

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**AUGUST 3, 2022
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the July 13, 2022, Planning Commission meeting.**
- 4. Public Hearings and Recommendations to City Council:**
 - a. Zoning Ordinance amendment [2022-804] regarding amendments to Chart 3 pertaining to parking space and aisle design requirements, City of Murfreesboro Planning Department applicant. (Project Planner: Margaret Ann Green)
 - b. Zoning application [2022-415] for approximately 89.2 acres located along Veterans Parkway, Blackman Road, and Lyle McDonald Court to be zoned GDO-1 (in addition to the existing CH and CF zoning), City of Murfreesboro Administration Department applicant. (Project Planner: Marina Rush)
 - c. Zoning application [2022-414] to remove the GDO-4 zoning on approximately 31.6 acres located along Medical Center Parkway between Northwest Broad Street and Memorial Boulevard, City of Murfreesboro Administration Department applicant. (Project Planner: Margaret Ann Green)
 - d. Zoning application [2022-419] to remove the GDO-3 zoning on approximately 51.9 acres located along Medical Center Parkway (approximately 24.6 acres) and West College Street (approximately 27.3 acres), City of Murfreesboro Administration Department applicant. (Project Planner: Margaret Ann Green)
 - e. Street renaming [2022-901] to rename Winterberry Street (north of Paulownia Circle) to Mason David Drive, City of Murfreesboro Planning Department applicant. (Project Planner: Matthew Blomeley)
- 5. Staff Reports and Other Business:**
- 6. Adjourn.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 3, 2022**

PRINCIPAL PLANNER: MARGARET ANN GREEN

4.a. Zoning Ordinance amendment [2022-804] regarding amendments to Chart 3 pertaining to parking space and aisle design requirements, City of Murfreesboro Planning Department applicant.

The City's Planning Department in conjunction with the Public Infrastructure Department have been working on proposed Zoning Ordinance Amendments regarding *Chart 3. Parking Space and Aisle Design Requirements* for surface parking lots and parking structures. The proposed amendments seek to update the design requirement for angled spaces within our community and ultimately eliminate the penalization of angle parking by requiring wider drive aisle requirements. In addition to modifying the dimension for angled spaces, the amendment clarifies that the standards apply to parking lots and parking structures.

City Staff utilized current peer reviewed parking guidelines, toured existing parking structures in Murfreesboro, Nashville and Franklin and is working with a group of community stakeholders to develop the ordinance amendment. Included with this report is a chart comparing other local municipality's regulations with Murfreesboro's design requirements. The proposed changes will not create additional non-conforming properties.

A draft of the proposed Chart 3 is included in the report for the Planning Commission's consideration. Some changes are:

- Reduce the overall module width for angled spaces.
- Remove dimensions E & G as these dimensions were redundant.
- Remove the parking space and aisle design requirements for 20-degree and 80-degree designs. According to the National Parking Association's publication *Parking Space Design; Guidelines for Parking Geometry*, angles between 75 and 90 degrees are generally not recommended because the aisle becomes wide enough that many vehicles can back out and go the wrong way in a one-way design.
- Add design requirements for 75-degree spaces.
- Clarify minimum aisle width for 2-way traffic.
- Updated the graphic to correspond with proposed amendments.

- Update the title to clarify the requirements are for surface parking and parking structures.
- Delete the rows for 8.5-foot-wide spaces and add note 1 to be consistent with Section 26 of the Zoning Ordinance. Section 26. Of the Zoning Ordinance currently states:

(a) The design requirements for non-accessible parking spaces and aisles located within a parking lot are set forth on Chart 3. Subject to compatibility with overall access and circulation configuration, the applicant for permits and approvals required by this section shall choose any one of the parking angles and stall widths for such spaces as are indicated on Chart 3, provided that, except in the City Core Overlay District, no more than twenty (20%) percent of the total number of on-site non-accessible parking spaces provided shall be 8.5 ft. in width. The regulations opposite such parking angle and stall widths shall apply to the development of the parking lot.

Section 26 of the Zoning Ordinance states that, *if the existing use of a building or structure shall be changed to a new use, as measured by Chart 4, such new use shall comply with the provisions of this section; provided, however, that if the existing use is located in a building or structure existing on the effective date of this section, additional parking, queuing, or loading requirements shall be required only in the amount by which the requirements for the new use exceed the amount required for the existing use if such existing use were subject to the provisions of this section.*

Recommendation:

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

1. The Zoning Ordinance Amendment provides further clarity to angled parking in surface parking lots and in parking structures.
2. The proposed regulations are consistent with industry standards.

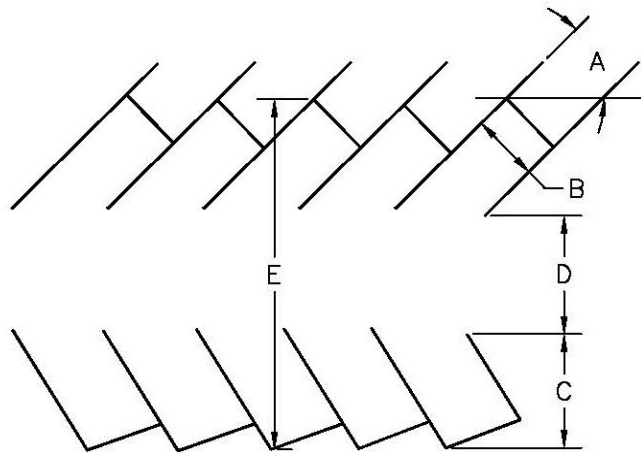
Staff will be available at the Planning Commission meeting to discuss the proposed amendments. The Planning Commission will need to conduct a public hearing prior to forwarding a recommendation to the City Council.

APPENDIX A - ZONING

CHART 3. PARKING SPACE AND AISLE DESIGN REQUIREMENTS FOR SURFACE PARKING AND PARKING STRUCTURES

A	B¹	C	D²	E
0°	9.0	9.0	11.0	29.0
30°	9.0	14.0	12.25	40.25
45°	9.0	17.25	14.5	49.0
60°	9.0	18.50	16.5	53.50
70°	9.0	18.75	18.5	56.0
75°	9.0	18.75	19.5	57.0
90°	9.0	19.0	22.0	60.0

- A. Parking Angle (Degrees)
- B. Stall Width
- C. 19 Foot Stall to Curb
- D. Aisle Width
- E. Center to Center Width of Double Row with Aisle Between



Notes:

1. A maximum 20% of the total number of on-site, non-accessible parking spaces provided may be reduced to 8.5-feet in width, except for areas otherwise exempted in Section 26.
2. Minimum aisle width (D) for two-way traffic is 22-feet.

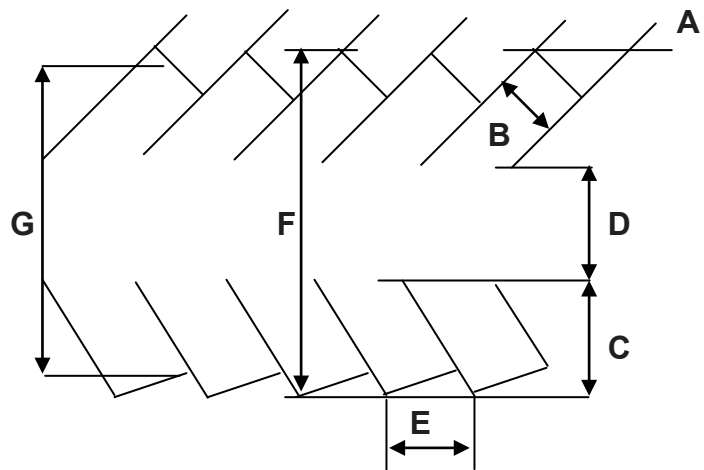
[Ord. No. 14-O-61 & 1, 01-15-15]

APPENDIX A - ZONING

CHART 3. PARKING SPACE AND AISLE DESIGN REQUIREMENTS.

A	B	C	D	E	F	G
0	8.5	9.0	11.0	23.0	30.0	—
0	9.0	9.0	11.0	23.0	30.0	—
20	8.5	15.0	11.0	26.3	41.0	32.5
20	9.0	15.0	11.0	26.3	41.0	32.5
30	8.5	16.9	11.0	17.0	44.8	37.5
30	9.0	17.3	11.0	18.0	45.6	37.8
45	8.5	19.4	13.5	12.0	52.3	46.3
45	9.0	19.8	13.0	12.7	52.5	46.5
60	8.5	20.7	18.5	9.8	59.9	55.8
60	9.0	21.0	18.0	10.4	60.0	55.5
70	8.5	20.8	19.5	9.0	61.0	58.0
70	9.0	21.0	19.0	9.6	61.0	57.9
80	8.5	20.2	22.0	8.6	62.4	60.9
80	9.0	20.3	22.0	9.1	62.6	61.0
90	8.5	19.0	22.0	8.5	60.0	60.0
90	9.0	19.0	22.0	9.0	60.0	60.0
90	10.0	18.0	24.0	10.0	60.0	60.0

- A. Parking Angle (Degrees)
- B. Stall Width
- C. 19 Foot Stall to Curb
- D. Aisle Width
- E. Curb Length Per Car
- F. Center to Center Width of Double Row with Aisle Between
- G. Curb to Curb Stall Center



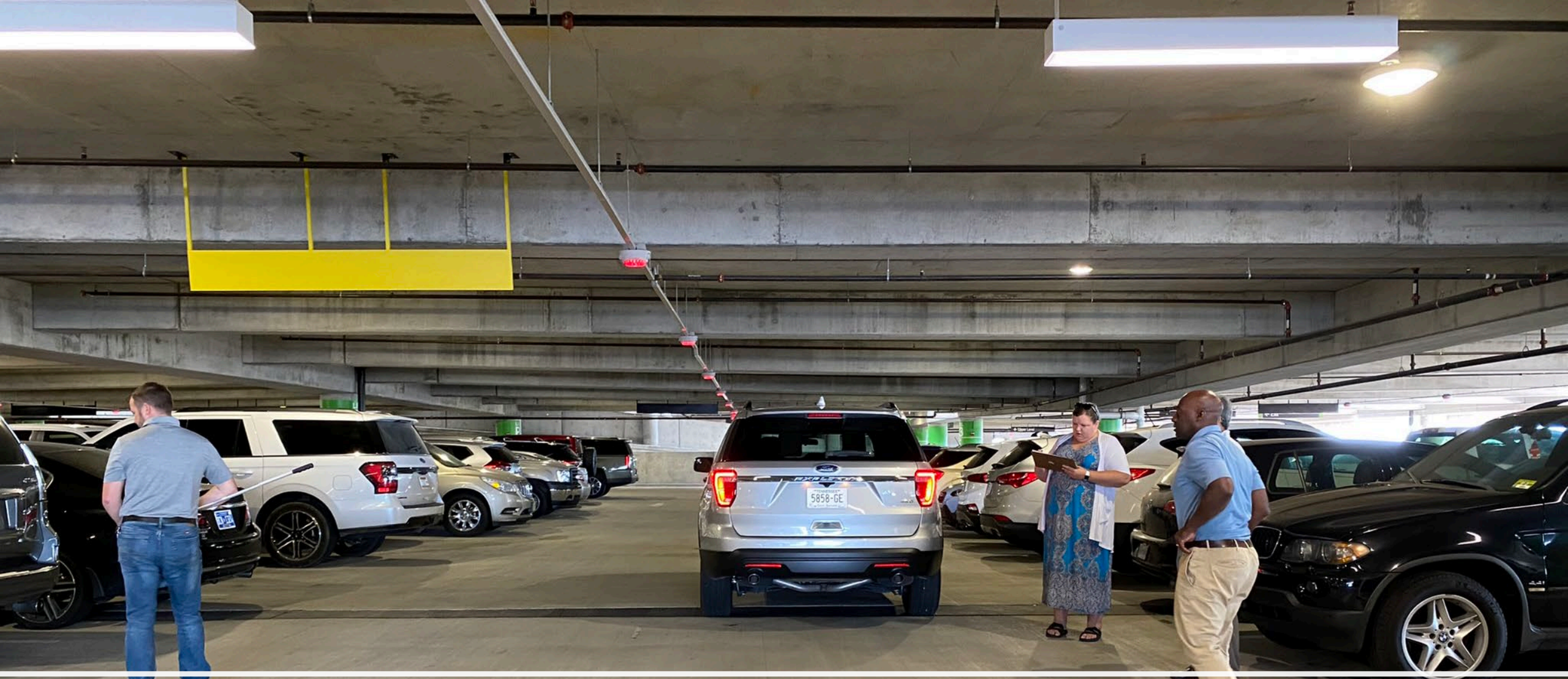
[Ord. No. 14-O-61 §1, 01-15-15]

PARKING DIMENSION COMPARISON

	Regulations					
	Murfreesboro		Nashville		Franklin	
	Angle	70	90	75	90	60
Stall depth	21	19	19	18	20	18
Stall width	9	9	8'-6"	8'-6"	9	9
Aisle width	19	22	19	24	16-20	20-24
Module width	61	60	57	60	56-60	56-60

	Regulations					
	Chattanooga		Boise, ID Parking Structure Design Guidelines		Memphis	
	Angle	75	90	75	90	75
Stall depth	18'-6"	18	19'-1"	18	20	20
Stall width	8'-9"	9	9'-1"	8'-9"	9	9
Aisle width	22	25	18'-10"	25	25	25
Module width	59	61	57	61	60	60

	NPA Parking Space Design Study		Walker Consultants Study (Hospital Design)	
	Angle	75	90	75
Stall depth	18'-9"	17'-7"	17'-6"	17'-6"
Stall width	8'-6" to 9	8'-6" to 9	9	9
Aisle width	19'-6"	25'-10"	22	26
Module width	57	61	57	61



Parking Structure Tour
June 24, 2022



EXIT

LEVEL
P3

LEVEL
P3
ROW
J

Tennessee
3429 YU
VANDERBILT











STAIR 2

STAIR 2

SPEED
LIMIT
5

NASHVILLE DEPARTMENT
of TRANSPORTATION
& MULTIMODAL INFRASTRUCTURE

NASHVILLE DEPARTMENT
of TRANSPORTATION
& MULTIMODAL INFRASTRUCTURE



EV-2
METRO
ELECTRIC
CHARGING
STATION
ONLY

ELECTRIC
CHARGING
STATION
ONLY

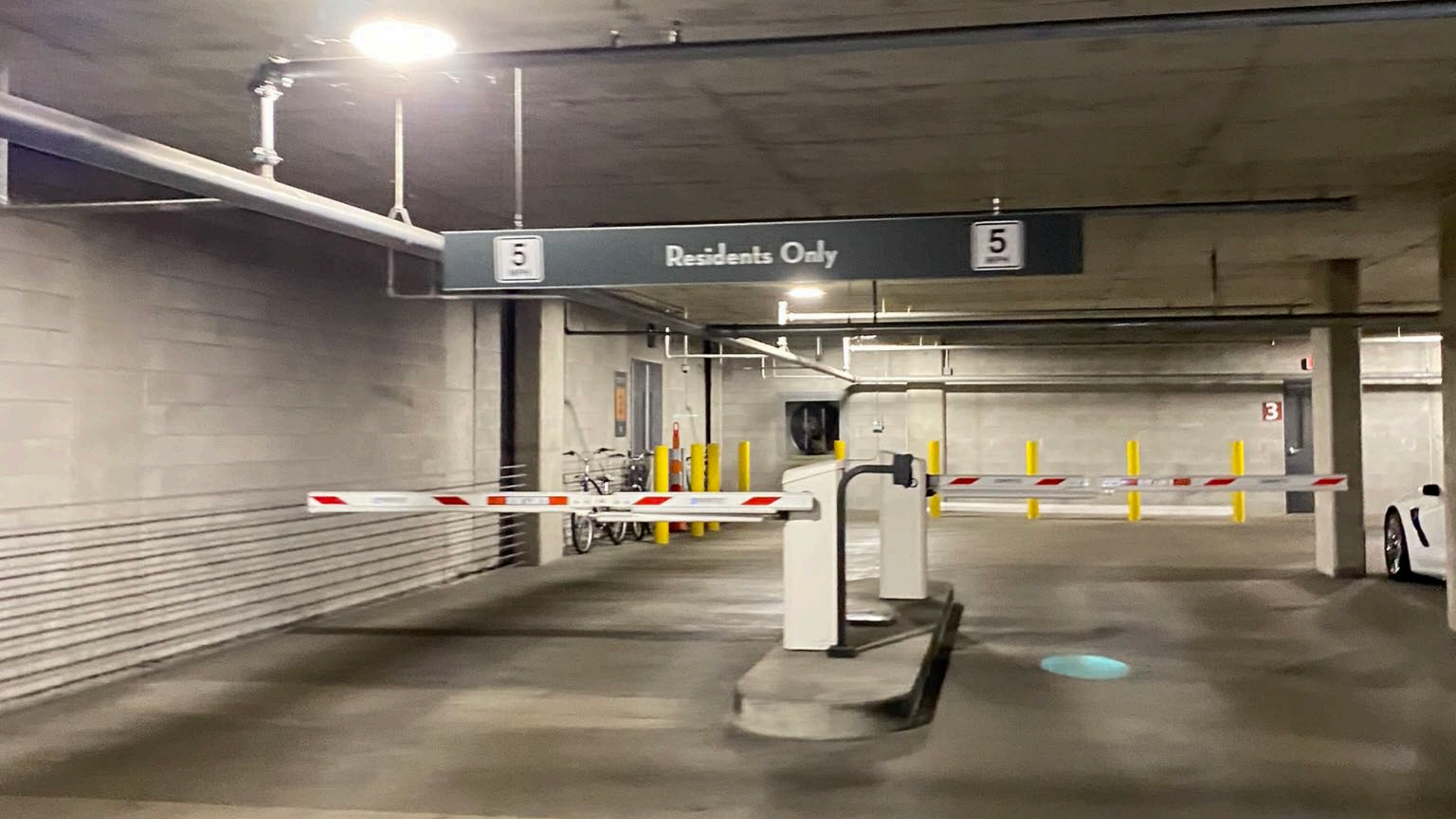
ELECTRIC
VEHICLE
CHARGING
STATION

EV-3

EV-4
METRO VEHICLE
ELECTRIC
CHARGING
STATION
ONLY







5

Residents Only

5

3

Two-Way Traffic







SPEED LIMIT
15 MPH



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 3, 2022
PROJECT PLANNER: MARINA RUSH**

4.b. Zoning application [2022-415] for approximately 89.2 acres located along Veterans Parkway, Blackman Road, and Lyle McDonald Court to be zoned GDO-1 (in addition to the existing CH and CF zoning), City of Murfreesboro Administration Department applicant.

The applicant is the City of Murfreesboro Administration Department requesting to zone several parcels located along the east side of Veterans Parkway, west side of Blackman Road, and south side of Lyle McDonald Court to Gateway Design Overlay-1 (GDO-1) district. The existing base zoning districts of Commercial Highway (CH) and Commercial Fringe (CF) will not change or be affected by this request. The property tax map numbers are:

- Tax Map 78, Parcel 52.00 (82 acres owned by Vanderbilt University Medical Center;
- Tax Map 78, Parcel 52.01 (3.7 acres owned by Donald McDonald); and
- Tax Map 78J, Group A, Parcels 01.00-07.00 (3.5 acres owned by Donald McDonald)

Located at the interchange of Veterans Parkway and SR 840, the purpose of the rezoning to add the GDO-1 overlay is to ensure any future development on these properties will be subject to high quality site and building design and to regulate the uses that can be established there. This rezoning will encompass development standards that will be representative of this gateway into Murfreesboro, including architecture, landscaping, streetscape, and other design elements. Similarly, the Westlawn PUD development, west of the subject property, meets GDO design and uses, and several parcels north of SR 840 were rezoned to have GDO-1 in 2021.

Adjacent Zoning and Land Uses

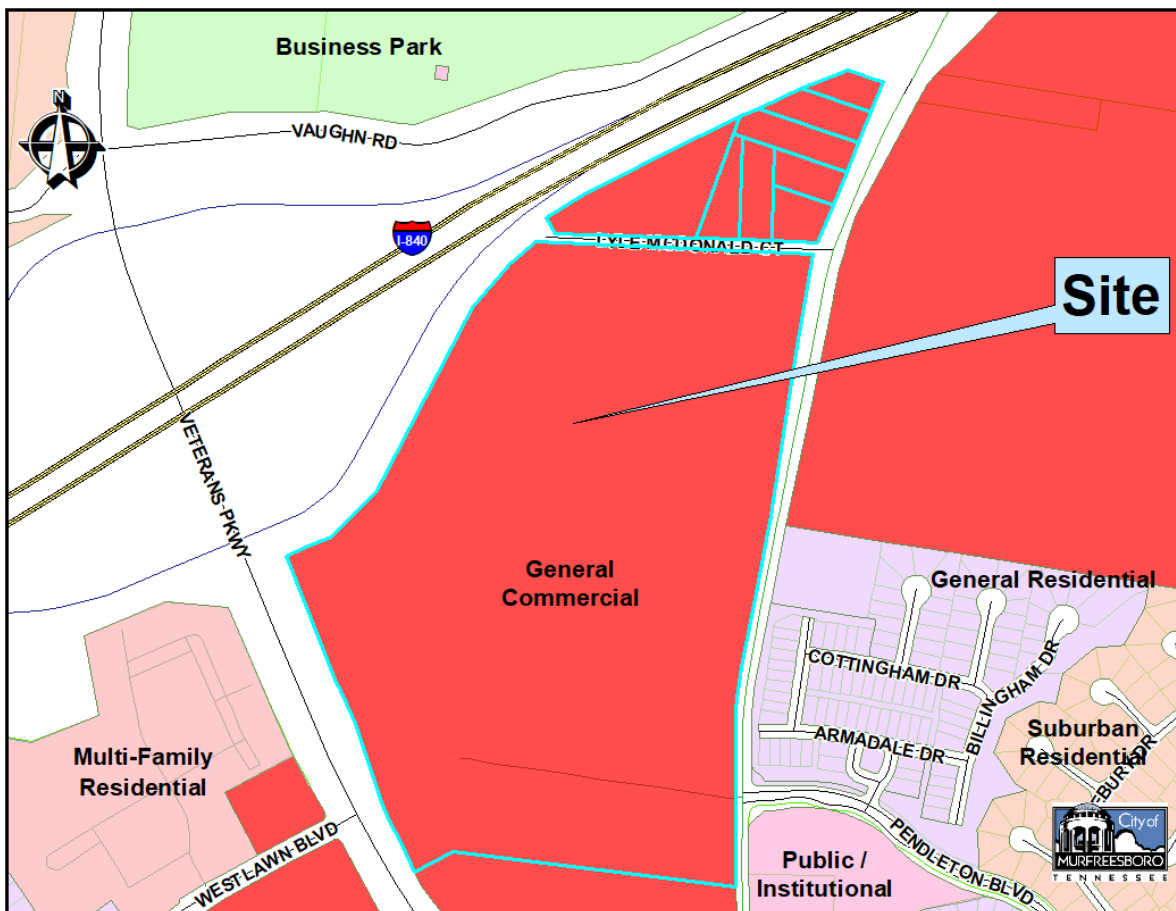
The adjacent properties located to the north and northeast are zoned CH, properties to the southeast are zoned PRD, properties to the south are zoned PUD and PCD, and west of Veterans Parkway are zoned PUD. The adjacent land uses are single-family residences to the east, including the Berkshire Subdivision, and larger, mostly-undeveloped tracts. The commercial portion of the Berkshire development, which at this time only contains a daycare center, is along the east side of Blackman Road. The Westlawn PUD, along both sides of Veterans Parkway contains highway commercial uses and medical uses, as well as an apartment complex and a single-family residential subdivision on the west side of Veterans Parkway. I-840 is located directly northwest of the study area.

In anticipation of future development and employment opportunities at the interchange of Veterans Parkway and I-840 and the desire of the City for that development to be of high quality, several parcels north of I-840 along Veterans Parkway were zoned GDO-1 in 2021. In addition, the Westlawn PUD which is located on both sides of Veterans Parkway south of I-840 is required to comply with the Gateway Design Overlay development standards as a part of its PUD.

Future Land Use Map

The current adopted Murfreesboro 2035 Comprehensive Plan future land use map (FLUM), which was approved in 2017, designates the subject property as “Auto-Urban (General) Commercial” as the most appropriate land use character for the project area. Auto-Urban (General) Commercial character is typically high intensity commercial businesses with a large amount of land area for operations, and is typically developed with strip commercial, commercial centers, auto-focused commercial uses, restaurants, etc. and requires a significant amount of land area due primarily to providing parking onsite.

Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)

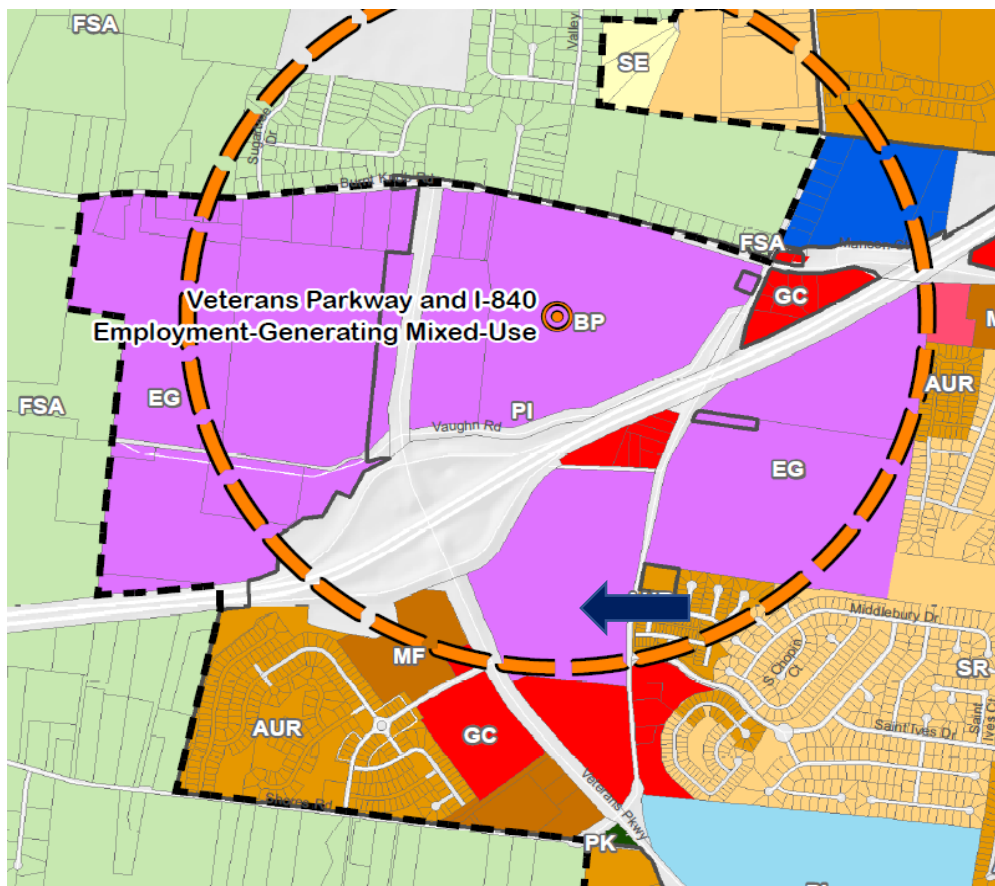


In addition, the proposed Murfreesboro 2035 Comprehensive Plan - Future Land Use Map (FLUM) (excerpt of map below) indicates that Employment Generating (EG) is the most appropriate land use character for the 82-acre property owned by Vanderbilt. It continues to identify General Commercial as the most appropriate land use character for all of the smaller parcels owned by Donald McDonald. EG is a new land use category within the proposed update, and its characteristics include:

- Create and foster employment generating uses such as, office-oriented jobs including headquarters, regional operations centers, research, and development, medical, sports tourism, digital arts, tech-based innovation, and other types that would be reasonably considered professional, technical, and innovative.
- Master planning sites to provide a plan that will encourage flexibility and creativity in the design and development.
- Job creation must be in place prior to the development of residential.

It is staff's opinion that the proposed zoning request is consistent with both the current General Commercial FLUM land use designation and the proposed FLUM update with the new land use designation of Employment Generating, as the GDO-1 zone will encourage high quality commercial and employment generating land uses.

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



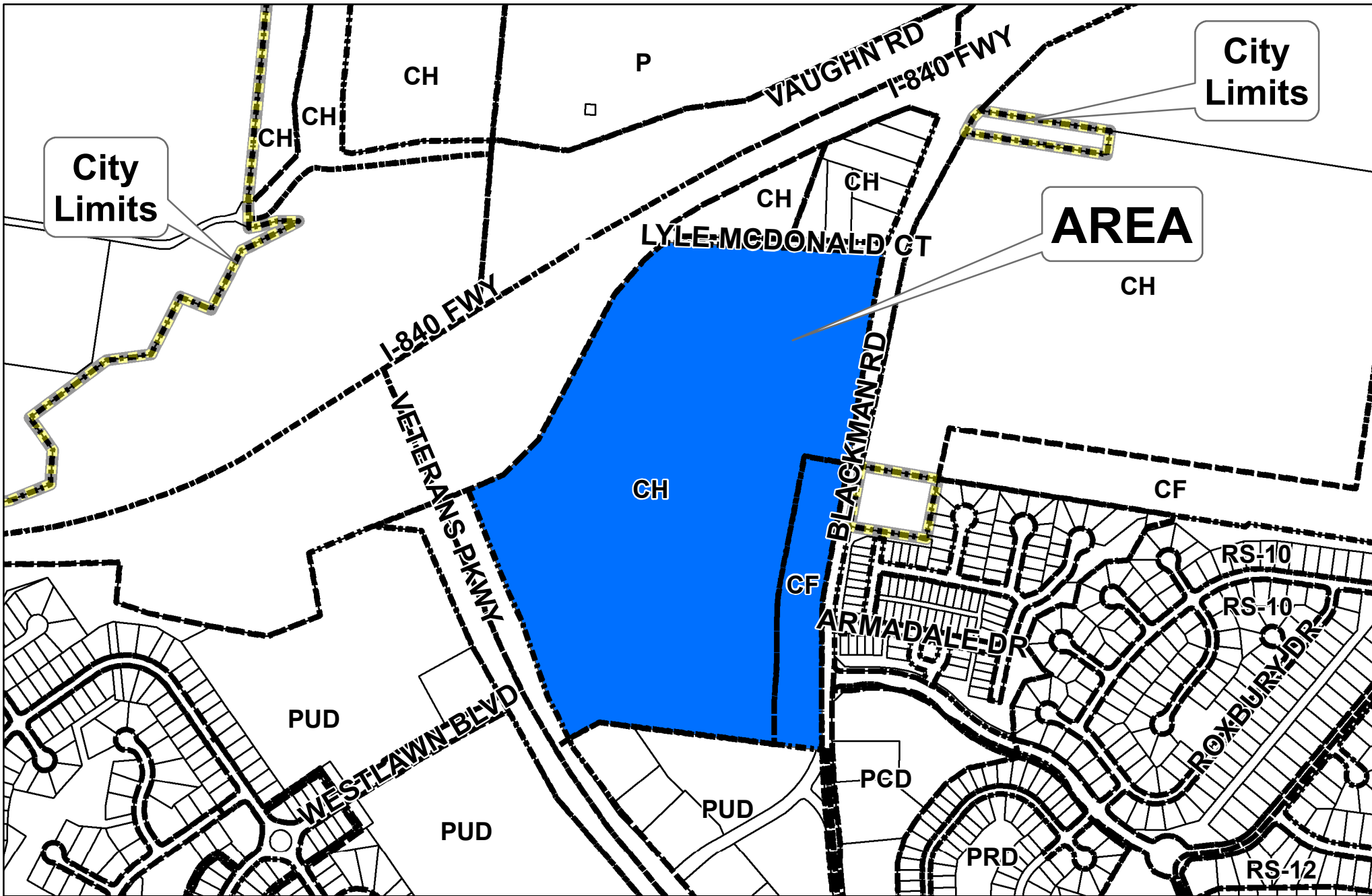
Recommendation:

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

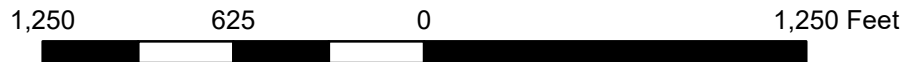
- 1) The GDO-1 zoning promotes the types of land uses proposed in the Future Land Use Map's recommended land use character designations of General Commercial and Employment Generating.
- 2) GDO-1 zoning will ensure high quality design and site planning for the property and help regulate the uses that can be established.
- 3) GDO-1 zoning is consistent with existing zoning at this interchange, with the Westlawn PUD being required to comply with GDO design standards and with several parcels north of I-840 having been zoned GDO-1 in 2021.

Action needed

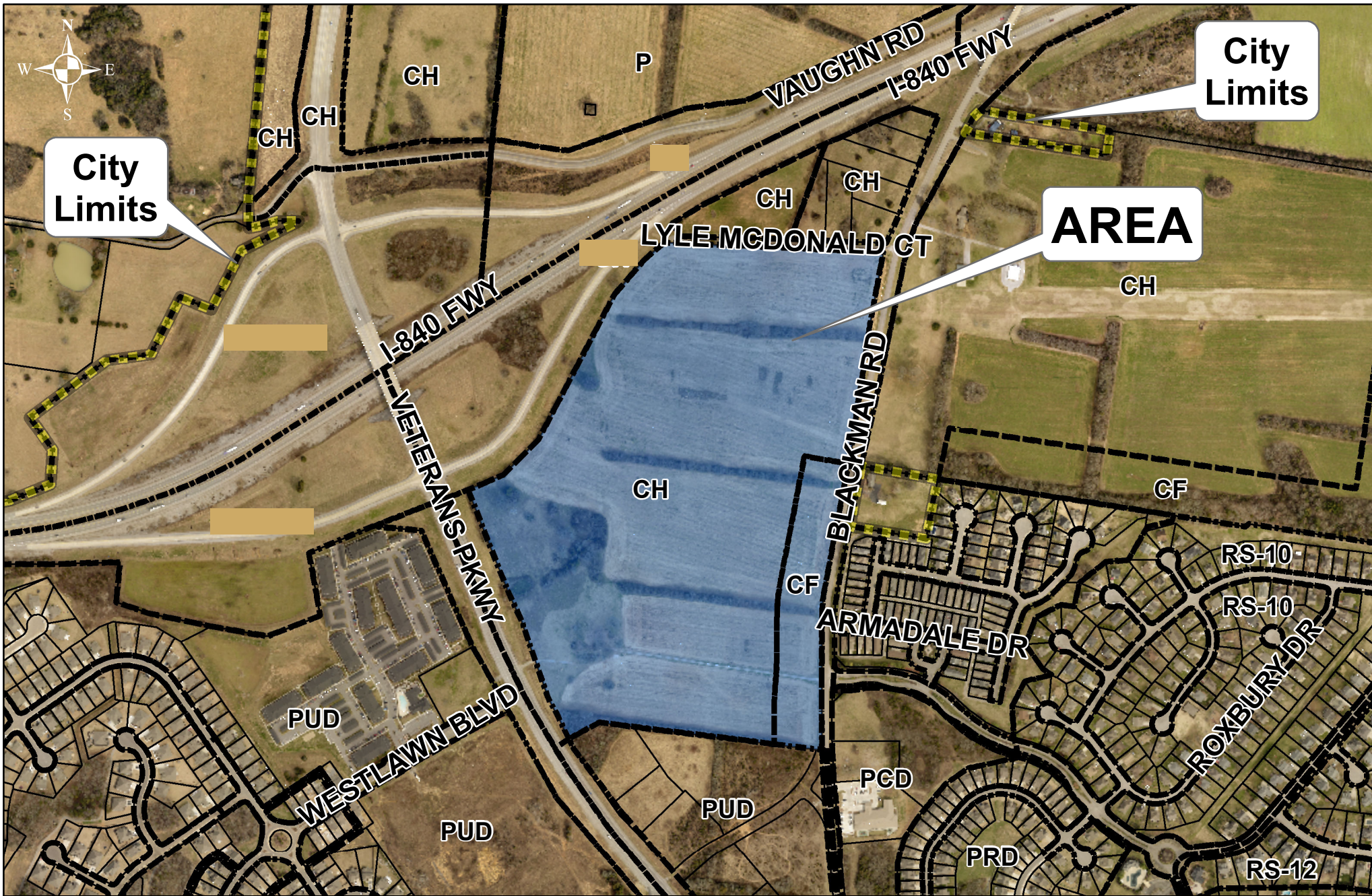
The Planning Commission will need to conduct a public hearing and then discuss this matter, after which it will need to formulate a recommendation to the City Council.



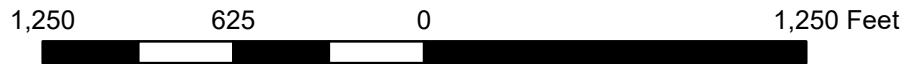
**Zoning Request for Property along Veterans Parkway and Blackman Road
Add GDO-1 to Property Zoned CH and CF**



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



**Zoning Request for Property along Veterans Parkway and Blackman Road
Add GDO-1 to Property Zoned CH and CF**



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**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 3, 2022**

PRINCIPAL PLANNER: MARGARET ANN GREEN

- 4.c. Zoning application [2022-414] to remove the GDO-4 zoning on approximately 31.6 acres located along Medical Center Parkway between Northwest Broad Street and Memorial Boulevard, City of Murfreesboro Administration Department applicant.**

The subject properties are located along Medical Center Parkway and are bounded on the east by Memorial Boulevard (Highway 231) and on the west by N.W. Broad Street (Highway 41). The subject area is zoned Heavy Industrial district (H-I), Highway Commercial District (CH), Fringe Commercial District (CF) and Single-family, Residential District (RS-10 & RS-8). One lot was zoned Commercial Planned (CP) in 1987 for Kiddle Korner Daycare [file 1987-403]. The study area was zoned GDO-4 in 2004 [file 2003-812]. The width of the GDO-4 varies but is approximately 3-lots deep on the north and approximately 180-feet along the frontage of the properties south of Medical Center Parkway.

The purpose of the Gateway Design Overlay District (GDO) regulations is to establish a framework for site planning and design to ensure development of a high quality. These regulations set standards for all development within the Gateway Design Overlay Districts including commercial, residential, institutional, industrial, and office uses. It is the intent of these regulations to establish standards that will be reflective and protective of the community amenities and historic sites along the Medical Center Parkway, Fortress Blvd., Thompson Lane, Robert Rose Drive, Wilkinson Pike, Manson Pike, and other streets in the Gateway Design Overlay District and to enhance the quality of life for the citizens of Murfreesboro and Rutherford County. It is the intent of the Gateway Design Overlay District regulations to protect and enhance the character of the land throughout the district.

Land Use and Zoning

The subject area is surrounded with developed, suburban residential lots to the north and commercial developments along the south and at the intersections. A significant portion of the property is the Chromalox industrial site. The properties are privately owned, have redevelopment potential, and are included in the rezoning application by the volition of the City's Administration Department. There are some new developments such as the Beauty Lounge and Dollar General constructed after the GDO-4 was established and older properties including small portions of Jackson Heights plaza and Boys & Girls club.

Existing single-family dwellings used for single family residences are exempt from all requirements of this the Gateway Design Overlay District.

Public Rights-of-way/ Transportation network

The properties have access to Medical Center Parkway (major arterial), two state highways, Jones Boulevard (community collector) and several local residential streets. NW Broad Street is on the City's Major Transportation Plan, short-term improvement project #10. Jones Boulevard is a committed project on the Major Transportation Plan.

Overview of the GDO Zoning

The Gateway Design Overlay District (GDO) district created over 17 years ago has proven to create a robust and vibrant economic base, it forms a strong sense of identity with the emphasis placed on high quality design, and the GDO was able to create the office, commercial and retail spaces that previously did not exist in Murfreesboro. Existing single-family dwellings used for single family residences are exempt from all requirements of the Gateway Design Overlay District.

The City's Administration Department believe these properties can be managed more effectively if they are not located within the GDO. Therefore, Mr. Huddleston submitted a rezone application requesting the Planning Commission and City Council consider remove the GDO-4 overlay.

The purposes of the GDO shall include the following:

1. encourage high quality development as a strategy for investing in the City's future;
2. emphasize the interstate access at Medical Center Parkway/Fortress Blvd. and Interstate 24 as a major entryway into the City;
3. recognize and support the historic significance of the Stones River National Battlefield and the other related areas with historic significance and to minimize the negative impacts of development in their vicinity;
4. maintain and enhance the quality of life for Murfreesboro's citizens;
5. shape the District's appearance, aesthetic quality, and spatial form;
6. reinforce the civic pride of citizens through appropriate development;
7. increase awareness of aesthetic, social, and economic values;
8. protect and enhance property values;
9. minimize negative impacts of development on the natural environment;
10. provide property owners, developers, architects, engineers, builders, business owners, and others with a clear and equitable set of regulations for developing land;
11. enhance the City's sense of place and contribute to the sustainability and lasting value of the City; and,
12. shape and develop the District in a manner that is beneficial to the district and to the entire City.

GDO-4 Height Restrictions

The maximum building height for all uses in the GDO-4 district is 35-feet. If the GDO-4 is removed, then the maximum building height for the base zone will become applicable.

District	Max. Height	GDO-4 max height
RS-10	35	35
RS-8	35	35
CF	45	35
CH	75	35
HI	75*	35

*The City Council recently approved an amendment to allow commercial/industrial accessory structures to exceed principal structure heights.

Prohibited Uses within the GDO-4

The GDO-4 additionally restricts incompatible or noxious uses that may otherwise be permitted within the underlying base zones. The Planning Commission should consider the uses that are currently prohibited on these properties and determine if it is appropriate to allow them. Chart 1, which lists the uses permitted within the Heavy Industrial, Commercial Highway and Commercial Fringe Districts is included with this staff report.

These temporary outdoor uses of land are prohibited:

- Carnivals
- circuses
- fireworks sales
- Christmas tree sales
- Tents are be permitted however a tent shall not be used for retail sales of merchandise.
- Outdoor display or sale of merchandise, other than motor vehicles, is prohibited.

Itinerant and/or temporary outdoor sales of retail merchandise shall be prohibited, including but not limited to the following:

- a) sale of vacuum cleaners, fans and other appliances;
- b) sale of rugs, carpets, toys, T-shirts, license plates, velvet paintings and artwork;
- c) sale of landscaping materials not grown on-site;
- d) sale of vegetables and produce not grown on-site;
- e) sale of souvenirs and mementos;
- f) sale of tropical plants, potted plants, and bouquets of flowers;
- g) sale of stone, clay, glass, or concrete figurines;

- h) sale of chairs, sofas, tables, or other furniture; and,
- i) sale of food and beverages.

Below is a list of uses that are currently prohibited by the GDO:

OTHER HOUSING

- ❖ Fraternity/Sorority
- ❖ Mobile Homes
- ❖ Family Crisis Shelter
- ❖ Family Violence Shelter
- ❖ Student Dormitory
- ❖ Transitional Home

- ❖ Mission

INSTITUTIONS

- ❖ Airport/Heliport
- ❖ Cemetery
- ❖ Pet Cemetery

COMMERCIAL:

- ❖ Adult Cabaret
- ❖ Adult Entertainment Center
- ❖ Adult Motel
- ❖ Adults-only Book Store
- ❖ Adults-only Motion Picture Theater
- ❖ Amusements, Commercial Outdoor Motorized
- ❖ Amusements, Commercial Outdoor Motorized Except Carnivals
- ❖ Packaged Beer
- ❖ Carnivals
- ❖ Communications Tower
- ❖ Contractor's Storage Yard
- ❖ Contractor's Yard or Storage Outdoors
- ❖ Crematory
- ❖ Drive-in Theater
- ❖ Ice Retail

- ❖ Kennels
- ❖ Laundries, Self Service
- ❖ Livestock Auction
- ❖ Lumber, Building Material
- ❖ Manufactured Home Sales
- ❖ Massage Parlor
- ❖ Mobile Home Sales
- ❖ Pawn Shop
- ❖ Pet Crematory
- ❖ Pet Funeral Home
- ❖ Rap Parlor
- ❖ Salvage & Surplus Merchandise
- ❖ Sauna
- ❖ Tattoo Parlor
- ❖ Tavern
- ❖ Taxidermy Studio
- ❖ Wrecker Service
- ❖ Wrecker Service Storage Yard

INDUSTRIAL

Animal or Poultry Slaughter, Stockyards,
Rendering

Automobile Dismantlers and Recyclers

Mobile Home Construction

Paper Mills

Petroleum and Coal Products Refining

Primary Metals Distribution and Storage

Saw Mills

Scrap Processing Yard

Scrap Metal Processors

Scrap Metal Distribution and Storage

Secondary Material Dealers

Stone, Clay, Glass, and Concrete
Products

OTHER

Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing

Temporary Mobile Recycling Center

TRANSPORTATION AND PUBLIC UTILITIES

Garbage or Refuse Collection Service

Refuse Processing Treatment and Storage

Landfill

Railroad Switching Yard, Terminal, Piggyback Yard

Taxicab Dispatching Station

Truck or Motor Freight Terminal, Service Facility

Design Review Process

The GDO design review process requires any new development and modifications to existing buildings, structures, and developments to adhere to the GDO process and standards. The GDO design review process requires any new development adhere to the GDO process and standards. If the GDO is removed from these properties, then the *Murfreesboro Design Guidelines, Zoning Ordinance and Subdivision Regulations* will remain applicable.

Murfreesboro 2035 Chapter 4 Land Use and the Future Land Use Map (Map 4-2)

Chapter 4 of the *Murfreesboro 2035 Comprehensive Plan* identifies various land use categories and provides descriptions of those categories. The Future Land Use map is a companion to Chapter 4 which helps identify locations for the various types of land use classifications, but it important to distinguish that it is not a “future zoning map”. The Planning Commission adopted this plan and utilizes it as tool in the land-use decision making process.

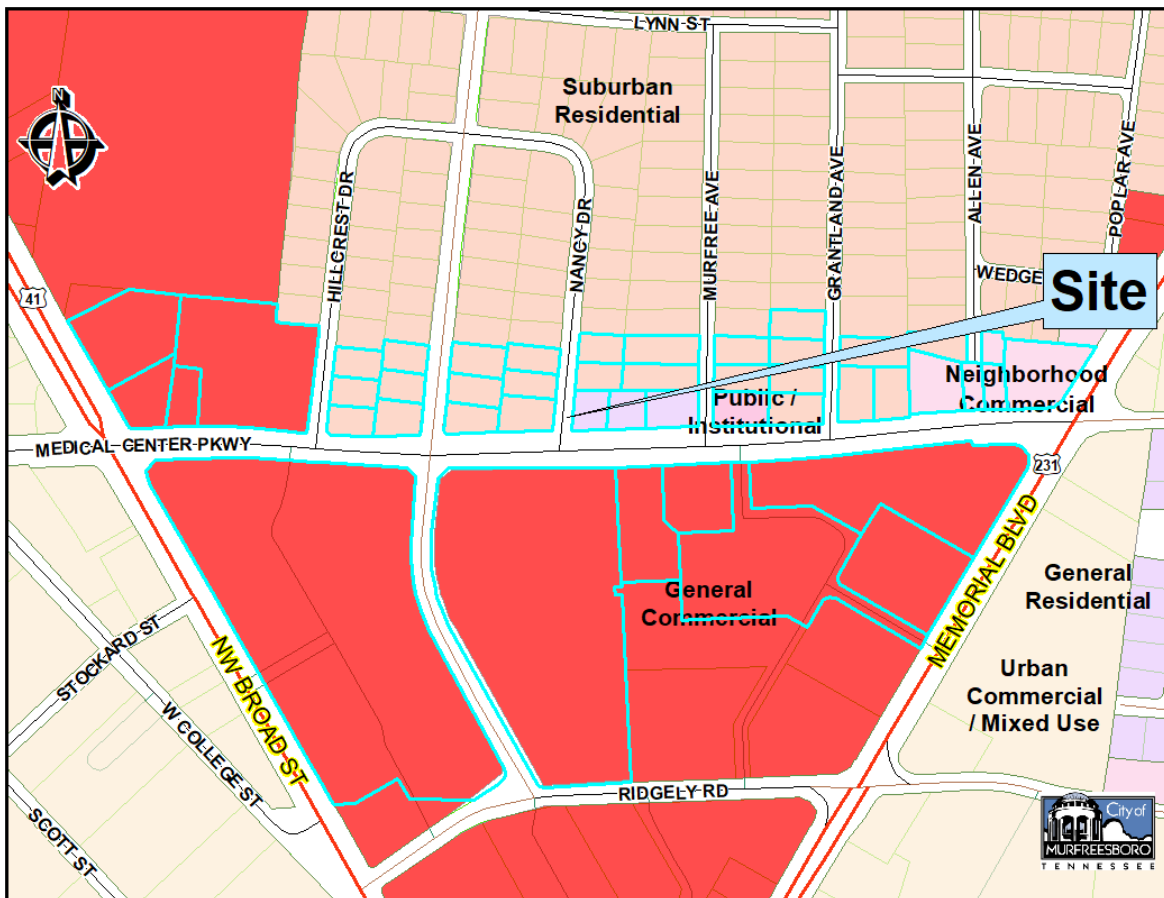
Area North of Medical Center Parkway:

The Murfreesboro 2035 **Future Land Use Map** indicates that Suburban Residential Character (SR) is most appropriate for the properties located north of Medical Center Parkway. This community character type includes small acreages, large lot estate development or may also be smaller lots clustered around common open space. Amenities may be passive recreation integrated into the master plan with an emphasis on bicycle, pedestrian, and greenway facilities.

Area South of Medical Center Parkway

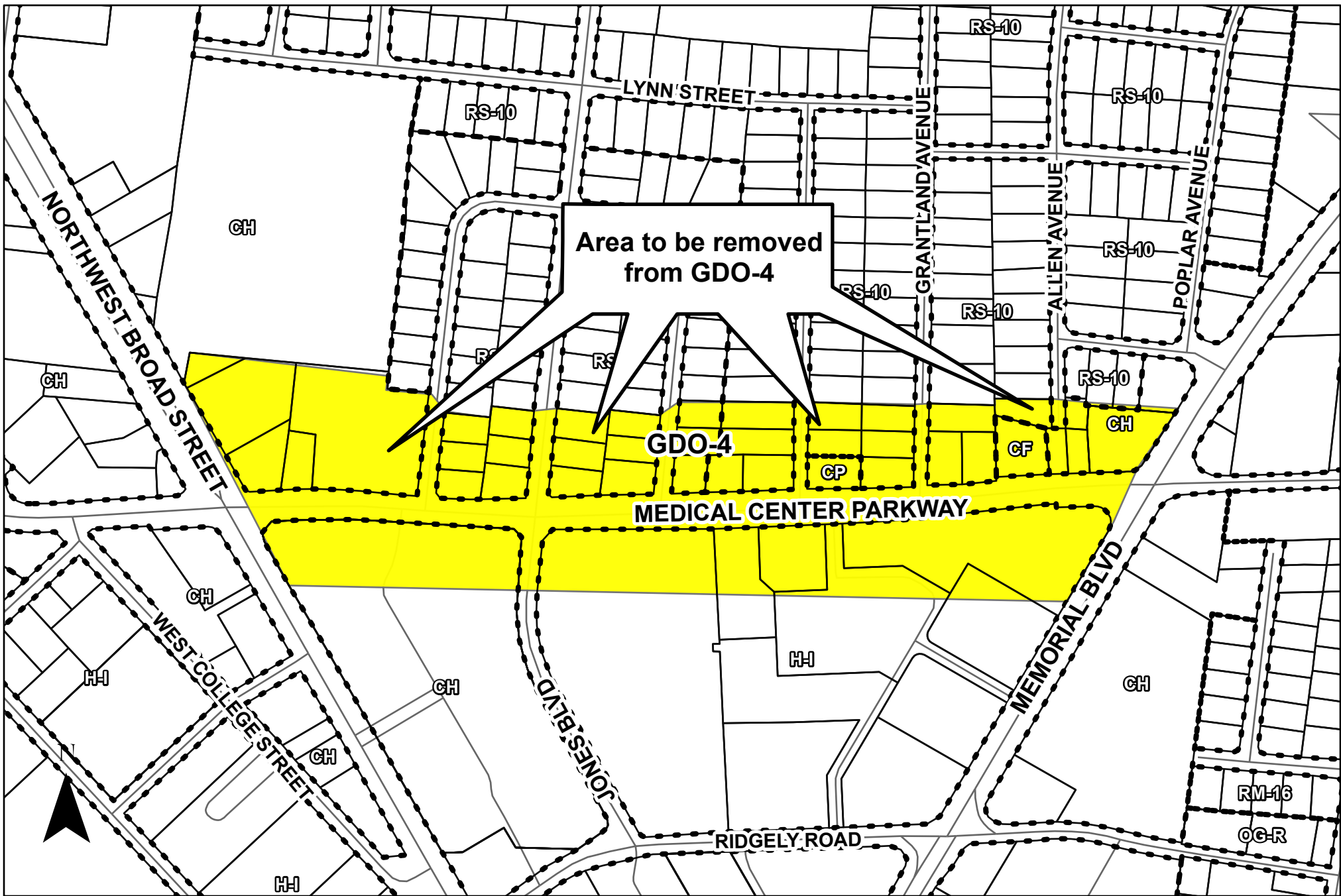
The Murfreesboro 2035 **Future Land Use Map** indicates that General Commercial Character (GC) is most appropriate for the properties located south of Medical Center Parkway. This designation pertains to commercial development as well as outparcels located on arterial and collector transportation routes. Rather than buildings oriented to the street, as in an urban setting, General Commercial environments are characterized by large parking lots surrounding the buildings. Due to the potential for these uses to generate high traffic volumes, their location should be on or with adequate access to arterial roadways.

Proposed Future Land Use Map



Recommendation:

It is the City Administration Department's recommendation that these 31.6 acres of property be removed from the Gateway Design Overlay District (GDO-4). The Planning Commission should conduct a public hearing prior to formulating a recommendation to the City Council.

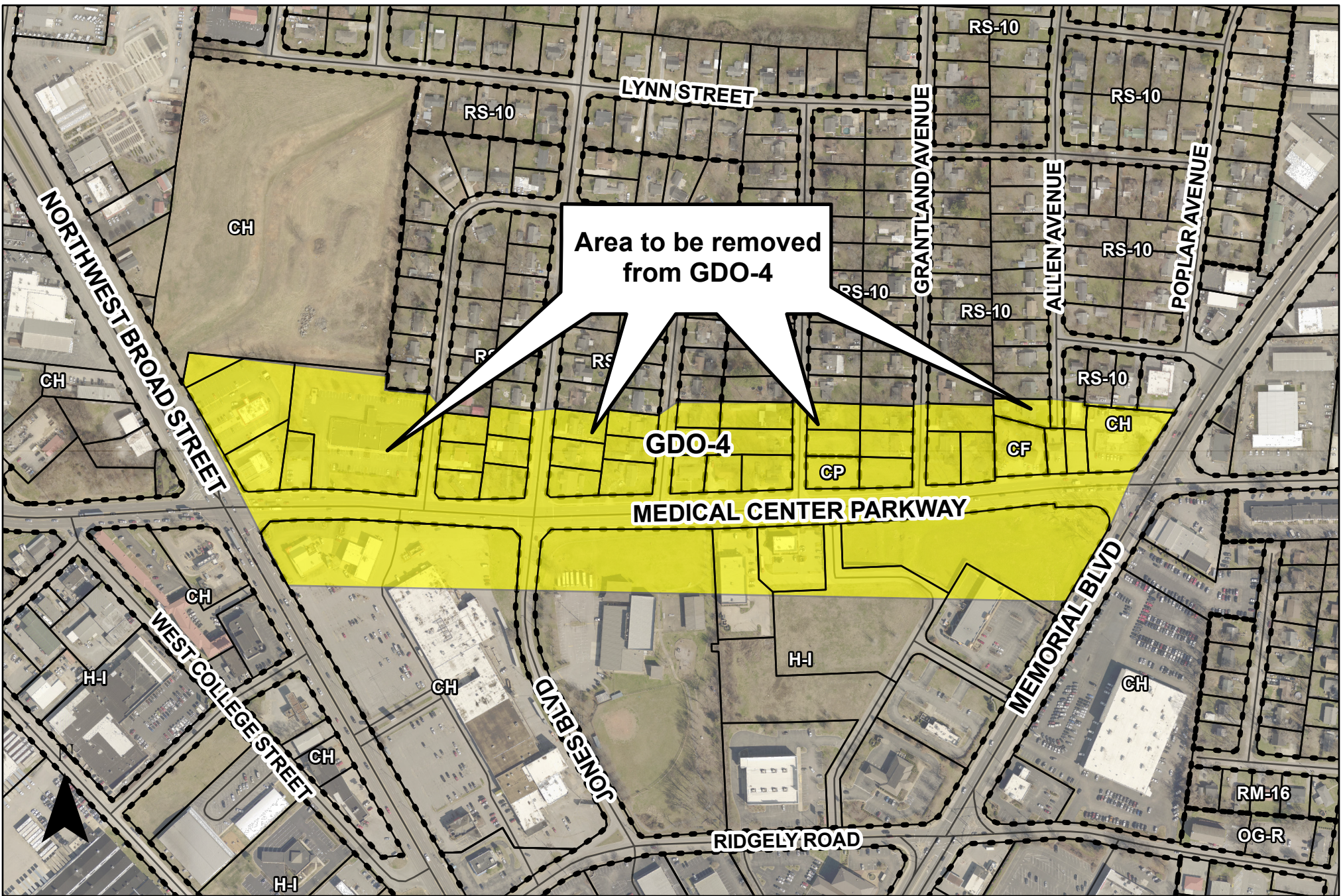


Area along Medical Center Parkway
 from Northwest Broad Street to Memorial Boulevard
 to be removed from Gateway Design Overlay District 4 (GDO-4)



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

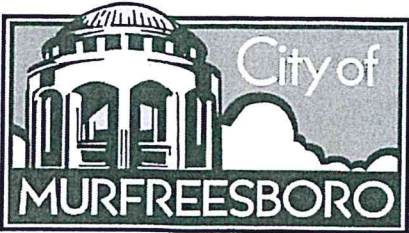




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T E N N E S S E E

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: City of Murfreesboro Administration Dept.

Address: 111 W. Vine St. City/State/Zip: Murfreesboro, TN 37130

Phone: 615-893-6441 E-mail address: shuddleston@murfreesborotn.gov

PROPERTY OWNER: Various

Street Address or property description: Along Med Ctr. Pkwy between Broad & Memorial
and/or Tax map #: _____ Group: _____ Parcel (s): _____

Existing zoning classification: GDO-4

Proposed zoning classification: Remove GDO-4 Acreage: Approx. 31.6

Contact name & phone number for publication and notifications to the public (if different from the applicant): Sam Huddleston, Executive Director of Dev't Services

E-mail: shuddleston@murfreesborotn.gov

APPLICANT'S SIGNATURE (required): [Signature]

DATE: 6/23/2022

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

Date received: _____ MPC YR.: _____ MPC #: _____

Amount paid: _____ Receipt #: _____

USES PERMITTED ³	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P
DWELLINGS																										
Single-Family detached	X	X	X	X	X	X	X	X	X	X ²⁷		X		X									X	X		X
Single-Family attached or detached, zero-lot line (max. 2 units attached) ²³							X	X	X	X ²⁴		X		X										X	X	
Single-Family attached, townhouse ^{25, 26, 28}								X	X	X														X	X	
Two-Family							X	X	X			X		X										X	X	
Three-Family								X	X			X		X										X	X	
Four-Family								X	X			X		X										X	X	
Multiple-Family								X ²¹	X ²¹								X ²¹	X ²¹							X	
OTHER HOUSING																										
Accessory Apartment	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸				S ⁸																
Accessory Dwelling Unit											X ¹	X ¹	X ¹	X ¹	X ¹	X ¹	X	X ¹	X ¹	X ¹	X ¹					
Assisted-Care Living Facility ¹⁵							S	X	X	X		X		X	X	X	X	X					X	X	X	S
Bed-and-Breakfast Homestay	S	S	S	S	S		S	S	X	S		S		X	X	X		X					S	S	S	X
Bed-and-Breakfast Inn	S	S	S	S	S		S	S	S	S		S		S	X	X		X					S	S	S	S
Boarding House ¹⁵							S	S	X	X		S		X	X	X		X					S	S	X	
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Extended Stay Hotel/Motel																X	X									
Family Crisis Shelter											S		S	S	S				S	S	S		S			
Family Violence Shelter							S	S			S	S	S	X	X				X	X	X		X	S	S	
Fraternity/Sorority											S		S	S	S								S	S	S	
Group Shelter								S	S		S	S	S	S	S				S	S						
Class I Home for the Aged ¹⁵	S	S	S	S	S	S	S	X	X	X		X		X	X	X		X				S	S	S	S	
Class II Home for the Aged ¹⁵	S	S	S	S	S		S	S	S	S		S		X	X	X		X				S	S	S	S	
Class III Home for the Aged ¹⁵								S	S		S		S	X	X	X	X					S	S	S	S	
Hotel																X	X	X	X	X	X					
Mission ¹⁰																			S	S	S					
Mobile Homes											X															
Motel																X	X		X	X	X					
Rooming House							S	S	S									X					S	S	X	
Student Dormitory									S																X	
Transitional Home							S	S	S		S	S											S	S		
INSTITUTIONS																										
Adult Day Care Center	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X		X	X	X	S	X	X		
Adult Day Care Home	S	S	S	S	S	S	S	S	S	S	S	X	S	X	X	X		X	X	X	X	X	X	X		

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USES PERMITTED ³	ZONING DISTRICTS																									
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Airport, Heliport	S	S	S	S	S	S	S	S	S	S						S			S	S	S	S	S	S	S	S
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S			S			S	S	S					
Church ¹³	S	S	S	S	S	S	S	X	X	S	S	S	X	X	X	X	X	X	X	X	X	S	S	X	X	
College, University												X	X				X						X		X	
Day-Care Center							S	S	S		S	S	S	X	X	X	X	X	X	X	X	S	S	S	S	
Family Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	X	S	S	S	X	
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	X	S	S	S	X	
Hospital												X	X				X		X	X	X	X	X	X		
Lodge, Club, Country Club ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S		
Mental Health Facility												X	X	X		X	X		X	X	X		X	X		
Morgue																X	X		X	X	X		X	X		
Museum							S	S	S			S	S	S	X	X	X	X	X	X	X	S	S	S	X	S
Nursing Home												X	X	S	S	S	X		X	X	X	X	X	X		
Nursery School							S	S	S		S	S	S	S	S	X		S	S	S	S	S	S	S	X	
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Philanthropic Institution							S	S	S					X	X	X	X	X	X	X	X	X	X	X	X	
Pet Cemetery	S	S	S												S	S			S	S	S					
Public Building ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	S	S	S	X	
Recreation Field ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X		X	X	X	S	S	S	X	X
Senior Citizens Center	S	S	S	S	S	S	S	X	X	S		X	X	X	X	X	X		X	X	X	S	X	X		
School, Public or Private, Grades K - 12 ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	S	S	S	X	
Student Center								S	S			S	S	S	S	S	X						S	S		
AGRICULTURAL USES																										
Customary General Farming	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶				X ⁶	X			X	X	X				X	X
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S				X	X			X	X	X				X	X
Farm Labor and Management Services												X	X	X	X	X		X	X	X	X				X	
Fish Hatcheries and Preserves																X			X	X	X					
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage	X	X	X	X	X	X	X	X	X	X	X								X	X	X				X	
Livestock, Horse, Dairy, Poultry, and Egg Products	S	S	S	S	S	S	S	S	S	S									X	X	X				X	
Timber Tracts, Forest Nursery, Gathering of Forest Products	S	S	S	S	S	S	S	S	S	S									X	X	X					
COMMERCIAL																										
Adult Cabaret																			X ⁹							
Adult Entertainment Center																			X ⁹							
Adult Motel																			X ⁹							

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Adults-Only Bookstore																				X ⁹							
Adults-Only Motion Picture Theater																					X ⁹						
Amusements, Commercial Indoor															X	X	X	X	X	X	X	X				S	
Amusements, Commercial Outdoor excluding Motorized																X	X			X	X	X				S	S
Amusements, Commercial Outdoor Motorized except Carnivals																				S	S	S					
Animal Grooming Facility															X	X	X		X	X	X						
Antique Mall															X	X	X	X	X	X	X						
Antique Shop <3,000 sq. ft.												X	X	X	X	X	X	X	X	X	X		X				
Apothecaries (pharmaceuticals only)											X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Art or Photo Studio or Gallery											X	X	X	X	X	X	X	X	X	X	X		X			X	
Automotive Repair ¹²																X	X		X	X	X						
Bakery, Retail														X	X	X	X	X	X	X	X						
Bank, Branch Office											X	X	X	X	X	X	X	X	X	X	X						
Bank, Drive-Up Electronic Teller											X	X	X	X	X	X	X	X	X	X	X						
Bank, Main Office																X	X	X	X	X	X						
Barber or Beauty Shop											X	X	X	X	X	X	X	X	X	X	X		X				
Beer, Packaged														X	X	X		X	X	X	X						
Boat Rental, Sales, or Repair																X			X	X	X						
Book or Card Shop											X	X	X	X	X	X	X	X	X	X	X		X				
Brewery, Artisan ²⁹														X	X	X		X	X	X	X						
Brewery, Micro ²⁹																X		X	X	X	X						
Business School											X	X		X	X	X	X	X	X	X	X						
Business and Communication Service											X	X	X	X	X	X	X	X	X	X	X						
Campground, Travel-Trailer Park																X			X	X	X						
Carnivals																S			S	S	S					S	
Catering Establishment											X	X	X	X	X	X	X	X	X	X	X		X				
Clothing Store														X	X	X	X	X	X	X	X						
Coffee, Food, or Beverage Kiosk														X	X	X	X		X	X	X						
Commercial Center														X	X	X	X		X	X	X						
Convenience Sales and Service, maximum 5,000 sq. ft. floor area														X	X	X	X	X	X	X	X						
Crematory																			S	S	S						
Delicatessen														X	X	X	X	X	X	X	X						

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Department or Discount Store															X	X	X	X	X	X	X					
Distillery, Artisan ²⁹																X		X	X	X	X					
Drive-In Theater																X				X	X	X				
Dry Cleaning														X	X	X	X	X	X	X	X	X				
Dry Cleaning Pick-Up Station														X	X	X	X	X	X	X	X	X				
Financial Service												X	X	X	X	X	X	X	X	X	X	X				
Fireworks Public Display																										X
Fireworks Retailer																S			S	S	S					
Fireworks Seasonal Retailer														S	S	S			S	S	S					
Flower or Plant Store												X	X	X	X	X	X	X	X	X	X		X			
Funeral Home														S		X	X		X	X	X					
Garage, Parking																X	X	X	X	X	X					
Garden and Lawn Supplies															S	X	X	X	X	X	X					
Gas--Liquified Petroleum, Bottled and Bulk																X			X	X	X					
Gas Station														X	X	X	X	X	X	X	X					
General Service and Repair Shop																X	X	X	X	X	X					
Glass--Auto, Plate, and Window																X	X		X	X	X					
Glass--Stained and Leaded														X	X	X	X	X	X	X	X					
Greenhouse or Nursery																X	X		X	X	X					
Group Assembly, <250 persons												S	S		X	X	X	X	X	X	X	S	S	S		
Group Assembly, >250 persons												S	S		S	S	X	S	S	S	S	S	S	S		
Health Club												X	X	X	X	X	X	X	X	X	X		X			
Ice Retail															X	X		X	X	X	X					
Interior Decorator												X	X	X	X	X	X	X	X	X	X		X			
Iron Work																X			X	X	X					
Janitorial Service															X	X	X	X	X	X	X					
Karate, Instruction															X	X	X	X	X	X	X					
Kennels																X			X	X	X					
Keys, Locksmith															X	X	X	X	X	X	X					
Laboratories, Medical												X	X		X	X	X		X	X	X	X	X	X		
Laboratories, Testing															X	X	X		X	X	X					
Laundries, Self-Service														X	X	X			X	X	X					
Lawn, Tree, and Garden Service																X			X	X	X					
Liquor Store															X	X	X	X	X	X	X					
Livestock, Auction																			X	X	X					
Lumber, Building Material																X			X	X	X					
Manufactured Home Sales																			X	X						
Massage Parlor																			X ⁹							

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Motor Vehicle Sales (Automobiles)																S	S		X ³	X ³	X ³					
Motor Vehicle Sales (Other Than Automobiles)																S	S		X	X	X					
Motor Vehicle Service ¹²																X	X		X	X	X					
Movie Theater															X	X	X	X	X	X	X					
Music or Dancing Academy															X	X	X	X	X	X	X					
Offices												X	X	X	X	X	X	X	X	X	X	X ⁵	X ⁵	X ⁵		
Optical Dispensaries												X	X	X	X	X	X	X	X	X	X	X	X	X		
Pawn Shop																X		X	X	X	X					
Personal Service Establishment														X	X	X	X	X	X	X	X					
Pet Crematory																			S	S	S					
Pet Funeral Home															X	X			X	X	X					
Pet Shops															X	X	X	X	X	X	X					
Pharmacies											X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Photo Finishing														X	X	X	X	X	X	X	X					
Photo Finishing Pick-Up Station														X	X	X	X		X	X	X					
Radio, TV, or Recording Studio																X	X	X	X	X	X					
Radio and Television Transmission Towers															S	S		S	S	S	S				S	
Rap Parlor																			X ⁹							
Reducing and Weight Control Service											X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Restaurant and Carry-Out Restaurant														X	X	X	X	X	X	X	X					
Restaurant, Brewpub ³⁰														X	X	X	X	X	X	X	X					
Restaurant, Drive-In																X			X	X	X					
Restaurant, Specialty														X	X	X	X	X	X	X	X					
Restaurant, Specialty -Limited											S	S	X	X	X	X	X	X	X	X	X	S	S	S		
Retail Shop, other than enumerated elsewhere															X	X	X	X	X	X	X					
Salvage and Surplus Merchandise																X			X	X	X					
Sauna																			X ⁹							
Sheet Metal Shop																X			X	X	X					
Shopping Center, Community																X	X		X	X	X					
Shopping Center, Neighborhood															X	X	X		X	X	X					
Shopping Center, Regional																X	X		X	X	X					
Specialty Shop												X	X	X	X	X	X	X	X	X	X		X			
Tavern																X		X	X	X	X					
Taxidermy Studio																S			S	S	S					
Towing ¹²																X			X	X	X					

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Veterinary Office												X	X	X	X	X	X		X	X	X		X			
Veterinary Clinic															X	X	X		X	X	X					
Veterinary Hospital																X	X		X	X	X					
Vehicle Sales (Non-Motorized)																X	X		X	X	X					
Vehicle Wash														X		X	X		X	X	X					
Video Rental														X	X	X	X	X	X	X	X					
Wholesaling																X		X	X	X	X					
Winery, Artisan ²⁹														X	X	X		X	X	X	X					
Wireless Telecommunications Towers, Antennas ¹⁷	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wrecker Service, Wrecker Storage Yard ¹²																X			X	X	X					
INDUSTRIAL																										
Manufacture, Storage, Distribution of:																										
Abrasive Products																			X	X						
Asbestos Products																			S							
Automobile Dismantlers and Recyclers ⁷																			S ⁷							
Automobile Manufacture																			X	X						
Automobile Parts and Components Manufacture																			X	X						
Automobile Seats Manufacture																			X	X						
Bakery Goods, Candy																			X	X	X					
Boat Manufacture																			X	X						
Bottling Works																			X	X	X					
Brewery ²⁰																			X	X	X					
Canned Goods																			X	X						
Chemicals																			X							
Composting Facility																			S						S	
Contractor's Storage, Indoor																X	X	X	X	X	X					
Contractor's Yard or Storage, Outdoor																X	X	X	X	X	X					
Cosmetics																			X	X	X					
Custom Wood Products																		X	X	X	X					
Distillery ²⁰																			X	X	X					
Electrical or Electronic Equipment, Appliances, and Instruments																			X	X	X					
Fabricated Metal Products and Machinery																			X	X	X					
Fertilizer																			X							

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Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																				X	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						
Lumber and Wood Products																				X	X					
Mobile Home Construction																				X						
Musical Instruments																				X	X	X				
Office/Art Supplies																				X	X	X				
Paints																				X	X					
Paper Mills																				S						
Paper Products excluding paper and pulp mills																				X	X					
Petroleum, Liquefied Petroleum Gas and Coal Products except refining																				S						
Petroleum and Coal Products Refining																				S						
Pharmaceuticals																				X	X	X				
Photographic Film Manufacture																				X	X					
Pottery, Figurines, and Ceramic Products																				X	X	X				
Primary Metal Distribution and Storage																				X	X					
Primary Metal Manufacturing																				X	X					
Printing and Publishing																X	X	X		X	X	X				
Rubber and Plastic Products except rubber or plastic manufacture																				X	X					
Rubber and Plastic Products, Rubber and Plastic Manufacture																				X	X					
Saw Mills																				X						
Scrap Processing Yard																				S						
Scrap Metal Processors																				S						
Scrap Metal Distribution and Storage																				S						
Secondary Material Dealers																				S						
Silverware and Cutlery																				X	X	X				
Small Moulded Metal Products																				X	X					
Sporting Goods																				X	X	X				
Stone, Clay, Glass, and Concrete Products																				X	X					

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S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

USES PERMITTED ³	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P
Textile, Apparel Products, Cotton--Factoring, Grading																				X	X	X				
Textile, Apparel Products, Cotton Gin																				X	X					
Tire Manufacture																				X	X					
Tobacco Products																				X	X					
Toiletries																				X	X	X				
Transportation Equipment																				X	X	X				
Warehousing, Transporting/Distributing ¹⁸																				X	X	X				
Winery ²⁰																				X	X	X				
TRANSPORTATION AND PUBLIC UTILITIES																										
Bus Terminal or Service Facility																X				X	X	X				
Garbage or Refuse Collection Service																				X	X					
Refuse Processing, Treatment, and Storage																				S						
Gas, Electric, Water, Sewerage Production and/or Treatment Facility																				X	X	S				
Landfill ¹⁹																				S						
Post Office or Postal Facility														X	X	X	X	X	X	X	X	X				
Telephone or Communication Services															X	X	X	X	X	X	X	X				
Electric Transmission, Gas Piping, Water Pumping Station	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X				
Taxicab Dispatch Station																X				X	X	X				
Freight Terminal, Service Facility																X				X	X	X				
OTHER																										
Advertising Sign																X				X	X	X				
Home Occupations	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	X			X					S ¹¹	S ¹¹	S ¹¹		
Junkyard																				S						
Recycling center																S				X	X	X				
Self-Service Storage Facility ¹⁶														S	S	X	S			X	X	X				
Wholesale Establishments																X		X		X	X	X				
Temporary Mobile Recycling Center															S	S				S	S	S				S

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

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Administrator made in the administration of this section may appeal to the Board of Zoning Appeals in accordance with the provisions of Section 12 of this ordinance [Appendix A – Zoning].

- (L) *Judicial review.* Any person aggrieved, or taxpayer affected, by any decision of the Board of Zoning Appeals shall be entitled to a judicial review of such decision within the time and in the manner, form and court or other forum permitted or authorized by law, and whether by original suit or proceedings, appeal, certiorari or by other authorized remedy or procedure.
- (M) *Penalties.* Each violation of this subsection or of any order or permit promulgated hereunder shall be punishable by a fine of not more than Fifty Dollars (\$50.00), and each day a violation continues shall be a separate offense.
- (N) *Conflicting regulations.* Where this subsection imposes a greater or more stringent restriction upon the use of land than is imposed or required by any other ordinance or regulation, the provisions of this subsection shall govern. In the event of a conflict between the illustrations in the Airport Layout Plan and the provisions of this subsection, the provisions of this subsection shall govern.
- (O) *Readoption.* Except to the extent modified or added to by the adoption of this subsection, the Airport zones as previously established for this Airport are readopted and reaffirmed.
- (P) *FAA Notice.* Nothing in this subdivision or in the Airport Master Plan or the Airport Layout Plan shall be deemed to in any manner waive or modify the provisions of 14 CFR § 77.13 which require notice to the FAA of any proposed construction to a height of more than 200 ft. above ground level and of certain other construction within 20,000 of any point on a runway.

Article II. Reserved

Article III. GDO, Gateway Design Overlay District

- (A) *Purpose and intent.* The purpose of the GDO, Gateway Design Overlay District regulations is to establish a framework for site planning and design to ensure development of a high quality. These regulations set standards for all development within the Gateway Design Overlay Districts including commercial, residential, institutional, industrial, and office uses. It is the intent of these regulations to establish standards that will be reflective and protective of the community amenities and historic sites along the Medical Center Parkway, Fortress Blvd., Thompson Lane, Robert Rose Drive, Wilkinson Pike, Manson Pike, and other streets in the Gateway Design Overlay District and to enhance the quality of life for the citizens of Murfreesboro and Rutherford County. It is the intent of the Gateway Design Overlay District regulations to protect and enhance the character of the land throughout the district.

The purposes of the GDO, Gateway Design Overlay District regulations shall include

APPENDIX A - ZONING

the following:

- (1) encourage high quality development as a strategy for investing in the City's future;
- (2) emphasize the interstate access at Medical Center Parkway/Fortress Blvd. and Interstate 24 as a major entryway into the City;
- (3) recognize and support the historic significance of the Stones River National Battlefield and the other related areas with historic significance and to minimize the negative impacts of development in their vicinity;
- (4) maintain and enhance the quality of life for Murfreesboro's citizens;
- (5) shape the District's appearance, aesthetic quality, and spatial form;
- (6) reinforce the civic pride of citizens through appropriate development;
- (7) increase awareness of aesthetic, social, and economic values;
- (8) protect and enhance property values;
- (9) minimize negative impacts of development on the natural environment;
- (10) provide property owners, developers, architects, engineers, builders, business owners, and others with a clear and equitable set of regulations for developing land;
- (11) enhance the City's sense of place and contribute to the sustainability and lasting value of the City; and,
- (12) shape and develop the District in a manner that is beneficial to the district and to the entire City.

(B) *Application of regulations.*

- (1) The GDO, Gateway Design Overlay District, shall overlay land located as shown on the official zoning map of the City. In order to carry out the purposes of this article the GDO, Gateway Design Overlay District is divided into sub-districts: GDO-1, GDO-2, GDO-3, and GDO-4. The general regulations applicable in the GDO and which are applicable in the various sub-districts are described in this section.
- (2) Any use and/or structure permitted by right or by special permit in the underlying zoning classifications shall also be permitted by the GDO and the various subsections in like manner unless specifically listed as excluded or otherwise limited by this subsection. Where there is a conflict between the provisions of this subsection and those of the underlying zoning district, the provisions of this subsection shall apply. Where there is a conflict between the provisions of this subsection and those of another overlay district the more restrictive regulations shall apply.

(C) *Use, setback, and height regulations.*

(1) Temporary outdoor uses of land:

(a) The following temporary outdoor uses of land shall be prohibited:

- [1] carnivals
- [2] circuses
- [3] fireworks sales
- [4] Christmas tree sales

(b) Tents shall be permitted within the GDO District provided that a tent shall not be used for retail sales of merchandise. Permits issued for tents shall be valid for a period not in excess of fourteen consecutive days.

(2) Itinerant and/or temporary outdoor sales of retail merchandise shall be prohibited,

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including but not limited to the following:

- (a) sale of vacuum cleaners, fans and other appliances;
 - (b) sale of rugs, carpets, toys, T-shirts, license plates, velvet paintings and artwork;
 - (c) sale of landscaping materials not grown on-site;
 - (d) sale of vegetables and produce not grown on-site;
 - (e) sale of souvenirs and mementos;
 - (f) sale of tropical plants, potted plants, and bouquets of flowers;
 - (g) sale of stone, clay, glass, or concrete figurines;
 - (h) sale of chairs, sofas, tables, or other furniture; and,
 - (i) sale of food and beverages.
- (3) Outdoor display or sale of merchandise, other than motor vehicles, is prohibited. Provided, however, an outdoor display of items regularly offered for sale indoors will be permitted on an infrequent and incidental basis. No such items may be displayed within any required landscape area.
- (4) Chain link, woven wire, or barbwire fencing shall be prohibited in any required front yard or in any area visible from the public right-of-way. Provided that woven wire fence or barbwire fence shall be permitted on land used for agricultural uses when such fencing is used for the keeping of livestock on the property and that chain link fencing necessary for safety or security during a construction project shall be allowed but it must be removed prior to issuance of a certificate of occupancy.
- (5) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in any of the GDO Districts:

OTHER HOUSING

Fraternity/Sorority
Mobile Homes
Family Crisis Shelter
Family Violence Shelter
Mission
Student Dormitory
Transitional Home

INSTITUTIONS

Airport/Heliport
Cemetery
Pet Cemetery

COMMERCIAL

Adult Cabaret
Adult Entertainment Center
Adult Motel
Adults-only Book Store
Adults-only Motion Picture Theater
Amusements, Commercial Outdoor Motorized

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Amusements, Commercial Outdoor Motorized Except Carnivals
Beer, Packaged
Carnivals
Communications Tower
Contractor's Storage Yard
Contractor's Yard or Storage Outdoors
Crematory
Drive-in Theater
Ice Retail
Kennels
Laundries, Self Service
Livestock Auction
Lumber, Building Material
Manufactured Home Sales
Massage Parlor
Mobile Home Sales
Pawn Shop
Pet Crematory
Pet Funeral Home
Rap Parlor
Salvage and Surplus Merchandise
Sauna
Tattoo Parlor
Tavern
Taxidermy Studio
Wrecker Service
Wrecker Service Storage Yard

INDUSTRIAL

Animal or Poultry Slaughter, Stockyards, Rendering
Automobile Dismantlers and Recyclers
Mobile Home Construction
Paper Mills
Petroleum and Coal Products Refining
Primary Metals Distribution and Storage
Saw Mills
Scrap Processing Yard
Scrap Metal Processors
Scrap Metal Distribution and Storage
Secondary Material Dealers
Stone, Clay, Glass, and Concrete Products

TRANSPORTATION AND PUBLIC UTILITIES

Garbage or Refuse Collection Service
Refuse Processing Treatment and Storage

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Landfill
Railroad Switching Yard, Terminal, Piggyback Yard
Taxicab Dispatching Station
Truck or Motor Freight Terminal, Service Facility

OTHER

Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing
Temporary Mobile Recycling Center

- (6) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in the GDO-3 District:

INSTITUTIONS

Nursery School

COMMERCIAL

Amusements, Commercial Indoor
Amusements, Commercial Outdoor Excluding Motorized
Animal Grooming Facility
Automotive Repair
Barber or Beauty Shop
Beer, Packaged
Convenience Sales and Service, Maximum 5,000 Sq.Ft. Floor Area
Funeral Home
Garden and Lawn Supplies
Gas—Liquified Petroleum, Bottled and Bulk
Gas Station
General Service and Repair Shop
Glass—Auto, Plate, and Window
Glass—Stained and Leaded
Greenhouse or Nursery
Ice Retail
Janitorial Service
Karate, Instruction
Keys, Locksmith
Laundries, Self Service
Liquor Store
Motor Vehicle Sales
Motor Vehicle Service
Music or Dance Academy
Optical Dispensaries
Veterinary Clinic
Veterinary Hospital
Vehicle Sales

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Vehicle Wash

Video Rental

INDUSTRIAL

Contractors Storage, Indoor

Printing and Publishing.

(7) *Setbacks and buffer zones.*

(a) *Additional required setbacks.* In addition to the buffer zone requirements established in Section 27 of this article for every one foot that any proposed building exceeds thirty-five feet in height the required building setback on the side of the property where the buffer zone is required shall be increased an additional one foot of width.

(b) *Wilkinson Pike Buffer.*

[1] A one hundred foot wide buffer area shall be required along the south side of Wilkinson Pike extending from the intersection of Wilkinson Pike and Medical Center Parkway eastward to Van Cleave Lane.

[2] Single family residential dwellings shall be permitted within the Wilkinson Pike Buffer and shall be allowed to have 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

[3] The buffer zone shall not be utilized as a storage area.

[4] Parking lots, parking structures, accessory structures, dumpsters, temporary structures, storage facilities, or maintenance structures shall not be located within this buffer zone.

[5] The following building setbacks will be required along this buffer zone:

Multi-family Residential 100 feet

Office 100 feet

Commercial 100 feet

[6] If any buffer requirements are required in accordance with the requirements of Section 27 of this article they shall be placed in addition to the one hundred foot requirement of this buffer area.

(c) *I-24 Buffer Yard.* There shall be a fifty foot wide buffer yard extending along the eastern right-of-way line of I-24 along the entire boundary of the GDO District from Medical Center Parkway southward. In this buffer yard the following shall apply:

[1] the buffer yard shall not be utilized as a storage area;

[2] no automotive access, parking, storage facilities, maintenance structures, place of business, or dwelling units shall be placed within this buffer yard;

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[3] all parking areas, service areas, and rear of buildings shall be screened from this buffer yard and I-24; and,

[4] a survey prepared by a qualified arborist shall be submitted for review by the Planning Staff. All existing trees located within this buffer with a 6" D.B.H. (diameter at breast height) and greater shall be field located and shown on proposed landscape plans including their size and species. Said trees shall not be removed and shall be preserved. Selected tree removal may be permitted with the review and written approval of the Urban Environmental and Planning Departments. Clear cutting of these trees shall not be permitted.

(8) *Floor area ratio (F.A.R.) requirements.* The maximum F.A.R. permitted in areas with the underlying zoning being Office General (OG) district shall be 0.5.

(9) Height regulations

(a) *GDO-1 Height regulations.* The following height regulations shall apply in the GDO-1 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, that buildings for the following uses may be constructed to a maximum height as listed below:

Office.....	150'
Other commercial.....	75'
Hotel.....	150'
Hospital.....	150'
Multiple family residential.....	75'

(b) *GDO-2 Height regulations.* The following height regulations shall apply in the GDO-2 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, that buildings for the following uses may be constructed to a maximum height as listed below:

Office.....	75'
Other commercial.....	45'
Hotel.....	75'
Hospital.....	75'
Multiple family residential.....	45'

(c) *GDO-3 Height regulations.* The following height regulations shall apply in the GDO-3 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, buildings for the following uses may be constructed to a maximum height as listed below:

Office.....	150'
Other commercial.....	75'
Hotel.....	150'

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Hospital.....	150'
Multiple family residential.....	75'

(d) *GDO-4 Height regulations.* The maximum building height for all uses in the GDO-4 district shall be 35 feet.

(10) Existing single family structures exempted. Existing single family dwellings used for single family residences shall be exempt from all requirements of this ARTICLE III. GDO, GATEWAY DESIGN OVERLAY DISTRICT.

(D) *Design review process.*

(1) *Design development and review procedure.* The design review process applies to site plan development and building design and consists of four phases that are to be conducted and coordinated with the Planning Department and Planning Commission; and in GDO-3 the Administration Department. They are:

- Pre-Design Conference (to include Planning Staff and other staff as needed)
- Master Plan Review (to include Planning Staff, other staff as needed, and Planning Commission)
- Initial Design Review (to include Planning Staff, other staff as needed, and Planning Commission)
- Final Design Review (to include Planning Staff, other staff as needed, and Planning Commission)

This process is intended to provide a basis for communication and to ensure that the purposes and intents of this section are achieved throughout the entire design and development process. Not all developments, particularly for site plans on existing lots will require submittal of plans for all phases as outlined in this section and this determination shall be made by the Planning Director during the pre-design conference. An applicant may submit master plan review and initial design review materials simultaneously and request that they be reviewed concurrently. All building construction and site improvements must be reviewed in accordance with Section 7 of this article, the City's Subdivision Regulations and other development regulations of the City before any on-site construction commences. Prior to the Planning Commission taking action when such action is required, plans must be formally submitted to and reviewed by the Planning staff.

(a) *New development.* Any proposed improvement to any property within any Gateway Design Overlay District requires submission to and approval in accordance with the provisions of this article. Each phase of the process has specific materials and information to be submitted by the applicant or designated agent. These materials will be necessary to adequately describe the intent, extent and character of the proposed project. At each stage of review, the reviewing body may approve a submission with or without conditions, disapprove based on identified failure to conform to these GDO requirements, defer pending additional information and/or on-site review, and/or require a re-submission with changes.

(b) *Modifications to existing buildings, structures and developments.* The GDO requirements shall be applicable to existing buildings, structures and developments under the following circumstances:

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Gateway Design Overlay District Special Meeting

September 10, 2003

7:00 PM

CITY HALL

MEMBERS PRESENT

Bob Lamb, Chairman
Doug Young, Vice Chairman
Tom Clark
David Edwards
Toby Gilley
Kathy Jones
Shane McFarland

STAFF PRESENT

Joseph Aydelott, Planning Director
Doug Demosi, Principal Planner
Matthew Blomeley, Planner
Robert Lewis, Planner
Carolyn Cope, Secretary
Ken Hays, City Engineer
Ram Balachandran, Traffic Engineer
Susan McGannon, City Attorney
Rob Lyons, Asst. City Manager

Chairman Lamb Presided.

Public Hearings

Gateway Design Overlay District Guidelines The Planning Director said the city has been moving toward the construction of the Medical Center Pkwy. to I-24 between Thompson Ln. at the overpass where Manson Pk. crosses the interstate. The city is also in the process of building Medical Center Pkwy. from Thompson Ln. back toward town almost to the river. The city is also moving forward with another contract to extend the 5-lane cross section from the cell tower along Manson Pk. to Broad St., which will involve the process of redesigning and improving W Lokey Ave. between Broad St. and Memorial Blvd. The interchange has been approved and the design should be bid in late 2003 or early 2004. The city and county are in the process of reconstructing Manson Pk. from Fortress Blvd. westward to Blackman Rd. There is a lot of road construction in this area. The new Medical Center Pkwy. will go through undeveloped land that is between Overall Creek, which is the western boundary of the study area back to Thompson Ln. There are some houses in that area but for the most part it is undeveloped. This will be the new gateway into the City of Murfreesboro.

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This meeting is an effort not to repeat the past with the new Medical Center Pkwy. This will be the opportunity that the city did not have in the early 80's to influence development. The City Council and the City Manager have been insistent that we do a better job with the land that the city has direct stewardship and ownership of. As the land is sold there is the ability to place a restrictive covenant upon it. The guidelines are concerning the remainder of the corridor from Memorial Blvd. over to I-24 and into the commercial part of the Blackman Land Use Study. The Planning Commission and the City Council mentioned to staff about doing something for this area. After discussing it with the City Manager staff brought the idea to get a contract with a consultant to assist the city staff in developing guidelines. The consultants asked that the city appoint a committee to assist them as a focus group in preparing the guidelines. The Scope of Services included public meetings to gain input from the public and to have meetings with property owners who own property in the area that may be affected.

The consultant has prepared the guidelines for this meeting. There will be decisions that the Planning Commission will have to make. The guidelines will need to be incorporated into the Zoning Ordinance and Sign Ordinance. Staff will prepare the documents to incorporate but that cannot be done until there is a public hearing held and a decision has been made with a recommendation to City Council. Mr. Lyons said staff, the Planning Commission, and the City Council has worked hard to get to this point. There were 1 on 1 meetings held with property owners in various districts. There was also a good turnout for the public information session held in the rotunda for the public to meet the consultants. Mr. Allen Thompson representing the consultants said the intent is to promote a higher standard and quality of development. The base requirements are that existing structures within the Gateway District would be required to comply with the current guidelines if the building is improved in addition of 25% or greater. This is to include the landscape, site layout, signage, and portions of the building that are being improved. When public R.O.W. is built through the Gateway District sidewalks will be required along the public R.O.W. Each parcel will be required a 30% minimum open space to include a percentage of formal open space. For residential developments 5% will be required for formal open space, 3% for commercial/retail for lots greater than 5 acres or buildings that have a floor area of 40,000 sq. ft. and higher. All utilities within the district will be underground with lighting requirements. Landscaping will be required along R.O.W. and parking. There will be a landscape island required for every 12 parking spaces as a maximum. For every 200 spaces there has to be a 20' landscape strip and 60 cal. inches per disturbed acre. Existing trees 6" cal. and up are to be located on the site within reason. Irrigation will be required if there is access to the city's repurified water system. There will be a 25 sq.ft. site monument sign allowed with a maximum height of 6'6". The building identification sign will vary for the building size. Signage will also be to the extent where it will control site direction signage, regulatory, site construction signage, and site leasing signage with the district. Architecture will control the rooflines and facades to promote character in the buildings. Heights and setbacks will be controlled by the city regulations. Materials will be limited to a certain type material and exposed concrete block, wood siding or corrugated metal is prohibited on public exposed side of the buildings. Service areas that are not exposed to public R.O.W. or adjacent lots will

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not be required to meet the material requirement. Mechanical equipment and service areas are to be screened.

Consider proposed Gateway Design Overlay District Guidelines [03-812] The Planning Director said the Gateway Design Overlay District will not change the zoning for any property. It will affect the design of new or redevelopment and is similar to the airport height regulations and the Battlefield Protection Overlay. The public will discuss each area individually and staff will address comments after the public hearing.

General/District wide Comments: Mr. Lamb opened the public hearing. Mr. John Harney of Gum Rd. who develops property in the area said he has been interested in the gateway area and expressed concerns about 1 and 2 story building footprints conflicting with setbacks. He does agree that the standards should be increased. Mr. Gary Brown who owns property on Thompson Ln. expressed concerns about the 25% addition rule to comply with new standards and ask that the existing buildings be exempt from the new standards. Mr. George Law of Northfield Blvd. expressed concerns about the catastrophic loss special provision and asks that the commission reconsider the 30% for open space. Mr. Stuart Johnson representing the Stones River National Battlefield said the requirements for open space and landscape are essential and if it were lessened the intent would be compromised. There being no one else to speak, Mr. Lamb closed the public hearing.

Mr. Allen Thompson representing the consultants said the reason for breaking into areas is because there are unique requirements to each area. For area 1 a master plan submittal process will be required. It requires the developer of large tracts of land to think it out as regards to utilities, road connections, and future connections to other lots. There will be additional buffer yard requirements and maximum building height for commercial will be 50', office 60', and in the Battleground Protection District 35' in height. There would be a 100' buffer yard along Manson Pk., which would be free of roadway, utilities, and buildings with the exception of storm drainage. This would be utilized to help serve as a transition point between the residents across the street and the national park. This would allow estate residential development with driveway access. For commercial or office there would be an additional 100' setback for the buildings behind the buffer yard and it would not allow parking within the 100' setback. For single-family residential there would be a 50' setback in addition to the buffer yard. The restriction to signage is any buildings that are within 200' of residential there would be a smaller sign than currently allowed within the district. There will be an exception for buildings over 35' tall. Mr. Lamb asked if the Battlefield Protection District extended beyond I-24. Mr. Thompson said no.

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Area 1: Mr. Lamb opened the public hearing. Mr. Barry Ferguson of West Park Dr. said expressed altering the buffer and asked if there are plans to extend West Park DR. into the William's property. Mr. Stuart Johnson representing the Stones River National Battlefield said the open space requirements double the space to benefit the community. Mr. Richard Silk of Asbury Ln. asked if the city plans to annex property in the next 5 years. Mr. Larry Nichol of Bridle Ct. asked that there be proper property drainage. Mr. Harold Hamm of Highland Park Dr. expressed concerns about drainage and asked how Manson Pk. will be connected to Medical Center Pkwy. Mr. Mike Sexton of Holiday Dr. expressed concerns about the road being extended. There being no one else to speak, Mr. Lamb closed the public hearing. Mr. Aydelott said Mrs. William resides at the large farm in area 1 and Mr. Williams lives in a nursing home and has failing heath. They have two children who do not reside in Murfreesboro their desire is not necessarily to develop the property. Mrs. Williams asked that the remainder of her property be added because she thought the district was good and she was supportive of the effort. Without a specific development plan staff does not know how the roads will connect. Generally when a street stubs into undeveloped land staff would like to see the street extended. It is good for traffic management and good development policy. Development plans should show proper drainage. To accomplish this, the City Engineer meets with the design engineer to discuss and demonstrate property drainage. Manson Pk. will connect with the old Gresham Ln. and extend to Medical Center Pkwy. with a T intersection at a median opening and allow for a left turn off Medical Center Pkwy. into Manson Pk.

Area 2: Mr. Allen Thompson representing the consultants said there is a 50' buffer yard requirement along I-24 to help preserve the tree line that exists along the interstate. This area also requires a master plan submittal process and the building height be as follows: commercial 50', office/hotel 150', and the Battlefield Protection District will be 35'. One signage exception for buildings 60' or taller will include an increase in square footage for building identification. Mr. Lamb opened the public hearing. There being no one to speak, Mr. Lamb closed the public hearing.

Area 3: Mr. Allen Thompson representing the consultants said this area also requires a master plan submittal process. Existing structures improving more than 25% of the building must comply with the current district guidelines. The front and sides of the building visible to the public are to be improved for the guideline requirements, however the structural improvements can be reduced through the implementation of screening devices. Any structure that proposes a 25% improvement will be required to bring the entire structure into full compliance with guidelines. The majority of this area 3 is within the Battlefield Protection District, which will hold buildings to a 35' building height. Other areas not on the BPD will be allowed to have a 60' office building height and a 50' commercial building height. The signage in area 3 is doubled from what was in an earlier draft so that proposed developments will not suffer from a competition standpoint. There is a 40 sq. ft. area allowed as provided in the BPD and 6' 6" maximum height with material requirements. Area 3-B requires a master plan submittal process as well. Mr. Young asked how would a variance be applied in these areas. Mr. Aydelott said since it is an extension of the Zoning Ordinance the BZA can hear appeals for

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variances when there is a demonstration of practical hardship or difficulty in the ability to develop the property and meet the zoning requirements. The BZA cannot grant a use variance or change whether the property is commercial or residential but vary the setbacks and guidelines within limitations. Mr. Young asked if a side buffer that shields the back of the building could be applied. Mr. Aydelott said yes.

Mr. Lamb opened the public hearing. Mr. Andrew Margrave of Staley St. asked if Robert Rose Dr. would be extended. Mr. John Anderson who owns property in the area said he appreciates the gateway guidelines and expressed concerns about the compliance for the property if it were destroyed out of their control. Ms. Eva Worton representing Team Electric expressed concerns about becoming compliant with new requirements. Mr. Larry Sims representing a property owner expressed concerns about becoming compliant with new requirements and asked if the hospital or city property will be affected by the guidelines. Mr. Jimmy Carroll representing Tangerine expressed concerns about the compliance for the property if the building were destroyed. Mr. Buddy Oliver of Kensington Dr. expressed concerns about coming into compliance if the building were destroyed. Mr. Richard Stewart representing Stewart's Special Events said it would not be feasible to expand the business if he were required to comply with the guidelines. Mr. Fred Farrer of DeJarnette Ln. said it would be unfair to impose the restrictions on area 3 for the present buildings. Mr. Claude Vick of Thompson Ln. requests that his property not be included in the area 3. Mr. Richard Silk suggested that property taxes be adjusted according to the amount of property being used. Mr. Carl Summar of Leanna Rd. expressed concerns about his property becoming non-conforming after development and properties nearby that are not included. There being no one else to speak, Mr. Lamb closed the public hearing. Mr. Aydelott said the concept of seeing Robert Rose Dr. extended west of Thompson Ln., to Medical Center Pkwy. to intersect near where the Williams property is located was discussed by the consultant. This would happen as development occurs if it happens at all. The hospital and city property are not included in this area but are subject to covenant as the property is sold and is required to very similar to these guidelines and quality of design. Those guidelines for the city owned property were the platform from which the discussions to create these design guidelines. Mr. Gilley said it should be stated that those two properties would not be held to any lesser standard than the properties being discussed. Mr. Aydelott said that is correct for the city owned property and hospital property. The Oaks was approved almost over 1 year and is being developed to a different standard. Mrs. Jones asked why the Phoenix Retail Center was left out. Mr. Aydelott suggested that the Planning Commission address that after area 4.

Area 4: Mr. Allen Thompson representing the consultants said this area is also unique in that it is on the east side of the city's property. From a study standpoint they feel it should go further, however the infrastructure will come through area 4 to Broad St. It was important to place limited guidelines on this area should it mature because the design of the parkway will continue to Memorial Blvd. This area is not required to meet the minimum standards of the district guidelines unless otherwise noted. Area 4 will require a minimum building setback of 30' and a maximum building setback of 40', and a maximum building height of 35'. Parking

Minutes of the Murfreesboro Planning Commission
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Gateway Design Overlay District

will only be allowed to the side or to the rear of the building. All signage will be required to meet the minimum requirements of the district guidelines. Attached building signs within 75' of the future Medical Center Pkwy. CSX railroad overpass will be allowed the lesser of a 32 sq. ft. or 12% of their building signs. Mr. Lamb opened the public hearing. Ms. Cyan Holly of Grantland Ave. asked what does it mean for the residents in the area. Mr. Johnny Hale of Manson Pk. asked that the commission consider the existing business owners when making decisions. Mr. Jim Tollerson of Grantland Ave. expressed concerns about the residential becoming commercial or retail district and asked that the 4-lane street be explained. Ms. Mary Neal of Grantland Ave. expressed concerns about drainage. Mr. Ronald King of Nancy Dr. expressed concerns about drainage and asked about the bridge that will be constructed. There being no one else to speak, Mr. Lamb closed the public hearing.

Mr. Aydelott said this meeting is to discuss design guidelines for new and redevelopment of existing structures not the design of the street. Existing single-family structures and uses would be exempted from these regulations. If redevelopment of single-family structures comes with the construction to Lokey Ave. the signage would need to comply with the design guidelines. The city is currently designing W Lokey Ave. from Memorial Blvd. to Broad St. to be improved to 5-lanes to include a center turn lane. With the construction of Medical Center Pkwy. from I-24 to Broad St., that linkage to Memorial Blvd. from Broad St. will be overwhelmed with traffic if it is not improved. The greatest amount of construction is intended to be on the south side of Lokey Ave. The City Engineer has spoken with Ms. Neal and is aware of the drainage in the area. The City may need to acquire homes in the area that flood. The city will not make the situation worse with construction. With the construction of any road there will be temporary closures and the city regrets that and they will be kept to a minimum. In the case of CSX the city has no control over that. After the property owner meeting the committee left and a recommendation was not made because some of the members had to leave. There was a need to make modifications regarding the open space, and issues Mr. Stewart discussed. The consultant has worked on some of the language on those issues and is prepared to make a report. Mr. Allen Thompson said the existing single-family structures are completely exempt of the guidelines. If the existing structure changes use it will be required to fully comply with the regulations of the guidelines. With Mr. Stewart's situation that should be something that could be held at the BZA. It should be added as a basis for requesting a variance that a preexisting development demonstrates a hardship. If there were a natural disaster where the building is completely destroyed, for all buildings that exist or have obtained a building permit prior to November 1, 2003 they would be able to rebuild the same square footage without compliance to the new guidelines before the specified time limit. The time limit is 10 years and the Planning Commission should decide if this is a fair solution. The buffer yard along Manson Pk. does not allow vehicular access and the properties that do not have any other access to public R.O.W. may need to have access through the buffer yard.

Minutes of the Murfreesboro Planning Commission

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Gateway Design Overlay District

Zoning request [03-432] to include approximately 700 acres along Manson Pike, Medical Center Pkwy., and Fortress Blvd. in Area 1 of the Gateway Design Overlay District, Planning Staff applicant The Planning Director said the subject property is located west of I-24 along Manson Pk. and north of the proposed Medical Center Pkwy. In addition to the general requirements of the proposed guidelines, this area will be subject to the specific standards as outlined for Area 1. Mr. Lamb opened the public hearing. Mr. Charles Smotherman who owns land west of Overall Creek said with the creek in the back of his property the setbacks would place a hardship on his property and asked that his property be left out. Mr. Richard Silk of Asbury Ln. expressed concerns about run-off water and asked if the sewer line would handle the water. There being no one else to speak for or against the request, Mr. Lamb closed the public hearing. Mr. Aydelott said it is a federal mandate that storm water cannot be designated to the sewer. The storm water design in the future will be discharged into Overall Creek.

Zoning request [03-433] to include approximately 300 acres along Medical Center Pkwy. in Area 2 of the Gateway Design District Overlay District, Planning Staff applicant The Planning Director said the subject property is located along the east side of I-24 between the interstate and the proposed Medical Center Pkwy. This property has considerable visibility along I-24. Mr. Lamb opened the public hearing. Mr. Richard Silk of Asbury Ln. asked if most of this area is in the flood plain and expressed concerns about fill dirt effecting drainage run-off. There being no one else to speak for or against the request, Mr. Lamb closed the public hearing. Mr. Aydelott said this is not a flood area but if it were it would be acceptable to fill a flood plain but not a flood way. There will be engineering challenges for this and all areas and will be something as design processes on any development.

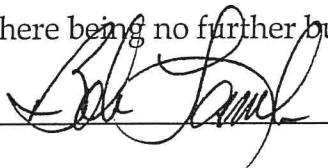
Zoning request [03-434] to include approximately 125 acres along Thompson Lane and Robert Rose Drive in Area 3 of the Gateway Design Overlay District, Planning Staff applicant The Planning Director said The subject property is located along Thompson Ln. and Robert Rose Dr. west of the offices for Ole South Properties. Mr. Lamb opened the public hearing. Mr. Carl Summar of Leanna Rd. asked why The Oaks is not included in the design guidelines and asks how the properties were selected. Mr. Claude Vick of Thompson Ln. said he would have a problem with conforming to the new guidelines. Mr. Andrew Margrave of Staley St. asked if the area north of Thompson Ln. would be included. Mr. Richard Stewart of Thompson Ln. asked what is the process of being exempted from the guidelines. There being no one else to speak for or against the request, Mr. Lamb closed the public hearing. Mr. Aydelott said The Oaks Shopping Center did not ask to be exempted from the plans as staff assisted the consultant in the guideline area. The Oaks had already been subjected to rigorous review of their plans by the city and it did not occur that they should be included. All city owned property would be subject to the covenant process. Property that is not near the gateway staff did not feel that it should be included. Ms. McGannon said the Jernigan's agreed to the process. Mr. Lyons said one of the retailers for The Oaks is planning to construct its finest architecture of any of its 150 stores in existence. Mr. Edwards asked if the nonconforming term would be applicable for this

*Minutes of the Murfreesboro Planning Commission
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Gateway Design Overlay District*

property. Mr. Aydelott said it is not totally inapplicable and there would be some signage issues. The landscaping in the parking area only is 6%. Mr. Edwards asked if The Oaks would be able to build the same structure if it were a total loss under the guidelines. Mr. Aydelott said it would be close. The grass strip between the parking area and the building might be a problem with compliance other than signage. Mr. McFarland asked why were the 4 properties left out. Mr. Aydelott said the Prince Property separates them and they are not visible from Thompson Ln.

Zoning request [03-435] to include approximately 100 acres along Manson Pk and W Lokey Ave. in Area 4 of the Gateway Design Overlay District, Planning Staff applicant. The Planning Director said the subject property is located along W Lokey Ave. and Manson Pk. east of the land owned by the City of Murfreesboro and west of Memorial Blvd. Mr. Lamb opened the public hearing. Mr. Al Wilson of Lokey Ave. asked how his property would be restricted with his property being a multi use property. There being no one else to speak for or against the request, Mr. Lamb closed the public hearing. Mr. Aydelott said to his knowledge Mr. Wilson's property is zoned RS-10 unless there is a non-conforming grandfathered use in place. If he were seeking a commercial use or place signage he would have to comply. Mr. Lamb asked if there should be a work session held on this matter. Ms. McGannon said there is another committee meeting scheduled and if the Planning Commission could give guidance to the committee that would be best. The committee could make changes and bring it back to the Planning Commission for final action. Mr. Young said some of the Planning Commission could attend the committee meeting to avoid another meeting. Mr. Aydelott said the committee meeting is October 22nd at 9 a.m. and if the Planning Commission could meet that would be best. Ms. McGannon said the meeting could be advertised as a Planning Commission meeting in case a recommendation is made. Mr. Aydelott said staff could advertise as a Planning Commission for October 22nd at 9 a.m.

There being no further business the meeting adjourned at 10:30 p.m.



Chairman



Secretary

JDA:kt

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 3, 2022**

PRINCIPAL PLANNER: MARGARET ANN GREEN

- 4.d. Zoning application [2022-419] to remove the GDO-3 zoning on approximately 51.9 acres located along Medical Center Parkway (approximately 24.6 acres) and West College Street (approximately 27.3 acres), City of Murfreesboro Administration Department applicant.**

The subject properties are located along Medical Center Parkway and West College Street. (Tax Map 91H A 002.03, 91H A 003.01, 91H B 005.01, 91 003.00, 91 009.00, and 91H A 003.00). The subject area consists of six parcels and is zoned MU (Mixed Use District) and GDO-3 (Gateway Design Overlay District). The six parcels are owned by the City of Murfreesboro and the application is being made by the volition of the City's Administration Department.

Zoning and Land Use

The subject property is vacant, undeveloped land. The subject area is mostly surrounded with developed, class A office space, medical facilities, commercial and retail uses. The City's greenway and Gateway Island are adjacent to the properties.

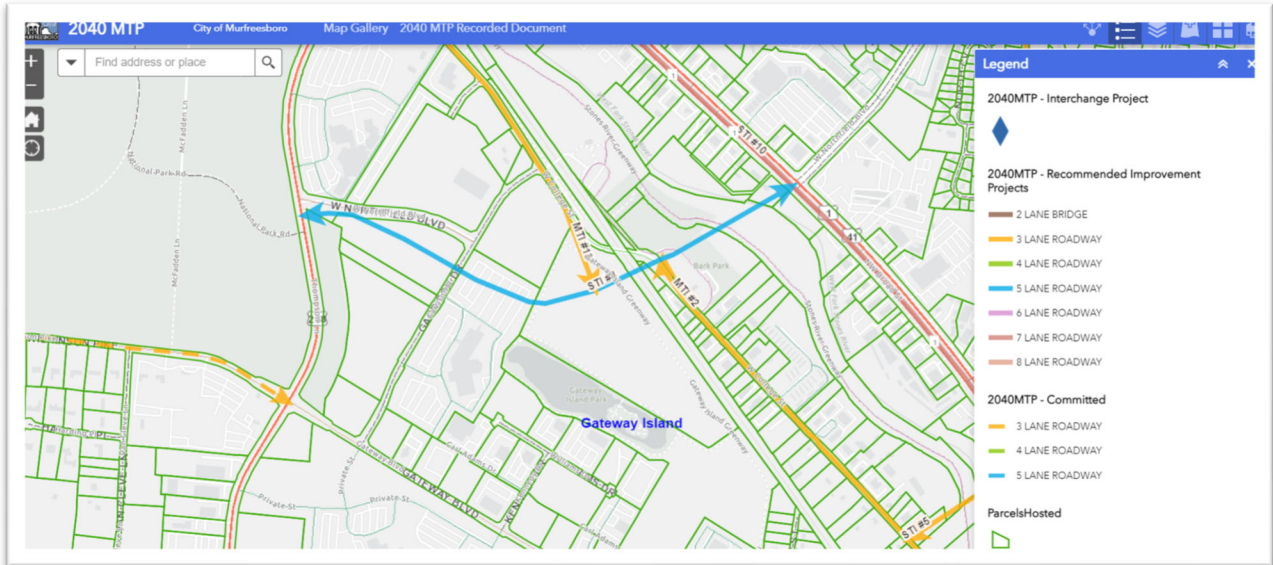
Some of the properties along Medical Center Parkway are located within FEMA's floodway/floodplain as identified on the FIRM maps. The areas designed as floodplain may be developed with non-residential construction so long as the structures meet the floodproofing requirements. The area designated as floodway may be a hazardous area due to the velocity of floodwaters, debris, or erosion potential and must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions apply:

1. Development may be permitted if it is demonstrated through hydrologic and hydraulic analyses that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge.
2. Or if a community revises the floodway with a conditional letter of map revision (CLOMR)

The property along West College Street is the site of a closed Municipal Solid Waste Landfill. This property is bounded by CSX railroad along the northeast the City's Gateway Island pond to the southwest, Medical Office building and class A office to the northeast and southeast. The City's greenway circulates around the property and a future 5-lane major arterial will bisect the property.

Public Rights-of-way/ Transportation network

The subject area has access to Medical Center Parkway (major arterial), Warren Street (local street) and West College Street (major arterial). West College Street is on the Major Transportation Plan with (MTI#2, MTI #13) and the West Northfield Boulevard extension crosses this property with a bridge (STI #4).



Mixed Use District

The Mixed-Use district permits various types of commercial, office and institutional uses and incorporates multi-family. When the MU district was created in 2013, the Ordinance stated that MU is intended only for lands located within a GDO district or within other overlay districts with a similar purpose and intent. This restriction created an intrinsic mechanism to ensure high-quality development on a well-organized site that prohibited objectionable or offensive uses.

“The purpose of the MU, Mixed Use District, is to provide a zoning category that allows a mixture of land uses both vertical and horizontal including commercial and institutional uses. It is intended that the MU district be allowed only for lands located within a GDO overlay district or within other overlay districts with a similar purpose and intent.”

As the subject properties are zoned MU; the Planning Commission should discuss any opportunities that might be created with the removal of the GDO-3.

Overview of the GDO Zoning

The Gateway Design Overlay District (GDO) district created over 17 years ago has proven to create a robust and vibrant economic base, it forms a strong sense of identity

with the emphasis placed on high quality design, and the GDO was able to create the office, commercial and retail spaces that previously did not exist in Murfreesboro. The City's Administration Department believe these properties can be managed more effectively if they are not located within the GDO. Therefore, Mr. Huddleston submitted a rezone application requesting the Planning Commission and City Council consider remove the GDO-3 district.

The purpose of the Gateway Design Overlay District (GDO) regulations is to establish a framework for site planning and design to ensure development of a high quality. These regulations set standards for all development within the Gateway Design Overlay Districts including commercial, residential, institutional, industrial, and office uses. It is the intent of these regulations to establish standards that will be reflective and protective of the community amenities and historic sites along the Medical Center Parkway, Fortress Blvd., Thompson Lane, Robert Rose Drive, Wilkinson Pike, Manson Pike, and other streets in the Gateway Design Overlay District and to enhance the quality of life for the citizens of Murfreesboro and Rutherford County. It is the intent of the Gateway Design Overlay District regulations to protect and enhance the character of the land throughout the district. The purposes of the GDO shall include the following:

1. encourage high quality development as a strategy for investing in the City's future;
2. emphasize the interstate access at Medical Center Parkway/Fortress Blvd. and Interstate 24 as a major entryway into the City;
3. recognize and support the historic significance of the Stones River National Battlefield and the other related areas with historic significance and to minimize the negative impacts of development in their vicinity;
4. maintain and enhance the quality of life for Murfreesboro's citizens;
5. shape the District's appearance, aesthetic quality, and spatial form;
6. reinforce the civic pride of citizens through appropriate development;
7. increase awareness of aesthetic, social, and economic values;
8. protect and enhance property values;
9. minimize negative impacts of development on the natural environment;
10. provide property owners, developers, architects, engineers, builders, business owners, and others with a clear and equitable set of regulations for developing land;
11. enhance the City's sense of place and contribute to the sustainability and lasting value of the City; and,
12. shape and develop the District in a manner that is beneficial to the district and to the entire City.

GDO-3 Height Restrictions

The maximum building height for uses in the GDO-3 district is based on use. If the GDO-3 is removed, then the maximum building height for the base zone will become applicable. The MU district permits a maximum height of 75-feet for apartments and all other permitted uses are 150-feet.

GDO-3 Height regulations

Office	150
Other Commercial	75
Hotel	150
Hospital	150
Multiple Family residential	75

GDO Prohibited Uses

Existing single-family dwellings used for single family residences are exempt from all requirements of this the Gateway Design Overlay District.

The GDO restricts incompatible or noxious uses that may otherwise be permitted within the underlying base zones. The Planning Commission should consider the uses that are currently prohibited on these properties and determine if it is appropriate to allow them. Chart 1, which lists the uses permitted within the MU District is included with this staff report.

These temporary outdoor uses of land are prohibited:

- Carnivals
- circuses
- fireworks sales
- Christmas tree sales
- Tents are be permitted however a tent shall not be used for retail sales of merchandise.
- Outdoor display or sale of merchandise, other than motor vehicles, is prohibited.

Itinerant and/or temporary outdoor sales of retail merchandise shall be prohibited, including but not limited to the following:

- a) sale of vacuum cleaners, fans and other appliances;
- b) sale of rugs, carpets, toys, T-shirts, license plates, velvet paintings and artwork;
- c) sale of landscaping materials not grown on-site;
- d) sale of vegetables and produce not grown on-site;
- e) sale of souvenirs and mementos;

- f) sale of tropical plants, potted plants, and bouquets of flowers;
- g) sale of stone, clay, glass, or concrete figurines;
- h) sale of chairs, sofas, tables, or other furniture; and,
- i) sale of food and beverages.

Below is a list of uses that are currently prohibited in all areas within the GDO district. The 33 additional uses prohibited within the GDO-3 are also listed

GDO prohibited uses

OTHER HOUSING

- ❖ Fraternity/Sorority
- ❖ Mobile Homes
- ❖ Family Crisis Shelter
- ❖ Family Violence Shelter
- ❖ Student Dormitory
- ❖ Transitional Home
- ❖ Mission

INSTITUTIONS

- ❖ Airport/Heliport
- ❖ Cemetery
- ❖ Pet Cemetery

GDO-3 additional prohibited uses:

INSTITUTIONS

- Nursery School

GDO prohibited Uses

COMMERCIAL:

- | | |
|--|--|
| <ul style="list-style-type: none"> ❖ Adult Cabaret ❖ Adult Entertainment Center ❖ Adult Motel ❖ Adults-only Book Store ❖ Adults-only Motion Picture Theater ❖ Amusements, Commercial Outdoor Motorized ❖ Amusements, Commercial Outdoor Motorized Except Carnivals ❖ Packaged Beer ❖ Carnivals ❖ Communications Tower ❖ Contractor's Storage Yard | <ul style="list-style-type: none"> ❖ Contractor's Yard or Storage Outdoors ❖ Crematory ❖ Drive-in Theater ❖ Ice Retail ❖ Kennels ❖ Laundries, Self Service ❖ Livestock Auction ❖ Lumber, Building Material ❖ Manufactured Home Sales ❖ Massage Parlor ❖ Mobile Home Sales ❖ Pawn Shop ❖ Pet Crematory |
|--|--|

- ❖ Pet Funeral Home
- ❖ Rap Parlor
- ❖ Salvage & Surplus Merchandise
- ❖ Sauna
- ❖ Tattoo Parlor
- ❖ Tavern
- ❖ Taxidermy Studio
- ❖ Wrecker Service
- ❖ Wrecker Service Storage Yard

GDO-3 additional prohibited Uses:
COMMERCIAL

- Amusements, Commercial Indoor
- Amusements, Commercial Outdoor Excluding Motorized
- Animal Grooming Facility
- Automotive Repair
- Barber or Beauty Shop
- Packaged Beer
- Convenience Sales and Service, Maximum 5,000 Ft² Floor Area
- Funeral Home
- Garden and Lawn Supplies
- Gas—Liquified Petroleum, Bottled and Bulk
- Gas Station
- General Service and Repair Shop
- Glass—Auto, Plate, and Window
- Glass—Stained and Leaded
- Greenhouse or Nursery
- Ice Retail
- Janitorial Service
- Karate, Instruction
- Keys, Locksmith
- Laundries, Self Service
- Liquor Store
- Motor Vehicle Sales
- Motor Vehicle Service
- Music or Dance Academy
- Optical Dispensaries
- Veterinary Clinic

- Veterinary Hospital
- Vehicle Sales
- Vehicle Wash
- Video Rental

GDO prohibited Uses:

INDUSTRIAL

- ❖ Animal or Poultry Slaughter, Stockyards, Rendering
- ❖ Automobile Dismantlers and Recyclers
- ❖ Mobile Home Construction
- ❖ Paper Mills
- ❖ Petroleum and Coal Products Refining
- ❖ Primary Metals Distribution and Storage
- ❖ Saw Mills
- ❖ Scrap Processing Yard
- ❖ Scrap Metal Processors
- ❖ Scrap Metal Distribution and Storage
- ❖ Secondary Material Dealers
- ❖ Stone, Clay, Glass, and Concrete Products and Storage

GDO-3 additional prohibited uses:

- ❖ Indoor Contractors Storage
- ❖ Printing and Publishing

GDO prohibited Uses:

TRANSPORTATION AND PUBLIC UTILITIES

- ❖ Garbage or Refuse Collection Service
- ❖ Refuse Processing Treatment and Storage
- ❖ Landfill
- ❖ Railroad Switching Yard, Terminal, Piggyback Yard
- ❖ Taxicab Dispatching Station
- ❖ Truck or Motor Freight Terminal, Service Facility

OTHER

- ❖ Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing
- ❖ Temporary Mobile Recycling Center

Design Review Process

The Murfreesboro Gateway Commission is a body of five members appointed by the Mayor and City Council for the purpose of evaluating proposals for gateway property and making informed recommendations to the council about the sale, lease, gift, or other use of Murfreesboro Gateway property, which recommendations shall then be accepted or rejected in their totality by the City Council.

Currently the Murfreesboro Gateway Property Owners' Association, Inc. utilizes the Development Review Committee (DRC) to meet with Gateway developers and review their plans for approval or disapproval. The DRC is part of a Tennessee not-for-profit corporation, a mutual benefit membership corporation. The members are the property owners in the Murfreesboro Gateway. The corporation is governed by a 5-member Board of Directors appointed by the City Council; however, neither the corporation nor this committee is a governmental entity. The DRC is not a substitute for City planning approval of documents or for zoning of the property, however one of the roles of the DRC was to provide consistency between the DRC and City. The standard of the Gateway property is higher than what the City requires, and each phase of a plan requires DRC approval before going to the City. It is unclear to Planning Staff what role the DRC may play in future development of the subject property.

The GDO design review process requires any new development adhere to the GDO process and standards. If the GDO is removed from these properties, then the *Murfreesboro Design Guidelines, Zoning Ordinance and subdivision regulations* will remain applicable.

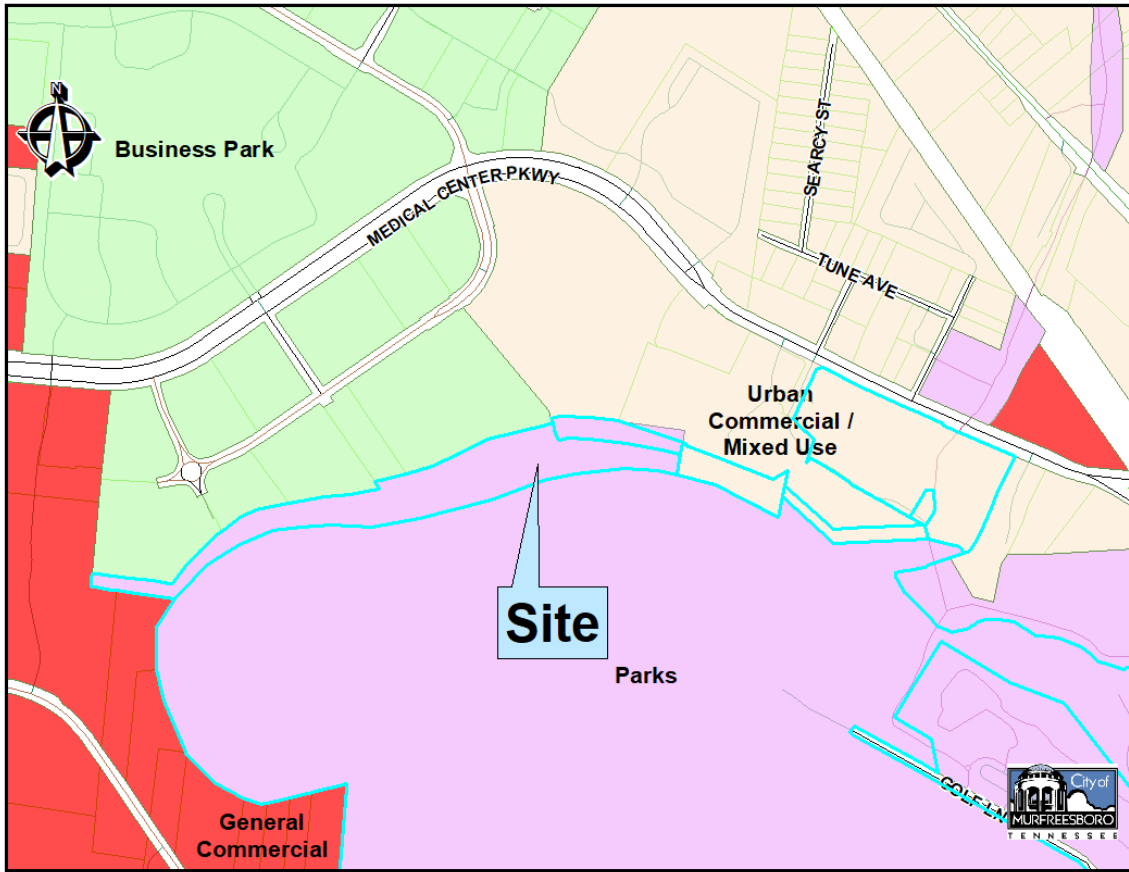
Murfreesboro 2035 Chapter 4 Land Use and the Future Land Use Map (Map 4-2)

Chapter 4 of the *Murfreesboro 2035 Comprehensive Plan* identifies various land use categories and provides descriptions of those categories. The Future Land Use map is a companion to Chapter 4 which helps identify locations for the various types of land use classifications, but it important to distinguish that it is not a "future zoning map". The Planning Commission adopted this plan and utilizes it as tool in the land-use decision making process.

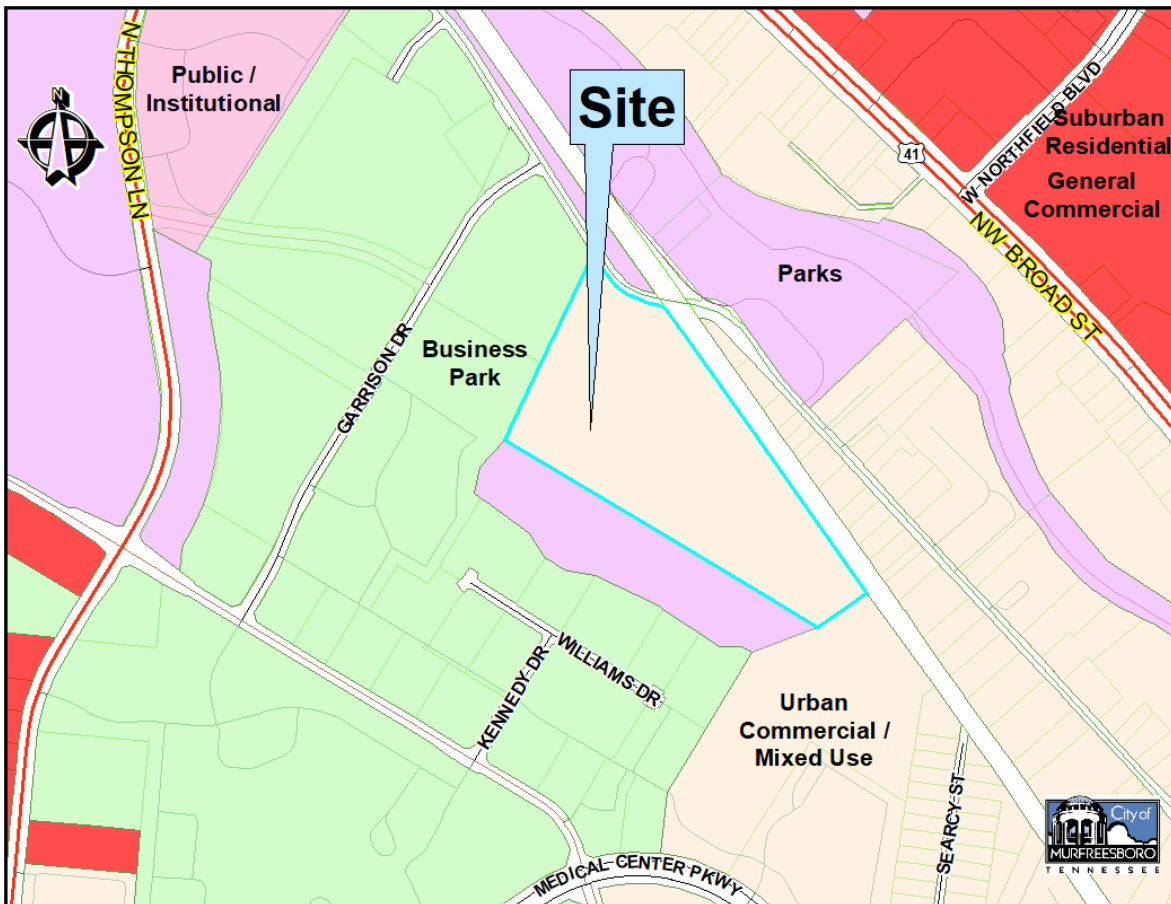
Area South of Medical Center Parkway:

The Murfreesboro 2035 *Future Land Use Map* indicates that "Park/Open Space and Mixed-Use Center are the most appropriate characters for the properties located south of Medical Center Parkway.

Park/ Open Space Land use includes all existing city, county, state, or national parks, outdoor recreation areas and open spaces that have been dedicated to public or community enjoyment and recreational pursuits.



Proposed Future Land Use Map 1



Proposed Future Land Use Map 2

Area South of Medical Center Parkway and along West College:

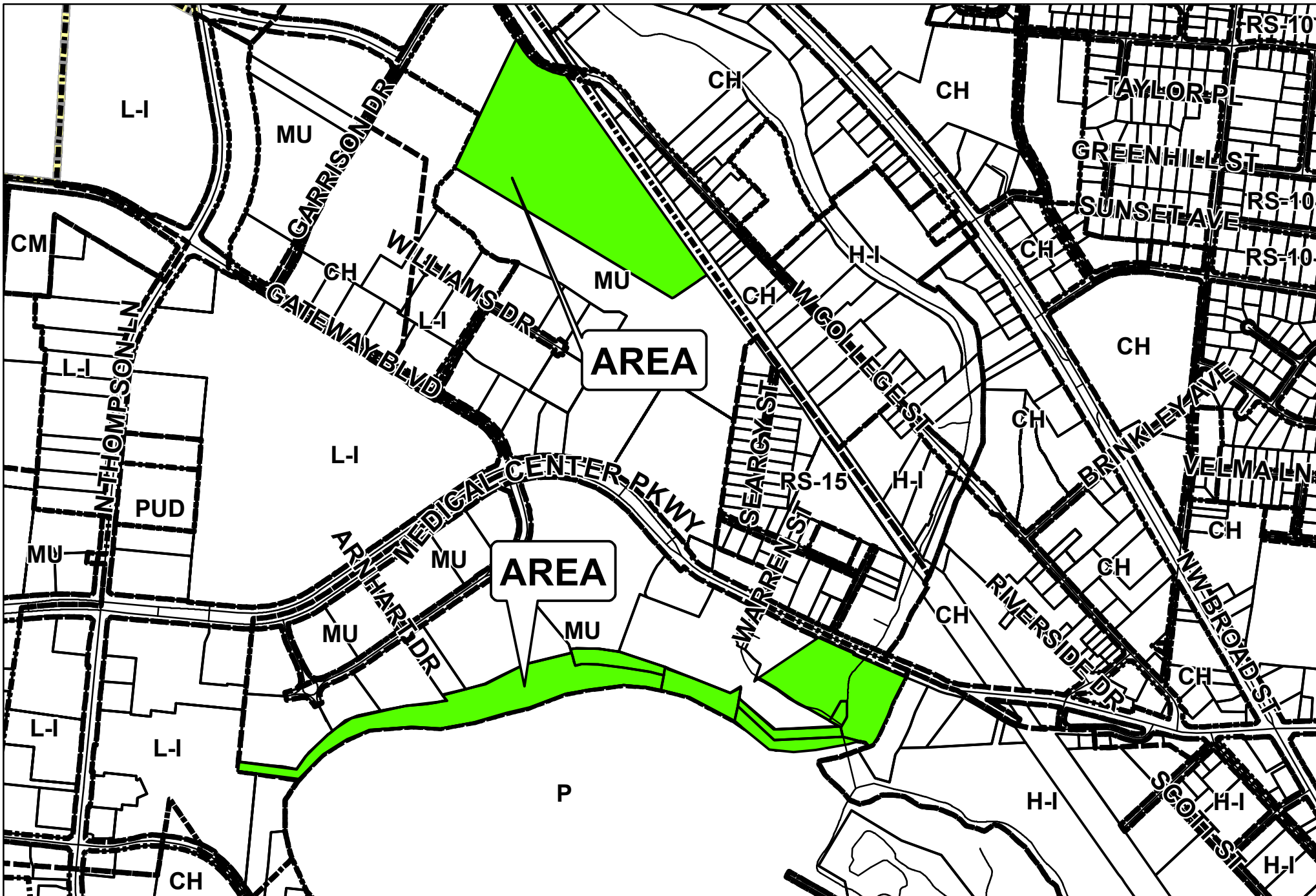
Mixed-Use Centers Provides opportunities for residential mixed with commercial, retail, and office, typically with a vertical element of multiple uses in the same building. Mixed use areas can fit along primary transportation routes, nodes of commerce adjoining key intersections or at transition points between traditional commercial areas and residential neighborhoods. Mixed-Use Centers reserve and provide employments 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.

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. Amenities may be passive recreation integrated into the master plan with an emphasis on bicycle, pedestrian, and greenway facilities.

Recommendation:

It is the City Administration Department's recommendation that these 51.9 acres of city-owned properties be removed from the Gateway Design Overlay District (GDO-3). The Planning Commission should conduct a public hearing prior to formulating a recommendation to the City Council.

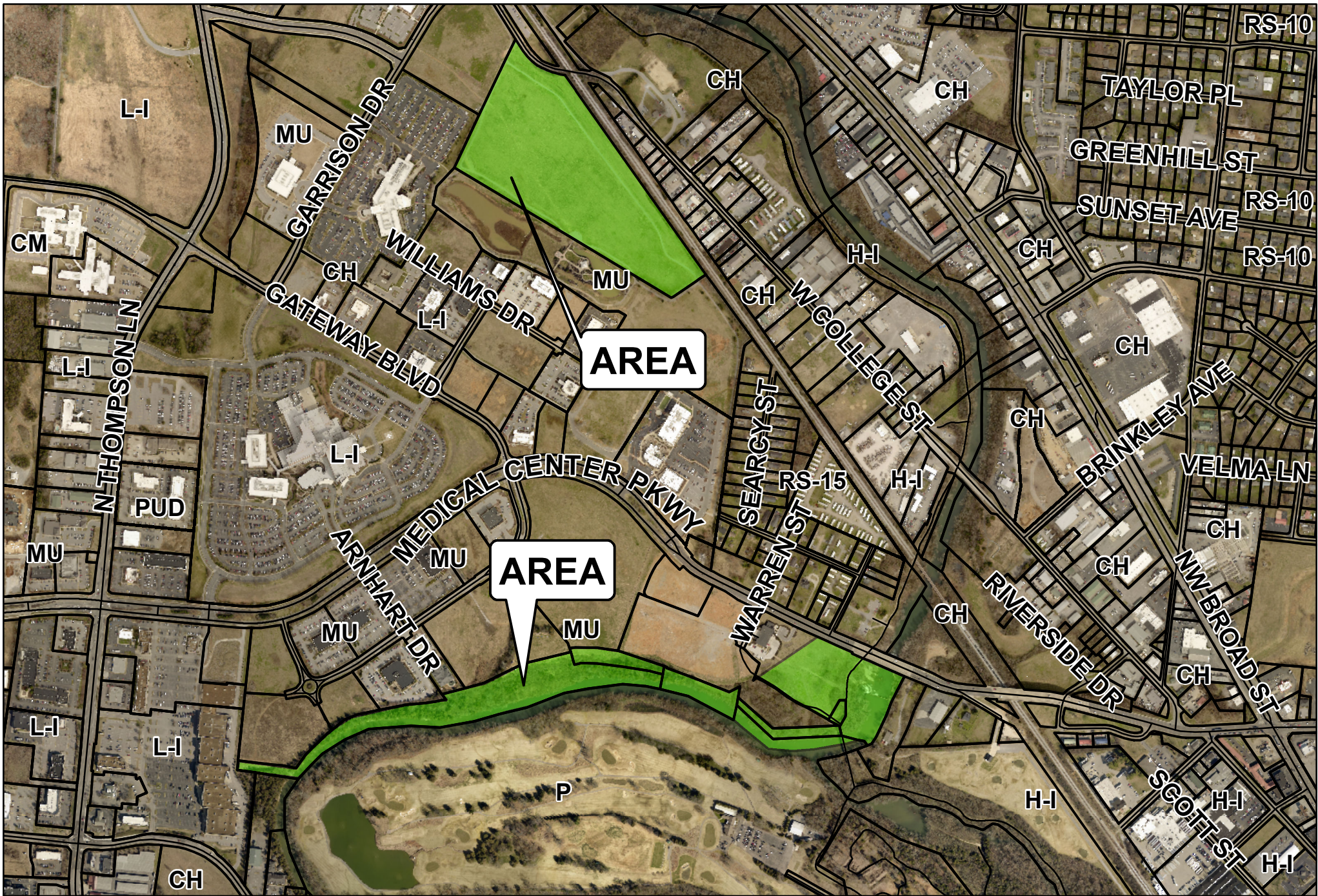


Areas along Medical Center Parkway and West College Street to be removed from the Gateway Design Overlay District (GDO-3)

1,300 650 0 1,300 Feet



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



Areas along Medical Center Parkway and West College Street to be removed from the Gateway Design Overlay District (GDO-3)

1,300 650 0 1,300 Feet



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



TUNE AVE

MEDICAL CENTER PKWY

SEARCY ST

AD 570 FT

Zone X

Zone X

Zone AE

Zone AE

Zone AE

PANEL
47149C0260H
Eff Date: 1/5/2007

573'

AF 572.6 FT

570'

570'

West Fork Stones River

WEST FORK STONES RIVER

Zone AE

Zone X

Zone X

SITE

AG 573.4 FT

Old Fort Golf Course

574'

AH 574.8 FT

Zone X

Zone AE

LYTLE CREEK

573'

575'

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero
the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the
community

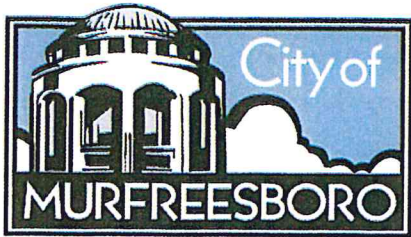



GARRISON DR

SITE

WILLIAMS DR





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

Table with 2 columns: Application Type and Fee. Includes 'Zoning & Rezoning Applications - other than rezoning to planned unit development' for \$700.00 and 'Zoning & Rezoning Applications - Planned Unit Development, initial or amended' for \$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: City of Murfreesboro Administration Dept.

Address: 111 W. Vine St. City/State/Zip: Murfreesboro, TN 37130

Phone: 615-893-6441 E-mail address: shuddleston@murfreesborotn.gov

PROPERTY OWNER: City of Murfreesboro

Street Address or property description: Medical Center Parkway, West College St.

and/or Tax map #: 80 Group: - Parcel (s): 001.03

Existing zoning classification: GDO-3

Proposed zoning classification: Remove GDO-3 Acreage: 51.9

Also: 91H/A/003.01, 91H/A/002.03, 91H/B/005.01, 91/003.00, 91/Part of 009.00, and 91H/A/Part of 003.00

Contact name & phone number for publication and notifications to the public (if different from the applicant): Sam Huddleston, Exec. Dir. of Dev't Services

E-mail: 615-893-6441, shuddleston@murfreesborotn.gov

APPLICANT'S SIGNATURE (required): Sam Huddleston

DATE: 7/10/2022

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

Date received: MPC YR.: MPC #:

Amount paid: Receipt #:

USES PERMITTED ³	ZONING DISTRICTS																	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH											
DWELLINGS																											
Single-Family detached	X	X	X	X	X	X	X	X	X	X ²⁷		X		X						X	X		X				
Single-Family attached or detached, zero-lot line (max. 2 units attached) ²³								X	X	X	X ²⁴		X		X						X		X				
Single-Family attached, townhouse ^{25, 26, 28}									X	X	X										X		X				
Two-Family								X	X	X		X		X							X		X				
Three-Family									X	X		X		X							X		X				
Four-Family									X	X		X		X							X		X				
Multiple-Family									X ²¹	X ²¹										X ²¹	X ²¹		X				
OTHER HOUSING																											
Accessory Apartment	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸				S ⁸																	
Accessory Dwelling Unit												X ¹	X ¹	X ¹	X ¹	X ¹	X	X ¹	X ¹	X ¹	X ¹						
Assisted-Care Living Facility ¹⁵							S	X	X	X		X		X	X	X	X	X			X	X	X	S			
Bed-and-Breakfast Homestay	S	S	S	S	S		S	S	X	S		S		X	X	X		X			S	S	S	X			
Bed-and-Breakfast Inn	S	S	S	S	S		S	S	S	S		S		S	X	X		X			S	S	S	S			
Boarding House ¹⁵							S	S	X	X		S		X	X	X		X			S	S	X				
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Extended Stay Hotel/Motel																X	X										
Family Crisis Shelter												S		S	S	S			S	S	S		S				
Family Violence Shelter								S	S			S	S	S	X	X		X	X	X		X	S	S			
Fraternity/Sorority												S		S	S	S					S	S	S				
Group Shelter									S	S		S	S	S	S	S			S	S							
Class I Home for the Aged ¹⁵	S	S	S	S	S	S	S	X	X	X		X		X	X	X		X			S	S	S	S			
Class II Home for the Aged ¹⁵	S	S	S	S	S		S	S	S	S		S		X	X	X		X			S	S	S	S			
Class III Home for the Aged ¹⁵								S	S			S		S	X	X	X	X			S	S	S	S			
Hotel																X	X	X	X	X							
Mission ¹⁰																			S	S	S						
Mobile Homes											X																
Motel															X	X		X	X	X							
Rooming House							S	S	S									X				S	S	X			
Student Dormitory									S														X				
Transitional Home							S	S	S			S	S								S	S					
INSTITUTIONS																											
Adult Day Care Center	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X	X	X	X	S	X	X				
Adult Day Care Home	S	S	S	S	S	S	S	S	S	S	S	X	S	X	X	X		X	X	X	X	X	X				

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USES PERMITTED ³	ZONING DISTRICTS																																				
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P											
Airport, Heliport	S	S	S	S	S	S	S	S	S	S					S			S	S	S	S	S	S	S	S	S											
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S			S			S	S	S																	
Church ¹³	S	S	S	S	S	S	S	X	X	S	S	S	X	X	X	X	X	X	X	X	S	S	X	X													
College, University												X	X			X						X		X													
Day-Care Center							S	S	S		S	S	S	X	X	X	X	X	X	X	S	S	S	S													
Family Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	X	S	S	S	X												
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	X	S	S	S	X												
Hospital												X	X				X		X	X	X	X	X	X													
Lodge, Club, Country Club ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S														
Mental Health Facility												X	X	X		X	X		X	X	X		X	X													
Morgue															X	X		X	X	X		X	X														
Museum							S	S	S			S	S	S	X	X	X	X	X	X	X	S	S	S	X	S											
Nursing Home												X	X	S	S	S	X		X	X	X	X	X	X													
Nursery School							S	S	S		S	S	S	S	S	S	X		S	S	S	S	S	S	X												
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X											
Philanthropic Institution							S	S	S			X	X	X	X	X	X	X	X	X	X	X	X	X	X												
Pet Cemetery	S	S	S											S	S			S	S	S																	
Public Building ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X													
Recreation Field ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X		X	X	X	S	S	S	X	X											
Senior Citizens Center	S	S	S	S	S	S	S	X	X	S		X	X	X	X	X	X		X	X	X	S	X	X													
School, Public or Private, Grades K - 12 ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X													
Student Center							S	S				S	S	S	S	S	X					S	S														
AGRICULTURAL USES																																					
Customary General Farming	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶				X ⁶	X		X	X	X				X	X												
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S			X	X			X	X	X				X	X												
Farm Labor and Management Services												X	X	X	X	X		X	X	X	X				X												
Fish Hatcheries and Preserves															X			X	X	X																	
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage	X	X	X	X	X	X	X	X	X	X	X								X	X	X				X												
Livestock, Horse, Dairy, Poultry, and Egg Products	S	S	S	S	S	S	S	S	S	S									X	X	X				X												
Timber Tracts, Forest Nursery, Gathering of Forest Products	S	S	S	S	S	S	S	S	S	S									X	X	X																
COMMERCIAL																																					
Adult Cabaret																			X ⁹																		
Adult Entertainment Center																			X ⁹																		
Adult Motel																			X ⁹																		

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USES PERMITTED ³	ZONING DISTRICTS																										
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P	
Adults-Only Bookstore																				X ⁹							
Adults-Only Motion Picture Theater																				X ⁹							
Amusements, Commercial Indoor															X	X	X	X	X	X	X					S	
Amusements, Commercial Outdoor excluding Motorized																X	X		X	X	X					S	S
Amusements, Commercial Outdoor Motorized except Carnivals																			S	S	S						
Animal Grooming Facility															X	X	X		X	X	X						
Antique Mall															X	X	X	X	X	X	X						
Antique Shop <3,000 sq. ft.												X	X	X	X	X	X	X	X	X	X		X				
Apothecaries (pharmaceuticals only)											X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Art or Photo Studio or Gallery											X	X	X	X	X	X	X	X	X	X	X		X			X	
Automotive Repair ¹²															X	X	X		X	X	X						
Bakery, Retail														X	X	X	X	X	X	X	X						
Bank, Branch Office											X	X	X	X	X	X	X	X	X	X	X						
Bank, Drive-Up Electronic Teller											X	X	X	X	X	X	X	X	X	X	X						
Bank, Main Office															X	X	X	X	X	X	X						
Barber or Beauty Shop											X	X	X	X	X	X	X	X	X	X	X		X				
Beer, Packaged														X	X	X		X	X	X	X						
Boat Rental, Sales, or Repair															X	X		X	X	X	X						
Book or Card Shop											X	X	X	X	X	X	X	X	X	X	X		X				
Brewery, Artisan ²⁹														X	X	X		X	X	X	X						
Brewery, Micro ²⁹														X	X	X		X	X	X	X						
Business School											X	X		X	X	X	X	X	X	X	X						
Business and Communication Service											X	X	X	X	X	X	X	X	X	X	X						
Campground, Travel-Trailer Park																X			X	X	X						
Carnivals																S			S	S	S					S	
Catering Establishment											X	X	X	X	X	X	X	X	X	X	X		X				
Clothing Store														X	X	X	X	X	X	X	X						
Coffee, Food, or Beverage Kiosk														X	X	X	X		X	X	X						
Commercial Center														X	X	X	X		X	X	X						
Convenience Sales and Service, maximum 5,000 sq. ft. floor area														X	X	X	X	X	X	X	X						
Crematory																			S	S	S						
Delicatessen														X	X	X	X	X	X	X	X						

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	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P
Department or Discount Store															X	X	X	X	X	X						
Distillery, Artisan ²⁹																X		X	X	X	X					
Drive-In Theater																X			X	X	X					
Dry Cleaning														X	X	X	X	X	X	X	X					
Dry Cleaning Pick-Up Station														X	X	X	X	X	X	X	X					
Financial Service												X	X	X	X	X	X	X	X	X	X					
Fireworks Public Display																										X
Fireworks Retailer																S			S	S	S					
Fireworks Seasonal Retailer														S		S			S	S	S					
Flower or Plant Store												X	X	X	X	X	X	X	X	X	X		X			
Funeral Home														S		X	X	X	X	X	X					
Garage, Parking																X	X	X	X	X	X					
Garden and Lawn Supplies															S	X	X	X	X	X	X					
Gas--Liquified Petroleum, Bottled and Bulk																X			X	X	X					
Gas Station														X	X	X	X	X	X	X	X					
General Service and Repair Shop																X	X	X	X	X	X					
Glass--Auto, Plate, and Window																X	X		X	X	X					
Glass--Stained and Leaded														X	X	X	X	X	X	X	X					
Greenhouse or Nursery																X	X	X	X	X	X					
Group Assembly, <250 persons												S	S		X	X	X	X	X	X	X	S	S	S		
Group Assembly, >250 persons												S	S		S	S	X	S	S	S	S	S	S	S		
Health Club												X	X	X	X	X	X	X	X	X	X		X			
Ice Retail															X	X		X	X	X	X					
Interior Decorator												X	X	X	X	X	X	X	X	X	X		X			
Iron Work																X		X	X	X	X					
Janitorial Service															X	X	X	X	X	X	X					
Karate, Instruction															X	X	X	X	X	X	X					
Kennels																X			X	X	X					
Keys, Locksmith															X	X	X	X	X	X	X					
Laboratories, Medical												X	X		X	X	X		X	X	X	X	X	X		
Laboratories, Testing															X	X	X		X	X	X					
Laundries, Self-Service														X	X	X			X	X	X					
Lawn, Tree, and Garden Service																X			X	X	X					
Liquor Store															X	X	X	X	X	X	X					
Livestock, Auction																			X	X	X					
Lumber, Building Material																X			X	X	X					
Manufactured Home Sales																			X	X						
Massage Parlor																			X ⁹							

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	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P
Motor Vehicle Sales (Automobiles)																S	S		X ³	X ³	X ³					
Motor Vehicle Sales (Other Than Automobiles)																S	S		X	X	X					
Motor Vehicle Service ¹²																X	X		X	X	X					
Movie Theater															X	X	X	X	X	X	X					
Music or Dancing Academy															X	X	X	X	X	X	X					
Offices												X	X	X	X	X	X	X	X	X	X	X ⁵	X ⁵	X ⁵		
Optical Dispensaries												X	X	X	X	X	X	X	X	X	X	X	X	X		
Pawn Shop																X	X	X	X	X	X					
Personal Service Establishment														X	X	X	X	X	X	X	X					
Pet Crematory																		S	S	S						
Pet Funeral Home															X	X			X	X	X					
Pet Shops															X	X	X	X	X	X	X					
Pharmacies												X	X	X	X	X	X	X	X	X	X	X	X	X		
Photo Finishing														X	X	X	X	X	X	X	X					
Photo Finishing Pick-Up Station														X	X	X	X		X	X	X					
Radio, TV, or Recording Studio																X	X	X	X	X	X					
Radio and Television Transmission Towers															S	S		S	S	S	S					S
Rap Parlor																		X ⁹								
Reducing and Weight Control Service												X	X	X	X	X	X	X	X	X	X	X	X	X		
Restaurant and Carry-Out Restaurant															X	X	X	X	X	X	X					
Restaurant, Brewpub ³⁰															X	X	X	X	X	X	X					
Restaurant, Drive-In																X	X	X	X	X						
Restaurant, Specialty														X	X	X	X	X	X	X	X					
Restaurant, Specialty -Limited												S	S	X	X	X	X	X	X	X	X	S	S	S		
Retail Shop, other than enumerated elsewhere															X	X	X	X	X	X						
Salvage and Surplus Merchandise																X			X	X	X					
Sauna																		X ⁹								
Sheet Metal Shop																X			X	X	X					
Shopping Center, Community																X	X		X	X	X					
Shopping Center, Neighborhood															X	X	X		X	X	X					
Shopping Center, Regional																X	X		X	X	X					
Specialty Shop												X	X	X	X	X	X	X	X	X	X		X			
Tavern																X		X	X	X	X					
Taxidermy Studio																S			S	S	S					
Towing ¹²																X			X	X	X					

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Veterinary Office												X	X	X	X	X	X		X	X	X		X			
Veterinary Clinic															X	X	X		X	X	X					
Veterinary Hospital															X	X	X		X	X	X					
Vehicle Sales (Non-Motorized)																X	X		X	X	X					
Vehicle Wash														X		X	X		X	X	X					
Video Rental														X	X	X	X	X	X	X	X					
Wholesaling																X		X	X	X	X					
Winery, Artisan ²⁹														X	X	X		X	X	X	X					
Wireless Telecommunications Towers, Antennas ¹⁷	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wrecker Service, Wrecker Storage Yard ¹²																X			X	X	X					
INDUSTRIAL																										
Manufacture, Storage, Distribution of:																										
Abrasive Products																			X	X						
Asbestos Products																			S							
Automobile Dismantlers and Recyclers ⁷																			S ⁷							
Automobile Manufacture																			X	X						
Automobile Parts and Components Manufacture																			X	X						
Automobile Seats Manufacture																			X	X						
Bakery Goods, Candy																			X	X	X					
Boat Manufacture																			X	X						
Bottling Works																			X	X	X					
Brewery ²⁰																			X	X	X					
Canned Goods																			X	X						
Chemicals																			X							
Composting Facility																			S						S	
Contractor's Storage, Indoor																X	X	X	X	X						
Contractor's Yard or Storage, Outdoor																X	X	X	X	X						
Cosmetics																			X	X	X					
Custom Wood Products																		X	X	X	X					
Distillery ²⁰																			X	X	X					
Electrical or Electronic Equipment, Appliances, and Instruments																			X	X	X					
Fabricated Metal Products and Machinery																			X	X	X					
Fertilizer																			X							

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Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																				X	X	X					
Furniture and Fixtures																				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							
Lumber and Wood Products																				X	X						
Mobile Home Construction																				X							
Musical Instruments																				X	X	X					
Office/Art Supplies																				X	X	X					
Paints																				X	X						
Paper Mills																				S							
Paper Products excluding paper and pulp mills																				X	X						
Petroleum, Liquefied Petroleum Gas and Coal Products except refining																				S							
Petroleum and Coal Products Refining																				S							
Pharmaceuticals																				X	X	X					
Photographic Film Manufacture																				X	X						
Pottery, Figurines, and Ceramic Products																				X	X	X					
Primary Metal Distribution and Storage																				X	X						
Primary Metal Manufacturing																				X	X						
Printing and Publishing																X	X	X		X	X	X					
Rubber and Plastic Products except rubber or plastic manufacture																				X	X						
Rubber and Plastic Products, Rubber and Plastic Manufacture																				X	X						
Saw Mills																				X							
Scrap Processing Yard																				S							
Scrap Metal Processors																				S							
Scrap Metal Distribution and Storage																				S							
Secondary Material Dealers																				S							
Silverware and Cutlery																				X	X	X					
Small Moulded Metal Products																				X	X						
Sporting Goods																				X	X	X					
Stone, Clay, Glass, and Concrete Products																				X	X						

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Textile, Apparel Products, Cotton--Factoring, Grading																				X	X	X					
Textile, Apparel Products, Cotton Gin																				X	X						
Tire Manufacture																				X	X						
Tobacco Products																				X	X						
Toiletries																				X	X	X					
Transportation Equipment																				X	X	X					
Warehousing, Transporting/Distributing ¹⁸																				X	X	X					
Winery ²⁰																				X	X	X					
TRANSPORTATION AND PUBLIC UTILITIES																											
Bus Terminal or Service Facility																	X			X	X	X					
Garbage or Refuse Collection Service																				X	X						
Refuse Processing, Treatment, and Storage																				S							
Gas, Electric, Water, Sewerage Production and/or Treatment Facility																				X	X	S					
Landfill ¹⁹																				S							
Post Office or Postal Facility														X	X	X	X	X	X	X	X	X					
Telephone or Communication Services															X	X	X	X	X	X	X	X					
Electric Transmission, Gas Piping, Water Pumping Station	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X					
Taxicab Dispatch Station																X				X	X	X					
Freight Terminal, Service Facility																X				X	X	X					
OTHER																											
Advertising Sign																X				X	X	X					
Home Occupations	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	X			X					S ¹¹	S ¹¹	S ¹¹			
Junkyard																				S							
Recycling center																S				X	X	X					
Self-Service Storage Facility ¹⁶														S	S	X	S			X	X	X					
Wholesale Establishments																X			X	X	X	X					
Temporary Mobile Recycling Center															S	S				S	S	S				S	

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 3, 2022
PROJECT PLANNER: MATTHEW BLOMELEY**

4.e. Street renaming [2022-901] to rename Winterberry Street (north of Paulownia Circle) to Mason David Drive, City of Murfreesboro Planning Department applicant.

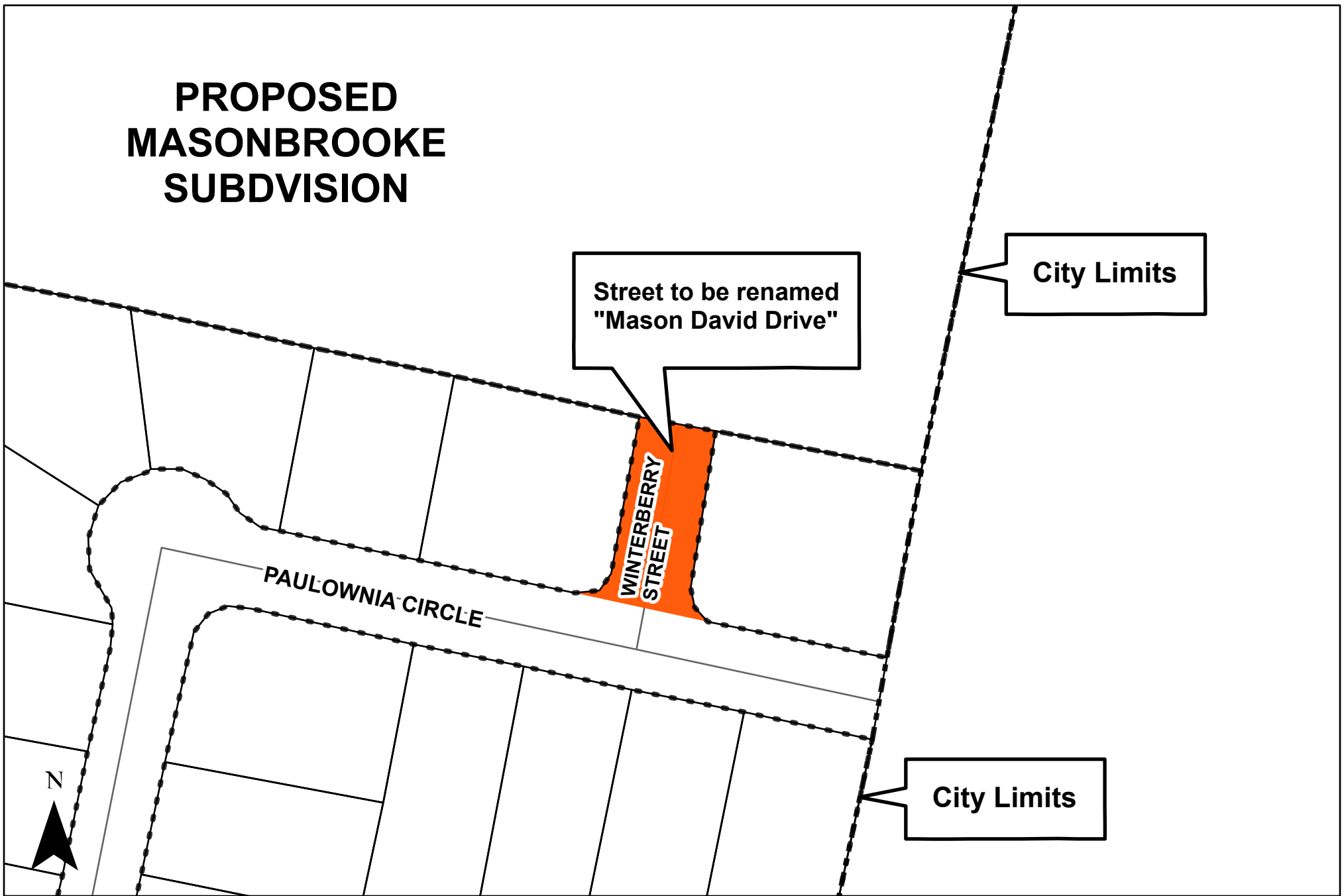
The “Winterberry” street name is duplicated within the City limits. A “Winterberry Drive” was platted with the Northwoods Subdivision south of Dejarnette Lane in 2000. It is approximately 2,300 feet long and there are approximately 35 existing homes addressed off it. A “Winterberry Street” was subsequently platted with the Cherrywood Estates Subdivision east of Florence Road in 2001. It is approximately 120’ long beginning at its intersection with Paulownia Circle on its south side, and it is stubbed to the undeveloped tract to the north. There are no homes addressed off of it. A preliminary plat was approved by the Planning Commission at its June 15th, 2022 regular meeting for the proposed Masonbrooke subdivision on the tract just to the north of Cherrywood Estates and the Winterberry Street stub. It includes the extension of Winterberry Street into the development.

Section 5.2 of the Subdivision Regulations states that “The Planning Commission shall have final authority over street names.” It also states that “The proposed name of a subdivision, or street within the subdivision, shall not duplicate or closely approximate phonetically, the name of any other subdivision or street within the limits of the City of Murfreesboro or the jurisdictional area of Rutherford County.” Street name duplications can cause confusion for both the motoring public and for emergency service providers. There are safeguards to ensure that street name duplications do not occur, as the Planning Department and Rutherford County E-911 both review proposed street names for this issue. However, in this instance, it appears that this street name duplication went unnoticed in the early 2000s. With the proposed extension of Winterberry Street as part of the Masonbrooke Subdivision, this is an ideal time to remedy this situation before any homes are built and addressed off of it. In choosing between renaming Winterberry Drive and Winterberry Street, Winterberry Street appears to be the clear candidate for renaming, as no existing addresses would be impacted (as opposed to approx. 35 addresses on Winterberry Drive). The developer of the Masonbrooke Subdivision has nominated “Mason David Drive” as the new street name.

Action Needed:

The Planning Commission will need to conduct a public hearing, after which it should discuss this matter and then vote on whether or not rename this street.

PROPOSED MASONBROOKE SUBDIVISION

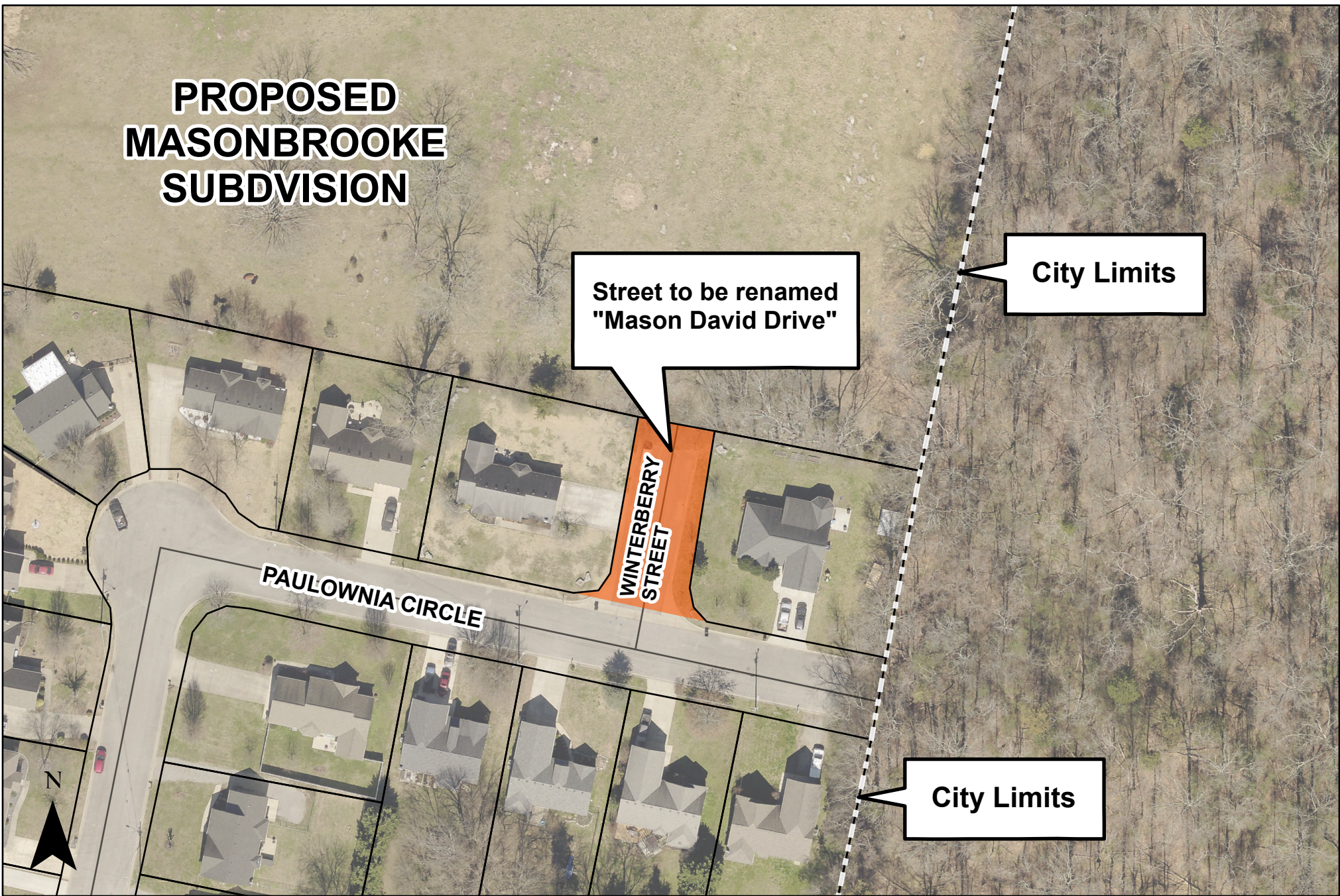


Request to rename
Winterberry Street to Mason David Drive



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

PROPOSED MASONBROOKE SUBDIVISION



Street to be renamed
"Mason David Drive"

City Limits

City Limits

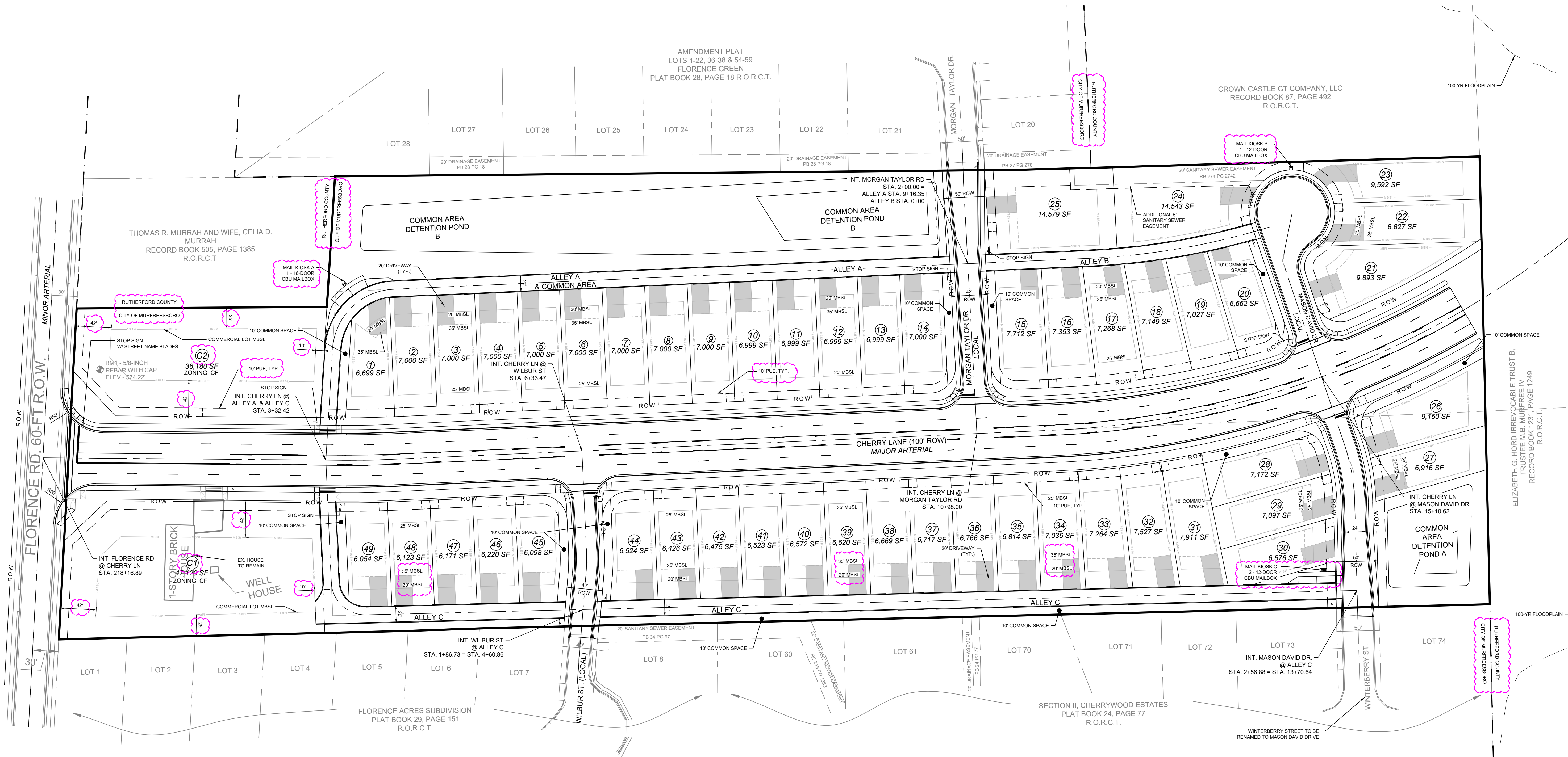


Request to rename
Winterberry Street to Mason David Drive



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

PLOT DATE: 6/12/2022 9:59:38 AM (MIELSON)
 COPYRIGHT 2022 - ALL RIGHTS RESERVED. NO PORTION(S) OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF CIVIL INFRASTRUCTURE ASSOCIATES



SITE DEVELOPMENT PLANS
MASON BROOKE SUBDIVISION
 3616 FLORENCE ROAD
 MURFREESBORO, TN

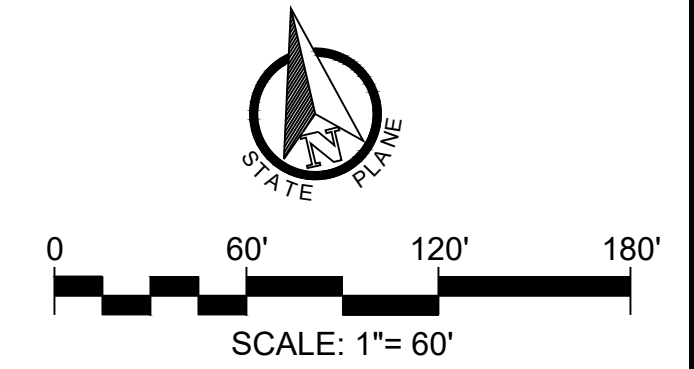
REVISIONS

DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 5/12/2022
 FINAL BUILD-OUT PLAT



Know what's below.
 Call before you dig.



C0.02

CIA PROJECT No.: 2021-055 DRAWN BY: TLAM CHECKED BY: NIM

MINUTES OF THE MURFREESBORO PLANNING COMMISSION

JULY 13, 2022

6:00 PM

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Jami Averwater
Warren Russell
Chase Salas
Shawn Wright

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Holly Smyth, Principal Planner
Amelia Kerr, Planner
Katie Noel, Project Engineer
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney
Sam Huddleston, Executive Dir. Dev't Services

1. Call to order and 2. Determination of a Quorum

Mr. Greg McKnight, acting as Chair Pro-Tem, called the meeting to order at 6:00 PM and requested for Item 4 a. the Election of Chair and Vice-Chair for 2022-2023, to be moved as the first item on the Agenda. A quorum was present.

Mr. Shawn Wright made a motion for Election of Chair and Vice Chair 2022-2023 to be moved to the first item on the agenda; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones
Jami Averwater
Warren Russell
Chase Salas
Shawn Wright

Nay: None

Mr. Greg McKnight opened the floor for the nomination of the 2022-2023 Planning Commission Chair.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 13, 2022

Mr. Warren Russell made a motion to elect Kathy Jones as Chair of the Planning Commission for 2022-2023; the motion was seconded by Mr. Jami Averwater and carried by the following vote:

Aye: Jami Averwater

Warren Russell

Chase Salas

Shawn Wright

Nay: None

Abstain: Kathy Jones

Mr. Greg McKnight opened the floor for the nomination of the 2022-2023 Planning Commission Vice-Chair.

Mr. Chase Salas made a motion to elect Ken Halliburton as Vice-Chair of the Planning Commission for the 2022-2023 year; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones

Jami Averwater

Warren Russell

Chase Salas

Shawn Wright

Nay: None

3. Approve minutes of the June 1, 2022, and June 15, 2022, Planning Commission meetings.

Ms. Jami Averwater moved to approve the minutes of the June 1, 2022 and June 15, 2022 Planning Commission meetings; the motion was seconded by Mr. Chase Salas and carried by the following vote:

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 13, 2022

Aye: Kathy Jones
Jami Averwater
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

4. Staff Reports Other Business:

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. 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 (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.

There being no further discussion, Mr. Chase Salas 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
Jami Averwater
Warren Russell

MINUTES OF THE MURFREESBORO PLANNING COMMISSION

JULY 13, 2022

Chase Salas

Shawn Wright

Nay: None.

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

There being no further discussion, Mr. Warren Russell 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

Jami Averwater

Warren Russell

Chase Salas

Shawn Wright

Nay: None.

5. **Public Hearings and Recommendations to City Council:**

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. 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. Staff recommends approving the property for outside the City sewer customer service and not for annexation.

The applicant, Ms. Kasie Nunley, was in attendance.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION

JULY 13, 2022

The Planning Commission began discussing the proposal and wanted to know who would be responsible for the cost to connect to City sanitary sewer for this property. Mr. Blomeley explained the property owner would be responsible for the expense and for working with the developer of Magnolia Grove to extend sewer.

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

There being no further discussion, Mr. Warren Russell moved to recommend approval of the property as an outside the City sewer customer service and; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Jami Averwater

Warren Russell

Chase Salas

Abstain: Shawn Wright

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. 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. Brian Grover of SEC was in attendance, representing the applicant.

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

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 13, 2022

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

Aye: Kathy Jones
Jami Averwater
Warren Russell
Chase Salas
Shawn Wright

Nay: None

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.

Mr. Brian Grover of SEC, Mr. Michael Burton, Mr. Jordan Hartigan, and Mr. Rob Molchan were in attendance for the meeting. Mr. Brian Grover gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Jones requested that all high visibility units should include enhanced elevations. In addition, the side elevations should be included in the pattern book. The Planning Commission continued with questions regarding the exceptions, and the private solid waste carts being stored in garages with vehicles only.

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

MINUTES OF THE MURFREESBORO PLANNING COMMISSION

JULY 13, 2022

There being no further discussion, Ms. Jami Averwater moved to approve the zoning application subject to all staff comments including consistency in the pattern book regarding the enhanced elevations in high visible areas; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones
Jami Averwater
Warren Russell
Chase Salas
Shawn Wright

Nay: None

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. 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. Brian Grover of SEC and Mr. Joe Swanson Jr. (developer) were in attendance representing the application.

Chair Kathy Jones opened the public hearing.

1. **Mr. Wallace Maples, 5550 Elam Road** – expressed concerns regarding traffic on Elam Road, including construction traffic. He is not in favor of the annexation request.
2. **Mr. Mark Green, 5302 Elam Road** – expressed concerns regarding traffic on Elam Road. He is not in favor of the annexation request.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION

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3. **Ms. Peggy Maples, 5506 Elam Road** – expressed concerns regarding traffic and drainage. She opposes the annexation request.
4. **Mr. & Ms. Lopez, 5602 Elam Road** – They have concerns with traffic and the proposed widening of Elam Road. They oppose the annexation request.
5. **Mr. Bob Hoggatt, 5623 Elam Road** – voiced his concerns with the increase in crime and traffic. He opposes the annexation request.
6. **Ms. Angie McFarland Kleinau, 5942 West Gum Road** – voiced her concerns with safety and crime in her area. She opposes the annexation request.
7. **Mr. Joe Swanson, Jr., 3614 Manchester Pike** – came forward and apologized to the community about the construction traffic of the last 45 days but that it would be ending in 7 days. He has been in contact with Greg Brooks with Rutherford County Highway Department to make repairs to Elam Road where needed.

Ms. Kathy Jones closed the public hearing.

Ms. Holly Smyth addressed concerns regarding emergency response.

Mr. Brian Grover of SEC addressed drainage and roadway improvements.

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

Aye: Kathy Jones
 Jami Averwater
 Warren Russell
 Chase Salas
 Shawn Wright

Nay: None

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JULY 13, 2022

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. 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. Katie Noel, Project Engineer, came forward stating the City had asked for this connection to Elam Road due to the continued development within this area. This road provides an important link in Rutherford County and the improvements would disburse traffic. Lastly, a traffic study would be provided at the same time as site plans are submitted for development.

Ms. Holly Smyth explained a neighborhood meeting had been conducted on July 11, 2022, which approximately 30 people had attended.

Mr. Brian Grover of SEC and Mr. Joe Swanson, Jr. (developer) were in attendance representing the application. Mr. Brian Grover gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Kathy Jones opened the public hearing.

- 1) **Mr. Marty Perkins, 3795 Mt Tabor Road** – opposes the development and the entrance request off Elam Road.
- 2) **Mr. Jonathan Beverly, 401 Davenport Drive** – opposes the allowable use for a lumber yard and opposes large tractor trailers using the new connector road.
- 3) **Mr. Randall Patterson, 5807 Elam Road** – opposes large tractor trailers using the proposed connector road. In addition, he requested for the cemetery be considered with

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 13, 2022

Elam Road improvements due to services and those visiting the cemetery have been parking on Elam Road.

- 4) **Mr. Allan Cook, 2915 Mt Tabor Road** – has concerns with the new connector road allowing an increase in traffic.
- 5) **Mr. Randall Upchurch, 5838 Elam Road** – opposes the proposal due to safety and the increase in traffic.
- 6) **Mr. Dale Bonfiant, 5317 Elam Road** – opposes the proposal due to Elam Road being dangerous.
- 7) **Ms. Angie McFarland Kleinau, 5942 West Gum Road** – expressed traffic concerns and opposes this proposal.
- 8) **Mr. George and Penny Nelson, 5704 Elam Road** – oppose this proposal and wanted to know who would pay for road improvements.
- 9) **Ms. Peggy Maples, 5506 Elam Road** – opposes this request and voiced her concerns regarding communication between Rutherford County and the City of Murfreesboro.
- 10) **Mr. Mark Green, 5802 Elam Road** – opposes this request and wanted to know what is the advantage for emergency traffic using a connector road off of Elam Road versus using Joe B Jackson Parkway?
- 11) **Mr. Matthew Hicks, 5605 Elam Road** – stated Tennessee Department of Transportation 2040 plan has an interchange proposal for Elam Road. This would allow additional traffic to the proposed connector road.

Chair Kathy Jones closed the public hearing.

Mr. Sam Huddleston addressed questions regarding traffic conditions and the proposed private roadway connection to Elam Road.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 13, 2022

Mr. Holly Smyth came forward to summarize the updated allowable uses for all regions which would be provided in the applicant's revised pattern book.

Ms. Katie Noel came forward to make known the 2040 Transportation Plan had incorporated Tennessee Department of Transportation road projects. Currently, she is not aware of any plans from TDOT for an Elam Road interchange project and it is not incorporated in the 2040 Transportation Plan.

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

Aye: Kathy Jones
Warren Russell
Shawn Wright
Nay: Jami Averwater
Chase Salas

6. Staff Reports and Other Business

There being no further business the meeting adjourned at 9:40 p.m.

Chair

Secretary