

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**MARCH 2, 2022
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the February 16, 2022 Planning Commission meeting.**
- 4. Public Hearings and Recommendations to City Council:**
 - a. Proposed amendment to the Zoning Ordinance [2022-801] pertaining to the following:
 - Section 2: Interpretation and Definitions;
 - Section 18: Regulations of General Applicability;
 - Section 25: Temporary and Accessory Structures and Uses;
 - Section 34: Floodplain Zoning; and
 - Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios (including Chart 2 endnotes),

City of Murfreesboro Planning Department applicant. (Project Planner: Matthew Blomeley)
- 5. Staff Reports and Other Business:**
 - a. Mandatory Referral [2022-701] to consider the abandonment of a water and sanitary sewer easement located on property at the southwest corner of South Church Street and Westgate Boulevard, Josh Hutcheson of Fulmer Lucas applicant. (Project Planner: Amelia Kerr)
- 6. Adjourn.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 2, 2022
PROJECT PLANNER: MATTHEW BLOMELEY
(RESEARCH OF OTHER CITIES COMPILED BY JOEL AGUILERA)**

4.a. Proposed amendment to the Zoning Ordinance [2022-801] pertaining to the following:

- **Section 2: Interpretation and Definitions;**
- **Section 18: Regulations of General Applicability;**
- **Section 25: Temporary and Accessory Structures and Uses;**
- **Section 34: Floodplain Zoning; and**
- **Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios (including Chart 2 endnotes),**

City of Murfreesboro Planning Department applicant.

This proposed Zoning Ordinance amendment is comprised of three parts pertaining to three different topics.

Maximum Building Height for Industrial Accessory Structures:

The maximum building height permitted for all structures in the L-I (Light Industrial), G-I (General Industrial), and H-I (Heavy Industrial) districts is 75'. This pertains to both principal and accessory structures. There are instances where certain industrial uses may have a need for accessory structures to exceed this height. An example of this might be a storage silo. This amendment proposes to include a provision in the Zoning Ordinance allowing accessory structures in these zoning districts to have a maximum building height of 100', if they are accessory to a use classified as industrial. Any such structures would be subject to additional building setback requirements above and beyond the standard minimum building setbacks. Knowing that such accessory structures would likely be unable to meet the criteria for a variance to be granted, Staff thought it best to proactively make provisions for such structures in the Zoning Ordinance.

At the February 16th meeting, the Planning Commission requested that Staff gather information from other jurisdictions on maximum heights for accessory structures in their respective industrial districts. Since that meeting, Staff has compiled this information for 10 other municipalities in Tennessee. Two tables are included in the agenda packet. The first contains the general maximum building height and minimum building setback requirements for those jurisdictions' industrial zoning districts. The second includes maximum building height and minimum building setback requirements *for accessory structures* in those same zoning districts.

Some jurisdictions apply the general maximum building height of the respective industrial zone to industrial accessory structures, while other jurisdictions state that the accessory structures may not exceed the height of the principal structure.

Maximum Height of Light Fixtures at Recreation Fields:

In 2020, the Zoning Ordinance was amended to allow lighting fixtures for recreation fields in the P (Park) district to have a maximum height of 80'. The 2020 ordinance amendment also included an 80' maximum height for lighting fixtures at recreation fields that are accessory to institutional group assembly uses. This current amendment seeks to comprehensively address all instances where there might be recreation fields. In doing so, it also includes provisions for recreation fields accessory to commercial outdoor amusement uses, which were not addressed in the 2020 ordinance amendment. The maximum height of lighting fixtures for all recreation field uses generally remains uniform for all of the above uses at 80'. However, a provision is included in the proposed amendment that would allow such light fixtures at recreation fields accessory to commercial outdoor amusements to be a maximum of 100' in height if such use is located on a lot of at least 50 acres and such light fixtures over 80' in height are located a minimum of 300' from any property zoned and or uses for residential purposes. In addition to the above, a definition for "Recreation Field" is proposed to be added to Section 2 of the Zoning Ordinance. It is a listed use in Chart 1 and is referenced several times in the Zoning Ordinance, but Section 2 is currently lacking a definition for this use.

Section 34: Floodplain Zoning:

The City's floodplain regulations are contained within Section 34 of the Zoning Ordinance. The City's Floodplain Administrator, in consultation with the State's NFIP (National Flood Insurance Program) Coordinator, is recommending the proposed amendments to Section 34 in order to be consistent with the FEMA model floodplain management ordinance. One of the primary modifications is to add that a Conditional Letter of Map Revision (CLOMR) approved by FEMA (the Federal Emergency Management Agency) is required prior to allowing a development to modify or encroach in the floodway and/or increase the base flood elevations.

Action Needed:

A draft of the proposed ordinance amendment is included in the agenda packet for the Planning Commission's review. The Planning Commission will need to conduct a public hearing, after which it should discuss this matter and then formulate a recommendation to City Council.

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ORDINANCE 22-O-?? amending Murfreesboro City Code Appendix A—Zoning, Sections 2, 18, 25, 34 Chart 2, and Chart 2 Endnotes, dealing with maximum building height for accessory structures in industrial districts, maximum height of light fixtures at recreation fields and regulations pertaining to development in regulatory floodways, City of Murfreesboro Planning Department, applicant [2022-801].

WHEREAS, the City of Murfreesboro participates in the National Flood Insurance Program”; and,

WHEREAS, there is an occasional need to modify the floodplain and the regulatory floodway with the preliminary approval of the Federal Emergency Management Agency.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. Appendix A, Section 2, Interpretation and Definitions, of the Murfreesboro City Code is hereby amended by inserting the following definitions in alphabetically into the list of definitions:

Recreation field: An area developed with open-air fields or courts intended for athletic or recreational purposes and/or competitive games or sports. This includes, but is not limited to, a baseball field, football field, soccer field, and tennis courts. Recreation fields may contain accessory structures, including, but not limited to, fences, restrooms, concession stands, storage buildings, lighting fixtures, bleachers, and grandstands. Recreation fields may be a principal use, or they may be accessory to other uses, such as an institutional group assembly use or a commercial outdoor amusement use.

SECTION 2. Appendix A, Section 18, Regulations of General Applicability, of the Murfreesboro City Code is hereby amended at subsection (G)(14) by deleting it in its entirety and substituting in lieu thereof the following:

- (14) Light fixtures for recreation fields shall comply with all applicable lighting requirements listed in this article, except for any conflicting regulation regarding fixture height, and shall be subject to the following maximum height requirements:
- Light fixtures accessory to recreation fields, where such recreation field use is permitted as a principal use by right, shall not exceed 80 feet in height. Light fixtures accessory to recreation fields, where such recreation field use is permitted as a principal use by special use permit, may be approved up to a maximum height of 80 feet by the Board of Zoning Appeals in its granting of the special use permit.
 - Light fixtures accessory to recreation fields that are accessory to an institutional group assembly use, where such institutional group assembly use is permitted by right, shall not exceed 80 feet in height. Light fixtures accessory to recreation fields that are accessory to an institutional group assembly use, where such institutional group assembly use requires a special use permit, may be approved up to a maximum height of 80 feet by the Board of Zoning Appeals in its granting of the special use permit.

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- Light fixtures accessory to recreation fields that are accessory to a commercial outdoor amusement use, where such commercial outdoor amusement use is permitted by right, shall not exceed 80 feet in height. Light fixtures accessory to recreation fields that are accessory to a commercial outdoor amusement use, where such commercial outdoor amusement use requires a special use permit, may be approved up to a maximum height of 80 feet by the Board of Zoning Appeals in its granting of the special use permit. However, light fixtures for recreation fields accessory to commercial outdoor amusement uses (whether such use is permitted by right or by special use permit) may have a maximum height of 100 feet if they are located on a lot of at least 50 acres and all light fixtures exceeding 80 feet in height are located at least 300 feet from the nearest property zoned or used for residential purposes, as measured from the property line of any such residential property to the base of the light fixture.

The above standards pertaining to the height of light fixtures for recreation fields shall not be superseded by the maximum heights listed in Chart 2 of this article, any other provision in Section 18 of this article pertaining to light fixture height, or any overlay district regulations except for any applicable height restrictions in the Airport Overlay District.

SECTION 3. Appendix A, Section 25, Temporary and Accessory Structures and Uses, of the Murfreesboro City Code is hereby amended at subsection (E)(4) by deleting it in its entirety and substituting in lieu thereof the following:

- (4) no accessory structure shall exceed the height limitations of the district in which such structure is located except for the following:
- (a) In the L-I, G-I, and H-I districts, the maximum building height for accessory structures for uses classified as industrial in Chart 1 of this article shall be 100 feet. The following minimum building setback requirements shall apply to any such accessory structure that exceeds 75 feet:
 - [1] A minimum distance equal to its building height from any property line.
 - [2] A minimum distance of 200 feet from any contiguous property zoned or used for residential purposes (as measured from the lot line of any contiguous residential property).
 - (b) lighting fixtures accessory to recreation fields shall be subject to the height requirements denoted for such in Section 18 of this article.

SECTION 4. Appendix A, Section 34, Floodplain Zoning, of the Murfreesboro City Code is hereby amended at Article V, Provisions for Flood Hazard Reduction, by deleting the existing subsection (H) in its entirety and renumbering existing subsection (G) to (H).

SECTION 5. Appendix A, Section 34, Floodplain Zoning, of the Murfreesboro City Code is hereby amended at Article V, Provisions for Flood Hazard Reduction, by deleting subsections (C), (D) and (F) in their entirety and substituting in lieu thereof the following and adding new subsection (G) and (I) as follows.

- (C) *Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated.*

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Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris, or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

- (1) Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof;
 - (2) A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;
 - (3) ONLY if Article V, Section C, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.
- (D) *Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated.*

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

- (1) Require until a regulatory floodway is designated, that no new construction, substantial, or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless it is demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
 - (2) A community may permit encroachments within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;
 - (3) ONLY if Article V, Section D, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.
- (F) *Standards For Areas of Shallow Flooding (Zone AO).*

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Article V, Sections

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A and B, all new construction and substantial improvements shall meet the following requirements:

- (1) The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.
- (2) Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Article V, Section F(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Article IV, Section B(1) (c) and Article V, Section B(2).
- (3) Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

(G) *Standards For Areas of Shallow Flooding (Zone AH).*

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

- (1) Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

(I) *Standards for Unmapped Streams.*

Located within Murfreesboro, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

- (1) No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the locality.
- (2) When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Articles IV and V.
- (3) ONLY if Article V Section I, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

SECTION 6. Appendix A, Chart 2, Minimum Lot Requirements, Minimum Yard Requirements and Land Use Intensity Ratios, of the Murfreesboro City Code is hereby amended by deleting it in its entirety and substituting in lieu thereof the attached Chart 2. Changes include separating L-I, G-I, and H-I each into “industrial

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uses” and “all other uses”, adding Superscript “8” in the “Maximum Height” column for industrial uses in the L-I, G-I, and H-I rows, and deleting Superscript “10” for the “Minimum Side Yard Requirement” column in the RS-8 row.

SECTION 7. Appendix A, Chart 2 Endnotes, Minimum Lot Requirements, Minimum Yard Requirements and Land Use Intensity Ratios, of the Murfreesboro City Code is hereby amended by deleting endnote 8 in its entirety and substituting in lieu thereof the following:

8. See Section 25 of this article for applicable height regulations for accessory structures.”

SECTION 8. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Brown
City Recorder

Adam F. Tucker
City Attorney

SEAL

DISTRICT AND USE	Minimum Lot Requirements		Minimum Yard Requirements ^{[5][17][25]}			Maximum Height ^[16] (Ft.)	Maximum Gross Density ^[2] (D.U./Acre)	Land Use Intensity Ratios			Maximum Lot Coverage (percent)
	Area (Sq. Ft.)	Width (Ft.)	Front ^[38] (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
RS-15 DISTRICT											
1. Dwellings and other uses permitted	15,000	75 ^[12]	40	12.5	30	35	2.9	none	none	none	25
RS-12 DISTRICT											
1. Dwellings and other uses permitted	12,000	70 ^[12]	35	10	25	35	3.63	none	none	none	25
RS-10 DISTRICT											
1. Dwellings and other uses permitted	10,000	65 ^[12]	35	10	25	35	4.4	none	none	none	25
RS-8 DISTRICT											
1. Dwellings and other uses permitted ^[28]	8,000	55 ^[12]	35 ^{[1][29]}	5 ^[Remove]	20	35	5.4	none	none	none	30
RS-6 DISTRICT											
1. Dwellings and other uses permitted ^[28]	6,000	50 ^[12]	35 ^{[1][29]}	5	20	35	7.2	none	none	none	50
RS-4 DISTRICT											
1. Dwellings and other uses permitted ^[28]	4,000	40 ^[12]	35 ^{[1][29]}	5	20	35	10.8	none	none	none	40
R-D DISTRICT											
1. Single-family detached dwellings and other uses permitted except ^[28]	8,000	55 ^[12]	35 ^{[1][29]}	5	25	35	5.4	none	none	none	30
2. Two-family dwellings	8,000	55 ^[12]	30 ^[1]	5	25	35	10.9	none	none	none	30
3. Single-family attached or detached with zero lot line (max. 2 units attached) ^{[7][31]}	4,000	27 ^[12]	35 ^[1]	10 ^[7]	25	35	10.9	none	none	none	none

DISTRICT AND USE	Minimum Lot Requirements		Minimum Yard Requirements ^{[5][17][25]}			Maximum Height ^[16] (Ft.)	Maximum Gross Density ^[2] (D.U./Acre)	Land Use Intensity Ratios			Maximum Lot Coverage (percent)
	Area (Sq. Ft.)	Width (Ft.)	Front ^[38] (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
RM-12 DISTRICT											
1. Single-family detached dwellings and other uses permitted except ^[28]	7,500	50 ^[12]	35 ^{[1][37]}	5	25	35	5.8	none	none	none	30
2. Two-family dwellings	7,500	50 ^[12]	30 ^[1]	5	25	35	11.6	none	none	none	30
3. Three-family dwellings	11,250	50 ^[12]	30 ^[1]	5	25	35	11.6	none	none	none	30
4. Four-family dwellings	15,000	50 ^[12]	30 ^[1]	5	25	35	11.6	none	none	none	30
5. Single-family attached or detached with zero lot line (max. 2 units attached) ^{[7][31]}	3,750	18 ^[12]	35 ^{[1][37]}	10 ^[7]	25	35	11.6	none	none	none	none
6. Multiple-family dwellings and Single-family attached townhouse dwellings ^[30]	FN ^[14]	50 ^[12]	30 ^[1]	FN ^[3]	25	45 ^[11]	FN ^[14]	none	none	FN	none
RM-16 DISTRICT											
1. Single-family detached dwellings and other uses permitted except ^[28]	6,000	50 ^[12]	35 ^{[1][37]}	5	25	35	7.3	none	none	none	35
2. Two-family dwellings	6,000	50 ^[12]	30 ^[1]	5	25	35	14.5	none	none	none	35
3. Three-family dwellings	9,000	50 ^[12]	30 ^[1]	5	25	35	14.5	none	none	none	30
4. Four-family dwellings	12,000	50 ^[12]	30 ^[1]	5	25	35	14.5	none	none	none	30
5. Single-family attached or detached with zero lot line (max. 2 units attached) ^{[7][31]}	3,000	18 ^[12]	35 ^{[1][37]}	10 ^[7]	25	35	14.5	none	none	none	none
6. Multiple-family dwellings and Single-family attached townhouse dwellings ^[30]	FN ^[9]	50 ^[12]	30 ^[1]	FN ^[3]	25	45 ^[11]	FN ^[9]	none	none	FN	none
RS-A DISTRICT^[35]											
1. Single-family detached and single-family attached or detached with zero-lot line (max. 2 units attached) ^{[7][28][31]}	3,000	30 ^[12]	35 ^{[1][37]}	5	20	35	14.5	none	none	none	none
2. Single-family attached townhouse on one lot or individual lots (Suburban Type) ^{[30][32][33]}	2,000 ^[36]	20 ^[36]	35 ^[1]	5	20	35	12	1	0.5	0.25	none
3. Single-family attached townhouse on one lot or individual lots (Urban Type) ^{[30][32][33][34]}	2,000 ^[36]	20 ^[36]	20 ^{[1][34]}	5	20	45 ^[34]	12	1	none	none	none
4. Other uses permitted	6,000	30 ^[12]	30 ^[1]	10	20	35	none	none	none	none	35

DISTRICT AND USE	Minimum Lot Requirements		Minimum Yard Requirements ^{[5][17][25]}			Maximum Height ^[16] (Ft.)	Maximum Gross Density ^[2] (D.U./Acre)	Land Use Intensity Ratios			Maximum Lot Coverage (percent)
	Area (Sq. Ft.)	Width (Ft.)	Front ^[38] (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
R-MO DISTRICT											
1. Mobile homes	4,000	40 ^[12]	25 ^[1]	10	15	12	10.9	none	none	none	none
CM-R DISTRICT											
1. Single-family detached	5,000	50 ^[12]	35 ^{[1][29]}	10	20	35	8.7	none	none	none	none
2. Two-family dwellings	5,000	50 ^[12]	30 ^[1]	10	20	35	16	none	none	none	none
3. Single-family attached or detached with zero lot line (max. 2 units attached) ^{[7][31]}	2,500	30	35 ^[1]	10	20	35	16	none	none	none	none
4. Single-family attached townhouse dwellings ^[30]	2,500	50 ^[12]	30 ^[1]	10	20	35	16 ^[9]	0.3	0.48	0.7	none
5. Four-family dwellings	15,000	50 ^[12]	30 ^[1]	5	25 ^[4]	35	11.6	none	none	none	30
6. Medical offices, clinics, and other related uses	none	50 ^[12]	30 ^[1]	10	20	60	none	none	none	none	none
CM DISTRICT											
1. Medical offices, clinics, and other related uses	none	50 ^[12]	30 ^[1]	10	20	60	none	none	none	none	none
CM-RS-8 DISTRICT											
1. Single-family detached	8,000	50 ^[12]	35 ^{[1][29]}	10	20	35	5.4	none	none	none	none
2. Medical offices, clinics, and other related uses	none	50 ^[12]	30 ^[1]	10	20	60	none	none	none	none	none
OG-R DISTRICT											
1. Offices and other uses except	5,000	50 ^[12]	30 ^[1]	10	20	35	none	0.3	0.28	0.6	none
2. Single-family detached	5,000	50 ^[12]	35 ^{[1][29]}	10	20	35	8.7	none	none	none	none
3. Two-family dwellings	5,000	50 ^[12]	30 ^[1]	10	20	35	17.4	none	none	none	none
4. Three-family dwellings	7,500	50 ^[12]	30 ^[1]	10	20	35	17.4	none	none	none	30
5. Four-family dwellings	12,000	50 ^[12]	30 ^[1]	10	20	35	14.5	none	none	none	30
6. Single-family attached or detached with zero lot line (max. 2 units attached) ^{[7][31]}	2,500	25 ^[12]	35 ^[1]	10	20	35	17.4	none	none	none	none
OG DISTRICT											
1. Offices and other uses	5,000	50 ^[12]	30 ^[1]	10	20	35	none	0.3	0.28	0.6	none

DISTRICT AND USE	Minimum Lot Requirements		Minimum Yard Requirements ^{[5][17][25]}			Maximum Height ^[16] (Ft.)	Maximum Gross Density ^[2] (D.U./Acre)	Land Use Intensity Ratios			Maximum Lot Coverage (percent)
	Area (Sq. Ft.)	Width (Ft.)	Front ^[38] (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
CL DISTRICT											
1. All commercial uses except	none	none ^[13]	42	10 ^[6]	20	35	none	none	none	none	none
2. Single-family detached dwellings ^[28]	7,500	50 ^[12]	35 ^{[1][29]}	5	25	35	5.8	none	none	none	30
3. Two-family dwellings	7,500	50 ^[12]	30 ^[1]	5	25	35	11.6	none	none	none	30
4. Three-family dwellings	11,250	50 ^[12]	30 ^[1]	5	25	35	11.6	none	none	none	30
5. Four-family dwellings	15,000	50 ^[12]	30 ^[1]	5	25	35	11.6	none	none	none	30
6. Single-family attached or detached with zero lot line (max. 2 units attached) ^{[7][31]}	3,750	18 ^[12]	35 ^[1]	10 ^[7]	25	35	11.6	none	none	none	none
CF DISTRICT											
1. All uses	none	none ^[13]	42	10 ^[15]	20 ^[15]	45	none	none	none	none	none
CH DISTRICT											
1. All uses	none	none ^[13]	42	10 ^[6]	20	75	none	none	none	none	none
MU DISTRICT											
1. Multiple family dwellings	5 acres	100 ^[20]	15 ^[21]	10 ^[22]	20 ^[23]	75	25 ^[24]	none	none	none	none
2. All commercial uses except mixed use	none	100 ^[20]	15 ^[21]	10 ^[22]	20 ^[23]	150	none	none	none	none	none
3. Mixed uses (vertical mix)	none	100 ^[20]	15 ^[21]	10 ^[22]	20 ^[23]	150	25 ^[24]	none	none	none	none
CBD DISTRICT											
1. All uses except	none	none ^[13]	none	none	none	75	none	none	none	none	none
2. Multiple-family dwellings	none	none ^[13]	none	none	none	75	FN ^[8]	none	none	none	none
H-I DISTRICT											
1. Industrial uses	none	50 ^[13]	42	10	20	75 ^[8]	none	none	none	none	none
2. All other permitted uses	none	50 ^[13]	42	10	20	75	none	none	none	none	none
G-I DISTRICT											
1. Industrial uses	none	50 ^[13]	42	10	20	75 ^[8]	none	none	none	none	none
2. All other permitted uses	none	50 ^[13]	42	10	20	75	none	none	none	none	none
L-I DISTRICT											
1. Industrial uses	none	50 ^[13]	42	10	20	75 ^[8]	none	none	none	none	none
2. All other permitted uses	none	50 ^[13]	42	10	20	75	none	none	none	none	none

Table 1.0 Standards per zoning district

City	Zoning District	Height Standards	Setback Standards
Chattanooga	<ul style="list-style-type: none"> ▪ M-1 Manufacturing ▪ M-2 Light Industrial ▪ M-3 Warehouse and Wholesale ▪ M-4 Outdoor Industrial Use 	<ul style="list-style-type: none"> ▪ M-1, M-2, M-3: Max height is 35 feet ▪ M-4: No max height 	<ul style="list-style-type: none"> ▪ M-1, -2, -3 setbacks: 25' front, 25' side, and 25' rear setback (if abuts residential). ▪ If not abutting residential, then <u>no front, side, or rear yard is required</u>. A 10' side is required between buildings.
Clarksville	<ul style="list-style-type: none"> ▪ M-1 Light Industrial ▪ M-2 General Industrial 	<ul style="list-style-type: none"> ▪ M-1: Max height is 60 feet ▪ M-2: Max height is 70 feet 	<ul style="list-style-type: none"> ▪ M-1 setbacks: 40' front, 15' side, 20' rear ▪ M-2 setbacks: 40' front, 50' side, 30' rear
Columbia	<ul style="list-style-type: none"> ▪ IR-Restrictive Industrial ▪ IG-General Industrial ▪ IS-Special Industrial 	<ul style="list-style-type: none"> ▪ IR, IG, IS: Max height is 45 feet 	<ul style="list-style-type: none"> ▪ IR, IG, IS setbacks: 20' front, 10' side, 20' rear setback ▪ If abutting residential, additional standards shall be met.
Franklin	<ul style="list-style-type: none"> ▪ LI-Light Industrial ▪ HI-Heavy Industrial 	<ul style="list-style-type: none"> ▪ LI, HI: Max 3 stories 	<ul style="list-style-type: none"> ▪ LI setbacks: 30' front, 10' side, 25' rear setback ▪ HI setbacks: 30' front, 15' side, 25' rear setback
Jackson	<ul style="list-style-type: none"> ▪ I-O Wholesale and Warehouse ▪ I-1 Planned Industrial Park ▪ I-2 Light Industrial ▪ I-3 General Industrial 	<ul style="list-style-type: none"> ▪ I-O: Max 6 stories ▪ I-1: Max 3 stories ▪ I-2, I-3: Max 4 stories 	<ul style="list-style-type: none"> ▪ I-O setbacks: 50' front, 10' side, 15' rear setback ▪ I-1 setbacks: 100' front, 50' side, 25' rear setback ▪ I-2, I-3 setbacks: 50' front, 25' side, 25' rear setback

Table 1.0 Standards per zoning district

<p>Knoxville</p>	<ul style="list-style-type: none"> ▪ I-MU Industrial Mixed Use ▪ I-RD Research and Development ▪ I-G General Industrial ▪ I-H Heavy Industrial 	<ul style="list-style-type: none"> ▪ I-MU: Max height is 50 feet ▪ I-RD, I-G, I-H: Max height is 90 feet 	<ul style="list-style-type: none"> ▪ I-MU setbacks: 25' front, 0' side, 15' rear setback ▪ I-RD setbacks: 50' front, 40' side, 30' rear setback ▪ I-G setbacks: 25' front, 10' side, 15' rear setback ▪ I-H setbacks: 25' front, 15' side, 15' rear setback ▪ If abutting residential, additional standards shall be met.
<p>La Vergne</p>	<ul style="list-style-type: none"> ▪ I-1 Light Industrial ▪ I-2 Heavy Industrial ▪ I-3 Industrial (Special) 	<ul style="list-style-type: none"> ▪ I-1, I-2: Max height is 50 feet 	<ul style="list-style-type: none"> ▪ I-1 setbacks: 40' front, 20' side, 20' rear setback ▪ I-2 setbacks: 40' front, 20' side, 15' rear setback ▪ I-3 setbacks are determined by special provisions and handled through the review process
<p>Lebanon</p>	<ul style="list-style-type: none"> ▪ IP-Planned Business/Industrial ▪ IL-Light Industrial ▪ IH-Heavy Industrial 	<ul style="list-style-type: none"> ▪ IP, IL, IH: Max height is 75 feet 	<ul style="list-style-type: none"> ▪ IP setbacks: 60' front, 25' side, 25' rear setback ▪ IL setbacks: 40' front, 40' side, 40' rear setback ▪ IH setbacks: 50' front, 30' side, 40' rear setback ▪ If abutting residential, additional standards shall be met.
<p>Metro Nashville</p>	<ul style="list-style-type: none"> ▪ IWD-Industrial Warehousing/Distribution ▪ IR-Industrial Restrictive ▪ IG-Industrial General 	<ul style="list-style-type: none"> ▪ IWD: Max height is 30 feet ▪ IR: Max height is 45 feet ▪ IG: Max height is 60 feet 	<ul style="list-style-type: none"> ▪ IWD, IR, IG setbacks: 0' side setback, 20 rear setbacks ▪ Additional standards and requirements must be met depending on the street classification for the front setback
<p>Smyrna</p>	<ul style="list-style-type: none"> ▪ I-1 Light Industrial ▪ I-2 Light Industrial ▪ I-3 Heavy Industrial 	<ul style="list-style-type: none"> ▪ I-1, I-2: Max height is 50 feet ▪ I-3: Max height is 80 feet 	<ul style="list-style-type: none"> ▪ I-1 setbacks: 30' front, 20' side, 25' rear setback ▪ I-2 setbacks: 60' front, 30' side, 30' rear setback ▪ I-3 setbacks: 100' front, 50' side, 50' rear setback

Table 2.0 Accessory structure standards

City	Setback Standards	Height Standards	Special Notes
Chattanooga	<ul style="list-style-type: none"> ▪ Separated at least 3 feet from principal structure ▪ Separated at least 5 feet from all side and rear lot lines 	<ul style="list-style-type: none"> ▪ Cannot exceed maximum height of that district and Chattanooga ordinance 	<ul style="list-style-type: none"> ▪ Standards on structures vary based on use
Clarksville	<ul style="list-style-type: none"> ▪ Must meet all required setbacks for that district 	<ul style="list-style-type: none"> ▪ Cannot exceed maximum height of that district 	<ul style="list-style-type: none"> ▪ Standards on structures vary based on use but generally apply to all districts
Columbia	<ul style="list-style-type: none"> ▪ Shall not be located between front wall of primary structure and street ▪ Separated at least 5 feet away from principal structure 	<ul style="list-style-type: none"> ▪ Cannot exceed maximum height of that district 	
Franklin	<ul style="list-style-type: none"> ▪ Separated at least 5 feet behind principal structure ▪ Separated at least 5 feet from any lot line 	<ul style="list-style-type: none"> ▪ Cannot exceed maximum height of the principal structure 	
Jackson	<ul style="list-style-type: none"> ▪ Separated at least 5 feet from any principal structure ▪ Cannot be closer to the front setback line than the principal building 	<ul style="list-style-type: none"> ▪ Cannot exceed maximum height of that district 	<ul style="list-style-type: none"> ▪ Standards on structures vary based on use and some structures are allowed height exceptions
Knoxville	<ul style="list-style-type: none"> ▪ Separated at least 5 feet from any lot line ▪ Separated at least 5 feet from principal structure 	<ul style="list-style-type: none"> ▪ Cannot exceed maximum height of the principal structure 	<ul style="list-style-type: none"> ▪ “Certain” uses are permitted within a setback but may be subject to additional limitations
Lavergne	<ul style="list-style-type: none"> ▪ Be subordinate to the principal use 	<ul style="list-style-type: none"> ▪ Cannot exceed maximum height of the principal structure 	<ul style="list-style-type: none"> ▪ Standards and exceptions on structures vary based on use
Lebanon	<ul style="list-style-type: none"> ▪ Separated at least 5 feet from the side or rear lot lines and cannot be located in any buffer yards 	<ul style="list-style-type: none"> ▪ Cannot exceed height of the principal structure 	
Metro Nashville	<ul style="list-style-type: none"> ▪ Must meet all required setbacks of that district 	<ul style="list-style-type: none"> ▪ Cannot exceed maximum height of the principal structure 	<ul style="list-style-type: none"> ▪ “Certain” uses are permitted within a setback but may be subject to additional limitations
Smyrna	<ul style="list-style-type: none"> ▪ Must meet all required setbacks for that district 	<ul style="list-style-type: none"> ▪ Cannot exceed maximum height of that district 	<ul style="list-style-type: none"> ▪ Structure cannot exceed 10% of total square footage of principal structure or cannot exceed 5,000 square feet

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 2, 2022
PROJECT PLANNER: AMELIA KERR**

5.a. Mandatory Referral [2022-701] to consider the abandonment of a water and sanitary sewer easement located on property at the southwest corner of South Church Street and Westgate Boulevard, Josh Hutcheson of Fulmer Lucas applicant.

This easement abandonment request is from Josh Hutcheson with Fulmer Lucas on behalf of Mapco Express, Inc. which is located on property at the southwest corner of South Church Street and Westgate Boulevard.



In this mandatory referral, the Planning Commission is being asked to consider abandoning an existing water and sanitary sewer easement on property developed with a Mapco gas station. The request is to abandon an existing water and sewer easement as shown in the hatched area on the attached exhibit. This easement was dedicated by plat a few years ago. Mapco now proposes a different layout on the property for a totally new rebuild. A new site plan was submitted and administratively approved on February 16, 2022 and Mapco proposes to relocate the existing water and sewer mains and dedicate new easements. Therefore, this easement is no longer needed.

The Murfreesboro Water Resources Board met on January 25, 2022 and MWRD Staff recommended that the Board recommend to Planning Commission and City Council approval of the abandonment of this existing water and sewer easement.

The Murfreesboro Water Resources Board voted to recommend approval of this abandonment. Staff recommends that the Planning Commission recommend approval to the City Council subject to the following conditions:

- 1) The applicant must provide to the City Legal Department all the necessary documentation (including any needed legal descriptions and exhibits) required to prepare and record the legal instrument. The legal instrument will be subject to the final review and approval of the City Legal Department.
- 2) The applicant will be responsible for recording the legal instrument, including paying any recording fees.

If approved by the City Council, then the Mayor will be authorized to sign the necessary documents to convey the City's interest back to the owner.



... creating a better quality of life

MEMORANDUM

DATE: January 18, 2022

TO: Water Resources Board

FROM: Valerie H. Smith

SUBJECT: Water & Sewer Easement Abandonment
Mapco – S. Church St.

Background

This easement abandonment request is from Fulmer Lucas on behalf of Mapco. They are requesting the abandonment of an existing water and sewer easement as shown in the hatched area on the attached exhibit. This easement was dedicated by plat a few years ago when the Mapco had a different proposed layout for a total rebuild of the property. Now, with they propose to relocate the existing water and sewer mains and new easements will be dedicated. Therefore, this easement is no longer needed.

Recommendation

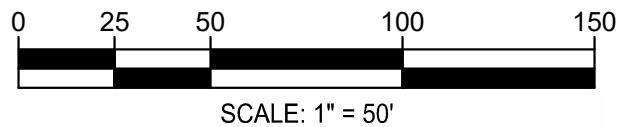
Staff recommends approval of abandoning this existing water and sewer easement at the time that the new proposed easement is dedicated.

Fiscal Impact

Not applicable. The easement was dedicated through the recording of a plat.

Attachment

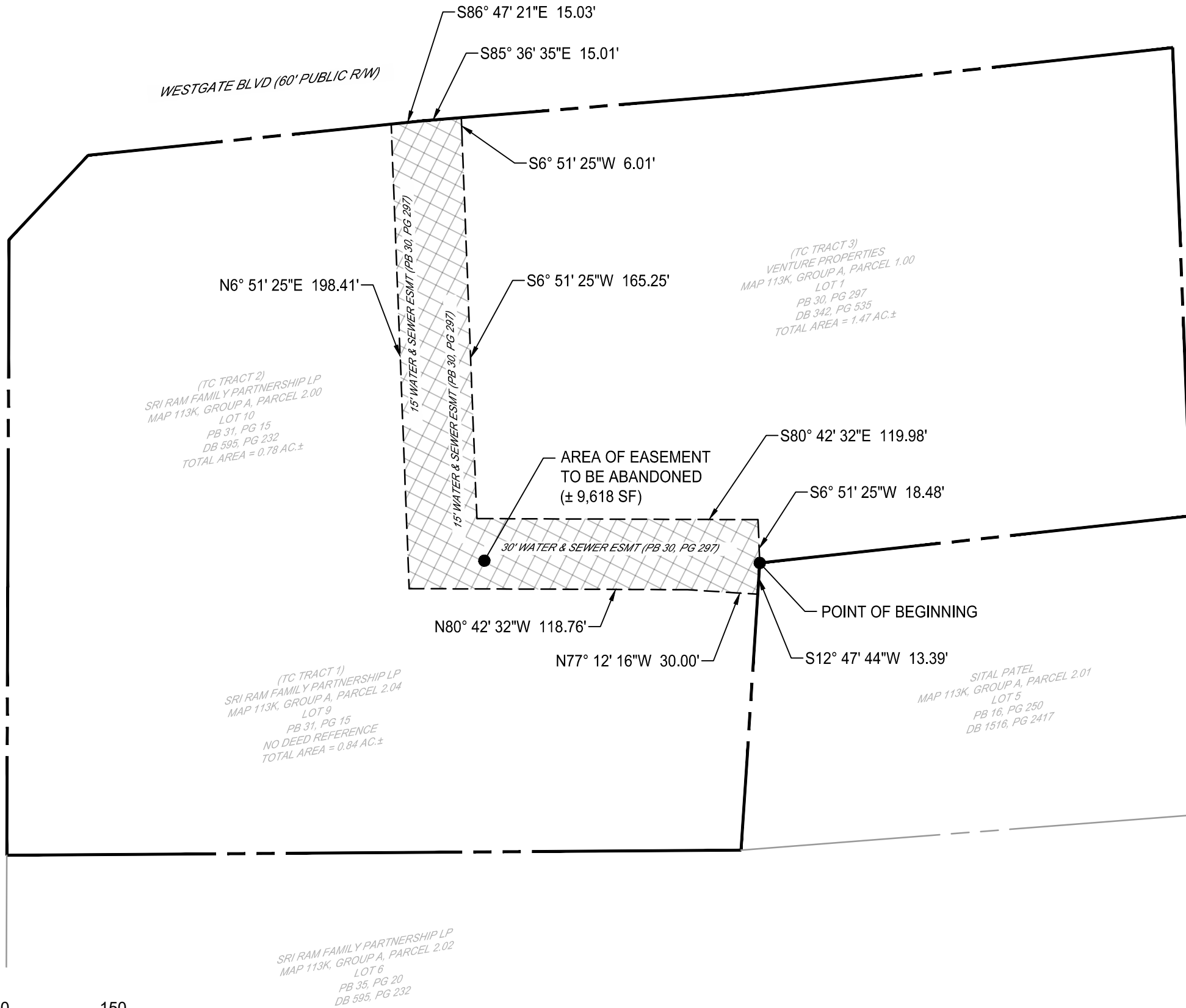
Easement Abandonment Request
Abandonment Exhibit



SOUTHGATE BLVD (60' PUBLIC RW)

WESTGATE BLVD (60' PUBLIC RW)

U.S. HWY 231 - SOUTH CHURCH ST (PUBLIC RW WIDTH VARIES)



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

EXHIBIT FOR:
MAPCO STORE #3312
2430 S. CHURCH STREET
MURFREESBORO, RUTHERFORD COUNTY, TN 37127

SEWER
EASEMENT
ABANDONMENT
EXHIBIT

EXH

AREA OF EASEMENT TO BE ABANDONED (+/- 9,618 SF)

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY WITH PARCEL ID 113K-A-002.01-000, THENCE WITH THE FOLLOWING CALLS: SOUTH 12 DEG 47 MIN 44 SEC WEST, 13.39 FEET TO A POINT; THENCE, NORTH 77 DEG 12 MIN 16 SEC WEST, 30.00 FEET TO A POINT; THENCE, NORTH 80 DEG 42 MIN 32 SEC WEST, 118.76 FEET TO A POINT; THENCE, NORTH 06 DEG 51 MIN 25 SEC EAST, 198.41 FEET TO A POINT; THENCE, SOUTH 86 DEG 47 MIN 21 SEC EAST, 15.03 FEET TO A POINT; THENCE, SOUTH 85 DEG 36 MIN 35 SEC EAST, 15.01 FEET TO A POINT; THENCE, SOUTH 06 DEG 51 MIN 25 SEC WEST, 6.01 FEET TO A POINT; THENCE, SOUTH 06 DEG 51 MIN 25 SEC WEST, 165.25 FEET TO A POINT; THENCE, SOUTH 80 DEG 42 MIN 32 SEC EAST, 119.98 FEET TO A POINT; THENCE, SOUTH 06 DEG 51 MIN 25 SEC WEST, 18.48 FEET TO THE POINT OF BEGINNING.



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: 113K A 00100
113K A 00200
Tax Map/Group/Parcel: 113K A 00204 | Address (if applicable): 2430 S. Church Street

Street Name (if abandonment of ROW): No ROW being abandoned

Type of Mandatory Referral: Utility Easement Abandonment

Applicant Information:

Name of Applicant: Josh Hutcheson

Company Name (if applicable): Fulmer Lucas

Street Address or PO Box: 2002 Richard Jones Road, Suite B200

City: Nashville

State: Tennessee

Zip Code: 37215

Email Address: josh@fulmerlucas.com

Phone Number: 615-477-9440

Required Attachments:

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

Applicant Signature

Date

Handwritten signature and date 2/2/22

February 2, 2022

Matthew Blomeley
ASSISTANT PLANNING DIRECTOR
MURFREESBORO PLANNING DEPARTMENT
111 W. Vine Street
Murfreesboro, Tennessee 37130

Re: 2430 S Church Water & Sewer Easement Abandonment

Dear Mr. Blomeley,

As part of the new Mapco development at 2430 S. Church Street, +/- 9,618 sf of existing utility easement will need to be abandoned for our proposed development. No water or sewer mains were ever installed in this easement. You will find included in this submittal package an exhibit and a legal description of the area being abandoned, as well as a signed Mandatory Referral Application. The Murfreesboro Water Resources Department Board has already approved this easement abandonment. Please put us on the agenda for the March 2nd Planning Commission meeting, and the subsequent City Council meeting.

If you have any questions or require additional information, please contact me via email (josh@fulmerlucas.com) or phone (615-477-9440).

Sincerely,

Josh Hutcherson

Josh Hutcherson, PE

Minutes Of the Joint Meeting of the
Murfreesboro Planning Commission &
City Council
Murfreesboro Municipal Airport
1930 Memorial Boulevard

FEBRUARY 16, 2022

1:00 P.M.

CITY COUNCIL MEMBERS PRESENT

Shane McFarland, Mayor
Madelyn Scales Harris, Vice-Mayor
Rick LaLance
Ronnie Martin
Bill Shacklett
Kirt Wade
Shawn Wright

PLANNING COMM. MEMBERS PRESENT

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

CITY STAFF MEMBERS PRESENT

Craig Tindall, City Manager
Gary Whitaker, Assistant City Manager
Darren Gore, Assistant City Manager
Sam Huddleston, Exec. Dir. Dev. Serv.
Angela Jackson, Exec. Dir. Comm. Serv.
Jennifer Brown, Finance Dir./City Recorder
Josh Miller, Finance Administrative Assistant II
David Ives, Deputy City Attorney
Roman Hankins Assistant City Attorney
Adam Tucker, City Attorney

PLANNING STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Asst. Planning Dir.
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Amelia Kerr, Planner
Joel Aguilera, Planner
Katie Noel, Project Engineer
Carolyn Jaco, Recording Assistant

1. Call to order.

Vice-Chairman Ken Halliburton called the meeting to order at 1:40 p.m.

2. Determination of a quorum.

Vice-Chairman Ken Halliburton determined that a quorum was present.

3. Joint Discussion with the City Council on amendments to *Chapter 4: Land Use* of the Murfreesboro 2035 Comprehensive Plan and the Future Land Use Map [2019-S-102].

Mr. Greg McKnight gave a PowerPoint presentation on the 2035 Comprehensive Plan and the Future Land Use Map and the proposed updates. His presentation includes the

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following topics: Purpose and History; Updates to Future Land Use Map; What the Comprehensive Plan is Not; Approach to Future Land Use Map Updates; and Proposed New Elements.

The City's consultant, Mr. Kevin Guenther of Ragan-Smith, continued the PowerPoint presentation and summarized key elements in Chapter 4. He explained that the Future Land Use Map includes new land use character areas such as Future Study Area (FSA); Auto Urban Residential (AUR); Mixed Form Housing (FH); Employment Generating (EG); and Business Innovation (BI).

Mr. Greg McKnight came forward to explain there would be a community outreach meeting on February 23, 2022 in the City Hall Rotunda. Next, during the Planning Commission meeting on March 16, 2022 these updates will be considered for adoption after a public hearing. If approved, it would go before City Council on or around March 24, 2022 for consideration to approve as Resolution of Support and Acknowledgement of the plan updates.

There being no further discussion, the City Council meeting was adjourned.

Vice-Chairman Ken Halliburton called for Planning Commission to take a five-minute recess.

Returning from recess, Vice-Chairman Ken Halliburton called the Planning Commission meeting back to order.

4. Approve minutes of the February 2, 2022, Planning Commission meeting.

Mr. Chase Salas moved to approve the Minutes of the February 2, 2022 Planning Commission meeting; the motion was seconded by Mr. Rick LaLance and carried by the following vote:

Aye: Ken Halliburton

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Jami Averwater

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

5. Consent Agenda:

Mr. Matthew Blomeley announced that revised staff comments for the following plat have been provided to the Planning Commission members. **Hooper One Lot Subdivision, Resubdivision of Lot 1 [2022-2005]**. Mr. Blomeley requested for the revised comments to be included in the record.

Hidden River Estates, Phases 3 and 4 [2021-3162] site plan for 269 single-family attached dwelling units (townhomes) on 41.7 acres zoned PUD (Hidden Rivers PUD) located along the north side of Cason Trail east of Stoney Meadow Drive, Hidden River Holding Company, LLC developer.

Bilbro & Vine Towns [2021-3173] site plan for 5 single-family attached dwelling units on 0.36 acres zoned PRD located at the northwest corner of East Vine Street and South Bilbro Avenue, Gregg Stanley developer.

One East College [2022-3003] site plan for parking garage foundation on 2.5 acres zoned PUD and CCO located along East College Street, North Spring Street, East Lytle Street, and North Church Street, 705 4th Avenue South Holding Company, LLC developer.

Cason Square Section 7, Phase 2, Lot 28 [2021-2132] preliminary plat for 1 lot on 2.2 acres zoned CH located along Rideout Lane, American Pet Resort, LLC developer.

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Warrior Village [2022-1001] preliminary plat for 3 lots on 10.7 acres zoned CH located along Warrior Drive and New Salem Highway, JBL Partners developer.

Warrior Village [2022-2001] final plat for 3 lots on 10.7 acres zoned CH located along Warrior Drive and New Salem Highway, JBL Partners developer.

Waite's Creek Crossing, Section 1, Phase 2A [2022-2008] final plat for 7 lots on 1.6 acres zoned RS-A1 located along Welltown Lane, O'Brien Loyd Venture developer.

Waite's Creek Crossing, Section 1, Phase 2B [2022-2009] final plat for 5 lots on 1.3 acres zoned RS-A1 located along Welltown Lane, O'Brien Loyd Venture developer.

Waite's Creek Crossing, Section 3 [2022-2010] final plat for 15 lots on 3.4 acres zoned RS-A1 located along Welltown Lane, O'Brien Loyd Venture developer.

The Crossings of Three Rivers, Resubdivision of Lots 37-42 [2022-2002] final plat for 8 lots on 0.77 acres zoned PRD located along Hospitality Lane, Lennar Homes of Tennessee, LLC developer.

River Landing Townhomes, Section 1 [2022-2003] easement plat and horizontal property regime plat for 101 units on 21.2 acres zoned PUD located along Northwest Broad Street, Forestar (USA) Real Estate Group, Inc. developer.

Hooper One Lot Subdivision, Resubdivision of Lot 1 [2022-2005] final plat for 2 lots on 13.1 acres zoned RS-15 located along Siegel Road, Bruce Hooper developer.

Lee Street Townhomes [2022-2006] final plat for 1 lot and horizontal property regime plat for 7 units on 0.66 acres zoned PRD and CCO located along Lee Street, Lee Street Partners, LLC developer.

River Downs Annex, Section 2, Phase 2 [2022-2007] final plat for 7 lots on 3.4 acres zoned RS-10 located along Firerock Drive, Alcorn Properties, LLC developer.

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Thomas D Blair, Lot 3, and Resubdivision of Lot 2 [2022-2011] final plat for 2 lots on 9 acres zoned L-I, located along South Church Street, Swanson Developments LP, developer.

Bilbro and Vine Towns [2022-2012] final plat for 1 lot on 0.73 acres zoned PRD located along South Bilbro Avenue and East Vine Street, Abington Properties, LLC developer.

There being no further discussion, Mr. Warren Russell moved to approve the Consent Agenda subject to all staff comments, including the revised staff comments for the Hooper One Lot Subdivision final plat; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

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

Nay: None.

6. Plats and Plans:

On Motion

Wyngate [2021-1041] preliminary plat for 77 lots on 33.6 acres zoned RS-8 and CF located along Franklin Road, Lennar developer. Mr. Matthew Blomeley 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.

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There being no further discussion, Mr. Rick LaLance moved to approve the preliminary plat subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

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

Nay: None.

Parkway Place Region 4, Lot 12 [2022-3006] site plan for 3 industrial warehouse buildings totaling approximately 294,558 ft² on 25.8 acres zoned PID located along the easterly side of Logistics Way, Swanson Developments, LP developer. Mr. Matthew Blomeley 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. Joe Swanson, the applicant, was in attendance.

The Planning Commission began discussing the proposal and agreed that the proposed 4' "bumpout" for the office area was sufficient to set it apart from the remainder of the building.

There being no further discussion, Mr. Shawn Wright moved to approve the site plan subject to all staff comments including additional landscape screening along the public right-of-way to screen the dock and solid waste enclosure and flexibility for the location of

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the solid waste enclosure to be approved by staff with the prior to permit site plan review;
the motion was seconded by Mr. Rick LaLance and carried by the following vote:

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

Nay: None.

Stonebridge at Three Rivers, Phase 2C [2022-3002] site plan for 24 single-family residential attached dwelling units on 8.8 acres zoned PRD located along Cason Lane, AR Nashville, LLC developer. 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.

Ms. Rush explained the applicant would not be able to obtain any building permits for this property until sanitary sewer upgrades were constructed and completed in this area.

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

There being no further discussion, Mr. Chase Salas moved to approve the site plan subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Rick LaLance
Chase Salas

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Warren Russell

Shawn Wright

Nay: None.

7. **New Business:**

Schedule Public Hearings

Proposed amendment to the Zoning Ordinance [2022-801] pertaining to the following:

- Section 2: Interpretation and Definitions;**
- Section 18: Regulations of General Applicability;**
- Section 25: Temporary and Accessory Structures and Uses;**
- Section 34: Floodplain Zoning; and**
- Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios (including Chart 2 endnotes),**

City of Murfreesboro Planning Department 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 is incorporated into these Minutes by reference.

The Planning Commission discussed the proposed amendments. Mr. Rick LaLance requested that additional information be provided regarding maximum building heights for industrial accessory structures in other jurisdictions.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on March 2, 2022; seconded by Mr. Shawn Wright, the motion carried by the following vote:

Aye: Ken Halliburton

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Jami Averwater

Rick LaLance

Chase Salas

Warren Russell

Shawn Wright

Nay: None.

8. Staff Reports and Other Business:

Avenue [2021-6013 & 2021-3172] initial design review for plaza redesign on 97.5 acres zoned CH, GDO-1, & PSO located along Medical Center Parkway, Big V developer.

Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. This item was deferred at the January 19, 2022 Planning Commission regular meeting.

Mr. Kevin Guenther (landscape architect) and Mr. Brandon Baxter (transportation engineer), both of Ragan-Smith, were in attendance to represent the application.

The Planning Commission discussed the proposal and agreed the pedestrian safety and traffic concerns had not been addressed. Vice-Chairman Ken Halliburton requested for Staff to review the commitments made by The Avenue developers for formal open space.

Mr. Rick LaLance moved to defer so the applicant can provide other alternative locations for formal open space; the motion was seconded by Mr. Shawn Wright.

Mr. Kevin Guenther stated he could provide a different plan in the near future.

Mr. Rick LaLance withdrew his motion for deferral.

On behalf of his client, Mr. Kevin Guenther withdrew the application from consideration.

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9. **Adjourn.**

There being no further business the meeting adjourned at 3:30 p.m.

Chair

Secretary

GM: cj