

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

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

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the October 13, 2021 Planning Commission meeting.**
- 4. Consent Agenda:**
 - a.** Mandatory Referral [2021-722] for the abandonment of a drainage easement on property located along Mayoral Court, SEC, Inc. on behalf of Airstream Services applicant. (Project Planner: Joel Aguilera)
 - b.** Mandatory Referral [2021-723] for the abandonment of a drainage easement on property located along Southpointe Way and Southpointe Court, Huddleston-Steele Engineering, Inc. on behalf of Jerrold Pedigo applicant. (Project Planner: Brad Barbee)
- 5. Old Business:**
On Motion
 - a.** Slatewood [2021-1028]
 1. Request for exception to Section 5.7.3.1 of the Subdivision Regulations
 2. Preliminary plat for 26 lots on 12 acres zoned RS-15 located along Sulphur Springs Road, KBT Land developer.
- 6. Public Hearings and Recommendations to City Council:**
 - a.** Mandatory Referral and Right-of-way Abandonment [2021-720] to consider abandonment of the right-of-way of Robert Rose Drive, Matt Taylor applicant. (Project Planner: Margaret Ann Green)

MURFREESBORO PLANNING COMMISSION AGENDA

PAGE 2

November 3, 2021

- b.** Annexation petition and plan of services [2021-512] for approximately 19 acres located along Florence Road, Sharon Arnette, Cynthia Williams, Deborah Cohen applicants. (Project Planner: Margaret Ann Green)
- c.** Zoning application [2021-423] for approximately 16.7 acres to be zoned RS-6 and approximately 2.1 acres to be zoned CF simultaneous with annexation located along Florence Road, Alcorn Properties, Inc. applicant. (Project Planner: Margaret Ann Green).
- d.** Annexation petition and plan of services [2021-511] for approximately 25 acres located along New Salem Highway, Salem Properties, Inc. applicant. (Project Planner: Marina Rush)
- e.** Zoning application [2021-422] for approximately 2.8 acres located along New Salem Highway to be zoned CH simultaneous with annexation and approximately 22.2 acres to be zoned RS-8 simultaneous with annexation, Salem Properties, Inc. applicant. (Project Planner: Marina Rush).
- f.** Zoning application [2021-424] for approximately 82.5 acres located along Veals Road to be rezoned from RS-6, RS-10, and RS-12 to PRD (Graystone PRD) and approximately 123 acres located along Veals Road and Double Springs Road to be zoned PRD simultaneous with annexation, Meritage Homes applicant. (Project Planner: Holly Smyth)

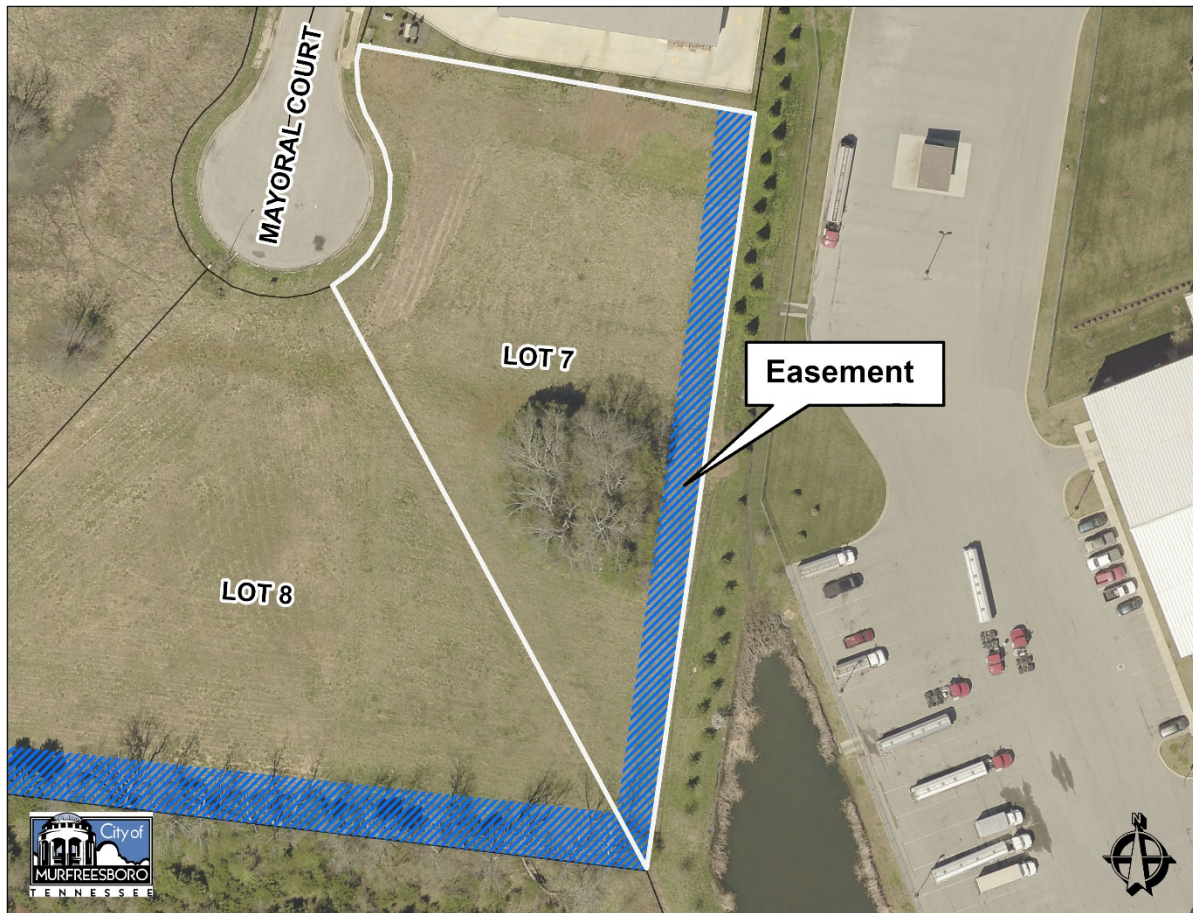
7. Staff Reports and Other Business:

- a.** Mandatory Referral [2021-725] for the Purchase of Properties along Butler Drive, City of Murfreesboro applicant. (Project Planner: David Ives)
- b.** Mandatory Referral [2021-726] for the Purchase of Property along South Church Street, City of Murfreesboro applicant. (Project Planner: David Ives)
- c.** Mandatory Referral [2021-727] for the Purchase of Properties at 1204 – 1218 West Main Street, City of Murfreesboro applicant. (Project Planner: David Ives)

8. Adjourn.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
NOVEMBER 3, 2021
PROJECT PLANNER: JOEL AGUILERA**

- 4.a. Mandatory Referral [2021-722] for the abandonment of a drainage easement on property located along Mayoral Court, SEC, Inc. on behalf of Airstream Services applicant.**



In this mandatory referral, the Planning Commission is being asked to consider abandoning a portion of an existing drainage easement on Lot 7 of the Jackson Village Subdivision. The easement was recorded with the Jackson Village Final Plat but is not being utilized, as there is currently no drainage facility located within the easement. In addition, the drainage easement on lot 8 was originally designed to drain to lot 7. However, with no drainage facilities located within the easements on lots 7 and 8, and the easement in lot 8 having no other public system to connect

to, if the easement on lot 7 is abandoned, then both easements should be abandoned as a part of this action.

The Planning Department's Project Engineer has reviewed this request and does not object to it. Staff recommends that the Planning Commission recommend approval of this request to the City Council subject to the following conditions:

1. Approval shall constitute abandonment of the drainage easements on both lot 7 and lot 8.
2. 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.
3. The applicant will also be responsible for recording these instruments, including payment of the recording fee.



City of Murfreesboro Mandatory Referral Application

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

Mandatory Referral Fees:

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

Property Information:

Tax Map/Group/Parcel: Tax Map 126 Parcel 48.07	Address (if applicable):
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Street Name (if abandonment of ROW):

Type of Mandatory Referral: Drainage Easement Abandonment

Applicant Information:

Name of Applicant: Airstream Services c/o Gus Puga

Company Name (if applicable): Airstream Services

Street Address or PO Box: 1945 Southpointe Way, Ste D

City: Murfreesboro

State: TN

Zip Code: 37129

Email Address: guspuga@live.com

Phone Number: 615-216-5979

Required Attachments:

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

10-14-2021

Applicant Signature

Date

October 14, 2021

Mr. Matthew Blomeley
Murfreesboro Planning & Engineering Dept
111 W. Vine St
Murfreesboro, Tennessee 37130

RE: Mayoral Ct Lot 7 Site Plan
Drainage Easement Abandonment Request
Murfreesboro, Tennessee

Dear Mr. Blomeley:

Please accept this as our formal request for the City of Murfreesboro to abandon a portion of Drainage Easement that is shown along the eastern portion of this lot. Furthermore, the attached exhibit highlights this area.

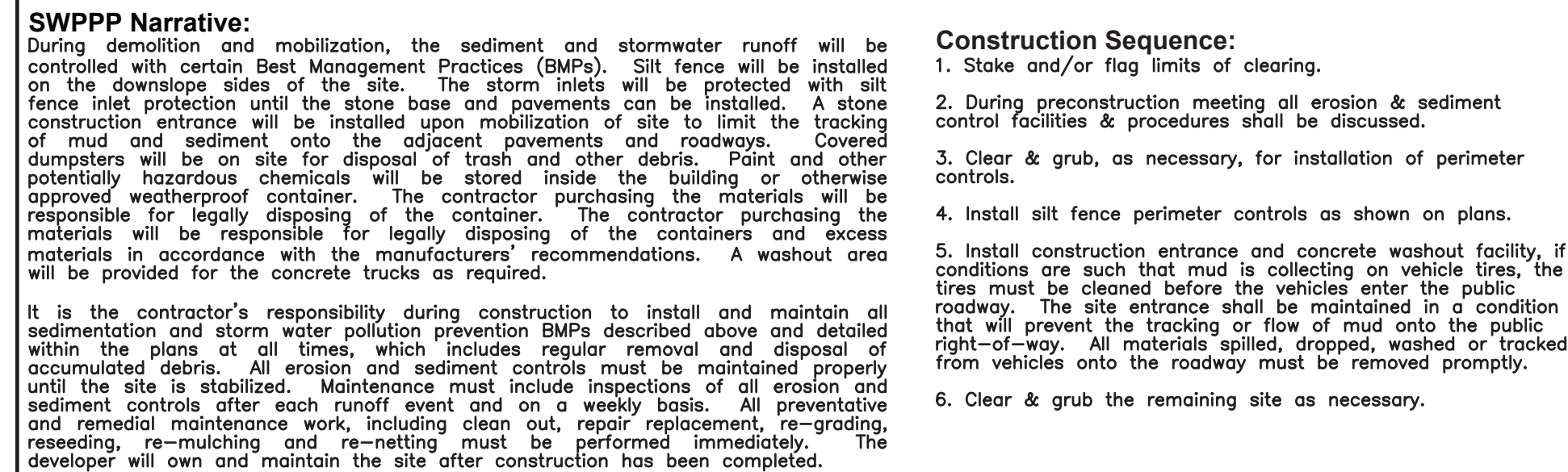
This segment of drainage easement appears to be excess with no facilities located within the easement nor do other properties drain to this location therefore it appears to not be needed.

If you should have any questions concerning this letter, please feel free to call me at (615) 890-7901 or via email at mtaylor@sec-civil.com

Sincerely,



Matt Taylor, P.E.
Vice-President
SEC, Inc



¹★ Outfall

INITIAL OUTFALLS			
NUMBER	DESCRIPTION	AREA	SLOPE
1	CONSTRUCTION EXIT	1.36	1%
2	NORTHWEST SILT FENCE	1.36	1-2%

BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL



NAME:	
Plot7	
E:	
ED:	
B-4-2021	
GRL	

C1.0

REVIEW SET

Not Intended for Construction

DATE: 01/11/2017

BY: [Signature]

FOR: [Signature]

MATTHEW A. TAYLOR

REGISTERED PROFESSIONAL ENGINEER

NO. 10000000000000000000

DATE: 01/11/2017

BY: [Signature]

FOR: [Signature]

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

DATE: 01/11/2017

BY: [Signature]

FOR: [Signature]

850 MIDLAND AVENUE

MEMPHIS, TN 38103

TEL: (901) 595-2567

FAX: (901) 595-2567

DATE: 01/11/2017

BY: [Signature]

FOR: [Signature]

850 MIDLAND AVENUE

MEMPHIS, TN 38103

TEL: (901) 595-2567

FAX: (901) 595-2567

DATE: 01/11/2017

BY: [Signature]

FOR: [Signature]

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FOR: [Signature]

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DATE: 01/11/2017

BY: [Signature]

FOR: [Signature]

850 MIDLAND AVENUE

MEMPHIS, TN 38103

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Murfreesboro, Tennessee

Matthew Blomeley

From: Katie Noel
Sent: Thursday, October 28, 2021 9:15 AM
To: Joel Aguilera
Cc: Matthew Blomeley
Subject: RE: Comments for mandatory referral

Joel,

The easement on lot 7 of the Jackson Village Subdivision is not being utilized and there is currently no drainage facility located within the easement. The drainage easement on lot 8 was originally designed to drain to lot 7 however that development also chose not to utilize it as well. With no drainage facilities located within the easements on lot 7 and 8 and the easement in lot 8 having no other public system to connect to if lot 7 is abandoned, both easements should be abandoned as a part of this action.

Please let me know if you have any questions.

Thank you,

Katie Noel, PE
Project Engineer
Planning Department
(615) 893-6441 Ext. 1633



From: Joel Aguilera <jaguilera@murfreesborotn.gov>
Sent: Wednesday, October 27, 2021 1:38 PM
To: Katie Noel <knoel@murfreesborotn.gov>
Subject: Comments for mandatory referral

Katie,

I just wanted to reach out again and see if you by chance had your comments written up for the mandatory referral to maybe get it on the November 3rd plan commission.

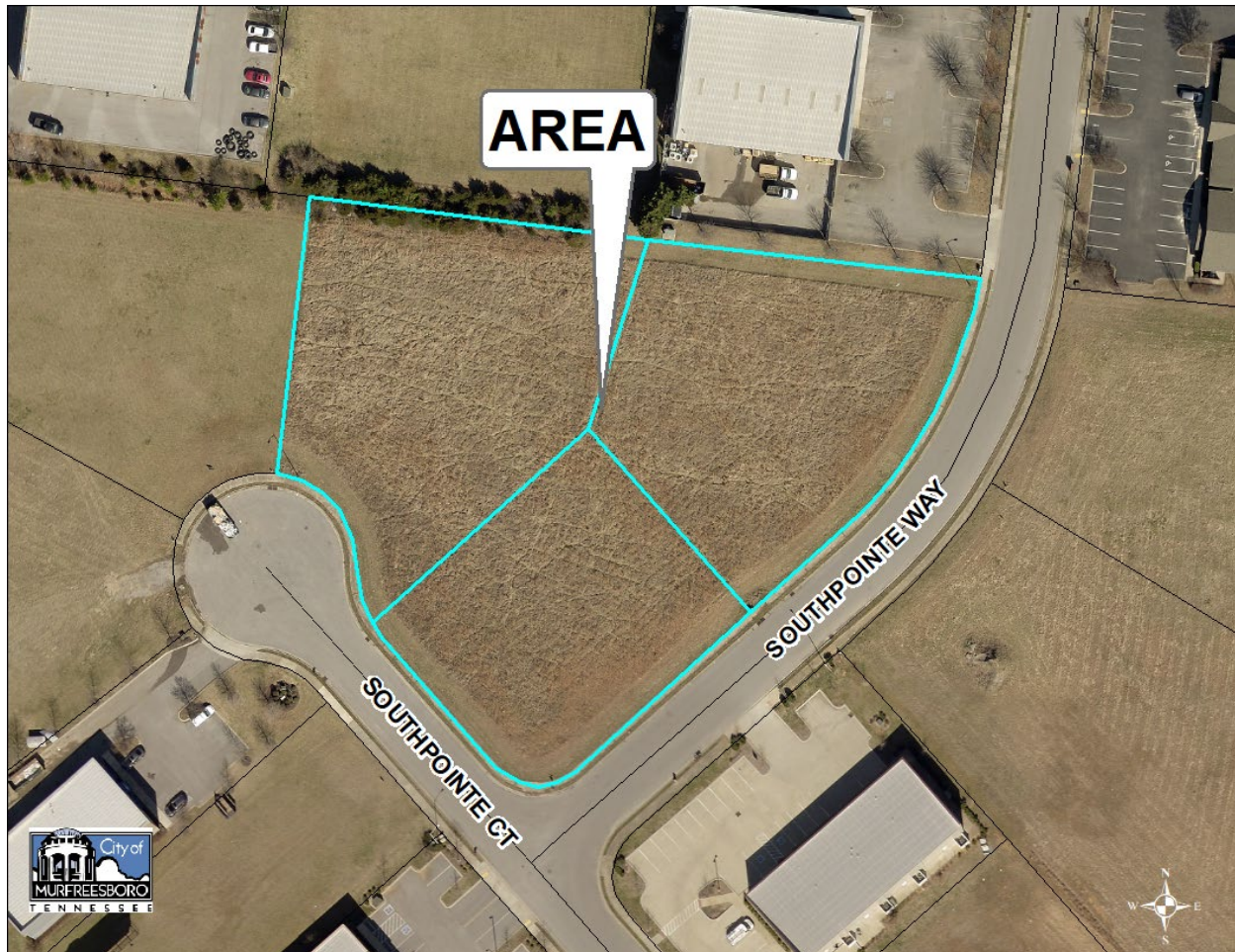
I know you have other projects too so I understand if you have not gotten to it.

Thanks again,

Joel S. Aguilera
Planner
Planning Department
City of Murfreesboro
Phone: 1-615-893-6441 - Ext. 1615

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
NOVEMBER 3, 2021
PROJECT PLANNER: BRAD BARBEE**

- 4.b. Mandatory Referral [2021-723] to consider the abandonment of drainage easements along Southpointe Way and Southpointe Court, Huddleston-Steele Engineering, Inc. applicant.**



In this mandatory referral, the Planning Commission is being asked to consider abandoning drainage easements located on lots 20-22 of the Southpointe Business Campus Commercial Subdivision along Southpointe Way and Southpointe Court. The stormwater structures that currently exist within the easement areas are proposed to be relocated. Both a preliminary plat and site plan that proposes a new plan for drainage have been submitted to the Planning Department for review. The Planning Department's Project Engineer has reviewed the proposed drainage easement abandonment and does not object to it based

upon the proposed development plans, as the easement and facility are proposed to be replaced.

Staff recommends that the Planning Commission recommend approval of this request to the City Council. If approved by the City Council, staff recommends the following conditions of approval:

- 1) The applicant will be responsible for providing the information necessary for the Legal Department to prepare the legal documents for the easement abandonment.
- 2) The applicant will be responsible for recording the aforementioned documents, including payment of any recording fees.
- 3) The new drainage facility must be approved, installed, and pass inspection prior to the quitclaim deed being recorded.



City of Murfreesboro
Mandatory Referral Application

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

Mandatory Referral Fees:

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

Property Information:

Tax Map/Group/Parcel: 113C, "C", 30,31,32 Address (if applicable): 1938 Southpointe Way

Street Name (if abandonment of ROW): —

Type of Mandatory Referral: 10' Drainage Easements abandonment

Applicant Information:

Name of Applicant: Jerrold Pedigo

Company Name (if applicable): 2012 B Pedigo Trust

Street Address or PO Box: 1711 Old Fort Parkway, Ste A

City: Murfreesboro

State: TN Zip Code: 37129-3832

Email Address: jerroldpedigo@gmail.com

Phone Number: 615-948-5800

Required Attachments:

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

Applicant Signature

10-13-21

Date

Pedigo

October 13, 2021

City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

Re: SouthPointe Lots 30, 31, & 32
Mandatory Referral

To Whom It May Concern:

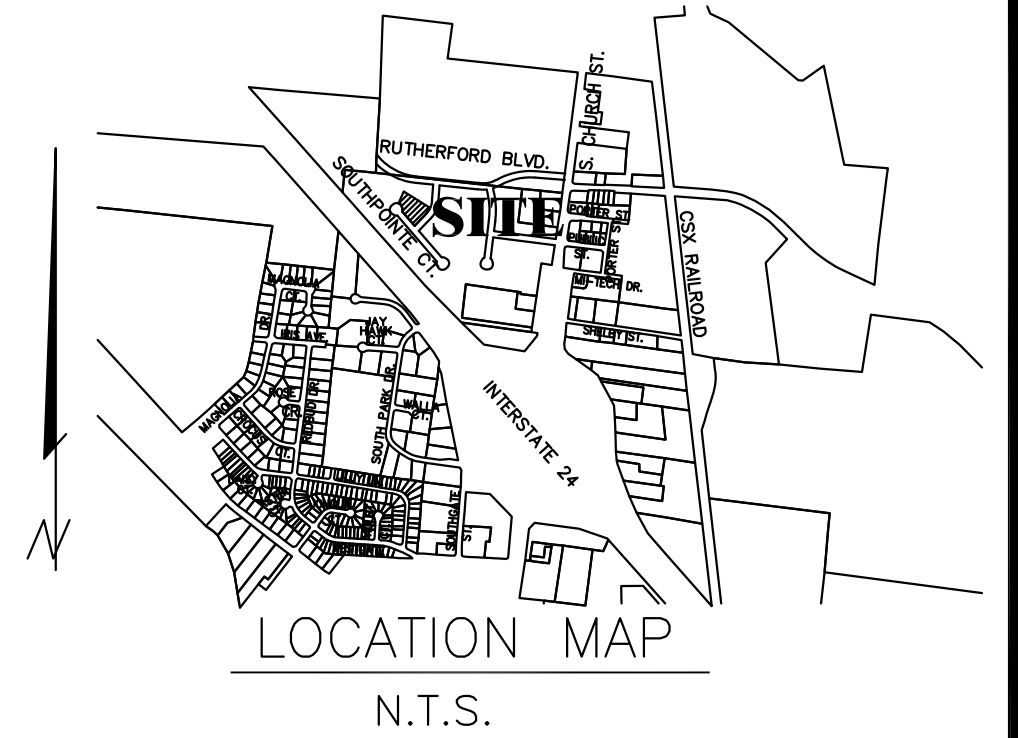
Please allow this letter to serve as my formal request, as owner of the property referenced above, to abandon portions of two 10' drainage easements as shown on the attached site plan drawings for the property, as prepared by Huddleston-Steele Engineers.

Thank you,



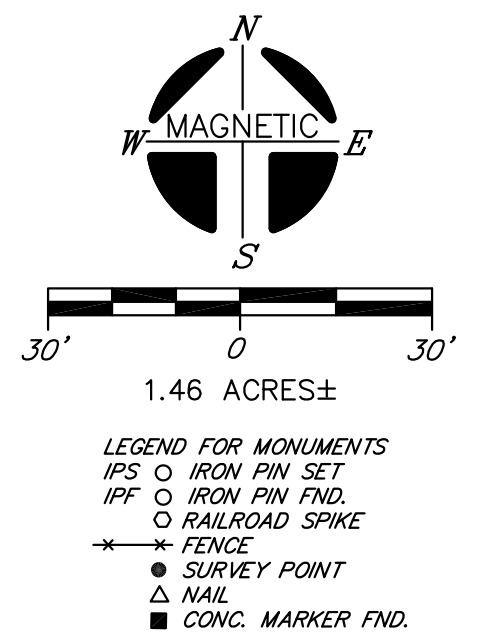
Jerrold Don Pedigo, Trustee
The 2012-B Pedigo Trust

NOTES:
1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.



**THIS PORTION OF
DRAINAGE EASEMENTS
TO BE ABANDONED**

4,816 sq. ft.
0.11 acres



LEGEND
Ø Power Pole
⊕ Existing Fire Hydrant
—W— Existing Water Line
—S— Existing Sanitary Sewer Line
○ Existing Manhole
—oo— Existing Contours
ooo Existing Spot Elevations

ZONING: L-I
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'

DEVELOPER: JERROLD PEDIGO
ADDRESS: 1711 OLD FORT PARKWAY
MURFREESBORO, TN 37129
TAX MAP: 113C, "C" PARCELS: 30,31,32

FLOOD MAP PANEL: 470168 0260 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

SHUDDLESTON-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

#	DATE	REVISION DESCRIPTION

MANDATORY REFERRAL EXHIBIT
LOTS 30-32
**SOUTHPOINTE
BUSINESS CAMPUS**

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: OCTOBER, 2021 SCALE 1"=30' SH. 1 OF 1

Property Description
Southpointe Business Campus
Tax Map 113C, Group C, Parcels 30, 31, & 32
Plat Book 33, Page 221

10' Drainage Easements to be Abandoned

Located in the 13th Civil District of Rutherford County, Tennessee. Bound on the north and east by the remaining property of Lot 32, Southpointe Business Campus (Plat Book 33, Page 221); on the south by Southpointe Way; and on the west by the remaining property of Lots 30 and 31, Southpointe Business Campus (Plat Book 33, Page 221).

Commencing at an iron pin in the west right-of-way of Southpointe Way, said pin being the southernmost corner of Lot 32, Southpointe Business Campus; thence N11°04'23"E, 12.59 feet to the **Point of Beginning**, being the easternmost corner of this easement; thence S30°02'35"W, 21.08 feet to a point in the west right-of-way of Southpointe Way, being the southernmost corner of this easement; thence leaving said right-of-way with the east line of the remaining property of Lot 31, Southpointe Business Campus, N41°29'58"W, 151.03 feet to a point; thence with the east line of the remaining property of Lot 30, Southpointe Business Campus, N17°13'55"E, 102.57 feet to a point, being the northwest corner of this easement; thence with the south line of the remaining property of Lots 30 and 32, respectively, Southpointe Business Campus, S82°57'42"E, 20.32 feet to a point, being the northeast corner of this easement; thence with the west line of the remaining property of Lot 32, S17°13'55"W, 94.91 feet to a point; thence continuing with said line, S41°29'58"E, 133.10 feet to the Point of Beginning, containing 0.11 acres, more or less.

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

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



Matthew Blomeley

From: Brad Barbee
Sent: Thursday, October 28, 2021 3:15 PM
To: Matthew Blomeley
Subject: FW: Mandatory referral 2021-723 Southpointe Business Campus

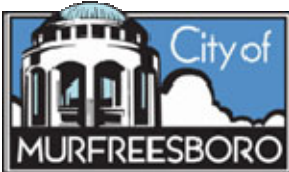
From: Katie Noel <knoel@murfreesborotn.gov>
Sent: Thursday, October 28, 2021 9:18 AM
To: Brad Barbee <bbarbee@murfreesborotn.gov>
Subject: RE: Mandatory referral 2021-723 Southpointe Business Campus

Brad,

This current development plan has a conflict with the current drainage easement and they are proposing to relocate the drainage facility and easement as a part of their development plan. Staff has no objections to the request provided the new facility and easements are in place prior to the abandonment being finalized.

Thank you,

Katie Noel, PE
Project Engineer
Planning Department
(615) 893-6441 Ext. 1633



From: Brad Barbee <bbarbee@murfreesborotn.gov>
Sent: Friday, October 22, 2021 8:12 AM
To: Katie Noel <knoel@murfreesborotn.gov>
Subject: Mandatory referral 2021-723 Southpointe Business Campus

Good morning Katie,

Please see the attached submittal from Huddleston Steele Engineering on behalf of Mr. Jerald Pedigo to abandon a section of 10ft drainage easement. I have been instructed to contact you for an official response to this application.

BRAD BARBEE
PLANNER
CITY OF MURFREESBORO
PLANNING DEPARTMENT
111 W. Vine Street
Murfreesboro, TN 37130
P: 615-893-6441 ext: 1611

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1

NOVEMBER 3, 2021

PROJECT PLANNERS: MATTHEW BLOMELEY AND BRAD BARBEE

5.a. Slatewood [2021-1028]

1) Request for exception to Section 5.7.3.i. of the Subdivision Regulations.

The developer of the proposed Slatewood single-family residential subdivision, which is located along the south side of Sulphur Springs Road west of Albany Court, has requested an exception to Section 5.7.3.i. of the City's Subdivision Regulations. The proposed development is zoned RS-15 (Single-Family Residential District) and is proposed to be developed with lots a minimum of 15,000 square-feet in area. Section 5.7.3.i. is as follows:

The arrangement of public streets shall provide for the continuation between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire and police protection, efficient provisions of utilities and road maintenance. All streets shall be properly integrated with the existing and proposed system of streets and dedicated rights-of-way.

It has consistently been the position of the Planning Department staff and it has been communicated to the developer verbally and in writing that there should be a street stub to the 25-acre property to the west, which is primarily undeveloped except for a single-family home. This recommendation has been made by Staff in order to be consistent with the Subdivision Regulations and to further the goals it enumerates.

The Subdivision Regulations lays out the following process by which an applicant can seek an exception:

If the Planning Commission finds that extraordinary hardship or practical difficulty may result from strict compliance with these Subdivision Regulations, an exception variance from these Subdivision Regulations may be granted; provided, such exception shall not be granted when it would have the effect of nullifying the general intent and purpose of these Regulations, and provided further that the Planning Commission shall not permit exceptions unless it shall make findings based upon written evidence presented to it in each specific case that:

(A) The conditions upon which the request for an exception is based are unique to the property for which the exception is sought and are not applicable generally to other property;

(B) Because of the particular physical surroundings, shape, or topographical condition of the specific property involved, a particular hardship (not self-imposed) to the Owner would result, as distinguished from a mere inconvenience, if the strict letter of these Subdivision Regulations were carried out.;

(C) The exception will not in any manner alter the intent of the Major Thoroughfare Plan, or the Zoning Ordinance.; and

(D) An alternative providing equal or greater compliance is not available.

In accordance with the procedure stated in the Subdivision Regulations, the applicant has submitted a letter attempting to address the four standards listed above. The applicant's letter is attached to these staff comments. Staff provides the following analysis of the applicant's request in relation to these standards.

(A) The conditions upon which the request for an exception is based are unique to the property for which the exception is sought and are not applicable generally to other property;

The applicant states that a stub street is not warranted due to the relatively small number of lots in the subdivision. The proposed development is 12 acres and contains 26 lots, 5 of which have frontage along Sulphur Springs Road. It is Staff's opinion that this standard is not met, as there appear to be no unique circumstances relative to the development tract(s) and that the number of lots by itself does not negate the requirement for connectivity between adjacent parcels.

(B) Because of the particular physical surroundings, shape, or topographical condition of the specific property involved, a particular hardship (not self-imposed) to the Owner would result, as distinguished from a mere inconvenience, if the strict letter of these Subdivision Regulations were carried out.;

In his letter, the applicant does not address the conditions of the property. Instead, he states that the neighboring property owner (Murray) to the west has no intentions of developing his property and that the stub will conflict with the location of their home. However, how landowners desire to use their property, including whether or not to sell it for development, changes over time. While Murray may not presently wish to sell his property for development, it is the responsibility of the City to plan for its eventual development, whether that occurs in 2 years, 10 years,

or 25 years. Should Murray decide to sell for development, the location of the street stub in relation to the existing house will be a moot point. In addition, the applicant states that there are already three existing stubs into the Murray property, but Staff counts two existing stubs into the Murray property (Waterford Road and Albany Court), not three. It is Staff's opinion that this standard has not been met, as it has not been demonstrated that the property contains particular physical surroundings, shape, or topographical features that would result in a particular hardship.

(C) The exception will not in any manner alter the intent of the Major Thoroughfare Plan, or the Zoning Ordinance.;

The applicant simply states in his letter that his request complies with this standard, but he does not elaborate further.

There does not appear to be any pertinent references to the issue at hand in the Zoning Ordinance. However, *Section 3.1.5.: Roadway Recommendations* of the 2040 Major Transportation Plan states that enhanced roadway network connectivity is a central theme of the document. It states that "the connectivity of the different classified roadways is an effort to provide better distribution of traffic along all facilities. The overall goal is to provide a multitude of viable travel paths between differing but complimentary land uses such as areas of concentrated households and retail or employment centers. Enhanced roadway network connectivity provides the ability to more effectively distribute traffic over a variety of facilities thus minimizing high concentrations of traffic on minimal roadways and associated intersections between land uses. Enhanced connectivity also aids in the reduction of travel time and distances between land uses." It goes on to state that "the goal of enhanced connectivity should be balanced against quality of life issues that may be experienced when an unwarranted volume or particular type of traffic is redirected through residential or other incompatible land uses."

The planned roadway improvement and construction projects depicted in the Major Transportation Plan demonstrate the plan's commitment to roadway connectivity and promoting alternative routes. Furthermore, in furtherance of the goals of the Major Transportation Plan, the City consistently seeks connectivity and multiple access points for developments when possible, as it is recommending with the Slatewood development. In looking at quality of life for the proposed development, it is Staff's opinion that the connectivity will have no greater impact on the quality of life for Slatewood than it has any other residential development where such connectivity has been required. Furthermore, it is Staff's opinion that the applicant

has not demonstrated that this exception will not alter the intent of the Major Transportation Plan.

(D) An alternative providing equal or greater compliance is not available.

The applicant indicates in his response that an alternative could be sought. However, he does not explore that further in his letter, as he states that the stub “would diminish the overall quality of the subdivision.” The “quality of the subdivision” is not one of the standards to be considered by the Planning Commission. It appears that there is flexibility with where the stub street could be located along the western property line. Alternatively, the development plan includes the construction of sanitary sewer on a vacant lot in the Albany Court Subdivision. It appears that connecting to Albany Court via a new public street on this vacant lot may be a viable option. Regardless of the above, however, the applicant has not provided evidence that there are no alternatives; therefore, it is Staff’s opinion that this standard has not been met.

The Subdivision Regulations requires that all of the above standards must be met in order for an exception to be granted. It is Staff’s opinion that the applicant has not met his burden of proof and demonstrated evidence that these standards have been met. Therefore, Staff recommends **denial** of the request for an exception.

October 25th, 2021

KBT Land, LLC
Jon Troutt, Partner
1419 Northwoods Cove
Murfreesboro, TN 37130

City of Murfreesboro Planning and Zoning Office
Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director, AICP
111 West Vine Street
Murfreesboro, TN 37130

Dear Mr. McKnight,

I am writing to request that an exception be made to the City of Murfreesboro subdivision regulations outlined in section 5.7.3.i. I have been asked to address the reasoning for the exception request by commenting on items listed within the regulation. Those items are found in section 1.3.2: A-D. Below you will find these reasonings.

- A) The conditions upon for which an exception is based are unique to the property for which the exception is sought and are not applicable generally to other property.
Explanation: Slatewood subdivision is unique in that its size does not warrant the requirement of a stub street within the small development. There are only 21 lots that sit within the new city street. This is less lots than would be allowed by the Regulations and Design Guidelines for a normal subdivision cul-de-sac street with only one way in and one way out.
- B) Because of the particular surroundings, shape, or topographical condition of the specific property involved, a particular hardship (not self-imposed) to the Owner would result, as distinguished from a mere inconvenience, if the strict letter of these Subdivision Regulations were carried out; and,
Explanation: Should a stub street be required; this would cause the current owner hardship in that it would permit a new street to be directed towards the home of their close friends that own the adjacent property. These friends have made it clear that they are not selling their property and do not want to the potential for a new street to come through their current residence. There are currently three stubs available for the adjacent property to ensure future connectivity through that property should it ever be developed. One of the three is directly to the South at the end of Albany Court.
- C) The exception will not in any manner alter the intent of the major Thoroughfare Plan, or the Zoning Ordinance.
Explanation: This is indeed a true statement. This exception will not alter the major thoroughfare plan or the Zoning Ordinance.
- D) An alternative providing equal or greater compliance is not available.
Explanation: While an alternative could be sought. If the stub street were required, it would diminish the overall quality of the subdivision. Furthermore, The Planning

Commission has heard the statements from the City of Murfreesboro and also from the developer drafting this letter and feels that making this exception and not requiring a stub street in such a small subdivision is the appropriate action in this particular scenario.

In addition to the above Sub Reg 5.7.3(i) can be satisfied in that the lack of a stub with only 21 lots in question would not hinder the convenient movement of traffic. It also will not prohibit effective fire and police protection. It will not have adverse impact on efficient provision of utilities and road maintenance. Finally, there is no existing stub to this property to which we are required to hook into as outlined in the final piece of this Regulation. Again, I feel this is best supported by the fact that the City of Murfreesboro approves subdivisions that have one way in, one way out, streets within them that lead to a cul-de-sac (with no stub streets) that contain more than the 21 lots that will be within this development in question.

Thank you for your time and willingness to assist us in this effort to allow the Murfreesboro Planning Commission to grant this exception as was their preference in the Planning Commission meeting held on October 20th, 2021.

Please make me aware if further information is necessary.

Sincerely,



Jon Troutt
Partner, KBT Land, LLC

5.a. Slatewood [2021-1028]

2) Preliminary plat for 26 lots on 12 acres zoned RS-15 located along Sulphur Springs Road, KBT Land developer.

This is the preliminary plat review for the Slatewood Subdivision. The property is zoned RS-15. The purpose of this plat is to depict the necessary infrastructure construction for 25 future lots. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments. ***If the exception to the Subdivision Regulations, which was the previous item on the agenda, is granted, then Development Services/Engineering comment #1 should be eliminated from the list of applicable staff comments.***



Staff Comments

Development Services – Planning

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) Update the purpose note to read, “The purpose of this plat is to create 25 lots of record and to record right of ways, easements, and common area, as shown”.
- 2) Remove the lot number and circle from the lot used for the mail kiosk and label this as common area.
- 3) Show the driveway locations at a typical width for a driveway and align the locations with the building envelope.
- 4) Provide approval of the location from USPS.
- 5) Provide an irrigation design for this area. Staff acknowledges the receipt of an irrigation area of coverage plan.
- 6) Landscaping and irrigation must be installed prior to signing the final plat.
- 7) Provide the HOA documents for review.
- 8) Label the length of the front property line for lot 20. *Make this number more legible. It currently appears to be 778?*

Development Services – Engineering

Abraham Farias, 615.893.6441, afarias@murfreesborotn.gov

- 1) As discussed on the Pre-application meeting; Provide a stub road to adjacent property on the westside of development, as required by city guidelines and standards. Subdivision Regulation (section 5.7.3.i) and in the design guidelines (Section II.C).
- 2) Albany Court will require mill and overlay after water and sewer connection is done (50-foot on each side from edge of connection).
- 3) Sulphur Springs Road is on the Major Transportation Plan to be upgraded to a 3-lane cross section. The developer of this property will be required to participate in those improvements with the construction of a left turn lane benefiting this project. Roadway improvement plans require the review and approval from public infrastructure.
- 4) Mail Kiosks will need to be in the common area and cannot be located on private property. Adequate parking for mail kiosk should be provided to avoid cars blocking the street.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

- 1) No comments

Consolidated Utility District

Will Steele, 615.225.3311, wsteele@ cudrc.com

- 1) No comments

Middle Tennessee Electric Membership Corporation

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

- 1) Developments must meet any and all Operational Bulletins, Policy Bulletins, Rules and Regulations, and Bylaw requirements related to receiving new service published or established by MTE.
- 2) Developments will not be approved through site plans review until all MTE design requirements are complete.
- 3) Please contact MTE Engineering for requirements associated with the development. Standards and Guidelines can be found on the MTE website at mtemc.com/ConstructionStandards
- 4) Show proposed MTE electric design.
- 5) Show proposed MTE easements.
- 6) Only trees listed on the MTE Tree Planting Guidelines can be planted within any existing or proposed MTE easements or rights-of-way
- 7) Only approved City of Murfreesboro decorative streetlights will be allowed within developments. Please contact City of Murfreesboro Planning Department and MTE Engineering during the design process.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@ murfreesborotn.gov

- 1) No comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@ murfreesborotn.gov

- 1) Water and sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review. Submit one hard copy set and a PDF file of the plans to MWRD.

Informational and Procedural Comments**Development Services – Planning**

Brad Barbee, 615.893.6441, bbarbee@ murfreesborotn.gov

- 1) Construction plans require approval of engineering staff separate from the planning commission review. A PDF of construction plans should be sent to the engineering point of contact for review.
- 2) A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.

- 3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.

Development Services – Engineering

Abraham Farias, 615.893.6441, afarias@murfreesborotn.gov

- 1) Construction plans require approval of engineering staff separate from the planning commission review. A PDF of construction plans should be sent to the engineering point of contact for review.
- 2) A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
- 3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
- 4) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Will Steele, 615.225.3311, wsteele@ cudrc.com

- 1) No Comments

Middle Tennessee Electric Membership Corporation

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

- 1) No Comments.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

- 1) MWRD must receive offsite easement prior to approving the plans.

PLAT NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding, from his structure to the drainage system.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. The purpose of this plat is to create a 26-lot subdivision with associated detention area.
6. Proposed sidewalks along common areas shall be installed by the developer. Proposed sidewalks along the individual lots shall be installed by the builder.
7. Water service is provided by the Murfreesboro Water Resources Department.

AREA DRAIN
TC 569.6
IE 566.60

400 LF 18" HDPE
PIPE @ 0.50%
20' DRAINAGE
EASEMENT

JOHN E. MURRAY ETUX
DEED BOOK 450, PAGE 130
ZONED RS-15
AREA DRAIN
TC 570.8
IE 564.60

90 LF 18" HDPE
PIPE @ 0.50%
CONC. HW
IE 564.15

DETENTION AREA
26,630 S.F.±

SLATEWOOD WAY

BURLWOOD CT.

BALSWOOD CT.

SULPHUR SPRINGS RD.

ALBANY CT.

SITE

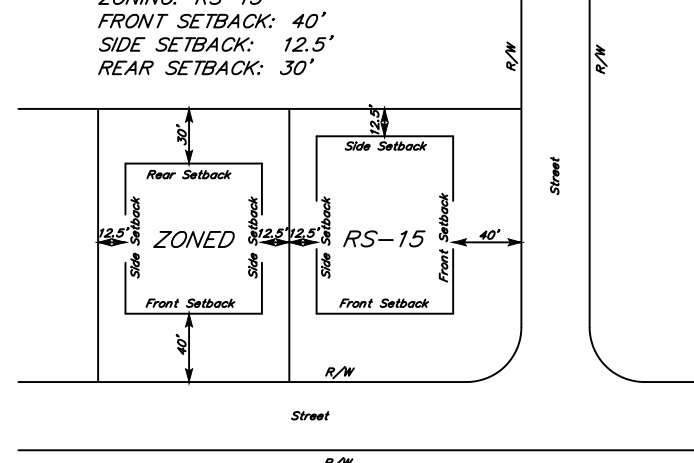


LOCATION MAP
N.T.S.

LEGEND

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

ZONING: RS-15
FRONT SETBACK: 40'
SIDE SETBACK: 12.5'
REAR SETBACK: 30'



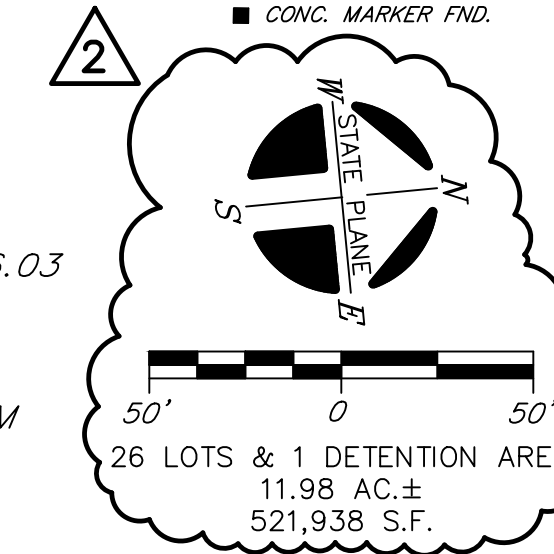
TYPICAL BUILDING SETBACK DETAIL
N.E.A.

OWNER: JOHN T. AND JEANNE C. BRAGG, Jr.
ADDRESS: 2108 SHANNON DRIVE
MURFREESBORO, TN 37129

TAX MAP: 069, PARCELS: 46.00 & 46.03

THIS PROPERTY IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD"
ON THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD MAP PANEL: 470168 0145 H
ZONE: X DATED: JANUARY 05, 2007

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ○ IRON PIN FND
○ RAILROAD SPIKE
—F— FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.



PRELIMINARY
FOR
REVIEW ONLY

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

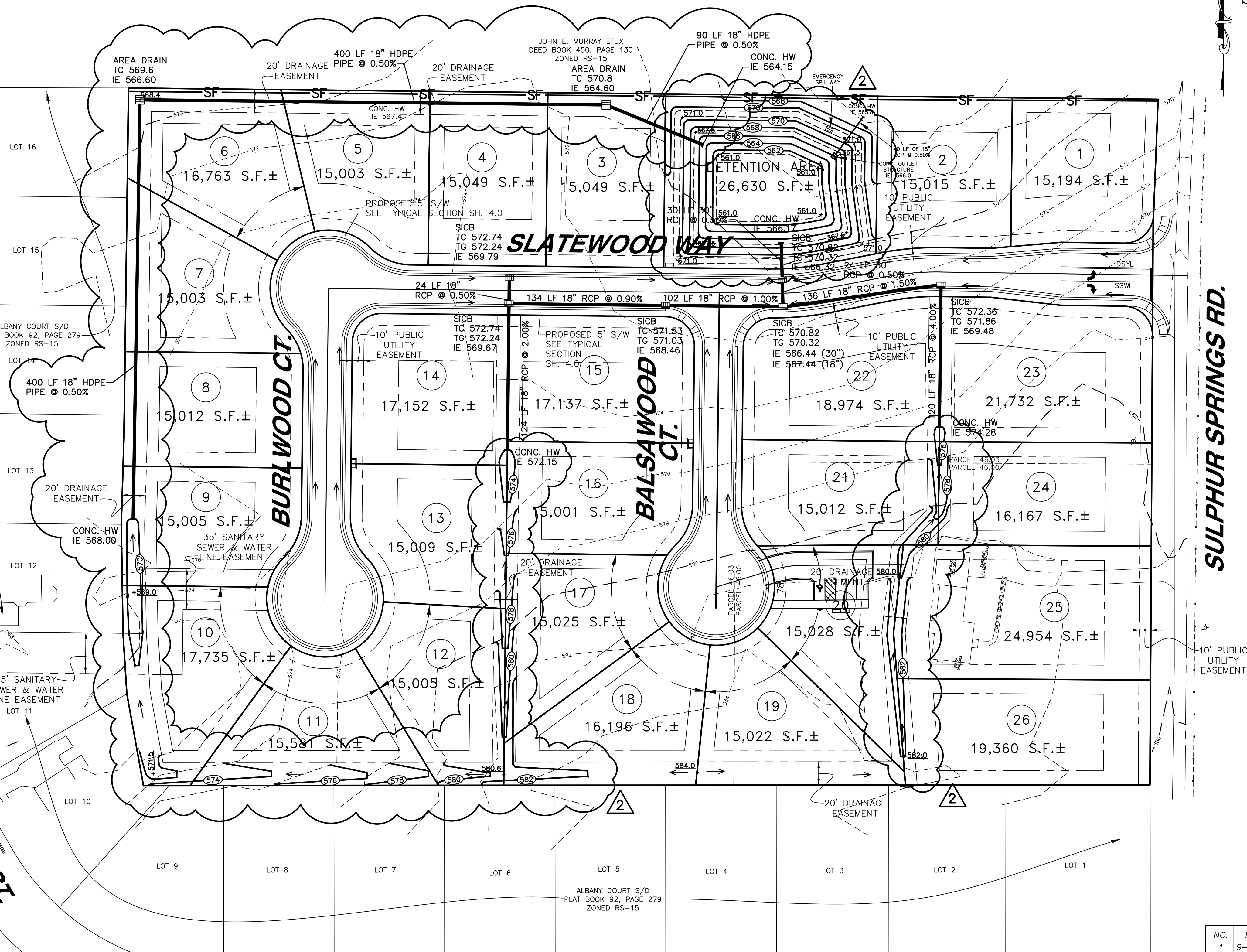
PRELIMINARY PLAT
SLATEWOOD

CITY OF MURFREESBORO, TENNESSEE

DATE: SEPTEMBER 2021 SCALE 1"=50' SH. 1.0

PLAT NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
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5. The purpose of this plat is to create a 26-lot subdivision with associated detention area.
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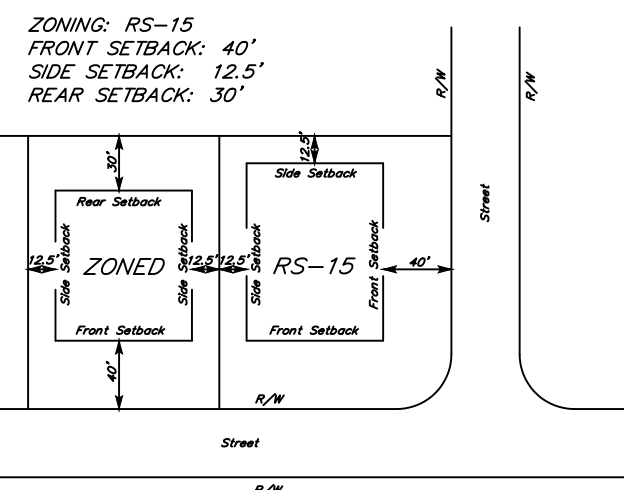
SITE



LOCATION MAP
N.T.S.

LEGEND

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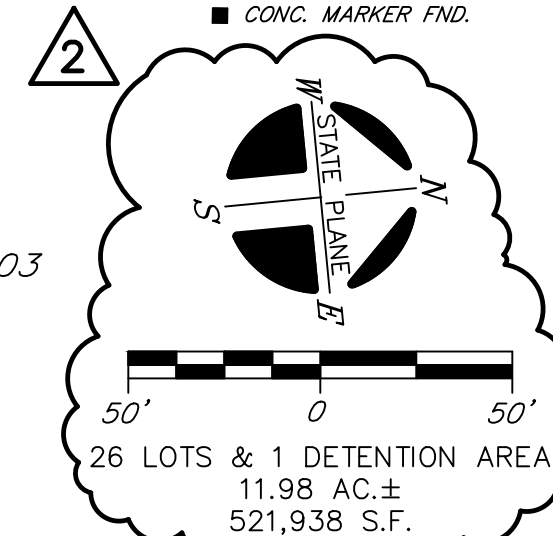
TYPICAL BUILDING SETBACK DETAIL
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THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 470168 0145 H
ZONE: X DATED: JANUARY 05, 2007

- LEGEND FOR MONUMENTS
- IPS ○ IRON PIN SET
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.



PRELIMINARY
FOR
REVIEW ONLY

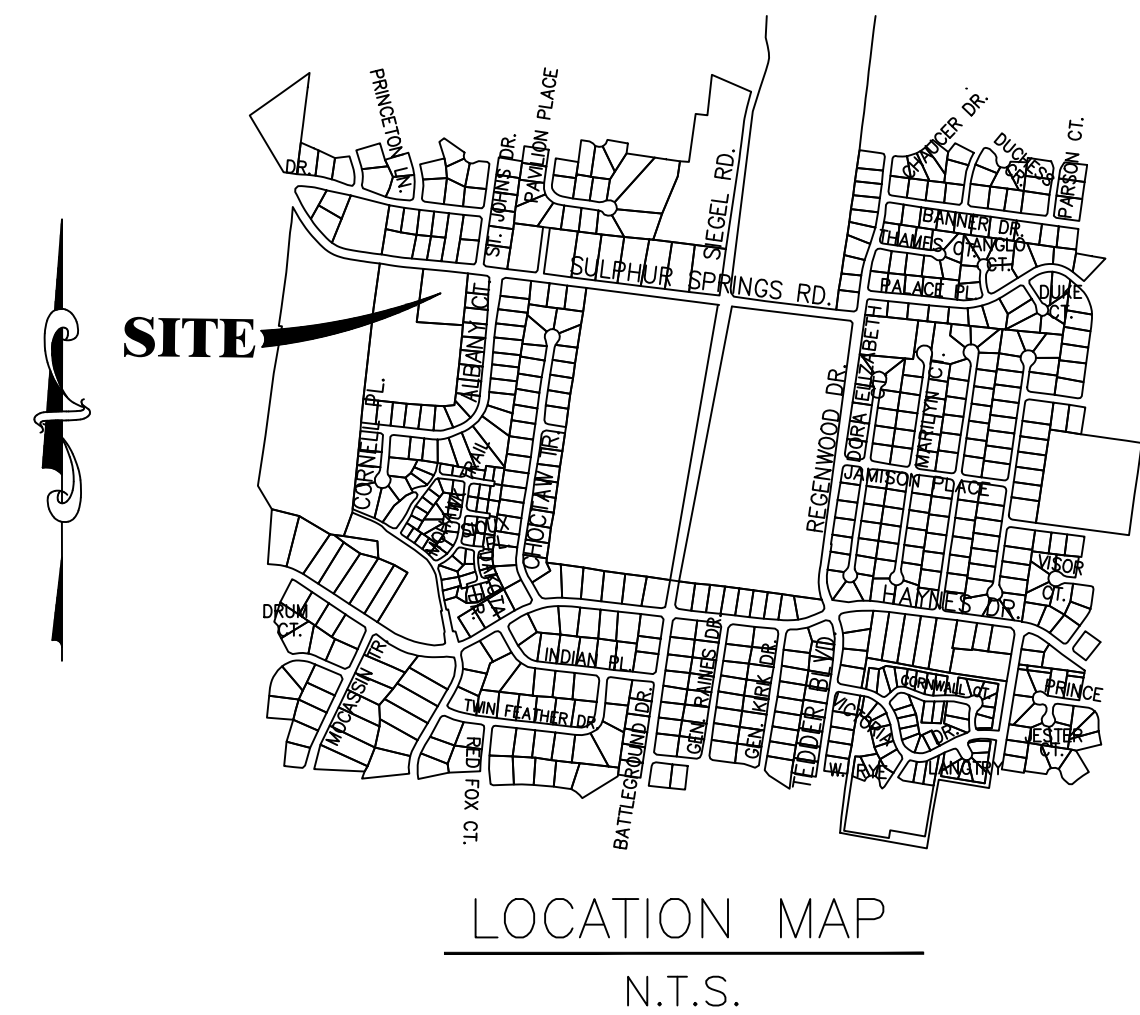
SHUDDLESTON-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 - 4084, FAX: 893 - 0080

GRADING PLAN
SLATEWOOD

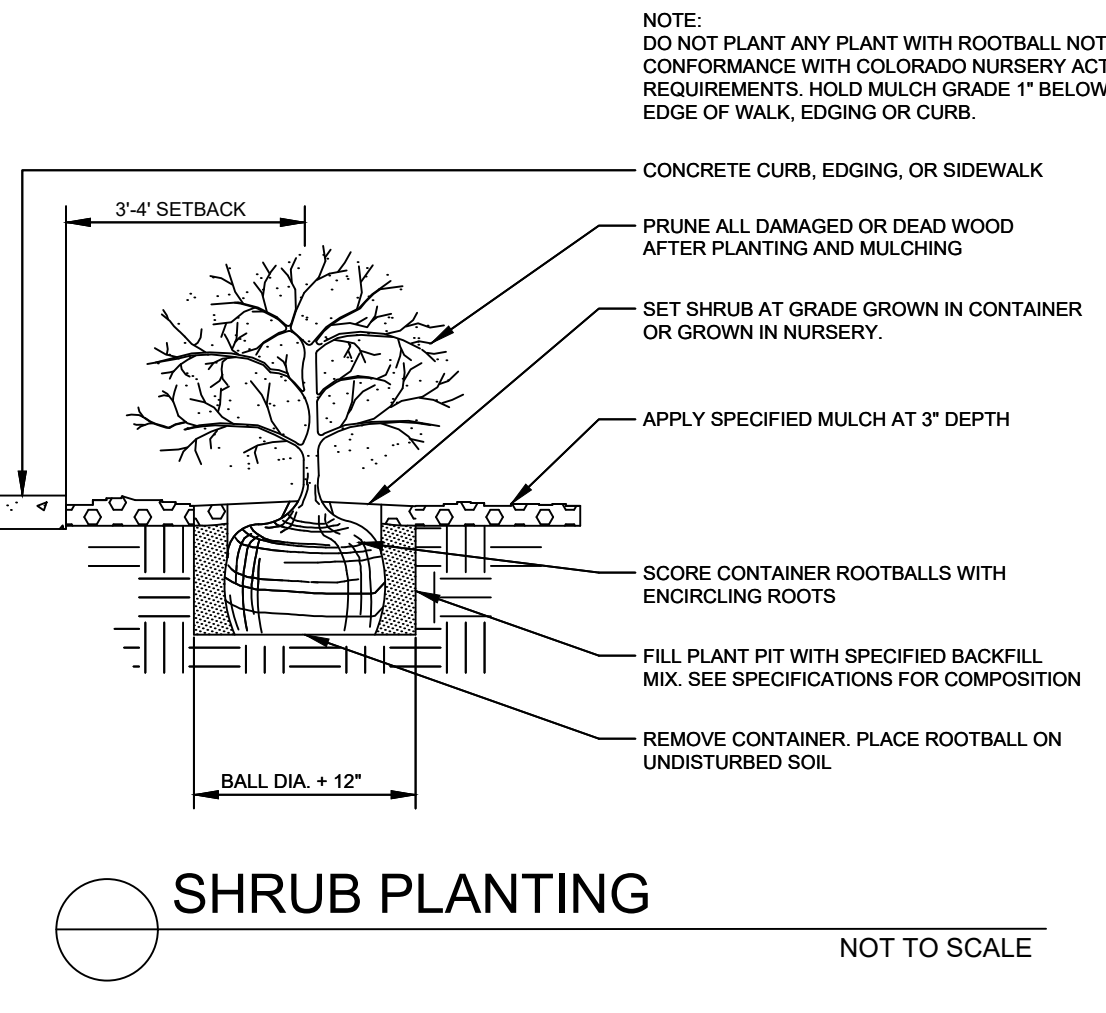
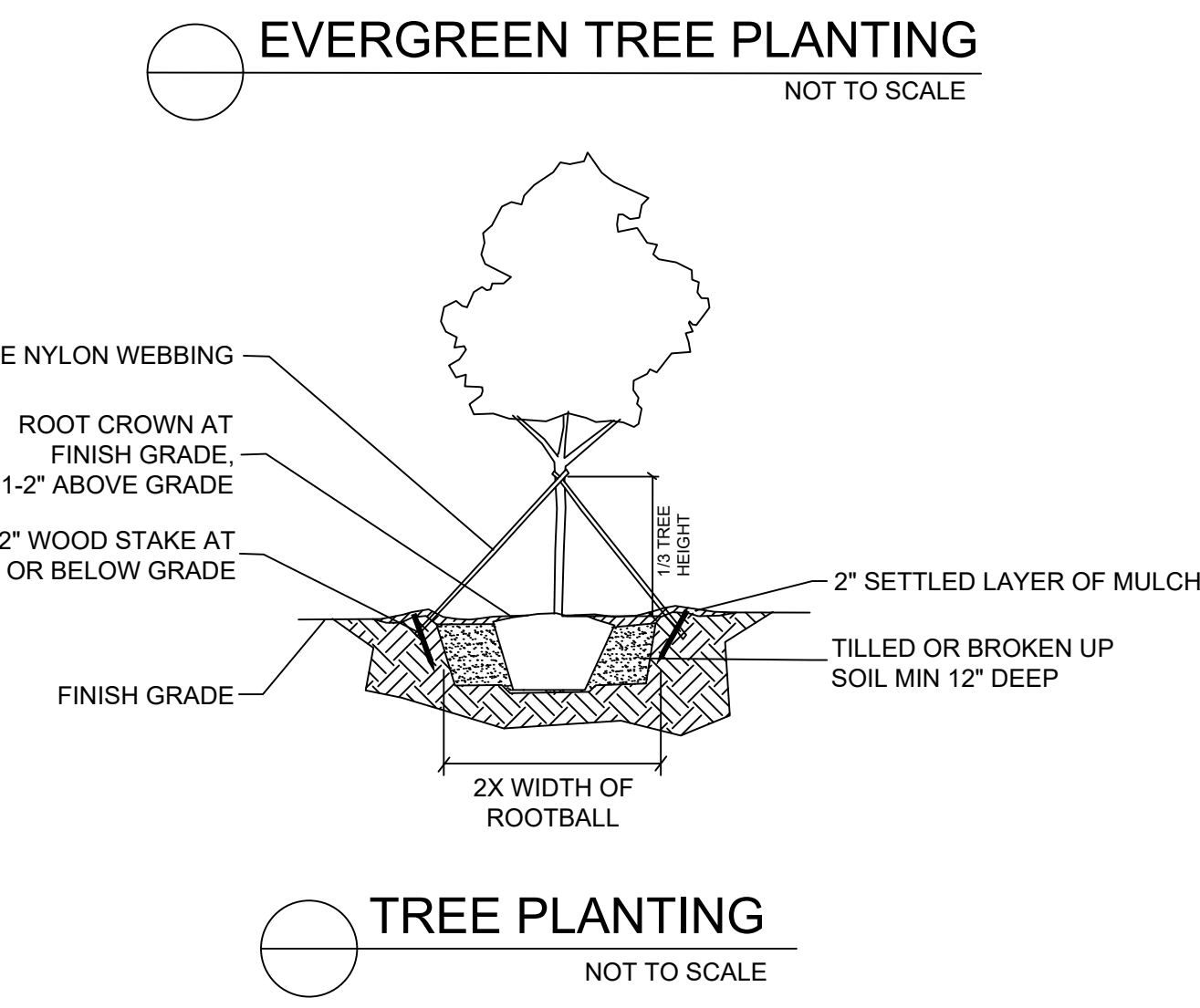
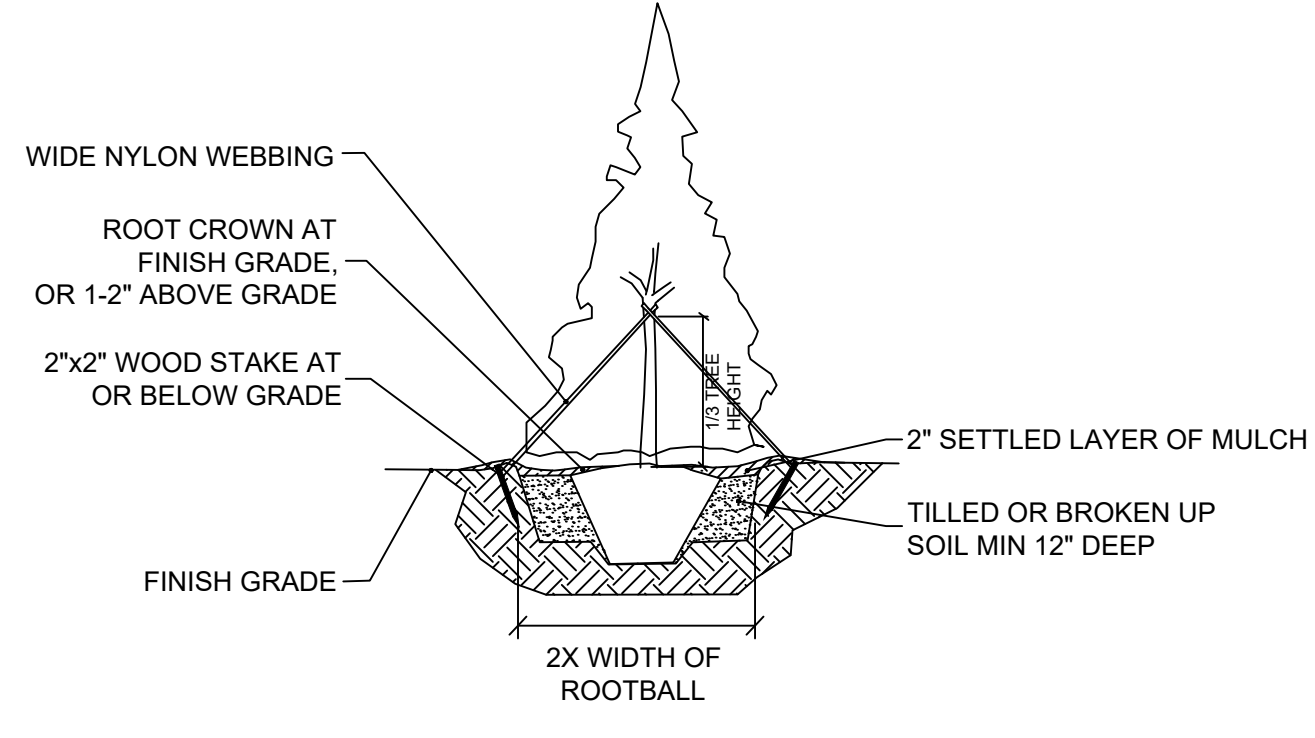
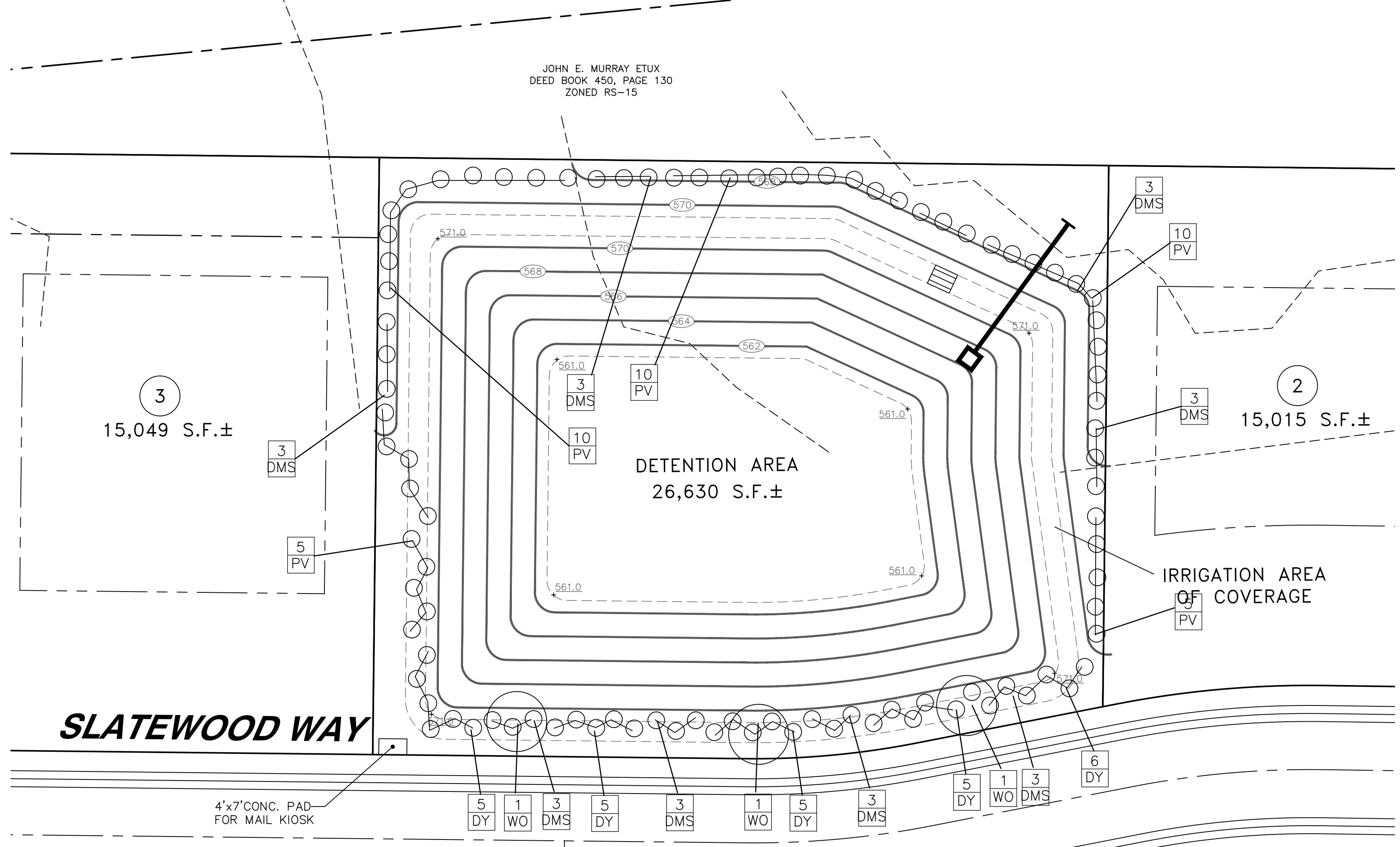
CITY OF MURFREESBORO, TENNESSEE

DATE: SEPTEMBER 2021 SCALE 1"=50' SH. 2.0

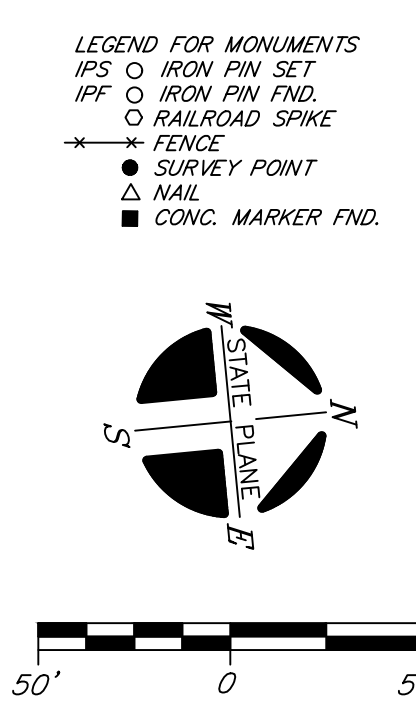
- 1.0 General
- 1.1 Scope: This work includes providing labor, equipment, materials, installation and maintenance services to complete all landscape installation as indicated in construction documents.
- 1.2 Inspection and Approval:
- A. All plant material may be subject to inspection and approval by the landscape architect or the owner's representative prior to delivery to the site. If any material is rejected, it shall be replaced or replaced at the owner's expense. The contractor shall replace any dead or unhealthy plant material during the one year guarantee period no additional cost to the owner.
- 1.3 Construction:
- A. Landscape installation under which work is to be performed and verify the Landscape Architect's unsatisfactory conditions or any potential field adjustments should the landscape contractor encounter unsatisfactory surface or subsurface drainage conditions, landscape contractor shall submit a written report to the landscape architect and the owner's representative. The landscape architect will determine the appropriate adjustments to the landscape plan and the contractor shall make the adjustments to the landscape plan and the owner's representative. The landscape architect will determine the appropriate adjustments to the landscape plan and the owner's representative. The landscape architect will determine the appropriate adjustments to the landscape plan and the owner's representative.
- 1.4 Plant Material:
- A. All plant material shall be delivered to the site in original sealed packages bearing the producer's guaranteed analysis for percentages of nutrients, purity, germination, seed count and weight. All seed must be fresh, clean and from current seasons seed crop.
- 1.5 Soil:
- A. Soil shall be premium Bermuda grass. Soil shall strongly rooted and free of weeds, disease and pests. All soil shall be cut and subsoiled to a minimum depth of 6" and covered with fertilized topsoil to a minimum depth of 4".
- 1.6 Fertilizer:
- A. Fertilizer shall be applied to the landscape in accordance with the manufacturer's instructions. The fertilizer shall be applied to the landscape in accordance with the manufacturer's instructions. The fertilizer shall be applied to the landscape in accordance with the manufacturer's instructions.
- 1.7 Mulch:
- A. Mulch shall be applied to the landscape in accordance with the manufacturer's instructions. The mulch shall be applied to the landscape in accordance with the manufacturer's instructions. The mulch shall be applied to the landscape in accordance with the manufacturer's instructions.
- 1.8 Water:
- A. Water shall be applied to the landscape in accordance with the manufacturer's instructions. The water shall be applied to the landscape in accordance with the manufacturer's instructions. The water shall be applied to the landscape in accordance with the manufacturer's instructions.
- 1.9 Drainage:
- A. Drainage shall be applied to the landscape in accordance with the manufacturer's instructions. The drainage shall be applied to the landscape in accordance with the manufacturer's instructions. The drainage shall be applied to the landscape in accordance with the manufacturer's instructions.
- 1.10 Planting:
- A. Planting shall be applied to the landscape in accordance with the manufacturer's instructions. The planting shall be applied to the landscape in accordance with the manufacturer's instructions. The planting shall be applied to the landscape in accordance with the manufacturer's instructions.



- LEGEND**
- Ø Power Pole
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 - Proposed Fire Hydrant
 - Reducer
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 - Siltation Fence (Initial Measure)
 - Siltation Fence (Once Constructed)
 - Turf Reinforcement Mat
 - Stone Check Dam



Plant Schedule					
Qty.	Sym	Botanical Name	Common Name	Specifications	Min. Height
3	WO	Quercus phellos	Willow Oak	2 1/2" Cal.	12' Ht.
Shrubs and Perennials					
24	DMS	Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass	5 Gal.	36" Ht.
26	DY	Taxus x media 'Densiformis'	Dense Yew	36" Ht.	36" Ht.
40	PV	Viburnum 'Pragense'	Pragrance Viburnum	5 Gal.	36" Ht.



NO.	DATE	DESCRIPTION
1	9-16-21	ORIGINAL ISSUE
2	10-6-21	ADDRESSED CITY STAFF COMMENTS

PRELIMINARY FOR REVIEW ONLY

HS HUDDLESTON-STEEL ENGINEERING, INC.

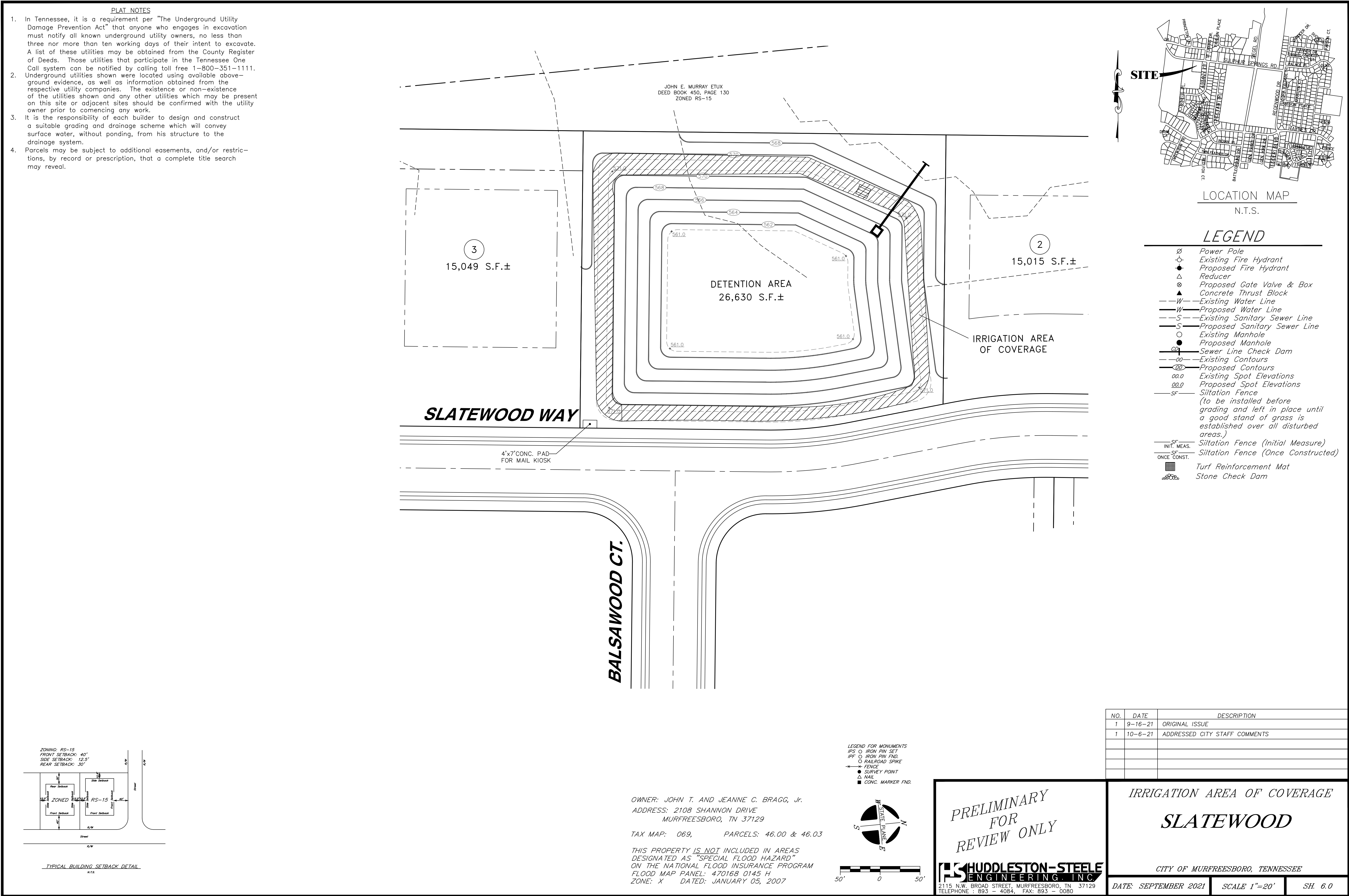
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 - 4084, FAX: 893 - 0080

LANDSCAPING PLAN

SLATEWOOD

CITY OF MURFREESBORO, TENNESSEE

DATE: SEPTEMBER 2021 SCALE 1"=20' SH. 5.0



October 21st, 2021

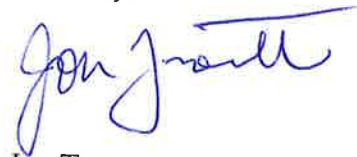
KBT Land, LLC
Jon Troutt, Partner
1419 Northwoods Cove
Murfreesboro, TN 37130

City of Murfreesboro Planning and Zoning Office
Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director, AICP
111 West Vine Street
Murfreesboro, TN 37130

Dear Mr. Greg McKnight,

I write to confirm that I have reviewed the building envelopes within the proposed "Slatewood" Subdivision and that they are functional for the proposed houses we intend to build. I understand that no setback variances will be granted.

Sincerely,

A handwritten signature in blue ink that reads "Jon Troutt". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Jon Troutt

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
NOVEMBER 3, 2021**

PROJECT PLANNER MARGARET ANN GREEN

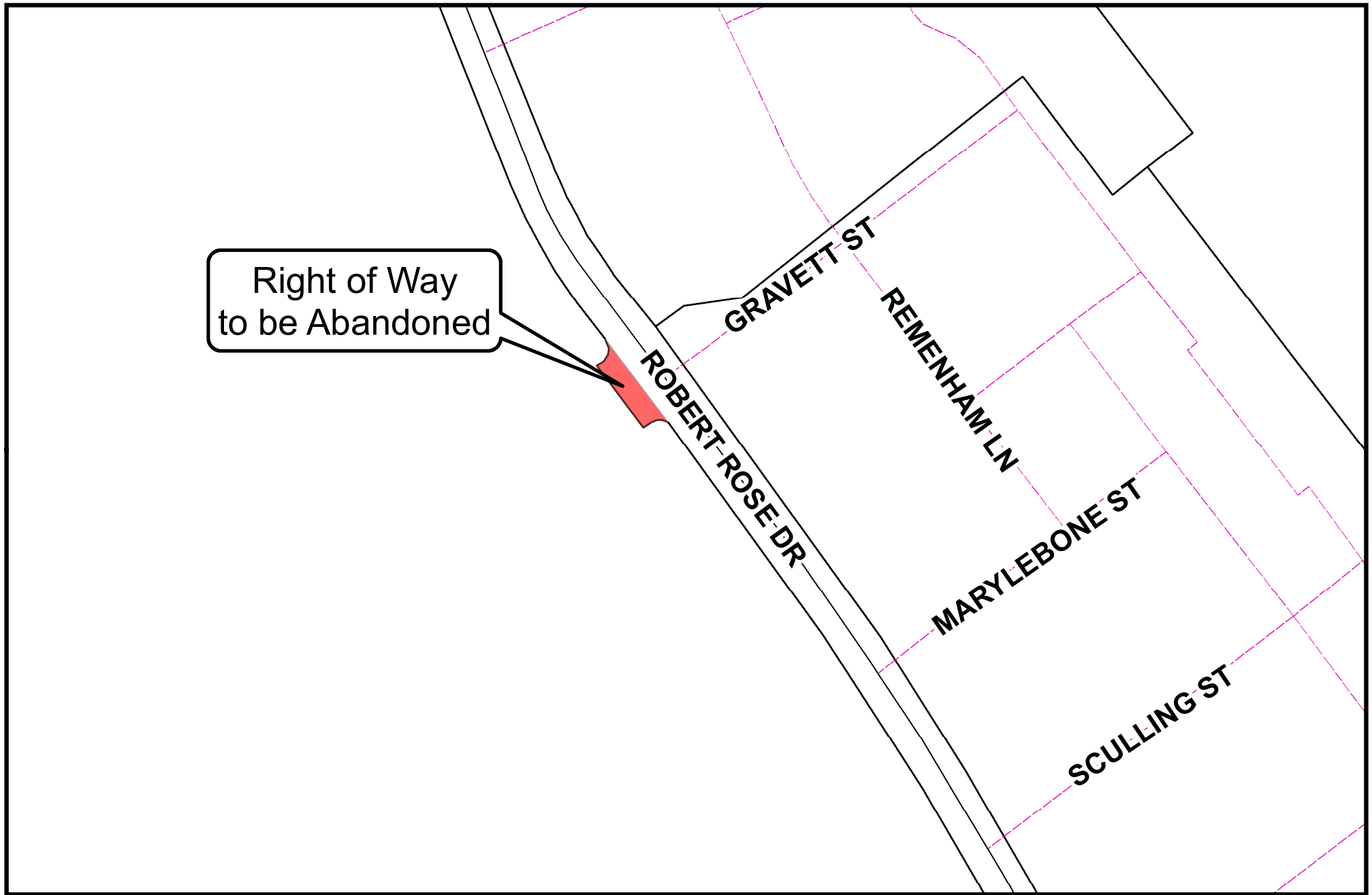
6.a. Mandatory Referral and Right-of-way Abandonment [2021-720] to consider abandonment of the right-of-way of Robert Rose Drive, Matt Taylor applicant.

The Planning Department received a right-of-way abandonment request from Mr. Matt Taylor for a 0.073-acre section of Robert Rose Drive right-of-way. The requested right-of-way is adjacent to the Clari Park subdivision, across from Gravett Street. It is currently being used for utilities and drainage that serve the adjacent development but is not needed for future development.

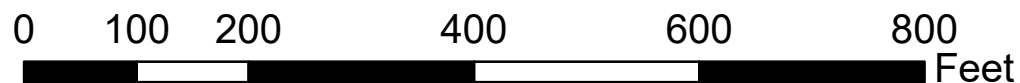
Staff conducted a right-of-way abandonment study, the results of which are attached in the form of a memo. The impacts of this right-of-way abandonment request appear to be minimal, and easements should be maintained for the area. Included with the staff comments are maps and exhibits.

The Planning Commission will need to conduct a public hearing on the matter of the right-of-way abandonment request. The Planning Commission's recommendation will be forwarded to the Murfreesboro City Council for consideration. Any approvals are subject to:

1. the applicant providing the City Legal Department any necessary documentation to prepare the quitclaim deed and for recording the quitclaim deed.
2. A plat depicting the abandonment and relocation of the subject property must be recorded.
3. And, utility easements must be dedicated, as needed, to accommodate any existing drainage and utilities.



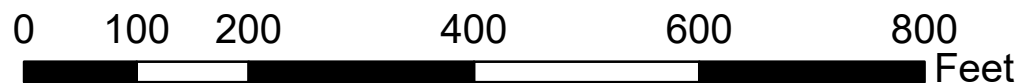
Request to Abandon Right of Way along Robert Rose Drive



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



Request to Abandon Right of Way along Robert Rose Drive



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



Memorandum

To: Greg McKnight, Planning Director
From: Margaret Ann Green, AICP
Date: October 29, 2021
Re: Right of way abandonment- Robert Rose Drive

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

Murfreesboro Electric Department (MED)

MTE requires easements to serve existing underground electric along Robert Rose Drive.

Murfreesboro Water and Sewer Department

MWRS has an existing repurified water line stubs as well as sewer stub in this section of right-of-way that require easements be maintained.

Consolidated Utility District

CUD has an existing 16-inch water line stubbed out in the center of the proposed right-of-way abandonment area. Typically, for commercial projects CUD does not require easements to be recorded until construction is complete. However, if the developer dedicates easement prior to construction, CUD needs a 30-inch center line easement in the area where the right-of-way is to be abandoned. CUD needs either an amendment plat or a survey metes and bounds description with exhibit. The developer needs to have the area surveyed and then CUD will prepare the easement document.

Atmos

Atmos Energy has facilities within the right-of-way. A 10-foot PUDE will need to be maintained along the right-of-way.



Engineering Department and Street Division

The request to abandoned right-of-way (ROW) should be subject to submission and recording of a deed transferring the abandoned right-of-way. The deed should reserve 20-foot easement for public drainage.

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

Transportation Department

The Transportation Department does not have facilities in this area.

Police Department

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

Solid Waste Department

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

September 16, 2021

Ms. Margaret Ann Green
City of Murfreesboro Planning Dept.
111 West Vine Street
Murfreesboro, TN 37133-1139

RE: Clari Park Subdivision
Right-of-Way and Easements Abandonment Mandatory Referral
SEC Project No. 14358

Dear Margaret Ann,

Please find the attached supplemental documents to support the mandatory referral request to abandon portions of Right-of-Way and easements at the property located along Medical Center Parkway, south of Wilkinson Pike.

Should you need any clarification concerning the request, please feel free to contact me at 615-890-7901 or mtaylor@sec-civil.com.

Sincerely,



Matt Taylor, P.E.
SEC, Inc.



City of Murfreesboro Mandatory Referral Application

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

Mandatory Referral Fees:

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

Property Information:

Tax Map/Group/Parcel: 79 Parcel 94.00

Address (if applicable): Along Medical Center Parkway

Street Name (if abandonment of ROW): Robert Rose Drive

Type of Mandatory Referral: ROW and Easements abandonment

Applicant Information:

Name of Applicant: Matt Taylor

Company Name (if applicable): SEC, Inc

Street Address or PO Box: 850 Middle TN Blvd

City: Murfreesboro

State: TN

Zip Code: 37129

Email Address: mtaylor@sec-civil.com

Phone Number: 615-890-7901

Required Attachments:

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

Matt Taylor

9/16/2021

Applicant Signature

Date

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
NOVEMBER 3, 2021**

PRINCIPAL PLANNER MARGARET ANN GREEN

7.b. Annexation petition and plan of services [2021-512] for approximately 19 acres located along Florence Road, Sharon Arnette, Cynthia Williams, Deborah Cohen applicants.

The study area consists of one parcel located east of Florence Road, just south of Florence Green subdivision and north of Cherrywood Estates. A written petition requesting annexation has been filed with the City by the property owners. Alcorn Properties, LLC has a contract to purchase this property and have also submitted a zoning application requesting 2.1 acres to be zone CF (Commercial Fringe District) and 16.7 acres to be zoned RS-6 (Single-Family Residential District, 6,000 ft² lots) simultaneous with annexation. The area being considered for annexation is developed with one occupied, single-family house. The proposed zoning may result in approximately 51 residential lots and 2 commercial lots. The City's Major Transportation Plan proposes a 5-lane street through this property that connects Old Nashville Highway to Florence Road.

The subject property is located just west of Overall Creek and its floodway. The property consists of one parcel and two segments of Florence Road right-of-way:

Owners: Sharon Arnette, Cynthia Williams, Deborah Cohen

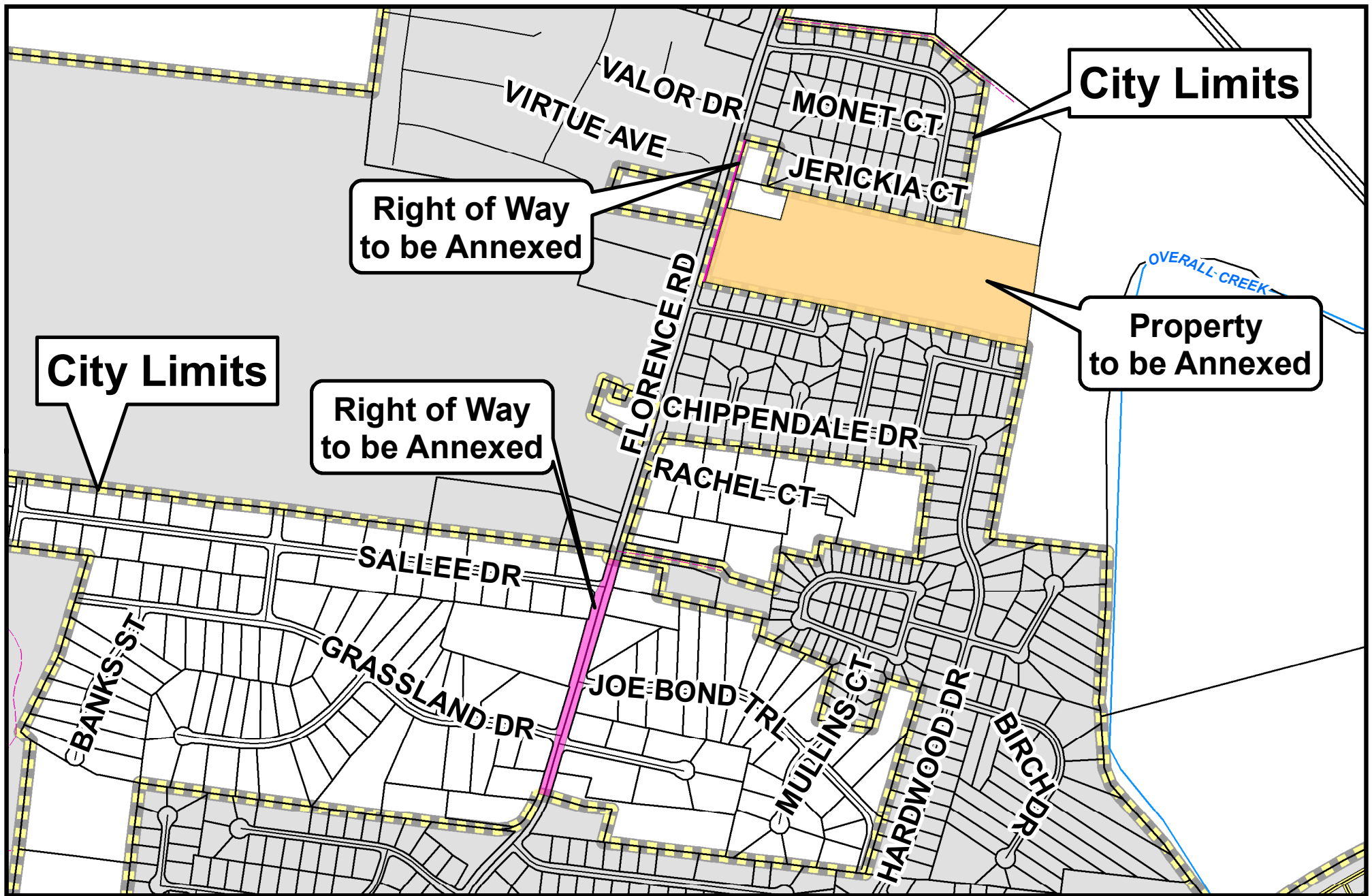
- Tax Map 071, Parcel 015.00: Approximately 18.8 acres.

Right(s)-of-way

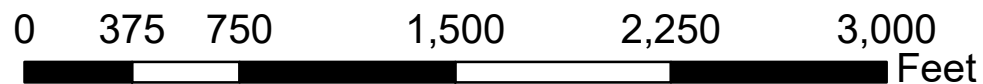
- Florence Road right-of-way: Approximately 1,250 linear feet, beginning at approximately the north property line of 3204 Florence Road northward to the north property line of 3430 Florence Road.
- Florence Road right-of-way: Approximately 750 linear feet of a 10-foot-wide strip, beginning at approximately the south property line of 3616 Florence Road northward to the north property line of 3714 Florence Road.

The subject property is located within the City's Urban Growth Boundary and is contiguous with the current City limits. The Planning Department received a petition for annexation from the property owners, Sharon Arnette, Cynthia Williams, Deborah Cohen. It appears that the City will be able to extend most City provided services immediately upon the effective date of annexation. Annexation of the rights-of-way will provide clearer lines of service and maintenance for Florence Road. Included with this staff report is an *Annexation Feasibility Study and Plan of Services* that outlines a timeframe for the extension of services for consideration and adoption.

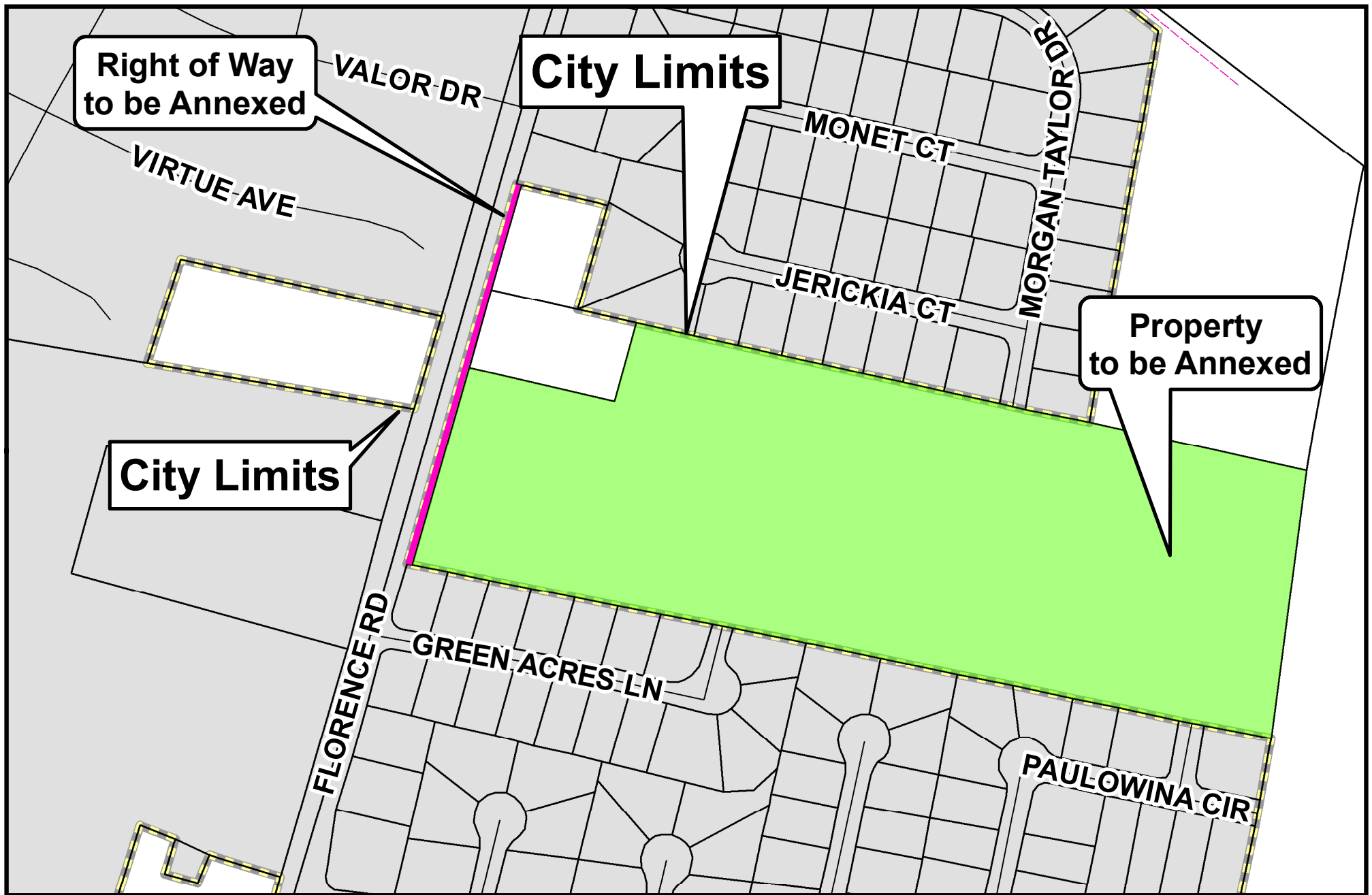
The Planning Commission should conduct a public hearing on the matter of the annexation petition and Plan of Services, after which it will need to formulate a recommendation for City Council.



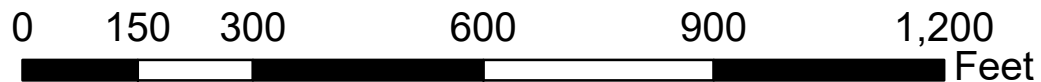
Annexation Request for Property and Right Of Way along Florence Road



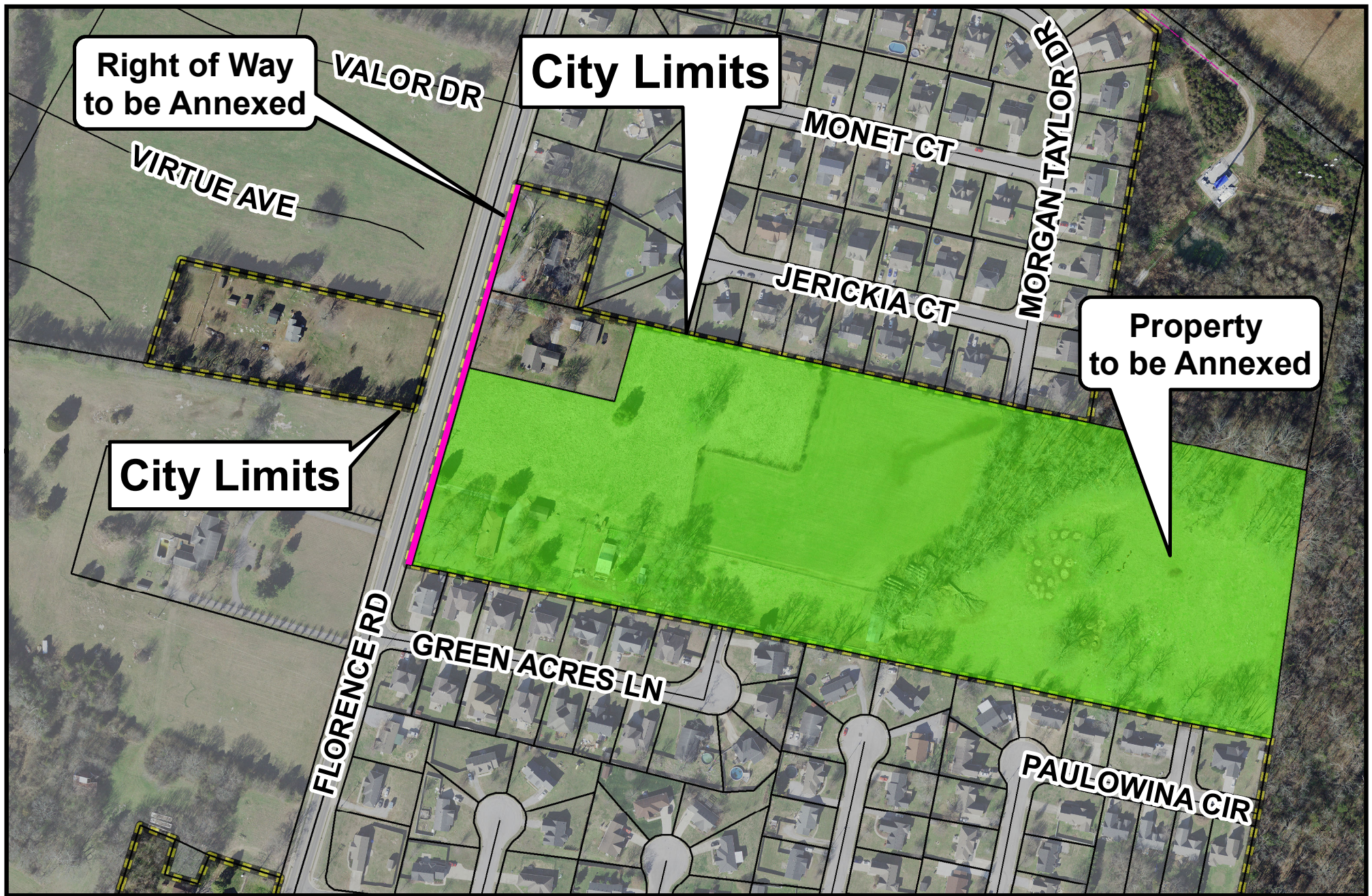
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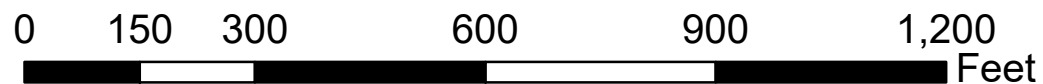
Annexation Request for Property and Right Of Way along Florence Road



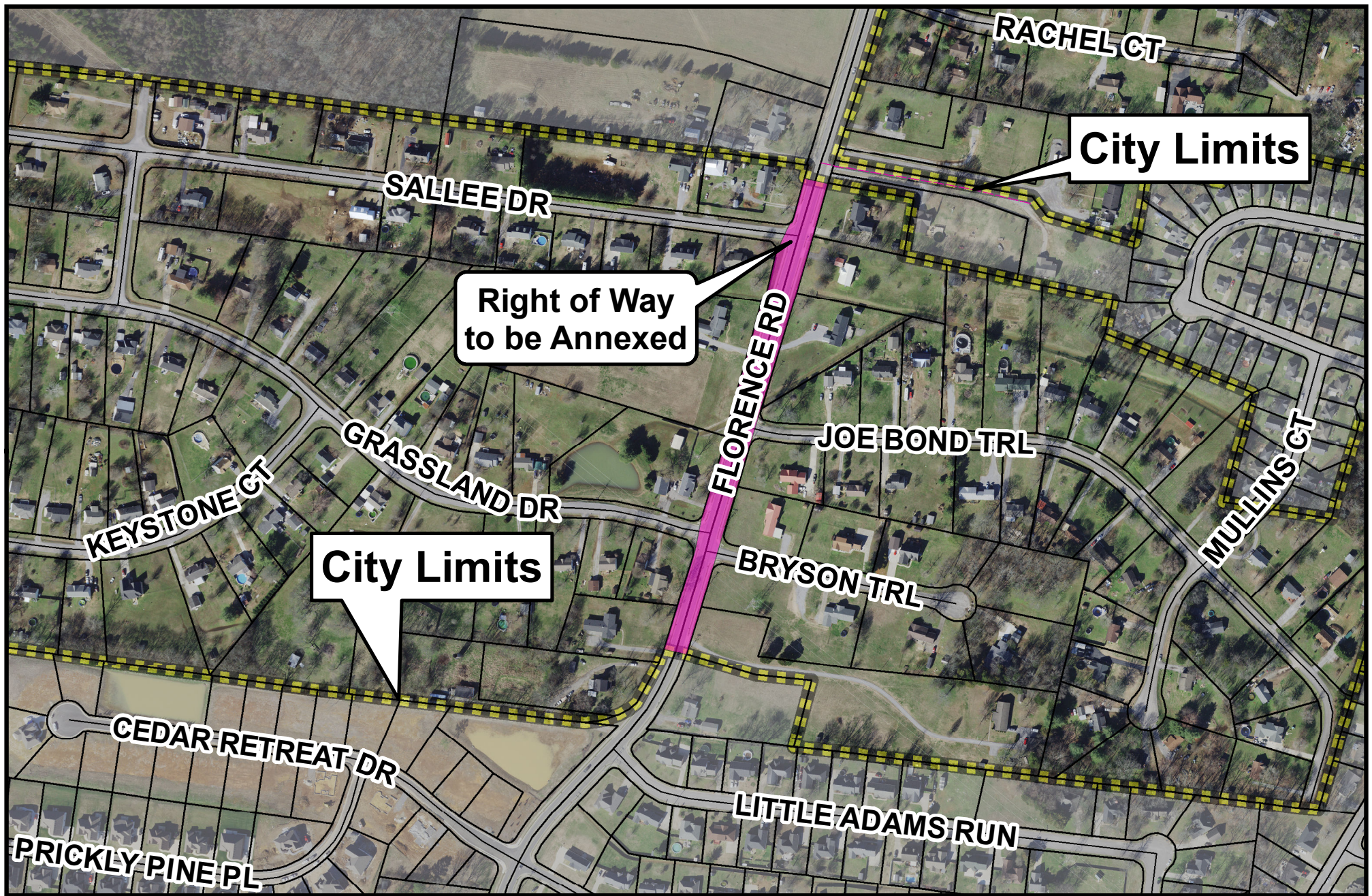
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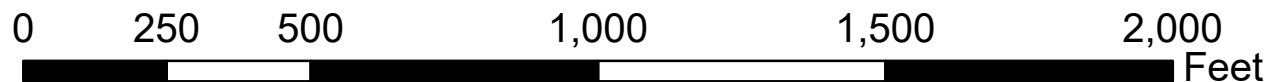
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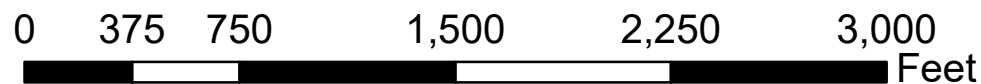
Annexation Request for Right Of Way along Florence Road



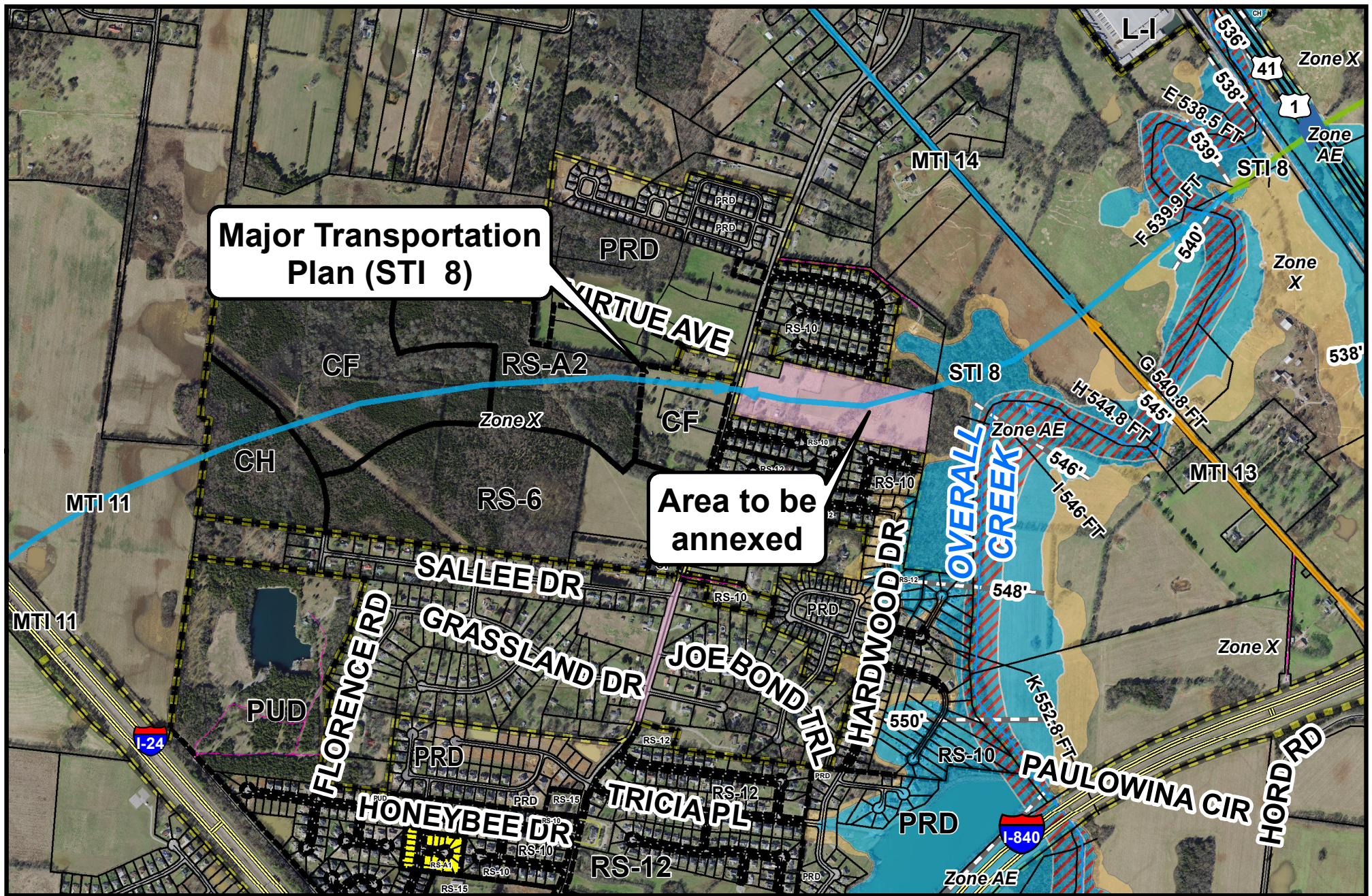
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ANNEXATION REPORT FOR PROPERTY LOCATED ALONG FLORENCE ROAD INCLUDING PLAN OF SERVICES



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
November 3, 2021**



Annexation Request for Property and Right Of Way along Florence Road



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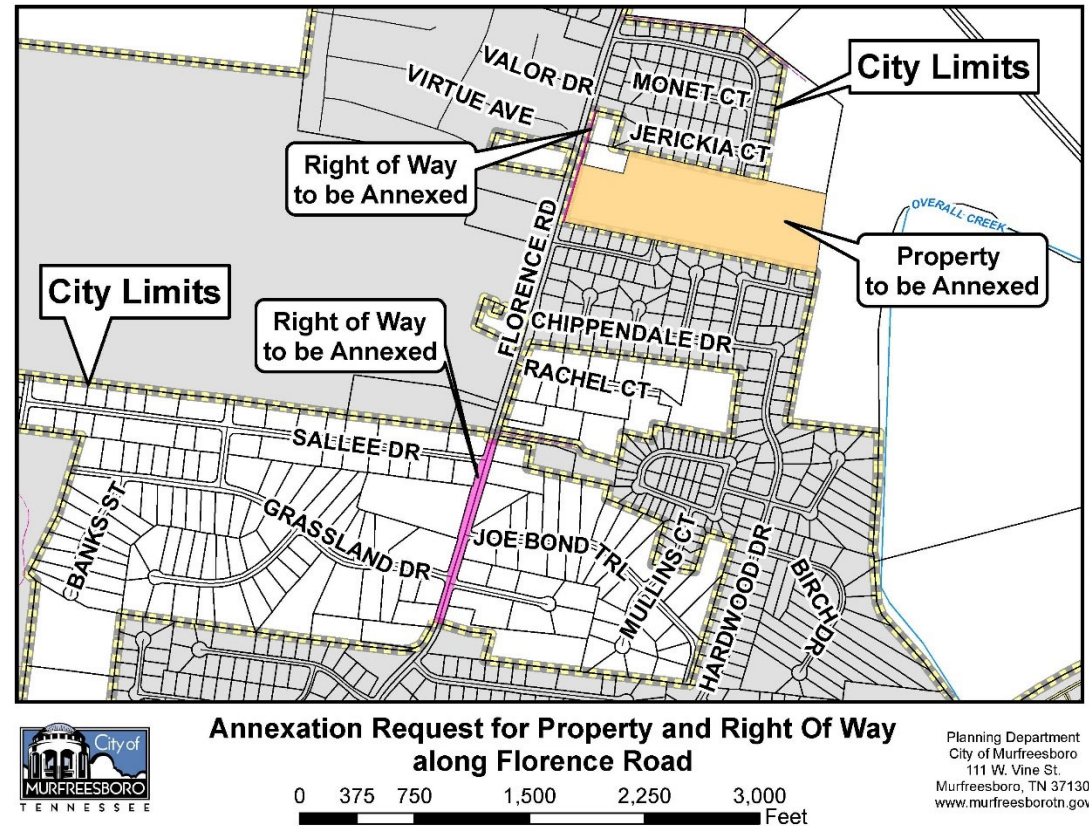
INTRODUCTION

OVERVIEW

The area studied in this Plan of Services is an 18.8-acre parcel (Tax Map 71, Parcel 015.00) situated along Florence Road. The study area adjoins the city on the north, west and south, while the areas to the east of the study area lie within the unincorporated County. Also included in this study are two segments of right-of-way: approximately 1,250 linear feet and approximately 750 linear feet of Florence Road.

The property consists of one parcel that has one, existing single-family house. Alcorn Properties Inc. has a contract to purchase the property from the property owners, Sharon Arnette, Cynthia Williams, and Deborah Cohen. Alcorn Properties has requested rezoning simultaneous with annexation. The westernmost 2.1 acres of the parcel would be rezoned CF (Commercial Fringe), while the remainder of the parcel would be rezoned RS-6 (Single-Family, Residential District).

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

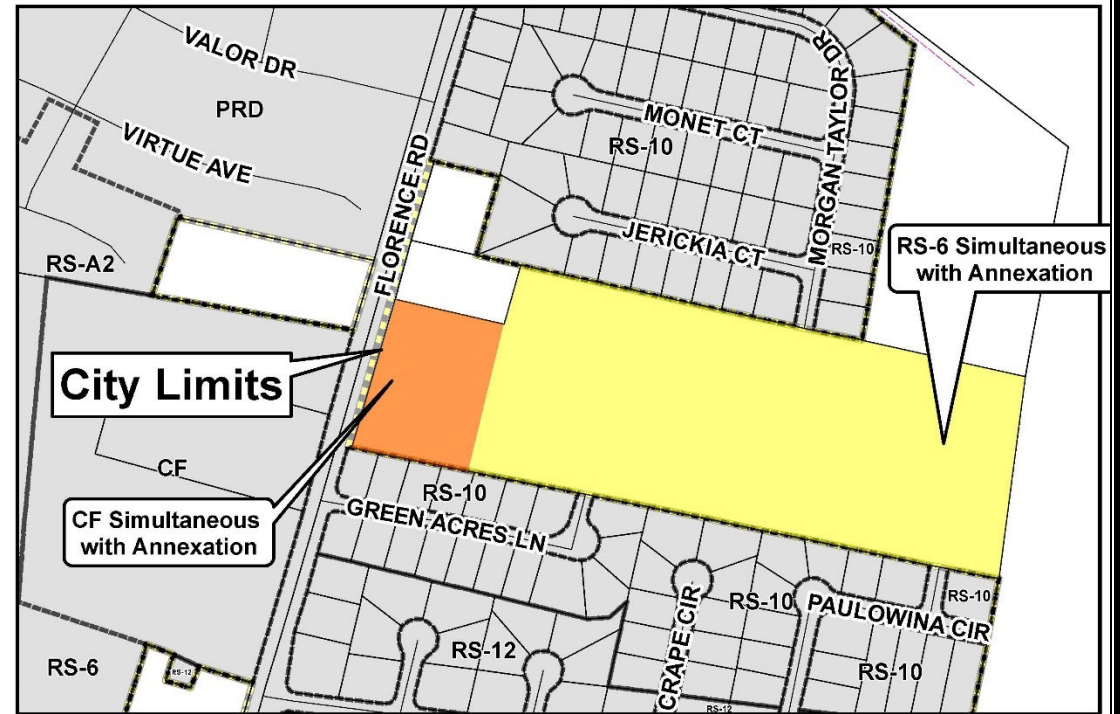


CITY ZONING

Alcorn Properties Inc. has a contract to purchase the property from the owners, Sharon Arnette, Cynthia Williams, and Deborah Cohen. Alcorn Properties Inc. is also requesting rezoning simultaneous with annexation. The westernmost 2.1 acres of the parcel is proposed to be zoned CF (Commercial Fringe District), while the remainder of the parcel would be zoned RS-6 (Single-Family, Residential District).

The subject property is currently zoned RM (Residential – Medium Density) in the County.

The developed properties to the north and south are zoned RS-10 and RS-12. The properties to the west of Florence Road are zoned CF, RS-6, RS-A Type 2 and PRD.



Zoning Request for Property along Florence Road RS-6 and CF Simultaneous with Annexation

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Feet

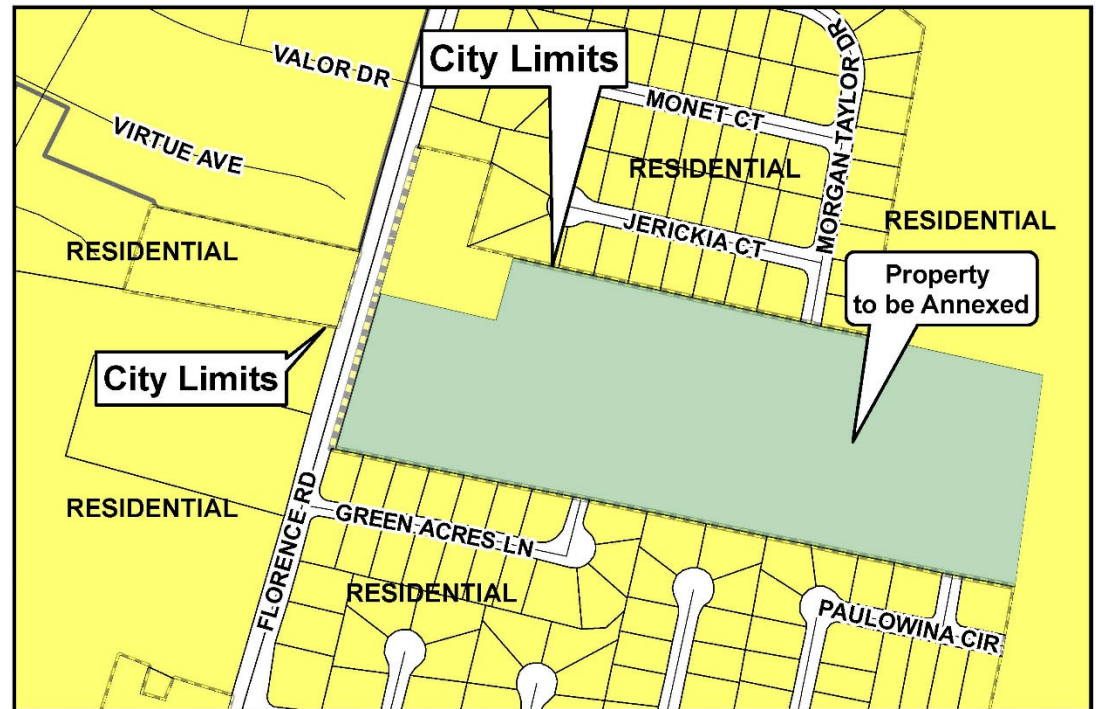
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PRESENT AND SURROUNDING LAND USE

The primary area being considered for annexation is an 18.8-acre parcel. The property is currently developed with one single-family house.

The area surrounding the 18.8-acre parcel is characterized by 10,000 and 12,000 and 15,000 square foot lots. The properties west of Florence Road are largely undeveloped, however they zoned to allow commercial uses, townhomes and small, detached residential lots.

Access to the study area is from Florence Road. The City's Major Transportation Plan proposes a 5-lane street across this property that will connect Old Nashville Highway to Florence Road (Cherry Lane Extension STI 8).



Annexation Request for Property and Right Of Way along Florence Road

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Feet

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TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2021 will be due on December 31, 2022. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$1.2894/\$100 assessed value. Residential property is assessed at a rate of 25% of its appraised value and commercial property is assessed at a rate of 40% of its appraised value. 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. (Note that the property currently receives a greenbelt rollback assessment. The table below assumes that the property will no longer qualify for the greenbelt rollback assessment upon sale and development.)

***Table I
Estimated Taxes from Site***

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Sharon Arnette, Cynthia Williams, and Deborah Cohen	18.8	\$55,700	\$203,600	\$259,300	\$835.85

These figures are for the property in its current state.

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 initial estimates for the City of Murfreesboro once the development is built out. The study area proposed to be developed under RS-6 may result in 51 single-family homes.

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$103.00
State Beer Tax	\$0.48
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$1.99
Gross Receipts (TVA in-lieu taxes)	\$11.60
<i>Total General Revenue Per Capita</i>	<i>\$118.07</i>
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$35.70
<i>Total Per Capita (General and State Street Aid Funds)</i>	<i>\$153.77</i>
Total State-Shared Revenues (based on full build-out at 2.58 per dwelling unit for proposed 51 units)	\$7,842.27

The per capita state revenue estimates apply only to new residents.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #4.

SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Tuesday. In its current state, no additional equipment or manpower will be needed to serve the study area. Upon development, the single-family area will be provided approximately 51 carts at a cost of \$2,718.30. The commercial development will be required to arrange solid waste collection via a private hauler.

The study area will be charged \$7.50 per month for garbage pickup which will be collected to their monthly Consolidated Utility District water bill.

ELECTRIC SERVICE

The study area is currently served by Middle Tennessee Electric (MTE). MTE can serve future development with capacity along Florence Road.

STREET LIGHTING

Street lighting will be installed along the new public streets as they are developed.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents 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 system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area will be within the Overall Creek school zone. Approximately 9-17 students are projected to result from the residential development.

STREETS AND ACCESS

The 18.8-acre parcel included in the study area has direct access to Florence Road, a minor arterial. Upon annexation, two segments of Florence Road right-of-way are included in the annexation. One segment is approximately 1,250 linear feet, beginning at approximately the north property line of 3204 Florence Road northward to the north property line of 3430 Florence Road. The other segment is approximately 750 linear feet of a 10-foot-wide strip Florence Road right-of-way, beginning at approximately the south property line of 3616 Florence Road northward to the north property line of 3714 Florence Road. Upon annexation, the City will become responsible for the operation and maintenance of these segments of Florence Road. Based on a 15-year repaving cycle, the annualized maintenance cost is \$2,500 with State Street Aid and General Fund as funding sources. The additional right-of-way will also result in \$300 of capital cost with State Street Aid and General Fund as funding sources. New connections to Florence must be approved by the City Engineer.

The 2040 Major Transportation (MTP) plan includes a proposed connection to the east with an extension of Cherry Lane from Broad Street to Florence Road. Future development plans should consider the proposed plans and participate in the project by dedication of rights-of-way and easements as well as costs of construction. Any future public roadway facilities to serve the study area must be constructed to City standards.

Florence Road intersects with Old Nashville Road to the north and continues to NW Broad Street to the north. Florence Road connects to Manson Pike to the south and continues southward as Brinkley Road to Franklin Road/State Route 96. The 2014 Level of Service Model in the proposed 2040 MTP indicates that Florence Road to be operating at a Level of Service C in the Study Area based on average daily traffic (ADT). The 2040 Level of Service Model shows that Florence Road, Manson Pike, and Old Nashville Highway fall to undesirable levels of service of D and F without the proposed improvements recommended in the 2040 MTP.

Old Nashville Highway is the first major intersection to the north and it is operating at a Level of Service C at the intersection while Florence Road is at a Level of Service D at the intersection. Manson Pike is the first major intersection to the south. Florence Road is operating at a Level of Service B at the intersection while Manson Pike is at a Level of Service C. Previous Traffic Impact Studies indicate that both intersections warrant future improvements to address peak hour Level of Service reductions. No specific plans are currently envisioned for these adjacent major intersections.

The 2040 MTP shows the Cherry Lane connector (STI#8) bisecting the Study Area. ROW and easements will be required to be dedicated and participation in the cost of construction of the roadway will be required based on the 2040 MTP.

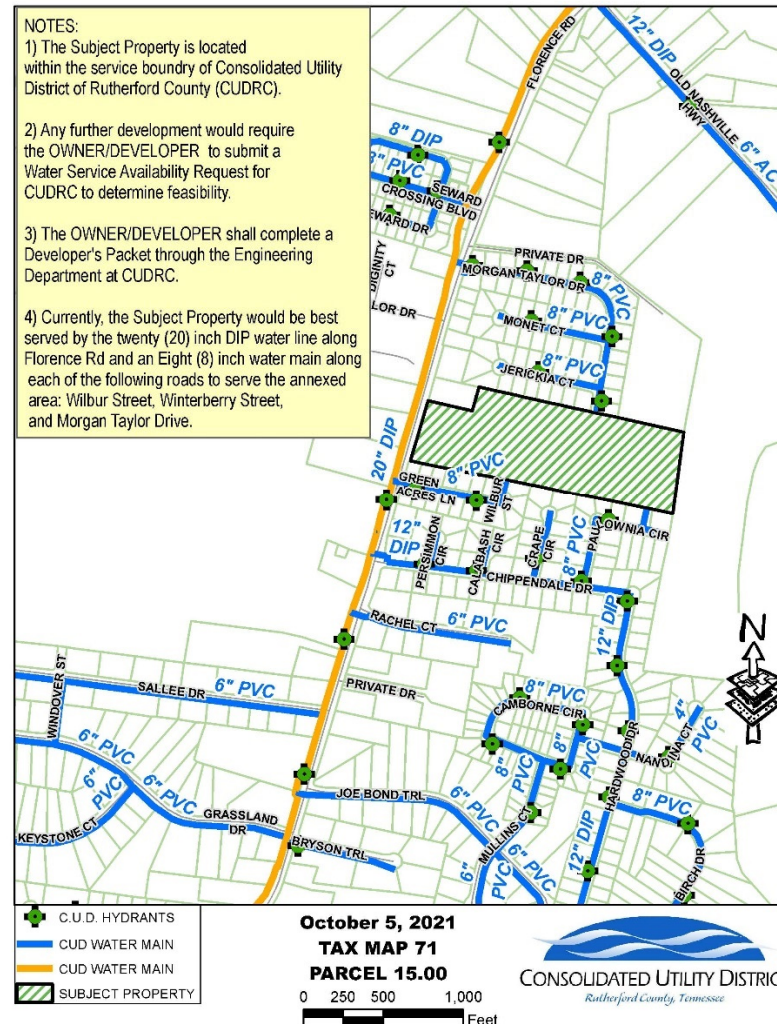
WATER SERVICE

The study area has access to a 20-inch Consolidated Utility District (CUD) water line along Florence Road and 8-inch water lines along Wilbur Street, Winterberry Street and Morgan Taylor Drive.

CUD's infrastructure is adequate for providing domestic water service and for maintaining the proper fire flows for the proposed development. A Water Availability Request must be submitted to CUD for review and approval before any additional development on the property may occur. Any new water line development must be done in accordance with CUD's development policies and procedures.

A charge of \$7.50 per month for garbage pickup as well as \$3.25 per month for the stormwater fee will be added to their monthly Consolidated Utility District water bill.

3616 Florence Rd. Annexation Request Map 71 Parcel 15.00



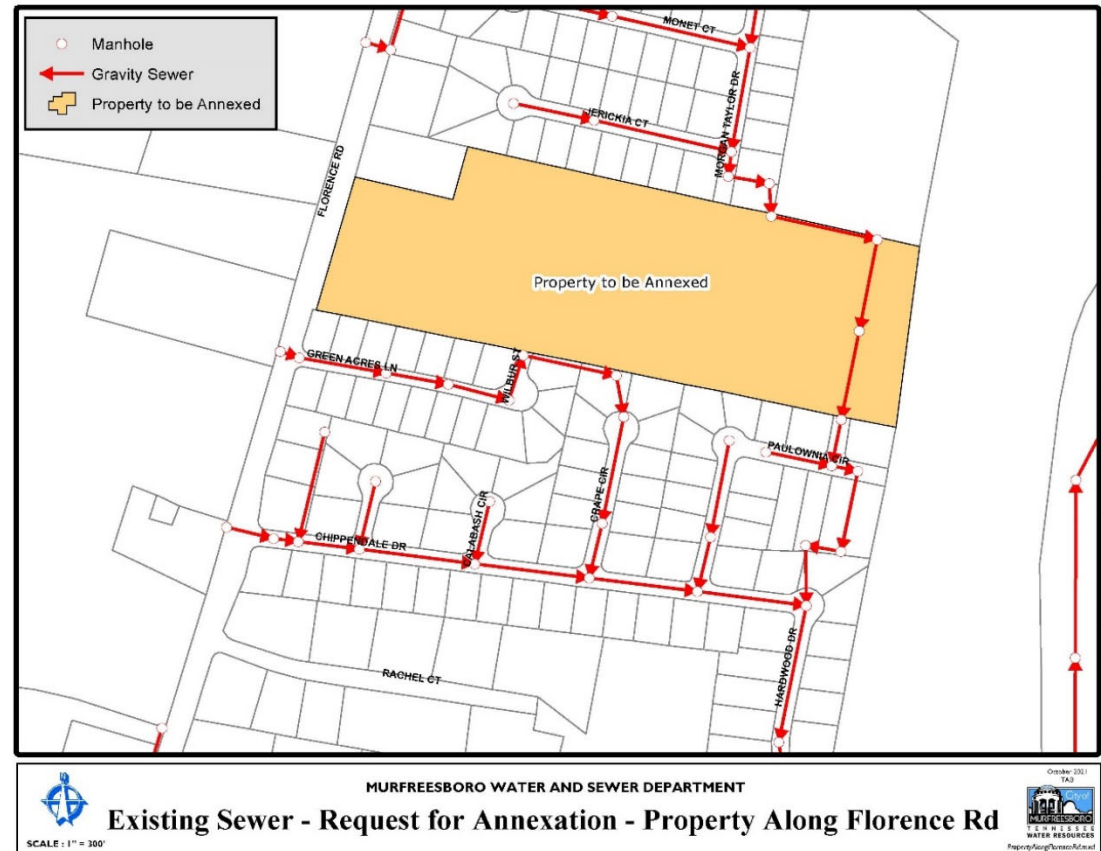
SANITARY SEWER SERVICE

The study area being considered for annexation has sanitary sewer available to serve the property. An existing 8-inch sewer main runs north/south through the rear of the property within a 20' easement. The width of the easement will need to be increased to 30' centered over the sewer main to meet the MWRD's current guidelines.

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 5462.

Per the most recent sewer connection model of the system, Basin 13 currently has capacity for 588 connections. By committing sewer service to this development, staff has determined that Basin 13's sewer connection capacity will be reduced by 51 connections, resulting in 537 available connections for future developments. The 51 connections are estimated only for the proposed single-family, detached (RS-6) property.

The 51 residential lots proposed is within the requirements of the Sewer Allocation Ordinance (SAO). Land zoned CF allows for 2.5 single family units per acre or 650 gpd/acre. A determination can be made regarding the specific use within the CF at the time development plans are received. To reserve capacity a "will serve letter" request must be submitted to MWRD.

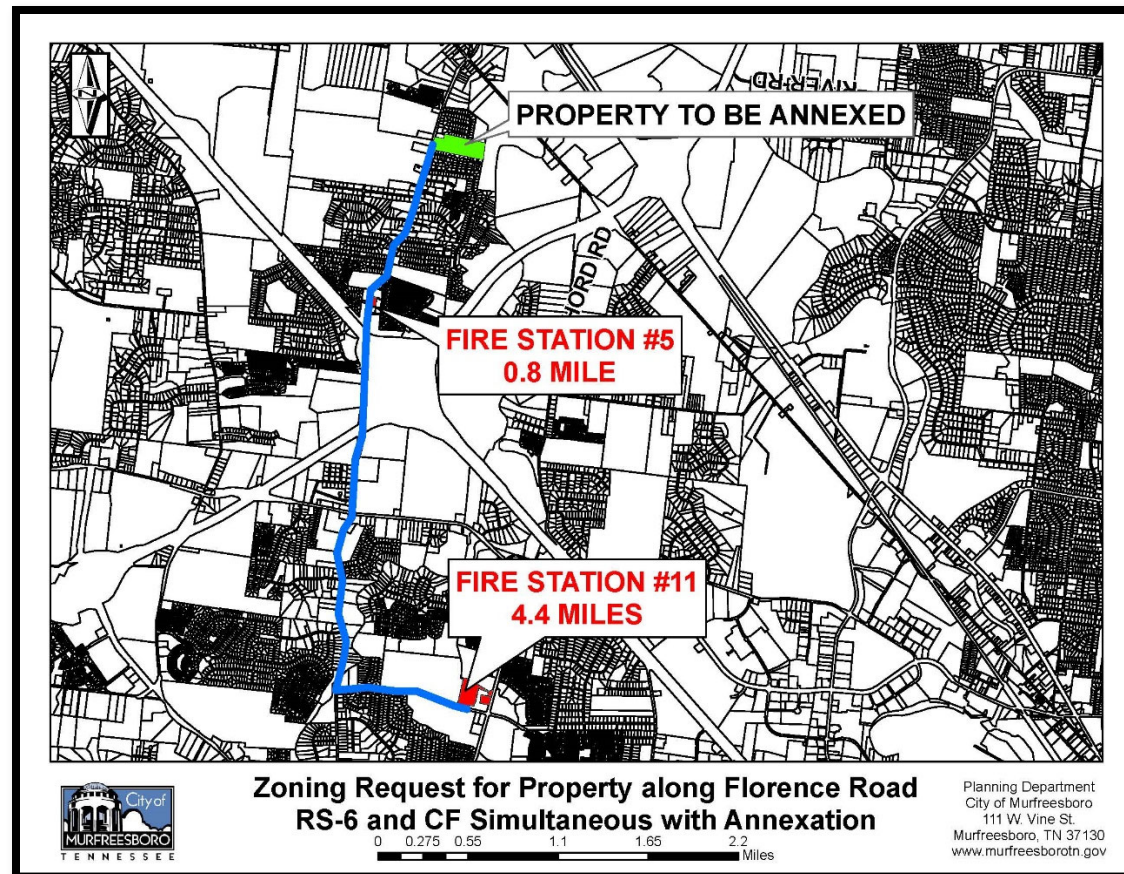


FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD).

Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District policies and procedures. Current guidelines recommend fire hydrants be 500 feet apart.

There is a 20-inch Consolidated Utility District water line along Florence Road that serves the subject property. The closest operating fire station to the subject property is Fire Station #5, located at 3006 Florence Road, approximately 0.8 miles from the study area. Fire Station #11, located at 3924 Blaze Drive, is approximately 4.3 miles from the study area. The MFRD can provide ISO Class One (1) fire protection.

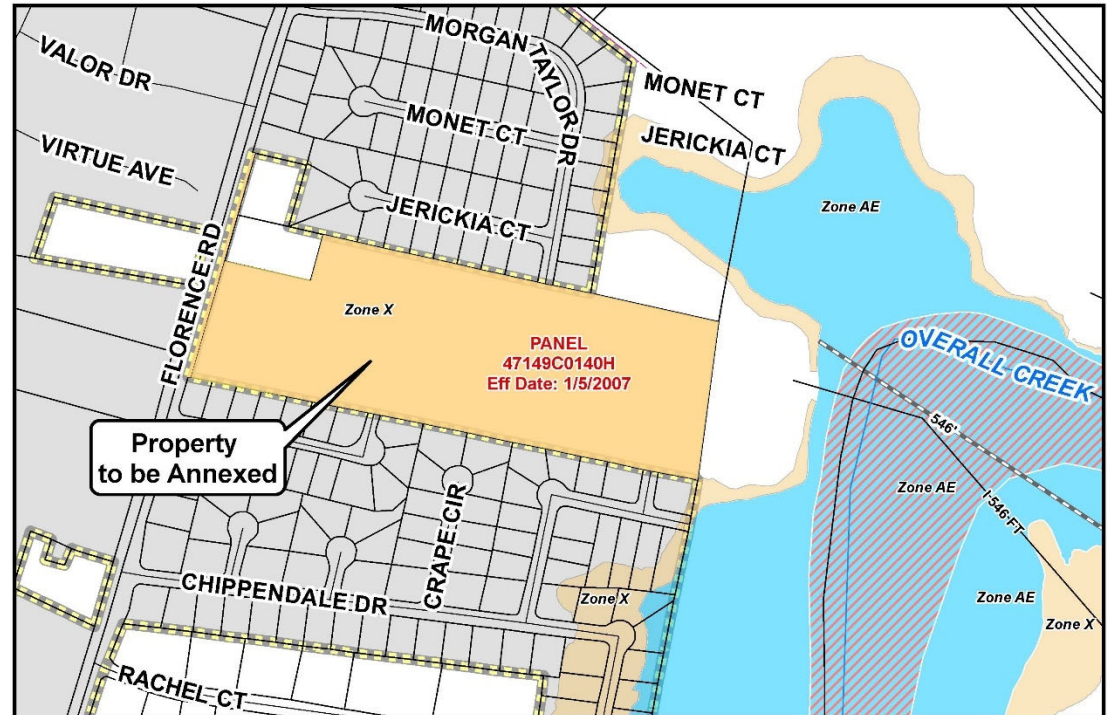


FLOODWAY

Overall Creek and its floodway are located to the east of the study area.

The study area is not located within a floodway, or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

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



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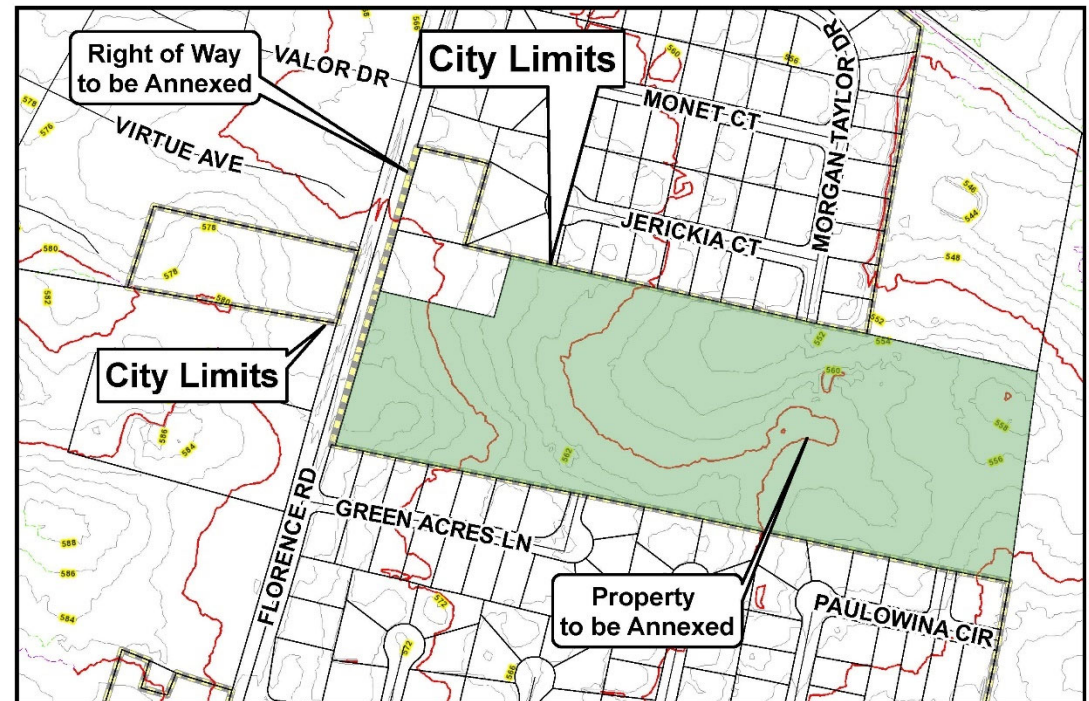
DRAINAGE

Upon annexation, stormwater management services provided by the City will be available to the study area.

A review of the regional drainage patterns indicates the study area generally drains to the northeast and ultimately discharges to Overall Creek to the east. A traditional surface drainage system was installed in the Study Area with the reconstruction of Florence Road. This drainage system provides a surface drainage outlet for the western portion of the study area and ultimately discharges to Overall Creek to the east. This system does not appear to provide an outlet to serve all of the study area as portions of the study area are lower than the inlet elevation of this system

Future development plans should address the existing drainage conditions and anticipate on-site stormwater management. It will be the future developer's responsibility to investigate potential drainage plans and secure any off-site routes with consent and/or easements. Any new public drainage facilities proposed to in the future must meet City standards.

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



**Annexation Request for Property and Right Of Way
along Florence Road**

0 150 300 600 900 1,200
Feet

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STORMWATER MANAGEMENT

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area currently has 1 single family residence and will generate approximately \$39 per year in revenue for the Stormwater Utility Fee. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed CF (commercial Fringe District) for 2.1 acres and RS-6 (Single-Family Residential District, 6000 sf lots) for 16.7 acres, it is anticipated that it will be fully developed with 51 single family detached units and 2 commercial lots. Based on this development scenario, the future development of the study area will result in approximately \$2,800 additional revenue per year into the Stormwater Utility Fund upon full buildout.

Public Drainage System

No new public drainage facilities are included in the study area. Access to public drainage facilities is within the right-of-way of Florence Road. Annualized maintenance costs for drainage systems incidental to the roadways are included within the roadway maintenance costs and are anticipated to be paid from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage System

A review of the regional drainage patterns indicates the Study Area generally drains to the northeast and ultimately discharges to Overall Creek to the east.

A traditional surface drainage system was installed in the Study Area with the reconstruction of Florence Road. This drainage system provides a surface drainage outlet for the western portion of the Study Area and ultimately discharges to Overall Creek to the east. This system does not appear to provide an outlet to serve the entirety of the Study Area as some portions of the study area are lower than the inlet elevation of this system.

PLANNING, ENGINEERING, AND ZONING SERVICES

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

ANNEXATION FOLLOW-UP

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

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected. A preliminary inspection by the Codes Department indicated high grass and weeds, which must be cut to City standards if the property is annexed.

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.

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

for 3616 Florence Rd property (Masonbrooke)

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

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

1. Sharon Jackson Arnette
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: Sharon Jackson Arnette Status: owner Date: 9/16/2021
2107 Windsor St., Murfreesboro, TN 37130
Mailing Address (if not address of property to be annexed)

2. Cynthia Jackson Williams
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: Cynthia Jackson Williams Status: owner Date: 9-16-2021
8141 Woodbury Hwy Manchester TN 37355
Mailing Address (if not address of property to be annexed)

3. Deborah Jackson Cohen
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: Deborah Jackson Cohen Status: owner Date: 9/16/2021
178 Bowling Ave, Nashville, TN 37205
Mailing Address (if not address of property to be annexed)

4.
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: _____ Status: _____ Date: _____
Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)


Legal Description is attached: _____ Yes

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

Consent for Annexation of Public Rights-of-Way by the City of Murfreesboro

The City of Murfreesboro, Tennessee has initiated an annexation study of the following public right-of-way as shown on the attached Exhibit, which specifically includes that section of Florence Road beginning at approximately the north property line of 3204 Florence Road northward to the north property line of 3430 Florence Road totaling approximately 1,250 linear feet ("County Right-of-Way"), such section being a portion of the prescriptive/platted right-of-way for Florence Road shown in the current Rutherford County Highway Department Road Book. The undersigned, a duly authorized official of Rutherford County, Tennessee, hereby certifies that, at a public meeting held on October 4, 2021 and in furtherance of the requirements set forth in Tenn.Code Ann. § 6-51-1014, the Rutherford County Highway Commission consented to the annexation of the County Right-of-Way by the City of Murfreesboro, Tennessee.

WITNESS MY HAND this 4th day of October 2021.



Greg Brooks
Rutherford County Road Superintendent

Sworn to and subscribed before me, a notary public in and for said county and state in Murfreesboro, Tennessee on the 4th day of October.

My Commission Expires: 4/23/2024



NOTARY PUBLIC



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
NOVEMBER 3, 2021**

PRINCIPAL PLANNER MARGARET ANN GREEN

- 7.c. Zoning application [2021-423] for approximately 16.7 acres to be zoned RS-6 and approximately 2.1 acres to be zoned CF simultaneous with annexation located along Florence Road, Alcorn Properties, Inc. applicant.**

Introduction

The subject property is located along the east side of Florence Road, just south of the Florence Green subdivision and north of Cherrywood Estates (Tax Map 071, Parcel 015.00). The property is located within the unincorporated area of Rutherford County and is zoned RM (Medium Density Residential). The property consists of one parcel that has one, existing single-family house. The surrounding properties are mostly developed, single-family subdivisions; notable exceptions are to the west side of Florence Road which include large acres of properties not yet developed but zoned CF (Commercial Fringe District), RS-A Type 2 (townhomes), and RS-6 (Single-Family, Residential District, 6,000 square foot minimum lot size). The subject property is located just west of Overall Creek and its floodway.

Zoning:

The applicant, Alcorn Properties, is requesting to zone 16.7 acres of the subject property to RS-6 and 2.1 acres to CF simultaneous with annexation. The proposed zoning has the potential for approximately 51 single-family, detached residential lots and 2 commercial lots.

In the RS-6 district, lots are required to have a minimum lot size of 6,000 square feet and a width of 50-feet. The Zoning Ordinance requires the facades of principal structures to consist primarily of brick, stone, or cementitious siding. Other building materials such as EIFS, vinyl siding, and wood siding may be used for decorative or accent purposes and may constitute no more than 25% of any façade. Also, in the RS-6 district, a garage attached to a single-family dwelling shall have a minimum front setback of 35 feet. The remaining portion of the structure shall have a minimum front setback of 25 feet. The driveway of an attached or detached garage in the RS-6 district shall have sufficient width and depth to accommodate four vehicles. A single-family dwelling unit that has no garage shall have a minimum front setback of 35 feet.

The existing single-family house is located approximately 100-feet from Florence Road, within the area proposed to be zoned CF. The use as a single-family residence will become a lawfully established, non-conforming use if rezoned. Development of this property should include the removal or demolition of the structure to prevent its reuse of it as a commercial use.

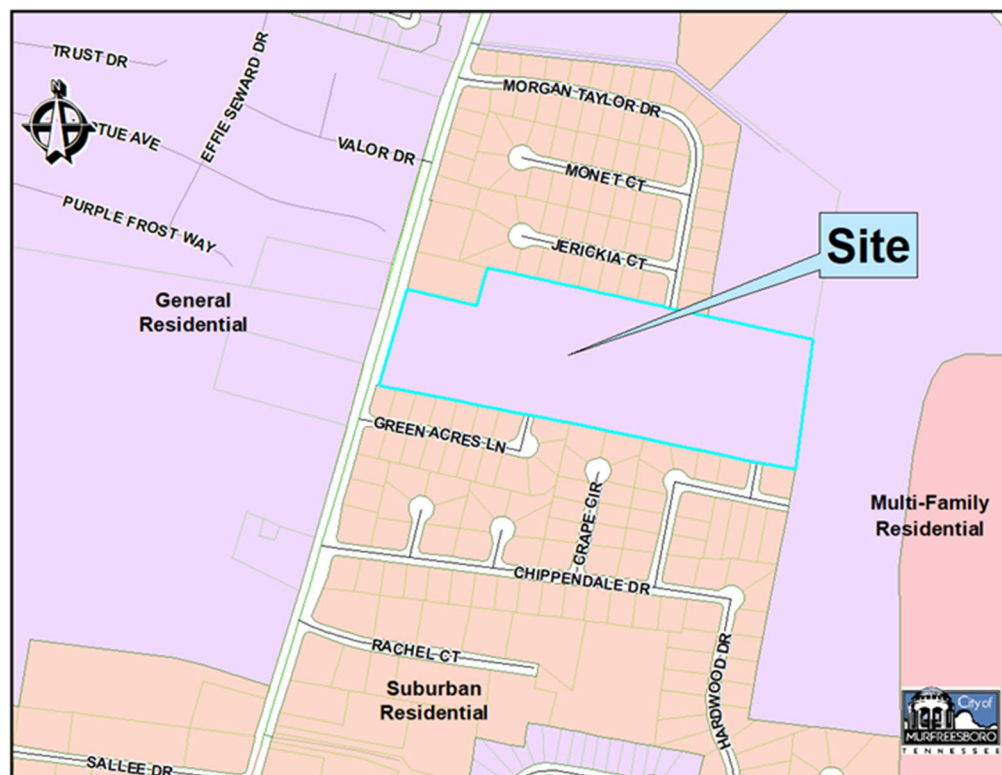
Transportation & Drainage:

The City's Major Transportation Plan proposes a 5-lane street across this property that will connect Old Nashville Highway to Florence Road (Cherry Lane Extension STI 8). The Cherry Lane extension is identified as a short-term improvement, 5-lane roadway with a bridge and overpass bounded by Broad Street at Cherry Lane to Florence Road. The total cost is identified as \$53,282,270. The development of this subject property will be required to dedicate the necessary right-of-way and a construction of a portion of the street that is within the property.

The study area generally drains to the northeast and discharges to Overall Creek to the east. A traditional surface drainage system was installed within the study area with the reconstruction of Florence Road. This drainage system provides a surface drainage outlet for the western portion of the study area and ultimately discharges to Overall Creek to the east. This system does not appear to provide an outlet to serve all of the Study Area as portions of the Study Area are lower than the inlet elevation of this system

Future Land Use Map

The future land use map of the Murfreesboro 2035 Comprehensive Plan Future Land Use Map indicates that *Suburban Residential (SR)* is the most appropriate land use character for the project area. As new development continues around the City's periphery, a lower density *Suburban Residential (SR)* development will help to transition rural and urban development. This character type includes small acreages or large lot estate development or may also be smaller lots clustered around common open space.



The development type proposed within the RS-6 zone is not consistent with the Future Land Use Map's *Suburban Residential (SR)* character area. The RS-6 lots that typify this zoning district are smaller, medium-to-high density and do not serve as transitions from rural development. The RS-6 zoning is consistent with the *Auto- Urban (General) Residential*, characterized by single family dwelling units on smaller parcels. However, the future 5-lane street that will bisect this property should be considered a significant design constraint that limits the type of development possible on this property. It is also significant that, with this development plan, the developer will be responsible for dedicating right-of-way and constructing a portion of this transportation facility. Staff recommends that this is an appropriate instance to deviate from the recommendations of the FLUM.

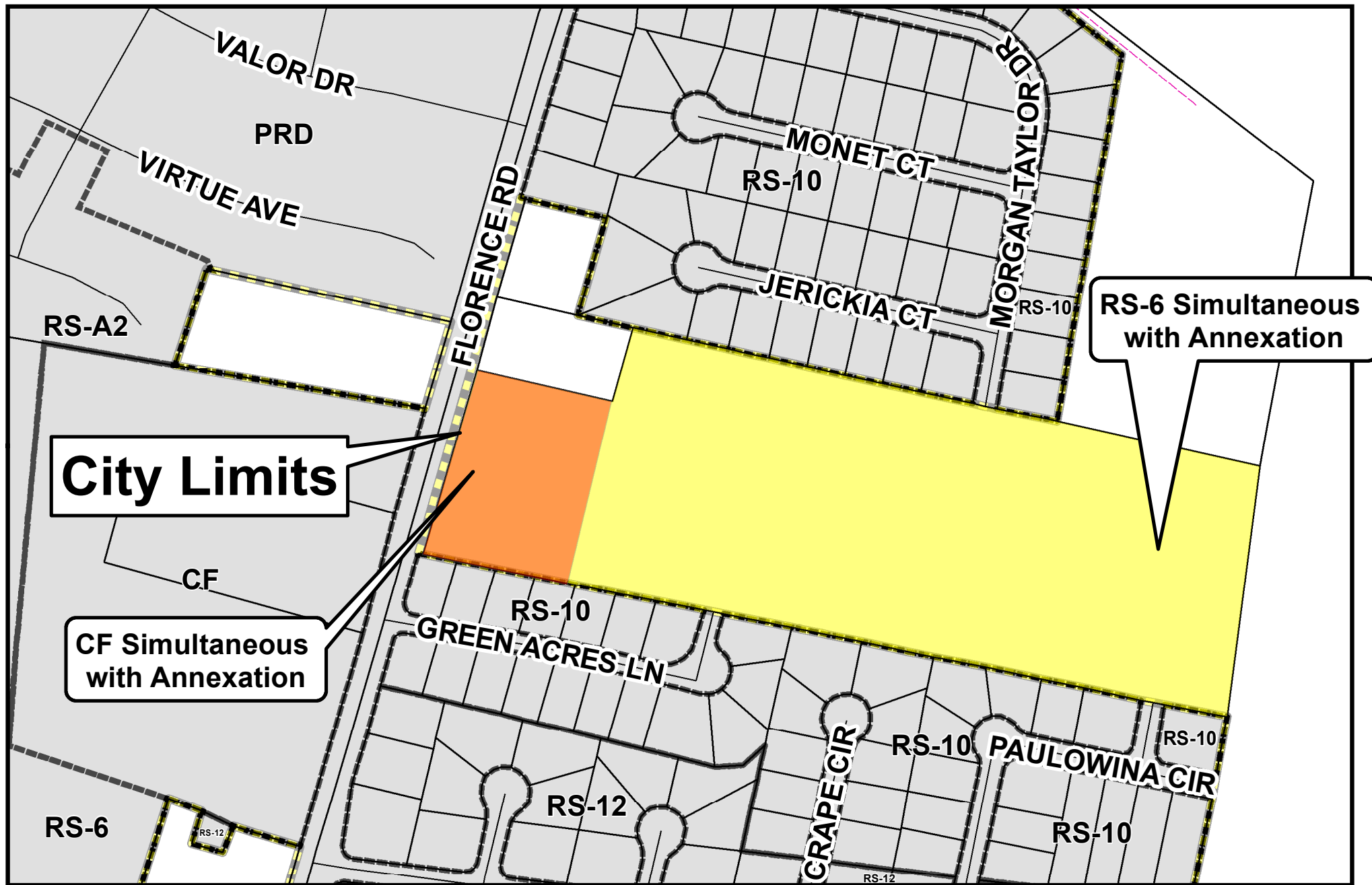
The development type proposed within the CF zone is also inconsistent with the Future Land Use Map's *Suburban Residential (SR)* character area. The CF district is intended to permit the development and continued maintenance of general commercial uses along highways and major arterial streets which tend not to be a nuisance to immediately surrounding residential development. It is also noteworthy that the properties located opposite of this property, west of Florence Road, are undeveloped properties zoned CF. Staff recommends that this is an appropriate instance to deviate from the recommendations of the FLUM.

Recommendation:

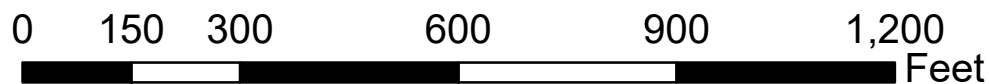
Staff is generally supportive of this rezoning request for the following reasons:

1. The development of this property will participate in dedicating and constructing a portion of right-of-way identified as a short-term improvement on the City's Major Transportation Plan.
2. The City Council will enter into a contractual obligation with the property owner that will also require development to meet design standards for the RS-6 property and exceed design standards for the CF properties; and
3. The portion of the property proposed for CF zoning will mirror future commercial across Florence Road as well as provide an opportunity for a Neighborhood Commercial Node.

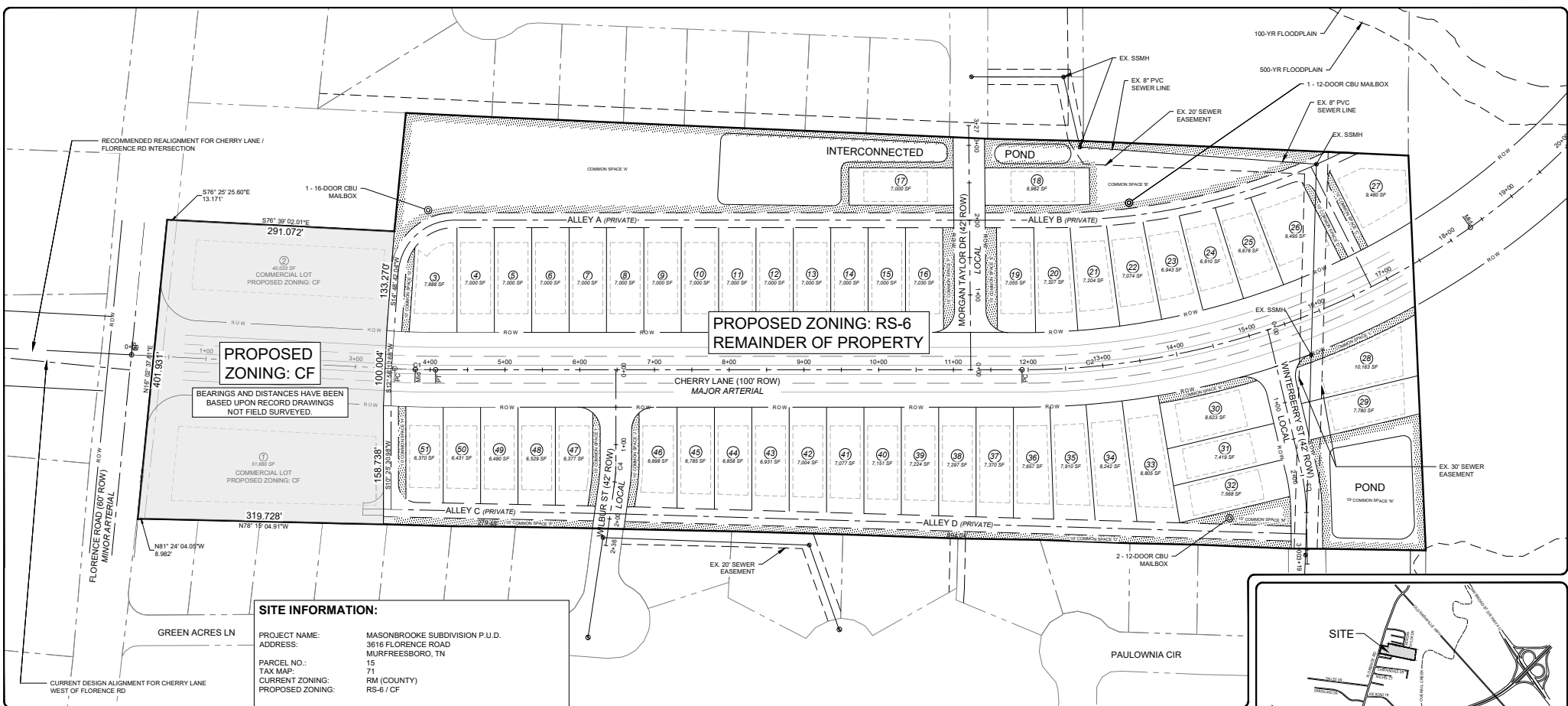
The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission will need to conduct a public hearing prior to making a recommendation to the City Council.



Zoning Request for Property along Florence Road RS-6 and CF Simultaneous with Annexation



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



SITE INFORMATION:

PROJECT NAME: MASONBROOKE SUBDIVISION P.U.D.
ADDRESS: 3616 FLORENCE ROAD
MURFREESBORO, TN
PARCEL NO.: 15
TAX MAP: 71
CURRENT ZONING: RM (COUNTY)
PROPOSED ZONING: RS-6 / CF

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL / COMMERCIAL
COMMERCIAL LOTS: 2 LOTS
RESIDENTIAL LOTS: 49 LOTS
TOTAL PROPERTY AREA: 18.81 AC
DENSITY: 2.71 LOTS/AC
MINIMUM LOT SIZE: 6,000 SF
MINIMUM LOT WIDTH: 50 FT

LAND USE BREAKDOWN

RESIDENTIAL LOTS: 7.04 AC (37.5%)
COMMERCIAL LOTS: 2.13 AC (11.3%)
OPEN SPACE: 3.78 AC (20.1%)
ROAD R/W DEDICATION: 4.58 AC (24.3%)
ALLEYS (PRIVATE ROADS): 1.28 AC (6.8%)

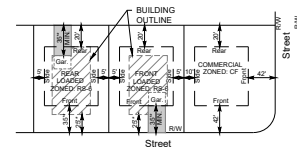
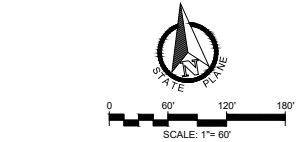
FEMA NOTE: THIS SITE LIES WITHIN ZONE X, OUTSIDE THE 100 YEAR FLOODPLAIN, PER COMMUNITY PANEL 47149C0140H, EFFECTIVE JAN. 5, 2007.

DEED: THE PROPERTY SHOWN HEREON IS LOCATED ON FLORENCE ROAD, TAX MAP 71, PARCEL 15, 6TH CIVIL DISTRICT, AS RECORDED IN D.B. 1953, PG. 3767

APPLICANT: ALCORN PROPERTIES
4613 VETERANS PKWY
MURFREESBORO, TN 37128
(615) 896-0081
CONTACT: KEVIN ATWOOD

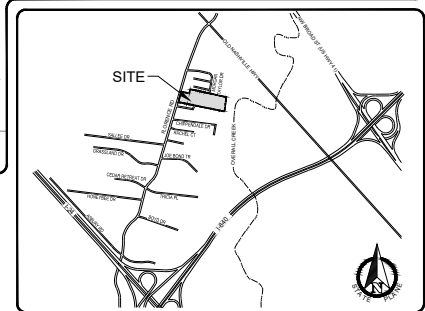
PREPARED BY: CIVIL INFRASTRUCTURE ASSOCIATES, LLC
307 HICKERSON DRIVE
MURFREESBORO, TN 37129
(615) 863-7678
CONTACT: NATHAN MELSON, PE

Curve Table: Alignments					
Curve #	Radius (ft)	Length (ft)	Chord Direction	Start Point	End Point
C1	1040.00	54.53	S78° 04' 16.54"E	STA: 3+52.73 N: 572778.09 E: 1628544.23	STA: 4+07.26 N: 572778.82 E: 1628597.58
C2	1040.00	1278.66	N65° 12' 16.82"E	STA: 11+91.74 N: 572634.84 E: 1629369.10	STA: 24+70.39 N: 573137.84 E: 1630458.14
C3	300.00	65.92	S3° 17' 02.32"W	STA: 1+98.24 N: 572439.81 E: 1629711.90	STA: 2+54.16 N: 572374.12 E: 1629708.13
C4	250.00	35.03	S14° 26' 25.19"W	STA: 1+20.08 N: 572814.20 E: 1628812.94	STA: 1+55.98 N: 572580.31 E: 1628804.21



TYPICAL BUILDING SETBACK DETAIL

* CHART 2, ENDNOTE 29 - IN THE RS-6 DISTRICT, A GARAGE ATTACHED TO A SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM FRONT SETBACK OF 35 FEET. THE REMAINING PORTION OF THE STRUCTURE SHALL HAVE A MINIMUM FRONT SETBACK OF 25 FEET. THE DRIVEWAY OF AN ATTACHED OR DETACHED GARAGE IN THE RS-6 DISTRICT SHALL HAVE SUFFICIENT WIDTH AND DEPTH TO ACCOMMODATE FOUR VEHICLES. A SINGLE-FAMILY DWELLING UNIT THAT HAS NO GARAGE SHALL HAVE A MINIMUM FRONT SETBACK OF 35 FEET.



VICINITY MAP
N.T.S.

MASONBROOKE CONCEPT PLAN

3616 FLORENCE ROAD, MURFREESBORO, TENNESSEE

PREPARED FOR:
ALCORN PROPERTIES
4613 VETERANS PKWY
MURFREESBORO, TN 37128

CIA CIVIL INFRASTRUCTURE ASSOCIATES



SUBURBAN RESIDENTIAL CHARACTER (SR)

This community character classification is very different from the Urban and Auto-Urban (General) residential character categories. As new development continues around the City's periphery, a lower density Suburban Residential (SR) development will help to transition rural and urban development. This character type includes small acreages or large lot estate development, or may also be smaller lots clustered around common open space.

As in the case of many neighborhoods in Murfreesboro, particularly those in West Murfreesboro, or those that currently abut vacant land, the adjacent views that contribute to a semi-rural character are temporary, rather than permanent. The natural open space and views of the landscape are "borrowed" from the adjoining land. Consequently, as additional development occurs abutting these existing neighborhoods, the character will change. This is an important consideration as to the design of new subdivisions and whether they use the adjacent land or incorporate permanent open space into the development to sustain its original character. One means of achieving this character is by clustering development, thereby maintaining an equal or higher density while preserving permanent open space.

Development Types:

- ▶ Detached residential dwellings.
- ▶ Planned developments to provide other housing types (e.g., Auto-Urban attached residential) but with increased open space to preserve a suburban character setting.

Characteristics:

- ▶ Similar to Auto-Urban (General) Residential category, there is noticeable accommodation of the automobile on sites. Garages are typically integrated into the front facade of the dwelling with driveways on the side of homes or occupying a portion of the front yard space.

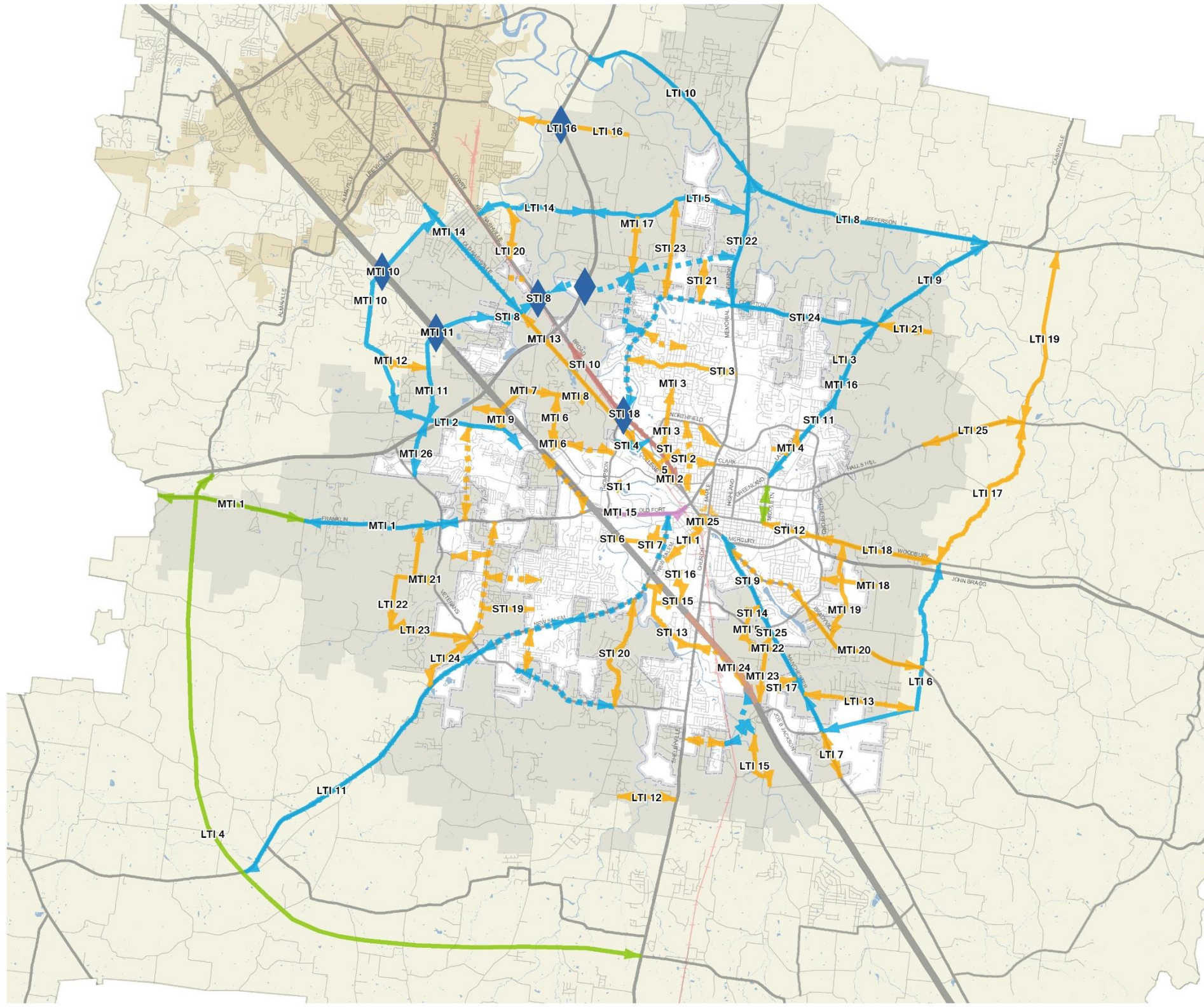
- ▶ Development options can be established which allow for smaller lot sizes in exchange for greater open space, with the additional open space devoted to maintaining the Suburban character and buffering adjacent properties and roads.

Density / Height Guidelines:

- ▶ 2.0 to 3.54 dwelling units per acre (DU/ac).

City Zoning Districts:

- ▶ Single Family Residential Districts:
 - RS-15
 - RS-12
 - RS-10



2040 Major Transportation Plan

Figure 3.1:

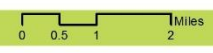
- | Recommended Improvement Projects | Committed Improvement Projects |
|----------------------------------|--------------------------------|
| 2 LANE BRIDGE | 3 LANE ROADWAY |
| 3 LANE ROADWAY | 4 LANE ROADWAY |
| 4 LANE ROADWAY | 5 LANE ROADWAY |
| 5 LANE ROADWAY | Interchange Project |
| 6 LANE ROADWAY | City of Murfreesboro |
| 7 LANE ROADWAY | Urban Growth Boundary |
| 8 LANE ROADWAY | Rutherford County |



LARGE MAP SCALE : 1:195,000



1/07/18



Client: City of Murfreesboro
Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.
Primary Data Sources: City of Murfreesboro; Rutherford County; ESRI
Disclaimer: This map is provided for reference purposes only and is not suitable for legal, engineering or surveying purposes. The City makes no warranty concerning this information, including but not limited to its accuracy and/or completeness, and the data is subject to revisions at any time without notice. Users of this information should independently review or consult the primary data and information sources to ascertain the sufficiency of this information. For confirmation or additional information, please contact the Murfreesboro Planning Department at (615) 893-6441 or ask for assistance from the Planning Staff.

Table 3.1: Recommended Short Term Improvement Projects

2040 MTP PRIORITY #	PROJECT NAME	PROJECT DESCRIPTION	TERMINI	TOTAL COST
STI # 1	Robert Rose Connector	Construct new 3 lane road	Robert Rose to Gateway Blvd.	\$1,871,360
STI # 2	Clark Boulevard Widening	Widen to 3 lanes	Memorial to NW Broad St.	\$7,376,200
STI # 3	Haynes Drive Widening	Construct new 3 lane road	Memorial to Thompson Ln.	\$9,446,330
STI # 4	Northfield Boulevard Extension	Extend as 5 lane road w/ bridge	Northfield at Broad to Thompson Lane	\$25,155,300
STI # 5	Clark Boulevard Extension	Extend as 3 lane road w/ bridge	Clark at Broad to West College St.	\$12,856,095
STI # 6	River Rock & SR 99 Connector Road	Construct new 3 lane road w/ I-24 bridge	River Rock to New Salem Hwy. (SR 99)	\$34,282,750
STI # 7	Molloy Lane Realignment & Widening	Realign Molloy Between Molloy & Bridge Ave.	Molloy to Bridge Ave.	\$4,059,580
STI # 8	Cherry Lane Extension	Extend as 5 lane road w/ bridge and overpass	Broad @ Cherry Ln. to Florence Rd.	\$53,282,270
STI # 9	SE Broad (US 41) Widening	Widen to 5 lanes	Maney to Rutherford Blvd.	\$11,722,620
STI # 10	Broad Street Widening	Widen to 7 lanes	MCP to I-840	\$35,574,740
STI # 11	New Lascassas Hwy. (SR 96) Widening	Widen to 5 lanes	Clark to DeJarnette Ln.	\$14,923,860
STI # 12	Main Street Widening	Widen to 3 lanes	MT Blvd. to Rutherford Blvd.	\$3,908,010
STI # 13	Warrior Drive Widening	Widen to 3 lanes	US 231 to SR 99	\$5,944,520
STI # 14	Rutherford & Broad Connector Road	Construct new 3 lane road	SE Broad to Rutherford Boulevard	\$4,696,130
STI # 15	Rutherford Blvd Extension	Extend as new 3 lane road w/ I-24 bridge	Rutherford to Warrior Dr.	\$22,854,700
STI # 16	Rutledge Boulevard Extension	Extend/reconstruct as 3 lane road	Middle TN to Rutherford Extension	\$5,134,850
STI # 17	Elam Farms Pkwy. Extension	Extend as new 3 lane road	Elam Farms Pkwy. termini to US 41	\$2,029,430
STI # 18	Broad & Thompson Separated Grade	Build SPUI at Broad & Thompson	N/A	\$58,180,020
STI # 19	Salem Cove Lane Extension	Extend Salem Cove Lane as 3 lane road	Salem Cove termini to Rucker Ln.	\$4,188,360
STI # 20	Barfield Road Widening	Widen to 3 lanes	SR 99 to Veterans Pkwy.	\$11,467,720
STI # 21	New North/South Road	Construct new 3 lane road	Thompson to Cherry Ln. Extension	\$4,125,890
STI # 22	Memorial Blvd. Widening	Widen to 5 lanes	Thompson to Jefferson Pk.	\$15,567,080
STI # 23	Leanna Road Widening	Widen to 3 lanes	Thompson to Leanna Swamp Rd.	\$7,640,340
STI # 24	Compton Road Widening	Widen to 5 lanes	Memorial to Lascassas Pike	\$16,048,350
STI # 25	SE Broad (US 41) Widening	Widen to 5 lanes	Rutherford to Joe B. Jackson Pkwy.	<u>\$15,910,260</u>
			TOTALS.....	\$388,246,765

**Recommended Improvement Project
2040 Major Transportation Plan**



Project Name:	Cherry Lane Extension	2040 MTP Project ID:	STI 8
Project Description:	Extend as 5 lane road w/ bridge and overpass from Broad Street to Florence Road		
Bike Master Plan Project ID: (1)	N/A	2025 MTP Project ID:	N/A
Project Length (miles):	1.10	Average Daily Traffic Year 2014:	0
Classification:	Major Arterial	Average Daily Traffic Year 2040:	13,827 - 20,218
Existing No. Lanes:	0	Proposed No. Lanes:	5
Existing Right-of-Way (ft.):	0	Minimum Required Right-of-Way (ft.): (2)	84
Adoption History	Description	Date	Action
	Staff presentation to joint City Planning Commission & City Council:	August 22, 2017	N/A
	Public Hearing conducted by PC:	November 8, 2017	Approved by PC and forwarded to City Council for ratification
	Considered by City Council:	November 30, 2017	PC approval ratified by City Council
Project Costs (in 2016 dollars)	CY 2016-2024	CY 2025-2032	CY 2033-2040
Preliminary Engineering (\$)	\$4,428,370		
Rights-of-Way (\$)	\$141,820		
Construction Engineering & Inspection (\$)	\$4,428,370		
Construction (\$)	\$44,283,710		
TOTAL	\$53,282,270	\$0	\$0
Potential Funding Sources:	Local, Developer		
NOTES:			
1) Bike Master Plan Project ID contained in the 2013 City of Murfreesboro Greenways, Blueways, and Bikeways Master Plan			
2) Minimum Required Right-of-Way outlined in the 2009 City of Murfreesboro Street Design Specifications			

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
NOVEMBER 3, 2021
PROJECT PLANNER: MARINA RUSH**

6.d. Annexation petition and plan of services [2021-511] for approximately 25 acres located along New Salem Highway, Salem Properties, Inc. applicant.

The property owner, Salem Properties, Inc., represented by Matt Taylor, SEC, is requesting to annex the property located at 6015 New Salem Highway into the City of Murfreesboro. The property is located along the east side of New Salem Highway and north of Clearidge Drive, and it is currently developed with one single-family dwelling. The property is 25 acres and is identified as Tax Map Parcel 123-013.02.

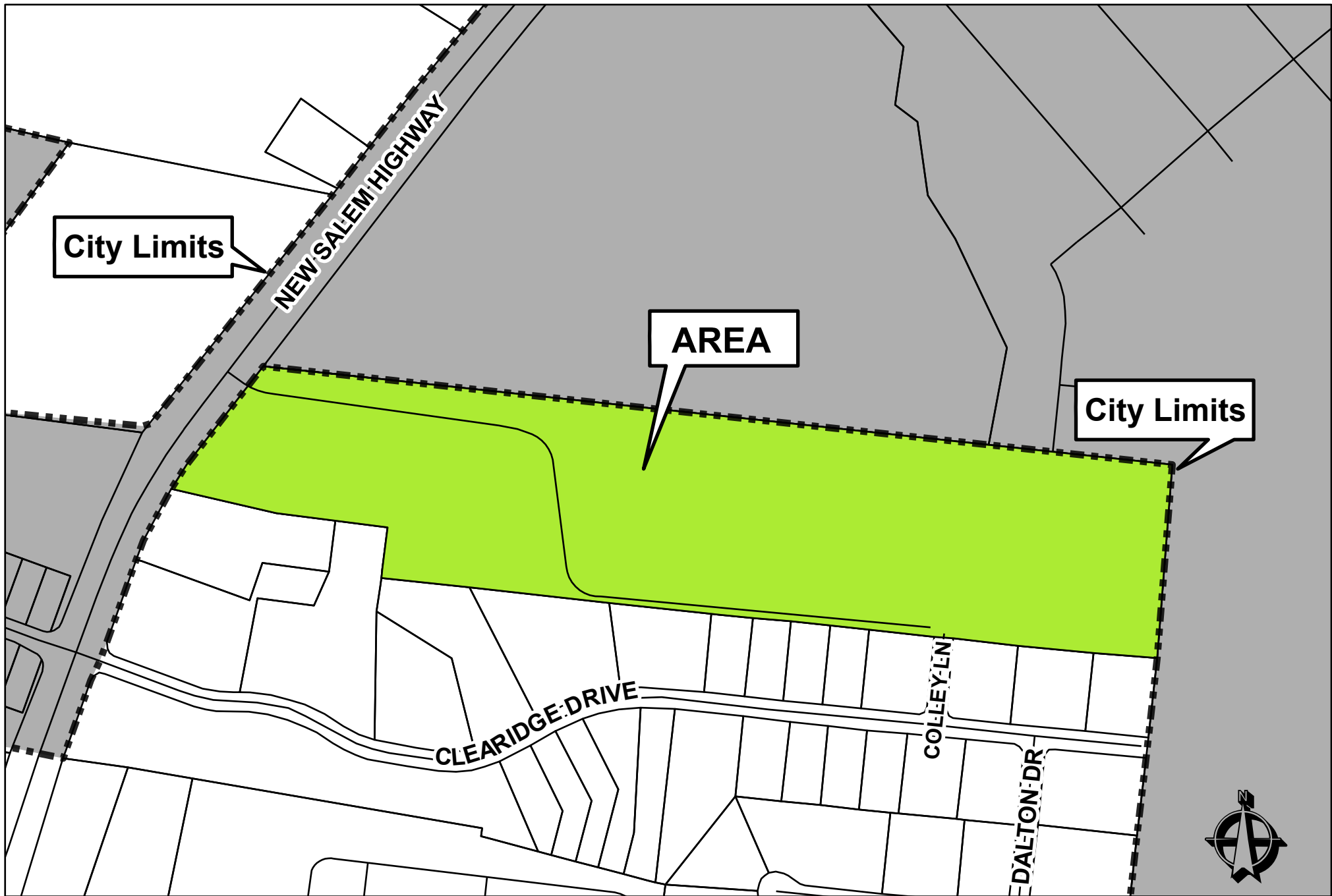
The study area is located within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the City limits along the north, east, and west property lines. The attached maps illustrate the annexation study area.

Simultaneous with the annexation application is a request to zone the property to Commercial Highway (CH) and RS-8 (Single Family Residential – 8,000 square feet minimum lot size). The commercial portion would be approximately 2.81 acres and the single-family residential portion would be approximately 22.15 acres. The zoning request is the next item on the agenda.

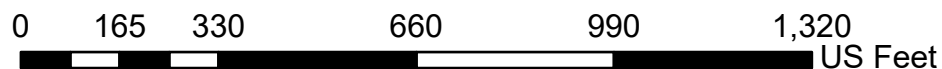
Staff has prepared a Plan of Services for the proposed annexation to study annexation of the property in its current state with one residence and for potential future commercial and residential development. It is attached to this staff report for the Planning Commission's review. City services can be provided to the study area upon annexation. It should be noted that the Murfreesboro Fire and Rescue Department will only be able to provide limited fire protection and first responder services to the existing house in the property's current condition, due to access and fire hydrant limitations. When future development on the property occurs, however, the access and fire flow limitations referenced above will be resolved, so that ISO Class 1 Fire protection can be provided, and First Responder service will be enhanced.

Action Needed:

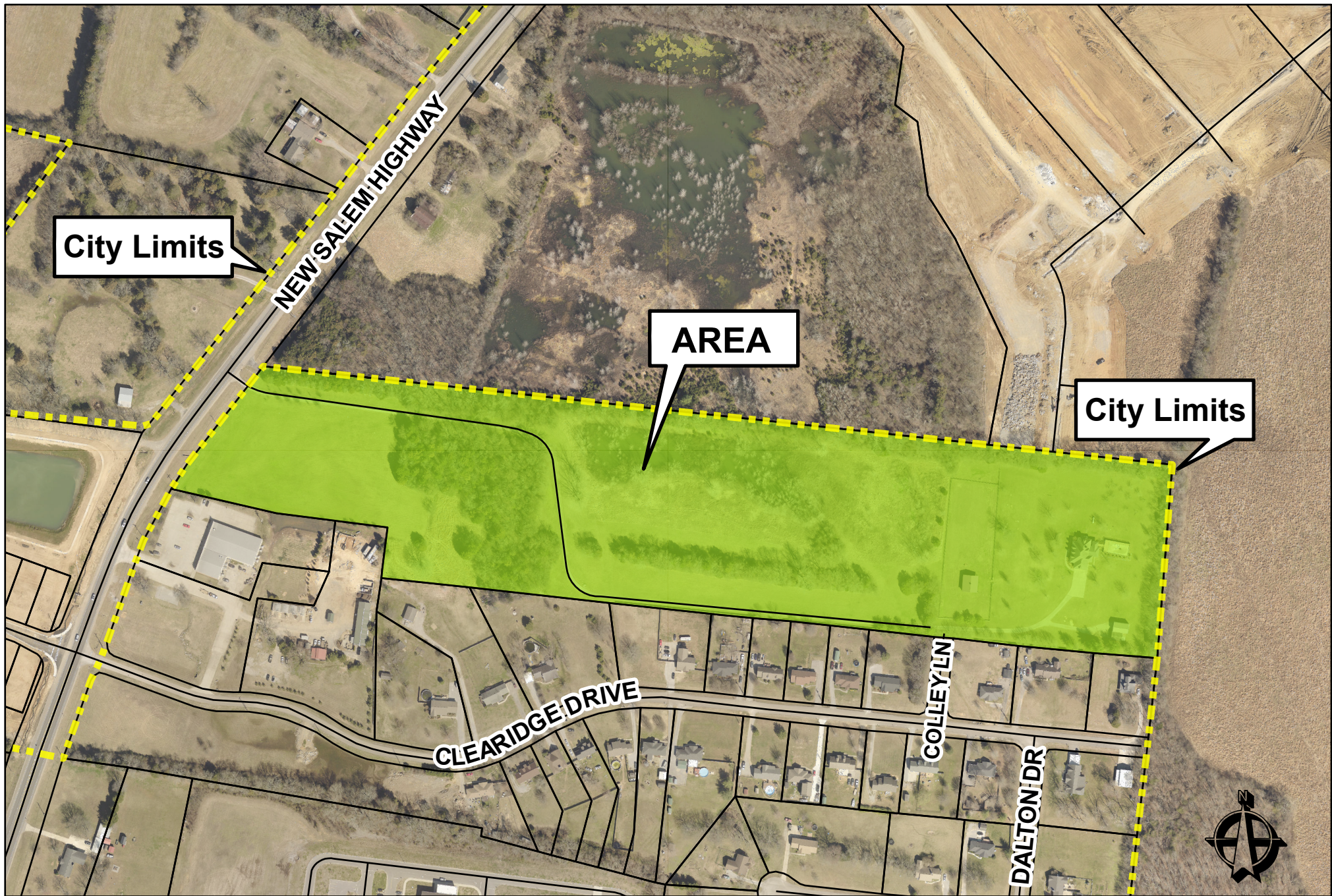
The Planning Commission will need to conduct a public hearing and then discuss this matter, after which it will need to formulate a recommendation to the City Council.



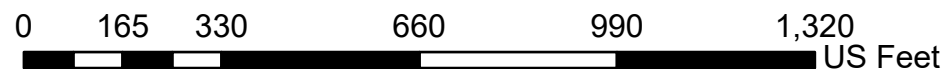
Annexation Request for Property along New Salem Highway



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



Annexation Request for Property along New Salem Highway



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

**ANNEXATION REPORT FOR PROPERTY LOCATED ALONG
NEW SALEM HIGHWAY
INCLUDING PLAN OF SERVICES
(FILE 2021-511)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
NOVEMBER 3, 2021**



Annexation Request for Property along
New Salem Highway

0 165 330 660 990 1,320
US Feet

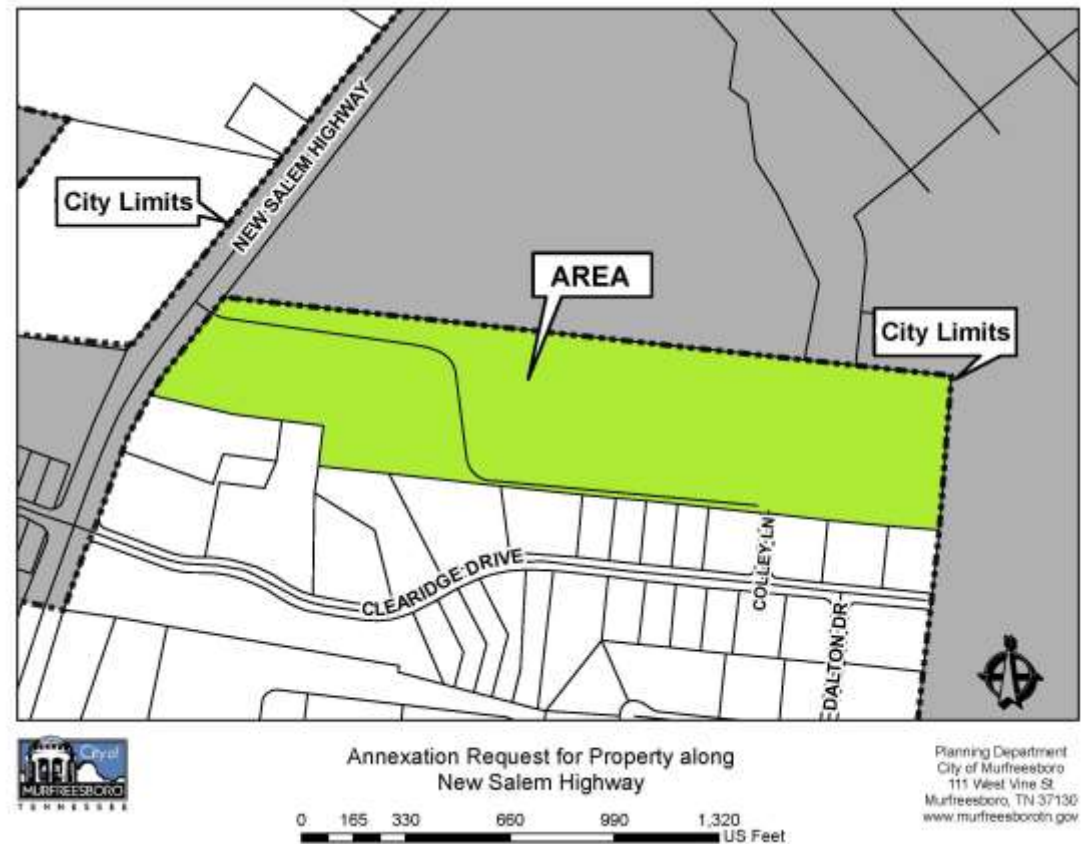
Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

INTRODUCTION

OVERVIEW

The property owner, Salem Properties, Inc., represented by Matt Taylor, SEC, is requesting to annex the property located at 6015 New Salem Highway into the City of Murfreesboro. The property is located along the east side of New Salem Highway and north of Clearidge Drive, and it is currently developed with one single-family dwelling. The property is 25 acres and is identified as Tax Map Parcel 123-013.02.

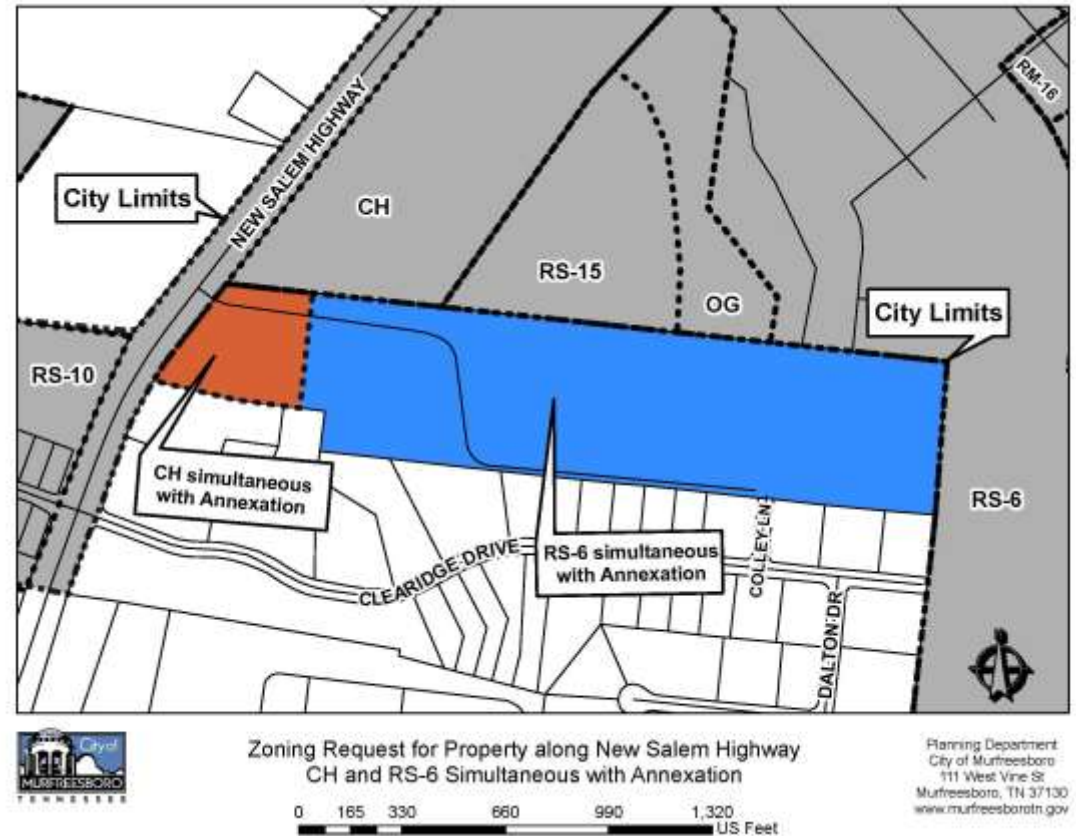
The study area is located within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the City limits along the north, east, and west property lines. The attached maps illustrate the annexation study area.



CITY ZONING

Salem Properties, Inc. submitted an application to zone the subject property to RS-8 and CH simultaneous with the annexation. The property is currently zoned RM (Residential Medium Density) in Rutherford County. The portion proposed for CH zoning is approximately 2.8 acres and located in the westerly portion of the property, along the frontage of New Salem Highway. The portion proposed for RS-8 is approximately 22.2 acres and is the remaining portion of the subject parcel extending to the east property line. The RS-8 zoning district permits single-family residential detached uses on lots of at least 8,000 square-feet.

The properties to the north are zoned CH, RS-15 and OG. The properties to the northeast are zoned RS-6 and RM-16. The RS-6 portion is approved and under construction for the Salem Landing Subdivision, and the RM-16 portion is being developed as Salem Landing Townhomes. To the west, along the west side of New Salem Highway, is zoned RS-10. The properties to the south are within an unincorporated portion of Rutherford County and zoned commercial and RM.

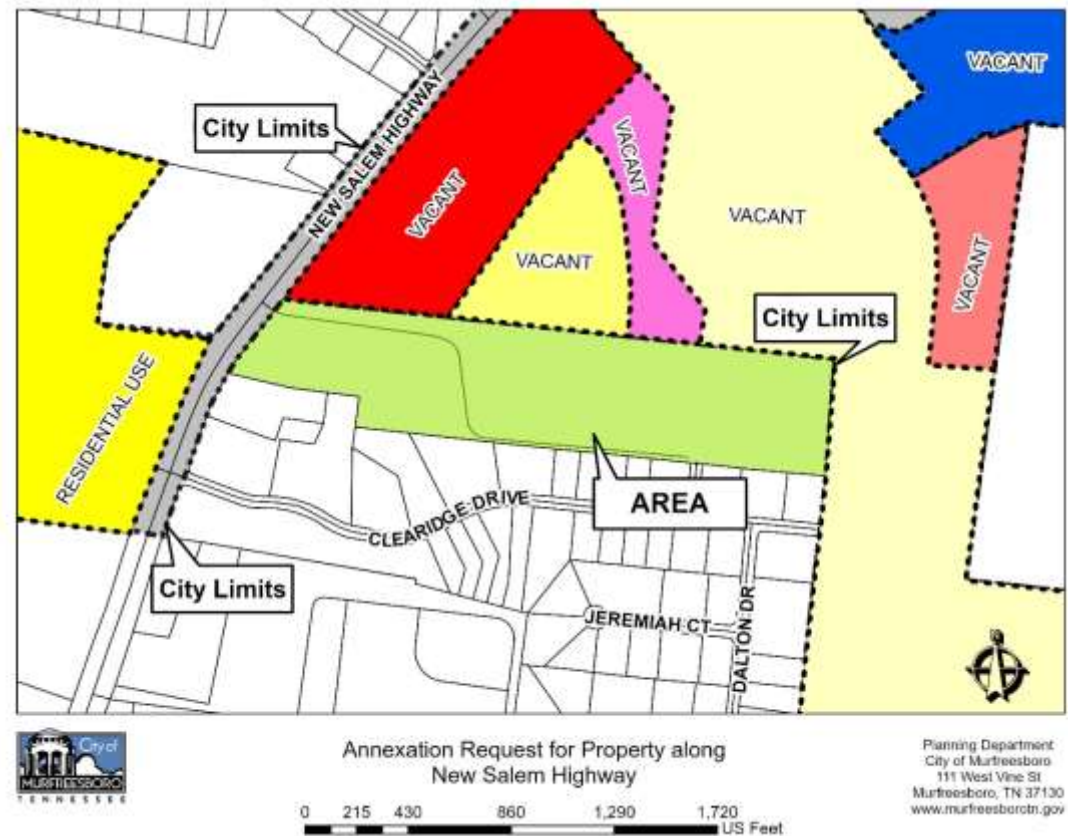


PRESENT AND SURROUNDING LAND USE

The study area is currently developed with one single-family residence. The adjacent properties are developed with a mixture of uses.

The properties directly to the north are presently undeveloped. The property to the northeast is approved and under construction for the Salem Landing Subdivision and the Salem Landing Townhomes. To the west, along the west side of New Salem Highway, is the Carlton Landing single-family subdivision.

The properties to the south are within an unincorporated portion of Rutherford County and are developed with a Dollar General, the Clearidge single-family residential subdivision, and further south are the Rockvale Middle and High Schools.



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	Tax Map and Parcel	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Salem Properties, Inc.	123-013.02	25	\$75,800	\$352,700	\$115,475	\$1,488.93

These figures are for the property in its current state and assessed at the residential rate of 25 percent. After this property is rezoned and when it is developed, an improvement value will be added, which will result in an increase to the City and County taxes.

PLAN OF SERVICES

POLICE PROTECTION

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

This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #2.

ELECTRIC SERVICE

Middle Tennessee Electric Membership (MTEMC) currently has service to the existing residence. MTEMC has the capacity to serve any proposed development as well. Any new electrical infrastructure installed will be required to adhere to MTEMC standards.

STREET LIGHTING

There are no streetlights along this segment of New Salem Highway currently. MTEMC can provide street lighting, as necessary, upon request by the City of Murfreesboro.

SOLID WASTE COLLECTION

The City can provide weekly curbside solid waste collection service immediately for the existing single-family residence upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Thursday, and the cost of the City provided cart is \$53.30. The resident will be required to bring the cart to New Salem Highway in order to receive service.

When development occurs on the property in the future, the City will also be able to provide solid waste collection service and trash/debris removal. Any commercial development that occurs along the frontage would be required to use a private hauler for solid waste collection as the Solid Waste Department no longer services new commercial uses. It should be noted that continued development in the New Salem Highway area will further increase demands on the department's resources and will warrant additional equipment and staff at some point in the future.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area upon the effective date of annexation. 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. The study area will be located in the Salem

Elementary School zone, if annexed. The Salem Elementary School capacity is 1,080 students. The current enrollment for Salem Elementary for 2021-2022 is 1,109 students. Currently, there is one residence on the subject property and annexation of the property in its current state will have minimal impact on MCS. If residential units were to develop it could result in an increase of enrollment estimated to be between 30 to 54 additional 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

The annexation study area does not include any additional public roadway systems. Access to a public roadway system is available through New Salem Highway.

REGIONAL TRAFFIC & TRANSPORTION

The study area has access to New Salem Highway. New Salem Highway is proposed to be improved to a 5-lane street section by TDOT and is on the City's Major Transportation Plan. Any new connections to New Salem Highway must be approved by TDOT and the City Engineer. Any future public roadway facilities to serve the study area must be constructed to City standards.

SANITARY SEWER SERVICE

The Murfreesboro Water Resources Department's (MWRD) current definition of "available" is defined as gravity sanitary sewer that is adjacent to the property line within an easement or in a public ROW. Currently, public sanitary sewer is available to the property. There is an existing 8" sewer main at the north property line near the rear of the property. However, this sewer manhole is not at a depth that would serve the entire property by gravity, so the Developer's Engineer of record would need to present to the Department a plan for serving the property with sewer. All main line extensions 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.

The property is within the Overall Creek and Rockvale Sanitary Sewer Assessment Districts. The standard connection fee per single family unit (sfu) is \$2550 or equivalent. The Assessment fees are in addition to the standard fee in the amount of \$1000/sfu and \$1550/sfu respectively. When the Rockvale Assessment District was formed, the design engineer assumed an average development within the basin of 2.72 sfu/acre and within this there was 245 acres at an assumed RS-10 zoning at 3.5

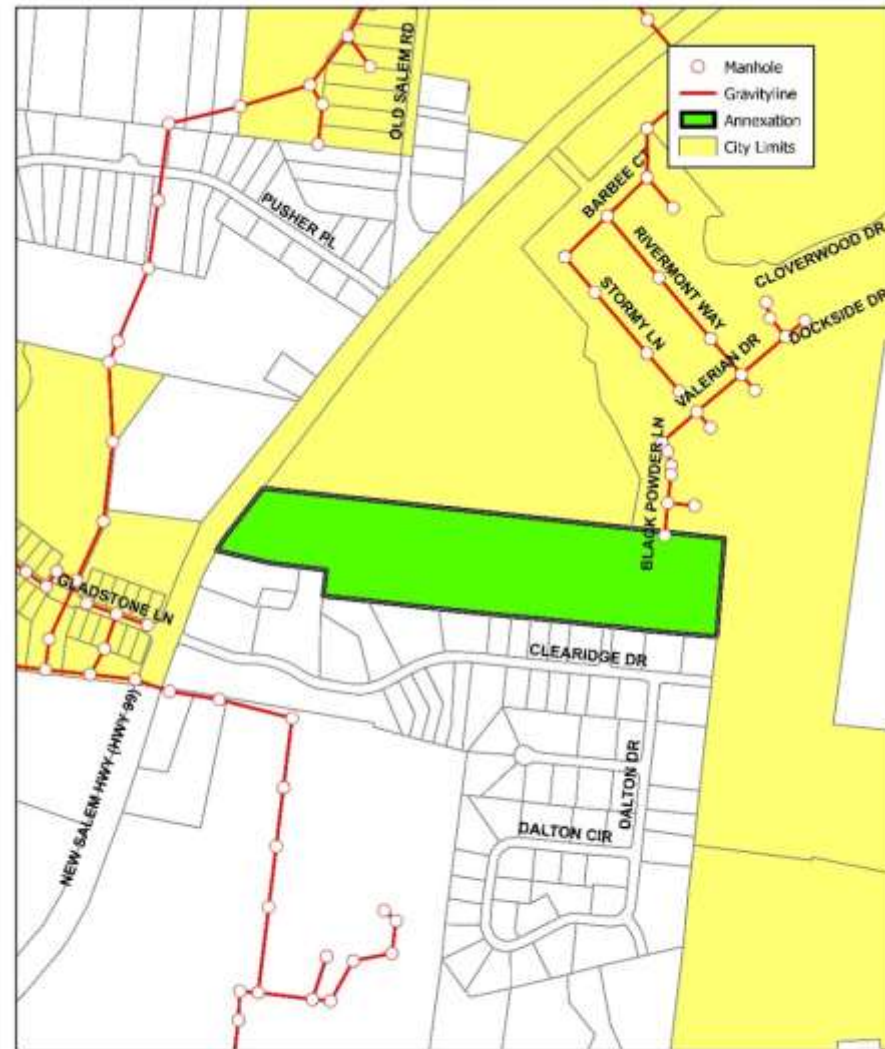
sfu's/acre and 133 acres at an assumed Multi-family zoning at 12 sfu's/acre.

With regard to the request for zoning of RS-8 in the rear and Commercial Highway (CH) along the frontage in relation to the Sewer Allocation Ordinance, the allotted number of sfu's/acre are 7 and 2.5 respectively. To reserve capacity for the development, a "will serve letter" request must be submitted to the Department and staff will respond with the requirements to reserve.

Per the most recent sewer connection model of the system, Basin 13A currently has capacity for 608 connections. By committing sewer service to potential development on this property, staff has determined that Basin 13A's sewer connection capacity could possibly be reduced by roughly 135 connections +/-, resulting in 473 available connections for future developments. There are improvements planned to the Overall Creek Pump Station that would bring the available connections to 4382.

SANITARY SEWER SERVICE (cont.)

Sanitary Sewer Service Map:



MURFREESBORO WATER RESOURCES DEPARTMENT

**Annexation Request for Property along
New Salem Highway**

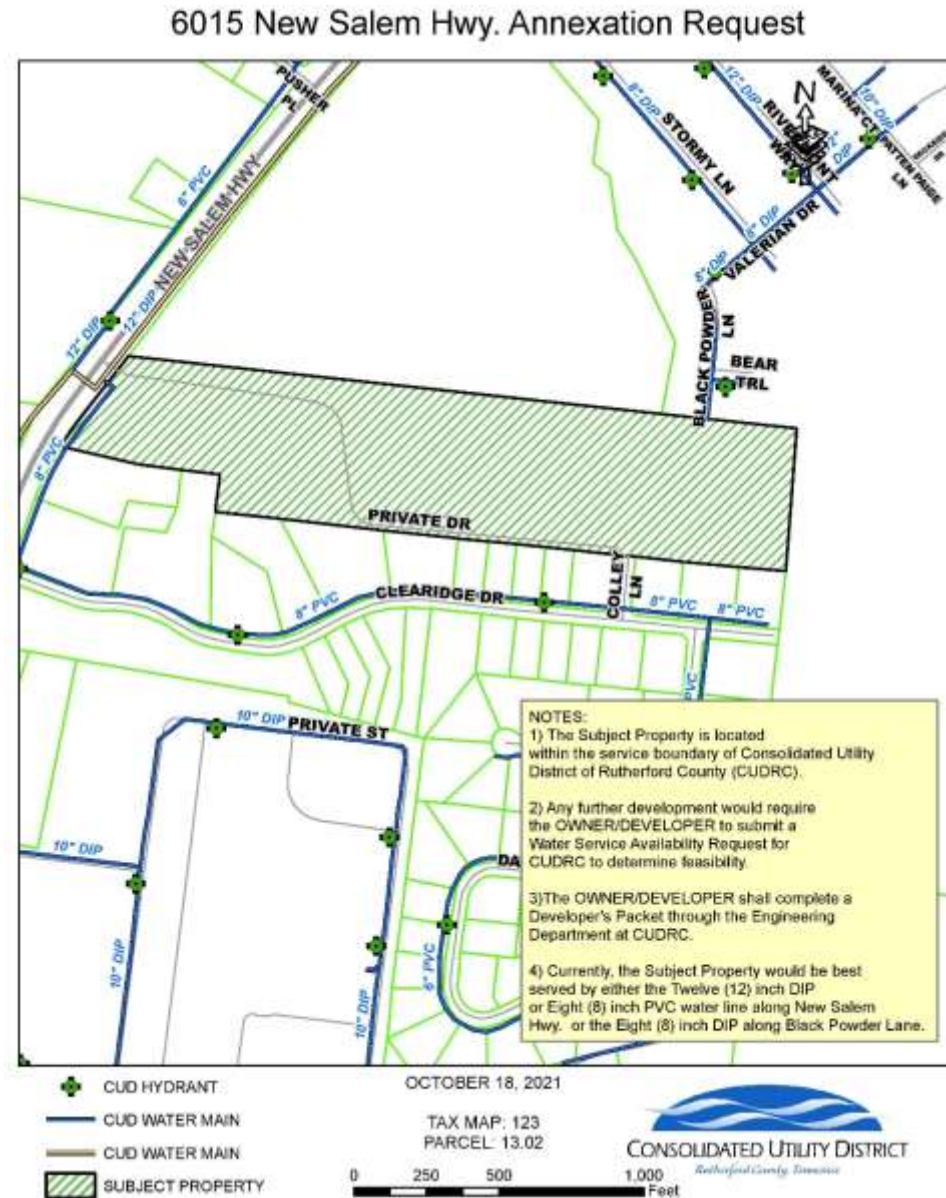


WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area. A 12-inch ductile iron water main (DIP) and an 8-inch line are located along New Salem Highway in front of the study area, and an 8-inch DIP is located along Black Powder Lane near the rear of the study area.

These water lines can serve the annexation study area and the future development, as illustrated in the attached exhibit and they would be the responsibility of the developer to construct.

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.



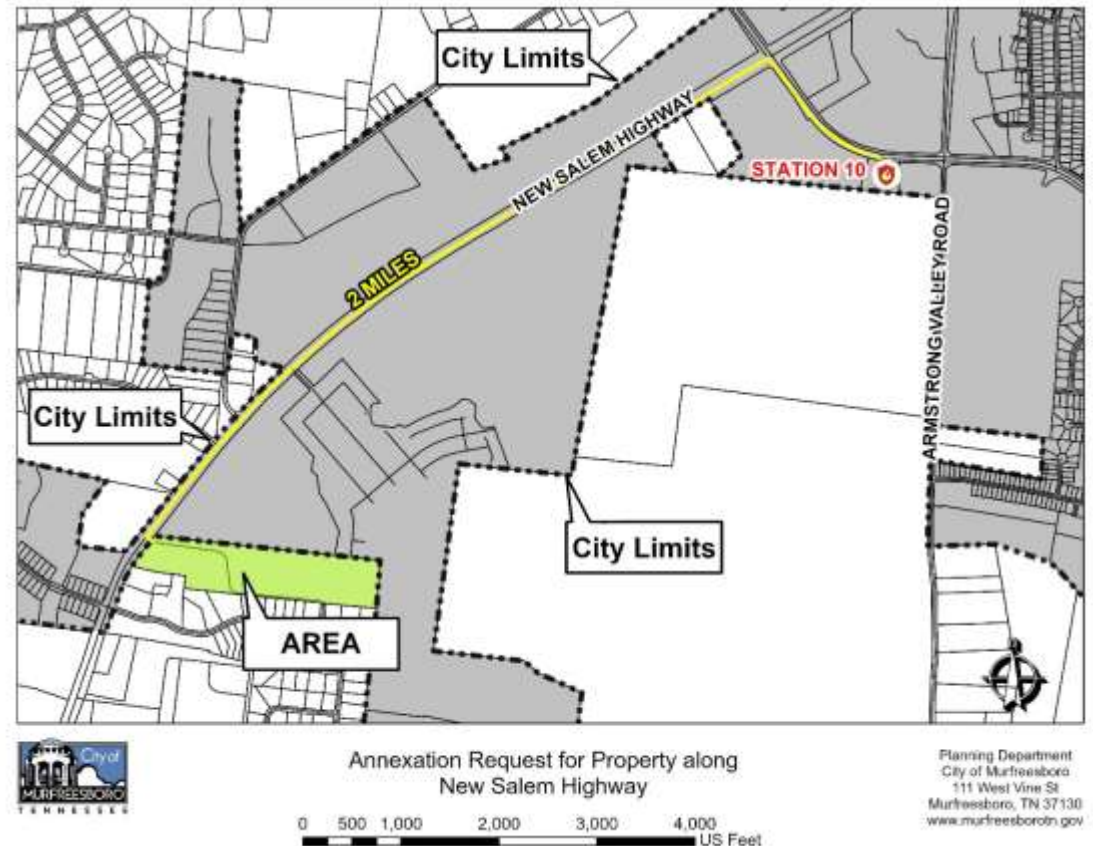
FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department (MFRD) can provide emergency first responder and fire protection services to the property immediately upon the effective date of annexation. However, access to the house and accessory structures is limited due to the current condition of the driveway and periodic flooding of the driveway. In addition, fire hydrant access for the existing house is also limited and/or unavailable. Under current conditions, the above factors will limit MFRD in delivery of its typical ISO Class 1 fire protection service and standard First Responder services. Computer Aided Dispatch run notes will need to be added upon annexation to let responders know of limitations and other needed support, such as a Rutherford County tanker truck being dispatched to assist.

For future development of the study area, required fire protection will need to be installed when it develops. When future development occurs, the access and fire flow limitations referenced above will be resolved, so that ISO Class 1 Fire protection can be provided, and First Responder service will be enhanced.

Currently the study area is located 1.9 miles from Fire Station #10 (Veterans Parkway) and 5.1 miles from Fire Station #9 (Cason Lane). The

yellow line on the adjacent map represents the linear distance range from the nearest fire station.



FLOODWAY

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The nearest floodway is the Armstrong Branch floodway, located approximately one mile east of the study area and depicted on the adjacent map.



DRAINAGE

Public Drainage System

Public drainage facilities available in the study area include facilities in New Salem Highway. This drainage system is the responsibility of TDOT for routine maintenance. No additional public drainage systems are in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

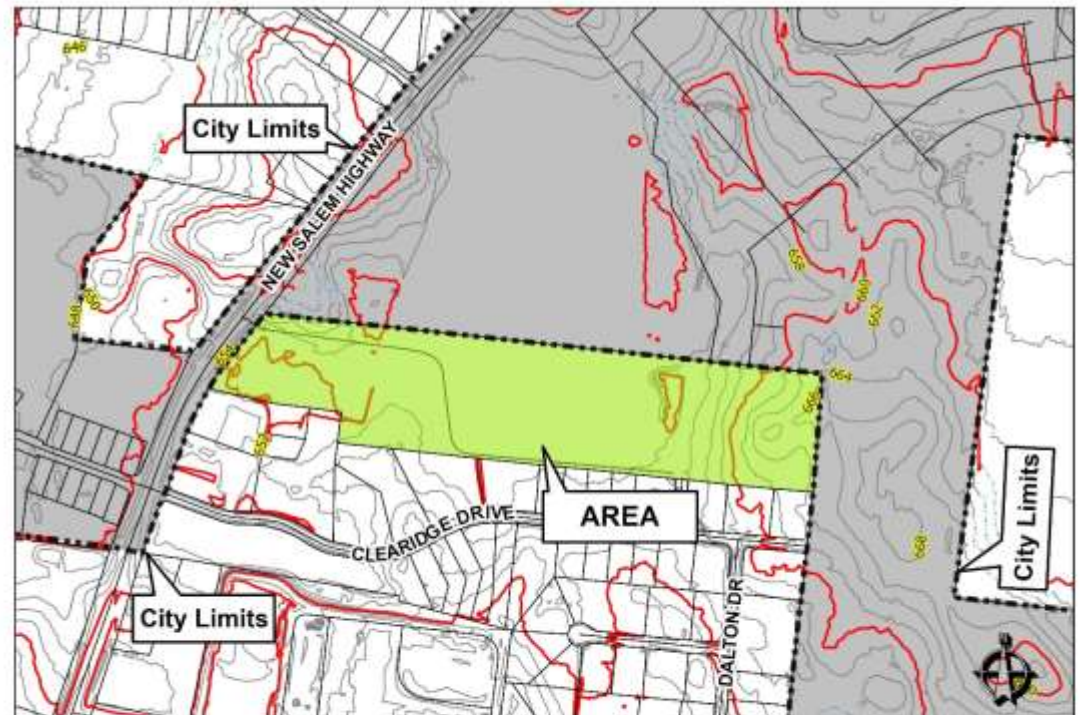
Regional Drainage Conditions

A review of the regional drainage patterns indicates most of the study area drains to a pond located on the property. The western part of the study area drains to the northwest and to the ROW of New Salem Highway.

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 currently has 1 single family residence and will generate approximately \$39 per year in revenue for the Stormwater Utility Fee. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed CH (Commercial Highway) zoning for 2.81 acres

and RS-8 (Single-Family Residential District, 8,000 ft² lots) for 22.15 acres, it is estimated that it will be fully developed with 66 single family detached units and commercial lots. Based on this development scenario, the future development of the study area will result in approximately \$3,200 additional revenue per year into the Stormwater Utility Fund upon full buildout.



Annexation Request for Property along
New Salem Highway

0 215 430 860 1,290 1,720
US Feet

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

PROPERTY AND DEVELOPMENT

A small pond is present along the northern property line. The status of this pond should be investigated during the design and planning stages to determine its status. If it is a Water of the State, appropriate permits must be obtained for any plans to modify it. Additionally, a 35-foot Water Quality Protection Area may be required to be established along its perimeter.

New development on the property must meet overall City of Murfreesboro Stormwater Quality requirements. Impacts on adjacent properties should also be considered in future development plans to ensure no net impact.

New Salem Highway is on the City's Major Transportation Plan and is proposed to be widened by TDOT to a 5-lane roadway section. Development plans will be required to dedicate required ROW and easements as well as participate in the cost of construction. If development plans are proposed before construction of improvements on New Salem Highway progress, it is anticipated that roadway improvements consisting of left and right turn lanes will be required. Any improvements constructed on New Salem Highway will be considered as partial or full developer participation in the construction of future improvements on New Salem Highway.

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
NOVEMBER 3, 2021
PROJECT PLANNER: MARINA RUSH**

- 6.e. Zoning application [2021-422] for approximately 2.8 acres located along New Salem Highway to be zoned CH simultaneous with annexation and approximately 22.2 acres to be zoned RS-8 simultaneous with annexation, Salem Properties, Inc. applicant.**

The subject property consists of one parcel totaling approximately 25.0 acres. It is identified as Tax Map 123, Parcel 13.02 and is located along the east side of New Salem Highway and north of Clearidge Drive. The applicant, Salem Properties, Inc., submitted an application to zone the subject property to RS-8 (Single-Family Residential District) and CH (Commercial Highway District) simultaneous with annexation. The property is currently located within the unincorporated portion of Rutherford County and is zoned RM (Residential Medium). The portion proposed for CH zoning is approximately 2.8 acres and located in the westerly portion of the property, along the frontage of New Salem Highway. The portion proposed for RS-8 is approximately 22.2 acres and is the remaining portion of the subject parcel extending to the east property line.

The RS-8 zoning district permits single-family residential detached uses on lots of at least 8,000 square-feet. The Zoning Ordinance requires that the exterior facades for single-family homes in the RS-8 zone be comprised of a minimum of 75% brick, stone, or cementitious siding on each elevation. These materials will minimize the potential for fire damage.

Adjacent Zoning and Land Uses

The adjacent properties are zoned for and developed with a mixture of uses. The properties to the north are zoned CH, RS-15, and OG (General Office District), and presently are undeveloped. The properties to the northeast are zoned RS-6 and RM-16 (Multi-Family Residential District). The RS-6 portion is approved and under construction for the Salem Landing Subdivision, and the RM-16 portion is being developed as Salem Landing Townhomes. To the west, along the west side of New Salem Highway, is the Carlton Landing single-family subdivision, which is zoned RS-10. The properties to the south are within an unincorporated portion of Rutherford County and are developed with a Dollar General, the Clearidge single-family residential subdivision, and further south are the Rockvale Middle and High Schools.

Future Land Use Map

The future land use map of the Murfreesboro 2035 Comprehensive Plan (excerpt below) indicates that Suburban Residential is the most appropriate land use character for the project area. Suburban Residential character type includes large single-family residential lots or smaller lots with common open space. The recommended density is 2.0-3.54 dwelling units per acre.

The proposed RS-8 zoning would be consistent with the Future Land Use Map if the development includes larger common open spaces. The applicant has submitted a conceptual site layout with several open spaces depicting 73 lots, resulting in a density of approximately 3.3 dwelling units per acre, which is within the targeted density range of the Suburban Residential land use character. The proposed CH zoning, however, would not be considered consistent with the Future Land Use Map. In this case, the CH zoning would be located along the frontage of New Salem Highway frontage. It would buffer the residences from the highway and is similar zoning with the parcels to the north and south. If the rezoning is adopted, staff recommends the FLUM be revised to reflect Auto-Urban (General) Residential and Neighborhood Commercial land use characters for this property.

2035 MURFREESBORO COMPREHENSIVE PLAN - FUTURE LAND USE MAP



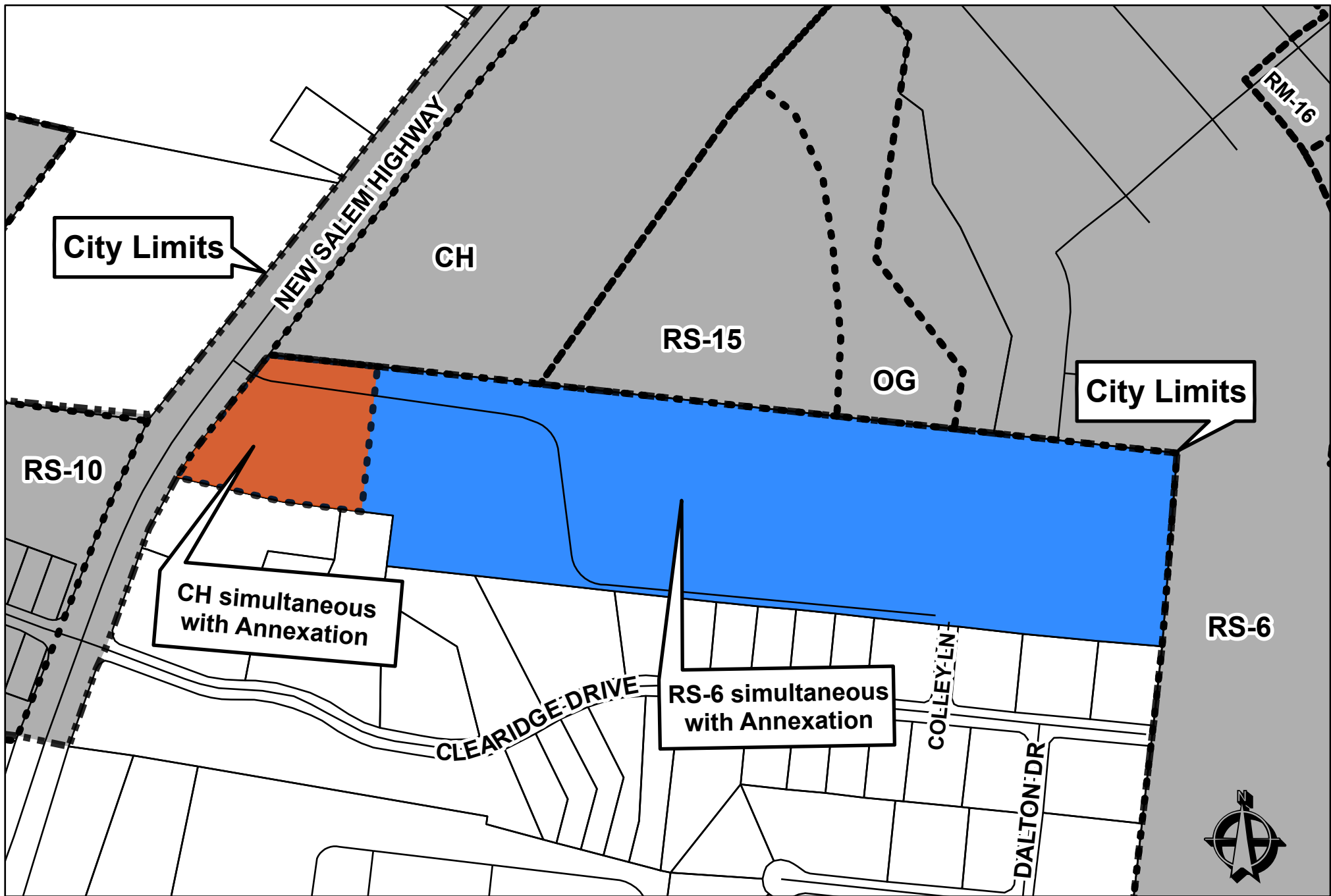
Recommendation:

Staff supports the zoning request to CH and RS-8 for the following reasons:

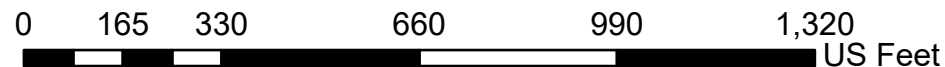
- 1) RS-8 zoning is compatible with Future Land Use Map provided that ample common open space is included in the subdivision plan.
- 2) RS-8 zoning district permits single-family residential detached uses on lots of at least 8,000 square-feet, and the houses would be constructed with exterior facades of a minimum of 75% masonry materials of brick, stone, or cementitious siding to minimize the potential for fire damage.
- 3) The portion of the property proposed for CH is not consistent with the Future Land Use Map for Suburban Residential, and instead would be consistent with the "Auto-Urban (General) Commercial" land use character, which is generally characterized by parking lots in front of the building and auto-dependent commercial uses. In this case, the proposed CH zoning would provide a buffer between the highway and the residences and is compatible with the commercial zoning on the adjacent lots both to the north and to the south developed with a Dollar General. Staff recommends that this is an appropriate instance to deviate from the recommendations of the FLUM.

Action needed

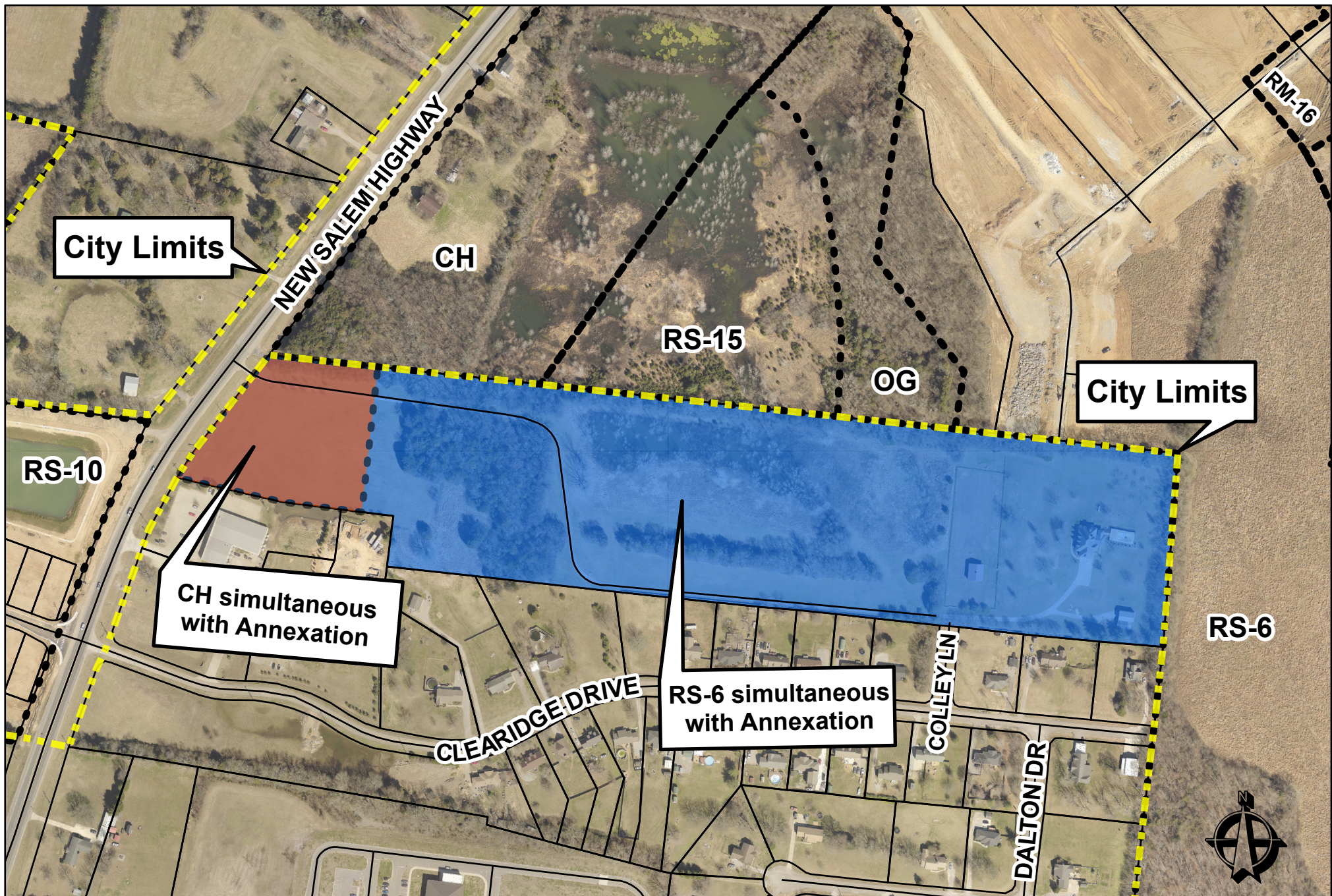
The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission should conduct a public hearing and discuss this matter and then formulate a recommendation for the City Council.



Zoning Request for Property along New Salem Highway CH and RS-6 Simultaneous with Annexation



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



Zoning Request for Property along New Salem Highway CH and RS-6 Simultaneous with Annexation

0 165 330 660 990 1,320
US Feet

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Murfreesboro, TN 37130
www.murfreesborotn.gov

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
NOVEMBER 3, 2021
PROJECT PLANNER: HOLLY SMYTH**

- 6.f. Zoning application [2021-424] for approximately 82.5 acres located along Veals Road to be rezoned from RS-6, RS-10, and RS-12 to PRD (Graystone PRD), and approximately 123 acres located along Veals Road and Double Springs Road to be zoned PRD simultaneous with annexation, Meritage Homes applicant.**

The subject property is located on the north side of Veals Road and the west side of Double Springs Road containing a total of 205.5 acres. The proposed PRD (Graystone PRD) would accommodate a total of 403 single-family residential units; 303 single family detached houses and 100 single family attached townhomes equating to **1.96 units per acre**. The study area is undeveloped with the exception of one single family dwelling and a cemetery. There are a total of 5 parcels involved which are identified as follows:

- Tax Map 112, Parcel 016.05- 82.5 acres, zoned RS-6, RS-10, and RS-12
- Tax Map 112, Parcel 016.04- 75 acres, zoned RM in the County
- Tax Map 112, Parcel 016.00 - 5 acres, zoned RM in the County
- Tax Map 112, Parcel 016.02 -42.84 acres, zoned RM in the County
- Tax Map 112, Parcel 016.03- 0.21 acre, zoned RM in the County

Adjacent Zoning and Land Uses

The surrounding zone districts include primarily RS-10 (Single-Family Residential District 10) to the west, RM-12 (Residential Multi-Family District 12) at the north-westerly corner, RS-10 and RS-6 to the north, County RM (Residential Medium-Density) to the east, and PRD (Planned Residential District) and County RM to the south. The primary surrounding land uses are either existing or proposed detached single-family dwellings on all sides with the north-westerly corner touching the Aspen Heights apartment development.

Proposed PRD

The PRD is being requested to allow for 100 single family attached townhome units with a horizontal property regime (HPR) and for 303 single family detached homes (144 on their own lots of record and 159 sold as part of a HPR) with a STEP sewer system serving all 403 residential units. The detached homes are most similar to what would be allowed in an RS-6 zone district, while the attached product is most

similar to what would be allowed in an RSA-Type 2 zone district. All homes shall be for purchase either by lots or sold via HPR.

Minimum single-family detached lot size shall be 6,500 ft², with a typical lot size of 6,600 ft² with a minimum 55' lot width. The proposed single-family detached homes shall range in size from 1,400 ft² to 2,500+ ft². Single-family detached homes shall have 2-3 bedrooms, and a mix of two-car front-entry and side-loaded garages with decorative garage doors. The 30' wide house products for the smaller lots would have side-entry garages. All detached units will have a 35' front setback(s) to garage (with 25' to the rest of the home), 5' side setbacks (or minimum of 10' between buildings), and 20' rear setbacks. The 40' wide house products would have front-entry garages. Solid waste shall be handled via the Murfreesboro Solid Waste Department and all streets will be public rights-of-way. Exterior materials shall consist of masonry materials, with corner units having enhanced side facades facing the streets.

The townhome units (i.e. "single family attached townhouse dwellings") shall range in size from 1,200 ft² to 1,600+ ft² in size. Townhomes shall have a minimum of 2 bedrooms and shall include decorative front-entry garages (with their use restricted to vehicular use only) with either 1-car garages with driveways accommodating 2-cars or 2-car garages with 4-car driveway parking. Additional visitor parking spaces are provided with 17 spaces in the 30 townhome unit area and 25 spaces in the 70 townhome unit area. All attached units will have 35' front setback(s) from back of sidewalk, 10' side setbacks between buildings or roadways, and 20' rear setbacks to property line or rears of buildings. Solid waste will be handled via individual carts picked up by a private trash service with carts stored in the garages. All townhome roadways shall be private. Exterior materials shall consist of masonry materials with end units facing streets having enhanced side facades.

This development shall continue the extension of the proposed collector street in the Farmhouse Downs development to the north (known as Lyons Farm Parkway), through the site to Veals Road, per the City of Murfreesboro Major Transportation Plan (MTP) that will ultimately tie John Bragg Highway back to Irby Lane. The updated program book shows a 60' right-of-way for this roadway with three 11' travel lanes in line with the MTP.

Landscape plantings and buffers are provided within and along the perimeter of the project as shown on page 26 of the program book and include the following:

- Landscape plantings along the new north-south collector road
- Berm & Decorative landscape buffer (Type A) along the north side of Veals Road
- Berm & landscape buffer (Type B) along the west side of Double Springs Road
- Landscape buffers (Type C) between the detached homes and the attached townhome areas

Several open space areas are proposed throughout the development. These areas are programmed to include elements such as playgrounds, dog-parks, open play fields, and an amenity center. The centralized amenity center shall provide residents with a pool, splash pad, playground, and clubhouse with an 83-space parking lot. It is unclear how much formal open space square footage is being provided when compared to the townhome developable land area and the entire developable land area. Therefore, this information needs to be incorporated into the plan book. All members of the development shall be part of an HOA managed by a third party. The HOA shall be responsible for maintaining all common areas and amenities. Monument signage shall be incorporated at the Veals Road and Double Springs Road entrances. Signs shall be constructed of masonry material and anchored with landscaping.

It is anticipated that 4-5 phases are anticipated as discussed on page 14 of the program book. Full construction of the new north-south collector road is broken down to construct 1/3 of the length of the roadway with Phase 1 and the remainder with Phase 4 or to “match the timing with Farmhouse Downs (the development to the north), whichever comes first”. Additionally, improvements to accommodate a southbound left turn lane on Bradyville Pike at Veals Road to include a southbound left turn lane with 100’ of storage as discussed in the Traffic Impact Study (TIS) is proposed to be constructed prior to issuance of the first certificate of occupancy (C of O) for Phase 2 homes. Phase 1 also proposes to construct the Septic Tank Effluent Pumping (STEP) system for the Phase 1 development before any units receive a C of O and will then install as the project progresses. Construction start for the amenity areas is proposed once 50% of the units within phase 1 have been built, which equates to 78 units.

The PRD zoning proposes no exceptions to the RS-6 or the RS-A, Type II comparative zoning districts.

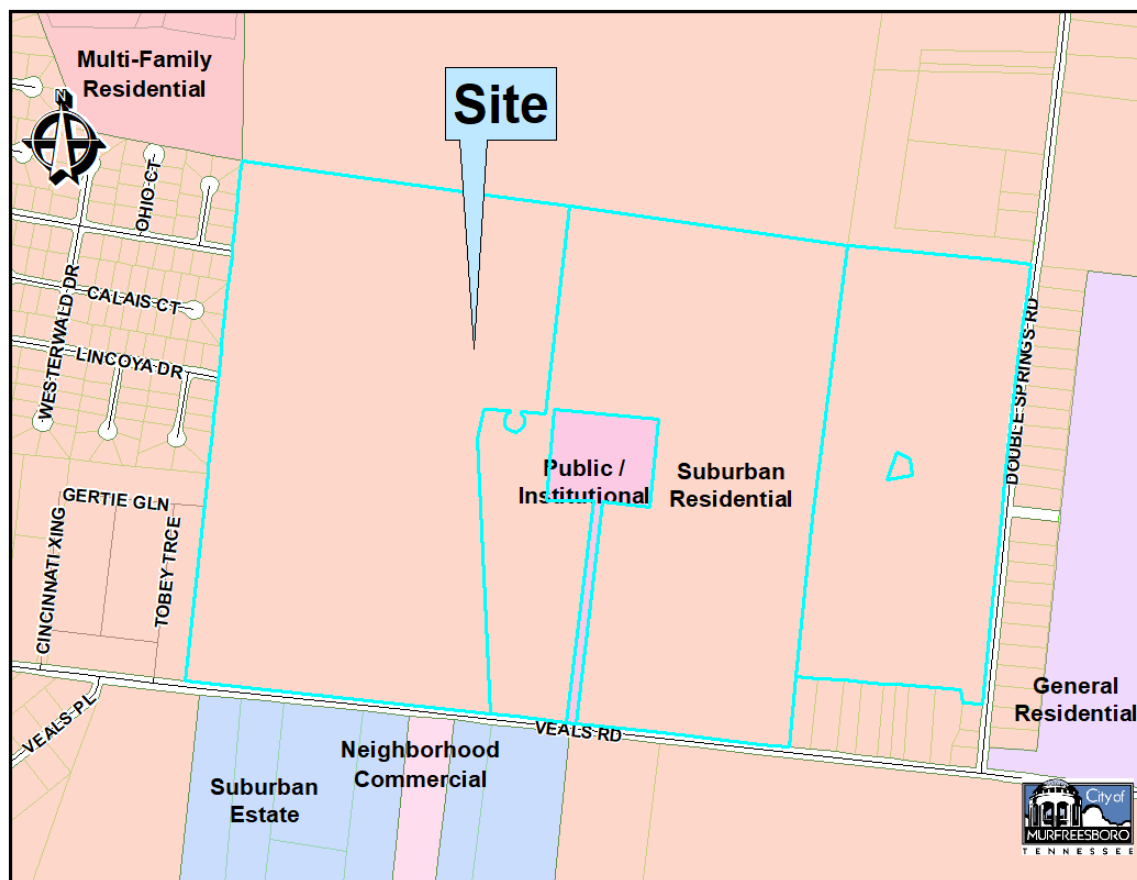
Future Land Use Map

The future land use map contained in the Murfreesboro 2035 Comprehensive Plan, which was adopted in July 2017, recommends that the subject property develop primarily with a *Suburban Residential* land use character. The 5-acre parcel currently developed with a single-family home is recommended to be developed with the *Public/Institutional* land use character (see excerpt from the future land use map below). It is unclear why Public/Institutional was recommended for this parcel. This Suburban Residential character intends to serve as a transition from urban to rural residential development and is predominantly located along the periphery of the City. The comprehensive plan calls out RS-15, RS-12, and RS-10 as existing zoning districts that are compatible with this designation. The

development types in this designation include detached residential dwellings and planned developments to provide other housing types (e.g. Auto-Urban residential) but with increased open space to preserve a suburban character setting. 2.0-3.54 dwelling units per acre is the recommended density.

The Public/Institutional classifications intends to have a high degree of visitation and/or pedestrian activity with people coming and going throughout the day with institutional functions and facilities potentially requiring multiple buildings or special parking and passenger drop-off requirements. The CU, PND, and AOD zone district are listed compatible districts. It is Staff's opinion that the assignment of the Public/Institutional land use character for the 5-acre parcel was an error or an oversight.

Based on the Comprehensive Plan designations, the proposed single-family detached residential uses are clearly consistent with the *Suburban Residential*. The overall gross density of 1.96 units per acre is also consistent with the plan's density range. The attached single family residential townhomes products may only be appropriate if increased open space and design helps to preserve a suburban character setting.



The Planning Commission will need to determine whether the overall PRD layout and design is appropriate in the context of the Comprehensive land use map and whether the open space provided is sufficient enough to be consistent with the recommendations of the Suburban Residential land use character, given the fact that townhomes are proposed.

Department Recommendation

Staff is generally supportive of this rezoning request for the following reasons, so long as the below “Staff Comments” are incorporated into the program book prior to City Council’s public hearing:

1. The overall density is consistent with the 2035 Land Use designation;
2. The plan incorporates ample amenities and open space that serve both the townhomes and single family detached homes; and
3. The development will include the construction of an important roadway depicted on the MTP connecting areas south to John Bragg Highway. The segment of this roadway through this development will be paid for entirely by the developer.

Action Needed

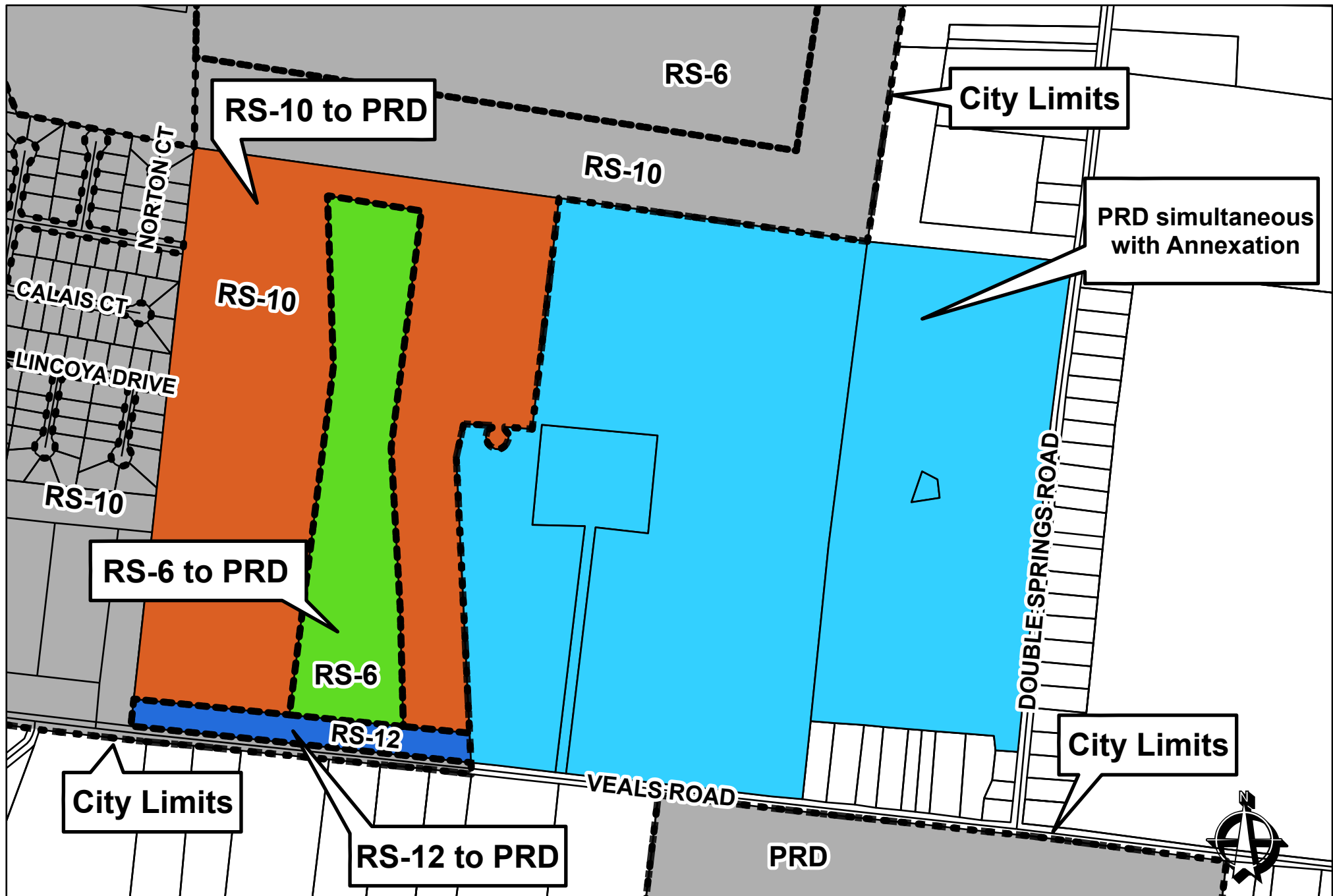
The applicant will be in attendance at the meeting to make a presentation and answer any questions. **He will also be providing updated architectural elevations at that time.** The Planning Commission will need to conduct a public hearing on this matter and then formulate a recommendation to the City Council. Staff recommends that any approval by the Planning Commission be made subject to the following comments being addressed prior to the City Council’s consideration of this item on first reading.

Staff Comments

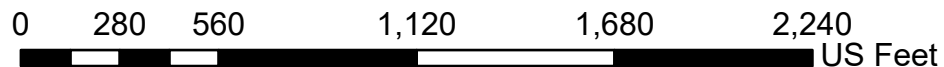
1. **Improve the proposed architecture in the general direction shown in the black and white line drawings included in the Program Book. Provide enhanced corner elevations and typical side and rear elevations for all product types. Provide the updated final drawings as color renderings in the Program Book.**
2. Provide the square footage and percentage of formal open space being provided in the program book, as it does not currently reflect enough information to know how much of the developable townhome land area incorporates formal open space and how much as a percentage of the overall developable land area contains formal open space.

Staff Comments (continued)

3. The southernmost 300' of Lyons Farms Parkway will need to be a 4-lane roadway and have 45 degree chords (as the Irby Lane connector will be at this intersection).
4. Widen Bradyville Pike at Veals Road to provide a southbound left turn lane with 100' storage length with adequate approaches as depicted in Figure 9 of the TIS.
5. Both Veals Road and Double Springs Road are substandard City Streets and therefore ROW must be dedicated for a total of 30' from the existing centerline of both roadways meeting Section 5.6 of the City's Subdivision Regulations.
6. Center left turn lanes will need to be provided at both entries into the project from Veals Road (one at Lyons Farms Parkway and the other nearest Double Springs Road), with adequate widening and distance to meet City standards.
7. The stub street on Crestview subdivision (called Lincoya Drive) that is proposed to not be connected into the subdivision will need to provide adequate City standard cul-de-sac and be reflected on pages 13 and 14 of the Program Book.
8. Long straight streets need to be avoided or include traffic calming measures.
9. Final Traffic Impact Study (TIS) report needs to include the following information:
 - a) Include the Carter's Retreat development (211 homes, approx. 2000 vehicles daily on Bradyville Pike) in the TIS.
 - b) Include signal warrant analysis for the intersection of Bradyville Pike and Veals Rd.
 - c) The intersections of Bradyville Pike & Medford Campbell and Rutherford Blvd & Floyd Ave meet the warrant for left turn lanes, however the improvements are not included in the recommendations.
 - d) Left turn lanes at the intersection of Veals Road at Lyons Farms Parkway are needed with this development (86 projected lefts during the peak hour). This intersection will warrant full compliments of lanes and appropriate 4 lane cross section for future signalization.



Zoning Request for Property along Veals Road and Double Springs Road.
 RS-10, RS-6, and RS-12 to PRD (Graystone PRD) and PRD Simultaneous with Annexation



Planning Department
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Murfreesboro, TN 37130
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GRAYSTONE - NORTHSIDE OF VEALS ROAD

A REQUEST FOR REZONING FROM RS-6, RS-10, RS-12, AND MEDIUM DENSITY RESIDENTIAL (COUNTY) TO A PLANNED RESIDENTIAL DEVELOPMENT
Murfreesboro, Tennessee

Initial Submittal

September 16th, 2021

Resubmitted

October 15th, 2021 for the October 20th, 2021
Planning Commission Workshop Meeting

Resubmitted

October 27th, 2021 for the November 3rd, 2021
Planning Commission Public Hearing

SEC, Inc.

SEC Project #21294

SEC, Inc.

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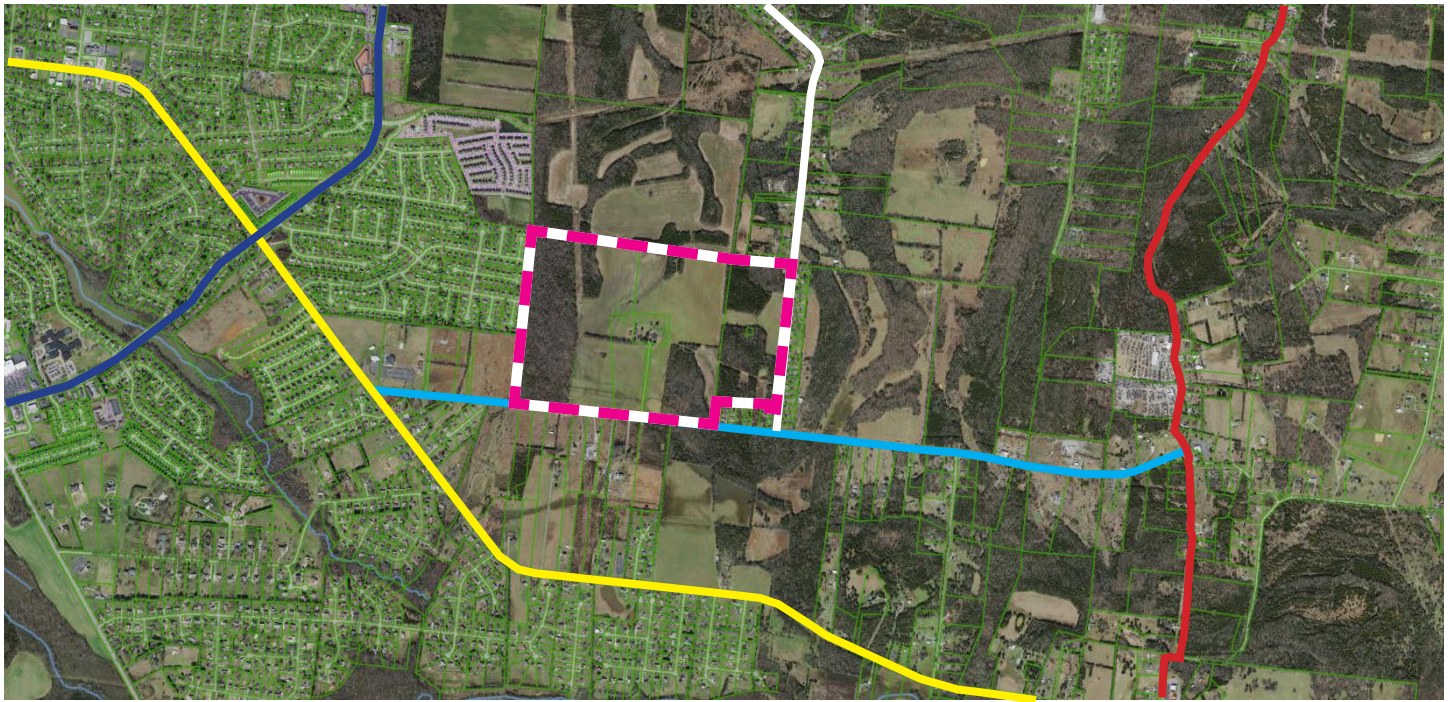
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AERIAL PHOTOGRAPH

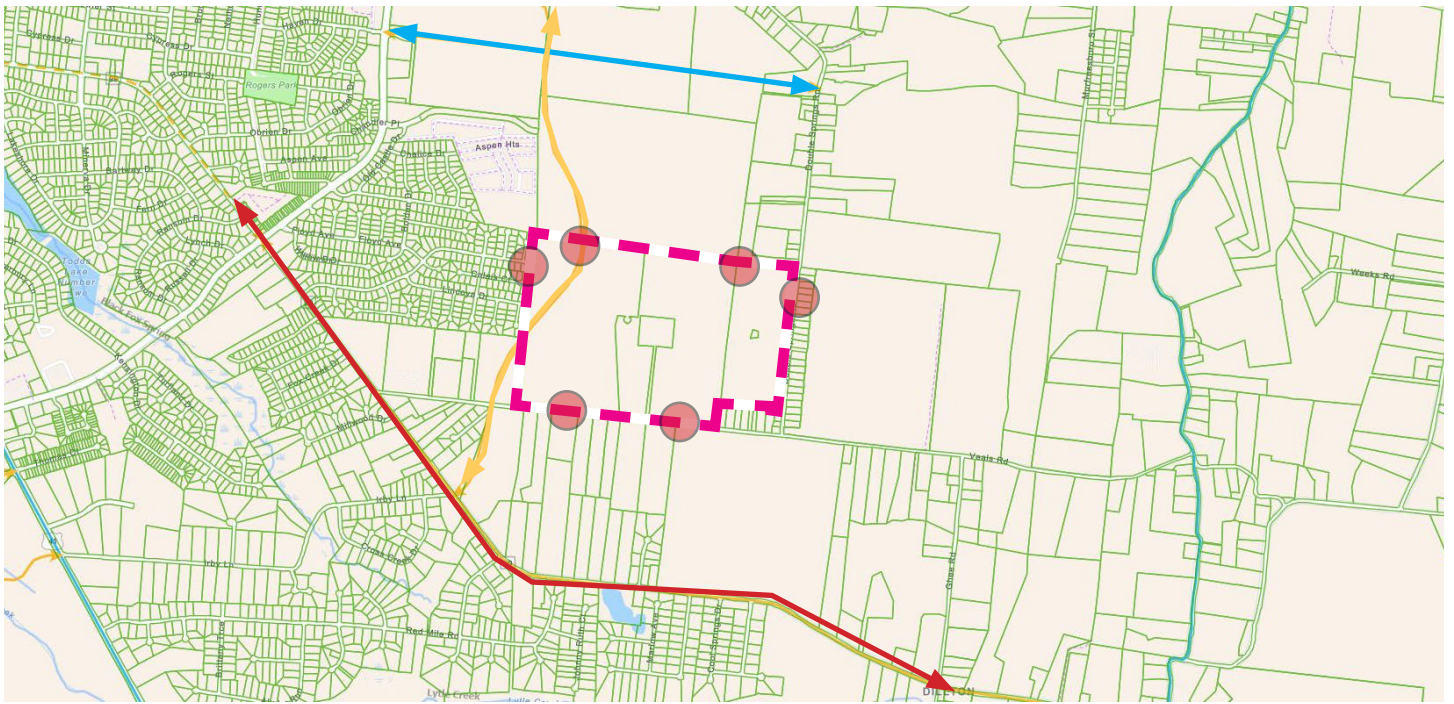
Not To Scale 

- | | | | |
|--|-------------------------|---|----------------------------|
|  | Veals Road |  | South Rutherford Boulevard |
|  | Bradyville Pike- Hwy 99 |  | Double Springs Road |
|  | Mount Herman Road | | |





Meritage Homes respectfully requests rezoning of the Halls Family properties containing 5 parcels along Veals Road from Medium Density Residential - RM (Rutherford County), RS-6, and RS-10 (City of Murfreesboro) to Planned Residential Development (PRD) City of Murfreesboro to create Graystone. The property is located along the northern side of Veals Road and west of Double Springs Road. The site is identified as Parcels 16.00, 16.02, 16.03, 16.04, and 16.05 of Tax Map 112, and is approximately 205.21 acres.

The development will consist of 303 single-family detached homes and 100 single-family attached townhomes for a total of 403 homes for a density of 1.97 units per acre. All homes shall be for purchase and townhomes will be sold via HPR. Minimum single-family detached lot size shall be 6,500 sf, with a typical lot size of 6,600 sf. The proposed single-family detached homes shall range in size from 1,400 sf. to 2,500+ sf. Single-Family detached homes shall have 2-3 bedrooms, and a mix of two car front-entry and side loaded garages with decorative garage doors. Townhomes shall range in size from 1,200 sf. to 1,600+ sf in size. Townhomes shall have a minimum of 2 bedrooms and shall include a one/two car front entry garage with a decorative garage door. Home elevations shall be constructed of masonry materials to add quality and character to the community. This development shall continue the extension of the proposed collector street in Farmhouse Downs, through the site to Veals Road, per the City of Murfreesboro Major Thoroughfare Plan. Several open space areas are proposed throughout the development. These areas are programmed to include elements such as playgrounds, dog-parks, open play fields, and an amenity center. The centralized amenity center shall provide residents with a pool, splash pad, playground, and clubhouse. All members of the development shall be part of an HOA managed by a third party. The HOA shall be responsible for maintaining all common areas and amenities. Monument signage shall be incorporated at the Veals Road and Double Springs Road Entrances. Signs shall be constructed of masonry material and anchored with Landscaping.



MAJOR THOROUGHFARE PLAN

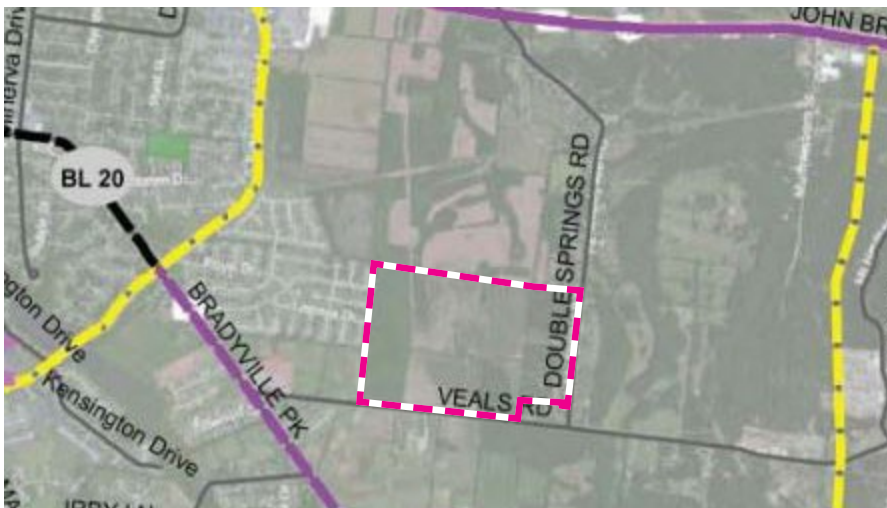
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- MTI#19 3 Lane Roadway
- MTI#18 3 Lane Roadway
- MTI#20 3 Lane Roadway
-  Proposed Connection Points

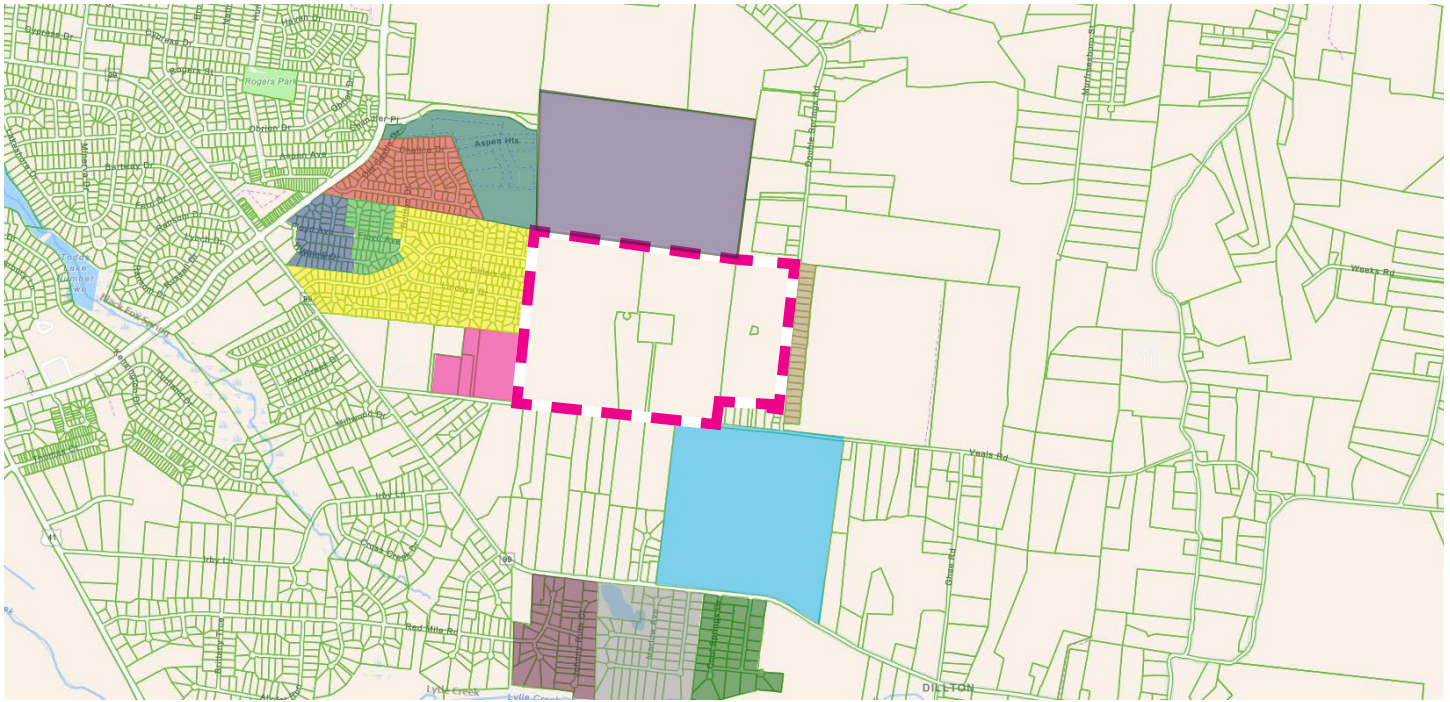


Site Boundary


The property's primary means of access shall be to the existing R.O.W.s of Veals Road and Double Springs Road. Additional access shall be provided via two connections to Farmlands Down to the north and a connection to Medford Campbell Boulevard to the west. The City of Murfreesboro Major Thoroughfare Plan proposes a 3-Lane Collector Road within this development to ultimately connect East Main Street to Bradyville Pike.



Per the City of Murfreesboro: Greenways, Blueways, and Bikeways Master plan, no improvements exist or are proposed for roadways around this site.



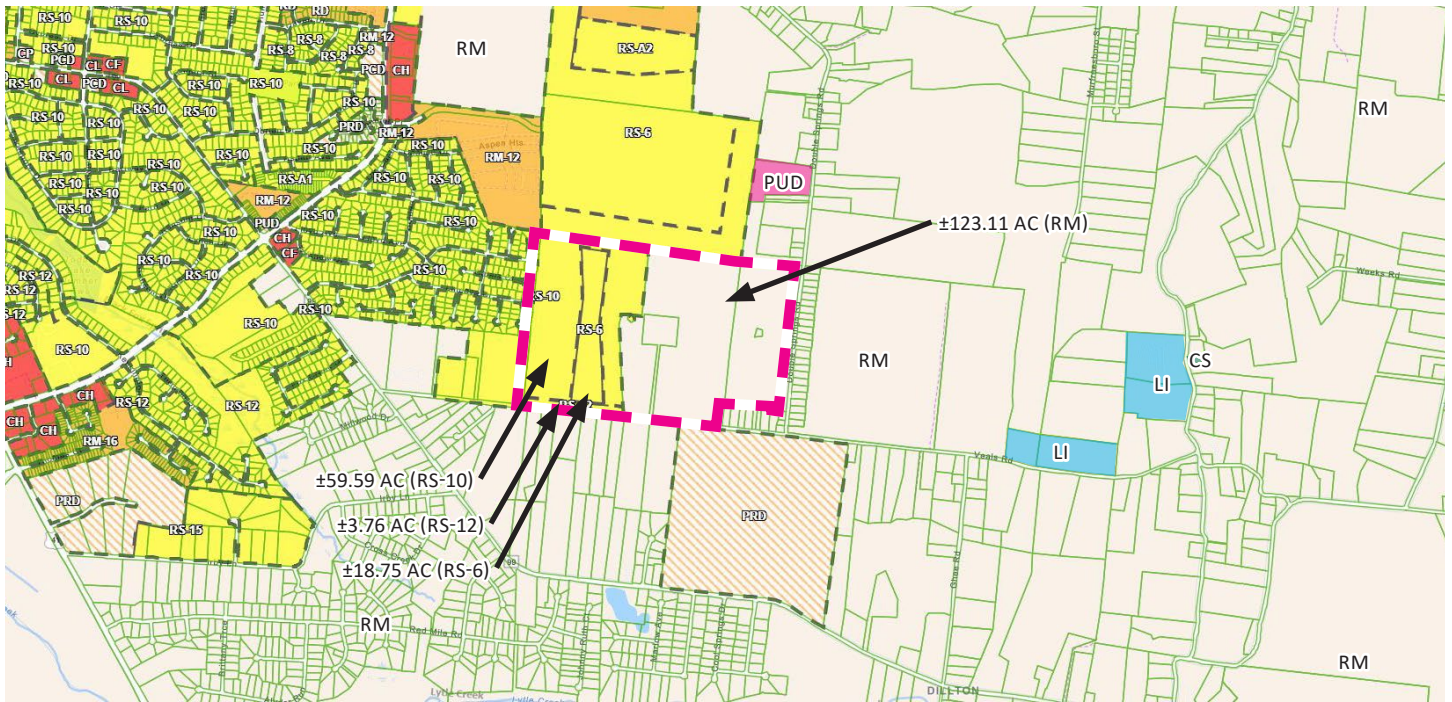
SUBDIVISION MAP

Not To Scale 

- | | | | |
|--|--|---|--|
|  Carters Retreat |  Stonegate |  Aspen Heights |  Briston |
|  Travelers Trace |  Willow Drive Estates |  Twin Springs |  Bradyton |
|  Crestview |  Wilson Estates |  Farmhouse Downs | |


Site Boundary

Graystone is surrounded by a mixture of residential subdivisions, and agricultural properties. Crestview is a residential development immediately adjacent to the west of Graystone consisting of one and two-story single-family detached homes without garages on 10,000 SF lots. The exterior elevations consist of primarily vinyl siding with brick along the front elevation on the first floor for most units. Twin Springs is a small residential subdivision immediately to the east of Graystone across Double Springs Road in the county with minimum 15,000 SF lots. This development consists of single-story detached homes without garages. The exterior elevations consist of primarily brick with vinyl & hardy board accents. North of the development is the approved City of Murfreesboro subdivision of Farmhouse Downs, consisting of commercial, apartment units, and single family detached homes. This subdivision will directly connect to the proposed development via two north-south connections. Carter’s Retreat to the south east of the proposed development is an approved PRD in the City of Murfreesboro consisting of single-family detached homes utilizing a STEP system.



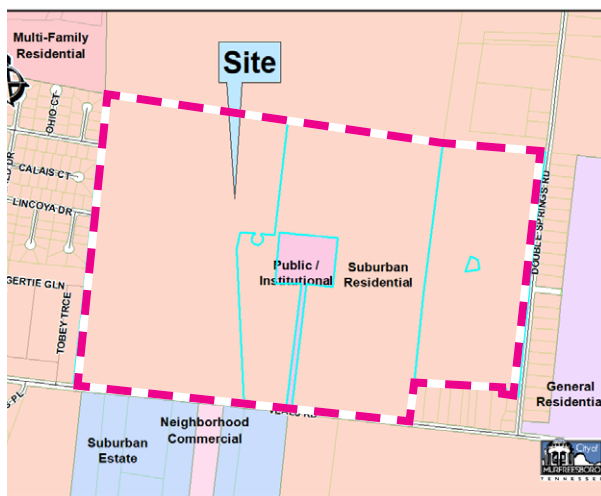
ZONING MAP

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RS-6	Residential Single-Family (RS-6)	CH	Residential Single-Family (RS-12)
RS-8	Residential Single-Family (RS-8)	CF	Residential Single-Family (RS-15)
RS-10	Residential Single-Family (RS-10)	PCD	Planned Commercial Development (PCD)
RS-12	Residential Single-Family (RS-12)	PRD	Planned Residential Development (PRD)
RS-15	Residential Single-Family (RS-15)	RM	Medium Density Residential (RM) (Rutherford County)
RM-12	Residential Multi-Family (RM-12)	PUD	Planned Unit Development (PUD) (Rutherford County)
RM-16	Residential Multi-Family (RM-16)	LI	Light Industrial (LI) (Rutherford County)
RS-A2	Residential Single-Family (RS-10)	CS	Commercial Services (CS) (Rutherford County)

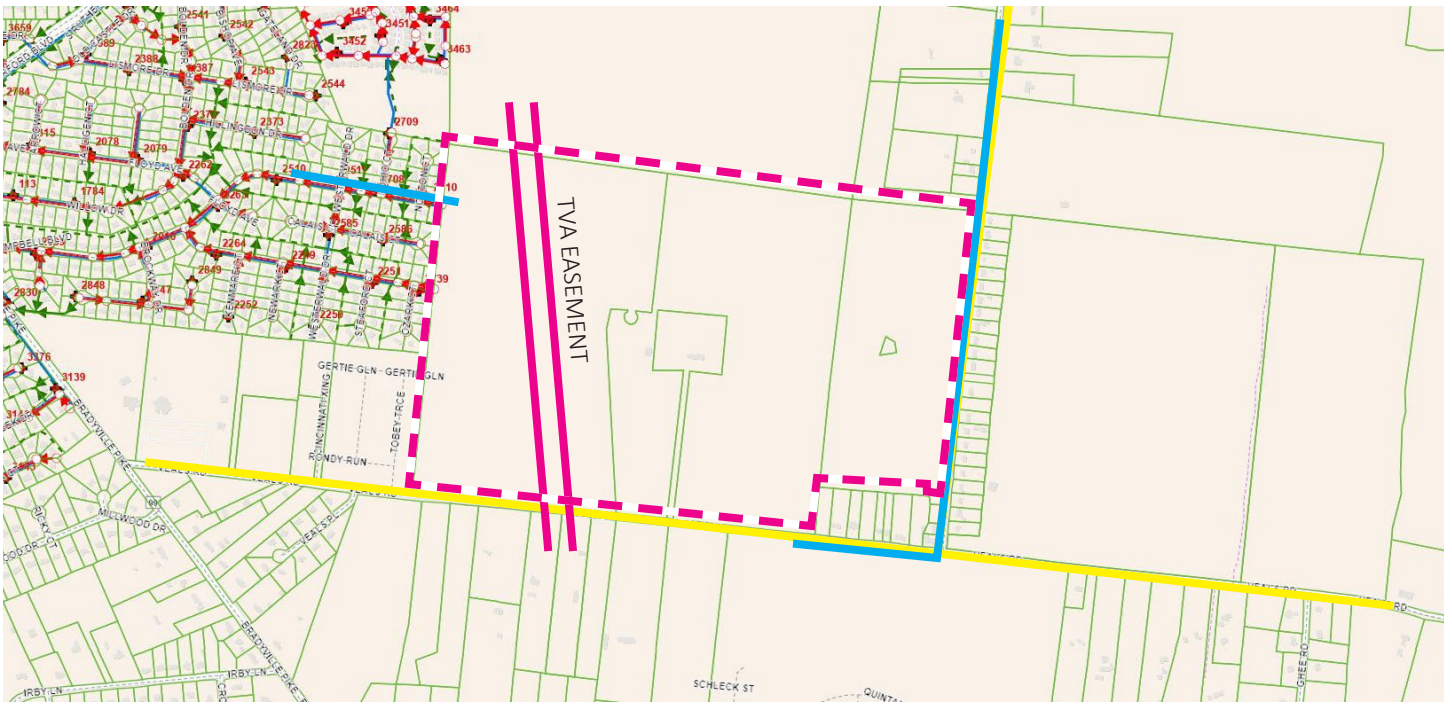


The surrounding area consists of a mixture of zoning types and uses. All parcels directly adjacent to the property are zoned for residential land use. Further to the east along Veals Road are a couple of properties zoned Light Industrial (LI) in Rutherford County.



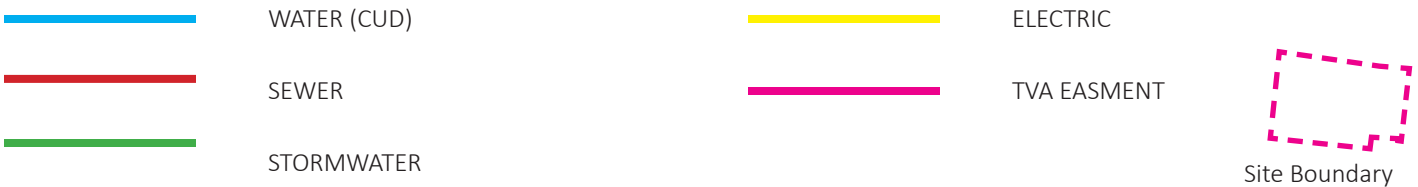
The Murfreesboro Future Land Use Plan proposes this area as suburban residential (SR). The character of this land use includes detached residential dwellings, and attached residential with the notion of increased open space. Development options can be established, which allow for smaller lot sizes in exchange for greater open space, with the open space devoted to maintaining the suburban character and buffering adjacent properties and roads. Density for this character ranges from 2.0 to 3.54 dwelling units per acre. Generally compatible zoning districts include RS-15, RS-12, and RS-10

The proposed development aligns with the described character of the area and provides an overall density of 1.97 dwelling units per acre (within the 205 acres) along with ample open space.



UTILITY MAP

Not To Scale 



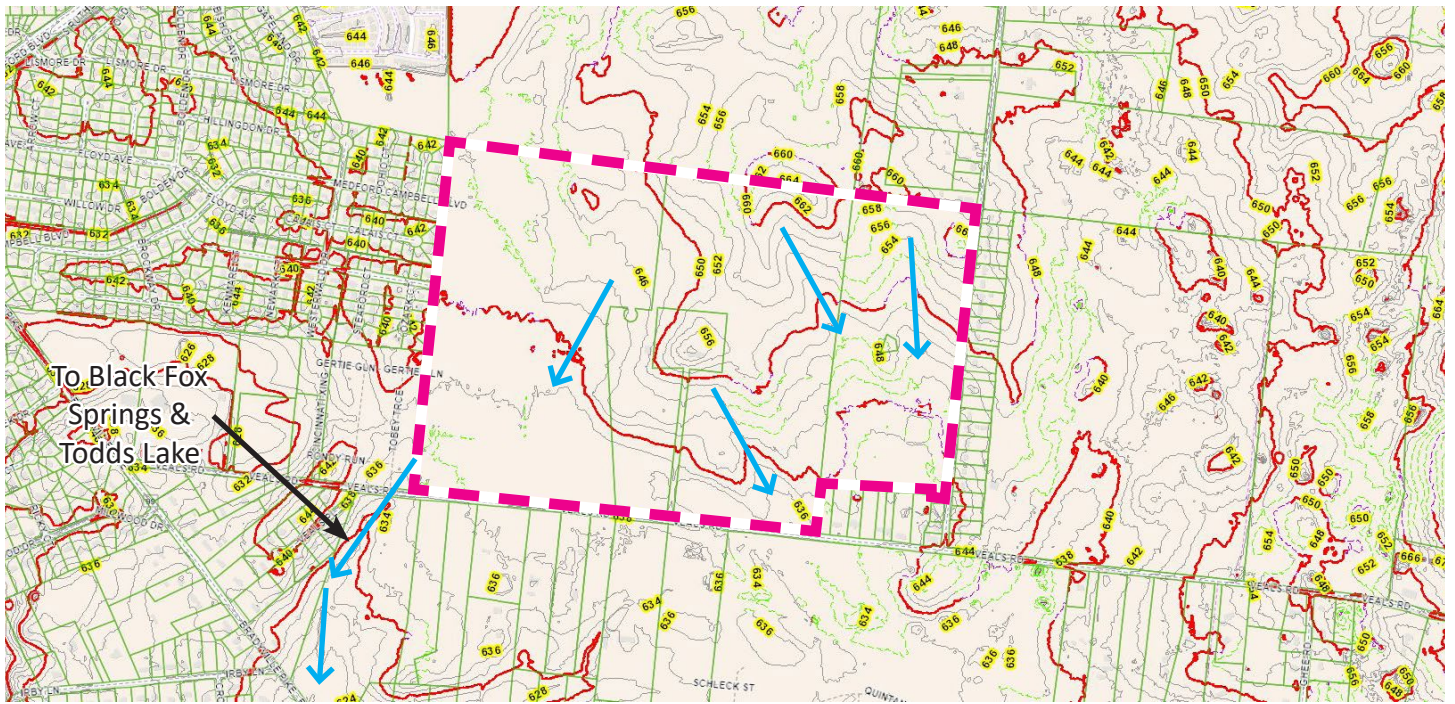
Water service will be provided by Consolidated Utility District. There is an existing 6-inch and 12-inch ductile iron water line along the West and East portions of Veals Road respectively. There is also an existing 20 inch ductile iron water line along Double Springs Road. The developer will be responsible 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 via an on-site STEP system. The developer is responsible for the installation, and MWRD shall own and maintain the facility.



Electric service will be provided by Middle Tennessee Electric. Service will be extended from Veals Road, Double Springs Road, and Medford Campbell Boulevard. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground. Any off-site improvements will be coordinated with MTE.



HYDROLOGY AND TOPOGRAPHY

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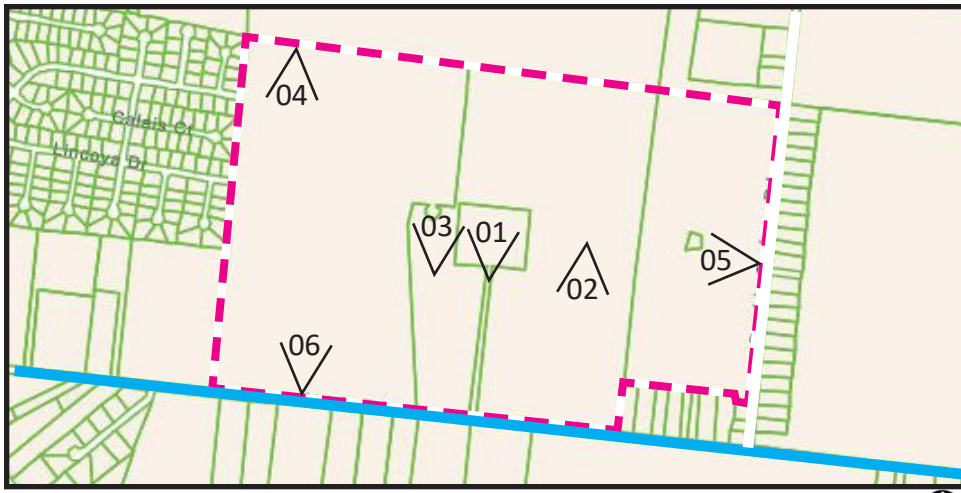
 WATER FLOW DIRECTION

 INTERMEDIATE CONTOURS

 INDEX CONTOURS


Site Boundary

The topographic map above shows the site's topographic high point generally at the northeastern corner of the property. From this high point, the property drains towards the southeast and southwest. All stormwater on the site drains towards Veals Road and eventually ends up in Black Fox Springs before heading towards Todds Lake. No portions of this site lie with a floodway or floodplain per FEMA Map Panel 47149C0280H eff. 1/4/2007, and FEMA Map Panel 47149C0290H eff. 1/4/2007.





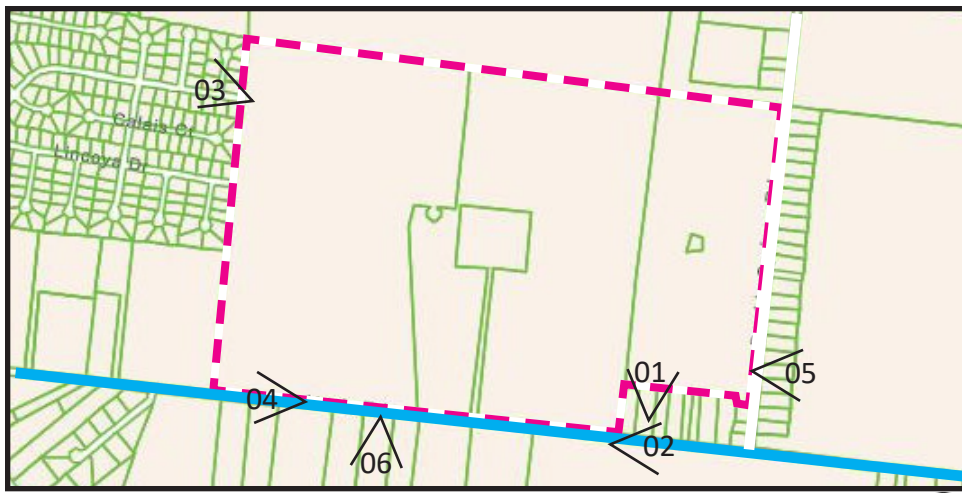
-  Veals Road
-  Double Springs Road



PHOTO DIRECTION MAP

Not To Scale 





- Veals Road
- Double Springs Road



PHOTO DIRECTION MAP

Not To Scale



Development Standards: All

- Entrances off of Veals Road and Double Springs Road shall include entrance signage. Signs shall be constructed of masonry materials and anchored with landscaping
- A berm and decorative Type 'A' buffer will be provided along Veals Road, except where affected by existing wetlands.
- Builders shall install sod and landscaping in front yards
- Builders shall install a front yard tree on each lot or one per home on HPR portion.
- All mechanical equipment (i.e. HVAC and transformers) to be screened or located at rear of homes
- All on-site 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 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.
- All streets have been designed to comply with Murfreesboro Streets Standards
- Public 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 cluster box units (CBU).

Development Standards: Single-family Detached Homes

- 303 single-family detached homes with 2-3 bedrooms.
- Single-family homes shall be a minimum of 1,400 SF of living area.
- 40' homes shall be on its own lot of record, and sold fee simple.
- 30' homes shall be recorded and sold as a part of a horizontal property regime.
- Parking for the single-family detached homes shall comply with the City of Murfreesboro requirements.
- Each single family lot will provide at least 4 parking spaces per lot (outside of the garage).
- Each lot will have concrete driveways wide enough for 2 vehicles , and have a minimum width of 16 feet.
- Solid waste shall be handled via the Murfreesboro Solid Waste Department.
- All streets will be public rights-of-way.
- All streets have been designed to comply with Murfreesboro Streets Standards.
- HVAC units will be located at the rear or side of each residence.

Development Standards: Single-family Attached Townhomes

- 100 single-family attached townhomes with 2-3 bedrooms each.
- Townhomes shall be a minimum of 1,200 SF of living area.
- Townhomes shall be recorded and sold as part of a horizontal property regime.
- Parking for the attached townhomes shall comply with the City of Murfreesboro requirements (1.1/BR).
- A Type 'C' Landscape Buffer shall be constructed along the length of boundaries of the townhome areas adjacent to single-family detached homes.
- Solid waste will be handled via individual carts picked up by a private trash service.
- Any solid waste enclosures will be constructed of masonry materials consistent with building architecture and be at least 8 feet tall with opaque gates and enhanced with landscaping.
- All Townhome driveways and parking areas will be private and maintained by the H.O.A.
- Each Townhome shall have concrete driveways wide enough for 1 vehicles , and have a minimum width of 12 feet & 35 feet deep.
- Garages within townhome portions of the development shall be restricted to vehicular use only.
- All townhome roadways shall be private.
- HVAC units will be located at the rear of each residence
- Visitor parking shall be provided within townhome areas.



Total Land Area:	±205.21 Acres
Total Number of Units:	403
Single Family Detached:	303
Townhomes:	100
Density: 403 Units/ 205.21 Acres =	±1.96 Units/Acre
(All units will be min. 2 bedrooms)	
Total Open Space:	±62.75 Acres (40%)
Usable Open Space	±32.77 Acres (20.8%)
Stormwater (Detention)	±8.87 Acres (5.7%)
Existing Wetlands to Remain:	±21.11 Acres (13.5%)
STEP System:	±47.96 Acres
Minimum Lot Size:	6,500 Square Feet
Typical Lot Dimensions:	55' x 120'
Total Length of New Roadway:	±18,600 Linear Feet
Proposed Collector Roadway:	±2,600 Linear Feet
Proposed Local Streets:	±16,000 Linear Feet

- STEP Fields
- Open Space
- Usable Open Space Areas
- Wetlands
- Detention Areas
- Proposed Lots 40' Wide Homes
- Proposed Lots 30' Wide Homes
- Proposed Townhomes
- Existing Cemetery



Murfreesboro, Tennessee SEC Project #21294



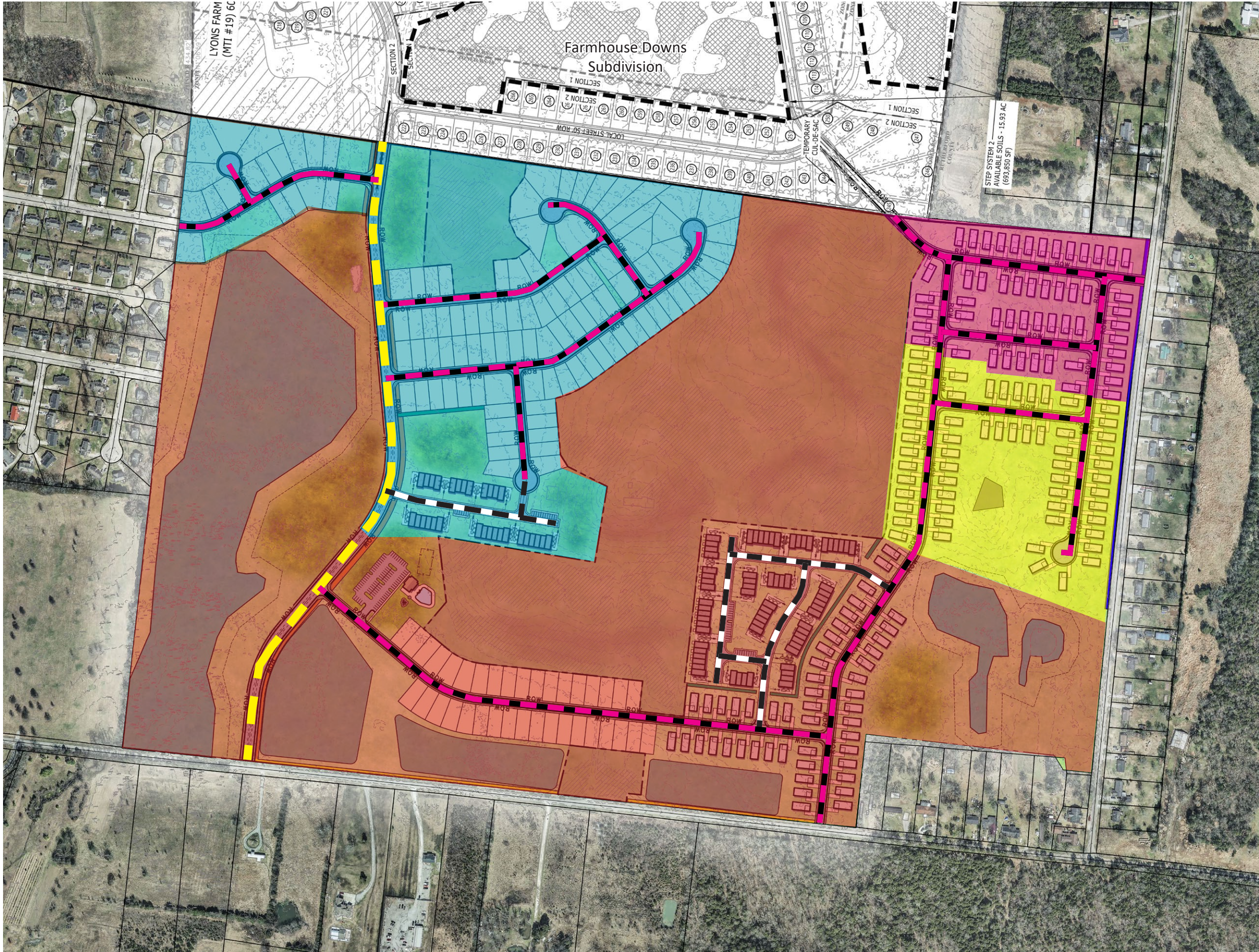
PHASE	TOWN HOMES	30' HOMES	40' HOMES	AC
1	70	49	36	135.07
2	0	58	0	16.66
3	0	52	0	12.14
4	30	0	108	41.61
TOTAL	100	159	144	205.21

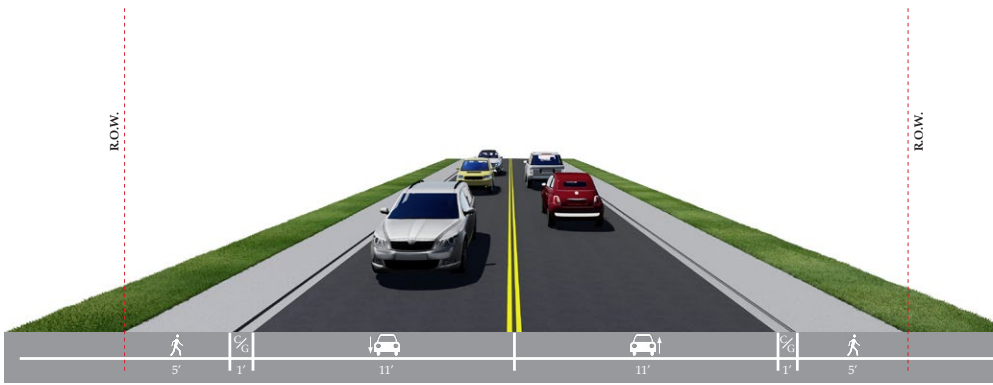
- Phase 1
- Phase 2
- Phase 3
- Phase 4

- The project is anticipated to be built in 5 phases
- Construction of Phase 1 is planned to begin within 90-120 days after the completion of the rezoning process
- Phase 1 shall include the construction of the collector road from Veals road to the Farmhouse Downs Subdivision.
- 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, the following section of construction will begin after the previous phase is 80%-85% sold
- Amenities are to begin construction when 50% of the units are built within their respective phases.
- Phase 1 shall include the construction of the STEP fields for Phase 1. The rest will be installed as project progresses.
- Bradyville Pike at Veals Road shall be improved to include a southbound left turn lane with 100' of storage prior to issuance of CO for phase 2 homes.
- Construction of Collector Road will be with Phase 4 or to match timing with Farmhouse Downs, whichever comes first.

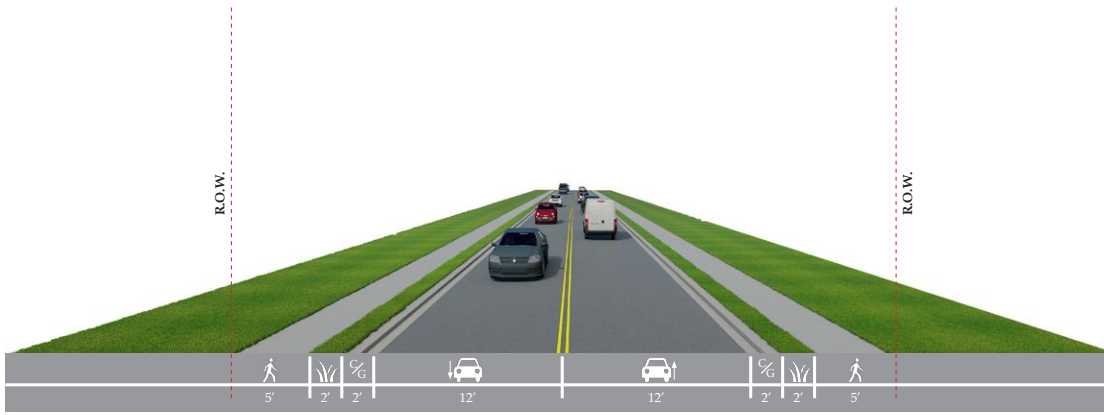


SEC Project #21294 Murfreesboro, Tennessee

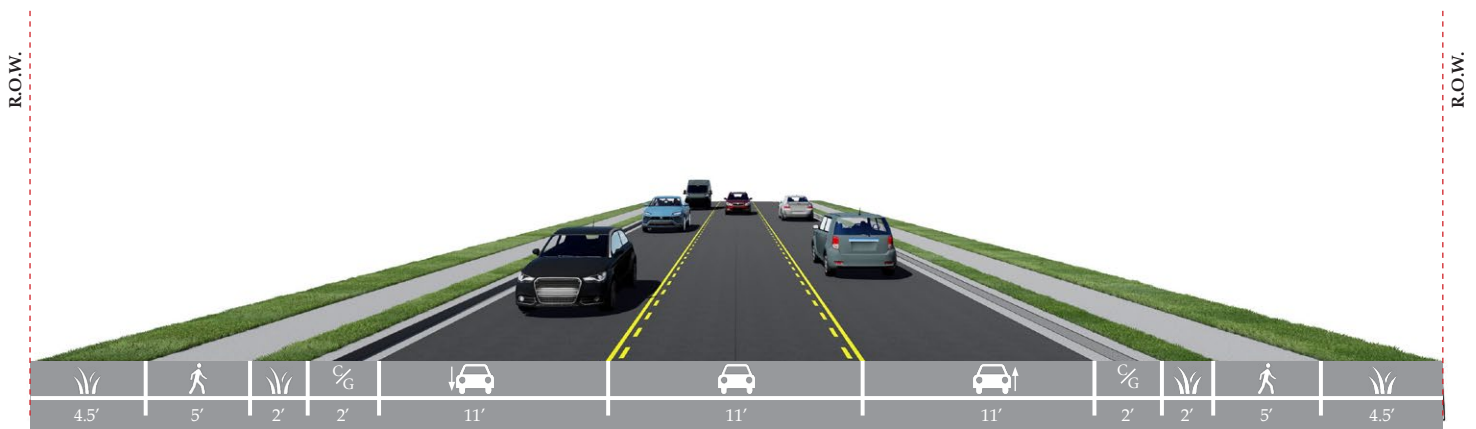




Typical Private Road Cross Section (Townhomes)



Typical 42' ROW Cross Section



Typical 60' Collector ROW Cross Section

Townhome Sample Architecture

Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- All buildings will be 2 story
- All units will have at least 2 bedrooms
- All the units will have eaves per design elevations
- All units will have a patio area at the rear of the unit
- All attached homes will recorded and sold via Horizontal Property Regime
- All homes shall have a one or two car front entry garage
- Front entry garages will have decorative carriage-style doors with windows
- Garage door color will match trim of the unit
- Townhome buildings will be comprised of alternating unit style and unit colors
- Developer shall control elevations on each building to prevent monotonous facades and provide variety instead.
- Parking will be minimum 1.1 spaces per bedroom
- End units to have enhanced side facades facing streets
- Garages will be for vehicular use only



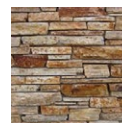
Example of Brick
(different colors will be allowed)



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)

Side Elevations (Internal to the Site):

Cement Board Siding in the Dormers/Gables

Cement Board Siding

*Where side elevations face onto a street, the side elevation shall be of enhanced variety.

Rear Elevations:

Cement Board Siding

All Elevations:

Vinyl Only Permitted in Trim & Soffit Areas



Townhome Setbacks Internal to the Site

Front to back of sidewalk:	35-feet
Side Facing Roadway:	10-feet
Side Facing Buildings:	10-feet
Rear to Property Line:	20-feet
Rear Between Buildings:	20-feet



6-Unit Townhome Elevation



4-Unit Townhome Elevation

*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.

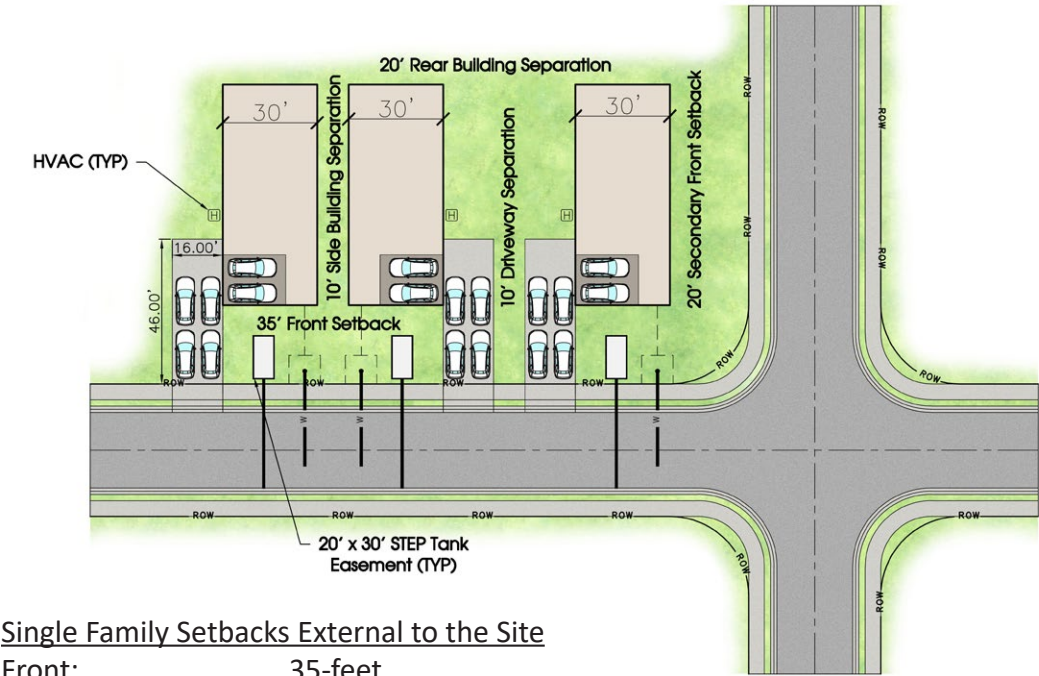
30' Wide Single-Family Homes Sample Architecture

Architectural Characteristics: Single-family Detached 30' Wide Homes

- Building heights shall not exceed 35 feet in height
- All buildings shall be a maximum of two stories
- All units will have at least two bedrooms and square footage ranging from 1,400 sf to 2,500 sf
- All the units will have eaves
- All homes shall have a 2 car side-entry garages
- Front entry garages will have decorative garage doors with windows
- Garage door color will match trim of the unit and will be either white or a neutral color
- Corner homes to have enhanced side facades facing streets
- Rears facing Double Springs Road will be screened by a berm & buffer in common space to be maintained by HOA.

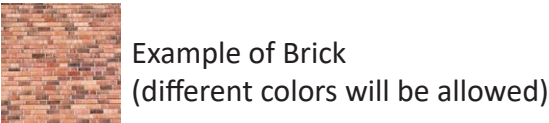
Building Materials:

Front Elevations:	All Masonry (Brick, Stone, Cement Board Siding)
Side Elevations:	Cement Board Siding
Rear Elevations:	Cement Board Siding
All Elevations:	Vinyl Only Permitted in Trim & Soffit Areas

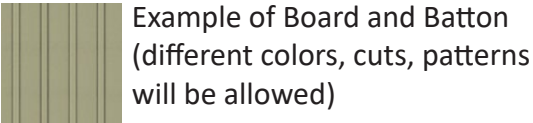


Single Family Setbacks External to the Site

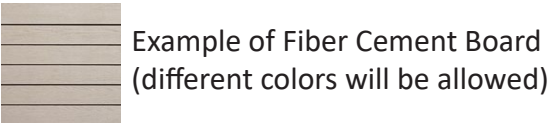
Front:	35-feet
Secondary Front:	20-feet
Side:	5-feet
Rear:	20-feet



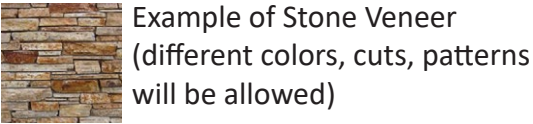
Example of Brick
(different colors will be allowed)



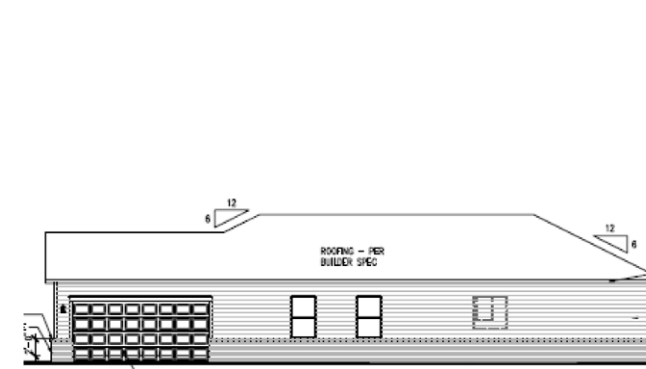
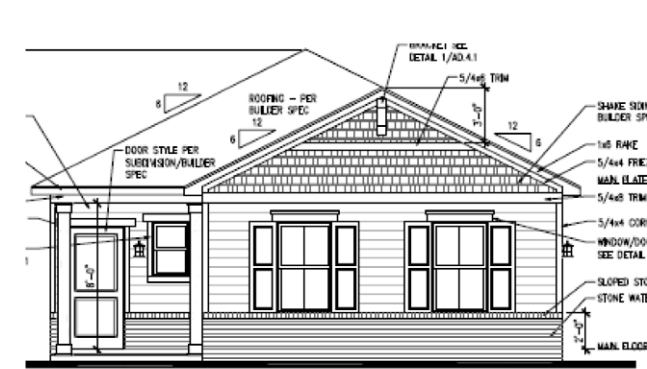
Example of Board and Batton
(different colors, cuts, patterns will be allowed)



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

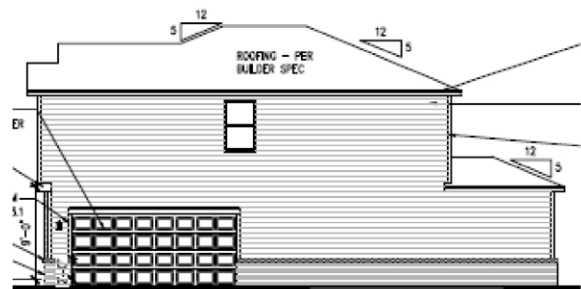
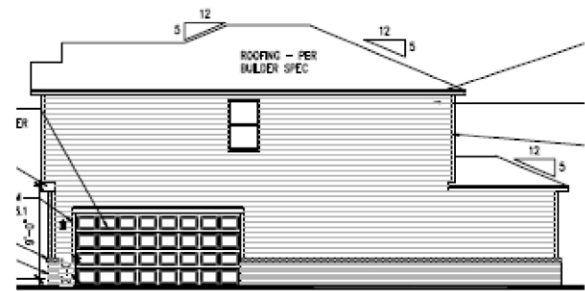


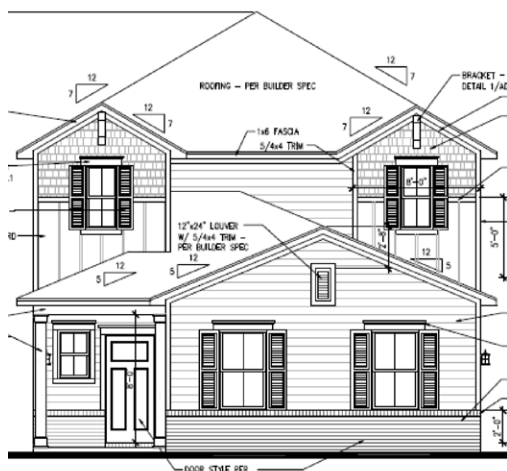
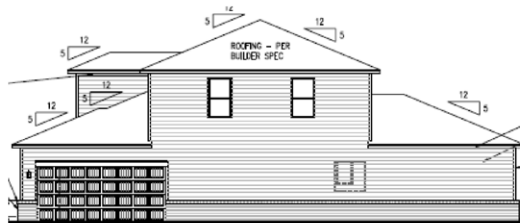
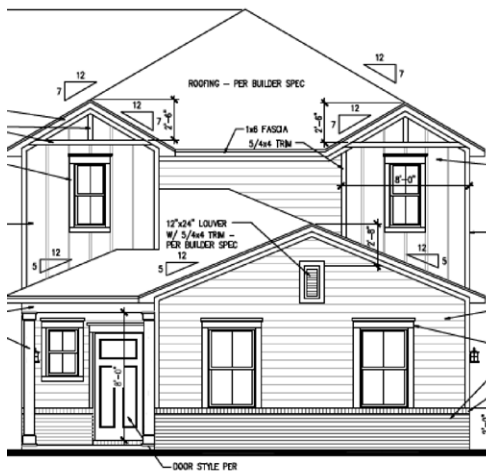
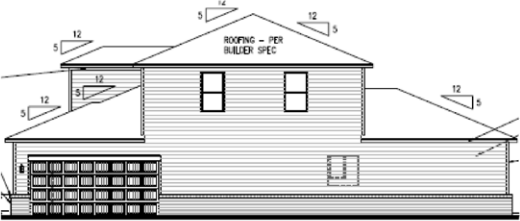
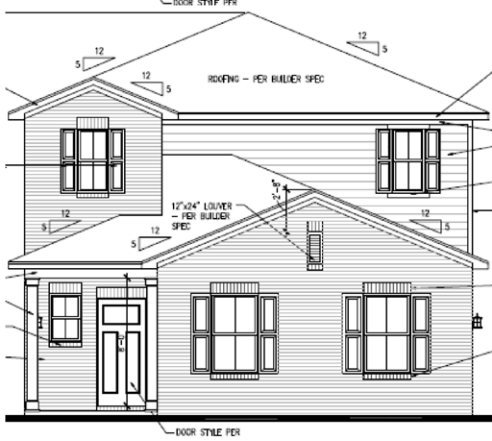
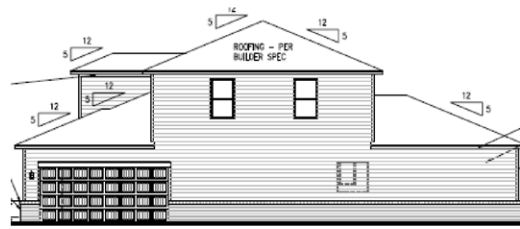
Example of Stone Veneer
(different colors, cuts, patterns will be allowed)



*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.







40' Wide Single-Family Homes Sample Architecture

Architectural Characteristics: Single-family Detached 40' Wide Homes

- Building heights shall not exceed 35 feet in height
- All buildings shall be a maximum of two stories
- All units will have at least two bedrooms and square footage ranging from 1,400 sf to 2,500 sf
- All the units will have eaves
- All homes shall have a 2 car front entry garages
- Front entry garages will have decorative garage doors with windows
- Garage door color will match trim of the unit and will be either white or a neutral color
- 55' wide lot minimum at front setback.
- Corner lots to have enhanced side facades facing streets

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:

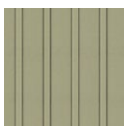
Vinyl Only Permitted in Trim & Soffit Areas



Example of Brick
(different colors will be allowed)



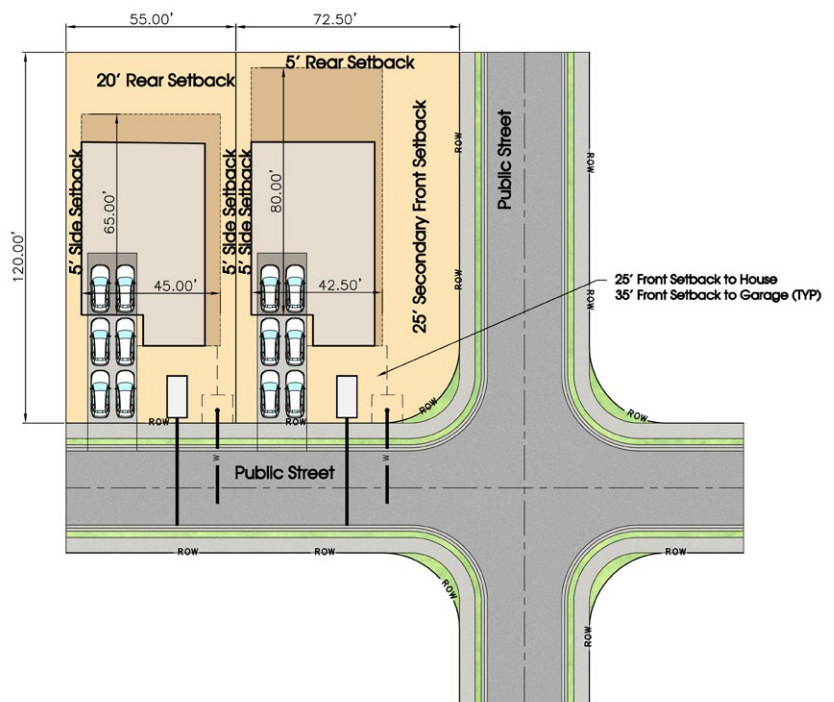
Example of Fiber Cement Board
(different colors will be allowed)



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



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



Single Family Setbacks External to the Site

Front: 35-feet to Garage (25' to rest of home)

Side: 5-feet

Rear: 20-feet



Dakota



Manchestor



Chandler



Brentwood



Rockwell



*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.

Pursuant to the City of Murfreesboro’s Major Thoroughfare Plan, a collector road is proposed and included in this development (MTI #19). The majority of the traffic generated from this development shall primarily impact the existing ROWs of Veal Road and Double Springs Road.

Entrance shall incorporate three travel lanes for proper circulation into and out of the development onto Veals road and Double Springs Road. There shall be dedicated left and right turning lanes out of the neighborhood, as well as single lane for traffic entering the development.

Figure 22.1 illustrates the collector road and it’s north/ south connections to Farmhouse Downs and Veals road respectively. It also illustrates the connection to Crestview via Medford Campbell Boulevard. Figure 22.2 illustrates the Double Springs Road and Farmhosue Downs connections. Figure 22.3 illustrates the secondary entrance from Veals road. All secondary roads in the development shall be the typical 42’ ROW per the City of Murfreesboro Street Design Standards. The collector road shall be built as a 60’ ROW with a 28 foot wide pavement cross section as seen on page 15.

Improvements to Veals Road and Double Springs Road will be according to TIS.



Figure 22.1

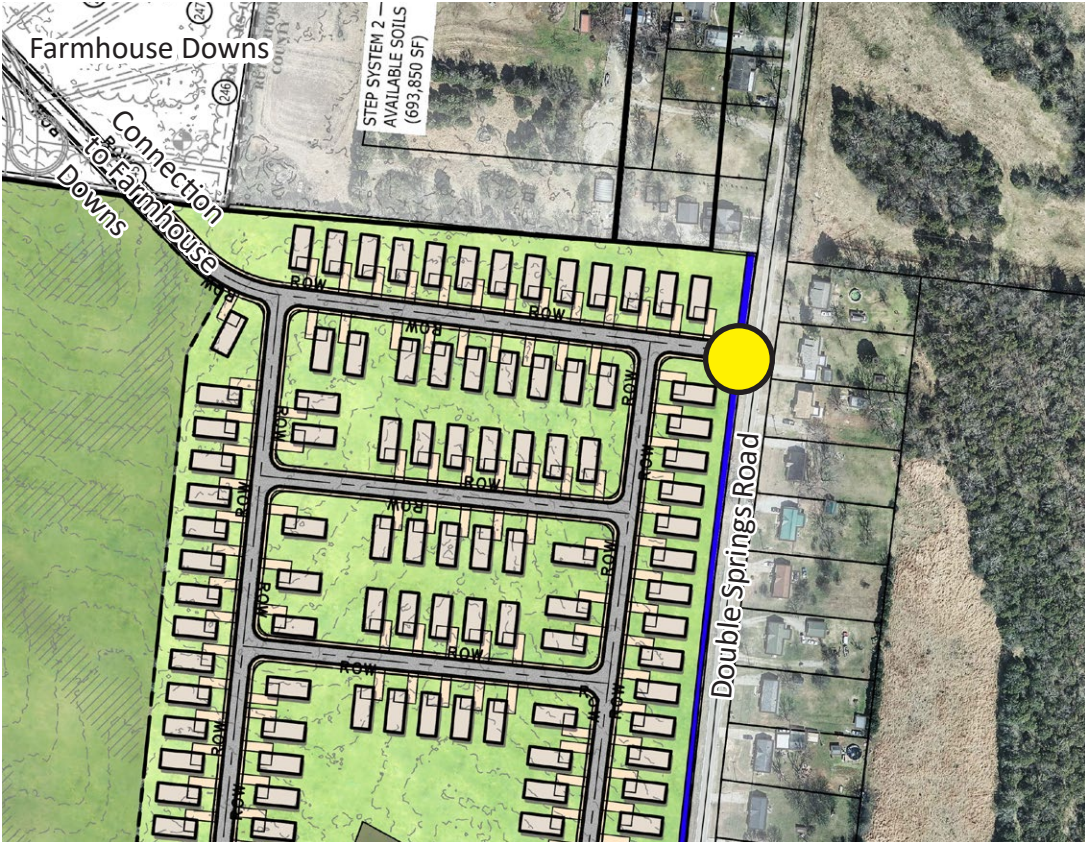


Figure 22.2

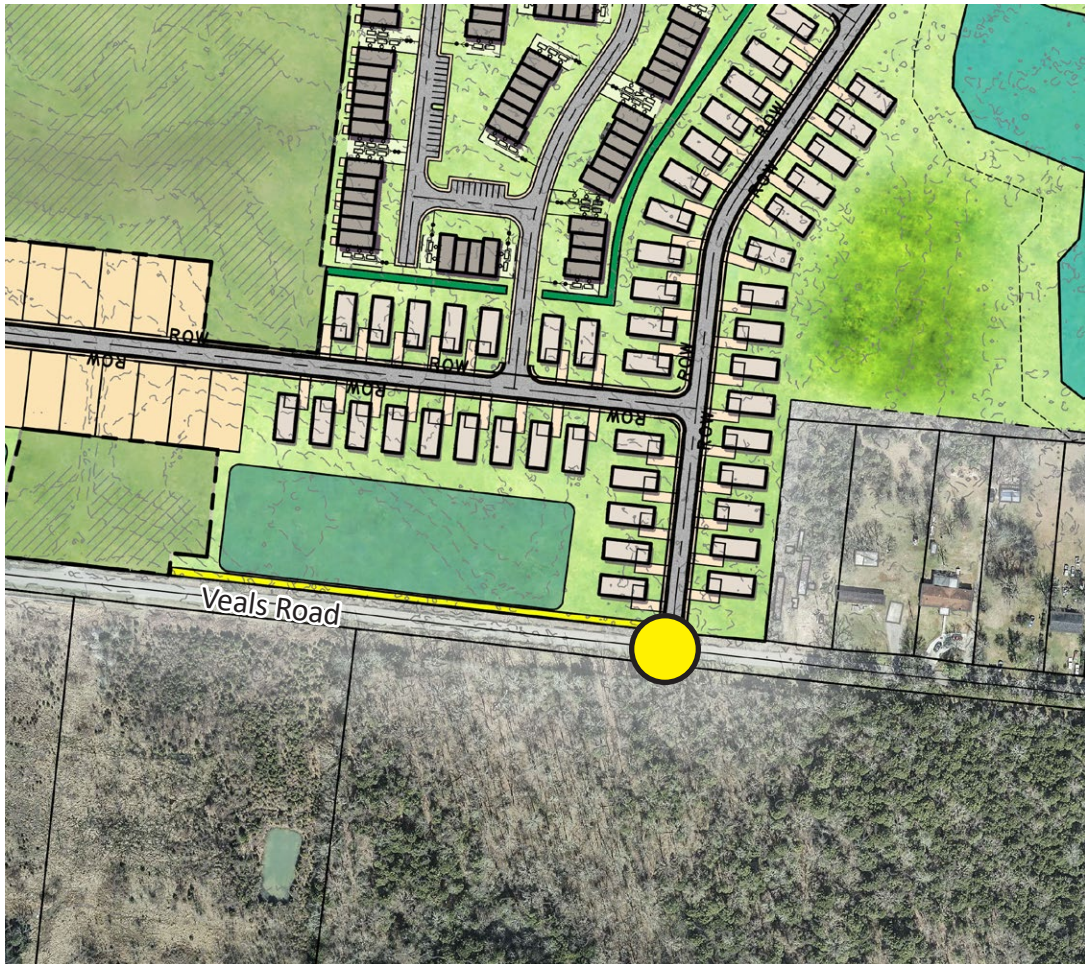
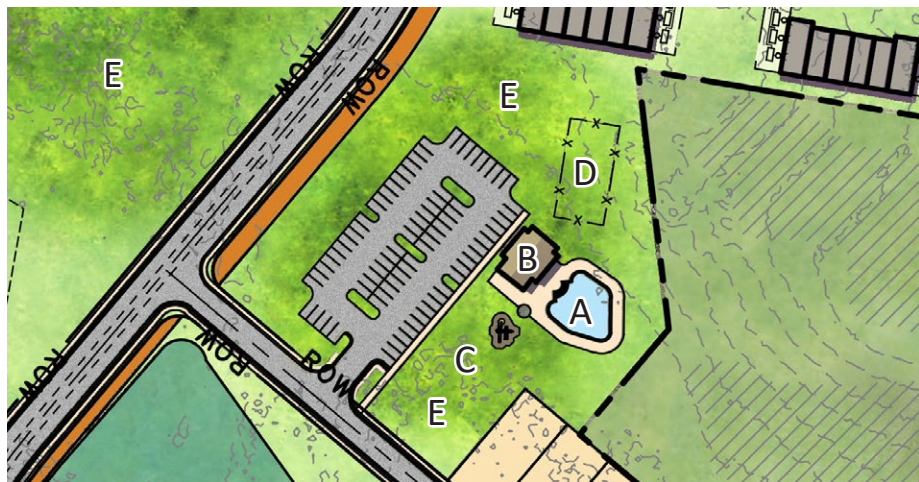


Figure 22.3



LOCATION MAP - CLUBHOUSE AMENITIES

Not To Scale



LOCATION MAP - OPEN PLAY FIELDS

Not To Scale

- A Pool
- C Playground
- E Open Play Field
- B Clubhouse and Patio
- D Dog Park

With this request, Graystone will be providing over 62 acres (approximately 40% of the site) to open space. The open space areas will be comprised of usable open space, detention areas, and the area around the existing wetlands. Usable open space areas around the development will offer such amenities as a pool & clubhouse, splash pad, dog park, playground, and open play fields. Sidewalks shall line both sides of all streets to provide pedestrian friendly circulation throughout the development. Amenities shall be built within their respective phases once 50% of the homes have been built. The clubhouse area will offer resident a place to gather while providing outdoor seating areas and a playground for children. All amenities and open space shall be maintained by the HOA.



A/B - Sample Front Elevation of Amenity Center



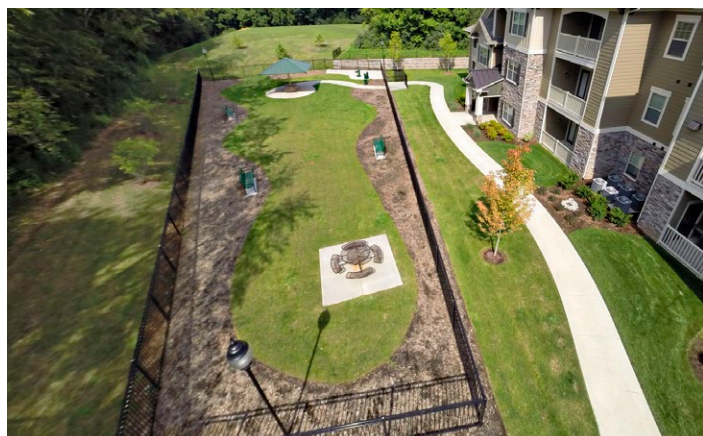
A/B - Sample Side Elevation of Amenity Center



A - Example of Pool



C - Example of Playground



D - Example of Dog Park



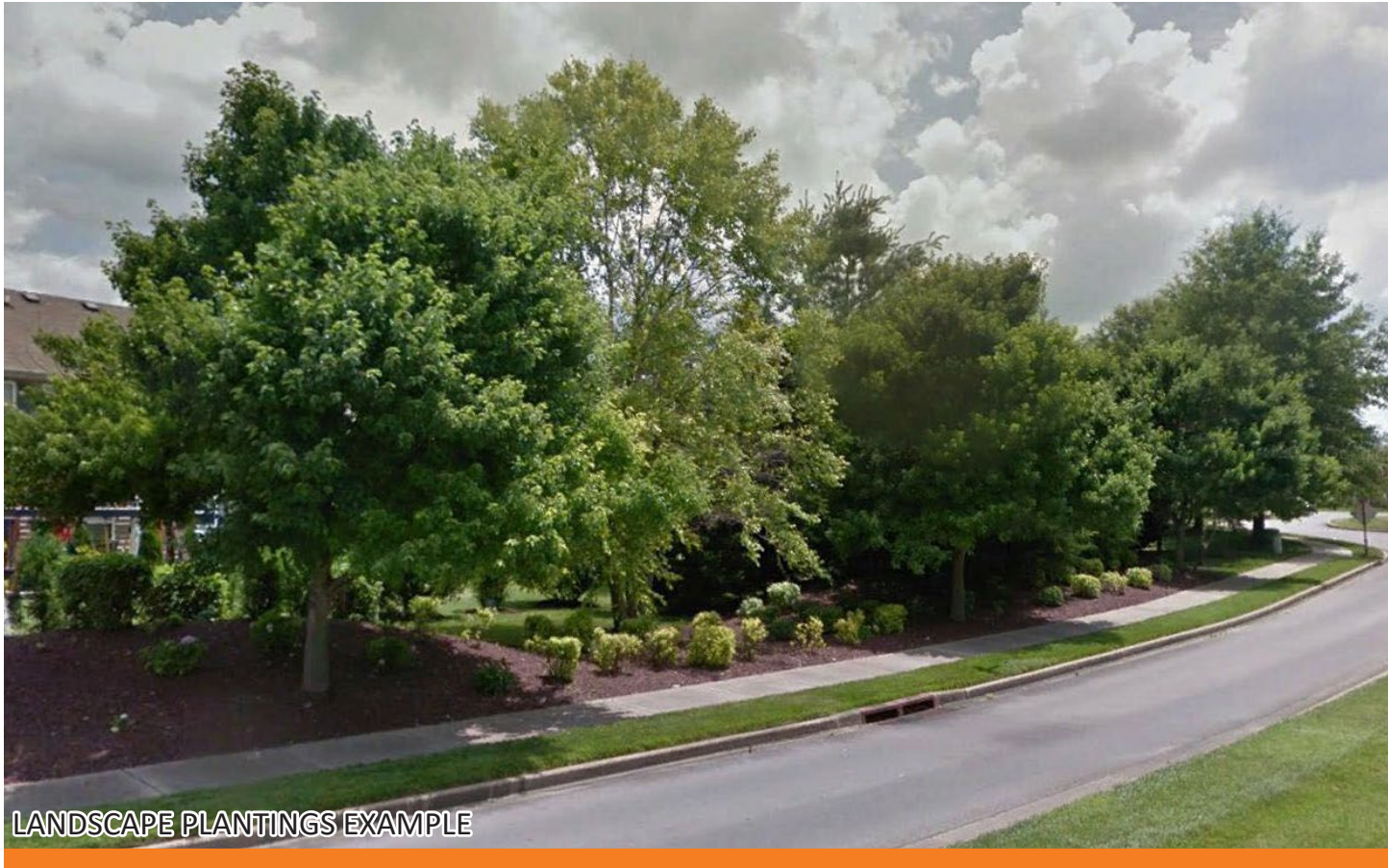
E - Example of Open Play Field



- LANDSCAPE PLANTINGS
- BERM & DECORATIVE LANDSCAPE BUFFERS (TYPE A)
- BERM & LANDSCAPE BUFFERS (TYPE B)
- LANDSCAPE BUFFERS (TYPE C)



DECORATIVE TYPE 'A' LANDSCAPE BUFFER EXAMPLE



LANDSCAPE PLANTINGS EXAMPLE



TYPE 'B' LANDSCAPE BUFFER EXAMPLE



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.

Landscaping Characteristics:

- A minimum 10 feet of landscape area between parking and all property lines.
- Public rights-of-way shall be screened from parking by use of landscaping and/or berming.
- Veals Road shall be screened with a berm and decorative Type 'A' buffer.
- Double Springs Road shall be screened with a berm and Type 'B' buffer.
- Townhome areas adjacent to single family lots shall have a Type 'C' Landscape Buffer installed to help transition between products. This buffer shall consist of a double staggered row of evergreen trees planted 10 feet on center and be supplemented with evergreen shrubs. Evergreen trees shall be a minimum of six feet tall at time of planting and shrubs shall be a minimum of two feet tall at time of planting.
- All landscape buffers to be open space and have dedicated landscape easements.
- Landscape Planting areas shall be installed between the single-family lots directly adjacent to the proposed community collector. These landscape areas shall consist of decorative plantings on intermittent berms.
- All above ground utilities and mechanical equipment screened with landscaping and/or walls.
- The fronts and sides at the base of all townhome buildings will have at least 3 foot wide landscape strip.
- Landscaping will be in conformance with the City of Murfreesboro's landscaping ordinance.
- All buffers will be in common open space to be maintained by the HOA.

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 4 and Page 8 along with descriptions of each.

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

Response: Exhibits are shown on Page 9 that shows the existing contours and drainage patterns along with an aerial photograph of the area on Page 4. A portion of the property is subject to floodplains or floodways, and the site ultimately drains to Black Fox Springs before heading towards Todds Lake.

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 3, 10, and 11 give the location of existing structures on the subject property and the surrounding properties. An exhibit on Page 7 gives the zoning of those same properties.

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

Response: The concept plan on page 13 and lists of standards on page 12 show 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 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.

TOTAL SITE AREA	8,939,162s.f.
TOTAL MAXIMUM FLOOR AREA	882,100 s.f.
TOTAL LOT AREA	1,201,985 s.f.
TOTAL BUILDING COVERAGE	843,242 s.f.
TOTAL DRIVE/ PARKING AREA	733,497 s.f.
TOTAL RIGHT-OF-WAY	696,409 s.f.
TOTAL LIVABLE SPACE	8,205,665 s.f.
TOTAL OPEN SPACE	3,856,625 s.f.
FLOOR AREA RATIO (F.A.R.)	0.09
LIVABILITY SPACE RATIO (L.S.R.)	0.83
OPEN SPACE RATIO (O.S.R.)	0.91

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 RS- 6, RS-10, RS-12, and RM (County). The surrounding area 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 project is anticipated to be developed in four phases. Phasing information is described on Page 14.

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 12,23, and 25.

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	RS-6	PRD-S.F.	DIFFERENCE	RS-A TYPE 2	PRD-TOWNHOME	DIFFERENCE
Front Setback	35.0'	35.0'	0.0'	35.0'	35.0'	0.0'
Side Setback	5.0'	5.0'	0.0'	5.0'	5.0'	0.0'
Rear Setback	20.0'	20.0'	0.0'	20.0'	20.0'	0.0'
Minimum Lot Size	6,000 SF	6,500 SF	+500 SF	2,000 SF	H.P.R.	N/A
Minimum Lot Width	50'	55'	+5.0'	20.0'	20.0'	0.0'

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 portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 47149C0280H Eff. Date 01/04/2007 and FEMA Map Panel 47149C0290H Eff. Date 01/04/2007.

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 & 22 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 Meritage Homes, Inc. 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 16-23 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: Entrance signage description is on Page 4.



**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Chair Jones and Members of the Planning Commission

CY: Gary Whitaker, Sam Huddleston, Darren Gore, Raymond Hillis

FROM: David A. Ives

DATE: October 25, 2021

RE: Purchase of Properties along Butler Drive

**OTHER BUSINESS
MANDATORY REFERRAL**

City Administration is proposing to purchase four individual tracts totaling approx. 8 acres along Butler Drive, adjoining the North boundary of the property recently purchased for proposed Public Works uses.

These properties will allow expansion of a proposed Public Works facility (Solid Waste and Street Department) to be constructed on the property previously purchased.

An overhead showing the four properties is attached for your information.

Staff requests that you recommend approval of this purchase to City Council.

I will be happy to answer any questions.

City Limits

AREA

AREA

Proposed location of
Public Works Facility

City Limits



BUTLER DRIVE

JOE B JACKSON PKWY

I-24





**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Chair Jones and Members of the Planning Commission

CY: Gary Whitaker, Sam Huddleston

FROM: David A. Ives

DATE: October 25, 2021

RE: Purchase of Property along South Church Street

**OTHER BUSINESS
MANDATORY REFERRAL**

City Administration is proposing to purchase a building located at 312 S. Church to obtain additional ROW for the proposed addition of a dedicated right-turn lane from the entrance to the City Hall parking garage to NW Broad Street.

This property is located between properties already owned by the City that are slated for demolition; construction of the right-turn lane will all impact of this building's parking.

An overhead showing the location of this property is attached for your information.

Staff requests that you recommend approval of this purchase to City Council.

I will be happy to answer any questions.



AREA

SOUTH CHURCH STREET

S Church St





**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Chair Jones and Members of the Planning Commission

CY: Gary Whitaker, Sam Huddleston, Darren Gore, Angela Jackson,
Nate Williams

FROM: David A. Ives

DATE: October 25, 2021

RE: Purchase of 1204 – 1218 West Main Street

**OTHER BUSINESS
MANDATORY REFERRAL**

City Administration is proposing to purchase this approx. 1.5 acre parcel at West Main Street and Bridge Avenue. This is a flood-prone property that has suffered significant flood damage in recent years.

After being cleared, the property will serve as a water quality buffer and flood plain protection area, and be maintained by the Parks Department, possibly including construction of Greenway and Blueway amenities.

An overhead showing the property is attached for your information.

Staff requests that you recommend approval of this purchase to City Council.

I will be happy to answer any questions.



STONES RIVER GREENWAY TRL

AREA

WEST MAIN STREET

BRIDGE AVENUE

SOUTH MOLLOY LANE



MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

6:00 P.M.

CITY HALL

MEMBERS PRESENT

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

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Marina Rush, Principal Planner
Holly Rush, Principal Planner
Joel Aguilera, Planner
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney
David Ives, Deputy City Attorney
Sam Huddleston, Executive Dir. Dev. Services

1. Call to order

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

2. Determination of a quorum

Chair Jones determined that a quorum was present.

3. Approve minutes of the September 15, 2021, Planning Commission meeting.

Mr. Warren Russell moved to approve the Minutes of the September 15, 2021 meeting; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

4. Public Hearings and Recommendations to City Council:

Zoning application [2021-418] for approximately 8.4 acres located along Bridge Avenue to be rezoned from RS-10 to CF and approximately 1 acre to be rezoned from H-I to CF, City

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

Church applicant. Ms. Holly Smyth 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.

Mr. Jack Parker (design engineer) and Mr. Joey Rhyne (contractor) were in attendance representing the application.

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

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the zoning application subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Annexation petition and plan of services [2021-507] for approximately 15.6 acres located north of Dejarnette Lane, Calvary Baptist Church applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Kathy Jones opened the public hearing.

1. **Mr. William Campbell, 819 Templeton Lane** - opposes this annexation request due to the ongoing increase in school traffic, noise, and light pollution.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

Chair Kathy Jones closed the public hearing.

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 Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Zoning application [2021-420] for approximately 9.5 acres located north of DeJarnette Lane to be rezoned from RS-15 to PND (Providence Christian Academy Athletic Facility PND) and approximately 9.7 acres to be zoned PND simultaneous with annexation, Providence Christian Academy applicant. Ms. Holly Smyth 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.

Mr. Matt Taylor (design engineer) and Ms. Tara James (PCA representative) were in attendance to represent the application. Mr. Taylor gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Kathy Jones opened the public hearing.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

- 1. Mr. Ben Carpenetti, 2711 Ormond Street** – opposes the zoning application due to the increase in school traffic, flooding, noise, light pollution, etc. He requested for traffic signals be installed along DeJarnette Lane.
- 2. Mr. Keith Shaver, 571 DeJarnette Lane** – opposes the zoning application. His concern is drainage on an artificial turf football field.
- 3. Mr. William Campbell, 819 Templeton Lane** – opposes the zoning application. He has concerns with lights, traffic, and PA speakers installed for a football field creating noise pollution.
- 4. Mr. Tim Durham, 595 DeJarnette Lane** – is in favor of the proposal. However, he has drainage concerns with Bear Branch Creek due to the volume of water that runs through his property.
- 5. Ms. Kristie Atkins, 2725 Ormond Street** – opposes the zoning application. She has concerns with traffic and noise.
- 6. Mr. Steve McGarry, 1173 Gaylord Court** – opposes the zoning application because he feels it would affect the value of the homes in the area.
- 7. Mr. Alan Parker, 1142 Bayard Avenue** – opposes the zoning application. He asked for a berm be in place to address lights and noise pollution.
- 8. Mr. Barry Edwards, 925 Walton Lane** – opposes the zoning application.
- 9. Ms. Rosemary Duzor, 1134 Bayard Avenue** – opposes the zoning application due to increase in traffic.
- 10. Mr. Church Arnett, 924 Walton Lane** – supports the zoning application.

There being no further speakers, Chair Jones closed the public hearing.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

The Planning Commission discussed the various concerns of the residents and how to address them in the plan.

There being no further discussion, Vice-Chairman Halliburton moved to approve the zoning application subject to all staff comments including revisions to the pattern book addressing the following:

- Maximum height of 80-feet for light poles.
- Base of building planting requirements for the interior buildings would not be required.
- Traffic impact study required at the time of site plan review for Phase 4 (i.e., the football stadium).
- Sound level for the PA system along the northwest side of the development.
- Berm will include trees.

The motion was seconded by Mr. Rick LaLance and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Annexation petition and plan of services [2021-504] for approximately 2.4 acres located south of South Rutherford Boulevard, James Allen Huskey 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 incorporated into these Minutes by reference.

Mr. James Huskey (applicant) was in attendance representing the application.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

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

There being no further discussion, Ms. Jami Averwater moved to approve the annexation petition and plan of services; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Zoning application [2021-421] for approximately 2.4 acres located south of South Rutherford Boulevard to be zoned H-I simultaneous with annexation, James Allen Huskey 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.

Mr. James Huskey (applicant) was in attendance representing the application.

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

There being no further discussion, Mr. Warren Russell moved to approve the zoning application subject to all staff comments; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Zoning application [2021-419] for approximately 29.1 acres located along Franklin Road to be rezoned from RS-12 and RS-15 to RS-8 and approximately 4.5 acres to be rezoned from RS-15 to CF, Lennar Homes of Tennessee, LLC developer. Mr. Matthew Blomeley made known for the record after the public notice had been advertised for this zoning application the applicant requested an additional 25 feet of depth be added to the proposed commercial area. Mr. Blomeley spoke with the City Legal Department, and they stated it was a minimal addition; and it would not need to be readvertised since it did not materially change the nature of the request. What is being proposed at this meeting is the revised request with the additional 25 feet of CF.

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

Mr. Kevin Guenther (landscape architect) was in attendance to represent the application.

Chair Kathy Jones opened the public hearing.

1. Ms. Kim Vanhoutte, 4555 Smitty Drive - expressed her concerns with extending Smitty Drive to Franklin Road. Also, would existing trees be preserved?

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

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

Mr. Guenther came forward to explain that the road connection would occur with development. Addressing the existing trees, he said that they would have to honor a hydrology study. However, if there are wetlands with trees, they would preserve that area.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the zoning application subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Annexation petition and plan of services [2021-509] for the following rights-of-way ROW):

Approximately 85 linear feet of Parkwood Drive ROW;

Approximately 140 linear feet of Woodcrest Drive ROW; and

Approximately 100 linear feet of Westridge Drive ROW,

Rutherford County Engineering Dept. applicant.

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

Mr. Chris Maguire of Huddleston-Steele Engineering was in attendance to represent the application.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

Chair Kathy Jones opened the public hearing.

1. **Mr. Dale Jackson, 1563 & 1565 Westridge Drive** – wanted to know if Parkwood Drive, Westridge Drive, and Woodcrest Drive be widened with this proposal?

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

Mr. Maguire stated that there would not be any changes to Mr. Jackson's property. However, he explained the rights-of-way would be improved and a pipe would be placed along the north side for drainage.

There being no further discussion, Mr. Warren Russell moved to approve the annexation petition subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Annexation petition and plan of services [2021-510] for approximately 123 acres located along Veals Road and Double Springs Road, and rights-of-way of approximately 2,400 linear feet of Veals Road and 2,430 linear feet of Double Springs Road, Hall Family Real Estate Partnership applicant. Ms. Marina Rush presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

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

Mr. Matt Taylor (design engineer) was in attendance to represent the application.

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

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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

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

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

Mr. Rick LaLance announced he would abstain from the vote at this time. He has not been able to review all the details of the amendment. He would be better prepared at the City Council level to support the amendment.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

There being no further discussion, Mr. Warren Russell moved to approve the proposed amendment to the Zoning Ordinance 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

Jami Averwater

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Abstain: Rick LaLance

5. Staff Reports and Other Business

Mandatory Referral [2021-721] for installation of irrigation lines in the public right-of-way of Plum Leaf Place in the Mankin Pointe development, Mankin Pointe, LLC applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

There being no further discussion, Mr. Chase Salas moved to approve the mandatory referral 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

Jami Averwater

Rick LaLance

Warren Russell

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 13, 2021

Chase Salas

Shawn Wright

Nay: None

6. Adjourn.

There being no further business the meeting adjourned at 8:20 p.m.

Chair

Secretary

GM: cj