

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**FEBRUARY 7, 2024
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Public Comments.**
- 4. Approve minutes of the January 10, 2024 and January 25, 2024 Planning Commission meetings.**
- 5. Public Hearings and Recommendations to City Council:**
 - a. Zoning application [2023-422] for approximately 3.97 acres located along Southgate Boulevard and Westgate Boulevard to be rezoned from CH and CF to PUD (Westgate Commons PUD), Southgate Developers, LLC applicant (Project Planner: Brad Barbee)
 - b. Proposed amendment to the City Zoning Ordinance [2023-804] related to regulations for electric vehicles and pertaining to the following sections:
 - Section 2: Definitions;
 - Section 7: Site Plan Review;
 - Section 26: Off-Street Parking, Queuing, and Loading; and
 - Endnotes for Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios.City of Murfreesboro Planning Department applicant. (Project Engineer: Katie Noel)
 - c. Street renaming [2023-901] to rename a segment of Blackman Road (south of Pendleton Boulevard) to Hartman Farm Court, City of Murfreesboro Planning Department applicant. (Project Planner: Matthew Blomeley)

MURFREESBORO PLANNING COMMISSION AGENDA

PAGE 2

February 7, 2024

6. Staff Reports and Other Business:

- a.** Mandatory Referral [2024-701] to consider the abandonment of a sanitary sewer easement located on property along Saint Andrews Drive, SEC, Inc. on behalf of Palm Development Partners applicant. (Project Planner: Joel Aguilera)
- b.** Mandatory Referral [2024-702] to consider the abandonment of portions of a public utility easement on property located along Doctor Martin Luther King Jr. Boulevard and Middle Tennessee Boulevard, Matt Taylor of SEC, Inc. applicant. (Project Planner: Amelia Kerr)

7. Adjourn.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 7, 2024
PROJECT PLANNER: BRAD BARBEE**

- 5.a. **Zoning application [2023-422] for approximately 3.97 acres located along Southgate Boulevard and Westgate Boulevard to be rezoned from CH to PUD (Westgate Commons PUD), Southgate Developers, LLC applicant.**

Introduction

The subject property is located at the southwest corner of the intersection of Southgate Boulevard and Westgate Boulevard. This property is further identified as Tax Map 113K, Group A, Parcel 8.00. The property included in the zoning map amendment request is approximately 3.97 acres and is currently vacant land. The property is zoned CH (Commercial Highway District) and CF (Commercial Fringe).

The surrounding properties to the north, east, and south are zoned Commercial Highway and developed as restaurants, hotels, auto repair facilities, a contractor's equipment rental facility and a convenience market. A site plan has been approved for a truck fueling addition to the Mapco which is located across from the subject property to the east. Adjacent properties located to the west of the subject property are all zoned RD (Residential Duplex) and are developed as single-family attached and single-family detached dwellings.

Westgate Commons PUD ~3.97 acres

Overview:

Southgate Developers, LLC requests to rezone the subject property from CF and CH to PUD (Planned Unit District) in order to develop a contractor's equipment rental facility. This use is identified as, "Contractor's/Construction Equipment: Sales, Rental, Repair" in the proposed amended version of Chart 1 of the Murfreesboro Zoning Ordinance, which is currently pending before the City Council. This use is only proposed to be permitted in the industrial zoning districts and is not permitted on the subject property, as currently zoned. The applicant has also included a list of commercial uses as permitted uses in order to increase the future usability of the property, should the contractor's equipment use cease. If the property use is changed in the future, a site plan must be submitted to the Murfreesboro Planning Department that complies with all zoning and development standards at the time that the submittal is made.

The site will consist of one principal structure containing a reception area, showroom, offices, restrooms, and employee areas along with 10,337 square feet of warehouse area. Also included is an outdoor area for the storage and maneuvering of equipment, parking for employees and customers, and a stormwater facility located along the western portion of the property. Storage areas are proposed to be screened from the view of the public right-of-way and the adjacent residentially zoned properties to the west.

The residentially-zoned property is proposed to be protected from the potential impacts of the industrial use the installation of a 20-ft-wide Type E buffer that consists of three rows of broad growing evergreen trees. This is the largest buffer type described in the Murfreesboro Zoning Ordinance. In addition to the vegetative buffer, the applicant has preserved 1 acre of greenspace along the western side of the property to further provide screening, privacy, and separation between the homeowners and the proposed development.

Transportation, Circulation and Access:

The Westgate Commons development has two primary access points from Southgate Boulevard with a secondary entrance located along Westgate Boulevard. Southgate Boulevard is a public Commercial Collector and Westgate Boulevard is a public Local Street. Primary customer parking is located along the eastern side of the property adjacent to Southgate Boulevard with rental equipment storage and maneuvering areas located behind the principal structure on the western portion of the property.

Purposes of Planned Development Districts:

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

- 1) to promote flexibility in development design and to permit planned diversification in the location of structures;
- 2) to promote the efficient use of land by permitting a planned arrangement of buildings, circulation systems, land uses, and utilities;
- 3) to preserve existing landscape features and amenities and to utilize such features in a harmonious fashion;
- 4) to encourage the total planning of land tracts consistent with adopted long-range plans;
- 5) to permit the use of new and innovative land development techniques while assuring protection of existing adjacent development;

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

Exceptions

Exceptions must be specifically identified and requested in the application for a planned development. The Zoning Ordinance states the following regarding exceptions within planned developments:

The planned development approval may provide for such exceptions from the Subdivision Regulations and Design Guidelines, district zoning regulations governing use, density area, bulk, parking, architecture, landscaping, and open space as may be necessary or desirable to achieve the objectives of the proposed planned development, provided such exceptions are consistent with the standards and criteria contained in this section and have been specifically identified and requested in the application for a planned development.

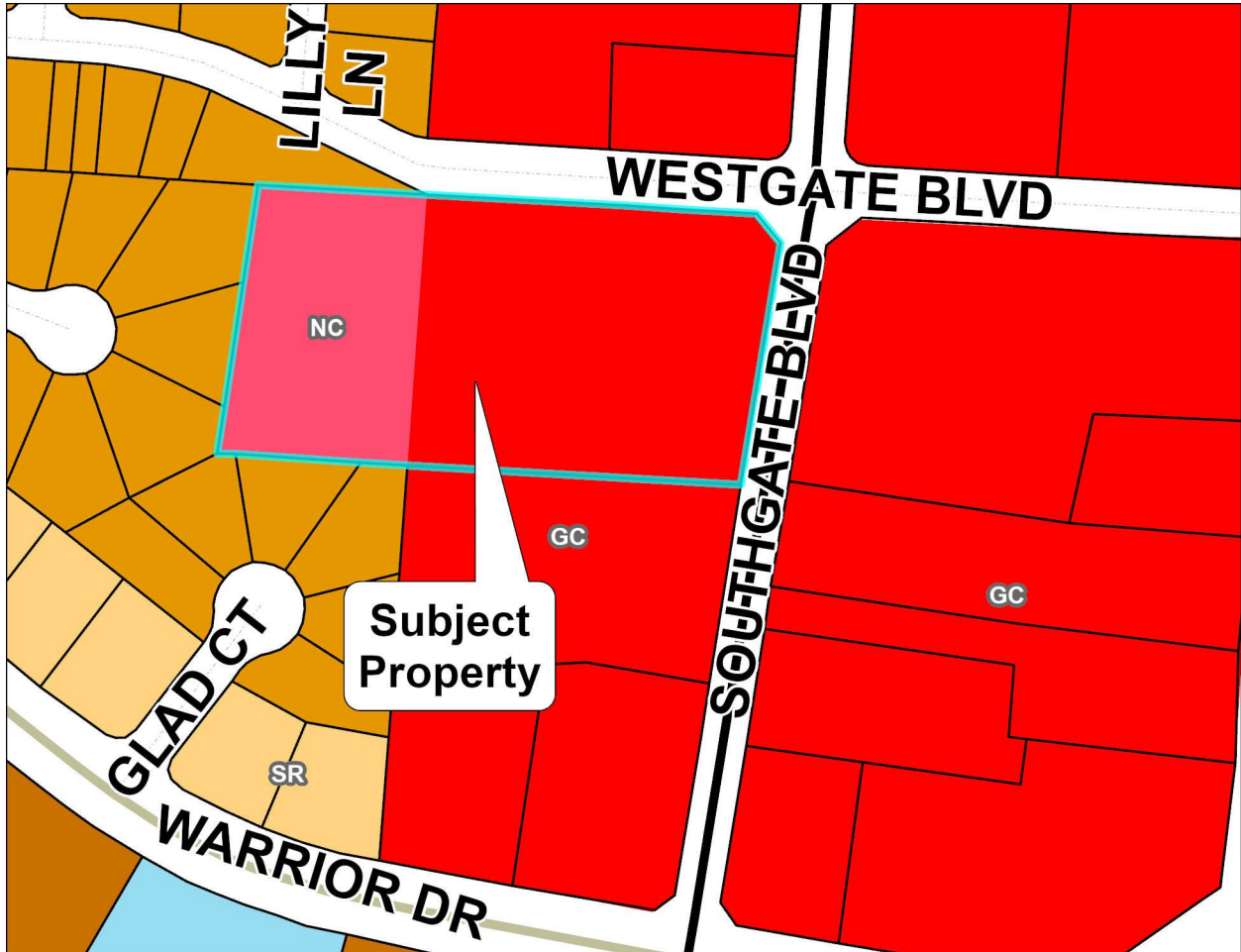
Unless the application for a planned development contains a clear statement of exceptions to them, the standards and criteria of the

Subdivision Regulations, Design Guidelines, and district zoning regulations will apply to all planned developments. The specific zone district used as a comparison for the planned development shall be the most like zone district to the planned development, as determined by the Planning Director.

The PCD pattern book identifies two exceptions on page 17. They are as follows:

1. Requesting an exception that foundation landscaping only be required along the east side of the building (i.e., the side adjacent to Southgate Boulevard) as the northern and southern sides of the building are have multiple access points for vehicles and equipment to enter and exit the building and the western side of the building is immediately adjacent to storage and maneuvering areas where landscaping has a high likelihood of being in conflict with the outdoor uses.
2. Requesting an exception that the Overhead/Utility doors be allowed to face the Westgate Boulevard public right-of-way. To mitigate the impact, the doors will be decorative and will be screened via the landscaping along Westgate.

Future Land Use Map



The future land use map of the Murfreesboro 2035 comprehensive plan recommends that the majority of the subject property develop with the *(General) Commercial* land use character. The western portion of the property is recommended to develop with the *Suburban (Neighborhood) Commercial* land use character. Descriptions of these land use characters taken from the amended comprehensive plan are below.

(GENERAL) COMMERCIAL CHARACTER (GC)

This designation pertains to commercial development as well as outparcels located on arterial and collector transportation routes. The primary difference in Urban and Auto-Urban character categories is the role of the automobile in its site design. Rather than buildings oriented to the street, as in an urban setting, such as what is found in downtown, auto-urban environments are characterized by large parking lots surrounding the buildings.

Auto-Urban commercial uses include high intensity commercial businesses that have a trade area outside of Murfreesboro and/or require a large amount of land for their operations. Uses like regional shopping center, grocery, hotels, gas stations, restaurants, and “big box” retailers. Due to the potential for these uses to generate high traffic volumes, their location should be on or with adequate access to arterial roadways.

SUBURBAN (NEIGHBORHOOD) COMMERCIAL CHARACTER (NC)

Outside of Murfreesboro’s Downtown, there are commercial and office nodes that are automobile-oriented but designed at a neighborhood scale and cater to pedestrians in Neighborhood Commercial configurations. Rather than designing linear strips, these neighborhood commercial centers occupy much smaller building footprints than typical businesses found at significant transportation intersections and provide neighborhood conveniences such as drug stores, professional services, and boutique retail uses. Small food markets are often accompanied by convenience stores and personal service establishments such as banks, dry cleaners, and small-scale drug stores. The Neighborhood Commercial category also includes residences that have been converted into professional offices. Proposed locations include smaller commercial centers adjacent to and surrounded by neighborhoods and at principal intersections of community collector streets.

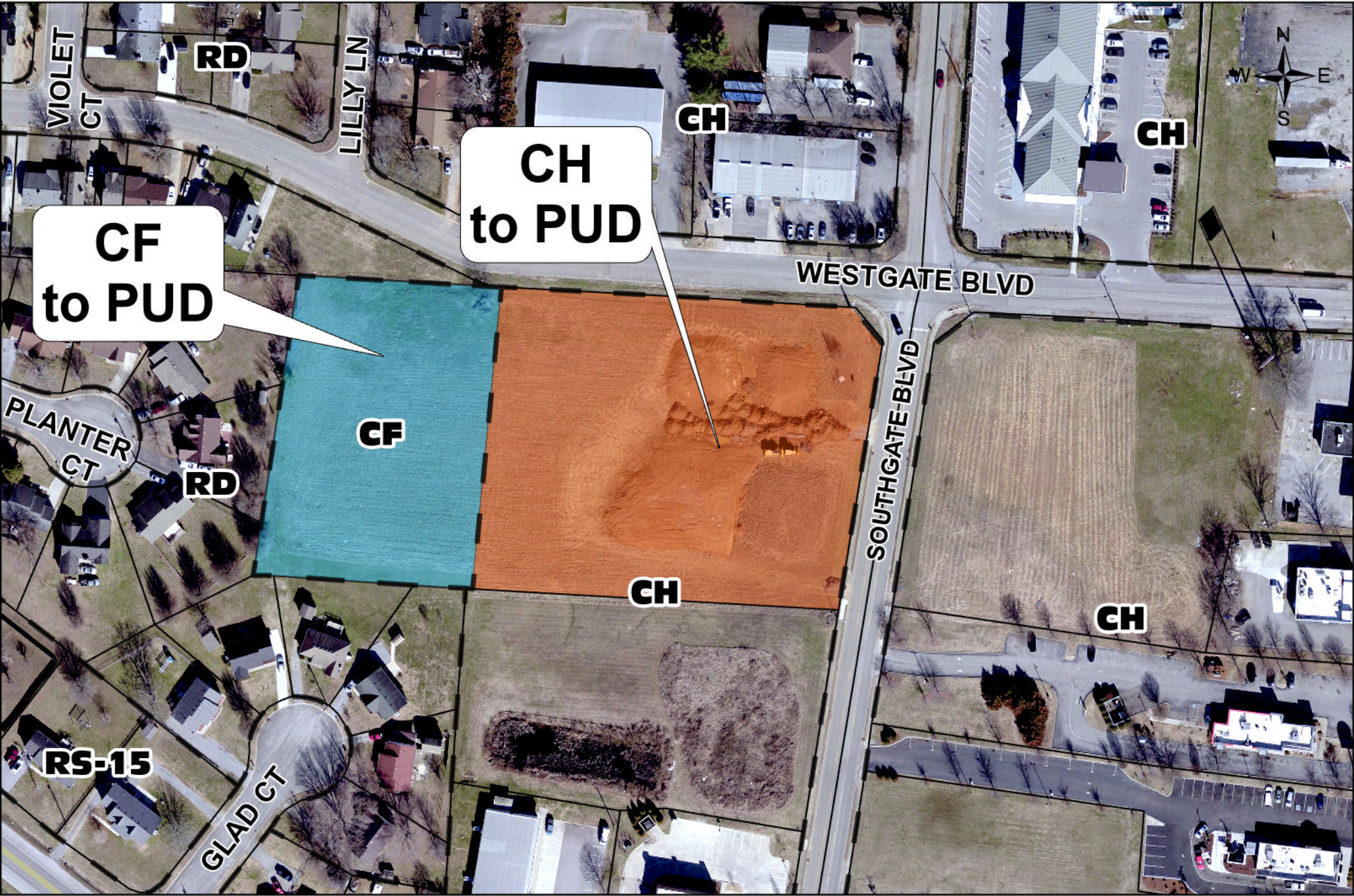
The majority of the uses proposed in this zoning request are consistent with both the General Commercial (GC) and the Suburban (Neighborhood) Commercial (NC) land use characters. However, the contractors’ equipment rental business is generally more of an industrial use, and the Planning Commission will need to determine if this is an appropriate deviation from the comprehensive plan to allow this use.

Recommendation:

Staff is supportive of this request for the following reasons:

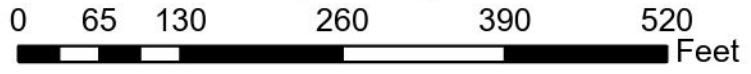
1. The majority of the land uses proposed are consistent with the approved *Murfreesboro 2035 Comprehensive Plan* and the *Future Land Use Map*.
2. Significant buffering and open space are proposed next to the adjacent residential uses to mitigate negative impacts from the proposed uses.
3. Significant screening is proposed between the equipment storage area and the public right-of-way to mitigate any negative visual impact to the public street.

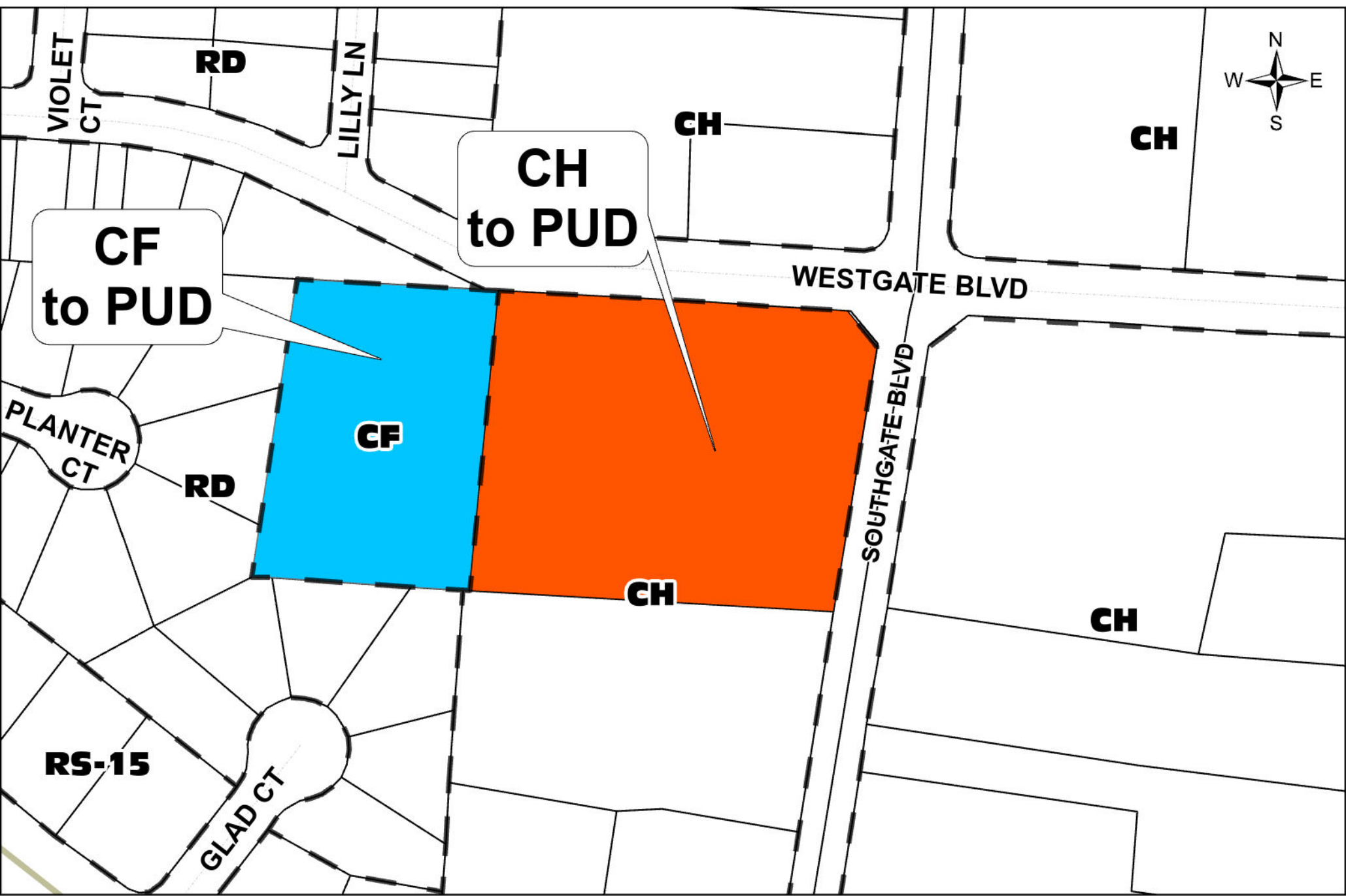
The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. A copy of the PUD program book is included with the agenda materials. The Planning Commission should hold the public hearing and formulate a recommendation to City Council.



Zoning Request for Property located along Westgate Boulevard CH and CF to PUD (Westgate Commons PUD)

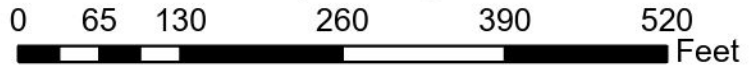
Planning Department
City of Murfreesboro
111 W. Vine St.
Murfreesboro, TN 37130
www.murfreesborotn.gov

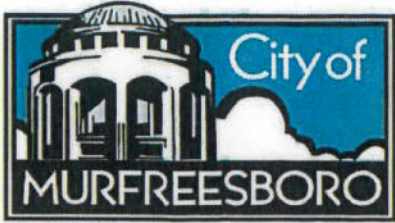




**Zoning Request for Property located along Westgate Boulevard
CH and CF to PUD (Westgate Commons PUD)**

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





T E N N E S S E E

Creating a better quality of life

City of Murfreesboro
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(615) 893-6441 Fax (615) 849-2606
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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: Southgate Developers (Blake Smith)

Address: 412 Golden Bear Court City/State/Zip: Murfreesboro, TN 37128

Phone: 615-642-9064 E-mail address: blake@smithbuildinggroup.com

PROPERTY OWNER: Southgate Developers

Street Address or property description: Westgate Boulevard

and/or Tax map #: 113K Group: A Parcel (s): 8.00

Existing zoning classification: CH/CF

Proposed zoning classification: PID Acreage: 3.97

Contact name & phone number for publication and notifications to the public (if different from the

applicant): **Matt Taylor 615-890-7901**

E-mail: **mtaylor@sec-civil.com**

APPLICANT'S SIGNATURE (required):

DATE: 12-06-2023

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

Date received: MPC YR.: MPC #:

Amount paid: Receipt #:

WESTGATE COMMONS

A REQUEST FOR REZONING FROM COMMERCIAL FRINGE/COMMERCIAL HIGHWAY TO A PLANNED UNIT DISTRICT (PUD)

Murfreesboro, Tennessee



Initial Submittal

December 7th, 2023

Resubmittal

January 11th, 2024 for the January 17th, 2024
Planning Commission Workshop Meeting

Resubmittal

January 30th, 2024 for the February 7th, 2024
Planning Commission Public Hearing

SEC, Inc.

SEC Project #01122

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

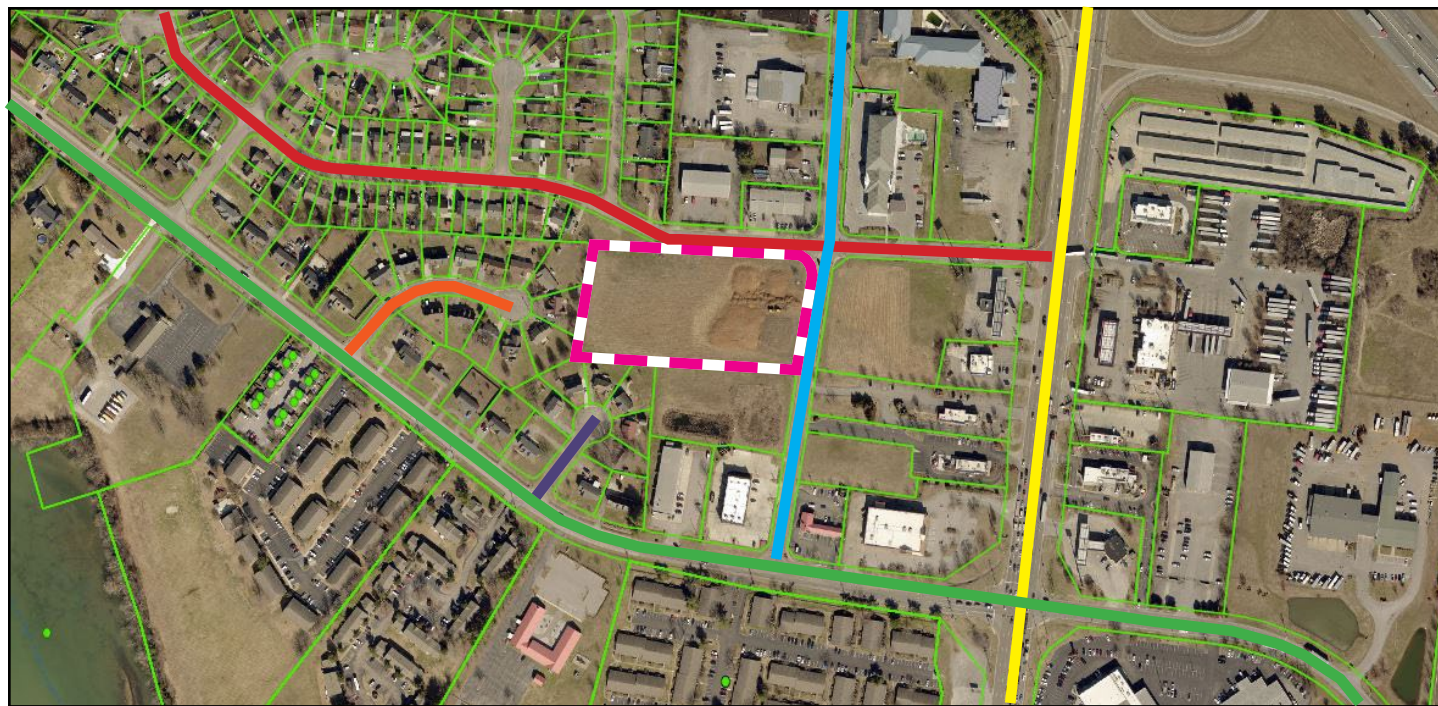
*850 Middle Tennessee Blvd.
 Murfreesboro, Tennessee 37129*

Company: Southgate Developers, LLC
 Profession: Developer
 Attn: Blake Smith
 Phone: 615-642-9064
 Email: blake@smithbuildinggroup.com

*412 Golden Bear Court
 Murfreesboro, Tennessee 37128*

TABLE OF CONTENTS 02
 PROJECT SYNOPSIS, ZONING MAP 03
 FUTURE LAND USE PLAN 03
 SUBDIVISION MAP & 2040 MAJOR TRANSPORTATION PLAN 04
 UTILITY MAP & HYDROLOGY AND TOPOGRAPHY 05
 ON-SITE, ROADWAY, & OFF-SITE PHOTOGRAPHY 06-07
 CONCEPTUAL SITE AND LANDSCAPE PLAN 08
 DEVELOPMENT STANDARDS & ALLOWABLE USES..... 09
 ARCHITECTURAL CHARACTERISTICS..... 10-12
 STORAGE YARD SAMPLE PHOTOS 13
 INGRESS AND EGRESS 14
 LANDSCAPE CHARACTERISTICS..... 15
 ARTICLE 13 INFORMATION SUMMARY 16
 REQUESTED EXCEPTIONS SUMMARY 17

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AERIAL PHOTOGRAPH

Not To Scale

- Southgate Boulevard
- Glad Court
- US Highway 231/South Church Street
- Planter Court
- Westgate Boulevard
- Warrior Drive



Southgate Developers, LLC respectfully requests rezoning of the Southgate Developers, LLC property at Westgate Boulevard from Commercial Fringe (CF) and Commercial Highway (CH) to a Planned Unit District (PUD) in the City of Murfreesboro to create Westgate Commons. The property is located on the southwest corner of the Southgate Boulevard and Westgate Boulevard intersection. The site is identified as Parcel 8.00 of Tax Map 113K, Group A, and is approximately 1.36 acres of Commercial Fringe and 2.61 acres of Commercial Highway, for an approximate total of 3.97 acres.

The development will consist of one single-story building that will include office space at the front of the building, and service/warehouse space at the rear of the building. The building will front onto Southgate Boulevard and will have employee and patron parking between the building and Southgate Boulevard. The remainder of the site that wraps around the rear 2/3's of the building will be utilized for vehicular movement around the inventory yard and into the service/warehouse end of the building. The paved surface area outside of vehicular movement areas will be utilized for outdoor storage. The building facades shall be constructed primarily of brick, with metal panels in limited areas and other masonry materials as well.

Development signage will be located at the intersection of Southgate Boulevard and Westgate Boulevard. Signage shall be constructed with materials consistent with the proposed architecture and anchored by landscaping. A 20-ft wide Landscape Easement shall be provided along the residential properties abutting the development, as seen in Figure 13.1 in red on Page 15. A Type 'E' Landscape Buffer shall be provided within this Landscape Easement. minimum 15-ft wide landscape easement shall be provided along a portion of the northern boundary that abuts Westgate Boulevard. This easement shall contain a 6'-8' tall chain link security fence with an additional 6'-8' tall opaque, tan, vinyl fence. Landscaping within this easement shall comply with the Murfreesboro Streetscape Perimeter Landscaping Standards. The purpose of this landscape easement is to provide screening between the rollup garage bay doors and Westgate Boulevard.



ZONING MAP

Not To Scale

- Residential Single-Family (RS-15)
- Residential Duplex (RD)
- Commercial Fringe (CF)
- Commercial Highway (CH)
- Heavy Industrial (H-I)



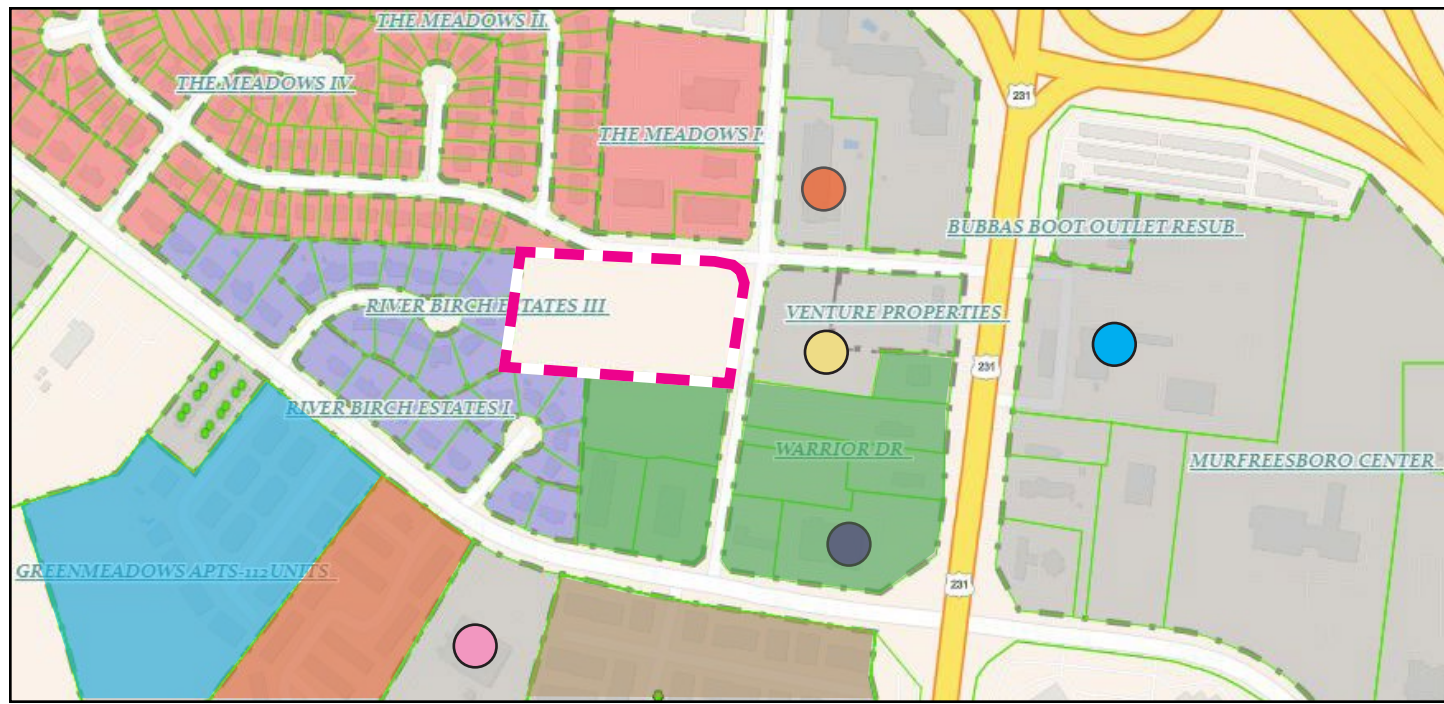
The surrounding area consists of a mixture of zoning types and land uses. The land to the north, south, and east are currently zoned Commercial Highway (CH). The adjacent properties to the west and southwest portion of the site are currently zoned Residential Duplex (RD). The neighboring properties to the west, northwest and southwest sides of the property are residential land use type; the properties to the south, east and north are commercial properties and land uses.

2035 FUTURE LAND USE PLAN



The Murfreesboro Future Land Use Plan Amendment proposes this area as Suburban (Neighborhood) Commercial (NC) and General Commercial (GC) Character Areas. The character of this land use includes developments that are small-scale and low intensity land uses. Generally compatible zoning districts include CF, OG, CM, PCD and PUD.

The proposed land use is industrial and is not consistent with the Future Land Use Plan, however, the majority of the proposed uses are. This allows for flexibility and tailored development within the specified low-intensity, small-scale framework for commercial applications. This rezoning will allow for similar land-uses to be proposed while providing the opportunity to mitigate impact on the surrounding residential properties.

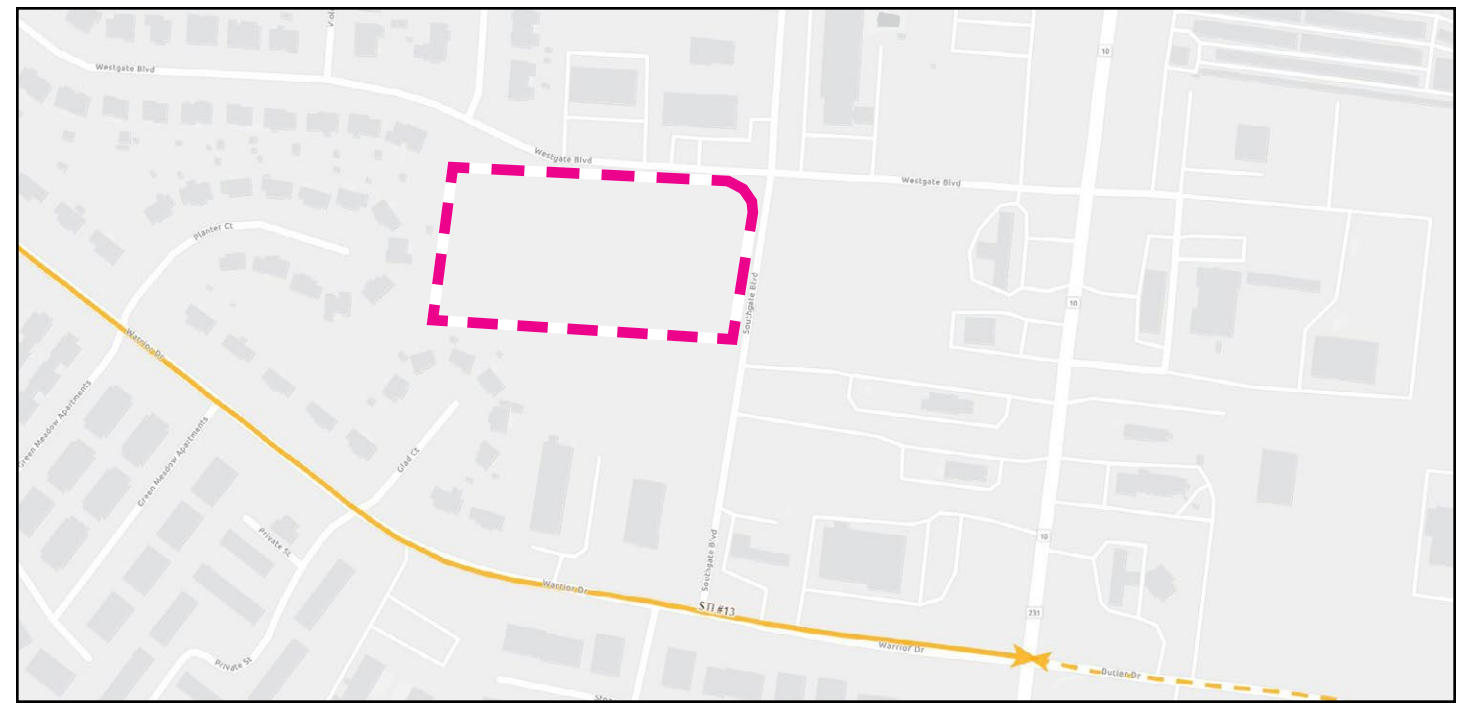


SUBDIVISION MAP

Not To Scale

- | | | | |
|--------------------------|--------------------------|------------------|----------------------|
| The Meadows | Stones River Apartments | MAPCO Express | Riverdale Highschool |
| River Birch Estates | Green Meadows Apartments | Wingate hotel | Pilot Travel Center |
| Warrior Drive Commercial | Tivoli Place Apartments | Riverdale Church | Site Boundary |

Westgate Commons is surrounded by a mixture of residential subdivisions and commercial properties. River Birch Estates and the Meadows subdivision are residential developments consisting of one to two story single family detached homes that includes front entry garages or parking pads next to the homes. River Birch Estates exterior elevations consist primarily of vinyl siding. The Meadows exterior elevations consists of vinyl and brick siding. To the east of Westgate Commons is an open field; next to the field is commercial buildings including MAPCO express, Pizza Hut and Burger King. South of the project site, are commercial buildings, Black Dragon Martial Arts and Little Caesars Pizza, along Warrior Drive. The Wingate Hotel is located northeast of the property, with building exterior elevations consisting primarily of stucco material. and has one primary point of ingress/egress to the development from Southgate Boulevard.



2040 MAJOR TRANSPORTATION PLAN

Not To Scale

- | | |
|------------------------------|---------------|
| 3-Lane Roadway (Recommended) | Site Boundary |
| 3-Lane Roadway (Committed) | |

The property has/will have access to the existing public R.O.W.s of Westgate Boulevard and Southgate Boulevard. The proposed development shall access Southgate Boulevard through two entrances and one entrance to access Westgate Boulevard. No roadways directly impacted by this development are on the Murfreesboro Major Thoroughfare Plan.



UTILITY MAP

Not To Scale

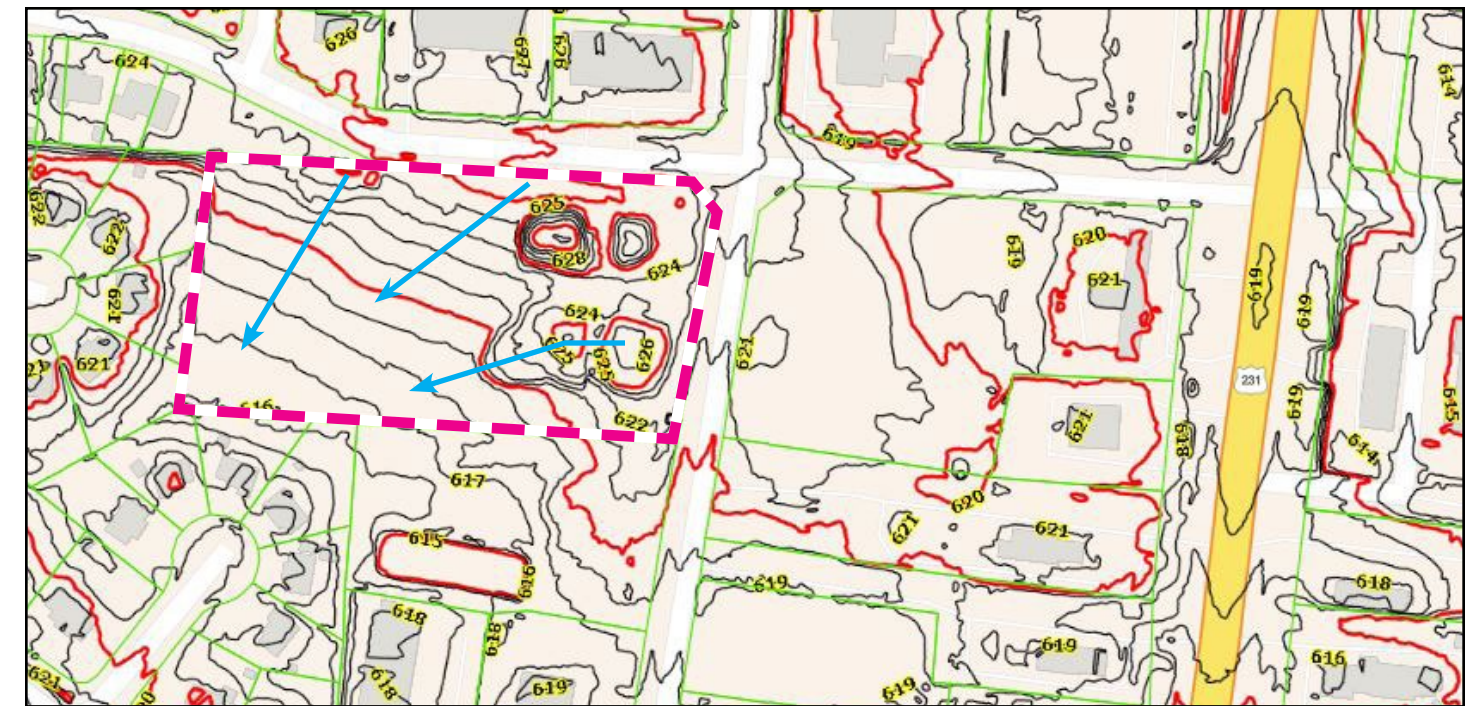


Water service will be provided by the Murfreesboro Water Resources Department. There is an existing 12" ductile iron water line along Southgate Boulevard and an 8" PVC water line along Westgate Boulevard for water service into the site. The developer will be responsible for extending the waterline into the site for domestic and fire water service.

Sanitary sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 10" PVC gravity sewer line within the R.O.W. of Southgate Boulevard. Developer will be responsible for extending sewer into this property.



Electric service will be provided by Middle Tennessee Electric. Service will be extended from either Westgate or Southgate Boulevard. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.



HYDROLOGY AND TOPOGRAPHY

Not To Scale



The topographic map above shows the site's topographic high points generally at the northern and southeastern portion of the property. From these high points, the property drains towards the southwestern side of the property. Stormwater that drains to the southwestern side, flows towards the River Birch Estates where it is collected in a drainage easement.

No portions of this property are within a registered floodway or floodplain per FEMA Flood Panel 4719C0270J eff. 5/9/2023.

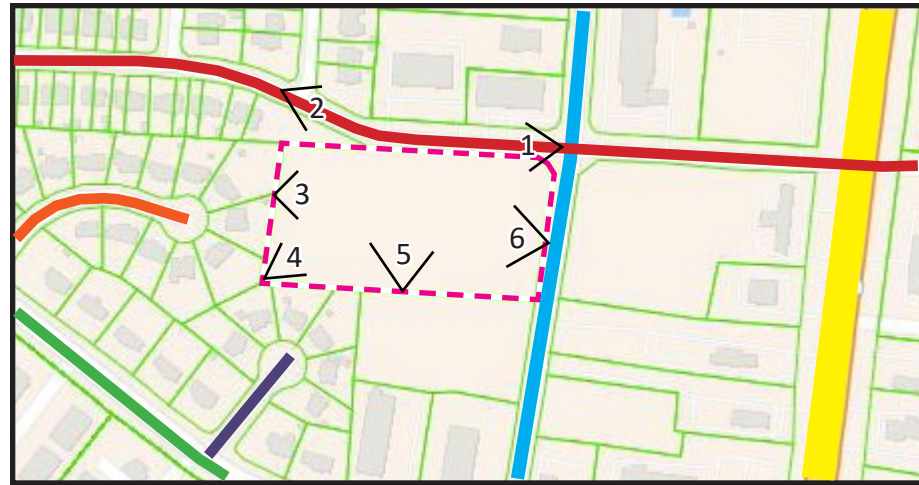


PHOTO DIRECTION MAP

Not To Scale

- Southgate Boulevard
- US HWY 231/South Church Street
- Westgate Boulevard
- Planter Court
- Glad Court
- Warrior Drive



View of Westgate Boulevard From Southgate Boulevard Looking West



View of Westgate Boulevard from Lilly Lane Looking East



View from Western Property Line Looking East



View from Southwest Corner of Site Looking Northeast



View from Southern Property Line Looking North



View From Southgate Boulevard Looking West

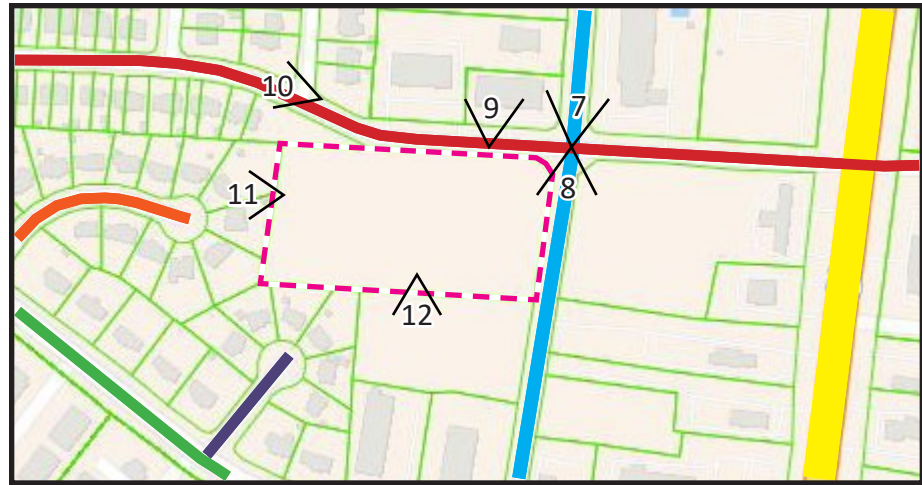


PHOTO DIRECTION MAP

Not To Scale

- Southgate Blvd.
- US HWY 231/South Church Street
- Westgate Blvd.
- Planter Court
- Glad Court
- Warrior Drive
- Site



View from Southgate and Westgate Intersection Looking North



View from Southgate and Westgate Intersection Looking South



View north to adjacent business along Westgate Boulevard



View of Westgate Boulevard from Lilly Lane Looking West



View of western side of property looking west towards residential properties



View of Adjacent Vacant Lot Looking South

Land Use Data

Existing Zoning:	CF & CH
Proposed Zoning:	PUD
Total Land Area:	±3.97 Acres
Min. Open Space Required:	±0.79 Acres (20%)
Min. Open Space to be Provided:	±0.79 Acres (20%)
Stormwater (Detention):	±0.54 Acres (13%)
Max. Building SF:	10,500 SF

Parking Requirements

Building Office Area:	±2,500SF
Required Parking (1 Space/300 SF):	8 Spaces
Number of Employees on Shift:	10 Employees
Max. Number of Employees on Shift:	10 Employees
Required Parking (1.5 Space/2 Emp.):	8 Spaces
Total Parking Required:	16 Spaces
Total Parking Provided:	22 Spaces (2 H.C.)

-  Proposed Building
-  Open Space
-  Detention Pond
-  Roadway
-  Sidewalk

***All vehicular use areas (parking, storage, maneuvering, and drive aisles) shall be paved with either concrete or asphalt.**



Commercial Development Standards:

- Commercial buildings shall have pedestrian connections to Southgate Boulevard.
- A 20-ft wide Landscape Easement shall be provided along the residential properties abutting the development, as seen in Figure 13.1 in red. Type 'E' Landscape Buffer shall be provided within this Landscape Easement.
- A minimum 15-ft wide landscape easement shall be provided along a portion of the northern boundary that abuts Westgate Boulevard. This easement shall contain a 6'-8' tall chain link security fence with an additional 6'-8' tall opaque, tan, vinyl fence. Landscaping within this easement shall comply with the Murfreesboro Streetscape Perimeter Landscaping Standards. The purpose of this landscape easement is to provide screening between the rollup garage bay doors and Westgate Boulevard.
- Monument signage located along roadways shall be constructed of materials consistent with building architecture and anchored with landscaping.
- All mechanical equipment located on the ground (i.e. HVAC and transformers) shall be screened with landscaping or fencing. If mechanical equipment is located on the roof, then they shall be screened from view via a parapet wall.
- All on-site utilities will be underground.
- On-site lighting will comply with city standards.
- Parking will comply with Murfreesboro Zoning Ordinance.



*EXAMPLE OF DEVELOPMENT SIGNAGE



*EXAMPLE OF TRASH ENCLOSURE



*EXAMPLE OF DEVELOPMENT SIGNAGE

Allowable Uses:

The immediate end user for this commercial lot at this time, is United Rentals. The allowable uses outlined below on this page are garnered from the Commercial Fringe (CF), Commercial Highway (CH) and Light Industrial (LI) zoning districts as per the January 24, 2023 Murfreesboro Zoning Ordinance. Westgate Commons will allow the uses listed below for potential future tenants, if United Rentals were to leave the property.

***Contractor's/Construction Equipment: Sales, Rental, and Repairs shall be for equipment similar to equipment on Page 13. No heavy construction equipment (Bulldozers, full-size excavators, etc.) are allowed.

PUD PERMITTED USES	
INSTITUTIONS	
Adult Day-Care Center	X
Church ¹³	X
Day-Care Center	X
Museum	X
Nursing School	X
Philanthropic Institution	X
Public Building ¹³	X
Senior Citizens Center	X
School, Public or Private, Grades K - 12 ¹³	X
AGRICULTURAL	
Farm Labor and Management Services	X
COMMERCIAL	
Amusements, Commercial Indoor	X
Animal Grooming Facility	X
Antique Shop <3,000 sq.ft.	X
Art or Photo Studio or Gallery	X
Bakery, Retail	X
Bank or Credit Union, Branch Office or Main Office	X
Bank, Drive-Up Electronic Teller	X
Barber or Beauty Shop	X
Book or Card Shop	X
Business School	X
Business and Communication Service	X
Catering Establishment	X
Clothing Store	X
Commercial Center	X
Convenience Sale and Services, maximum 5,000 sq. ft. floor area	X
Dry Cleaning	X
Financial Services (No Check Advance Businesses)	X
Flower or Plant Store	X
Glass-Stained and Leaded	X
Group Assembly, <250 persons	X
Health Club	X

Interior Decorator	X
Janitorial Service	X
Karate, Instruction	X
Keys, Locksmith	X
Laboratories, Medical - Excluding Plasma Donation	X
Laboratories, Testing	X
Music or Dancing Academy	X
Offices	X
Optical Dispensaries	X
Personal Service Establishment	X
Pet Shops	X
Pharmacies, Apothecaries	X
Reducing and Weight Control Services	X
Restaurant and Carry-Out Restaurant*	X
Restaurant , Specialty*	X
Restaurant, Specialty - Limited*	X
Retail Shop, other than enumerated elsewhere	X
Specialty Shop	X
Veterinary Office	X
Veterinary Clinic	X
INDUSTRIAL	
Contractor's/Construction Equipment: Sales, Rental, and Repair***	X
TRANSPORTATION AND PUBLIC UTILITIES	
Post Office or Postal Facility	X
Telephone or Communication Services	X

Prohibited Uses:

- Primary Pain Clinic
- Primary Drug & Alcohol Rehab Centers
- Vape/Cigarette Shop/Tobacco Shop
- Liquor Store
- Gasoline Sales
- Motor Vehicle Sales
- Blood Donation
- Pawn Shops
- Motor Vehicle Repair

Commercial Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- All buildings shall be one-story
- Buildings shall have a well-defined architectural base via different materials, colors, changes in pattern, or a combination of these techniques.
- Main entrances are to be well defined and easily recognizable by the use of; raised roof lines, canopies, glazing, change in materials, change in color, and/or change in building planes.
- Masonry materials (brick, stone, cast stone, synthetic stone) will be the primary building materials with metal panels and cementitious siding as secondary materials on all elevations.
- Overhead rollup doors may face Westgate but will be decorative and will have landscape screening between doors and any public ROW.



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



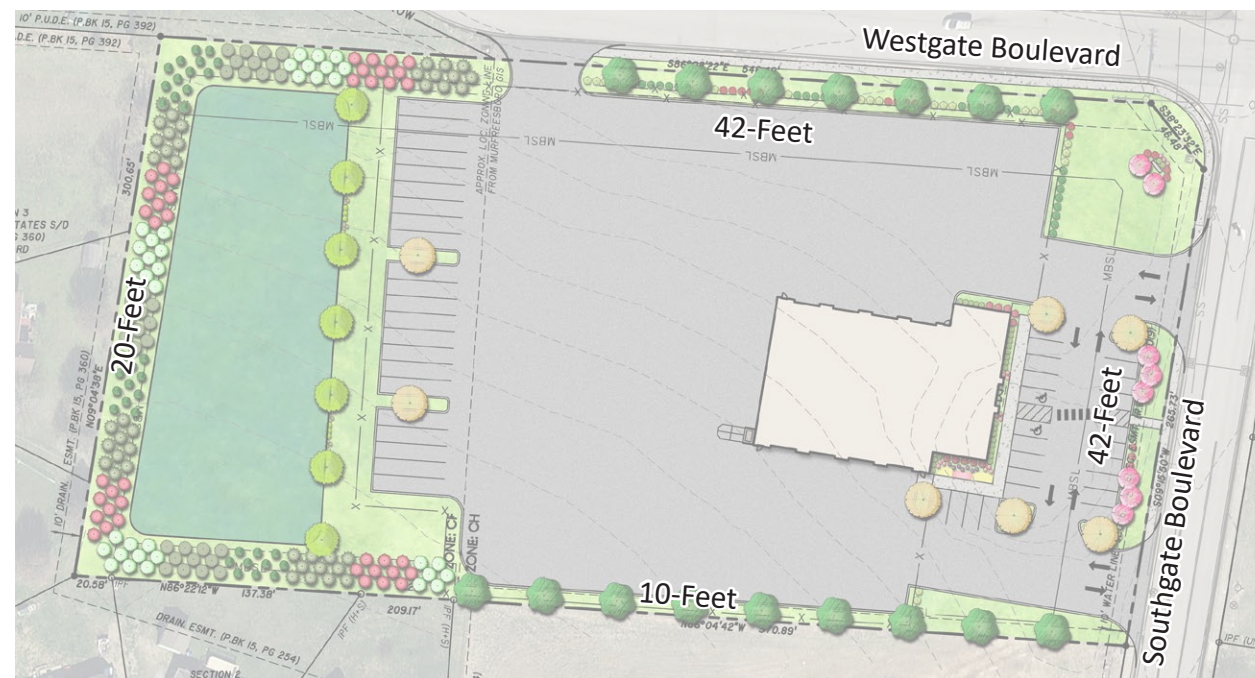
Example of Metal Panel
(different colors, cuts, patterns will be allowed)



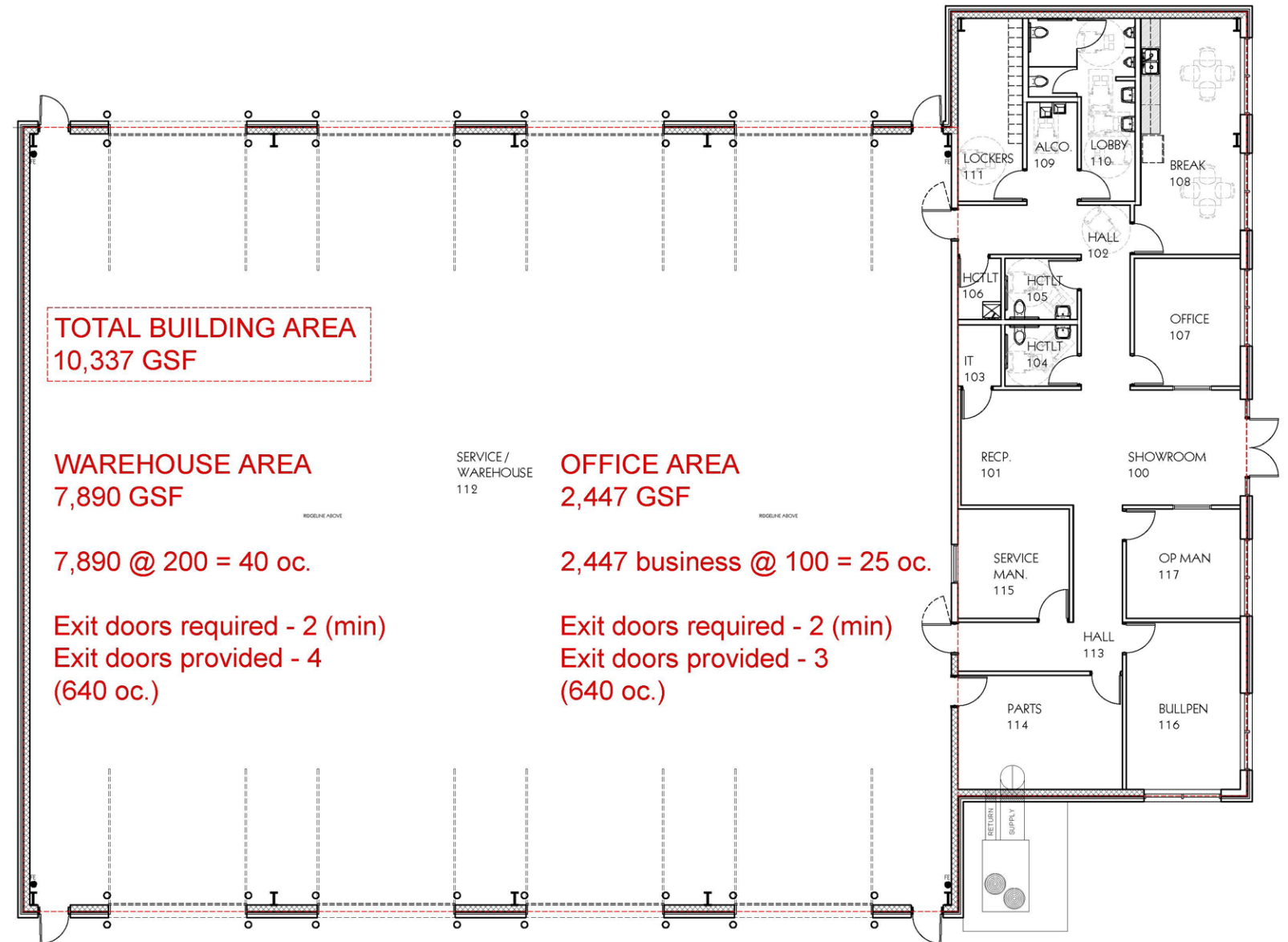
Example of Metal Panel Finish
(different colors will be allowed)

Building Materials:

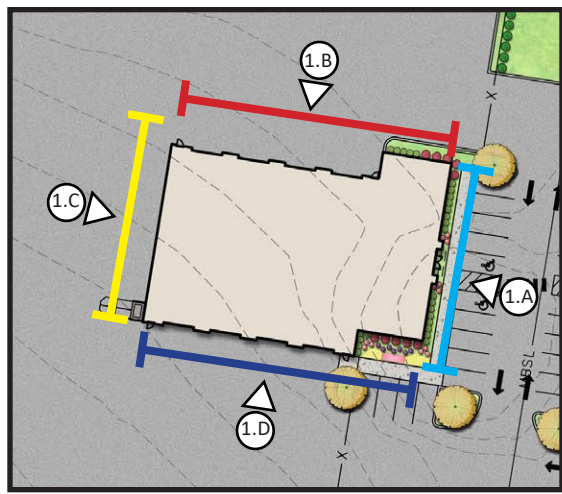
- Front Elevations: Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
- Side Elevations: Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
- Rear Elevations: Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
- All Elevations: Metal Panels and Cementitious siding are permitted as secondary materials



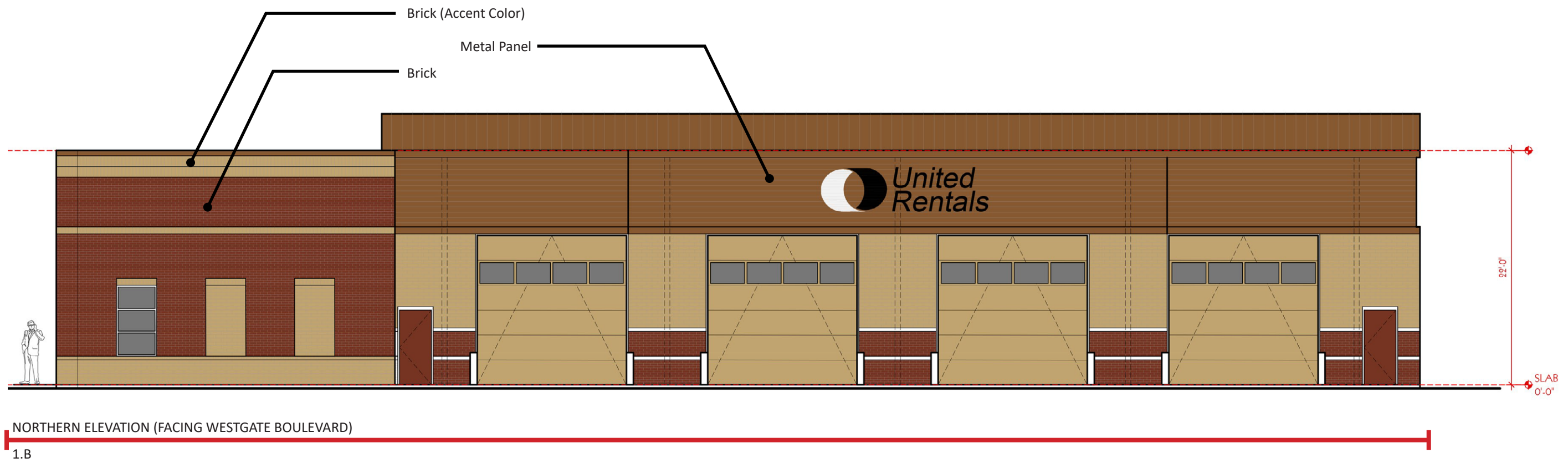
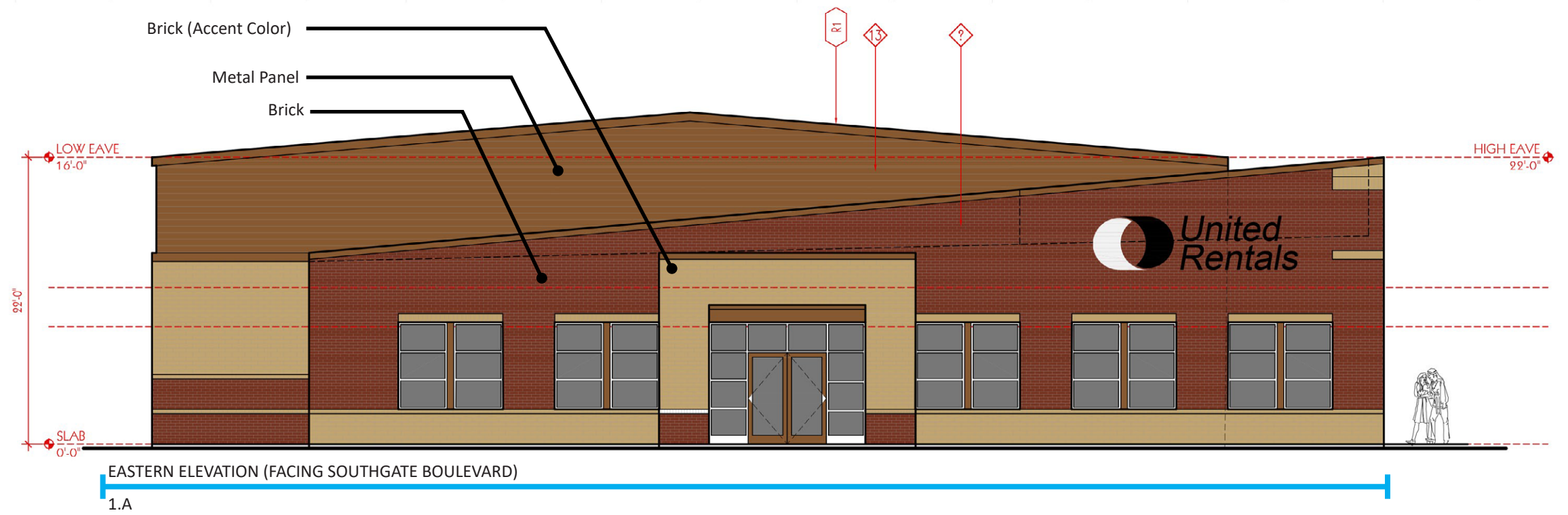
- Site Setbacks:**
- Westgate Boulevard: 42-ft vs 42-ft
 - Southgate Boulevard: 42-ft vs 42-ft
 - Western Perimeter: 20-ft vs 20-ft
 - Southern Perimeter: 10-ft vs 10-ft



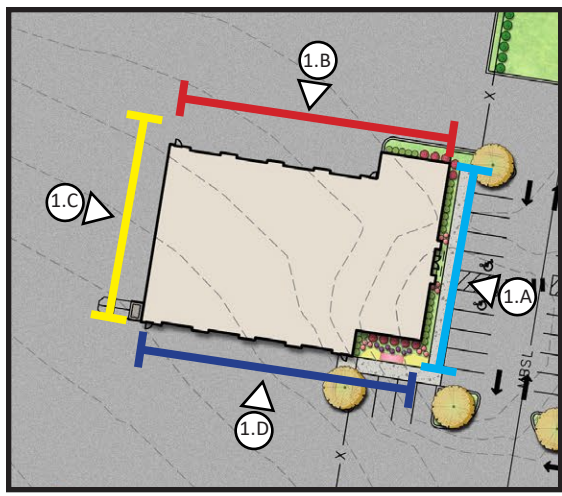
*Architecture shown is meant to represent the intended architecture for proposed building



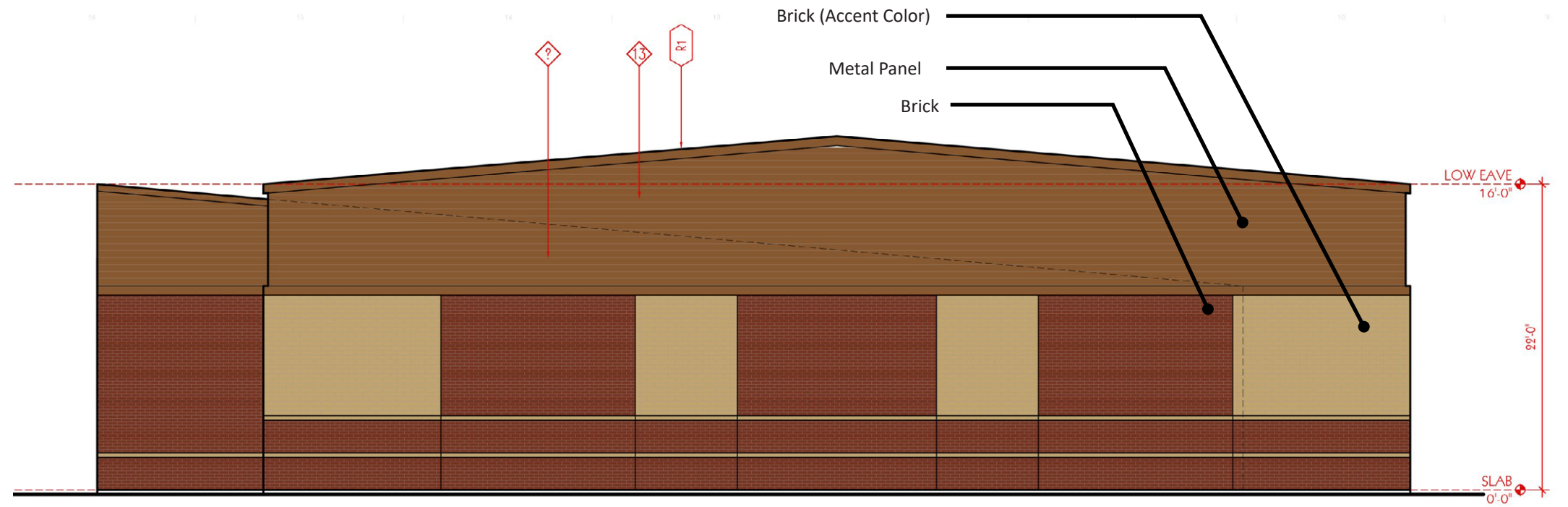
Proposed Elevation Key Map



*Architecture shown is meant to represent the intended architecture for proposed building

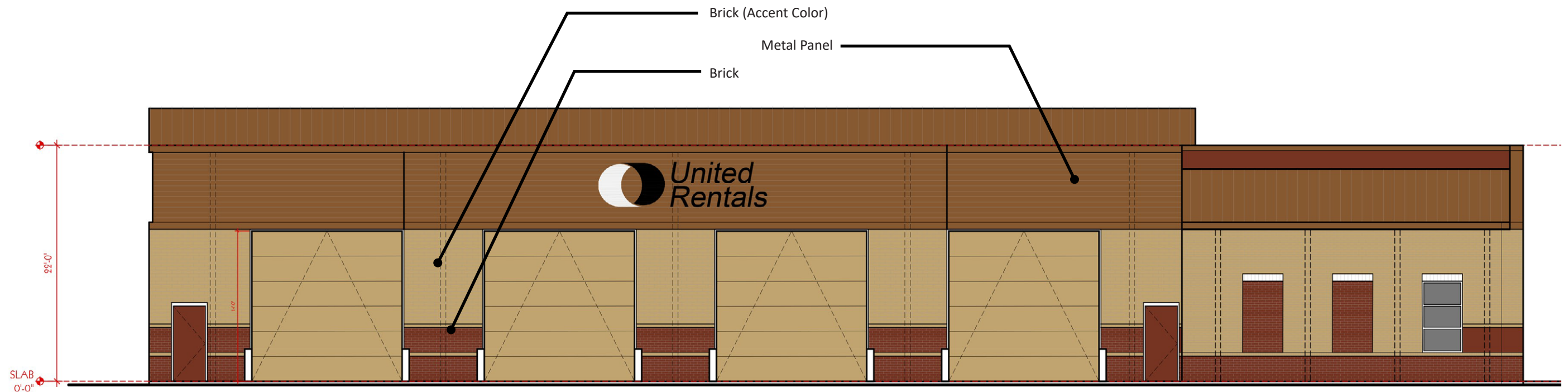


Proposed Elevation Key Map



WESTERN ELEVATION (FACING RESIDENTIAL PROPERTY)

1.C



SOUTHERN ELEVATION (FACING ADJACENT COMMERCIAL PROPERTY)

1.D

STORAGE YARD SAMPLE PHOTOS



*Architecture shown is meant to represent the intended architecture for proposed building



Pursuant to the City of Murfreesboro's 2040 Major Transportation Plan (MTP), none of the roadways in this development are slated for improvements. Southgate Boulevard is the main thoroughfare where the majority of vehicular trips generated by this development will utilize for access into and out of the property. It is currently built as a 2 lane cross-section with curb and gutter & sidewalks on both sides of the roadway.

As stated above, the primary means of ingress/egress from this site will be onto Southgate Boulevard. Both of these entrances are proposed to incorporate two travel lanes for proper circulation into and out of the development. There will be a dedicated left and right out of the development, as well as single lane for traffic entering the development. The proposed plan has included a potential secondary means of ingress/egress from the development onto Westgate Boulevard. This entrance shall be gated and will not include a yelp mode. The primary purpose for this gated entrance will be for deliveries of rental equipment as this is the primary purpose of the proposed business. The illustration on the left shows the proposed entrances to the site from Southgate Boulevard, and the illustration below shows the proposed entrance from Westgate Boulevard.



- Pedestrian Circulation
- Vehicular Circulation

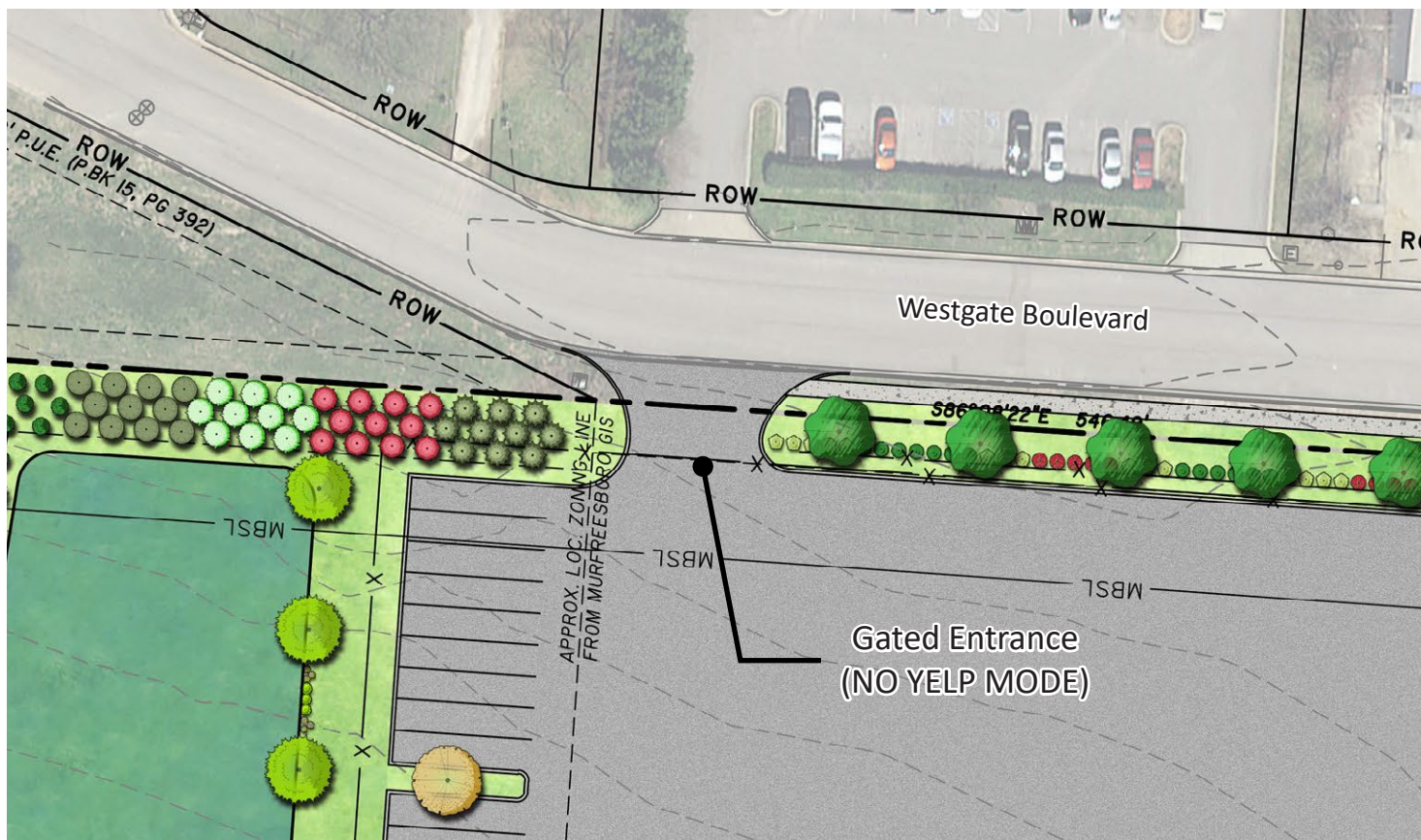




Figure 13.1

Commercial Landscaping Characteristics:

- A minimum 8-feet of landscape area between parking and all property lines.
- Public rights-of-way screened from parking by use of landscaping and/or berming.
- A 20-ft wide Landscape Easement shall be provided along the residential properties abutting the development, as seen in Figure 13.1 in red. Type 'E' Landscape Buffer shall be provided within this Landscape Easement.
- A minimum 15-ft wide landscape easement shall be provided along a portion of the northern boundary that abuts Westgate Boulevard. This easement shall contain a 6'-8' tall black vinyl coated chain-link security fence behind an additional 6'-8' tall opaque, tan, vinyl fence along the street. Landscaping within this easement shall comply with the Murfreesboro Streetscape Perimeter Landscaping Standards. The purpose of this landscape easement is to provide screening between the rollup garage bay doors and Westgate Boulevard.
- The base of building will have a minimum 3-ft wide landscape bed with foundation plantings along Southgate Boulevard and along only the office portion of building.
- The Monument signage located along roadways is to be constructed with materials consistent with building architecture and accented with landscaping.
- All mechanical equipment (i.e. HVAC and transformers) located on the ground shall be screened with landscaping and/or fences. If mounted on the roof, they shall be screened by a parapet wall or architectural screening.
- Landscaping will be in conformance with the City of Murfreesboro's Landscape Ordinance unless noted otherwise within this pattern book.
- Fencing shall not include the following types: razor wire or electric fencing.

— 20-FT WIDE TYPE 'E' LANDSCAPE BUFFER

— OPAQUE TAN VINYL FENCE (6'-8' TALL)

— DECORATIVE BLACK ALUMINUM FENCE (6'-8' TALL)

— BLACK VINYL COATED CHAIN-LINK FENCE (6'-8' TALL)



EXAMPLE OF LANDSCAPED BUFFER



EXAMPLE OF OPAQUE TAN VINYL FENCE



EXAMPLE OF DECORATIVE BLACK ALUMINUM FENCE



EXAMPLE OF CHAIN-LINK BLACK VINYL FENCE

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

Response: The exhibits given on Pages 3-5 meet this requirement.

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

Response: The exhibits given on Pages 3-5 meet this requirement.

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

Response: The exhibits given on Pages 3-5 meet this requirement.

4.) A drawing defining the location and area proposed to be developed for buildings and parking; standards for pedestrian and vehicular circulation; the proposed points of ingress and egress to the development; the provision of spaces for loading; proposed screening to be made in relation to abutting land uses and zoning districts; and the extent of proposed landscaping, planting and other treatment adjacent to surrounding property.

Response: Pages 8-9 provide exhibits and standards that provides the required materials.

5.) A circulation diagram indicating the proposed principal movement of vehicles, goods and pedestrian within the development to and from existing thoroughfare.

Response: Pages 8 & 14 provide exhibits and standards that provides the required materials.

6.) If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating:

(AA): The approximate date when construction of the project can be expected to begin.

(BB): The order in which the phases of the project will be built.

(CC): The minimum area and the approximate location of common spaces and public improvements that will be required at each stage

(DD): A breakdown by phase for subsections (5) and (6) above.

Response: The project is anticipated to be developed in one phase. Development is anticipated to begin within 180 days of rezoning approval, and will include all public infrastructure.

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

Response: The property is currently zoned CH and CF. The surrounding area has a mixture of residential and commercial properties. The concept plan and development standards combined with the architectural requirements of the buildings shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complement existing and future development in this area.

8.) A statement setting forth in detail the manner in which the proposed planned development deviates from the zoning and Subdivision Regulations which would otherwise be applicable to the subject property

Response: See Page 17 for requested exceptions and setbacks.

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

Response: This requirement has been addressed in the chart below.

TOTAL SITE AREA	172,886 s.f.	3.97 AC	100.00%
TOTAL MAXIMUM FLOOR AREA	10,500 s.f.	0.24 AC	6.07%
TOTAL LOT AREA	172,886 s.f.	3.97 AC	100.00%
TOTAL BUILDING COVERAGE	10,500 s.f.	0.24 AC	6.07%
TOTAL DRIVE/ PARKING AREA	91,806 s.f.	2.50 AC	63.08%
TOTAL RIGHT-OF-WAY	0 s.f.	0.00 AC	0.00%
TOTAL LIVABLE SPACE	63,832 s.f.	1.47 AC	36.92%
TOTAL OPEN SPACE	34,577 s.f.	0.79 AC	20.00%
FLOOR AREA RATIO (F.A.R.)	0.06		
LIVABILITY SPACE RATIO (L.S.R.)	0.41		
OPEN SPACE RATIO (O.S.R.)	0.94		

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

Response: This property is not in the Gateway Design Overlay District, Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). No portions of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 4719C0270J eff. 5/9/2023.

11.) The location and proposed improvements of any street depicted on the Murfreesboro 2040 Major Transportation Plan as adopted and as it may be amended from time to time.

Response: Pages 5 & 14 discusses the 2040 Major Transportation Plan.

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

Response: The primary representative is Matt Taylor of SEC, Inc. developer/ applicant is Southgate Developers LLC. Contact info for both is provided on cover.

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

Response: Page 10-13 show the architectural character of the proposed building and building materials listed.

14.) If a development entrance sign is proposed the application shall include a description of proposed signage for the development including calculations of square footage and height. If a development entrance sign is proposed the application shall include a description of the proposed entrance sign improvements including a description of lighting, landscaping, and construction materials.

Response: Examples of Monument Signage are located on Page 9.

Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	LI (Most Appropriate)	Proposed PUD	Difference
Residential Density			
Maximum Gross Density	N/A	N/A	N/A
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	50'	N/A	N/A
Minimum Setback Requirements			
Minimum Front Setback to Southgate Boulevard	42'	42'	0'
Minimum Front Setback to Westgate Boulevard	42'	42'	0'
Minimum Side Setback Adjacent to Commercial Zoning	10'	10'	0'
Minimum Side Setback Adjacent to Residential Zoning	10'	10'	0'
Minimum Rear Setback (Western Perimeter)	20'	20'	0'
Land Use Intensity Ratios			
MAX F.A.R.	None	None	None
Minimum Livable Space Ratio	None	None	None
Minimum Open Space Requirement	20%	20%	0%
Minimum Formal Open Space Requirement	N/A	N/A	N/A
Max Height	75'	35'	-40'

REQUESTED EXCEPTIONS:

- Requesting an exception that the required foundation landscaping around proposed building only be required along Southgate Boulevard due to the fact the North, South, and West side of the building have a predominate vehicular use adjacent to each side.
- Requesting an exception that the Overhead/Utility doors be allowed to face R.O.W.s. Doors shall be decorative and be screened via the landscaping along roadways.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 7, 2024
PROJECT ENGINEER: KATIE NOEL**

5.b. Proposed amendment to the Zoning Ordinance [2023-804] related to regulations for electric vehicles and pertaining to the following sections:

- **Section 2: Interpretation and Definitions;**
 - **Section 7: Site Plan Review;**
 - **Section 26: Off-Street Parking, Queuing, and Loading; and**
 - **Endnotes for Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios**
- City of Murfreesboro Planning Department applicant.**

This proposed amendment to the Zoning Ordinance proposes to add regulations for electric vehicle parking.

With increasing demand for electric vehicles (EV), the Planning Department has processed an increasing number of applications for electric vehicle charging stations being installed at both existing and new developments. In response to that need, Planning Staff is proposing to add regulations for this type of parking.

In general, there are 3 types of EV parking installations, “EV Capable”, “EV Ready”, and “EV Installed”. This proposed ordinance amendment establishes design standards for those EV parking spaces, including parking stall dimensions, locations of charging units and associated equipment, screening requirements for EV equipment, and standards to protect pedestrian areas and vehicular drive aisles.

This proposed ordinance amendment also updates the Site Plan Review Checklist to include the location of any EV parking spaces and their appurtenances.

Action Needed:

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

ORDINANCE 24-O-XX amending Murfreesboro City Code Appendix A, Zoning, Sections 2, 7, 26 and Chart 2 Endnotes, dealing with electric vehicle (EV) parking spaces, City of Murfreesboro Planning Staff, applicant [2023-804].

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

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

Electric Vehicle (EV): A vehicle that can be powered by an electric motor that draws electricity from a battery and is capable of being charged from an external source. The definition of EV includes both a vehicle that can only be powered by an electric motor that draws electricity from a battery (i.e., a battery electric vehicle) and a vehicle that can be powered by an electric motor that draws electricity from a battery and by an internal combustion engine (i.e., a plug-in hybrid electric vehicle).

Parking Space, EV Capable: A parking space containing the electric panel capacity, space, and the conduit to accommodate future wiring and installation of a Level 2 or greater EV charger (adequate for 208/240V and 40 ampere). EV Capable Parking Spaces do not include the installation of any charging equipment.

Parking Space, EV Installed: A parking space containing the electric panel capacity, conduit, necessary wiring for a Level 2 or greater EV charger (adequate for 208/240V and 40 ampere), and electric vehicle charging equipment (i.e., the connecting and protective equipment to safely supply electricity to the vehicle).

Parking Space, EV Ready: A parking space with the constructed infrastructure, including conduit and electrical outlets (or junction box), that is able to provide electrical charge to an electric vehicle. The infrastructure shall have sufficient load capacity in an electrical panel to support a Level 2 or greater EV charger (adequate for 208/240V and 40 ampere) and wiring or conduit from the electrical panel to the garage or parking area. While EV Ready parking spaces contain both the infrastructure and a wired outlet/junction box, the actual charging equipment (i.e., the connecting and protective equipment to safely supply electricity to the vehicle) is not installed.

SECTION 2. Appendix A, Section 7, Site Plan Review, City of Murfreesboro Planning Commission Site Plan Review Checklist is hereby amended at subsection C., Access, Circulation, and Parking, by adding a new subsection (16) as follows:

____(16) the location and dimensions of EV Capable, EV Ready, and/or EV installed parking spaces, as well as any other information needed to demonstrate compliance with the minimum requirements for EV parking spaces listed in Section 26 of this Article.

SECTION 3. Appendix A, Section 7, Site Plan Review, City of Murfreesboro Planning Commission Site Plan Review Checklist is hereby amended at subsection E., Utilities, by adding a new subsection (14) as follows:

____(14) the location of utility infrastructure needed to serve any proposed EV Capable, EV Ready, and/or EV Installed parking spaces, as well as any other information needed to demonstrate compliance with the minimum requirements for EV parking spaces listed in Section 26 of this Article.

SECTION 4. Appendix A, Section 26, Off-Street Parking, Queuing, and Loading, of the Murfreesboro City Code is hereby amended at subsection (C)(2), Computation of required parking spaces, by adding a new subsection (g) as follows:

- (g) In determining the minimum number of parking spaces required under this article, EV Capable, EV Ready, and EV Installed parking spaces shall be considered.

SECTION 5. Appendix A, Section 26, Off-Street Parking, Queuing, and Loading, of the Murfreesboro City Code is hereby amended at subsection (C), Computation of required parking spaces, by adding a new subsection (9) Electric Vehicle (EV) Parking Regulations, as follows:

- (9) *Electric Vehicle (EV) Parking Regulations.* For new EV Capable, EV Installed, or EV Ready parking spaces that are voluntarily established, the following design standards shall apply:
 - (a) Charging equipment must be mounted on the wall or on a structure at the front end of the EV parking space.
 - (b) No charging devices may be placed within the physical dimensions of a parking space as required in Chart 3 or at the entrance to a parking space. All EV parking spaces shall meet the minimum dimensional requirements contained in Chart 3.
 - (c) When EV cords and connectors are not in use, retraction devices or locations for storage shall be located sufficiently above the pedestrian walking surface and the parking lot surface as to eliminate conflicts with pedestrians and vehicle maneuvering.
 - (d) Cords, cables, and connector equipment shall not extend across the path of travel in any drive aisle, sidewalk, or walkway.
 - (e) Sidewalks adjacent to EV charging stations shall maintain a minimum of 5' of width available for pedestrians. The charging stations and equipment shall not conflict with or impede the ability to maintain the minimum 5' of width.
 - (f) Equipment mounted on structures such as pedestals, lighting posts, bollards, or other devices shall be located in a manner that does not impede pedestrian, bicycle, or vehicular travel.
 - (g) No additional mechanical equipment, such as associated transformers or other associated cabinets, may be located within the required front yard.
 - (h) EV charging units or equipment over 42 inches in height may not be located with the required front yard.
 - (i) All mechanical equipment accessory to the charging stations shall be screened utilizing an opaque composite material of an earth tone color that is at least 1 foot taller than the enclosed equipment and shall not be visible from any public rights-of-way.
 - (j) Any signage on charging units or charging equipment must comply with the City of Murfreesboro Sign Ordinance.

SECTION 6. Appendix A, Chart 2 Endnotes, Minimum Lot Requirements, Minimum Yard Requirements and Land Use Intensity Ratios, of the Murfreesboro

City Code is hereby amended by deleting endnote 25 and substituting in lieu thereof the following:

25. For uses classified in Chart 1 of this article as “gasoline sales” or “convenience store”, canopies covering gasoline pumps and EV charging stations may extend to within three feet of the property line, provided that the support columns, gasoline pumps, and/or EV charging stations are set back a minimum of fifteen feet from the property line. This endnote supersedes any more restrictive setback requirement found in Section 26 of this article.

SECTION 7. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

ATTEST:

Jennifer Brown
City Recorder

Shane McFarland, Mayor

APPROVED AS TO FORM:

Adam F. Tucker
City Attorney

SEAL

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 7, 2024
PROJECT PLANNER: MATTHEW BLOMELEY**

5.c. Street renaming [2023-901] to rename a segment of Blackman Road (south of Pendleton Boulevard) to Hartman Farm Court, City of Murfreesboro Planning Department applicant.

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.”

When Veterans Parkway was originally constructed, the design of the intersection of Veterans and Shores Road/Blackman Road was less than ideal. Subsequently, around 2008, the Westlawn PUD zoning was originally approved. An element of the Westlawn master zoning plan was the realignment of the intersection of Shores Road/Blackman Road and Veterans Parkway. The western half of this intersection was reconstructed with the realignment of Shores Road, which has been completed and is now open to traffic. In early 2022, the Planning Commission approved the construction plans for the Westlawn Commercial East Subdivision on the east side of Veterans Parkway. These plans included the reconstruction of the eastern half of this intersection with the realignment of Blackman Road, which is currently under construction and expected to be completed this Fall.

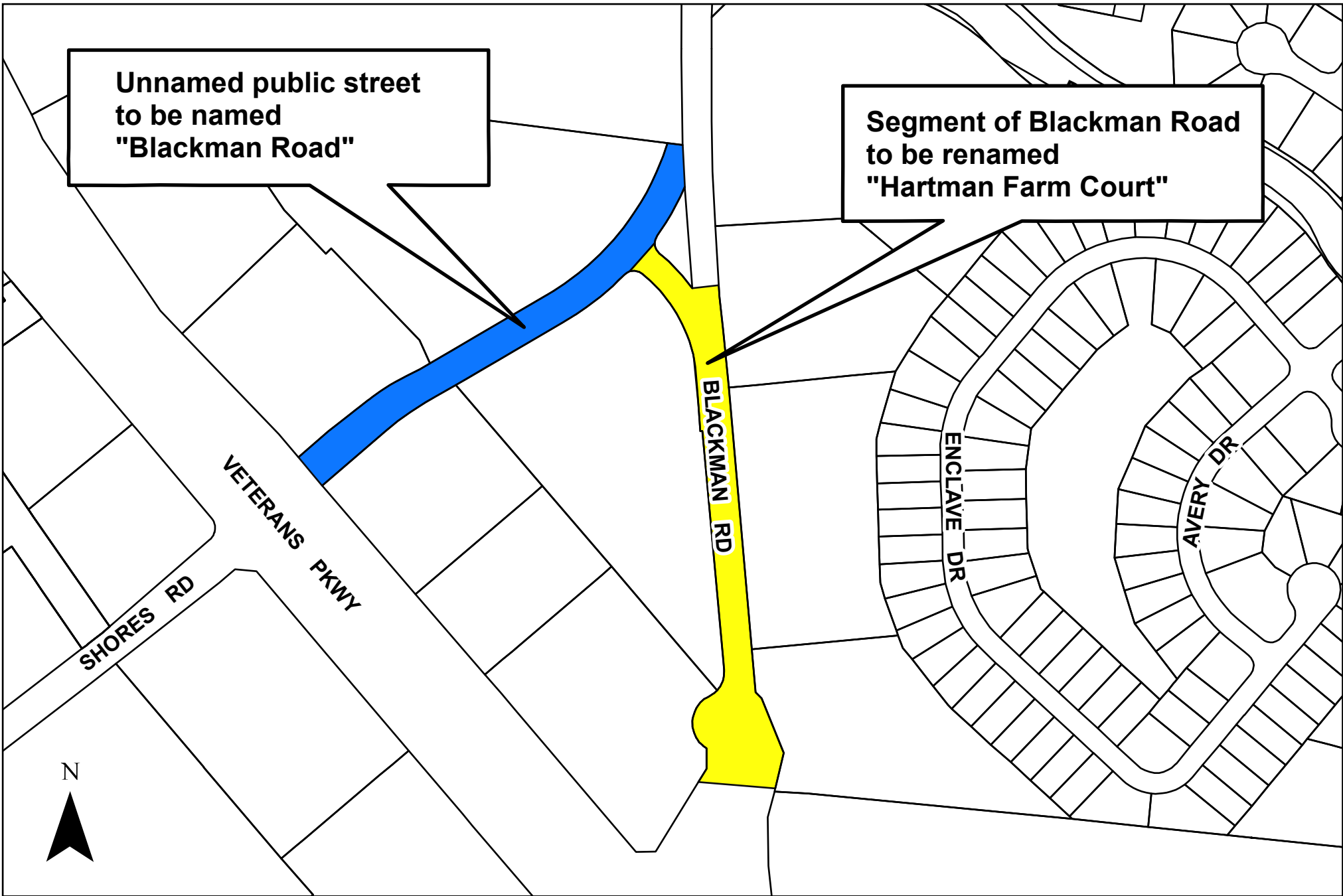
The road construction realigns Blackman Road to intersect with Veterans Parkway north of its current intersection. Once construction is complete, it will leave a remnant segment of Blackman Road that will “T” into the new alignment at its northern end. It will no longer intersect with Veterans Parkway and instead will terminate in a cul-de-sac at its southern end. This remnant segment will need to be renamed since it will be a separate street from the newly-aligned Blackman Road. This renaming was anticipated during the Planning Commission’s review of the construction plans in 2022.

Staff originally proposed “Blackman Beesley Court” for this segment of Blackman Road. In fact, after holding a public hearing, the Planning Commission approved this recommendation at its October 11, 2023 meeting. However, this renaming was never implemented because the road construction project has not yet been completed and opened to traffic. In the interim, it was suggested that a different street name be used -- one that would honor the Hartman family, who owned the adjacent property prior to Middle Tennessee Electric acquiring it in 2014 (and then

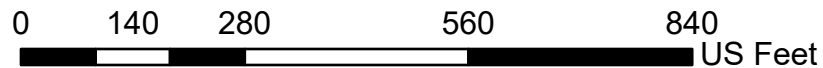
subsequently the City). Staff now proposes that the Planning Commission considering renaming this remnant segment of Blackman Road to “Hartman Farm Court.” Rutherford County E-911 has reviewed the “Hartman Farm Court” street name and has approved its use for this location. Staff has reviewed the existing conditions and determined that there are no addresses that will be affected by this renaming. There is an existing daycare with frontage on both the realigned Blackman Road the proposed “Hartman Farm Court”, but its driveway will be off of Blackman Road, so it will be able to retain its existing Blackman Road address.

Action Needed:

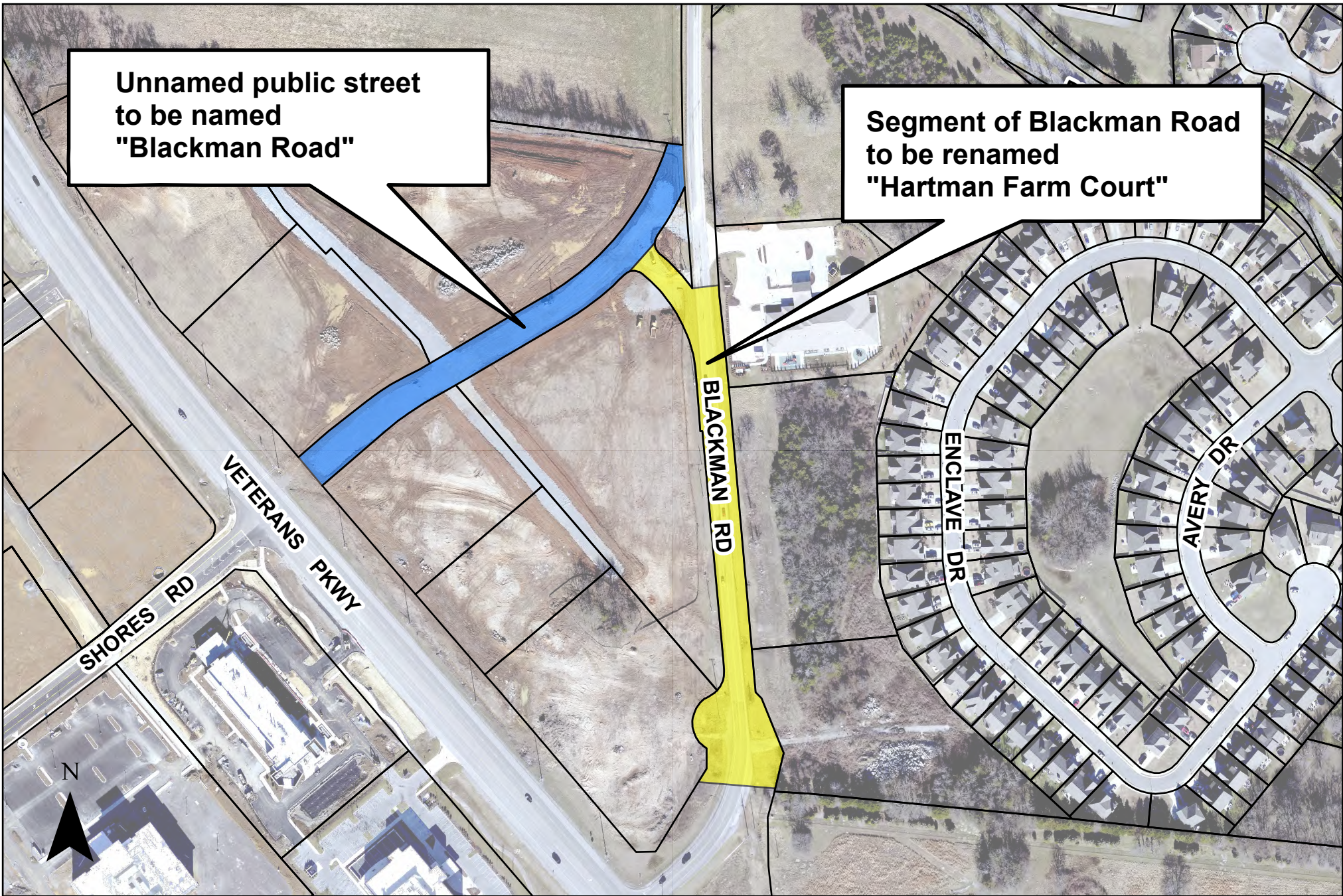
The Planning Commission will need to conduct a public hearing and then vote on this matter.



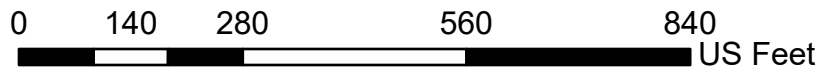
Request to rename segment of Blackman Road to "Hartman Farm Court"



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



Request to rename segment of
Blackman Road to "Hartman Farm Court"

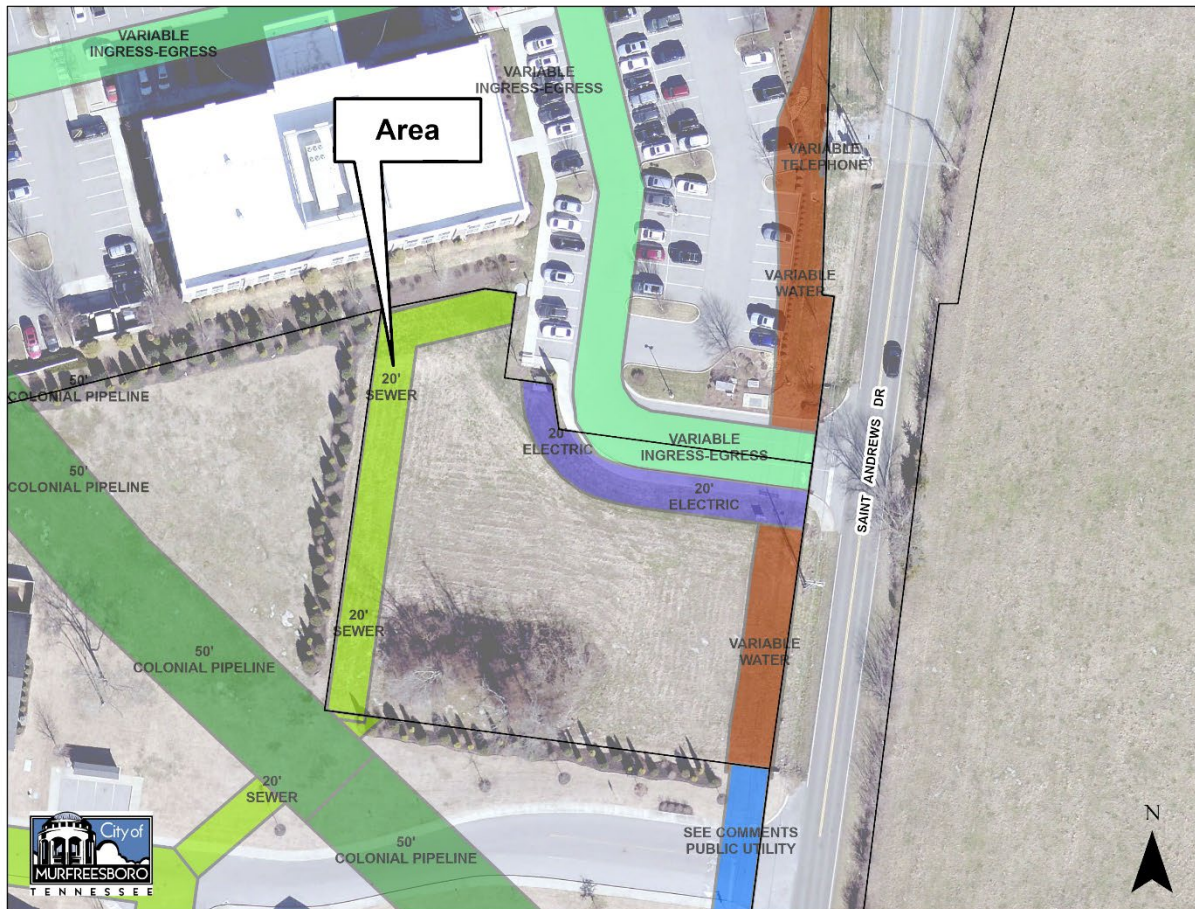


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**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 7, 2024
PROJECT PLANNER: JOEL AGUILERA**

6.a. Mandatory Referral [2024-701] to consider the abandonment of a sanitary sewer easement located on property along Saint Andrews Drive, SEC, Inc. on behalf of Palm Development Partners applicant.

This mandatory referral request, to abandon an existing sanitary sewer easement, submitted by Matt Taylor of SEC, Inc. on behalf of Palm Development Partners, is located on the western portion of the proposed Murfreesboro Autism Clinic property, along Saint Andrews Drive.



In this mandatory referral, the Planning Commission is being asked to consider the abandonment of an existing sanitary sewer easement located on Lot 2, on the New Salem Strategic Investments Subdivision, located along the west side of Saint Andrews Drive south of New Salem Highway. The 20-foot sanitary sewer easement was dedicated via final plat in 2015 (Plat book 39, Page 43).

The easement abandonment has been requested due to the Zoning Ordinance requiring a landscape buffer along the western property line due to the differences in zoning, and location of the dumpster enclosure. Per SEC, the force main location and the landscape buffer cannot coexist in the same location. As depicted on the site exhibit, the developer proposes to move the force main and the new sanitary sewer easement to be located within the parking lot of the proposed development. The plan avoids conflicts between landscaping, the force main, and location of the dumpster enclosure.

Murfreesboro Water Resource (MWRD) reviewed this request further and found no conflict with the abandonment and relocation of the sanitary sewer easement for the proposed autism clinic. The request was reviewed at the January 23rd MWRD boarding meeting, and the board voted to recommend approval for the abandonment of the sanitary sewer easement. The Planning Department's Project Engineer has also reviewed this request and concurs that this abandonment and relocation is acceptable.

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

1. If approved by City Council, the applicant will be responsible for providing the information necessary for the Legal Department to prepare legal instruments for the transfer of the property. The legal instruments will be subject to the final review and approval of the Legal Department.
2. The applicant will also be responsible for recording these instruments, including payment of the recording fee.
3. Sanitary Sewer easement shall be recorded as necessary to accommodate any existing or proposed sanitary sewer infrastructure.



City of Murfreesboro
Mandatory Referral Application

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

Mandatory Referral Fees:

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

Property Information:

Tax Map/Group/Parcel: 114 Parcel 21.23 | Address (if applicable): South of New Salem Hwy and west of St Andrews Dr

Street Name (if abandonment of ROW): N/A

Type of Mandatory Referral: Sewer Easement abandonment

Applicant Information:

Name of Applicant: Matt Taylor

Company Name (if applicable): SEC, Inc

Street Address or PO Box: 850 Middle TN Blvd

City: Murfreesboro

State: TN | Zip Code: 37129

Email Address: mtaylor@sec-civil.com

Phone Number: 615-890-7901

Required Attachments:

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

01/15/2024

Applicant Signature

Date

January 15, 2024

Ms. Holly Smyth
City of Murfreesboro Planning Dept.
111 West Vine Street
Murfreesboro, TN 37133-1139

RE: Murfreesboro Autism Clinic
Sewer Easement Abandonment Mandatory Referral
SEC Project No. 23568

Dear Holly,

Please find the attached supplemental documents to support the mandatory referral request to abandon the highlighted portion of the sewer easement at the property located south of New Salem Hwy and west of St Andrews Dr.

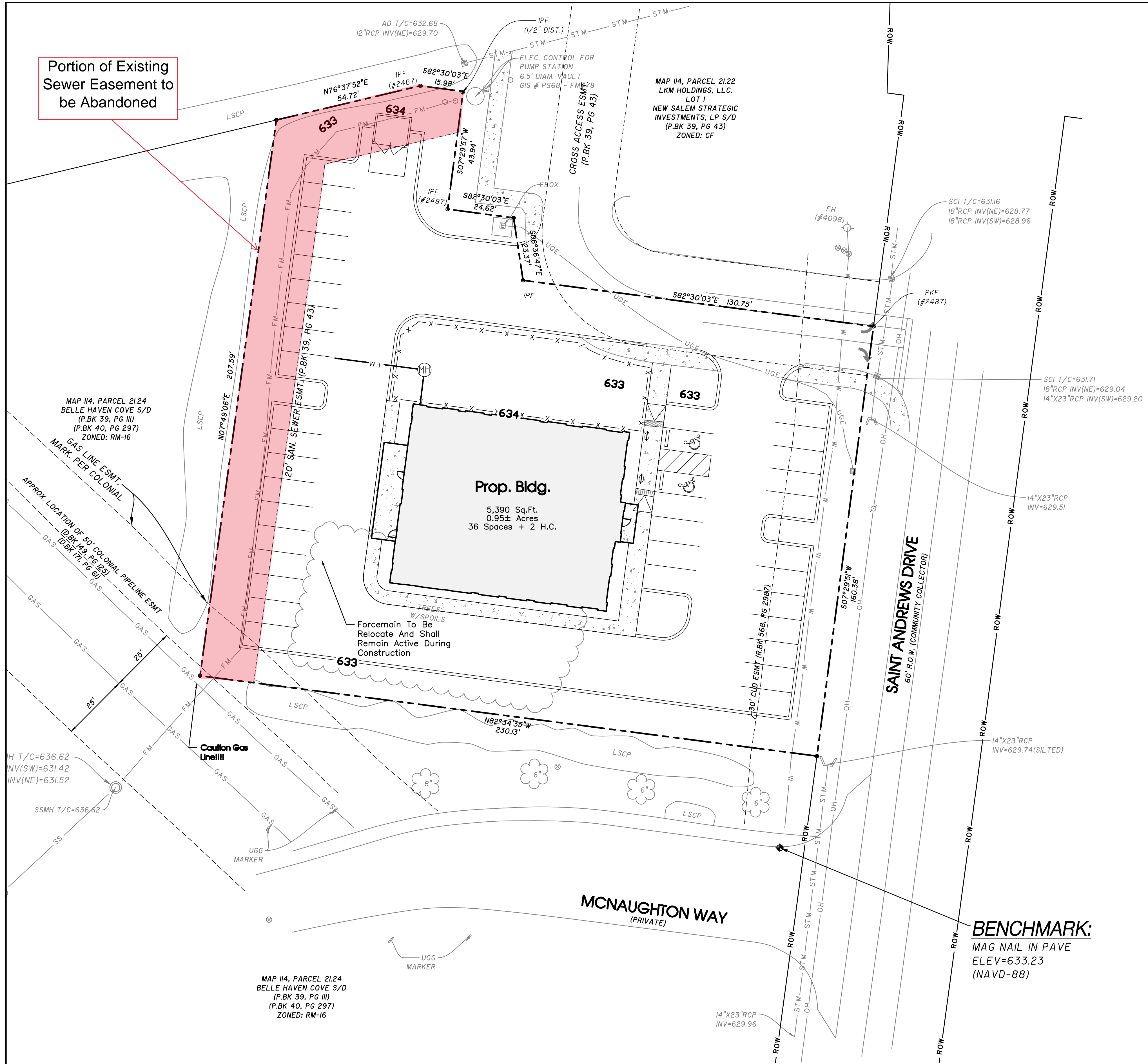
Should you need any clarification concerning the request, please feel free to contact me at 615-890-7901 or mtaylor@sec-civil.com.

Sincerely,

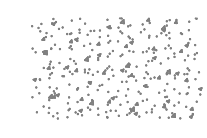
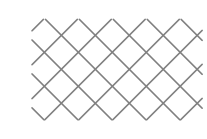



Matt Taylor, P.E.
SEC, Inc.

Portion of Existing Sewer Easement to be Abandoned

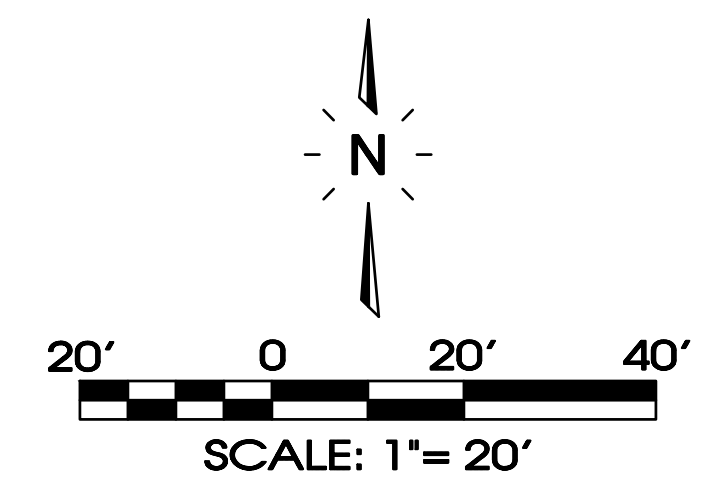


Pavement Hatch Legend

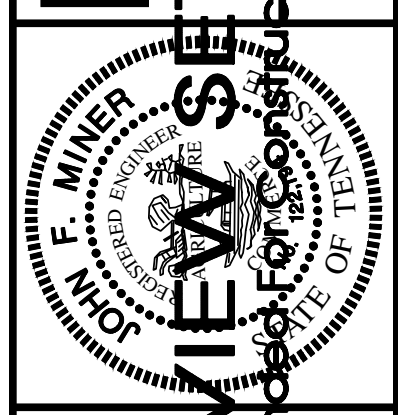
-  - Concrete Pavement
-  - Heavy Duty Asphalt Pavement
-  - Light Duty Asphalt Pavement

Note:
1) Solid Waste Service Will Be Provided By A Private Hauler.

BENCHMARK:
MAG NAIL IN PAVE
ELEV=633.23
(NAVD-88)



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
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This drawing is the property of the engineer and shall remain the property of the engineer. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



Murfreesboro Autism Clinic **REVIEW SET** (Not Intended for Construction)
Murfreesboro, Tennessee

REVISED:	
DRAWN: SJA/CFB3	
DATE: 1-18-2024	
CHECKED:	
MAT	
FILE NAME:	23568project
SCALE:	1"=20'
JOB NO.	23568
SHEET:	C2.0

Site Plan



... creating a better quality of life

MEMORANDUM

DATE: January 18, 2024
TO: Water Resources Board
FROM: Valerie H. Smith
SUBJECT: Sewer Easement Abandonment Request
Autism Clinic – St. Andrews Drive

BACKGROUND

SEC, Inc. on behalf of the Developer is requesting the abandonment of the existing sanitary sewer easement as shown on the attached exhibit. With the redevelopment of the property, the existing forcemain within the easement is being relocated so not to be in conflict with a dumpster pad and the curbing for the parking lot. The existing easement will no longer be utilized, and new sewer easement will be dedicated with the project.

This request will also go before the Planning Commission as a mandatory referral for approval.

RECOMMENDATION

Approval of abandoning the highlighted portion of the existing sewer easement.

FISCAL IMPACT

The original easement was dedicated by plat.

ATTACHMENTS

Easement Abandonment Request
Exhibit

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 7, 2024
PROJECT PLANNER: AMELIA KERR**

- 6.b. Mandatory Referral [2024-702] to consider the abandonment of portions of a public utility easement on property located along Doctor Martin Luther King Jr Boulevard and Middle Tennessee Boulevard, Matt Taylor of SEC, Inc. applicant.**

The subject public utility easement (PUE) is located on Mercury Plaza General Partnership and J Mar Properties property south of Doctor Martin Luther King Jr Boulevard and west of Middle Tennessee Boulevard. More specifically, the PUE in question is located at the rear of the parcel addressed as 902-1114 Doctor Martin Luther King Jr Boulevard and is zoned Commercial Highway (CH). It was recorded in 2021 on the Mercury Plaza Shopping Center subdivision final plat (Plat Book 48, Page 14).



In this mandatory referral, the Planning Commission is being asked to consider abandoning portions of a variable-width public utility easement (PUE) at the rear of property located at 902-1114 Doctor Martin Luther King Jr Boulevard (Map 102D, Group M, Parcel 35.00). The purpose of the abandonment is for the property owners to install two (2) 480 square-foot concrete loading docks for future tenant needs at this shopping center. Existing water and sewer lines are also to be relocated within the existing PUE in conjunction with a site plan that is currently under review. New water and sanitary sewer easements may be needed for the relocated lines.

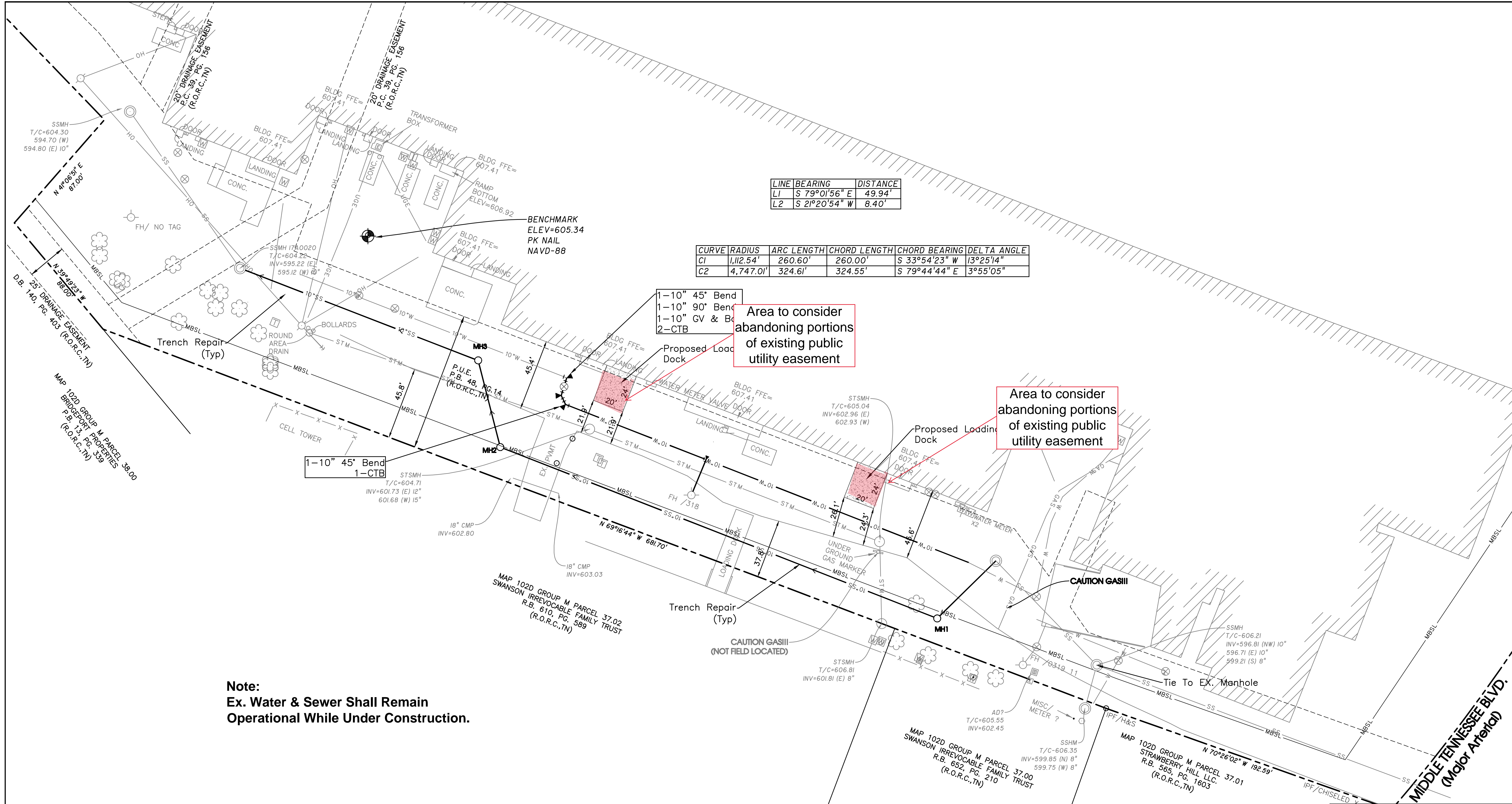
The Murfreesboro Water Resources Board met on January 23, 2024, and MWRD Staff recommended that the Board recommend to Planning Commission and City Council approval of the abandonment of the portions of the existing public utility easement. The memo from MWRD is attached for your review. The Water Resources Board voted to recommend abandonment of the portions of this easement at this meeting.

All city departments and utilities were contacted for comments on the proposed partial PUE abandonment and their responses are included in the agenda materials. Further, there were no objections to the PUE abandonment from any of the city departments or utilities contacted.

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

- 1) The PUE easement abandonment should be subject to the final approval of the legal documents by the City Attorney.
- 2) If approved by the City Council, the applicant will be responsible for providing the information necessary for the Legal Department to prepare the legal document for this easement abandonment (including, but not limited to, any exhibits and legal descriptions needed).
- 3) The applicant will be responsible for recording the legal document, including payment of the recording fee.
- 4) Approval shall be subject to the recording of any new water and/or sanitary sewer easements that are needed for the existing and/or proposed water and sanitary sewer lines at the rear of this property, as determined by MWRD.

The Planning Commission will need to discuss this request and then formulate a recommendation for City Council.



LINE	BEARING	DISTANCE
L1	S 79°01'56" E	49.94'
L2	S 21°20'54" W	8.40'

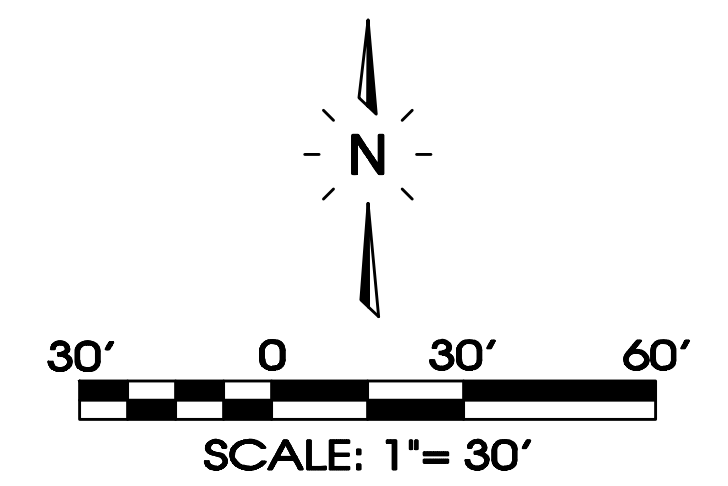
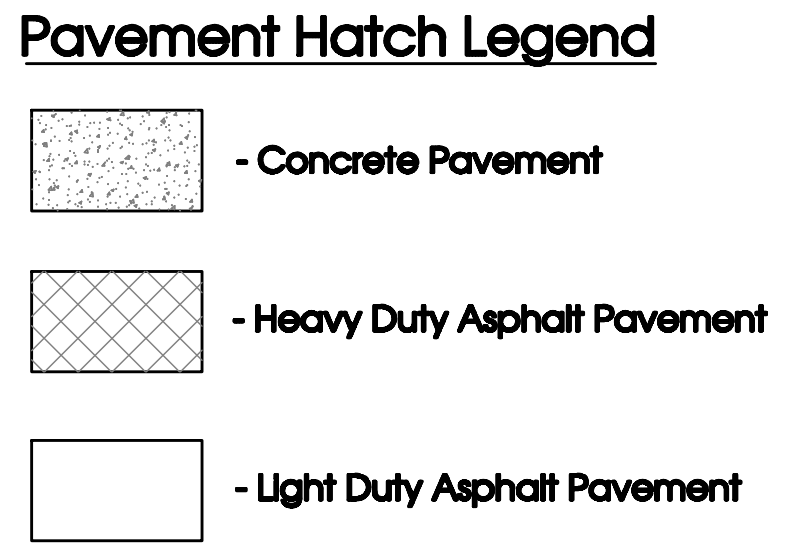
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,112.54'	260.60'	260.00'	S 33°54'23" W	13°25'14"
C2	4,747.01'	324.61'	324.55'	S 79°44'44" E	3°55'05"

- 1-10" 45° Bend
- 1-10" 90° Bend
- 1-10" GV & B
- 2-CTB

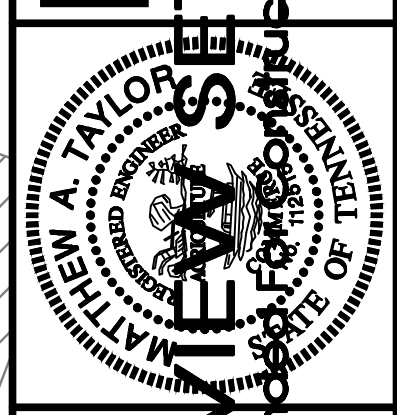
Area to consider abandoning portions of existing public utility easement

Area to consider abandoning portions of existing public utility easement

Note:
Ex. Water & Sewer Shall Remain Operational While Under Construction.



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
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Mercury Plaza Dock Addition REVIEW SET
(Not Intended for Construction)
Murfreesboro, Tennessee

Owner/Developer:
Mercury Plaza General Partnership
J Mar Properties
2530 Scottsville Rd. Ste 21
Bowling Green, KY 42104

Deed Reference:
Map 102D, Group M, Parcel 35.00
R.Bk. 2103, Pg. 2925

Yard Requirements:
Front: 42'
Side: 10'
Rear: 20'

Intended Use:
Shopping Center

Land Use Data:
Zoned: CH
Existing 1-Story Building
Total Floor Area: 197,431 Sq.Ft.
1 Lot on: 16.98± Acres

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0260J dated May 9, 2023.

REVISIONS:	
DRAWN: SJA/CFB3	
DATE: 1-18-2024	
CHECKED:	
MAT	
FILE NAME:	
23606project	
SCALE:	
1"=30'	
JOB NO.	
23606	
SHEET:	
C2.0	



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MEMORANDUM

DATE: January 18, 2024
TO: Water Resources Board
FROM: Valerie H. Smith
SUBJECT: Public Utility Easement Abandonment Request
Mercury Plaza

BACKGROUND

SEC, Inc. on behalf of the Developer is requesting the abandonment of a portion of the existing public utility easement as shown on the attached exhibit. With the redevelopment of the property, the existing water and sewer main within the easement will be relocated so not to be in conflict with proposed concrete loading docks. Portions of the existing easement will no longer be utilized, and new public utility and/or water and sewer easements will be dedicated with the project.

This request will also go before the Planning Commission as a mandatory referral for approval.

RECOMMENDATION

Approval of abandoning portions of the public utility easement no longer needed within the highlighted area.

FISCAL IMPACT

The original easement was dedicated by plat.

ATTACHMENTS

Easement Abandonment Request
Exhibit



City of Murfreesboro
Mandatory Referral Application

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

Mandatory Referral Fees:

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

Property Information:

Tax Map/Group/Parcel: 102D M Parcel 35.00 | Address (if applicable): 902-1114 Dr Martin Luther King Jr Blvd

Street Name (if abandonment of ROW): N/A

Type of Mandatory Referral: Public Utility Easement Abandonment

Applicant Information:

Name of Applicant: Matt Taylor

Company Name (if applicable): SEC, Inc

Street Address or PO Box: 850 Middle TN Blvd

City: Murfreesboro

State: TN | Zip Code: 37129

Email Address: mtaylor@sec-civil.com

Phone Number: 615-890-7901

Required Attachments:

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


Applicant Signature

01/19/2024
Date

January 19, 2024

Ms. Holly Smyth
City of Murfreesboro Planning Dept.
111 West Vine Street
Murfreesboro, TN 37133-1139

RE: Mercury Plaza Dock Addition
Public Utility Easement Abandonment Mandatory Referral
SEC Project No. 23606

Dear Holly,

Please find the attached supplemental documents to support the mandatory referral request to abandon the highlighted portion of the public utility easement at the property located at 902-1114 Dr Martin Luther King Jr Blvd. Existing water and sewer lines are to be removed as shown on the existing conditions sheet. We are proposing relocation of the water and sewer easements to follow the proposed route of utilities as shown in the exhibit.

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

Sincerely,



Matt Taylor, P.E.
SEC, Inc.

Memorandum

To: Greg McKnight, Planning Director & Matthew Blomeley, Assistant Planning Director
From: Amelia Kerr, Planner
Date: January 31, 2024
Re: Mandatory Referral 2024-702: Abandonment of portions of a public utility easement at Mercury Plaza property located at 902-1114 Doctor Martin Luther King Jr Boulevard

Following is a summary of the City department staff and utility provider comments regarding the requested partial public utility easement (PUE) abandonment.

Engineering & Streets Departments

Engineering does not see an impact to public infrastructure or streets on this request and does not object to it.

Fire and Rescue Department

MFRD does not object to the partial PUE abandonment.

Police Department

MPD does not object to this abandonment.

Solid Waste Department

The partial PUE easement abandonment at Mercury Plaza will not impact the Solid Waste Department. Solid Waste does not object to it.

Murfreesboro Water Resources Department (MWRD)

With the construction of the proposed loading docks, the existing water and sewer mains within the PUE easement will be relocated so not to be in conflict with proposed concrete loading docks. Portions of the existing easement will no longer be utilized, and new public utility and/or water and sewer easements must be dedicated with the project. MWRD recommends abandoning the portions of the PUE no longer needed.

Consolidated Utility District (CUD)

CUD does not have any utilities in this area. It is in the MWRD service area. The proposed partial PUE abandonment will have no impact on CUD and CUD does not object to it.

Middle Tennessee Electric Members Cooperative (MTE)

MTE has no comments regarding the partial PUE abandonment and does not object to it.

AT&T

AT&T does not object to the partial PUE abandonment, as there is no interference with AT&T buried cables serving the Plaza.

Atmos Energy

Multiple attempts have been made by email to reach Atmos with no response.

Comcast

Comcast does have aerial and underground facilities running in the front of the buildings and some look to be running inside the buildings. Comcast facilities do not conflict with the partial PUE abandonment and Comcast does not object to it.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

6:00 P.M.

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

STAFF PRESENT

Greg McKnight, Exec. Director Dev. Services
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Holly Smyth, Principal Planner
Amelia Kerr, Planner
Joel Aguilera, Planner
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney

1. Call to order.

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

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Public Comments.

Chair Kathy Jones announced that no one signed up to speak during the Public Comments portion of the agenda.

4. Approve minutes of the December 6, 2023 and December 13, 2023 Planning Commission meetings.

Mr. Shawn Wright made a motion to approve the December 6, 2023 and December 13, 2023 Planning Commission meetings; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

Reggie Harris

Bryan Prince

Shawn Wright

Nay: None

5. Public Hearings and Recommendations to City Council:

Mandatory Referral [2023-730] to consider the abandonment of a segment of Archer Avenue right-of-way, Huddleston-Steele Engineering, Inc. on behalf of Brightland Homes applicant. Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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.

There being no further discussion, Ms. Jami Averwater made a motion to approve the mandatory referral subject to all staff comments, including the conditions of approval listed in the staff report; the motion was seconded by Mr. Brian Prince and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Reggie Harris

Bryan Prince

Shawn Wright

Nay: None

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

Zoning application [2023-421] for approximately 31.3 acres located along Medical Center Parkway, Williams Drive, and Tune Avenue to be rezoned from MU, GDO-3, and PSO to PUD (Fountains at Gateway), GDO-3, and PSO, Hearthstone Properties 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.

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. Kevin Guenther (landscape architect), Mr. Scott Graby (developer), Mr. Matt Hamilton (landscape architect), and Mr. Tyler Thayer (architect) were all in attendance to represent the application. Mr. Tyler Thayer gave a presentation regarding 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. No one came forward to speak for or against the request; therefore, Chair Kathy Jones closed the public hearing.

The Planning Commission began discussing the proposal asking for additional information on the material mass timber. Mr. Tyler Thayer provided additional information on this material.

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

- Aye: Kathy Jones
- Ken Halliburton
- Jami Averwater
- Reggie Harris
- Bryan Prince
- Shawn Wright

Nay: None

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

Annexation petition and plan of services [2023-507] for approximately 21.4 acres located along Blackman Road, including approximately 1,265 linear feet of Blackman Road right-of-way, Bob Parks 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.

Chair Kathy Jones opened the public hearing.

1. Mr. William Parker, 3310 Glenview Drive – opposes the annexation. He asked if there was a plan in place to improve the road and traffic.
2. Ms. Kari Batey, 2537 Blackman Road - opposes the annexation of the road right-of-way.
3. Mr. Brandon Whitt, 5013 Baker Road – opposes the annexation.
4. Mr. Charles Batey, 2537 Blackman Road - opposes the annexation.

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

Mr. Matthew Blomeley addressed the concerns regarding road improvements along Blackman Road and Manson Pike area.

Mr. Matt Taylor came forward to address right-of-way dedication along Blackman Road. It is anticipated that Blackman Road would be a five-line roadway in the future per the Major Transportation Plan.

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

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

Nay: None

Zoning application [2023-420] for approximately 19.6 acres located along Blackman Road to be zoned PRD (The Village PRD - approx. 14.91 acres) and PCD (The Village PCD - approx. 4.71 acres) simultaneous with annexation, 360 Development 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.

Mr. Matt Taylor (design engineer), Mr. Davis Lamb (developer), and Mr. Bob Parks (developer) were in attendance representing the application. Mr. Matt Taylor gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Kathy Jones opened the public hearing.

1. **Ms. Kari Batey, 2537 Blackman Road** – opposes the zoning request and wanted to know why stub streets to their property were proposed.
2. **Mr. William Parker, 3310 Glenview Drive** – opposes the rezoning request and expressed concerns regarding the stub streets, buffering, drainage, and light pollution.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

3. Mr. Brandon Whitt, 5013 Baker Road – opposes the rezoning request.
4. Mr. Zack Simms, 3111 Glenview Drive – opposes the rezoning request and expressed concerns regarding drainage and buffering.

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

Mr. Matthew Blomeley explained that the City requires stub street connectivity for possible future development. He said that landscape buffers are not required between single-family detached residences; however, a buffer or fence could be added to mitigate any negative impact between properties. All lighting for the commercial lots would be addressed during site plan review.

Mr. Matt Taylor came forward to explain the design of the stormwater management system for this property. Mr. Taylor also agreed to work with staff on a solid fence on the west side property line adjacent to lots 16-27.

There being no further discussion, Mr. Bryan Prince made a motion to approve the zoning application subject to all staff comments and to the applicant working with staff to determine appropriate buffering and fencing along the west side of the property; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

Nay: None

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

Annexation petition and plan of services [2023-506] for approximately 112.5 acres located along Veterans Parkway, including approximately 1,475 linear feet of Veterans Parkway right-of-way, Kathy Davis, Howard Barley Yeargan, and Randall Robinson, Jr. applicants. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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

There being no further discussion, Mr. Shawn Wright made a motion 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
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

Nay: None

Zoning application [2023-419] for approximately 106.4 acres located along Veterans Parkway to zoned PRD (Prater Farms PRD) simultaneous with annexation, Ole South Properties applicant. Ms. Marina Rush and 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.

Mr. Matt Taylor (design engineer), Mr. John Floyd (developer), and Mr. Dan Bobo (developer) were in attendance representing the application. Mr. Matt Taylor gave a

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

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

Mr. Shawn Wright complimented Mr. John Floyd for bringing affordable single-family homes into the city.

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

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

Nay: None

6. Staff Reports and Other Business:

Mandatory referral [2023-731] to consider the abandonment of a portion of a sanitary sewer easement located east of Suzanne Landon Drive, Benjamin Beasley on behalf of Cypress Homes, LLC 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.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

There being no further discussion, Mr. Bryan Prince made a motion to approve the mandatory referral subject to all staff comments, including the recommended conditions of approval listed in the staff report; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

Nay: None

Mandatory referral [2023-732] to consider the dedication of an electric easement on City-owned property along Franklin Road, Murfreesboro Legal Department and MTE applicants. 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. Shawn Wright made a motion to approve the mandatory referral subject to all staff comments including the recommended conditions listed in the staff report; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
JANUARY 10, 2024**

Shawn Wright

Nay: None

Mr. Matthew Blomeley thanked the Planning Commissioners for their completion of the required continuing education hours for 2023. Lastly, the next Planning Commission meeting is scheduled for Wednesday January 17, 2024.

7. Adjourn.

There being no further business the meeting adjourned at 8:50 P.M.

Chair

Secretary

GM: cj

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 25, 2024

2:30 P.M.

CITY HALL, ROOM 218

MEMBERS PRESENT

Ken Halliburton, Vice-Chair
Jami Averwater
Bryan Prince
Chase Salas
Shawn Wright

STAFF PRESENT

Greg McKnight, Exec. Director Dev. Services
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Holly Smyth, Principal Planner
Katie Noel, Project Engineer
Brad Barbee, Planner
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney

1. Call to order.

Vice-Chairman Ken Halliburton called the meeting to order at 2:30 p.m.

2. Determination of a quorum.

Vice-Chairman Ken Halliburton determined that quorum was present.

3. Public Comments.

Vice-Chairman Ken Halliburton announced no one signed up to speak during the Public Comments portion of the agenda.

4. Consent Agenda:

The Gardens of Three Rivers, Resubdivision of Lots 126, 133, 136, 139, and 142 [2023-2105] final plat for 14 lots on 1.4 acres zoned PRD located along Eldin Creek Drive, Patterson Company, LLC developer.

The Gardens of Three Rivers, Resubdivision of Lot 109 [2023-2106] final plat for 5 lots on 0.44 acres zoned PRD located along Camrose Way, Harpeth Valley Homes, LLC developer.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 25, 2024

Slatewood [2023-2108] final plat for 25 lots on 12 acres zoned RS-15 located along Sulphur Springs Road, KBT Land, LLC developer.

Tiger Hill Townhomes, Phase 2 [2023-2111] horizontal property regime plat for 35 dwelling units located east of Christie Knob Way, Charlie B. Mitchell, Jr. developer.

Beasley Road, 2nd Resubdivision of Lot 1 [2023-1027] preliminary plat for 2 lots on 3.7 acres zoned CH located along Veterans Parkway and Franklin Road, Jack Patel developer.

Fred H Farrer Limited Partnership Property, Resubdivision of Lot 2 [2023-2103] final plat for 2 lots on 3.3 acres zoned CH located along West College Street and Brinkley Avenue, Fred H Farrer Limited Partnership developer.

Melton Estates [2023-2104] final plat for 68 lots on 29.1 acres zoned RS-8 located north of Franklin Road, Lennar Homes of Tennessee, LLC developer.

Beasley Road, 2nd Resubdivision of Lot 1 [2023-2110] final plat for 2 lots on 3.7 acres zoned CH located along Veterans Parkway and Franklin Road, Jack Patel developer.

1505 Bradyville Pike [2023-3172] site plan for fencing with 2 electronic gates and parking lot modifications at an existing church on 1.1 acres zoned CP located at 1505 Bradyville Pike, Brethren Christian Assembly developer.

There being no further discussion, Mr. Shawn Wright made a motion to approve the Consent Agenda subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Vice-Chairman Ken Halliburton

Jami Averwater

Bryan Prince

Chase Salas

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 25, 2024

Shawn Wright

Nay: None

5. GDO:

On Motion

Trustpoint Courtyard Addition [2023-6017 & 2023-3171] initial design review of a courtyard addition located on 16.1 acres zoned L-I, CM, and GDO-2 located along North Thompson Lane and Van Cleve Lane, Acadia Healthcare developer. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

There being no further discussion, Ms. Jami Averwater made a motion to approve both the initial design review and final design review/site plan review subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Vice-Chairman Ken Halliburton

Jami Averwater

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

Mark Pirtle, Lot 3 (Homewood Suites) [2023-6015 & 2023-3165] initial design review of an 84,154 ft2 hotel located on 3.6 acres zoned MU and GDO-3 located at 1412 Gateway Boulevard, Gateway Hotel Partners, LLC developer. Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy of which is maintained in

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 25, 2024

the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Michael McGowan (architect), Mr. Alpesh Patel (developer), and Mr. Peter Olsen (design engineer) were in attendance representing the application. Mr. Michael McGowan explained the layout, design, and materials of the proposed hotel.

There being no further discussion, Mr. Shawn Wright made a motion to approve the initial design review subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Vice-Chairman Ken Halliburton

Jami Averwater

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

Parkway Office Park, Lot 14 (Mental Health Cooperative) [2023-6018 & 2023-3166] initial design review of a 15,211 ft² medical office building located on 1.8 acres zoned CH, L-I, and GDO-3 located along Gateway Boulevard and Carl Adams Drive, Holladay Properties developer. Ms. Margaret Ann Green presented the Staff Comments

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

Mr. Chris Miller (project manager), Mr. Yates Bateman (civil engineer), and Mr. Lyndon Brown (architect) were in attendance representing the application. Mr. Chris Miller explained the layout of the interior floor plan as well as the exterior architecture.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 25, 2024

Vice-Chairman Ken Halliburton asked to know if the materials being used met the GDO guidelines. Also, why there was not a base included for their building. The Planning Commission and Staff discussed the architecture further. The Planning Commission agreed they did not have any problems with what the applicant has requested.

There being no further discussion, Mr. Bryan Prince made a motion to approve the initial design review subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Vice-Chairman Ken Halliburton

Jami Averwater

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

6. Plats and Plans:

On Motion

WaWa South Rutherford [2023-3167] site plan for a 5,915 ft² convenience store and 16-pump gas station on 1.9 acres zoned CH located at the northeast corner of South Rutherford Boulevard and Bradyville Pike, Unicorp National Developments, Inc. developer. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer) was in attendance representing the application. He stated this site plan is consistent with other approved WaWa's in Murfreesboro that have

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 25, 2024

been approved. However, they have softened the look of this building due to it being beside residential properties.

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

Aye: Vice-Chairman Ken Halliburton

Jami Averwater

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

7. **New Business:**

Zoning application [2023-422] for approximately 3.97 acres located along Southgate Boulevard and Westgate Boulevard to be rezoned from CF and CH to PUD (Westgate Commons PUD), Southgate Developers, LLC applicant. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer), Mr. Blake Smith (developer), and Mr. Chris Bowman (prospective tenant) were in attendance for the meeting. Mr. Matt Taylor gave a brief presentation of the proposal. He stated that a neighborhood meeting had been conducted for this application and it had minimal attendance.

The Planning Commission began discussing the rezoning request with questions regarding the proposed uses, landscaping, and fencing. Mr. Matthew Blomeley stated that any change of use would be subject to the submittal of a site plan that demonstrates compliance with

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 25, 2024

minimum zoning and development requirements. Mr. Matt Taylor addressed the landscaping and explained there would be a fence for security. In addition, they would build a landscaped berm on this property to screen this development from the adjacent residential uses.

There being no further discussion, Mr. Bryan Prince made a motion to schedule a public hearing on February 7, 2024; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Vice-Chairman Ken Halliburton

Jami Averwater

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

Proposed amendment to the City Zoning Ordinance [2023-804] related to regulations for electric vehicles and pertaining to the following sections:

Section 2: Definitions;

Section 7: Site Plan Review;

Section 26: Off-Street Parking, Queuing, and Loading; and

Endnotes for Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios.

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

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 25, 2024

There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on February 7, 2024; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Vice-Chairman Ken Halliburton

Jami Averwater

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

Street renaming [2023-901] to rename a segment of Blackman Road (south of Pendleton Boulevard) to Hartman Farm Court, City of Murfreesboro Planning Department 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 incorporated into these Minutes by reference.

There being no further discussion, Mr. Chase Salas made a motion to schedule a public hearing on February 7, 2024; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Vice-Chairman Ken Halliburton

Jami Averwater

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
JANUARY 25, 2024**

8. Staff Reports and Other Business:

None.

9. Adjourn.

There being no further business the meeting adjourned at 3:45 p.m.

Chair

Secretary

GM: cj