRANCES ALONG BLACKMAN ROAD HAVE BEEN ENHANCED TO INCLUDE ARCHITECTURAL ELEMENTS TO COMPLEMENT THE OVERALL CHARACTER OF THE DEVELOPMENT.

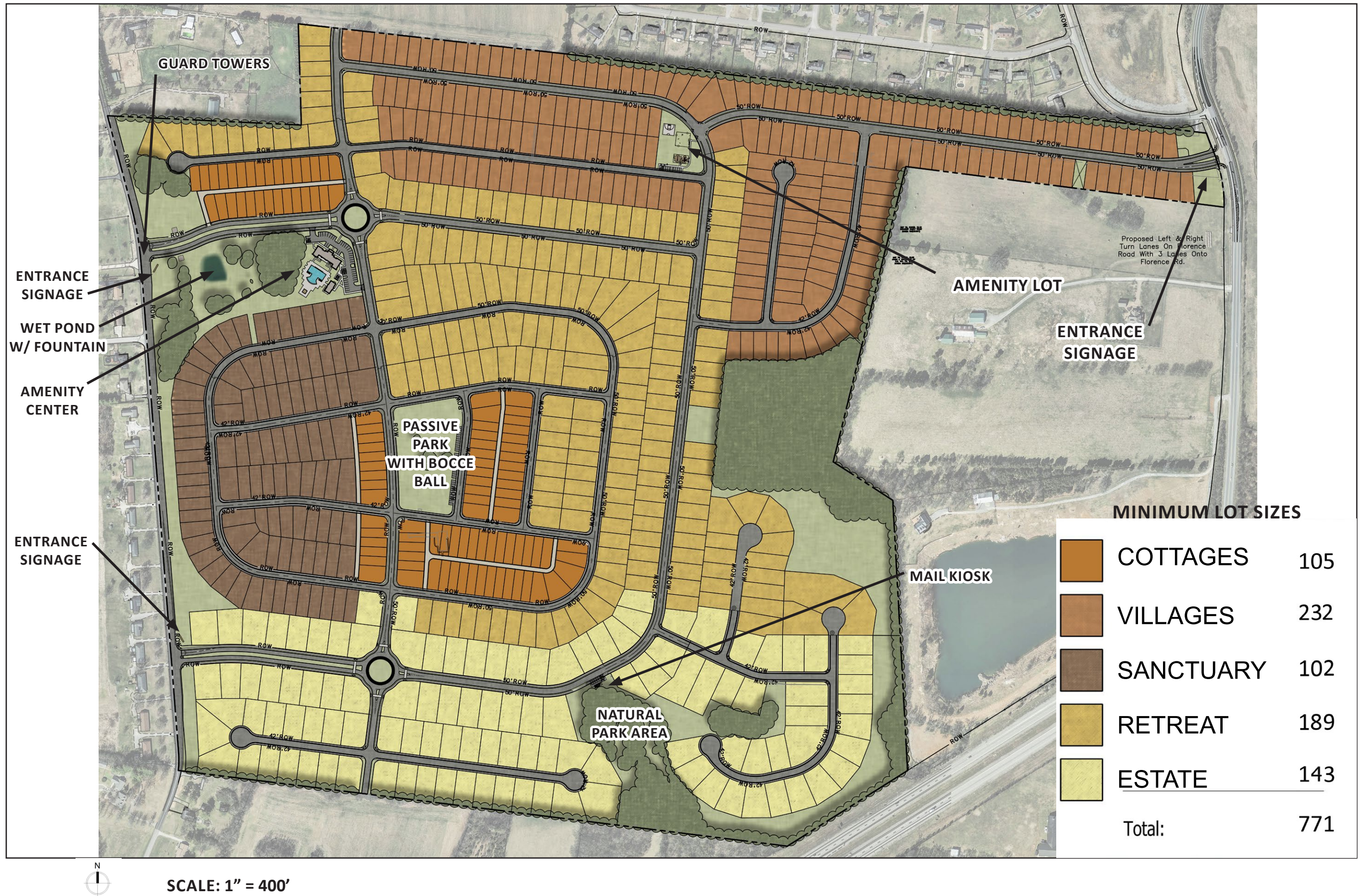
THE AMENITY PACKAGES HAVE BEEN REVISED THROUGH A SERIES OF APPROVED MINOR DEVIATIONS. THIS INCLUDES A HALF-BASKETBALL COURT, PLAYGROUND, AND DOG-PARK ON AMENITY LOT 284, AS WELL AS THE DEDICATION OF A BOCCIE BALL COURT ON THE CENTRALIZED POCKET PARK.

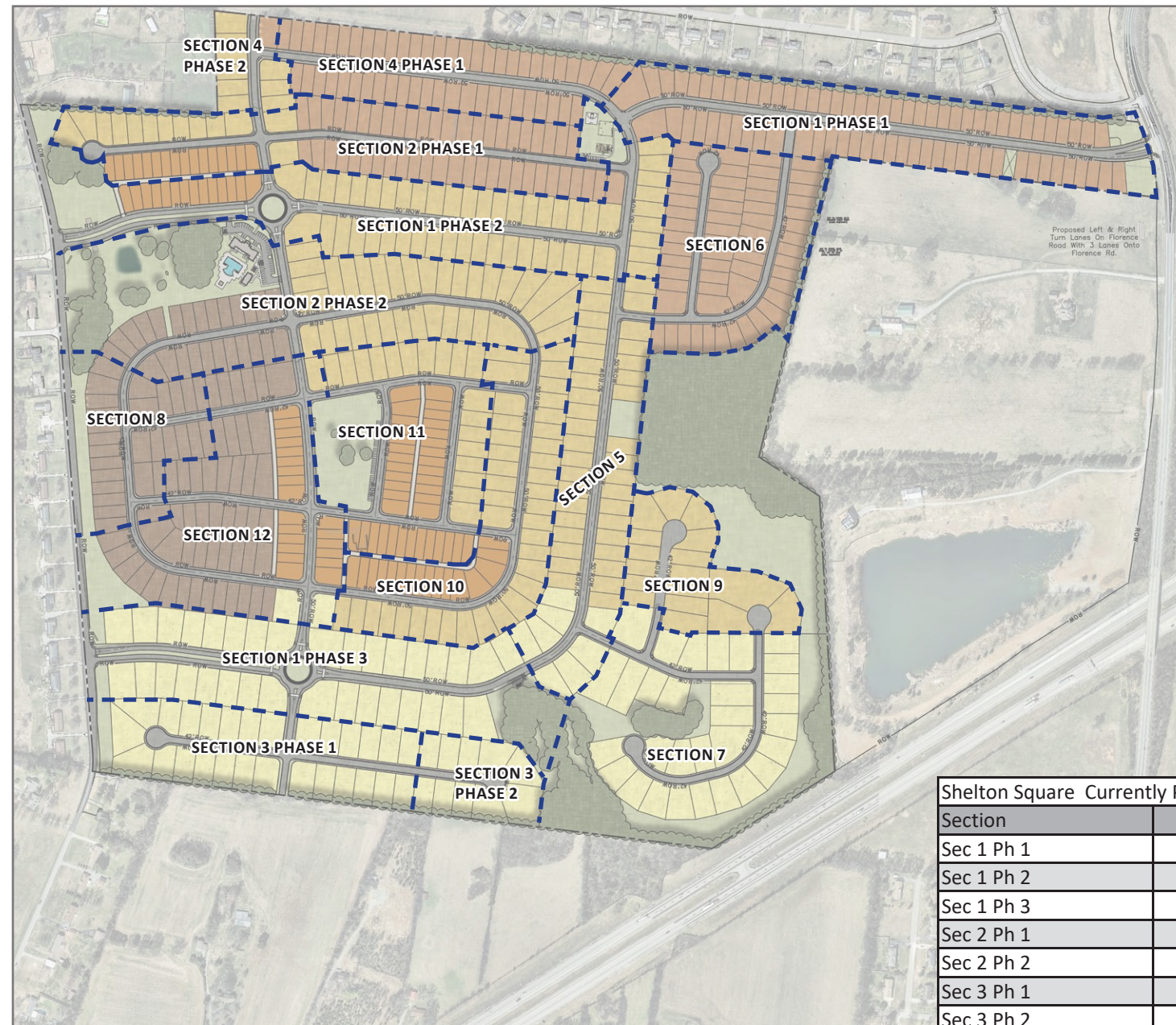


NOT TO SCALE



SCALE: 1" = 400'





A BREAKDOWN OF PROPOSED LOT TYPES IS PROVIDED BELOW ALONG WITH A COMPARISON FROM THE PREVIOUSLY APPROVED PLAN. SECTIONS 1-4 HAVE APPROVED CONSTRUCTION PLANS. SECTIONS 5-7 HAVE BEEN APPROVED THROUGH THE PLANNING COMMISSION WITH SECTION 8 CURRENTLY BEING REVIEWED BY STAFF FOR PLANNING COMMISSION CONSIDERATION. THE FUTURE SECTIONS 9-12 HAVE NOT BEEN SUBMITTED TO PLANNING COMMISSION AT THIS TIME. SECTIONS 9-12 SECTION/PHASE BOUNDARIES ARE CONSIDERED CONCEPTUAL. THEY MAY BE REVISED IN PROPOSED ORDER AND/OR TOTAL NUMBER OF LOTS INCLUDED IN EACH SECTION. THE PROPOSED AMENDED AMOUNT OF OVERALL LOTS PER LOT TYPE SHALL REMAIN THE SAME, REGARDLESS OF REVISIONS TO FUTURE SECTION BOUNDARIES.

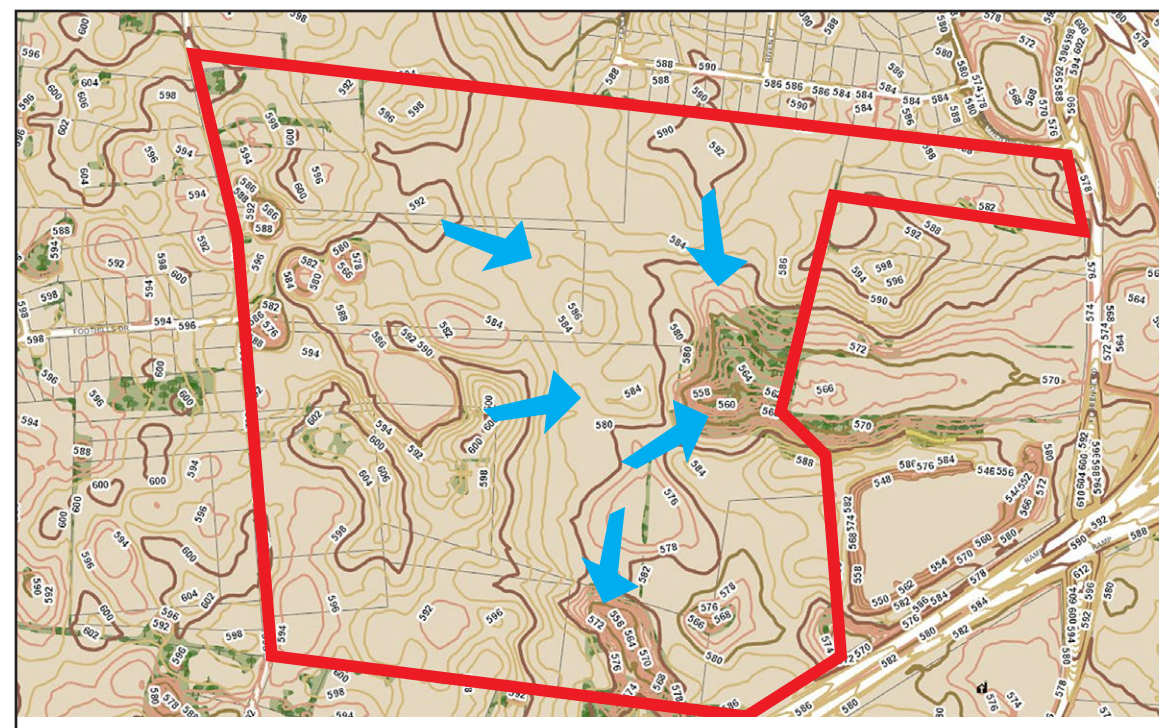
Shelton Square Currently Proposed Lot Exhibit						
Section	COTTAGES	VILLAGES	SANCTUARY	RETREAT	ESTATE	Totals
Sec 1 Ph 1		73				73
Sec 1 Ph 2	14			53		67
Sec 1 Ph 3					33	33
Sec 2 Ph 1	16	48		13		77
Sec 2 Ph 2			25		33	58
Sec 3 Ph 1					27	27
Sec 3 Ph 2					10	10
Sec 4 Ph 1		52				52
Sec 4 Ph 2				10		10
Sec 5				38	8	46
Sec 6		59				59
Sec 7					30	30
Sec 8			28			28
Sec 9				18		18
Sec 10	38			18		56
Sec 11	16			38		54
Sec 12	21		49	1	2	73
Lot Type Totals	105	232	102	189	143	771
Previously Approved Unit Types	36	237	106	277	115	771
Difference	+69	-4	-4	-88	+28	0
Total Buildable Lots						771



NOT TO SCALE

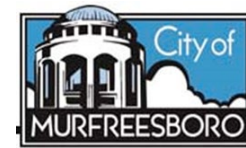
SEWER LINE
WATER LINE

NOT TO SCALE



NOT TO SCALE

TOPOGRAPHY & HYDROLOGY MAP



CITY OF MURFREESBORO

THE PROPERTY HAS/WILL HAVE ACCESS TO PUBLIC RIGHTS-OF-WAY AT THREE LOCATIONS. TWO ENTRANCES WILL BE LOCATED ALONG THE EASTERN R.O.W. OF BLACKMAN ROAD. THE THIRD ENTRANCE WILL BE LOCATED ALONG THE WESTERN R.O.W. OF FLORENCE ROAD JUST SOUTH OF HEATHERWOOD DRIVE.



MURFREESBORO WATER RESOURCE DEPARTMENT

SANITARY SEWER SERVICE HAS BEEN EXTENDED TO THE EDGE OF THE SITE AT THE N.E. CORNER OF THE PROPERTY AND FLOW UNDER I-24. SEWER SERVICE INTO THE SITE WILL CONTINUE TO BE EXTENDED WITH EACH SECTION OF THE DEVELOPMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE SEWER INTO THIS PROPERTY. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE MURFREESBORO WATER RESOURCE DEPARTMENT. THE PLAN COMPLIES WITH THE SEWER ALLOCATION ORDINANCE.



CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

A LARGE WATER MAIN IS LOCATED ALONG THE EASTERN R.O.W. OF FLORENCE ROAD. WATER SERVICE WAS CONNECTED TO THE MAIN WITH SECTION 1 CONSTRUCTION, AND WILL CONTINUE TO BE EXTENDED WITH EACH SECTION OF CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE WATERLINE INTO THIS PROPERTY AND INTO THE SITE FOR DOMESTIC AND FIRE WATER SERVICE. WATER SERVICE WILL BE PROVIDED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY.



MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION WILL BE PROVIDING ELECTRICAL SERVICE. ALL ELECTRIC SERVICE WILL BE UNDERGROUND. ELECTRICITY IS CURRENTLY LOCATED ALONG BLACKMAN ROAD.

THE EXISTING SITE HAS SEVERAL CLOSED DEPRESSIONS AND EXISTING SINKHOLES THAT THE ENTIRE REGION DEPENDS ON FOR STORMWATER. THESE FEATURES WILL LARGELY BE PRESERVED, ENLARGED, AND ENHANCED WITH THE PROPOSED PLAN TO MAINTAIN AND/OR IMPROVE THE CURRENT DRAINAGE SYSTEM.



NOT TO SCALE



IMAGE #1

VIEW INTO THE SITE WHERE THE PROPOSED ENTRANCE OFF OF FLORENCE ROAD IS TO BE LOCATED



IMAGE #2

VIEW NORTH ON FLORENCE ROAD FROM THE PROPOSED ENTRANCE



IMAGE #3

VIEW SOUTH ON FLORENCE ROAD FROM THE PROPOSED ENTRANCE



IMAGE #4

VIEW NORTH ON BLACKMAN ROAD FROM THE NORTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD



IMAGE #5

VIEW SOUTH ON BLACKMAN ROAD FROM THE NORTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD



IMAGE #6

VIEW WEST ON BLACKMAN ROAD OF AN EXISTING DUPLEX ACROSS THE STREET FOR THE PROPOSED DEVELOPMENT



NOT TO SCALE



IMAGE #7

VIEW EAST INTO THE SITE FROM BLACK-
MAN ROAD AT THE PROPOSED SOUTH-
ERN ENTRANCE ALONG BLACKMAN
ROAD



IMAGE #8

VIEW SOUTH ON BLACKMAN ROAD
FROM THE SOUTHERN PROPOSED EN-
TRANCE ALONG BLACKMAN ROAD



IMAGE #9

VIEW NORTH ON BLACKMAN ROAD
FROM THE SOUTHERN PROPOSED EN-
TRANCE ALONG BLACKMAN ROAD



IMAGE #10

VIEW TOWARDS THE NORTH ACROSS
THE PROPERTY WITH HEATHERWOOD
SUBDIVISION



IMAGE #11

VIEW EAST ACROSS THE PROPERTY TO-
WARDS FLORENCE ROAD



IMAGE #12

VIEW SOUTH ACROSS THE PROPERTY
TOWARDS SR-840



NOT TO SCALE



IMAGE #13

VIEW OF SOUTHERN ROUND-A-BOUT



IMAGE #14

VIEW OF NORTHERN ROUND-A-BOUT



IMAGE #15

VIEW WEST ON POINTER PLACE



IMAGE #16

VIEW WEST TOWARDS BLACKMAN
FROM SHELTON BOULEVARD



IMAGE #17

VIEW OF 65' HOMES ON SHELTON BOU-
LEVARD



IMAGE #18

VIEW OF AMENITY LOT



NOT TO SCALE

MINIMUM LOT SIZES

COTTAGES	105
VILLAGES	232
SANCTUARY	102
RETREAT	189
ESTATE	143

Total: 771



EXAMPLE OF
INTERNAL SIGNAGE



EXAMPLE OF MAILBOX

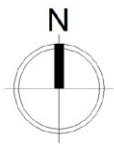
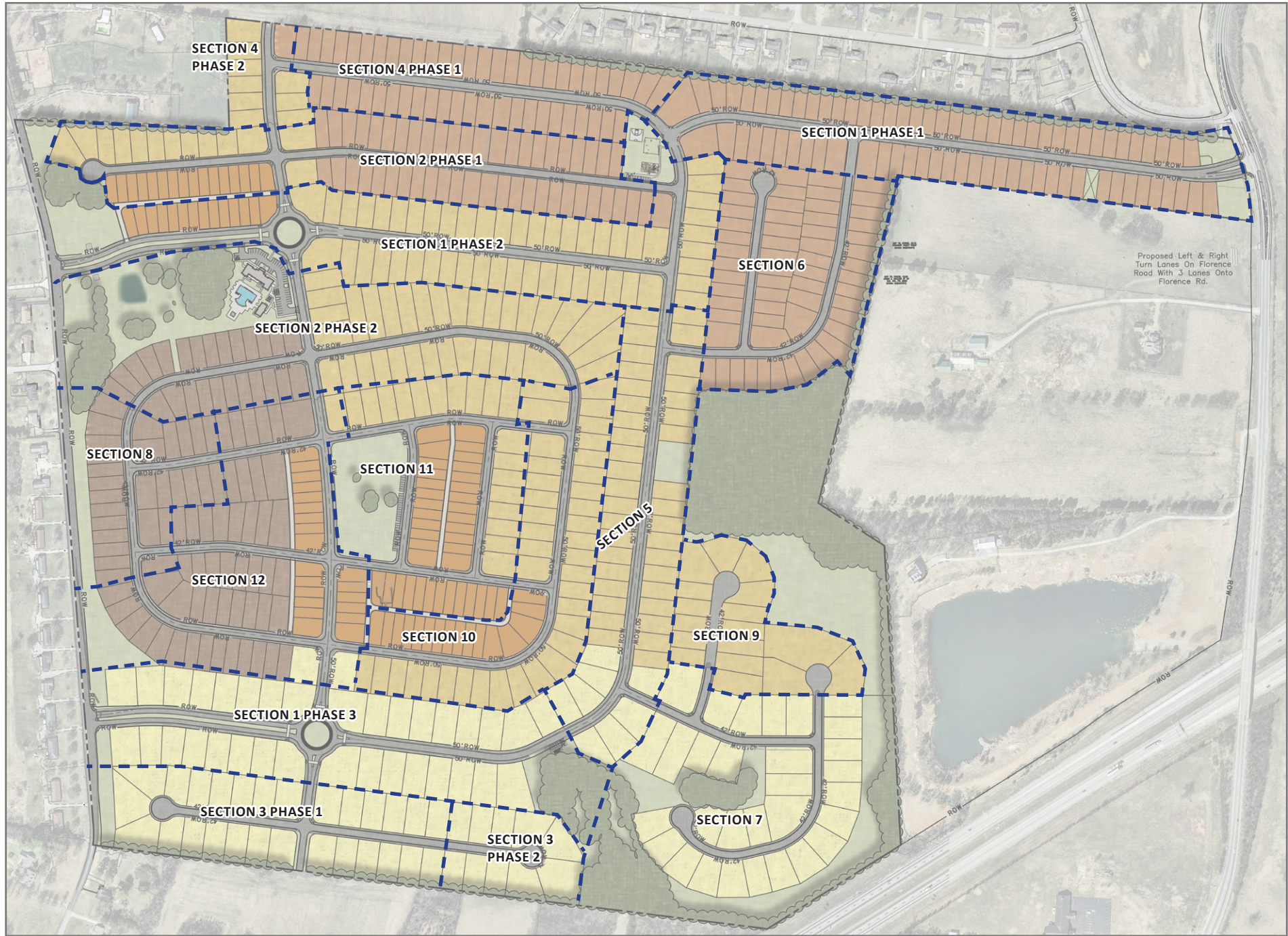


EXISTING ENTRANCE SIGN

PRD AMENDMENT SYNOPSIS

SHELTON SQUARE CONSISTS OF 771 SINGLE FAMILY DETACHED HOMES ON 241.90 ACRES FOR A DENSITY OF 3.21 DWELLING UNITS PER ACRE. 762 HOMES COULD POTENTIALLY BE CONSTRUCTED WITH THE BASE ZONING OF RS-15 WHICH HAS AN ALLOWABLE DENSITY OF 2.90 UNITS/ACRE. THE SITE PROVIDES OPEN SPACES FOR ACTIVE AND PASSIVE RECREATION, AND SOME THAT WILL FUNCTION AS STORMWATER MANAGEMENT AREAS. IN ADDITION TO THE UNSTRUCTURED OPEN SPACE, THE PROJECT WILL INCLUDE A DISTINCTIVE ENTRY SIGN AT EACH OF THE ENTRANCES ALONG WITH LANDSCAPING.

- 771 SINGLE FAMILY HOMES WITH A MINIMUM OF 2 BEDROOMS.
- MINIMUM LOT SIZES (TYPICAL LOT DIMENSIONS)
 - COTTAGES S.F. (35' WIDE BY 110' DEEP)
 - VILLAGES S.F. (51' WIDE BY 120' DEEP)
 - SANCTUARY S.F. (52' WIDE BY 125' DEEP)
 - RETREAT S.F. (65' WIDE BY 130' DEEP)
 - ESTATE S.F. (85' WIDE BY 150' DEEP)
- SETBACKS ARE OUTLINED ON THE PROPOSED HOME STANDARDS PAGES LOCATED IN THIS BOOK.
- ALL FRONT-ENTRY GARAGES AND SIDE-ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35. FROM THE PUBLIC R.O.W. LINE (HOUSE MAY BE WITHIN 20 FEET).
- STREETS WILL ALL BE PUBLIC RIGHTS-OF-WAY. (EXCEPT ALLEY).
- ALL STREETS HAVE BEEN DESIGNED TO COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS.
- SIDEWALKS ALONG BOTH SIDES OF ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT TO CREATE A PEDESTRIAN FRIENDLY NEIGHBORHOOD.
- BOTH ENTRANCES OFF BLACKMAN ROAD AND THE ENTRANCE OFF OF FLORENCE ROAD WILL HAS A NEW ENTRANCE SIGN CONSTRUCTED OF MASONRY MATERIALS AND ANCHORED BY LANDSCAPING.
- ADDITIONAL INTERNAL SIGNAGE SHALL BE BUILT AT THE BEGINNING OF THE SANCTUARY LOTS AT THEIR MOST NORTHER AND SOUTHERN PROPOSED INTERSECTIONS AS SEEN ON PAGE 18.
- PROPOSED INTERNAL ENTRANCE SIGNAGE EXAMPLE (SANCTUARY) CAN BE SEEN ON LEFT. PROPOSED SIGNS SHALL BE RECORDED WITHIN A SIGN EASEMENT AGREEMENT IF SIGNS ARE NOT LOCATED WITHIN OPEN SPACE. SIGN AND EASEMENT SHALL BE MAINTAINED BY THE H.O.A.
- ALL HOMES WILL BE REQUIRED TO BE CONSTRUCTED WITH A MIXTURE OF BRICK, STONE, AND CEMENT BOARD SIDING. REPRESENTATION OF MATERIAL MIXTURES ARE OUTLINED IN THE PROPOSED HOME PAGES. VINYL SIDING WILL ONLY BE USED IN TRIM AND SOFFIT AREAS OF THE HOUSES.
- EACH SINGLE FAMILY LOT EXCEPT ALLEY LOADED WILL PROVIDE AT LEAST 4 PARKING SPACES PER LOT (OUTSIDE OF GARAGE).
- ALL HOMES WILL HAVE CONCRETE DRIVEWAYS WIDE ENOUGH FOR 2 VEHICLE, AND HAVE A MINIMUM WIDTH OF 16 FEET.
- ALL FRONT YARDS WILL BE SODDED.
- ALL UTILITIES WILL BE UNDERGROUND.
- PRIOR TO CONSTRUCTION PLAN REVIEW, A COMPLETE AND THOROUGH DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES WILL BE COMPLETED.
- ALL HOMES WILL HAVE AT LEAST A 2 CAR GARAGE.
- SOLID WASTE SERVICE WILL BE PROVIDED BY THE CITY OF MURFREESBORO.
- ALL HOMEOWNERS WILL BE REQUIRED TO BE A MEMBER OF THE H.O.A.
- THE DEVELOPMENT IS INTENDED TO UTILIZE THE MTEMC DECORATIVE STREET LIGHTING.
- PRIOR TO CONSTRUCTION PLAN REVIEW, A COMPLETE AND THOROUGH DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES WILL BE COMPLETED. THIS MAY BE IN THE FORM OF OFF-SITE IMPROVEMENTS, ON-SITE IMPROVEMENTS TO EXISTING SINKHOLES, ON-SITE DETENTION PONDS AND/OR COMBINATION OF ALL OF THESE ITEMS.



NOT TO SCALE

MINIMUM LOT SIZES

	COTTAGES	105
	VILLAGES	232
	SANCTUARY	102
	RETREAT	189
	ESTATE	143

Total: 771

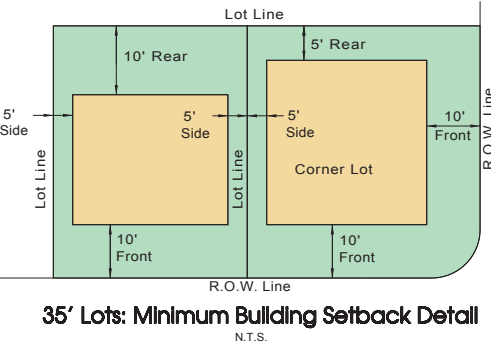
- THE PROJECT IS ANTICIPATED TO BE BUILT IN 12 SECTIONS WITH THE POSSIBILITY OF MULTIPLE PHASES PER SECTION.
- SECTIONS 1-4 ARE COMPLETED OR ARE CURRENTLY UNDER CONSTRUCTION WITH SECTIONS 5-6 SLATED TO BEGIN IN JULY OF 2021. THE TIMING OF THE REMAINING PHASES OF CONSTRUCTION WILL BE MARKET DRIVEN AND DEPENDENT UPON THE ABSORPTION OF THE UNITS IN THE PREVIOUS PHASE.
- IN GENERAL, FOLLOWING SECTION CONSTRUCTION WILL BEGIN AFTER THE PREVIOUS PHASE IS 80%-85% SOLD.
- THE SIDEWALKS WITHIN EACH SINGLE FAMILY LOT PHASE WILL BE CONSTRUCTED BY THE HOME BUILDERS AS THE HOMES ARE CONSTRUCTED. IF SIDEWALKS ARE LOCATED ALONG COMMON AREA THEN, THE DEVELOPER WILL CONSTRUCT THOSE PORTIONS WITH THE INFRASTRUCTURE WORK ASSOCIATED WITH THAT FRONTAGE.
- EACH SECTION IS ANTICIPATED TO BE APPROXIMATELY 60 DWELLING UNITS.

COTTAGES:

- ALL HOMES WILL BE A MINIMUM 1,800 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 3, 500 S.F. (TYPICAL LOT DIMENSIONS: 35’ WIDE X 110’ DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE/CARPORT AND WILL BE ACCESSIBLE VIA A PRIVATE REAR ALLEY.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35’ AS DEFINED BY ZONING ORDINANCE.
- HOMES WILL HAVE USABLE FRONT PORCHES.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL HOMES WILL BE FOR SALE.
- HOUSE WILL BE SETBACK A MINIMUM OF 25 FT. FROM BACK OF CURB IN THE ALLEYS.

SETBACKS:

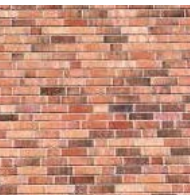
- 10’ - FRONT
- 5’ - SIDES
- 10’ - REAR



EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)



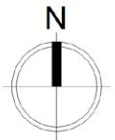
EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)



EXAMPLE OF POSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)



CONSTRUCTED



NOT TO SCALE



COTTAGES
DIFFERENCE FROM
APPROVED PLAN

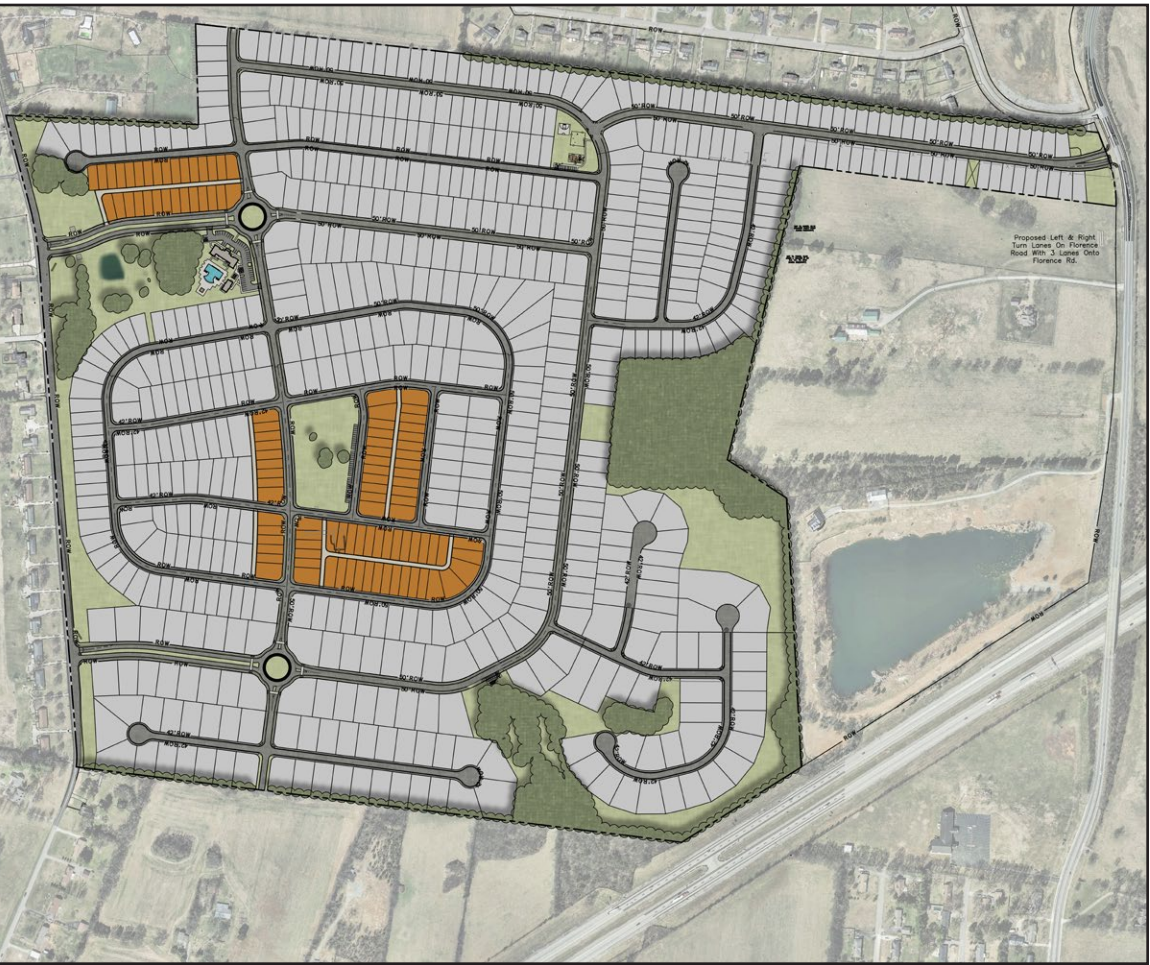
105
(+69)



CONSTRUCTED



ALLEY VIEW



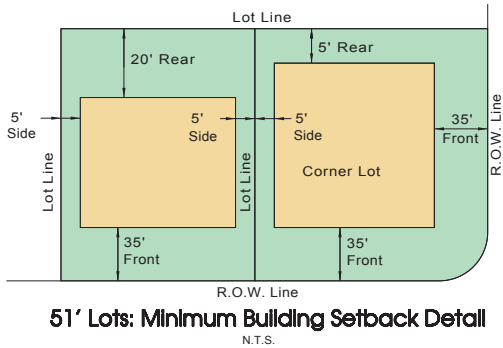
MINIMUM LOT SIZES

VILLAGES:

- ALL HOMES WILL BE A MINIMUM 1,800 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 6, 000 S.F. (TYPICAL LOT DIMENSIONS: 51’ WIDE X 120’ DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE AND FRONT ENTRY LOADED.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35’ AS DEFINED BY ZONING ORDINANCE.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL FRONT-ENTRY GARAGES AND SIDE ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35 FEET FROM THE PUBLIC R.O.W. LINE.
- ALL HOMES WILL BE FOR SALE.

SETBACKS:

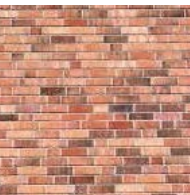
35’ - FRONT TO GARAGE (20’ TO HOUSE)
5’ - SIDES
20’ - REAR



EXAMPLE OF THE CE-
MENT BOARD
(DIFFERENT COLORS
WILL BE ALLOWED)



EXAMPLE OF THE
STONE VENEER
(DIFFERENT COLORS,
CUTS, PATTERNS WILL
BE ALLOWED)



EXAMPLE OF POS-
SIBLE BRICK
(DIFFERENT COL-
ORS WILL BE
ALLOWED)



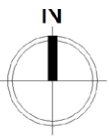
CONSTRUCTED



CONSTRUCTED



CONSTRUCTED



NOT TO SCALE

MINIMUM LOT SIZES



VILLAGES

232

DIFFERENCE FROM
APPROVED PLAN

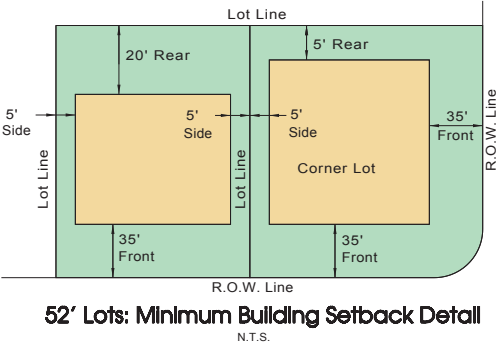
(-4)

SANCTUARY:

- ALL HOMES WILL BE A MINIMUM 1,800 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 6, 000 S.F. (TYPICAL LOT DIMENSIONS: 52’ WIDE X 125’ DEEP).
- THESE HOMES WILL BE AGE-TARGETED (55+) BUT NOT LIMITED TO THAT DEMOGRAPHIC.
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE AND FRONT ENTRY LOADED.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35’ AS DEFINED BY ZONING ORDINANCE.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL FRONT-ENTRY GARAGES AND SIDE ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35 FEET FROM THE PUBLIC R.O.W. LINE.
- ALL GARAGE DOORS WILL BE DECORATIVE AND HAVE AN ARCHITECTURAL RELIEF. COLORS ARE TO BE COORDINATED WITH HOME’S TRIM PACKAGE.
- ALL HOMES WILL BE FOR SALE.

SETBACKS:

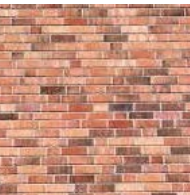
35’ - FRONT TO GARAGE (20’ TO HOUSE)
5’ - SIDES
20’ - REAR



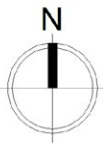
EXAMPLE OF THE CE-
MENT BOARD
(DIFFERENT COLORS
WILL BE ALLOWED)



EXAMPLE OF THE
STONE VENEER
(DIFFERENT COLORS,
CUTS, PATTERNS WILL
BE ALLOWED)



EXAMPLE OF POS-
SIBLE BRICK
(DIFFERENT COL-
ORS WILL BE
ALLOWED)



NOT TO SCALE

MINIMUM LOT SIZES



SANCTUARY 102

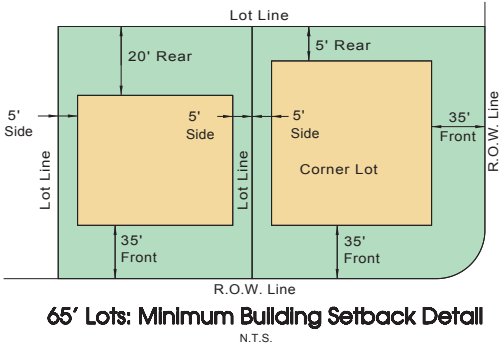
**DIFFERENCE FROM
APPROVED PLAN (-4)**

RETREAT:

- ALL HOMES WILL BE A MINIMUM 2,400 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 8, 000 S.F. (TYPICAL LOT DIMENSIONS: 65’ WIDE X 130’ DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE AND ARE FRONT ENTRY LOADED.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35’ AS DEFINED BY ZONING ORDINANCE.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL FRONT-ENTRY GARAGES AND SIDE ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35 FEET FROM THE PUBLIC R.O.W. LINE.
- ALL GARAGE DOORS WILL BE DECORATIVE AND HAVE AN ARCHITECTURAL RELIEF. COLORS ARE TO BE COORDINATED WITH HOME’S TRIM PACKAGE.
- ALL HOMES WILL BE FOR SALE.

SETBACKS:

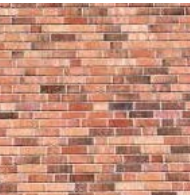
35’ - FRONT TO GARAGE (20’ TO HOUSE)
5’ - SIDES
20’ - REAR



EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE AL-
LOWED)



EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PAT-
TERNS WILL BE ALLOWED)



EXAMPLE OF POSSIBLE BRICK
(DIFFERENT COLORS WILL BE AL-
LOWED)



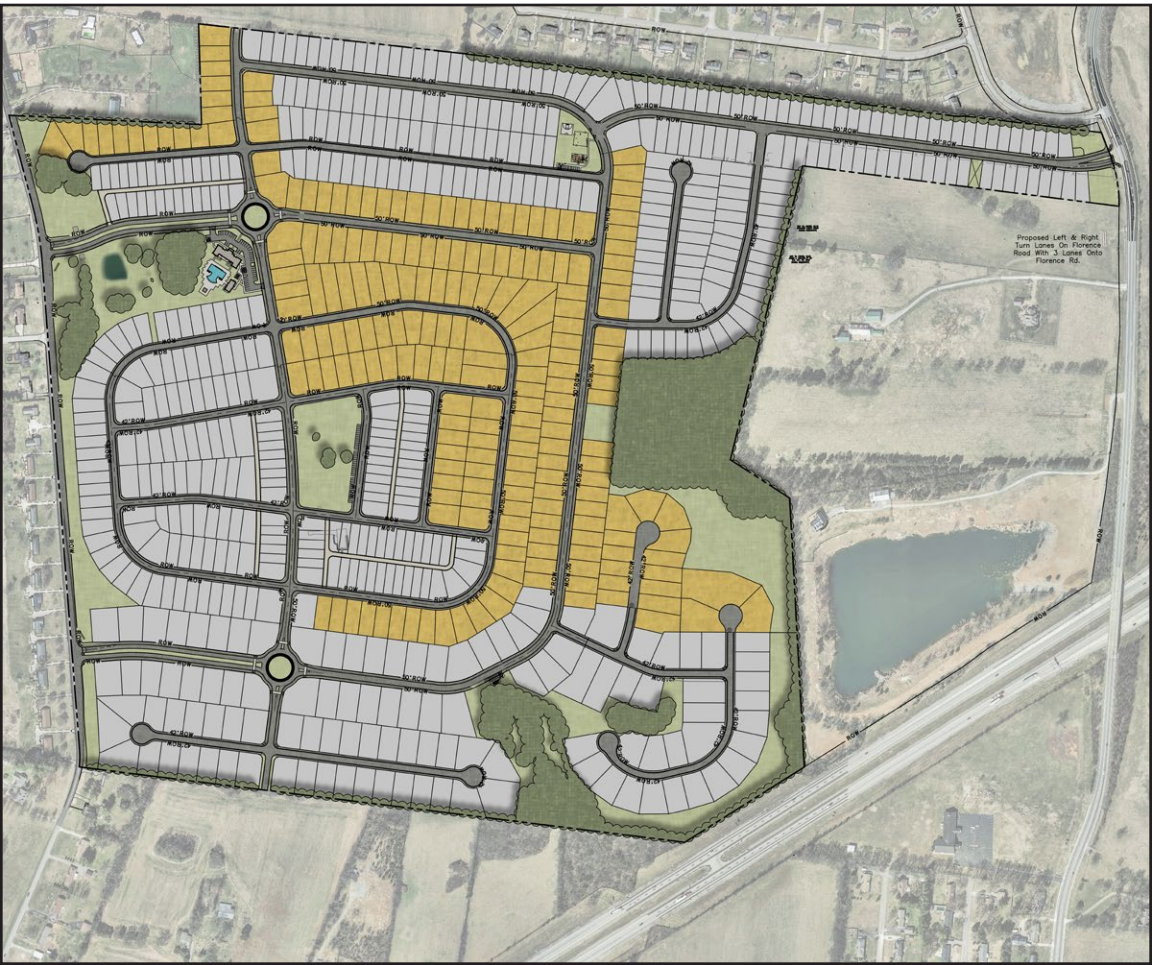
CONSTRUCTED



CONSTRUCTED



CONSTRUCTED



NOT TO SCALE

MINIMUM LOT SIZES



RETREAT

DIFFERENCE FROM
APPROVED PLAN

189

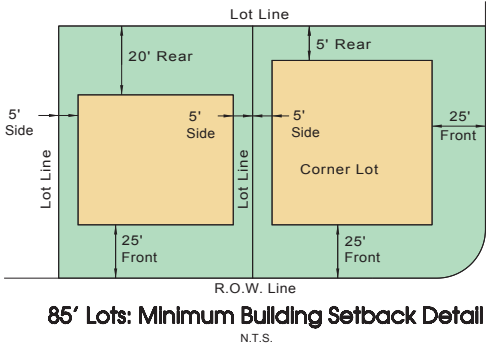
(-88)

ESTATE:

- ALL HOMES WILL BE A MINIMUM 3,000 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 10, 000 S.F. (TYPICAL LOT DIMENSIONS: 85’ WIDE X 150’ DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 3 CAR GARAGE AND ARE FRONT AND SIDE ENTRY LOADED.
- ALL HOMES WILL HAVE A DOUBLE SIDE-ENTRY GARAGE WITH AN OPTION FOR AN ADDITIONAL SINGLE FRONT-ENTRY GARAGE FACING THE ROAD.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35’ AS DEFINED BY ZONING ORDINANCE.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL FRONT-ENTRY GARAGES AND SIDE ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35 FEET FROM THE PUBLIC R.O.W. LINE.
- ALL GARAGE DOORS WILL BE DECORATIVE AND HAVE AN ARCHITECTURAL RELIEF. COLORS ARE TO BE COORDINATED WITH HOME’S TRIM PACKAGE.

SETBACKS:

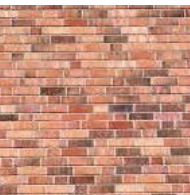
25’ - FRONT
5’ - SIDES
20’ - REAR



EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)



EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)



EXAMPLE OF POSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)



CONSTRUCTED



CONSTRUCTED



CONSTRUCTED



NOT TO SCALE

MINIMUM LOT SIZES

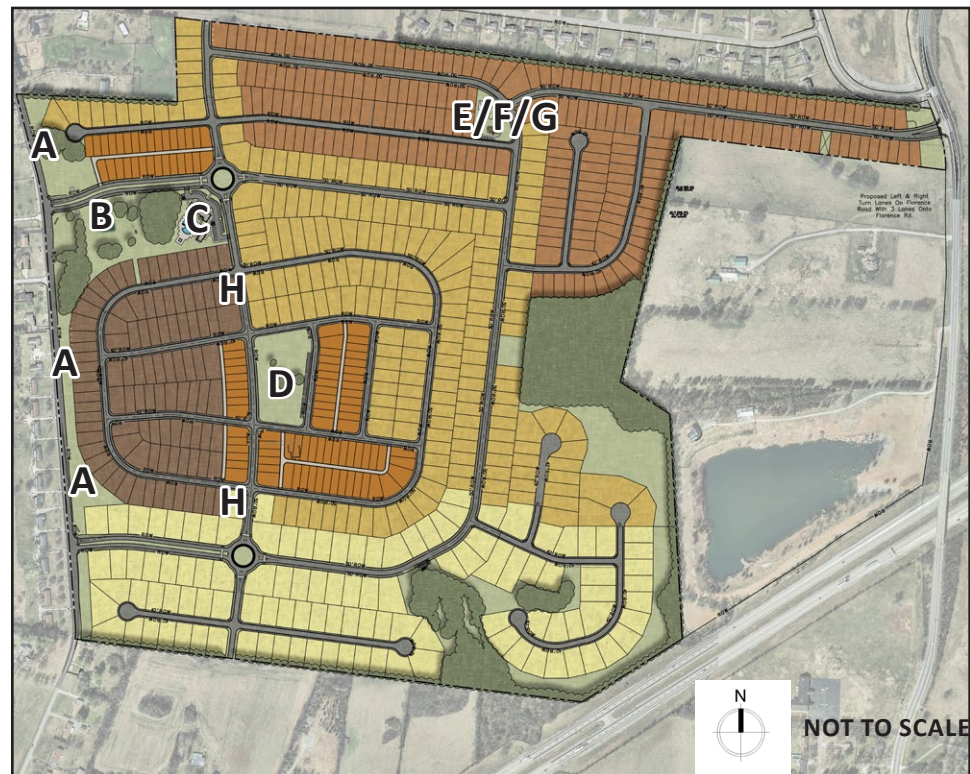


ESTATE

143

DIFFERENCE FROM
APPROVED PLAN

(+28)



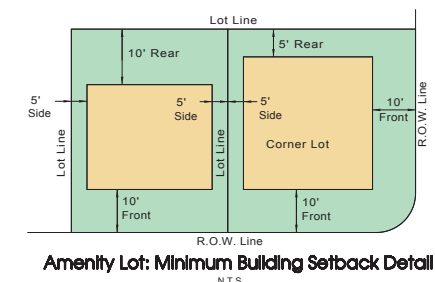
- A - VEGETATIVE BUFFER AREA - (IN PROGRESS)
- B - WET POND W/ FOUNTAIN AND OPEN SPACE (IN PROGRESS)
- C - AMENITY POOL AREA (POOL AND BATHHOUSE INSTALLED, CLUBHOUSE UNDER DESIGN)
- D- PASSIVE PARK W/BOCCE BALL (FUTURE)
- E - POCKET PARK W/ BASKETBALL COURT (EXISTING)
- F - POCKET PARK W/ DOGPARK (EXISTING)
- G - PLAYGROUND (EXISTING)
- H - PROPOSED SANCTUARY INTERNAL SIGNAGE

WITH THIS REQUEST, THE PLAN WILL BE DEDICATING OVER 20%, AN APPROXIMATELY 20 AC INCREASE, TO OPEN SPACE. THE OPEN SPACE AREAS WILL CONTAIN ACTIVE AND PASSIVE RECREATIONAL SPACES AS WELL AS AREAS FOR STORMWATER MANAGEMENT.

- THE AMENITY CENTER LOCATED ALONG THE NORTHERN ENTRANCE OFF OF BLACKMAN ROAD IS CURRENTLY BEING BUILT.
- IT FEATURES A SWIMMING POOL, BATHHOUSE, CLUBHOUSE, LAWNS, AND PARKING.
- THERE IS A CENTRAL PARK THAT WILL BE MORE PASSIVE IN USES PROVIDED AS IT RELATES TO THE AGE TARGETED HOMES WEST OF IT, WILL INCLUDE BOCCE BALL COURT.
- THIS PARK WILL FEATURE SITTING AREAS FOR RELAXATION AS WELL AS A BOCCE BALL COURT.
- THE PARK TO THE NORTH WILL BE MORE ACTIVE IN THE USES PROPOSED FOR THAT SPACE.
- A LINEAR BUFFER RUNS ALONG THE ENTIRE LENGTH OF THE BLACKMAN ROAD FRONTAGE.
- THIS OPEN SPACE WILL FEATURE A WOODEN FENCE ALONG THE RIGHT-OF-WAY TO DEFINE THE AREA, WITH MOUNDS AND LANDSCAPING TO ENHANCE THE EDGE OF THE COMMUNITY ALONG BLACKMAN ROAD.
- THIS LINEAR PARK AND OTHER PASSIVE OPEN SPACES THROUGHT THE COMMUNITY CONTAIN NUMEROUS SINKHOLES. THESE KARST FEATURES ARE PROPOSED TO FUNCTION AS STORMWATER MANAGEMENT ELEMENTS FOR THE DEVELOPMENT.
- THERE WILL BE SIDEWALKS ALONG BOTH SIDES OF ALL THE STREETS TO CREATE A PEDESTRIAN FRIENDLY NEIGHBORHOOD.
- ENTRY SIGNAGE WILL BE LOCATED AT ALL THREE ENTRANCES AND THESE WILL BE ANCHORED WITH LANDSCAPING.
- THE RESIDENTS OF SHELTON SQUARE WILL BE REQUIRED TO BE MEMBERS OF THE H.O.A. AND HAVE ACCESS TO THE PROPOSED FACILITIES AND AMENITIES WITHIN THE DEVELOPMENT. AS A MEMBER OF THE H.O.A., THE RESIDENTS WILL BE SUBJECT TO RESTRICTIVE COVENANTS AND BE REQUIRED TO PAY MEMBERSHIP DUES AS DETERMINED BY THE 3RD PARTY MANAGEMENT COMPANY.

- SETBACKS (AMENITY LOT):

FRONT - 10'
SIDE - 5'
REAR - 10'



F - DOGPARK (INSTALLED)



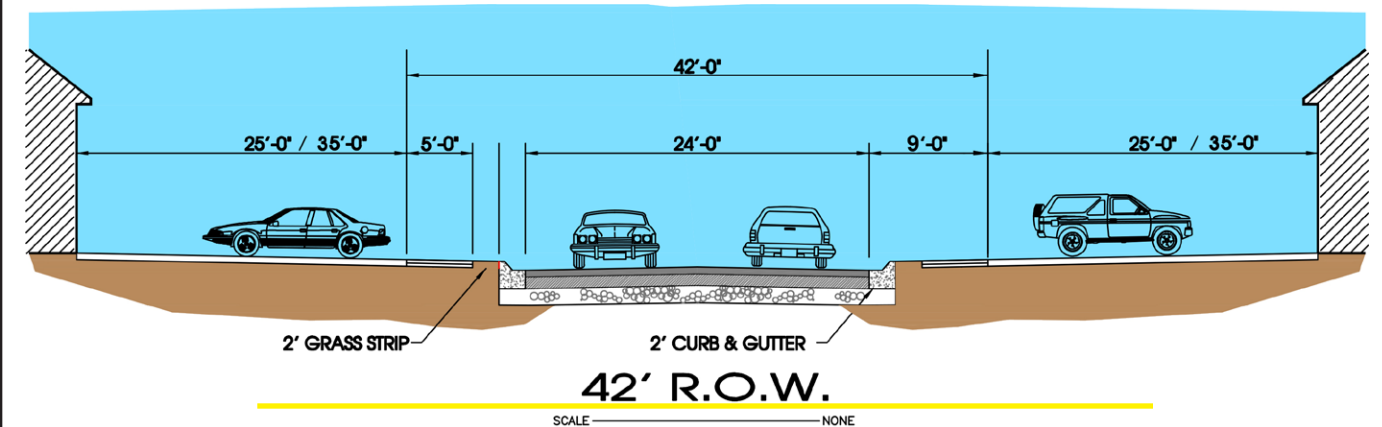
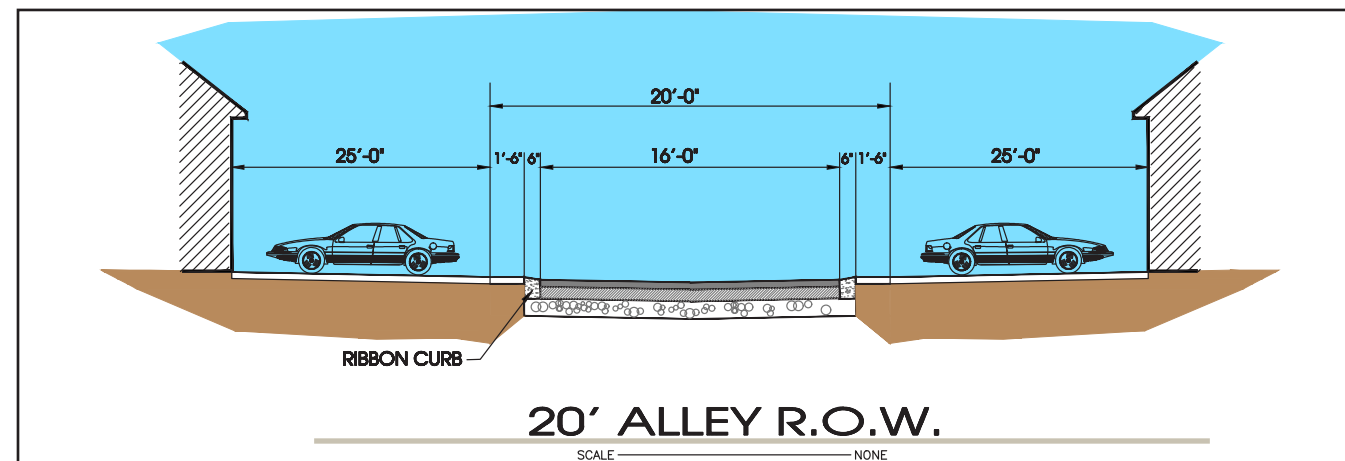
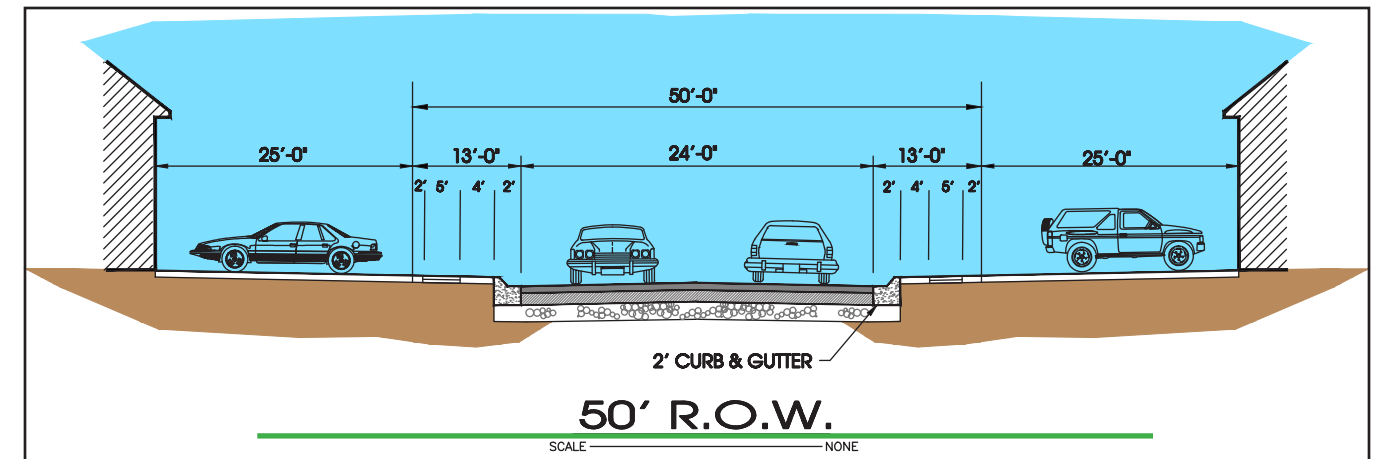
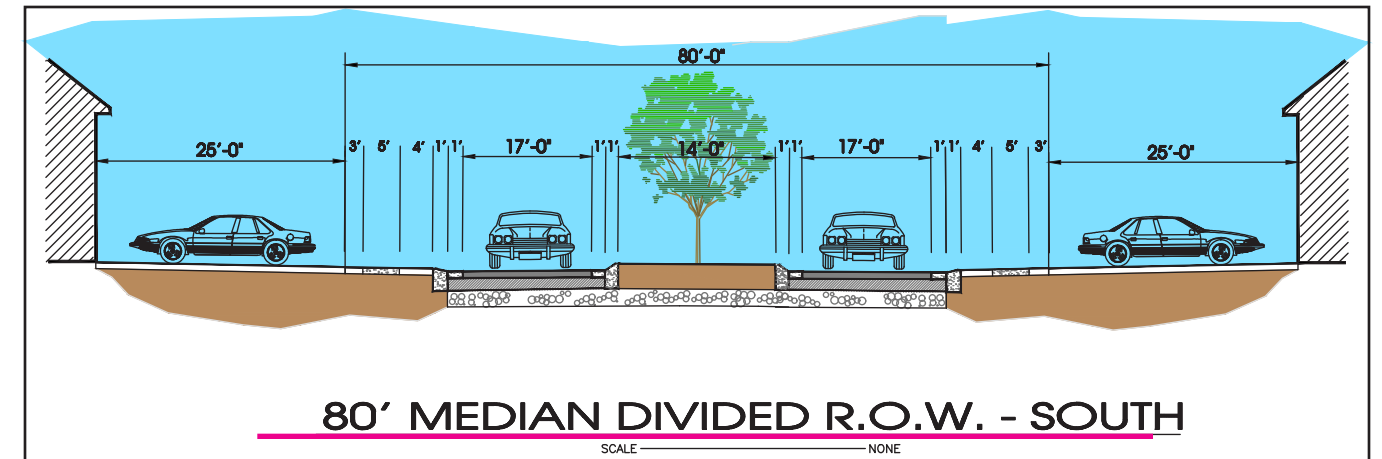
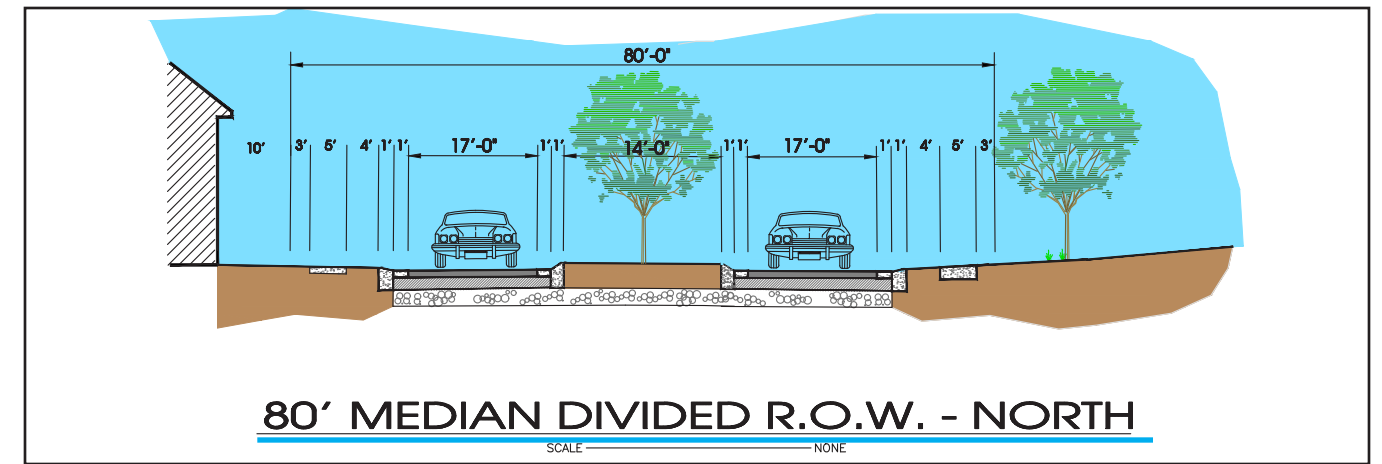
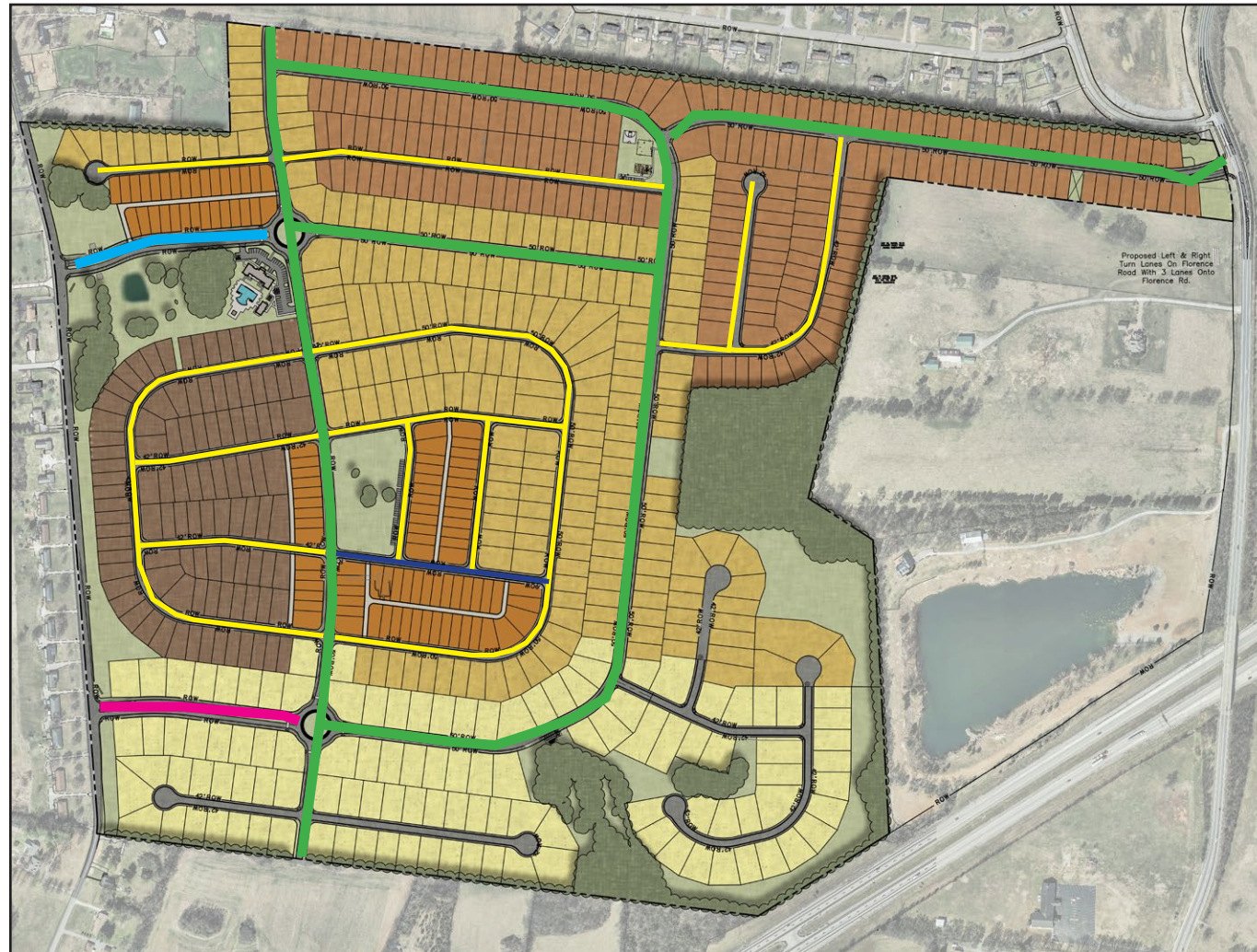
C - POOL (INSTALLED)



G - PLAYGROUND (EXISTING) LOT 284



B - OPEN SPACE ALONG BLACKMAN ROAD WITH WET POND FEATURE



1.) A MAP SHOWING AVAILABLE UTILITIES, EASEMENTS, ROADWAYS, RAIL LINES AND PUBLIC RIGHT-OF-WAY CROSSING AND ADJACENT TO THE SUBJECT PROPERTY.

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 7 ALONG WITH DESCRIPTIONS OF EACH.

2.) A GRAPHIC RENDERING OF THE EXISTING CONDITIONS AND/OR AERIAL PHOTOGRAPH(S) SHOWING THE EXISTING CONDITIONS AND DEPICTING ALL SIGNIFICANT NATURAL TOPOGRAPHICAL AND PHYSICAL FEATURES OF THE SUBJECT PROPERTY; LOCATION AND EXTENT OF WATER COURSES, WETLANDS, FLOODWAYS, AND FLOODPLAINS ON OR WITHIN ONE HUNDRED (100) FEET OF THE SUBJECT PROPERTY; EXISTING DRAINAGE PATTERNS; LOCATION AND EXTENT OF TREE COVER; AND COMMUNITY GREENWAYS AND BICYCLE PATHS AND ROUTES IN PROXIMITY TO THE SUBJECT PROPERTY.

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 5 THAT SHOWS THE EXISTING CONTOURS AND DRAINAGE PATTERNS ALONG WITH AN AERIAL PHOTOGRAPH OF THE AREA. NO PORTION OF THE PROPERTY IS SUBJECT TO FLOOD-PLAINS OR FLOODWAYS.

3.) A PLOT PLAN, AERIAL PHOTOGRAPH, OR COMBINATION THEREOF DEPICTING THE SUBJECT AND ADJOINING PROPERTIES INCLUDING THE LOCATION OF STRUCTURES ON-SITE AND WITHIN TWO HUNDRED (200) FEET OF THE SUBJECT PROPERTY AND THE IDENTIFICATION OF THE USE THEREOF.

RESPONSE: EXHIBITS AND PHOTOGRAPHS ON PAGES 5, 6, 7,8, & 9 GIVE THE LOCATION OF EXISTING STRUCTURES ON THE SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 6 GIVES THE ZON-ING OF THOSE SAME PROPERTIES.

4.) A DRAWING DEFINING THE GENERAL LOCATION AND MAXIMUM NUMBER OF LOTS, PARCELS OR SITES PROPOSED TO BE DEVELOPED OR OCCUPIED BY BUILDINGS IN THE PLANNED DEVELOPMENT; THE GENERAL LOCA-TION AND MAXIMUM AMOUNT OF AREA TO BE DEVELOPED FOR PARKING; THE GENERAL LOCATION AND MAXIMUM AMOUNT OF AREA TO BE DEVOTED TO OPEN SPACE AND TO BE CONVEYED, DEDICATED, OR RESERVED FOR PARKS, PLAYGROUNDS, RECREATION USES, SCHOOL SITES, PUBLIC BUILDINGS AND OTHER COMMON USE AREAS; THE APPROXIMATE LOCATION OF POINTS OF INGRESS AND EGRESS AND ACCESS STREETS; THE APPROXI-MATE LOCATION OF PEDESTRIAN, BICYCLE AND VEHICULAR WAYS OR THE RESTRICTIONS PERTAINING THERETO AND THE EXTENT OF PROPOSED LANDSCAPING, PLANTING, SCREENING, OR FENCING.

RESPONSE: PAGES 11-19 LISTS STANDARDS AND EXHIBITS SHOWING THE CONCEPT PLAN WHICH SHOWS EACH OF THESE ITEMS.

5.) A TABULATION OF THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED INCLUDING THE NUMBER OF UNITS WITH TWO (2) OR LESS BEDROOMS AND THE NUMBER OF UNITS WITH MORE THAN TWO (2) BEDROOMS.

RESPONSE: PAGE 11 LISTS THIS INFORMATION.

6.) A TABULATION OF THE MAXIMUM FLOOR AREA PROPOSED TO BE CONSTRUCTED, THE F.A.R. (FLOOR AREA RATIO), THE L.S.R. (LIVABILITY SPACE RATIO), AND THE O.S.R. (OPEN SPACE RATIO). THESE TABULATIONS ARE FOR THE PRD.

TOTAL SITE AREA	10523660
TOTAL MAXIMUM FLOOR AREA	2378600
TOTAL LOT AREA	6184260
TOTAL BUILDING COVERAGE	2242135
TOTAL DRIVE/ PARKING AREA	577450
TOTAL RIGHT-OF-WAY	1625000
TOTAL LIVABLE SPACE	3364675
TOTAL OPEN SPACE	1755151
FLOOR AREA RATIO (F.A.R.)	0.23
LIVABILITY SPACE RATIO (L.S.R.)	1.41
OPEN SPACE RATIO (O.S.R.)	2.80

7.) A WRITTEN STATEMENT GENERALLY DESCRIBING THE RELATIONSHIP OF THE PROPOSED PLANNED DEVELOPMENT TO THE CURRENT POLICIES AND PLANS OF THE CITY AND HOW THE PROPOSED PLANNED DEVELOPMENT IS TO BE DESIGNED, ARRANGED AND OPERATED IN ORDER TO PERMIT THE DEVELOPMENT AND USE OF NEIGHBORING PROPERTY IN ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THIS ARTICLE.

RESPONSE: THE PROPERTY IS CURRENTLY ZONED PRD. THE SURROUNDING AREAS HAS A MIXTURE OF RESIDENTIAL PROPERTIES. THE CONCEPT PLAN AND DEVELOPMENT STANDARDS COMBINED WITH THE ARCHITECTURAL REQUIREMENTS OF THE HOMES SHOWN WITHIN THIS BOOKLET ALIGN AND CLOSELY MIMIC THE TYPE OF DEVELOPMENTS IN THE SURROUNDING NEIGHBORHOODS AND ARE ENVISIONED TO COMPLETE THE DEVELOPMENT IN THIS AREA.

8.) IF THE PLANNED DEVELOPMENT IS PROPOSED TO BE CONSTRUCTED IN STAGES OR UNITS DURING A PERIOD EXTENDING BEYOND A SINGLE CONSTRUCTION SEASON, A DEVELOPMENT SCHEDULE INDICATING:

(AA) THE APPROXIMATE DATE WHEN CONSTRUCTION OF THE PROJECT CAN BE EXPECTED TO BEGIN;

RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 12.

(BB) THE ORDER IN WHICH THE PHASES OF THE PROJECT WILL BE BUILT;

RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 12.

(CC) THE MINIMUM AREA AND THE APPROXIMATE LOCATION OF COMMON SPACE AND PUBLIC IMPROVEMENTS THAT WILL BE REQUIRED AT EACH STAGE;

RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 12.

(DD) A BREAKDOWN BY PHASE FOR SUBSECTIONS [5] AND [6] ABOVE;

RESPONSE: THE EXACT SIZE AND LOCATION OF EACH PHASE IS UNKNOWN AT THIS TIME, BUT A REPRESENTATIVE PHASING PLAN HAS BEEN PROVIDED.

9.) PROPOSED MEANS OF ASSURING THE CONTINUED MAINTENANCE OF COMMON SPACE OR OTHER COMMON ELEMENTS AND GOVERNING THE USE AND CONTINUED PROTECTION OF THE PLANNED DEVELOPMENT. FOR THIS PURPOSE, THE SUBSTANCE OF ANY PROPOSED RESTRICTIONS OR COVENANTS SHALL BE SUBMITTED.

RESPONSE: THIS REQUIREMENT HAS BEEN ADDRESSED ON PAGE 14.

10.) A STATEMENT SETTING FORTH IN DETAIL EITHER (1) THE EXCEPTIONS WHICH ARE REQUIRED FROM THE ZONING AND SUBDIVISION REGULATIONS OTHERWISE APPLICABLE TO THE PROPERTY TO PERMIT THE DEVELOPMENT OF THE PROPOSED PLANNED DEVELOPMENT OR (2) THE BULK, USE, AND/OR OTHER REGULATIONS UNDER WHICH THE PLANNED DEVELOPMENT IS PROPOSED.

RESPONSE: THE FRONT SETBACKS REQUESTED FOR THE HOUSES ARE UP TO 25-FEET LESS THAN THE REQUIRED SETBACK FOR A RS-12 DEVELOPMENT. THE SIDE SETBACKS REQUESTED ARE UP TO 5-FEET LESS THAN REQUIRED FOR A RS-12 DEVELOPMENT. THE REAR SETBACKS ARE UP TO 15-FEET LESS THAN THE REQUIRED SETBACK FOR A RS-12 DEVELOPMENT. THE OVERALL DENSITY IS WITHIN THE ALLOWABLE DENSITY FOR A RS-12 DEVELOPMENT. THE LOT COVERAGE IS APPROXIMATELY 50% GREATER THAN ALLOWED FOR RS-12 DEVELOPMENT. MINIMUM LOT SIZE IS UP TO 8,500 S.F. LESS THAN RS-12. MINIMUM LOT WIDTH IS UP TO 40% LESS THAN RS-12. AS PART OF THIS DEVELOPMENT, WE REQUEST TO WAIVE THE REQUIREMENT FOR A MIN. 4-CAR DRIVEWAY PARKING FOR 3,500 S.F. MIN. LOTS. ACCESSORY STRUCTURES, MOTHER-IN-LAW APARTMENTS, AND HOME-BASED BUSINESSES WILL BE REGULATED JUST LIKE A RS-15 SUBDIVISION.

11.) THE NATURE AND EXTENT OF ANY OVERLAY ZONE AS DESCRIBED IN SECTION 24 OF THIS ARTICLE AND ANY SPECIAL FLOOD HAZARD AREA AS DESCRIBED IN SECTION 34 OF THIS ARTICLE

RESPONSE: THIS PROPERTY IS NOT IN THE AIRPORT OVERLAY DISTRICT (AOD), BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORIC DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). NO PORTION OF THIS PROPERTY LIES IN ZONE AE, WITHIN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.

12.) THE LOCATION AND PROPOSED IMPROVEMENTS OF ANY STREET DEPICTED ON THE MURFREESBORO MAJOR THOROUGHFARE PLAN AS ADOPTED AND AS IT MAY BE AMENDED FROM TIME TO TIME.

RESPONSE: PAGE 19 DISCUSSES THE MAJOR THOROUGHFARE PLAN. FLORENCE ROAD HAS PREVIOUSLY UPGRADED TO A 3-LANE ROADWAY.

13.) THE NAME, ADDRESS, TELEPHONE NUMBER, AND FACSIMILE NUMBER OF THE APPLICANT AND ANY PROFESSIONAL ENGINEER, ARCHITECT, OR LAND PLANNER RETAINED BY THE APPLICANT TO ASSIST IN THE PREPARATION OF THE PLANNED DEVELOPMENT PLANS. A PRIMARY REPRESENTATIVE SHALL BE DESIGNATED.

RESPONSE: THE PRIMARY REPRESENTATIVE IS MATT TAYLOR OF SEC, INC. DEVELOPER/ APPLICANT IS PARKS DEVELOPMENT. CONTACT INFO FOR BOTH IS PROVIDED ON COVER.

14.) ARCHITECTURAL RENDERINGS, ARCHITECTURAL PLANS OR PHOTOGRAPHS OF PROPOSED STRUCTURES WITH SUFFICIENT CLARITY TO CONVEY THE APPEARANCE OF PROPOSED STRUCTURES. THE PLAN SHALL INCLUDE A WRITTEN DESCRIPTION OF PROPOSED EXTERIOR BUILDING MATERIALS INCLUDING THE SIDING AND ROOF MATERIALS, PORCHES, AND DECKS. THE LOCATION AND ORIENTATION OF EXTERIOR LIGHT FIXTURES AND OF GARAGES SHALL BE SHOWN IF SUCH ARE TO BE INCLUDED IN THE STRUCTURES.

RESPONSE: PAGES 13-17 SHOW THE ARCHITECTURAL CHARACTER OF THE PROPOSED HOMES WITH GARAGES SHOWN AND BUILDING MATERIALS LISTED. EACH HOME WILL BE ALLOWED TO HAVE REAR PORCHES AND ATTACHED LIGHTING. HOWEVER, EXACT CONFIGURATION FOR THESE ITEMS IS UNKNOWN AND WILL BE DETERMINED AS EACH UNIT IS BUILT.

15.) IF A DEVELOPMENT ENTRANCE SIGN IS PROPOSED THE APPLICATION SHALL INCLUDE A DESCRIPTION OF THE PROPOSED ENTRANCE SIGN IMPROVEMENTS INCLUDING A DESCRIPTION OF LIGHTING, LANDSCAPING, AND CONSTRUCTION MATERIALS.

RESPONSE: PAGES 5, 7, 8, 11, 14, 16 SHOWS THE SITE PLAN INDICATING THE LOCATION OF THE ENTRANCE SIGN. ALSO, PAGE 8 PROVIDES A PICTURE OF A SIMILAR SIGN. THE SIGN WILL BE CONSTRUCTED OF MASONRY. IF LIT, THE SIGN WILL HAVE UPLIGHTING. THE SIGN WILL HAVE LANDSCAPING AROUND ITS BASE. ALL ELEMENTS OF THE SIGN WILL BE IN ACCORDANCE WITH THE CITY OF MURFREESBORO'S SIGN ORDINANCE.

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

4.d. Zoning application [2021-415] for approximately 0.24 acres located along North Maple Street to be rezoned from RM-12 and CCO to PRD (604 North Maple Towns PRD) and CCO, Green Properties, LLC applicant.

The subject property is located at the northeast corner of North Maple Street and West Chestnut Street. The property consists of 1 parcel totaling 0.24 acres (10,455 square feet) and is identified as Tax Map 091K, Group E, Parcel 01100. The parcel is currently developed with a triplex and a duplex and is zoned RM-12 (Multi Family Residential District 12). The applicant wishes to rezone the property to PRD (Planned Residential District). The proposed PRD would consist of a 5-unit single family attached townhouse development in two buildings (604 North Maple Towns PRD). The proposed gross density would be 20.83 dwelling units per acre. The subject property is also located within the City Core Overlay District (CCO). The proposed rezoning would not affect the CCO zoning.

Adjacent Zoning and Land Uses

Surrounding zoning to the north, east, and south is RM-12 (Multi Family Residential District 12) and CCO, while to the west is OG-R (General Office District – Residential) and CCO. The primary surrounding land uses are single-family dwellings, duplexes and triplexes, although there is a modern office use at the southwest corner of the intersection across from the subject property. The proposed development would not require any formal landscape buffers because of the adjacent uses. The property also is within the Main Street Revitalization Master Plan and will require a decorative streetlight fixture within the public right of way.

Proposed PRD

The existing zone district allows for 1 dwelling unit per 3,750 square-foot of lot area, or in this case would allow for 2 units. The applicant is requesting the PRD zoning, which is similar to the RS-A type 3 product.

The development would have direct vehicular access via West Chestnut Street. The proposed development would include 2 buildings with three-story townhouse units. Primary exterior materials would be red brick, white brick, and tan colored painted board and batten cement fiber board siding. Minimum building setbacks for the development would be 14' front setback along North Maple Street, 8' front setback along West Chestnut Street, and 5' side setbacks abutting the RM-12 District to the north and east as shown.

As shown on page 10 of the pattern book, each of the 3 units facing North Maple Street will be 3-bedroom units with approximately 1,800 square feet of floor area, a rear-entry 2-car garage, 2 exterior parking spaces, a rooftop patio, 2nd floor balcony and a small front yard. The 2 units in the rear of the development will be 2-bedroom units with approximately 1,400 square feet of floor area, a one-car garage, one-car exterior parking space, and a 2nd floor balcony overlooking the interior parking courtyard. Two guest parking spaces will also be provided onsite. The total number of parking spaces being proposed is 18, which exceeds minimum parking requirements

As shown on pages 15, 16, and 18 of the pattern book, approximately 35% of the total lot is denoted as open space, exceeding the 20% requirement. The site is required to contain 5% formal open space, and the applicant is proposing 5.4% formal open space. Two formal open space areas are proposed internal to the site. One area is fenced-in with benches for people to play with their dogs. The other area will have a paver patio with seating and a grill surrounding by a low brick seat wall to separate the area from the public realm. The building coverage over the lot is 32% versus the maximum allowable of 50%.

Building height is defined in the Zoning Ordinance as *“the vertical distance measured from grade to the highest point of the roof for flat roofs, to the deck line for mansard roofs, or to the mean height between eaves and ridge for gable, hip and gambrel roofs”*, not necessarily to the highest point of the roof. In reviewing the latest pattern book, staff noticed that a small portion of the cornice on the back building fronting West Chestnut Street has a height taller than the 31’7” the CCO regulations would allow adjacent to the 1.5-story adjacent building. Due to the enhanced architecture from the cornice feature, staff is supportive of an exception to the building height for this feature. It also appears that the 40’ height of the 3 stairwells up to the rooftop of the main building with their covered component exceeds the maximum mid-roof of 35’7”. Because this is for the purposes of adequate access and not to provide enclosed habitable space, staff would support 40’ maximum building height along North Maple Street for only those features.

The following **exceptions** to the standard RS-A, Type 3 zoning regulations with CCO overlay are proposed:

1. Front setback along North Maple Street to be 14’ as opposed to the 23’ setback required by the CCO regulations (based on the average of the front setbacks on the same block face);
2. Front setback along West Chestnut Street to be 8’ as opposed to the 15.5’ setback required by the CCO regulations (based on the average of the front setbacks on the same block face);
3. Remove the required 18” “step-up” at the front elevations (RS-A Type 3 townhomes are required to have a minimum finished floor elevation of 18” above grade when the front setback is less than 30 *per Chart 2 Endnote #34 (a)*).
4. Allow height on the back building, containing units 4 & 5, to exceed the maximum building height of 31’7” to allow for the enhanced cornice feature.
5. Allow height on the front building, containing units 1, 2, & 3, to be 40’ only for the stairwell and partially covered patio, exceeding the maximum building of 35’7”.

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 an *Auto Urban General Residential* land use character (see excerpt from the future land use map below). This classification intends to have less openness and separation between dwellings compared to suburban character area. The automobile significantly influences the design and character of the dwelling and landscape enhancements remain subordinate to the structure. The comprehensive plan calls out RS-10, RS-8, RS-4, RD, RZ (i.e., RS-A, Type 1), and PRD as existing zoning districts that are compatible with this designation. 3.54 to 8.64 dwelling units per acre is the recommended density.

Attached single family townhome uses are consistent with the recommended uses of the Auto-Urban General Residential land use character, but the 20.8 dwelling units per acre density is not consistent with the *Auto Urban General Residential* maximum density. The Planning Commission will need to determine whether this is an appropriate instance to deviate from the recommendations of the future land use map.



Requested Information

Several questions were posed at the August 18th Planning Commission regarding the Maple Key Townhomes project at the northeast corner of North Maple Street and West Lokey Avenue, the zoning for which was approved on August 22, 2019. At that time, the current CCO regulations on height did not apply to the Maple Key project. Staff has pulled together the table below of standard statistics of the project compared with the proposed project.

<u>Category</u>	<u>Maple Key Townhomes</u>	<u>604 North Maple Towns</u>
Acreage (square feet)	0.41 acres (18,038 sq ft)	0.24 acres (10,455 sq ft)
Unit count	4	5
Density	9.76 units/acre	20.83 units/acre
Front Setbacks	15' Maple St/ 8' Lokey Ave	14' Maple St/ 8' Chestnut St
Side Setbacks	10' to North / 25' to the East	5' to North / 5' to the East
Open Space	35%	35%
Building Coverage	29%	32%
Parking	Provided 16 + 1 hc surface only, no garage spaces (13.2 required) (8 spaces adjacent to bldg., 8 spaces across aisle, plus 1 hc)	-8 spaces in garages -8 surface in front of garages -2 guest spaces (18 Total, 10 required)
Building "Height" as defined in the Zoning Ord.	33'	40' to roof of stairwell- Maple ≈35' - Chestnut
Highest point	37'11"	40'
Adjacent ROW	≈42' along N Maple St ≈56' along W Lokey Ave	≈50' along N Maple St ≈30' along W Chestnut St
Roadway Classification	Community Collector – Maple Local - W Lokey Ave	Community Collector – Maple Local – W Chestnut St

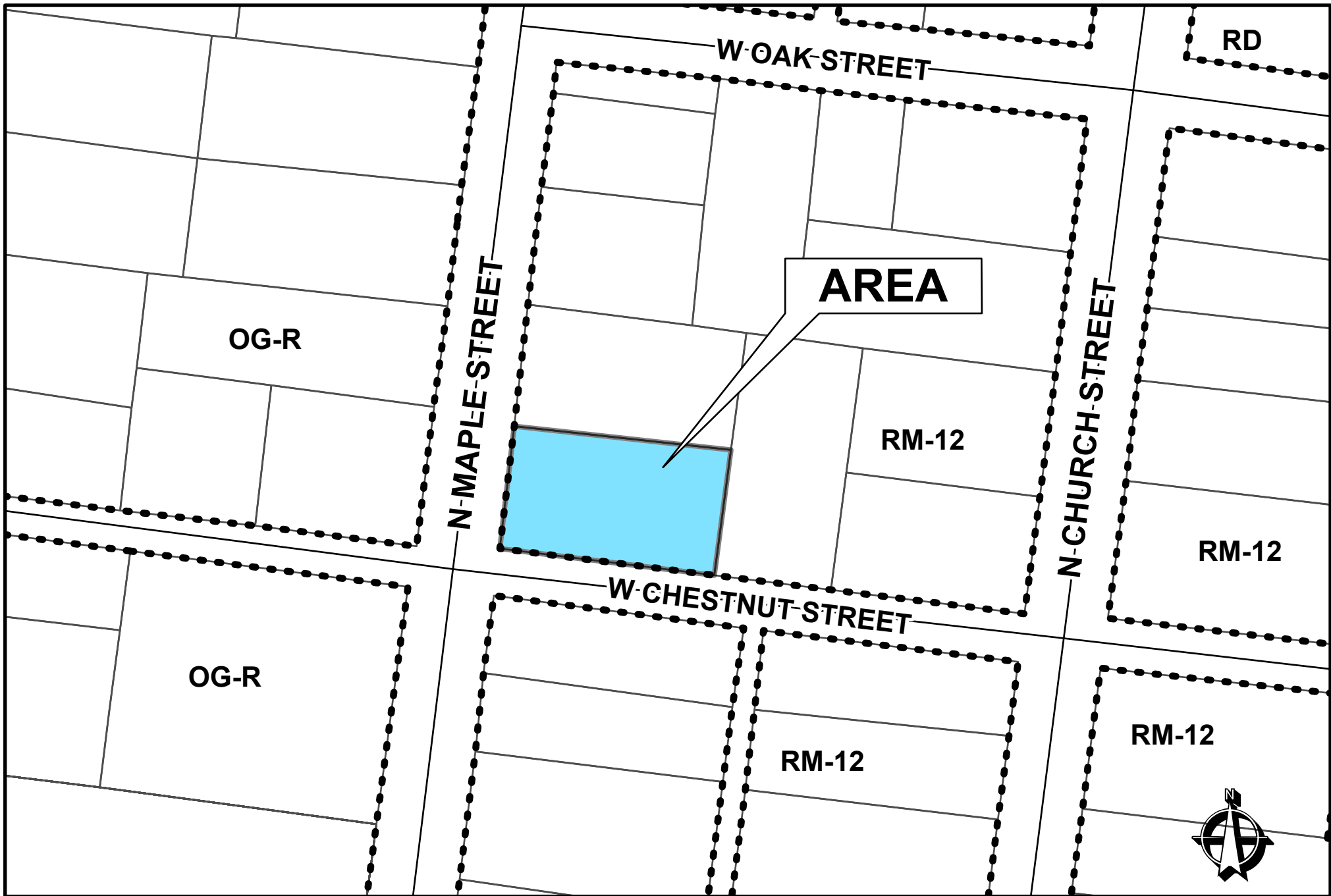
Department Recommendation

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

- 1) It 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;
- 2) Compact, dense development is desirable in and around downtown and promotes walkability;
- 3) 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; and
- 4) Street facing 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.

Action Needed

The applicant will be in attendance at the meeting to make a presentation. 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.

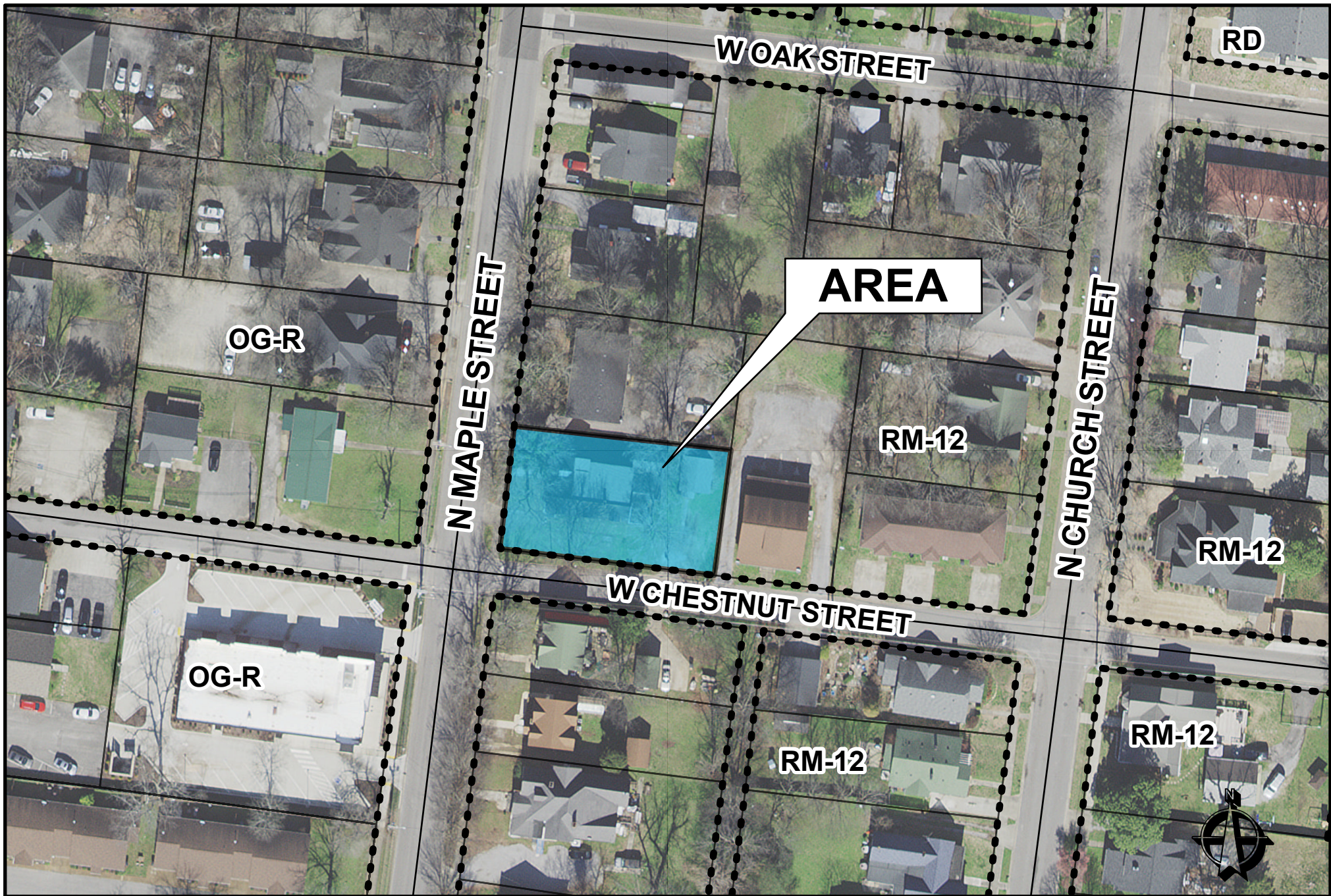


Zoning Request for Property along North Maple Street
RM-12 to PRD (604 North Maple Towns PRD)

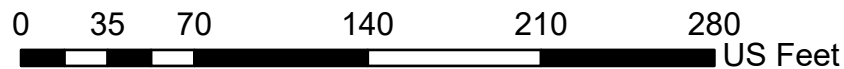


Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

0 35 70 140 210 280
US Feet



Zoning Request for Property along North Maple Street
RM-12 to PRD (604 North Maple Towns PRD)



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

604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT - PRD

SHEET INDEX

1. DEVELOPMENT TEAM & PROJECT SUMMARY
2. 2035 PLAN RECOMMENDATIONS
3. ZONING MAP
4. MAIN STREET REVITALIZATION PLAN
5. UTILITY MAP
6. HYDROLOGY AND TOPOGRAPHY MAP
7. AERIAL MAP
8. EXISTING CONDITIONS
9. EXISTING CONDITIONS
10. SITE PLAN
11. ARCHITECTURAL ELEVATIONS
12. ARCHITECTURAL ELEVATIONS
13. ARCHITECTURAL ELEVATIONS
14. ARCHITECTURAL ELEVATIONS
15. ARCHITECTURAL ELEVATIONS
16. CONCEPTUAL LANDSCAPE PLAN
17. PHASING & OPEN SPACE AMENITIES
18. DEVELOPMENT STANDARDS
19. PLANNED DEVELOPMENT CRITERIA & 2035 PLAN

SUBMITTED AUGUST 26th, 2021 FOR THE SEPTEMBER 1st, 2021 PLANNING COMMISSION PUBLIC HEARING

Plans Prepared By:


2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 615-893-4084 FAX: 615-893-0080

Development Team & Project Summary

604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT

The 604 North Maple Towns are a new townhouse development located a few minutes walk from downtown Murfreesboro. The subject property is currently zoned RM-12 and CCO, and consists of 0.24 acres (10,455 square feet). This area of Murfreesboro is beginning to see new energy and revitalization which is creating development interest for new construction in this old established neighborhood. Currently, the property has five potential units within the existing structures of which four areas being used for rentals in two houses. These existing homes will be removed and replaced by two new structures on a horizontal property regime. The proposed single-family attached unit development will be a five home development with one building having (3) three bedroom homes with a minimum size of 1800 square feet and another building having (2) two bedrooms and a minimum size of 1400 square feet. The homes that will front North Maple Street will be 3 stories with roof top patios above and rear entry two-car garages. Homes in the rear will be 3 stories and will have front entry one car garages without roof top patios. The parking will be accessed off of West Chestnut Street. The parking area will be located behind the townhomes with the developer's intention being to screen parking from North Maple Street. The development will be providing a sidewalk along both North Maple Street and West Chestnut Street. The homes will have small front yards, beautiful foundation landscaping and shade trees along North Maple Street and West Chestnut. The homes will have reduced front setbacks along North Maple Street and West Chestnut Street to accentuate the urban scale. The site is located within the Main Street Revitalization Plan, Typical Cross-Section #3 along Maple Street which requires a decorative streetlight.

The homes will be cement board, stone, brick, and will have asphalt shingle roofing, with aluminum trim and vinyl soffits. Townhomes with sides of the building facing the public right-of-way will have architectural details that will give the impression of a front facade through the use of additional windows, shutters and masonry details. The development will share a formal open space located in the back left hand corner of the property consisting of a grilling area with seating and a dog run area and a passive courtyard area.

Owner/ Developer
Carmen Greenburg
604 North Maple Street
Murfreesboro, TN. 37129

Architecture
Micheal Picklesimer
1817 Holloway Circle
Murfreesboro, TN. 37129

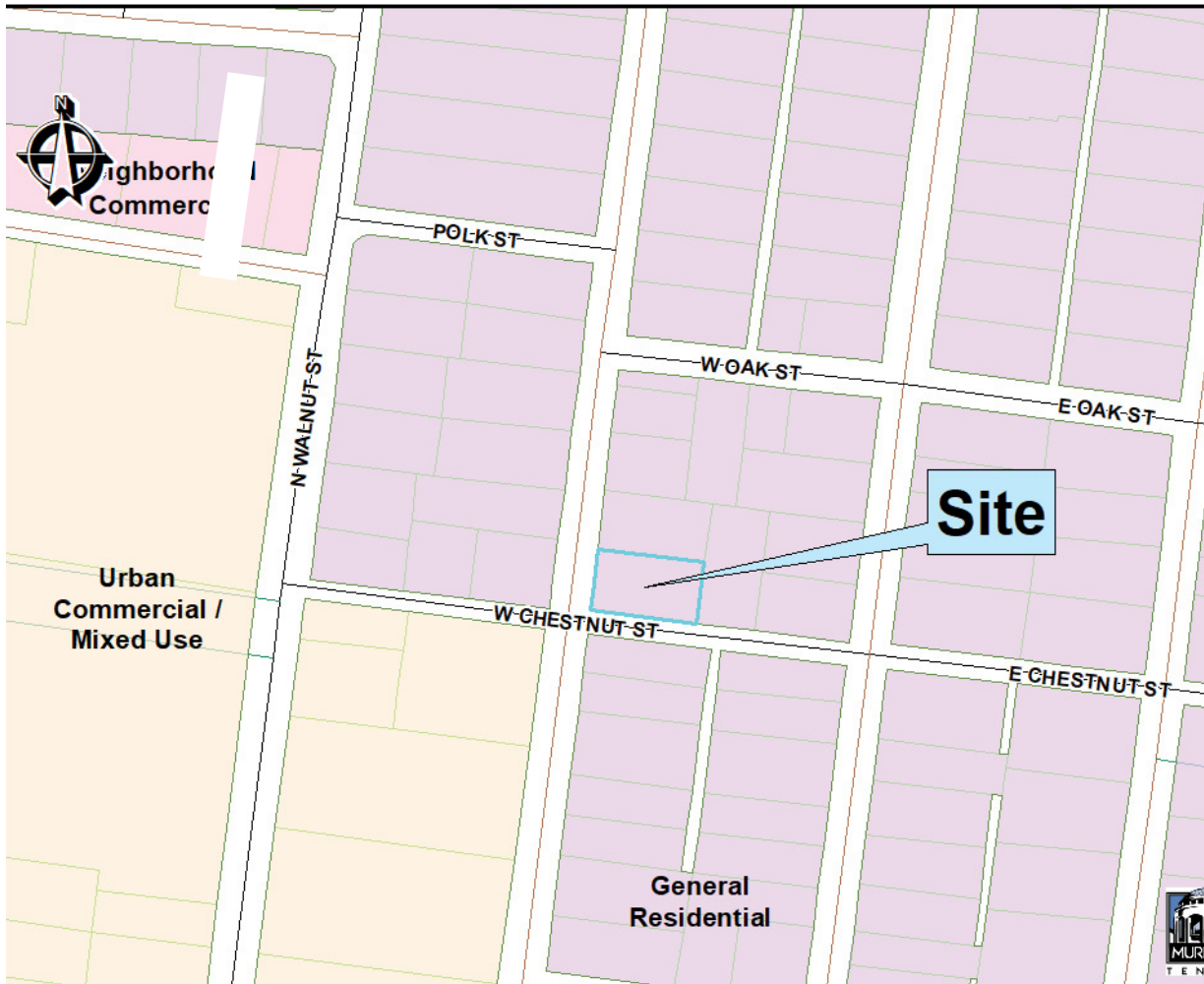
Planning and Engineering
Huddleston-Steele Engineering, Inc.
Clyde Rountree, RLA
2115 N.W. Broad Street

HOME TYPE	SIZE	STORY	QUANTITY	BEDROOMS	PARKING	SPACES REQ/ PROV	ACREAGE	OVERALL DENSITY
Single-Family Attached (Units 1-3)	1800 S.F. (Min)	3 Story	3 Dwelling Units	3 Bedroom	2 Garage/Driveway	6 Req./ 12 Prov.+ 1 Guest		
Single-Family Attached (Unit 4-5)	1400 S.F. (Min.)	3 Story	2 Dwelling Units	2 Bedroom	1 Garage/Driveway	4 Req./ 4 Prov. + 1 Guest		
	8200 S.F. (Total)		5 Dwelling Units			10 Req./16 Prov. + 2 Guest	.24 ac.	5/.24 = 20.83 Unit/Per Acre

2035 Plan Recommendation

604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT



The subject property falls under the category of 'General Residential' which in the 2035 has the following description:

Less openness and separation between dwellings compared to suburban character areas, due to size of parcel and proportion of building footprint to parcel;

Automobile significantly influences the design and character of the dwelling. Front yard is consumed by the driveway and off-street parking.

Landscape enhancements remain subordinate to the structure.

Density / Height Guidelines:

3.54 to 8.64 dwelling units per acre (DU/ac).

City Zoning Districts:

Single Family Residential Districts:

- RS-10
- RS-8
- RS-4

Duplex Residential District (R-D) - Like RS-A Type 3

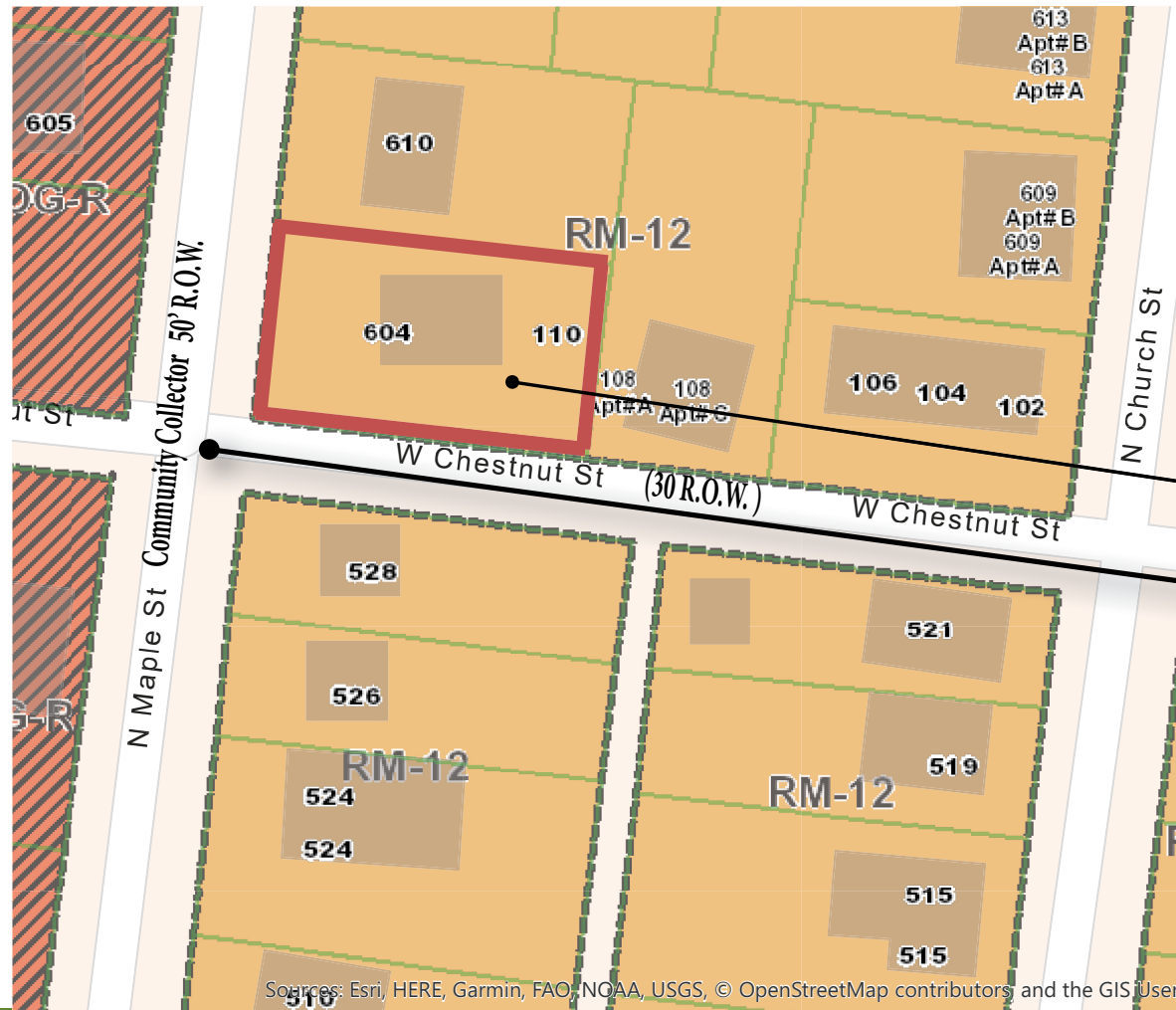
Residential Zero Lot Line District (RZ)

Planned Residential Development (PRD)

Zoning Map

604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT



The subject property is zoned RM-12 & CCO. The property is surrounded by RM-12 & CCO zoning on the north, east and south and OG-R to the west. The property is one block north of the North Highlands Avenue Planning Study Area.

The subject property is proposed to be rezoned PRD & CCO.

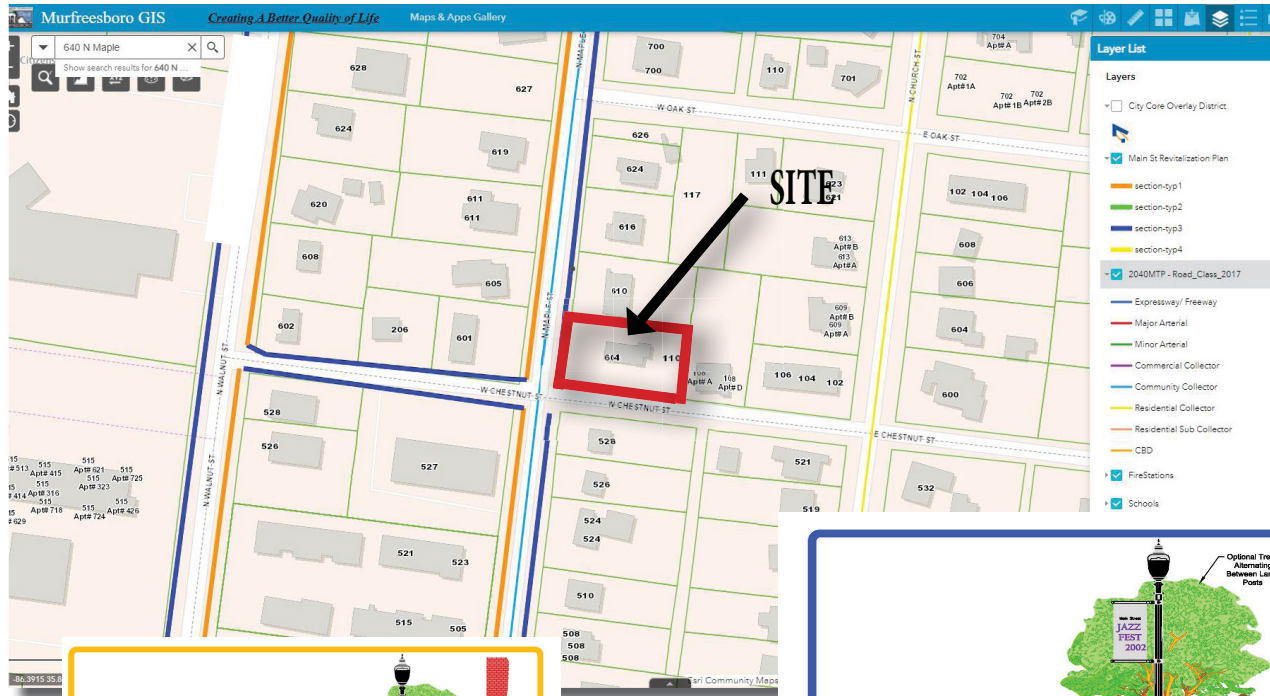
SITE

North Maple Street

Main Street Revitalization Plan

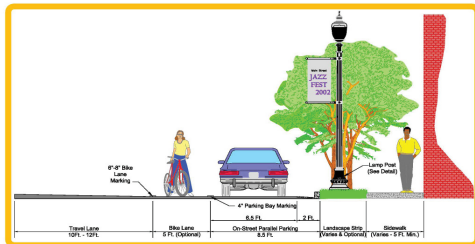
604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT

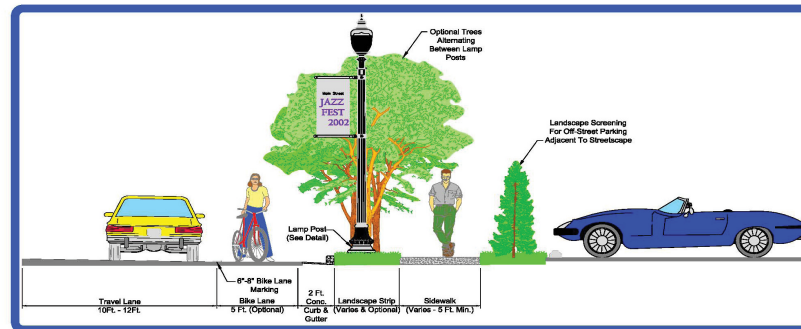


The subject property falls under the Main Street Revitalization Plan which places an emphasis on streetscape in the downtown area. Based on the plans recommendations the developer will be responsible for providing a decorative street lamp, street trees, and a sidewalk.

The proposed development is not impacted by the Major Thoroughfare Plan or the Greenways, Blueways, and Bikeways Master Plan.



Streetscape With On-Street Parking & Optional Bike Lane
(Not To Scale)



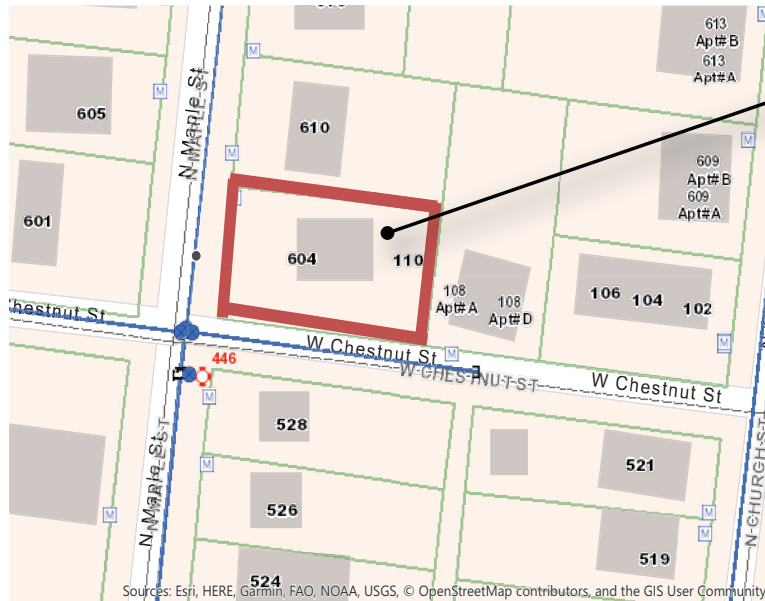
Streetscape Without Parking & With Optional Bike Lane
(Not To Scale)

Typical section along North Maple Street at project location

Utility Map

604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT



Water Line Location Map

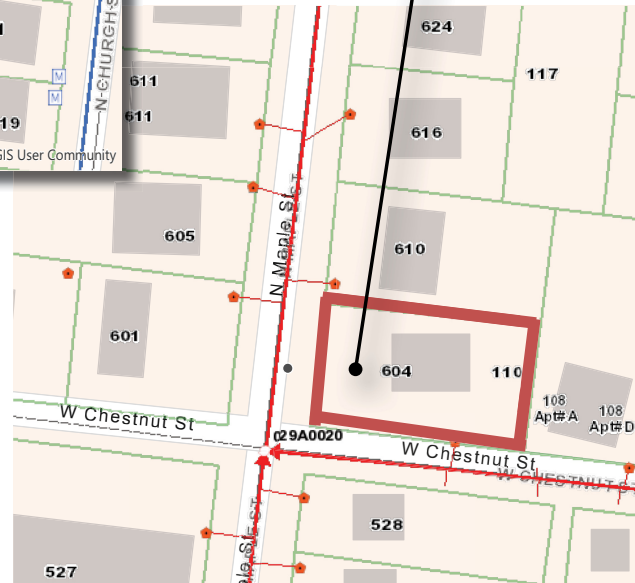
- The subject property sewer capacity falls under the City Core Overlay and has no density restrictions.
- Water Line may need to be updated to a 4" duct line and/or circulate line extension to not be dead ended and/or water vault may be needed on North Maple.

SITE

The subject property utility providers:
 Water is provided by Murfreesboro Water Resources.
 Electric is provided by Middle Tennessee Electric.
 Sewer is provided by Murfreesboro Water Resources.

LEGEND

Water ————
 Sewer ————→



Sewer Line Location Map

Hydrology & Topography Map

604 North Maple Towns PLANNED RESIDENTIAL DEVELOPMENT



Aerial Map

604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT



This aerial photograph shows the subject site embedded in an existing neighborhood. The subject property is less than a few blocks away from the Murfreesboro square. Across from the subject property to the southwest is a recently renovated commercial building that has a contemporary architectural look. To the east directly behind the subject property are homes that have been converted to apartments.

West Chestnut Street

Site, with existing 2
homes to be removed

Aerial Location Map

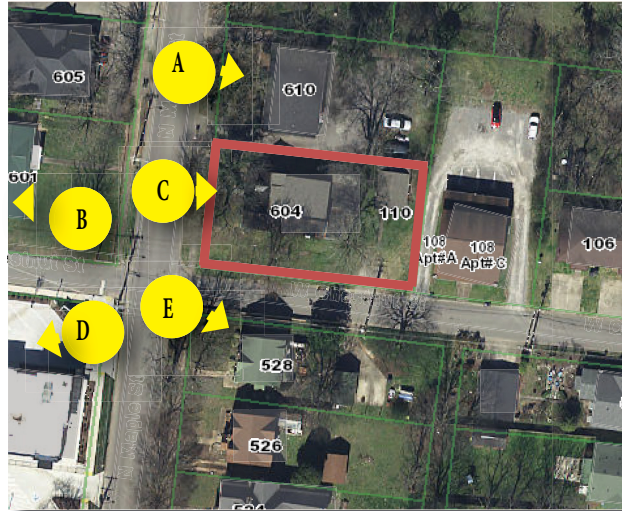
Existing Conditions

604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT



A View of next door home to the north



E View of next door home to the south



B View of across street from subject property



C Subject Property: Front view of existing house to be removed



D View of commercial property catty-corner to the subject property

Existing Conditions

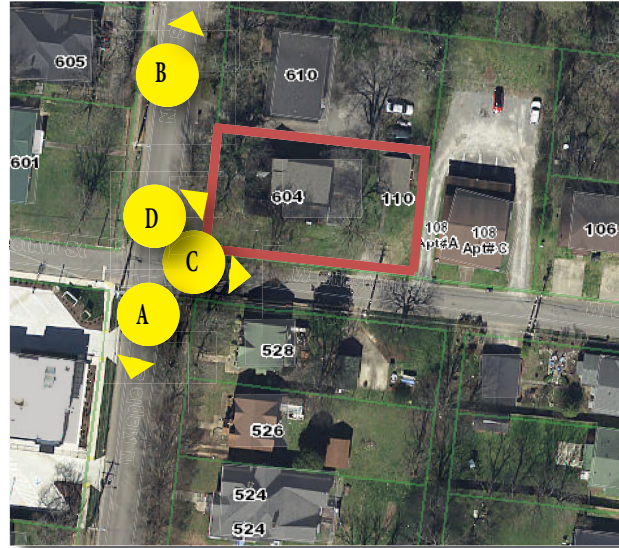
604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT



A

View looking down South Maple looking south



Location Map for Photos



D

Subject property: side view of existing homes to be removed.



B

View looking up North Maple to the north



C

View looking down West Chestnut looking east

604 North Maple Towns

PLANNED RESIDENTIAL DEVELOPMENT

Site Plan

SITE DATA:

Acreage: .24 Acres (10,455 SF)

Proposed units: 5

Density: $5/.24 = 20.83$ units per acre

Single Family Attached Home : 1800 min. sq. of living area (Homes facing North Maple); 1400 min. sq. homes in the rear.

PARKING::

*2(2 Bedrooms) Units @ 2 spaces per unit

4 Spaces Required, 4 Spaces Provided

*3(3 Bedrooms) Unit @ 3 spaces per unit=6 Spaces Required, 12 Spaces Provided

*2 Guest Spaces are provided

18 Total Spaces

Horizontal Property Regime Ownership

5' New Sidewalks

Utility Vault
(Proposed)

Entry Element

Drain Inlets
(Potentially to
be relocated)

West Chestnut Street

Formal Open Space
(309 SF)



North Maple Street (Community Collector)

3 Story, 3 Bedroom Units

Trash Cart

Formal Open Space
(20'x11' = 220 SF)

Guest Space
134.46'

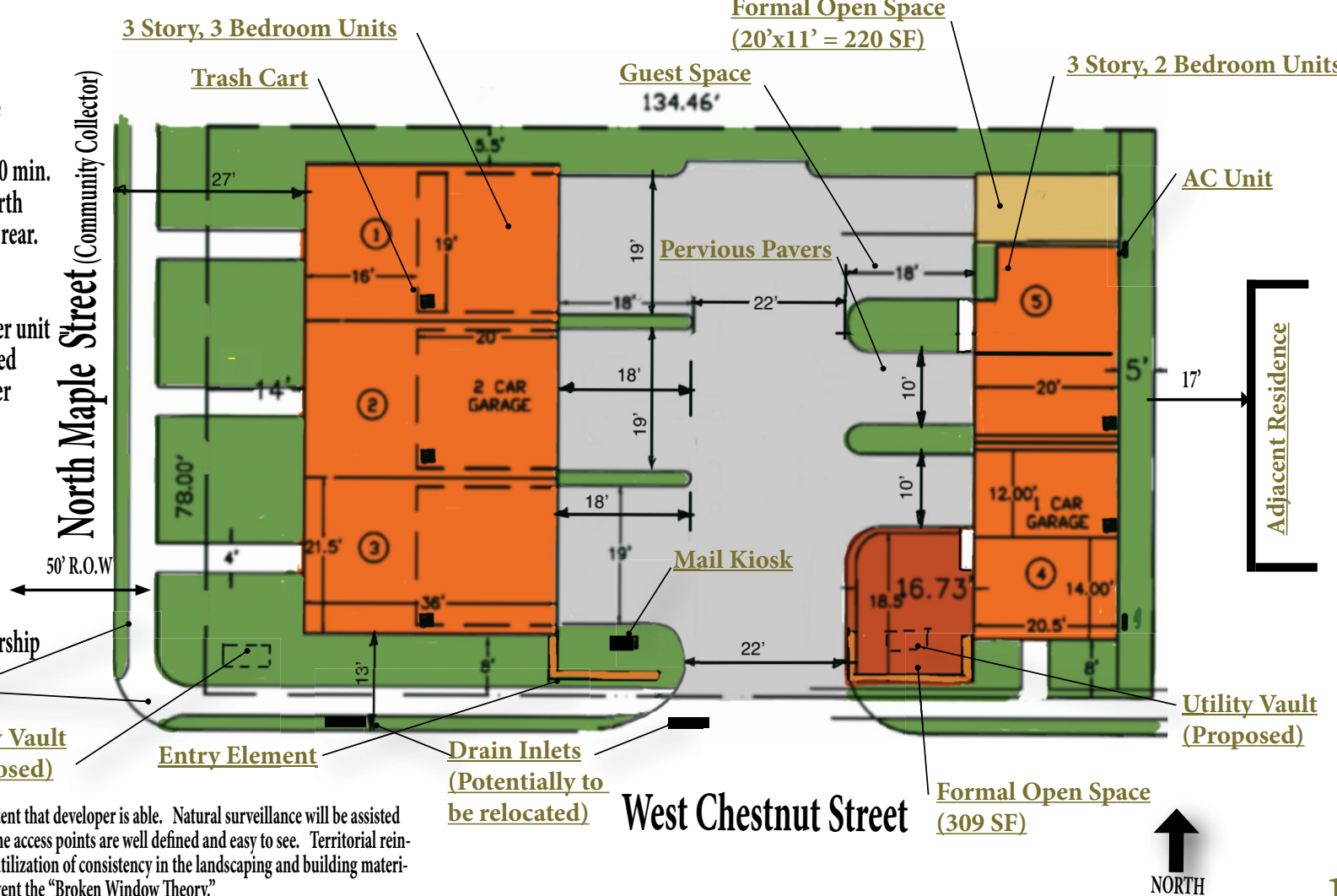
3 Story, 2 Bedroom Units

AC Unit

Pervious Pavers

Adjacent Residence

Utility Vault
(Proposed)



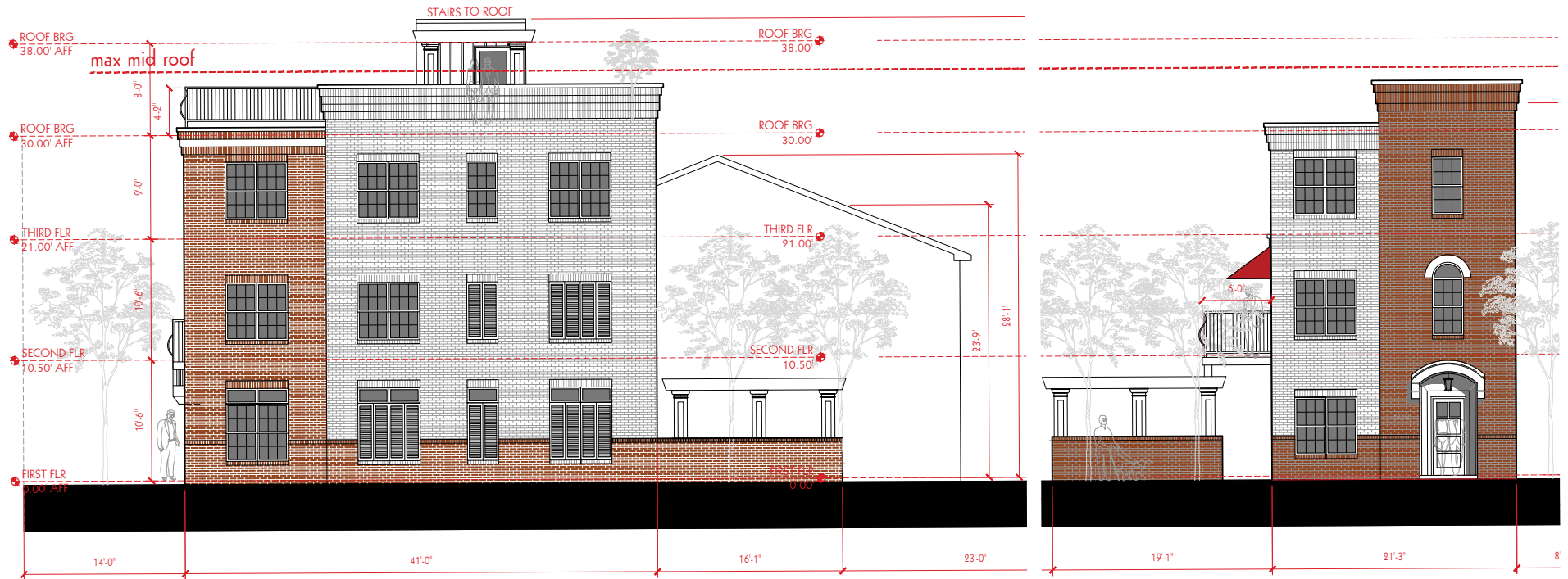
CPTED principles will be applied to the extent that developer is able. Natural surveillance will be assisted by the visual open quality of the project. The access points are well defined and easy to see. Territorial reinforcement will be established through the utilization of consistency in the landscaping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

Architectural Elevations



MAPLE STREET VIEW

Architectural Elevations



CHESTNUT STREET VIEW

Architectural Elevations

PLANNED RESIDENTIAL DEVELOPMENT



CAR-PARK VIEW - WEST



VIEW FROM EAST PROPERTY

PLANNED RESIDENTIAL DEVELOPMENT

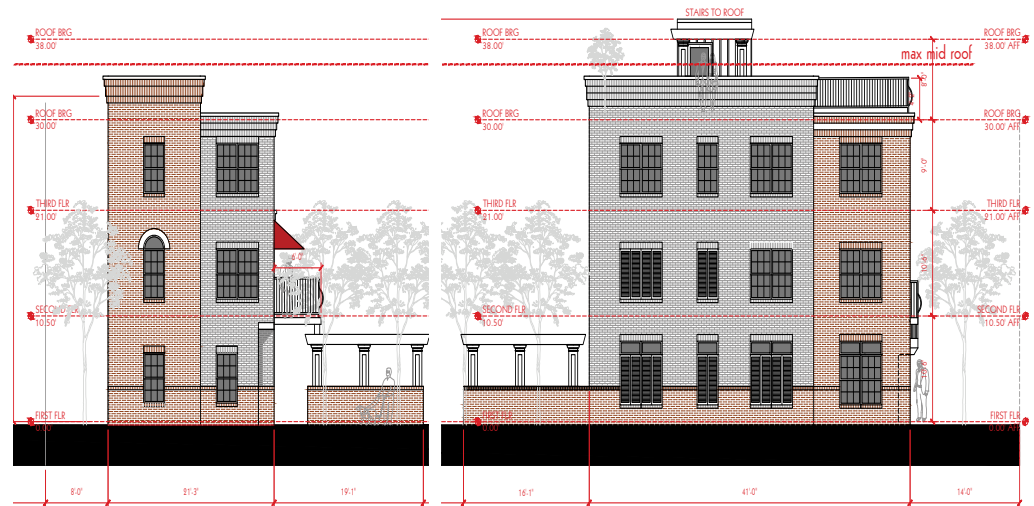




Architectural Elevations

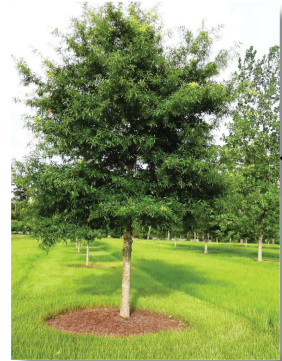


CAR-PARK VIEW - EAST



VIEW FROM NORTH PROPERTY

Conceptual Landscape Plan



Shade Tree



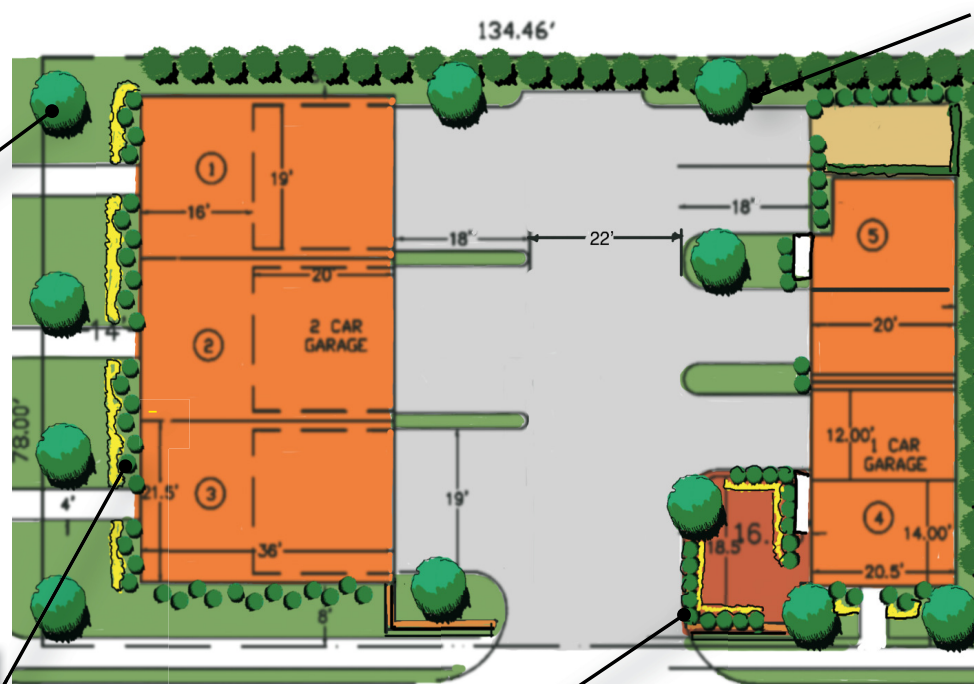
Foundation Planting



Screening Shrubs



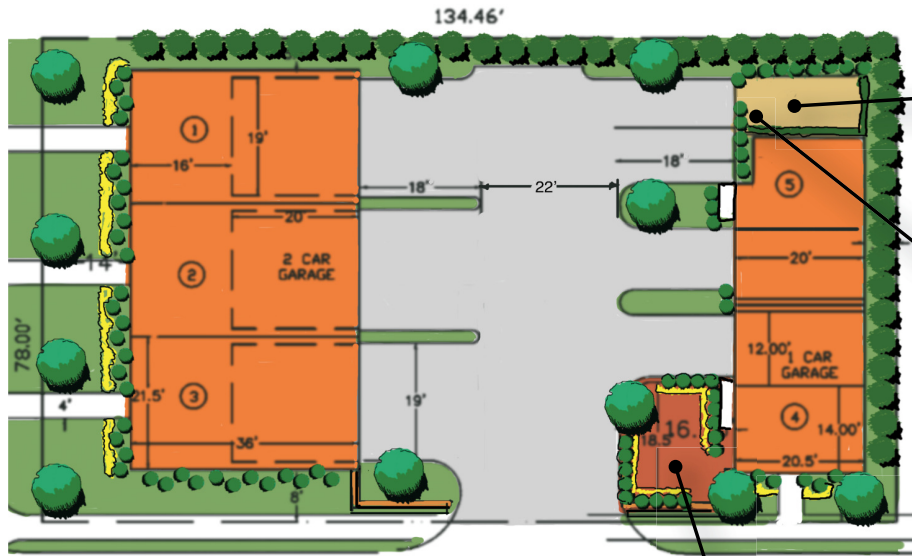
Planting Yard Evergreen Trees



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

Phasing & Open Space Amenities

604 North Maple Towns PLANNED RESIDENTIAL DEVELOPMENT



Dog Run



Bench



Patio Area w/ Seating



Grill

OPEN SPACE TABLE		
TOTAL LOT SIZE	10,455	.24 AC.
OPEN SPACE REQUIRED	2,097	20%
OPEN SPACE PROVIDED	3,645	35%
FORMAL OPEN SPACE REQUIRED	524	5%
FORMAL OPEN SPACE PROVIDED	561	5.40%
TOTAL IMPERVIOUS	5,094	48%
TOTAL BUILDING COVERAGE	3,330	31%
TOTAL LOT COVERAGE	6,678	63%

Formal open space provides a more structured environment and is quantified by 5% of the developed area which is approximately 524 square feet. The development meets the 524 square foot requirement by providing 561 square feet of formal open space. The fenced in area on the north side of the rear building will be used for people to play with their dogs, relax on the benches and watch their dog play. The formal open space area on the south side will have a seating area with a grill. Although not tabulated with the formal open space, private open space exist through roof top patios which will be accessible to units 1,2 & 3 and balconies facing the parking courtyard on units 4 and 5.

Development Standards

604 North Maple Towns PLANNED RESIDENTIAL DEVELOPMENT

Development Standards:

Development will include five 3-story tall residential townhomes

The maximum building height of 50'-0"

Units will be 2 and 3 bedrooms

The units will have carriage style garage doors

The units will have 18 total parking spaces (Which includes 2 quest spaces)

Solid waste will be through a private hauler with polly carts stored in garages

Sidewalks will be provided on North Maple Street and West Chestnut

All site utilities will be underground

No identification signage will be associated with this development

The development will be managed by an H.O.A.

Street lights will be standard Murfreesboro Tennessee Electric poles and lights

Mail delivery will be accommodated via a mail kiosk

Common open space will be maintained by an H.O.A.

All townhomes owners will be required to be a member of the H.O.A.

All parking will be screened from the public right-of-way by landscaping

Buildings elevations will have well articulated front elevations with details responding to the pedestrian scale of the neighborhood

Parking will comply with the Murfreesboro' zoning ordinance for uses that comply with this PRD & CCO

Telecommunication and television equipment shall be located at the rear of the proposed buildings

Front porches on the townhomes will not be used for storage

Building Elevation Materials:

Brick

Fiber cement board planks, lap siding and board and batten

Stone

Vinyl fascia and soffits

Proposed Minimum Building Setbacks:

Front: (North Maple Street) 14- feet

(West Chestnut Street) 8-feet

Side: 5-feet

Rear: 5-feet

Allowable Uses:

There will be no other allowable uses permitted within the PRD

LAND REQUIREMENT TABLE					
	REQUIREMENT			PROPOSED	
SETBACKS	RM-12	RS-A3	CCO	PRD	DIFFERENCE
FRONT SETBACK (2)					
North Maple Street	30'	20'	*23'	14'	(-9)
West Chestnut Street	30'	20'	**15'-6"	8'	(6'-6")
SIDE SETBACK (2)	25' (3 Story)	5'	5'	5'	
DENSITY (Units/Acres)	2.8	5.2	NA	20.8	(+15.6)
MIN. LOT AREA		2000	NA		
MIN. LOT WIDTH	50'	20'	NA	78'	
MAX. HEIGHT	35'	42'	VARIES***	40'	(11.4)(-8.4')
MAX. GROSS DENSITY	11.61	12	NA	20.83	
MAX. F.A.R.	NONE	1	0.70		
MAX. L.S.R.	NONE	NONE		0.44	
MAX O.S.R.		NONE		0.45	
MAX LOT COVERAGE			0.50	32%	
BUILDING FOOTPRINTS				3330SF	
*North Maple Street Block Average Setback					
**West Chestnut Street Block Average Setback					
***50% Over the height of the adjacent building, 35'7" on N. Maple St. & 31'7" on W. Chestnut Street					

Planned Development Criteria & 2035 Plan

General Applicability Per Section 13 (B) - Planned Development Regulations

1. Ownership and division of land: *The site is owned by the developer identified on Sheet 1, The lot is currently zoned RM-12 and CCO in the City of Murfreesboro.*
2. Waiver of BZA action: *No BZA actions will be required.*
3. Common open space: *3,645 s.f. area will be common open space with 561 s.f. of formal open space encompassing a dog park area, grilling and benches maintained by the HOA.*
4. Accessibility to site: *The property is accessible from West Chestnut Street.*
5. Off-street parking: *See Sheet 8 for parking calculations*
6. Pedestrian circulation: *Sidewalks will be constructed on subject property along North Maple and West Chestnut Street*
7. Privacy and screening: *Not required, but 5' min. planting yards proposed along the north and east property line.*
8. Zoning and subdivision modifications proposed: *A PRD is being requested for the subject property, with CCO remaining in place with exceptions specified on this page in red.*
9. Phasing: *The project shall be completed in one phase. Construction is projected to begin once all zoning and site planning is approved by the City.*
10. Annexation: *No annexation is required for this site.*
11. Landscaping: *The townhome development will be designed to meet all landscaping requirements outlined in Section 27 of the Zoning Ordinance.*
12. Major Thoroughfare Plan: *The PRD is consistent with the Major Thoroughfare Plan utilizing Memorial Boulevard as the primary access to the site. North Maple Street is a designated 'Community Collector' with a 50' right-of-way. West Chestnut Street is a local street with a 30' right-of-way. The site is located within the Main Street Revitalization Plan, Typical Cross-Section #3 along Maple Street which requires a decorative streetlight.*
13. Applicant contact information: *Contact information is located on Sheet 1.*
14. Proposed Signage: *Any signage that would be introduced in the future would be consistent with the masonry architectural elements of the townhomes.*

Section 13D – Project Development Criteria Requirements

1. Identification of existing utilities: *Shown in pattern book on Sheet 5.*
- 2/3. Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site: *Shown in pattern book Sheet, 5-9.*
- 4/5. Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation: *Shown in pattern book Sheet 10-17.*
6. A tabulation of the maximum floor area, floor area ratio (FAR), livability space ratio (LSR), and open space ratio (OSR). *See page 18.*
7. Relationship of the planned development to current city policies and plans: *The development is consistent with the growth in the area. The land use is designated 'General Residential' with a density ranging from 3.54 - 6 units per acre. The projected density is 20.8 units per acre which is higher than what is recommended in the 2035 plan. The lot has five rental units on the property house within two separate buildings.*
8. Proposed construction schedule: *Construction is projected to begin when the zoning process is completed. The project is projected to be developed in one phase.*
9. Proposed means of assuring the continued maintenance of common space or other common elements...: *The development will be maintained by an HOA.*
10. Exceptions which are required from the zoning and Subdivision Regulations:
 - *Front setback along North Maple Street to be 14' as opposed to the 23' setback required by the CCO regulations (based on the average of the front setbacks on the same block face);*
 - *Front setback along West Chestnut Street to be 8' as opposed to 15.5' setback required by the CCO regulations (based on the average of the front setback on the same block face);*
 - *Remove the required 18" "step-up" at the front elevations (RS-A Type 3 townhomes are required to have a minimum finished floor elevation of 18" above grade when the front setback is less than 30' per Chart 2 Endnote #34(a)*
 - *Allow height on the back building, containing units 4 & 5, to exceed the maximum mid-roof of 31'-7" to allow for the enhanced cornice feature.*
 - *Allow height on the front building, containing units 1,2, & 3, to be 40' only for the stairwell and partially covered patio, which shall be held as far back from the adjacent right-of-way as possible..*
11. The nature and extent of any overlay zones as described in Section 24 and 34: *The project is withing the CCO taking advantage of the increased density and reduced parking requirements. The project is being influenced architecturally by the North Highland Avenue Planning Study.*
12. Location and proposed improvements of any street depicted on the Murfreesboro Major Thoroughfare Plan: *The project is located within an established road network no new road improvement are proposed.*

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 1, 2021
PROJECT PLANNER: JOEL AGUILERA**

- 5.a. Mandatory Referral [2021-718] to consider the abandonment of a drainage easement along Pathfinder Drive, IMER Development applicant.**

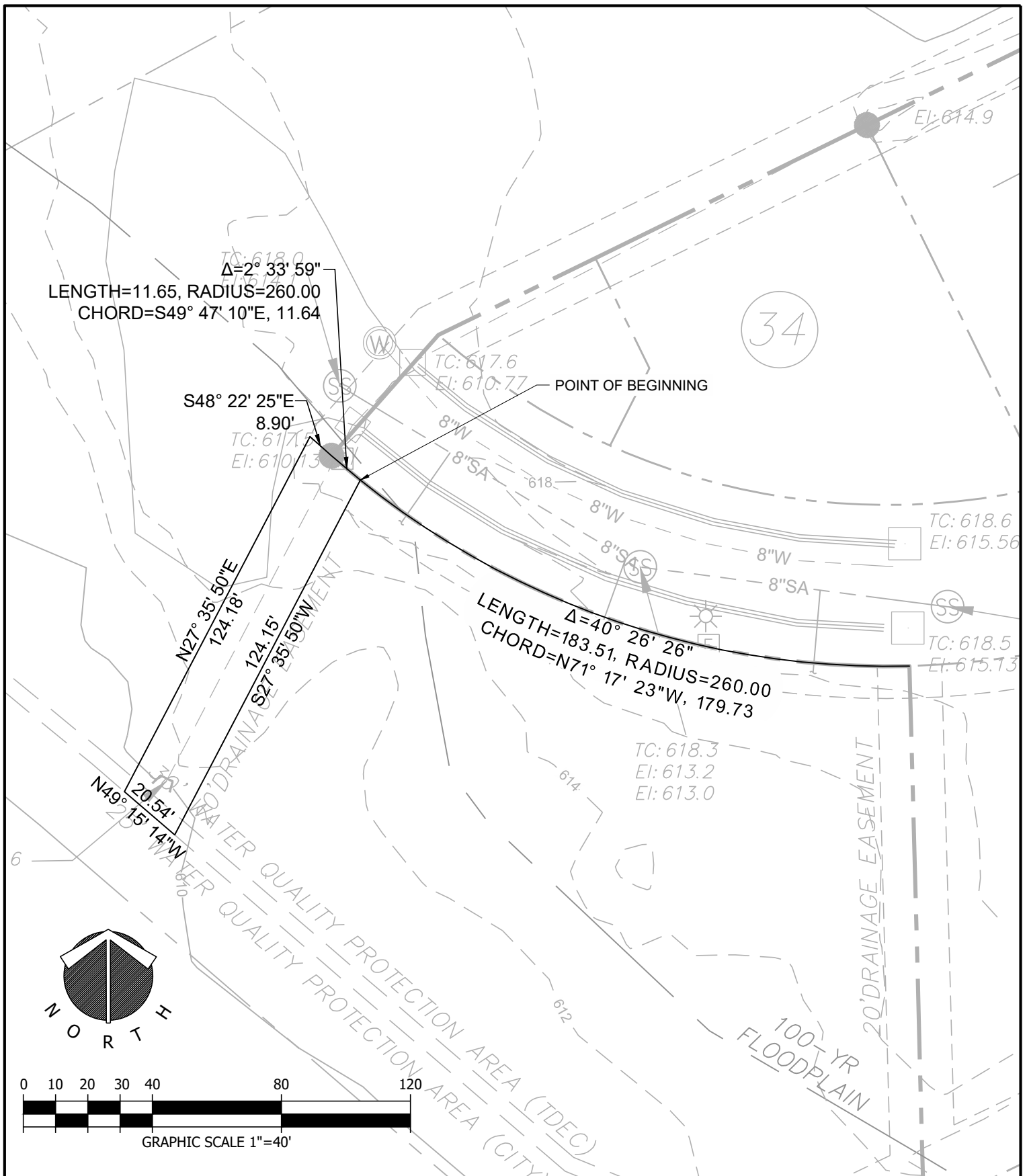


In this mandatory referral, the Planning Commission is being asked to consider abandoning a portion of an existing drainage easement along Pathfinder Drive in the Brady Estates Subdivision. The easement was recorded with Section 1 of Brady Estates but due to a change in the drainage design for the Brady Estates Subdivision, the drainage easement is no longer needed at this location. The drainage facility has been relocated with the construction of Brady Estates Section 2 and the easement will be replaced with the recording of that plat. The Planning

Department's Project Engineer has reviewed this request and concurs that the portion of this easement to be abandoned is no longer needed.

Staff recommends that the Planning Commission recommend approval of this request to the City Council subject to the following conditions:

1. If approved by City Council, the applicant will be responsible for providing the information necessary for the Legal Department to prepare legal instruments for the easement abandonment. The legal instruments will be subject to the final review and approval of the Legal Department.
2. The applicant will also be responsible for recording these instruments, including payment of the recording fee.



ABANDONMENT OF DRAINAGE EASEMENT EXHIBIT

GRANTEE

IMER DEVELOPMENT

GRANTOR

CITY OF MURFREESBORO

LAND IN MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

MAP / PARCEL: 112 / 5 PROJECT #:
 DATE: 08/03/21 CSDG PROJECT #: 19-516-01



CIVIL SITE
 CLARKSVILLE
 Planning | Engineering
 Landscape Architecture

August 12, 2021

City of Murfreesboro Planning Commission
111 W. Vine Street, P.O. Box 1139
Murfreesboro, TN 37133-1139

RE: Mandatory Referral Letter
Brady Estates Section 2 Phase 1
Tax Map 112 Parcel 5.00

Dear City of Murfreesboro Planning Commission

On behalf of our client, IMER Development, we are submitting this letter to detail the Mandatory Referral request for Brady Estates Section 2 Phase 1. The Mandatory Referral requests to abandon a 20' drainage easement that was recorded as part of the Brady Estates Section 1 Final Plat as recorded in plat book 43 page 136. A new drainage easement will be recorded in its place that better aligns with the lot layout in Brady Estates Section 2 Phase 1. We have attached an exhibit and legal description of the drainage easement to better detail the request.

Please let us know if you have any questions or comments regarding this request.

Thank you,



Kyle Griffin, P.E.
Civil-Site Clarksville

cc. Stuart Beattie

csdg# 19-516-01

THIS INSTRUMENT PREPARED BY:

Jacob Palmer, E.I.
CSDG
2305 Kline Avenue, Suite 300
Nashville, TN 37211

QUITCLAIM DEED

Map No. 112
Parcel No. 5.00

FOR AND IN CONSIDERATION the grantor, City of Murfreesboro, has this day does hereby acknowledged, the undersigned, **20' Drainage Easement**, does hereby quitclaim and transfer any and all interest which it has in the hereinafter described property to **IMER Development**, its successor's and assigns, forever, being that certain property located and situated in Rutherford County, Tennessee, and more particularly described as follows, to-wit:

BEING A PORTION OF A PLAT OF LAND LYING IN MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE, KNOWN AS BRADY ESTATES SECTION 1 OF IMER DEVELOPMENT, AS RECORDED IN DEED BOOK 1974, PAGE 1654, R.O.W.C., SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE NORTHWEST CORNER OF PRIYANKA PATEL PROPERTY OF RECORD IN PLAT BOOK 43, PAGE 136, ALSO BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY OF PATHFINDER DRIVE, THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 260.0', A DELTA OF 40°26'26", BEING SUBTENDED BY A CHORD BEARING N71°17'23"W, WITH A TOTAL CURVE LENGTH OF 183.51' TO THE **POINT OF BEGINNING**.

BEGINNING AT SAID POINT, LEAVING SAID SOUTHERN RIGHT-OF-WAY OF PATHFINDER DRIVE AND CONTINUING FOR THE FOLLOWING 4 CALLS:

S27°35'50"W, 124.15' TO A POINT,
N49°15'14"W, 20.54' TO A POINT,
N27°35'50"E, 124.18' TO A POINT,
S48°22'25"E, 8.90' TO A POINT,

THENCE, ALONG SAID SOUTHERN RIGHT OF WAY OF PATHFINDER DRIVE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 260.0', A DELTA OF 02°33'59", BEING SUBTENDED BY A CHORD BEARING S49°47'10"E, WITH A TOTAL CURVE LENGTH OF 11.64' TO THE **POINT OF BEGINNING**.

WITNESS my hand this ____ day of _____, 2021.

City of Murfreesboro
A Body Politic of the State of Tennessee

By: _____

Title: _____

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____, of **City of Murfreesboro a Body Politic of the State of Tennessee**, the within named bargainer, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as _____.

Witness my hand and seal at office in _____, _____, this ____ day of _____, 2021

Notary Public

My Commission Expires: _____

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 4, 2021

6: 00 P.M.

CITY HALL

MEMBERS PRSENT

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

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Holly Smyth, Principal Planner
Joel Aguilera, Planner
Abraham Farias, EIT
Sam Huddleston, Dev't Services Executive Dir.
Nate Williams, Parks & Recreation Director
David Ives, Deputy City Attorney
Roman Hankins, Assistant City Attorney
Carolyn Jaco, Recording Assistant

1. Call to order

Chair Kathy Jones called the meeting to order at 6:00 pm.

2. Determination of a quorum.

Chair Jones determined that a quorum was present.

Continuing, Chair Jones announced to the Planning Commission this would be the last meeting for Planning Commissioner Jennifer Garland. Chair Jones recognized that Ms. Garland has been a valuable member of the Planning Commission for over 6 years.

3. Approve minutes of the July 14, 2021 Planning Commission meeting.

Mr. Warren Russell moved to approve the Minutes of the July 14, 2021, meeting; the motion was seconded by Mr. Rick LaLance; there being no further discussion the motion carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jennifer Garland

Rick LaLance

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 4, 2021

Warren Russell

Chase Salas

Shawn Wright

Nay: None

4. Public Hearings:

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

Ms. Green read for the record that 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. Also, utility easements must be dedicated, as needed, to accommodate any existing utilities, including water and sewer mains.

Mr. Terry Smith (applicant) and Mr. Bill Huddleston (engineer) were in attendance representing the application.

Chair Kathy 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 Florence Road subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jennifer Garland

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 4, 2021

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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. In addition, the Tennessee Department of Transportation has provided documentation making known they are not opposed to the annexation of its right-of-way. However, the Planning Department has not received any documentation of no objection from the United States Army Corps of Engineers.

Continuing, Ms. Green explained Staff has revised exhibits for the annexation request which would only include the river and the portion of the Corps property south of the river. This request would be updated before it is moved forward to be presented to City Council on August 19, 2021. Staff feels this request would be a benefit to the City for clarification on jurisdiction and authority for emergency service providers who respond in this area.

Mr. Nate Williams, Director of City Parks and Recreation, was in attendance to address any questions.

Chair Jones opened the public hearing.

1. Mr. Gary Batey, 5745 Lebanon Pike, stated he opposes the annexation request; and he does not want his property to be in the City limits.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 4, 2021

There being no one else to speak for or against the request, Chair Jones closed the public hearing.

After discussion, Mr. Rick LaLance moved to approve the annexation and plan of services subject to all staff comments and to amending the study area to only include the river and the area south and west of river; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

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.

Ms. Green stated Staff feels this request would be a benefit to clarify the City's jurisdiction and authority for emergency service providers who respond in this area.

Chair Kathy Jones opened the public hearing. There being no one to speak for or against the annexation petition, Chair Kathy Jones closed the public hearing.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 4, 2021

There being no further discussion, Mr. Rick LaLance moved to approve the annexation and plan of services subject to all staff comments, the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Zoning application [2021-414] for approximately 17.48 acres located 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. 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.

For the record, Ms. Smyth stated the applicant would need to continue working with Staff to include a fourth exception to the standard zoning regulations. Staff needs to study further the building setbacks for the area west of South Hancock Street.

Mr. Thomas Rowe, Executive Director of the Murfreesboro Housing Authority, and Ms. Margaret Butler (architect) were in attendance representing the application. Ms. Butler gave a PowerPoint presentation from the applicant's Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 4, 2021

Mr. Shawn Wright asked if the applicant had considered renaming their project to coincide with the new street name Doctor Martin Luther King Jr Boulevard. Mr. Rowe stated that when they had begun making plans for this project the street name change had not taken place; and they have not discussed a different name moving forward.

Ms. Jennifer Garland had questions regarding the required parking spaces and the requested setbacks. Ms. Butler explained this proposal is consistent with another MHA development known as Oakland Court. During the Oakland Court zoning process, the data had been presented which showed the parking demand at their developments are much less than City ordinance requires. The reduction of parking spaces had been approved for the Oakland Court development due to large number of residents that do not have vehicles. To address the setbacks, Ms. Butler stated she would continue to work with Staff on setback details.

Chair Kathy Jones opened the public hearing

1. Mr. Michael Nelson, 601 South Highland Avenue, asked a number of questions about the proposed development.

There being no one else to speak for or against the zoning request, Chair Kathy Jones closed the public hearing

The Planning Commission, Staff, Mr. David Ives, and Mr. Bill Huddleston addressed Mr. Nelson's questions.

There being no further discussion Vice-Chairman Ken Halliburton made a motion to approve subject to all staff comments including working out details on the setbacks around South Hancock Street. The motion was seconded by Mr. Rick LaLance and carried by the following vote:

Aye: Kathy Jones
 Ken Halliburton
 Jennifer Garland

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 4, 2021

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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. 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.

The Planning Commission began discussing the proposal and brought up several questions that would need to be studied further such as formal open space, open space, roof tops as formal open space, parking, etc.

Chair Kathy Jones opened the public hearing. There being no one to speak for or against the proposed amendment; Chair Jones closed the public hearing.

Mr. Greg McKnight recommended to review this item at a workshop meeting in the near future to address the proposed amendments in further detail.

There being no further discussion Mr. Shawn Wright made a motion to defer the proposed amendments for a future workshop meeting; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote.

Aye: Kathy Jones

Ken Halliburton

Jennifer Garland

Rick LaLance

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 4, 2021

Warren Russell

Chase Salas

Shawn Wright

Nay: None

5. Staff Reports and Other Business:

Mandatory Referral [2021-717] to consider acquiring easements and right-of-way for the Bradyville Pike reconstruction project, City Legal Department applicant. Mr.

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

There being no further discussion Mr. Chase Salas made a motion to approve the Mandatory Referral; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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. Mr. David Ives 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 AUGUST 4, 2021

Mr. Rick LaLance made a motion to approve the Mandatory Referral across a portion of the Doug Young Public Safety Training Center; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

Nay: None

There being no further discussion Mr. Rick LaLance made a motion to approve the Mandatory Referral for Golf Lane at Old Fort Park; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

Nay: None

Mandatory Referral [2021-720] to consider an anchor easement along SR 96 that is being studied for a regional park, City Legal Department applicant. Mr. David Ives distributed copies of the request to explain that Middle Tennessee Electric has need for an anchor easement on City property along SR 96 that is being studied for a regional park. A

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 4, 2021

copy of an Exhibit had been provided. Park and Rec staff is aware of this request and do not believe it will adversely impact any future plans. Staff requests that Planning Commission recommend to City Council granting this easement to MTEMC.

There being no further discussion Vice-Chairman Ken Halliburton made a motion to approve the Mandatory Referral; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

6. Adjourn.

There being no further business Chair Jones adjourned the meeting at 8:00 p.m.

Chair

Secretary