

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**MAY 4, 2022
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Public Hearings and Recommendations to City Council:**
 - a. Zoning Ordinance amendment [2022-802] regarding amendments to Sections 2, 7, 24, Chart 1 and Chart 4 pertaining to alcohol manufacturing, City of Murfreesboro Planning Department applicant. (Project Planner: Margaret Ann Green)
 - b. Zoning application [2022-403] for approximately 13.7 acres located along Medical Center Parkway, Robert Rose Drive, and Maplegrove Drive to be rezoned from MU and GDO-1 to PUD, CH, and GDO-1 (Vintage Apartments and TDK office), TDK Construction applicant. (Project Planner: Margaret Ann Green).
 - c. Zoning application [2022-409] for approximately 238 acres located along Northwest Broad Street to be removed from the GDO-1 zoning overlay district (with approximately 20.8 acres remaining in the GDO-1 overlay), City of Murfreesboro applicant. (Project Planner: Marina Rush)
 - d. Annexation petition and plan of services [2022-502] for approximately 7.3 acres located along Veterans Parkway, David Scott Rowlett applicant. (Project Planner: Marina Rush)
 - e. Zoning application [2022-402] for approximately 1.6 acres located along Veterans Parkway to be zoned CH simultaneous with annexation; 5.7 acres to be zoned PRD (The Villas at Veterans PRD) simultaneous with annexation; and to amend the existing Villas at Veterans PRD zoning on 7.1 acres located along Franklin Road, Harney Homes, LLC applicant. (Project Planner: Marina Rush)

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4. Staff Reports and Other Business:

- a.** Mandatory Referral [2022-709] to consider the abandonment of a drainage 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)

- b.** Mandatory Referral [2022-710] to consider the abandonment of a drainage easement located on property along the east side of Medical Center Parkway, Chris Mabery of Ragan Smith applicant. (Project Planner: Amelia Kerr)

- c.** Mandatory Referral [2022-711] to consider the adjustments of easements located on property at property at 106 S.E. Broad Street and City-owned property at the corner of S.E. Broad Street and S. Church Street, City of Murfreesboro Legal Department applicant.

- d.** Mandatory Referral [2022-712] to consider the purchase of property at 316 Robert Rose Drive, City of Murfreesboro Administration Department applicant.

5. Adjourn.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2022**

PRINCIPAL PLANNER: MARGARET ANN GREEN

3.a. Zoning Ordinance amendment [2022-802] regarding amendments to Sections 2, 7, 24, Chart 1 and Chart 4 pertaining to alcohol manufacturing, City of Murfreesboro Planning Department applicant.

The City's Planning Department in conjunction with the Legal Department have been working on proposed Zoning Ordinance Amendments regarding alcohol manufacturing. The proposed amendments seek to further define uses such as brewery, distillery, winery, brewpub, and tasting room. In addition to defining uses, the amendment proposes to identify the proposed zoning districts they are to be permitted within, to add standards of applicability, and update parking standards.

City Staff has continued to work with a group of community stakeholders to develop the ordinance amendment.

A draft of the Zoning Ordinance Amendment is included with the staff report.

Recommendation:

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

1. The Zoning Ordinance Amendment provides further clarity to alcohol manufacturing.
2. The proposed regulations are consistent with industry licensing and standards.
3. The amendment seeks to evolve the City's zoning regulations as the industry evolves, eliminating antiquated regulatory roadblocks for businesses that add value to the community.

Staff will be available at the Planning Commission meeting to discuss the proposed amendments. The Planning Commission will need to conduct a public hearing prior to forwarding a recommendation to the City Council.

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ORDINANCE 22-O-XX amending Murfreesboro City Code Appendix A—Zoning, Sections 2, 7, 24, Chart 4, Chart 1 and Chart 1 Endnotes, dealing with alcohol manufacturing, City of Murfreesboro Planning Department, applicant [2022-802].

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

SECTION 1. Appendix A, Section 2, Interpretations and Definitions, of the Murfreesboro City Code is hereby amended in the Definitions subsection by inserting the following definitions in proper alphabetical order:

Artisan (use): A small commercial use for individual craft making or manufacturing that may be suitable outside of industrial zones. Artisan uses will typically involve work by hand or with limited smaller machinery. Representative artisan uses may include (without limitation) the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, metalwork, hand-woven articles, and related items, as well as uses specifically defined as “artisan” herein. The total floor area for artisan uses shall not exceed 3,000 square feet.

Artisan Brewery: A small commercial use Brewery that manufactures no more than 600 barrels of finished product containing beer per month. The total floor area used for brewing, including bottling, canning, kegging, and storage, shall not exceed 3,000 square feet. Accessory activities may include those activities and uses listed in Chart 1, Endnote 29.

Artisan Distillery: A small commercial use Distillery that manufactures no more than 5,500 gallons of finished product containing spirituous liquors or alcohol per month. The total floor area used for distilling, including bottling and barreling, shall not exceed 3,000 square feet. Accessory activities may include those activities and uses listed in Chart 1, Endnote 29.

Artisan Winery: A small commercial use Winery that manufactures no more than 5,500 gallons of finished product containing wine or mead per month. The total floor area used for vinting, including bottling and barreling, shall not exceed 3,000 square feet. Accessory activities may include those activities and uses listed in Chart 1, Endnote 29.

Barrel (beer): A standard unit of measurement for the brewing of beer and/or similar beverages which equals 31 gallons.

Brewery: An industrial use facility that brews ales, beers, and/or similar beverages on site. The brewing operation processes water, malt (or approved substitutes for malt), hops, yeast, and other ingredients into beer or ale by mashing, cooking, and fermenting. For the purposes of this Zoning Ordinance, this definition includes the manufacturing, blending, and bottling of malt beverages. “Beer” and “malt beverage” shall further have those definitions as provided by the federal Internal Revenue Code, the Federal Alcohol Administration Act, and the U.S. Alcohol and Tobacco Tax and Trade Bureau regulations, as may be amended from time to time. Breweries are classified as a use that manufactures more than 1,250 barrels per month. Accessory activities may include those activities and uses listed in Chart 1, Endnote 20.

Brewery, Micro: (See Microbrewery.)

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Brewery, Artisan: (See Artisan Brewery.)

Distillery: An industrial use facility where any process of distillation of spirituous liquor or alcohol other than beer or wine is carried on, or where any process of rectification of such spirituous liquor or alcohol is carried on, or where any such spirituous liquors or alcohol are manufactured, produced, rectified, blended, or bottled from any substance whatever by any process other than, or in addition to, fermentation. Accessory activities may include those activities and uses listed in Chart 1, Endnote 20.

Distillery, Artisan: (See Artisan Distillery.)

Microbrewery: A commercial use Brewery that manufactures no more than 1,250 barrels of beer per month. Accessory activities may include those activities and uses listed in Chart 1, Endnote 29.

Restaurant, Brewpub: A restaurant that manufactures up to 425 barrels of beer per month on-premises for either consumption on premises or off premises and primarily sold directly to the consumer. The area used for brewing, including inventory storage, shall not exceed 35 percent of the total gross floor area of the commercial space. Accessory activities may include those activities and uses listed in Chart 1, Endnote 30.

Tasting Room: An area within a distillery (including an artisan distillery), a winery (including an artisan winery) or a brewery (including a microbrewery and/or artisan brewery) which serves and sells products produced by the distillery, winery, or brewery in association with tours of the facility. The sale of prepared food is prohibited; however, the sale of small prepackaged food items and/or the incidental provision of food without compensation is allowed.

Winery: An industrial use facility in which wine and/or mead is manufactured from any fruit, honey, or other products (whether grown/produced on-premises or off-premises), or brandies are distilled as a by-product of wine or other fruit, or cordials are compounded. Accessory activities may include those activities and uses listed in Chart 1, Endnote 20.

SECTION 2. Appendix A, Section 7, Site Plan Review, of the Murfreesboro City Code is hereby amended at subsection (D)(2) by adding a new subsection (d) as follows:

- (d) all Breweries (including Microbreweries and Artisan Breweries), Brewpubs, Distilleries (including Artisan Distilleries), and Wineries (including Artisan Wineries).

SECTION 3. Appendix A, Section 24, Overlay District Regulations, of the Murfreesboro City Code is hereby amended at Article VI, CCO, City Core Overlay District, subsection (B)(5)(c) by inserting under the listing titled INDUSTRIAL (Manufacture, Storage, Distribution of:), the following uses in proper alphabetical order:

- Brewery
- Distillery
- Winery

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SECTION 4. Appendix A, Chart 1, Uses Permitted by Zoning District, of the Murfreesboro City Code is hereby amended by deleting it in its entirety and substituting in lieu thereof the attached Chart 1 amending alcohol manufacturing uses permitted by zoning district.

SECTION 5. Appendix A, Chart 1 Endnotes, Uses Permitted by Zoning District, of the Murfreesboro City Code is hereby amended by deleting Endnote 20 in its entirety and substituting in lieu thereof the following and by adding new Endnotes 29 and 30 as set forth below:

20. Activities and uses by Breweries, Distilleries, and Wineries, where permitted by right, shall be subject to the following additional standards:

(a) The following specific activities and uses are permitted on the premises of a Brewery, Distillery, or Winery:

- (1) The growing, harvesting, grinding and/or milling of products suitable for processing on the premises;
- (2) The packaging (whether by, without limitation, bottling, canning, and/or kegging) and storage of products produced either on or off the premises;
- (3) Wholesale shipping/distribution of alcohol manufactured and/or packaged on the premises;
- (4) Office functions related to the primary use;
- (5) The sale of alcohol manufactured and/or packaged on the premises for off-premises consumption in accordance with T.C.A. Section 57-3-202;
- (6) The sale of alcohol manufactured and/or packaged on the premises for on-premises consumption in accordance with T.C.A. Section 57-3-202;
- (7) The operation of a Tasting Room;
- (8) The serving of samples, with or without cost, of alcohol manufactured or packaged on or off the premises;
- (9) Giving tours of the facilities to the general public;
- (10) The sale of merchandise related to alcohol or the Brewery, Distillery, or Winery;
- (11) A restaurant, bar, tavern, or other food service;
- (12) Live entertainment; and
- (13) Special events such as meetings, receptions, and other special occasions.

(b) Each of the accessory activities/uses identified in subsections (a)(6-10) shall be subject to the provisions of this Zoning Ordinance as though such activities/uses were principal activities/uses of the premises. If a Brewery, Distillery, or Winery engages in one or more of the activities/uses identified in subsections (a)(6-10), and to the extent the regulations of such activities/uses conflict, the most restrictive regulation (or the regulation requiring the highest degree of compliance) shall control, as determined by the Planning Director.

(c) All alcoholic beverage production shall be within completely enclosed structures.

(d) In addition to any other setbacks and/or yard requirements imposed herein, structures relating to alcoholic beverage production, including packaging, barreling, and storage, shall be no less than 250 feet from any residential structure on a residentially zoned property, including a residential structure on land in a

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PUD, existing at the date of Site Plan approval. Distance shall be measured in a straight line from the nearest point of the alcoholic beverage manufacture structure to the nearest point of the residential structure.

- (e) Security fencing may be constructed, provided such fencing meets the following standards:
 - (1) Fencing along the public right-of-way, enclosing spaces for use by patrons, and/or use for screening and buffering requirements pursuant to this Zoning Ordinance shall be decorative and shall be constructed of iron, aluminum, or PVC;
 - (2) Chain link fencing, where otherwise permitted, shall be plastic coated with black or green coating.
 - (f) By-products or waste from the alcoholic beverage production shall not be disposed of on-site but must be disposed of off-site in accordance with applicable state and federal law.
29. Activities and uses by Microbreweries, Artisan Breweries, Artisan Distilleries, and Artisan Wineries, where permitted by right, shall be subject to the following additional standards:
- (a) The following specific activities and uses are permitted on the premises of a Microbrewery, Artisan Brewery, Artisan Distillery, or Artisan Winery:
 - (1) The grinding and/or milling of products suitable for processing on the premises;
 - (2) The packaging (whether by, without limitation, bottling, canning, and/or kegging) and storage of products produced either on or off the premises;
 - (3) Wholesale shipping/distribution of alcohol manufactured and/or packaged on the premises;
 - (4) Office functions related to the primary use;
 - (5) The sale of alcohol manufactured and/or packaged on the premises for off-premises consumption in accordance with T.C.A. Section 57-3-202;
 - (6) The sale of alcohol manufactured and/or packaged on the premises for on-premises consumption in accordance with T.C.A. Section 57-3-202;
 - (7) The operation of a Tasting Room;
 - (8) The serving of samples, with or without cost, of alcohol manufactured or packaged on or off the premises;
 - (9) Giving tours of the facilities to the general public;
 - (10) The sale of merchandise related to alcohol or the Artisan Brewery, Artisan Distillery, or Artisan Winery;
 - (11) A restaurant, bar, tavern, or other food service;
 - (12) Live entertainment; and
 - (13) Special events such as meetings, receptions, and other special occasions.
 - (b) Each of the accessory activities/uses identified in subsections (a)(6-10) shall be subject to the provisions of this Zoning Ordinance as though such activities/uses were principal activities/uses of the premises. If an Artisan Brewery, Artisan Distillery, or Artisan Winery engages in one or more of the activities/uses identified in subsections (a)(6-10), and to the extent the regulations of such activities/uses conflict, the most restrictive regulation (or

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the regulation requiring the highest degree of compliance) shall control, as determined by the Planning Director.

- (c) In addition to any other setbacks and/or yard requirements imposed herein, structures relating to alcoholic beverage production, including packaging, barreling, and storage, shall be no less than 75 feet from any residential structure on a residentially zoned property, including a residential structure on land in a PUD, existing at the date of Site Plan approval. Distance shall be measured in a straight line from the nearest point of the alcoholic beverage manufacture structure to the nearest point of the residential structure. This requirement shall not apply to structures located within the CCO district.
 - (d) All alcoholic beverage production shall be within completely enclosed structures.
 - (e) Security fencing may be constructed, provided such fencing meets the following standards:
 - (1) Fencing along the public right-of-way, enclosing spaces for use by patrons, and/or use for screening and buffering requirements pursuant to this Zoning Ordinance shall be decorative and shall be constructed of iron, aluminum, or PVC;
 - (2) Chain link fencing, where otherwise permitted, shall be plastic coated with black or green coating.
 - (f) By-products or waste from the alcoholic beverage production shall not be disposed of on-site but must be disposed of off-site in accordance with applicable state and federal law.
30. Activities and uses by Brewpubs, where permitted by right, shall be subject to the following additional standards:
- (a) The following specific activities and uses are permitted on the premises of a Brewpub:
 - (1) The grinding and/or milling of products suitable for processing on the premises;
 - (2) The packaging of beer in hand-capped or sealed containers in quantities up to one-half barrel or 15.5 gallons for immediate distribution or sale directly to the consumer on the premises;
 - (3) The sale of beer manufactured and/or packaged on the premises directly to the consumer for off-premises consumption in accordance with T.C.A. Section 57-3-202, the provisions of the Murfreesboro City Code, and the provisions of this Zoning Ordinance;
 - (4) The sale of beer manufactured and/or packaged either on or off the premises for on-premises consumption in accordance with T.C.A. Section 57-3-202;
 - (5) The serving of samples, with or without cost, of beer manufactured on the premises;
 - (6) Giving tours of the facilities to the general public;
 - (7) The sale of merchandise related to the Brewpub;
 - (8) Live entertainment; and
 - (9) Restaurant use, as defined in this Zoning Ordinance.
 - (b) A Brewpub may self-distribute up to ten percent (10%) of its monthly barrelage at wholesale to other bars and restaurants in the state in

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compliance with state law, provided such distribution is within unmarked non-commercial delivery vehicles. Loading bays/docks, commercial delivery vehicles, box trucks, semi-trucks, etc. shall not be utilized in self-distribution from the Brewpub site.

- (c) All alcoholic beverage production shall be within completely enclosed structures.
- (d) By-products or waste from the alcoholic beverage production shall not be disposed of on-site but must be disposed of off-site in accordance with applicable state and federal law.

SECTION 6. Appendix A, Chart 4, Required Off-Street Parking and Queuing Spaces by Use, of the Murfreesboro City Code is hereby amended as follows:

DELETE:

Industrial

Alcoholic Beverage Manufacture
(and associated calculation)

1.5 for each 2 employees on the largest shift plus 1 space for each business vehicle. Additional parking for each accessory use (e.g., retail, tasting room, etc.) shall be calculated based on Chart 4 use parking standards and for uses not expressly listed on Chart 4 shall be provided on the same basis as required for the most similar listed use, as determined by the Planning Director.

ADD in alphabetical order:

Commercial

Microbrewery, Artisan Brewery,
Artisan Distillery, Artisan
Winery

5 spaces, plus 1 for every 2 seats provided for indoor seating on the premises, plus 1 for every 3 seats provided for outdoor seating on the premises. Calculations shall apply to all indoor and/or outdoor seating areas, regardless of the specific use(s) for which the seating is provided. For purposes of this calculation only, seating shall not include bench or sofa style communal seating areas that are not used with a table or bar top.

ADD in alphabetical order:

Commercial

Tasting room as a permitted,
accessory use

1 for every 2 seats provided within the
tasting room

AMEND:

Commercial

Change from:

Restaurant, night club, tavern or
cocktail lounge

1 for each 100 square feet of f.a. or 1 for every 2 seats provided on the premises, whichever is greater not including any spaces reserved exclusively for carry-out orders

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Change to:

Restaurant, night club, tavern,
cocktail lounge or Brewpub

1 for each 100 square feet of f.a. or 1 for every 2 seats provided on the premises, whichever is greater not including any spaces reserved exclusively for carry-out orders

SECTION 7. 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

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2022**

PRINCIPAL PLANNER: MARGARET ANN GREEN

- 3.b. Zoning application [2022-403] for approximately 13.7 acres located along Medical Center Parkway, Robert Rose Drive, and Maplegrove Drive to be rezoned from MU and GDO-1 to PUD, CH, and GDO-1 (Vintage Apartments and TDK office), TDK Construction applicant.**

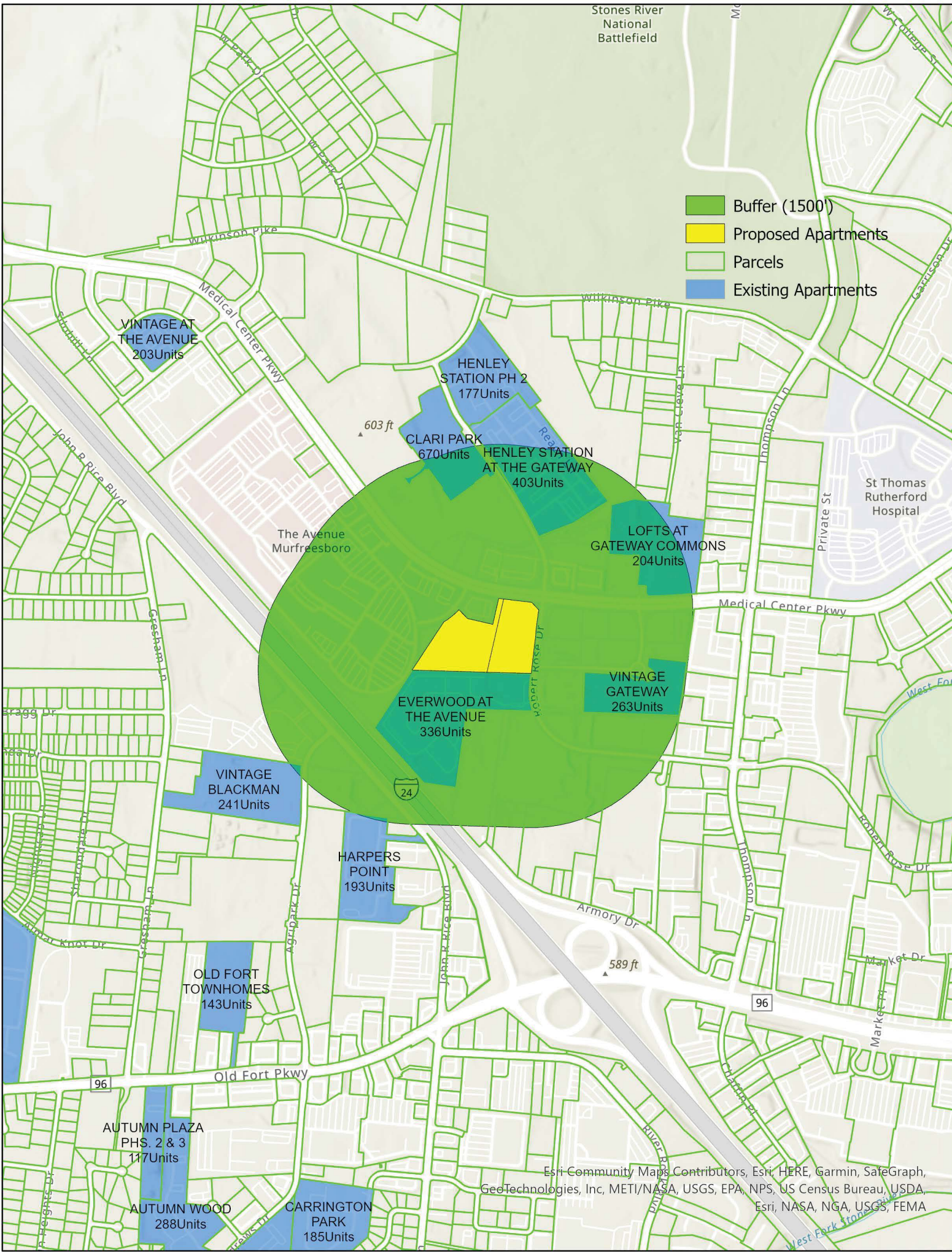
Introduction

The subject property is located along the south side of Medical Center Parkway, west of Robert Rose Drive and east of Maplegrove Drive (Tax Map 092 Parcels 006.06 & 006.06). The properties consist of 13.7 acres and are zoned MU (Mixed Use District) and GDO-1. The subject properties, the parcels to the north and south are a part of the Robert Rose Village West master planned development. The property to the west is the Avenues Lifestyle center, which is zoned CH, PSO and GDO-1. The properties to the east, across Robert Rose Drive, are a part of the Robert Rose Village East master planned development and consist of a future assisted living facility, apartments, self-storage, commercial strip centers, financial institutions, hotel, and restaurant.

The Gateway Design Overlay District currently has 3,114 apartment units available or under construction (see chart below). Of those rental units, 1,886 are located on the east side of I-24, with 1,683 apartments located within a walkable distance of 1,500 feet or less to the subject property. These numbers are for apartment and do not include dwelling units associated with Clari Park townhomes, Villas at Indian Creek townhome, Stonecrest townhomes, Gateway Village Condos, the Villages of Murfreesboro Senior Living or the Blake at Gateway Assisted Living.

Apartments	# d.u.
Clari Park	300
Everwood at the Avenue	336
Henley Station Ph 1	403
Henley Station Ph 2	177
Lofts at Gateway Commons	204
Vintage at the Avenue	203
Vintage Gateway	263
Stonecrest	321
Integra Creek	348
Springfield Apartments	271
Vantage Murfreesboro	288

Total Apartment Units **3114**



Background & Timeline

In February of 2013, then property owner, C.M. Gatton Trustee, submitted a Master Plan for 37.5 acres. The master plan envisioned a mixture of a large commercial tract surrounded by multiple smaller outparcels and rounded out by a multifamily tract large enough to support over 300 units (see excerpt).

- On May 15, 2013, the Planning Commission approved plans for Peter D's restaurant (now McAllister's).
- June 5, 2013 the Planning Department initiated a study to rezone properties to the newly created MU district. The Robert Rose Village West master planned property was included in the rezoning as the MU district was consistent with the Rose Village West Master Plan. October 2, 2013, the Planning Commission conducted a public hearing on the matter.
- On February 12, 2014 the Planning Commission considered plans for a Movie Theater on Lot 2.*
- On March 19, 2014, the Planning Commission approved plans for 336 dwelling units at Everwood at the Avenue apartments. *

** The plans for Lots 2 & 3 require that these lots depend on each other to meet development standards. Lot 3 provides offsite operation and maintenance of stormwater management facilities for Lot 2 and Lot 2 extends public sewer to Lot 3.*

- Sterling Properties purchased Lot 2 (theater site) to relocate it to the Stones River mall property.
- May 20, 2015 the Planning Commission approved a Robert Rose Village West Master Plan amendment to break up Lot 2 (previously the theater site) into 3 smaller lots (newly created lots 2, 3 & 4).
- The Planning Commission approved a site plan for the Carmike movie theater at Stones River Mall on June 22, 2016.

Zoning Ordinance limitations on apartments in MU District

The Mixed-Use district permits various types of commercial, office and institutional uses and incorporates some multi-family. A few years after the creation of the MU district, the Murfreesboro City Council became aware that MU zoned properties were becoming consumed by multi-family uses. City Council asked staff to draft a Zoning Ordinance amendment that protected the mixed-use vision for this area and required properties to develop with primarily commercial, office and institutional uses. The following endnote 22 found in *Chart 1 Endnotes. Uses Permitted by Zoning District* quoted was adopted:

In the MU district, each development shall include uses from no fewer than two (2)

of the following use categories listed in Chart 1 of this article: dwellings, other housing, institutions, and commercial. For purposes of this endnote, the following uses shall also satisfy the requirement for a minimum of two use categories in the MU district: office, regional shopping center, and community shopping center. In developments consisting of ten (10) or more acres in the MU zoning district, the use “dwellings, multiple-family” shall constitute no more than twenty-five (25) percent of developable land area. In developments consisting of fewer than ten (10) acres in the MU zoning district, the use “dwellings, multiple-family shall constitute no more than fifty (50) percent of developable land area. For purposes of this endnote, “development” shall refer to a clearly delineated area for which a master plan has been submitted in accordance with Article III, GDO, Gateway Design Overlay District. For purposes of this endnote, “developable land area” shall not include land constrained by: natural resources, features, or barriers; historically-significant areas or structures; or overhead or underground transmission lines or easements.

During public inquiries for the development of these properties, Planning Staff shared with the current and potential landowners that the properties identified as Lots 2, 3 & 5 on the Robert Rose Village West Master Plan have no entitlement for multi-family, residential as a permitted use. The entitlement for apartments belongs to Lot 3 (Everwood at the Avenue) within the Robert Rose Village West Master Plan area. The Everwood at the Avenue apartments are located on 21.9 acres and have 336 dwelling units. The land devoted to this apartment complex is approximately 58%, a number that far exceeds the maximum 25 percent allowed by the current Zoning Ordinance. However, the approval and development of Everwood at the Avenue occurred prior to the adoption of endnote 22 (referenced above) and is considered a lawfully established, non-conforming use.

TDK Apartments and Office PUD/CH

TDK Apartments & Office Planned Unit District- 11.3 acres

TDK Construction has a contractual interest in the subject property and is pursuing a planned development zoning in order to allow multi-family as a permitted use, as it is not allowed under the current zoning. The applicant also proposes to utilize the PUD to allow several exceptions to density, area, bulk, and parking regulations as described further in this report.

The proposed PUD includes a mixture of uses including 274 multi-family dwelling units, offices, restaurants, and retail spaces. The first phase of development includes the shared access drives to the existing street network and the office building fronting Robert Rose Drive. This office building is a 50,000 square foot, 5-story (80-foot tall) multi-tenant office. The applicant, TDK, intends to relocate their business office from 1610 South Church Street to this site. The apartments will consist of a maximum of 173 one-bedroom units and 101 two-bedroom units. A minimum of 13,000 square feet of the first floor is to be dedicated to commercial uses such as offices, restaurants, and retail spaces.

Traditional Mixed-Use Design and Architecture

Traditional mixed-use centers are characterized with multi-story buildings that occupy the majority of the site and are set at the street edge, creating “architectural enclosure” with enhanced streetscape design. Mixed-use buildings should be designed to fit well into the surrounding context and traditionally incorporate extensive expanses of glass, windows or transparency on the first floor. As rendered in the PUD book, the mixed-use structures (apartment buildings) have an over-reliance on cementitious siding and do not fit the character and quality of commercial building in the GDO. The cementitious siding should be replaced with a brick, stone or rock. Service areas are important to the operation of commercial spaces, therefore they should be identified on the plans and located in a way that they are minimized.

In these centers, parking is traditionally located on-street or within parking structures, with reduced common surface parking lots. If utilized, on-site parking is best oriented toward the rear or sides of the property. The PUD relies on surface parking lot to provide the required parking with on-street parking spaces along the east-west drive.

It is imperative to the mixed -use concept that areas are designed for pedestrians and that they connect to surrounding neighborhoods and places of commerce. Wide sidewalks are needed to emphasize the pedestrian use. Design of public accessways within a mixed-use center should be scaled to address pedestrians while accommodating bicycles and motor vehicles.

Mixed-use centers integrate amenities into the site design, including common areas, streets and open space. The PUD proposes a robust amenity package in the center of the multi-family building that creates pocket parks providing open space amid an urban environment and a place to gather and host community events. However, because access to these spaces is heavily restricted with fences, gates and locks, the design team can take the opportunity to incorporate pedestrian activity and interaction with wide sidewalks and plazas.

The fountain and reflecting pool to be provided along Robert Rose Drive creates an opportunity for connections to this space and to enhance that public realm. Additional treatments along the east-west drive can be incorporated to connect the spaces, as well the addition of treatments along the access drive to Medical Center Parkway.

The Zoning Ordinance requires multiple-family developments and single-family attached townhouse developments with more than 75 dwelling units to provide a drive-up external commercial grade garbage compactor. The PUD does not adequately accommodate solid waste management for the stand-alone office or for the 13,000 square feet of mixed-use commercial.

The PUD book should be updated to include a list of the uses permitted within the PUD. Particular attention should be paid to those uses that are incompatible with mixed-use or residential uses, such as gas stations, automotive repair, motor vehicle sales, and car washes. Also, the Zoning Ordinance requires 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.

Changes to the program book since workshop:

The developer has provided a list of changes made to the PUD since the Planning Commissions' workshop on April 20, 2022.

- increased the % of brick on the sides and rear elevations.
- defined all our outdoor amenity spaces, so they were more clearly identifiable. Added a rendering of the center courtyard for concept for that space.
- added the renderings passed out during the workshop.
- added a cross section of the shared access drive street scape. This is also shown on renderings.
- added a plan that highlights pedestrian pathways (sidewalks). also added a connection to the trash compactor. It's the intent to share this compactor between the various uses. The sidewalk(s) now make it more accessible. updated the parking count to reflect this modification.
- also included restrictions for the CH zoned.

CH- 2.5 acres

The proposed uses within the CH portion of this plan are unknown at this time, therefore the application request to rezone the 2.5 acres, while remaining within the GDO-1 overlay. Although they could develop under the existing MU district, the applicants want to demonstrate they do not wish to allow any additional residential uses on these properties- MU district allows multi-family by right while CH prohibits residential uses altogether. Approximately 2.5 acres is proposed to zoned CH, which potentially may create 2 commercial outparcels.

The properties proposed to be zoned CH are not restricted by the PUD and allow uses that are incompatible with the adjacent mixed-use. Some uses that are permitted in the CH & GDO-1 that are incompatible with the adjacent PUD are gas stations, automotive repair, motor vehicle sales, and car washes. The applicant may wish to add this area within the PUD so that the zoning will regulate the uses so that they are compatible with the proposed MU or they may wish to add private use restrictions that are regulated by the owners association and not by zoning or the City of Murfreesboro.

Transportation, Parking and Access:

The applicant submitted a Draft Traffic Impact Study at the request of Planning and Transportation Staff. The traffic study is needed for staff to provide comments and feedback regarding the project; therefore, comprehensive recommendations are unavailable at this time.

Cross-access is shown to the Avenues Lifestyle center on the plans. Documentation of this agreements of this connection are requested.

The Gateway Streetscape Master Plan applies to the subject properties. The Gateway Streetscape elements should become a part of the Master Plan and be committed to as a part of this PUD and not be deferred until the CH outparcels develop.

The applicants are requesting relief from the minimum required off-street parking spaces and to allow a shared parking agreement. The multi-family use requires 482 spaces and the “neighborhood shopping center” requires 252 spaces for a total of 734 regular, off-street parking spaces. The PUD book proposes to provide 584 spaces, which is a reduction in 150 parking spaces. With this parking scenario, restaurant space will be limited to no more than 30% of the gross floor area (maximum

According to the information available to me, the PUD allows a maximum of 173 one-bedroom units and 101 2-bedroom units, which requires 482 regular parking spaces. If the commercial/office areas are classified as neighborhood shopping centers, then the required parking is 252 spaces. That’s a total of 734 regular, off-street parking spaces. This, of course, limits restaurant uses occupy no more than 30% of the gross floor area (18,900 ft²). Therefore the PRD proposes to provide 150 less parking spaces that is required.

Exceptions

The planned development approval may provide for such exceptions from the Subdivision Regulations, Design Guidelines, and from district and overlay district zoning regulations governing use, density area, bulk, parking, architecture, landscaping, and open space as may be necessary or desirable to achieve the objectives of the proposed planned development, provided such exceptions are consistent with the standards and criteria contained in this section and have been specifically identified and requested in the application for a planned development. Unless the application for a planned development contains a clear statement of exceptions to them, the standards and criteria of the Subdivision Regulations, Design Guidelines, and district and overlay district zoning regulations will apply to all planned developments. The specific zone district used as a comparison for the planned development shall be the most like zone district to the planned development, as determined by the Planning Director.

Exceptions must be specifically identified and requested in the application for a planned development. The PUD book does not clearly identify exceptions. Staff believes the following exceptions may be requested with a future revision:

1. Requesting an exception to endnote 22 of Chart 1 Endnotes. Uses Permitted by Zoning District to allow multi-family as a permitted use (Not currently permitted in underlying MU zoning) [In developments consisting of ten (10) or more acres in the MU zoning district, the use “dwellings, multiple-family” shall constitute no more than twenty-five (25) percent of developable land area.] To allow multi-

family residential land-use as a part of this PUD.

2. Requesting an exception to the allowable number of multi-family units beyond the 25% limitation in endnote 22 of Chart 1 Endnotes. Specifically this PUD is requesting up to 274 multi-family units where as per current zoning this development is allowed 86 multi-family units.
3. Requesting an exception to the minimum required parking for the residential, office, retail, restaurant, and personal service uses, via a shared parking agreement. Shared parking assessment shall be completed to ITE standards as seen on page 8. Overall this will be requesting a parking reduction of 158 spaces from the required 742 parking spaces as per the Murfreesboro Zoning Ordinance via the Shared Parking Assessment on page 8. This will bring the total required parking to 574 spaces.
4. Requesting an exception to Minimum Building Setbacks along Robert Rose Drive from 50-feet to 40-feet.
5. Requesting exceptions to Zoning Ordinance and Design Guidelines regarding commercial architecture and permitted materials for the mixed-use buildings, to allow the use of faux wood in building elevations.
6. An exception to allow outdoor sales and the sale of food and beverage in park space and public open space for temporary special events.

Future Land Use Map

The proposed *Murfreesboro 2035 Future Land Use Map* indicates that General Commercial Character (GC) is most appropriate for the subject property.

This designation pertains to commercial development as well as outparcels located on arterial and collector transportation routes. Rather than buildings oriented to the street, as in an urban setting, such as what is found in downtown, auto-urban environments are characterized by large parking lots surrounding the buildings. Auto-Urban commercial uses include high intensity commercial businesses that have a trade area outside of Murfreesboro and/or require a large amount of land for their operations. Uses like regional shopping center, grocery, hotels, gas stations, restaurants, and “big box” retailers. Due to the potential for these uses to generate high traffic volumes, their location should be on or with adequate access to arterial roadways.

If the property develops as proposed within the PUD program book, then it will be inconsistent with the GC character.

Proposed Future Land Use Map



Future Land Use 2021	
	Future Study Area
	Suburban Estate
	Suburban Residential
	Auto-Urban Residential
	Multi-Family Residential
	Mixed Form Housing
	Suburban (Neighborhood) Commercial
	Business (Office) Park
	(General) Commercial
	Mixed Use
	General Industrial
	Heavy Industrial
	Public / Private / Institutional
	Employment-Generating
	Business / Innovation
	Park / Open Space

Recommendation:

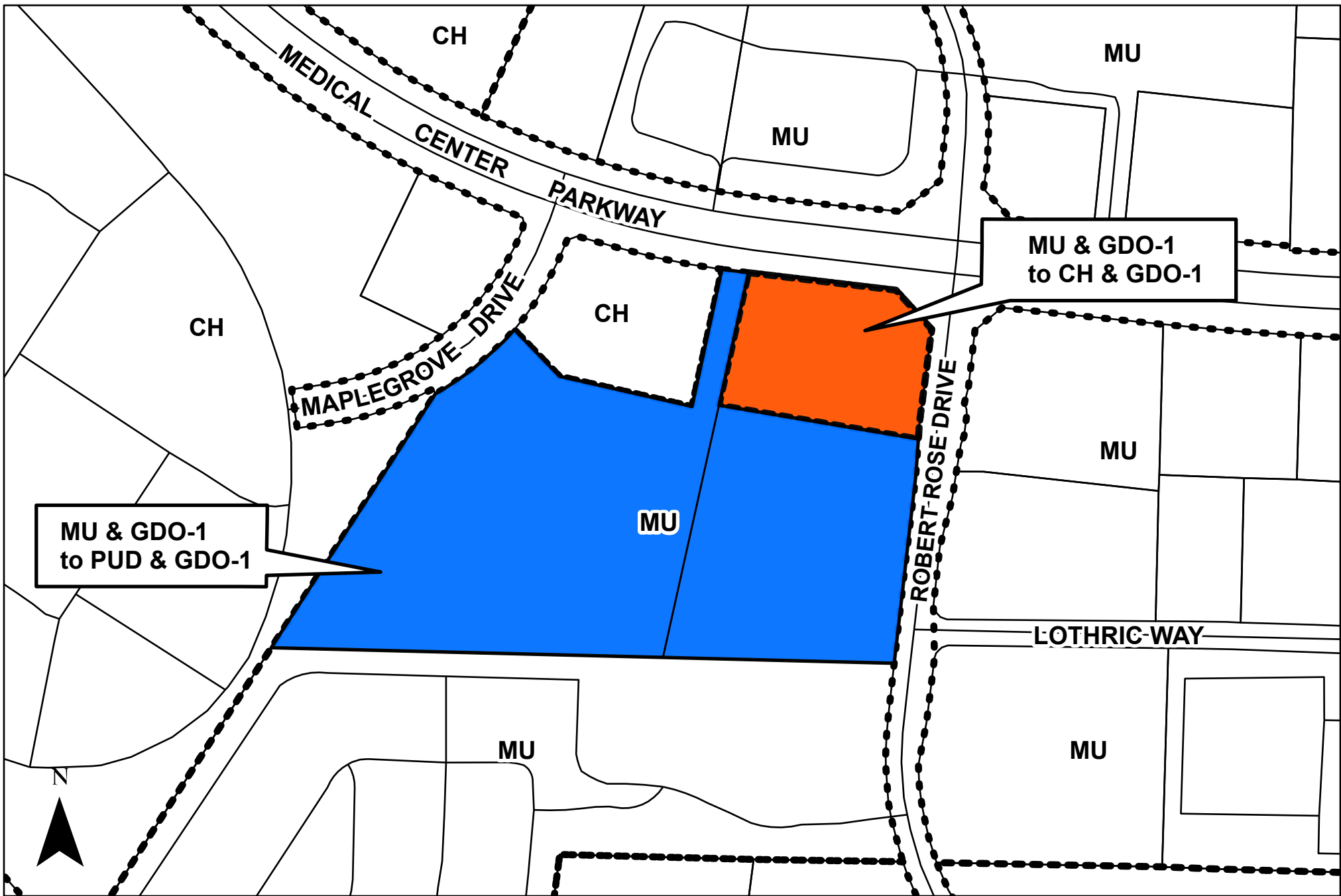
Staff recommends the Planning Commission discuss the application at its workshop and then schedule a public hearing prior to making a recommendation to the City Council. A copy of the pattern book is included with the staff report. The Traffic Impact Study is anticipated to be available in the future.

Recommendation:

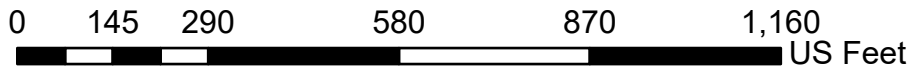
Staff would like the Planning Commission to consider the following items in its review of this request:

1. The zoning request is inconsistent with the proposed *Murfreesboro 2035 Comprehensive Plan* and the *Future Land Use Map*.
2. The Zoning Ordinance limits on multi-family residential uses for master planned developments in the MU zone.
3. The proposed reduction of 150 parking spaces for the project.
4. Other exceptions as noted on sheet 26.

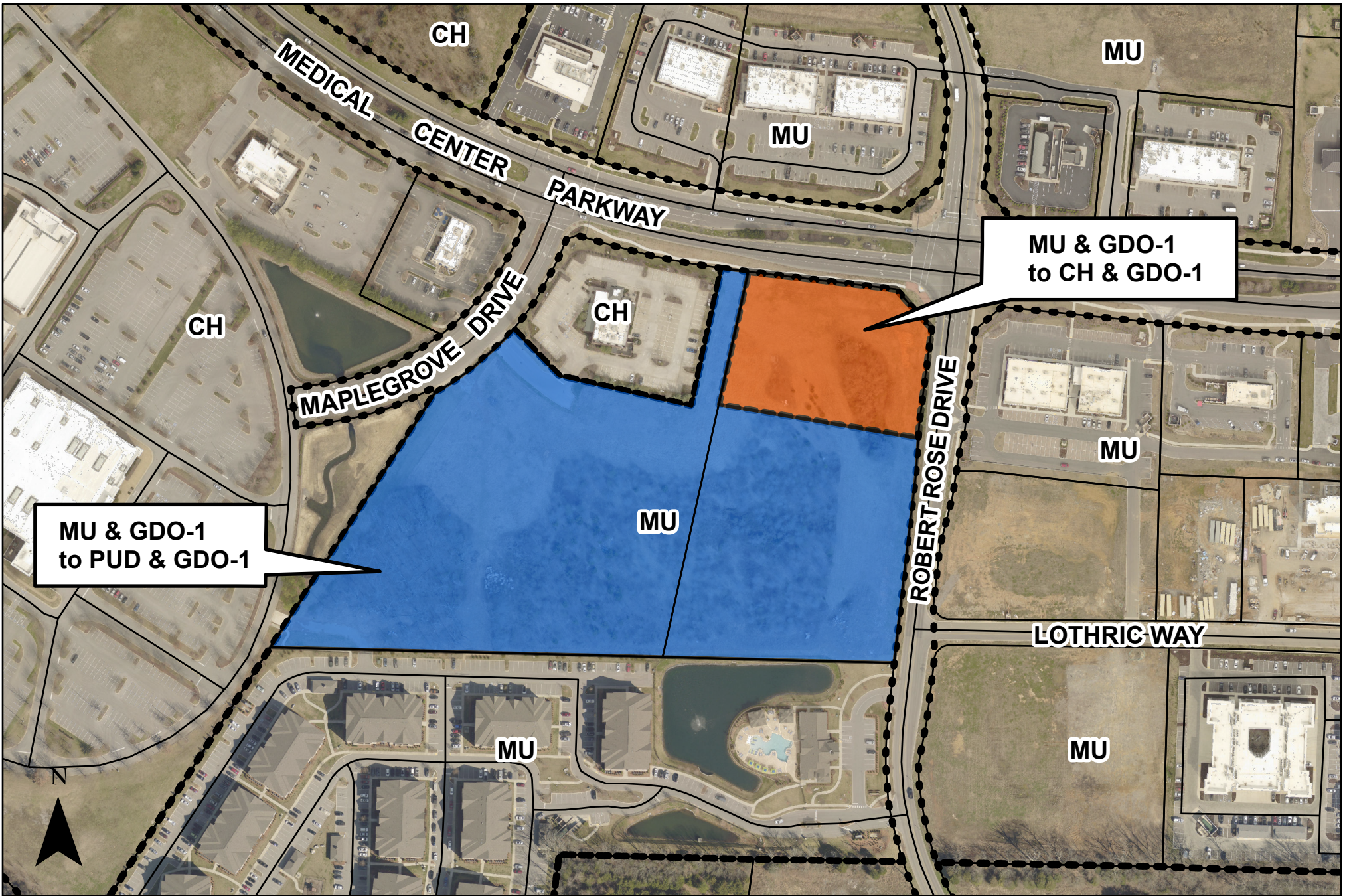
The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission will need to conduct a public hearing prior to forwarding a recommendation to the City Council.



Rezoning request for property along Medical Center Parkway and Robert Rose Drive
 MU & GDO-1 to CH & GDO-1 and
 PUD (TDK Corporate Headquarters/Vintage Mixed-Use PUD) & GDO-1



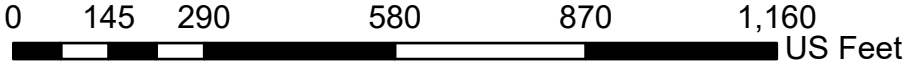
Planning Department
 City of Murfreesboro
 111 West Vine St
 Murfreesboro, TN 37130
www.murfreesborotn.gov



**MU & GDO-1
to PUD & GDO-1**

**MU & GDO-1
to CH & GDO-1**

Rezoning request for property along Medical Center Parkway and Robert Rose Drive
 MU & GDO-1 to CH & GDO-1 and
 PUD (TDK Corporate Headquarters/Vintage Mixed-Use PUD) & GDO-1

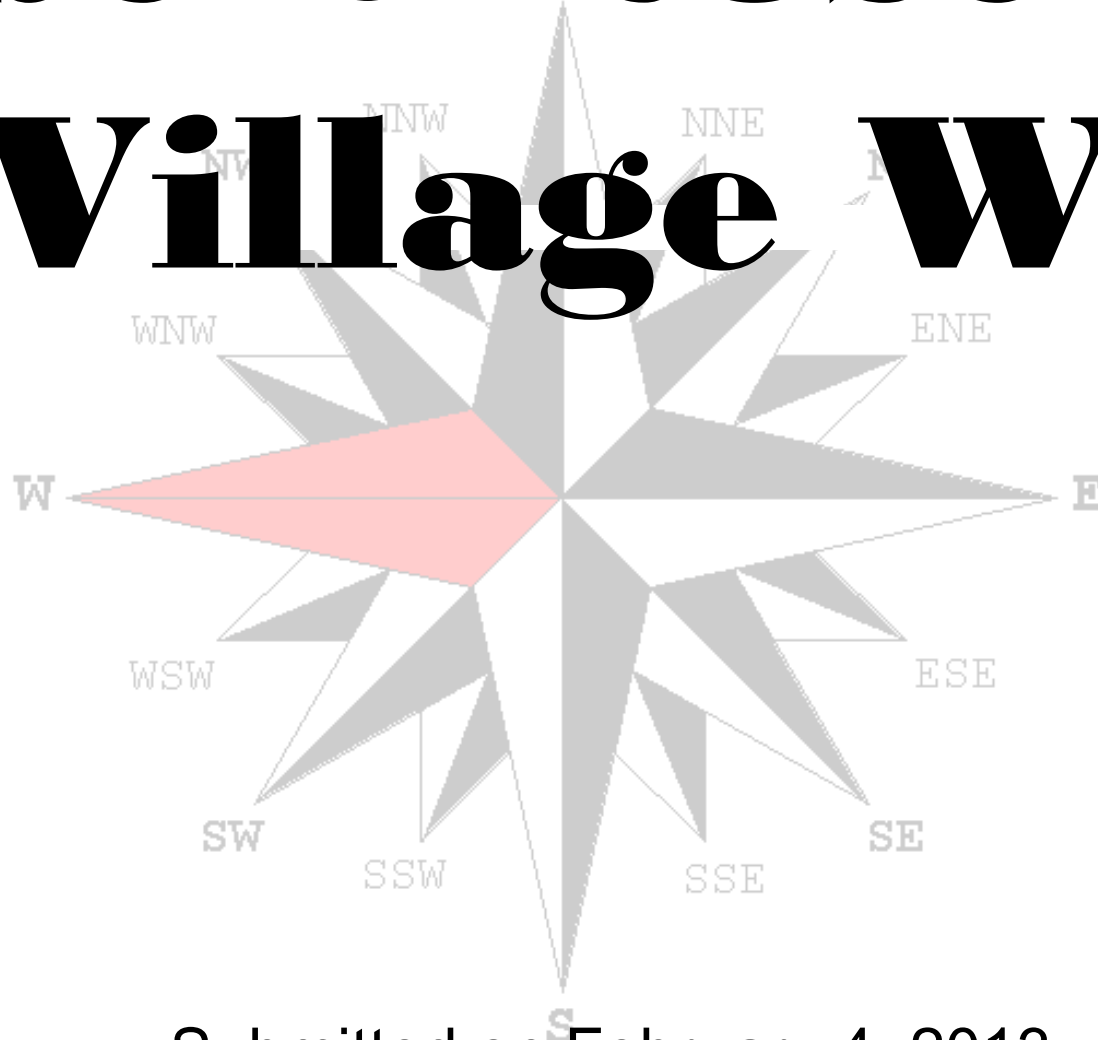


Planning Department
 City of Murfreesboro
 111 West Vine St
 Murfreesboro, TN 37130
www.murfreesborotn.gov

DEVELOPMENT STANDARDS FOR

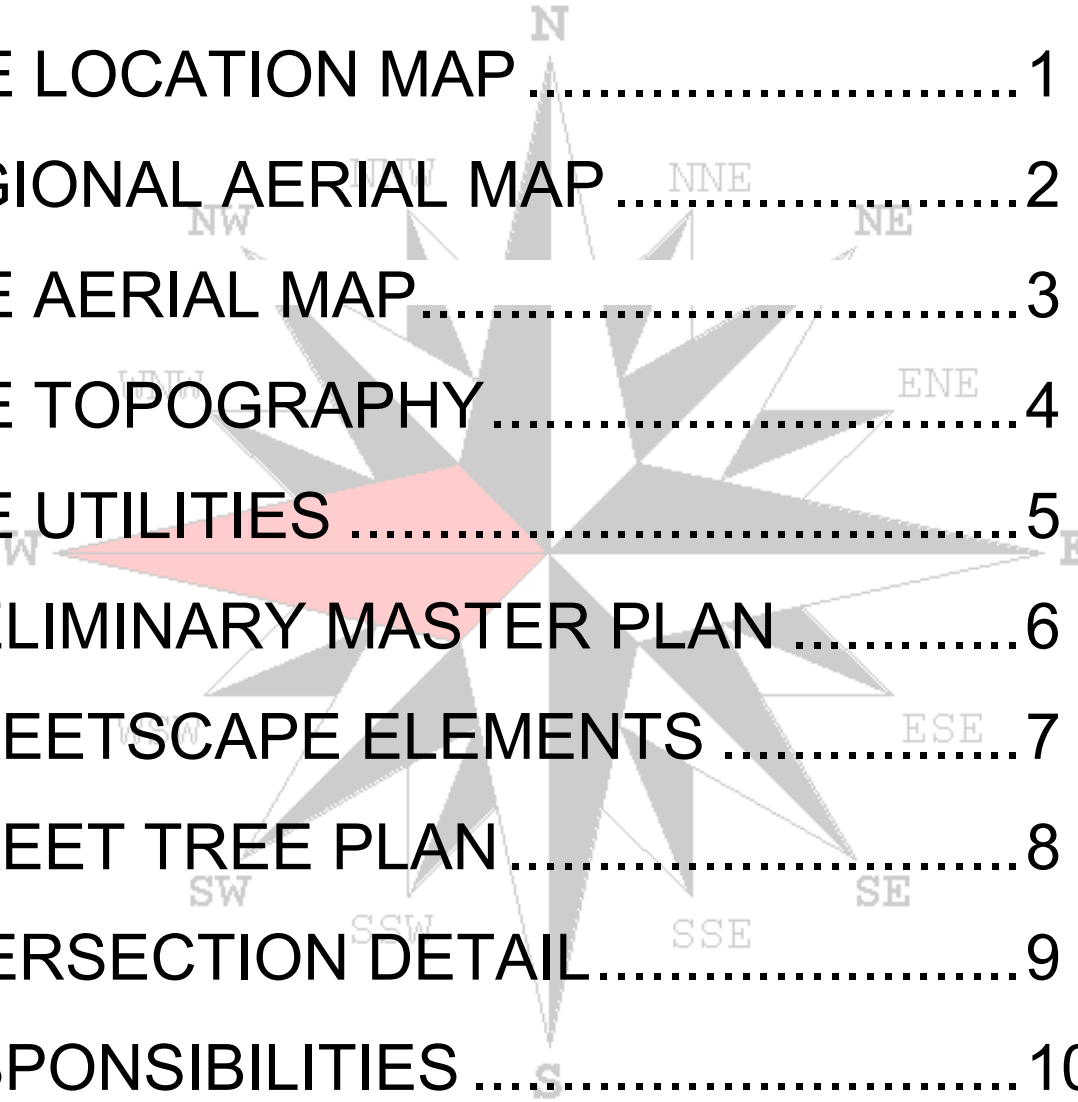
Robert Rose

Village West



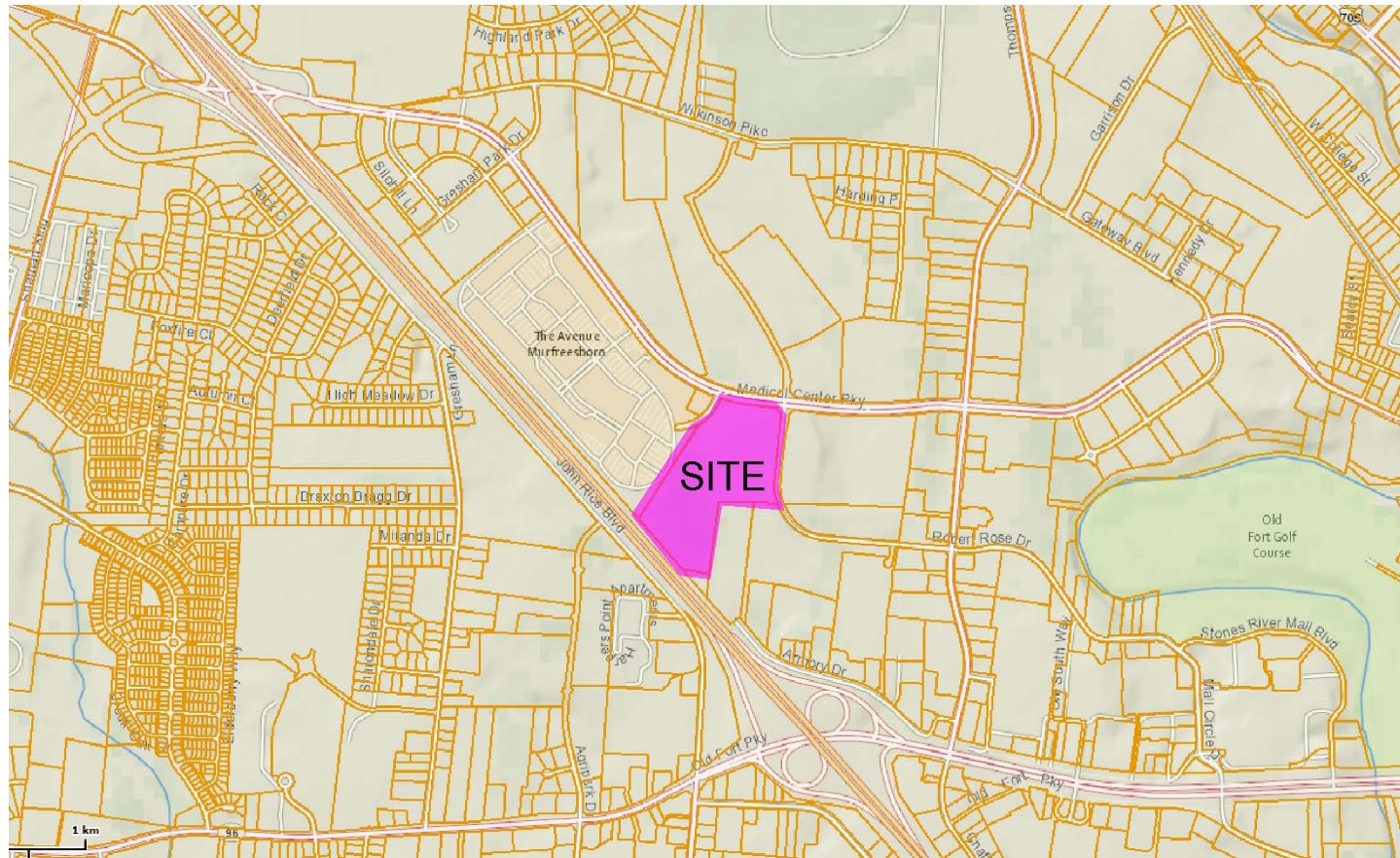
Submitted on February 4, 2013
Resubmitted on February 19, 2013

TABLE OF CONTENTS

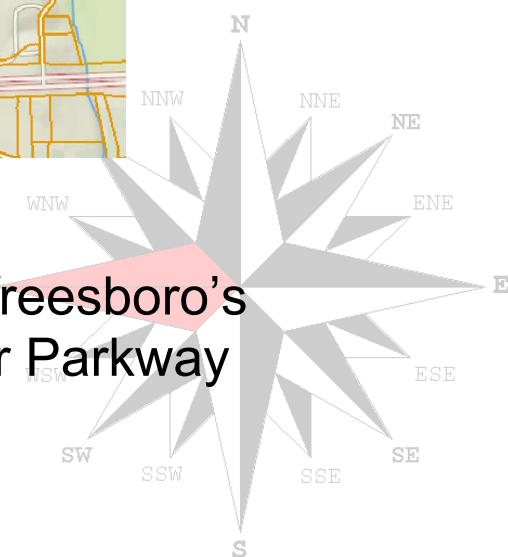


SITE LOCATION MAP	1
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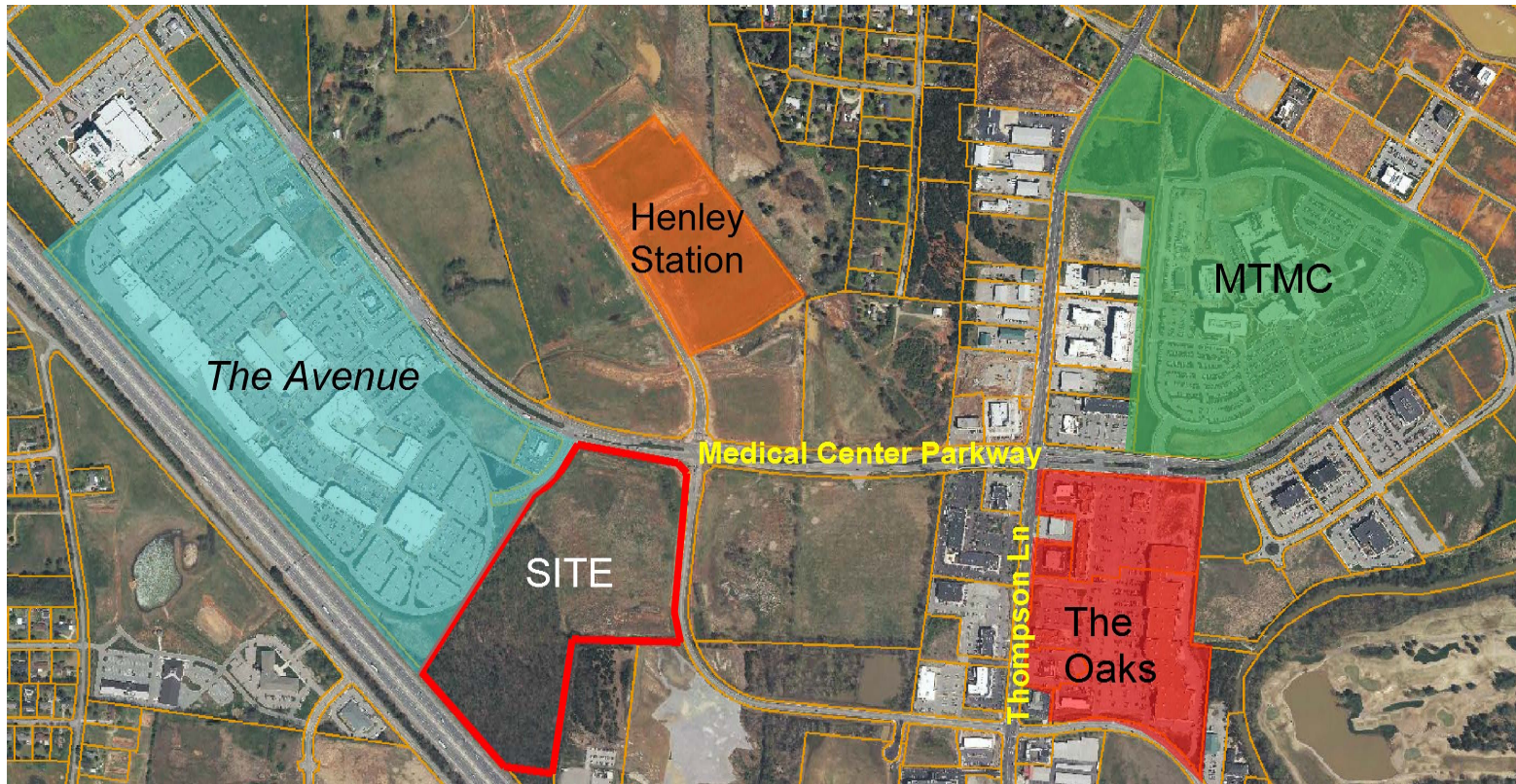
SITE LOCATION MAP



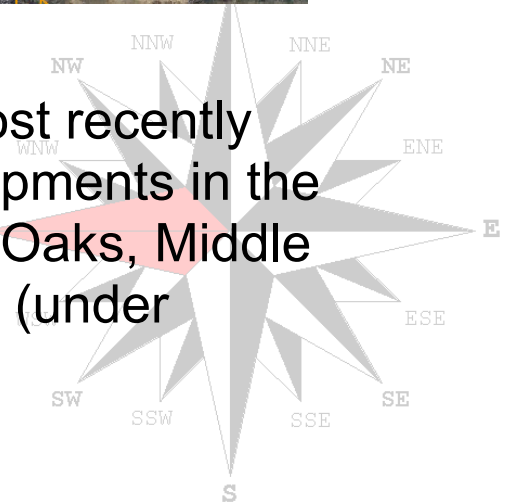
Robert Rose Village West is located at the heart of Murfreesboro's Gateway District, along the south side of Medical Center Parkway between Robert Rose Drive and Maplegrove Drive.



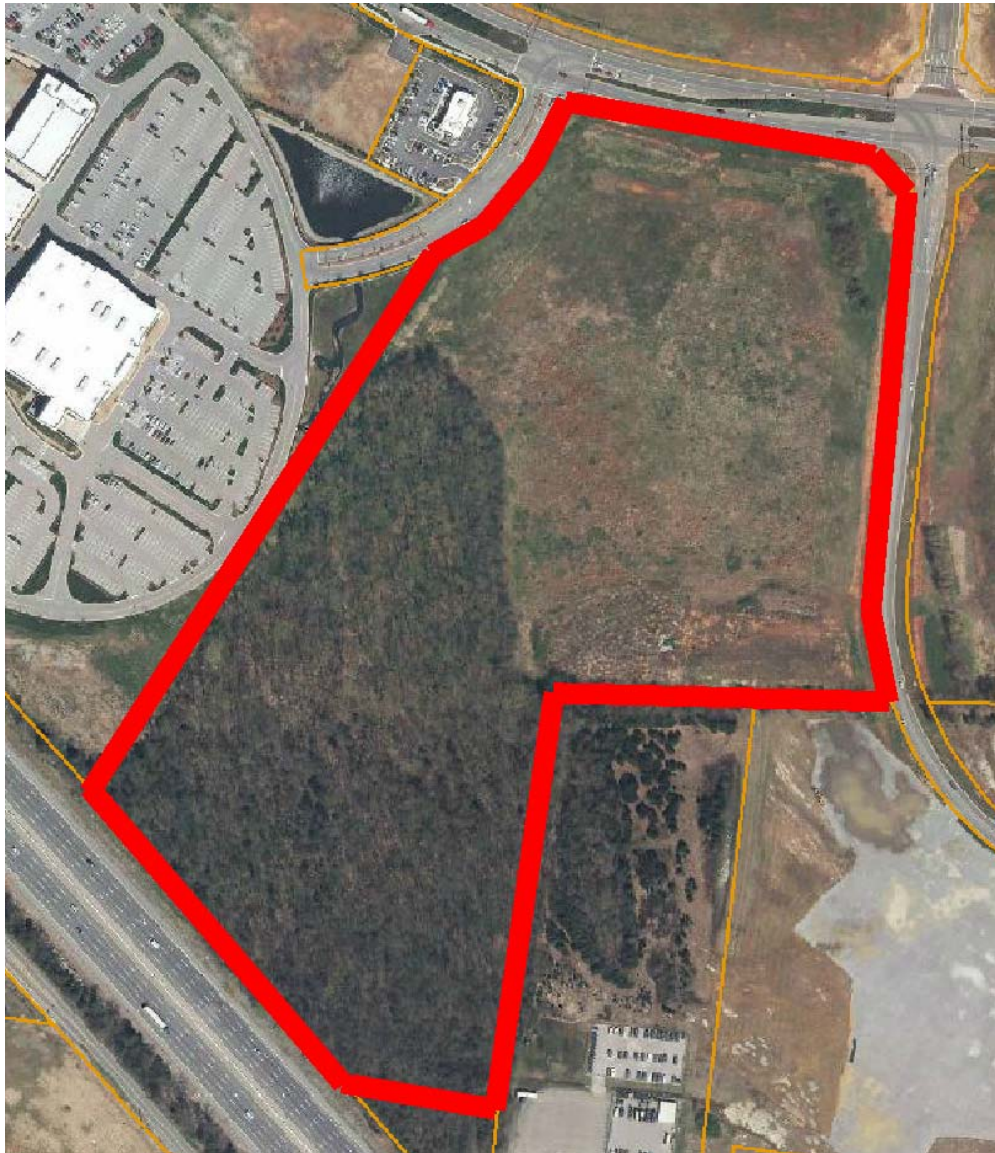
REGIONAL AERIAL MAP



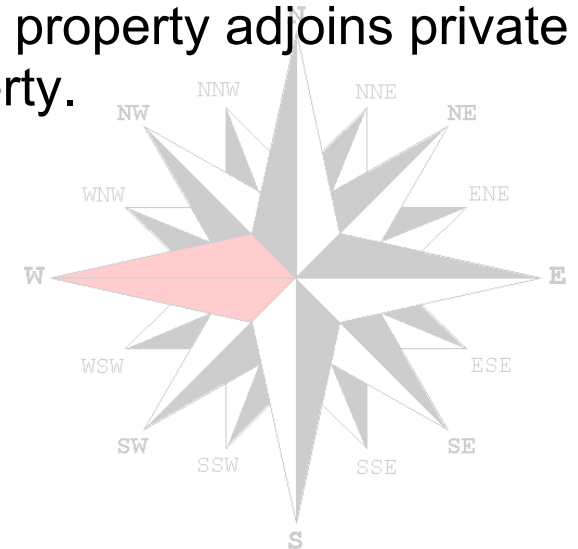
Robert Rose Village West is located along one of the most recently developed corridors within the City. Other recent developments in the general area include, The Avenue of Murfreesboro, The Oaks, Middle Tennessee Medical Center (MTMC), and Henley Station (under construction).



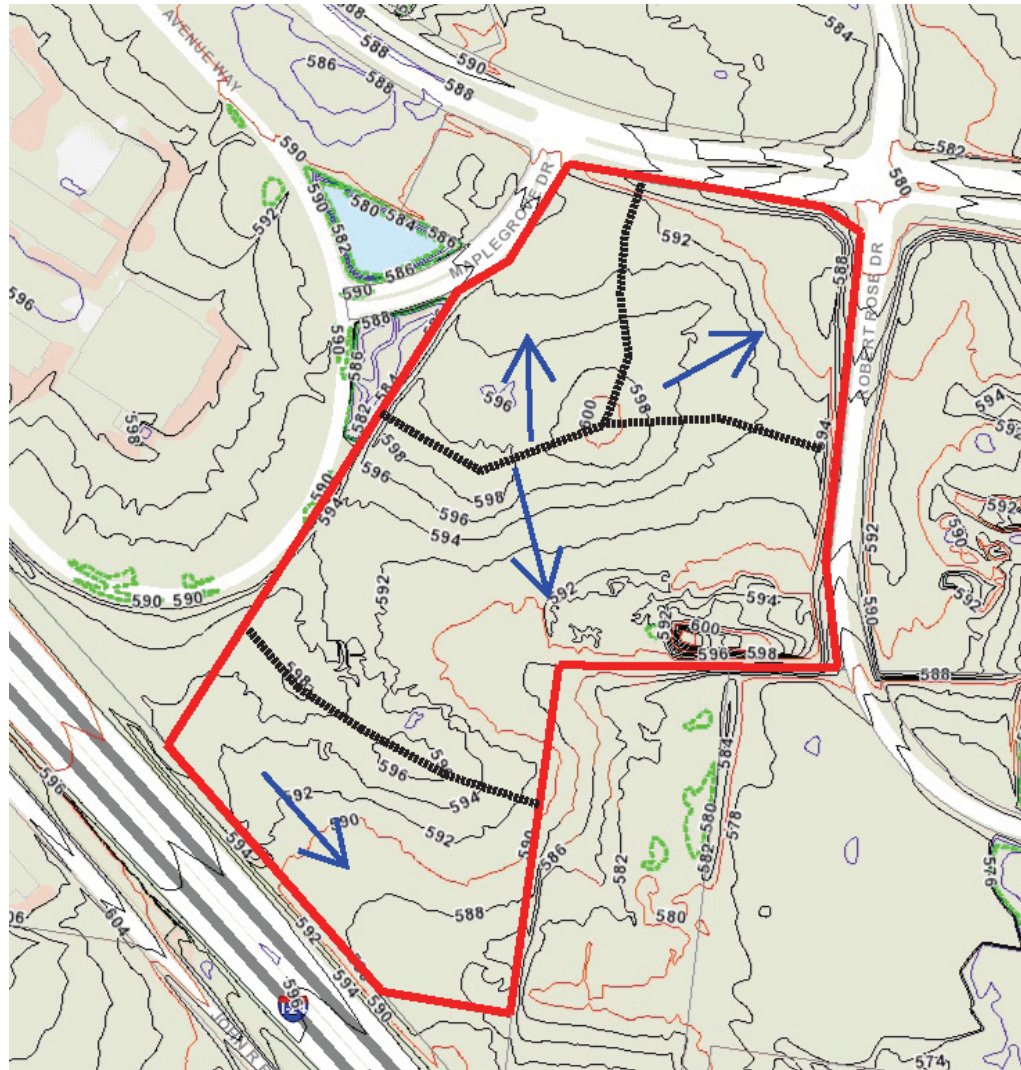
SITE AERIAL MAP



Robert Rose Village West currently exhibits approximately 50% tree cover and 50% open pasture. The site is bordered along the north and approximately half of its eastern boundary by public roadway. The northwest corner of the property also adjoins public roadway while the remainder of the property adjoins private property.



SITE TOPOGRAPHY

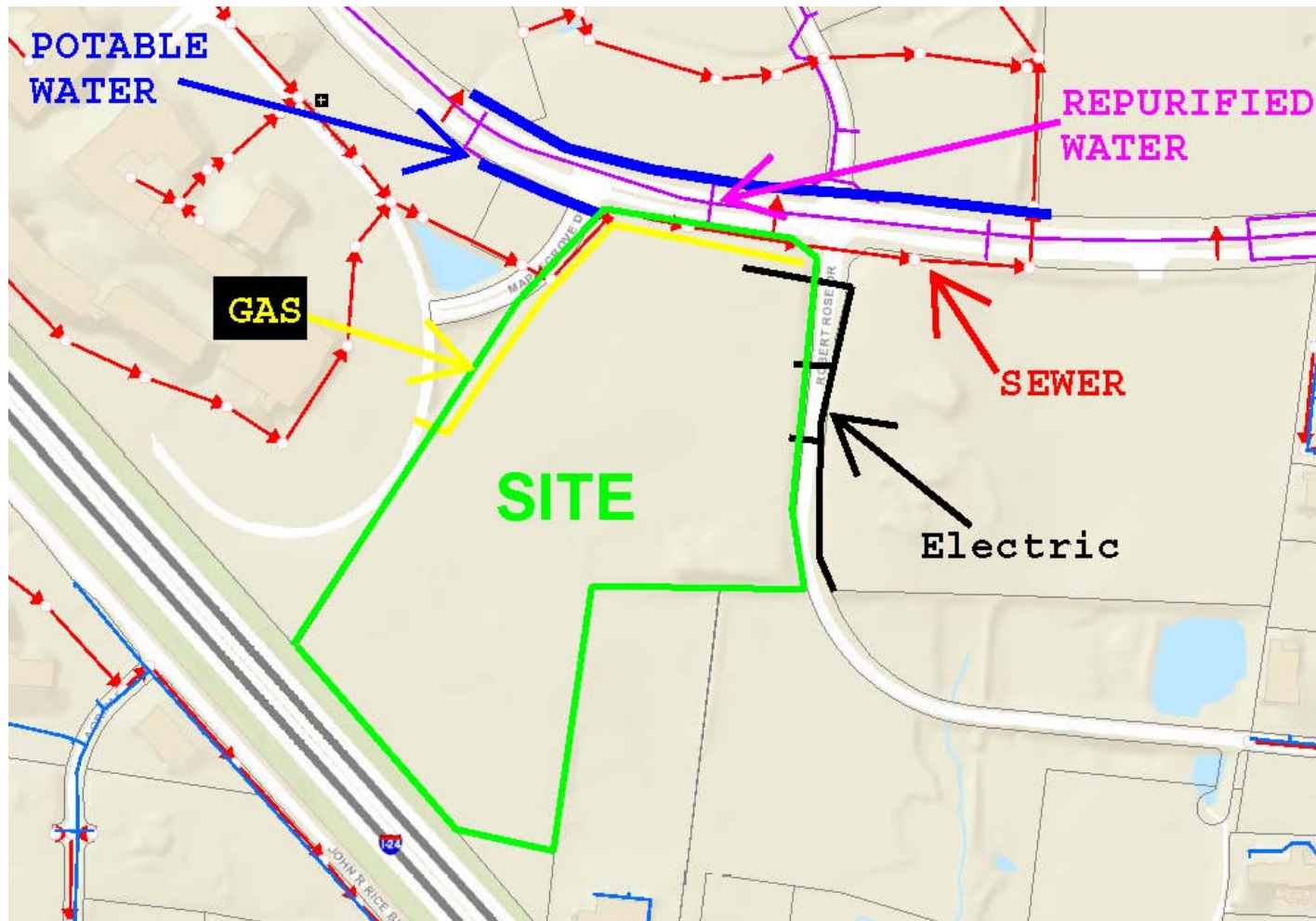


Currently, Robert Rose Village West drains in two general directions, north and south toward 4 main outfalls.

The first northerly outfall is a curb inlet along Maplegrove Drive which then passes through part of the Avenue before crossing under Medical Center Parkway. The second northerly outfall are two curb inlets along Robert Rose Drive which then enters the Medical Center Parkway System. Both of the northerly outfalls eventually enter the large closed depression system located within North Church Section 2 Subdivision.

The southerly outfalls direct runoff onto two separate pieces of private property. From these outfalls, stormwater travels in an easterly direction before entering the West Fork Stones River after traveling approximately 1 mile through various storm systems.

SITE UTILITIES

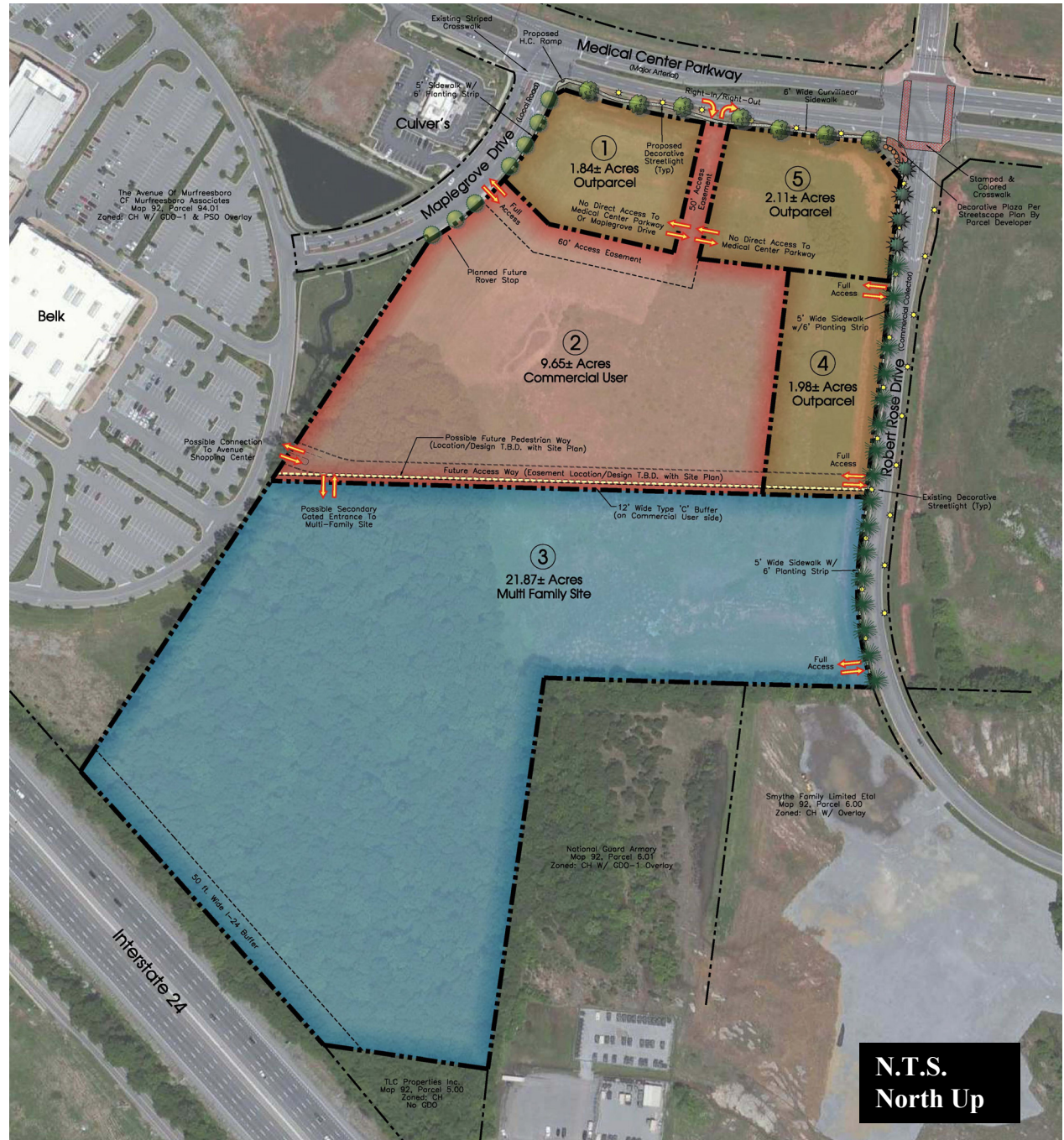
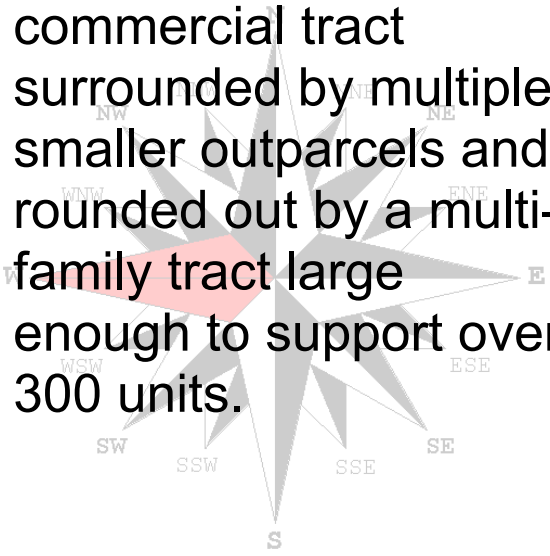


Being located along one of the most recently developed corridors within the City, the site has excellent access to roadway and utility infrastructure. All major utilities are located on-site and will only require extension to serve individual lots unless individual uses require more capacity which will be determined with each site plan.

PRELIMINARY MASTER PLAN

Robert Rose Village West is ideally located for any number of uses to help round out the mixed-use vision for Murfreesboro's Gateway.

This preliminary master plan envisions a mixture of a large commercial tract surrounded by multiple smaller outparcels and rounded out by a multi-family tract large enough to support over 300 units.



N.T.S.
North Up

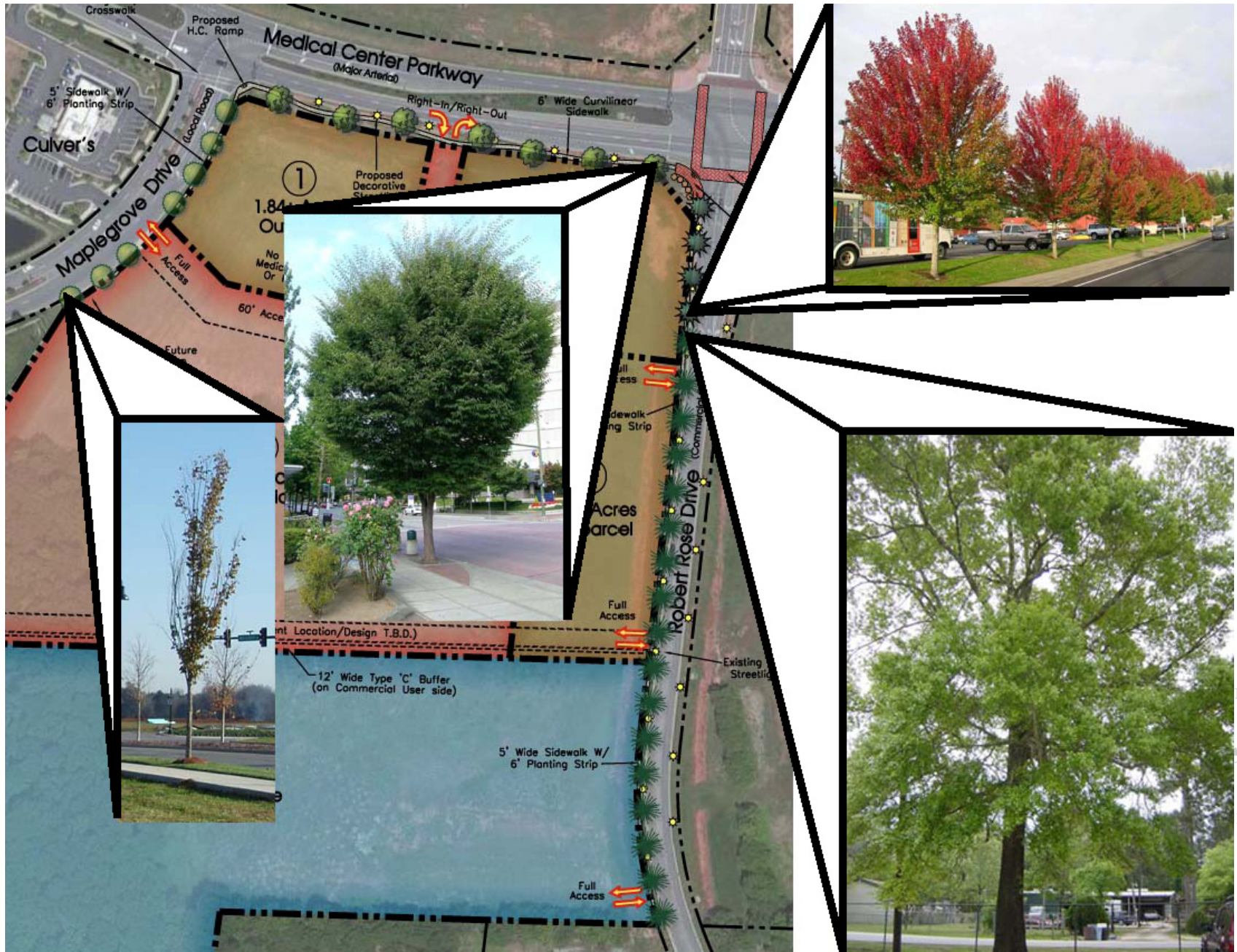
STREETSCAPE ELEMENTS

Since Robert Rose Village West is located within the Gateway, it is subject to the City of Murfreesboro's Streetscape Master Plan. The picture to the right shows an existing example of the streetscape after it is completed.

Streetscape elements for Robert Rose Village West are outlined on the Master Plan and include decorative street lights, street trees, sidewalks, and stamped and colored crosswalks. In addition, each site is required to provide a minimum of 25-feet of landscaping area along Medical Center Parkway which includes an abundance of landscaping to aid in screening parking lots, anchoring buildings, and enhancing the pedestrian experience.

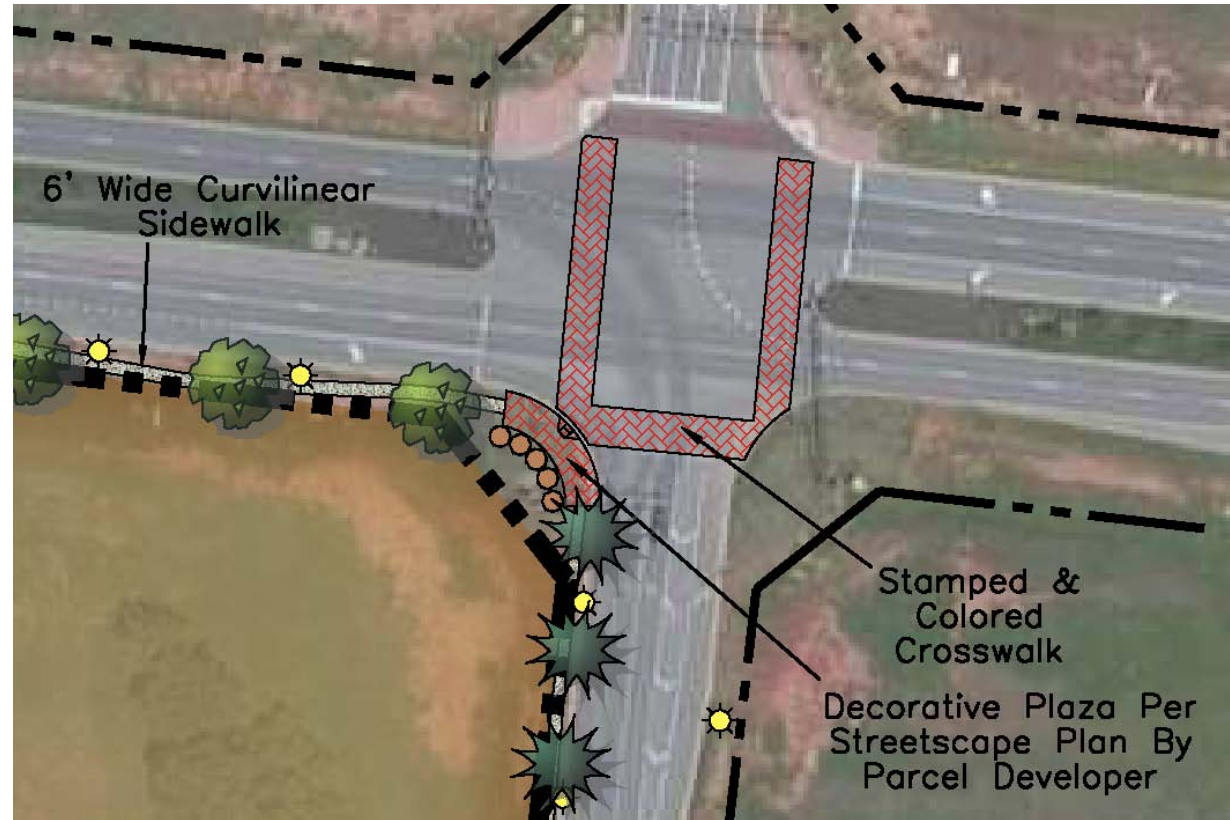


STREET TREE PLAN



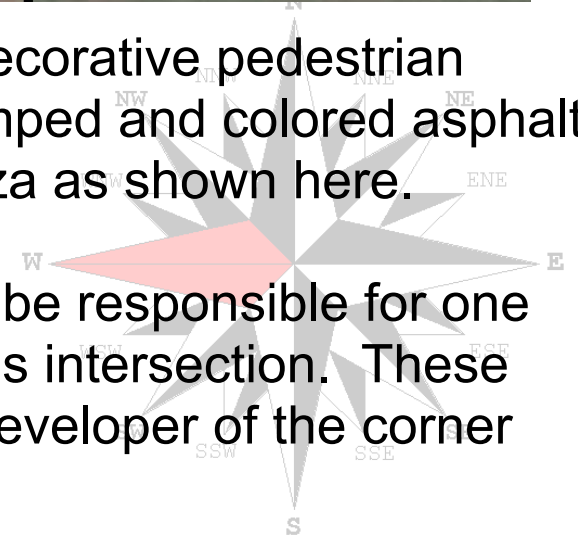
INTERSECTION DETAIL

The intersection of Robert Rose Drive and Medical Center Parkway is required to have several streetscape elements as shown here.



This intersection will have a decorative pedestrian plaza at all 4 corners and stamped and colored asphalt crosswalks between each plaza as shown here.

Robert Rose Village West will be responsible for one plaza and one crosswalk at this intersection. These items will be installed by the developer of the corner outparcel.



RESPONSIBILITIES

- All streetscape improvements along street frontages (i.e. sidewalks, decorative lights, street trees, irrigation, sod) will be installed by the individual lot developers.
- The decorative plaza and one leg of crosswalk will be the responsibility of the developer of the lot at the intersection of Medical Center Parkway and Robert Rose Drive.
- Each lot developer will be responsible for abiding by the minimum requirements of the City of Murfreesboro's Zoning Ordinance including all requirements for the Gateway Overlay District (i.e. open space requirements, formal open space requirements)
- Any landscape buffers required will be the responsibility of individual lot developers.
- If shared access is required for parcels to access public roadways, the lot developed first will be required to construct the shared elements in their entirety.

ACKNOWLEDGEMENTS

North Church, LLC represented by Mr. Tommy Smith is the applicant for the Robert Rose Village West project. North Church, LLC has been intimately involved with many of the marquee developments within Murfreesboro's Gateway area, including the Embassy Suites Hotel and Conference Center, The Avenue of Murfreesboro, and Henley Station.

North Church, LLC's intentions for Robert Rose Village West are to maintain the same high quality visible within each of those developments while striving to continue in the development of the Gateway Vision.

NORTH CHURCH, LLC

Applicant

123 N. Church St
Murfreesboro, TN 37130
Contact: Tommy Smith

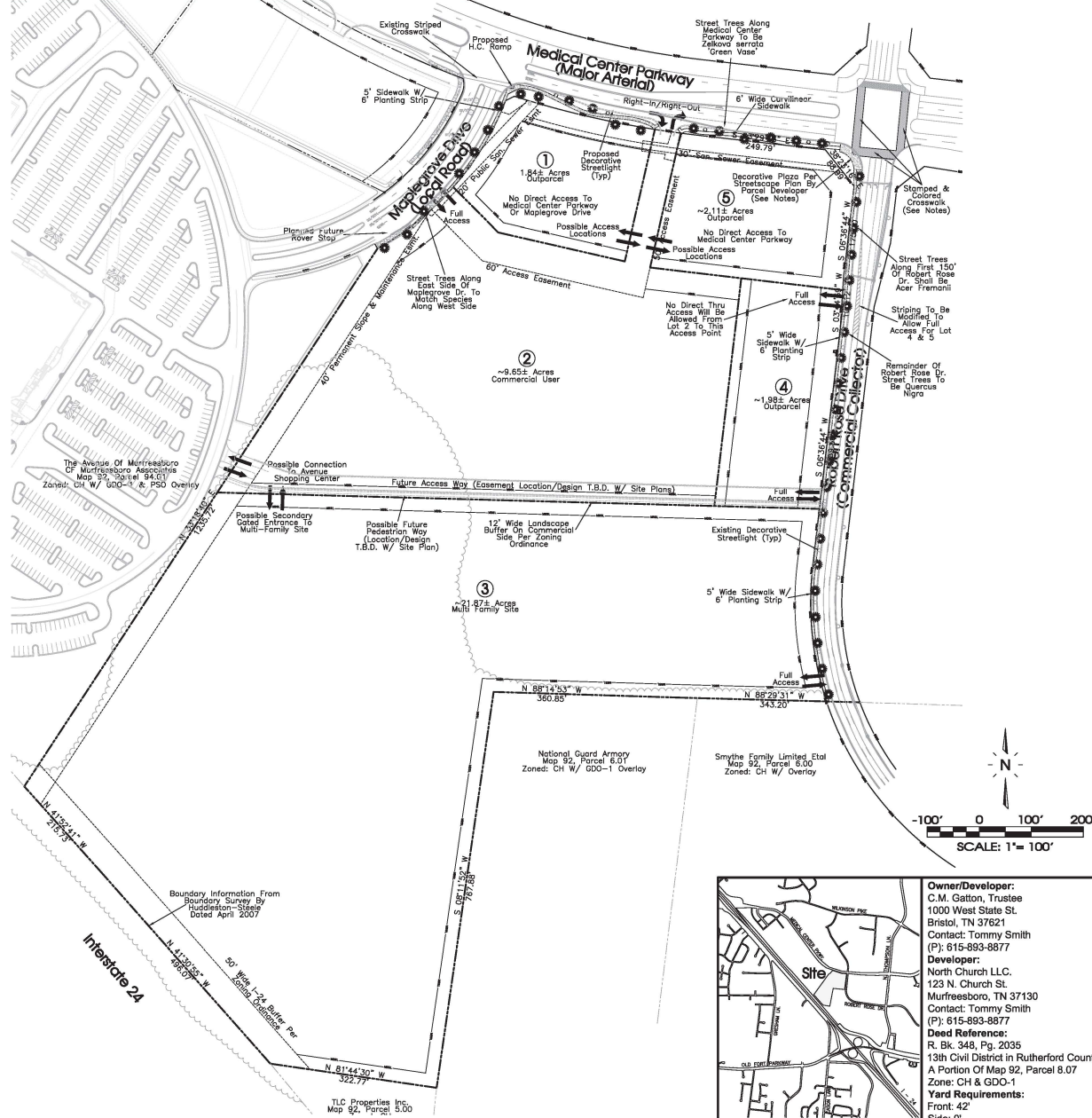
SEC, Inc.

**Engineering, Surveying, &
Landplanning**

850 Middle TN Blvd
Murfreesboro, TN 37129
Contact: Matt Taylor, P.E.

Note:

- Streetscape Elements (I.E. Sidewalks, Street Lights, Street Trees) To Be Installed By Each Individual Lot Developer Along Its Frontage Prior To C of O.
- Lot 5 Developer Will Be Responsible For 1 Plaza And 1 Leg Of Crosswalk Prior To C of O.
- First Parcel To Develop (Lot 1, 2, or 5) Must Construct All Of The Joint Access (Including Right Turn Lane) Off Medical Center Parkway Prior To C of O.
- Individual Lots Will Be Required To Use Repurposed Water For Irrigation.
- First Parcel To Develop (Lot 1 or 2) Will Construct Access Off Maple Grove Drive To Point Needed For Their Use Prior To C of O.
- First Parcel To Develop (Lot 4 or 5) Will Construct Access Off Robert Rose Drive Prior To C of O.



Legend:

□	EXIST. CONCRETE MONUMENT	□	INLET PROTECTION FILTER
●	IRON PIN SET (P.P.S)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (P.F.F)	⊕	HC SIGN
⊕	EXIST. SIGN POST	⊕	HEADWALL
○	EXIST. SEWER CLEANOUT	⊕	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
○	EXIST. CATCH BASIN (STORM SEWER)	○	PROPOSED SPOT ELEVATION
○	EXIST. WATER/GAS VALVE	○	EXIST. SPOT ELEVATION
⊕	EXIST. TELEPHONE RISER	⊕	POST INDICATOR VALVE
⊕	EXIST. GAS RISER	⊕	REVEALER
⊕	ELECTRICAL ENCLOSURE	⊕	REAR FIRE DEPT. CONNECTION
⊕	EXIST. WATER METER	⊕	REVISION NUMBER
○	EXIST. UTILITY POLE	⊕	RIP RAP
⊕	EXIST. FIRE HYDRANT	→	RUNOFF FLOW ARROW
⊕	BENCHMARK	→	SEWER/STORM FLOW DIRECTION
⊕	BLOW OFF VALVE	→	TRAFFIC ARROW
⊕	CONCRETE BOLLARD	→	TURN LANE ARROWS
⊕	CATCH BASIN	⊕	WALK ACCESSIBILITY HANDICAP DESIGNATION
⊕	CURB INLET	⊕	WATER METER
⊕	AREA DRAIN	⊕	WHEEL STOP
⊕	CONCRETE THRUST BLOCK	⊕	GREASE TRAP
⊕	DOUBLE DETECTOR CHECK VALVE	⊕	DRAINAGE STRUCTURE DESIGNATION
⊕	FIRE DEPT. CONNECTION	⊕	DRAINAGE PIPE DESIGNATION
⊕	FIRE HYDRANT	⊕	CONCRETE SIDEWALK
⊕	GAS METER	⊕	EXTENDED CURB
⊕	GATE VALVE & BOX	⊕	CURB & GUTTER
○	EXTERIOR CLEANOUT	⊕	CONCRETE SWALE

EXISTING PHONE	_____
EXISTING ELECTRIC	_____
PROPERTY LINE	_____
EASEMENTS	_____
RIGHT OF WAY	_____
EROSION CONTROL SILT FENCE	_____
EXISTING TREELINE	_____
EXISTING FENCELINE	_____
MINIMUM BUILDING SETBACK LINE	_____
PHASE BOUNDARY	_____
EXISTING GAS LINE	_____
PROPOSED GAS LINE	_____
EXISTING STORM	_____
PROPOSED STORM	_____
EXISTING CONTOUR LINES	_____
PROPOSED CONTOUR LINES	_____
EXISTING SANITARY SEWER	_____
PROPOSED SANITARY SEWER	_____
EXISTING WATER	_____
PROPOSED WATER	_____

SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING

1500 MIDTLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 FAX: (615) 890-8087
 E-MAIL: MTA@SEC-CITELE.COM
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF SEC, INC.

REVISIONS

NO. 1	DATE	DESCRIPTION

Robert Rose Village West
 Murfreesboro, Tennessee

Owner/Developer:
 C.M. Gatton, Trustee
 1000 West State St
 Bristol, TN 37621
 Contact: Tommy Smith
 (P): 615-893-8877

Developer:
 North Church LLC
 123 N. Church St.
 Murfreesboro, TN 37130
 Contact: Tommy Smith
 (P): 615-893-8877

Deed Reference:
 R. Bk. 348, Pg. 2035
 13th Civil District in Rutherford County
 A Portion Of Map 92, Parcel 8.07
 Zone: CH & GDO-1

Yard Requirements:
 Front: 42'
 Side: 0'
 Rear: 20'

Land Use Data:
 Total Land Area: 37.45± Acres
 (1,631,365 S.F.)
Flood Map:
 The Property Shown Hereon Does Not Lie Within A Special Flood Hazard Area As Shown On FEMA LOMR, Case No. 09-04-3567P, Dated April 23, 2010, Revising Map #47149C0255H, Dated 5, 2007.

Site Location Map

Master Plan

REVISIONS: 2-18-17
 DRAWN: SLA
 DATE: 2-4-13
 CHECKED:
 MAT
 FILE NAME:
 09110project.dwg
 SCALE:
 1" = 100'
 JOB NO.
 09110
 SHEET:
 2 of 7

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

TDK CORPORATE HEADQUARTERS / VINTAGE "MIXED USE"

A REQUEST FOR REZONING FROM MIX USE TO A PLANNED UNIT DEVELOPMENT & COMMERCIAL HIGHWAY
Murfreesboro, Tennessee

Initial Submittal
March 17, 2022

Resubmittal #1
April 6, 2022 for April 6, 2022
Planning Commission Meeting

Resubmittal #2
April 28, 2022 for May 4th, 2022
Planning Commission Public Hearing



SEC, Inc.

SEC Project #09110



CENTRIC
ARCHITECTURE



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

850 Middle Tennessee Blvd.
 Murfreesboro, Tennessee 37129



Company Name: TDK Construction
 Profession: Builder
 Attn: Ross Bradley
 Phone: (615) 895-8743
 Email: RBradley@tdkconstruction.com
 Web: www.tdkconstruction.com

1610 South Church Street Suite C
 Murfreesboro, Tennessee 37130



Company Name: Gamble Design Collaborative
 Profession: Landscape Architect/Development Planner
 Attn: Jeff Rosiak
 Phone: (615) 545-4121
 Email: jeff@gdc-tn.com
 Web: gdc-tn.com

3020 Stansberry Lane, Suite 201
 Franklin, Tennessee 37069

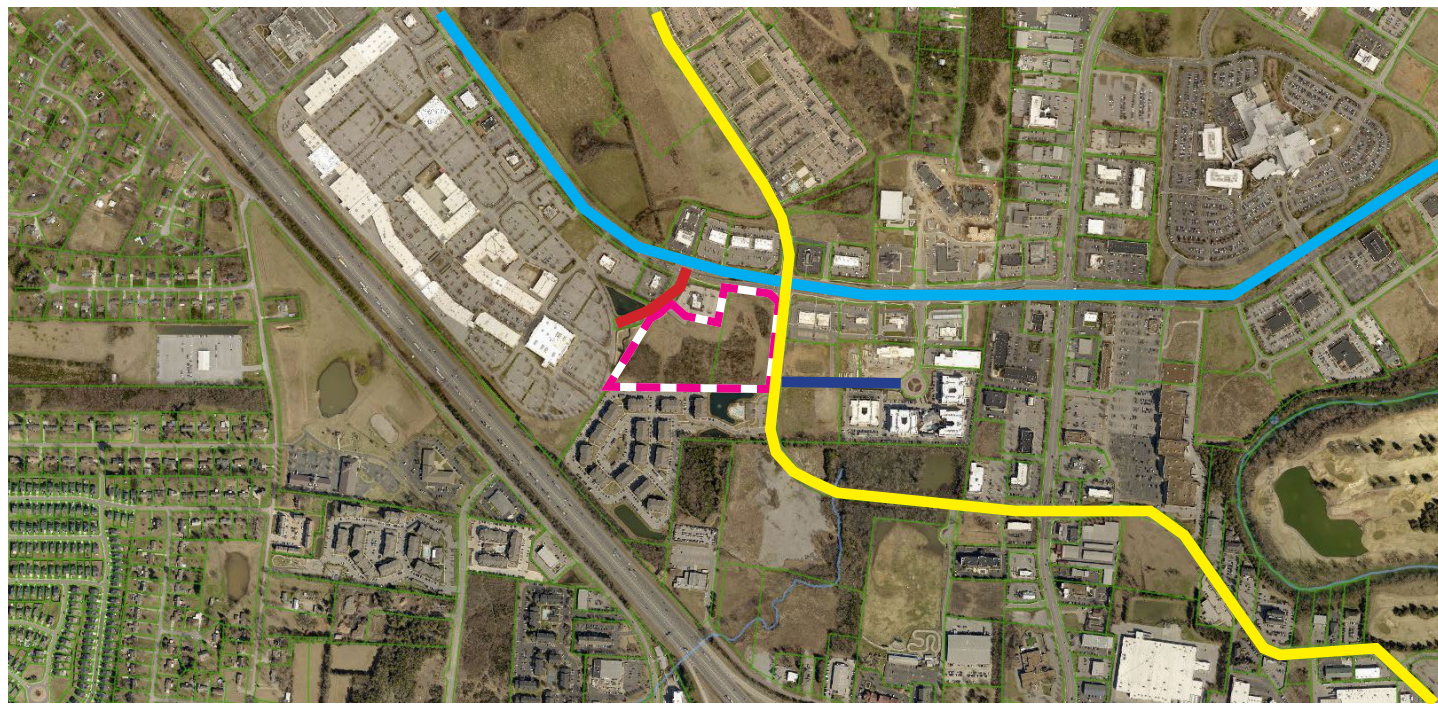


Company Name: Centric Architecture
 Profession: Architect
 Attn: Gina Emmanuel
 Phone: (615) 243-4663
 Email: gemmanuel@centricarchitecture.com
 Web: www.centricarchitecture.com

1206 Buchanan Street
 Nashville, Tennessee 37208

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 without the expressed written consent of Site Engineering Consultants, Inc.



AERIAL PHOTOGRAPH

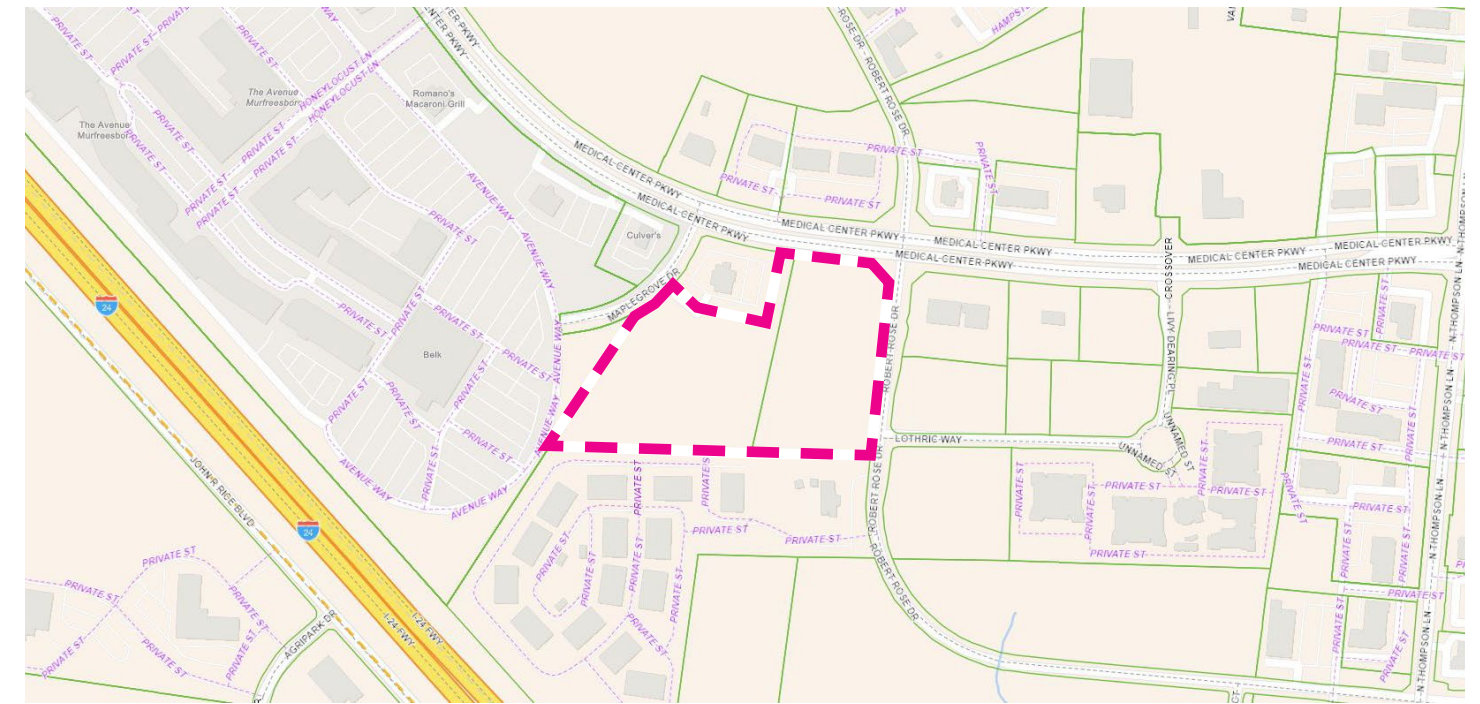
Not To Scale

- Medical Center Parkway
- Robert Rose Drive
- Maple Grove Drive
- Lothric Way



TDK Construction, LLC respectfully requests the rezoning of the SVAP II Murfreesboro Land LLC Property at Medical Center Parkway from Mixed Use (MU) to Planned Unit Development (PUD) and Commercial Highway (CH) to create TDK Corporate Headquarters / Vintage “Mixed Use”. The property is located south of Medical Center Parkway and west of Robert Rose Drive. The site is identified as Parcel 6.06 of Tax Map 92 and Parcel 6.03 of Tax Map 92 and is approximately 13.74 acres. Of this 13.74 acres, 2.49 acres at the intersection of Medical Center Parkway and Robert Rose Drive will be rezoned to Commercial Highway (CH). The remaining 11.25 acres will be rezoned to Planned Unit Development (PUD).

The proposed development shall include a mixture of uses including residential, office, and retail. A total of 274 residential luxury apartments ranging from one bedroom to two bedrooms shall be provided within buildings A-D. These apartments shall offer amenities such as valet trash services, a fitness center, private conference spaces, elevators, and centralized courtyard providing a myriad amount of additional amenities. At street level (1st floor) these buildings shall provide approximately 13,000 square feet of office/retail space and shall provide intermittent outdoor seating areas for restaurants/shops. Thus expanding upon the urban store front found commonly within Medical Center Parkway area and along with The Avenue outdoor shopping area. An additional 5-story office building shall provide approximately 50,000 square feet of office space as well. Heights of the surrounding structures have been considered to avoid overshadowing existing adjacent properties. The proposed apartment buildings shall have a maximum height of 65’ and the office building shall have a maximum height of 80’. The articulating facade of the buildings will add variety and character to the area. The building facades shall be constructed of primarily masonry materials to echo the surrounding Gateway character. Sidewalks have been provided throughout the development to promote pedestrian connectivity.

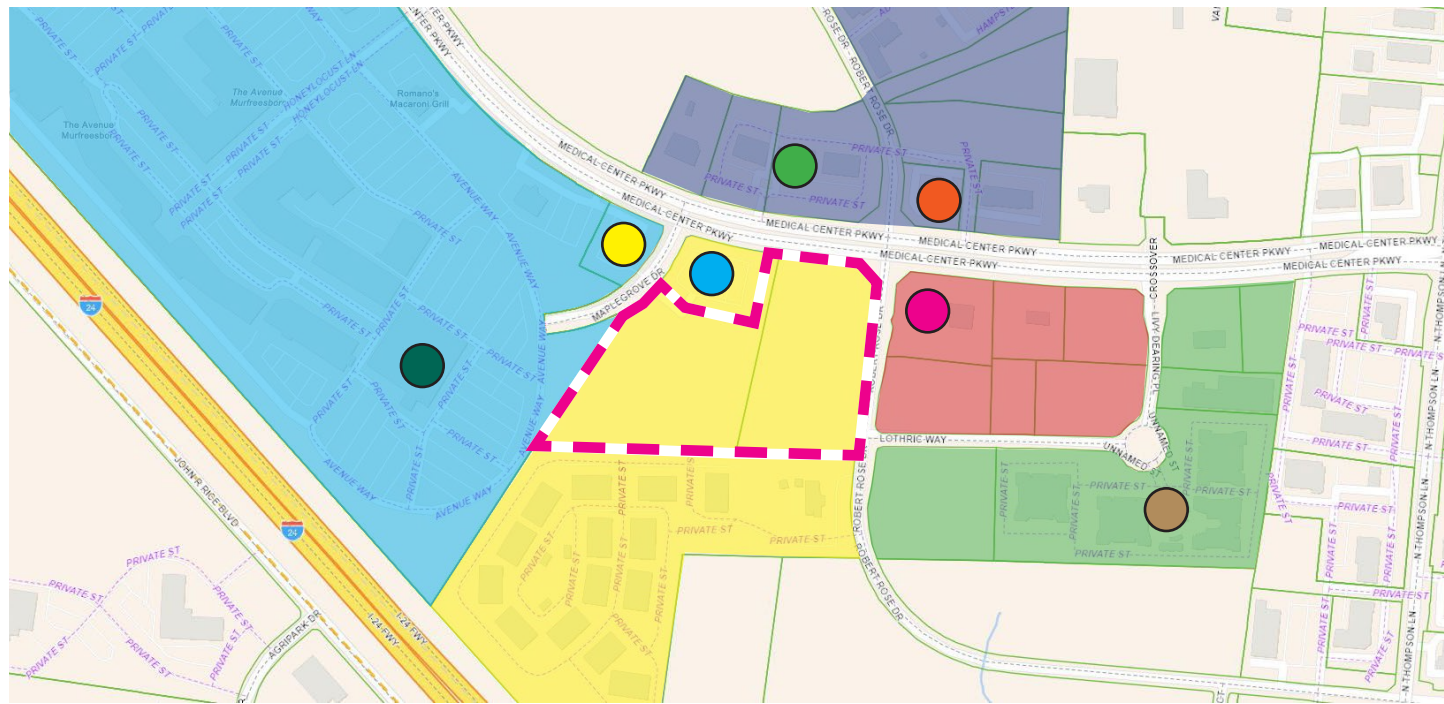


MAJOR THOROUGHFARE PLAN

Not To Scale



The property has/will have access to the existing public rights-of-way of Robert Rose Drive through two entrances, Medical Center Parkway through one entrance, and Maple Grove Drive through one entrance. There is an additional entrance connecting to Avenue Way, which is a private roadway to the west which serves as a major circulation roadway for The Avenue. No roadways impacted by this development are on the City of Murfreesboro Major Thoroughfare Plan. The primary Roadway that will be affected by this development is Robert Rose Drive, which is currently built as a two-lane roadway with a central turnlane.



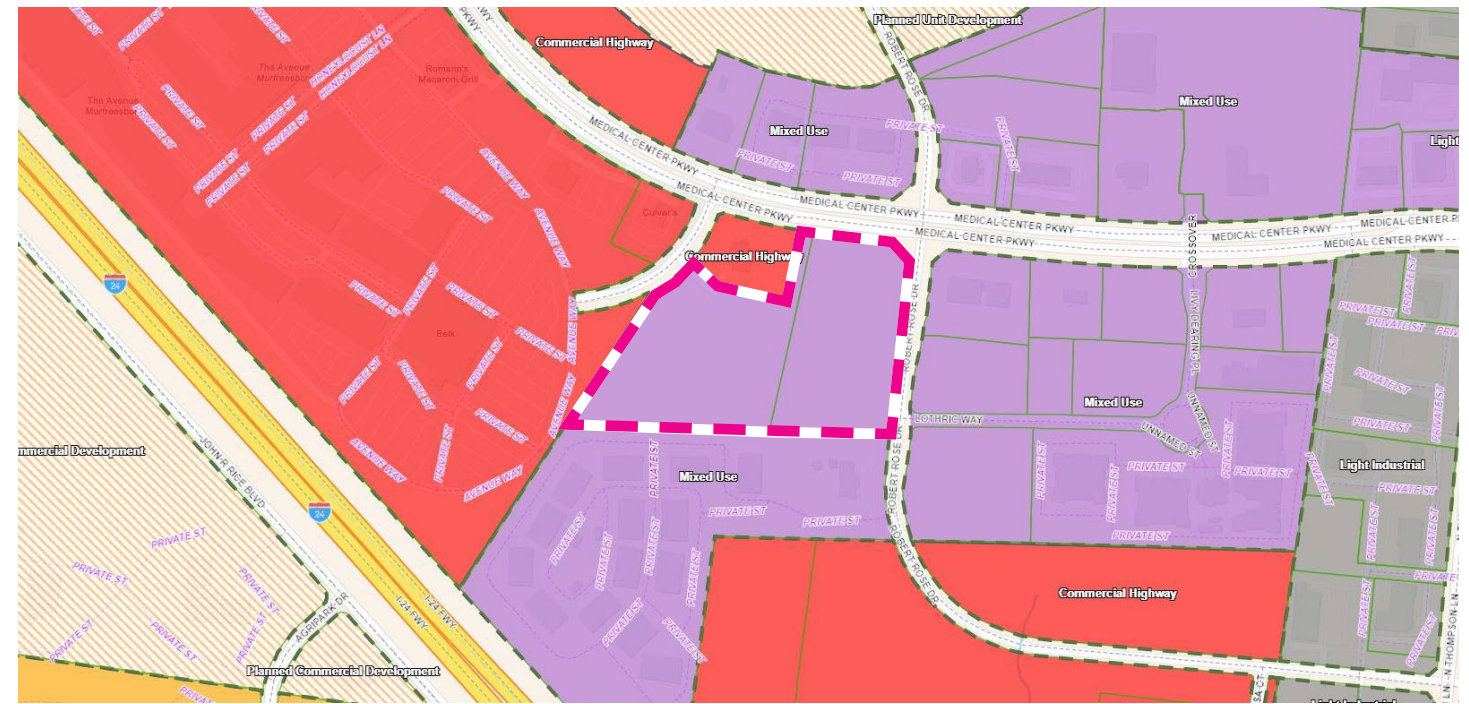
SUBDIVISION MAP

Not To Scale

- | | | | |
|--------------------------|--------------------|------------------|----------------------|
| The Avenue | Vintage Gateway | McAlister's Deli | Mission BBQ |
| Robert Rose Village West | North Church LLC I | Culver's | Volunteer State Bank |
| Robert Rose Village East | The Vintage | PM Pediatrics | Belk |
- Site Boundary

TDK Corporate Headquarters / Vintage “Mixed Use” is surrounded by a mixture of residential, retail, restaurants, and office uses. Directly to the south of the property is the remainder of the Robert Rose Village West subdivision. This property serves as an apartment complex called Everwood at the Avenue. This apartment complex consists of three-story apartment buildings. The elevations of these buildings are primarily brick with alternating colors and patterns to add a sense of architectural diversity. The Avenue, a major center for retail and restaurants, is located to the west of this development. All buildings within The Avenue are constructed of primarily masonry materials and share various outdoor spaces designed for pedestrian seating and walkability. North Church LLC I is a subdivision north of this development with a mixture of retail, office, restaurant, and residential land uses. The commercial land uses are fronting onto Medical Center Parkway, and the residential use is to the north along Robert Rose Drive. This residential use makes up the LC Murfreesboro apartment complex. This complex consists of single-family attached apartments for rent. The elevations of these building consist of primarily masonry material with brick along all facades and vinyl on internal elevations. Robert Rose Village East is to the east of this development and consists of primarily restaurant and retail uses with a hotel at the rear. All commercial buildings within this development are made of primarily masonry materials. The Vintage is an apartment complex to the east within the Robert Rose Village East subdivision. This apartment complex consists of 4-story buildings with primarily masonry materials along all facades. The development has one point of ingress/egress onto Lothric Way’s roundabout. The apartment complex hosts a series of amenities, including a rooftop terrace & lounge, a pet park, a pool with a sundeck, grilling stations, and a fitness center. The amenities within this apartment complex closely match those being proposed within this rezoning.

The majority of uses surrounding TDK Corporate Headquarters / Vintage “Mixed Use” are apartment style living and restaurant/retail services with spaces designed for pedestrian connectivity and walkability. The proposed development matches the surrounding land uses as well as the character of the Gateway District.



ZONING MAP

Not To Scale

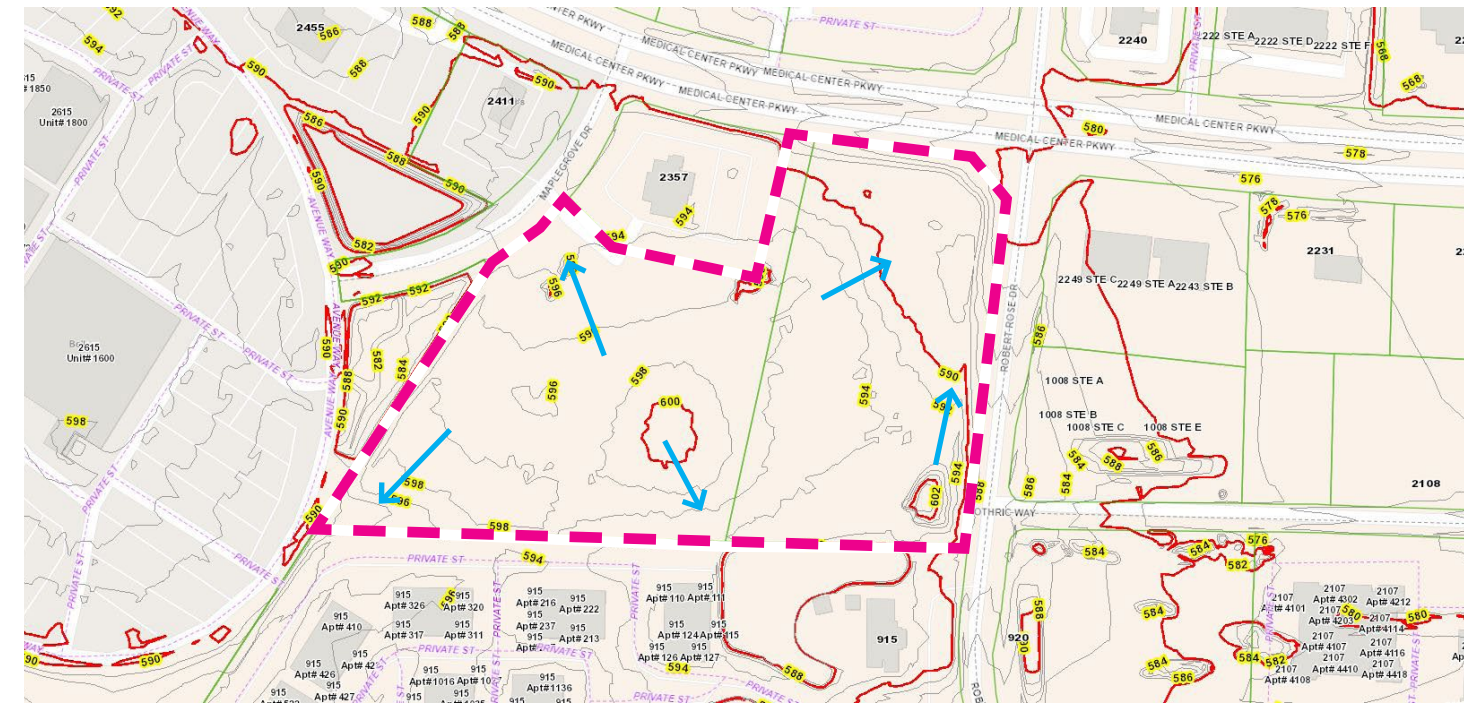
- | | |
|-----|--------------------------------------|
| CH | Commercial Highway (CH) |
| MU | Mixed Use (MU) |
| LI | Light Industrial (LI) |
| PCD | Planned Commercial Development (PCD) |
| PUD | Planned Unit Development (PUD) |
- Site Boundary

The surrounding area consists of a mixture of zoning types and uses. The lands to the south, north, and east are zoned Mixed Use (MU). The land to the west is zoned for Commercial Highway (CH). The site is also within the City Gateway Design District (GDO-1). The proposed PUD’s mix of uses will be a addition to the existing character of the area and will help to bridge the gap of pedestrian facilities between the Mixed Use and the Commercial Highway sectors of the area.



UTILITY MAP

Not To Scale



HYDROLOGY AND TOPOGRAPHY

Not To Scale



Sanitary sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 12" PVC line within the R.O.W. of Medical Center Parkway as well as an existing 8" PVC line within the western portion of the site. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property.



Water service will be provided by the Consolidated Utility District. There is an existing 12 inch water line along Medical Center Parkway and Robert Rose Village Drive as well as an existing repurified waterline exists along Medical Center Parkway and Robert Rose Drive as well. The developer will be responsible for extending the waterline into the site for domestic and fire water service.



Electric service will be provided by Middle Tennessee Electric. Service will be extended from Medical Center Parkway and Robert Rose Drive. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.

The topographic map above shows the site's topographic high point generally at the south perimeter of the property. From this high point, the property drains towards the northwest, northeast, and southwest. All stormwater on site flows towards existing roadway drainage systems which surrounding the property.

No portions of this site are within a floodway or floodplain per FEMA flood panel 47149C0255H eff. 01/04/2007 and FEMA flood panel 47149C0260H eff. 01/04/2007.

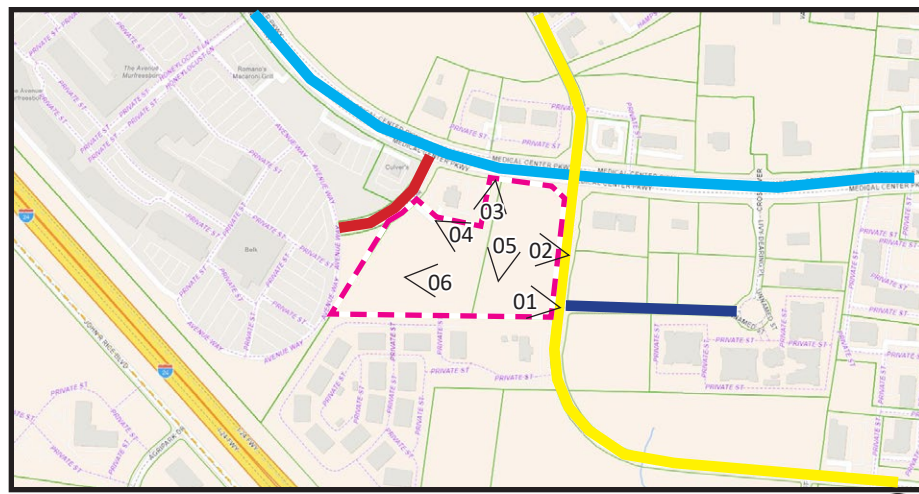
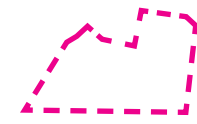


PHOTO DIRECTION MAP

Not To Scale

- █ Medical Center Parkway
- █ Robert Rose Drive
- █ Maple Grove Drive
- █ Lothric Way



Site Boundary

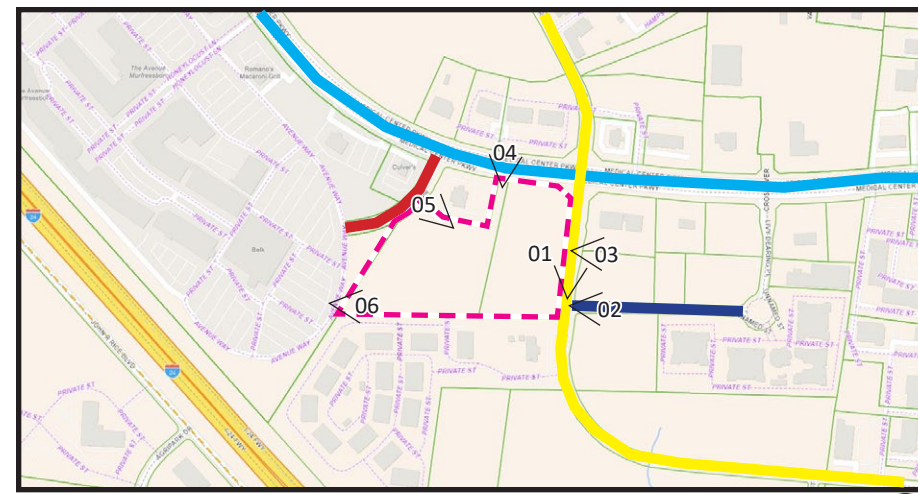


PHOTO DIRECTION MAP

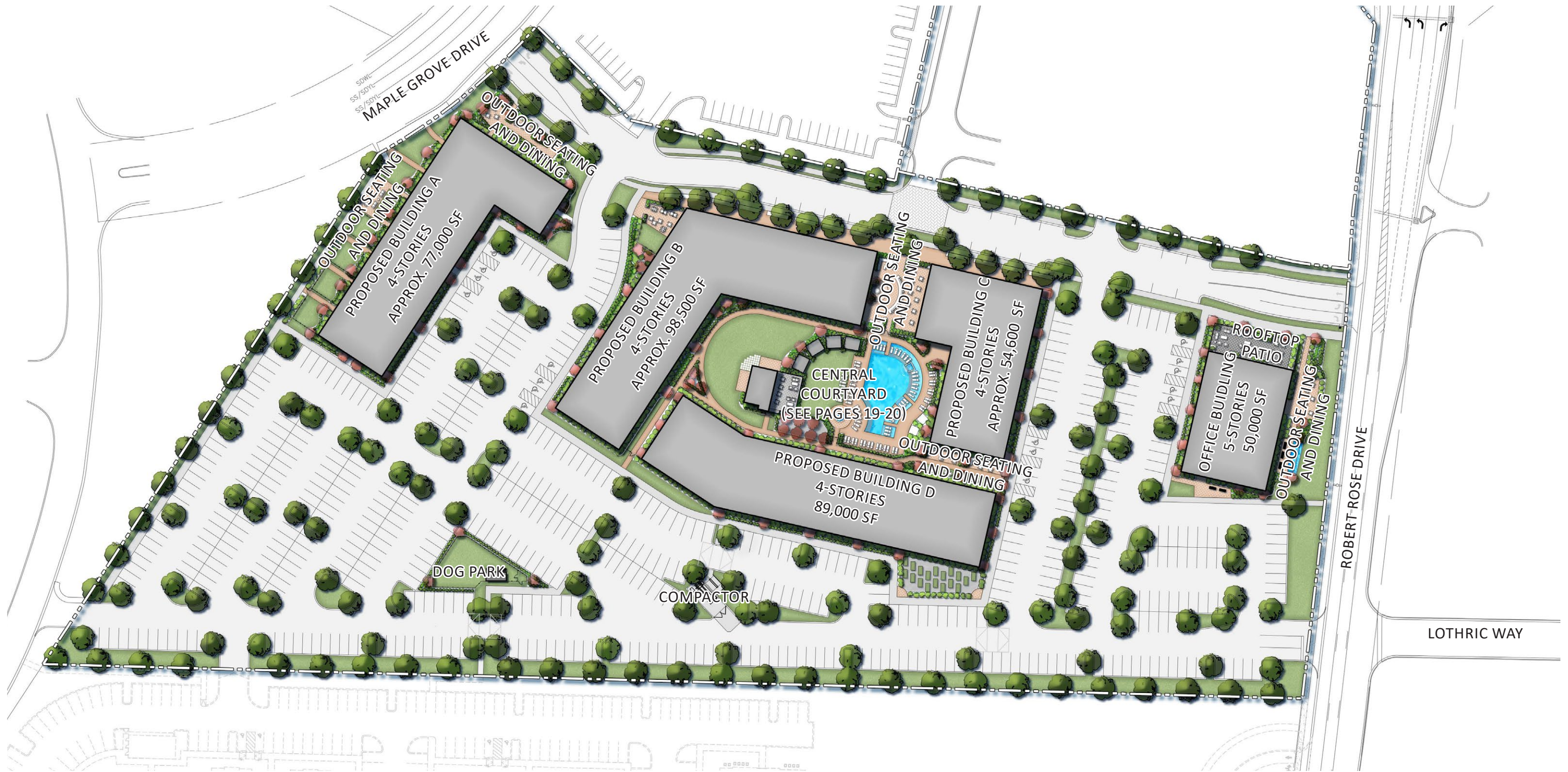
Not To Scale

- █ Medical Center Parkway
- █ Robert Rose Drive
- █ Maple Grove Drive
- █ Lothric Way



Site Boundary





Total Land Area:	±13.74 Acres
Commercial Land Area:	±2.49 Acres
Residential Land Area:	±11.25 Acres
Total Number of 1-BDR Units:	173 Units
Total Number of 2-BDR Units:	101 Units
Total Number of Units:	274 Units
Density: 274 Units/11.25 Acres =	±24.36 Units/Acre
Total Open Space:	±2.225 Acres (20%)
Total Formal Open Space:	±0.56 Acres (5%)

*There will be a shared parking agreement between all users of the site to mediate the on-site parking requirements. (See sheet 8)

**Stormwater will be handled via underground detention and utilization of the existing stormwater pond to the south within the Everwood Apartment Complex.

- Proposed Buildings
- Open Space

The central courtyard area shall be fenced in and access shall be restricted to residence of the facility. Locking mechanisms for this area will be similar to those provided with typical subdivision pools. Additionally, life safety access will be provided for emergencies.

SEC, Inc.

SEC Project #09110

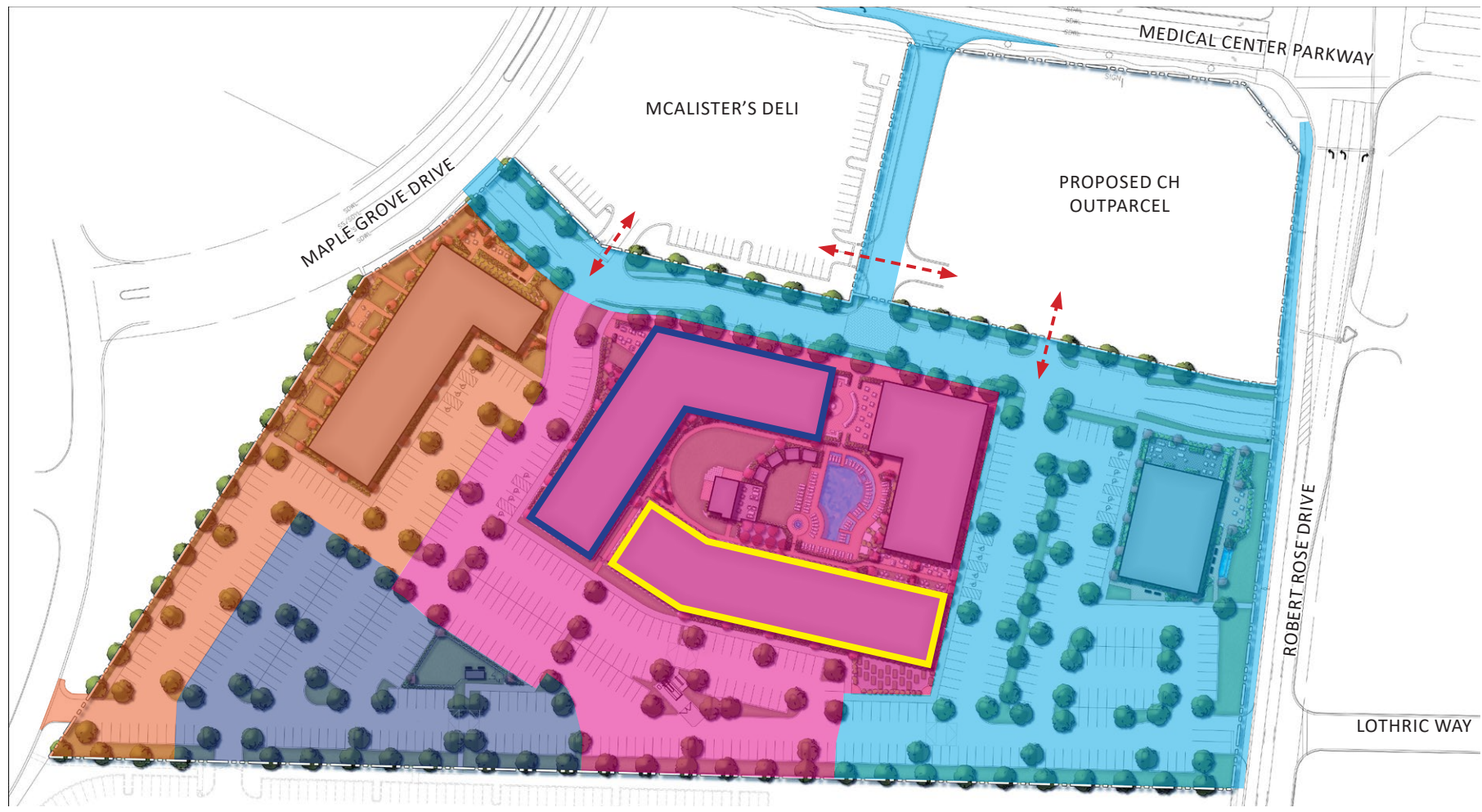
Murfreesboro, Tennessee



PHASES	UNITS	PARKING SPACES	ACRES
PHASE 1	0	200 Spaces	3.61 AC
PHASE 2	39 Units	159 Spaces	3.84 AC
PHASE 3	82 Units	0 Spaces	0.51 AC
PHASE 4	83 Units	134 Spaces	1.32 AC
PHASE 5	70 Units	101 Spaces	1.97 AC
TOTAL	274 Units	584 Spaces	11.25 AC

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

- The project is anticipated to be built in 5 phases.
- Construction of Phase 1 is anticipated to begin within 90-120 days after the completion of the rezoning process.
- Phase 1 will include all roadway improvements proposed for this site as well as the office building along Robert Rose Drive.
- The remaining phases will be market driven and dependent upon the absorption of the units in the previous phase.
- All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.
- Centralize mail kiosk(s) for the development must be constructed and operational prior to any home or business receiving their certificate of occupancy.
- Solid waste for phase 1 shall be handled via a temporary waste receptacle until the compactor in phase 2 is operational. The temporary receptacle shall be adequately screened.



Shared Parking Required Spaces	Total Parking Provided	
574 Spaces	584 Spaces	+10 Spaces

SHARED PARKING INFORMATION:

Developments with multiple uses, such as a mixed-use residential/office complex, can many times share parking spaces between different uses over the course of a day. This concept is widely known as shared parking. For this proposal, parking spaces that are provided can be used during the day by office workers and in the evening by residents or retail patrons.

As shown in the accompanying table, each land use in this development requires a certain minimum number of parking spaces. This required parking is determined by The City of Murfreesboro's Development Guidelines and codes. Applying parking occupancy rates from The Institute of Transportation Engineers Shared Parking Planning Guidelines Information Report adjusts the required parking to account for time of day peaking characteristics and daily parking demand trends. The basic minimum required parking for each time period shown is the sum of the required parking by code with the parking occupancy rate applied. The critical time period for this development is during the weekday between the hours of 6 p.m. and midnight. During this period, our analysis indicates that a minimum of 574 surface parking spaces will be necessary, and the proposed plan provides for 584 parking spaces.

SHARED PARKING ASSESSMENT						
Time Period	Use	Total Units	Required Parking ^(1,3)	Parking Occupancy Rates as a Percent ⁽²⁾	Basic Minimum Required Parking	Difference (Required - Shared)
Midnight - 6 a.m.	Residential	274 Units	482	100%	482	
	Office/Retail	58,000 GSF	193	5%	10	
	Restaurant	5,000 GSF	50	5%	3	
City of Murfreesboro Required Parking Totals			725		494	-231
				Weekday Night Total	494	
8 a.m. - 5 p.m.	Residential	274 Units	482	55%	265	
	Office/Retail	58,000 GSF	193	100%	193	
	Restaurant	5,000 GSF	50	100%	50	
City of Murfreesboro Required Parking Totals			725		508	-217
				Weekday Daytime Total	508	
6 p.m. - Midnight	Residential	274 Units	482	100%	482	
	Office/Retail	58,000 GSF	210	20%	42	
	Restaurant	5,000 GSF	50	100%	50	
City of Murfreesboro Required Parking Totals			742		574	-168
				Weekday Daytime Total	574	

⁽¹⁾ Required spaces based upon City of Murfreesboro Parking Requirement/Code

⁽²⁾ Shared Parking Planning Guidelines, An Informational Report to the Institute of Transportation Engineers, August 1995

⁽³⁾ Residential required parking is calculated @ 1.5 space per one bedroom unit and 2.2 spaces per two bedroom unit. All residential units are classified as one or two bedroom for this parking study, thus maximizing the total possible number and creating the highest possible parking required



PUD Standards:

- 5 Proposed Buildings
 - Office Building (5-Stories)
 - Proposed Building A (4-Stories) - Mixed Use (Residential, Office, Retail)
 - Proposed Building B (4-Stories) - Mixed Use (Residential, Office, Retail)
 - Proposed Building C (4-Stories) - Mixed Use (Residential, Office, Retail)
 - Proposed Building D (4-Stories) - (Residential)
- All residential units shall have a minimum one bedroom
- Each unit will be for rent
- All mechanical equipment (i.e. HVAC and transformers) to be screened
- HVAC units will be located on the roof of each building and shall be screen with parapet walls.
- All on-site utilities will be underground
- Solid waste will be handled via a trash compactor and serviced by a valet 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
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed
- All building owners will be required to be a member of the Property Owners Association (P.O.A.).
- As a member of the P.O.A., the owners will be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company
- P.O.A will be managed by independent 3rd party management company
- The common areas will be owned and maintained by an P.O.A.
- The fitness center building will have fire protection via a sprinkler or dry standpipe.
- All driveways and parking areas will be private and maintained by the P.O.A.
- Parking between the office building and the apartment buildings will enter into a shared parking agreement based on the shared parking numbers within this book.
- 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 CBUs
- Decorative street lights will be coordinated with MTE and will meet MTE’s standards for management by MTE. These same lights will be used along pedestrian routes in the development while more standard LED lights will be utilized in parking areas.
- Street lights shall match existing light structure along roadways within the Gateway District.
- Lighting internal to the site shall match existing light structures used within the Vintage Avenue & Gateway.

Allowable Uses
DWELLINGS
Multi-Family
COMMERCIAL
Bakery, Retail
Bank, Branch Office
Bank, Main Office
Barber or Beauty Shop
Book or Card Shop
Business School
Business and Communication Service
Catering Establishment
Clothing Store
Coffee, Food, or Beverage Kiosk
Commercial Center
Delicatessen
Dry Cleaning Pick-Up Station
Financial Service - Excluding Cash Advance Business
Flower or Plant Store
Interior Decorator
Keys, Locksmith
Offices
Optical Dispensaries
Personal Service Establishment
Pharmacies

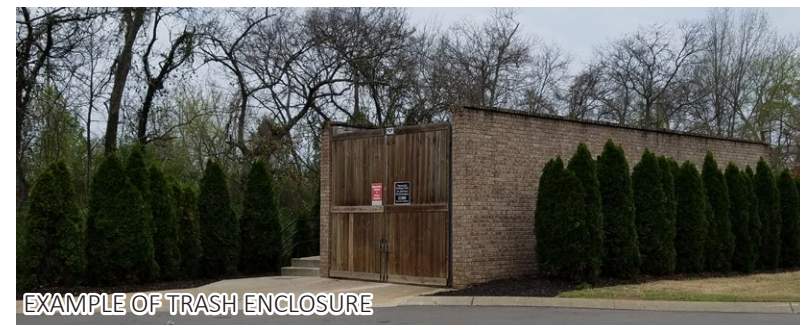
Photo Finishing
Photo Finishing Pick-Up Station
Radio, TV, or Recording Studio
Reducing and Weight Control Service
Restaurant and Carry-Out Restaurant
Restaurant, Specialty
Restaurant, Specialty-Limited
Retail Shop, other than enumerated elsewhere
Shopping Center, Neighborhood
Specialty Shop
INDUSTRIAL
Brewery
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery
Pottery, Figurines, and Ceramic Products
TRANSPORTATION AND PUBLIC UTILITIES
Post Office or Postal Facility
Telephone or Communication Services
OTHER
Advertising Sign
Home Occupations

Commercial Highway Outparcel Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- All buildings will be 1-story
- Buildings shall have a well-defined architectural base via different materials, colors, changes in pattern, or a combination of these techniques.
- The building foundations shall be accented with a 5’ wide landscaping bed except where drive-through windows are provided.
- Main entrances are to be well defined and easily recognizable by the use of; raised roof lines, canopies, glazing, change in materials, change in color, and/or change in building planes.
- Building exteriors shall consist of a mixture of materials and shall be varied to accentuate different elements along the building exteriors.
- All building and development signage shall be designed to the City of Murfreesboro signage guidelines.
- All architecture shall comply with the City Design Guidelines

Building Materials:

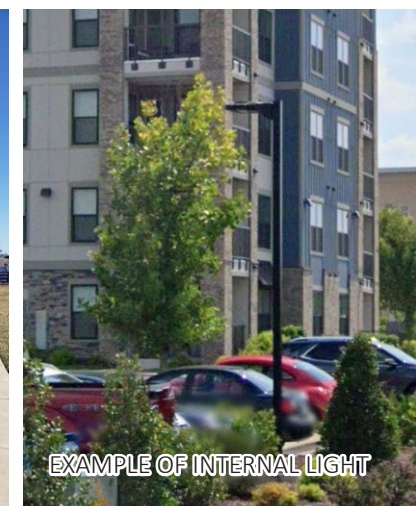
- Front Elevations: All Masonry Products
- Side Elevations: All Masonry Products
- Rear Elevations: All Masonry Products
- All Elevations: Vinyl shall not be permitted



EXAMPLE OF TRASH ENCLOSURE



EXAMPLE OF STREET LIGHT



EXAMPLE OF INTERNAL LIGHT



EXAMPLE OF COMMERCIAL ARCHITECTURE



EXAMPLE OF COMMERCIAL ARCHITECTURE

PUD Architectural Characteristics:

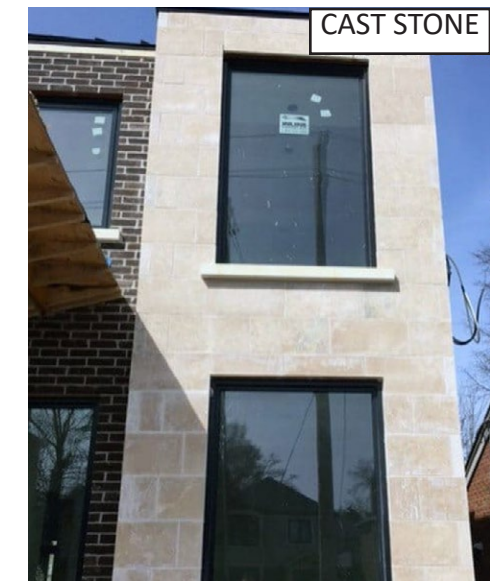
- Building heights shall not exceed 80 feet
- All buildings will be 4 and 5-stories except pavilion and recreation buildings
- Buildings shall have articulation of planes to create varied facades along exteriors of all buildings.
- Building exteriors shall consist of a mixture of materials and shall be varied to accentuate different elements along the building exteriors.
- All building and development signage shall be designed to the City of Murfreesboro signage guidelines.

PUD Building Materials:

- Front Elevations: Masonry Products, Fiber Cement and/or Faux Wood Accents, Glass
- Side Elevations: Masonry Products, Fiber Cement and/or Faux Wood Accents, Glass
- Rear Elevations: Masonry Products, Fiber Cement and/or Faux Wood Accents, Glass
- All Elevations: Vinyl shall not be permitted



GRAY BRICK AND FAUX WOOD LOOK SIDING



CAST STONE



PAINTED CEMENTIOUS FIBERBOARD



GLASS WALL SYSTEM



Setbacks External to the Site

*All buildings shall be setback a minimum of 40-feet from all property lines except those which abut Maple Grove Drive. All buildings which abut Maple Grove Drive shall be setback a minimum of 15-feet



Setbacks Internal to the Site

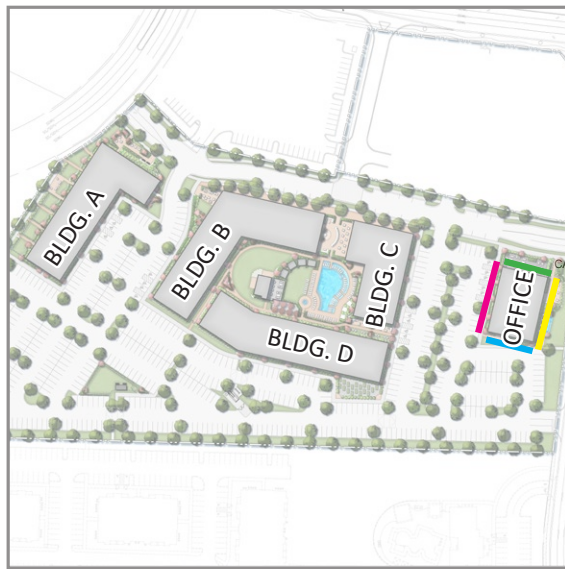
Front/Side to Back of Sidewalk:	5-feet
Side to Side:	20-feet
Side to Rear:	20-feet



FAUX WOOD ACCENT AT DOOR RECESSES



FAUX WOOD ACCENT



04 NORTH ELEVATION (TOWARDS OUT PARCEL)



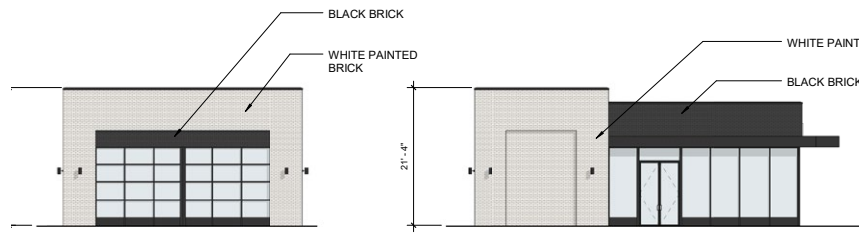
03 EAST ELEVATION (TOWARDS ROBERT ROSE DRIVE)



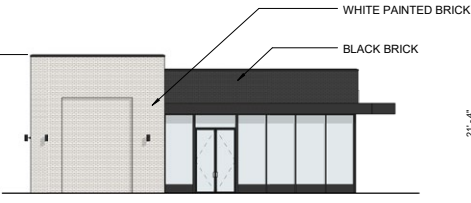
02 SOUTH ELEVATION (TOWARDS PARKING LOT)



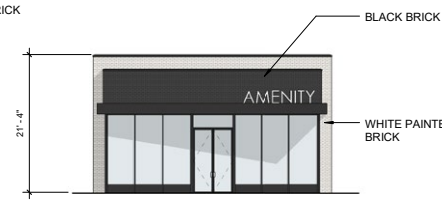
01 WEST ELEVATION (TOWARDS MIXED-USE)



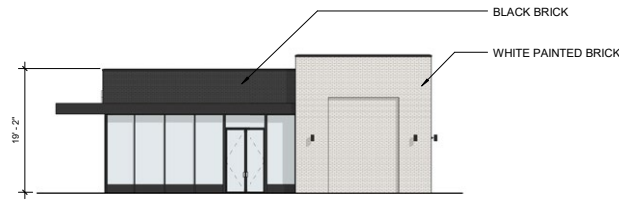
9 AMENITY BLDG - WEST



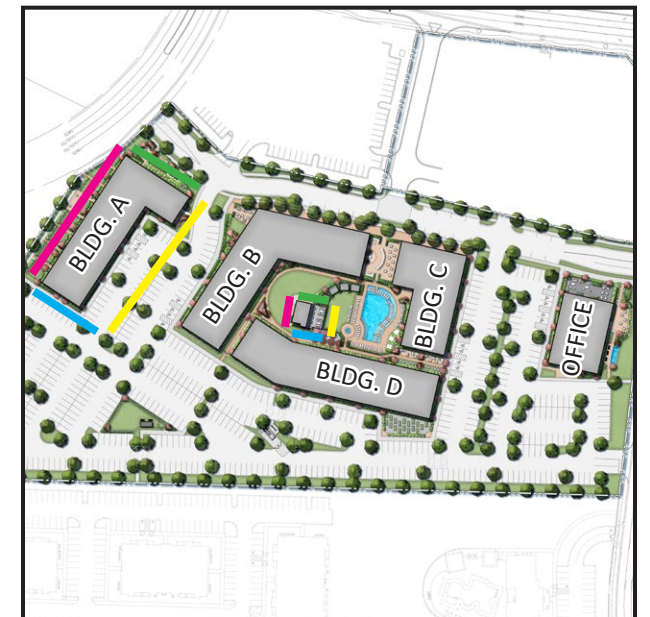
8 AMENITY BLDG - SOUTH



7 AMENITY BLDG - EAST



6 AMENITY BLDG - NORTH



4 BUILDING A SOUTH 2 (TOWARDS PARKING)



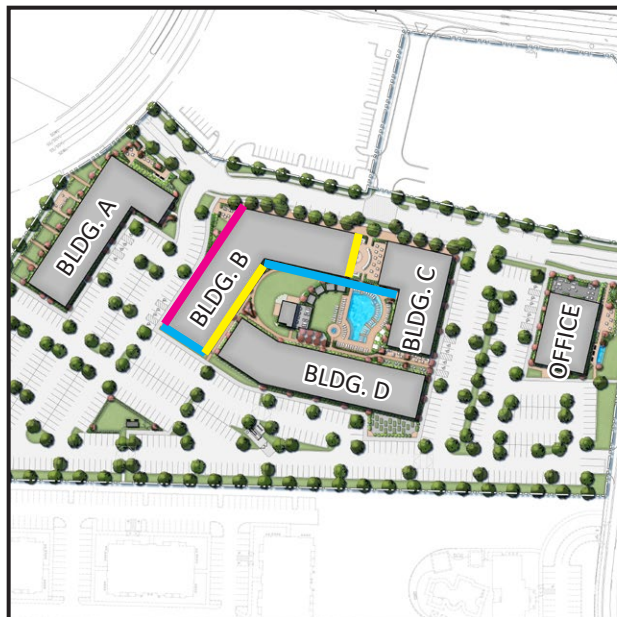
3 BUILDING A EAST (TOWARDS BUILDING B)



2 BUILDING A NORTH (TOWARDS MCALISTER'S DELI)



1 BUILDING A WEST (TOWARDS THE AVENUE)



5 BUILDING B, C (CTYD) SOUTH (TOWARDS PARKING AND COURTYARD)



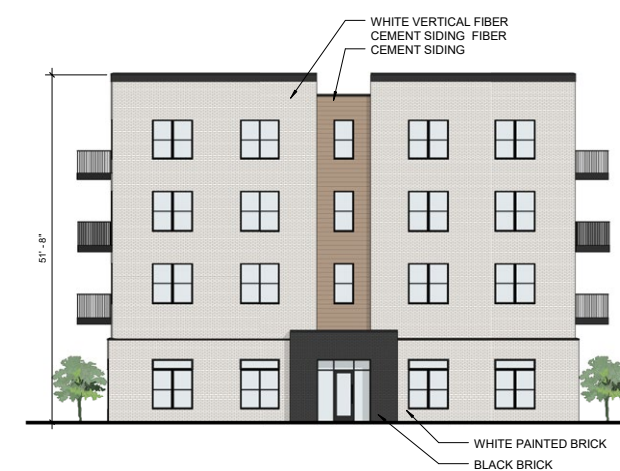
3 BUILDING B EAST (CTYD)



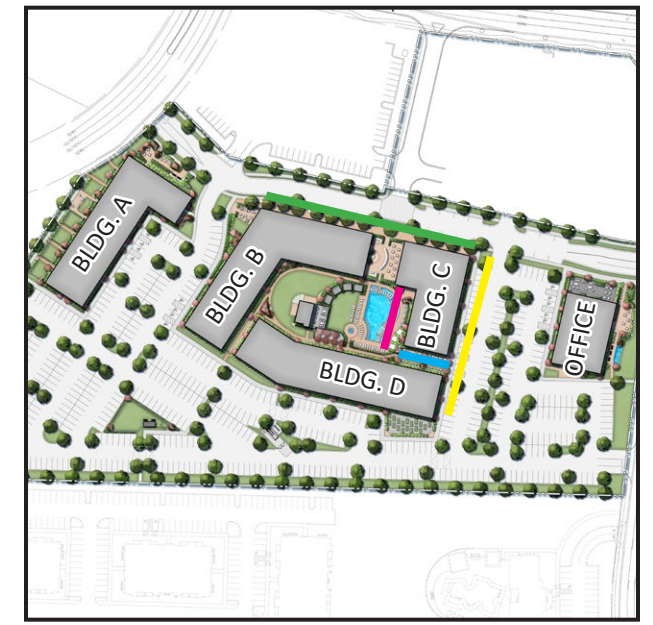
4 BUILDING B EAST (TOWARDS BUILDING C)



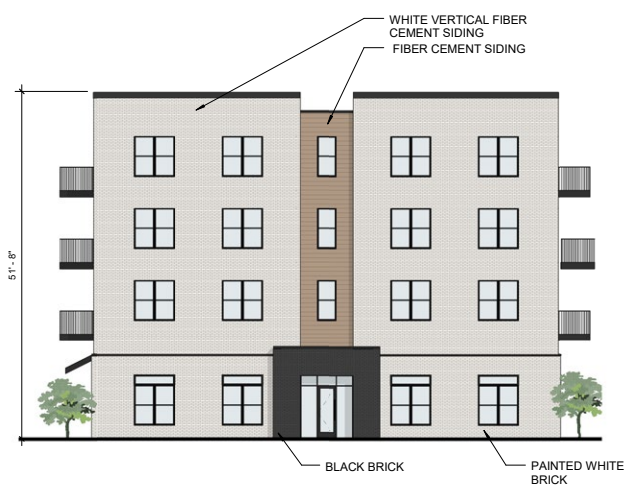
1 BUILDING B WEST (TOWARDS PARKING AND BUILDING A)



2 BUILDING B SOUTH ELEVATION (TOWARDS PARKING)



4 BUILDING C EAST ELEVATION (TOWARDS OFFICE BUILDING)



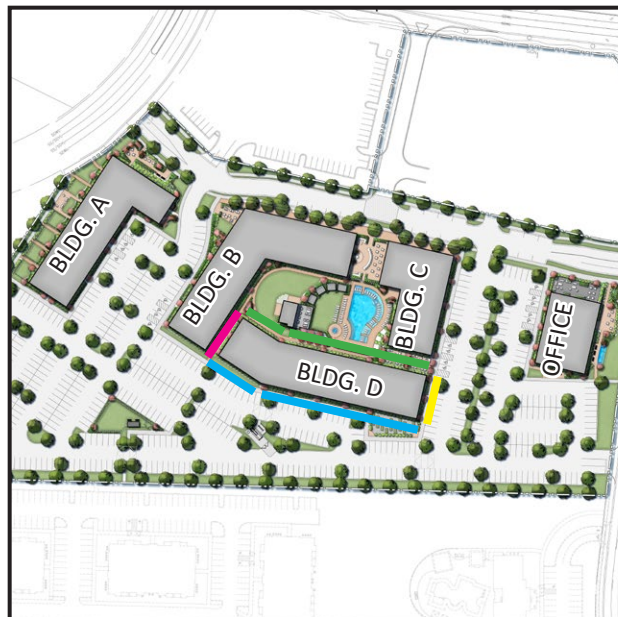
3 BUILDING C SOUTH (TOWARDS BUILDING D)



2 BUILDING C WEST (CTYD)



1 BUILDING B, C NORTH ELEVATION (TOWARDS MEDICAL CENTER PARKWAY)



6 BUILDING D WEST (TOWARDS BUILDING B)



5 BUILDING D NORTH (CTYD) 2 (TOWARDS COURTYARD)



4 BUILDING D NORTH (CTYD) (TOWARDS COURTYARD)



3 BUILDING D EAST ELEVATION (TOWARDS OFFICE BUILDING)



2 BUILDING D SOUTH 1 (TOWARDS PARKING)



1 BUILDING D SOUTH 2 (TOWARDS PARKING)



Evening Perspective looking Southwest across the TDK Development.





LOCATION MAP - AMENITIES

Not To Scale

- A** Public Seating
- B** Enhanced Landscaping
- C** Plaza Area/Flexible Seating

DOG PARK & BUILDING A

The dog park is located in the southwest portion of the property. The park will provide the development with a gathering place for pets and provide amenities such as pet agility equipment and a pet spa. Sidewalks have been provided to the dog park to promote walkability. Building A hosts two separate amenities areas, both supporting similar amenities. These amenities include public seating, enhanced landscaping, and a small outdoor dining space for those patronizing the commercial businesses on the first floor.

With this request TDK Corporate Headquarters / Vintage "Mixed Use" will be dedicating over 2 acres (20% of the site) to open space. Usable open space nodes have been provided throughout the site which support a variety of amenities for both residential and public use. Sidewalks will be provided throughout the development to promote pedestrian circulation both through the site and to surrounding properties. Each amenity will be constructed with the phase it is designated in and must be operational prior to the beginning of the following phase.



Example of Dog Park



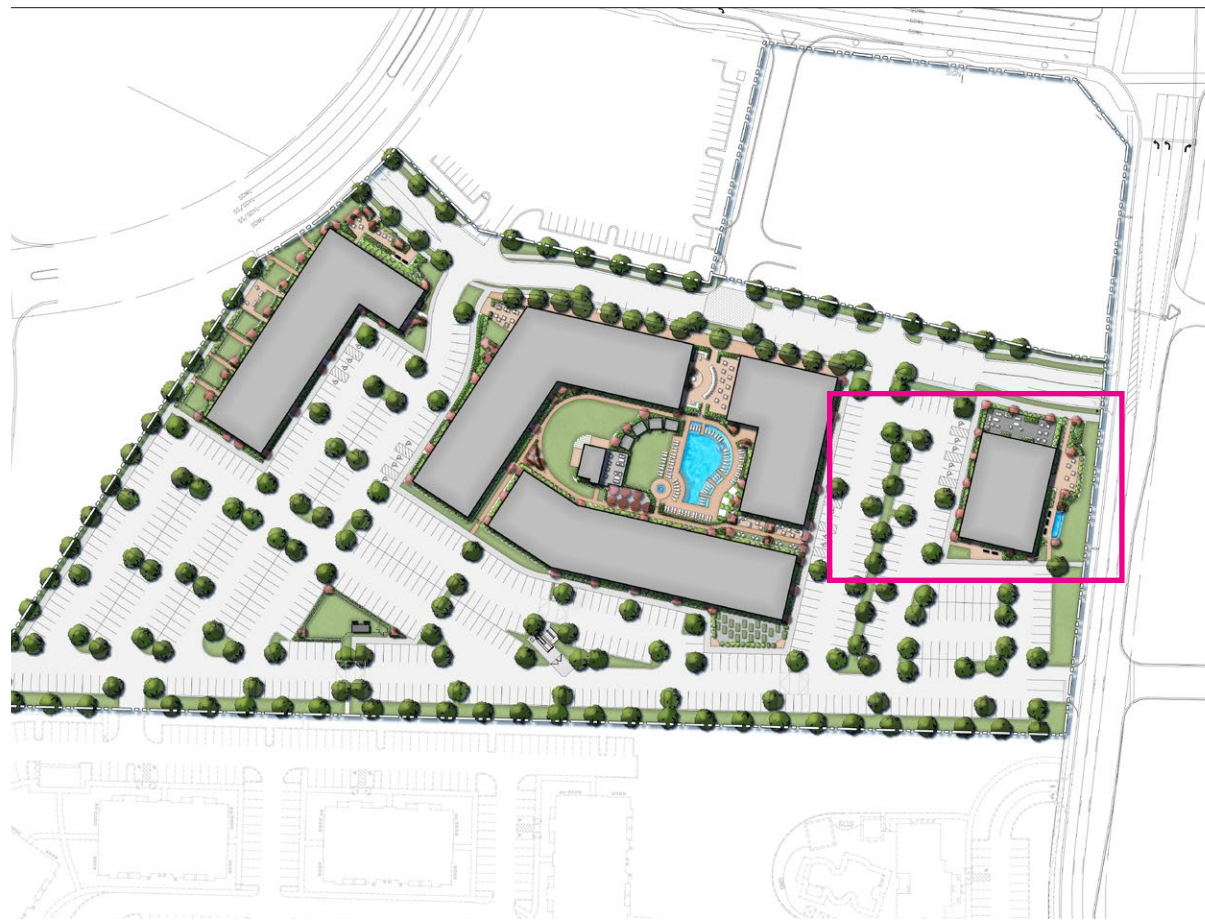
Example of Public Seating



Example of Enhanced Landscaping



Example of Outdoor Dining



OFFICE BUILDING

The office building located along Robert Rose Drive will support a variety of both public and private amenities aimed to support those who work in or near the building. Outdoor seating and patio spaces have been provided along two sides of the building as well as two private rooftop patio for those working in the building. Landscaping within the public spaces shall be enhanced to provide a soft screen from the adjacent roadway and enhance the overall appeal of the space. A fountain/reflecting pool shall be provided along Robert Rose Drive to provide curb appeal to the space.

LOCATION MAP - AMENITIES

Not To Scale

- A** Private Rooftop Patio
- B** Public Seating
- C** Plaza Area/Flexible Seating
- D** Enhanced Landscaping
- E** Outdoor Fountain



Example of Private Rooftop Patio



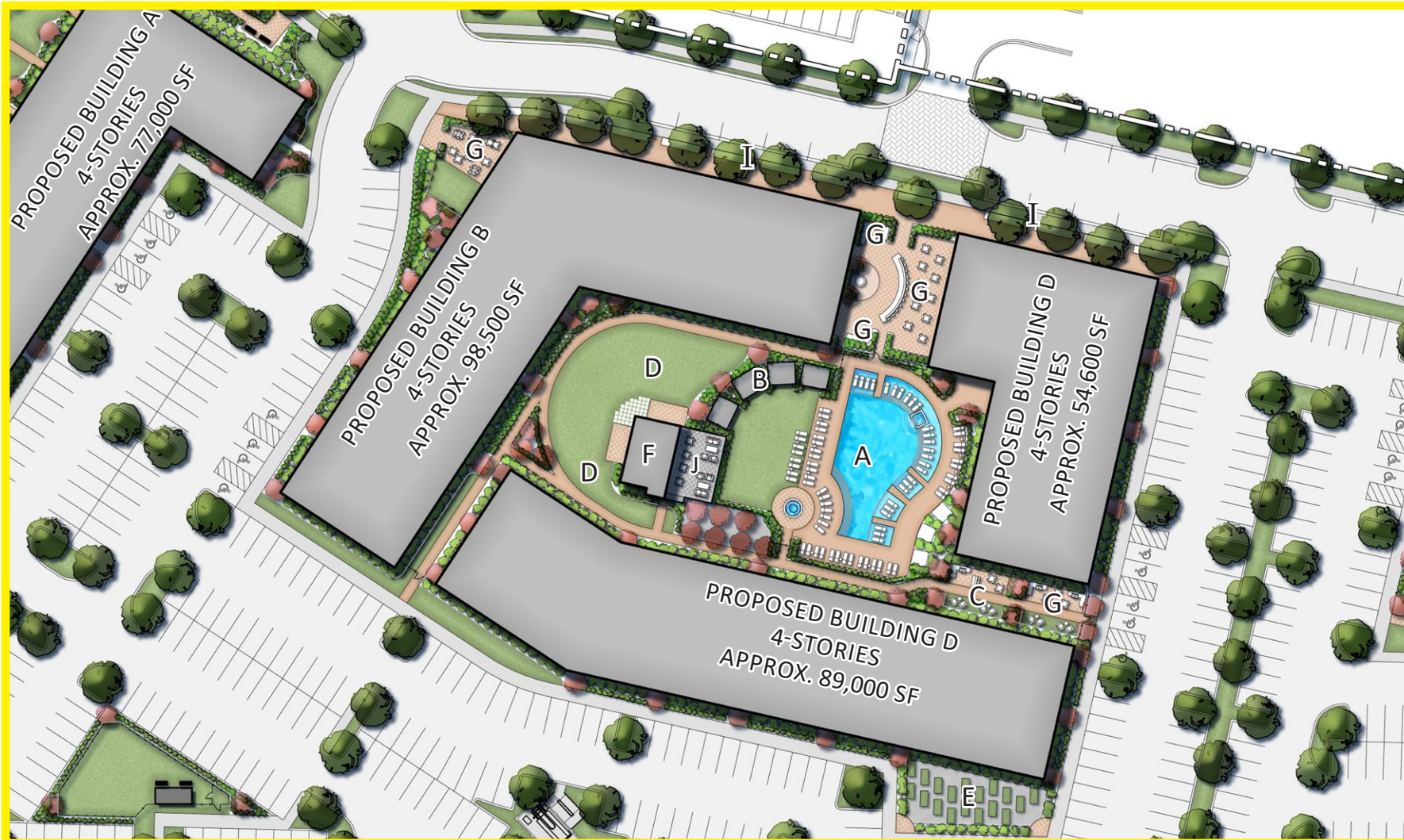
Example of Public Seating



Example of Outdoor Dining



Example of Enhanced Landscape



CENTRAL COURTYARD

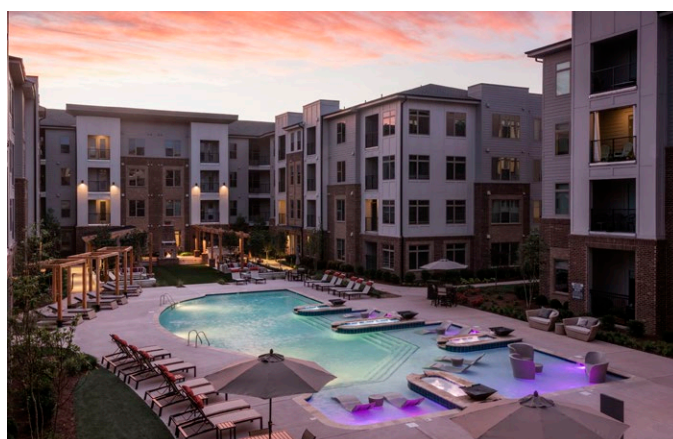
The central courtyard will host the majority of the site amenities for both residential and commercial uses. This courtyard is located in the middle of the site, surrounded on all sides by proposed buildings. This courtyard will include: a resort lap pool, sun decks, cabanas, fire pits, grilling stations, a beergarten, an event lawn, corn hole, shuffleboard, a fitness center, outdoor dining areas, an urban garden, and public seating. This collection of amenities will support the local businesses by providing a large variety of outdoor events and spaces geared towards both casual and formal dining as well as spaces to hold public events. While the majority of the interior of the courtyard shall be private and only service the residence, the remainder of the amenities are located on the outside of the courtyard and between the buildings. This helps to provide a better separation between the public and private uses of the site.



LOCATION MAP - AMENITIES

Not To Scale

- | | | | |
|------------------------------|-------------------------|--------------------------------------|--------------------------------|
| A Private Pool & Deck | D Event Lawn | G Plaza Area/Flexible Seating | J Private Rooftop Patio |
| B Cabanas | E Urban Garden | H Public Performance Space | |
| C Beer Garden | F Fitness Center | I Street Scape | |



Example of Pool Area



Example of Cabana



Example of Beer Garden



Example of Event Lawn



Example of Outdoor Recreation



Example of Outdoor Recreation



Example of Courtyard Character



Example of Outdoor Bar Seating



Example of Fitness Center



Example of Flexible Seating



Example of Alternate Hardscape



Example of Hammocks



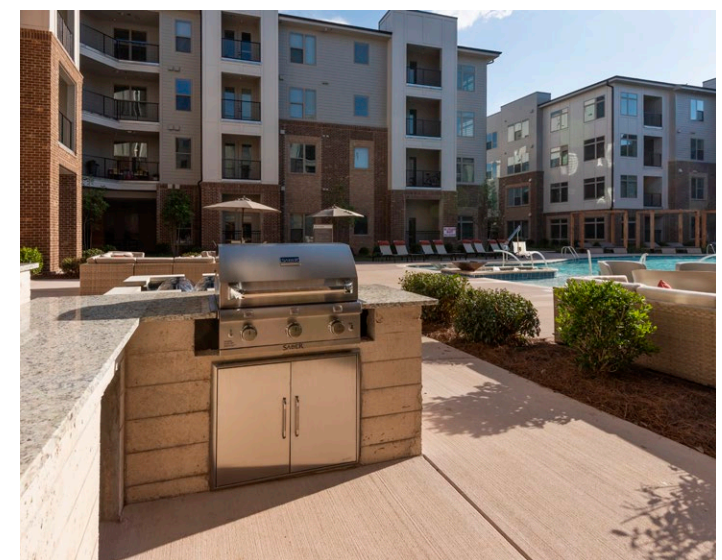
Example of Public Performance Space



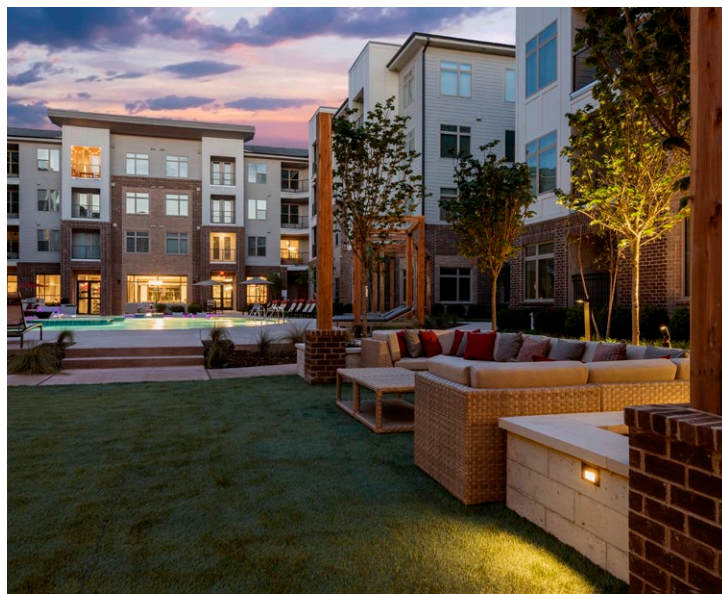
Example of Outdoor Dining Table w/ Fire Pit



Example of Entrance to Courtyard



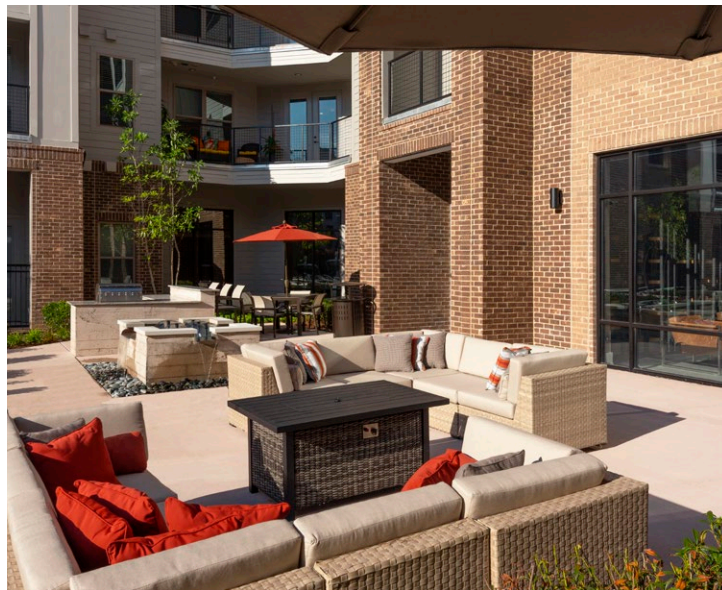
Example of Outdoor Grilling Area



Example of Central Courtyard Character



Example of Central Courtyard Character



Example of Central Courtyard Character



Example of Central Courtyard Character



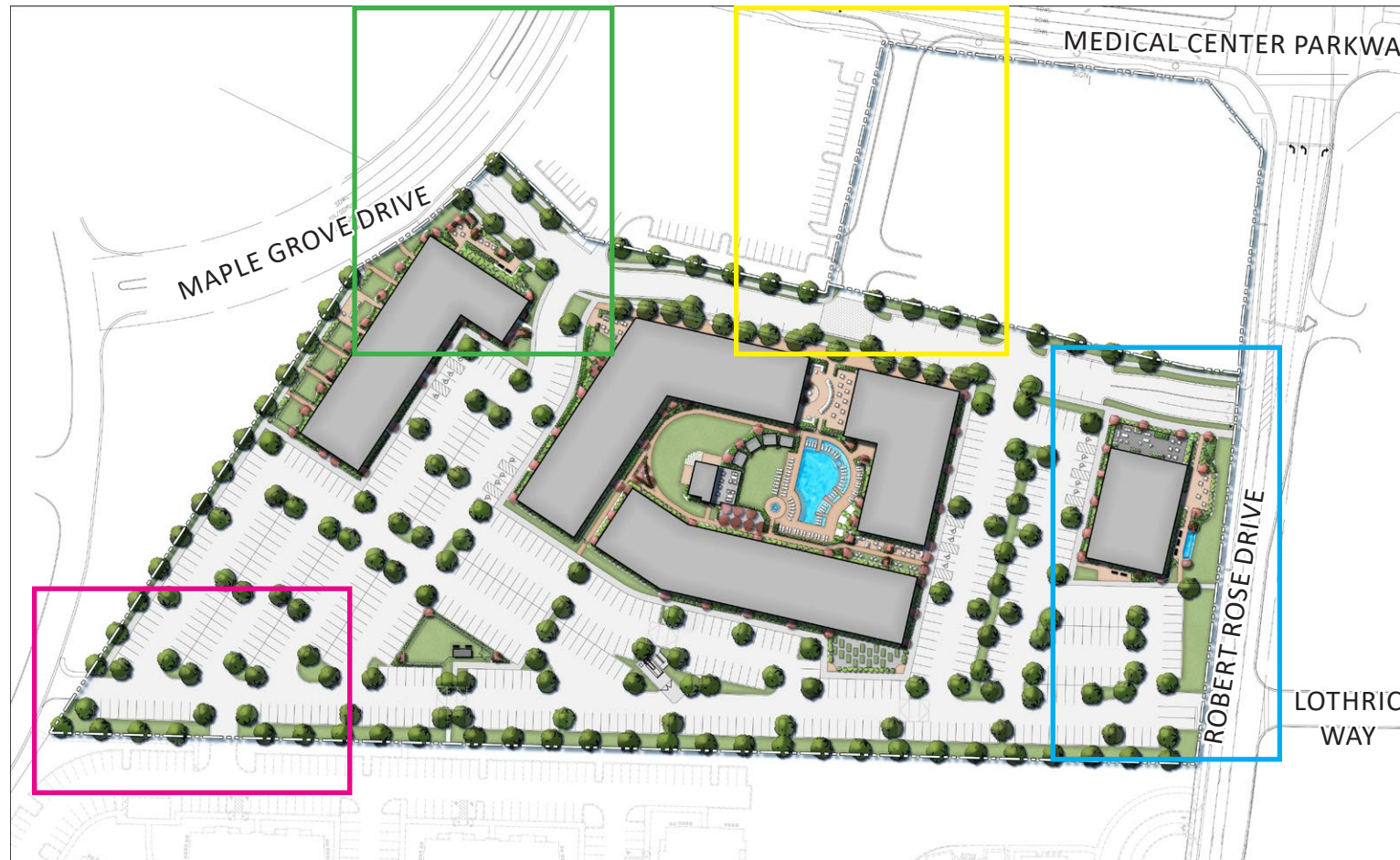
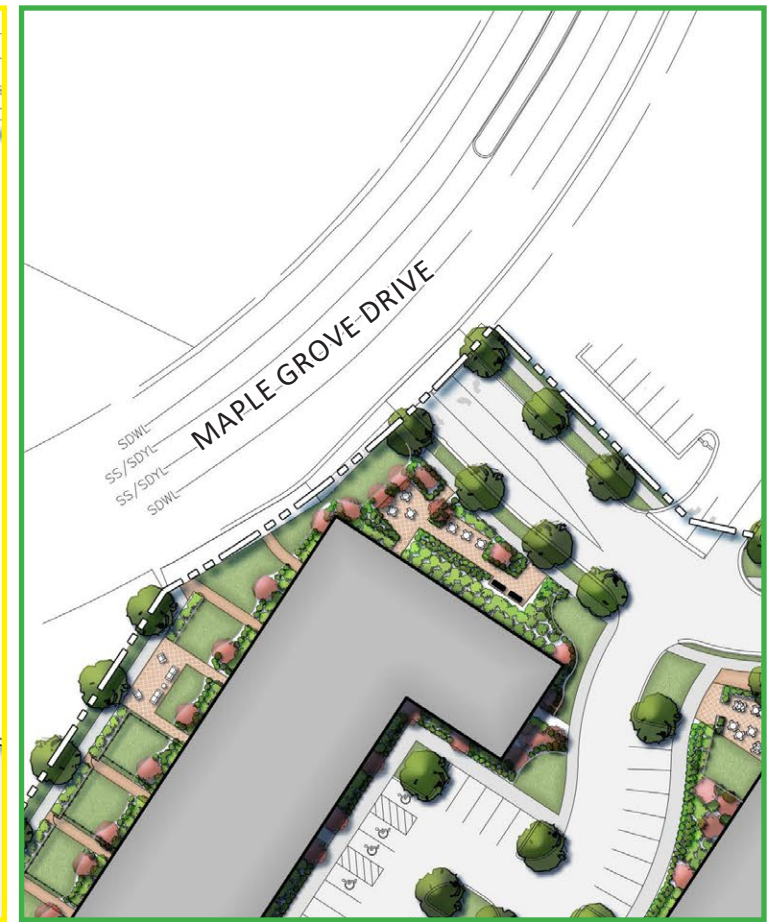
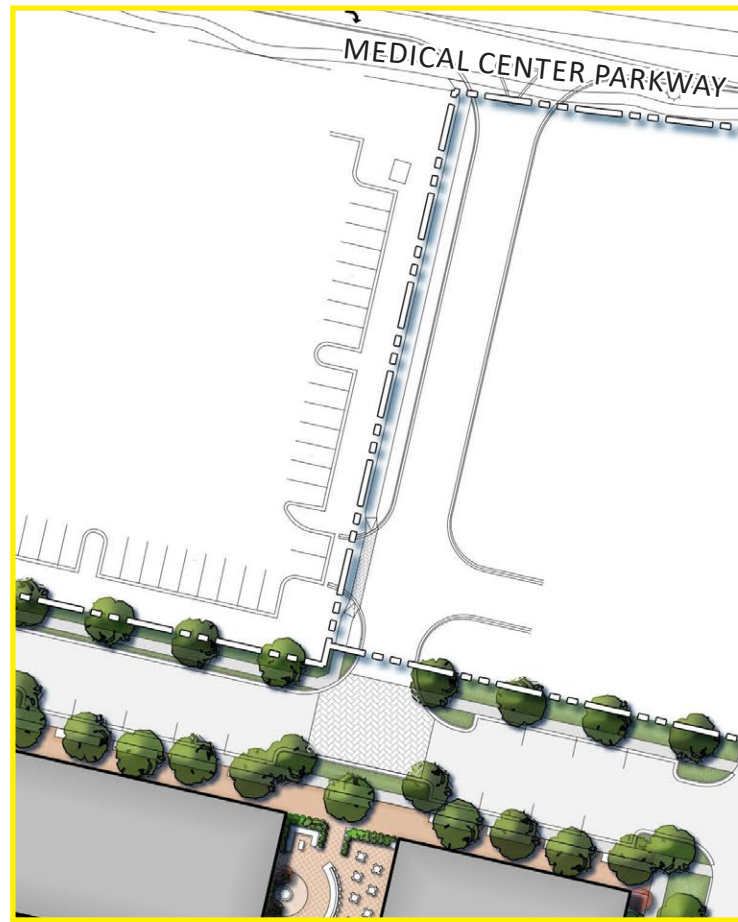
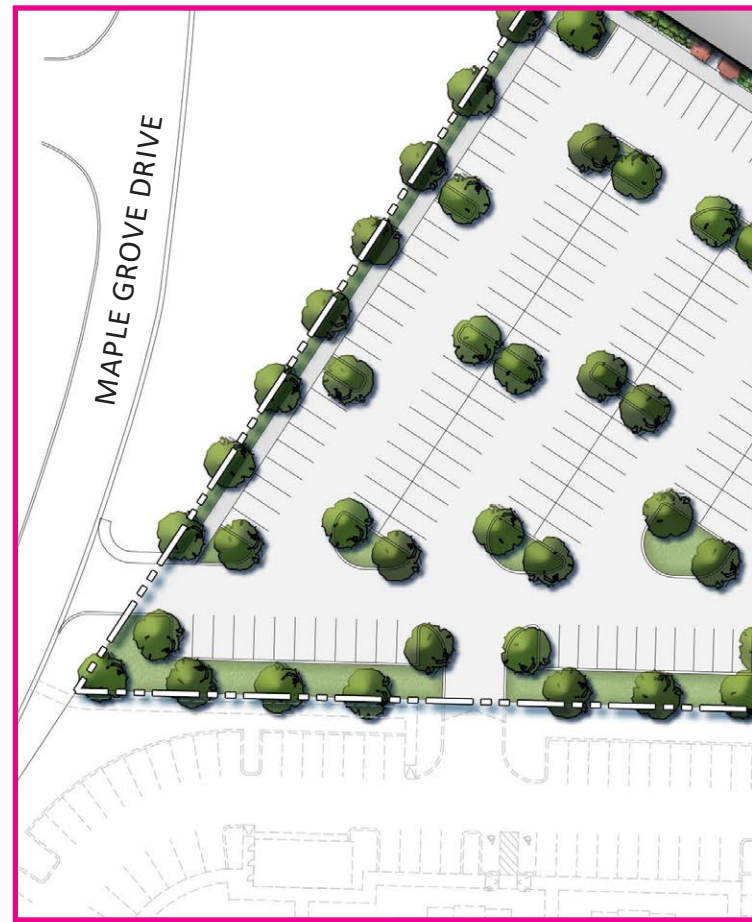
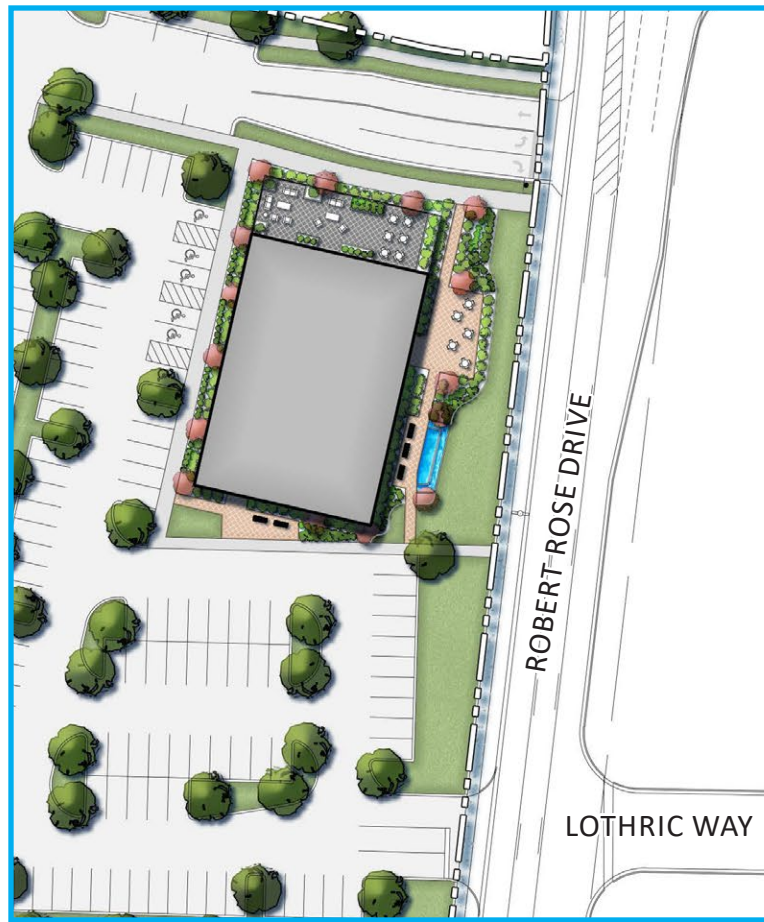
Example of Central Courtyard Character



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:

- Public rights-of-way shall be screened from parking by use of landscaping and/or berming.
- All above ground utilities and mechanical equipment shall be screened with landscaping and/or walls.
- Solid waste enclosure shall be screened with a masonry wall and enhanced with landscaping.
- The fronts and sides at the base of buildings will have at least 5 foot wide landscape strip.
- Landscaping will be in conformance with the City of Murfreesboro's landscaping ordinance.



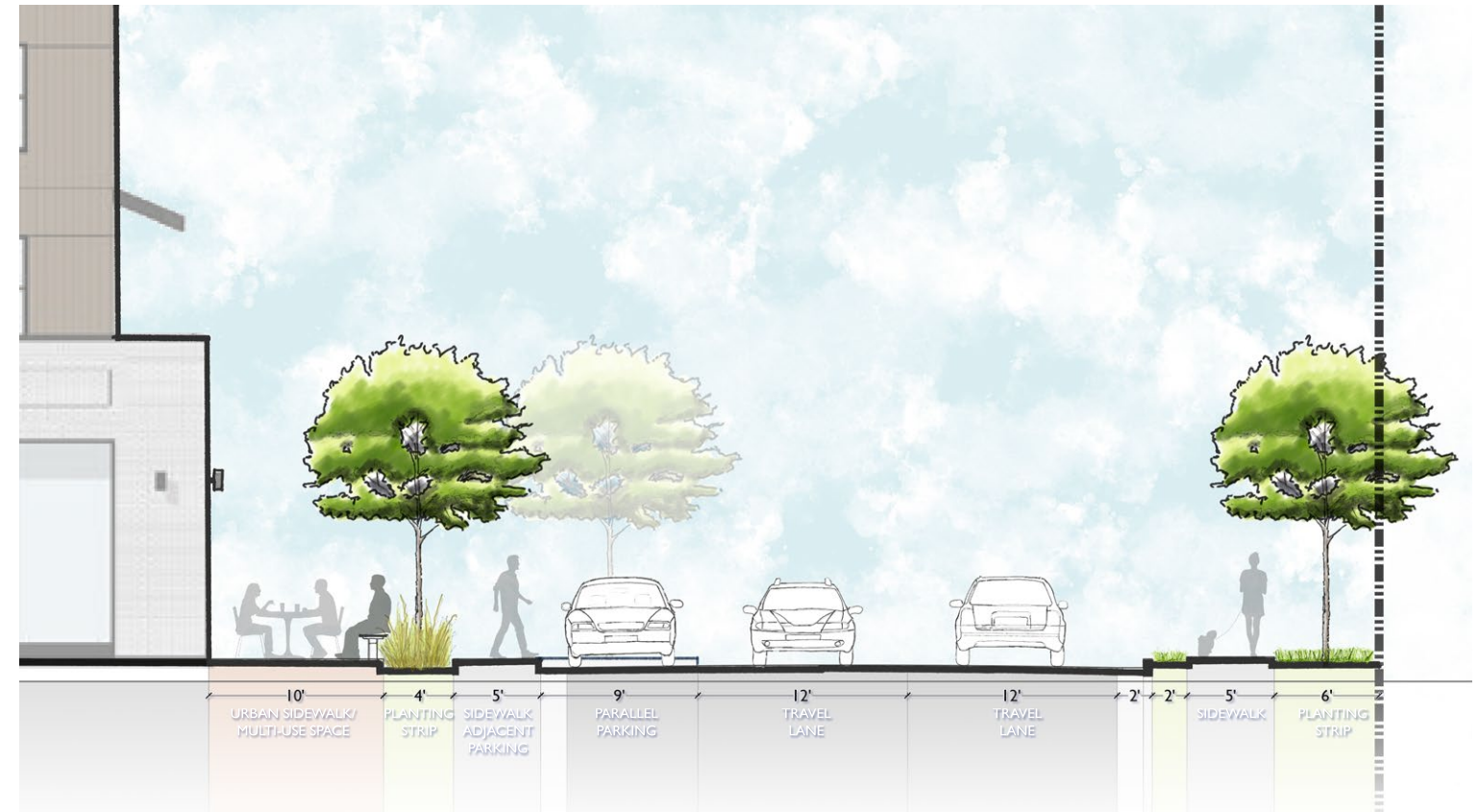
Pursuant to the City of Murfreesboro's Major Thoroughfare Plan (MTP), none of the roadways in this development are slated for improvements. Robert Rose Drive is a major thoroughfare where the majority of vehicular trips generated by this development will impact. It is currently built as a 3 lane cross-section with curb and gutter along with sidewalks on both sides of the roadway.

As stated above, the primary means of ingress/egress from this site will be onto Robert Rose Drive. The entrances are proposed to incorporate three travel lanes for proper circulation into and out of the development onto Robert Rose Drive. There will be a dedicated left and right out of the Development, as well as single lane for traffic entering the development. The master plan has included potential secondary means of ingress/egress from the development. The illustrations above show all proposed points of ingress/egress to the site.

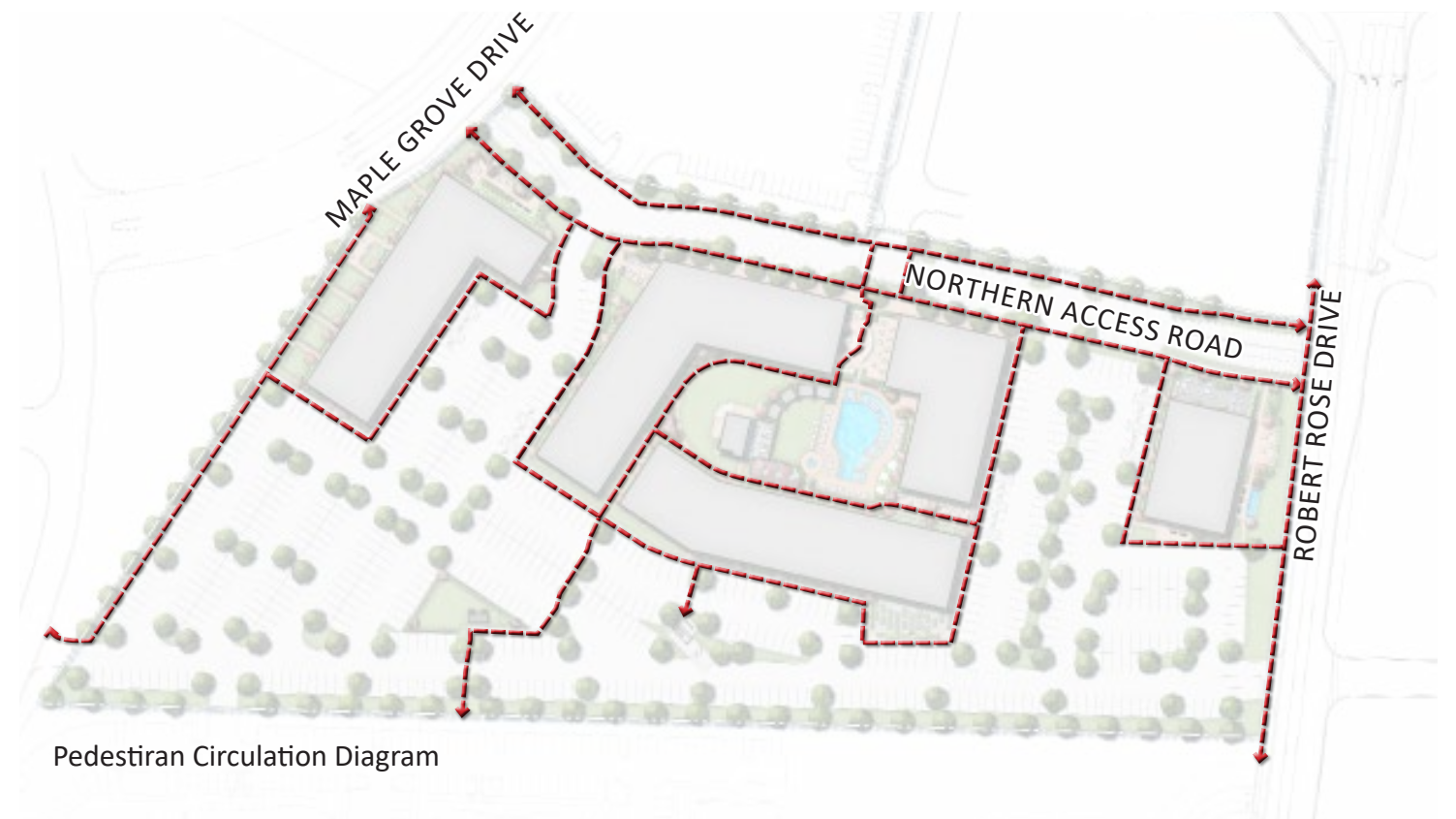


Street-Scapes

The northern access road connecting Maple Grove Drive and Robert Rose Drive shall be designed to incorporate a number of Urban Street-Scape Elements. Such elements shall include a large sidewalk along store fronts to accommodate intermittent outdoor seating, street trees, pedestrian scale lighting, and planting strips. Parallel parking shall be provided along the south side of the access road to create an additional buffer between pedestrians and vehicular circulation. Pedestrian access across the site can be seen in the diagram to the right. The northern access road shall provide pedestrian access to a majority of the site, including resident access to the central amenity center.



Example of Northern Access Road Street Scape



Pedestrian Circulation Diagram

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

Response: The exhibits provided on Pages 3-6 provide the required materials.

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 5 that shows the existing contours and drainage patterns along with an aerial photograph of the area. No portion of the property is subject to floodplains or floodways, and the site ultimately drains to the Stones River.

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: The exhibits provided on Pages 3-6 provide the required materials.

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 exhibits shown on pages 7-9 provide the required materials

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: The exhibits shown on pages 7-9 provide the required materials

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	490,050 s.f.
TOTAL MAXIMUM FLOOR AREA	374,676 s.f.
TOTAL LOT AREA	490,050 s.f.
TOTAL BUILDING COVERAGE	90,869 s.f.
TOTAL DRIVE/ PARKING AREA	236,832 s.f.
TOTAL RIGHT-OF-WAY	0 s.f.
TOTAL LIVABLE SPACE	253,218 s.f.
TOTAL OPEN SPACE	98,010 s.f.
FLOOR AREA RATIO (F.A.R.)	0.76
LIVABILITY SPACE RATIO (L.S.R.)	0.33
OPEN SPACE RATIO (O.S.R.)	0.81

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 MU. The surrounding area has a mixture of residential and commercial 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 five phases. Phasing information is described on Page 8.

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 9 & 18-21.

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: In addition to the chart below, the applicant is requesting exceptions on Page 9.

SETBACKS	MU	PUD	DIFFERENCE
Front Setback	15.0'	40.0'	+25.0'
Side Setback	10'	40.0'*	+30.0'
Rear Setback	20'	40.0'	+20.0'
Minimum Lot Size	N/A	N/A	N/A
Minimum Lot Width	100'	N/A	N/A

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

Response: This property is in the Gateway Design Overlay District. No portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 47149C0255H eff. 01/04/2007 and FEMA flood panel 47149C0260H eff. 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 3 & 23 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. and the developer/ applicant is TDK Construction. Contact info for both is provided on cover.

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

Response: Pages 10-15 show the architectural character of the proposed buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built.

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

Response: Examples of entrance signage are located on Page 9. All signage shall be on buildings.

Land Use Parameters and Building Setbacks					
Zoning (Existing vs Proposed)	MU (Existing)	Proposed PUD	Difference	Proposed CH	Difference
Residential Density					
Maximum Dwelling Units Multi-Family	70	274	+204	None	
Minimum Lot Area	5 AC	NA		None	
Minimum Lot Width	100'	NA		None	
Minimum Setback Requirements					
Minimum Front Setback	15'	40'	+25'	42'	+17'
Minimum Side Setback	10'	40'	+30'	10'	+0'
Minimum Rear Setback	20'	40'	+20'	20'	+0'
Minimum Robert Rose Drive Setback	50'	40'	-10'	42'	-8'
Minimum Maple Grove Drive Setback	15'	15'	+0'	NA	NA
Minimum Medical Center Parkway Setback	50	NA	NA	42'	-8'
Land Use Intensity Ratios					
MAX FAR	None	None	NA	None	NA
Minimum Livable Space Ratio	None	None	NA	None	NA
Minimum Open Space Requirement	None	20%	+20%	20%	+20%
Minimum Formal Open Space Requirement	None	5%	+5%	3%	+3%
Max Height	150	80	-70'	75	-75'
Parking Ratios (See Page 8 for Parking Calculations)	<p style="text-align: center;"><u>Multi-Family Units:</u> 1.5 space per single bedroom unit 1.1 space per bedroom in multi-bedroom units</p> <p style="text-align: center;"><u>All Other Uses:</u> Per Chart 4 of the 2022 Zoning Ordinance</p>	Parking shall abide by the Shared Parking proposed on Page 8.		Parking shall abide by Chart 4 of the 2022 Zoning Ordinance	

PUD Exceptions Request Summary:

- Requesting an exception to endnote 22 of Chart 1 Endnotes. Uses Permitted by Zoning District to allow multi-family as a permitted use (Not currently permitted in underlying MU zoning) [In developments consisting of ten (10) or more acres in the MU zoning district, the use “dwellings, multiple-family” shall constitute no more than twenty-five (25) percent of developable land area.] To allow multi-family residential land-use as a part of this PUD.
- Requesting an exception to the allowable number of multi-family units beyond the 25% limitation in endnote 22 of Chart 1 Endnotes. Specifically this PUD is requesting up to 274 multi-family units where as per current zoning this development is allowed 86 multi-family units.
- Requesting an exception to the minimum required parking for the residential, office, retail, restaurant, and personal service uses, via a shared parking agreement. Shared parking assessment shall be completed to ITE standards as seen on page 8.
 - Overall this will be requesting a parking reduction of 158 spaces from the required 742 parking spaces as per the Murfreesboro Zoning Ordinance via the Shared Parking Assessment on page 8. This will bring the total required parking to 574 spaces.
- Requesting an exception to Minimum Building Setbacks along Robert Rose Drive from 50-feet to 40-feet.
- Requesting exceptions to Zoning Ordinance and Design Guidelines regarding commercial architecture and permitted materials for the mixed-use buildings, to allow the use of faux wood in building elevations.
- An exception to allow outdoor sales and the sale of food and beverage in park space and public open space for temporary special events.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2022
PROJECT PLANNER: MARINA RUSH**

3.c. Zoning application [2022-409] for approximately 238 acres located Along Northwest Broad Street to be removed from the GDO-1 zoning overlay district (with approximately 20.8 acres remaining in the GDO-1 overlay), City of Murfreesboro applicant.

The subject property is located along the east side of Northwest Broad Street and southeast of I-840. The petition to annex it into the City limits and application to zone to CH district with GDO-1 overlay zone, to allow for the development of Legacy Sports Tennessee, a multi-use sports and entertainment complex for youth sports and other events, was approved by the City Council on April 21, 2022. The zoning and annexation will become effective on May 6, 2022. Public hearings on these initial applications were conducted by the Planning Commission, February 2, 2022, and City Council, April 7, 2022.

The current zoning proposal is to remove the GDO-1 overlay district from the majority of the property, limiting the GDO-1 to only the portion of the property along the Northwest Broad Street frontage. The area remaining with the GDO-1 overlay is approximately 20.8 acres and the area that would be taken out of the overlay district is approximately 238 acres. The Legacy Sports facility will include indoor and outdoor athletic fields, concessions, restrooms, and large athletic buildings to house indoor sporting events, as well as separate buildings along the Northwest Broad Street frontage for related retail, commercial, medical, and hospitality uses.

The purpose of the rezoning is to remove the GDO-1 overlay district from the portion of the subject property that would be developed with the athletic fields and buildings (primary and support), and to retain the GDO-1 overlay district for the portion of the property along the Northwest Broad Street frontage that would develop with commercial, and hospitality uses mentioned above. This amendment is to allow a greater degree of flexibility with the development and design of the sports facilities than the GDO-1 zoning would allow.

The property tax map numbers are:

- Tax Map 70, Parcel 7.02 (91.4 acres)
- Tax Map 70, Parcel 7.03 (167.41 acres)

Article III, Gateway Design Overlay – 1 Analysis

Given the nature of the Legacy Sports and Entertainment facility, specifically regarding the athletic fields and large buildings, several of the GDO regulations would not be practical and specific examples are provided below. The Murfreesboro Design Guidelines would still apply to the development, and these allow for a wider range of permitted building materials, site design and allows the Planning Commission authority to deviate on certain guidelines for better design. Based on review of the Zoning Ordinance GDO regulations and consultation with the Legacy design team, the following items that are required by the GDO regulations would not be practical to apply to the Legacy Sports development:

Building Design (Section E.4 and H.2)

- a. The Design Guidelines allows a wider range of permitted exterior building materials and allows for exceptions where appropriate. This will allow more flexibility in architectural design for the unique larger buildings that are proposed with the Legacy Sports development, as well as the smaller more utilitarian buildings that will be present near the recreation fields, such as concession stands, restrooms, etc.
- b. Ramps leading into the parking garage shall be screened or buffered from views. This will be difficult to do because there will be public roads within the development that will encircle the property.

Landscaping, Open Space and Tree Preservation (Section F, and subsections):

In addition to parking lot screening and buffer yard planting requirements, the GDO has additional landscaping requirements, including:

- c. Perimeter planting, in addition to what is required outside the GDO overlay district, is a minimum ACI (acquired caliper inch) of sixty caliper inches of proposed trees per acre of development site, 20% shall be minimum 4 caliper inches, 20% shall be a minimum of 3 caliper inches, and no trees less than 2 caliper inches may count as a required tree. Based on the large expanse of athletic fields, this ACI would be difficult to meet and additionally trees planted in close proximity to fields would increase maintenance due to shedding of leaves.
- d. Shrub planting, in addition to what is required outside the GDO over district, requires a minimum of thirty 18-inch shrubs per acre and parking lot screening cannot count towards this requirement. The bulk of the site will be developed with athletic fields and could not achieve this standard without potentially impacting the developable area for fields.

- e. Five (5)-foot minimum width landscape strip planted with shrubs and trees along sidewalks, base of buildings. The standard outside the GDO is a minimum of 3-feet. For remote bathrooms and concession stands, five feet planters would be excessive for these smaller, utilitarian buildings.

Temporary Uses (C.1, C.2 and C4):

- f. Prohibits the use of temporary tents for retail sales and outdoor vending of food and beverages. These uses are common at outdoor sporting events and due to the size of the facility, there would be a need to provide food and drinks for large events as needed.
- g. Prohibits the use of outdoor vending of merchandise, food and beverages. Similarly, it is common for merchandise and food sales at sporting events.
- h. Prohibits the use of woven fence material and chain link fence materials. Several outdoor fields, such as baseball, softball and pickleball courts require the use of such fencing material.

The Planning Commission requested information regarding the conceptual Legacy Sports site plan and overall layout for the subject property. Staff has attached a conceptual site plan and future lots to this report for reference.

Adjacent Zoning and Land Uses

The subject property is contiguous to the City limits along the northeastern property line and along Northwest Broad Street. The adjacent properties located to the north, northwest, west, and south are in the unincorporated portion of Rutherford County and are zoned RM (Residential Medium Density) and across Northwest Broad Street to the west are HI (Heavy Industrial), CG (Commercial General), and RM. The properties to the northeast and further east are zoned RS-15 (Single-Family Residential District 15). The RS-15 properties are located within the Riverbend Subdivision and Oakleigh Subdivision. The Murfreesboro wastewater treatment plant is located northeast of the subject property and is also zoned RS-15.

Future Land Use Map

The proposed Murfreesboro 2035 Comprehensive Plan - Future Land Use Map (FLUM) (excerpt of map below) indicates that Employment Generating (EG) is the most appropriate land use character for the subject property. This is a new land use category within the proposed update, and its characteristics include:

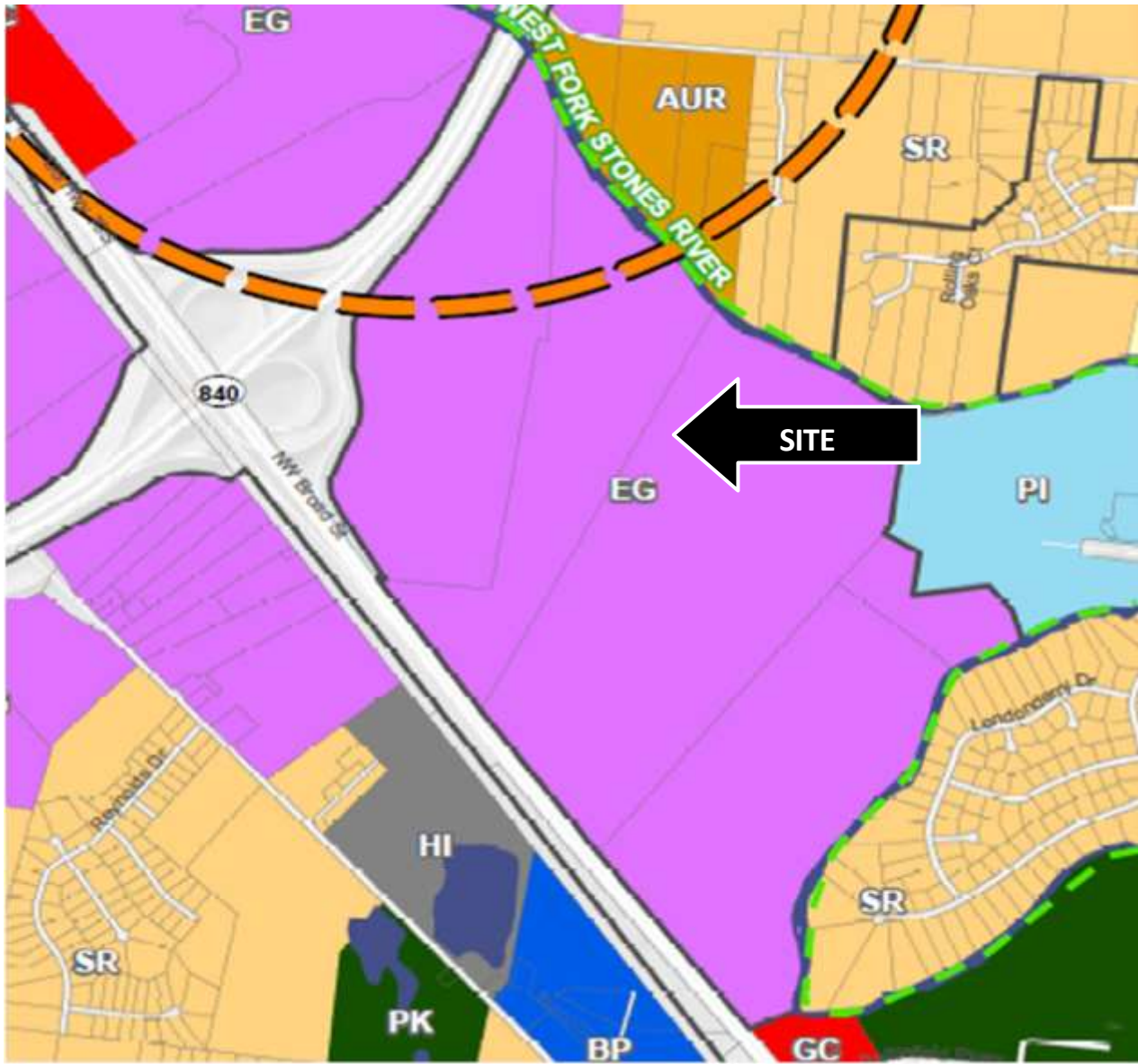
- Create and foster employment generating uses such as, office-oriented jobs including headquarters, regional operations centers, research, and development, medical, sports tourism, digital arts, tech-based innovation, and other types that

would be reasonably considered professional, technical and innovative.

- Master planning sites to provide a plan that will encourage flexibility and creativity in the design and development.
- Job creation must be in place prior to the development of residential.

The current FLUM (approved 2017) designates the subject property as “Urban Commercial / Mixed Use” (UC) and allowed uses include the following: “intensive urban character with a multiplicity of uses, including multi-family residential, entertainment, restaurants, department stores and other retail, general and professional offices, and hotels.” It is staff’s opinion that the proposed zoning request is consistent with both, the proposed EG and the current UC land use characters.

Proposed Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)



Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)



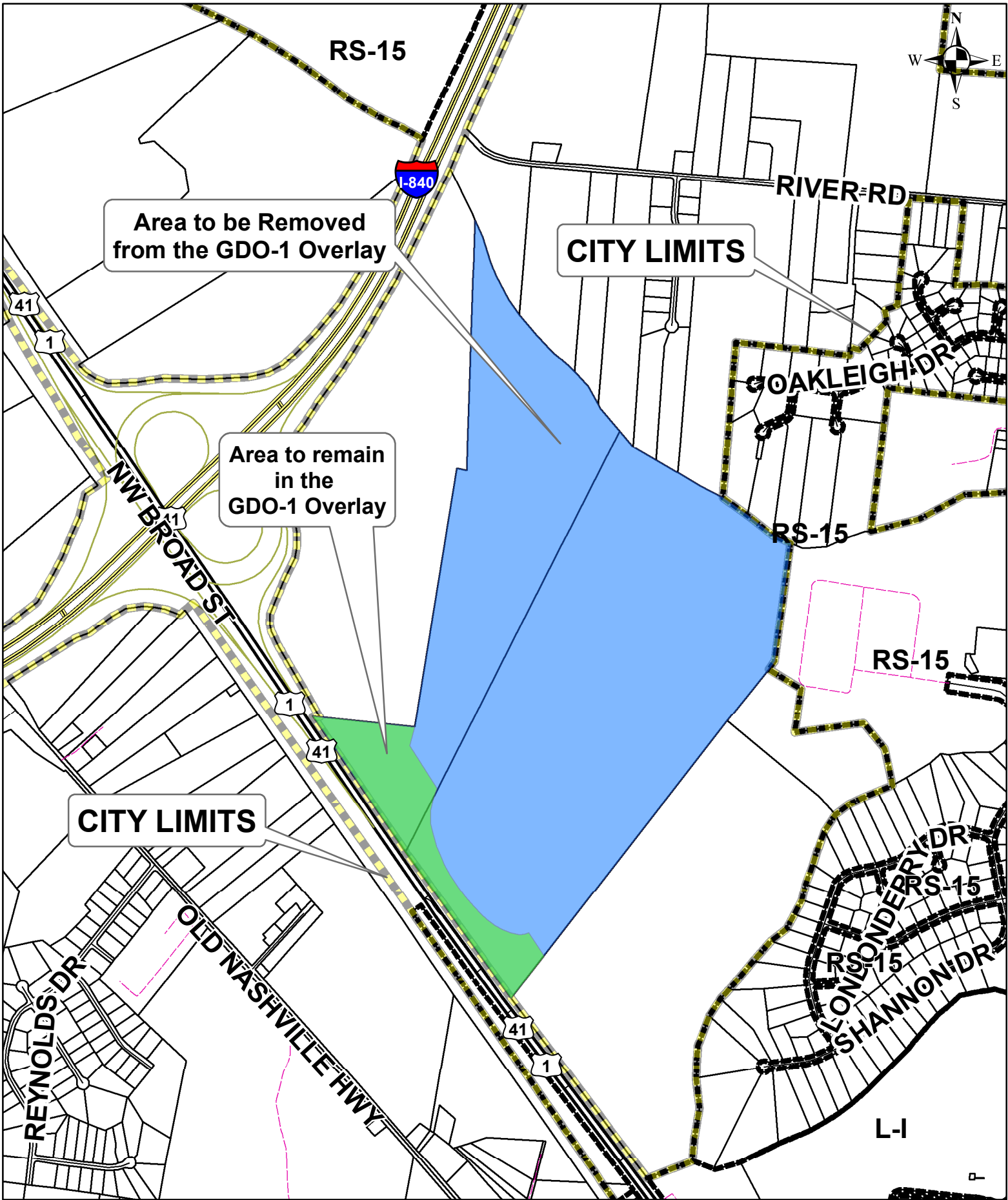
Recommendation:

Staff recommends:

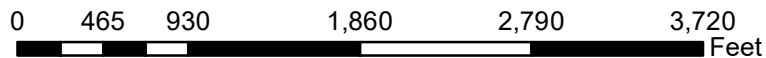
1. The 238 acres to be removed from the GDO-1 zoning overlay district because the GDO design standards would not be appropriate for athletic facilities including outdoor play fields and large buildings for indoor courts and activities.
2. The GDO-1 zoning would remain on the 20.8 acres of the property located along the frontage of Northwest Broad Street to ensure high quality design and site planning for the property and to help regulate the uses that can be established.

Action needed

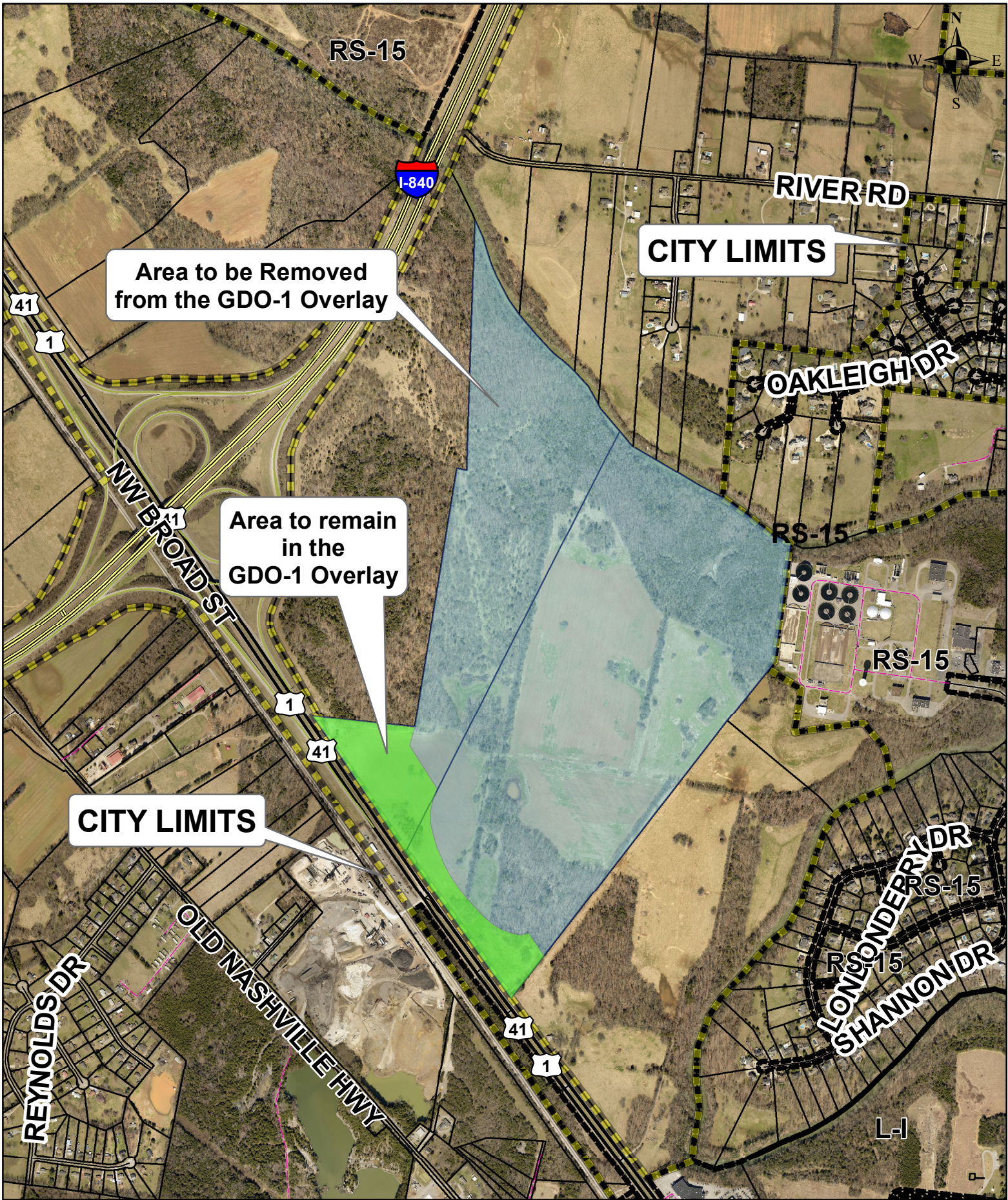
The Planning Commission will need to conduct a public hearing and then discuss this matter, after which it will need to formulate a recommendation to the City Council.



**Zoning Request for Property located along Northwest Broad Street
Approximately 238 acres to be removed from the GDO-1 Overlay**



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



Area to be Removed from the GDO-1 Overlay

Area to remain in the GDO-1 Overlay

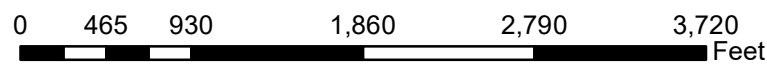
CITY LIMITS

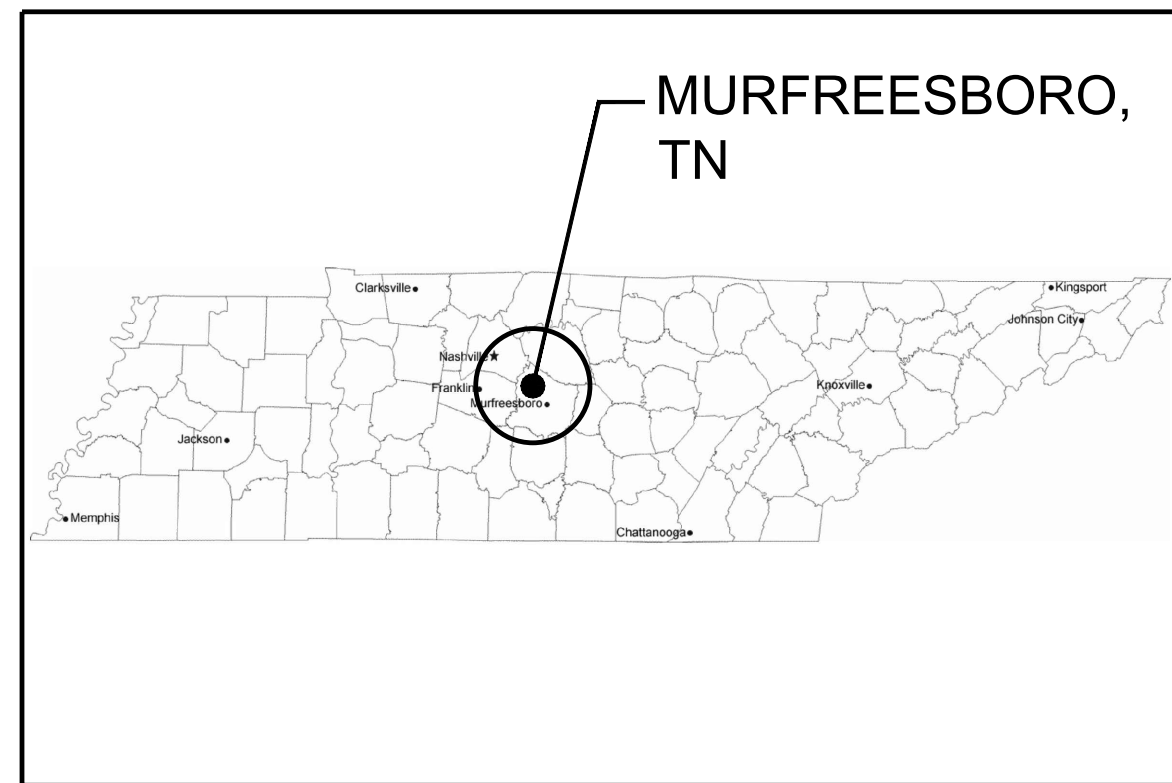
CITY LIMITS



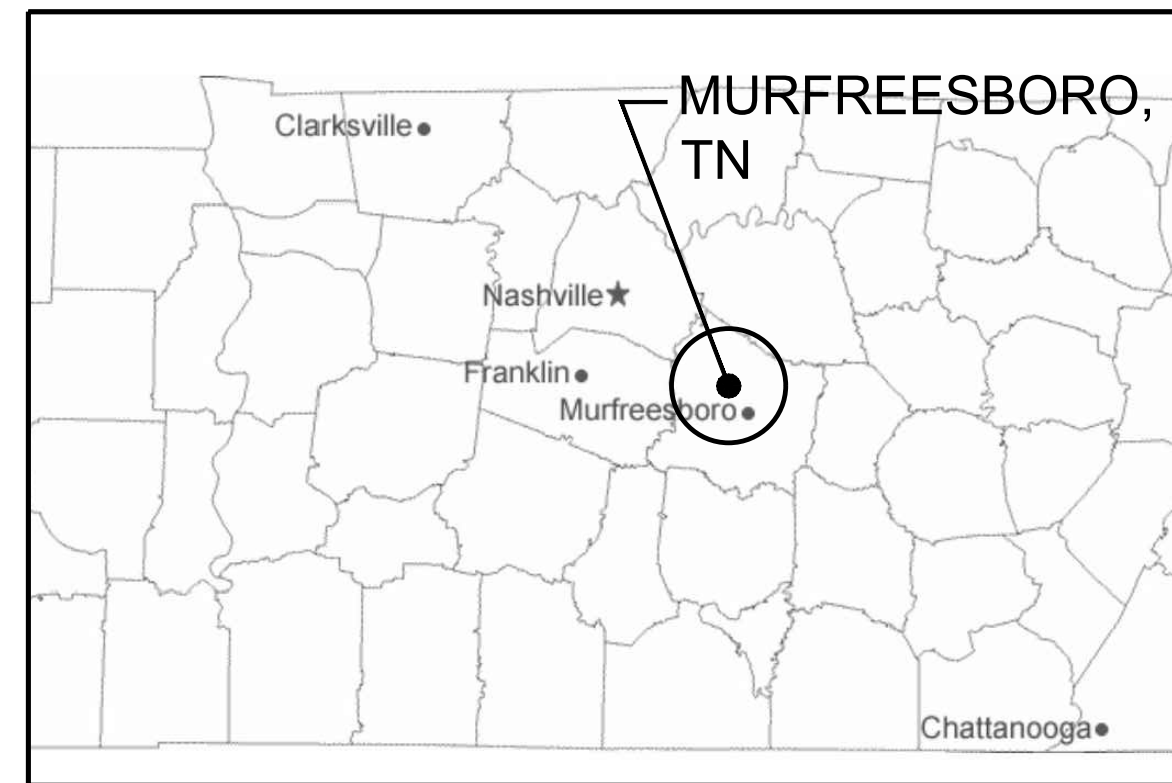
Zoning Request for Property located along Northwest Broad Street
 Approximately 238 acres to be removed from the GDO-1 Overlay

Planning Department
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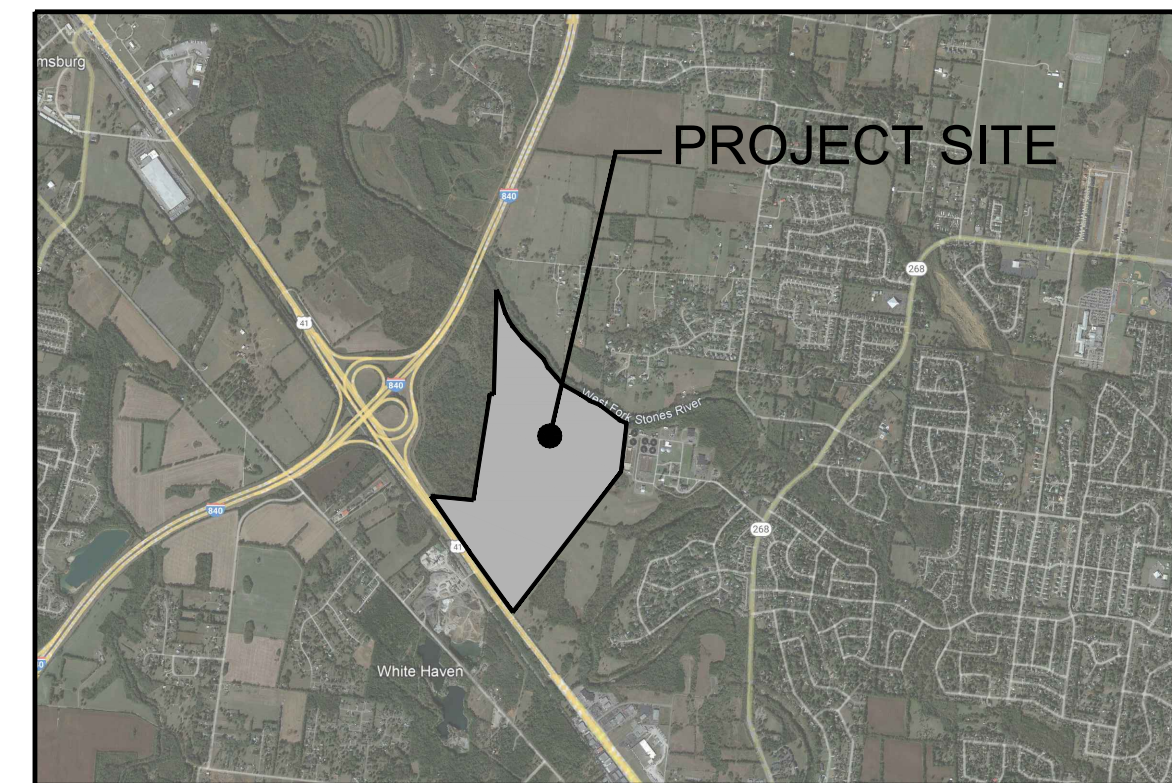




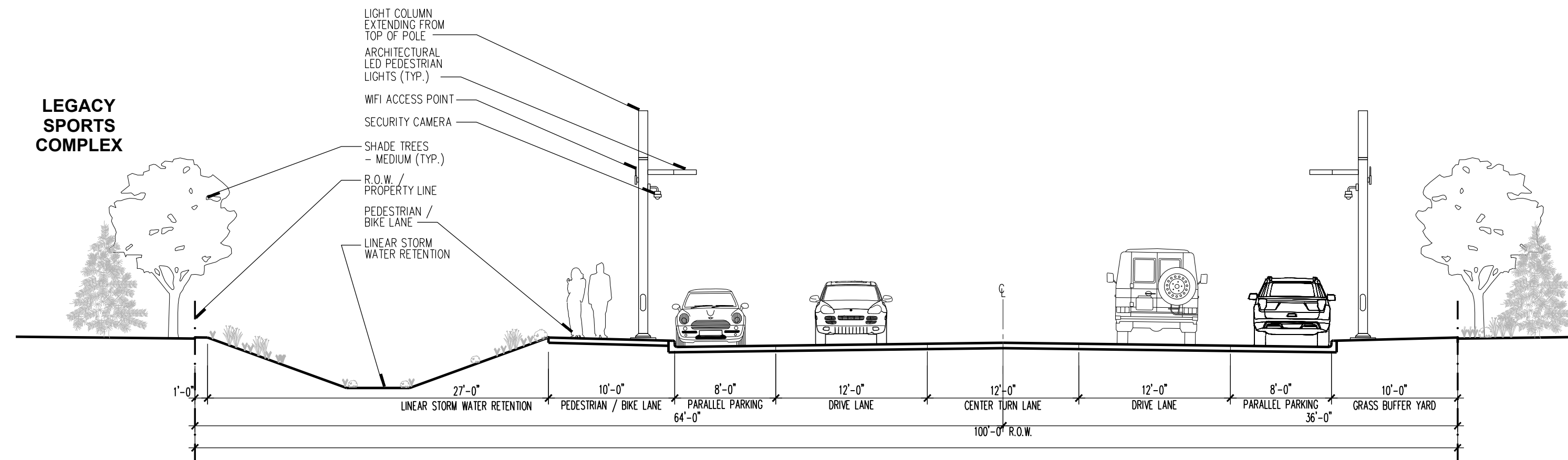
STATE CONTEXT



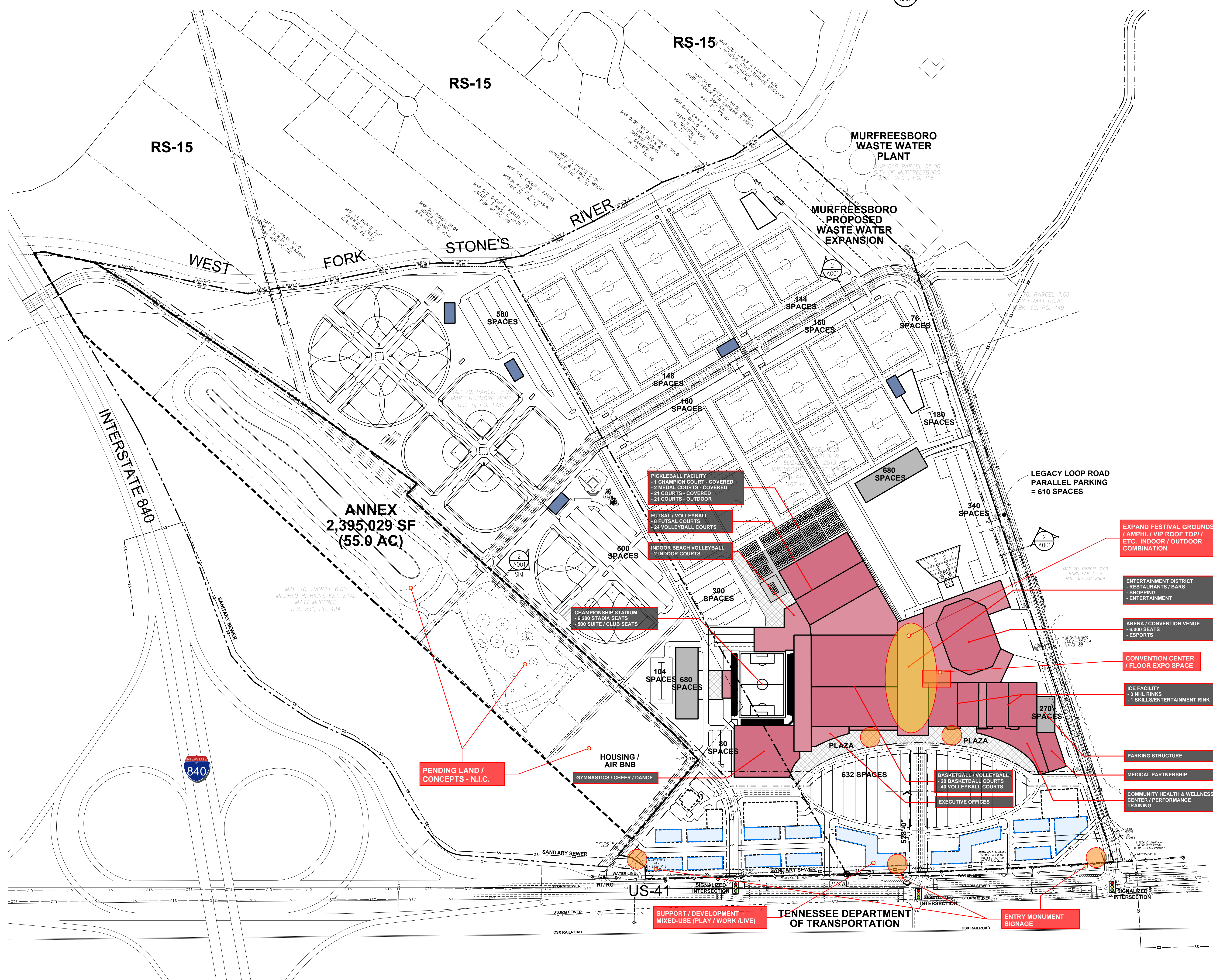
REGIONAL CONTEXT



SITE CONTEXT



SECTION AT LEGACY LOOP ROADWAY



PROPERTY INFORMATION

NAME
MARY HORD HAYMORE (LOT TR 6-C)
THOMAS E. HORD III (LOT 6-C)

LEGAL DESCRIPTION
LOT TR 6-C & LOT 6-B, UNINCORPORATED
HORD PARTITION

EXISTING ZONING:
RESIDENTIAL MEDIUM DENSITY (RUTHERFORD COUNTY)

PROPOSED ZONING:
COMMERCIAL HIGHWAY (CH) WITH GATEWAY DESIGN OVERLAY (GDO-1)

DEVELOPMENT
LEGACY SPORTS AND ENTERTAINMENT PARK

OWNER / DEVELOPER
-

SITE DATA
11,273,764 SQ FT (258.81AC) (COMBINED LOT TR 6-C & LOT 6B)

SITE DATA

Name	Surface Area	Percent Coverage
Site - Combined	11,273,764 SF (258.81 AC)	100%
Building Footprint(s) (Total)	- SF	-%
Paved Surface	- SF	-%
Green Space	- SF	-%
Impervious Surface	- SF	-%
Max Impervious Surface Area Allowed	- SF	-%

LOT, HEIGHT, AREA & YARD REQUIREMENTS

MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED - STORY / - (-) FEET.
MINIMUM YARD SETBACKS SHALL BE AS FOLLOWS:
FRONT - (% OF LOT WIDTH, MINIMUM -)
SIDE - (% OF LOT WIDTH, MINIMUM -)
REAR - (% OF LOT DEPTH, MINIMUM -)

LINE TYPE LEGEND

---	PROPERTY BOUNDARY
- - -	EASEMENT LINE
---	SETBACK LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	SANITARY SEWER FM
---	STORM SEWER LINE
---	ELECTRICAL
---	GAS
---	UNDERGROUND FIBER
---	UNDERGROUND TELE
---	CABLE TV
---	OVERHEAD POWER

PROGRAM LEGEND

- CORE PROGRAM
- ANCILLARY PROGRAM
- SHADE STRUCTURE
- PARKING STRUCTURE
- VENUE SUPPORT PROGRAM

ICON ARCHITECTURAL GROUP

4000 GARDEN VIEW DRIVE
SUITE 101
GRAND FORKS, ND 58201
P: 701.772.4266 | F: 701.772.4275
WWW.ICONARCHITECTS.COM

STRUCTURAL

MECHANICAL

ELECTRICAL

CIVIL

LLOYD

AUDIO / VISUAL

LEGACY SPORTS USA

Legacy Sports Family Entertainment Park

Murfreesboro, TN 37129

Drawing History

No.	Description	Date
1		02/10/22

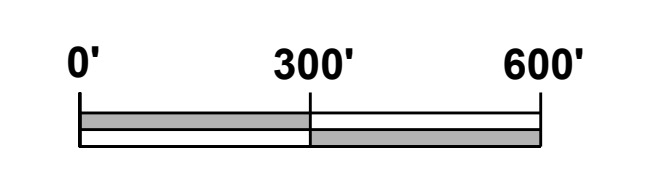
DRAWN BY: MK/KD JN: 21-066

Site Plan - Overall

SHEET

A003

1 SITE PLAN - OVERALL



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2022
PROJECT PLANNER: MARINA RUSH**

3.d. Annexation petition and plan of services [2022-502] for approximately 7.3 acres located along Veterans Parkway, David Scott Rowlett applicant.

The property owner, Mr. David Scott Rowlett, has submitted a petition requesting his property to be annexed into the City of Murfreesboro. The subject property is 7.3-acres and located along the west side of Veterans Parkway, approximately one-quarter mile north of Franklin Road. It is developed with a single-family residence and several accessory structures. The property tax map number is:

- Tax Map 93, Parcel 010.12

The annexation study area does not include right-of-way because the adjacent road, Veterans Parkway, is within the current City limits. The study area is located within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the City limits along the east and south property lines.

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. The Plan of Services is attached to this staff report for the Planning Commission's review. City services can be provided to the study area upon annexation. For these reasons, Staff recommends approval of the annexation.

Simultaneous with this application is a request to zone the property to Villas at Veterans Planned Residential District (PRD) and Highway Commercial District (CH). There are deficiencies with the PRD plan book and staff and the applicant have been in discussions to work through these items. The most current plan book submitted did not address some of the key items relating to the house design. Staff will continue to discuss and work with the applicant on these items related to the zoning prior to the Planning Commission meeting.

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.



AREA

CITY LIMITS

CITY LIMITS

VETERANS-PKWY

FRANKLIN-RD

HICKORY-HILLS-DR

96

96

96

96

96

96

96

96

96

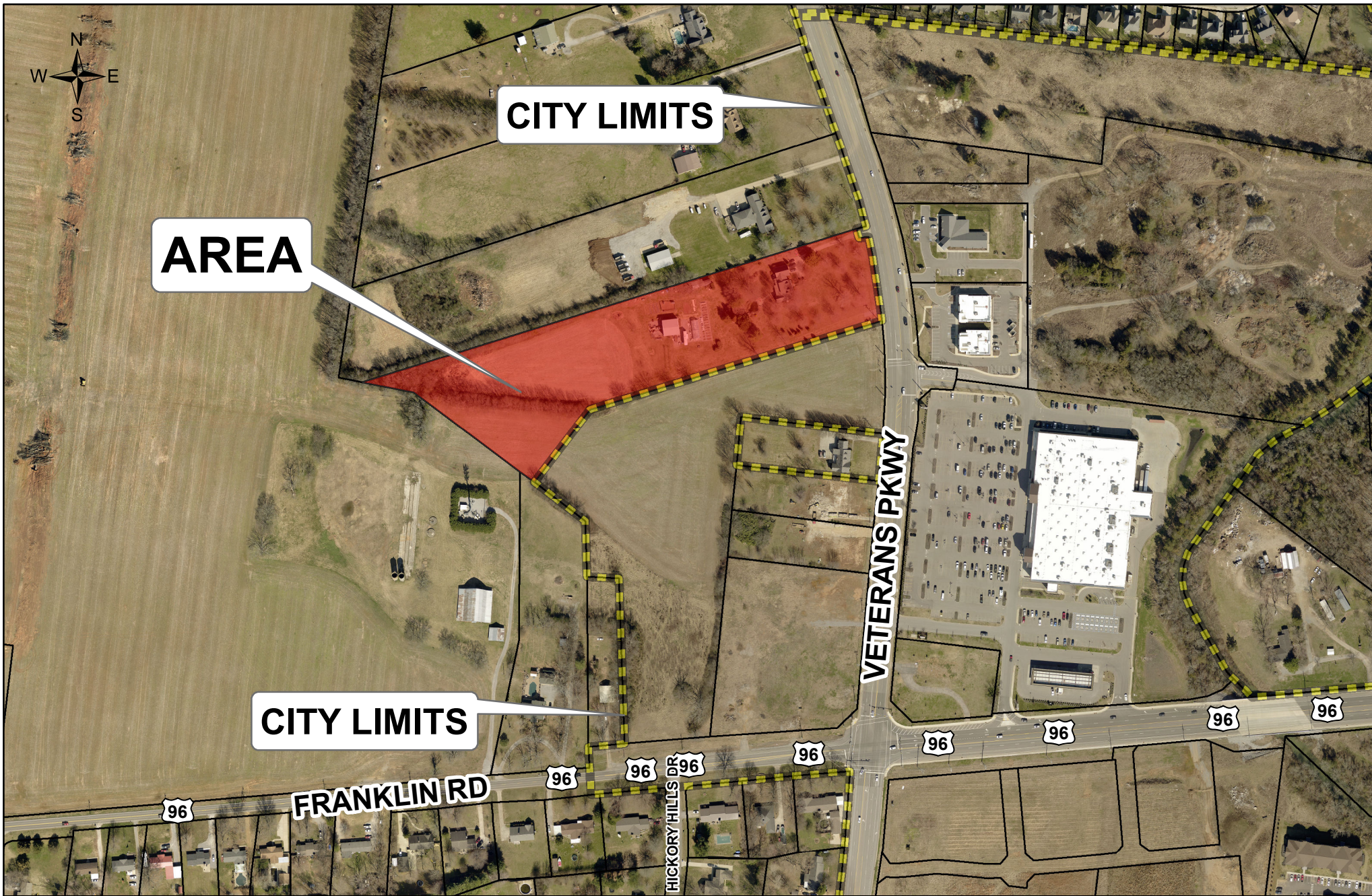


Annexation Request for Property located along Franklin Road and Veterans Parkway

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

570 285 0 570 Feet





Annexation Request for Property located along Franklin Road and Veterans Parkway

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

570 285 0 570 Feet



**ANNEXATION REPORT FOR PROPERTY LOCATED
ALONG VETERANS PARKWAY
(4527 VETERANS PARKWAY)
INCLUDING PLAN OF SERVICES
(FILE 2022-502)**

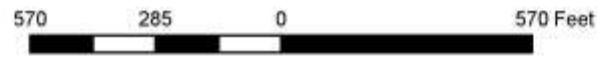


**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION – MAY 4, 2022**



Annexation Request for Property located along Franklin Road and Veterans Parkway

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



INTRODUCTION

OVERVIEW

The property owner, David Scott Rowlett, represented by Matt Taylor of SEC, has submitted a petition requesting his property be annexed into the City of Murfreesboro. The subject property is 7.3-acres and located along the west side of Veterans Parkway and approximately one-quarter mile north of Franklin Road. The property tax map number is Map 93, Parcel 10.12. The requested property is currently developed with a single-family residence and accessory structures.

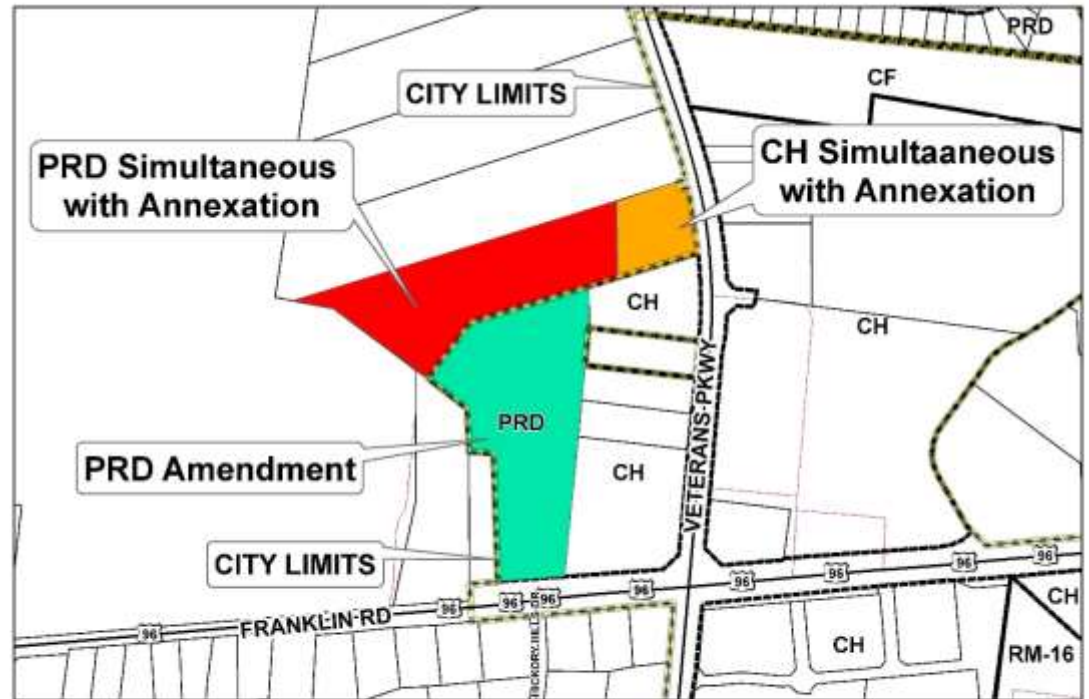
Simultaneous with this application is a request to zone the property to Planned Residential District (PRD) and Highway Commercial District (CH). The study area does not include right-of-way because Veterans Parkway is within the current city limits. The study area is located within the City of Murfreesboro's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



CITY ZONING

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

The adjacent zoning on the properties to the north and west is RM in the County, and in the City limits the property to the south is zoned Villas at Veterans PRD and CH and to the east across Veterans Parkway is CH.



Zoning Request for Property located along Franklin Road and Veterans Parkway
PRD Amendment (Villas at Veterans PRD),
and PRD and CH Simultaneous with Annexation

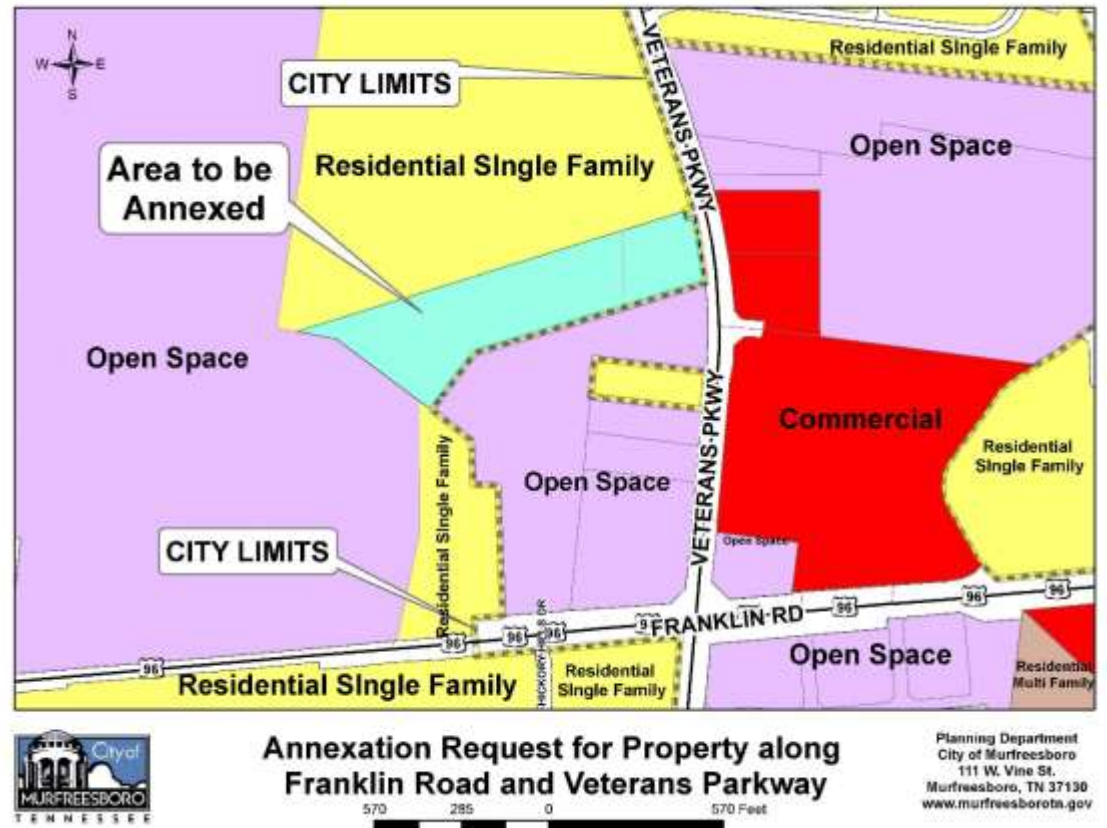
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570 285 0 570 Feet

PRESENT AND SURROUNDING LAND USE

The study area is developed with a single-family residence and accessory buildings. The properties surrounding the parcel are primarily vacant and agricultural land to the west, single family residences to the north, and vacant parcels to the south and east.

The vacant parcels to the south have approved site plans for a townhome development (Villas at Veterans), Overall Creek Shops, which includes liquor store, retail, and a restaurant, and Veterans Plaza, which includes retail, restaurant, gas station and convenience store and a commercial building. Property further east across Veterans Parkway is developed with a veterinary hospital, dentist office, optometrist, and a Kroger grocery store.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2022 will be due on December 31, 2023. 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 developed with a single-family residence and accessory structures. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

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

Owner of Record	Acres	Land Value	Improvements + Yard Item Value	Total Market Appraisal	Total Assessment	Estimated City Taxes
David Scott Rowlett	7.3	\$175,100	\$332,900	\$508,000	\$127,000	\$1,637.54

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.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2021-2022 per capita state revenue estimates for the City of Murfreesboro once the proposed development is built out. The study area is proposed to be developed with 35 single-family homes, including 28 detached houses and 7 attached (townhomes).

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$89.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.00
Gross Receipts (TVA in-lieu taxes)	\$11.80
<i>Total General Revenue Per Capita</i>	\$103.30
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$38.50
<i>Total Per Capita (General and State Street Aid Funds)</i>	\$141.80
Total State-Shared Revenues (based on full build-out at 2.58 persons per dwelling unit for proposed 35 new units)	\$12,804.54

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police services through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE, and other community crime prevention programs to the subject parcel immediately upon the effective date of annexation. The Murfreesboro Police Department will be able to provide services immediately upon the effective date of annexation. If the property is zoned commercial and PRD for 35 residences, it will have little impact upon police services. This property is in Police Zone #4.

ELECTRIC SERVICE

MTE is currently serving the existing structures on the subject property. MTE has capacity to serve future commercial and residential development. Any new electrical infrastructure installed will be required to adhere to MTE standards.

STREET LIGHTING

Street lighting maintained by MTE exists along the west side of Veterans Parkway along the property frontage.

SOLID WASTE COLLECTION

Upon annexation, the Murfreesboro Solid Waste Department will be responsible for providing a cart to the existing single-family home. The day of the week for service will be Thursday. If the property is subdivided in accordance with the Villas at Veterans PRD, the plan book commits the development to utilizing a private solid waste management service for the development, including the proposed 28 detached and 7 attached single-family residences as well as the previously approved 49 attached single family residences. Similarly, for the commercial development a private solid waste management service will be required. As such, the Murfreesboro Solid Waste Department will not service the residences and commercial development.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to any potential occupants of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro taxpayers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City Schools (MCS) system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. Currently there is one residence on the subject property. Any elementary school-age children residing there will be eligible to attend Murfreesboro City Schools.

The property is located outside the Overall Creek Elementary School zone and would become part of this school's zoned area if annexed.

The future commercial development will have no impact on Murfreesboro City Schools. If residential units were to develop per the proposed zoning for 35 single-family residential units, it could add an estimated 6 to 11 new students to the elementary school population. The Overall Creek Elementary School capacity is 1000 students. The current enrollment is 1034 students, and projected additional enrollment resulting from approved residential lots and building permits is 18-30 new students.

The MCS district is rezoning portions of the Overall Creek Elementary zone for the 2022-2023 school year which will pull

approximately 100 students out of the zoned area. It will then have a projected enrollment of 900 students plus the 18-30 new students from the additional approved growth.

BUILDING AND CODES

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

PLANNING, ENGINEERING, AND ZONING SERVICES

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

GEOGRAPHIC INFORMATION SYSTEMS

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

STREETS AND ACCESS

No additional public roadways are included in the study area. The annexation study area has access to the existing public roadway system available through Veterans Parkway. Veterans Parkway was constructed to Tennessee Department of Transportation (TDoT) standards in a partnership between TDoT, City of Murfreesboro, and Rutherford County. The City of Murfreesboro provides operation and maintenance of this roadway. Any new connections to Veterans Parkway must be approved by the City Engineer.

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

REGIONAL TRAFFIC & TRANSPORTION

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

DRAINAGE

Public Drainage System

The public drainage system and facilities available to the study area are located within the right-of-way of Veterans Parkway. The drainage facility within Veterans Parkway is the responsibility of the City. Future operation and maintenance costs, if any are proposed, are anticipated to be paid from the Stormwater Utility Fee and State Street Aid.

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

Regional Drainage Conditions

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

Stormwater Management and Utility Fees

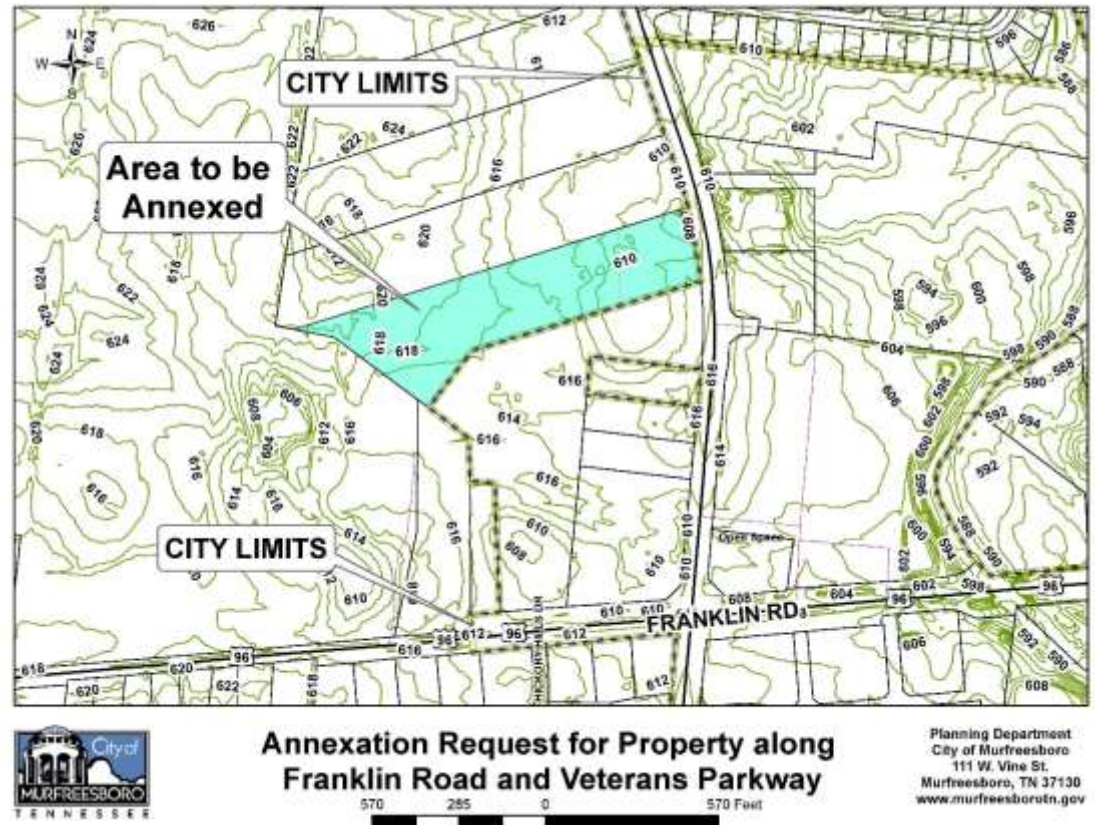
Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area has one single-family residence and will generate approximately \$39 per year in revenue for the Stormwater Utility Fee.

The subject property is proposed to be developed with 35 residential units on 5.7 acres and with commercial on approximately 1.6 acres, totaling 7.3 acres for the study area.

Based on this development scenario, it is anticipated that the site will generate approximately \$1365 annually in revenue for the Stormwater Utility Fund upon full build out.

New development must meet the overall City of Murfreesboro Stormwater Quality requirements. Any new connection to Veterans Parkway must be approved by the City Engineer.

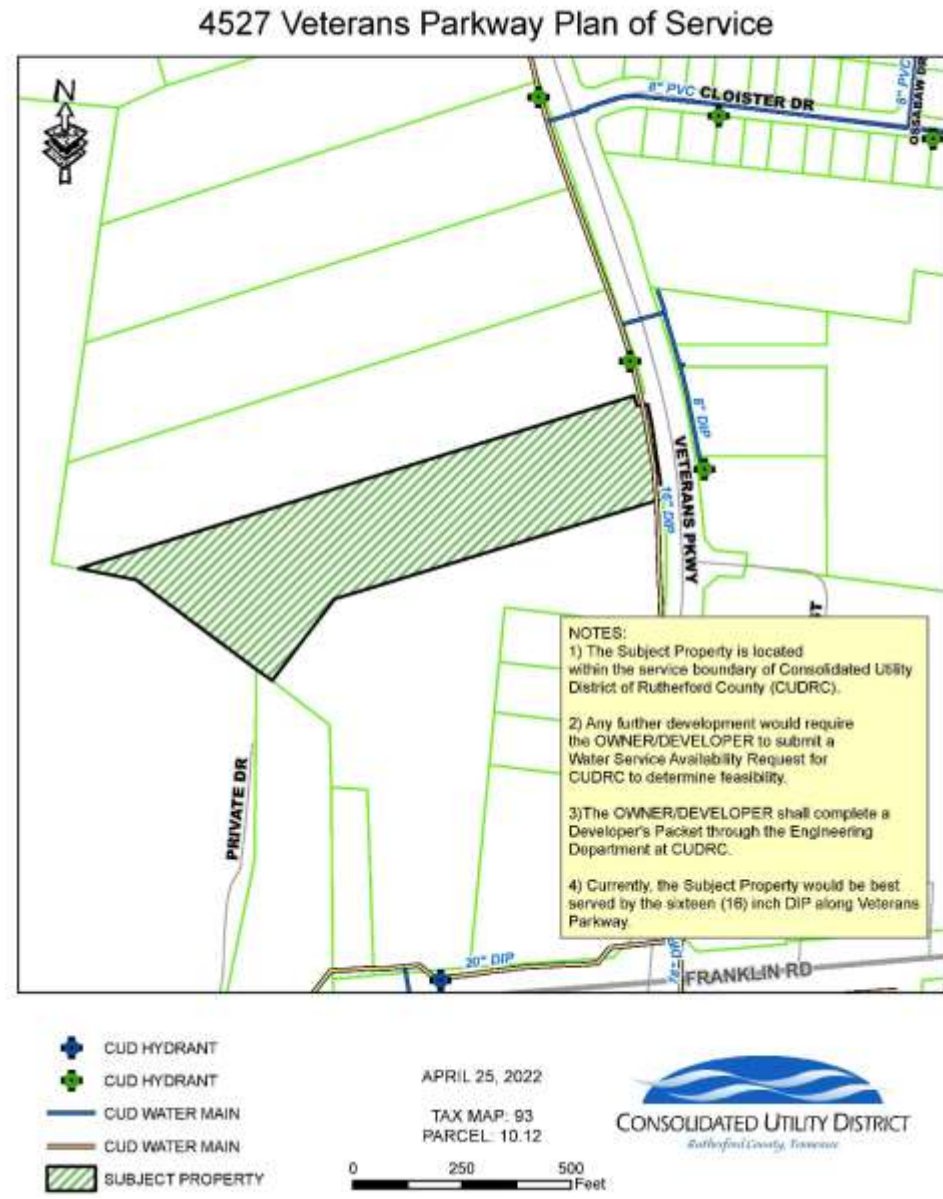
The green lines represent two-foot contour intervals.



WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area. A 16--inch ductile iron water main (DIP) is located along the west side of Veterans Parkway and serves the existing residence. This water line can serve the annexation study area and the future development of 84 single-family residences, as illustrated in the attached exhibit.

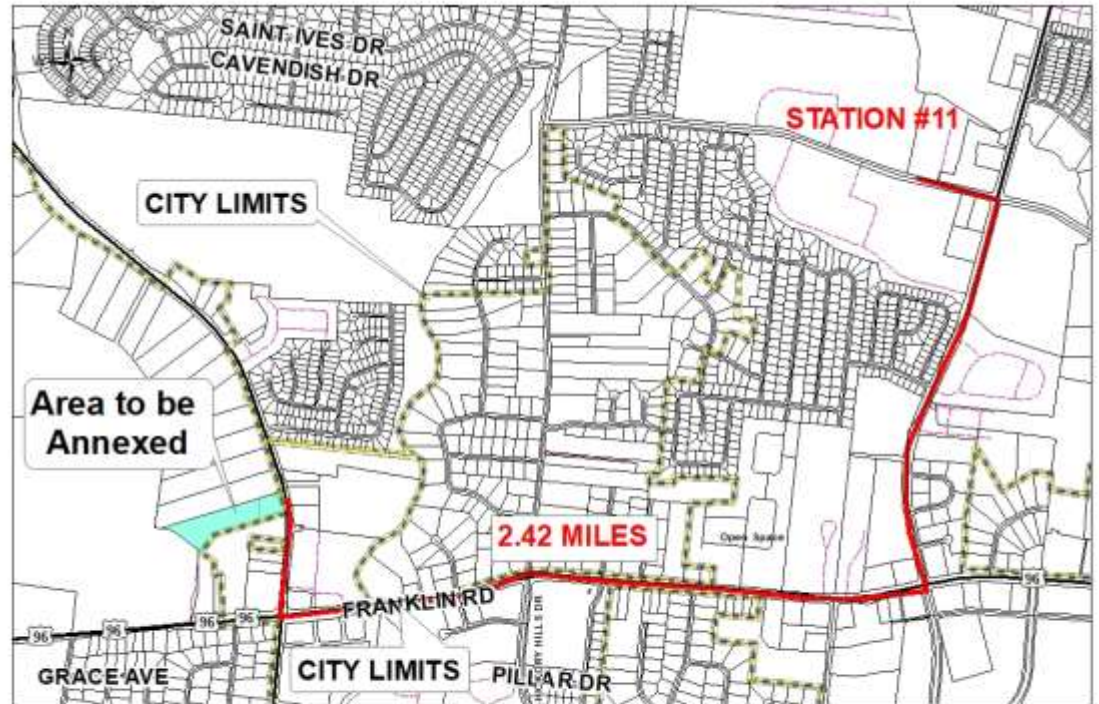
Prior to any future development, the developer of the property will be required to submit a Water Availability Application to determine feasibility and to complete CUD's Developer Packet through CUD's Engineering Department prior to entering the construction phase. Any new water line development must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



FIRE AND EMERGENCY SERVICE

The study area contains an existing single-family dwelling. The Murfreesboro Fire and Rescue Department (MFRD) can provide emergency services to the study area immediately upon the effective date of annexation at no additional expense. MFRD can also provide fire protection upon annexation at no additional expense.

Currently the study area is located 2.42 miles from Fire Station #11 (3924 Blaze Drive) and 3.5 miles from Fire Station #10 (2563 Veterans Parkway). The red line on the adjacent map represents the linear distance range from the nearest fire station.



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SANITARY SEWER SERVICE

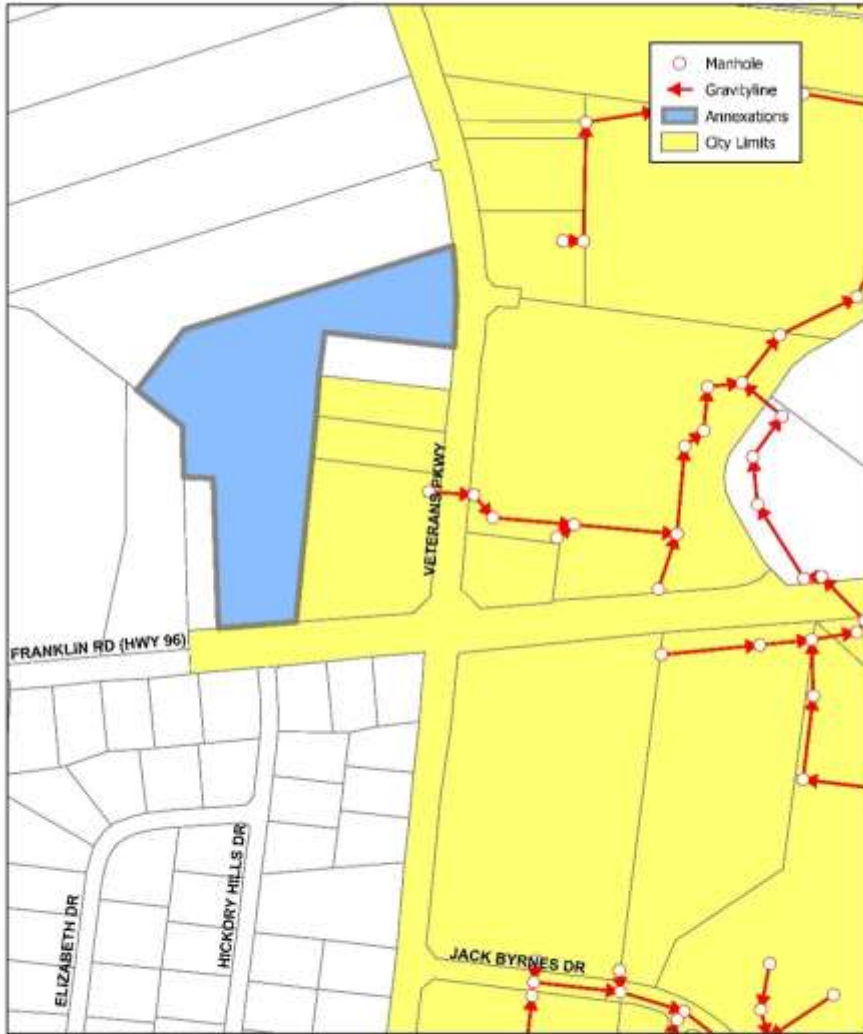
According to the Murfreesboro Water Resources Department (MWRD), in order to serve the property requesting annexation, an off-site sanitary sewer easement must be obtained from the adjacent property owner to the south and an 8" sewer main extension would be required from its current termination point to the requesting property. The developer will be responsible for obtaining the necessary easement as well as extending sewer through the requesting property to its western property line.

At 35 single family units (sfu's) on 7.3 acres ($35 * 7.3 = 4.79$ sfu/acre), this development would meet the requirements of the Sewer Allocation Ordinance (SAO), which is 7 sfu's. Regarding the Commercial Highway (CH) portion of the development, once a buyer and/or tenant is determined, data can be provided to determine whether they meet the requirements of the SAO. If they do not meet the requirements, they could request a variance from the City Council at that time. Land zoned CH allows for 2.5 single family units per acre or 650 gpd/acre. To reserve capacity a will-serve letter request must be submitted to MWRD.

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

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

The red lines on the map below represent the approximate location of the gravity sewer line.



MURFREESBORO WATER RESOURCES DEPARTMENT

**Annexation Request for Property along
Franklin Rd and Veterans Parkway**

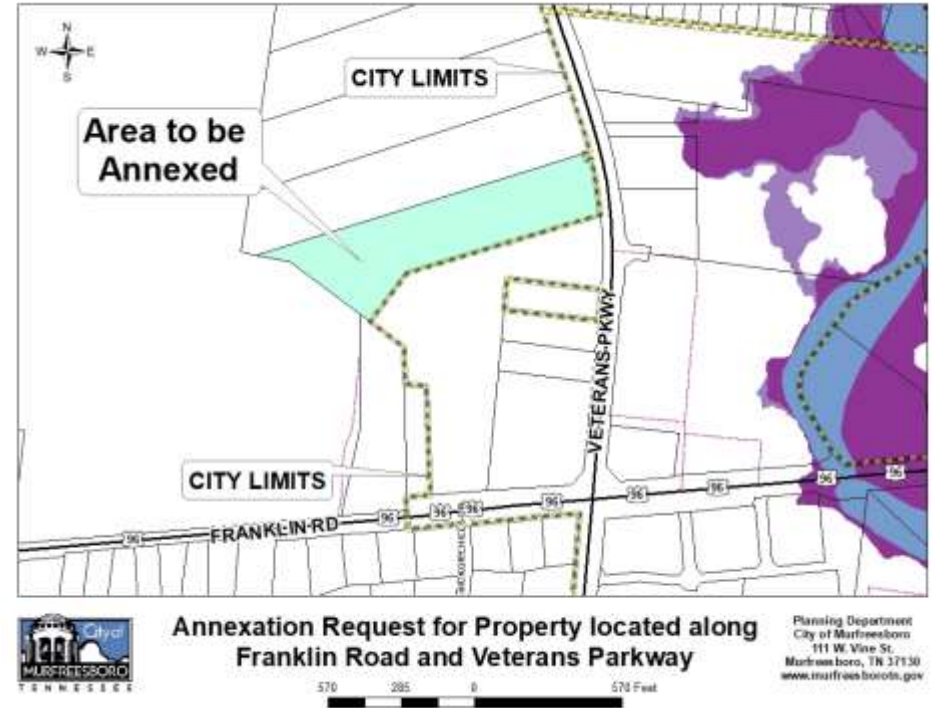


FLOODWAY

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

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
MAY 4, 2022
PROJECT PLANNER: MARINA RUSH**

- 3.e. Zoning application [2022-402] for approximately 1.6 acres located along Veterans Parkway to be zoned CH simultaneous with annexation; 5.7 acres to be zoned PRD (The Villas at Veterans PRD) simultaneous with annexation; and to amend the existing Villas at Veterans PRD zoning on 7.1 acres located along Franklin Road, Harney Homes, LLC applicant.**

The applicant, Harney Homes, LLC, is requesting to zone a 7.3-acre parcel to Planned Residential District (Villas at Veterans PRD) and Commercial Highway, simultaneous with the property owner's request for annexation into the City. It is currently developed with a single-family residence and accessory structures. Of this 7.3-acre parcel, the applicant requests that 1.6 acres be zoned CH and the remaining 5.7 acres to be added to the Villas at Veterans PRD. The proposed amendment to the Villas at Veterans PRD would add 35 single-family residences to the Villas at Veterans PRD, comprised of 28 detached houses and 7 attached (townhome) units, resulting in a total of 84 residences. In addition, the amendment proposes minor changes to the streets and open space areas. The property tax map numbers include:

- **Tax Map 93, Parcel 10.12 (7.3 acres)**
- **Tax Map 93, Parcel 71.01 (8.93 acres)**

On April 15, 2022, the applicant and staff met regarding the site and building design depicted in the revised plan book for the PRD. The result of the meeting was the applicant committing to working with staff on the building elevations for the single family detached units. At the Planning Commission meeting, April 20, 2022, staff presented the following six opportunities with the project for the applicant to continue to work on and the applicant's civil engineer, SEC, committed that he and his client would work with staff to make the changes:

1. *Due to their visibility from the ROW, replace the fence material along the rear with an alternative material or color.*
2. *Provide street trees.*
3. *Vary the materials and colors between the detached units, so two contiguous units don't look the same.*
4. *Provide water table on the sides and rear elevations using brick or stone.*

5. *Include the side and rear elevations.*
6. *Revise design to recess the garages and bring the face of the residential portion forward.*

The plan book was revised on April 28, 2022, and includes the following:

Side and Rear Elevations – Detached Homes



Side and Rear Elevations – Detached Homes (cont.)



Side and Rear Elevations – Attached Units (Townhomes)



Front Elevations – Detached Units (5 styles)



Front elevations – Attached Units (Townhomes)



As noted above, the revised plan book was submitted April 28, 2022, and included side and rear elevations of the detached single-family residential models as requested. Based on the renderings provided in the PRD plan book, the design quality of the detached product should be, at a minimum, equivalent to the design quality of the attached townhome product. In addition, other opportunities were not addressed with the revision as noted below.

Remaining Items:

1. Rear and Side building elevations –
 - a. include water table base on all front, rear, and side elevations
 - b. improve the architectural design and level of detail of side and rear facades.
2. Front building elevations –
 - a. provide minimum number or percentages for each detached house style,
 - b. provide number or percentages of houses that will have a brick vs fiber cement vs stone veneer front elevation and provide more colors than shown in the plan book that would be used.
 - c. House design shall avoid ‘snout-houses’ and flat wall plan front elevations. Recess the front of the garage face behind the front plane of the house.
 - d. The plan book states all homes with be either 1- and 2-stories; however, no one-story elevations were included. This may be a typographical error that should be corrected.
3. Fence material – revise material to metal picket, composite wood, or if vinyl is only material available shall be a darker color, such as brown or other dark shade.

Staff will continue to discuss and work with the applicant to address the outstanding items prior to the public hearing and will present the outcome of those discussions at the meeting.

Adjacent Zoning and Land Uses

The subject property is currently zoned RM (Residential Medium Density) in the unincorporated County. The adjacent zoning on the properties to the north, west and south is RM in the County, and to the east is zoned CH in the City. The properties surrounding the parcel are primarily vacant and agricultural land to the west, single family residences to the north and south, and vacant parcels to the east. The vacant parcels to the east have approved Site Plans for a retail building and gas station for the parcel at the corner, and to the north of that is approved for

a liquor store and take-out restaurant. Property further east across Veterans Parkway is developed with Kroger grocery store and fueling station.

Proposed Zoning

Commercial Highway

In accordance with the Zoning Ordinance, the purpose of the Commercial Highway (CH) district is to allow the development of general commercial uses located in a linear fashion along highways, arterial and collector transportation routes. Uses permitted in the CH district are listed in Chart 1 of the Zoning Ordinance, and includes commercial uses such as shopping centers, grocery, hotels, gas stations, and restaurants. According to the applicant, it is their intent to combine the 1.6-acre portion proposed for CH with existing 0.46 acres zoned CH, contiguous to the south for the future development of a restaurant, subject to site plan review and plat map approvals.

Villas at Veterans PRD - Amendment

The requested PRD amendment would allow for an additional 35 housing units as well as modify the roads and open space areas. These 35 units will be comprised of 28 detached houses and 7 attached (townhome) units, totaling 84 residences. These will all be in a horizontal property regime with the common areas and driveways maintained by an HOA, managed by a third party.

Site Design

The Villas at Veterans PRD proposed amendment maintains the overall site design with the primary changes to add residential units, road stub connections to the north and west, additional guest parking, and more open space. All roads in the subdivision will be public and built to public road standards, the private road stub is removed from the PRD with this amendment. The amenities also remain generally the same with an additional open space field and seating. Regarding solid waste services, the PRD states this will be handled by individual trash carts serviced by a private hauler at the curb and the trash carts will be stored inside the individual garages.

Building Design – Attached (Townhomes)

The townhome design remains the same. They will be approximately 1,600 square feet, two stories, constructed of masonry materials and color scheme will be white and grey. Flower window boxes are proposed under the second story windows in several of the front and rear elevations on every other unit. Consistent with the standards of the Zoning Ordinance, the interior garage dimensions will be 21' 4" x 19' 11".

Building Design - Detached

The single-family detached units will be two stories with covered front porches, and two-car garages. As shown in these elevations, the detached homes will be constructed of fiber cement board and brick or stone for the base along the front elevations only. The garages project out slightly from the front face of the house. Floor plans were included that depict the interior garage dimensions will be 21' 4" x 19' 11" which meets the Zoning Ordinance standards for parking spaces inside garages. The following table compares the current [approved] Villas at Veterans PRD with the proposed amendment:

Table 1 – Comparison of Villas at Veterans PRD Amendment

DATA	APPROVED	ADDITIONAL PROPOSED	NEW TOTALS
Acres = PRD	7.31 acres	5.7 acres	13.01 acres
Acres = CH	-	1.6 acres	1.6 acres
Single-Family Residences	49 homes-attached	7 homes- attached 28 homes-detached	56 homes - attached 28 homes - detached
Density	6.89 du/acre	-	6.46 du/acre
Roads	Main access roads public ROW, and one minor road private.	All road segments will be public ROW	Public ROW
Open Space-useable	3.08 acres	0.94 acres	4.02 acres
Stormwater detention	0.70 acres	0.28 acres	0.98 acres
Guest parking spaces	23 spaces	17 spaces	40 spaces
Fences	6-ft tall vinyl fence between homes	6-ft tall vinyl fence between homes and along rear elevations with gates	
Amenities	Pavilion (1) Playground (1) Open play lawns (3) Dog Park (1)	Open play lawn (1) Outdoor seating (1)	Pavilion (1) Playground (1) Open play lawns (4) Dog Park (1) Outdoor Seating (1)

Exceptions Requested:

The applicant is requesting an exception to the rear yard setback from 20 feet to 10 feet for both housing types. No other exceptions are requested.

SETBACKS	RS A-2	PRD - attached	DIFFERENCE
Front Setback	35.0'	35.0' - garage	0.0'
Side Setback	5.0'	5.0'	0.0'
Rear Setback	20.0'	10.0'	-10.0'
Minimum Lot Size	2,000 s.f.	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A

SETBACKS	RS A-1	PRD - detached	DIFFERENCE
Front Setback	35.0'	35.0' - garage	0.0'
Side Setback	5.0'	5.0'	0.0'
Rear Setback	20.0'	10.0'	-10.0'
Minimum Lot Size	3,000 s.f.	N/A	N/A
Minimum Lot Width	30'	N/A	N/A

Future Land Use Map

The future land use map and text of the Murfreesboro 2035 Comprehensive Plan is in the process of being updated. The proposed update to the Future Land Use Map (FLUM) indicates “Auto-Urban Residential” and Auto-Urban (General) Commercial as the land use characters for the project area. For reference, the adopted FLUM designated this property entirely as Auto-Urban (General) Commercial land use character. Auto-Urban (General) Commercial character is typically high intensity commercial businesses with a large amount of land area for

operations, and is typically developed with strip commercial, commercial centers, auto-focused uses, restaurants, etc. and requires a significant amount of space. The portion of the property proposed for CH zoning is consistent with the General Commercial land use designation. The portion of the property proposed for PRD zoning is consistent with AUR on the proposed Future Land Use Map. For reference, below is an excerpt from both the proposed Murfreesboro 2035 Comprehensive Plan – Future Land Use Map and the adopted Murfreesboro 2035 Future Land Use Map.

PROPOSED - Murfreesboro 2035 Comprehensive Plan Future Land Use Map Update (excerpt)

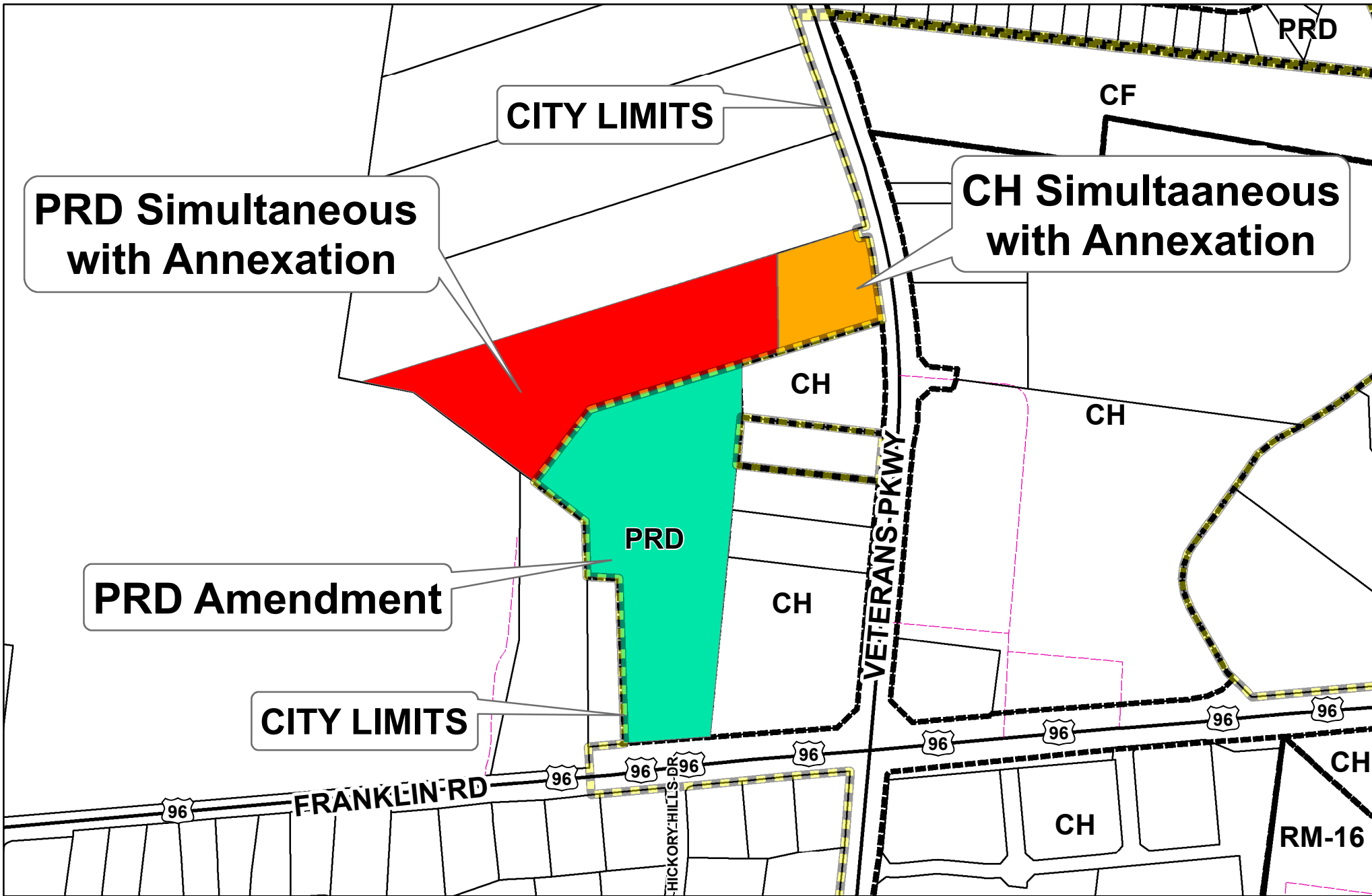


Adopted Murfreesboro 2035 Comprehensive Plan Future Land Use Map
(excerpt)



Action needed

Staff will continue to work with the applicant to make modifications to the PRD program book as noted above. The applicant and his representative will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission will need to conduct a public hearing, after which it will need to formulate a recommendation to the City Council.

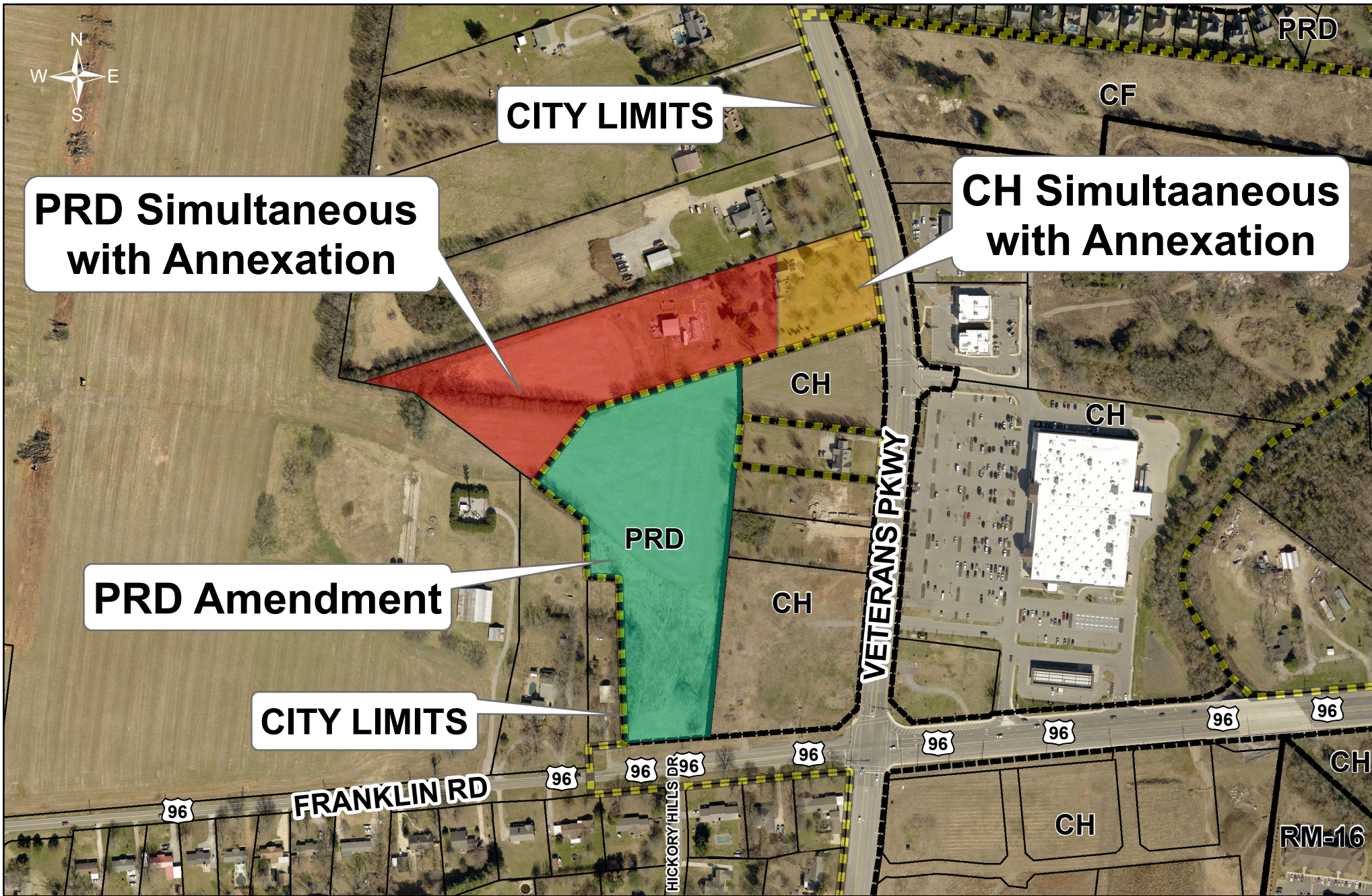


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570 285 0 570 Feet





THE VILLAS AT VETERANS

REQUEST FOR AN AMENDMENT TO THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) & COMMERCIAL HIGHWAY (CH)
Murfreesboro, Tennessee

Initial Submittal
March 17, 2022

Resubmitted
April 28, 2022 for the April 4, 2022
Planning Commission Public Hearing

SEC, Inc.

SEC Project #20260

**H HARNEY
— HOMES —**

SEC, Inc.

Company Name: SEC, Inc.
Profession: Planning.Engineering.Landscape Architecture
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Email: rmolchan@sec-civil.com/ mtaylor@sec-civil.com
Web: www.sec-civil.com

*850 Middle Tennessee Blvd.
Murfreesboro, Tennessee 37129*

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

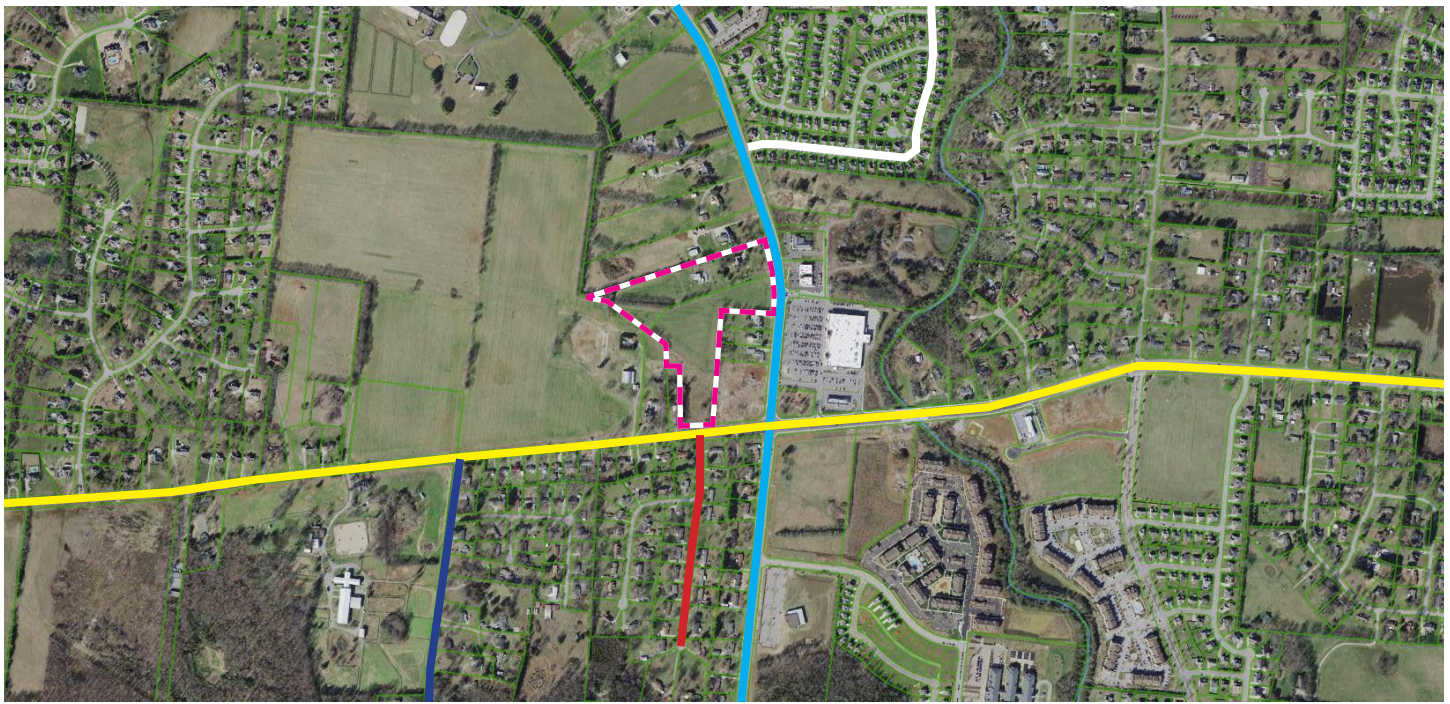
*101 Beulah Rose Drive
Murfreesboro, Tennessee 37128*



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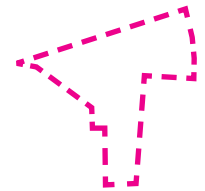
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AERIAL PHOTOGRAPH

Not To Scale 

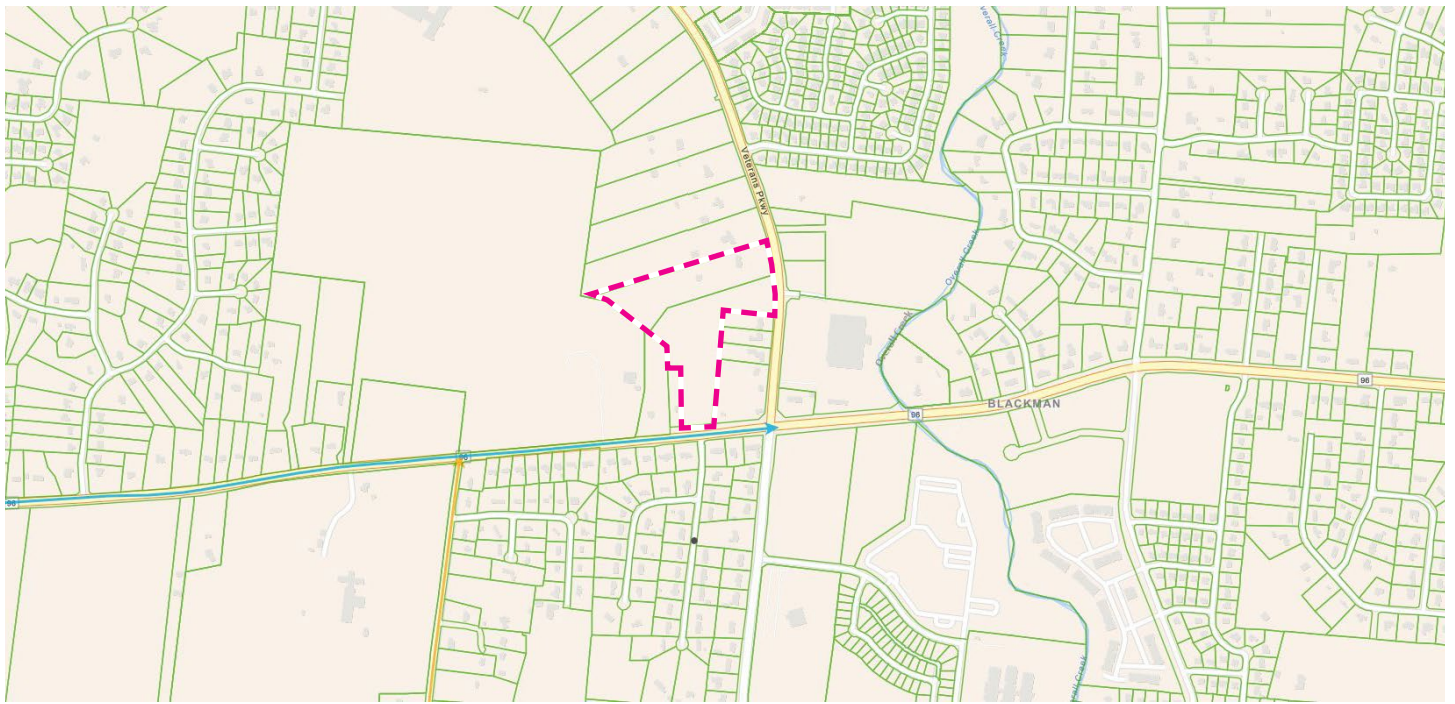
- | | | | |
|--|--|---|---------------------------------------|
|  | Veterans Parkway (Major Arterial) |  | Kingwood Lane (Residential Collector) |
|  | Franklin Road- Highway 96 (Major Arterial) |  | Cloister Drive (Local Road) |
|  | Hickory Hills Drive (Local Road) | | |




Site Boundary

Harney Homes, LLC respectfully requests an amendment to the approved Villas at Veterans PRD located to the northwest of the intersection at Veterans Parkway and Highway 96. The amendment is for the addition of an adjacent property to the north of the current PRD with frontage along the western side of Veterans Parkway. The additional property is currently zoned Medium Density Residential (RM) in Rutherford County, and is to be annexed and rezoned Planned Residential Development (PRD) & Commercial Highway (CH) into the City of Murfreesboro. The additional property is identified as Parcel 10.12 of Tax Map 93 and is approximately 7.30 acres. Of this 7.30 acres, 1.60 acres of the new property will be rezoned and combined with the existing 0.46 acres of CH zoned property to create a CH zoned lot of 2.06 acres. The remaining 5.70 acres will be combined with the existing 7.31 acres of PRD land for a total of 13.01 acre of PRD zoned property.

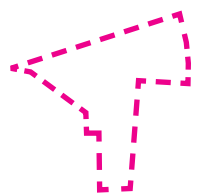
The PRD amended development will consist of 56 single-family attached townhomes and 28 single-family detached homes on 13.01 acres for a density of 6.46 dwelling units per acre. The previously approved PRD shows 49 single-family attached townhomes on 7.11 acres for a density of 6.89 units/acre. The additional land and units being provided with this amendment reduces the overall density of the site while increasing the number of units being provided. All homes will be created via a HPR. The proposed homes will be a minimum of 1,350 sf of living space. All homes will have a minimum of 2 bedrooms, and a minimum one car front entry garage with garage doors with windows. All elevations will be constructed of primarily masonry materials to add quality and character to the community. Each home will have foundation landscaping along all front elevations and all side elevations which are adjacent to a public R.O.W. Each home will have sodded front yards. All streets will be public rights-of-way. Street lights will line the proposed roads to add character and continuity to the neighborhood. The entrance to the PRD along Highway 96 will incorporate signage that will be anchored by landscaping and 3-rail fencing. The H.O.A. will maintain the common areas and driveways.



2040 MAJOR THOROUGHFARE PLAN

Not To Scale 

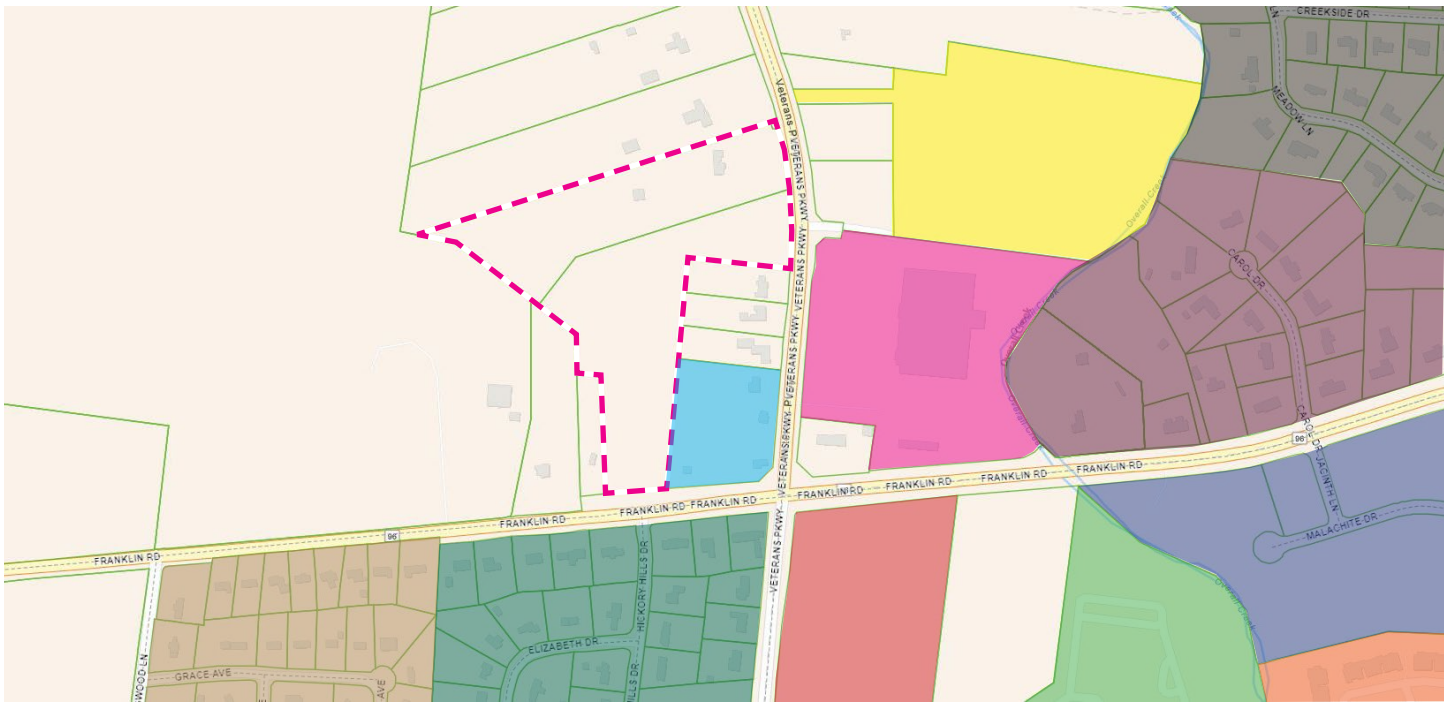
-  2 LANE BRIDGE
-  3 LANE ROADWAY
-  4 LANE ROADWAY
-  5 LANE ROADWAY
-  6 LANE ROADWAY
-  7 LANE ROADWAY
-  8 LANE ROADWAY



Site Boundary












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

The approved PRD provided a roadway stub along the western boundary to provide for future connectivity to neighboring properties to the west. The approved PRD also provided a stub street to the northwest, and the proposed additional property will connect and extend that roadway further to the northwest. The proposed additional property will provide an additional stub to the agricultural property to the west for future connectivity between properties. The additional property is also proposing a new street connection to the neighboring property to the north. This will provide access back to the internal public road leading to the Kroger stop light on Veterans Parkway.



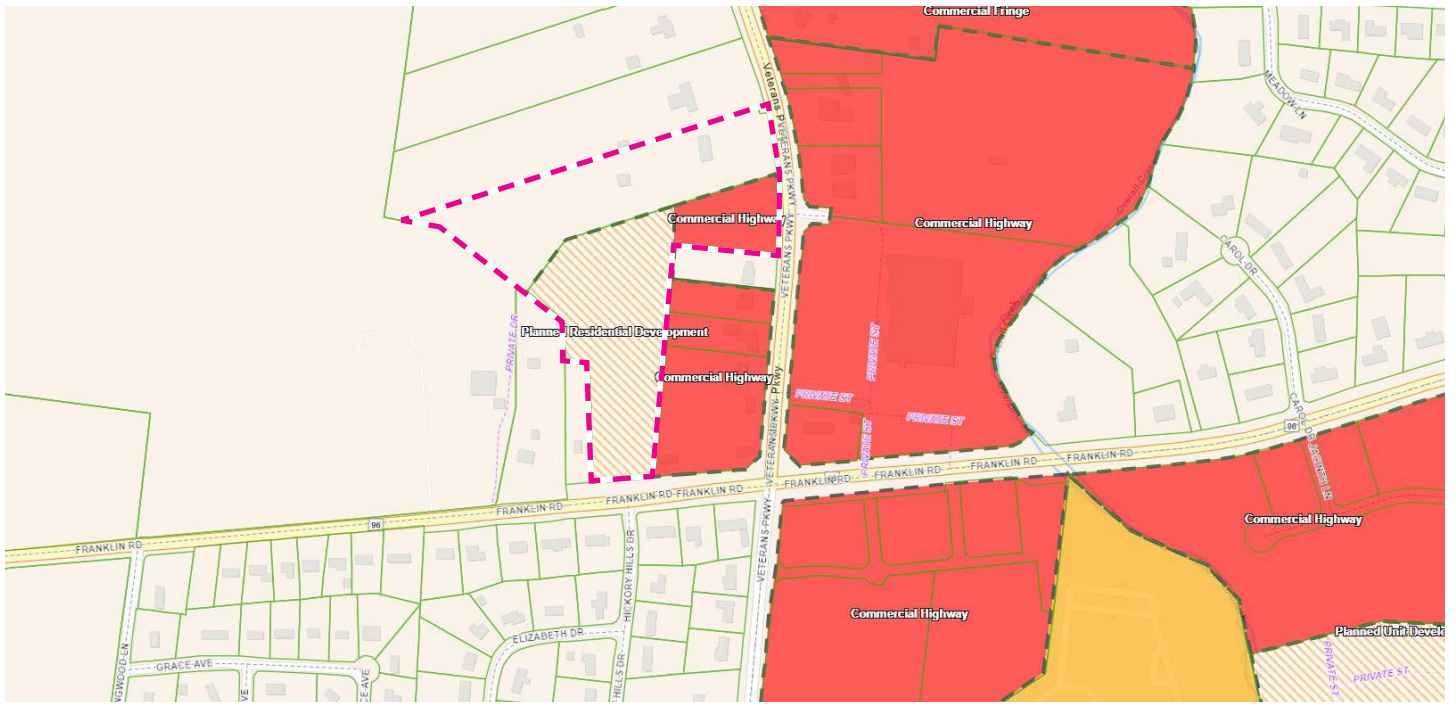
SUBDIVISION MAP

Not To Scale 

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



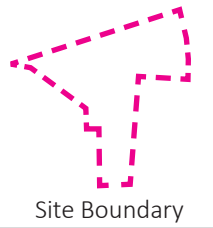
The development is surrounded by a mixture of residential subdivisions, commercial businesses, and agricultural properties. South of the site on the corner of Veterans Parkway and Highway 96 is Veterans Plaza, a future commercial property. A Kroger grocery store is located to the east across Veterans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



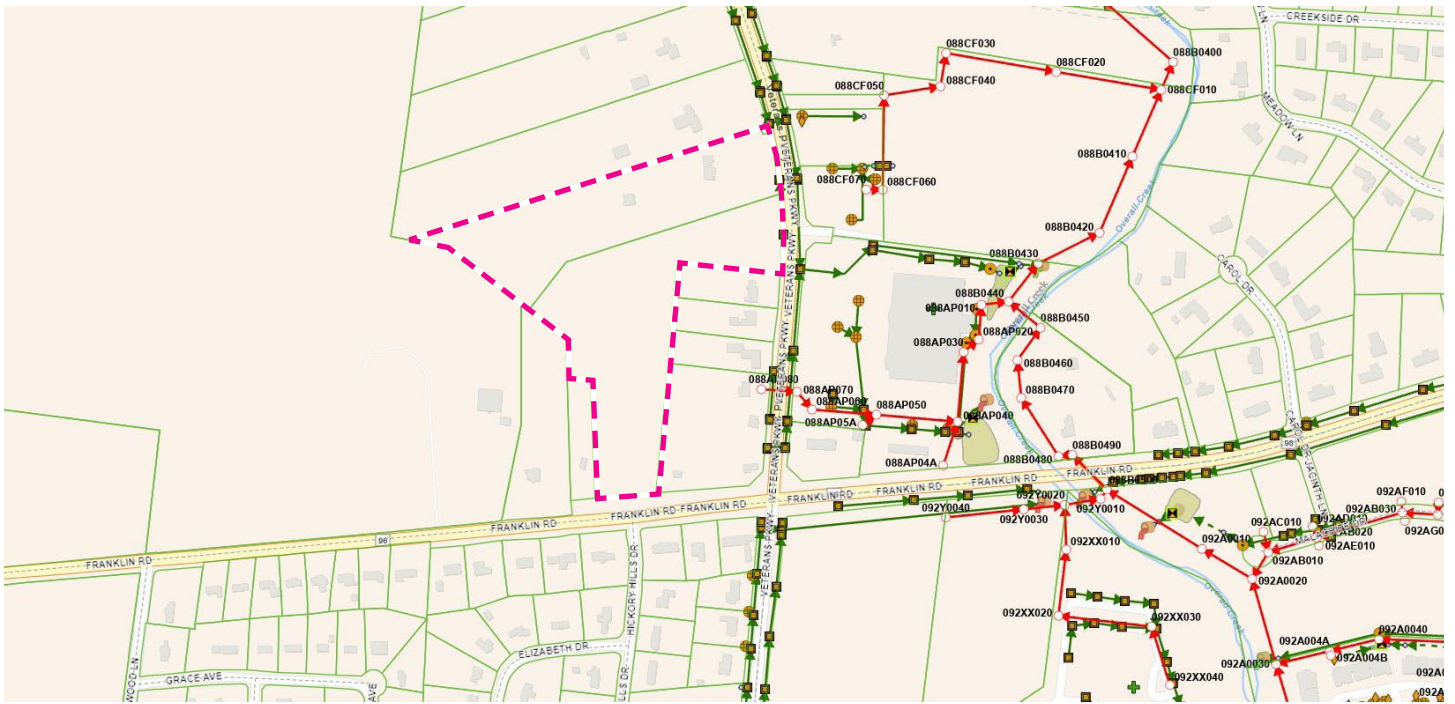
ZONING MAP

Not To Scale 

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

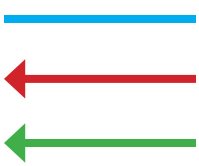


The surrounding area consists of a mixture of zoning types and uses. The land to the east that is zoned Commercial Highway (CH) within the Murfreesboro City Limits with Commercial Fringe (CF) further north along Veterans Parkway. The remaining lands surrounding the site to the north, south and west are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



UTILITY MAP

Not To Scale 



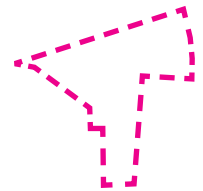
WATER

SEWER

STORMWATER



ELECTRIC



Site Boundary



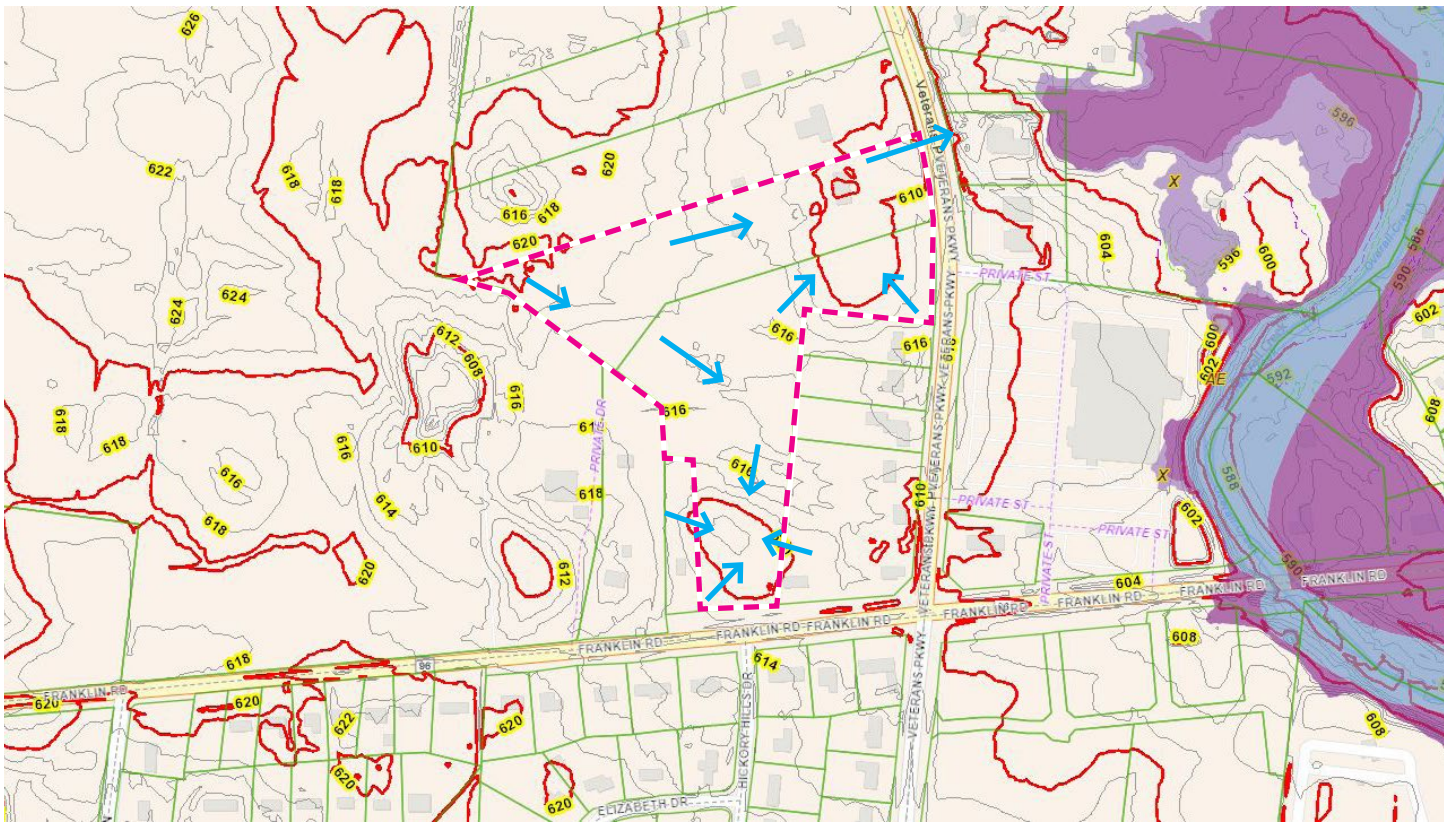
Water service will be provided by the Consolidated Utility District of Rutherford County. There are existing water lines along Veterans Parkway and Highway 96. The developer will be responsible for extending the waterline into the site for domestic and fire water service.



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






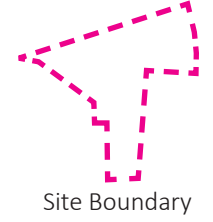
Electric service will be provided by the Middle Tennessee Electric. Electricity will be extended from existing overhead power lines along Veterans Parkway and Franklin Road. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.



HYDROLOGY AND TOPOGRAPHY

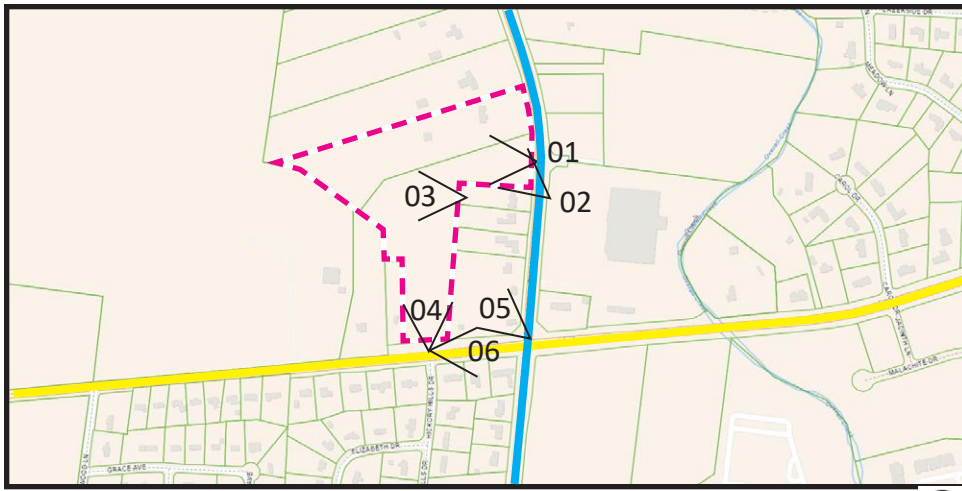
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-  WATER FLOW DIRECTION
-  INTERMEDIATE CONTOURS
-  INDEX CONTOURS

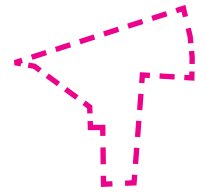


The topographic map above shows the site’s topographic high point generally at the northwest corner of the property. From this high point, the property drains towards the middle of the site before splitting to the east and south. Stormwater that drains to the east, flows towards Veterans Parkway before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

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



- Veterans Parkway
- Franklin Road - Highway 96



Site Boundary

PHOTO DIRECTION MAP

Not To Scale



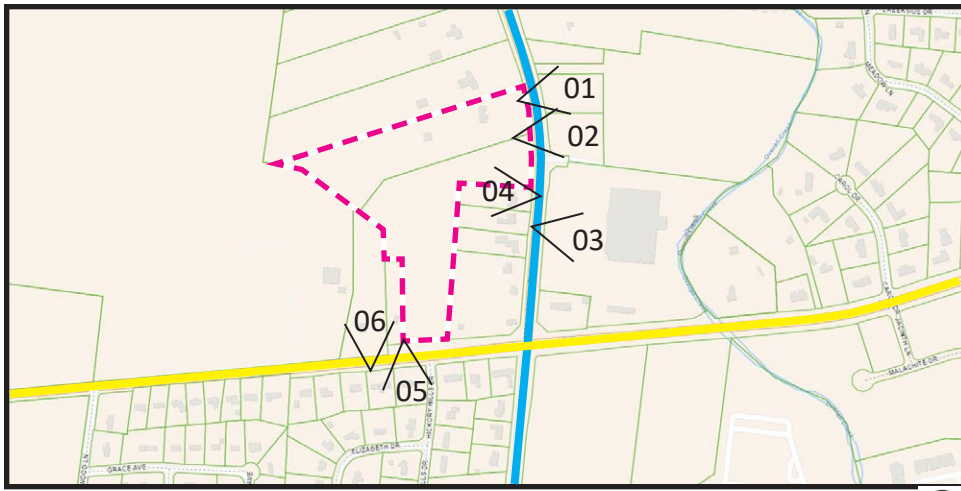
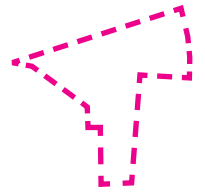


PHOTO DIRECTION MAP

Not To Scale

- Veterans Parkway
- Franklin Road - Highway 96



Site Boundary



Residential Development Standards:

- 56 townhomes with a minimum of 2-bedrooms & 28 Single-Family Detached homes with a minimum of 2-bedrooms.
- The homes will be a minimum of 1,350 feet of living area
- Each home will be created via a Horizontal Property Regime
- The entrance off of Highway 96 and the transition between residential and the commercial property will have new entrance signage constructed on masonry materials and anchored by landscaping.
- The proposed Commercial Highway properties shall provide a 12-foot wide Type 'C' Landscape Buffer along the length of the boundaries adjacent to all residential land uses per the Murfreesboro Zoning Ordinance.
- Builders shall install sod in all front and secondary front yards. Seed and straw will be installed in all side and rear yards.
- There shall be a minimum 3-foot wide landscape bed located along the front and secondary front elevations of all townhomes.
- All mechanical equipment (i.e. HVAC and transformers) to be screened.
- HVAC units will be located at the rear of each residence.
- All on-site utilities will be underground
- Solid waste will be handled via a trash cans at the curb serviced by a private hauler
- All driveways and parking areas will be private and maintained by the H.O.A. Driveways for all homes will be a minimum of 35-FT deep and 10-FT wide for one-car garages homes and 18-FT wide for two-car garage homes.
- Parking for the homes will comply with the City of Murfreesboro requirements
- The public street running from the light on Veterans Parkway towards the west will be a 50' R.O.W. All other roads will be 42' R.O.W.s.
- Sidewalks will be provided on both sides of all streets throughout the development to create a pedestrian friendly community.
- Mail service will be provided via a centralized mail kiosk for all postal deliveries
- Street lights will be coordinated with MTE, and will meet MTE's standards.
- On-site lighting will comply with the minimum and maximum city standards to prevent light pollution.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed
- All home owners will be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents will be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company
- HOA will be managed by independent 3rd party management company
- The common areas will be owned and maintained by an H.O.A.



Example of Residential Entrance Sign

Overall Land Data
 Approved PRD/CH: ±9.10 Acres
 Additional PRD/CH: ±7.30 Acres
 Total Project Area: ±16.40 Acres

Approved PRD Land Area: ±7.31 Acres
 Additional PRD Land Area: ±5.70 Acres
 Total PRD Land Area: ±13.01 Acres

Approved CH Land Area: ±1.79 Acres
 Additional CH Land Area: ±1.60 Acres
 Total CH Land Area: ±3.39 Acres

Residential Land Data
 Previously Approved Townhomes: 49 Homes
 Proposed Townhomes: 7 Homes
 Total Townhomes: 56 Homes
 Proposed S.F. Detached Homes: 28 Homes
 Total Proposed Homes: 84 Homes
 Density: 84 Homes/13.01 Acres = ±6.46 Homes/Acre

Townhome Parking Required
 8 - 2 Bedroom Homes x 2.2 Spaces= 18 Spaces
 48 - 3 Bedroom Homes x 3.3 Spaces=159 Spaces
 Total Parking Required: 176 Spaces

Townhome Parking Provided
 Garage Spaces: 80 Spaces
 Driveway Spaces: 160 Spaces
 Guest Parking Spaces: 40 Spaces
 Total Parking Provided: 280 Spaces (+104)

Single-Family Detached Parking Required
 28 - 3 Bedroom Homes x 4 Spaces= 112 Spaces

Single-Family Detached Parking Provided
 Garage Spaces: 56 Spaces
 Driveway Spaces: 112 Spaces
 Total Parking Provided: 168 Spaces (+56)

Total Parking on Site Required: 288 Spaces
 Total Parking on Site Provided: 448 Spaces (+160)

Total Open Space Required: ±2.60 Acres (20%)
 Total Open Space Provided: ±5.00 Acres (38%)
 Total Formal Open Space Required: ±0.65 Acres (5%)
 Total Formal Open Space Provided: ±0.65 Acres (5%)

- Approved Buildings
- Open Space
- Proposed Buildings
- Roadway
- Detention Pond
- Sidewalk/Driveway
- Landscape Buffer
- Commercial Lots
- Approx. Formal Open Space


SEC, Inc.

SEC Project #20260 Murfreesboro, Tennessee

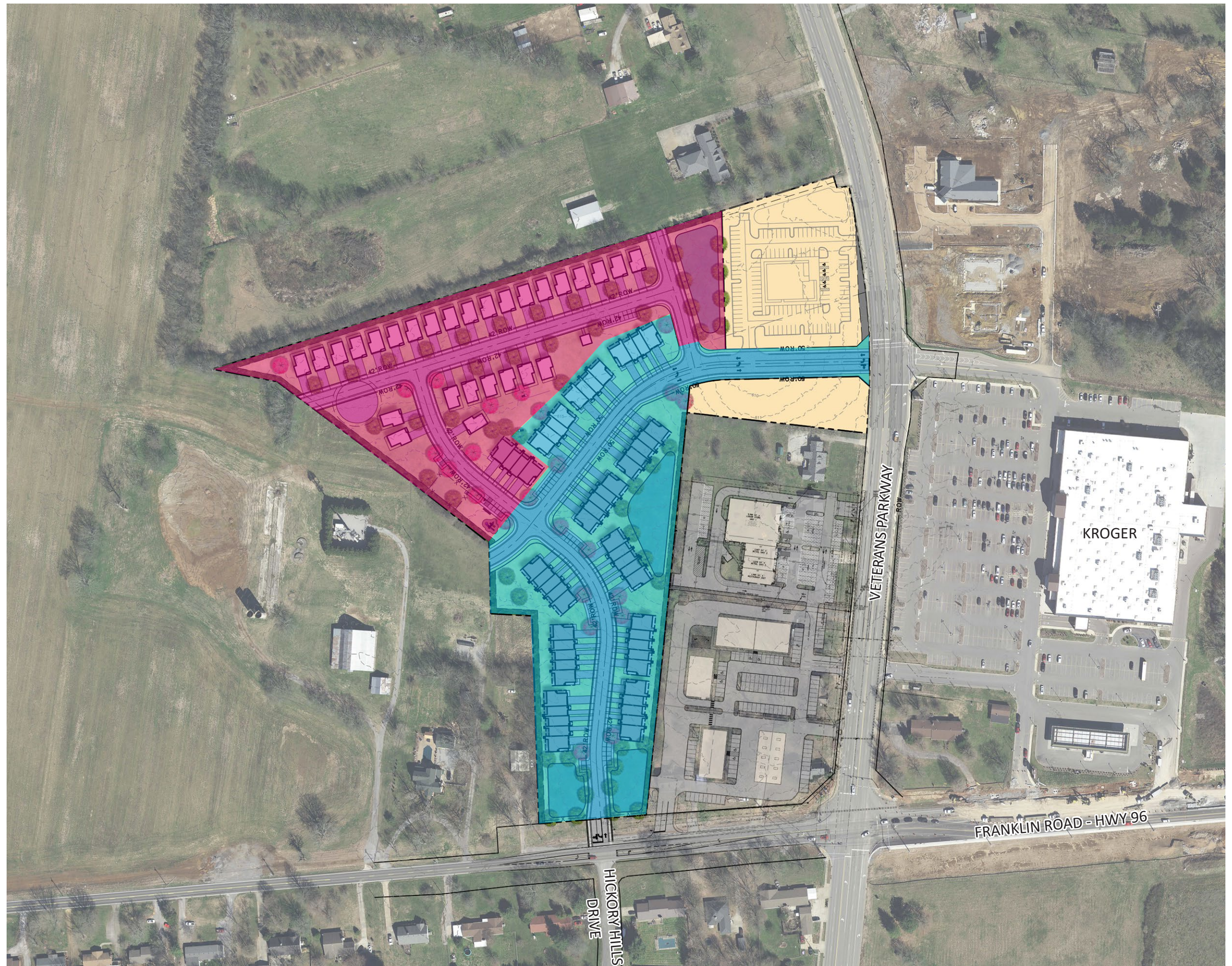


PHASES	UNITS	ACRES
PHASE 1	52	6.63
PHASE 2	32	6.38
TOTAL	84	13.01

 Phase 1

 Phase 2

- The project is anticipated to be built in 2 phases.
- Construction of Phase 1 is anticipated to begin following their permitting.
- Phase 1 will include all roadway improvements proposed for this site.
- The remaining phases will be market driven and dependent upon the absorption of the units in the previous phase.
- All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.
- Centralize mail kiosk(s) for the development must be constructed and operational prior to the first home receiving their certificate of occupancy.



SEC, Inc.

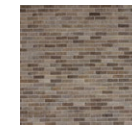
SEC Project #20260 Murfreesboro, Tennessee





Single-Family Detached Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- All homes will be either 1 and 2-stories
- All homes will have at minimum 2 bedrooms
- All the homes will have eaves
- All homes will have a covered front porch/stoop
- All homes will have an option for a patio at the rear of the home
- All homes will have a 2-car front entry garage
- Front entry garages will have standard garage doors with windows
- Garage door color will match trim of the unit, and will be either white or a neutral color



Example of Brick
(different colors will be allowed)



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



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

Building Materials:

Front Elevations:

Cement Fiber Board Siding with a brick or stone base on the front elevation

Side Elevations:

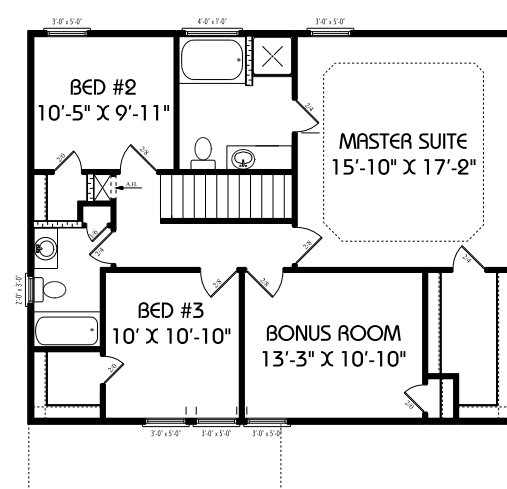
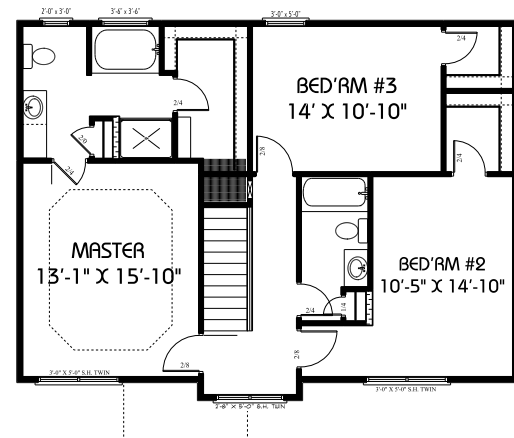
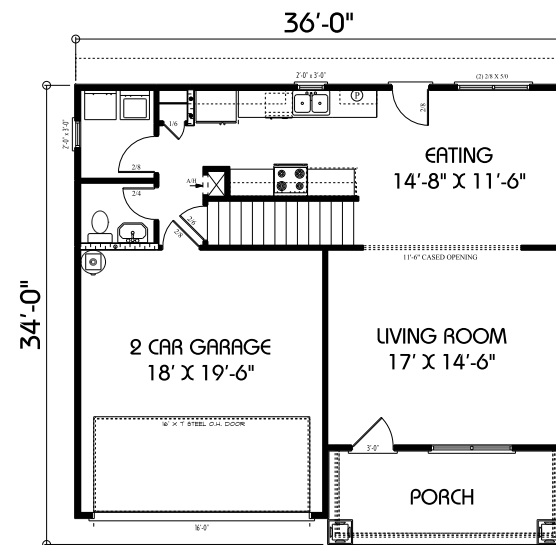
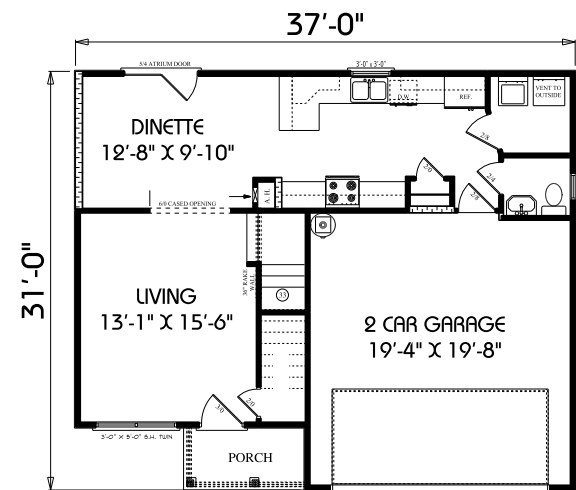
Cement Fiber Board Siding

Rear Elevations:

Cement Fiber Board Siding

All Elevations:

Vinyl Only Permitted in Trim, Soffit, and Dormer Areas



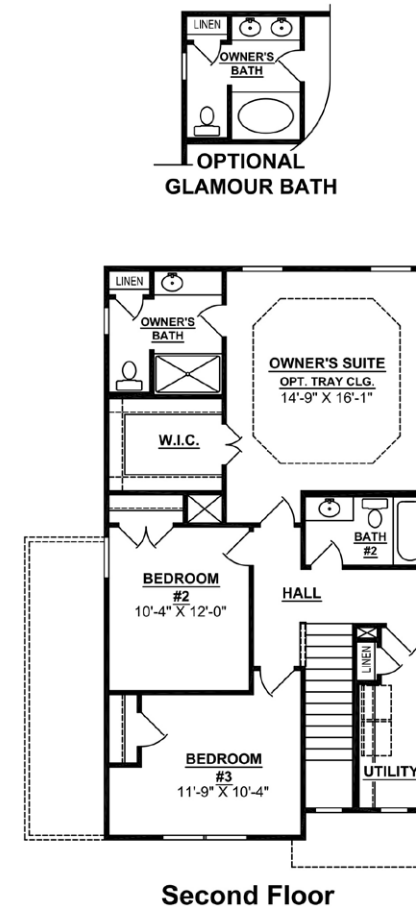
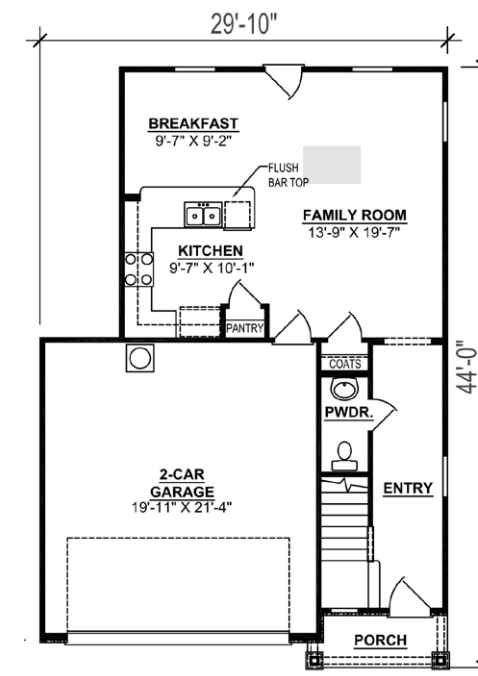
Setbacks External to the Site

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



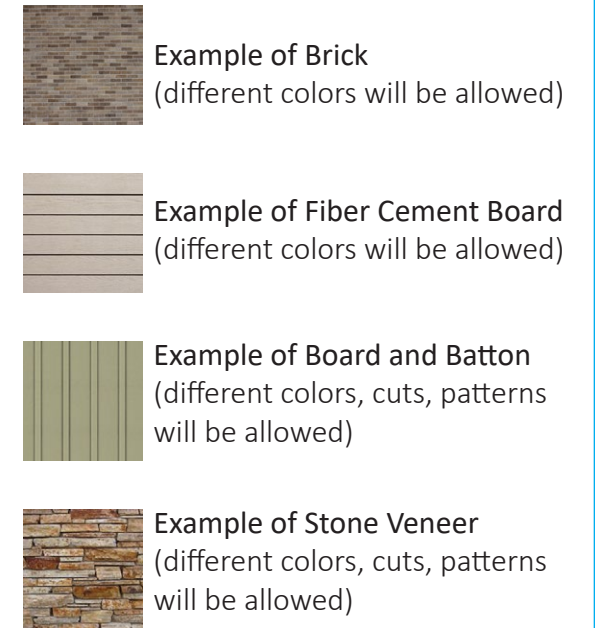
Setbacks Internal to the Site

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



Townhome Architectural Characteristics:

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



Building Materials:

Front Elevations:

All Masonry (Brick, Stone, Cement Board Siding)
Cement Board Siding in the Dormers/Gables

Side Elevations (Internal to the Site):

Cement Board Siding

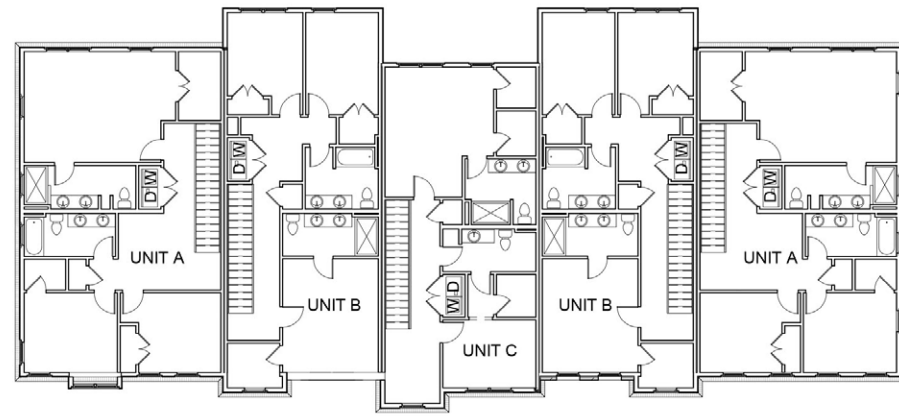
Rear Elevations:

Cement Board Siding

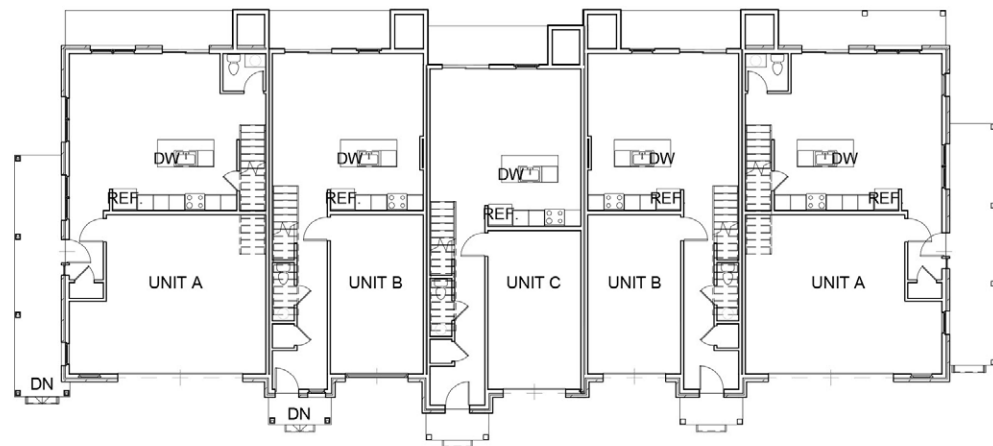
All Elevations:

Vinyl Only Permitted in Trim & Soffit Areas

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



2 FLOOR 2 PLAN



1 FLOOR 1 PLAN



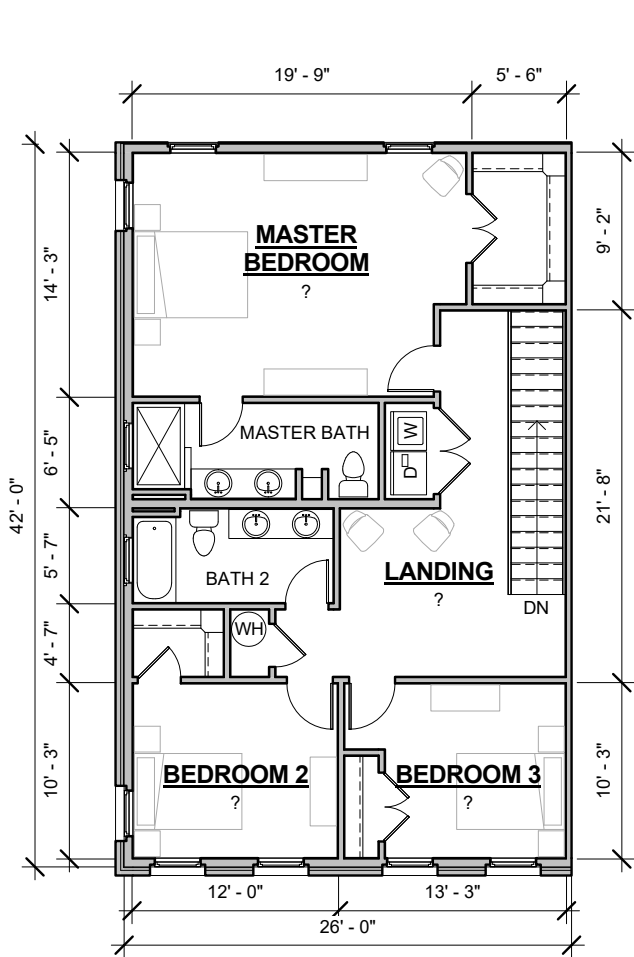
Setbacks External to the Site

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

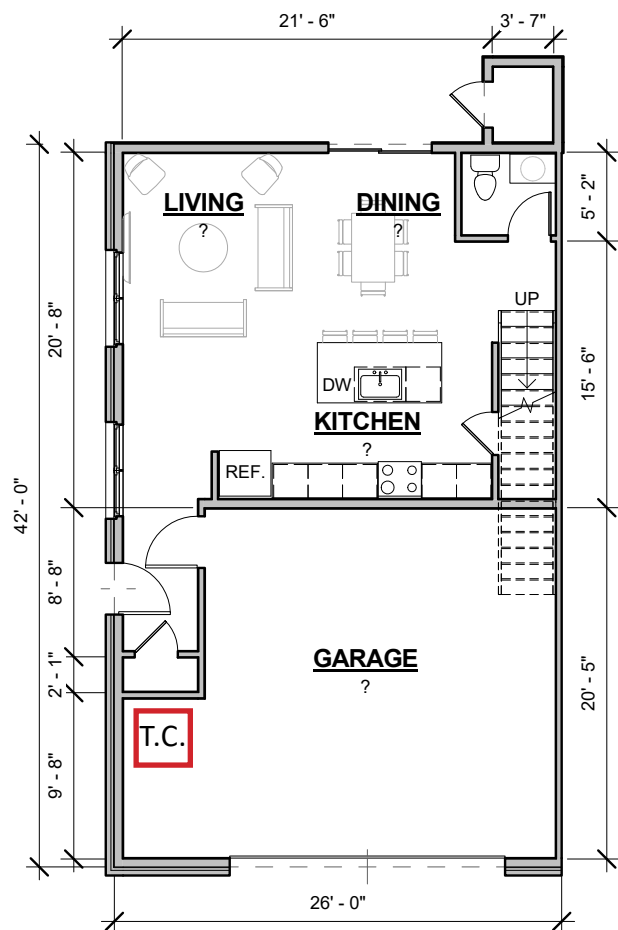


Setbacks Internal to the Site

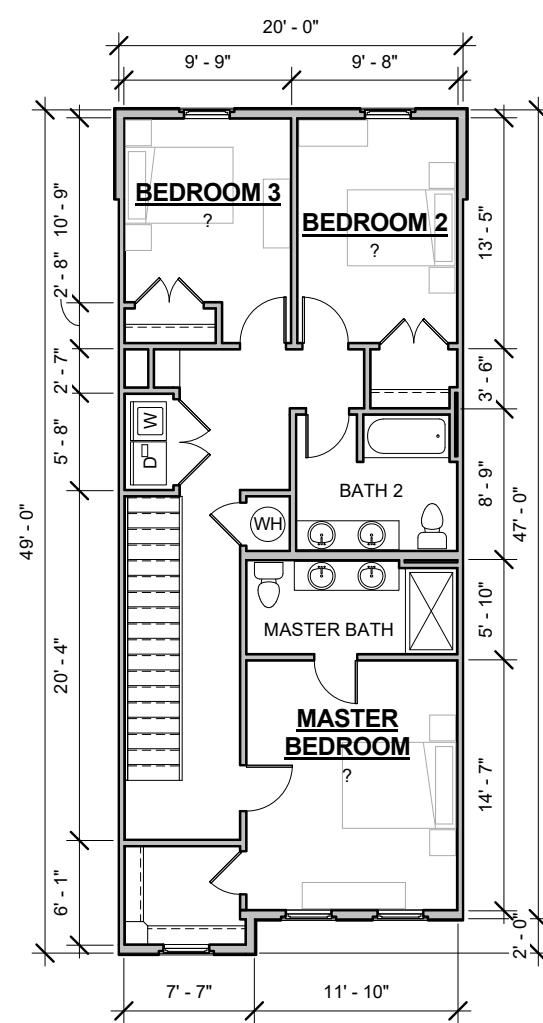
Front From R.O.W. to Garage: 35-feet
Front From R.O.W. to Covered Entrances: 25-feet
Distance Between Sides of Buildings: 10-feet
Distance Between Side and Rear of Building: 20-feet



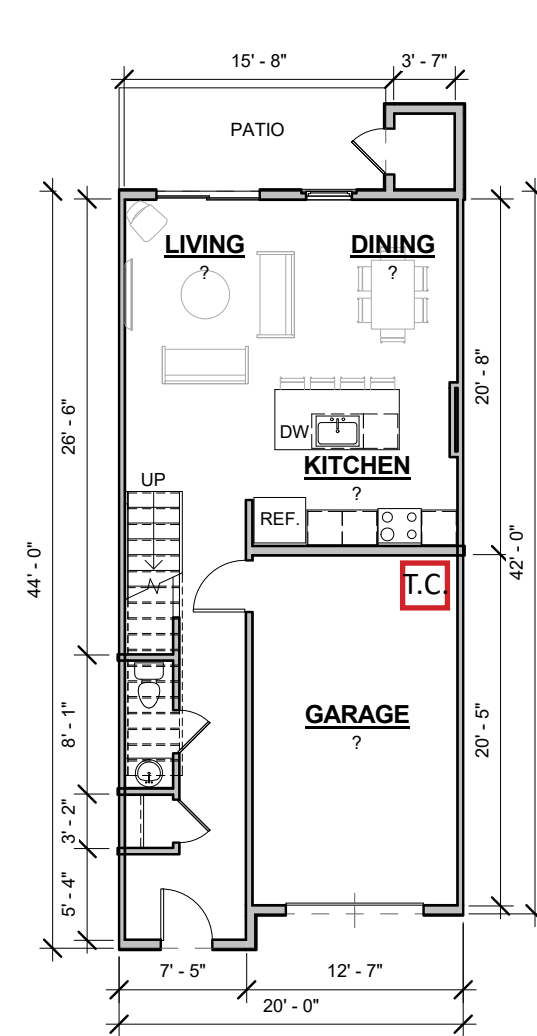
② UNIT A - SECOND FLOOR PLAN



① UNIT A - FIRST FLOOR PLAN



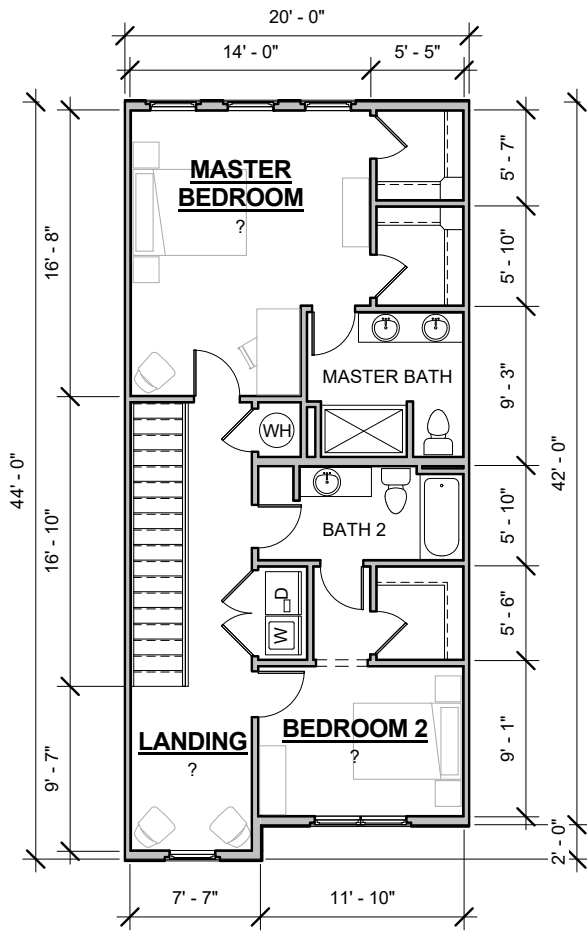
② UNIT B - SECOND FLOOR PLAN



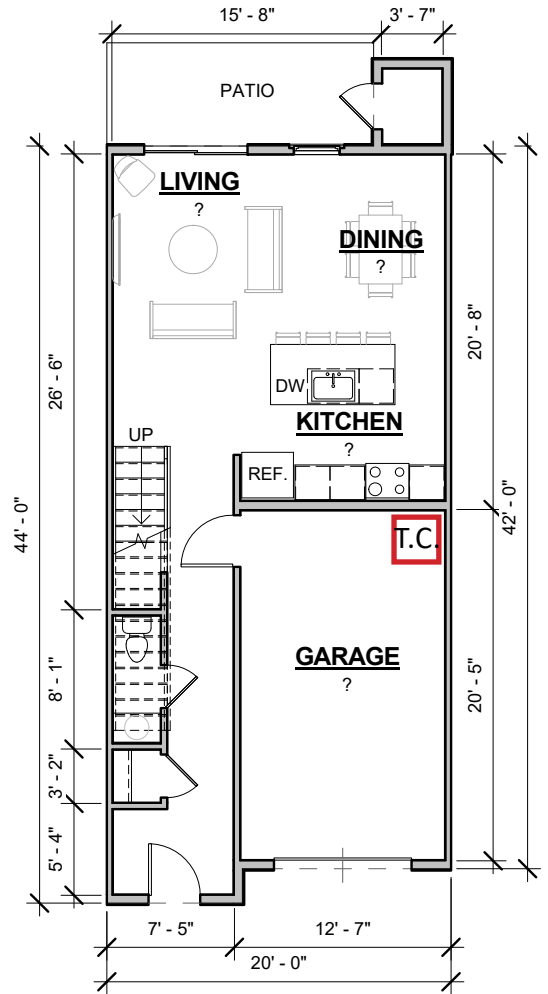
① UNIT B - FIRST FLOOR PLAN



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



② UNIT C - SECOND FLOOR PLAN



① UNIT C - FIRST FLOOR PLAN





Example of Front & Side Elevation



Example of Rear & Side Elevation



Example of Rear & Side Elevation



Example of Rear Elevation With Fence



Example of Rear Elevation With Fence

*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.



LOCATION MAP - AMENITIES

Not To Scale

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

The development will be dedicating over 5.00 acres (over 30% of the site) to open space. The open space areas will be comprised of usable open space and detention areas. Usable open space areas around the development will offer such amenities as; a pavilion, a centralized mail kiosk, open play lawns, and a dog park. All amenity types shown have been approved in the previous PRD, however with this amendment the locations of some of these elements have shifted around the site to help spread out the amenities and create a more harmonious open space. Additional outdoor seating and open play lawns have been provided with this amendment to provide increased amenities for the addition of the single-family detached homes. Sidewalks will line both sides of all streets to provide pedestrian circulation through the neighborhood. Each amenity will be constructed and operational before 50% of the homes are sold and built. The mail kiosk will be operational prior to the first build. The Highway 96 entrance areas will incorporate masonry signage and will be anchored with landscaping and 3-rail fencing.



Example of Pavilion & Outdoor Seating



Example of Playground



Example of Open Play Lawn



Example of Dog Park



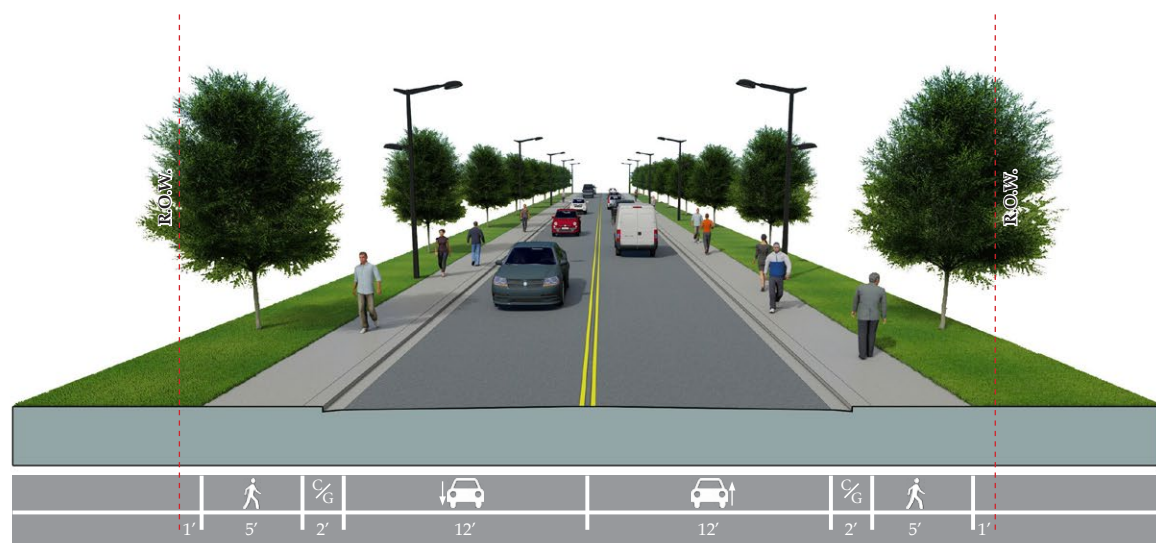
Pursuant to the City of Murfreesboro's Major Thoroughfare Plan (MTP), Highway 96 is currently a 2-lane roadway and is slated to be improved to a 5-lane roadway. Veterans Parkway and Franklin Road - Hwy 96 are the major thoroughfares where the majority of vehicular trips generated by this development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

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

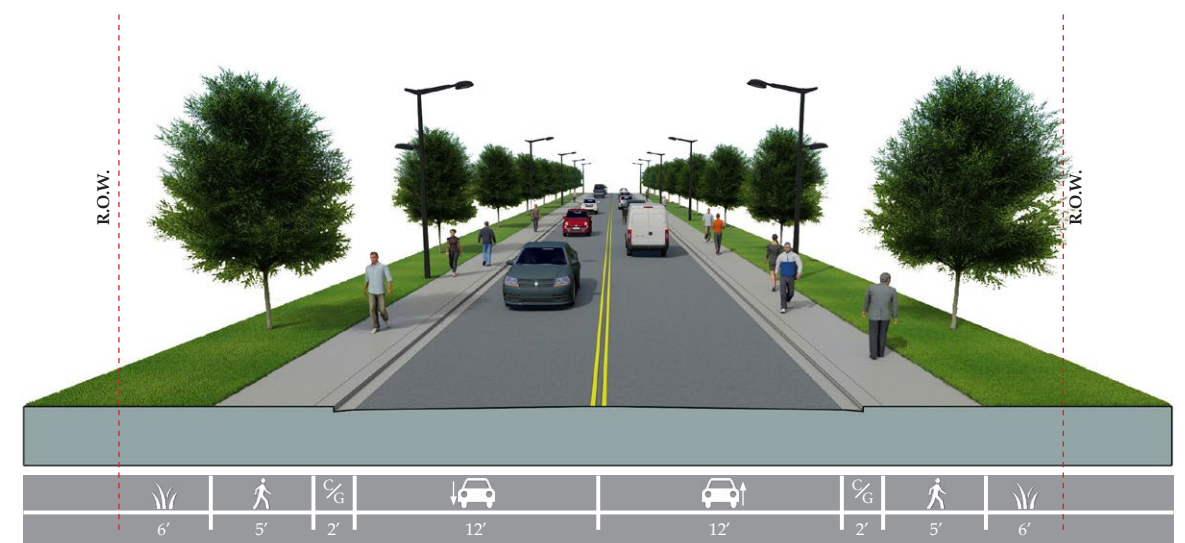
The public street within the development connecting to Veterans Parkway will be a community collector city street with a typical 50-foot R.O.W. cross-section, and all other streets will be local city streets with a typical 42-foot R.O.W. cross-section. All streets will be built in accordance with the Murfreesboro Street Standards.

The project will work with the City Transportation Department regarding changes to signal operation, pedestrian signals, and pavement markings.

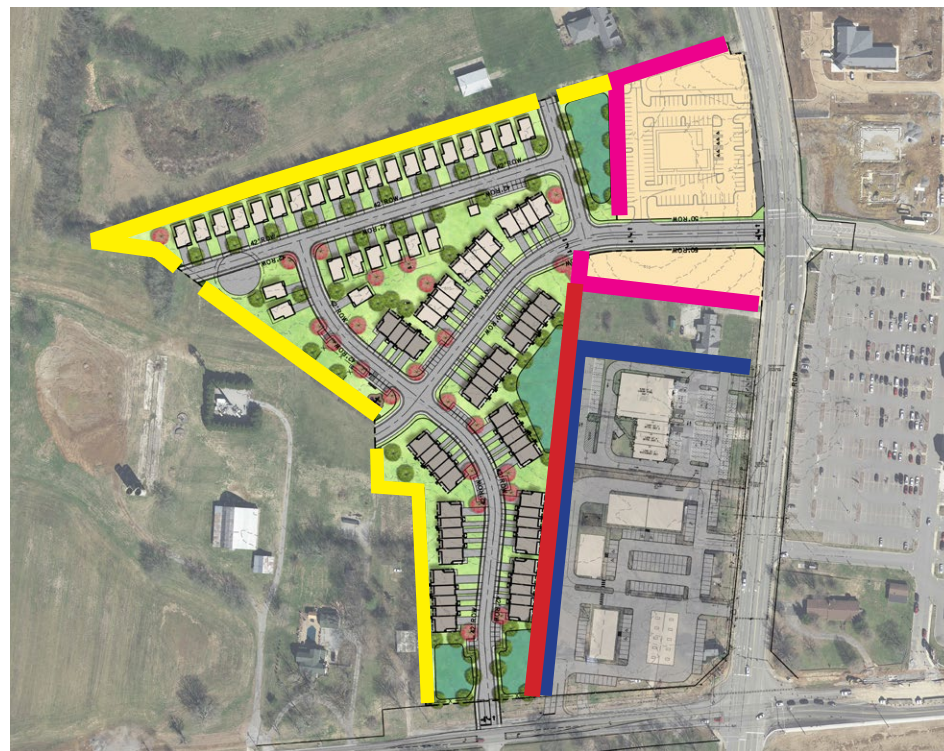
- Previously Approved Points of Ingress/Egress
- Proposed Points of Ingress/Egress



Example of 42' R.O.W.



Example of 50' R.O.W.



- 12' Wide Type 'C' Landscape Buffer
- 10' Wide Type 'A' Landscape Buffer
- 12' Wide Type 'C' Buffers to be Installed on Future CH Zoned Properties
- 12' Wide Type 'C' Buffers On Neighboring Properties (Per Previously Approved Site Plans)

not to scale

LANDSCAPE MATERIALS SAMPLES: DECIDUOUS TREES



(A)



(B)

- | | |
|--|--|
| <ul style="list-style-type: none"> (A) Ulmus parvifolia 'Emer II' / 'Emer II' Alle Elm (B) Zelkova serrata 'Green Vase' / Sawleaf Zelkova (C) Buxus x 'Green Mountain' / Boxwood (D) Prunus laurocerasus 'Otto Luyken' / Luykens Laurel (E) Lagerstroemia indica 'GAMAD VI' / Berry Dazzle Crape Myrtle (F) Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass (G) Liriope spicata 'Silver Dragon' / Creeping Lily Turf (H) Setcreasea pallida 'Purple Heart' / Purple Heart Setcreasea | <ul style="list-style-type: none"> (I) Iberis sempervirens 'Little Gem' / Little Gem Candytuft (J) Liriope muscari 'Variegata' / Variegated Lily Turf (K) Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia (L) Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae (M) Cryptomeria Japonica 'Radicans' / Japanese Cedar (N) Viburnum x pragense / Prague Viburnum (O) Prunus laurocerasus 'Schipkaensis' / Schipka Laurel |
|--|--|

LANDSCAPE MATERIAL SAMPLES: EVERGREEN/DECIDUOUS SHRUBS AND GRASSES



(C)



(D)



(E)



(F)

LANDSCAPE MATERIAL SAMPLES: GROUND COVER



(G)



(H)



(I)



(J)

LANDSCAPE BUFFER: EVERGREEN TREES



(K)



(L)



(M)

LANDSCAPE BUFFER: EVERGREEN TREES AND SHRUBS



(N)



(O)

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

Overall Landscaping Characteristics:

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

Residential Landscaping Characteristics:

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

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

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

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

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

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

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

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

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

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

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

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

*FOR RESIDENTIAL LAND USE ONLY	
TOTAL SITE AREA	566,716 s.f.
TOTAL MAXIMUM FLOOR AREA	130,092 s.f.
TOTAL LOT AREA	566,716 s.f.
TOTAL BUILDING COVERAGE	102,116 s.f.
TOTAL DRIVE/ PARKING AREA	151,915 s.f.
TOTAL RIGHT-OF-WAY	140,267 s.f.
TOTAL LIVABLE SPACE	414,801 s.f.
TOTAL OPEN SPACE	217,800 s.f.
FLOOR AREA RATIO (F.A.R.)	0.23
LIVABILITY SPACE RATIO (L.S.R.)	0.55
OPEN SPACE RATIO (O.S.R.)	0.82

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

Response: The property is currently zoned RM in Rutherford County. The surrounding area has a mixture of residential, commercial, and agricultural properties. The concept plan and development standards combined with the architectural requirements of the homes shown within this booklet align and provides an appropriate transition from planned commercial to existing properties. 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 two phases.

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

Response: This requirement has been addressed on Pages 12 and 22.

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

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

SETBACKS	RSA-2	PRD- TH	DIFFERENCE	SETBACKS	RSA-1	PRD- SFD	DIFFERENCE
Front Setback to House	35.0'	35.0'	0.0'	Front Setback to House	35.0'	35.0'	0.0'
Side Setback	5.0'	5.0'	0.0'	Side Setback	5.0'	5.0'	0.0'
Rear Setback	20.0'	10.0'	-10.0'	Rear Setback	20.0'	10.0'	-10.0'
Minimum Lot Size	2,000 s.f.	N/A	N/A	Minimum Lot Size	3,000 s.f.	N/A	N/A
Minimum Lot Width	20'	N/A	N/A	Minimum Lot Width	30'	N/A	N/A

The proposed development will provide the following benefits to the city: future roadway connections to the east and west, detached homes, consistency with the FLUM, compliance with the City Design Guidelines, and the 4th leg of the signalized intersection for Kroger on Veterans Parkway.

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

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

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

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

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

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

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

Response: Page 15-21 show the architectural character of the proposed buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built.

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

Response: Examples of entrance signage are located on Page 12 and a description is on Pages 12 and 22.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2022
PROJECT PLANNER: AMELIA KERR**

4.a. Mandatory Referral [2022-709] to consider the abandonment of a drainage 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 drainage easement on property developed with a Mapco gas station. The request is to abandon a drainage easement as shown in the hatched area on the attached exhibit. This easement was dedicated with Warrior Drive Subdivision on December 11, 2006. This easement appears to be in excess and has no facilities located within the easement. 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.

The Murfreesboro Engineering Department has no objection to the proposed easement abandonment. A copy of the correspondence from the Engineering Department has been included in the agenda materials. Staff recommends that approval of this request be made 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.
- 2) The drainage easement abandonment should be subject to the final approval of the legal documents by the City Attorney.
- 3) The applicant will be responsible for paying any recording fees.

The Planning Commission will need to discuss this application and make a recommendation to the City Council. 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.



SCALE: 1" = 30'

SOUTHGATE BLVD (50' PUBLIC R/W)

WESTGATE BLVD (60' PUBLIC R/W)

S86° 47' 21"E 144.93'

N52° 13' 58"E 49.38'

N9° 17' 27"E 148.32'

N6° 51' 25"E 197.34'

(TC TRACT 2)
SRI RAM FAMILY PARTNERSHIP LP
MAP 113K, GROUP A, PARCEL 2.00
LOT 10
PB 31, PG 15
DB 595, PG 232
TOTAL AREA = 0.78 AC.±

S80° 42' 32"E 186.25'

N80° 42' 32"W 25.02'

S86° 47' 21"E 25.05'

POINT OF BEGINNING

25' DRAINAGE ESMT (PB 31, PG 15)

AREA OF EASEMENT TO BE ABANDONED (±4,967 SF)

S6° 51' 25"W 200.00'

25'

EXHIBIT FOR:

MAPCO STORE #3312

2430 S. CHURCH STREET
MURFREESBORO, RUTHERFORD COUNTY, TN 37127

DRAINAGE
EASEMENT
ABANDONMENT
EXHIBIT

EXH

FULMER LUCAS

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

AREA OF EASEMENT TO BE ABANDONED (+/- 4,967 SF)

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY WITH PARCEL ID 113K-A-002.00-000,
THENCE WITH THE FOLLOWING CALLS: SOUTH 06 DEG 51 MIN 25 SEC WEST, 200.00 FEET TO A POINT;
THENCE, NORTH 80 DEG 42 MIN 32 SEC WEST, 25.02 FEET TO A POINT; THENCE, NORTH 06 DEG 51 MIN
25 SEC EAST, 197.34 FEET TO A POINT; THENCE, SOUTH 86 DEG 47 MIN 21 SEC EAST, 25.05 FEET TO THE
POINT OF BEGINNING.



. . . creating a better quality of life.

MEMORANDUM

DATE: April 20, 2022
TO: Amelia Kerr
FROM: Michele Emerson
RE: Drainage Easement Abandonment 2430 S. Church Street

In response to your April 14, 2022 request, we have reviewed the drainage easement abandonment request for 2430 S. Church Street and offer the following comments on behalf of the Engineering Department.

This drainage easement was recorded with Warrior Drive Subdivision in plat book 31 page 15. This easement appears to be in excess and has no facilities located within the easement.

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

C: Chris Griffith
David Ives



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: 113K A 002.00 | Address (if applicable): 2430 S. Church Street

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

Type of Mandatory Referral: Drainage 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: TN

Zip Code: 37215

Email Address: josh@fulmerlucas.com

Phone Number: 615-477-9440

Required Attachments:

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

Applicant Signature

4/8/2022

Date

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2022
PROJECT PLANNER: AMELIA KERR**

4.b. Mandatory Referral [2022-710] to consider the abandonment of a portion of a drainage easement located on property along the east side of Medical Center Parkway, Chris Mabery of Ragan Smith applicant.

This easement abandonment request is from Chris Mabery with Ragan Smith. The subject property is located along the east side Medical Center Parkway west of Robert Rose Drive.



In this mandatory referral, the Planning Commission is being asked to consider abandoning a 600'-long portion of an existing drainage easement known as Drainage Easement No. 2 on property to be developed by Hines Clari Park Land Holdings, LLC. The request is to abandon this portion of an existing drainage easement as shown in the hatched area on the attached plat exhibit. This drainage easement was granted on September 12, 2003.. With this request and the approval of the final plat submitted by Ragan Smith, the stormwater that was previously being discharged from Medical Center Parkway will now be piped to the storm drainage system being designed as a part of the Clari Park development.

In order to abandon the drainage easement, the Murfreesboro Engineering Department requires that the drainage easement should be subject to submission and recording of a subdivision plat that relocates the easement as proposed by the applicant. The drainage easement abandonment and final plat recording should be done simultaneously. A copy of the correspondence from the City Engineer has been included in the agenda materials. Staff further recommends that this request be subject to the following conditions in order to facilitate the abandonment process:

- 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.
- 2) The drainage easement abandonment should be subject to the final approval of the legal documents by the City Attorney.
- 3) The applicant will be responsible for paying any recording fees.
- 4) The final plat dedicating the new drainage easement shall be recorded simultaneously with the recording of the quit claim deed abandoning the easement.

The Planning Commission will need to discuss this application and make a recommendation to the City Council. 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.

(7)
SECTION 4, PHASE III
NORTH CHURCH LLC
PROPERTY
PLAT CABINET 39, PAGE 90,
R.O.R.C.T.

POINT OF COMMENCEMENT
EASEMENT DESCRIPTION

MAP 092, PARCEL 94.06
HINES CLARI PARK LAND HOLDINGS, LLC
RECORD BOOK 2133,
PAGES 1088 & 1098,
R.O.R.C.T.

PROPOSED WILLOWOAK TRAIL EXTENSION
TO BE CREATED BY FINAL PLAT

PROPOSED DRAINAGE EASEMENT
TO BE CREATED BY FINAL PLAT

DRAINAGE EASEMENT
TO BE ABANDONED
18,000 SQUARE FEET
0.41 ACRES±

MAP 092, PARCEL 94.06
HINES CLARI PARK LAND HOLDINGS, LLC
RECORD BOOK 2133,
PAGES 1088 & 1098,
R.O.R.C.T.

POINT OF BEGINNING
EASEMENT DESCRIPTION

(MAJOR ARTERIAL) (145' PUBLIC RIGHT-OF-WAY)
MEDICAL CENTER PARKWAY

S36°29'42"E 497.14'

N36°29'42"W 30.00'

N53°34'59"E 600.02'

S53°34'59"W 599.98'

30.00'
S36°25'01"E

GENERAL NOTES

1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PORTION OF A DRAINAGE EASEMENT BEING ABANDONED BY MANDATORY REFERRAL.
2. THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3-07. THIS EXHIBIT IS NOT TO BE USED FOR TRANSFER OF PROPERTY.

EASEMENT REFERENCE

BEING DRAINAGE EASEMENT NO. 2 RECORDED IN RECORD BOOK 314, PAGE 216, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

SUBJECT EASEMENT IS SITUATED ON A PORTION OF PARCEL NUMBER 94.06 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

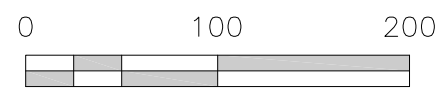
SUBJECT EASEMENT IS SITUATED ON A PORTION OF THE SAME PROPERTY CONVEYED TO HINES CLARI PARK LAND HOLDINGS, LLC BY WARRANTY DEED OF RECORD IN RECORD BOOK 2133, PAGE 1088 AND BY QUITCLAIM DEED OF RECORD IN RECORD BOOK 2133, PAGE 1098, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

LEGEND

- IRON ROD (OLD)
(W/CAP STAMPED "SEC")
- ⊙ NON-MONUMENTED POINT
- R.O.R.C.T. REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE



(TN NAD83)



Nashville - Murfreesboro - Chattanooga
ragansmith.com

CLARI PARK
DRAINAGE EASEMENT ABANDONMENT
FOR
HINES

13th CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF MURFREESBORO, TENNESSEE

Scale: 1" = 100'

Date: APRIL 14, 2022

Approved By: CJM

Revisions:

Drawing Title:

PARTIAL EASEMENT ABANDONMENT EXHIBIT

Drawing No.

1 OF 1

Project No.
07137-1559



APPLICANT LETTER FOR MANDATORY REFERRAL

April 14, 2022

VIA ONLINE MURFREESBORO PLAN SUBMISSION

City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130

**RE: DRAINAGE EASEMENT ABANDONMENT
MAP 092, PARCEL 94.06 – HINES CLARI PARK (FORMERLY GATTON PROPERTY)
MEDICAL CENTER PARKWAY
MURFREESBORO, TENNESSEE
RAGANSMITH JOB# 07137-1559**

To whom it may concern:

Ragan-Smith-Associates, Inc. (RaganSmith), on behalf of Hines, would like to submit a request for Mandatory Referral of a Drainage Easement off Medical Center Parkway, across property belonging to Hines. The Drainage Easement was granted to the city of Murfreesboro on September 12, 2003, by instrument of record in Record Book 314, page 216, Register's Office for Rutherford County, Tennessee. Said easement lies on property identified as Parcel 94.06 as shown on Rutherford County Property Map 092.

Hines, employed RaganSmith and SEC, Inc. (SEC), in partnership to subdivide this property into multiple lots containing various commercial businesses. As shown on the preliminary plat previously submitted by SEC and the final plat being submitted by RaganSmith concurrently with this request, the stormwater that was previously being discharged from Medical Center Parkway will now be piped to the storm drainage system being designed as part of the Clari Park development.

Attached, please find an exhibit and description showing the subject easement to be abandoned.

If you have any questions or need anything further, please let us know.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Chris Mabery".

Chris Mabery, RLS
Survey Manager

NASHVILLE

315 Woodland Street
Nashville, TN 37206
(615) 244-8591

MURFREESBORO

100 East Vine Street, Suite 402
Murfreesboro, TN 37130
(615) 546-6050

CHATTANOOGA

1410 Cowart Street, Suite 200
Chattanooga, TN 37408
(423) 490-9400

**DRAINAGE EASEMENT ABANDONMENT
MEDICAL CENTER PARKWAY
MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE
EXISTING EASEMENT DESCRIPTION**

Being an existing 30-foot wide Drainage Easement lying and being in the Thirteenth (13th) Civil District of Rutherford County, city of Murfreesboro, Tennessee. Being Drainage Easement No. 2 as recorded in Record Book 314, page 216, Register's Office for Rutherford County, Tennessee (R.O.R.C.T.), said easement being situated on a portion of the same property conveyed to Hines Clari Park Land Holdings, LLC by Warranty Deed of record in Record Book 2133, page 1088 and by Quitclaim Deed of record in Record Book 2133, page 1098, R.O.R.C.T. and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod (old) with cap stamped "SEC" in the northeasterly right-of-way of Medical Center Parkway (145-foot right-of-way), said iron rod being the southwest corner of Lot 7 as shown on the final plat entitled "Section 4, Phase III, North Church LLC Property" of record in Plat Cabinet 39, page 90, R.O.R.C.T.;

Thence, with the northeasterly right-of-way of said Medical Center Parkway, South 36 degrees 29 minutes 42 seconds East, 497.14 feet to the northwest corner and **POINT OF BEGINNING** of the herein described easement;

Thence, leaving the northeasterly right-of-way of said Medical Center Parkway, crossing the Hines Clari Park Land Holdings, LLC property of record in Record Book 2133, pages 1088 and 1098, R.O.R.C.T. the following three (3) calls:

1. North 53 degrees 34 minutes 59 seconds East, 600.02 feet;
2. South 36 degrees 25 minutes 01 seconds East, 30.00 feet;
3. South 53 degrees 34 minutes 59 seconds West, 599.98 feet to a point in the northeasterly right-of-way of said Medical Center Parkway;

Thence, with the northeasterly right-of-way of said Medical Center Parkway, North 36 degrees 29 minutes 42 seconds West, 30.00 feet to the **POINT OF BEGINNING**, containing 18,000 square feet or 0.41 acres, more or less.

Being Drainage Easement No. 2 granted to the city of Murfreesboro as recorded in Record Book 314, page 216, Register's Office for Rutherford County, Tennessee.



. . . creating a better quality of life.

MEMORANDUM

DATE: April 19, 2022
TO: Amelia Kerr
FROM: Michele Emerson
RE: Drainage Easement Abandonment Clari Park

In response to your April 15 request, we have reviewed the drainage easement abandonment request for Clari Park and offer the following comments on behalf of the Engineering Department.

This drainage easement was granted to the city of Murfreesboro on September 12, 2003, by instrument of record in Record Book 314, page 216.. The request to abandon the drainage easement should be subject to submission and recording of a subdivision plat that relocates the easement as proposed by the applicant. The drainage easement abandonment and final plat recording should be done simultaneously.

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

C: Chris Griffith
David Ives



**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Chair Jones and Members of the Planning Commission
FROM: David A. Ives
DATE: April 22, 2022
RE: Easements for Town Creek Phase I

MANDATORY REFERRAL

In preparation for the daylighting of Town Creek between Murfree Spring and S. Church Street (Phase I) it is necessary to adjust a number of easements relating to the existing McDonalds restaurant.

For context, a conceptual drawing of the completed project is attached as Exhibit A.

The easements to be abandoned and granted are substantially as follows:

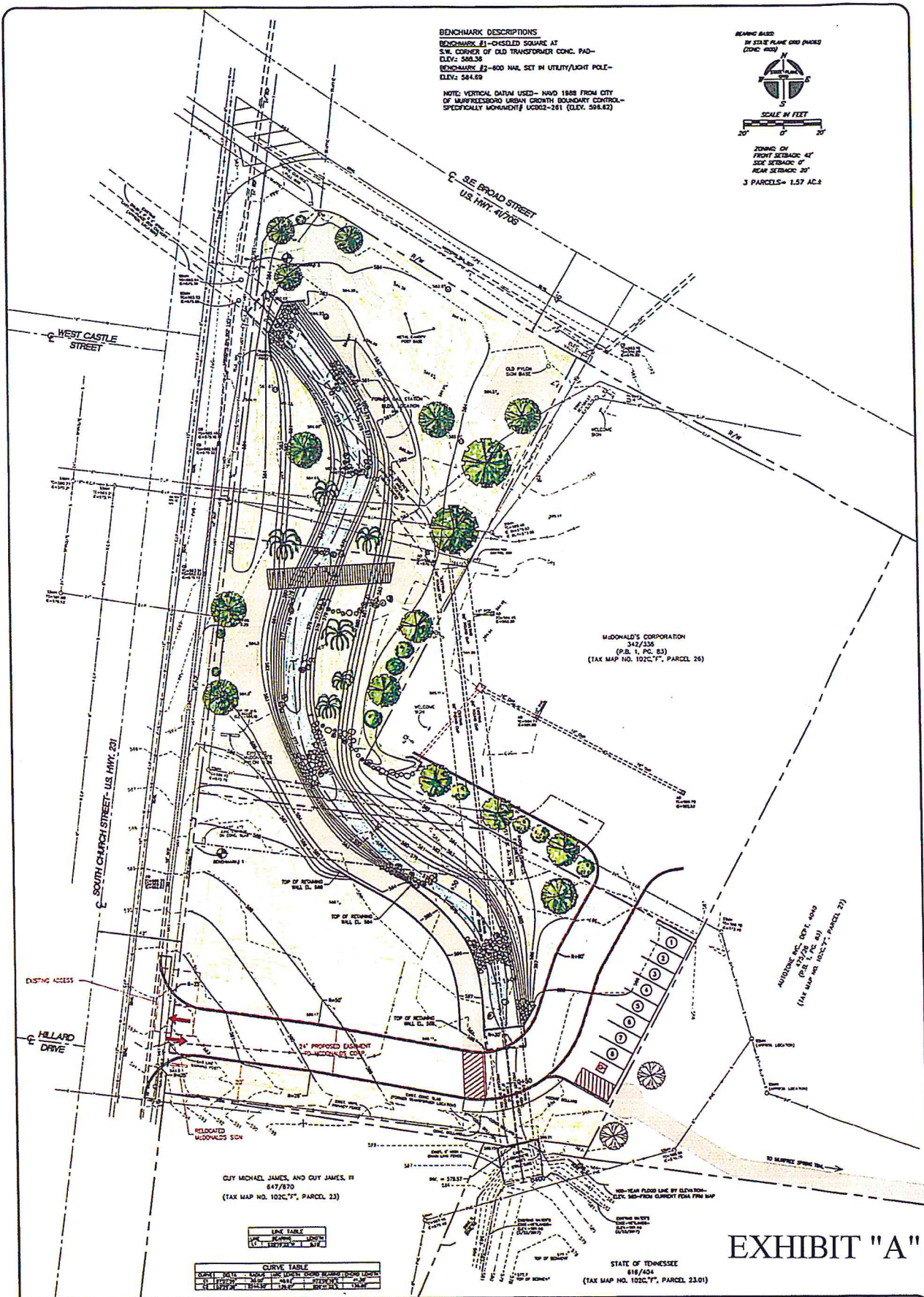
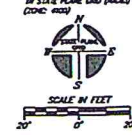
- Exhibit 1 – Declaration of Permanent Public Access Easement by the City;
- Exhibit 2 – Sign Relocation Easement and Agreement;
- Exhibit 3 – Abandonment of Ingress-Egress and Electric Easement by McDonald's;
- Exhibit 4 - Water Line Easement and Sanitary Sewer Easement from McDonald's;
- Exhibit 5 – Declaration of Sanitary Sewer and Water Line Easement by the City;
- Exhibit 6 – Abandonment of Public Utility Easement (15 ft.) by the City;
- Exhibit 7 – Abandonment of Public Utility Easement (20 ft.) by the City; and
- Exhibit 8 – Permanent Drainage Easement and Trail Easement from McDonald's.

I will be happy to answer any questions.

BENCHMARK DESCRIPTIONS
 BENCHMARK #1 - CHISELED SQUARE AT
 S.W. CORNER OF OLD TRANSFORMER CONC. PAD -
 ELEV: 568.38
 BENCHMARK #2 - 600 NAIL SET IN UTILITY/LIGHT POLE -
 ELEV: 564.69

NOTE: VERTICAL DATUM USED - NAVD 1885 FROM CITY
 OF MURFREESBORO URBAN GROWTH BOUNDARY CONTROL -
 SPECIFICALLY MONUMENT # 10222-261 (ELEV. 596.82)

BEARING BASE
 BY STATE PLANE GRID PROJE
 (ZONE 1400)



MCDONALD'S CORPORATION
 342/336
 (P.B. 1, P.C. 23)
 (TAX MAP NO. 102C-77, PARCEL 26)

MCDONALD'S CORPORATION
 342/336
 (P.B. 1, P.C. 23)
 (TAX MAP NO. 102C-77, PARCEL 27)

GUY MICHAEL JAMES, AND GUY JAMES, JR
 647/870
 (TAX MAP NO. 102C-77, PARCEL 23)

STATE OF TENNESSEE
 616/404
 (TAX MAP NO. 102C-77, PARCEL 23.01)

EXHIBIT "A"

LINE TABLE

LINE	FROM	TO
1	102C-77	102C-77

CURVE TABLE

CURVE	BEARS	LENGTH	CHORD	CHORD BEARING	PI	PC	PT	STATIONING
1	102C-77	102C-77						

REVISIONS

NO.	DATE	DESCRIPTION

GRIGGS & MALONEY INCORPORATED
 Engineering & Environmental Consulting
 P.O. BOX 2950, MURFREESBORO, TN 37133-2950
 (615) 895-8221 • FAX (615) 895-0632

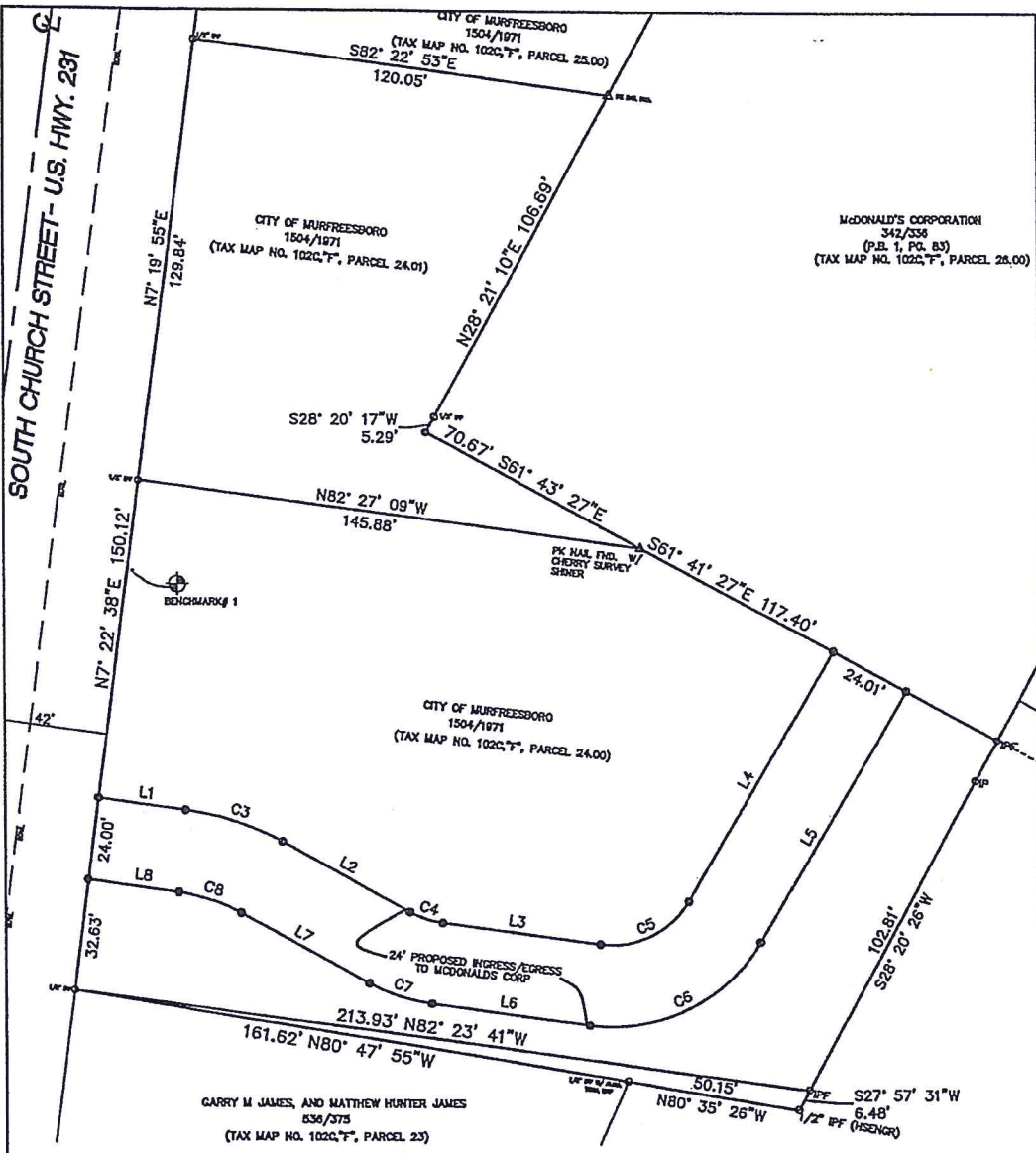
TOWN CREEK IMPROVEMENTS
 CITY OF MURFREESBORO, TENNESSEE

PRELIMINARY LAYOUT
 OPTION 1

PROJECT NO. 228-149

DATE: 10/11/01	DRAWN BY: JSC
CHECKED BY: JSC	APPROVED BY: JSC
SHEET NO. 11 OF 11	

PL2 2001, L:\griggs\228\228-149\dwg\Plan\Preliminary Sheet 11 of 11.dwg



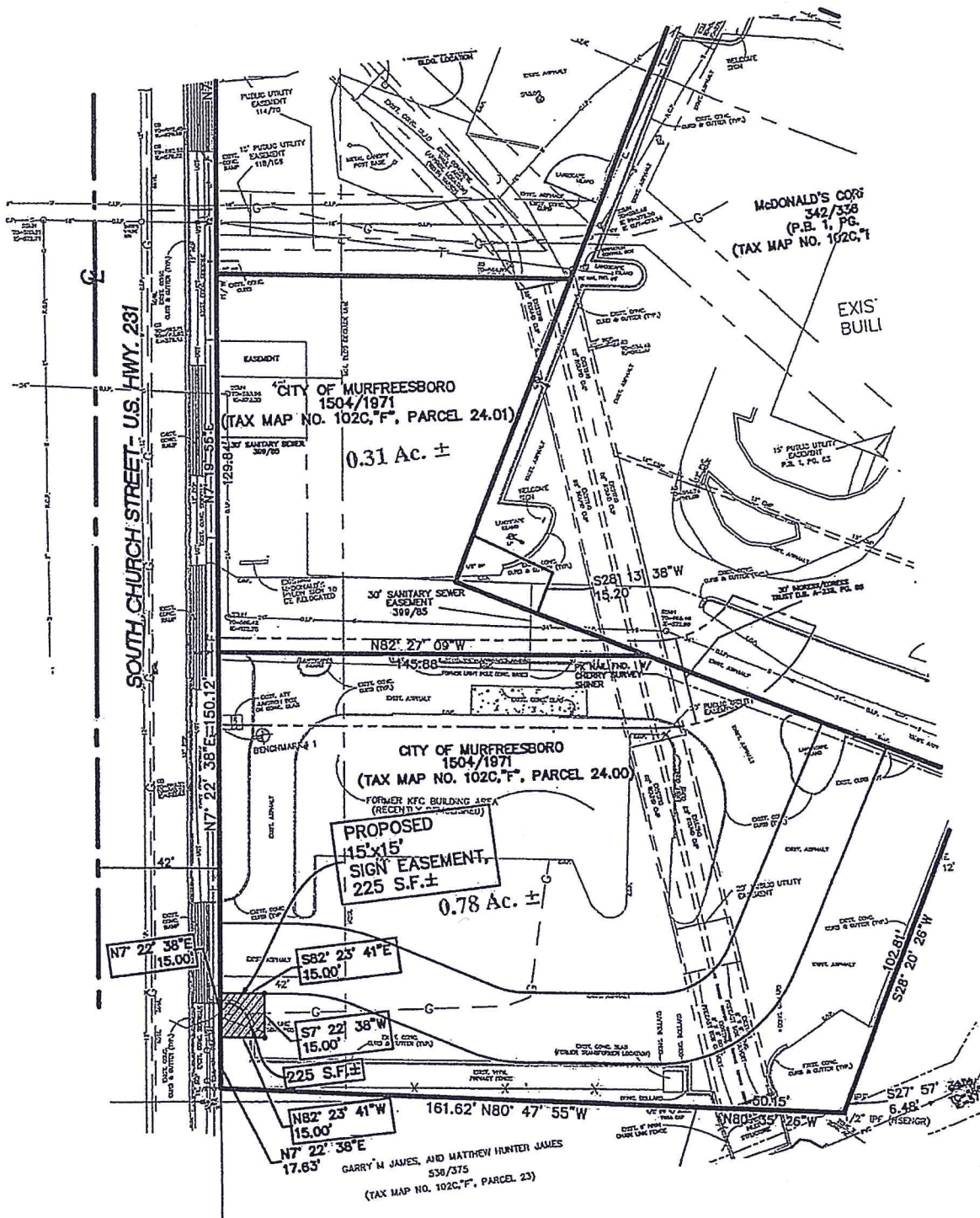
LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°23'41"E	26.52'
L2	S60°36'58"E	41.76'
L3	S82°23'41"E	46.17'
L4	N30°00'18"E	84.17'
L5	N30°00'18"E	84.88'
L6	S82°23'41"E	46.17'
L7	S60°36'58"E	41.76'
L8	N82°23'41"W	26.43'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	87°07'59"	30.00'	45.62'	41.35'	S72°06'18"W
C2	3°29'42"	2244.50'	136.91'	136.89'	S58°43'09"E
C3	21°46'42"	74.00'	28.13'	27.96'	N71°30'19"W
C4	21°46'42"	26.00'	9.88'	9.82'	S71°30'19"E
C5	67°36'02"	26.00'	30.68'	28.93'	N63°48'18"E
C6	67°36'02"	50.00'	58.99'	55.63'	N63°48'18"E
C7	21°46'42"	50.00'	19.01'	18.89'	S71°30'19"E
C8	21°46'42"	50.00'	19.01'	18.89'	N71°30'19"W



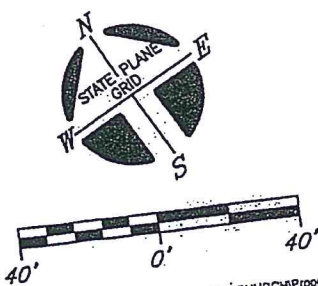
EXHIBIT "1"

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



PROPOSED 15'x15'
SIGN EASEMENT

EXHIBIT "2"



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

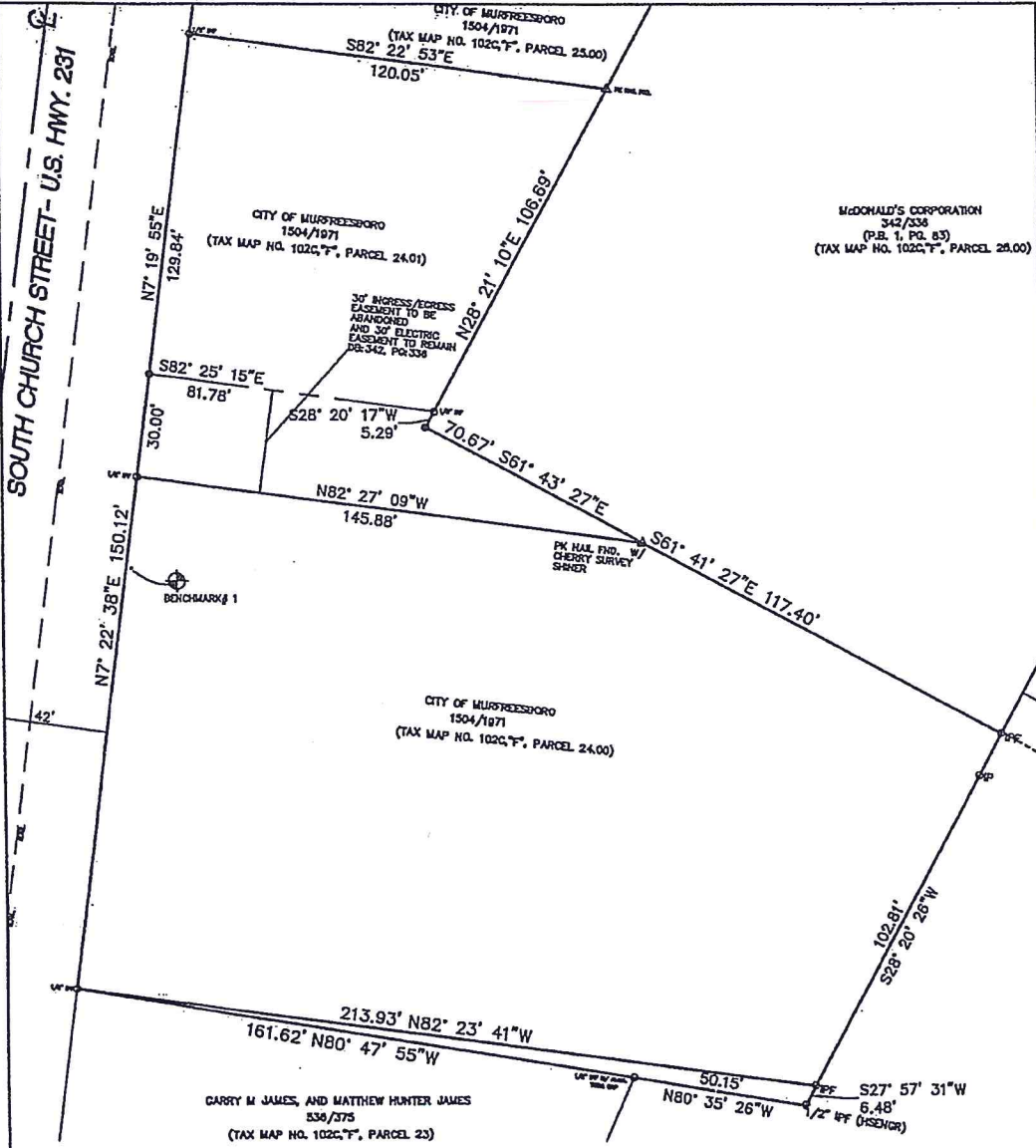
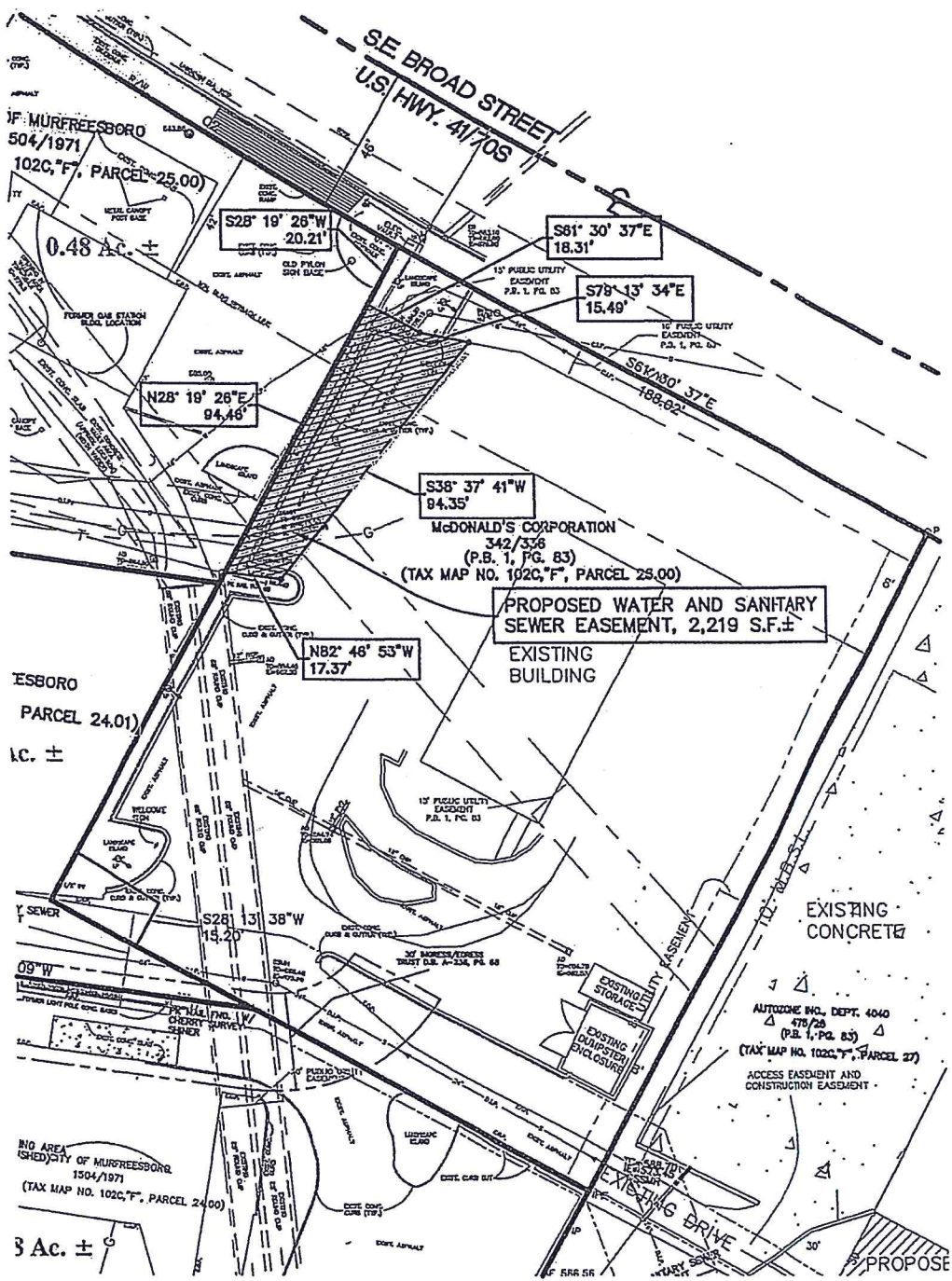


EXHIBIT "3"



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

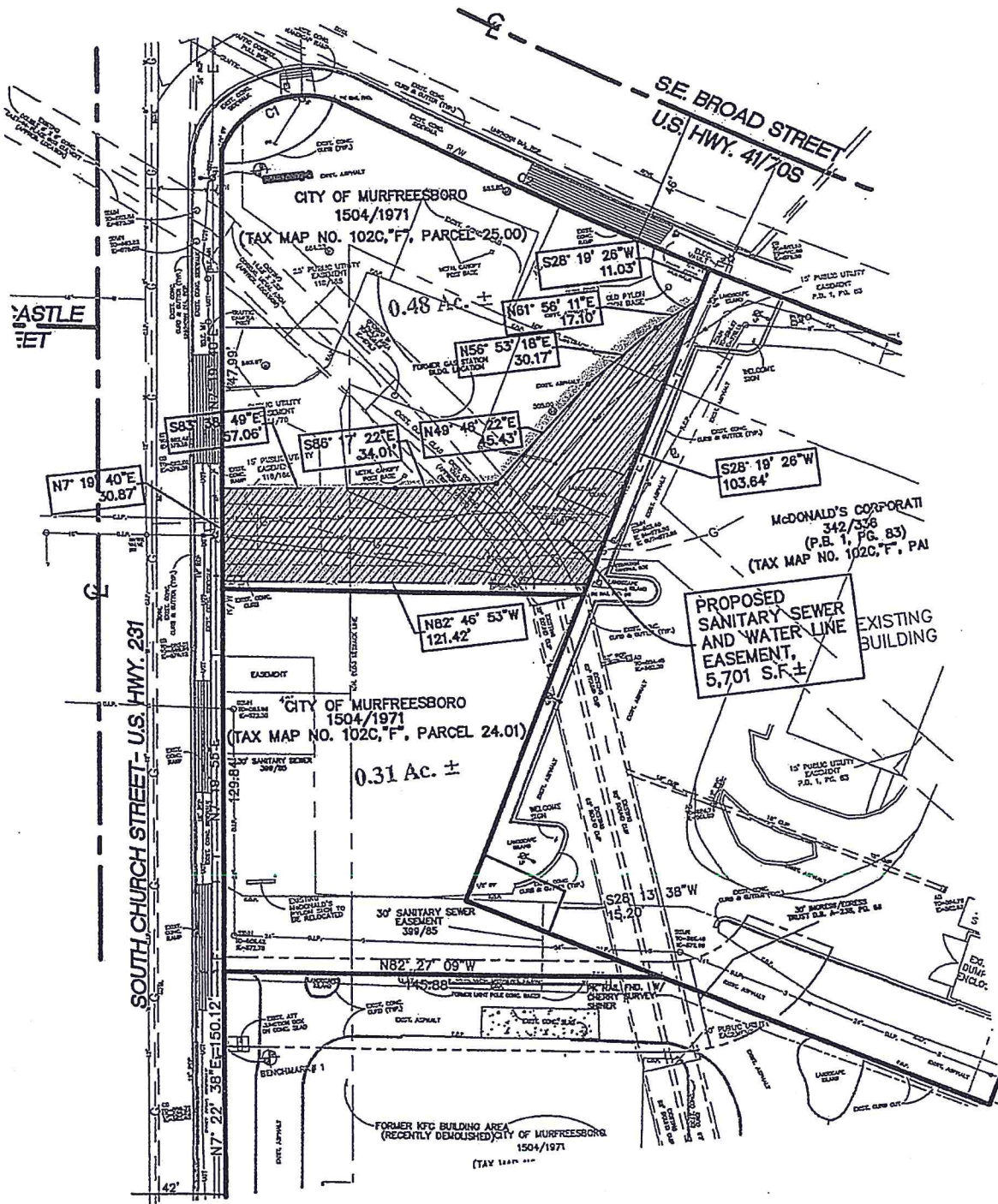


PROPOSED WATER AND SEWER EASEMENT

EXHIBIT "4"

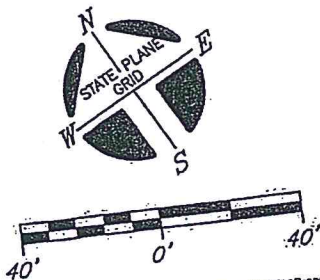
HUDDLESTON-STEELE

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 SURVEYING • 893 - 4084 FAX • 893 - 0080

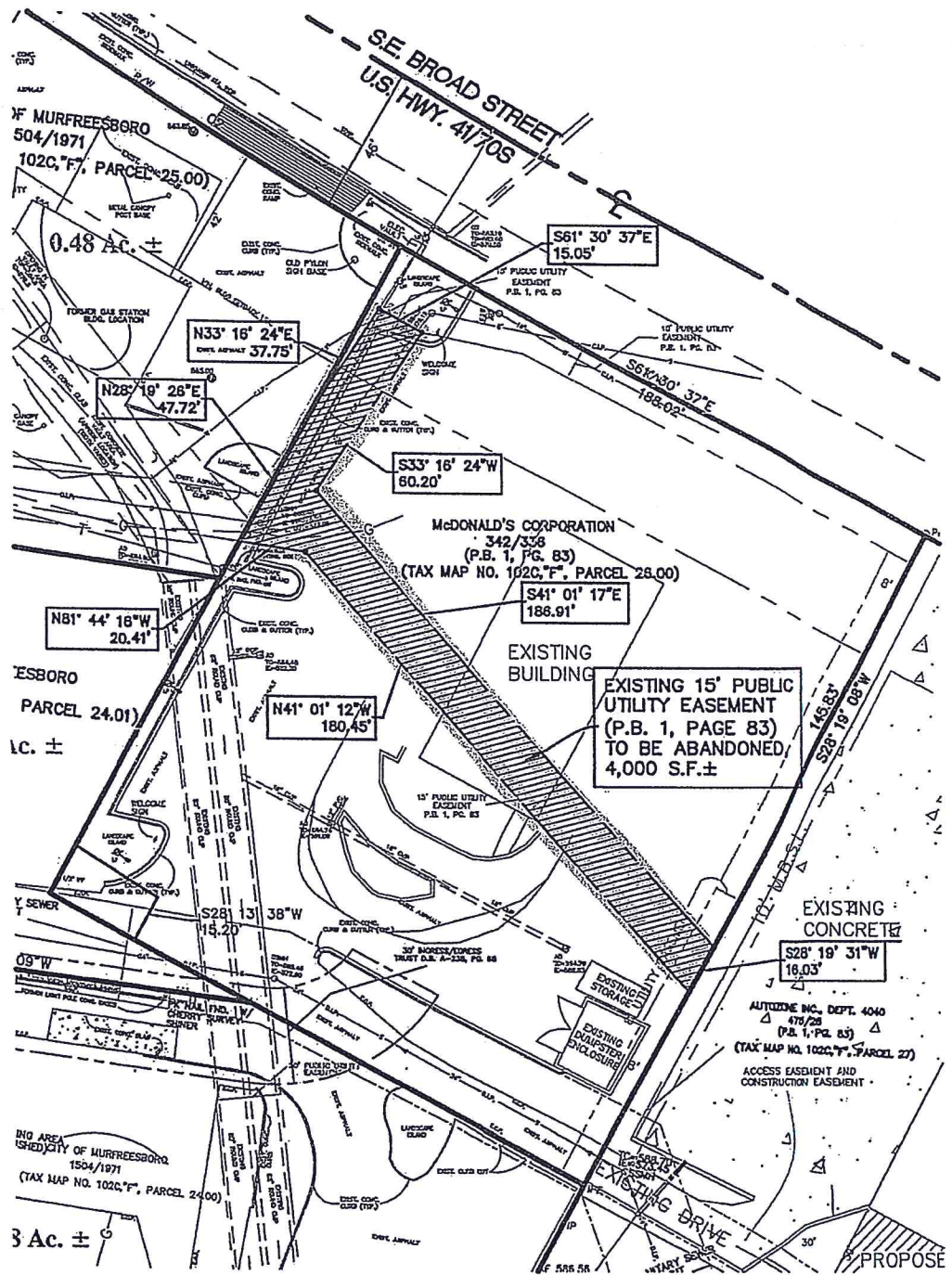


PROPOSED WATER AND SEWER EASEMENT

EXHIBIT "5"



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



EXISTING 15' PUBLIC UTILITY EASEMENT
(P.B.1/83) TO BE ABANDONED

EXHIBIT "6"



2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING • 893 - 4084 FAX • 893 - 0080



S.E. BROAD STREET

U.S. HWY. 41/70S

46'

S61° 30' 37"E
188.02'

OFF FOUND

N28° 19' 26"E
118.52'

CITY OF MURFREESBORO
1804/1971
MAP NO. 1022, T., PARCEL 25.00)
2' 53" E
20.05'

MADOKALU'S CORPORATION
342/336
(P.B. 1, PG. 85)
(TAX MAP NO. 1022, T., PARCEL 28.00)

CITY OF MURFREESBORO
1804/1971
MAP NO. 1022, T., PARCEL 24.01)

228.86'
S28° 19' 31"W

S28° 21' 10"W 106.69'

ANTOZOME INC. DEPT. 4040
476/725
(P.B. 1, PG. 85)
(TAX MAP NO. 1022, T., PARCEL

N28° 21' 10"E 11.87'
N28° 20' 17"E 5.29'
S57° 59' 34"E 30.00'
S28° 13' 38"W 15.20'
N61° 43' 27"W 70.67'
S61° 41' 27"E 117.40'
NB2° 27' 09"W 145.88'
29.97'

PK. 142. END. W/
CHERRY SURVEY
SHADE

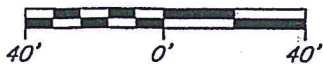
CITY OF MURFREESBORO
1804/1971
(TAX MAP NO. 1022, T., PARCEL 24.00)

102.81'
S28° 20' 26"W

N27° 22' 36"E



EXHIBIT "8"



HUDDLESTON-STEELE

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



**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Chair Jones and Members of the Planning Commission
FROM: Gary Whitaker
DATE: April 29, 2022
RE: Purchase property at 316 Robert Rose

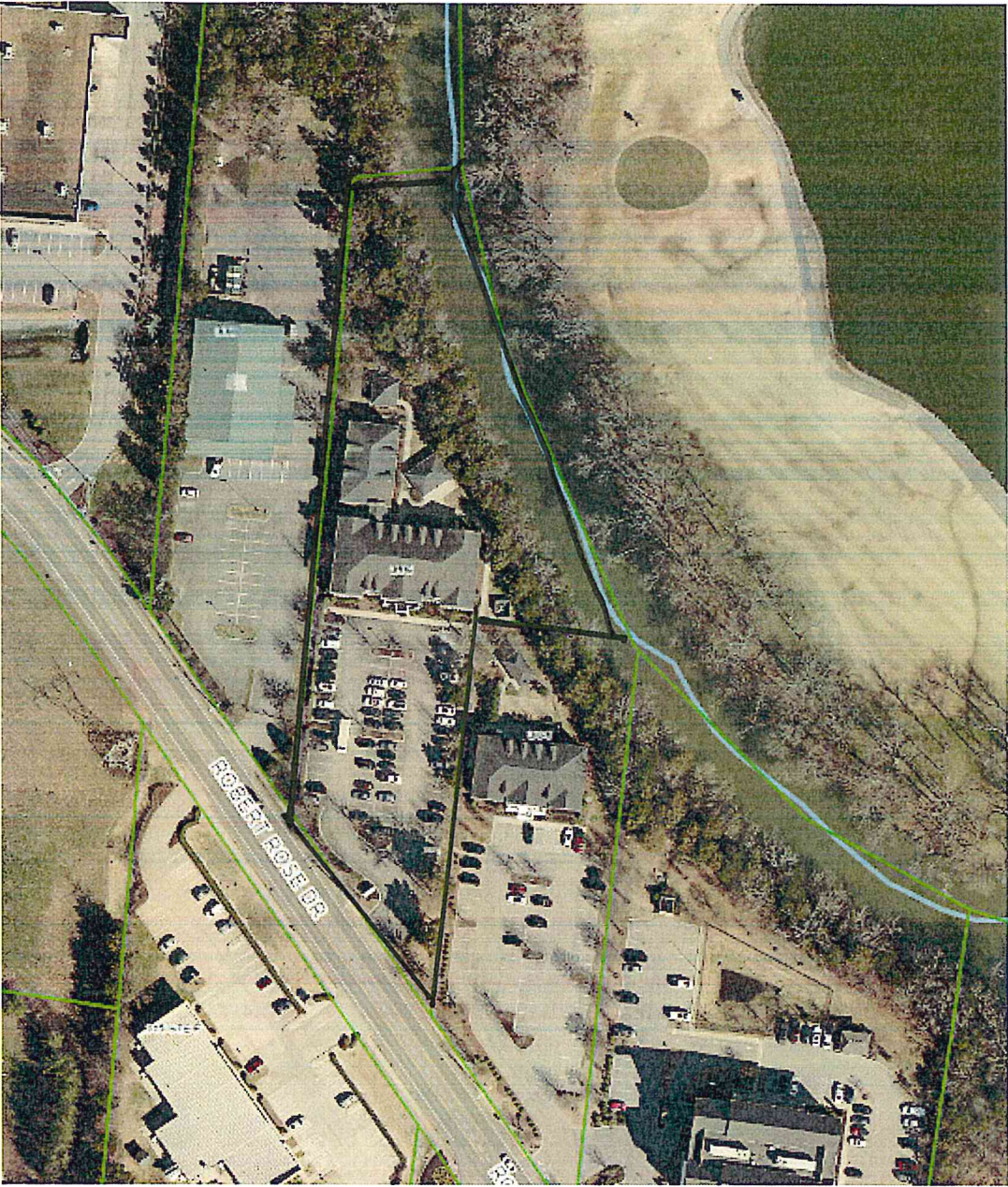
MANDATORY REFERRAL

Staff proposes to purchase an existing office building at 316 Robert Rose to provide office space for Water Resources Department Administration and Engineering.

This purchase will allow WRD to relocate relatively quickly to facilitate the redevelopment of the property along the Northeast side of N.W. Broad Street.

An overhead showing the property and a copy of the marketing brochure describing the facility are attached.

We ask that you recommend acquisition of this property to City Council.



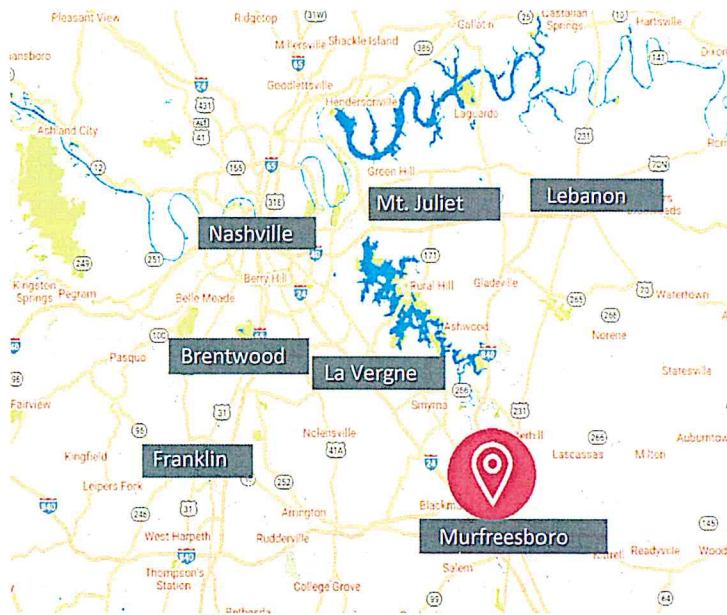
FOR SALE

±19,476 SF Office Building
Prime Location in the #1 Boomtown in America
316 Robert Rose Drive, Murfreesboro, TN 37129



Highlights

- ±19,476 SF Office Building on 2.27 Acres
 - ±9,378 SF on each floor (2 Floors)
 - 51 Offices
 - 3 Work rooms
 - 3 Conference rooms
 - 2 Large open cubicle areas
 - Full kitchen & kitchenette
 - Elevator
- Sale Price: ~~\$6,250,000~~ **5,400,000**
- Suitable for general or medical offices
- Minutes from Saint Thomas Hospital
- Outdoor kitchen & entertainment pavilion
- Easily Accessible - just off of I-24
- Building will accommodate multi-tenant occupancy
- Extremely well-maintained
- On-site backup generator for electric service



DISTANCES

Nashville	35 minutes	Mt. Juliet	29 minutes
BNA Airport	27 minutes	Lebanon	36 minutes
Franklin	35 minutes	I-24	3 minutes
Antioch	20 minutes		

J.P. Lowe, CCIM
First Vice President
C: 615.533.8710
jplowe@charleshawkinsco.com

Paul M. Myers, MPRE
Senior Vice President
C: 615.598.4848
pmyers@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026