

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

JULY 13, 2022
6:00 PM

Kathy Jones
Chair

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the June 1, 2022 and June 15, 2022, Planning Commission meetings.**
- 4. Staff Reports and Other Business:**
 - a. Election of Chair and Vice-Chair for 2022-2023.
 - b. Mandatory Referral [2022-718] to consider the abandonment of a portion of a raw water line easement located on property along DeJarnette Lane and Osborne Lane, Huddleston-Steele Engineering, Inc. applicant.
 - c. Mandatory Referral [2022-719] to consider the dedication of electric easements on City-owned property located along Joe B Jackson Parkway and Vapor Trail, City of Murfreesboro Legal Department applicant.
- 5. Public Hearings and Recommendations to City Council:**
 - a. Annexation petition and plan of services [2022-506] or request for service as an outside the City sewer customer for approximately 1.0 acre located at 3905 Ashley Drive, Kasie Nunley owner. (Project Planner: Marina Rush)
 - b. Zoning application [2022-410] for approximately 19.5 acres to be rezoned from RS-15 to RS-8 and approximately 6.0 acres to be rezoned from RS-15 to CF located along Franklin Road, Beazer Homes applicant. (Project Planner: Marina Rush)
 - c. Zoning application [2022-413] for approximately 10.8 acres located at 2655 Wilkinson Pike to be rezoned from RS-15, MU, GDO-1 & GDO-2 to PRD, GDO-1 & GDO-2 (Toll Brothers at Gateway), Toll Brothers applicant. (Project Planner: Margaret Ann Green)

MURFREESBORO PLANNING COMMISSION AGENDA

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July 13, 2022

- d.** Annexation petition and plan of services [2021-505] for approximately 0.7 acres located along Elam Road as well as approximately 3,700 linear feet of Elam Road right-of-way and the right-of-way of the Elam Road/I-24 frontage road, Swanson Developments, LP applicant. (Project Planner: Holly Smyth)
- e.** Zoning application [2022-412] to amend the Parkway Place PID on approximately 151 acres located along Joe B Jackson Parkway and Richard Reeves Drive and to zone approximately 0.9 acres located along Elam Road to PID simultaneous with annexation, Swanson Developments, LP applicant. (Project Planner: Holly Smyth)

6. Staff Reports and Other Business:

7. Adjourn.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
July 13, 2022**

4.a. Election of Chair and Vice-Chair.

The Rules of Procedure for the Murfreesboro Planning Commission specify that “the Chair and Vice Chair of the Planning Commission shall be elected each year for a one-year term by the Commission, from among its members, at their first regular meeting in July of each year”. Accordingly, it is the responsibility of the Planning Commission members to nominate and elect a Chair and a Vice-Chair. There should be separate motions for each.

In this mandatory referral, the Planning Commission is being asked to consider abandoning a portion of an existing raw water line easement on property owned by the Swansons. This portion of the existing raw water line easement is shown in the gray highlighted area on the attached exhibit. This raw water line easement among others was purchased in 1942 for the raw water line that conveyed untreated water from the current intake just upstream of the Walter Hill Dam to the old Water Treatment Plant located where the Discovery Center is now on Southeast Broad Street.

At the Nov/Dec 2014 Water Resources Board meeting it was approved to abandon a section of this easement to the north between Compton Road and 2902 Madison Avenue. Portions of this easement were in the rear of the majority of the properties between Compton and Madison Avenue, and in some cases, it appears that some houses and/or garages were built within the easement. The Water Resources Department recognized that it was not possible to relocate the easement and find one continuous route that would not require relocating out buildings, or above ground pools, clearing of large dense trees, or acquiring additional easement from adjacent property owners. With this request, Staff is requesting to not only abandon the portion on the Swanson property, shown as the blue shaded area, but to abandon the entire alignment between Osborne Lane and Dejarnette Lane. A copy of the correspondence from the Assistant Director of Engineering with Murfreesboro Water Resources Department has been included in the agenda materials.

The Murfreesboro Water Resources Board met on June 28, 2022, and MWRD Staff recommended that the Board recommend to Planning Commission and City Council approval of the abandonment of this existing raw water line easement. The Murfreesboro Water Resources Board voted to recommend approval of this abandonment.

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

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

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



... creating a better quality of life

MEMORANDUM

DATE: June 20, 2022
TO: Water Resources Board
FROM: Valerie H. Smith
SUBJECT: Raw Water Easement Abandonment
Osborne Lane to Dejarnette Lane

BACKGROUND

This easement abandonment request is from Huddleston Steele Engineering, Inc. on behalf of Joe Swanson, Jr. They are requesting the abandonment of an existing raw easement as shown as the gray highlighted area on the attached exhibit in regard to the property the Swanson's own just east of State Farm. Records indicate, this easement among others was purchased in 1942 for the raw water line that conveyed untreated water from the current intake just upstream of the Walter Hill Dam to the old Water Treatment Plant located where the Discovery Center is now on Broad Street.

At the Nov/Dec 2014 Board meeting it was approved to abandon a section of this easement to the north between Compton Road and 2902 Madison Ave. Portions of this easement were in the rear of the majority of the properties between Compton and Madison Ave., and in some cases it appears that some houses and/or garages were built within the easement. Staff recognized that it was not possible to relocate the easement and find one continuous route that would not require relocating out buildings, or above ground pools, clearing of large dense trees, or acquiring additional easement from adjacent property owners.

At this time Staff is requesting to not only abandon the portion on the Swanson property, shown as the blue shaded area, but to abandon the entire alignment between Osborne and Dejarnette Lanes.

RECOMMENDATION

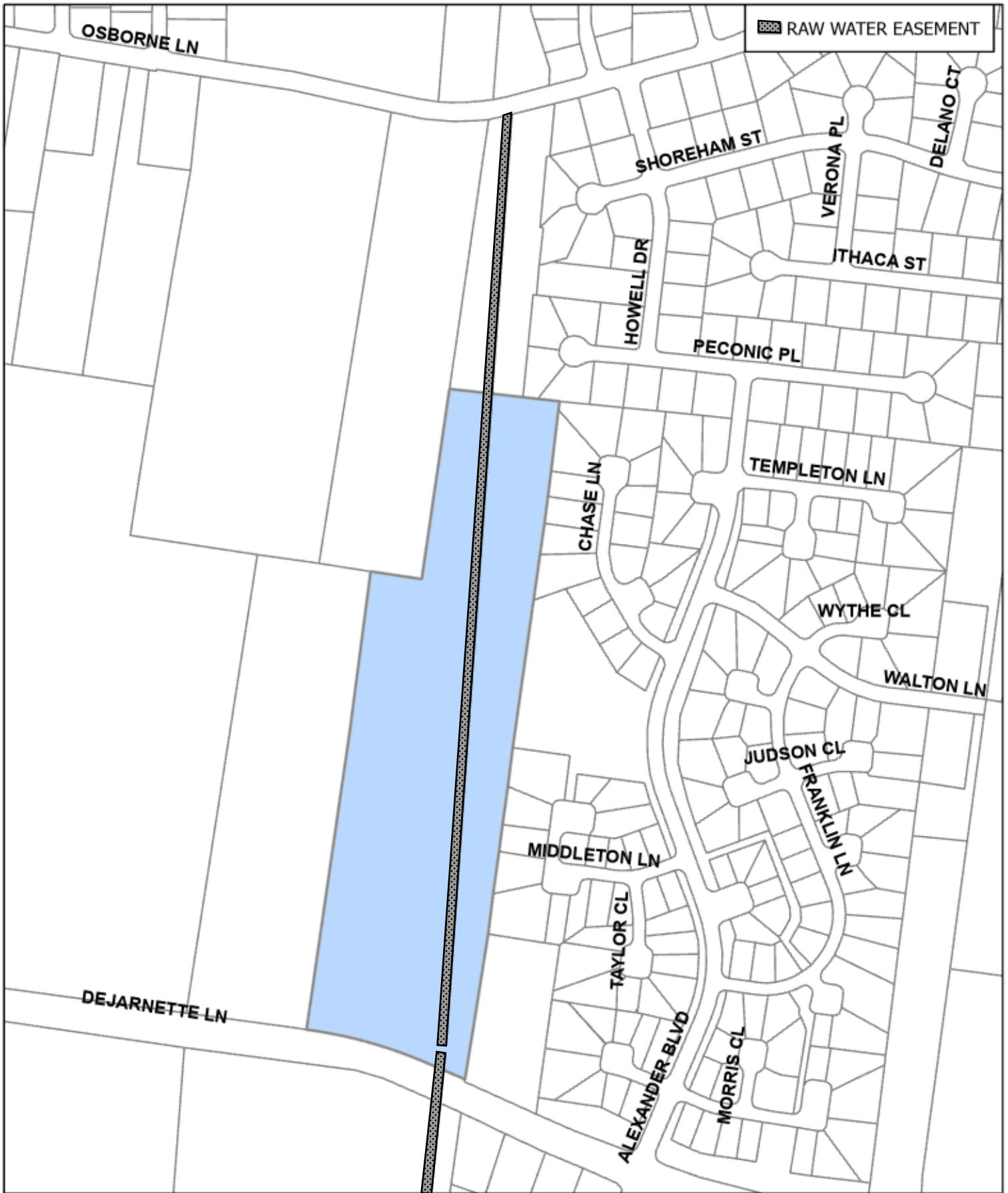
Staff recommends approval of abandoning this existing raw water easement.

FISCAL IMPACT

There were two properties between Osborne and Dejarnette Lane at the time the easements were acquired. They were purchased for less than \$100 each.

ATTACHMENTS

Easement Abandonment Request
Abandonment Exhibit



MURFREESBORO WATER RESOURCES DEPARTMENT

RAW WATER EASEMENT ABANDONMENT





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: 68.00/137.02

Address (if applicable): Dejarnette Lane, Murfreesboro, TN

Street Name (if abandonment of ROW):

Type of Mandatory Referral: Abandonment of Raw Water Line Easement

Applicant Information:

Name of Applicant: Joe Swanson, Jr.

Company Name (if applicable): Swanson Irrevocable Family Trust

Street Address or PO Box: 1188 Park Avenue

City: Murfreesboro

State: Tennessee

Zip Code: 37129

Email Address: joejr@swansoncompanies.com

Phone Number: 615-896-0000

Required Attachments:

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

Applicant Signature

6-15-22
Date

June 16, 2022

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

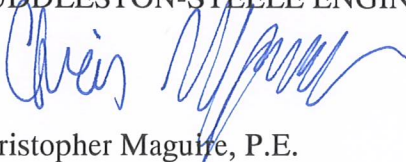
Re: Abandonment of Raw Water Line Easement
Tax Map 68.00, Parcel 137.02
On Dejarnette Lane, Murfreesboro, TN

Dear Mr. McKnight:

At the request of our client, Joe Swanson, Jr., we hereby make a request to abandon the Raw Water Line Easement on Tax Map 68.00, Parcel 137.02 on Dejarnette Lane with an approval through the Water Resources Board and a mandatory referral by Planning Commission and City Council.

Sincerely,

HUDDLESTON- STEELE ENGINEERING, INC.



Christopher Maguire, P.E.



**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Chair Jones and Members of the Planning Commission
FROM: David A. Ives
DATE: June 17, 2022
RE: Easements to Middle Tennessee Electric

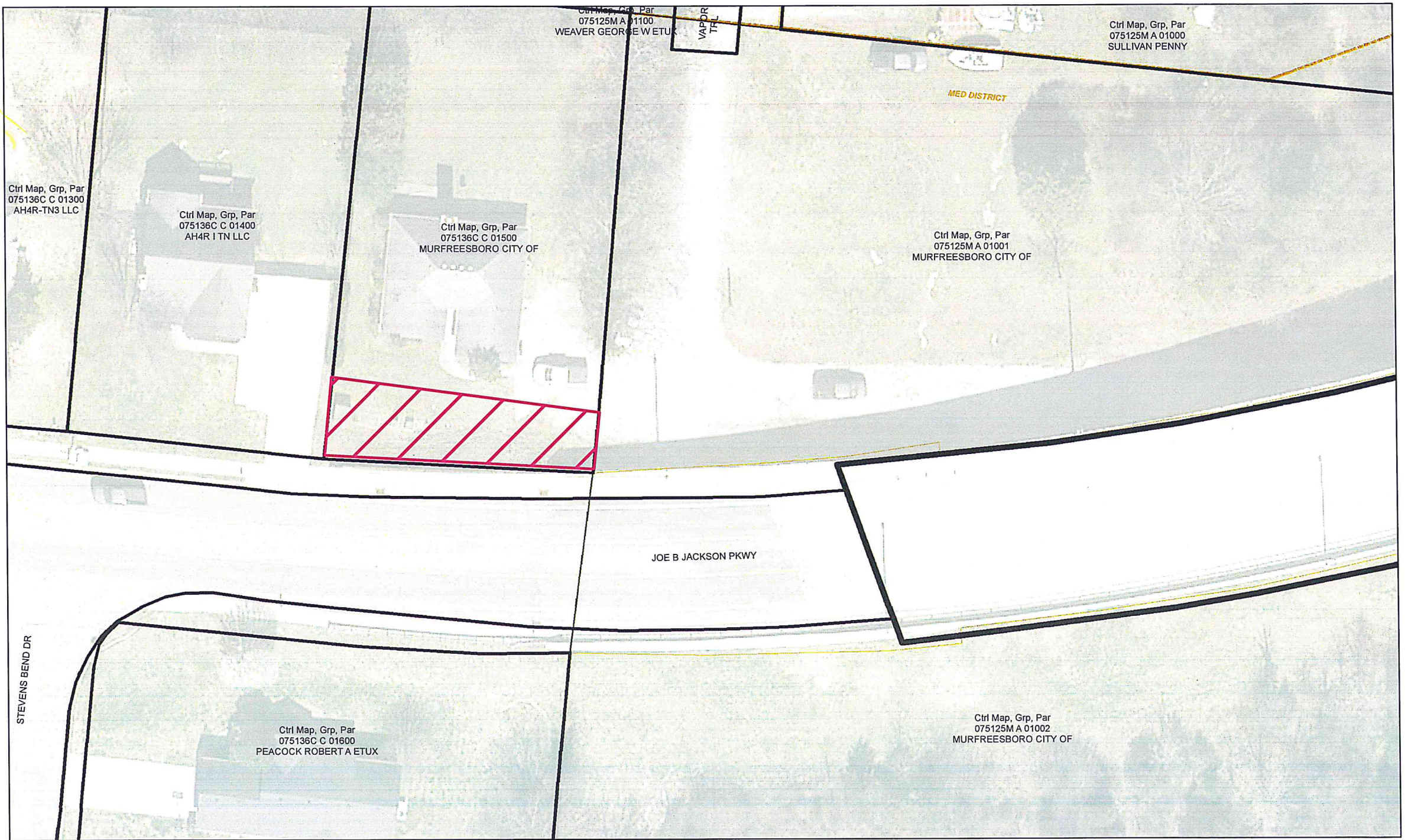
MANDATORY REFERRAL

Middle Tennessee Electric ("MTE") has requested easements over two City-owned properties for new and existing underground and overhead lines along the North side of Joe B. Jackson Parkway.

One property is addressed as 711 Joe B. Jackson Parkway and the other is addressed as 3397 Vapor Trail.

Establishing the easements will not create any additional burden on the City's properties, and staff requests that Planning Commission recommend to City Council that they be granted.

Copies of overheads showing the two easements are attached.



1 inch = 29 feet

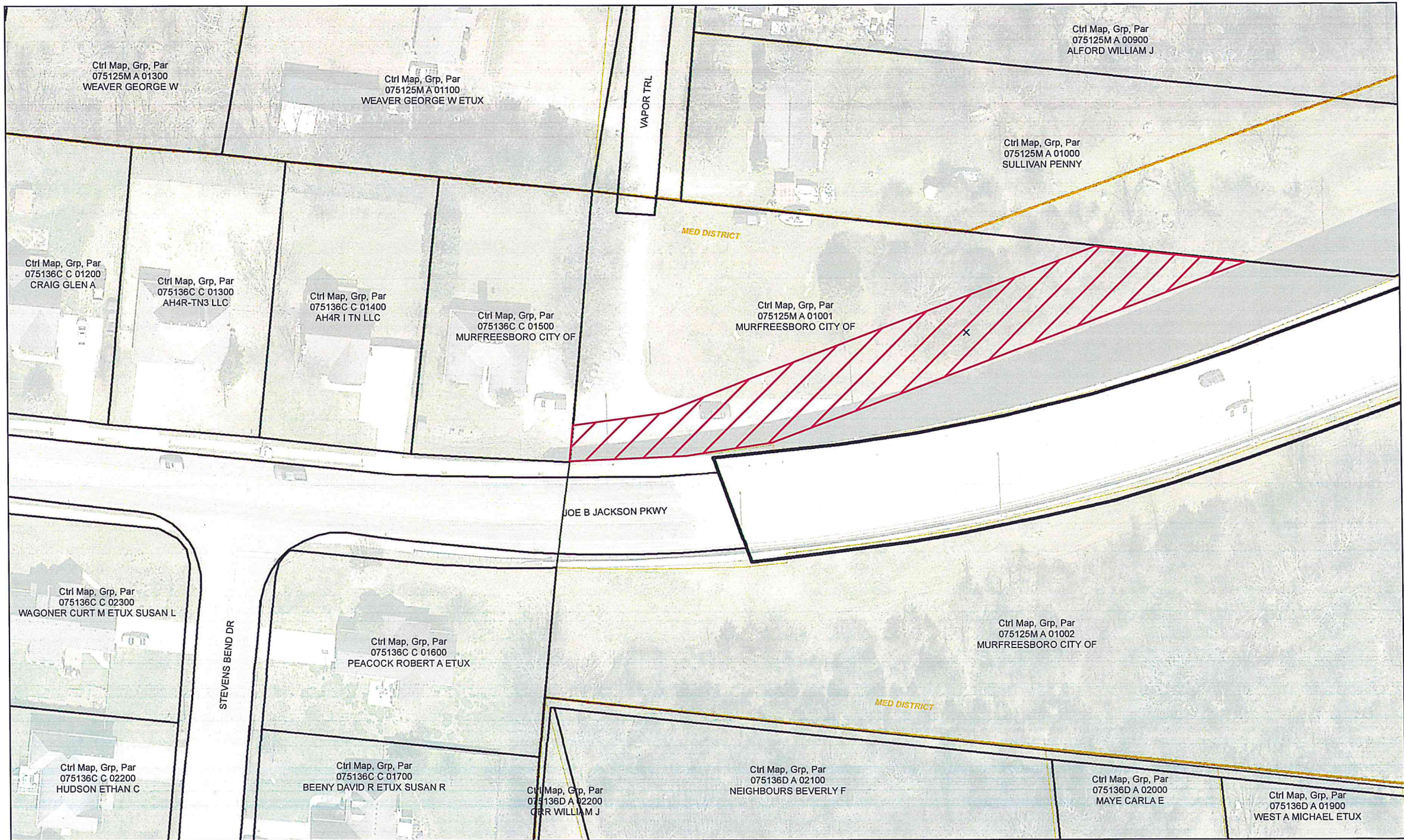


Printed:5/25/2022



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Disclaimer:
Middle Tennessee Electric Membership Corporation makes no representation or warranty as to map accuracy, and in particular, its accuracy as to Underground Conductor locations, property boundaries, rights-of-ways, or placement and location of any map features or data. Independent verification of all information should be obtained by the User. This map is NOT A LEGALLY BINDING OR CERTIFIED DOCUMENT. All data and materials Copyright © 2005. All Rights Reserved.



1 inch = 50 feet



Printed:5/25/2022



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Independent verification of all information should be obtained by the User.
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**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 13, 2022
PROJECT PLANNER: MARINA RUSH**

4.a. Annexation petition and plan of services [2022-506] or request for service as an outside the City sewer customer for approximately 1.0 acre located at 3905 Ashley Drive, Kasie Nunley owner.

The subject property is located at 3905 Ashley Drive, along the south side of Yeargan Road and south of the Magnolia Grove Subdivision. It is one (1.0) acre in size and is currently developed with a single-family residence. The annexation study area does not include right-of-way because Yeargan Road is currently within the city limits. The property is within the City of Murfreesboro's Urban Growth Boundary. It is contiguous with the existing City limits along the north property line. The property tax map number is:

- Tax Map 124P, Group A, Parcel 01.00

The applicant has filed a petition for annexation in order to request City sanitary sewer to her property because her septic system has failed and is not repairable. The applicant has submitted documentation demonstrating the permanent failure and it is attached to this staff report for reference. In this case, City sewer service is located in the Magnolia Grove Subdivision and it can be extended to the subject property. Extension of the sewer will be the responsibility and at the cost of the applicant.

Serving the property with City sewer promotes the health, safety, and welfare of the community, as it will aid with the above site condition. If recommended for approval by the Planning Commission as an outside the City sewer customer, the request would be forwarded to the City Council for their consideration and action.

Plan of Services

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 it is attached to this staff report for the Planning Commission's review. Of note, the following City services to the subject property would be impacted until the Magnolia Grove subdivision to the north is completed:

- Solid Waste Department: solid waste collection truck would need to travel approximately five miles out of the way in order to service the Ashley Drive property.
- Murfreesboro Fire Rescue Department: MFRD can provide first responder and fire protection services, but initially will need the assistance of the Rutherford County Fire and Rescue Department regarding water availability to the property. As such, the property would not receive ISO Class 1 fire service until the Magnolia Grove residential subdivision to the north is developed and water availability will be improved.
- Engineering: Public drainage facility within Yeargan Road is the responsibility of the City and drainage improvements are proposed with the Magnolia Grove development. However, there is not a completion date in the foreseeable future for this subdivision.

Upon annexation, the remaining City services can be provided to the study area.

2035 Murfreesboro Comprehensive Plan – Future Land Use Map

The proposed update to the Murfreesboro 2035 Comprehensive Plan Future Land Use Map (FLUM) identifies the subject property and surrounding area south of Yeargan Road as outside the proposed infill service area and proposed designation as “Future Study Area.” For reference, the Future Study Area is the unincorporated areas of Rutherford County that are within the City’s Urban Growth Boundary, but outside the infill service line. The proposed infill service area line, where it’s drawn on the FLUM, is intended to help encourage orderly, planned, and sustainable city growth for the purpose of providing and planning for city services. Adjacent properties along the south side of Yeargan Road are also identified as “Future Study Area.”

The current FLUM identifies the subject property, as well as all the properties along and south of Yeargan Road as Suburban Residential land use designation, residential lot sizes ranging from RS-10 to RS-15.

Staff Recommendation:

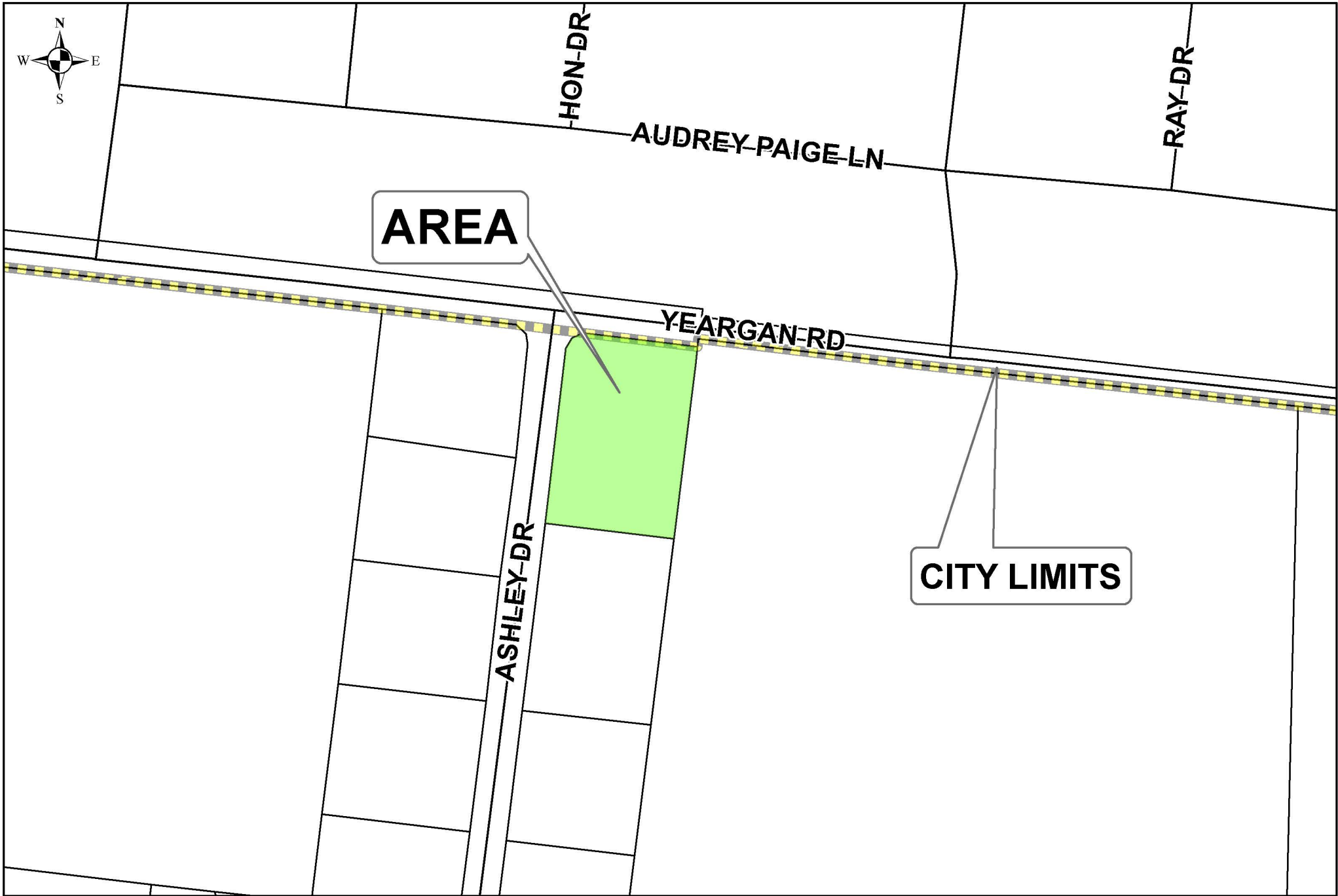
Staff recommends approving the property for outside the City sewer customer service and not for annexation for the following reasons:

1. Provide sewer service to the subject property outside the City limits due to the public health, safety and welfare issue because the property’s septic system has failed and is unrepairable.

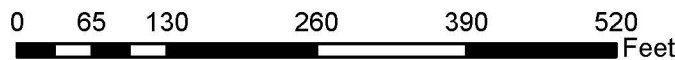
2. Drainage along Yeargan Road will not be improved until the Magnolia Grove residential subdivision is developed.
3. MFRD for fire protection services will need the assistance of the Rutherford County Fire and Rescue Department regarding water availability to the property. As such, the property would not receive ISO Class 1 fire service until the Magnolia Grove residential subdivision to the north is developed and water availability will be improved.
4. Solid Waste services would be difficult to provide to the subject property because until the Magnolia Grove residential subdivision is developed, the collection truck would need to travel approximately five miles out of the way in order to service the Ashley Drive property.
5. The subject property is located outside of the proposed 2035 Future Land Use Map infill service area line.

Action Needed:

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



**Annexation or Outside the City Sewer Service
For Property Located at 3905 Ashley Drive**



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

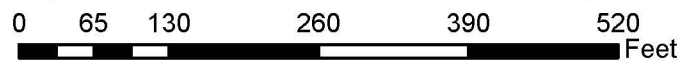


AREA

CITY LIMITS



Annexation or Outside the City Sewer Service For Property Located at 3905 Ashley Drive



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

**ANNEXATION REPORT FOR PROPERTY LOCATED ALONG
ASHLEY DRIVE AND YEARGAN ROAD
INCLUDING PLAN OF SERVICES
(FILE 2022-506)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
July 13, 2022**



**Annexation or Outside the City Sewer Service
For Property Located at 3905 Ashley Drive**



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

INTRODUCTION

OVERVIEW

The property owner, Kasie Nunley, is requesting to annex the subject property, located along Ashley Drive and Yeargan Road. It is currently developed land with a single-family residence.

The applicant has filed a petition to request City sanitary sewer to her property because her septic system has failed and is not repairable and has submitted documentation demonstrating the permanent failure. Ability to connect to City sewer service addresses the public health, safety and welfare needs for the property.

The property is 1.0 acre and is identified as Tax Map Parcel 124, Page A, Parcel 01.00 (as well as 3905 Ashley Drive), and is Lot 1 of the Ashleys Section 1 subdivision. No right-of-way is included with this plan of services.

The study area is located within the City of Murfreesboro's Urban Growth Boundary, and it is contiguous with the existing City limits along the north property line. However, the City is in the process of updating the Murfreesboro 2035 Comprehensive Plan Future Land Use Map and Chapter 4 text and the proposal depicts the subject property outside the infill service area and identified as Future Study Area. For reference, the

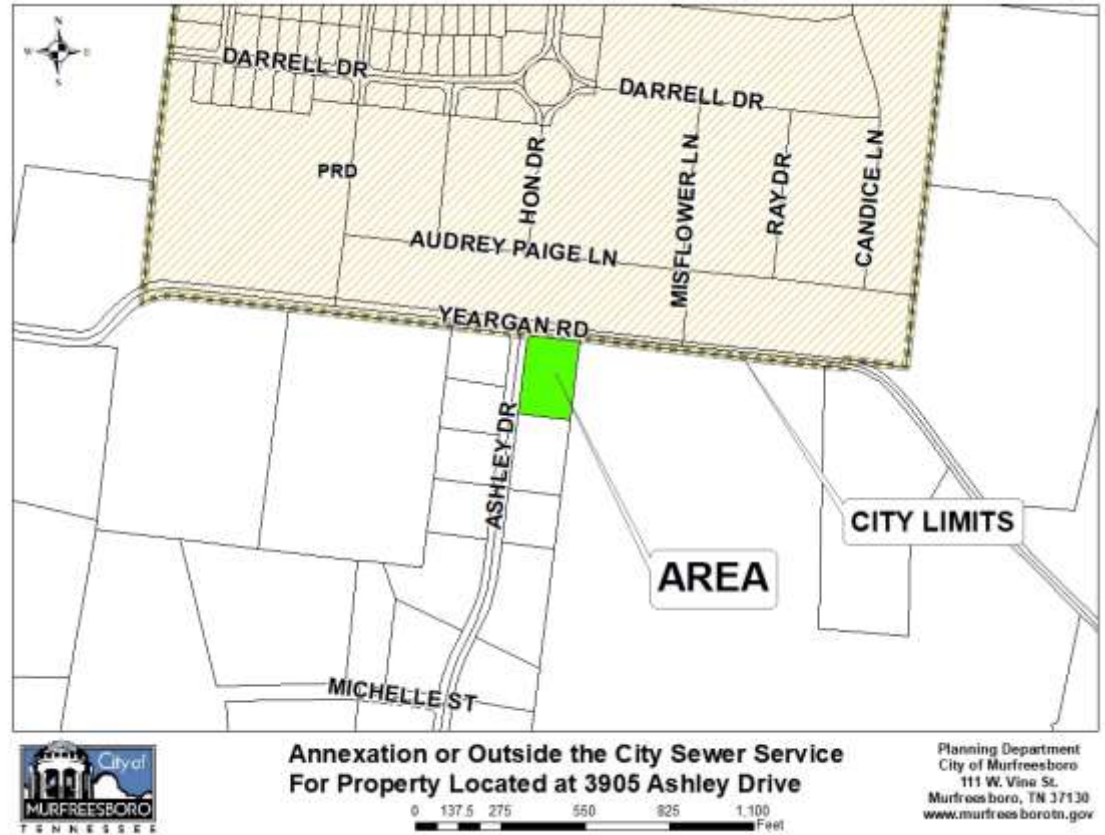
proposed infill service area line, where it's drawn on the FLUM, is intended to help encourage orderly, planned, and sustainable city growth for the purpose of providing and planning for city services. Future Study Area is the unincorporated areas of Rutherford County that are within the City's Urban Growth Boundary, but outside the infill service line. The study area is within the UGB, but outside the infill service line due to limitations on access to city services. This property and adjacent properties along the south side of Yeargan Road are identified as Future Study Area. The map illustrates the annexation study area.



CITY ZONING

There is no companion zoning requested for the subject property. It is currently located in the unincorporated portion of Rutherford County and zoned RM (Medium-Density Residential). In accordance with the Murfreesboro Zoning Ordinance, Appendix A, Section 17, land that is zoned agricultural or residential shall be zoned RS-15 upon annexation when there is no zoning requested simultaneous with annexation.

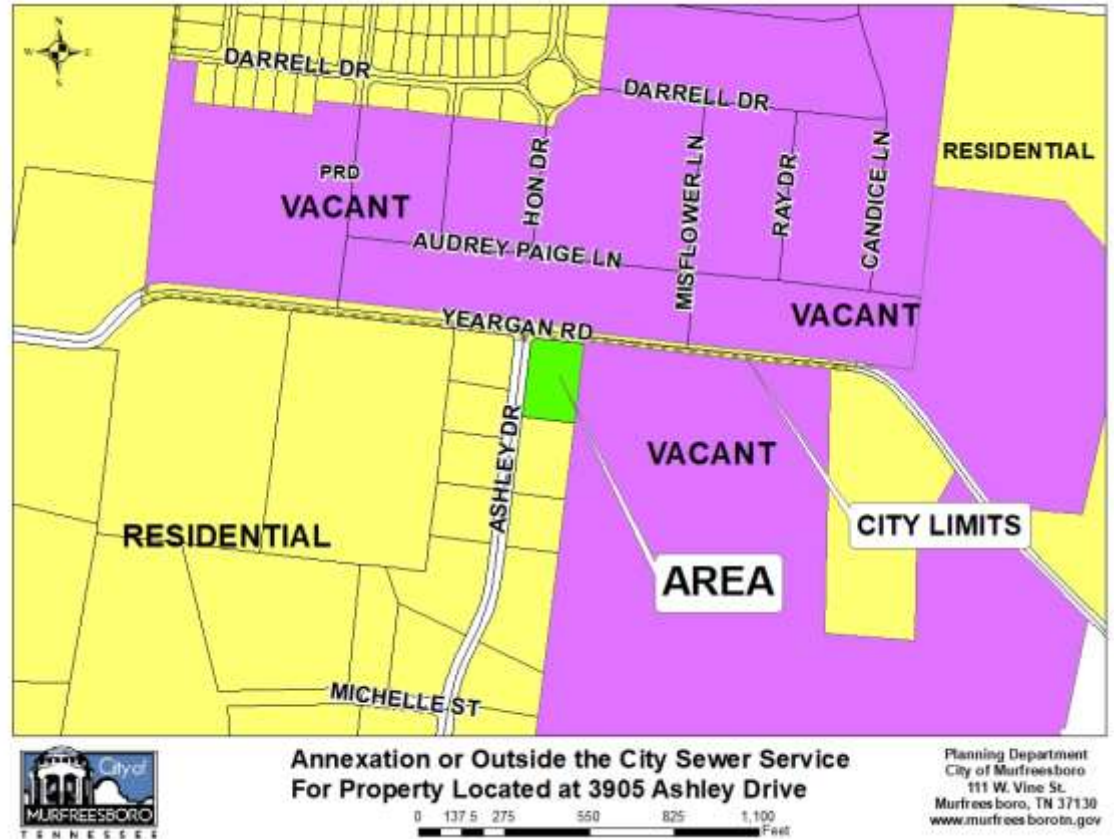
The adjacent zoning on the properties to the east, west and south are Residential Medium-Density (RM) in Rutherford County. The properties to the north are zoned PRD for the Magnolia Grove subdivision.



**PRESENT AND SURROUNDING
LAND USE**

The study area is developed with a single-family residence. The property is surrounded by a mixture of residential subdivisions located in Rutherford County unincorporated.

The properties to the south and west are single family residences, Ashleys Subdivision, and to the east is vacant land. The properties to the north are in the City of Murfreesboro and currently under construction for the Magnolia Grove subdivision.



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 \$0.9526/\$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. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

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

Owner of Record	Tax Map and Parcel	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Kasie Nunley	124- A-01.00	1.0	\$55,000	\$196,300	\$64,025	\$609.90

These figures are for the property in its current state and assessed at the residential rate of 25 percent.

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. The study area is developed with one single-family residence.

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 2.58 persons per dwelling unit for 1 existing unit)	\$365.84

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.

PLAN OF SERVICES

POLICE PROTECTION

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

This property borders the Police Zone #2. If annexed, the property would be added to Zone #2. Police staffing numbers are assessed based on cumulative residential population numbers.

This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected.

ELECTRIC SERVICE

Middle Tennessee Electric (MTE) currently provide electric service to the residence on the subject property.

STREET LIGHTING

There are no streetlights along Yeargan Road or Ashley Drive in front of the subject property. Yeargan Road is in the City limits. There are no plans to install streetlights at this time.

SOLID WASTE COLLECTION

The Murfreesboro Solid Waste Department will be responsible for providing a cart to the existing single-family home. The City Solid Waste Department recommends not providing collection service to the subject property until the roadway network in the Magnolia Grove Subdivision accesses Yeargan Road because it would require the truck to travel approximately five miles without another site for collection. Upon the completion of the residential subdivision to the north, the future road will connect to Yeargan Road and the collection of solid waste to the subject property will then be available.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to any existing and future occupants of the study area. These facilities and programs are funded by the Murfreesboro taxpayers and include approximately 1,300 acres throughout a parks system that includes 8 recreational and cultural facilities, a 15-mile greenway system located mostly along the Stones River, and 23 additional park sites. Murfreesboro Parks and Recreation develops programs and events to provide safe recreational and cultural activities for all demographics. Residents of the City of Murfreesboro may qualify for financial assistance for free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School (MCS) system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is outside the Salem Elementary School zone and would become part of this school's zoned area if annexed. Currently, there is one residence on the subject property and annexation of the property in its current state will have minimal impact on MCS.

BUILDING AND CODES

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

PLANNING, ENGINEERING, AND ZONING SERVICES

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

GEOGRAPHIC INFORMATION SYSTEMS

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

STREETS AND ACCESS

The annexation study area does not include any additional public roadway systems. Access to a public roadway system is available through Ashley Drive and Yeargan Road. Any new public roadways to serve the study area must be constructed to City Standards.

Any future public roadway facilities to serve the study area must be constructed to City standards.

REGIONAL TRAFFIC & TRANSPORTION

The study area is served by Yeargan Road as the major roadway facility. The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Yeargan Road to be operating at a Level of Service A in the study area using average daily traffic (ADT) counts. Without the recommended improvements in the 2040 Major Transportation Plan, Level of Service on Yeargan Road becomes LOS D.

SANITARY SEWER SERVICE

The Murfreesboro Water Resources Department's (MWRD) current definition of "available" is defined as gravity sanitary sewer that is adjacent to the property line within an easement or in a public ROW.

In order to serve the property requesting annexation, an off-site sewer easement must be obtained from the adjacent property owner to the north, Hon Shores Tennessee, LLC, the developer of Magnolia Grove Subdivision (MGS). This would be a public sewer easement dedicated to the City. In addition to this, a public sewer forcemain extension would be required from a gravity sewer manhole within the MGS to this residence. The homeowner will also be required to install a STEP (Septic Tank w/ Effluent Pump) tank. MWRD has notified this homeowner that the easement and these improvements would be their financial responsibility in order to connect to the sewer; however, these improvements would be dedicated to the Department for operation and maintenance.

Staff has determined there is capacity within the sewer main to serve the property and believe this may not completely meet the qualifications of City Policy for an outside the City sewer customer but should be considered as an

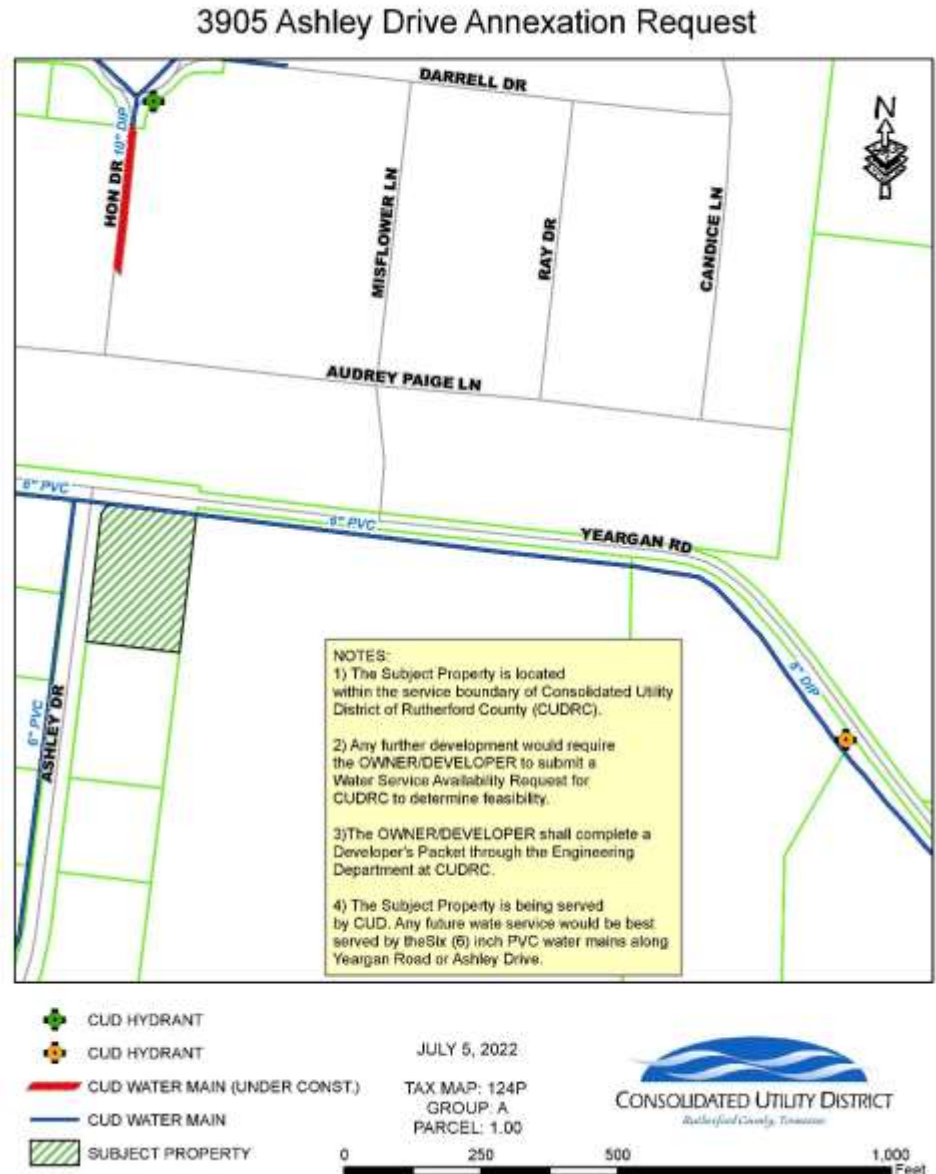
exception due to the documentation provided, there being no reasonable fix due to the soils, high water table and deficient drainage as well as the order from TDEC to connect to sanitary sewer. Also with a failed septic system, there is also the potential contamination of surface waters downstream of the property. All main line extensions are the financial responsibility of the developer and must be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department.



WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County’s (CUDRC) service area and is currently served by CUDRC. A 6-inch PVC water main is located along Yeargan Road and Ashley Drive, as depicted on the map.

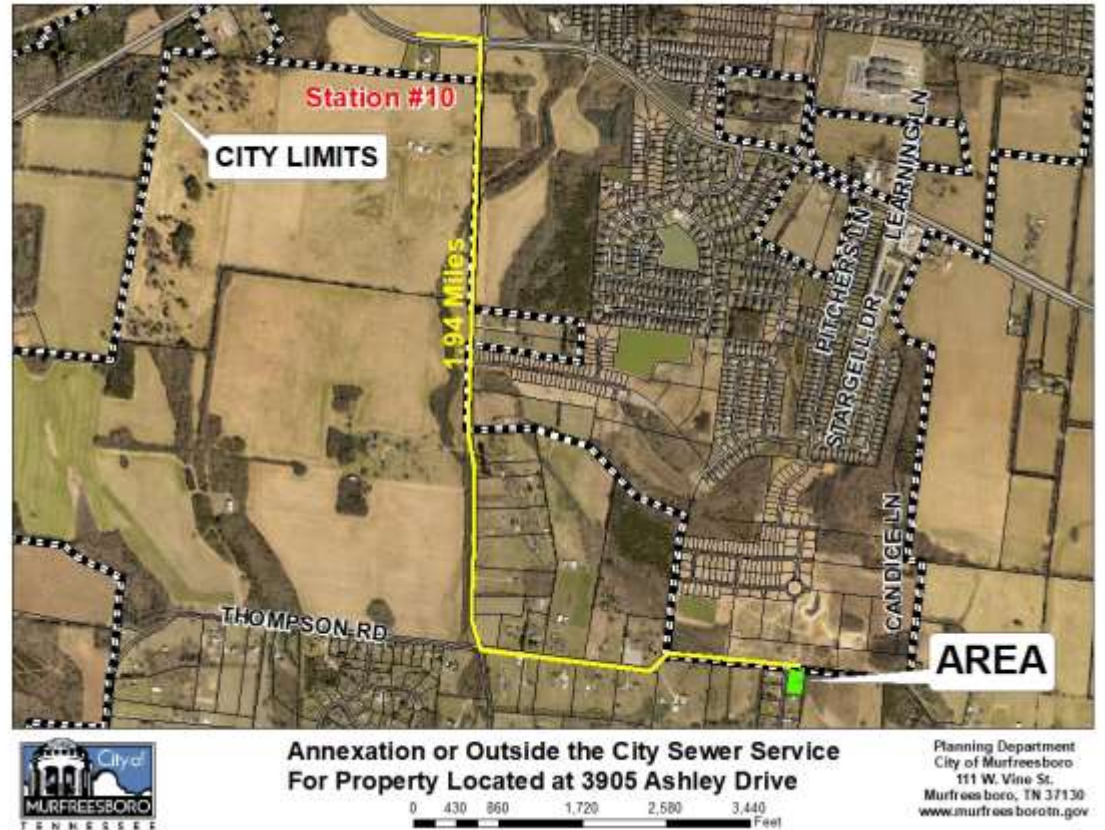
If the property was to subdivide for future development, the developer of the property will be required to submit a Water Availability Request feasibility study.



FIRE AND EMERGENCY SERVICE

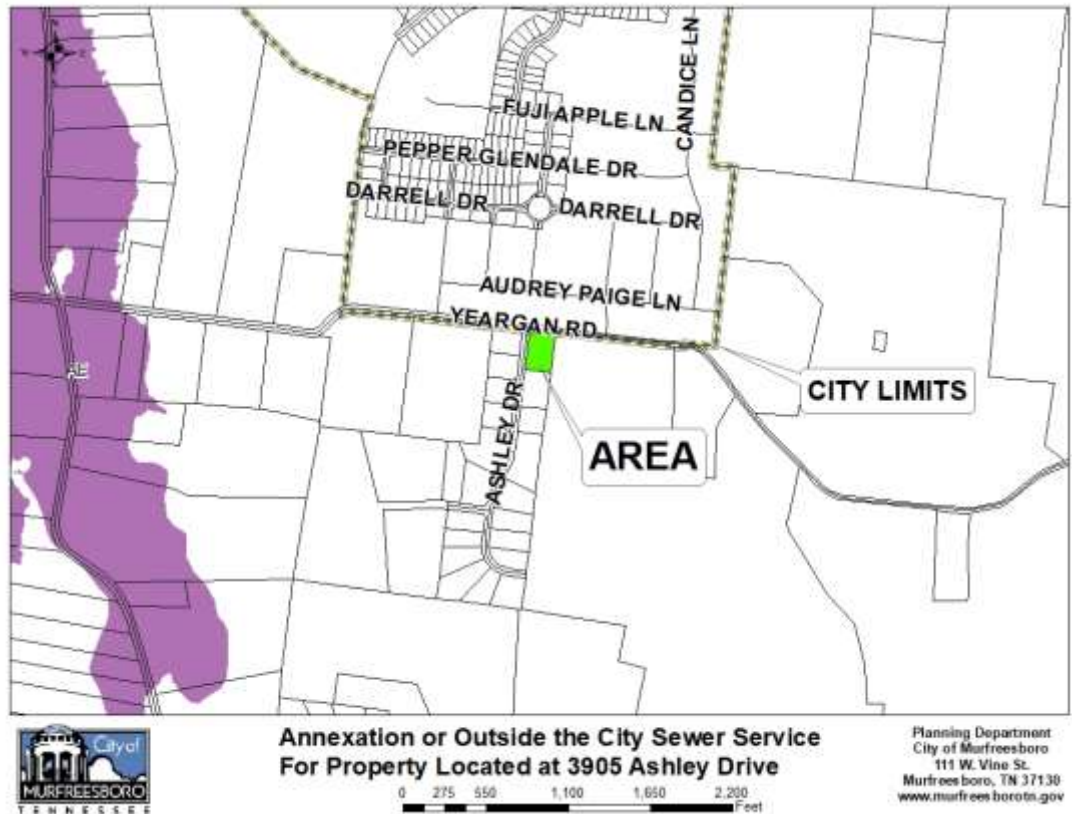
The Murfreesboro Fire and Rescue Department (MFRD) can provide emergency first responder and fire protection services to the property immediately upon the effective date of annexation. Initially, MFRD will need the assistance of the Rutherford County Fire and Rescue Department regarding water availability because the closest fire hydrant is 1,500 feet from the property. As such, while MFRD will be able to provide some degree of fire protection, the study area would receive the standard ISO Class 1 fire protection upon annexation. However, when the Magnolia Grove residential subdivision to the north is developed, water availability will be significantly improved, and ISO Class 1 fire protection can be provided at that time.

Currently the study area is located 1.8 miles from Fire Station #10 (2563 Veterans Parkway). The yellow line on the adjacent map represents the linear distance range from the nearest fire station.



FLOODWAY

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The nearest floodplain is the Armstrong Branch floodplain, located approximately 0.5 miles west of the study area and depicted on the adjacent map in purple.



DRAINAGE

Public Drainage System

Public drainage facilities available to the study area are located within the Yeargan Road right-of-way. The drainage facility within Yeargan Road is the responsibility of the City. Drainage improvements to the existing system in Yeargan Road are proposed with the Magnolia Grove development. This development and the drainage improvements are currently on hold. Future operation and maintenance costs, if any are proposed, are anticipated to be paid from the Stormwater Utility Fee and State Street Aid.

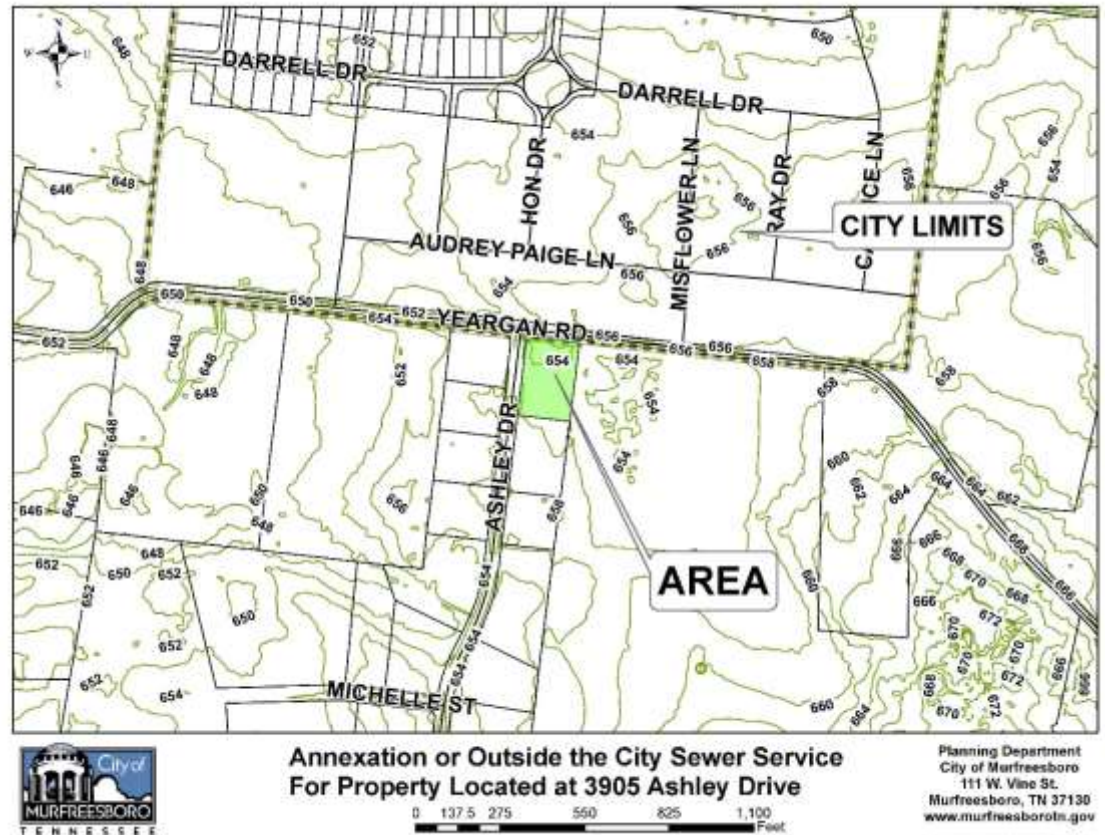
No additional public drainage facilities are included in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards. New connections to the public drainage system must be approved by the City Engineer.

Regional Drainage Conditions

A review of the regional drainage patterns indicates the study area is located at a low point. Stormwater must build up before overtopping Yeargan Road to get to the drainage system within the Magnolia Grove development. The green lines on the map represent two-foot contour intervals.

Stormwater Management and Utility Fees

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



PROPERTY AND DEVELOPMENT

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

Any new connections to Yeargan Road must be approved by the City Engineer. Any new public roadways to serve the study area must be constructed to City standards.

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.



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
711 R.S. Gass Blvd
Nashville, TN 37243-1532
Phone: 615-687-7000 Fax: 615-687-7078

May 27, 2022

CERTIFIED MAIL 7019 1640 0001 1489 1385
RETURN RECEIPT REQUESTED

Ms. Kasie Nunley
3905 Ashley Drive
Murfreesboro, TN 37128

Re: 3905 Ashley Drive, Murfreesboro, TN

NOTICE OF VIOLATION

Dear Ms. Nunley:

A representative from the Tennessee Department of Environment and Conservation, Division of Water Resources, has reported a malfunction of the subsurface sewage disposal system (SSDS) located at 3905 Ashley Drive in Rutherford County, Tennessee

This malfunction constitutes a violation of the Tennessee Subsurface Sewage Disposal System Law 68-221-401—418 et seq. Tennessee Code Annotated Section 68-221-406(a)(7) and regulations promulgated pursuant thereto, Rule 0400-48-01-.13(1) and (2) states; (1) "It is the property owner's responsibility to maintain the system in a safe and sanitary manner" and (2) "Should the system malfunction, the commissioner shall issue, in writing, a maximum thirty (30) day notice to the owner requiring repair, replacement, or improvement of the system.

Regulations to Govern Subsurface Sewage Disposal Systems, Rule 400-48-01-.06 (2) states: " The Commissioner shall refuse to grant a permit for the construction of subsurface sewage disposal system where there is an accessible public sewage system." The local Water Resources representative from the Rutherford County Department of Environment and Conservation reports that public sewer is available from the City of Murfreesboro. In order to correct the existing violation, you are advised to make application with the City of Murfreesboro to connect the facility to public sewer. Failure to make application within thirty (30) days upon receipt of this letter will result in court action.

Ms. Kasie Nunley
May 27, 2022
Page 2

If there are factors regarding this matter that need discussion, you may contact me at 615-687-7000, or Mandy Bolzman, the local Division of Water Resources representative at 615- 762-5153.

Sincerely:



Timmy Jennette
Nashville Environmental Field Office Manager
Division of Water Resources

Shamrock Septic Services

250 Gatemouth Ln., Auburntown, TN 37016

(615) 895 - 1535 - ShamrockSepticService@gmail.com

May 30, 2022

Kasie Nunley

3905 Ashley Dr.

Murfreesboro, TN 37128

Re: Onsite Wastewater Treatment System

Dear Kasie,

As requested, this is the written report of the septic tank of the onsite wastewater treatment system at 3905 Ashley Dr., Murfreesboro, Tennessee.

The property in question has had significant septic problems this past winter. We first visited your property on December 27, 2021. There was a reported clog in the drain line at the tank. We cleared the drain line, however it was noted that the water level in the tank was high and that the property had been covered with water due to rains. At that time it was noted that there was drainage problems on the Yeargan Rd. side of the property. This has caused and continues to cause the yard to be flooded with water. We made several site visits over the next couple of months. The yard continued to be flooded through out this period. Hydraulic pressure from the yard being flooded is causing the septic tank to back up to the top of the tank and into the inlet pipe to the static level of the water in the yard. This causes continued clogging in the inlet pipe, which in turn causes the system to back up into the house.

I have visited with two representatives of the Tennessee department of Environment and Conservation about the problems at your property. There does not appear to be any good alternatives for alleviating the problem outside of fixing the drainage problem on Yeargan Rd. due to the fact that the water backs up over all of your drain field. In addition, your backup soil site area is also covered with water during the rainy season. Without a fix for the drainage, my opinion is that any septic system on this site will continue to experience significant problems during the rainy season.

Should you need any further help or have any further questions regarding your onsite wastewater treatment system (septic tank), please don't hesitate to call or email us at anytime.

Sincerely,

Monty Warren

Shamrock Septic Services

TN Permit #12860

TN Permit #590

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 13, 2022
PROJECT PLANNER: MARINA RUSH**

**5.b. Zoning application [2022-410] for approximately 19.5 acres to be rezoned
from RS-15 to RS-8 and approximately 6.0 acres to be rezoned from
RS-15 to CF located along Franklin Road, Beazer Homes applicant.**

The applicant, Beazer Homes, submitted an application to rezone the subject property from RS-15 (Single-Family Residential District) to RS-8 and CF (Commercial Fringe) districts. The portion proposed for RS-8 is approximately 19.5 acres and the portion for CF zoning is approximately 6.0 acres. The CF zoning is proposed to be located along the southern portion of the properties fronting onto Franklin Road. The property tax map numbers are:

- Tax Map 093, Parcel 17.01 (23.5 acres)
- Tax Map 093, Parcel 17.05 (2.0-acre portion of a 9.8 acre parcel)

The purpose for the rezoning request is to subdivide the property and construct single-family detached residences. The RS-8 zoning district permits single-family residential detached uses on parcels of a minimum of 8,000 square-feet in size. The Zoning Ordinance requires for the RS-8 district to provide a minimum of 75% of all exterior facades for single-family homes to be constructed of brick, stone, or cementitious siding to minimize the potential for fire damage.

The CF zoning district allows for commercial uses in accordance with Zoning Ordinance, Chart 1. The permitted uses in the CF district tend to not be a nuisance when located adjacent to residences. The Zoning Ordinance includes additional regulations for this district relating to drive-up windows, sale of fuel products, trash enclosure location, and parking lot lighting. The applicant has indicated that there is no commercial project proposal at this time, and that the proposed commercial zoning is speculative.

Adjacent Zoning and Land Uses

The adjacent properties are zoned for and developed with a mixture of uses. The property to the east is the Victory Station PUD (Planned Unit District) with a mixture of commercial and residential uses. To the north is zoned RS-12 and developed with single-family residences and northeast is the Blackman Cove PRD single-family residential subdivision. The properties to the southwest are zoned RM

(medium-density residential in the unincorporated County) and developed with single-family residences and duplexes, and to the south are properties zoned PCD (Planned Commercial District) and CF with Toot's Restaurant and an approved site plan for Tire World. The property to the west was rezoned last year to the RS-8 and CF districts for single-family detached residential and commercial development. The current rezoning requested aligns generally with this property to the west.

Future Land Use Map

The current future land use map (FLUM) of the Murfreesboro 2035 Comprehensive Plan (excerpt below) indicates that Auto-Urban (General) Commercial is the most appropriate land use for the subject properties. CF zoning is consistent with the General Commercial land use designation; however, the portion of the property that is proposed for RS-8 zoning is not consistent with the Future Land Use Map for General Commercial. In this case, although the proposed RS-8 zoning is not consistent with the current FLUM, staff recommends that the FLUM be modified to allow for the residential zoning due to the size and depth of the property and distance from the arterial road.

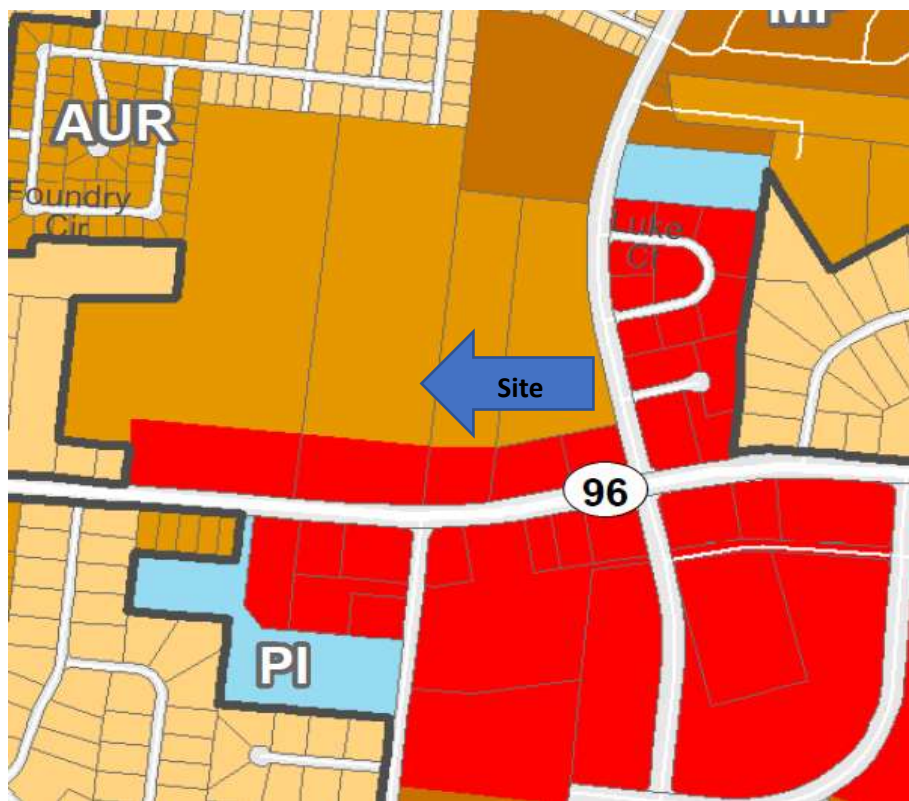
Murfreesboro 2035 Comprehensive Plan – Future Land Use Map (excerpt)



In addition, the Planning Department is in the process of updating the Future Land Use Map and associated Chapter 4 text. The proposed land use designation for the subject property with this update indicates that “Auto Urban/General Commercial” and “Auto Urban Residential” are the land use characters most appropriate for the project site. The General Commercial area is located along the Franklin Road/Highway 96 corridor and extends back approximately 250 linear feet as depicted on the following map, and the Auto Urban Residential area is the remainder of the property to the north.

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 commercial uses, restaurants, etc. and requires a significant amount of land area due primarily to providing on-site parking. The “Auto Urban/General Residential” characteristics are more urban character and allow for the smaller residential lots, such as with the RS-4, RS-6, RS-8 or PRD for townhomes. The requested rezoning of the subject property would be consistent with the Future Land Use Map (proposed update) as depicted on the following map.

**Proposed Update to the Murfreesboro 2035 Comprehensive Plan -
Future Land Use Map (excerpt)**



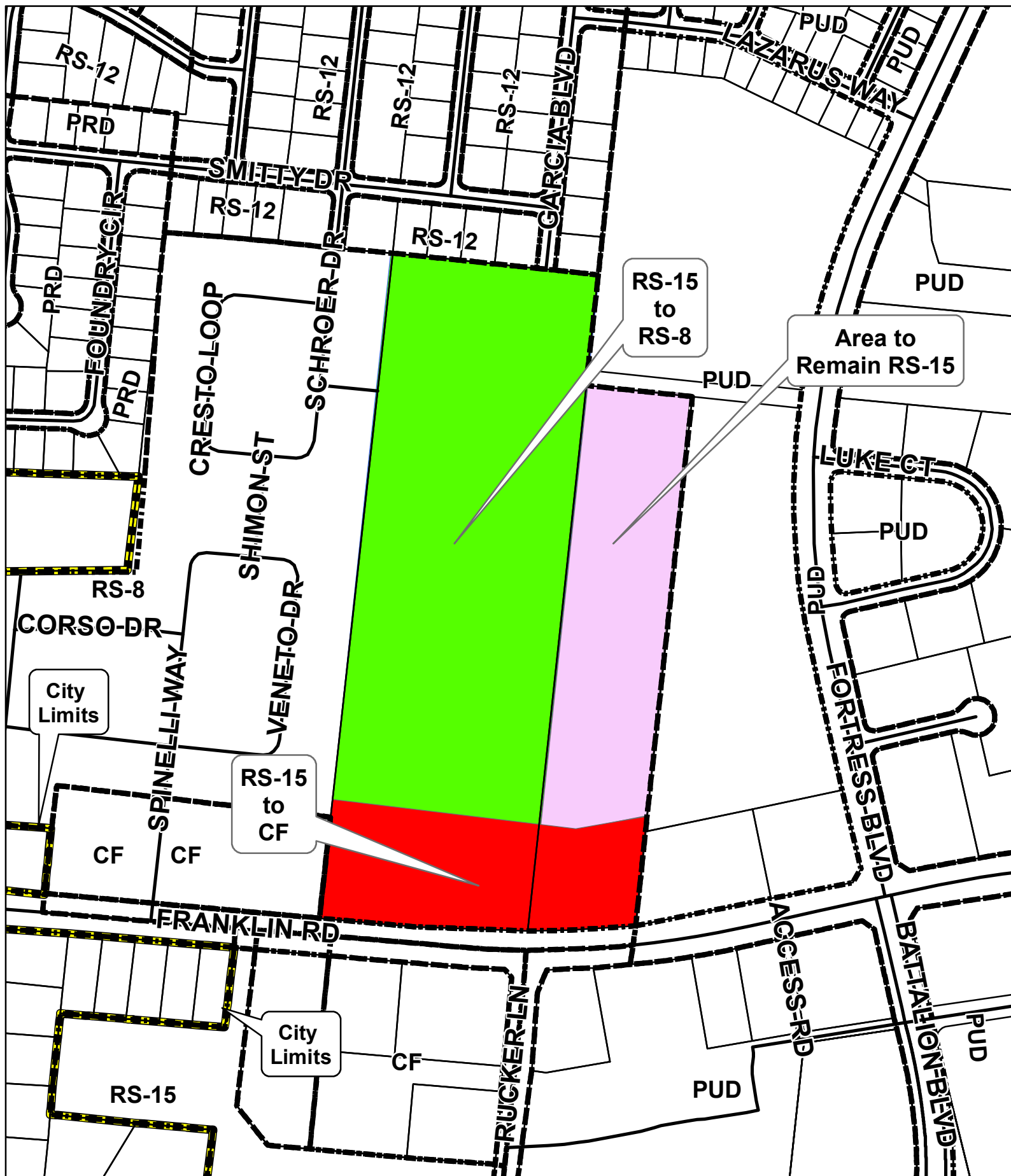
Recommendation:

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

- 1) RS-8 zoning district permits single-family residential detached uses on lots of at least 8,000 square-feet, and the houses would be constructed with exterior facades of a minimum of 75% masonry materials of brick, stone, or cementitious siding to minimize the potential for fire damage;
- 2) Any future development proposal will include a road connection to Franklin Road across from Rucker Lane and along the north extending to Fortress Boulevard. The road connection to the Rucker intersection will provide a means of ingress/egress at an existing signalized intersection for both the existing and proposed residential uses north of Franklin Road.
- 3) The portion of the property proposed for CF zoning is consistent with the General Commercial land use designation; and
- 4) The portion of the property proposed for RS-8 zoning is not consistent with the adopted Future Land Use Map for General Commercial; however, it is consistent with the "Auto-Urban (General) Residential" land use character recommended in the proposed update to the future land use map, characterized by single family dwelling units on smaller parcels and townhome developments. In this case, the proposed RS-8 zoning would provide a good transition between commercial property to the south and any existing and future single-family detached residential property to the north and west. Staff recommends that this is an appropriate instance to deviate from the recommendations of the adopted FLUM.

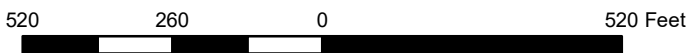
Action needed

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.



**Rezoning request for property along Franklin Road
RS-15 to RS-8 and RS-15 to CF**

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





City Limits

RS-15 to CF

RS-15 to RS-8

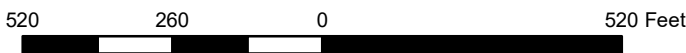
Area to Remain RS-15

City Limits



**Rezoning request for property along Franklin Road
RS-15 to RS-8 and RS-15 to CF**

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



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 13, 2022**

PRINCIPAL PLANNER: MARGARET ANN GREEN

- 5.c. Zoning application [2022-413] for approximately 10.8 acres located at 2655 Wilkinson Pike to be rezoned from RS-15, MU, GDO-1 & GDO-2 to PRD, GDO-1 & GDO-2 (Toll Brothers at Gateway), Toll Brothers applicant.**

Introduction

The subject property is located along the north side of the future Willowoak Trail extension and along the south side of Wilkinson Pike (Tax Map 079 Group 093.01). The property consists of 10.77 acres and is zoned MU (Mixed Use District), RS-15 (Single-Family, Residential District), GDO-1 and GDO-2. The properties to the north are in the unincorporated area of Rutherford County and are mostly developed, single-family lots. The Villages of Murfreesboro memory care and independent living facility is along the eastern property line. Clari Park is along the western and southern property lines. The Stones River National Battlefield is to the northeast of the subject property.

The chart below provides information regarding the number of dwelling units in the Gateway district. These numbers are for apartments, condos, proposed townhomes and single-family detached; they do not incorporate the existing townhomes located along Fortress Boulevard- Villas at Indian Creek townhome and Stonecrest townhomes.

Multi-Family Project	# d.u.	Approved not constructed Single-family	Townhomes	Detached
Clari Park Area 5	300	Clari Area 2	134	21
Everwood at the Avenue	336	Clari Area 6	48	17
Henley Station Ph 1	403	Clari Area 7	100	0
Henley Station Ph 2	177		282	38
Lofts at Gateway Commons	204			
		Assisted Care & Senior Living	# units constructed	# units approved not yet constructed
Gateway Village	80			
Vintage at the Avenue	203	Villages of Murfreesboro	105	29
Vintage Gateway	263	Blake at Gateway		105
Stonecrest	321		105	134
Integra Creek	348			
Springfield Apartments	271			
Vantage Murfreesboro	288			
*TDK apartments	232			

3426

* approved on First Reading 06-30-2022

ZONING:

In December of 2013 the City initiated rezoning a portion of the subject property to the newly created MU district. The remainder of the property remained zoned RS-15. The RS-15 portion is zoned GDO-2 and the MU portion is zoned both GDO-1.

Wilkinson Pike Buffer/ Landscape Berm

The Wilkinson Pike buffer is a 100-foot-wide area that extends along the south side of Wilkinson Pike and was placed on this property when the Gateway Design Overlay District was established in 2004. It serves as a transition point between residents across the street and the national park by restricting development and by increasing the minimum building setback to 100-feet or more and limiting the uses.

The buffer zone shall not be utilized as a storage area. Parking lots, parking structures, accessory structures, dumpsters, temporary structures, storage facilities, or maintenance structures shall not be located within this buffer zone.

Single-family, residential dwellings are be permitted within the Wilkinson Pike Buffer and are allowed driveway access to Wilkinson Pike provided the underlying zoning allows single family dwellings as a permitted use and the following requirements are met:

- Minimum lot area of 43,560 square feet (1 acre)
- Minimum front setback of 80 feet from the Wilkinson Pike right-of-way
- Minimum lot width of 125 feet
- Minimum side setback of 12.5 feet
- Minimum rear setback of 30 feet
- Maximum height of 35 feet

In 2017, the City Council approved a request from the adjacent property owner to rezone the remaining segment of RS-15 property to MU and to remove the Wilkinson Pike buffer from the property. To alleviate concerns with the removal of the Wilkinson Pike Buffer in this area, the applicant volunteered to place restrictive covenants on the property which required a landscaped berm along Wilkinson Pike to be completed during the next growing season (fall 2017). The Planning Commission approved plans for the landscaped berm on September 20, 2017, and again on March 3, 2021. The City Council approved an *Amended Agreement for Landscape Buffer and Easement (Wilkinson Pike)* signed by the Mayor and recorded in the Deed Records. The Toll Brothers at Gateway PRD book also requests an exception within the Wilkinson Pike Buffer and proposes to construct a landscape berm

Mixed Use 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 in 2013, the Murfreesboro City Council became aware that it was becoming consumed by multi-family uses. City Council asked staff to draft an amendment to the Zoning Ordinance to protect the mixed-use vision for this area and require it to develop with

primarily commercial, office and institutional uses and add a cap on multi-family residential acreage.

Adjacent Clari Park PUD

The adjacent Clari Park PUD utilizes approximately 38% of the land for commercial purposes, approximately 40% as townhomes and single-family detached and approximately 15% for multi-family. The developing Lot 19 (Area 2 Garden District) is along the western property line and will have 134 townhomes plus 21 single-family, detached). Area 6 is located directly across Willowoak Trail- 2 (48 townhomes and 17 detached)

5/12/2021 Clari Park		Acres	Dwelling Units	Density DU/acre	Phase
Area 1	CH	5.5	0	N/A	PHASE 1
Area 2	Townhomes & Single-family detached (PUD)	17	155	9.1	
Area 3	CH	15.8	0	N/A	
Area 4	CH	8	0	N/A	PHASE 2
Area 5	Multi-family apartments & commercial (PUD)	11.4	300	26.3	
Area 6	Townhomes & Single-family detached (PUD)	6.4	65	10.2	PHASE 3
Area 7	Townhomes OR commercial (PUD)	8	100	12.5	

Toll Brothers at Gateway PRD

Beulah Hale Property- 10.77 acres

Toll Brothers has a contractual interest in the subject property and is pursuing planned development zoning to remove the requirement for the property to develop primarily with office and commercial uses and to allow single-family attached and detached as permitted uses. The Toll Brothers at Gateway PRD proposes a mixture of 77 single family attached and 27 single-family detached dwellings all with a Horizontal Property Regime form of ownership. The mixture of uses within the proposed PRD are 74% townhomes and 26% single-family, detached. The plan does not include a commercial component.

The applicants held a neighborhood meeting on Monday, June 6, 2022, at Embassy Suites.

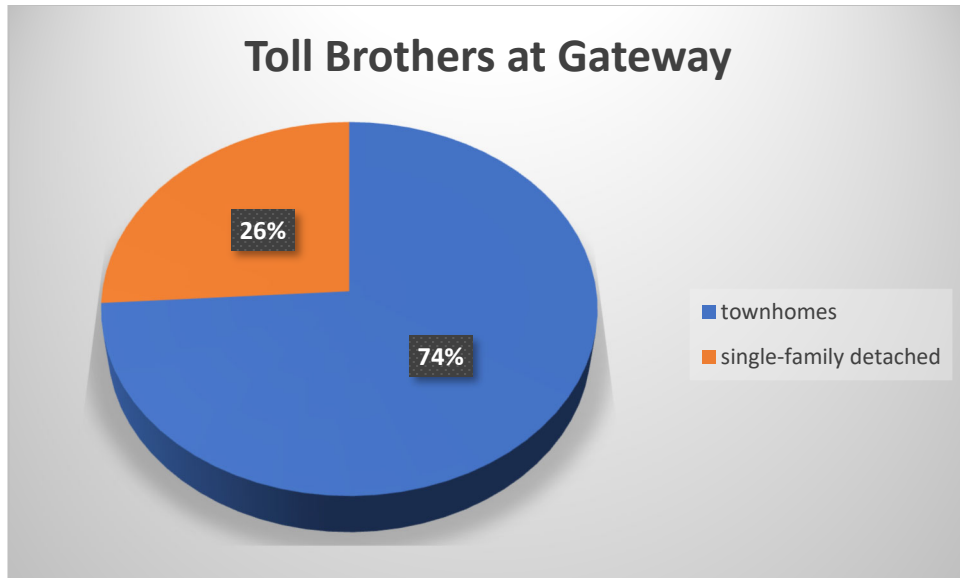


CHART 1- GRAPHIC COMPARISON OF LAND-USE CATEGORIES

The proposed single family attached homes will have a minimum size of 1,800 square feet and the single-family detached homes will have a minimum size of 2,300 square feet. Each dwelling has a minimum of 3 bedrooms with a 2-car garage. Decorative streetlights are proposed along the private drives. The Wilkinson Pike entrance has development signage on both sides of the entrance, and the Willowoak Trail entrance has development signage on one side of the entrance. The Homeowners Association will maintain the common areas. The applicant also proposes to utilize the PRD to allow several exceptions to density, area, bulk, and parking regulations as described further in this report.

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 PRD repropose the solid waste be handled via a private hauler with solid waste carts stored in the garage.

The proposed style of townhome most closely relates to the RS-A Type 3: Urban Townhouse category in the Zoning Ordinance. Type 3 includes single-family attached developments characterized by multi-unit townhouse structures with lots of at least 2,000 square feet per dwelling unit. Because Type 3 developments have shallow setback requirements, these developments are appropriate in urban areas, particularly as infill redevelopment.

The following standards apply to developments in the RS-A district for Type 3 (Urban Townhouse) developments:

- (a) When the front setback is less than 30 feet, townhouses shall have a minimum finished floor elevation of 18 inches above the finished grade located adjacent to the front of the structure. Usable porches/ stoops, landscaping, and non-opaque decorative fencing may be used to distinguish between public and private space.

(b) Buildings shall be no less than two stories and the maximum building height shall be 45 feet or three stories, whichever is less. However, projections for rooftop patios, such as stairwells and the like, as well as other common rooftop projections such as chimneys, may be allowed up to a maximum height of 55' for three-story buildings.

(c) In areas where sidewalk width is equal to or greater than eight feet, and where on-street parking is available in front of the proposed development, townhouses may be constructed to the rear edge of the sidewalk.

(d) Off-street parking shall be located to the rear or side of the building and shall be accessed via alleyway or shared driveway. Individual driveways off of a public street shall not be allowed. Front-facing garages or carports shall not be allowed.

In the RS-A district, a row of Type 3 (Urban Townhouse) townhouses shall consist of a minimum of three townhouse units and no more than 8 townhouse units or 240 feet of building length, whichever is less.

Urban Type townhouses may be on one lot of record as a horizontal property regime or on zero-lot line individual lots of record.

Architecture:

Staff shared similar comments with this applicant as was discussed with the adjacent Clari Park project. Staff recommended that particular attention be paid to the elevations visible at the drive aisle and visible from public right-of-way. These elevations should have details such as shutters, wall lanterns, louvers, dormers that shall be incorporated to add interest and richness to the front facades.

The following are a list of architectural characteristics that are proposed for the development:

Single-Family detached:

- ❖ Building heights shall not exceed 42 feet in height
- ❖ All buildings will be 3-story
- ❖ All homes will have at least 3 bedrooms
- ❖ All the homes will have eaves
- ❖ All homes will have a 2-car rear entry garages and will be a minimum of 19'- 1" wide x 20' deep
- ❖ Garage doors will be decorative, carriage style doors, and not white in color
- ❖ Townhome buildings will be comprised of alternating unit style and unit colors so the same color and style of elevation are not next to each other
- ❖ Each unit shall be offset from adjoining unit by 24".
- ❖ Roof-lines are varied between each unit with jogs in buildings, and with a minimum of 6" of vertical step in the building.

- ❖ Units are at least 20' wide
- ❖ Finished Floor Elevations are at least 18" above sidewalk along its frontage
- ❖ Each unit will have a usable porch/stoop of at least 5'x9'
- ❖ Each building pad will have at least 6" of elevation
- ❖ Change across the building Finished Floor Elevations via steps in the Units Finished Floor Elevations
- ❖ High Visibility Homes shall have wrapped porches, full brick sides, and the extra windows and details as noted.
- ❖ All units are taller than they are wide in compliance with City of Murfreesboro Design Guidelines
- ❖ HVAC Units will be located at the rear of homes
- ❖ Rooflines are varied between units in compliance with City of Murfreesboro Design Guidelines

Single-Family Attached (Townhomes):

- ❖ Building heights shall not exceed 42 feet in height
- ❖ All buildings will be 3-story
- ❖ All homes will have at least 3 bedrooms
- ❖ All the homes will have eaves
- ❖ All homes will have a 2-car rear entry garages and will be a minimum of 19'- 1" wide x 20' deep
- ❖ Garage doors will be decorative, carriage style doors, and not white in color
- ❖ Townhome buildings will be comprised of alternating unit style and unit colors so the same color and style of elevation are not next to each other
- ❖ Each unit shall be offset from adjoining unit by 24".
- ❖ Roof-lines are varied between each unit with jogs in buildings, and with a minimum of 6" of vertical step in the building.
- ❖ Units are at least 20' wide
- ❖ Finished Floor Elevations are at least 18" above sidewalk along its frontage
- ❖ Each unit will have a usable porch/stoop of at least 5'x9'
- ❖ Each building pad will have at least 6" of elevation
- ❖ Change across the building FFE via steps in the Units Finished Floor Elevations
- ❖ High Visibility Homes shall have wrapped porches, full brick sides, and the extra windows and details as noted.

- ❖ All units are taller than they are wide in compliance with City of Murfreesboro Design Guidelines
- ❖ HVAC Units will be located at the rear of homes
- ❖ Rooflines are varied between units in compliance with City of Murfreesboro Design Guidelines

Phasing:

The plan is divided into two phases, beginning along Wilkinson Pike with 30 townhomes and 18 detached dwellings. The second phase is along Willowoak Trail and has 47 townhomes and 9 detached dwellings.

Phase 1 includes all roadway improvements proposed for this site along Wilkinson Pike. The remaining phase 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. The centralized mail kiosk for the development must be constructed and operational prior to any homes receiving their certificate of occupancy.

Transportation, Parking and Access:

Wilkinson Pike is a substandard road and, on the City's, Major Transportation Plan to be upgraded to a 3-lane roadway section (MTI # 6). The developer of this project is required to participate with those road improvements in accordance with city policies. Staff requests the applicant provide dimension of Wilkinson Pike right-of-way to determine existing right-of-way is sufficient for street improvements. Staff requested the applicant show the roadway improvements under constructed by Clari Park. In accordance with policy and procedure, the City Engineer will require the turn lane improvements to Wilkinson Pike be designed as a continuous turn lane for proper transitions. The improvements will also require the applicants install proposed storm pipe along Wilkinson (continuation of Clari Park improvements).

Willowoak Trail is to be extended along this property per approved Master Plans and recorded plats. The Willowoak Trail extension is required to be constructed and accepted prior to this development receiving building permits for phase 2. The note on the concept plan states "to be provided by others" however this development may be required to construct the street if it was not constructed by the adjacent developer.

Rear doors were added to the single-family, detached homes and unit numbering to the back of all dwellings to accommodate concerns by Emergency Services personnel regarding unit numbering, first responder access, and circulation.

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 PRD book specifically requests these first 2 exceptions however, staff believes the following exceptions may be requested with a future revision:

1. Requesting "Single-Family Attached" residential and "Single-Family Detached" residential uses be permitted (not currently permissible in underlying MU zoning)
2. To allow the driveways for single-family detached homes to be 22-ft long and accommodate 2 vehicles (Per Zoning Ordinance garages shall be 35-ft deep and accommodate 4 vehicles).
3. To allow the 2-car garage to contribute toward the minimum parking requirements (Per Zoning Ordinance, parking spaces within garages, whether attached to or detached from the principal structure, shall not be considered as required parking spaces)
4. A 3-inch reduction in garage width from 19'-4" to 19'-1"
5. An exception to the 100-foot Wilkinson Pike Buffer to allow single-family homes within 20-feet of the buffer yard. The remaining 80-feet is proposed to be landscaped area with a minimum 5-ft high berm planted with a mixture of evergreen trees and shrubs, along with canopy and understory trees
6. The Zoning Ordinance requires single-family, attached townhouse developments with more than 75 dwelling units to provide a drive-up external commercial grade garbage compactor. The PRD requests an exception to this standard to allow solid waste to be handles via a private hauler with solid waste carts stored in the garage

Purposes of Planned Develop District:

According to the Zoning Ordinance, the purposes of planned development district regulations are as follows:

1. to promote flexibility in development design and to permit planned diversification in the location of structures;
2. to promote the efficient use of land by permitting a planned arrangement of buildings, circulation systems, land uses, and utilities;
3. to preserve existing landscape features and amenities and to utilize such features in a harmonious fashion;

4. to encourage the total planning of land tracts consistent with adopted long-range plans;
5. to permit the use of new and innovative land development techniques while assuring protection of existing adjacent development;
6. to encourage the functional and beneficial use of open spaces and to preserve natural features of a development site;
7. to promote the creation of a safe and desirable living environment for residential areas characterized by a unified site and development program;
8. to permit the creation of a variety of housing types compatible with surrounding development to provide a greater choice of types of environment and living units;
9. to promote the provision of attractive and appropriate locations for business and manufacturing uses in well-designed developments and the provision of opportunities for employment closer to residences with a reduction in travel time from home to work;
10. to encourage the revitalization of established commercial centers;
11. to promote the diversification in the uses permitted and variation in the relationship of uses, structures, open space, and height of structures in developments intended as cohesive, unified projects;
12. to encourage design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property; and,
13. to promote the significance of architectural and aesthetic improvements and details in atypical developments.

Future Land Use Map

The proposed *Murfreesboro 2035 Future Land Use Map* indicates that Urban Commercial (UC) Mixed Use is most appropriate for the subject property. If the property develops as proposed within the PRD program book, then it will be inconsistent with the UC character.

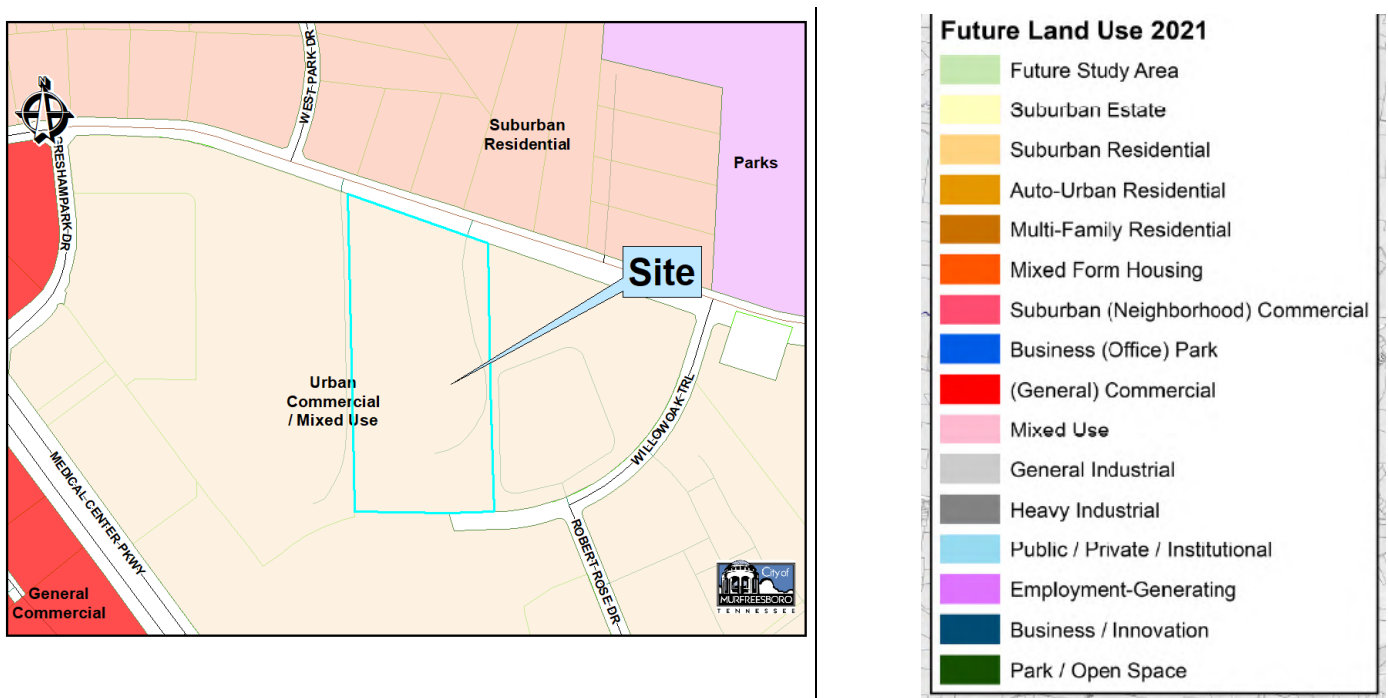
This designation provides opportunities for residential mixed with commercial, retail, and office, typically with a vertical element of multiple uses in the same building. Mixed use areas can fit along primary transportation routes, nodes of commerce adjoining key intersections or at transition points between traditional commercial areas and residential neighborhoods. Mixed-Use Centers reserve and provide employment site in the centers with an integrated mix of commercial, retail, office and residential. Mixed-Use centers have a greater concentration of housing types; the highest density is sited closest to transit stops, shopping and services, and places of employment. Mixed-Use Centers are to be master planned.

Murfreesboro's Downtown typifies what is envisioned for the density and intensity of development within the Mixed-Use land use classification. The Downtown

retains the historic fabric and design of a traditional mixed-use, central business district. This urban environment is characterized by taller, larger buildings that occupy most if not all the site and are set at the street edge with parking largely on-street and in structures, with reduced common surface parking lots. The North Highland and Historic Bottoms Area Plans are located within the Central Core Overlay District and establish appropriate future land use patterns within the downtown area and shall be utilized to shape land use policies and proposed development within the City Core Overlay areas.

Mixed use areas shall be designed for pedestrians and connectivity to surrounding neighborhoods and places of commerce. Sidewalks are wider and pedestrian uses emphasized rather than automobile use, and buildings should be designed to fit well into the surrounding context. Mixed use areas are Master Planned to establish land use and design elements. Streets are scaled to address multiple forms of access, such as pedestrians, bicycles, and motor vehicles

Proposed Future Land Use Map



Future Land Use Map transition policy:

The proposed amendment to the Future Land Use Map proposes a new general policy to allow for flexibility related to transitions between designated areas on the *Future Land Use Map*. The purpose of the transition policy is to give flexibility within or between property lines to allow land use policy to be shaped relative to a site’s context as well as its designated property boundary. These same considerations could be used to support site specific changes to the Future Land Use Map. Some examples of where transitions or changes might occur include:

1. Land use boundaries at collector and arterial street intersections may support multiple land use options across street rights of way.
2. More than one type of land use category may be suggested to occur within property boundaries, especially on large parcels.
3. More than one property has been consolidated into a proposed land development.
4. Unique geographical, environmental or infrastructure conditions shape development opportunities differently than property line configurations
5. Current land development patterns support the expansion or contraction of a specific land use boundary or a land use change.
6. Benefits the City by providing an opportunity to improve upon existing public services or general infrastructure needs.
7. Adjustments to the Future Land Use Map should generally consider possible improvements to quality-of-life issues, unique development opportunities and or job creations that can improve economic opportunities in the city.

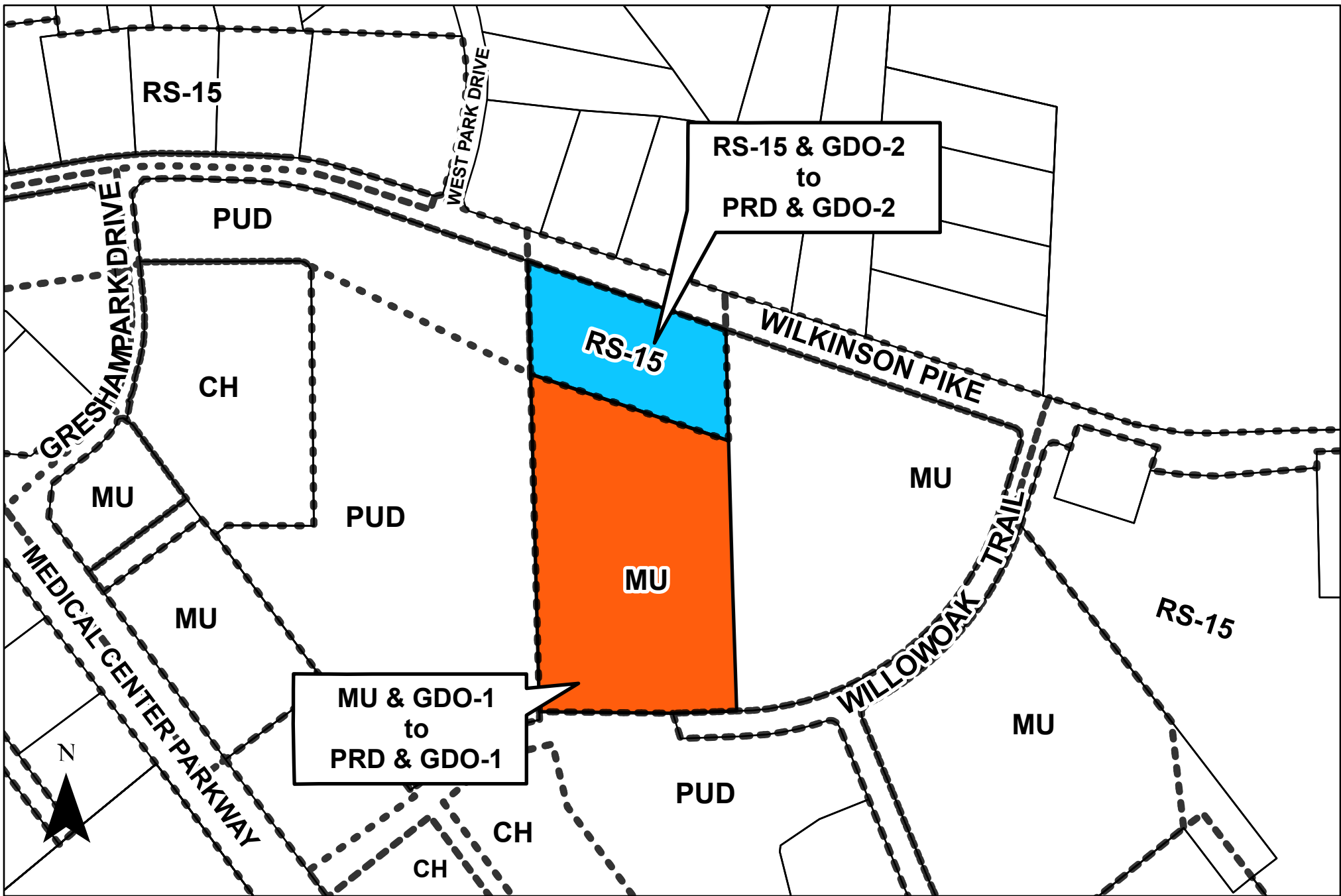
Reasons to allow for transition flexibility between land use or changes to the Future Land Use Map are not limited to these examples. Each proposed transition or change should be evaluated.

Recommendation:

Staff requests the Planning Commission consider the following items in its review of this request:

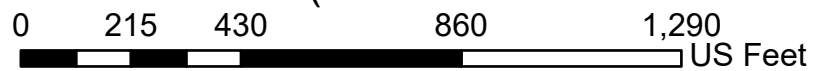
1. The proposed development type of townhomes and single-family is inconsistent with the Future Land Use Map's Development Type, Character and Uses. The Planning Commission should review items 5 and 7 of the transition policy to determine if they are applicable and merit a change to the proposed Future Land Use Map.
2. The Planning Commission should consider the appropriateness of the exceptions that are a part of the PRD.

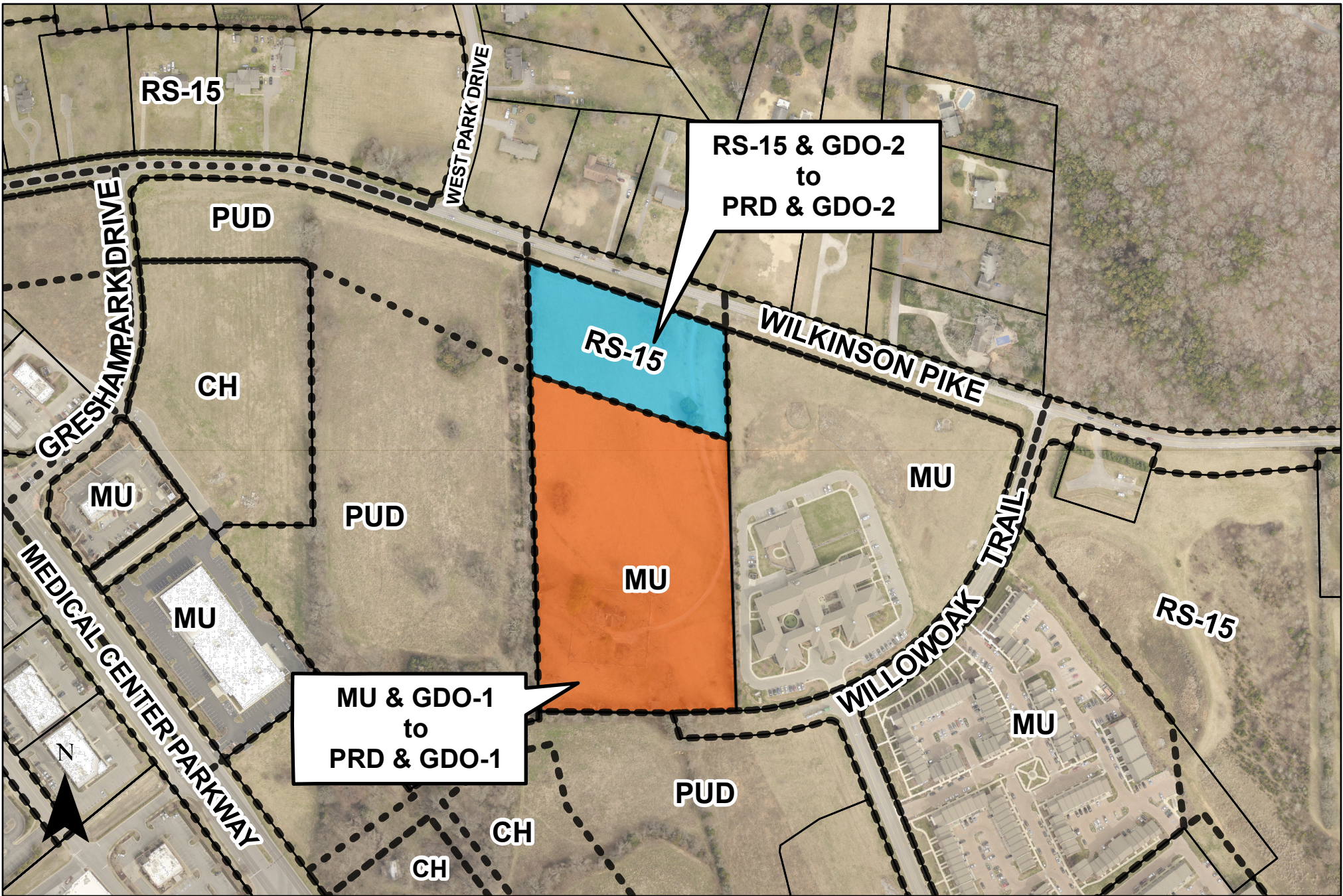
The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission will need to conduct a public hearing prior to forwarding a recommendation to the City Council.



Rezoning request for property along Wilkinson Pike
 RS-10 & GDO-2 to PRD & GDO-2 and
 MU & GDO-1 to PRD & GDO-1 (Toll Brothers at the Gateway Center PRD)

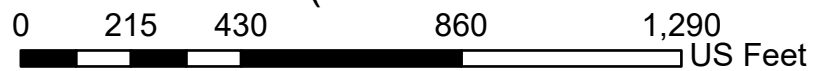
Planning Department
 City of Murfreesboro
 111 West Vine St
 Murfreesboro, TN 37130
www.murfreesborotn.gov





Rezoning request for property along Wilkinson Pike
 RS-10 & GDO-2 to PRD & GDO-2 and
 MU & GDO-1 to PRD & GDO-1 (Toll Brothers at the Gateway Center PRD)

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





GRESHAMPARK-DR

WEST-PARK-DR

Suburban Residential

Parks

Site

Urban Commercial / Mixed Use

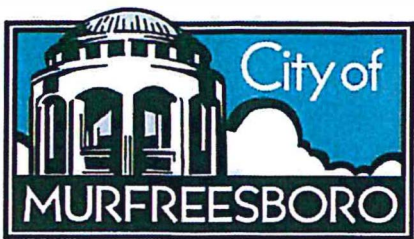
WILLOWOAK-TRL

ROBERT-ROSE-DR

MEDICAL-CENTER-PKWAY

General Commercial





T E N N E S S E E

Creating a better quality of life

City of Murfreesboro
Planning and Engineering Department
111 W. Vine Street, P.O. Box 1139
Murfreesboro, TN 37133-1139
(615) 893-6441 Fax (615) 849-2606
www.murfreesborotn.gov

Zoning & Rezoning Applications – other than rezoning to planned unit development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	\$950.00

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A **non-refundable** application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: Toll Brothers c/o Jordan Hartigan

Address: 3401 Mallory Lane, Ste 100 City/State/Zip: Franklin, TN 37067

Phone: 6155589911 E-mail address: JHartigan@tollbrothers.com

PROPERTY OWNER: Beulah Hale

Street Address or property description: 2655 Wilkinson Pike

and/or Tax map #: 79 Group: Parcel (s): 93 01

Existing zoning classification: RS-15 & MU

Proposed zoning classification: P RD Acreage: 10 8

Contact name & phone number for publication and notifications to the public (if different from the applicant): Matt Taylor 615-890-7901

E-mail: mtaylor@sec-civilcom

APPLICANT'S SIGNATURE (required):

DATE: 5/12/2022

*****For Office Use Only*****

Date received: 5-12-22 MPC YR.: 2022 MPC #: 413

Amount paid: \$950.00 Receipt #:

TOLL BROTHERS AT THE GATEWAY CENTER

A REQUEST FOR REZONING FROM SINGLE-FAMILY RESIDENTIAL (RS-15) & MIXED USE (MU) TO A PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Murfreesboro, Tennessee

Initial Submittal

May 12, 2022

Resubmitted

July 6, 2022 for the July 13, 2022
Planning Commission Public Hearing

SEC, Inc.

SEC Project #19120

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

ktgy
Architecture+Planning



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: Toll Brothers
 Profession: Builder/Developer
 Attn: Jordan Hartigan
 Phone: (615) 558-9911
 Email: JHARTIGAN@tollbrothers.com
 Web: www.tollbrothers.com

3401 Mallory Lane, Suite 100
 Franklin, Tennessee 37067



Company Name: KTGy Architecture
 Profession: Architect
 Attn: Bindiya Agarwal
 Phone: (888) 456-5849
 Email: BAgarwal@ktgy.com
 Web: www.ktgy.com

8609 Westwood Center Drive Suite #600
 Tysons, Virginia 22182

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 CONCEPTUAL SITE AND LANDSCAPE PLAN 07
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 INGRESS AND EGRESS 14
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 LANDSCAPE STANDARDS..... 18-19
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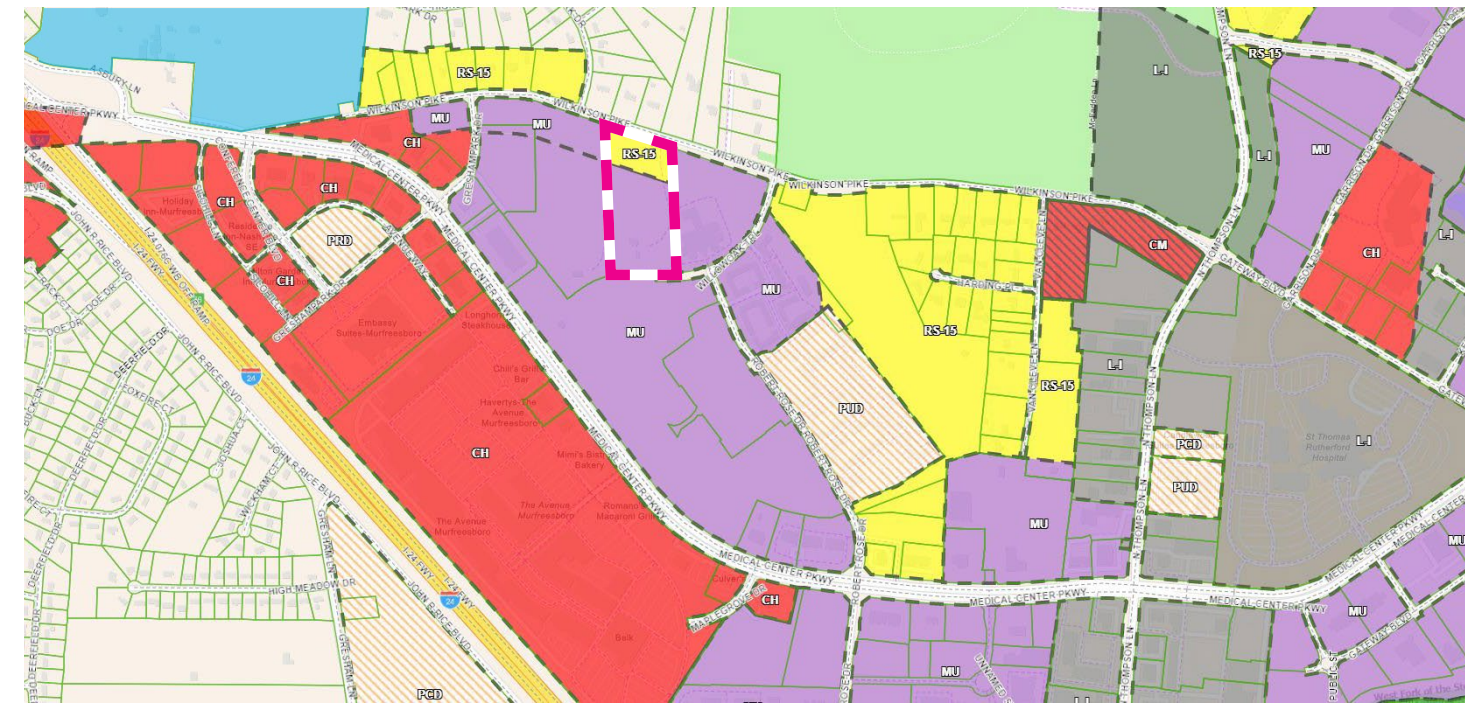
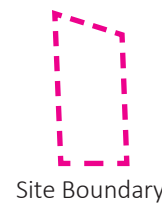
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 without the expressed written consent of Site Engineering Consultants, Inc.



AERIAL PHOTOGRAPH

Not To Scale

- Wilkinson Pike
- Interstate 24
- Medical Center Parkway
- Willowoak Trail
- Robert Rose Drive



ZONING MAP

Not To Scale

- | | |
|---|---|
| RS-15 Residential Single-Family (RS-15) | PUD Planned Unit Development (PUD) |
| MU Mixed Use (MU) | PRD Planned Residential Development (PRD) |
| CH Commercial Highway (CH) | PCD Planned Commercial Development (PCD) |
| CM Commercial Medical (CM) | RM Medium Density Residential (RM) Rutherford County |
| L-I Light Industrial (L-I) | AR Agricultural (AR) Rutherford County |



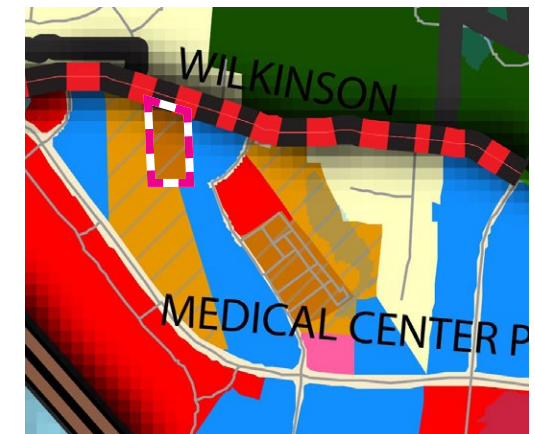
Toll Brothers respectfully requests rezoning of the Hale Property at 2655 Wilkinson Pike from Single-Family Residential (RS-15), Mixed Use (MU), GDO-1, GD)-2, and the Wilkinson Bike Buffer to Planned Residential Development (PRD) to create Toll Brothers at the Gateway Center. The property is located along the southern side of Wilkinson Pike and north of the Willowoak Trail roadway stub. The site is identified as Parcel 93.01 of Tax Map 79, and is approximately 10.77 acres.

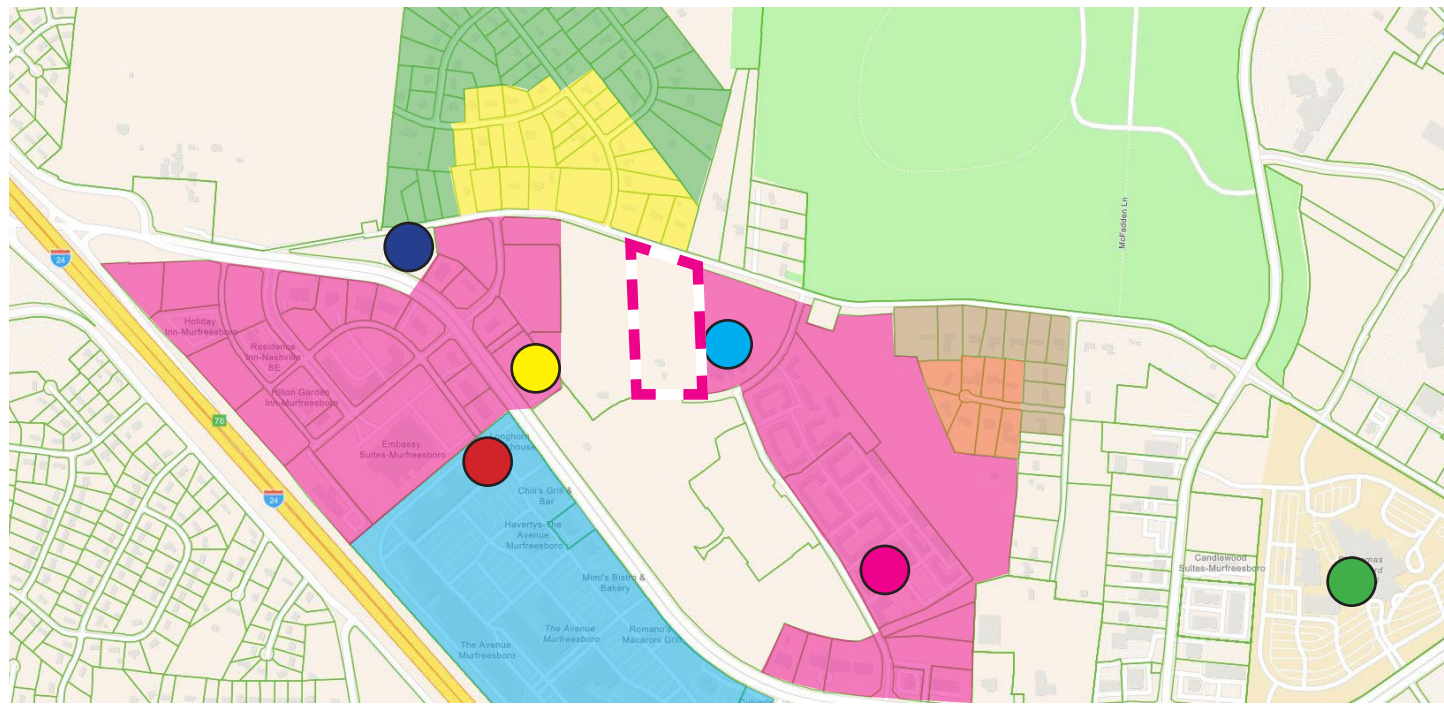
The request for rezoning to PRD is to create Toll Brothers at the Gateway Center. The development will consist of 77 single-family attached homes and 27 single-family detached homes on 10.77 acres, for a density of 9.66 dwelling units per acre. All homes will be for sale at a market rate. The proposed single-family attached homes will range in size from approximately 1,800 sf. to 2,050+ sf., and the single-family detached homes will range in size from approximately 2,300 sf. to 2,600+ sf. All single-family attached homes will have a minimum of 3 bedrooms, and all single-family detached homes will have a minimum of 3 bedrooms with options for additional bedrooms. All single-family attached homes shall have a minimum two-car rear entry garage, and all single-family detached homes shall have a minimum two-car rear entry garage. The home elevations will be constructed of masonry materials to add quality and character to the community. Each home will have foundation landscaping and sodded yards. Decorative street lights will be provided along all streets to add character and continuity to the neighborhood. The Wilkinson Pike entrance shall have development signage on both sides of the entrance, and the Willowoak Trail entrance shall have development signage on one side of the entrance. The H.O.A. will maintain the common areas.

The surrounding area consists of a mixture of zoning types and uses. The land to the north across Wilkinson Pike is zoned Medium Density Residential (RM) in Rutherford County. The land to the east, south, and west of the site is zoned for Mixed Use Development (MU) in the City of Murfreesboro.

MURFREESBORO 2035 LAND USE PLAN

The Murfreesboro 2035 Plan recommends this property for Multi-Family land use. The proposed development falls within the recommended density limitation of 19.93 dwelling units per acre. The proposed land use recommends attached and multi-family housing with limited open space, ample parking, and buildings/parking lots oriented inward towards a recreational/social amenity area. The proposed PRD closely follows this land use character and design by keeping single-family detached homes on the exterior, and the single-family attached homes oriented to frame the centralized amenity space.



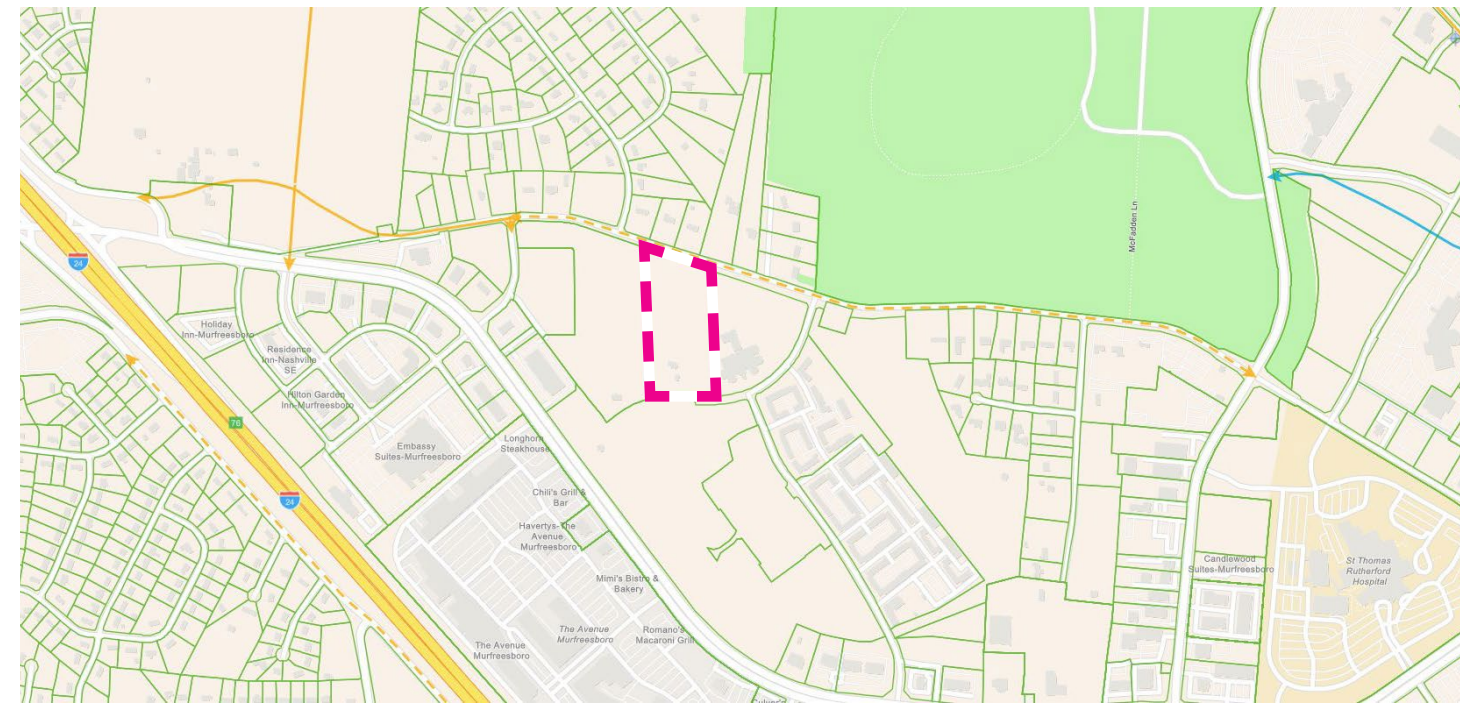


SUBDIVISION MAP

Not To Scale

- | | | | | |
|-------------------|----------------|------------------------------|---------------------------------------|---------------|
| The Avenue | Manson Retreat | The Villages of Murfreesboro | Best Buy | Site Boundary |
| North Church LLC | Kay Glaze | LC Murfreesboro | Trustpoint Hospital | |
| West Park Estates | Harding Home | Rooms 2 Go | Rutherford County Chamber of Commerce | |

Toll Brothers at the Gateway Center is surrounded by a mixture of residential subdivisions, and agricultural properties with commercial properties located to the west and south. The Villages of Murfreesboro is a senior living facility located directly east of this development. The Villages of Murfreesboro is a two-story assisted living facility constructed of primarily masonry materials with varying colors and architectural accents. LC Murfreesboro is an apartment complex located to the southeast of this development. LC Murfreesboro is comprised of three-story apartment buildings with parking lots located at the rears of buildings. The buildings in this development are primarily brick on all facades. This development has four points of ingress/egress, all along Robert Rose Drive. West Park Estates is a residential subdivision to the north of this site across Wilkinson Pike. This development consists of one and two-story single family detached homes with side entry garages. The elevations of these homes are primarily masonry materials with brick being the predominant material. This development has one point of ingress/egress connecting to Wilkinson Pike, with a secondary point connecting to Manson Retreat to the north.



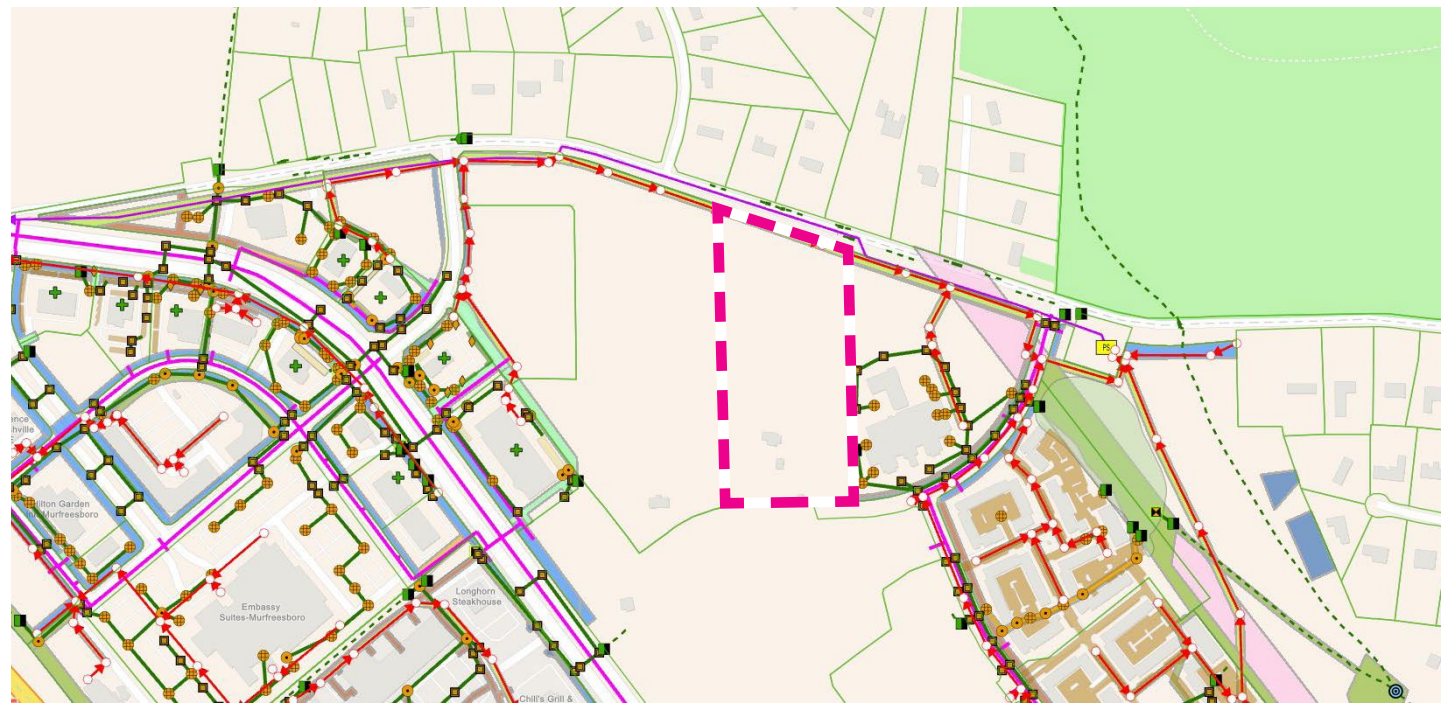
MAJOR THOROUGHFARE PLAN

Not To Scale

- | | | |
|------------------|--------------------|---------------|
| <u>COMMITTED</u> | <u>RECOMMENDED</u> | Site Boundary |
| 3 LANE ROADWAY | 3 LANE ROADWAY | |
| | 5 LANE ROADWAY | |


The property has/will have access to the existing public rights-of-way of Wilkinson Pike through one entrance and Willowoak Trail through one entrance. Wilkinson Pike is on the City of Murfreesboro Major Thoroughfare Plan and is slated to be improved to a three-lane roadway. It is currently built as a two-lane roadway without curbs and gutter or sidewalks on either side of the roadway.

This development will be providing a dedicated left-turn lane along Wilkinson Pike for traffic entering the site. This turn lane will serve as the developments contributions to the future expansion of Wilkinson Pike.

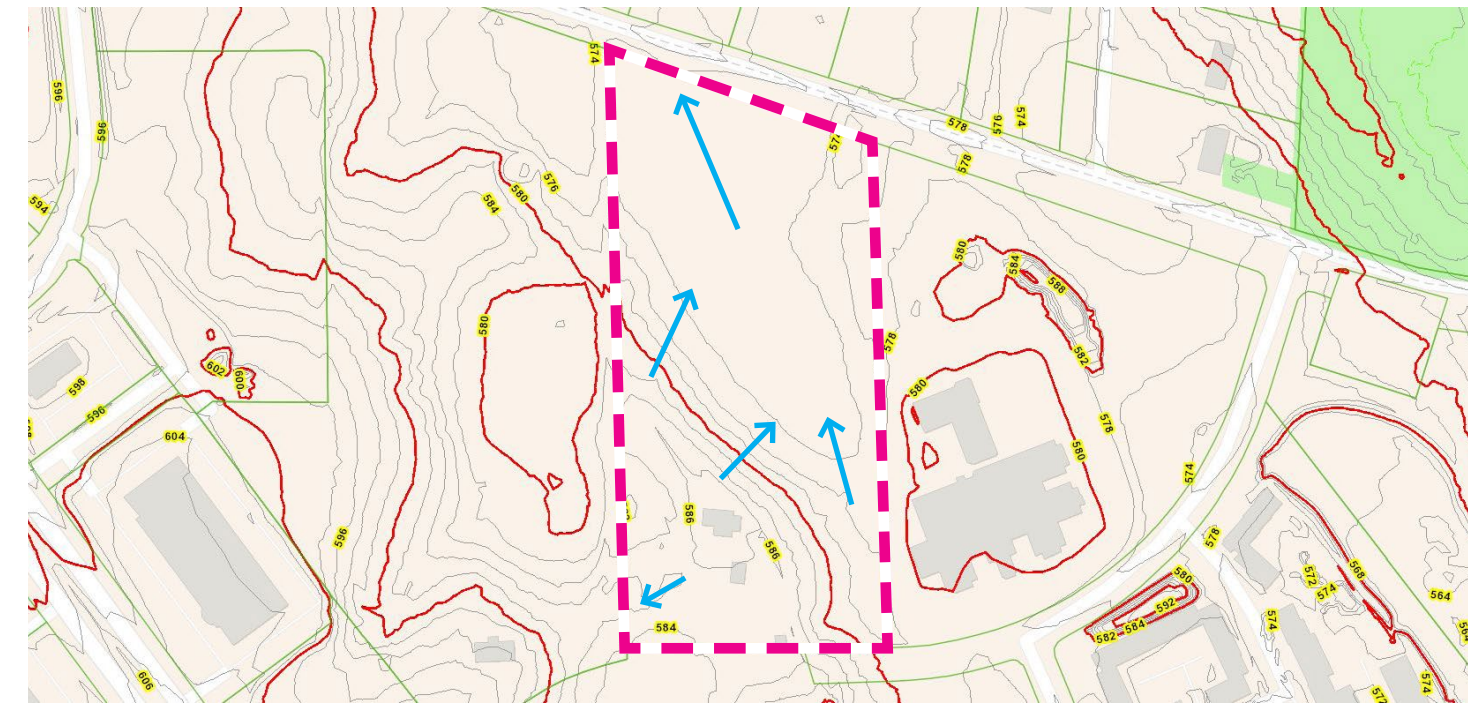
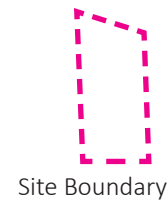


UTILITY MAP

Not To Scale




-  WATER
-  SEWER
-  STORMWATER

 ELECTRIC



HYDROLOGY AND TOPOGRAPHY

Not To Scale

-  WATER FLOW DIRECTION
-  INTERMEDIATE CONTOURS
-  INDEX CONTOURS



The topographic map above shows the site's topographic high point generally at the southern perimeter of the property. From this high point, the property drains towards the northeast. Stormwater that drains to the northeast flows into an existing drainage ditch along Wilkinson Pike before ultimately ending up in the West Fork of the Stones River to the north.

No portions of this property are within any floodways or floodplains per FEMA Flood Panel 47149C0255H eff. 1/4/2007.



Water service will be provided by the Consolidated Utility District. There are existing water lines within the R.O.W. of Wilkinson Pike and Willowoak Trail for service into the site. The developer will be responsible for extending the waterline into the site for domestic and fire water service.



Sanitary sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 8" PVC gravity sewer line within the R.O.W. of Wilkinson Pike as well as an 8" PVC stub within the R.O.W. of Willowoak Trail. Re-purified water will be utilized for irrigation and is located along Willow Oak Trail. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property.



Electric service will be provided by Middle Tennessee Electric. Service will be extended from Wilkinson Pike and Willowoak Trail. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.

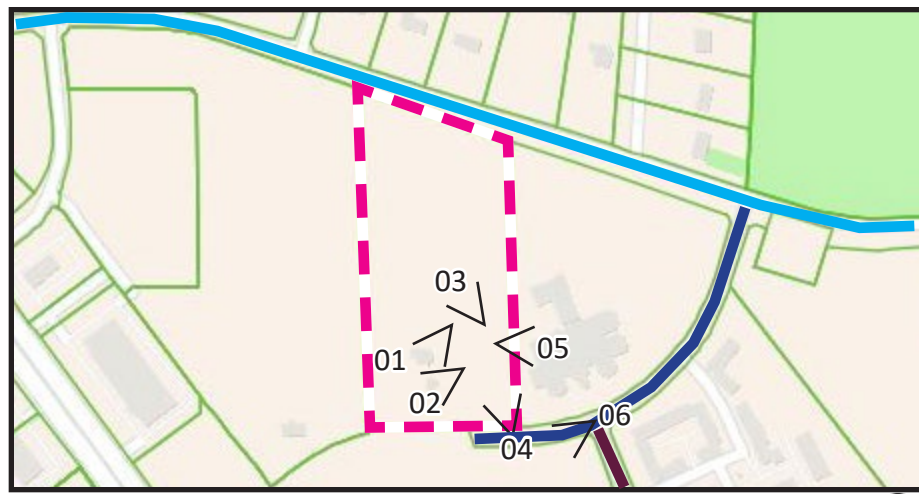


PHOTO DIRECTION MAP

Not To Scale

- █ Wilkinson Pike
- █ Willowoak Trail
- █ Robert Rose Drive



Site

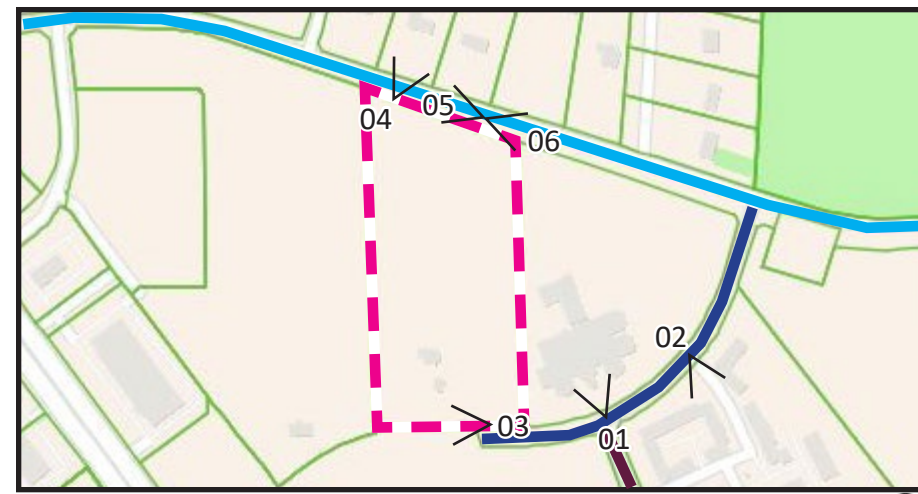


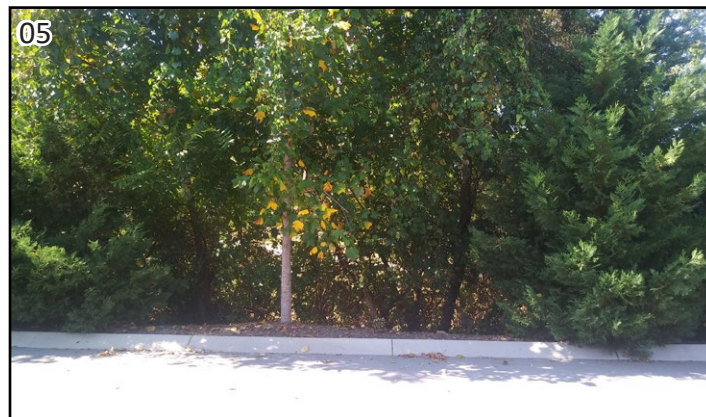
PHOTO DIRECTION MAP

Not To Scale

- █ Wilkinson Pike
- █ Willowoak Trail
- █ Robert Rose Drive



Site





SITE DATA:

Total Land Area: ±10.77 Acres
 Total Single-Family Attached Units: 77 Units
 Total Single-Family Detached Units: 27 Units
 Total Number of Units: 104 Units
 Density: 104 Units/10.77 Acres = ±9.66 Units/Acre

Required Open Space: ±2.15 Acres (20%)
 Provided Open Space: ±2.58 Acres (24%)
 Required Formal Open Space: ±0.54 Acres (5%)
 Provided Formal Open Space: ±0.54 Acres (5%)

Length of New Roadway: ±4,450 Linear Feet

Required Parking
 (27) Detached Homes x 4 Spaces/Unit = 108 Spaces
 (77) Attached Homes x 3.3 Spaces/Unit = 254 Spaces
 Total Parking Required = 362 Spaces

Provided Parking
 SF Detached Garage Spaces = 54 Spaces
 SF Detached Driveway Spaces = 54 Spaces
 SF Attached Garage Spaces = 154 Spaces
 SF Attached Driveway Spaces = 154 Spaces
 Guest Parking Spaces = 65 Spaces
 Total Parking Provided = 481 Spaces

- Single-Family Attached Homes
- Single-Family Detached Homes
- Open Space
- Roadway
- Sidewalks/Driveways
- High Visibility Homes



Overall Development Standards:

- Entrances off of Wilkinson Pike and Willowoak Trail will have signage constructed on masonry materials and anchored by landscaping and lighting. Signs shall be no more than 8-feet tall and no more than 40 sqft in signage area per the Murfreesboro sign ordinance.
- A landscaped berm shall be provided along Wilkinson Pike to provide additional screening from the R.O.W. (See detail on Page 17)
- Builders shall install sod and landscaping along all front and sides. See page plan enlargement on page 17 for example of typical plantings
- All above ground utilities and mechanical equipment (i.e. HVAC and transformers) to be screened via landscape or fencing
- All on-site utilities will be underground
- Solid waste will be handled via a private hauler and carts will be kept in the garage
- Garages shall be restricted to vehicular parking only, the use of garage space for storage will be prohibited.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed
- All stormwater on site shall be handled via an underground detention system.
- 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 the H.O.A. Board per the By-Laws
- HOA will be managed by independent 3rd party management company
- The common areas will be owned and maintained by an H.O.A.
- All parking areas will be private and maintained by the H.O.A.
- All streets will be private roadways and alleys
- Alleys shall conform to Murfreesboro Street Design Standards in width and thickness
- 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
- Decorative street lights will be coordinated with MTE, and will meet MTE's standards for management by MTE
- Alley lighting shall be attached to the outside of homes and controlled via a photocell, not owner controlled, and shall be maintained by the H.O.A
- The development shall not be gated
- Single-family attached and detached homes developed within the subdivision shall not be sold in bulk to a developer or owner of rental units for the purpose of operating a rental community. The builder of the single-family attached and detached homes within the subdivision shall sell the units to individual buyers on an individual contract basis, not as a bulk transaction to a single entity.
- Decorate street lighting will be utilized within the neighborhood and final locations will be determined with a photometric plan at the site plan phase

Single-Family Attached Development Standards:

- 77 single-family attached homes with 3 or more bedrooms
- The units will be a minimum of 1,800 feet of living area
- Each unit will be for purchase and sold via a H.P.R.
- Each single-family attached home shall provide at least 2 parking space per home (outside of the garage)
- Each home will have a driveway wide enough for 2 vehicles, and have a minimum width of 18-feet and a depth of 22-feet
- HVAC units will be located at the rear of each residence

Single-Family Detached Development Standards:

- 27 single-family detached homes with 3 or more bedrooms
- The units will be a minimum of 2,300 feet of living area
- Each unit will be for purchase and sold via a H.P.R.
- Each single-family detached home shall provide at least 2 parking space per home (outside of the garage)
- Each home will have a driveway wide enough for 2 vehicles, and have a minimum width of 18-feet and a depth of 22-feet
- HVAC units will be located at the rear of each residence



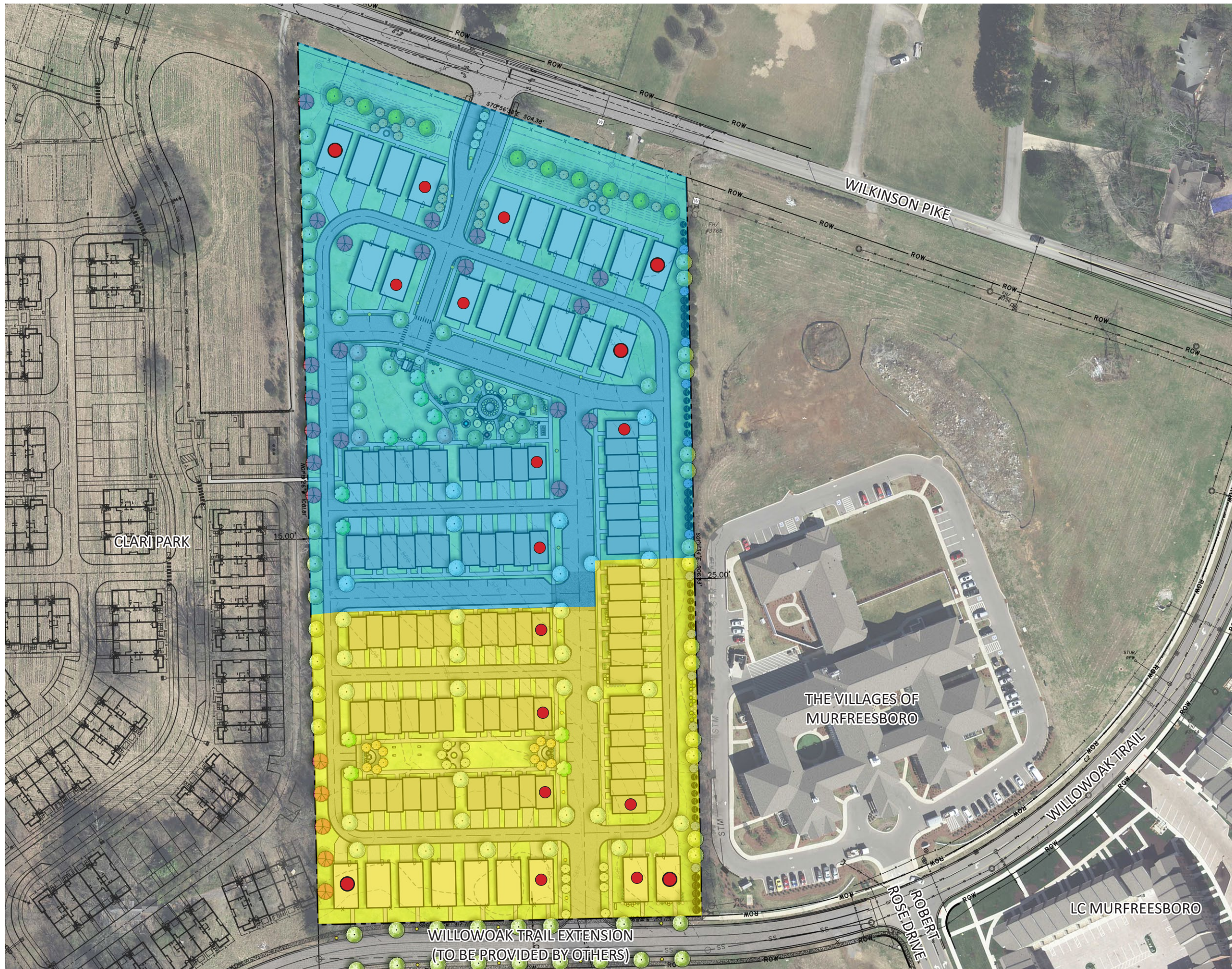
EXAMPLE OF ENTRANCE SIGN



EXAMPLE OF DECORATIVE LIGHTING



EXAMPLE OF CENTRALIZED MAIL KIOSK



PHASES	SFD UNITS	SFA UNITS	ACRES
PHASE 1	18	30	6.48
PHASE 2	9	47	4.29
TOTAL	27	77	10.77

- Phase 1
- Phase 2

- The project is anticipated to be built in 2 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 along Wilkinson Pike.
- The remaining phase 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.
- The centralized mail kiosk for the development must be constructed and operational prior to any homes receiving their certificate of occupancy.
- Streetscape improvements along Wilkinson pike will be coordinated with City Staff and will either be installed or a fee in-lieu of construction based on city engineer.
- Streetscape improvements along Willowoak Trail will be constructed with Phase 2 of this project.
- Willowoak Trail must be constructed prior to the homes along that roadway being platted.

SEC, Inc.

SEC Project #19120 Murfreesboro, Tennessee

Single-Family Attached Architectural Characteristics:

- Building heights shall not exceed 42 feet in height
- All buildings will be 3-story
- All homes will have at least 3 bedrooms
- All the homes will have eaves
- All homes will have a 2-car rear entry garages and will be a minimum of 19'- 1" wide x 20' deep
- Garage doors will be decorative, carriage style doors, and not white in color
- Townhome buildings will be comprised of alternating unit style and unit colors so the same color and style of elevation are not next to each other
- Each unit shall be offset from adjoining unit by 24".
- Roof-lines are varied between each unit with jogs in buildings, and with a minimum of 6" of vertical step in the building.
- Units are at least 20' wide
- FFEs are at least 18" above sidewalk along its frontage
- Each unit will have a usable porch/stoop of at least 5'x9'
- Each building pad will have at least 6" of elevation
- Change across the building FFE via steps in the Units FFE's
- High Visibility Homes shall have wrapped porches, full brick sides, and the extra windows and details as noted.
- All units are taller than they are wide in compliance with City of Murfreesboro Design Guidelines
- HVAC Units will be located at the rear of homes
- Rooflines are varied between units in compliance with City of Murfreesboro Design Guidelines

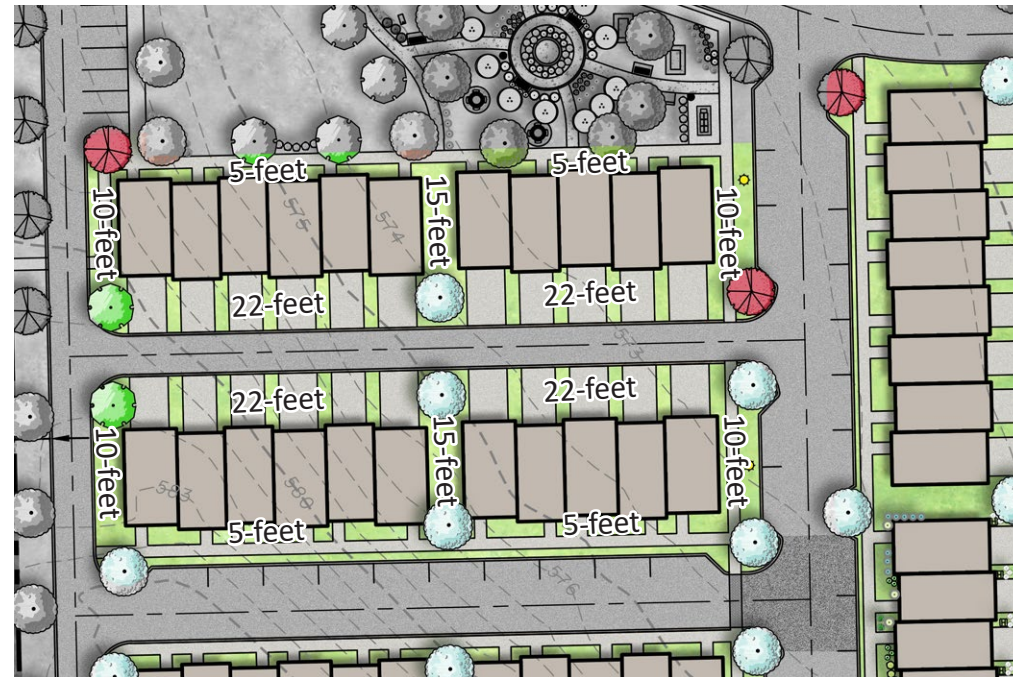
Building Materials:

- Front Elevations:** Brick with cement board allowed in Dormers and Projections
- Metal will be used for Juliet Balconies
- Side Elevations:** Brick and Cement Board
- Rear Elevations:** Brick and Cement Board. Optimal cantilevered rear decks will be of wood
- All Elevations:** Vinyl Only Permitted in Trim & Soffit Areas



Setbacks External to the Site

*All single-family attached homes shall be setback at least 30-feet from all external property lines.



Setbacks Internal to the Site

- | | |
|--------------------------------|---------|
| Garage to Back of Curb: | 22-foot |
| Side Between Buildings: | 15-foot |
| Side to Back of Curb/Sidewalk: | 10-foot |
| Front to Back of Sidewalk: | 5-foot |



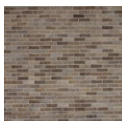
 High Visibility Homes


EXAMPLE OF FRONT ELEVATION WITH ENHANCED SIDE ELEVATION




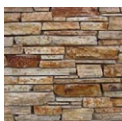
EXAMPLE OF REAR ELEVATION

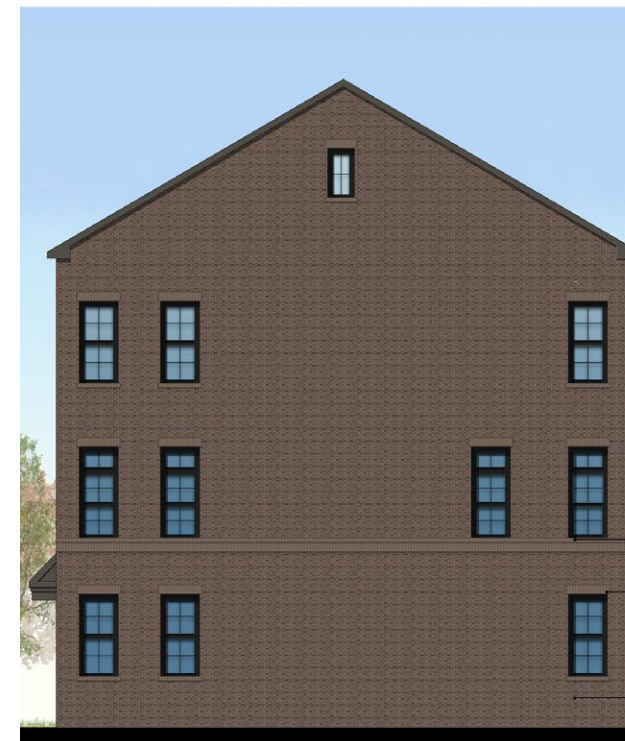


 Example of Brick
(different colors will be allowed, including painted brick)

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

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

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



EXAMPLE OF HIGH-VISIBILITY SIDE ELEVATION

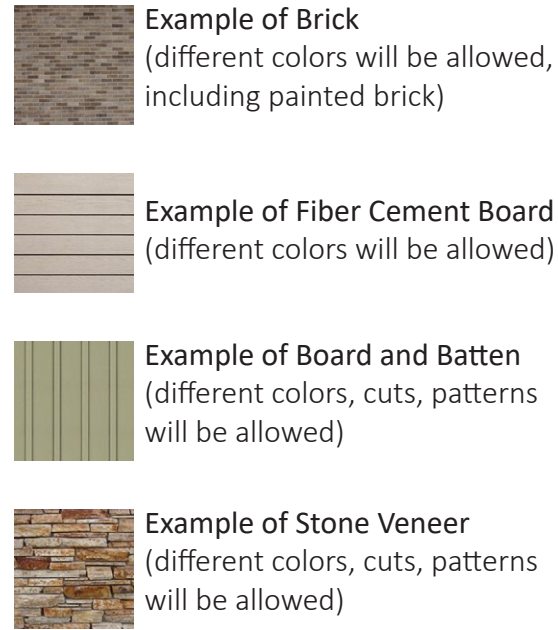


EXAMPLE OF STANDARD INTERNAL SIDE ELEVATION

*Architecture shown is conceptual and only meant to convey the general appearance and character of the neighborhood. Final architecture shall be provided at site plan level.

Single-Family Detached Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- All buildings will be 2-story
- All homes will have at least 3 bedrooms
- All the homes will have eaves
- All homes will have a 2 car rear entry garage
- Garage doors will be decorative, carriage style doors, and not white in color
- Homes will be comprised of alternating unit style and unit colors so the same color and style of elevation are not next to each other
- High Visibility Homes shall have wrapped porches, full brick sides, extra windows and detailing to create extra interest in the elevations
- HVAC Units will be located at the rear of homes



Building Materials:

- Front Elevations: Brick with cement board allowed in Dormers and Projections
- Side Elevations: Brick and Cement Board
- Rear Elevations: Brick and Cement Board. Porch will be of wood
- All Elevations: Vinyl Only Permitted in Trim & Soffit Areas



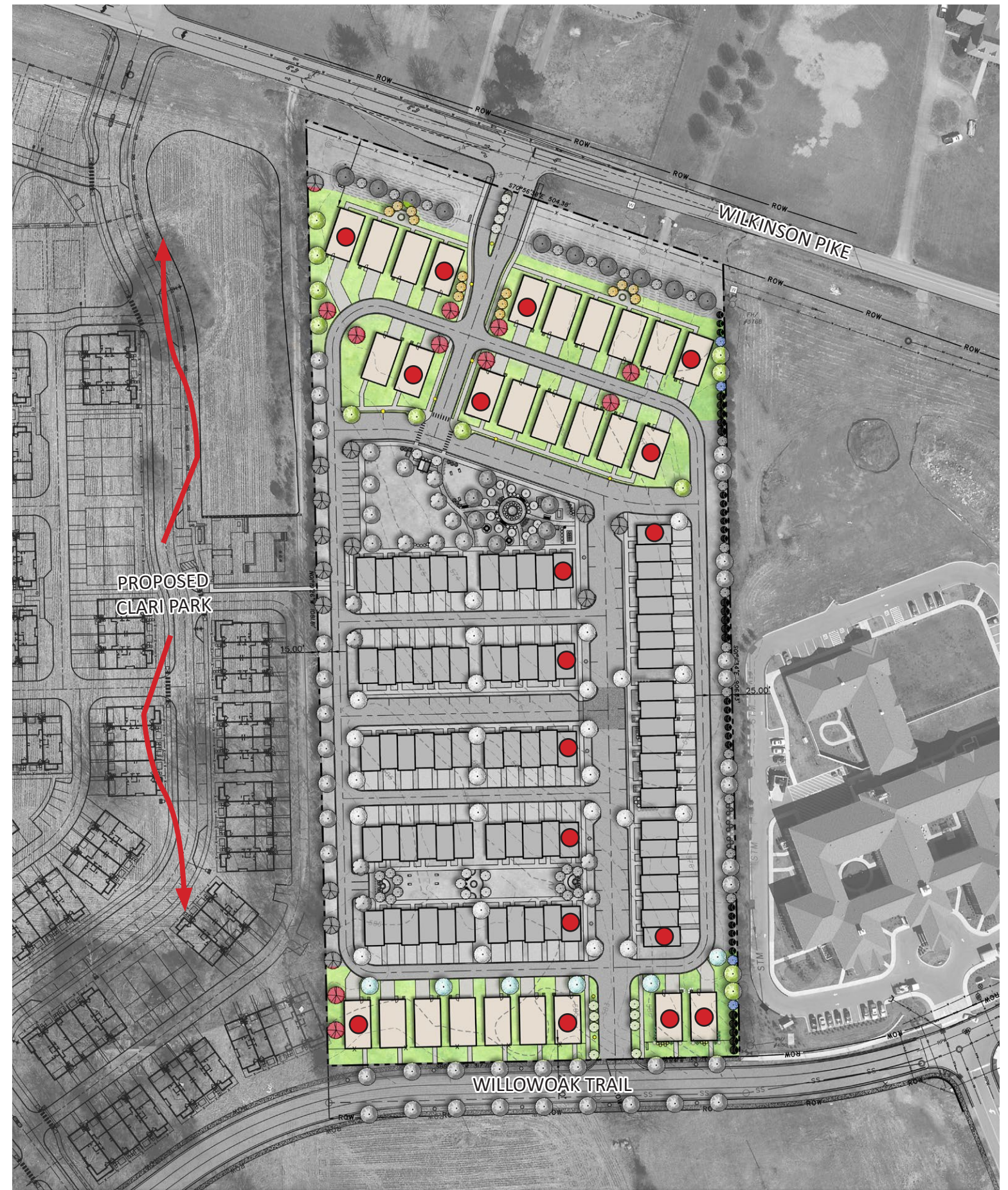
Setbacks External to the Site

*All single-family detached homes shall be setback at least 10-feet from all external property lines.



Setbacks Internal to the Site

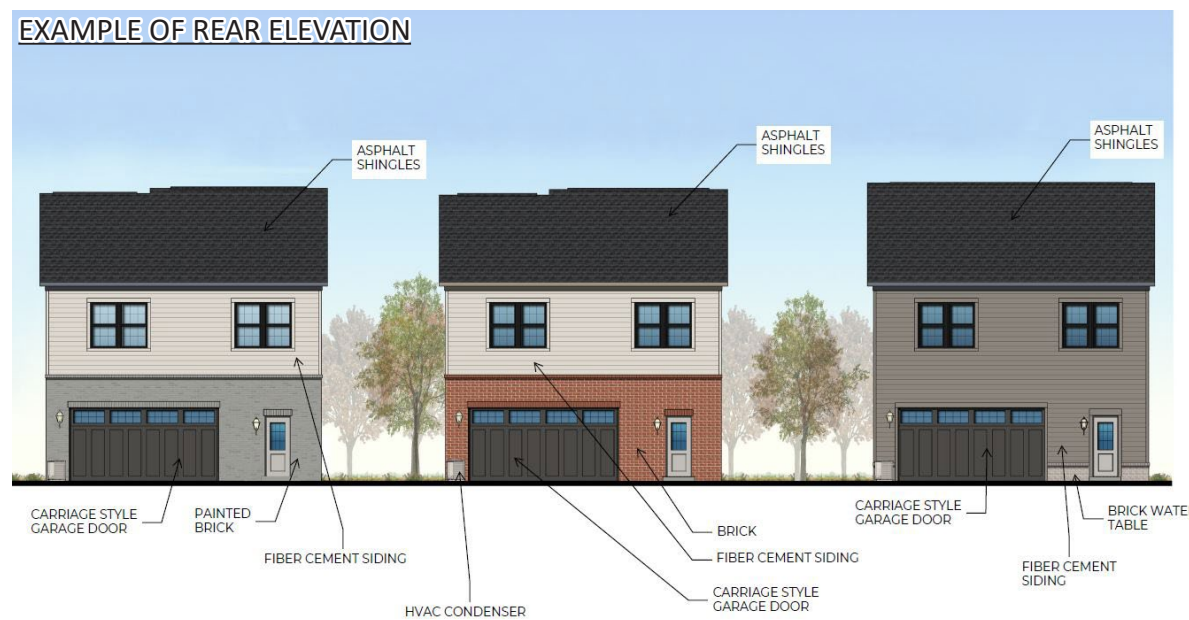
- Garage to Back of Curb: 22-feet
- Side Between Buildings: 10-feet
- Side to Back of Curb/Sidewalk: 5-feet
- Front to Back of Sidewalk: 5-feet



● High Visibility Homes



*Architecture shown is conceptual and only meant to convey the general appearance and character of the neighborhood. Final architecture shall be provided at site plan level.



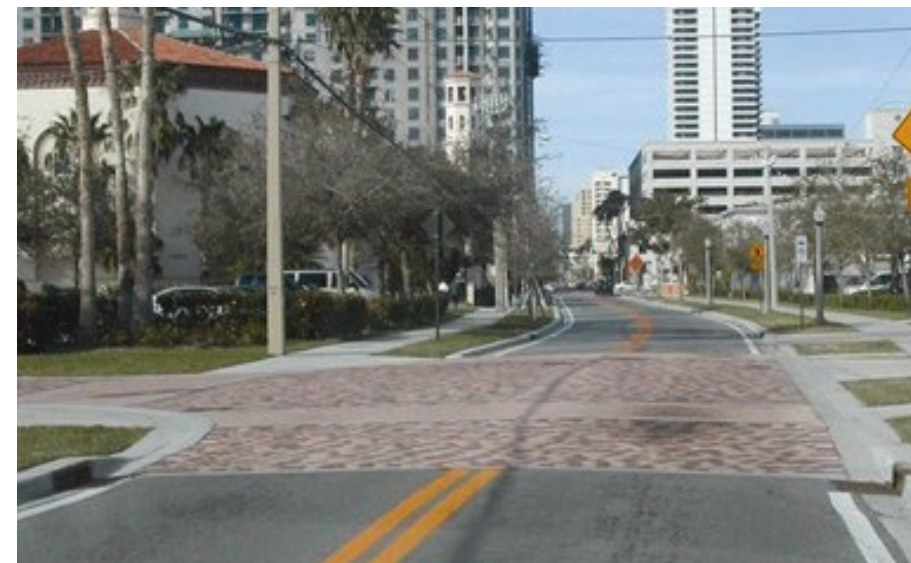
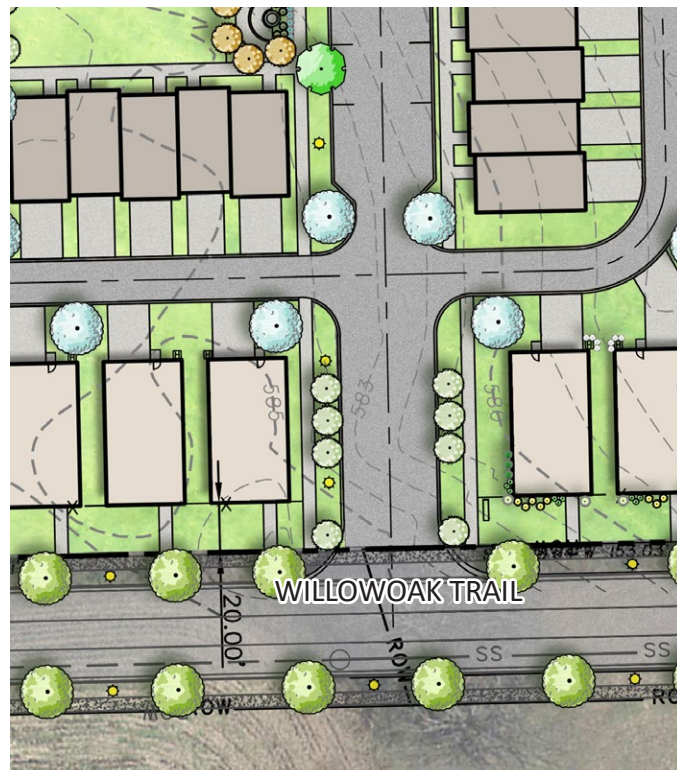


Pursuant to the City of Murfreesboro’s Major Thoroughfare Plan (MTP), Wilkinson Pike is slated to be expanded to a 3-lane roadway. Wilkinson Pike is a major thoroughfare where the majority of vehicular trips generated by this development will impact. It is currently built as a 2 lane cross-section without curb and gutter or sidewalks on both sides of the roadway.

As stated above, the primary means of ingress/egress from this site will be onto Wilkinson Pike. The entrance is proposed to incorporate three travel lanes for proper circulation into and out of the development onto Wilkinson Pike. There will be a dedicated left and right out of the neighborhood, as well as single lane for traffic entering the development. The master plan has included a secondary means of ingress/egress from the development onto Willowoak Trail. This connection will be provided once Willowoak Trail has been extended along the development boundary. The illustration on the left shows the entrance onto Wilkinson Pike. The illustration below shows the entrance onto Willowoak Trail. This project will continue the left turn lane from Clari Park along Wilkinson Pike.

The project is designed to incorporate Raised Intersection in order to reduce vehicular speeds within the development as shown on the Concept Plan on Page 7.

All streets within the development will be private streets or alleys. Private streets with on-street parking will have a typical 53-foot cross-section. All other private streets will have a typical 38-foot cross section and private alleys will have a typical 18-foot cross section.



Example of Raised Intersection



Typical 19-Foot 4"-Inch Private Alley Cross Section



Typical 53-Foot Private Drive Cross Section

*Architecture shown is conceptual and only meant to convey the general appearance and character of the neighborhood. Final architecture shall be provided at site plan level.



With this request, Toll Brothers at the Gateway Center will be dedicating 2.58 acres (over 20% of the site) to open space. The open space areas will be comprised of centralized usable open spaces and various open space pockets around the development. The Grassy Main is the primary usable open space in this development. Along with the centralized mail kiosk, this open space will be supporting a variety of amenities. These amenities will include; outdoor seating, foosball tables, ping-pong tables, concrete corn-hole boards, bike racks, picnic tables, a pavilion with a fire place, and open play lawns. A seating plaza has been incorporated in this space that will be centered around a piece of curated public art. The Grassy Main amenity must be constructed and operational prior to 50% of the homes receiving their certificates of occupancy.



Example of Pavilion With Fire pit



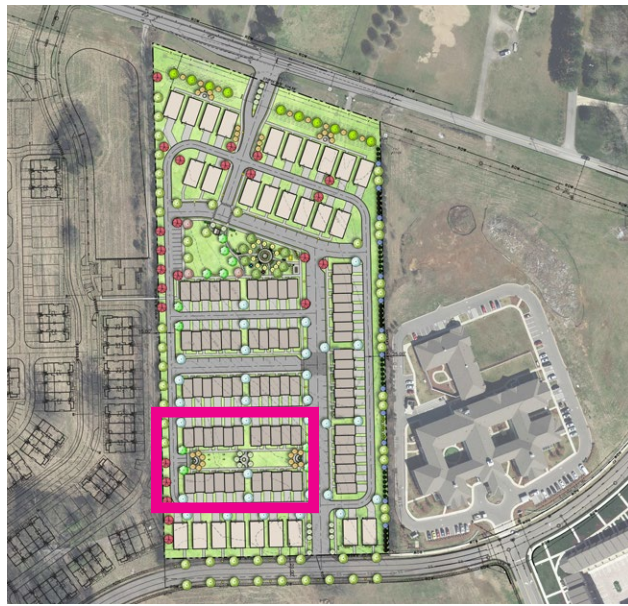
- A Outdoor Seating
- B Foosball/Ping-Pong Table
- C Pavilion with Fireplace
- D Open Play Lawn
- E Concrete Corn-hole Boards
- F Bike Racks
- G Picnic Tables
- H Curated Public Art



Example of Ping-Pong Table



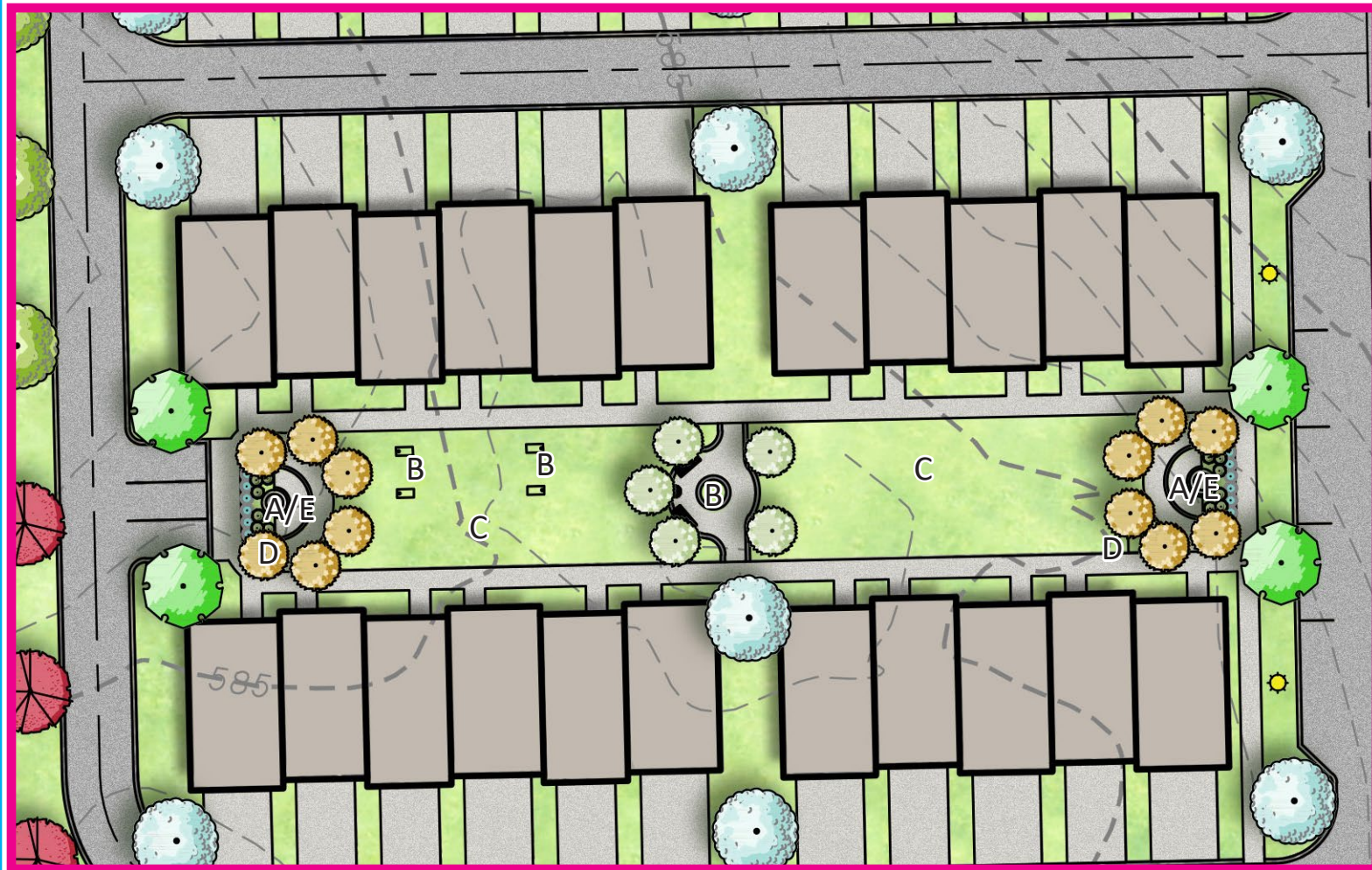
Example of Foosball Table



Breezeway Park is an open space with a variety of amenities. These amenities will include; outdoor seating, corn hole boards, and open play lawns, and bike racks. Breezeway Park must be constructed and operational prior to the 1st certificate of occupancy in the last group of homes that surround Breezeway Park

- A Outdoor Seating
- B Concrete Corn Hole Boards
- C Open Play Lawn
- D Bike Racks
- E Fire Pit Area

LOCATION MAP - BREEZEWAY PARK N.T.S. 



Example of Outdoor Seating



Example of Corn Hole Board



Example of Open Play Lawn



Example of Bike Racks



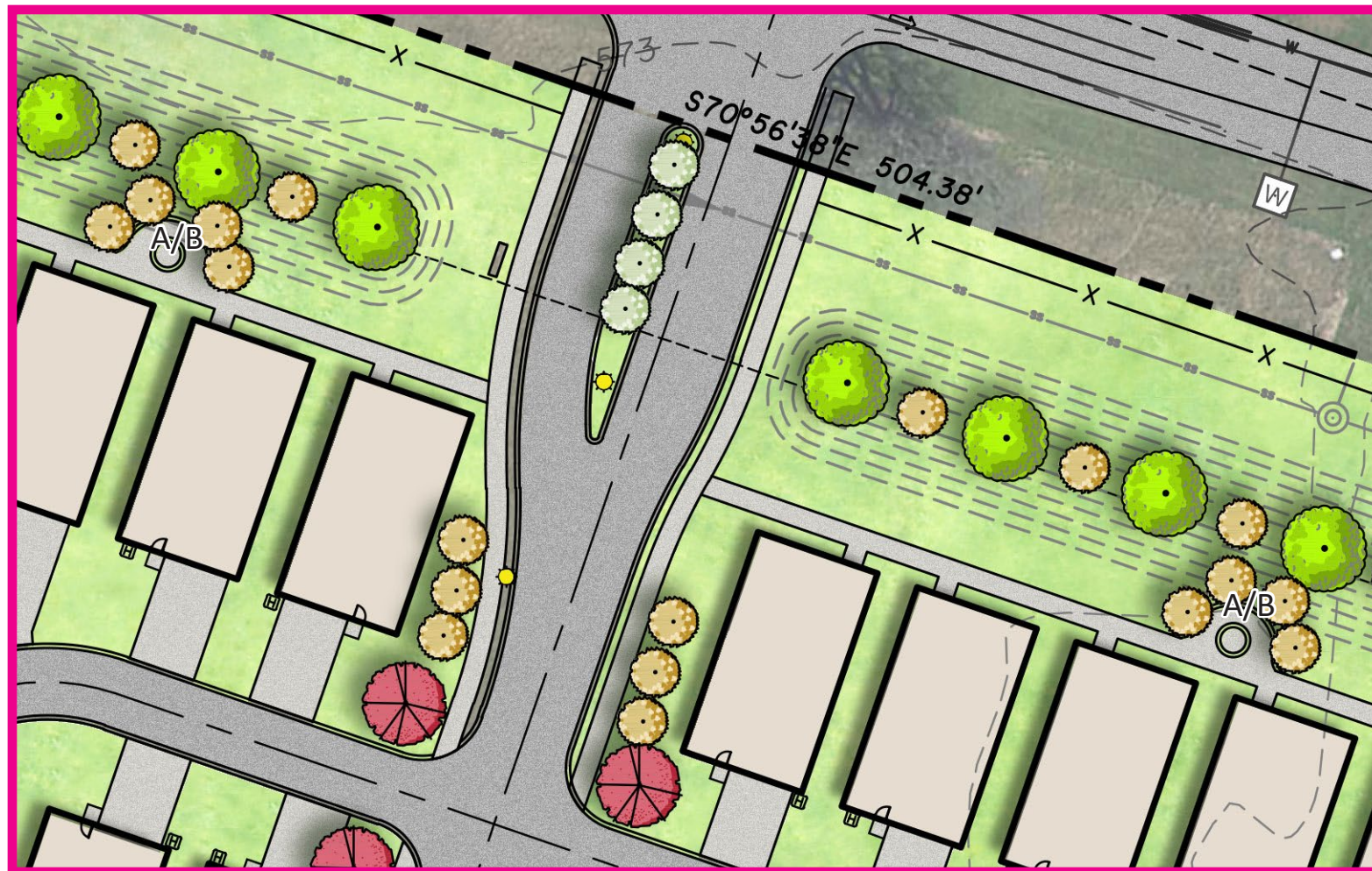
Example of Outdoor Seating and Fire-Pit Areas



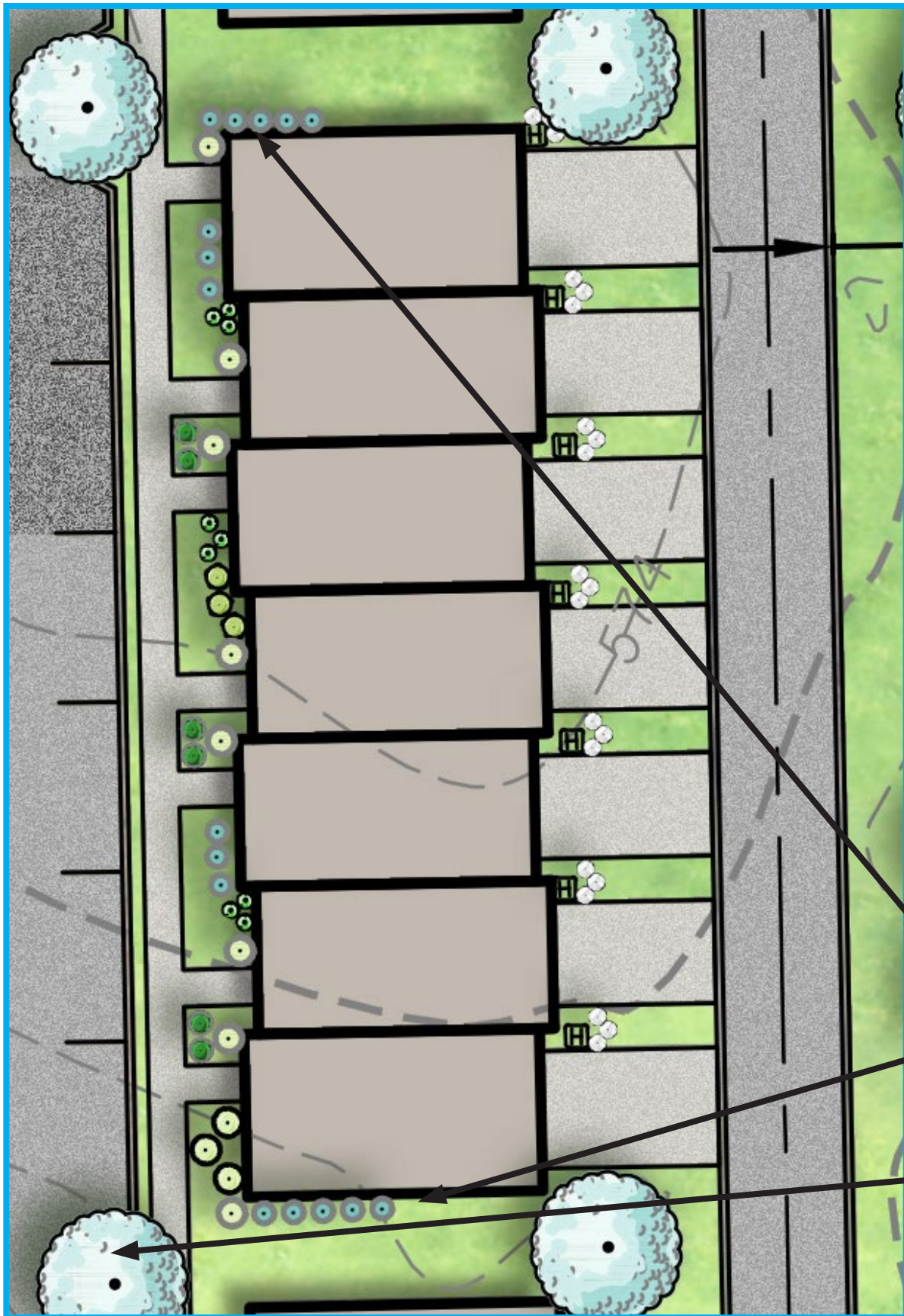
Along the southwest side of the Wilkinson Pike Buffer will be gathering spaces in the form of fire-pit areas with seating. There will be a gathering space on both sides of the Wilkersin Pike entrance road.

- A Outdoor Seating
- B Fire Pit

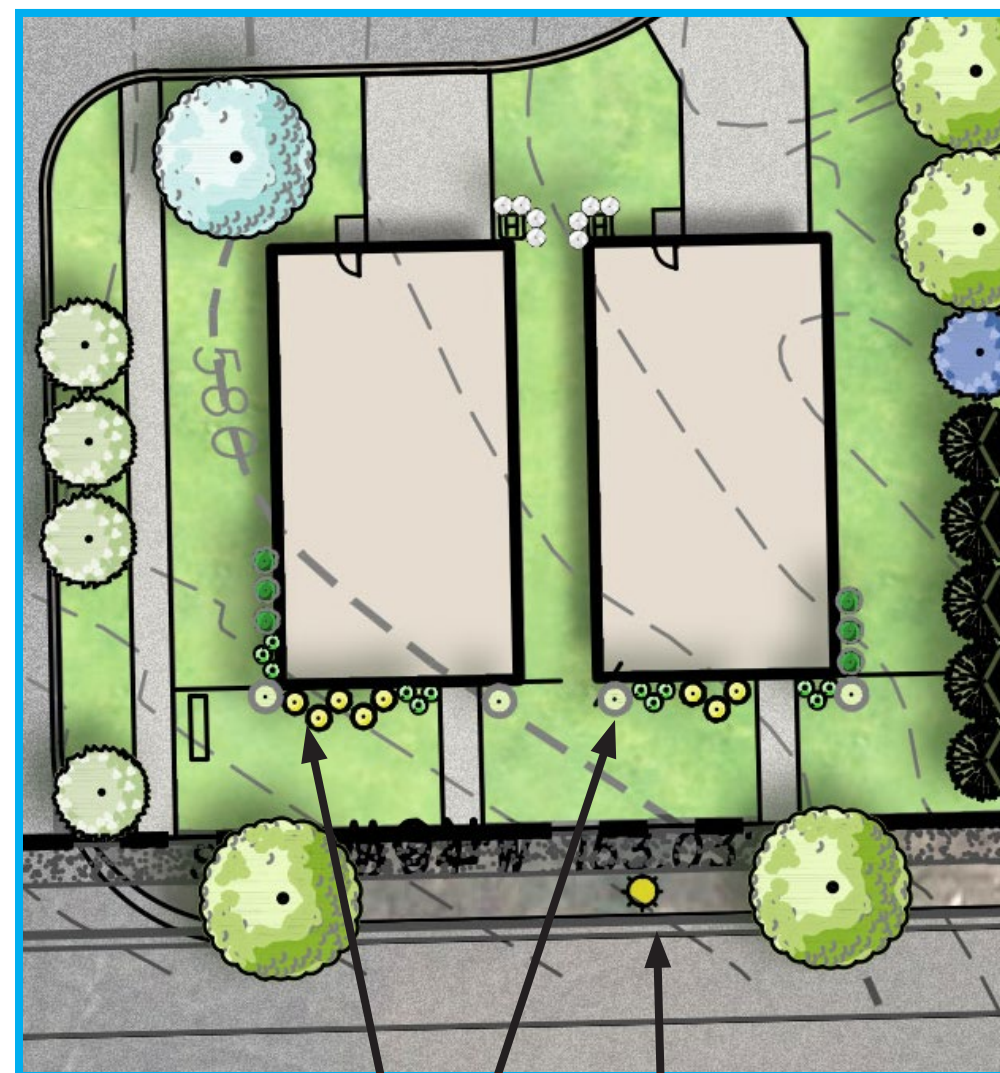
LOCATION MAP - FIRE PIT NODES N.T.S. 



Example of Outdoor Seating and Fire-Pit Areas



Typical plantings around single family attached homes shall consist primarily of shrubs and ground covers. Ornamental/Canopy trees may be utilized where utility and easement conflicts do not restrict installation.



Evergreen and deciduous shrubs with intermittent ground covers and ornamental grasses

Trees and ornamental trees shall be utilized where installation will not conflict with existing or proposed easements and utilities.

Decorative Street Light



(A)



(B)



(C)



(D)



(E)



(F)



(G)



(H)



(I)



(J)

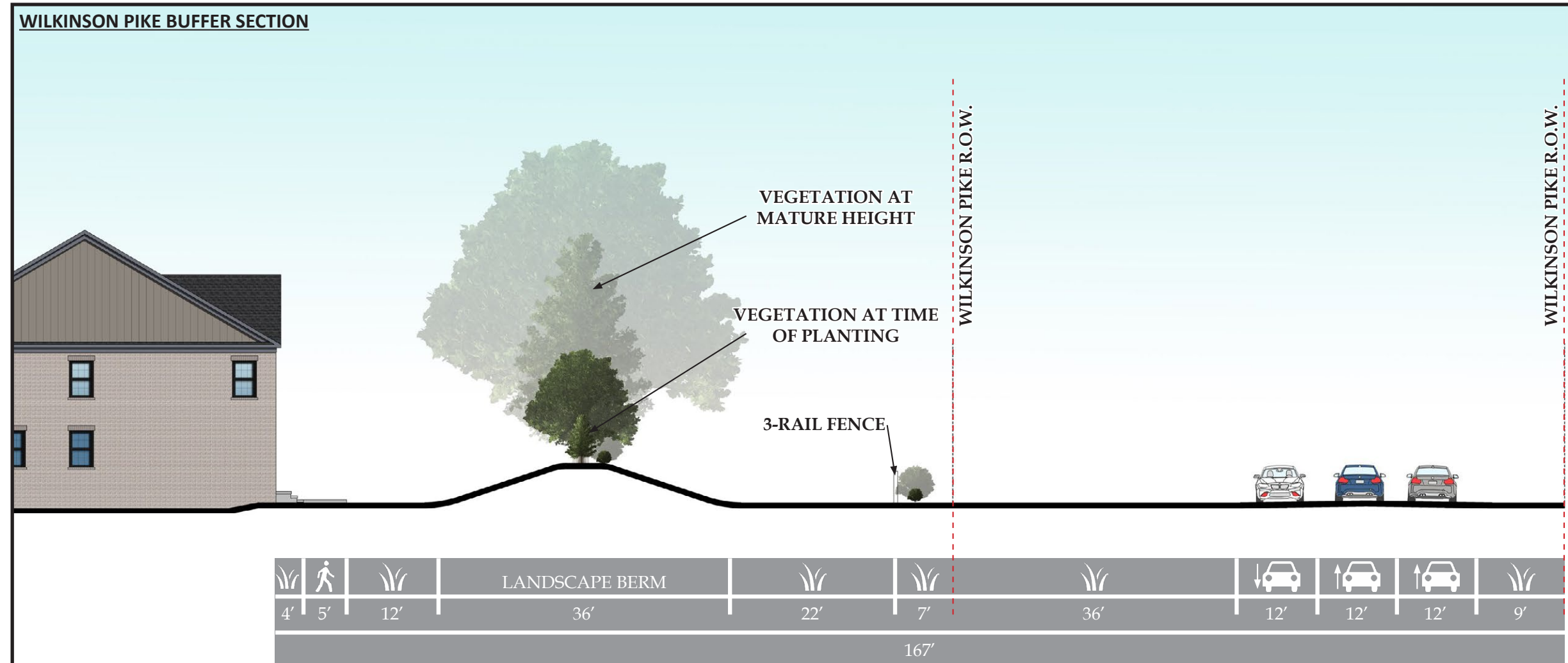
- (A) *Ulmus parvifolia* 'Emer II' / 'Emer II' Alle Elm
- (B) *Zelkova serrata* 'Green Vase' / Sawleaf Zelkova
- (C) *Buxus* x 'Green Mountain' / Boxwood
- (D) *Prunus laurocerasus* 'Otto Luyken' / Luykens Laurel
- (E) *Lagerstroemia indica* 'GAMAD VI' / Berry Dazzle Crape Myrtle
- (F) *Miscanthus sinensis* 'Adagio' / Adagio Eulalia Grass
- (G) *Liriope spicata* 'Silver Dragon' / Creeping Lily Turf
- (H) *Setcreasea pallida* 'Purple Heart' / Purple Heart Setcreasea

- (I) *Iberis sempervirens* 'Little Gem' / Little Gem Candytuft
- (J) *Liriope muscari* 'Variegata' / Variegated Lily Turf
- (K) *Magnolia grandiflora* 'D.D. Blanchard' TM / Southern Magnolia
- (L) *Thuja standishii* x *plicata* 'Green Giant' / Green Giant Arborvitae
- (M) *Cryptomeria Japonica* 'Radicans' / Japanese Cedar
- (N) *Viburnum* x *pragense* / Prague Viburnum
- (O) *Prunus laurocerasus* 'Schipkaensis' / Schipka Laurel

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

Landscaping Characteristics:

- A minimum 15 feet of landscape area between parking and all property lines.
- Public rights-of-way screened from parking by use of landscaping and/or berming.
- A 5-foot tall decorative landscape berm shall be provided along Wilkinson Pike. Landscaping along the berm shall provide an aesthetic screen to the fronts of the buildings from Wilkinson Pike.
- The fronts and sides at the base of buildings will have at least 5 foot wide landscape strip.
- Single-family attached and detached homes shall not have landscaping along rear elevations or between buildings, unless those elevations that abut a public or private roadway (i.e. High Visibility Elevations, but not along alleys).
- All above ground utilities and mechanical equipment (HVAC) screened with landscaping and/or fences.
- Landscaping will be in conformance with the City of Murfreesboro's landscaping ordinance and Design Guidelines.
- Separation of the units to the parking/access will be minimum of 10-feet, with exception of the garages.



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

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 requested 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 7-8 provide the requested 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 7-8 provide the requested 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	469,098 s.f.
TOTAL MAXIMUM FLOOR AREA	255,550 s.f.
TOTAL LOT AREA	469,098 s.f.
TOTAL BUILDING COVERAGE	109,318 s.f.
TOTAL DRIVE/ PARKING AREA	130,791 s.f.
TOTAL RIGHT-OF-WAY	0 s.f.
TOTAL LIVABLE SPACE	338, 307 s.f.
TOTAL OPEN SPACE	177,312 s.f.
FLOOR AREA RATIO (F.A.R.)	0.54
LIVABILITY SPACE RATIO (L.S.R.)	0.49
OPEN SPACE RATIO (O.S.R.)	0.77

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

Response: The property is currently zoned RS-15 & 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 exceed but 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 two phases. Phasing information is located on Page 09.

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 8 and 15.

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 as outlined on Page 19.

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

Response: This property is not in the Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). No portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 47149C0255H Eff. Date 01/04/2007.

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

Response: Pages 3 & 13 discuss 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 Toll Brothers 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 09-12 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 and their description are located on Page 8.

Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	RS-A Type 3	Proposed PRD	Difference
Residential Density			
Maximum Gross Density	129	104	-25
Minimum Lot Area	2,000 SF	NA	NA
Minimum Lot Width	20'	NA	NA
Minimum Setback Requirements			
Minimum Front Setback	20'	NA	NA
Minimum Side Setback	5'	NA	NA
Minimum Rear Setback	20'	NA	NA
Minimum Wilkinson Pike Setback (Collector Road)	50'	50'	0'
Minimum Willow Oak Setback (Local Road)	15'	20'	+5'
Minimum Garage Width	19'-4"	19'-1"	-3"
Land Use Intensity Ratios			
Maximum F.A.R.	1	0.75	NA
Minimum Livable Space Ratio	None	None	NA
Minimum Open Space Ratio	None	None	NA
Minimum Open Space Requirement	20%	24%	+4%
Minimum Formal Open Space Requirement	5%	5%	0%
Maximum Height	45'	42'	-3'
Wilkinson Pike Berm Height	5'	5'	0'
Parking Ratio (See Page 7 for Parking Calculations)	<u>Single-Family Attached and Multi-Family Units:</u> 1.5 space per single bedroom unit 1.1 space per bedroom in multi-bedroom units <u>Single-Family Detached Units</u> 4 Spaces per unit (includes garage spaces) <u>All Other Uses:</u> Per Chart 4 of the 2022 Zoning Ordinance	Parking shall abide by the parking calculations proposed on Page 7	

REQUESTED EXCEPTIONS

- Requesting “Single-Family Attached” residential and “Single-Family Detached” residential uses be permitted (not currently permitted in underlying MU zoning)
- Requesting that driveways for single-family detached homes be allowed to be 22-ft long instead of 35-ft.
- Requesting that required 4 off-street parking spaces required in a driveway be waived for this development, but instead allow for the 4 off-street parking spaces to be accounted for as 2 spaces in the garage and 2 spaces in the driveway outside the garage. Garages shall be restricted to vehicular use only, and not for storage. This will be enforced by the H.O.A. and in the Restrictive Covenants for the development.
- Requesting a reduction in the 100-ft Wilkinson Pike Setback Buffer to 80-ft. The reduction in width will be off-set with a minimum 5-ft high berm that will be planted with a mixture of evergreen trees and shrubs, along with canopy and understory trees within the 80-ft proposed setback.
- Requesting 3” reduction in garage width from 19'-4” to 19'-1”.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 13, 2022
PROJECT PLANNER: HOLLY SMYTH**

5.d. Annexation petition and plan of services [2021-505] for approximately 0.7 acres located along Elam Road as well as approximately 3,700 linear feet of Elam Road right-of-way and the right-of-way of the Elam Road/I-24 frontage road, Swanson Developments, LP applicant.

Joe Swanson, Jr., representing the property owner Swanson Development, LP, has submitted a petition requesting a property be annexed into the City of Murfreesboro. The vacant property is known as Tax Map 135, Parcel 26.00 (also identified as 5505 Elam Road) and contains approximately 0.7 acres. The property was previously developed with a church that was vacant for a number of years, and the church building was recently demolished. The property is located directly adjacent to the east side of I-24. Access to the site for the last 20 years has been a circular drive that comes off a TDOT highway frontage road (which was previously Elam Road) maintained by Rutherford County outside City limits.

This annexation study also contains the right-of-way (ROW) of Elam Road beginning at its intersection with Manchester Pike westward to the beginning of the bridge over I-24, totaling approximately 3,700 linear feet (which ranges from 45-55' wide with approximately 20' wide asphalt roadway). This annexation study also includes the Elam Road frontage road beginning at the eastern property line of 5505 Elam Road westward to the northern boundary of Tax Map 135, Parcel 29.00 (owned by Columbia Neon Co., Inc.) totaling approximately 1,900 linear feet. Consent has been granted by the County Highway Commission and TDOT has issued a statement of no objection to the annexation.

The subject parcel is located within the City of Murfreesboro's existing Urban Growth Boundary and the areas are contiguous with the existing City limits along the north and west property lines. Additionally, the proposed future land use plan map, Elam Road is shown within the Service Infill boundary as one of the City's southerly edges.

Simultaneous with this application is a request to zone the property Planned Industrial Development (PID) and include in the existing adjacent Parkway Place PID.

Staff has prepared a Plan of Services for the proposed annexation, which has been provided to the Planning Commission in the agenda packet. It demonstrates how services can be provided to the subject property upon annexation. No significant difficulties in providing services are identified in the plan of services with the exception sanitary sewer. Sewer is being built with Parkway Place Region 3; however, the gravity sewer is not deep enough to reach the subject parcel. The annexation of the one subject parcel and right-of-way will allow enhanced permanent connectivity into and out of the PID for future projects and improved emergency access.

Staff Recommendation:

Staff supports the annexation of this one parcel and the 2 adjacent rights-of-way (Elam Road and Elam Road frontage) for the following reasons:

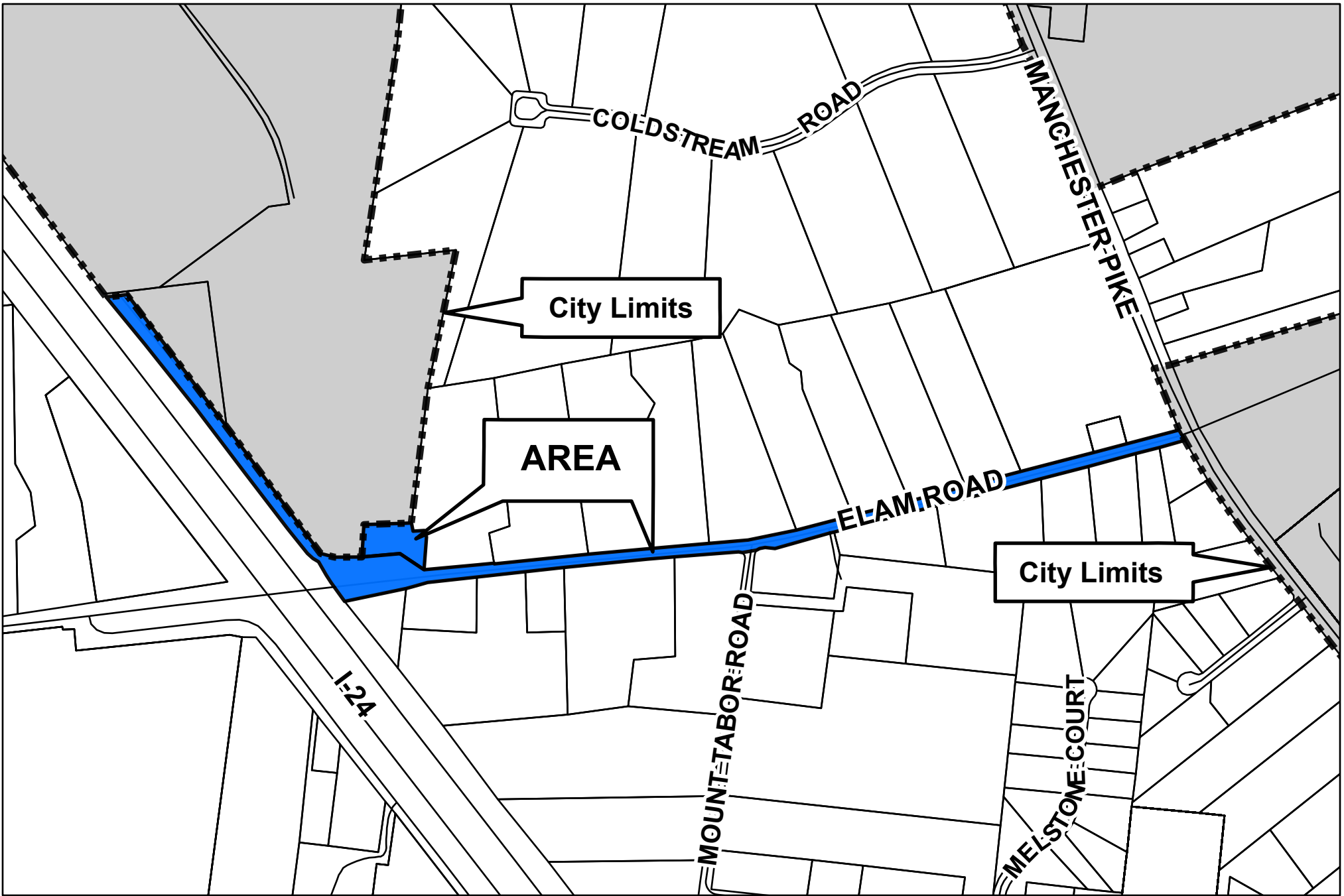
- 1) The study area parcel and rights-of-way are located within the City of Murfreesboro's existing Urban Growth Boundary and are contiguous with the City limit boundaries.
- 2) Now that the church is no longer in place, an industrial use tied to the adjacent PID seems to be a more appropriate use especially as it can greatly improve the connectivity into the area. Planning Commission will need to confirm the appropriateness of an industrial use, as the existing adopted Murfreesboro 2035 Comprehensive Plan Future Land Use Map indicates Undeveloped.
- 3) The proposed future land use map under study by the Planning Commission identifies this study area within the proposed Infill Service Line. Developments that are within the proposed Infill Service Line, when contiguous with existing City limits, should be annexed.
- 4) Elam Road ties back into Manchester Pike (aka Highway 41), which is recommended to be widened to 3-lanes between Elam Road and Joe B Jackson Parkway in the 2040 Major Transportation Plan. The new ingress/egress at the southerly end of the PID through the proposed annexation parcel can help reduce long-term traffic on Joe B Jackson Parkway out to a state route.
- 5) The new ingress/egress at the southerly end of the PID through the proposed annexation parcel will improve emergency service access.

Action Needed:

The applicant will be available at the Planning Commission meeting to discuss this proposed annexation petition and plan of services. The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation to City Council.

Attachments:

Plan of Services



Annexation request for property and right-of-way along
Elam Road and I-24

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





Annexation request for property and right-of-way along
Elam Road and I-24



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

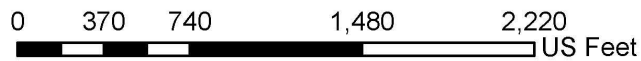
**ANNEXATION REPORT FOR PROPERTY LOCATED
ALONG ELAM ROAD
INCLUDING PLAN OF SERVICES
(FILE 2022-505)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION – July 13, 2022**



Annexation request for property and right-of-way along
Elam Road and I-24



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

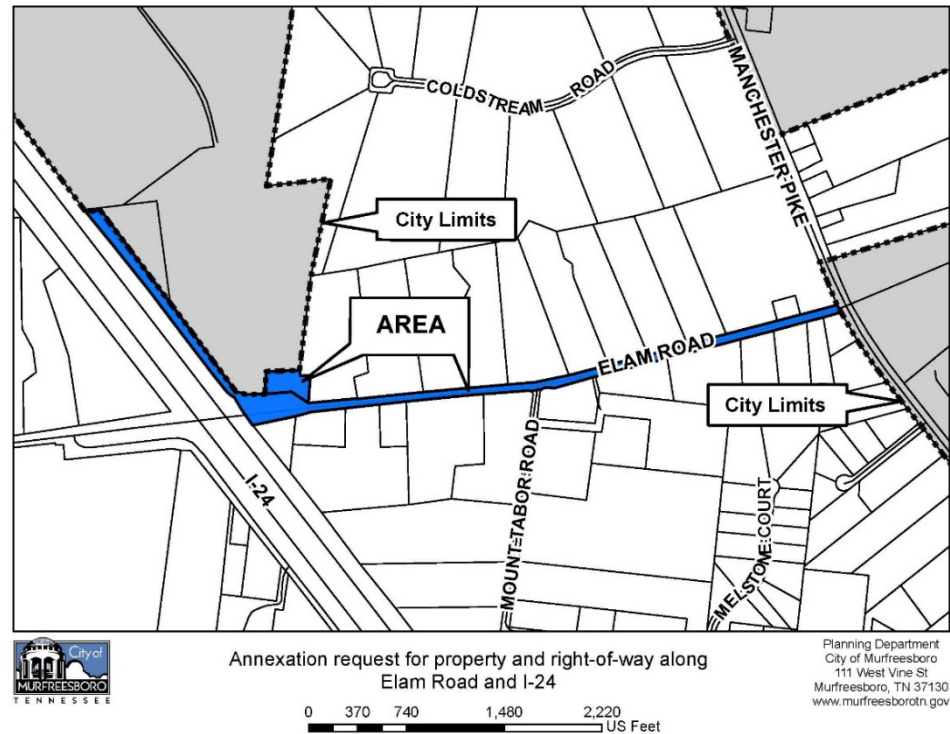
INTRODUCTION

OVERVIEW

Joe Swanson, Jr., representing Swanson Development, LP, has submitted a petition requesting annexation by the City of Murfreesboro. The subject property contains 1 parcel containing 0.7 acres. The property is located on the north side of Elam Road east of I-24 and west of Manchester Pike. The property tax map number is Tax Map 135, Parcel 26.00. The property is currently vacant but was previously developed with a church. Simultaneous with annexation is a request to zone the property Planned Industrial District (PID) within the Parkway Place PID.

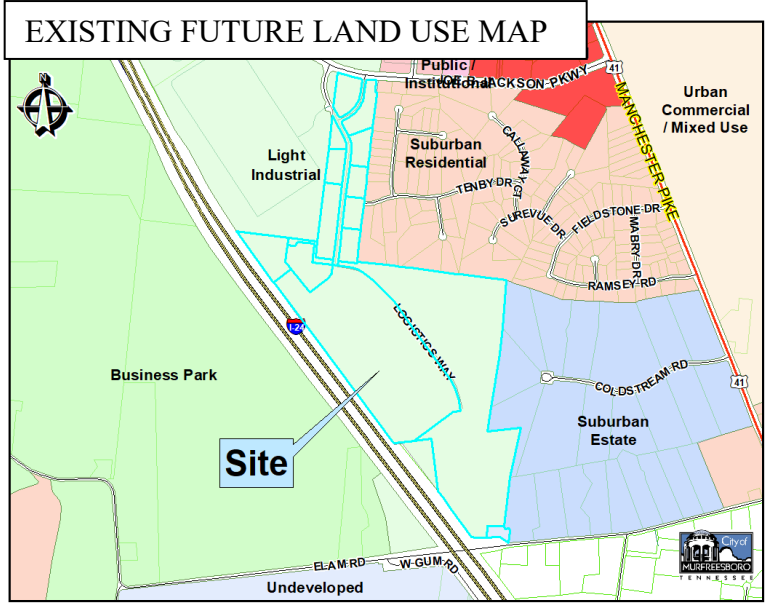
Additionally, the City of Murfreesboro is requesting the annexation of the adjacent Elam Road right-of-way within Rutherford County to the east as well as the adjacent Tennessee Department of Transportation (TDOT) right-of-way to the south and the TDOT frontage road north of Elam Road, as shown on the adjacent map. Consent has been granted by the County Highway Commission and TDOT has issued a statement of no objection to the annexation.

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



GENERAL PLAN LAND USE

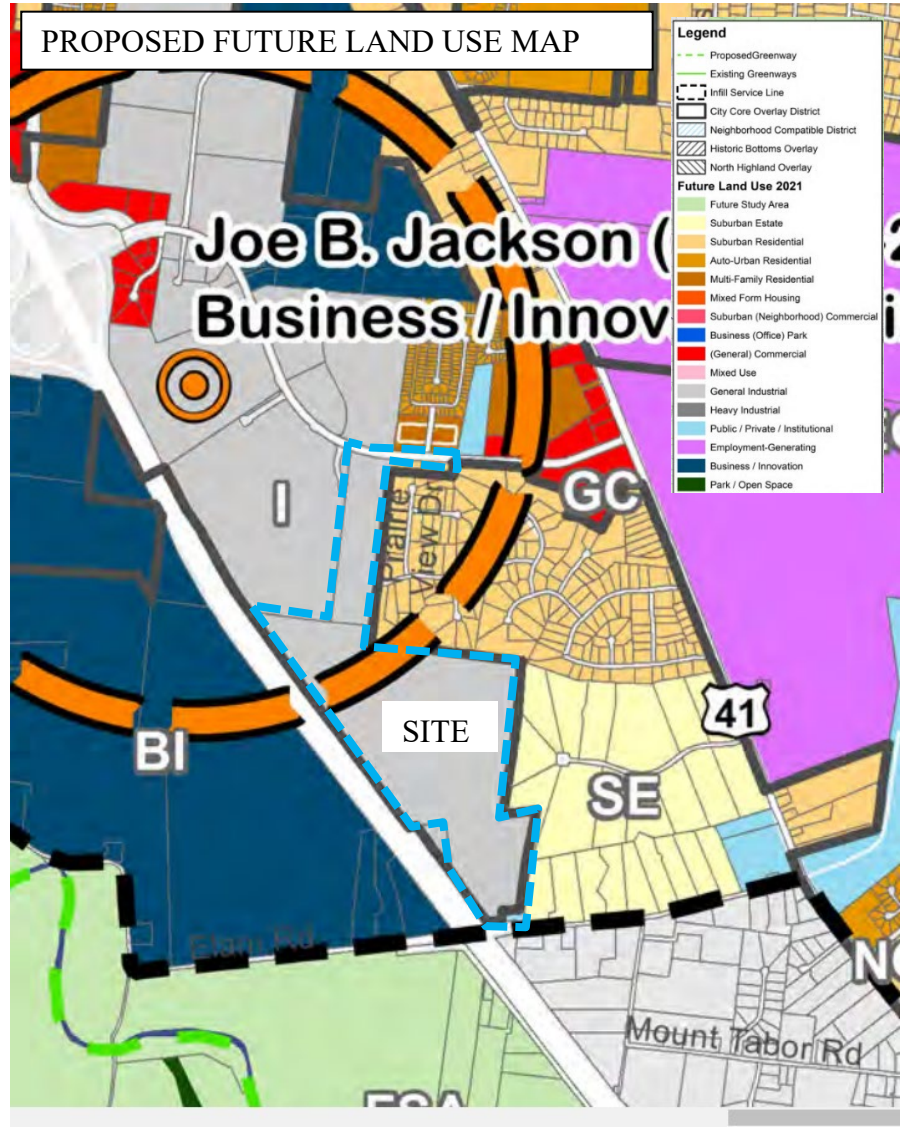
The study area is located within the City of Murfreesboro's existing Urban Growth Boundary and is contiguous with the current City limits. The existing adopted Murfreesboro 2035 Comprehensive Plan Future Land Use Map on the next page indicates an "Undeveloped" land use designation. This classification refers to all lands within the Planning Area that are outside the 5-year growth areas designated on Map 4.1 Growth Sequencing Program and are therefore considered outside the 20-year horizon of the plan.



The Planning Commission is currently considering a proposed future land use map update (shown to the right), which identifies this property as Public/Private/Institutional, as there used to be a church on the property. Given the fact that the institutional use no longer exists, it seems appropriate that the area should be revised before adoption of the update to be designated as General Industrial to tie into the adjacent PID.

Additionally, the proposed updated map identifies an Infill Service Line. The purpose of the proposed Infill Service Line is to help facilitate growth and development in an orderly, planned, and sustainable manner. The roadway and the parcel are within the infill service line which supports annexation.

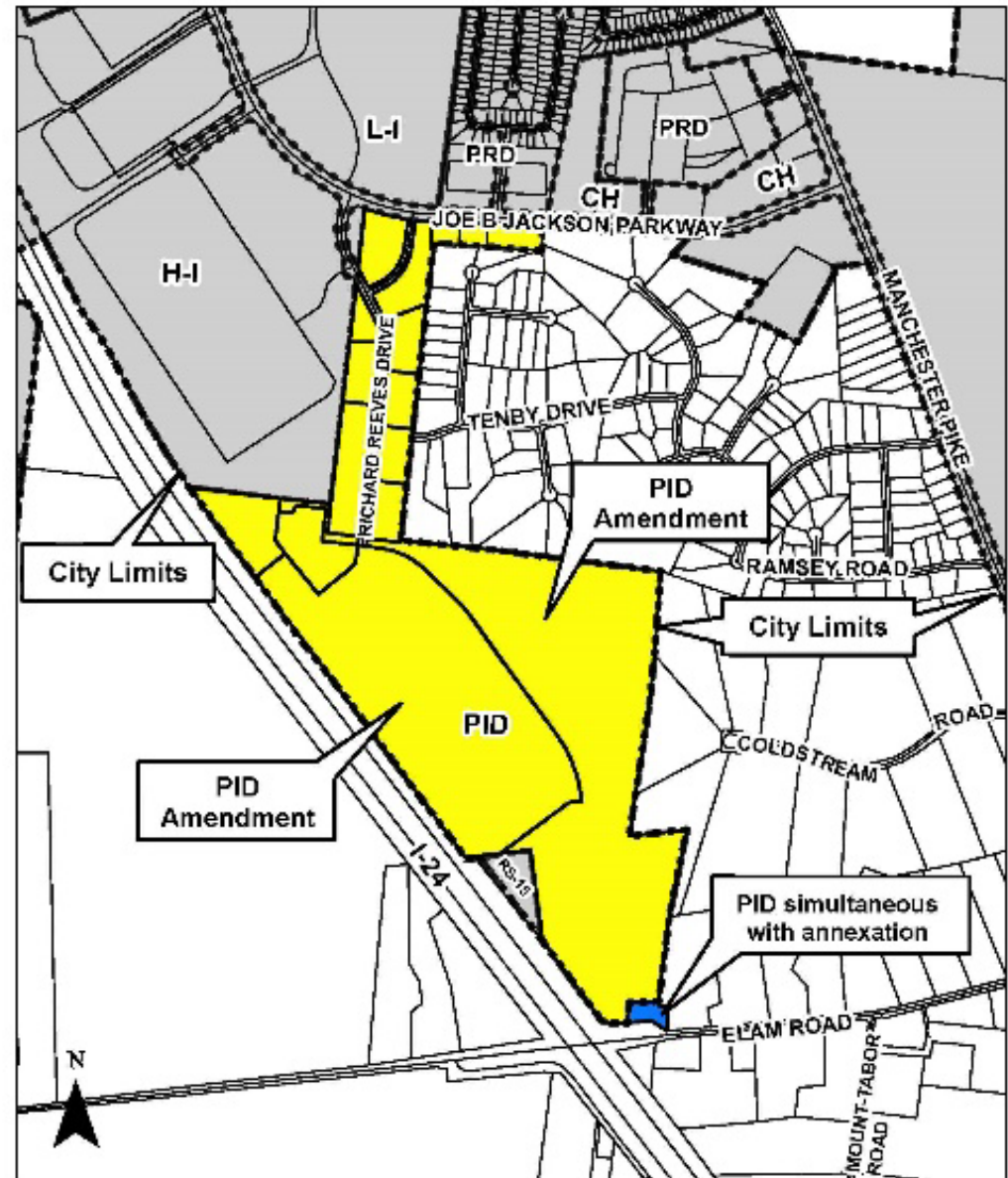
Developments that are within the proposed Infill Service Line in the infill areas, when contiguous with existing City limits, should be annexed.



CITY ZONING

An application has been submitted by Joe Swanson, Jr., on behalf of Swanson Developments, LP, requesting Planned Industrial District (PID - Parkway Place) zoning for the 0.7 acre study area simultaneous with annexation. The parcel requested for annexation is shown in blue and is currently zoned Residential Medium-Density (RM) in the County of Rutherford.

The zoning on the adjacent properties to the north are PID, and to the east, south, and west are zoned RM in the County.



Zoning request for property along Richard Reeves Drive and Elam Road

PID Amendment (Parkway Place PID) and
PID simultaneous with annexation



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

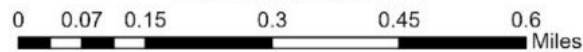
Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37139
www.murfreesboro.tn.gov

PRESENT AND SURROUNDING LAND USE

The study area shown in orange is vacant land. The surrounding land uses are vacant or single-family residential



Annexation request for property and right-of-way along
Elam Road and I-24



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

TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 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 \$0.9526/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. The property is vacant. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

***Table 1
Estimated Taxes from Site***

Owner of Record	Acres	Land Mkt Value	Improvement Value	Assessment Value from Co Site	Estimated City Taxes
Swanson Developments LP	0.7	\$61,700	\$0.00	\$15,425	\$147

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

PLAN OF SERVICES

POLICE PROTECTION

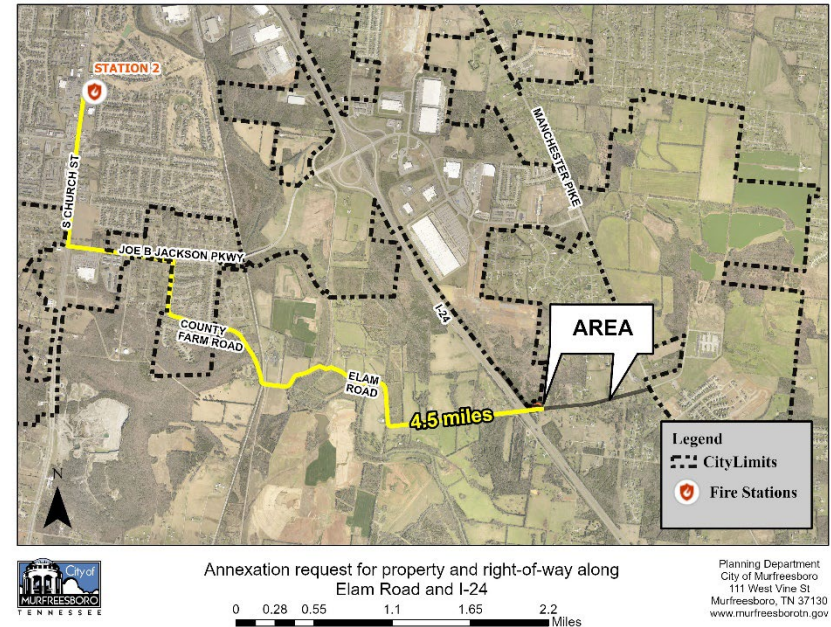
At present, the study area receives police services through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services which include patrol, traffic, and criminal investigations. Other services such as community crime prevention programs are also available. Services will be effective upon the date of annexation.

The Murfreesboro Police Department can immediately provide police services to the property as it currently exists. This annexation would include new right-of-way (ROW) that will require traffic enforcement and response activities in addition to calls for service at the proposed property. However, there are several residences along this ROW who will continue to receive emergency services from Rutherford County. This combination has in the past and likely will continue to impact emergency service response times to the county residents or motorists on the ROW based upon the current addressing and 911 location guidelines which the City computer-aided dispatch system is based upon. The current police zone that borders the property is Zone 5.

Police staffing numbers are assessed based upon cumulative residential population numbers.

FIRE AND EMERGENCY SERVICE

The study area contains one vacant parcel and street ROW along Elam Road, south of Logistics Way due east of I-24. Currently the study area is located 4.5 miles from the nearest City's Fire Station #2 (2880 Runnymede Drive). The yellow line on the adjacent map represents the linear distance from the nearest fire station.



Rutherford County Fire Rescue, Station 3 is located directly across the street from the subject parcel at 5502 Elam Road and a fire hydrant is on the parcel.

The end of the current phase of Logistics Way will be approximately 4,800' in from Joe B. Jackson Parkway with no outlet. Should the property be developed with industrial uses, and vehicular access be provided to Elam Road, fire safety for the adjacent Parkway Place PID can be improved.

MFRD can provide emergency services immediately upon annexation at no additional expense, given there are no buildings onsite. Fire protection can be better provided upon development, as water and vehicular access will be extended to tie into the industrial development.

ELECTRIC SERVICE

The study area will be served by Middle Tennessee Electric Membership Corporation (MTE). MTE has existing facilities adjacent to the property that will serve the development.

STREET LIGHTING

The subject property only has street frontage along Elam Road, which does not have any street lights. When the private or public roadway connection is made to Elam Road, the developer will be responsible for installing streetlighting at this T-intersection for proper visibility.

The City can request MTE installation of street lighting along Elam Road when they feel it is appropriate per the City's reinvestment plan with MTE which sets the installation and maintenance cost.

SOLID WASTE COLLECTION

In both its current and proposed state, the Solid Waste Department will not be impacted by the annexation of this vacant parcel as the City no longer provides service to commercial and industrial establishments.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to any existing and future occupants of the study area. These facilities and programs are funded by the Murfreesboro taxpayers and include approximately 1,300 acres throughout a parks system that includes 8 recreational and cultural facilities, a 15-mile greenway system located mostly along the Stones River, and 23 additional park sites. Murfreesboro Parks and Recreation develops programs and events to

provide safe recreational and cultural activities for all demographics. Residents of the City of Murfreesboro may qualify for financial assistance for free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School (MCS) system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The parcel currently resides outside of the Black Fox Elementary school zone, and it would become part of this school's zoned area.

In its current vacant state, the annexation of this parcel will have no impact on the school

Should the property be developed with industrial uses, it would also have no impact on MCS.

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.

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.

STREETS AND ACCESS

The annexation study area has access to existing Elam Road and includes approximately 3,700 linear feet of Elam Road ROW and 1,900 linear feet of the Elam Road/I-24 frontage road. Elam Road and the frontage road are existing 2-lane, ditch section roadways. Upon annexation, the City will be responsible for operation and maintenance of these streets. Elam Road is currently in need of repaving at a cost of approximately \$108,000. Based on a 15-year repaving cycle, the annualized maintenance cost for Elam Road is \$5,500 and for the frontage road is \$1,800 with State Street Aid and General Fund as funding sources. The annexation of the ROW will also result in approximately \$925 of capital cost for Elam Road and another \$500 for the frontage road with State Street Aid and General Fund as funding sources. Any new connections to Elam Road must be approved by the City Engineer and any connections to the frontage road must be approved by TDOT and the City Engineer. Additionally, development along Elam Road or the frontage road will require construction of improvements

to the roadway and ROW/easement dedication in accordance with the City's Substandard Street requirements.

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

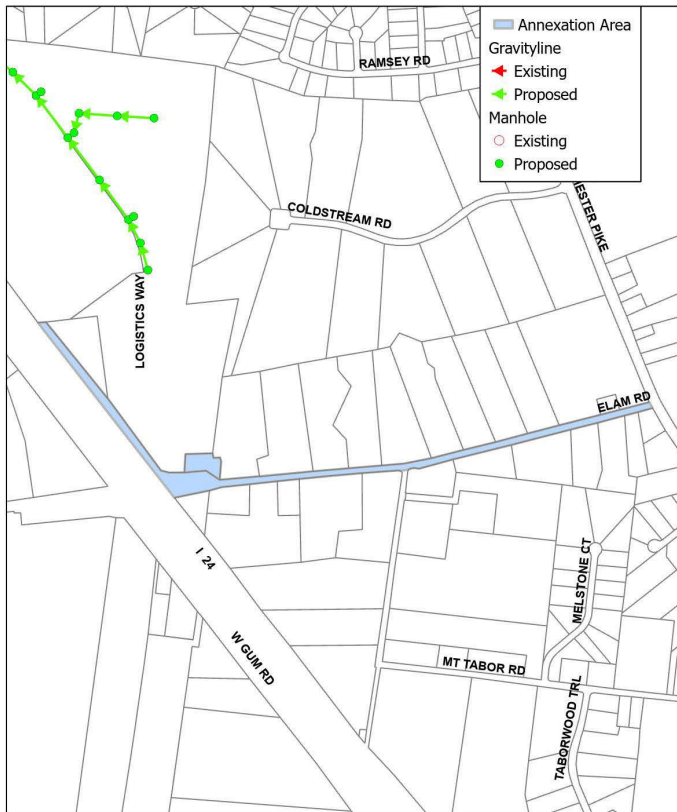
REGIONAL TRAFFIC & TRANSPORTION

The study area has access to Elam Road. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan shows Elam Road to be operating at a Level of Service A in the study area using average daily traffic (ADT) counts. The 2040 Level of Service Model indicates that Elam Road operates at a Level of Service of C without the proposed improvements recommended in the 2040 Plan.

SANITARY SEWER SERVICE

The property requesting annexation does not have access to sanitary sewer. Sanitary sewer is being extended with the Parkway Place Section 3 project; however, the gravity sewer is not deep enough to reach this property. The property owner is aware of these limitations and he has expressed that this will not be an issue as it was purchased for additional access to the property and development to the north.

Any and all main line extensions are the financial responsibility of the developer and must be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department.



MURFREESBORO WATER RESOURCES DEPARTMENT

**Annexion along
Elam Road and I-24**

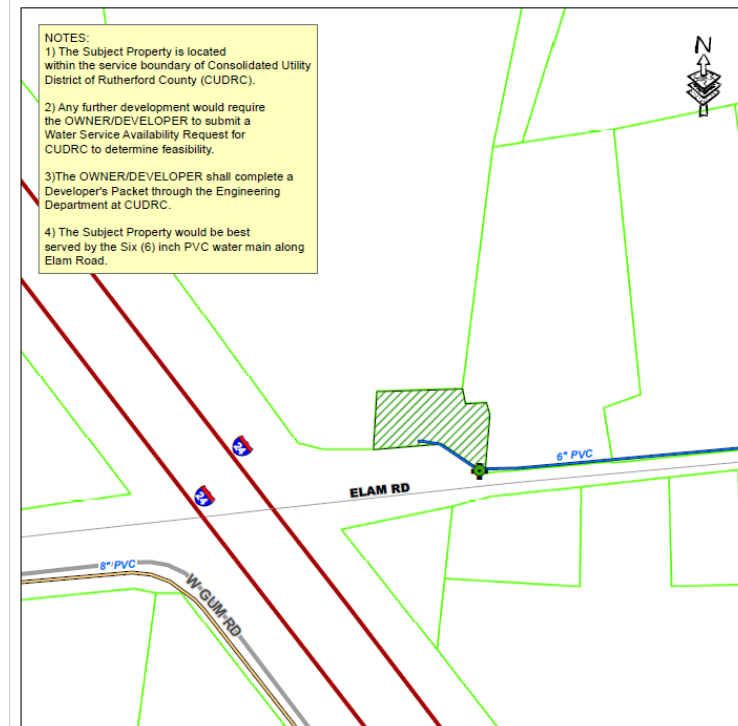


WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County (CUDRC) service area. CUD's current infrastructure provides water services to the existing site which previously contained a church building. CUDRC has an existing six (6) inch water main along Elam Road to serve the study area as depicted in the attached exhibit.

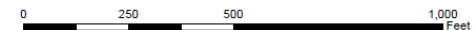
Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC to determine feasibility. Any water service provided to future structures would be dependent of the results of the Water Service Availability Request feasibility study in accordance with CUDRC's development policies and procedures.

5505 Elam Road Annexion Request



- CUD HYDRANT
- CUD WATER MAIN
- CUD WATER MAIN
- SUBJECT PROPERTY

JULY 5, 2022
TAX MAP: 135
PARCEL: 26.00



DRAINAGE

Public Drainage System

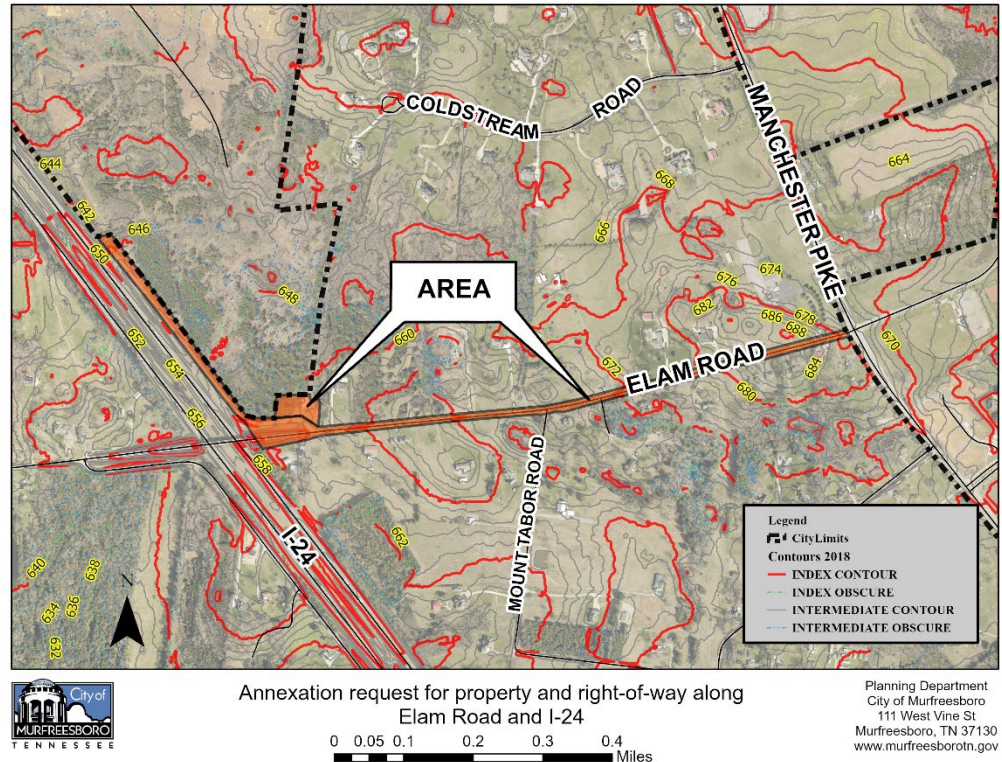
Public drainage facilities available to the study area are located within the ROW of Elam Road and the frontage road. The drainage facility within both roadways will become the responsibility of the City upon annexation. Routine maintenance for these facilities are included within the expected annual maintenance costs for the public roadway. State Street Aid and Stormwater Utility Fee are anticipated sources for funding the public drainage facilities operation and maintenance.

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. The light curved lines on the adjacent map represent two-foot contour intervals, with the red lines showing 2018 elevation numbers.

The property drains to the ROW of Elam Road. A review of historic aerial photography and topography indicate closed depressions which pond water from time to time.

Regional Drainage Conditions

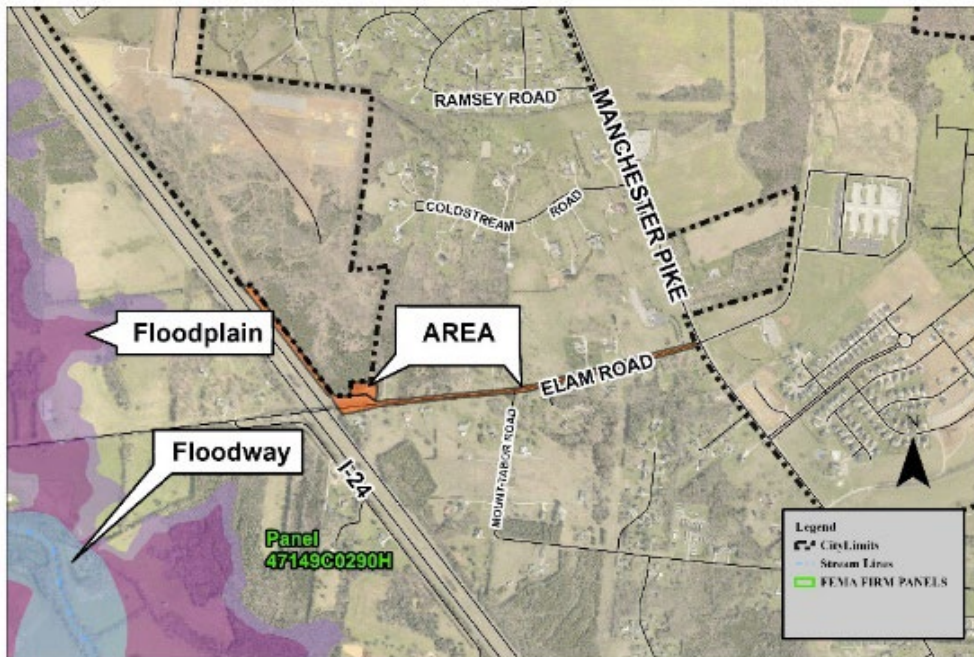
A review of the regional drainage patterns indicates that most of the study area drains to the right-of-way of Elam Road. The right-of-way drains to closed depressions located on private property of County residents.



Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area and existing and new improvements will be subject to the Stormwater Utility Fee. The property is currently vacant and will not generate revenue for the Stormwater Utility Fee.

New development should comply with the City's Stormwater Quality Regulations by providing stormwater quality, streambank protection, and detention.



Annexation request for property and right-of-way along Elam Road and I-24

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

None of the study area is located within the floodplain or floodway. The nearest 500-year floodplain is approximately 2,800 feet away while the nearest regulatory floodway is approximately 5,100 feet away on the westerly side of I-24. The Flood Insurance Rate Maps (FIRM) layer was developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodplain layers nearest to the subject property along the Middle Fork of the Stones River Branch. The map indicates the 100-year floodplain with dark purple shading, the 500-year floodplain with light purple shading and the regulatory floodway with blue shading.

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
JULY 13, 2022
PROJECT PLANNER: HOLLY SMYTH**

- 5.e. Zoning application [2022-412] to amend the Parkway Place PID on approximately 151 acres located along Joe B Jackson Parkway and Richard Reeves Drive and to zone approximately 0.7 acres located along Elam Road to PID simultaneous with annexation, Swanson Developments, LP applicant.**

The majority of the subject area is part of the existing Amended Parkway Place Planned Industrial Development (Parkway Place PID) file #2016-422 located on the south side of Joe B Jackson Parkway, east of the Amazon Fulfillment Center, west of the Magnolia Trace and Oakland Farms subdivisions, and northeast of Interstate 24. Access to individual parcels is generally from Joe B Jackson Parkway through the center of the PID along the existing Richard Reeves Drive or Treasure Way that then tie into the new Logistics Way currently under construction with the 1 million square foot industrial building project next to I-24. This PID is partially built-out and contains 4 “regions” which each have different scales, architecture, landscape buffers, and allowable uses, as defined by the program book. One new parcel is proposed to be added to the PID located on the south-eastern edge of the existing PID at 5505 Elam Road (aka Parcel 26.00 of Tax Map 135). This vacant property is approximately 0.7 acres in size, zoned RM (Medium Density Residential) in Rutherford County, and is proposed to be added to this 150.51 acre PID simultaneous with annexation as shown on the attached illustration.

The applicant, Joe Swanson, Jr. of Swanson Development, LP, is requesting to amend the PID as generally shown on page 8 of the Program Book to:

- 1) Add an approximately 0.7 acre (parcel 26.00 of Tax Map 135) to the PID, to regions 3 and 4, split by the future private.
- 2) Change a 0.64-acre section of Region 2 to become part of Region 3 (which was previously anticipated to be needed for storm water).
- 3) Modify the allowable uses list as highlighted in yellow with red text on page 17 of the program book.
- 4) Move some of the Region lines to align with approved roadways (the acreage changes are listed in the table on page 8 of the program book).
- 5) Incorporate cementitious siding, insulated metal panels (IMP’s), and aggregate panels in the allowable building materials list within all the regions.
- 6) Provide a private access easement to Elam Road for passenger vehicular access, not for shipping and receiving deliveries. The developer will be responsible for constructing this driveway connection to Elam Road.
- 7) Provide an exception to the maximum cul-de-sac length per the City of Murfreesboro Subdivision Regulations for the currently approved Logistics Way.
- 8) Require Traffic Impact Study (TIS) with any new site plan submittals for the PID

south of the current terminus of Logistics Way. The TIS shall identify improvements warranted for Elam Road with the proposed driveway connection, and the developer will be responsible for constructing those improvements determined at the time of site plan review.

A revised program book is included in the agenda packet. The diagram on page 11 of the program book reflects the City's 2040 Major Transportation Plan's (MTP) "Recommended Improvement Projects" nearest the project site. Manchester Pike is recommended for widening to three lanes between Elam Road and Joe B Jackson Parkway and widening to five lanes north of Joe B Jackson Parkway. Because of improvements already made to the intersection of Manchester Pike and Elam Road next to the school and the future long-term projects along Manchester Pike, it was felt that including the single parcel into the existing PID was needed to provide for improved secondary connectivity for the development back to Elam Road. This connectivity will provide improved emergency access and may lessen employee traffic utilizing the Joe B Jackson Parkway corridor.

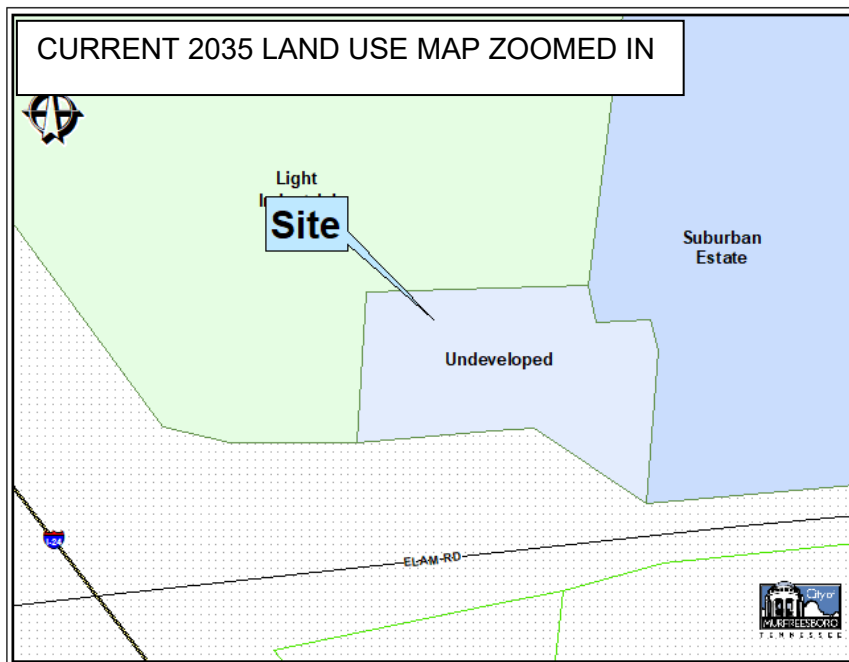
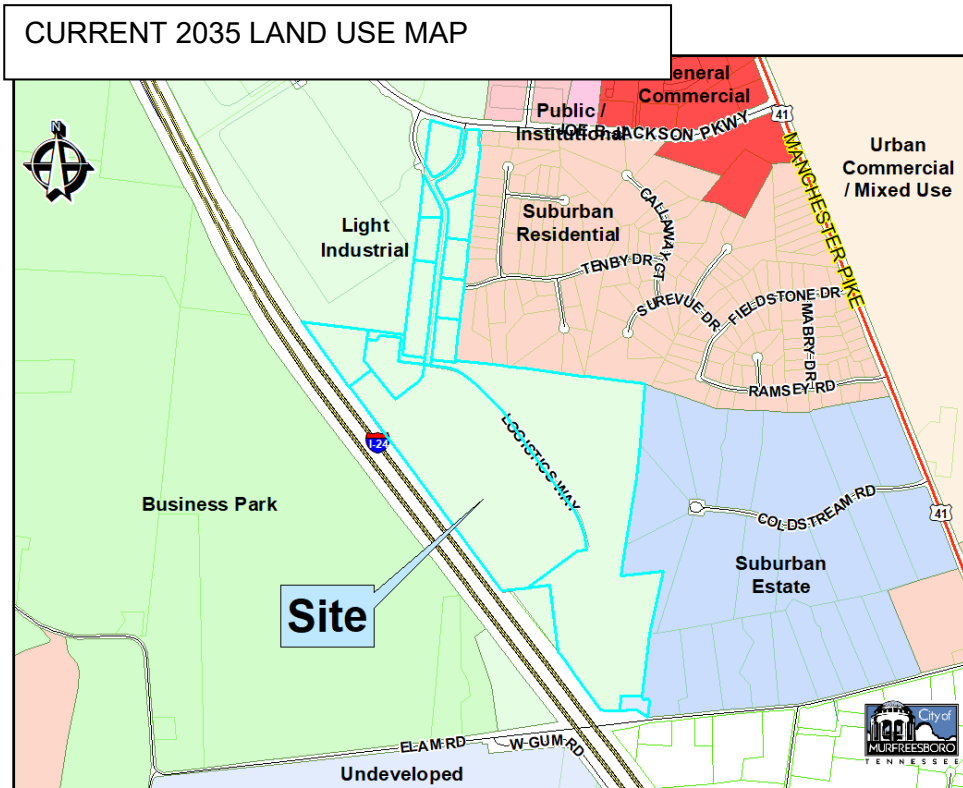
A neighborhood meeting will be held on July 11, 2022 at 5:30pm at New Vision Church's Buchanan Campus on Elam Road. The summary of their comments will be reported to the Planning Commission at the public hearing.

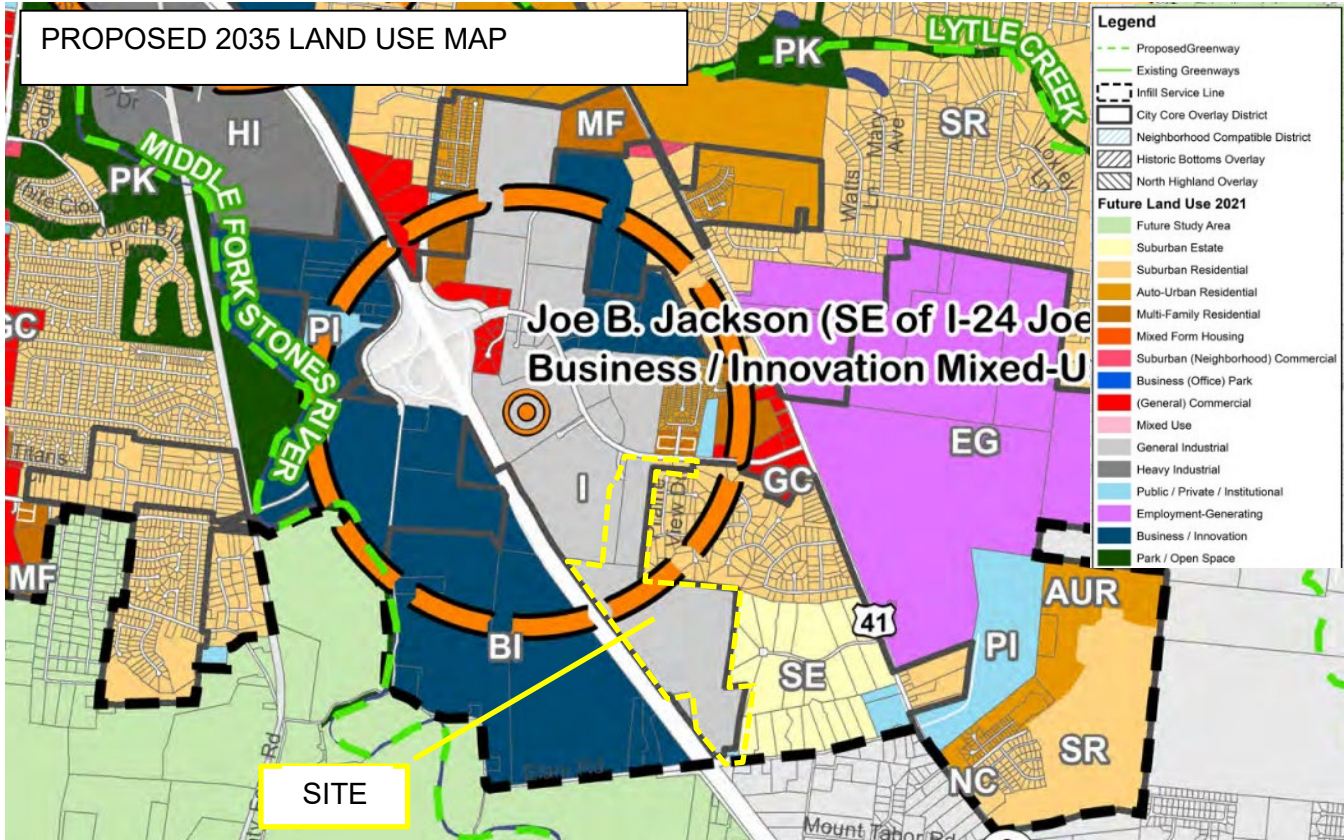
Future Land Use Map

The existing Murfreesboro 2035 Comprehensive Plan Future Land Use Map and proposed future land use map being reviewed by the Planning Commission (excerpts below) indicate that Light Industrial or General Industrial respectively as the most appropriate land use character for the existing PID area. This designation is consistent with the current PID area.

The new single parcel proposed to be added to the PID is identified as "Undeveloped" on the adopted future land use map. This classification refers to all lands within the Planning Area that are outside the 5-year growth areas designated on Map 4.1 Growth Sequencing Program and are therefore considered outside the 20-year horizon of the plan. It is identified as "Public/Private/Institutional" in the proposed update to the future land use map. The reason for the land use designation on the proposed update is due to the fact there was a church building located on the site. The proposed PID designation is not consistent with either of the general plan future land use maps. However, given the fact that the church building was recently demolished on the site, staff believes including this parcel into the PID would allow for a much needed additional point of access for non-shipping and receiving vehicles. The existing access into the entire PID is only via Joe B Jackson Parkway through either Richard Reeves or Treasure Drive which then merge together into Logistics Way. There is 2,500 feet of Richard Reeves Drive into the site plus another 2,400 feet of Logistics Way. If no outlet was provided, the PID could be up to 6,600 feet long with only a single access point into the PID. The Planning Commission will need to determine whether this is an appropriate instance to deviate from the recommendations of the future land use maps.

Through the proposed land use map under review, the City envisions development north of this section of Elam Road as Suburban Estate on the east side of I-24 and Business Park or Business Innovation classification on the west side of I-24. Given the existing bridge over I-24, the City anticipates additional traffic utilizing this segment of Elam Road to avoid the Joe B Jackson Parkway interchange corridor.



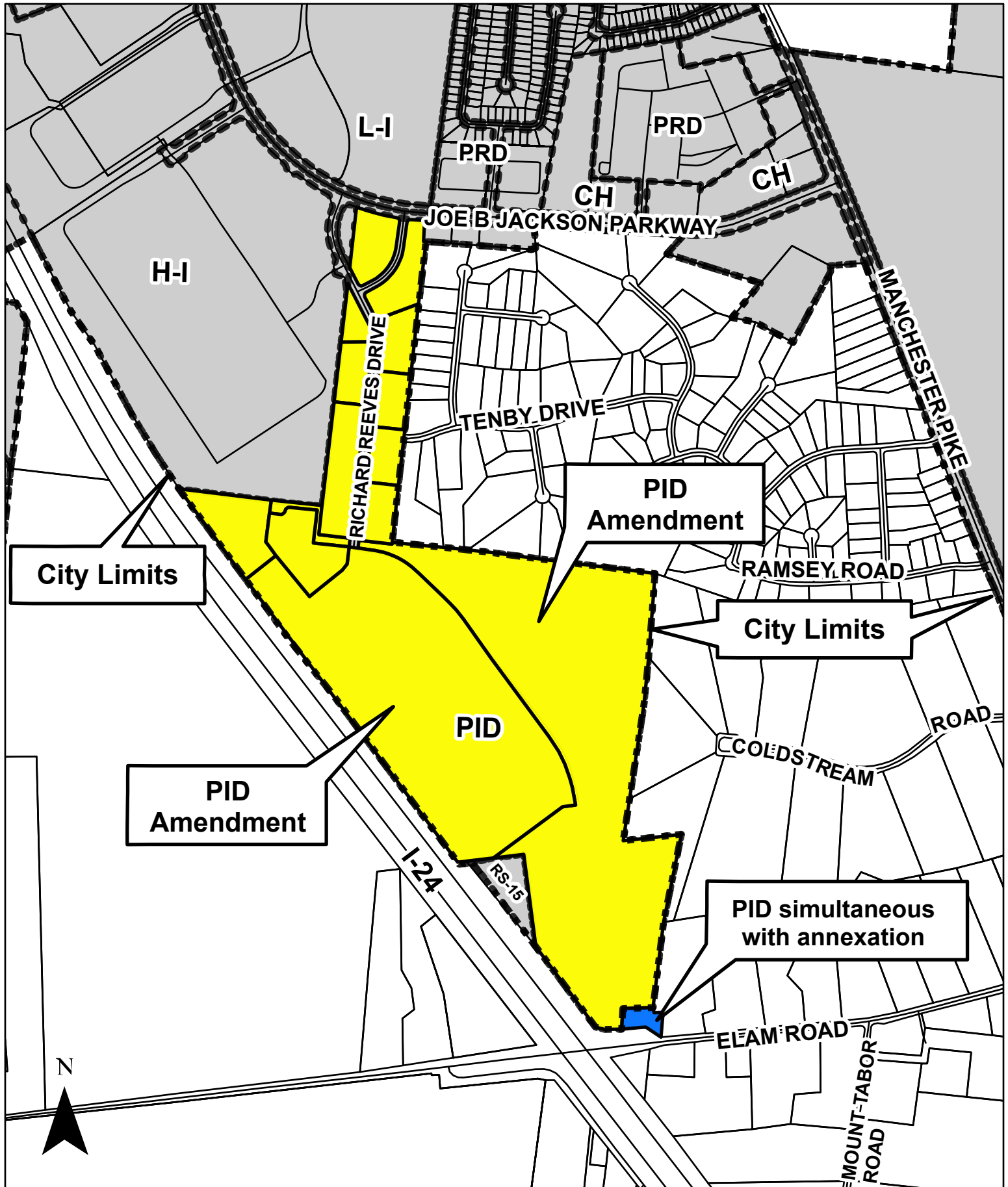


Recommendation:

Staff is supportive of this zoning request to add one parcel and modify the existing PID as mentioned above and captured in the program book for the following reasons:

- 1) With the 1 mile plus distance of the dead-end cul-de-sac of Richard Reeves Drive/Logistics Way within the existing PID from Joe B Jackson Parkway, including the single parcel into the existing PID for secondary connectivity back to Elam Road will improve the emergency access and may lessen employee traffic utilizing the Joe B Jackson Parkway corridor.
- 2) The additional proposed uses within the various regions still provide for adequate protection to adjacent neighbors that are adjacent to the easterly half of region 2 and region 4.
- 3) The new exterior building materials reflect materials that have already been utilized in the PID as Planning Commission approved individual site plans and architecture and appear to be appropriate for an industrial park.
- 4) A future Traffic Impact Study for specific Elam Road improvements will be required with any future site plans south of the existing terminus of the approved Logistics Way, and the developer will be required to construct identified improvements.

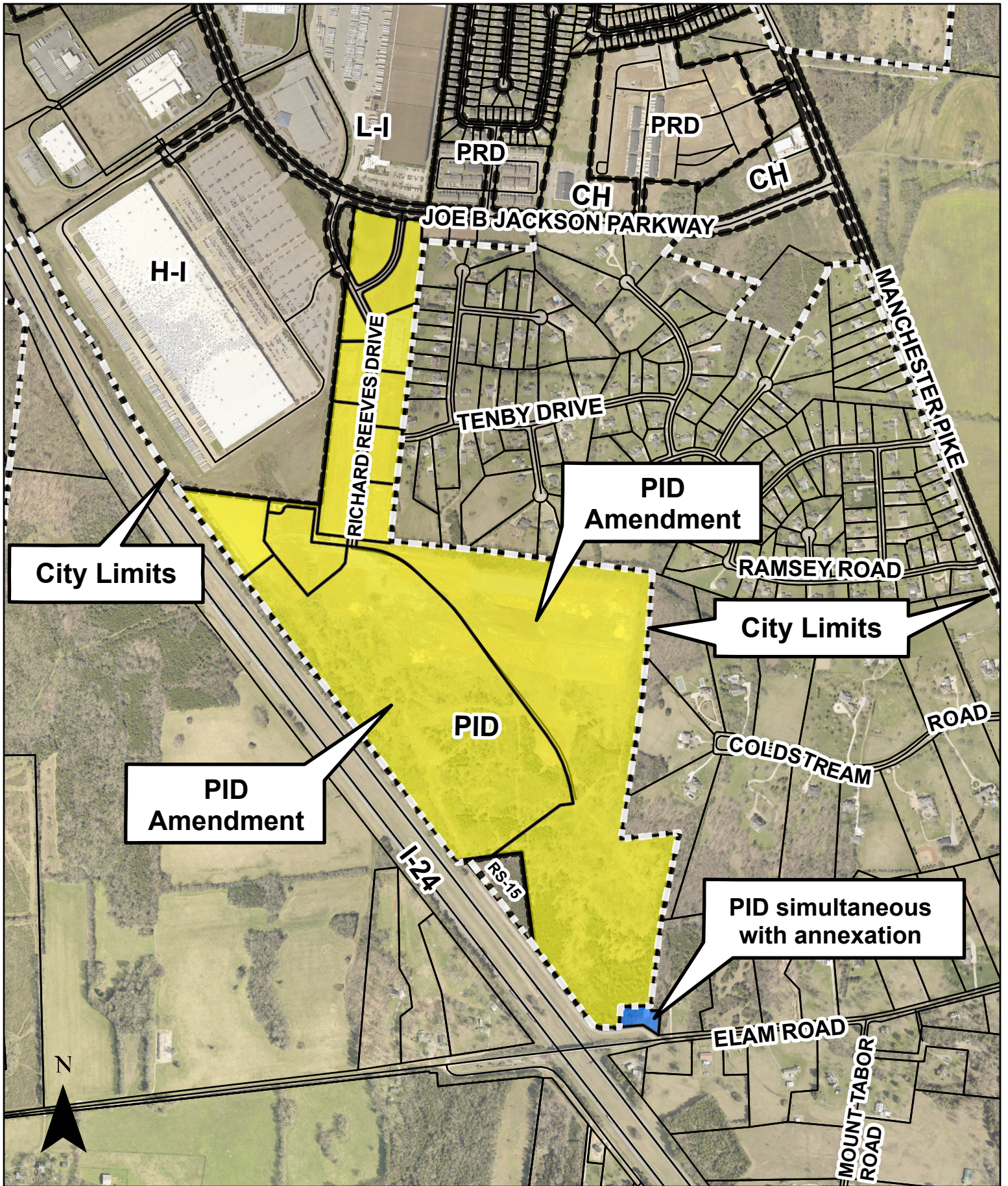
The applicant will be available at the Planning Commission meeting to discuss this proposed zoning request. The Planning Commission will need to conduct a public hearing prior to making a recommendation to the City Council.



Zoning request for property along Richard Reeves Drive and Elam Road
 PID Amendment (Parkway Place PID) and
 PID simultaneous with annexation



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



Zoning request for property along Richard Reeves Drive and Elam Road
 PID Amendment (Parkway Place PID) and
 PID simultaneous with annexation



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

**A Request to Amend
The Planned Industrial
Development for:**

PARKWAY PLACE

AMENDING PID #2016-412 THROUGH ZONING AMENDMENT #2022-412

SEC, Inc.

**Planning, Engineering,
& Landscape Architecture**

SEC, INC.

850 Middle Tennessee Blvd
Murfreesboro, TN 37129
Contact: Rob Molchan, PLA
615-890-7901

SUBMITTED ON MAY 12, 2022
RESUBMITTED ON JUNE 9, 2022 FOR THE JUNE 15, 2022 PLANNING COMMISSION WORKSHOP MEETING
RESUBMITTED ON JULY 1, 2022 FOR THE JULY 13, 2022 PLANNING COMMISSION PUBLIC HEARING



developments | real estate | construction

Developer

Swanson Development, LP.

1188 Park Avenue
Murfreesboro, TN 37128
Contact: Joe Swanson
615-896-0000

PARKWAY PLACE

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INTRODUCTION

The Request

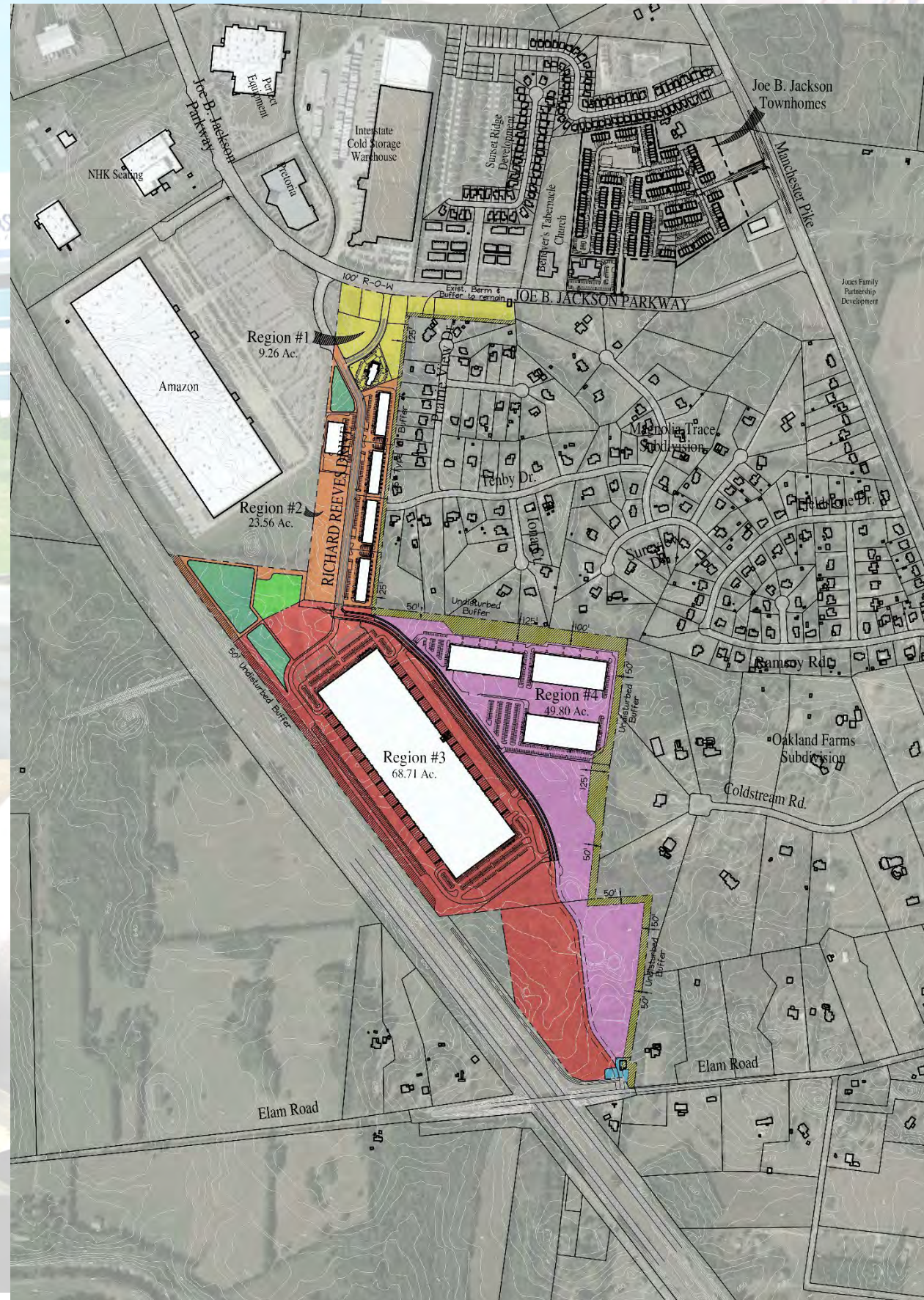
Swanson Development, LP respectfully requests to amend the existing Parkway Place PID. The proposed development is located along the south side of Joe B Jackson Parkway, east of the Amazon Fulfillment Center, west of Magnolia Trace & Oakland Farms subdivisions, and north of Interstate 24. The site is identified as Parcels 1.00, 2.00, 3.00, 4.00, & 5.00 of Tax Map 126O, Parcels 22.05, 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 7.01, & 8.00 of Tax Map 135B, and Parcels 2.00, 2.01, & 26.00 of Tax Map 135. The site has a combined average of approximately 151.33 acres.

This request is to amend the approved PID by annexing & zoning Parcel 26.00 of Tax Map 135 to PID and to be included with the revised Regions 3 and 4. This amendment will also be requesting to swap a portion of land between Regions 2 and 3 to provide Region 3 with additional acreage that is not needed for stormwater management, redefined the limits between Regions 2, 3, and 4 based on approved roadway configurations, and update allowable uses for all Regions.

Region 1 will continue to be a mixture of lots that will allow for individual businesses to offer commercial, office and restaurant uses to the area to support the business community and residents located in this region.

Region 2 flanks both sides of Richard Reeves Drive southward through the center of the region toward the larger portion of the PID located along Interstate 24. On the eastern side of the roadway, the developer is proposing flex warehouse buildings being coined 'Incubator Industry'. These buildings allow for small businesses to grow and evolve as their business does. Approximately 0.64 acres of the approved Region 2 will be moved to Region 3 with this amendment.

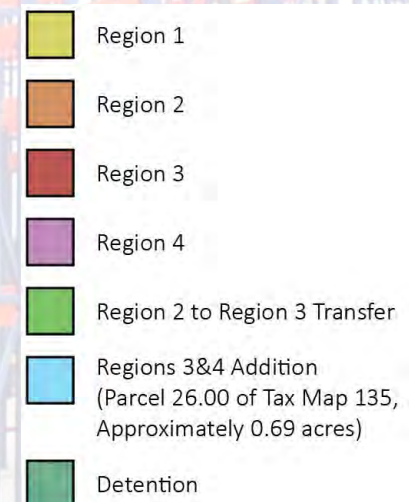
Regions 3 & 4 buffers will remain the same as previously approved. The architectural characteristics and allowable uses for both Regions have been revised to better accommodate future end users. The line between Regions 3 & 4 has been redefined to match the roadway alignment approved with the site plans for the warehouses in Region 3. Parcel 26.00 of Tax Map 135 is approximately 0.69 acres. This area will be added to Regions 3 and 4 at the southernmost end of the PID, bisected by a private access easement.



PARKWAY PLACE

Vision & Commitment

Swanson Development, LP the developer of Parkway Place is committed to creating a quality Planned Industrial Development to attract potential users that can not only provide gainful employment to residents of the City of Murfreesboro and Rutherford County, but also provide a new destination for commerce to grow and develop. The developer has chosen to proceed with the Planned Industrial Development option to ensure the City of Murfreesboro and surrounding residents of the quality and characteristics of the development.



*Connection through to Elam Road pending approval by TDOT and Rutherford County

North Up
N.T.S.

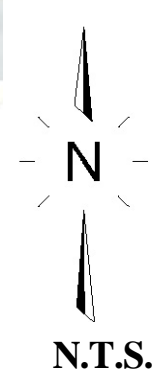
PARKWAY PLACE

EXISTING CONDITIONS

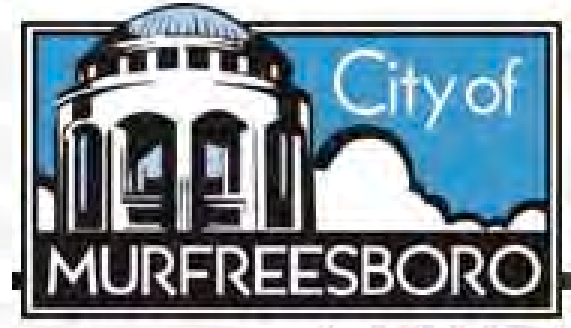
RIGHTS-OF-WAY, UTILITIES, & TOPOGRAPHY



Existing Water Line
Existing Sanitary Sewer Line



Existing topography indicates that the site has several closed depressions on-site. In general, the site drains toward the right-of-way of I-24. On-site stormwater detention will be provided and final locations will be determined as each site is developed. Final design for on-site detention will be done in a manner to limit the post-development peak flows to pre-development levels in accordance with City of Murfreesboro and TDEC requirements.



The property has access to four public rights-of-way; Joe B Jackson Parkway, Richard Reeves Drive, Treasure Drive, and Elam Road. The main access will be from Joe B Jackson to Richard Reeves Drive or Treasure Drive, and a new private access point is being shown connecting to Elam Road, which would need to be approved by TDOT and Rutherford County.



Gas service (4-inch) is along the north side of Joe B Jackson Parkway and is provided by Atmos Energy.



Sewer service is located at 2 locations close to the property. One point (8-inch) is located along the south side of Joe B Jackson Parkway and runs to the north through the Sunset Ridge Development. The other location (8-inch) is located in the rear of the Amazon property. Sewer from both locations has been extended onto the developing sites. Additional extensions will be provided as Regions develop. Sanitary sewer will be provided by Murfreesboro Water and Sewer Department.



CONSOLIDATED UTILITY DISTRICT
Rutherford County, Tennessee
Water service (20-inch) is located along the south side of Joe B Jackson Parkway, and a 6" water main along Elam Road. Water will be provided by the Consolidated Utility District.



Middle Tennessee Electric will be providing service to the development.

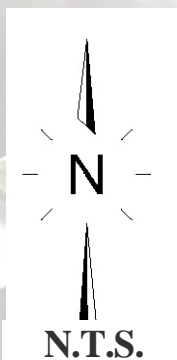
PARKWAY PLACE

EXISTING CONDITIONS (CONT.)

PHYSICAL FEATURES



#1 (Example of foliage to remain)



Presently the majority of the site is covered in a mixture of hardwoods and evergreens with a few open areas where the cover is pasture or scrub.



#2
(Portion of Buffer to remain taken from the Oakland Farm S/D side)



#3
(Portion of Buffer to remain taken from Magnolia Trace side)

Portions of the property have large outcroppings of rock existing. There is only one known structure on-site and that is a old barn which will be removed.



#4
(Portion of Buffer to remain taken from Magnolia Trace side)

PARKWAY PLACE

EXISTING CONDITIONS (CONT.)

PHYSICAL FEATURES



#6 (Existing clearing on-site)



#7 (Existing tree line to remain)



#6 (Existing construction on-site)



#8 (Portion of existing foliage to remain)



PARKWAY PLACE

EXISTING CONDITIONS (CONT.)

PHYSICAL FEATURES



#9

(Existing treeline along Magnolia Trace to remain)



#11 (Existing street stub from Magnolia Trace)



#10 (Existing buffer to remain)



#10 (Existing buffer to remain from 2016)

PARKWAY PLACE

EXISTING CONDITIONS (CONT.)

SURROUNDING USES AND ZONINGS

Surrounding zonings are made up of CH, LI, HI, GI, RS-15, PRD, PUD, and RM (county).



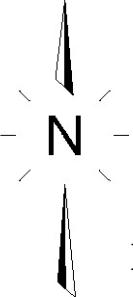
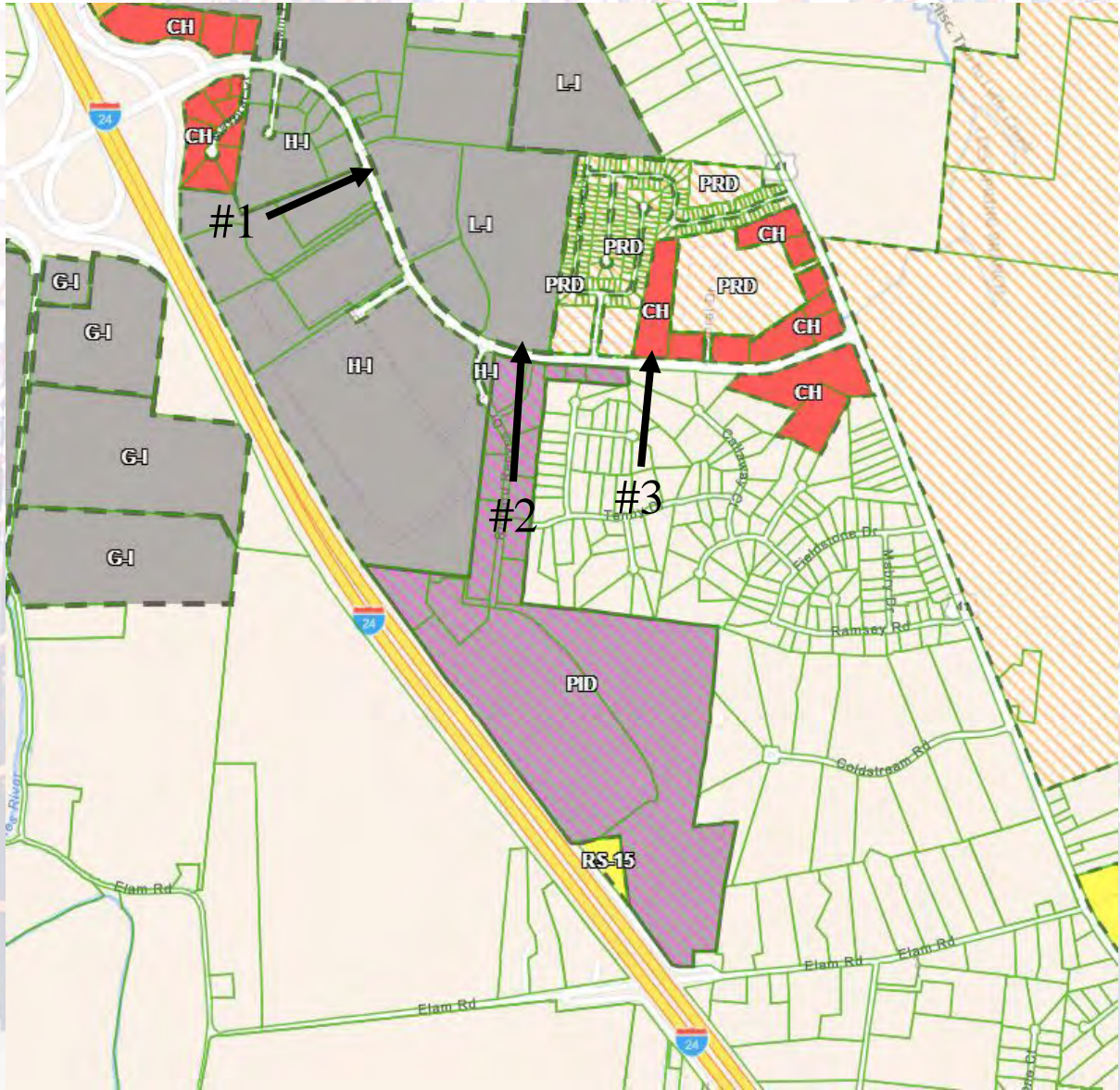
#1
The Perfect Equipment site is located to the northwest of the subject property.



#2
The Interstate Warehousing site is located directly north of the subject property on the opposite side of Joe B Jackson Parkway.



#3
Believer's Tabernacle is located on the north side of Joe B Jackson Parkway to the northeast of the subject property.

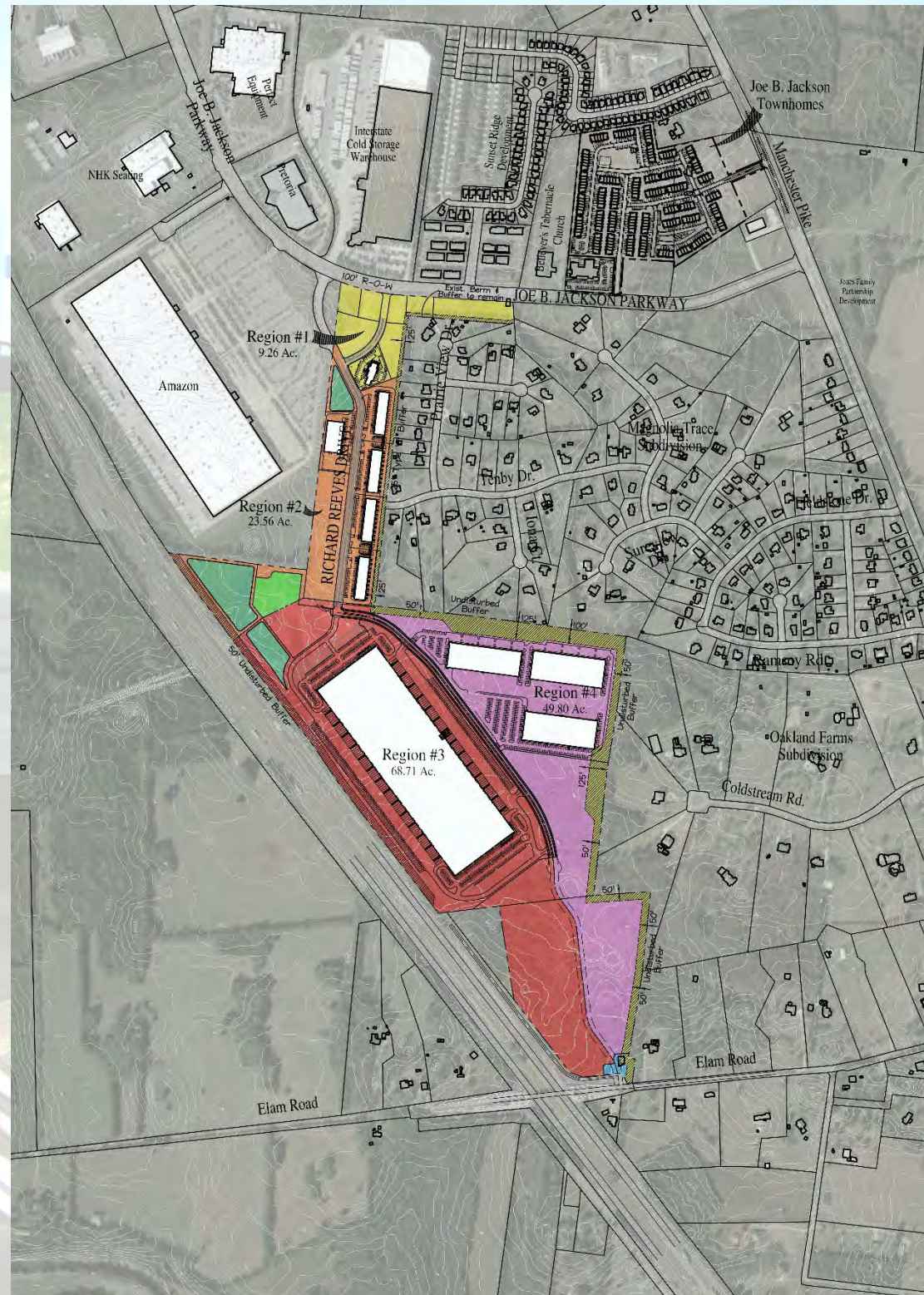


N.T.S.

PARKWAY PLACE

PROPOSED SITE

PROPOSED SITE REQUIREMENTS










**NORTH UP
N.T.S.**

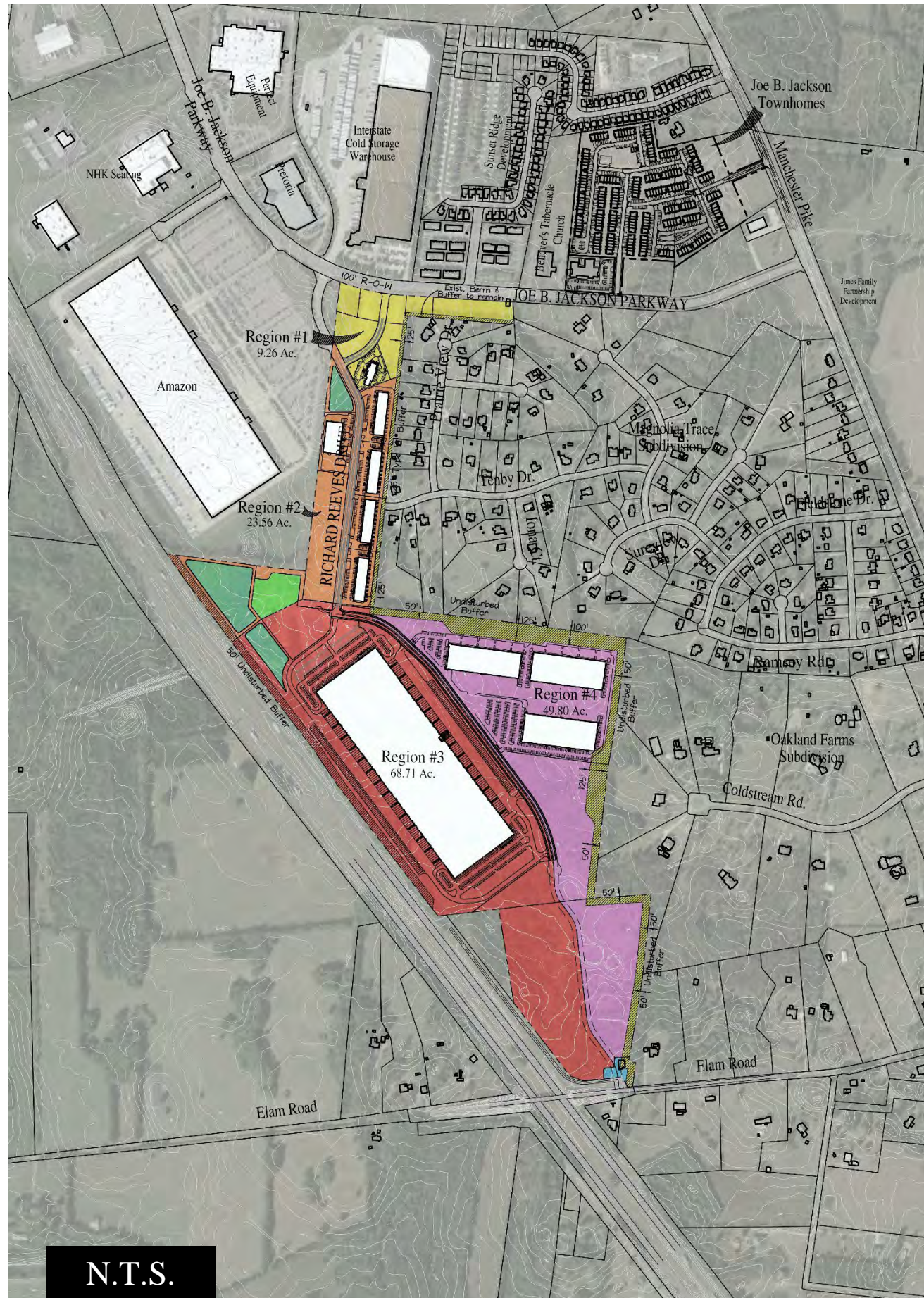
- Entire development consists of 151.33 acres with the old church site included at the southernmost end of the property. The development will be broken into four (4) regions according to allowable uses and heights. The region lines have been shown on the plan to the left. These are not property lines.
- Undisturbed buffers and masonry fence walls have been called out on the plan. These areas are to remain in their present condition. The only exception to this will be if additional landscaping is added, however existing vegetation shall not be removed. At the time of development for each site located in Region #4, buffers shall meet the planting requirements equivalent to a Type 'E' Buffer from the City's landscape ordinance.
- The undisturbed buffers have been called out as 50 feet along the right-of-way of I-24, 50 feet minimum along the eastern and northern boundaries of Region #4 with certain "sensitive" areas enlarged.
- The eastern boundary of Regions #1 & #2 has a 25 foot wide Type 'E' buffer and masonry wall called out. The existing tree and fence line in this location is to remain and has been supplemented with a landscaping buffer and a masonry wall that is a minimum of 9 feet tall.
- The southern boundary of Region #1 has an existing evergreen buffer that is to remain. Presently this buffer is a Type 'B' Buffer.
- The development will be providing a public/private access easement to the south via the TDOT frontage and shall be constructed back to Elam Road. Pending approval from TDOT, Rutherford County, and/or the City of Murfreesboro.
- Lighting fixtures and lighting plan design will meet the City of Murfreesboro regulations in order to contain the light on-site and reduce glare.
- Any and all mechanical units shall be located on the roof or in a mechanical yard screened by evergreen landscape plantings.
- Parking areas with more than 200 spaces will be broken into sub-lots by the utilization of landscape strips at least 20 feet in width.
 - All parking will be screened from right-of-ways by use of trees, shrubs and/or low landscape mounds.
 - Sites shall utilize curb & gutter throughout, no extruded curb will be accepted.
 - Adequate room for truck turning movements at any loading areas should be provided.
- All entry points into sites as well as the parking areas are to be adequately planned to allow for proper turning and maneuvering movements. If truck parking is anticipated, then truck sized parking spaces shall be allocated in the design. Normal spaces for passenger vehicle will not be used for this purpose.
- No truck parking areas shall be allowed between any proposed building and the northern and eastern property lines of Region #4.
- Any truck docks located in Region #1, 3, or 4 shall be oriented away from the neighboring residential neighborhood. Also, truck dock areas shall be screened from public right-of-ways.
- Signage will comply with City of Murfreesboro's sign ordinance pursuant to its requirements for a Planned Industrial Development (PID) and will be cohesive with the architectural character of each site while being complemented by landscaping.
 - All utilities shall be underground. This applies for both public infrastructure as well as on-site.
 - Stormwater management areas shall be screened from view if not being aesthetically enhanced
- Foundation plantings shall be utilized along the fronts of buildings. Truck dock areas are exempt from this requirement.
 - Building Height Restrictions (maximum) shall be as such:
 - Region #1 = 35 feet
 - Region #2 = 25 feet
 - Region #3 = 75 feet
 - Region #4 = 45 feet

PID AMENDMENTS AND REQUESTED EXCEPTIONS

- 1) Parcel 26.00 of Tax Map 135 is requested to be zoned to PID and annexed into the City and this development's total site area and added to Regions 3 and 4, Split by the future roadway
- 2) Approximately 0.64 acres of Region 2 is requested to be relocated to Region 3
- 3) Allowable uses on Page 17 for the different Regions has been revised to accommodate a more diverse group of end users
- 4) The development will be providing a public/private access easement to the south via the TDOT frontage road and shall be constructed back to Elam Road. A public/private access easement will be provided with any new site plan approvals for this area of Regions 3&4. This proposed public/private vehicular ingress/egress shall not be used for shipping and receiving (either coming or going) for tenants of the development.
- 5) **The site will be requesting an exception to the maximum cul-de-sac length per the City of Murfreesboro Subdivision Regulations for the currently approved Logistics Way.**
- 6) South of the existing terminus of the approved Logistics Way, new site plans will require a Traffic Impact Study for Elam Road.

-  Region 1
-  Region 2
-  Region 3
-  Region 4
-  Region 2 to Region 3 Transfer
-  Regions 3&4 Addition
(Parcel 26.00 of Tax Map 135,
Approximately 0.69 acres)
-  Detention

REGION	APPROVED ACREAGE	PROPOSED ACREAGE	DIFFERENCE
REGION 1	9.23 ACRES	9.26 ACRES	+0.03 ACRES
REGION 2	25.80 ACRES	25.38 ACRES	-0.42 ACRES
REGION 3	71.45 ACRES	69.15 ACRES	-2.30 ACRES
REGION 4	44.03 ACRES	47.54 ACRES	+3.51 ACRES
TOTAL AREA	150.51 ACRES	151.33 ACRES	+0.82 ACRES

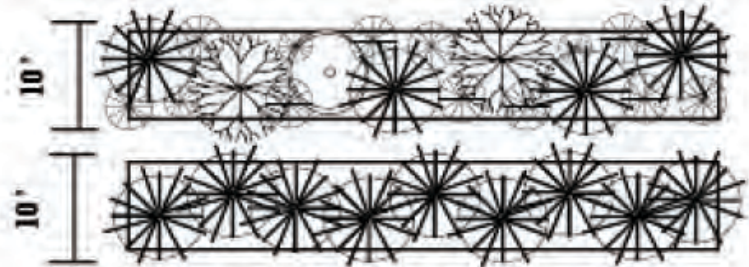
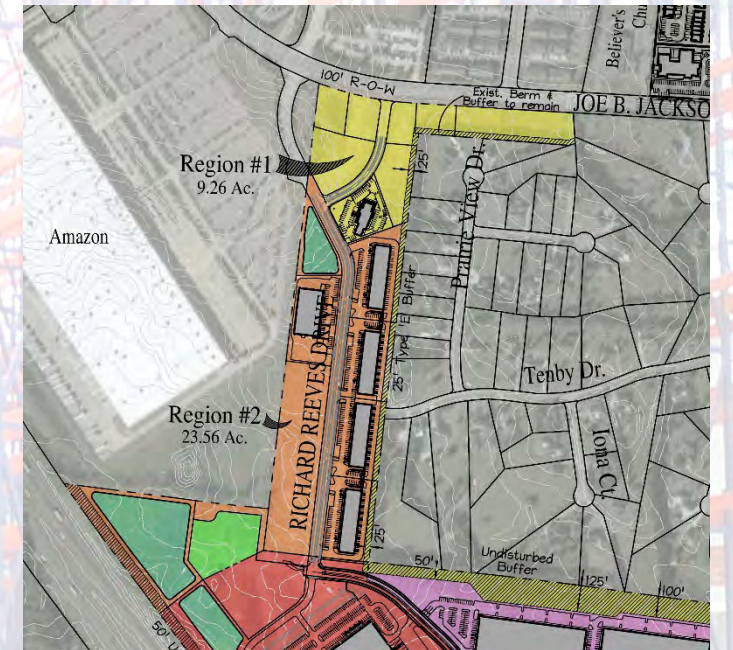


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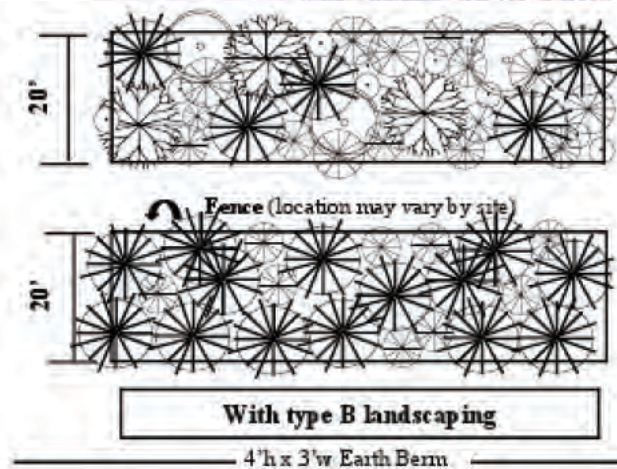
LANDSCAPE REQUIREMENTS



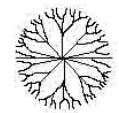
- Shown to the left is a picture of the existing buffer located along the southern buffer of Region #1. Presently this is a Type B Buffer.
- Shown to the right are some pictures of the existing tree line and 25' landscape buffer with 9' tall wall located along the eastern boundary of Region #2. These trees are to remain and be supplemented with a 25 foot wide landscape buffer with a masonry wall which was established and installed in 2017. This buffer meets the Type E requirements shown below and the masonry wall is at least 9 feet tall. In addition, any new evergreen trees planted shall be a minimum of 6 feet tall at the time of planting.



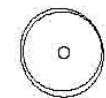
North Up
N.T.S.



Type E



Shade Tree: A large tree growing to over 40' in height at maturity, usually deciduous, that is planted to provide canopy cover shade. **Minimum 2 1/2 – 3 inch caliper at planting**



Ornamental Tree: A small to medium tree, growing 15' to 40' in height at a maturity, that is planted for aesthetic purposes such as colorful flowers, interesting bark, or fall foliage. **Minimum 1 1/2 inch caliper at planting**



Evergreen Tree: A tree having foliage that remains green throughout the year, that is planted for aesthetic or screening purposes. **Minimum 6 ft ht. at planting**



Large Shrub: An upright plant growing 10' to 20' in height at maturity that is planted for ornamental or screening purposes. **Minimum 3 ft. ht. at planting**



Medium Shrub: A plant growing 5' to 10' in height at maturity that is planted for ornamental or screening purposes. **Minimum 2 ft. ht. at planting**



Small Shrub: A plant growing to less than 5' in height at maturity that is planted for ornamental or screening purposes. **Minimum 18 in. at planting**



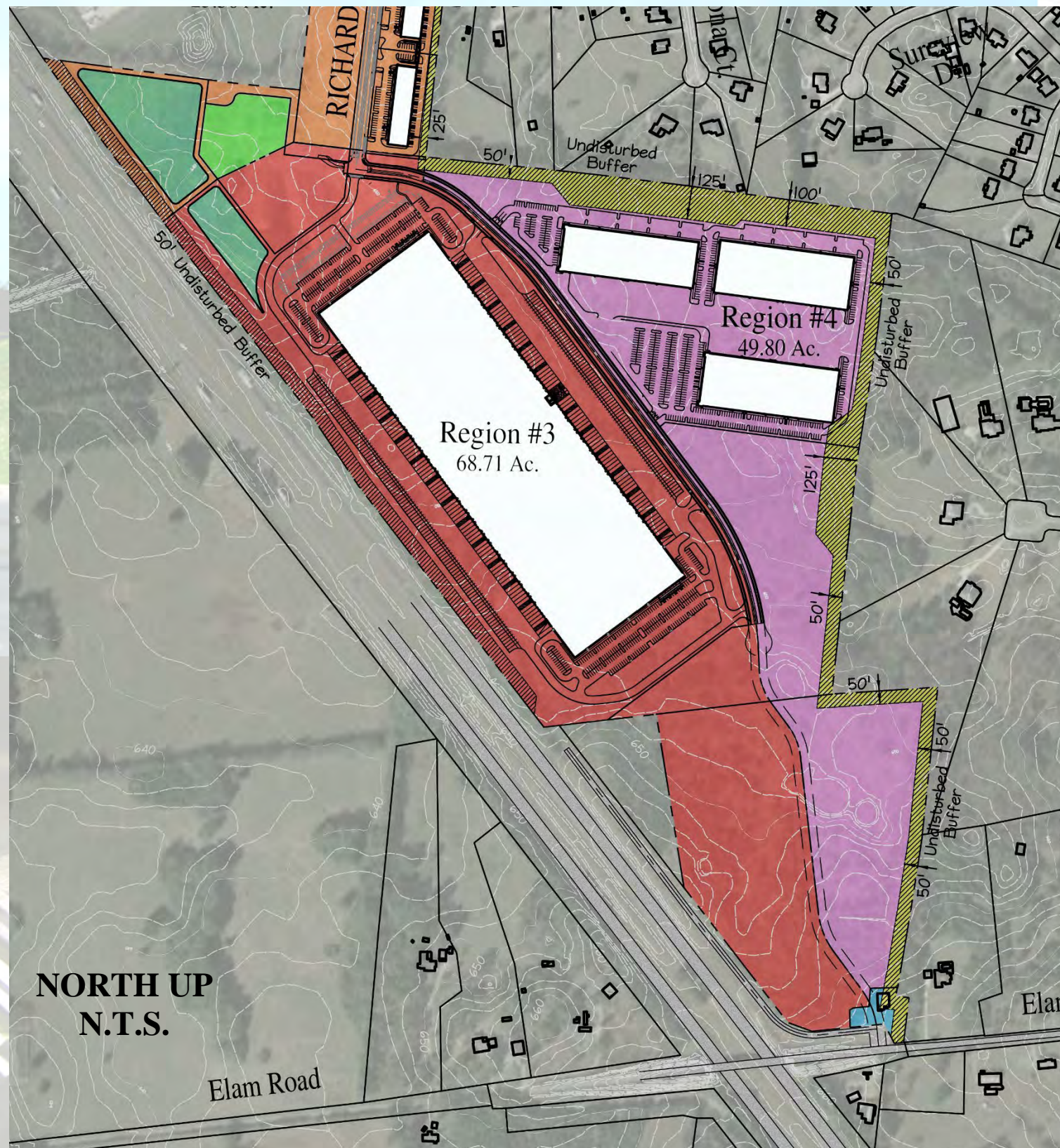
Evergreen Shrub: A shrub having foliage that remains green throughout the year, that in this instance is planted for screening purposes.



North Up
N.T.S.

PARKWAY PLACE

LANDSCAPE REQUIREMENTS (cont)



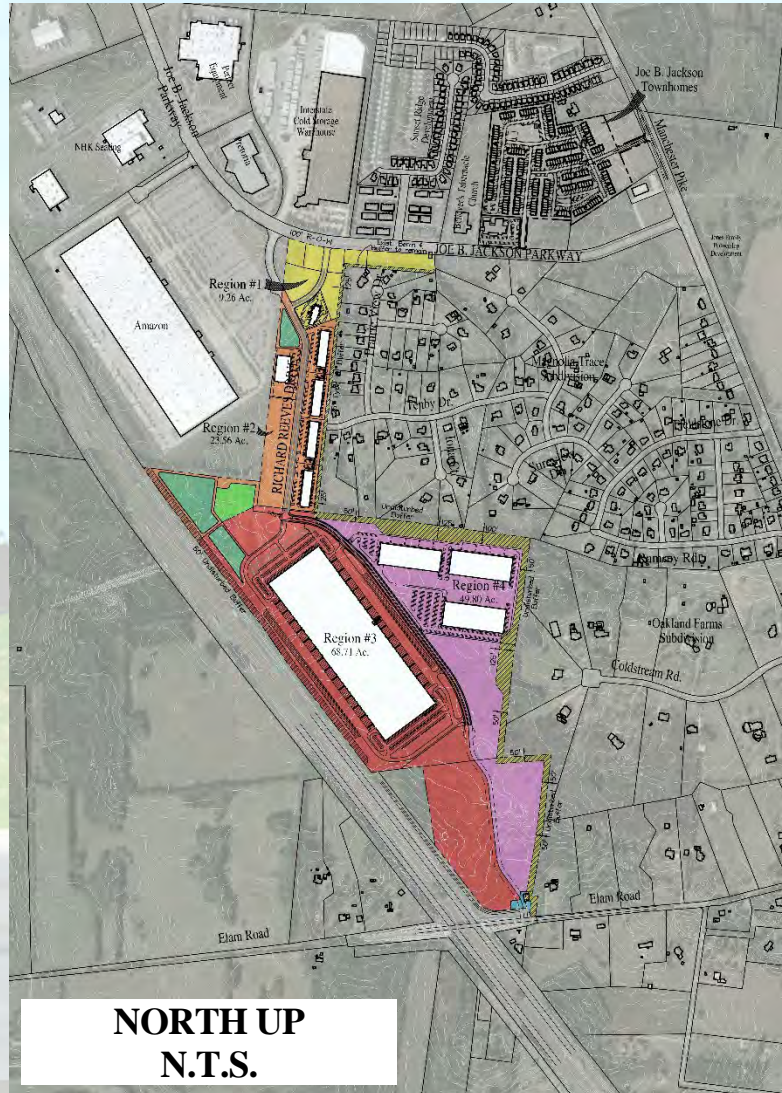
➤ Shown to the left are Regions #3 & #4 with the previously mentioned undisturbed buffers shown. Also provided here are some pictures of the existing vegetation within these undisturbed areas. These areas are to remain completely undisturbed with no grading allowed in these areas. In addition, extra precautions shall be utilized during construction to make sure the existing vegetation is not harmed in these areas. The only disturbance of these areas that will be allowed is if additional landscaping is added to supplement the existing vegetation. At the time of development for each site located in Region #4, these buffers shall meet the planting requirements equivalent to a Type E Buffer from the City's landscape ordinance.



- These areas have been set aside to minimize any impact on the neighboring properties. Several items were considered with these buffers and include:
- 1.) Distance of existing residences to the shared property line
 - 2.) Quality of existing foliage on each side of the shared property line

INGRESS/EGRESS

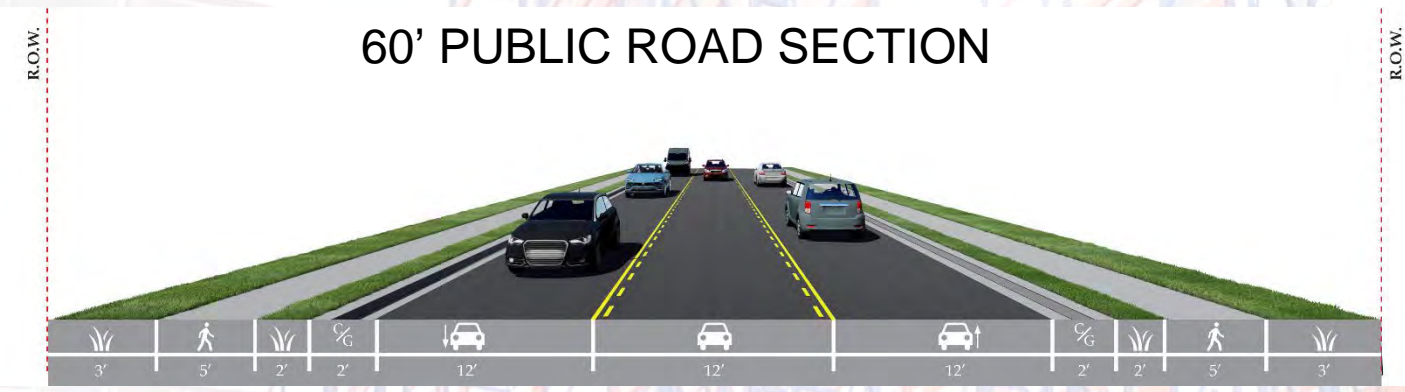
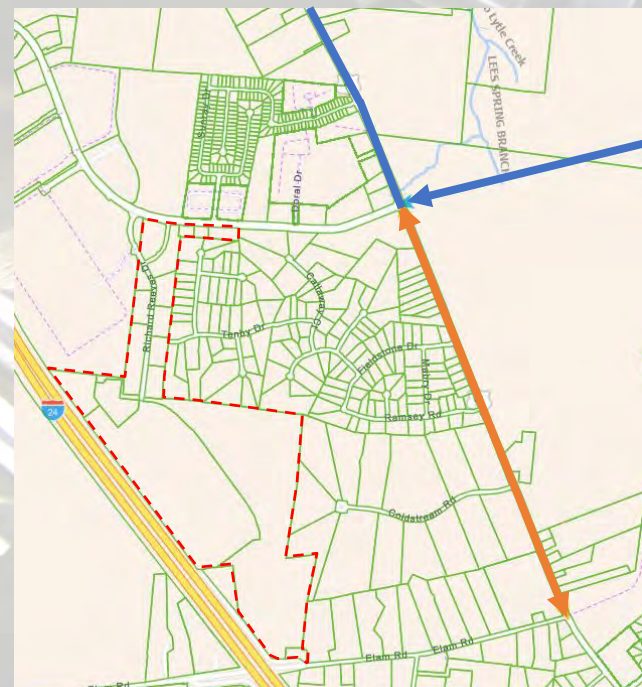
PARKWAY PLACE



Parkway Place has been planned to have its main access off Joe B Jackson Parkway via two roadways. The first is Richard Reeves Drive, a public road, through the center of Region #2 and down to Regions #3 & #4. Richard Reeves Drive was extended to serve Regions #3 & #4. The road has a 60 foot right-of-way with a 3-lane cross section. The typical section is shown below. The second access off of Joe B Jackson Parkway is Treasure Way, a 50 foot right-of-way that bisects Region 1 and provides another link to the end of Richard Reeves Drive. This roadway provides access to new lots in Region #1. A new private access road is proposed to connect to Elam Road as shown further in this plan book.

Interstate 24 is conveniently located and accessed by the interchange located to the northwest of this site. In addition to Interstate 24, Murfreesboro's Major Transportation Plan (MTP) calls for Manchester Highway to be widened to 5 lanes on the north side of Joe B Jackson Parkway and widened to 3 lanes on the south side of Joe B Jackson Parkway to Elam Road. Joe B Jackson Parkway is currently built as a 5-lane cross section and transitions to a 3-lane section after it crosses over the river and the railroad tracks to the west of the Interstate 24 interchange.

In addition to adequate roadway infrastructure, the individual sites need to be planned adequately to provide truck turning movements. These need to be planned for at key locations like truck docks, truck parking areas, site entrances, and any internal turning movements. Internally to the site, all turning movements shall be carefully planned to allow truck circulation through the sites.



60' PUBLIC ROAD SECTION



50' PUBLIC ROAD SECTION

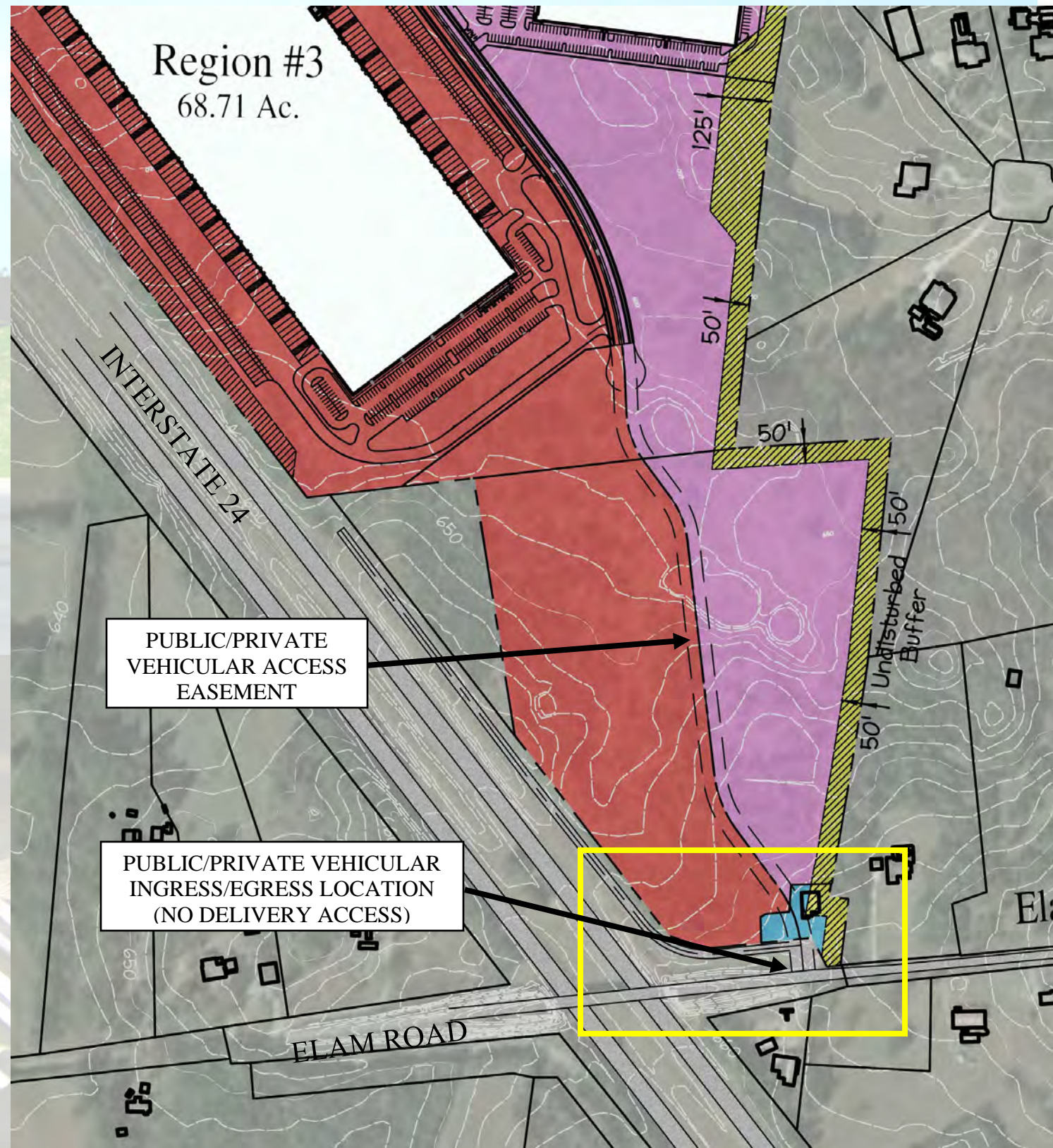


PRIVATE ACCESS EASEMENT SECTION

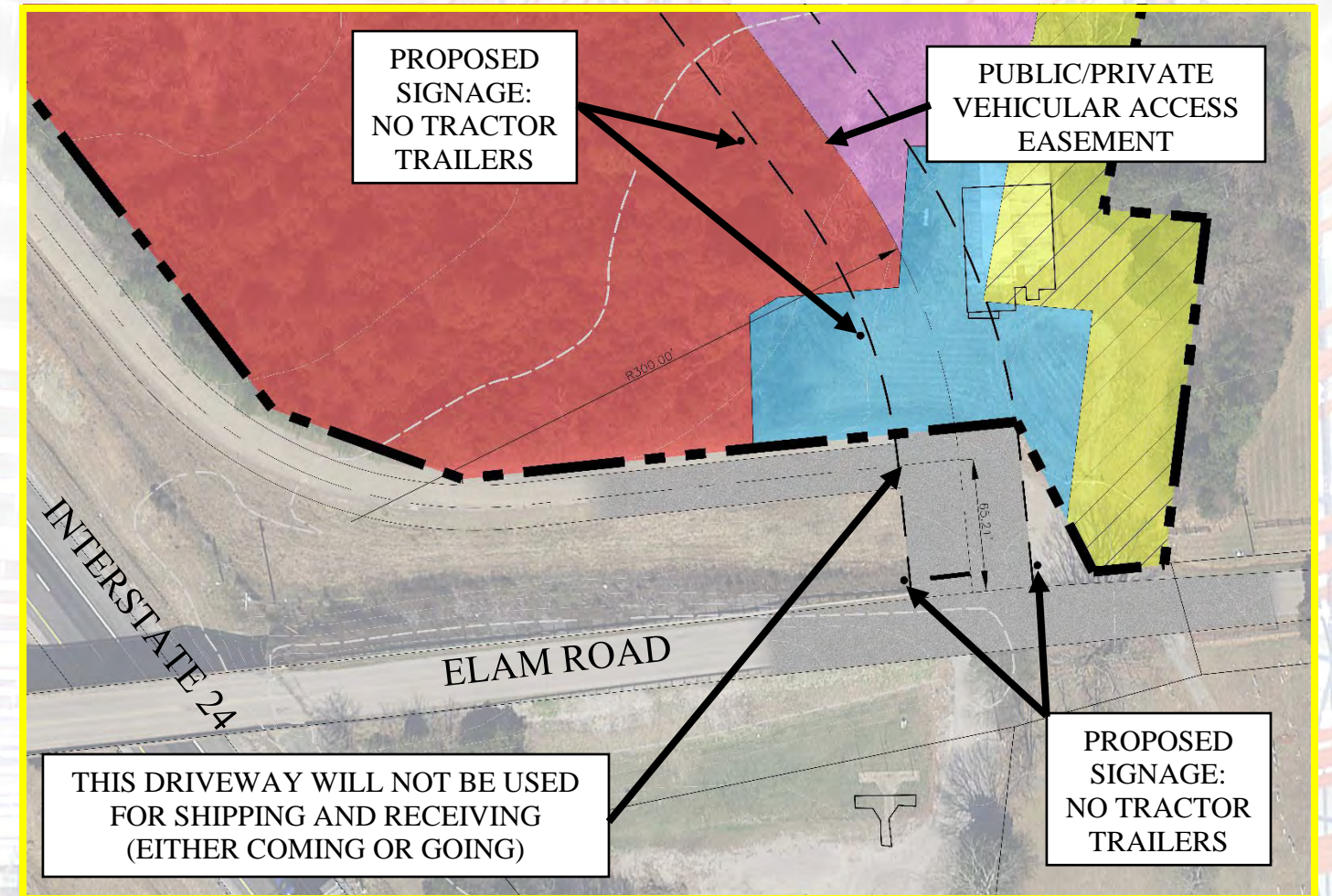
*Cross sections shown on this sheet are meant to convey the overall design and approximate dimensions of the proposed roadways and access easements. Final roadway and access easement designs and dimensions shall be submitted at a site plan level.

**No curb and gutter on private access easement between buildings and loading areas

PROPOSED ELAM ROAD CONNECTION



PARKWAY PLACE



- Region 1
- Region 2
- Region 3
- Region 4
- Region 2 to Region 3 Transfer
- Regions 3&4 Addition (Parcel 26.00 of Tax Map 135, Approximately 0.69 acres)
- Detention

South Vehicular Ingress/Egress Notes:

- 1) Swanson will add to their leases, that tractor trailer traffic (shipping and receiving) shall not be permitted to enter or leave the development through the southern vehicular ingress/egress location.
- 2) The southern public/private access easement will have signs posted indicating that tractor trailer traffic shall not use the southern vehicular ingress/egress location.
- 3) The connection to Elam Road will be required with the development of the portion of the PID south of the former Al Neyer development. A traffic study will be required to be submitted for City review at that time to determine what roadway improvements to Elam Road must be constructed by the developer in conjunction with the driveway connection to Elam Road.

PROPOSED ARCHITECTURE REGION #1 & #2

Architectural Features

- The main entrances are to be well defined and easily recognizable by use of raised rooflines, canopies, glazing, change in materials, change in colors, and change in building planes
- Any enclosures (mechanical or trash) shall match the building architecture of that site through material and color
- Truck docks in Regions #1 & 2 shall be screened from public right-of-ways. In Region #2, a 25 feet wide Type 'E' buffer and 9 feet tall masonry wall shall screen the 'Incubator Industry' buildings from the neighboring residential developments
- Foundation Plantings shall be utilized at retail or office buildings
- Varying rooflines and building planes shall be utilized on all office and retail buildings
- Multiple materials shall be utilized on every elevation of all office and retail buildings



Building Materials

- Integrally Colored Split Face Block will be allowed
 - Tilt-up precast concrete wall will be allowed
- Dryvit will be allowed, but only in combination with other materials. No single elevation shall be all dryvit
 - Brick will be allowed
 - Textured metal will be allowed on the elevations
- No corrugated metal will be allowed on the elevations, however it will be allowed for the roofs
 - Insulated metal panels (IMP's) will be allowed
 - Stone, cast stone, and aggregate stone panels will be allowed
 - Cementitious siding will be allowed
 - Asphalt shingles will be allowed
 - Glazing will be allowed
 - Canopies will be allowed
- Glass, aluminum, and stone cladding will be allowed

PARKWAY PLACE



Architectural Features

- If mechanical units are on the roof, then they should be screened from view
 - Maximum height of building in Region #1=35 feet & Region #2=25 feet (*see pg. 15*)
- All roll up doors shall be screened from public rights-of-way.



PROPOSED ARCHITECTURE REGION #3 & 4

Architectural Features

- The main entrances are to be well defined and easily recognizable by use of raised rooflines, canopies, glazing, change in materials, change in colors, and change in building planes
- Any enclosures (mechanical or trash) shall match the building architecture of that site through material, color, and character
- Truck docks shall be positioned to face away from the neighboring residential developments in Region #4 and screened from public right-of-ways in Regions #2, 3, & 4



Example of Building Entrance

INTENT

It is intended that the proposed architectural styles, elements, colors and materials outlined in this section be approved only as an architectural guideline and sampling palate for final building designs. The Planning Commission shall have review authority and shall be allowed to provide input and influence for the final architectural building design for each site. This shall be done as part of the final site plan approval process.

Region #3 and 4 are anticipated to have mostly industrial uses and have been limited to those uses with this pattern book. Region #2 has allowable uses that fall into industrial uses as well as office and retail uses. Due to this reason, Region #2 has been included in both sets of architectural guidelines.



Example of Building Entrance

Building Materials

- Integrally Colored Split Face Block will be allowed
 - Tilt-up precast concrete wall will be allowed
- Dryvit will be allowed, but only in combination with other materials. No single elevation shall be all dryvit.
 - Brick will be allowed.
 - Textured metal will be allowed on the elevations
- No corrugated metal will be allowed on the elevations, however it will be allowed for the roofs
 - IMP's will be allowed
- Stone, cast stone, and aggregate stone panels will be allowed
 - Cementitious siding will be allowed
 - Asphalt shingles will be allowed
 - Glazing will be allowed
- Glass, aluminum, and stone cladding will be allowed

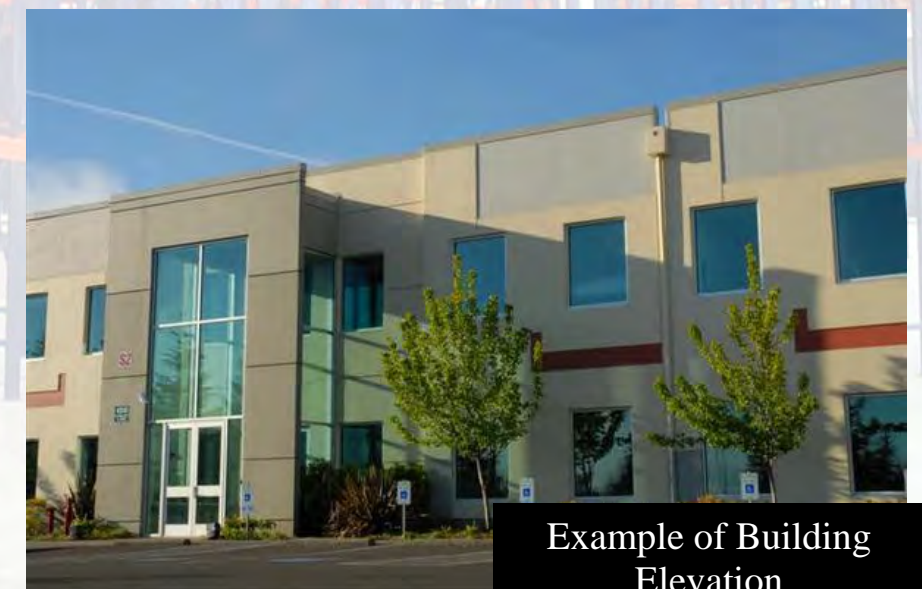
PARKWAY PLACE



Example of Building Elevation

Architectural Features

- If mechanical units are on the roof, and should be screened from view of any public rights-of-way
- Maximum height of building in Region #3=75 feet (see pg. 15)
- Maximum height of building in Region #4=45 feet (see pg. 15)



Example of Building Elevation

EXISTING AND PROPOSED ARCHITECTURE

Images on this page are from the existing Region 2, Lot 5. These images show the character of the existing and proposed buildings in Region 2. Building sides that are visible to the right-of-way should return from the front façade, generally a quarter of the side building length.



PARKWAY PLACE

PARKWAY PLACE

PROPOSED ARCHITECTURE (cont.)

Building Color Palette Primary Colors



Example of Brick



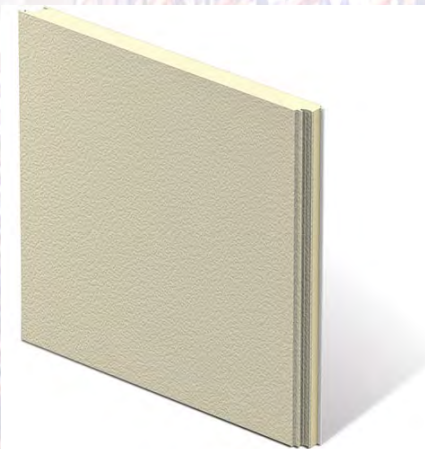
Example of Cast Stone



Example of Stone Veneer



Example of Split Face Block & Textured Metal



Example of IMP Panels

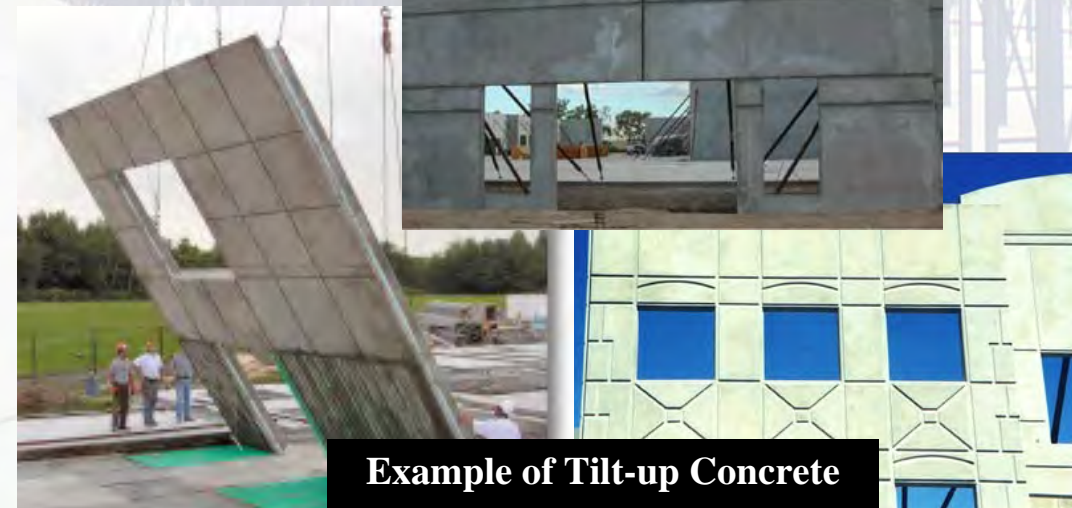


Example of Cementitious Siding

Building Color Palette Accent Colors



Example of Aggregate Panels



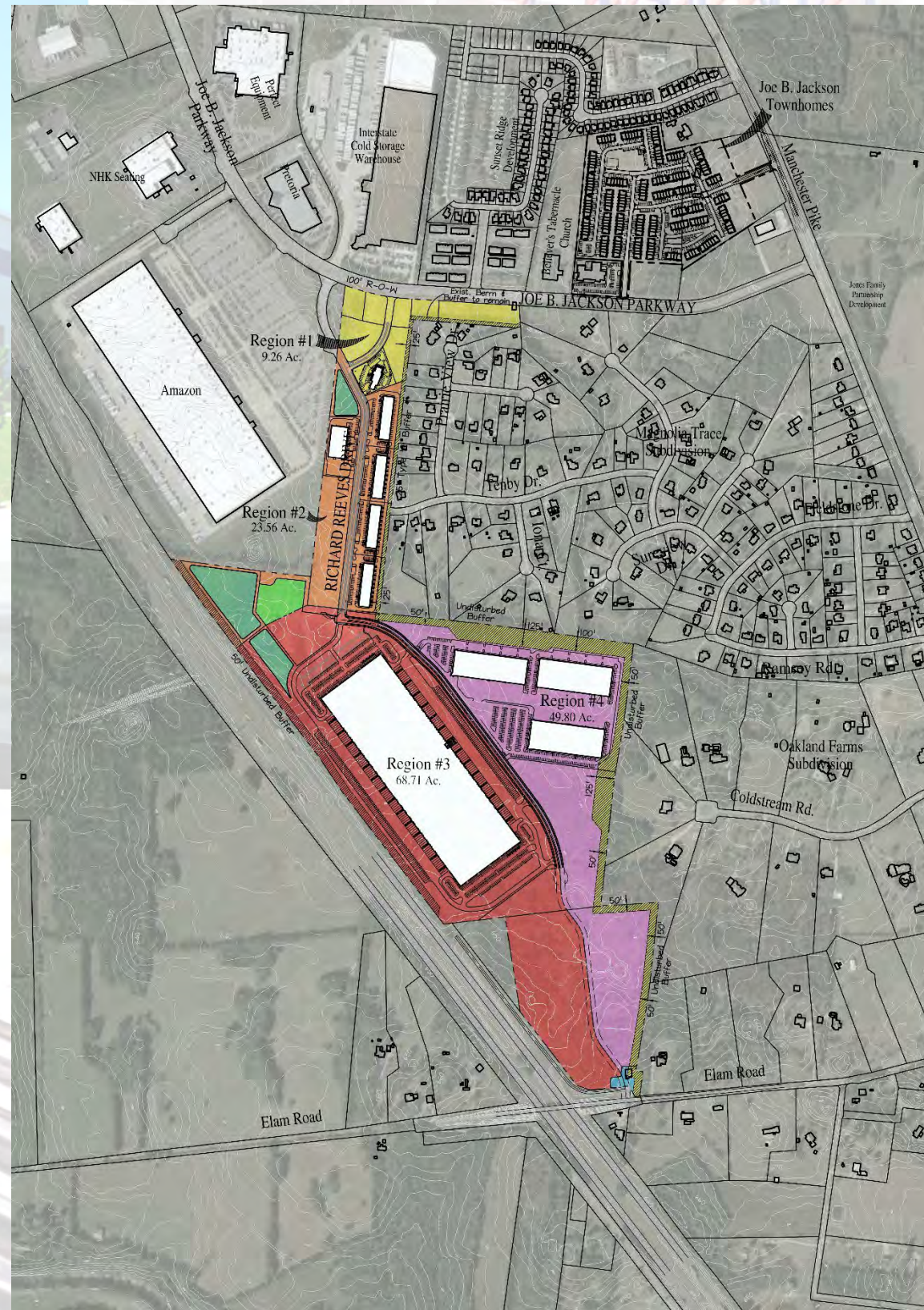
Example of Tilt-up Concrete

PROPOSED ALLOWABLE USES

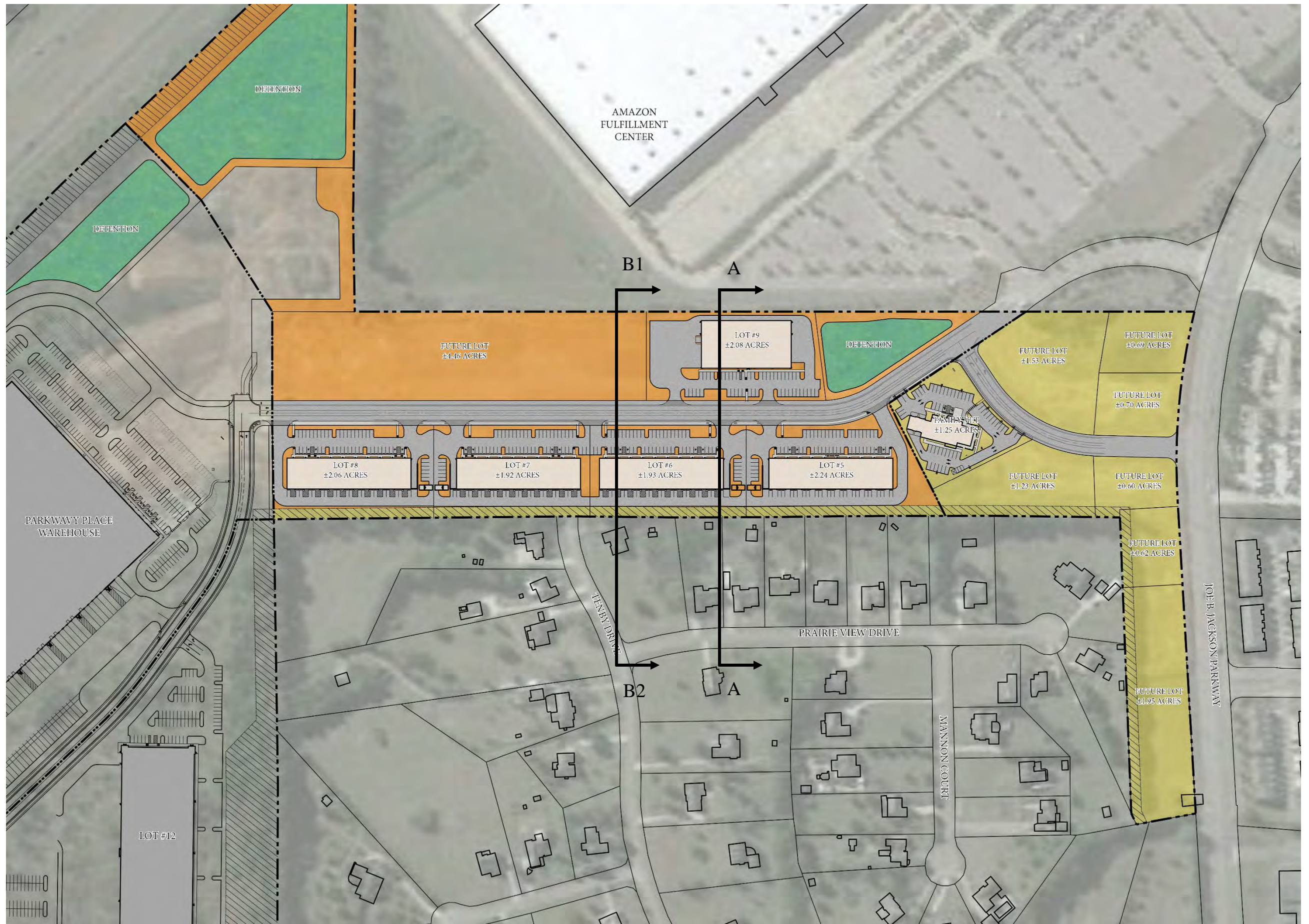
USES PERMITTED	ZONES			
	Region 1	Region 2	Region 3	Region 4
COMMERCIAL				
Amusements, Commercial Indoor		X	X	
Animal Grooming Facility	X	X	X	
Antique Mall		X		
Antique Shop <3,000 sq. ft.	X	X	X	
Apothecaries (pharmaceuticals only)	X			
Art or Photo Studio or Gallery	X	X	X	
Bakery, Retail	X	X		
Bank, Branch Office	X			
Bank, Drive-Up Electronic Teller	X			
Bank, Main Office	X			
Barber or Beauty Shop	X	X		
Boat Rental, Sales, or Repair			X	
Book or Card Shop	X			
Brewery - Artisan	X	X	X	X
Business School	X	X	X	
Business and Communication Service		X	X	X
Catering Establishment		X	X	X
Clothing Store	X	X		
Commercial Center	X			
Convenience Sales and Service, maximum 5,000 sq. ft. floor area	X			
Delicatessen	X			
Department or Discount Store		X		
Dry Cleaning	X	X		
Financial Service (Check Cash)	X	X		
Fireworks Retailer		X	X	
Fireworks Seasonal Retailer		X	X	
Flower or Plant Store	X	X	X	
Funeral Home	X			
General Service and Repair Shop		X	X	
Glass-Auto, Plate, and Window		X	X	X
Glass-Stained and Leaded	X	X		
Group Assembly <250 persons		X	X	
Health Club	X	X	X	X
Interior Decorator	X	X		
Iron Work		X		
Janitorial Service		X		
Karate, Instruction	X	X		
Keys, Locksmith	X	X		
Laboratories, Medical		X		
Laboratories, Testing	X	X		
Lawn, Tree, and Garden Service		X		
Lumber, Building Material			X	
Music or Dancing Academy	X	X		
Offices	X	X	X	X
Optical Dispensaries		X	X	
Personal Service Establishment	X	X	X	X
Pet Shops, Excluding Overnight Kenneling	X	X		
Pharmacies	X			
Radio, TV, or Recording Studio		X	X	
Reducing and Weight Control Service	X	X		
Restaurant and Carry-Out Restaurant	X			
Restaurant, Drive-In	X			
Restaurant, Specialty	X			
Restaurant, Specialty - Limited	X	X		
Retail Shop, other than enumerated elsewhere	X	X	X	X
Salvage and Surplus Merchandise		X	X	
Sheet Metal Shop		X	X	
Shopping Center, Community			X	
Shopping Center, Neighborhood			X	
Shopping Center, Regional			X	X
Specialty Shop	X	X		
Towing			X	
Veterinary Office	X	X		
Veterinary Clinic	X	X		
Vehicle Wash		X		
Warehousing, Transporting		X		
Wholesaling		X	X	
X = Permitted Uses				
X = New Permitted Uses				
* = Only allowed West of Richard Reeves Drive				

USES PERMITTED	ZONES			
	Region 1	Region 2	Region 3	Region 4
INDUSTRIAL				
Manufacture, Storage, Distribution of:				
Abrasive Products		X	X	X
Automobile Parts and Components Manufacture			X	X
Automobile Seats Manufacture			X	X
Bakery Goods		X	X	X
Bottling Works		X	X	X
Brewery		X	X	X
Candy		X	X	X
Canned Goods		X	X	X
Contractor's Storage, Indoor		X	X	X
Contractor's Yard or Storage, Outdoor		X*	X	X
Cosmetics		X	X	X
Custom Wood Products		X	X	X
Electrical or Electronic Equipment, Appliances, and Instruments		X	X	X
Fabricated Metal Products and Machinery (Indoor)		X	X	X
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery			X	X
Furniture and Fixtures		X	X	X
Jewelry		X	X	X
Leather and Leather Products, except tanning and finishing		X	X	X
Leather and Leather Products, Tanning and Finishing			X	X
Lumber and Wood Products			X	X
Metal or Rubber Stamps			X	X
Musical Instruments			X	X
Novelties		X	X	X
Office/Art Supplies		X	X	X
Paints, only storage or distribution		X	X	X
Paper Products excluding paper and pulp mills			X	X
Pharmaceuticals			X	X
Photographic Film Manufacture			X	X
Pottery, Figurines, and Ceramic Products		X	X	X
Primary Metal Distribution and Storage, indoor			X	X
Primary Metal Manufacturing			X	X
Printing and Publishing		X	X	X
Rubber and Plastic Products except rubber or plastic manufacture			X	
Silverware and Cutlery			X	X
Soap			X	X
Sporting Goods			X	X
Stone, Clay, Glass, and Concrete Products		X	X	X
Toiletries			X	X
Toys		X	X	X
Transportation Equipment, Vehicles			X	X
USES PERMITTED				
INSTITUTIONS				
Church		X		
Day-Care Center		X		
Public Building		X		
USES PERMITTED				
TRANSPORTATION AND PUBLIC UTILITIES				
Post Office or Postal Facility			X	X
Pump Station			X	X
Telephone Service Center			X	X
OTHER				
Recycling center			X	
Self-Service Storage Facility			X	X
Warehouse			X	X
Wholesale Establishments			X	X
X = Permitted Uses				
X = New Permitted Uses				
* = Only allowed West of Richard Reeves Drive				

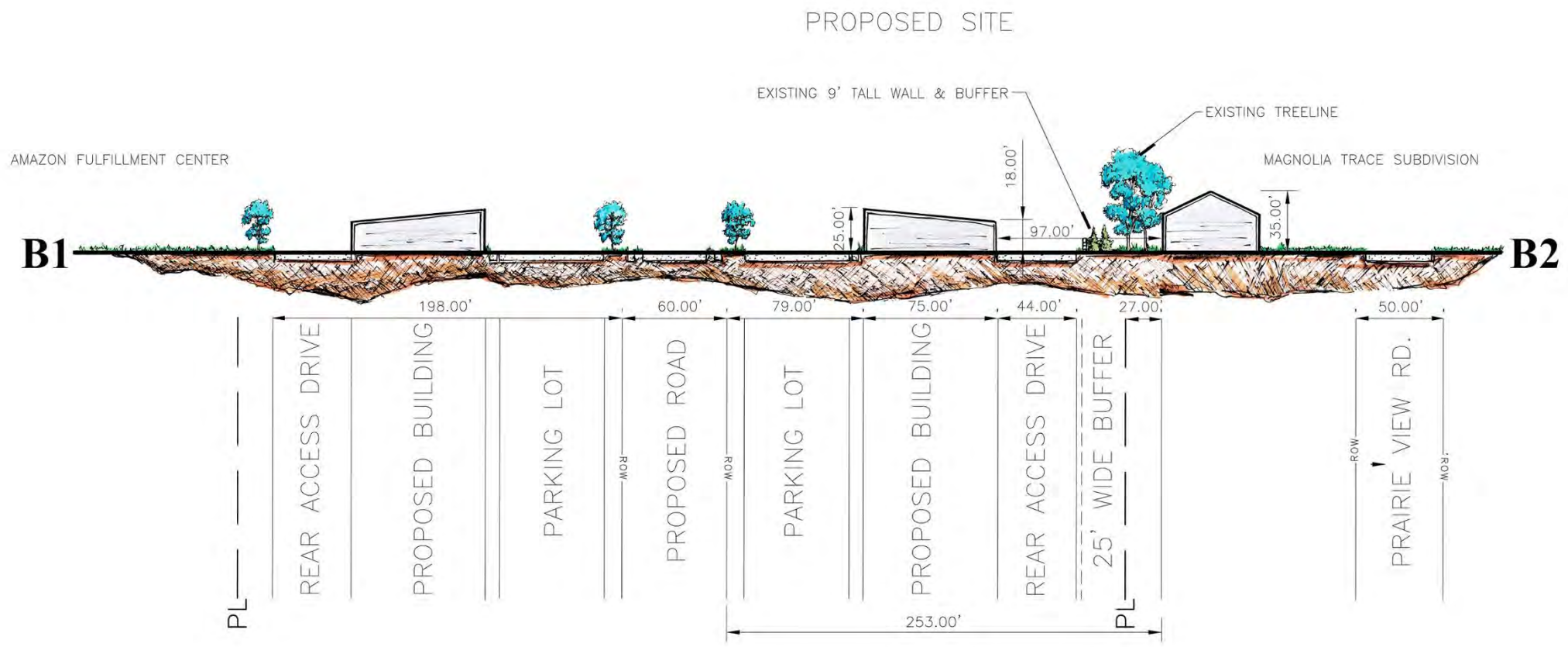
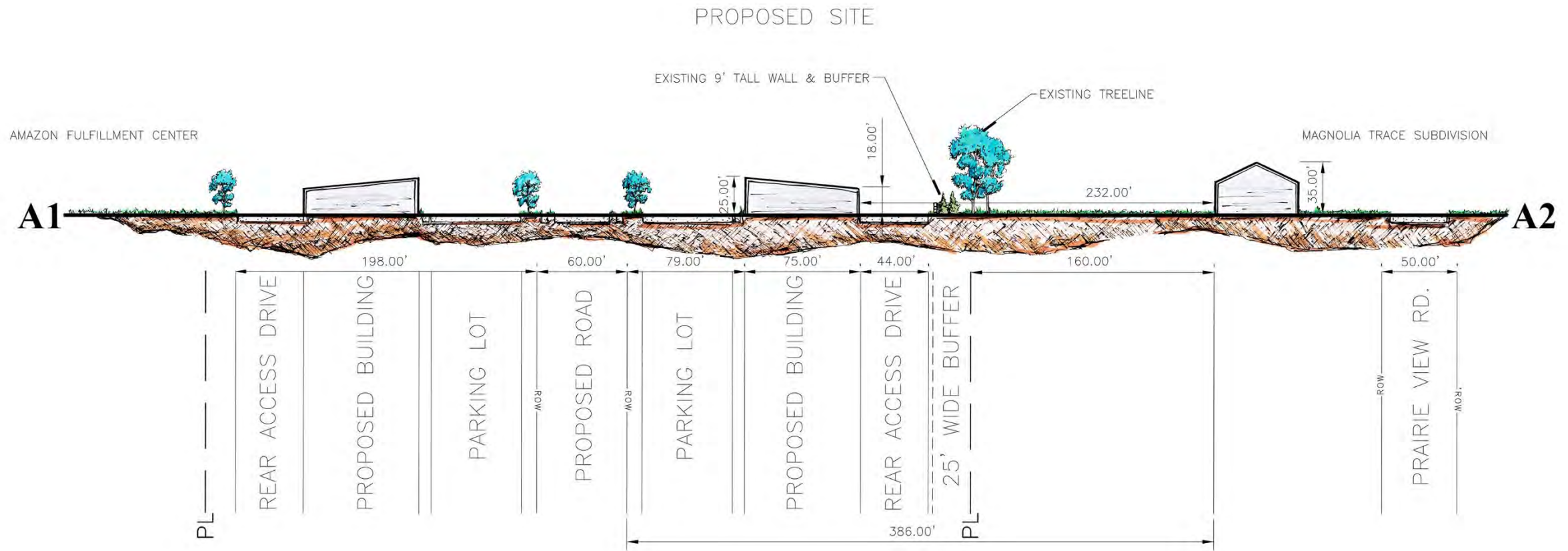
PARKWAY PLACE



The uses for the development were selected and restricted to help protect the existing residents and ensure a successful development. The less intense uses have been placed abutting the residential zones while the more intense uses will be buffered from the residential zones. In addition to considering the abutting residential zones, the allowable uses of each Region inside the development were considered to ensure the long-term success of the development itself. By maintaining appropriate uses within each Region, proper transitions between land uses will occur and keep activities restricted to certain areas therefore protecting each individual site itself as well as the entire development and surrounding region.



North to the Right
 Scale: 1" = 200'



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

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 5 ALONG WITH DESCRIPTIONS OF EACH.

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

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

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

RESPONSE: EXHIBITS AND PHOTOGRAPHS ON PAGES 3, 5, 6, 7, & 8 GIVE THE LOCATION OF EXISTING STRUCTURES ON THE SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 5A GIVES THE ZONING OF THOSE SAME PROPERTIES.

4.) A DRAWING DEFINING THE LOCATION AND AREA PROPOSED TO BE DEVELOPED FOR BUILDINGS AND PARKING; STANDARDS FOR PEDESTRIAN AND VEHICULAR CIRCULATION; THE PROPOSED POINTS OF INGRESS AND EGRESS TO THE DEVELOPMENT; THE PROVISION OF SPACES FOR LOADING; PROPOSED SCREENING TO BE MADE IN RELATION TO ABUTTING LAND USES AND ZONING DISTRICTS; AND THE EXTENT OF PROPOSED LANDSCAPING, PLANTING AND OTHER TREATMENT ADJACENT TO SURROUNDING PROPERTY.

RESPONSE: PAGES 8-12 LISTS STANDARDS AND EXHIBITS SHOWING THE CONCEPT PLAN WHICH SHOWS EACH OF THESE ITEMS.

5.) A CIRCULATION DIAGRAM INDICATING THE PROPOSED PRINCIPAL MOVEMENT OF VEHICLES, GOODS AND PEDESTRIAN WITHIN THE DEVELOPMENT TO AND FROM EXISTING THOROUGHFARE.

RESPONSE: THE SITE PLAN ON PAGES 4, 11, & 12 INDICATES ACCESS POINTS.

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

(AA) THE APPROXIMATE DATE WHEN CONSTRUCTION OF THE PROJECT CAN BE EXPECTED TO BEGIN; RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 8

(BB) THE ORDER IN WHICH THE PHASES OF THE PROJECT WILL BE BUILT; RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 8

(CC) THE MINIMUM AREA AND THE APPROXIMATE LOCATION OF COMMON SPACE AND PUBLIC IMPROVEMENTS THAT WILL BE REQUIRED AT EACH STAGE; RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 8

(DD) A BREAKDOWN BY PHASE FOR SUBSECTIONS[5] AND [6] ABOVE; RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 8

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 PID. THE SURROUNDING AREA HAS A MIXTURE OF USES CONSISTING OF RESIDENTIAL DETACHED STRUCTURES, CHURCHES, AND SCHOOLS. THE SCHOOL AND CHURCH ARE INSTITUTIONAL USES, WHICH ARE TYPICALLY CONSIDERED TO BE COMPLIMENTARY AND COHESIVE WITH THE SURROUNDING NEIGHBORHOODS. LIKE THOSE USES, THE APPROVED PID WILL PROVIDE AMENITIES AND NEEDS FOR THE LOCAL RESIDENTS. THE CONCEPT PLAN AND DEVELOPMENT STANDARDS COMBINED WITH THE ARCHITECTURAL REQUIREMENTS SHOWN WITHIN THIS BOOKLET WILL ALLOW THIS SITE TO FILL A NEED IN THE SIEGEL AREA.

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

RESPONSE: THE FRONT SETBACKS REQUESTED ARE THE SAME AS REQUIRED SETBACK FOR A (OG) DEVELOPMENT. THE SIDE SETBACKS REQUESTED ARE SAME AS REQUIRED FOR A (OG) DEVELOPMENT. THE REAR SETBACKS ARE SAME AS REQUIRED SETBACK FOR A (OG) DEVELOPMENT. THE MAXIMUM HEIGHT IS SAME AS ALLOWED IN A (OG) DEVELOPMENT. THIS DEVELOPMENT REQUESTS AN EXCEPTION TO THE MAXIMUM CUL-DE-SAC LENGTH SET FORTH IN SECTION 5.7.5ii OF THE MURFREESBORO SUBDIVISION REGULATIONS FOR THE TEMPORARY END OF LOGISTICS WAY. A PUBLIC/PRIVATE ACCESS EASEMENT SHALL BE PROVIDED TO CONNECT TO ELAM ROAD FOR NON-DELIVERY VEHICULAR ACCESS ONLY.

9.) 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 PID. NOT REQUIRED FOR INDUSTRIAL USES PER MURFREESBORO ZONING ORDINANCE CHART 2 "MINIMUM LOT REQUIREMENTS, MINIMUM YARD REQUIREMENTS, AND LAND USE INTENSITY RATIOS".

10.) 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 AIRPORT OVERLAY DISTRICT (AOD), BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORIC DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.

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

RESPONSE: PAGE 12 DISCUSSES THE MAJOR THOROUGHFARE PLAN.

12.) 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.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

6:00 PM

CITY HALL

MEMBERS PRESENT

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

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Amelia Kerr, Planner
Joel Aguilera, Planner
Carolyn Jaco, Recording Assistant
David Ives, Deputy City Attorney
Roman Hankins, Assistant City Attorney
Sam Huddleston, Executive Dir. Dev't Services

1. Call to order.

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

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Approve minutes of the May 4, 2022, Planning Commission meeting.

Ms. Jami Averwater moved to approve the minutes of the May 4, 2022 Planning Commission meeting; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

4. Public Hearings and Recommendations to City Council:

Zoning Ordinance Amendment [2022-803] regarding amendments to Section 2, Section 9, Chart 1, and Chart 4 pertaining to uses permitted, City of Murfreesboro Planning Department applicant. Ms. Marina Rush presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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

There being no further discussion, Mr. Rick LaLance moved to approve the Zoning Ordinance amendment subject to Staff deleting the “medical clinic use,” as presented, from Chart 1 prior to City Council’s consideration of this amendment; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

Nay: None

Zoning application [2022-404] for approximately 1.5 acres located at 915 Haynes Drive to be rezoned from RS-15 to PRD (Beau Monde PRD), Blue Sky Construction applicant. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

Ms. Margaret Ann Green stated that the proposed development type of “single-family detached” is consistent with the proposed Future Land Use Map; however, the characteristics, the density, and the proposed PRD zoning is inconsistent with the proposed Comprehensive Plan and the Future Land Use Map update. She also said that the Planning Commission should consider the appropriateness of the exceptions that are being requested as a part of the PRD.

Mr. Bennie Pandorf of Huddleston-Steele Engineering and Mr. Howard Wilson (developer) were in attendance for the meeting. Mr. Bennie Pandorf gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Howard Wilson stated he commit to restricting rental use of these homes for two years.

Chair Kathy Jones opened the public hearing.

1. **Mr. Matthew Reed, 2643 James Edmon Court** – requested that the application be denied.
2. **Ms. Melissa Wright, 2709 Jim Houston Court** – requested that the application be denied.

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

The Planning Commissioners expressed their concerns stating the request should not move forward until the applicant addresses the following:

- Fire trucks and emergency vehicles should be able to access all of the homes in this development.
- Address the wall of trees that would block the view for the adjoining property owners.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

- Provide restrictions on the homes not to be rentals for two years or sold to a rental corporation.
- Address the side setbacks being too tight.
- Provide restrictive covenants for garages be for vehicles only, not for storage.
- Improvements made to the common area.

Mr. Howard Wilson requested a deferral.

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

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

Nay: None

Zoning application [2022-405] for approximately 0.85 acres located at 1540 Commonwealth Court to be rezoned from RS-10 to PCD (Georgetown Park Parking Lot PCD), Skeeter Beaulieu applicant. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Bennie Pandorf of Huddleston-Steele Engineering and Mr. Skeeter Beaulieu (applicant) were in attendance for the meeting. Mr. Bennie Pandorf gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

Mr. Skeeter Beaulieu (applicant), 1602 West Northfield Boulevard, came forward to provide additional details regarding the application.

Chair Kathy Jones opened the public hearing.

1. **Ms. Christine Daniels, 1534 West Northfield Boulevard** – expressed concerns regarding construction traffic access and requested for the application to be denied.
2. **Ms. Cassie Vaughn, 1547 Georgetown Lane** – stated that the request was contrary to the restrictive covenants and requested for the application to be denied.
3. **Mr. Steve Embree, 1514 Georgetown Court** - requested for the application to be denied.
4. **Mr. Ben Layhew, 1603 Georgetown Lane** –requested for the application to be denied.
5. **Mr. John Roberts, 1547 Georgetown Lane** – expressed concerns regarding noise and light and requested for the application to be denied.
6. **Ms. Patty Marshall, 1510 Georgetown Count** – expressed concerns regarding noise and light and requested for the application to be denied.
7. **Ms. Joyce Taylor, 1535 Georgetown Lane** –requested for the application to be denied.

Mr. Matthew Blomeley stated, for the record, that Mr. John Roberts had provided copies of emails from various homeowners that could not make tonight's meeting and those e-mails were distributed to the Planning Commission members.

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

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

Mr. David Ives made known HOA covenants could not preclude the City from rezoning property.

The Planning Commission began discussing the request and items such as lighting and buffering.

Mr. Skeeter Beaulieu agreed to continue working on the proposal and requested a deferral.

There being no further discussion, Mr. Rick LaLance moved to defer the zoning application; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Shawn Wright

Nay: None

Annexation petition and plan of services [2021-504] for approximately 16.3 acres located along Emery Road, The Anne Watkins Family Emery Road Trust and The Samuel Watkins Family Emery Road Trust applicant. Mr. Matthew Blomeley

presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. Mr. Matthew Blomeley stated, if the Planning Commission votes to recommend approval of the annexation and plan of services, staff recommends that approval be made subject to the following items being completed prior to the effective date of annexation:

- 1) Install a 20' wide emergency access drive from Laurelstone Drive to serve the existing house;

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

- 2) Dedicate a temporary emergency access easement in the location of the new driveway (which can be extinguished upon the demolition of the existing house);
- 3) Execute an agreement between the City, the property owners (the Watkins), and the developer prior to the annexation becoming effective that the Laurelstone Drive roadway connection will be recorded as a public right-of-way and constructed as a public street with the first section or phase of the proposed subdivision development.

Mr. Blomeley made known a neighborhood meeting had been conducted on Tuesday, May 24, 2022.

Mr. Bennie Pandorf of Huddlestone-Steele Engineering and Mr. Jeramie Taber (developer) were in attendance representing the application. Mr. Jeramie Taber came forward stating he has spoken with the Watkins Family for an access connection on their property and would continue to work with them on the access connection.

Chair Kathy Jones opened the public hearing.

1. **Mr. J.T. Sherrell, 2538 Sandstone Circle** – was in agreement for the road connections and emergency access that was presented by Staff.
2. **Ms. Daphne Davis, 2516 Pebblecreek Lane** – requested for road connection be constructed first at Laurelstone Drive for construction truck use with this proposal.
3. **Mr. Bobby Houston, 2859 Oakview Drive** – expressed concerns regarding blasting and traffic.

Chair Kathy Jones closed the public hearing.

Mr. David Ives made known the State of Tennessee has complete control over blasting. The City does not have the ability to place any additional restrictions towards blasting.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

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

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

Nay: None

Zoning application [2022-406] for approximately 16.3 acres located along Emery Road to be zoned RS-10 simultaneous with annexation, Jeramie Taber applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Bennie Pandorf of Huddleston-Steele Engineering and Mr. Jeramie Taber (developer) were in attendance representing the application.

Mr. Shawn Wright asked Mr. Jeramie Taber (applicant) if he would be willing to place any rental stipulations on this proposed neighborhood. Mr. Jeramie Taber came forward stating he would place two-year rental restrictions on the homes. Continuing, Mr. Taber stated there was no intention in selling the development to be all rental property.

Chair Kathy Jones opened the public hearing.

1. **Mr. J.T. Sherrell, 2538 Sandstone Circle** – requested for some type of buffer be placed between Pebblecreek subdivision and this proposal to distinguish the two separate subdivisions.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

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

Vice-Chairman Ken Halliburton wanted clarification if the applicant would be required to place buffering between this property and the adjoining subdivision, Pebblecreek. Mr. Blomeley answered that it is not required per the Zoning Ordinance. However, the applicant could include a tree preservation easement with tree protection measures with this proposal.

Mr. Bennie Pandorf stated the applicant has agreed to provide a tree preservation easement with tree protection measures and additional buffering where needed.

Mr. Rick LaLance stated that City Council has designated and funded widening of Lascassas Pike from Middle Tennessee Boulevard to Dejarnette Lane.

There being no further discussion, Mr. Rick LaLance moved to approve the zoning application subject to specific information being provided to City Council regarding the tree preservation and landscape buffering and all other staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Rick LaLance

Warren Russell

Shawn Wright

Nay: None

Annexation petition and plan of services [2022-503] for approximately 11.4 acres located along Lascassas Pike and East Pitts Lane, Betty Taylor, Elizabeth Taylor, and Terry Taylor applicants. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

and is incorporated into these Minutes by reference. Mr. Matthew Blomeley explained Staff Recommends the Planning Commission deny annexation and zoning of the subject properties for the reasons noted in the Staff comments.

The Planning Commission began discussing the City's proposed Infill Service Line. Mr. Greg McKnight explained it has not been adopted; it is a tool to be used when reviewing annexation requests. Mr. Shawn Wright stated it was difficult to make a decision when the Infill Service Line has not been adopted. Continuing, Mr. Wright asked if sewer capacity was available for this proposal. Mr. Blomeley answered yes, sewer was available from Laurelstone if the applicant obtains sewer easements.

Mr. John Harney (representative), Mr. Joey Peay (CEO, Murfreesboro Medical Clinic), Ms. Betty Taylor, Ms. Elizabeth Taylor, and Mr. Terry Taylor (applicants) were in attendance representing the application.

Chair Kathy Jones opened the public hearing.

1. **Mr. John Harney, 6748 West Gum Road** – requested for the annexation petition to be approved. He also noted that the applicant has already acquired sewer easements.
2. **Mr. Joey Peay, 1501 Cripple Creek Road** – requested for Planning Commission's support for the annexation petition and rezoning application.

Chair Kathy Jones closed the public hearing.

Vice-Chairman Ken Halliburton asked for additional information regarding road improvements along Lascassas Pike. Mr. Shawn Wright explained City Council had approved four road projects and Lascassas Pike is one of the approved projects.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

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

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Warren Russell

Shawn Wright

Abstain: Rick LaLance

Nay: None

Zoning application [2022-407] for approximately 11.4 acres located along Lascassas Pike and East Pitts Lane to be zoned CF simultaneous with annexation, Murfreesboro Medical Clinic applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. Mr. Matthew Blomeley explained Staff Recommends the Planning Commission deny annexation and zoning of the subject properties for the reasons outlined in the Staff Comments.

Mr. Rob Molchan (landscape architect), Mr. John Harney (representative), Mr. Joey Peay (CEO, Murfreesboro Medical Clinic), Ms. Betty Taylor, Ms. Elizabeth Taylor, and Terry Taylor (property owners) were in attendance representing the application. Mr. Rob Molchan began a PowerPoint presentation of the proposed development.

The Planning Commission began discussing the zoning application with questions concerning future access and road improvements to East Pitts Lane. Mr. Rob Molchan explained that it is currently a substandard road. When a site plan is submitted, road improvements would be addressed at that time.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

Chair Kathy Jones opened the public hearing.

1. **Mr. Joey Peay, 1501 Cripple Creek Road** – stated that the CF zone being requested is the same as their Shelbyville Pike location. Also, the two existing houses on the property would remain until construction begins. The timeline for this development to be completed would be around 2024.

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

The Planning Commission made known they would prefer the proposed back lot to have direct access onto Lascassas Pike not off of East Pitts Lane. Mr. Joey Peay stated they would address the back lot facing East Pitts Lane before a site plan was submitted.

Mr. Warren Russell asked if a neighborhood meeting had been conducted. Mr. Peay said no.

Mr. Terry Taylor, 2664 Lascassas Pike – commented that a public meeting had not been conducted. However, he has spoken with neighbors, and no one has had any objections.

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

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Warren Russell

Shawn Wright

Abstain: Rick LaLance

Nay: None

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

5. Staff Reports and Other Business:

Mandatory Referral [2022-717] to consider the purchase of property at 103 Southeast Broad Street, City of Murfreesboro Legal Department applicant. Mr. David Ives presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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

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

Nay: None

Mandatory Referral [2022-715] to consider the abandonment of a portion of a drainage easement located on property along Medical Center Parkway and Robert Rose Drive, Pradeep Agnihotri applicant. Ms. Amelia Kerr presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Ms. Amelia Kerr stated Staff recommends approval with 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.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

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. A final plat dedicating the new drainage easement shall be submitted for review and approval. It shall be recorded simultaneously with or prior to the recording of the quitclaim deed abandoning the existing drainage easement.
5. The new drainage facility shall be constructed and pass inspection prior to the quitclaim deed being recorded.
6. Approval of this mandatory referral is subject to the approval of the accompanying site plan that was submitted simultaneously with this mandatory referral.

There being no further discussion, Mr. Rick LaLance moved to approve the mandatory referral subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

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

Nay: None

Mandatory Referral [2022-716] for the transfer to the City of a portion of the Shalom Farms Apartments tract along Stoney Meadow Drive and the recording of an access easement on it, Spence Creek Properties applicant. Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

Mr. Joel Aguilera stated Staff recommends that the Planning Commission recommend approval of this request to the City Council subject to the following conditions:

1. If approved by City Council, the applicant will be responsible for providing the information necessary for the Legal Department to prepare legal instruments for the transfer of the property. The legal instruments will be subject to the final review and approval of the Legal Department.
2. The applicant will also be responsible for recording these instruments, including payment of the recording fee.
3. The plat creating the lot of record for the apartment site and adding the subject area to the water tank lot shall be recorded.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the mandatory referral subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

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

Nay: None

Zoning application [2021-403] clarifying the correct boundary of the property that was rezoned along Medical Center Parkway from MU, GDO-1, and GDO-2 to PUD, CH, GDO-1, and GDO-2 (Clari Park PUD), Hines Acquisitions, LLC applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 1, 2022

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

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

Nay: None

6. Adjourn.

There being no further business the meeting adjourned at 9:50 p.m.

Chair

Secretary

GM: cj

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 15, 2022

1:00 PM

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Rick LaLance
Warren Russell
Chase Salas

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Holly Smyth, Principal Planner
Joel Aguilera, Planner
Katie Noel, Project Engineer
Carolyn Jaco, Recording Assistant
David Ives, Deputy City Attorney
Roman Hankins, Assistant City Attorney
Sam Huddleston, Executive Dir. Dev't Services

1. Call to order.

Chair Kathy Jones called the meeting to order at 1:00 p.m.

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Approve minutes of the May 4, 2022 (revised) and May 18, 2022 Planning Commission meetings.

Mr. Rick LaLance moved to approve the Minutes of the May 4, 2022 (revised) and May 18, 2022 Planning Commission meetings; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

Nay: None.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 15, 2022

4. Consent Agenda:

Prologis Temporary Connector Driveway [2022-3052] site plan for site and access modifications at two industrial facilities on 28.2 acres zoned L-I located along Elam Farms Parkway, Prologis, LP developer.

Chestnut Hill, Section 6 [2022-1017] preliminary plat for 13 lots on 15 acres zoned RS-12 & RS-15 located along Upperpoint Court and County Farm Road, Salem Creek Partnership developer.

Muirwood, Section 6 [2022-1018] preliminary plat for 53 lots on 14.3 acres zoned PRD in the unincorporated County and served as an outside the City sewer customer located along Oak Drive, 360 Development, LLC developer.

Cherry Grove [2022-1019] preliminary plat for 20 lots on 24.3 acres zoned RS-15 located along Constantine Drive and Old Salem Road, Talmadge Gilley, Jr. Trust developer.

Jackson Towne, Phase 3 [2022-2037] easement plat and horizontal property regime plat for 50 units on 6.9 acres zoned PRD located along Manchester Pike, Cornerstone Development, LLC developer.

Laurelstone, Resubdivision of Lots 1 & 48 [2022-2035] final plat for 5 lots on 0.56 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc. developer.

Keeneland Commercial Center, Resubdivision of Lots 12-14 [2022-2036] final plat for 1 lot on 2 acres zoned CH located along Manchester Pike, Keeneland Investments, LLC developer.

Albany Court, Resubdivision of Lot 10 [2022-2038] final plat for 1 lot on 0.36 acres zoned RS-15 located along Albany Court, Joyce A. McGee Gardner developer.

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Venture Properties, Resubdivision of Lot 1 & Warrior Drive, Resubdivision of Lots 9 & 10 [2022-2039] final plat for 1 lot on 3.1 acres zoned CH located along South Church Street and Westgate Boulevard, Mapco Express, Inc. developer.

Snyder Retreat, Resubdivision of Lot 2 [2021-2041] final plat for 2 lots on 4.4 acres zoned RS-10 located along Avon Road and Battleground Drive, Chip Loyd developer.

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

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

Nay: None.

5. **GDO:**

On Motion

Puckett Creek Station [2022-1007] GDO Master Plan amendment for 12 lots on 27.5 acres zoned CH & GDO-1 located along Fortress Boulevard, Manson Pike, Cedar Glades Drive, and Manson Crossing Drive, Puckett Creek Station, LLP developer.

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

Mr. Charlie Waite (developer) was in attendance representing the application.

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

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

Nay: None.

Puckett Creek Station - Manson Crossing Drive ROW [2022-1007] preliminary plat for road construction and dedication on 1.8 acres zoned CH and GDO-1 located along Manson Crossing Drive, Puckett Creek Station developer. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Charlie Waite (developer) was in attendance representing the application.

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

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

Nay: None.

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Puckett Creek Station, Lot 9 [2022-2021] final plat for 1 lot on 1 acre zoned CH & GDO-1 located along Cedar Glades Drive, Puckett Creek Station, LLP developer. Mr.

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

Mr. Charlie Waite (developer) was in attendance representing the application.

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

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

Nay: None.

North Church, LLC Lot 2 (Holiday Inn Express) [2022-6005 & 2022-3056] initial design review of a 60,000 ft² hotel located on 3.3 acres zoned MU and GDO-1 located along Medical Center Parkway and Robert Rose Drive, Pradeep Agnihotri developer.

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

Mr. Bill Huddleston (design engineer), Mr. Pradeep Agnihotri (developer), and the architect were in attendance for the meeting. The architect explained the proposed architectural design and exterior materials for the building.

There being no further discussion, Mr. Rick LaLance moved to approve the initial design

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review subject to all staff comments; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

None: None

Clari Park, Lot 20 (Main Event) [2022-6004 & 2022-3042] initial design review of a 48,808 ft² commercial indoor amusement located on 6 acres zoned CH, GDO-1, & GDO-2 located along Greshampark Drive, Main Event developer. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer) and Mr. Randy Barnett (architect) were in attendance representing the application. Mr. Taylor explained he would continue working on the parking agreement due to the multiple uses and that he would provide all the details during the final design review. Mr. Randy Barnett explained the rollfab metal material for the building. He commented that the rollfab metal material was a stronger, better-looking, and longer-lasting than cementitious siding.

The Planning Commission recommended that the applicant provide directional signs for this development. In addition, the applicant needs to provide additional information on the rollfab material, such as the warranty or examples of buildings that have used the material.

There being no further discussion, Mr. Rick LaLance moved to approve the initial design review subject to the applicant providing directional signs at the multiple access areas, and

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addressing the private drive access and all other staff comments; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

Nay: None

6. Plats and Plans

On Motion

Westlawn Pavilion, Lot 4 (McDonald's) [2022-3061] site plan review of a 4,540 ft² restaurant located on 1.6 acres zoned PUD located along Veterans Parkway and Shores Road, McDonald's USA, LLC developer. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Bob Kempkes (architect) and Ms. Kelley Frank (design engineer) were in attendance to represent the application. Mr. Bob Kempkes explained the proposed building design, including the building materials, stating that this design was not the standard prototype.

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

Aye: Kathy Jones
Ken Halliburton
Rick LaLance

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Warren Russell

Chase Salas

Nay: None.

Fountain Place, Lots 6-8 [2021-3171] site plan for three multi-tenant commercial/office buildings totaling 35,400 ft2 on 4 acres zoned CF and OG located along East Northfield Boulevard and Pitts Lane, Hassan Eslami developer. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

The Planning Commission began discussing the proposal asking for additional information to address fire trucks and tractor-trailers being able to exit the proposed site; preserving the existing trees; keeping all dumpsters away from the adjacent residential areas; and providing a privacy fence.

Ms. Katie Noel (project engineer) stated that before final approval the site plan would need to address large trucks exiting this site onto Pitts Lane by softening the curve.

Mr. Bill Huddleston (design engineer) and Mr. Hassan Eslami (developer) were in attendance for the meeting. Mr. Bill Huddleston came forward stating he would work with Brad Barbee on preserving the existing tree line and adding additional trees with a buffer to screen the adjacent residential home.

There being no further discussion, Mr. Rick LaLance moved to approve the site plan subject to the applicant keeping the existing trees, providing a six-foot tall white vinyl privacy fence against the adjoining residential parcels, and all other staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

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Rick LaLance

Warren Russell

Chase Salas

Nay: None.

Parkway Place, Lot 7 [2022-3057] site plan for a 22,500 ft2 multi-tenant commercial building on 1.95 acres zoned PID at located along Richard Reeves Drive, Swanson Development, LP developer. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Joe Swanson, Jr. (developer) was in attendance representing the application.

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

Aye: Kathy Jones

Ken Halliburton

Rick LaLance

Warren Russell

Chase Salas

Nay: None.

Masonbrooke [2022-1020] preliminary plat for 51 lots on 19.2 acres zoned CF & RS-6 located along Florence Road, Alcorn Properties, LLC developer. Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. David Alcorn (developer) was in attendance representing the application.

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

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

Nay: None

7. **New Business:**

Schedule Public Hearings

Zoning application [2022-410] for approximately 19.5 acres to be rezoned from RS-15 to RS-8 and approximately 6.0 acres to be rezoned from RS-15 to CF located along Franklin Road, Beazer Homes applicant. Ms. Marina Rush presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on July 13, 2022; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell

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Chase Salas

Nay: None.

Zoning application [2022-411] for approximately 3.9 acres to be rezoned from CL to CH located along Memorial Boulevard, Elders Ace Hardware applicant.
WITHDRAWN BY APPLICANT

Zoning application [2022-413] for approximately 10.8 acres located at 2655 Wilkinson Pike to be rezoned from RS-15, MU, GDO-1, & GDO-2 to PRD, GDO-1, & GDO-2 (Toll Brothers at Gateway PRD), Toll Brothers applicant. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Continuing, Ms. Green made known a neighborhood meeting had been conducted on Monday, June 6, 2022 at Embassy Suites. She made known the concerns from the meeting that included the need for road widening improvements to Wilkinson Pike, improvements to the residential home to include raised foundations, wrap-around porches, enhanced streetscape, amenity areas, etc. In addition, staff has recommended improvements be made to the architecture and providing a robust amenity area such as adding a pool.

Mr. Matt Taylor (design engineer) stated he would make revisions to the zoning application before the public hearing.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on July 13, 2022; the motion was seconded by Mr. Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Rick LaLance

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Warren Russell

Chase Salas

Nay: None.

Annexation petition and plan of services [2021-505] for approximately 0.9 acres located along Elam Road, Swanson Developments, LP applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Ms. Holly Smyth made known Mr. Matthew Blomeley had distributed updated maps that also includes the right-of-way of Elam Road from Manchester Pike to I-24 as well as the I-24/Elam Road frontage road.

Mr. Joe Swanson, Jr. (applicant) was in attendance representing the application.

Lastly, Ms. Holly Smyth stated that a neighborhood meeting would be scheduled for the annexation and zoning requests.

There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing on July 13, 2022 for the requested as well as the adjacent ROW added by Staff; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Rick LaLance

Warren Russell

Chase Salas

Nay: None.

Zoning application [2022-412] to amend the Parkway Place PID on approximately 151 acres located along Joe B Jackson Parkway and Richard Reeves Drive and to

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zone approximately 0.9 acres located along Elam Road to PID simultaneous with annexation, Swanson Developments, LP applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Joe Swanson, Jr. (applicant) was in attendance representing the application.

There being no further discussion, Mr. Warren Russell moved to schedule a public hearing on July 13, 2022; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

Nay: None.

Annexation petition [2022-506] or request for service as an outside the City sewer customer for approximately 1.0 acre located at 3905 Ashley Drive, Kasie Nunley applicant. Ms. Marina Rush presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

The Planning Commissioners began discussing the request and agreed the applicant has a failing septic system.

Ms. Kasie Nunley (owner) was in attendance for the meeting to address any questions.

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There being no further discussion, Mr. Rick LaLance moved to schedule a public hearing for the annexation petition and plan of services on July 13, 2022; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Rick LaLance
Warren Russell
Chase Salas

Nay: None.

8. Staff Reports and Other Business:

Mr. Matthew Blomeley announced tomorrow morning there would be a Fair Housing Seminar that would go towards the State required continuing education hours. The meeting would be conducted at the City airport by the Community Development Department.

9. Adjourn.

There being no further business the meeting adjourned at 4:00 p.m.

Chair

Secretary

GM: cj