

# **CITY OF MURFREESBORO PLANNING COMMISSION AGENDA**

**City Hall, 111 W. Vine Street, Council Chambers**

**AUGUST 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 July 10, 2024 and July 17, 2024 Planning Commission meetings.**
- 5. Public Hearings and Recommendations to Council:**
  - a. Zoning application [2024-409] for approximately 0.32 acres located along Roberts Street to be rezoned from OG-R and CCO to RS-8 and CCO, Blue Sky Construction, Inc. applicant. (Project Planner: Holly Smyth)
  - b. Annexation petition and plan of services [2024-506] for approximately 0.5 acres located along Westridge Drive, Alcorn Properties, LLC applicant. (Project Planner: Richard Donovan)
  - c. Zoning application [2024-406] for approximately 0.42 acres located along Westridge Drive to be zoned PRD (Veterans Cove PRD) simultaneous with annexation, Alcorn Properties, LLC applicant. (Project Planner: Richard Donovan)
  - d. Zoning application [2024-404] for approximately 29.5 acres located along Old Salem Road to be rezoned from CF to RS-12, Alcorn Properties, LLC applicant. (Project Planner: Richard Donovan)
  - e. Zoning application [2024-408] for approximately 21.14 acres located along New Salem Highway and Salem Creek Drive to be rezoned from RS-15 to CF (12.4 acres) and PRD (Salem Towne PRD – 8.74 acres), Harney Homes applicant. (Project Planner: Richard Donovan)

# MURFREESBORO PLANNING COMMISSION AGENDA

PAGE 2

AUGUST 7, 2024

- f. Zoning Ordinance Amendment [2024-804] regarding the use “airport, heliport” and pertaining to the following sections:
  - Chart 1: Uses Permitted by Zoning District; and
  - Chart 1 Endnotes: Uses Permitted by Zoning DistrictCity of Murfreesboro Planning Department applicant. (Presenter: John Tully)

## **6. Staff Reports and Other Business:**

- a. Mandatory Referral [2024-716] to consider the abandonment of a portion of a drainage easement located on property east of Fortress Boulevard, SEC, Inc. on behalf of Lennar Homes of TN, LLC applicant. (Project Planner: Richard Donovan)

## **7. Adjourn.**

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 10, 2024

6:00 P.M.

CITY HALL

## MEMBERS PRESENT

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

## STAFF PRESENT

Ben Newman, Dir. of Land Management & Planning  
Matthew Blomeley, Assistant Planning Director  
Holly Smyth, Principal Planner  
Joel Aguilera, Planner  
Sloane Lewis, Planner  
Carolyn Jaco, Recording Assistant  
Roman Hankins, Deputy City Attorney  
John Tully, Assistant City Attorney

### 1. Call to order.

Mr. Matthew Blomeley, acting as Chair Pro Tem, called the meeting to order at 6:00 P.M.

### 2. Determination of a quorum.

Mr. Matthew Blomeley determined that a quorum was present.

Continuing, Mr. Matthew Blomeley recognized the newest Planning Commissioner, Mr. Tristan Carroll, who is attending his first meeting.

### 3. Public Comments.

Mr. Matthew Blomeley announced that no one signed up to speak during the Public Comment portion of the agenda.

### 4. Election of Chair and Vice-Chair for 2024-2025.

Mr. Matthew Blomeley opened the floor for the nomination of the 2024-2025 Planning Commission Chair.

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 10, 2024**

Mr. Shawn Wright made a motion to elect Ms. Kathy Jones as Chair of the Planning Commission for the 2024-2025 year; the motion was seconded by Mr. Ken Halliburton and carried by the following vote:

Aye: Ken Halliburton  
Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Shawn Wright

Nay: None

Abstain: Kathy Jones

Mr. Matthew Blomeley opened the floor for the nomination of the 2024-2025 Planning Commission Vice-Chair.

Ms. Jami Averwater made a motion to elect Mr. Ken Halliburton as Vice-Chair of the Planning Commission for the 2024-2025 year; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones  
Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Shawn Wright

Nay: None

Abstain: Ken Halliburton

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 10, 2024

5. **Approve minutes of the June 13, 2024 and June 19, 2024 Planning Commission meetings.**

Mr. Shawn Wright made a motion to approve the minutes of June 13, 2024 and June 19, 2024 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  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Shawn Wright

Nay: None

6. **Public Hearings and Recommendations to Council**

**Zoning application [2024-407] for approximately 0.57 acres located along East Vine Street to be rezoned from RS-8 & CCO to PRD & CCO (Enclave at Vine Street PRD), Big Red Holdings, 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.

Mr. Brian Grover (landscape architect) was in attendance representing the application. Mr. Brian Grover gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 10, 2024

Continuing, Mr. Brian Grover stated the decorative garage doors would include windows. This detail would be added to the applicant's pattern book.

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

Ms. Jami Averwater stated there were discrepancies with the parking space totals in the applicant's pattern book. Mr. Brian Grover made certain he would update the pattern book with the correct parking totals.

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

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

Nay: None

## 7. Public Hearings

**Street renaming [2024-902] to rename a segment of Butler Drive north of Joe B Jackson Parkway to "Kenny Pipe Court", City of Murfreesboro Administration 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.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 10, 2024

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

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the street renaming of a segment of Butler Drive as presented to “Kenny Pipe Court” 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  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Shawn Wright

Nay: None

## 8. Staff Reports and Other Business:

**Mandatory Referral [2024-715] for the dedication of an MTE electric easement on City-owned property at 324 New Salem Highway, City Administration Department applicant.** Mr. Roman Hankins presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 10, 2024

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

Nay: None

Mr. Matthew Blomeley introduced Ms. Sloane Lewis, our new Planner to the Planning Department. She is a recent graduate from Miami University of Ohio in Planning.

## **9. Adjourn.**

There being no further business the meeting adjourned at 6:30 p.m.

---

Chair

---

Secretary



# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

1:00 P.M.

CITY HALL

## MEMBERS PRESENT

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

## STAFF PRESENT

Greg McKnight, Exec. Dir. Of Dev't Services  
Ben Newman, Dir. of Land Mngt. & Planning  
Matthew Blomeley, Assistant Planning Director  
Holly Smyth, Principal Planner  
Richard Donovan, Principal Planner  
Amelia Kerr, Planner  
Sloane Lewis, Planner  
Katie Noel, Project Engineer  
Jennifer Knauf, Project Engineer  
Gabriel Moore, Project Engineer  
Carolyn Jaco, Recording Assistant  
Roman Hankins, Deputy City Attorney  
John Tully, Assistant City Attorney

### 1. Call to order.

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

### 2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

### 3. Public Comments.

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

### 4. Consent Agenda:

**The Courtyards at Franklin Road [2024-1018]** preliminary plat for 48 lots on 23.49 acres zoned RS-8 and CF located along Franklin Road, Epcon Communities developer.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

**840 Storage Solutions [2024-2048]** final plat for 2 lots on 9.32 acres zoned PUD located along Florence Road and Santana Street, Downs Group, LLC developer.

**840 Storage Solutions, Phase 3 [2024-3089]** site plan for a 32,228 ft<sup>2</sup> expansion within eight buildings at an existing self-service storage facility on 8.24 acres zoned PUD located along Florence Road and Santana Street, Downs Group, LLC developer.

**Shelton Square, Section 11 [2024-1016]** preliminary plat for 19 lots on 3.42 acres zoned PRD located along Lennis Lane, Shelton Square, LLC developer.

**Rutherford Corner Townhomes, Lot 1 [2024-2046]** final plat for 1 lot on 1.44 acres zoned PRD located along North Rutherford Boulevard & Gold Valley Drive, Masterson Homes, LLC developer.

**East Castle Street Commercial, Lot 1 [2024-2047]** final plat for 1 lot on 0.38 acres zoned CH & CCO located along East Castle Street, Sean Hinton developer.

**Fouad, Lots 1 & 2 [2024-2049]** final plat for 2 lots on 0.8 acres zoned RM-12 & CCO located along North Church Street, Sherif Fouad developer.

**Evergreen Farms, Section 38, Phase 3B [2024-2050]** final plat for 38 lots on 8.19 acres zoned PRD located along Charismatic Place and Country Park Lane, Evergreen Farms Development, Inc. developer.

**Graystone, Section 3 [2024-1017]** preliminary plat for 5 lots on 13.34 acres zoned PRD (2021-424) located along the west side of Double Springs Road north of Veals Road, Meritage Homes developer.

**Graystone, Section 3 [2024-3092]** site plan for 56 single-family detached homes on 5 lots to become part of a horizontal property regime on 13.34 acres zoned PRD (2021-424)

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

located along the west side of Double Springs Road north of Veals Road, Meritage Homes developer.

**Graystone, Section 4 [2024-1019]** preliminary plat for 99 lots on 37.57 acres zoned PRD (2021-424) located along Lyons Farms Parkway north of Veals Road, Meritage Homes developer.

**Graystone, Section 4 [2024-3090]** site plan for 28 single-family attached dwelling units (townhomes) within 5 buildings on 3.79 acres zoned PRD (2021- 424) located along the west side of Lyons Farms Parkway north of Veals Road, Meritage Homes developer

Mr. Tristan Carroll announced he would be abstaining from voting on the Consent Agenda due to his company's involvement with items I thru L (Graystone, Sec. 3 preliminary plat [2024-1017], Graystone, Sec. 3 site plan [2024-3092], Graystone, Sec. 4 preliminary plat [2024-1019], and Graystone, Sec. 4 site plan [2024-3090]).

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 Vice-Chairman Ken Halliburton and carried by the following vote:

- Aye:           Kathy Jones  
                  Ken Halliburton  
                  Reggie Harris  
                  Bryan Prince  
                  Shawn Wright
- Nay:           None
- Abstain:       Tristan Carroll
- Not present: Jami Averwater

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

## 5. GDO:

### On Motion

**Robert Rose Village West – Vintage Exchange Apartments [2024-3088 & 2024-6003] initial design review for a 318,500 ft2 mixed-use development in 4 main buildings zoned PUD and GDO-1 located along Robert Rose Drive and Maplegrove Drive, TDK Land, LLC developer.** 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.

Mr. Ross Bradley (developer), Mr. Matt Taylor (design engineer), Mr. John Blankenship (developer), and other members of the design team were in attendance representing the application. Mr. Matt Taylor stated the site design was the same as their approved Planned Unit Development. Mr. Matt Taylor then explained the architecture for each building.

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

Nay: None

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

**The Fountains at Gateway, Phase 2A [2024-3086 & 2024-6005] initial design review for a 193,040 ft2 mixed-use building on 5.12 acres zoned PUD and GDO-3 located along Medical Center Parkway, Hearthstone Properties, LLC developer.** 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.

Mr. Tyler Thayer (architect) and Mr. Scott Graby (developer) were in attendance representing the application. Mr. Tyler Thayer explained the layout, architecture, and materials of the five-story building, plus a basement and a precast parking garage.

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 Ms. Jami Averwater and carried by the following vote:

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

Nay: None

**Walmart (Fortress Boulevard) [2024-3085] initial & final design review and site plan review for parking lot modifications for pick-up service at an existing department store on 5.8 acres zoned CH and GDO-1 located at 1153 Fortress Boulevard, Tom Keenan representing DKT&R Investors developer.** Ms. Amelia Kerr presented the Staff

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

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. Bryan Prince 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 Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None

## 6. **Plats and Plans:**

### **On Motion**

**East Castle Street Commercial [2024-3087] site plan for a 3,600 ft<sup>2</sup> office building on 0.38 acres zoned CH and CCO located along East Castle Street, Sean Hinton developer.** 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 incorporated into these Minutes by reference.

The Planning Commissioners began discussing their concerns with the proposed site plan, including the potential for roll-up doors on the building and clarifying what type of fence is proposed.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

Mr. Bill Huddleston (civil engineer) and Mr. Sean Hinton (developer) were in attendance representing the application.

There being no further discussion, Mr. Bryan Prince made a motion to approve the site plan 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  
Tristan Carroll  
Bryan Prince  
Shawn Wright

Nay: Reggie Harris

**North Church Street Townhomes [2024-3091] site plan for 8 single-family residential attached dwelling units (townhomes) within 2 buildings on 0.8 acres zoned RM-12 and CCO located along the east side of North Church Street, Sherif Fouad 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. Bill Huddleston (civil engineer) and Mr. Sherif Fouad (applicant) were in attendance representing the application.

The Planning Commissioners requested the applicant continue working on improvements to the architecture, including a lighter brick color on the façade. Ms. Jami Averwater requested for shutters be included with the windows.

Mr. Sherif Fouad agreed to make improvements to the architecture for this development.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

There being no further discussion, Ms. Jami Averwater made a motion to defer the site plan until the August 21, 2024 Planning Commission meeting; the motion was seconded by Mr. Reggie Harris and carried by the following vote:

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

Nay: None

## 7. New Business:

**Zoning application [2024-409] for approximately 0.32 acres located along Roberts Street to be rezoned from OG-R and CCO to RS-8 and CCO, Blue Sky Construction, Inc. 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 incorporated into these Minutes by reference.

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

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to schedule a public hearing on August 7, 2024; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Jami Averwater



# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Nay: None

**Zoning application [2024-404] for approximately 29.5 acres located along Old Salem Road to be rezoned from CF to RS-12, Alcorn Properties, LLC applicant.** Mr. Richard Donovan 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 for the landowner) and Mr. David Alcorn (applicant) were in attendance representing the application. Mr. Matt Taylor distributed information to the Planning Commissioners and Planning Staff regarding the flood study in this area. There was additional discussion between the Planning Commission and Mr. Taylor regarding the flood study.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to schedule a public hearing on August 7, 2024; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Nay: None

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

**Zoning application [2024-408] for approximately 21.14 acres located along New Salem Highway and Salem Creek Drive to be rezoned from RS-15 to CF (12.4 acres) and PRD (Salem Towne PRD – 8.74 acres), Harney Homes applicant.** Mr. Richard Donovan 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) and Mr. John Harney (developer’s representative) were in attendance representing the application.

There being no further discussion, Mr. Bryan Prince made a motion to schedule a public hearing on August 7, 2024; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay: None

Not present: Mr. Shawn Wright

**Zoning Ordinance Amendment [2024-804] regarding the use “airport, heliport” and pertaining to the following sections:**

- **Chart 1: Uses Permitted by Zoning District; and**
- **Chart 1 Endnotes: Uses Permitted by Zoning District**

**City of Murfreesboro Planning Department applicant.**

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 17, 2024

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. Bryan Prince made a motion to schedule a public hearing on August 7, 2024; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

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

Nay:           None

Not present: Mr. Shawn Wright

## **8. Staff Reports and Other Business.**

None.

## **9. Adjourn.**

There being no further business the meeting adjourned at 2:48 p.m.

---

Chair

---

Secretary

BN: cj

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS  
AUGUST 7, 2024  
PROJECT PLANNER: HOLLY SMYTH**

**5.a. Zoning application [2024-409] for approximately 0.32 acres located along Roberts Street to be rezoned from OG-R and CCO to RS-8 and CCO, Blue Sky Construction, Inc. applicant.**

The subject area includes two (2) properties known as 444 and 446 Roberts Street containing 0.16 and 0.16 acres respectively (i.e., Tax Map 91E, Group E, Parcels 5.01 and 5.00, aka lot 2 and lot 1 of the Gray Subdivision). The subject properties are currently zoned OG-R (General Office District – Residential) with CCO (City Core Overlay). Parcel 5.01 is vacant while Parcel 5.00 contains one single-family residence. The surrounding properties are mostly developed as single-family residences with the Oaklands Park and Mansion on the north side of the street. Roberts Street is considered a local street road classification and contains sidewalk along the south side of the street in front of the two subject properties.

The applicant, Brian Burns, is requesting to rezone the subject property to RS-8 for the purpose of building 1 single-family residence on each lot with 5' side yard setbacks instead of the 10' side yard setbacks of the current OG-R zone district, as generally shown on the attached draft plot plan layouts. Both the existing and proposed zoning districts allow single-family residential uses but the more relaxed side setbacks in RS-8 give more flexibility in house design and layout. However, the RS-8 will disallow the office uses that are currently allowed in the OG-R zone.

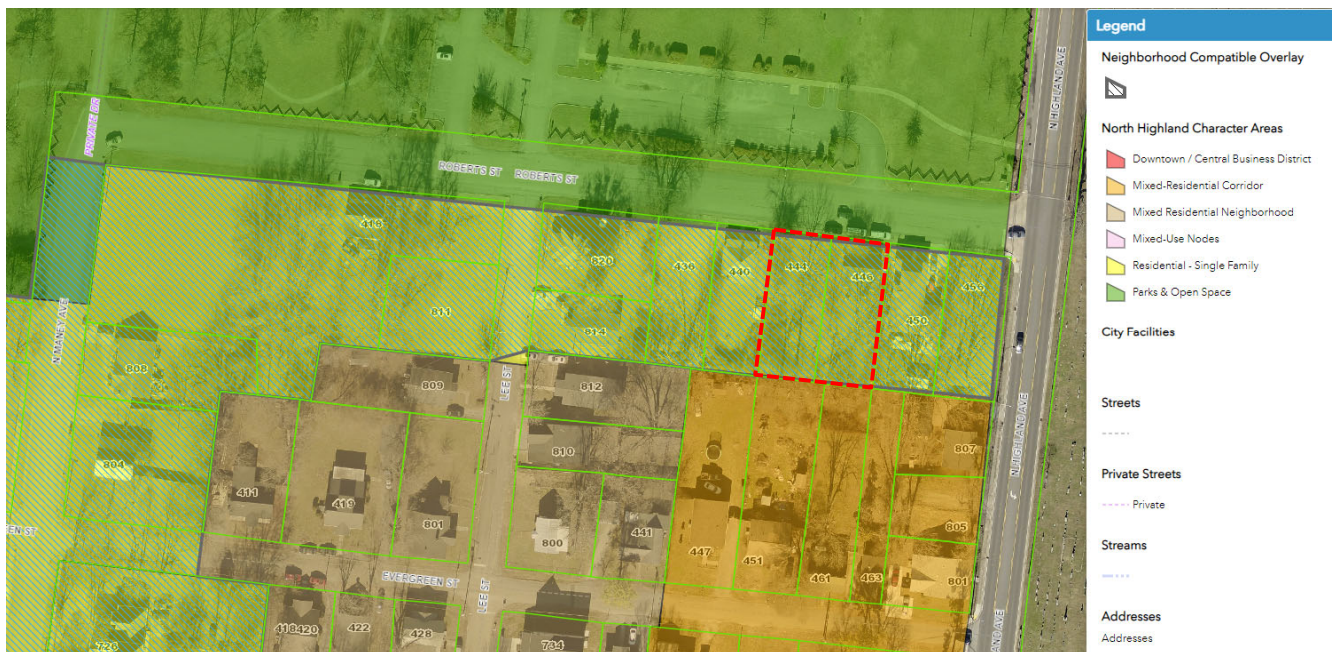
To ensure that the new homes could be accommodated within the development requirements of the CCO and those of the requested RS-8 zone district, staff asked for conceptual plot plan layouts which are attached. The plot plans are just examples and are not part of a planned development. The plots show that both properties under the proposed RS-8 zoning could accommodate a 40' wide house with the front porch being set within 2' of the 13' front build-to-line. The front entry garages are slightly set back from the main house structures such that their façades are 22' from the right-of-way, to accommodate 2-car surface parking and encompass about 53% of the front façade. Therefore, the existing CCO overlay and new RS-8 zoning development standards can be met based on the conceptual plot plan layouts for the 2 lots.

**Adjacent Zoning and Land Uses**

All of the area properties are within the City Core Overlay (CCO) zone district. Properties due north of the subject sites contain the Oaklands Park and Mansion complex which are predominantly zoned CM (Medical District Commercial). The surrounding properties to the south of 444 Roberts Street are zoned CM-R (Medical District Residential) while those to the west are zoned CM-RS-8 (Medical District Residential Single Family). The properties to the south of 446 Roberts Street have base zoning of OG-R per the attached maps. The surrounding land uses to the east, west, and south are single-family residential detached.

## Future Land Use Map

The Murfreesboro 2035 Comprehensive Plan Future Land Use Map defers to the North Highland Avenue Planning Study character area of “Residential – Single Family” as shown in the embedded screen shot below. This character type encourages architecture consistent with the character of the existing neighborhood, 2½ story maximum height, and foundation plantings and street trees or front yard canopy trees. Additionally, this character type encourages “parking located behind front façade or setback from front of house.” Additionally, the area is designated “neighborhood compatible overlay” in the 2035 Comprehensive Plan. This designation wishes to promote reinvestment while ensuring that existing neighborhood character is maintained. Given the Oaklands Mansion is adjacent to this area and nearby North Maney Avenue is an established single-family residential corridor, sensitivity to the existing architectural context is highly encouraged.



If this zoning request is approved, the following items will need to be addressed during the review of the building permit applications for these two lots:

- 1) The building permit final plot plans will need to meet CCO average build-to line of 13' with a 2' variation allowed to any portion of the building.
- 2) The building permit final plot plans will need to accommodate a minimum 22' deep driveway if the intent is to provide some surface parking in front of the home.
- 3) The building permit building elevations need to ensure that the garage face is no more than 60% of the width of the structure if a portion of the building is in front of the garage; otherwise, the 50% maximum garage façade standard will apply as indicated in the Zoning Ordinance.
- 4) It is highly encouraged that both new homes have an architecture that is compatible with the existing neighborhood and adjacent Oaklands Mansion per the North Highland Avenue Planning Study and the “Neighborhood Compatible” General Plan overlay.

## **Department Recommendation**

Staff is supportive of this bulk rezoning request as discussed above because of the following reasons:

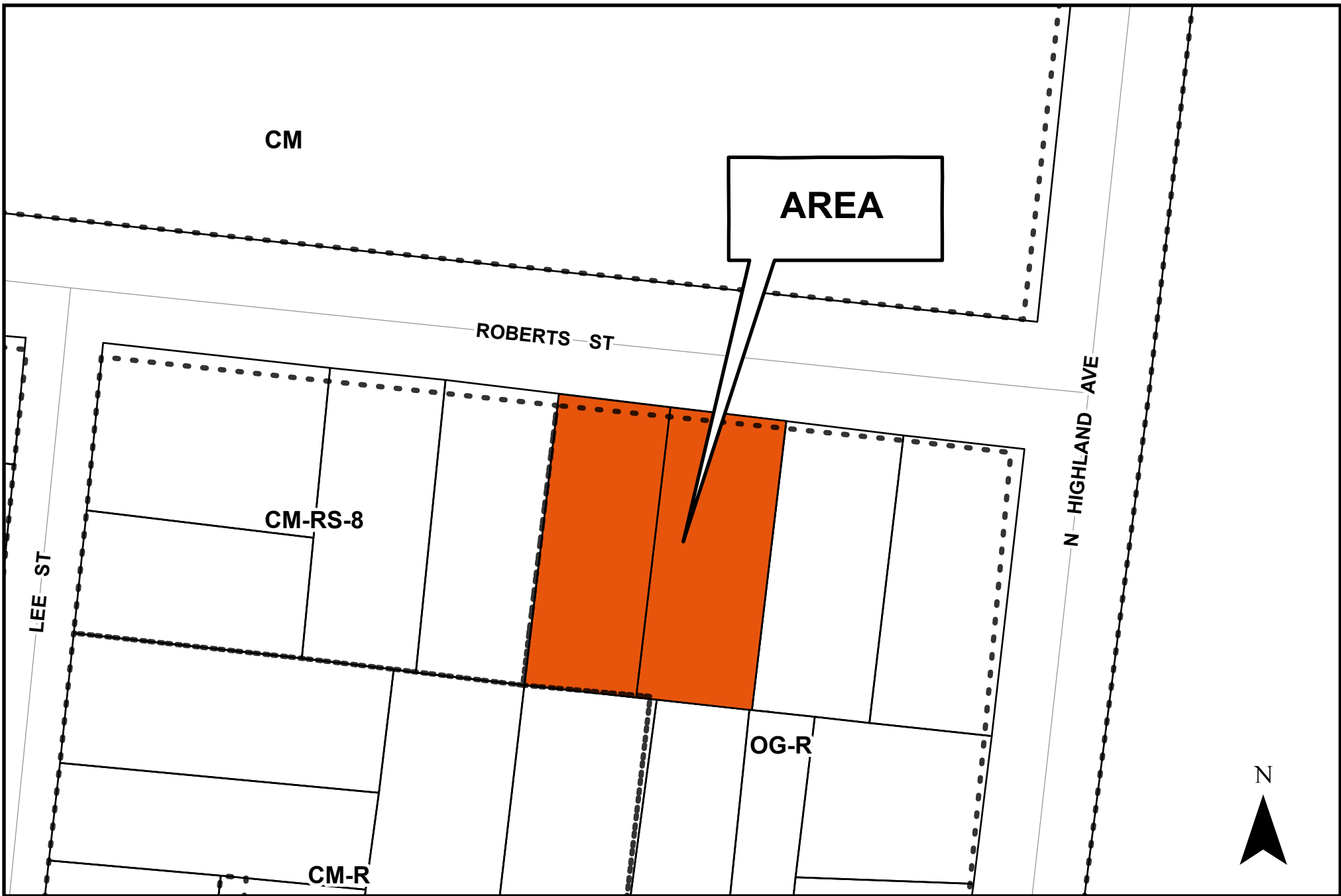
- 1) The proposal is consistent with the “Residential-Single Family” land use character area that the North Highland Avenue Planning Study identifies as being appropriate for the subject parcels.
- 2) The conceptual plot plan layouts show that single-family homes can be built on these two lots compliant with the RS-8 and CCO bulk zoning regulations.
- 3) The proposed single-family residential (RS-8) zoning will enable land uses that are compatible with the existing single-family residential uses in the immediate vicinity.

## **Action Needed**

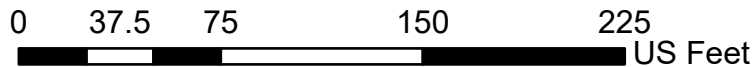
The applicant will make a presentation to the Planning Commission on the proposed zoning request. The Planning Commission should conduct a public hearing, after which it will need to formulate a recommendation to City Council.

## **Attachments:**

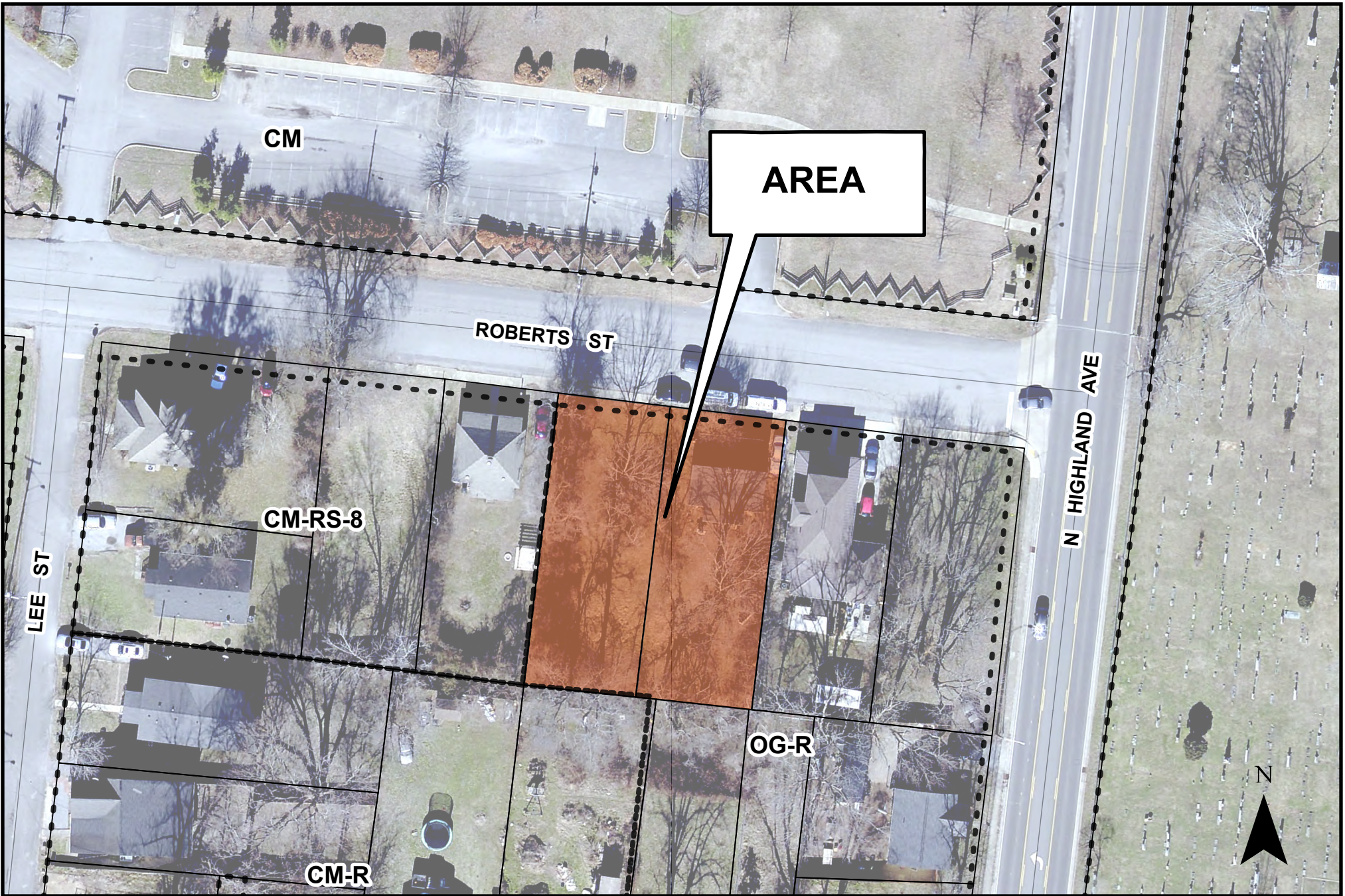
- Ortho Zone Map
- No-ortho Zone Map



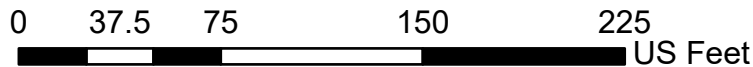
Rezoning request for property along Roberts Street  
OG-R & CCO to RS-8 & CCO



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

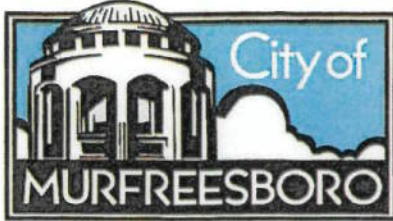


Rezoning request for property along Roberts Street  
OG-R & CCO to RS-8 & CCO



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)





T E N N E S S E E

Creating a better quality of life

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

Table with 2 columns: Application Description and Fee. Includes 'Zoning & Rezoning Applications - other than rezoning to planned unit development' for \$700.00 and 'Zoning & Rezoning Applications - Planned Unit Development, initial or amended' for \$950.00.

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: Blue Sky Construction, Inc c/o Brian Burns

Address: 6 Public Square North City/State/Zip: Murfreesboro, TN 37129

Phone: 615-405-5647 E-mail address: brian@bsky.email

PROPERTY OWNER: Same as applicant

Street Address or property description: 444&446 Roberts Street

and/or Tax map #: 91E Group: E Parcel (s): 5.00&5.01

Existing zoning classification: OG-R

Proposed zoning classification: RS-8 Acreage: 0.32

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

E-mail: mtaylor@sec-civil.com

APPLICANT'S SIGNATURE (required): [Signature]

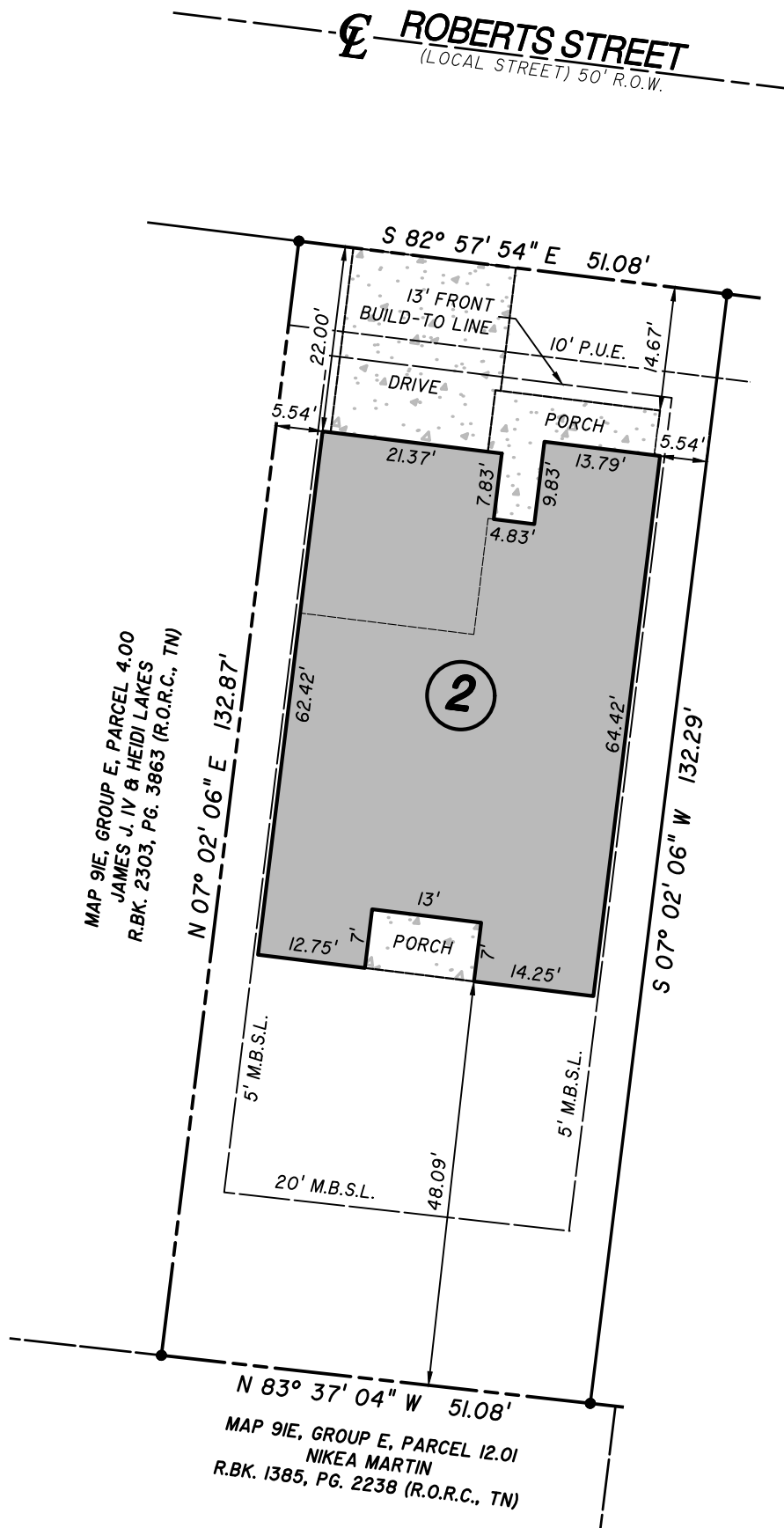
DATE: 6/6/24

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

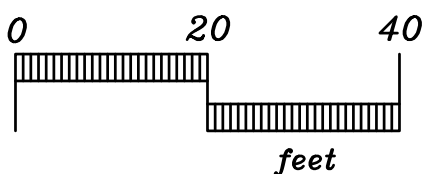
Date received: MPC YR.: MPC #:

Amount paid: Receipt #:

CONTACT: J TAYLOR DESIGNS  
310 UPTOWN SQUARE  
MURFREESBORO, TN 37129  
PH #: 615-617-6466  
EMAIL: jamie@jtaylor designs.net



1



**PLOT PLAN  
GRAY  
SUBDIVISION**

LOT 2

444 ROBERTS STREET

MAP 91E, GROUP E, PARCEL 5.01  
P.B.K. 50, PG. 30 R.O.R.C., TN

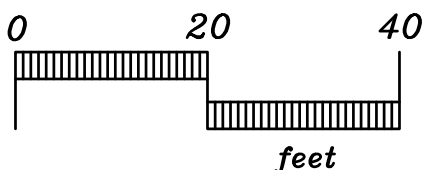
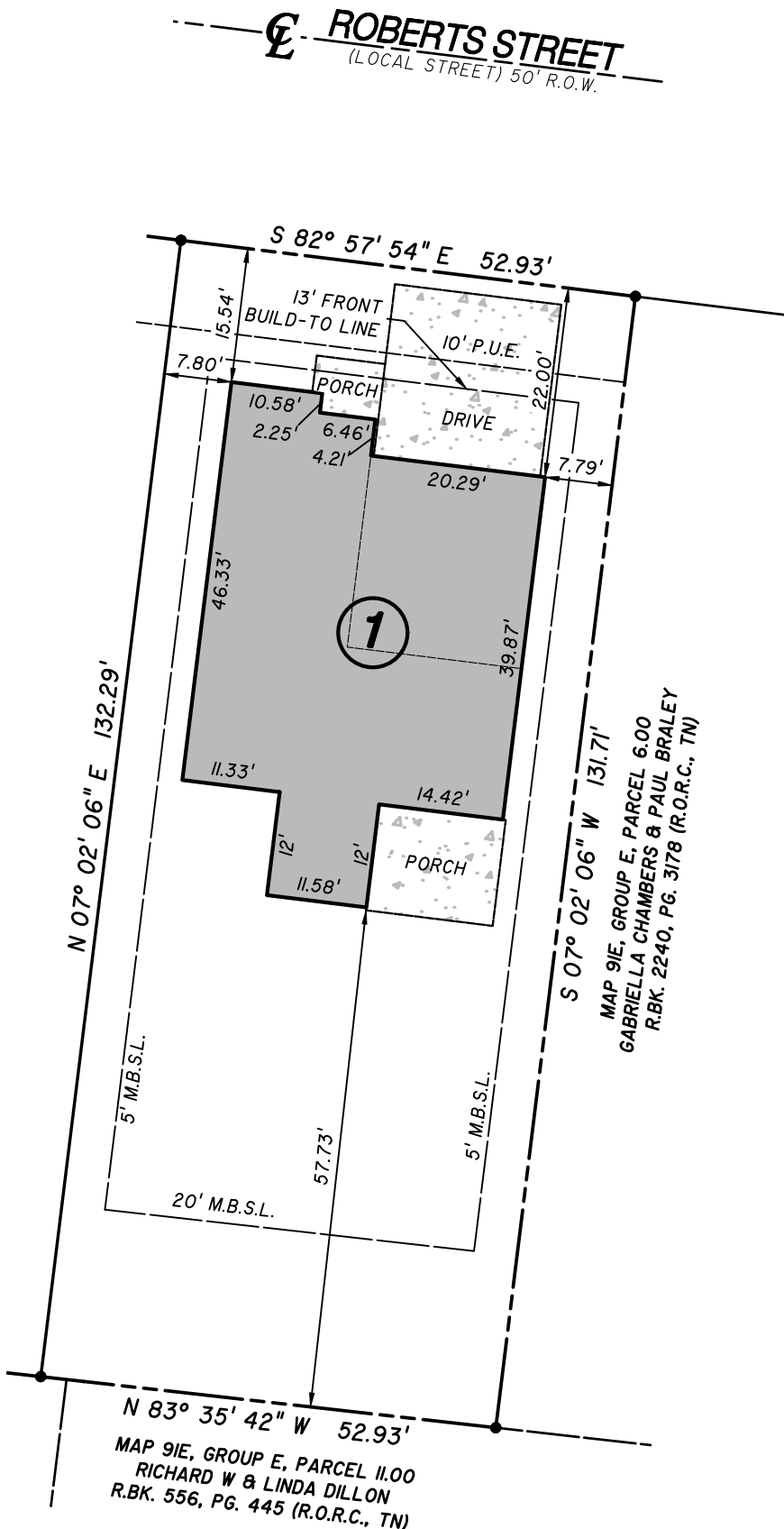


DATE: 6/12/2024  
REV:

DRAWN BY: WCC  
S.E.C. # 24182

CONTACT: J TAYLOR DESIGNS  
310 UPTOWN SQUARE  
MURFREESBORO, TN 37129  
PH #: 615-617-6466  
EMAIL: jamie@jtaylor designs.net

2



**PLOT PLAN  
GRAY  
SUBDIVISION**

LOT 1

446 ROBERTS STREET

MAP 9IE, GROUP E, PARCEL 5.01  
P.B.K. 50, PG. 30 R.O.R.C., TN



DATE: 6/12/2024

REV:

DRAWN BY: WCC

S.E.C. # 24182

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 7, 2024  
PROJECT PLANNER: RICHARD DONOVAN**

**5.b. Annexation petition and plan of services [2024-506] for approximately 0.50 acres located along Westridge Drive, Alcorn Properties, LLC and Veterans Cove Homeowners Association, Inc. applicants.**

The property owners, Alcorn Properties, LLC and Veterans Cove Homeowners Association, Inc., have submitted petitions requesting their property be annexed into the City of Murfreesboro. The annexation area includes portions of two parcels located on the south side of Westridge Drive and a portion of the right-of-way of Westridge Drive. At the request of the City, the County Road Board consented to the annexation of the remaining right-of-way of Westridge Drive at its June 24 meeting. Both parcels are currently vacant.

The total annexation study area is approximately 0.50 acres and includes 0.08 acres of right-of-way.

The annexation study area includes the following areas:

**Owner: Alcorn Properties, LLC.**  
Tax Map 124, part of Parcel 25.03 (0.41 acres)

**Owner: Veterans Cove Homeowners Association, Inc.**  
Tax Map 124, part of Parcel 25.01 (0.01 acres)

**Owner: Rutherford County**  
Approximately 0.08 acres of right-of-way of Westridge Drive.

The property owners have submitted a companion zoning application to add the subject properties to the Veterans Cove PRD. The zoning would allow three attached single-family homes in the annexation area.

The annexation study area is located within the City of Murfreesboro’s Urban Growth Boundary. The study area, including the ROW, is contiguous with the City Limits along their northern and eastern boundaries. The Murfreesboro 2035 Comprehensive Plan, Chapter 4: Future Land Use Map identifies a “Service Infill Line”; this line is to help facilitate growth and development in the City in an orderly, planned, and sustainable manner and to help plan for future City services. This annexation study area is located within the Service Infill area.

Staff has drafted a plan of services, which is included in the agenda packet. It details how and when services can be extended to the property, if annexed. Due to its close proximity to the existing City limits, it will be relatively easy to extend services to the subject properties.

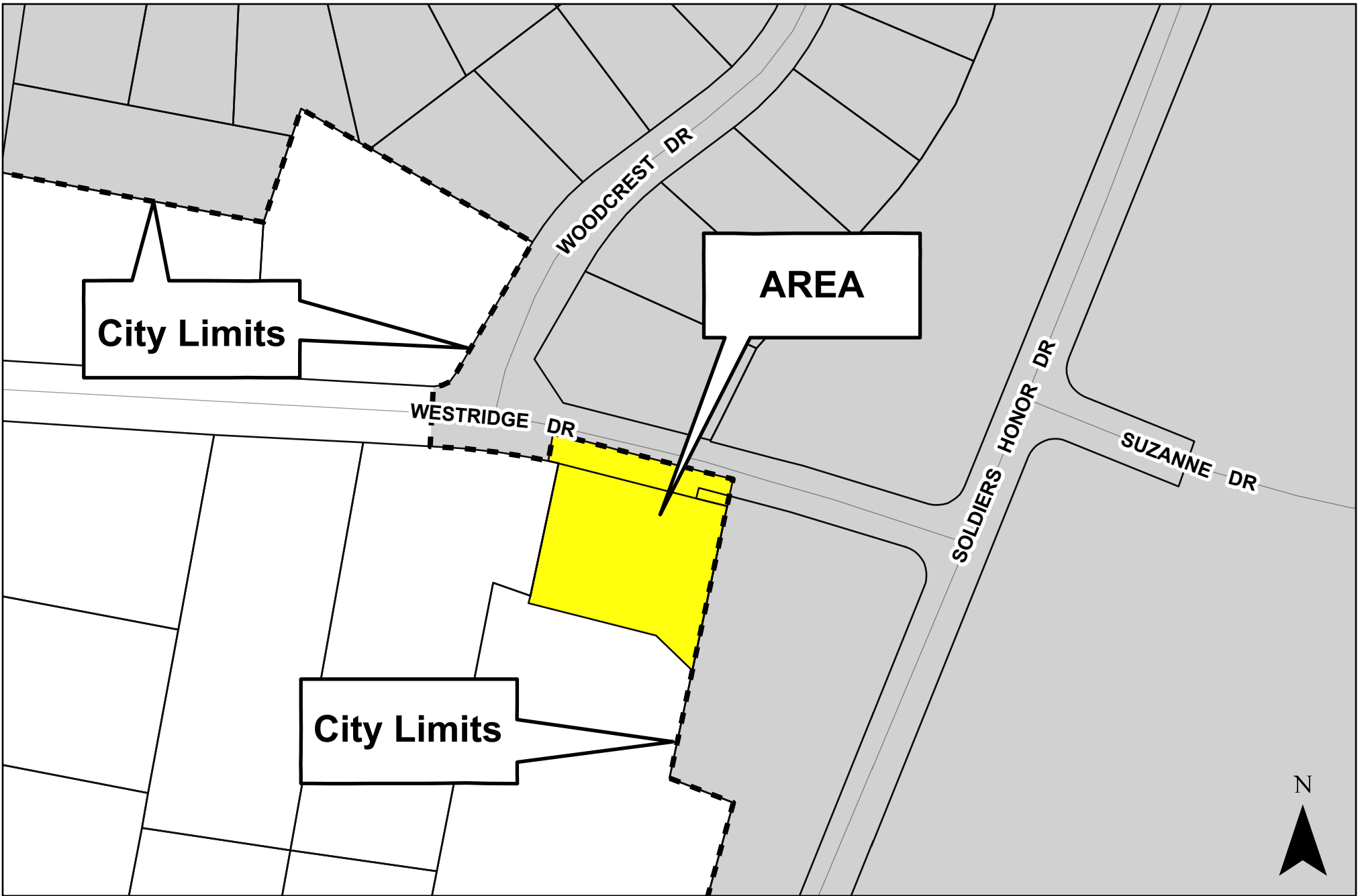
**Staff Recommendation:**

Staff is supportive of the annexation request for the following reasons:

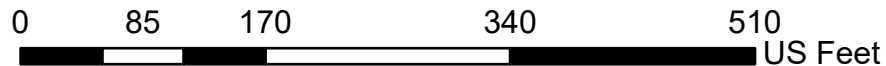
1. The subject property is contiguous with the existing City Limits.
2. It is located within the Urban Growth Boundary and within the Service Infill Area.
3. Services can be extended to the subject property upon annexation.

**Action Needed:**

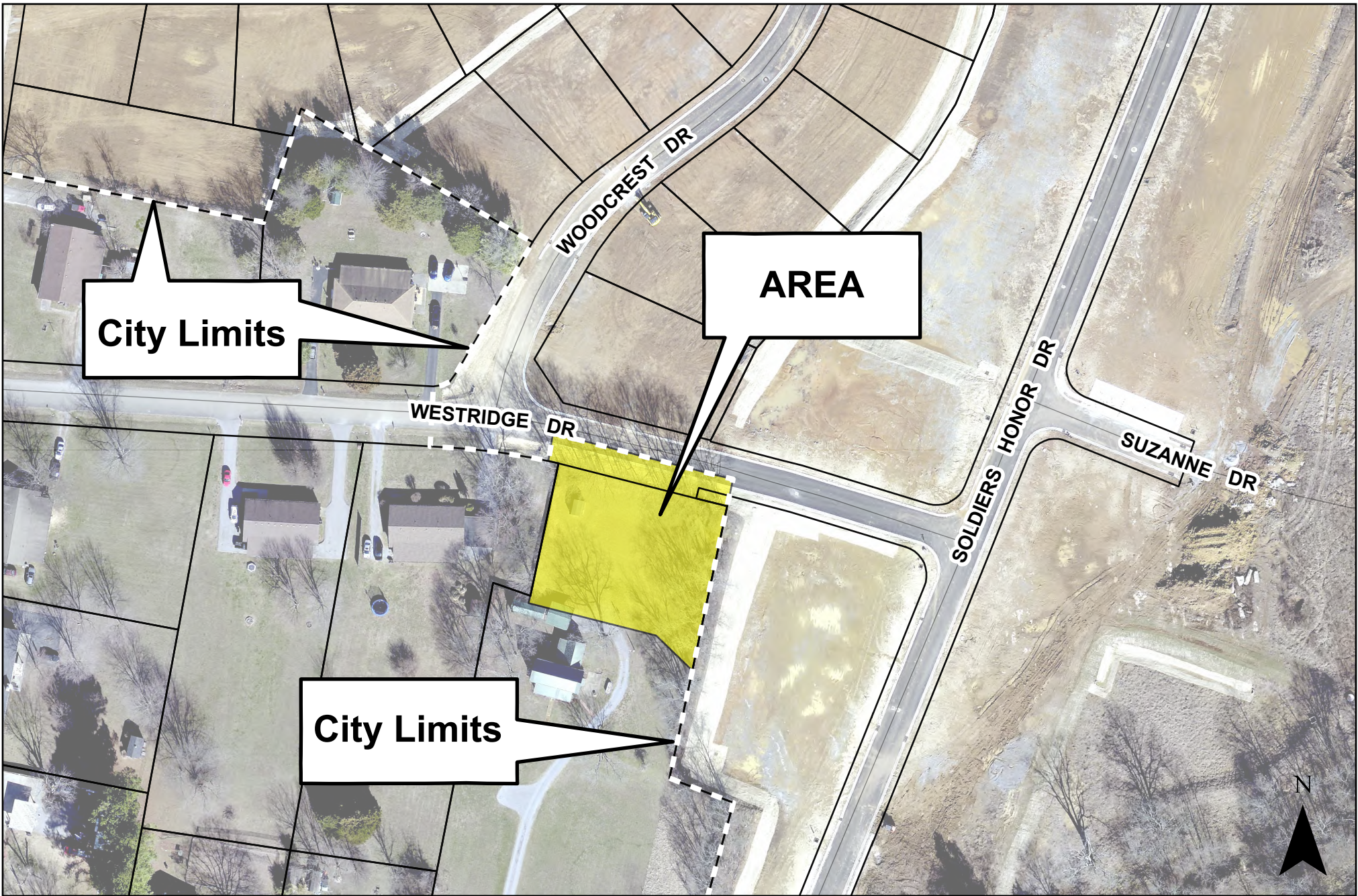
The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.



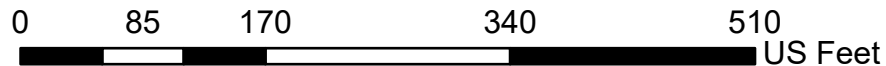
### Annexation request for property along Westridge Drive



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



### Annexation request for property along Westridge Drive




Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

**PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO**

The undersigned is the only owner / are all of the owners of the property identified in the attached legal description (including street address and tax map / parcel number), and hereby petitions the City of Murfreesboro to annex such property into the City.

**Signatures must be by owners or those with an appropriate written Power of Attorney from an owner. If the owner is not an individual (eg. corporation, trust, etc.), list the entity's name, the name of the individual signing on behalf of the entity and the status of the individual (eg. president, trustee, partner). If you are signing this Petition based on a Power of Attorney, you must also attach a copy of the Power of Attorney.**

1. Alcorn Properties, LLC (c/o David Alcorn)  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature:  Status: Member Date: 5/14/2024  
Mailing Address (if not address of property to be annexed)

2.  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

3.  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

4.  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

**Legal Description is attached:  Yes**

**Power of Attorney applies and is attached:  Yes  No**



# PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

The undersigned is the only owner / are all of the owners of the property identified in the attached legal description (including street address and tax map / parcel number), and hereby petitions the City of Murfreesboro to annex such property into the City.

**Signatures must be by owners or those with an appropriate written Power of Attorney from an owner. If the owner is not an individual (eg. corporation, trust, etc.), list the entity's name, the name of the individual signing on behalf of the entity and the status of the individual (eg. president, trustee, partner). If you are signing this Petition based on a Power of Attorney, you must also attach a copy of the Power of Attorney.**

1. Veterans Cove Homeowners' Association, Inc. (c/o David Alcorn)  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: David Alcorn Status: Member Date: 5/23/2024

Mailing Address (if not address of property to be annexed)

2. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address (if not address of property to be annexed)

3. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address (if not address of property to be annexed)

4. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

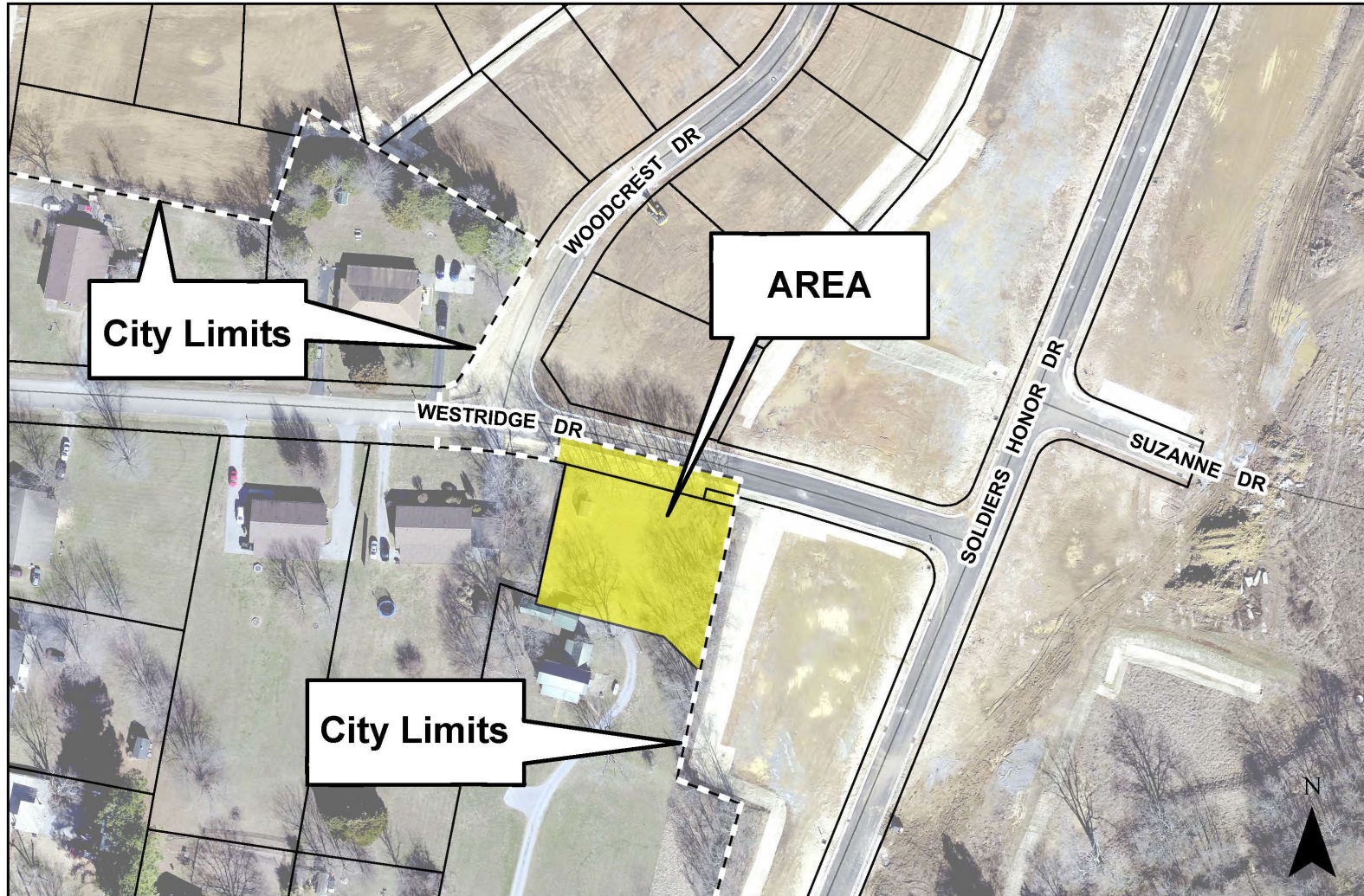
**Legal Description is attached:**  **Yes**

**Power of Attorney applies and is attached:**  **Yes**  **No**

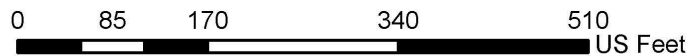
**ANNEXATION REPORT FOR PROPERTY  
LOCATED ALONG WESTRIDGE DRIVE  
INCLUDING PLAN OF SERVICES  
(FILE 2024-506)**



**PREPARED FOR THE  
MURFREESBORO PLANNING COMMISSION  
August 7, 2024**



Annexation request for property along Westridge Drive



Planning Department  
 City of Murfreesboro  
 111 West Vine St  
 Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

# **INTRODUCTION**

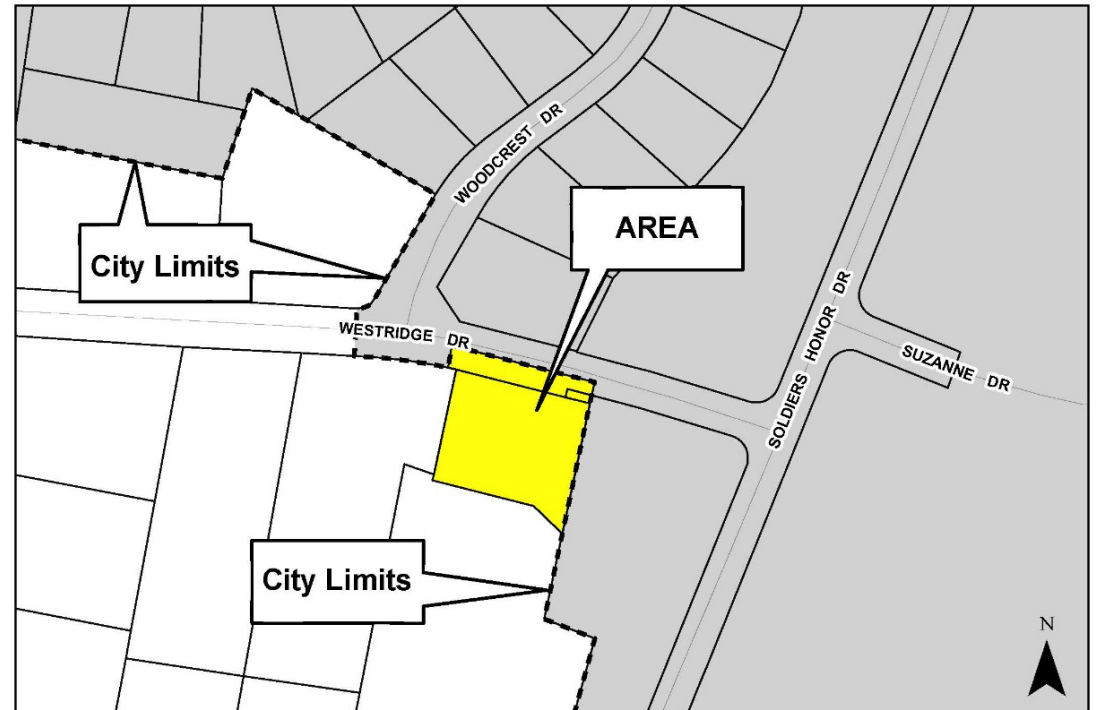
## OVERVIEW

The property owners, Alcorn Properties, LLC and Veterans Cove Homeowners Association, Inc., submitted petitions requesting their properties be annexed into the City of Murfreesboro. The County Road Board also granted their consent to annex the right-of-way of Westridge Road. The annexation study area includes the following properties:

- Tax Map 124, part of Parcel 25.03 (0.41 acres)
- Tax Map 124, part of Parcel 25.01 (0.01 acres)
- Approximately 0.08 acres of right-of-way of Westridge Drive.

The total annexation study area is approximately 0.50 acres.

The annexation study area is located within the City's Urban Growth Boundary and is contiguous to the existing City limits along its northern and eastern boundaries, as depicted on the adjacent map.



Annexation request for property along Westridge Drive

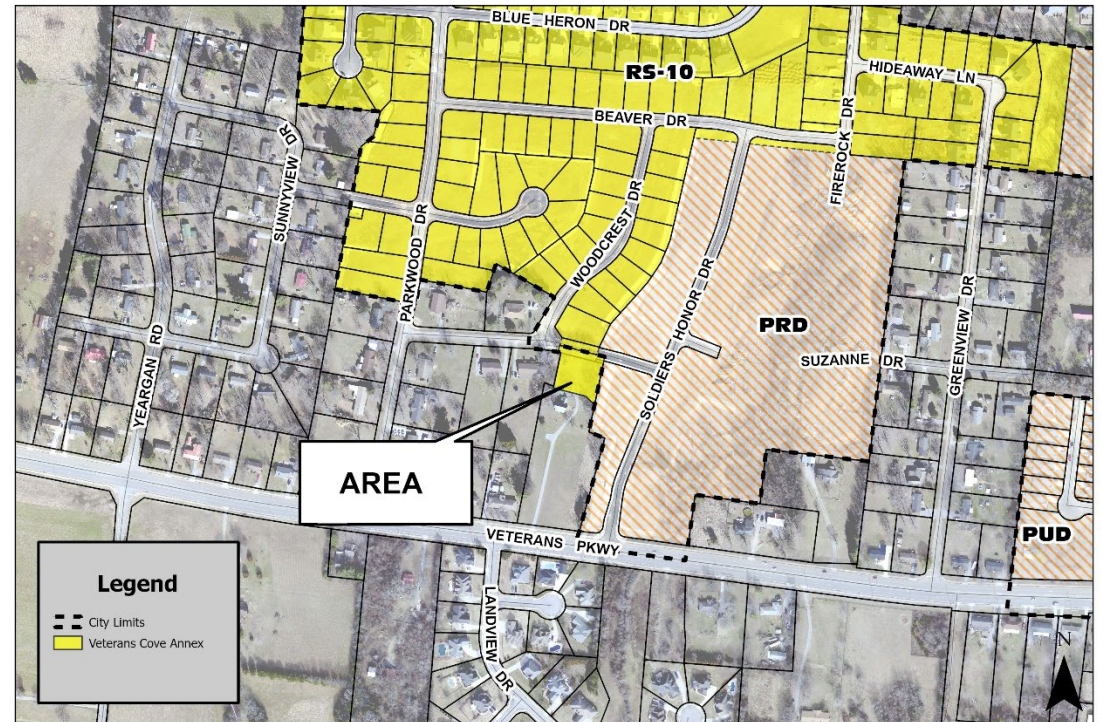
0 85 170 340 510 US Feet

Planning Department  
City of Murfreesboro  
111 West Vine St.  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

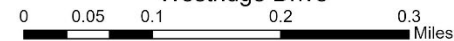
## CITY ZONING

The study area consists of portions of two parcels located on the south side of Westridge Drive, just west of Soldiers Honor Drive. The two properties are currently vacant. The annexation petition has a companion zoning application to extend the Veterans Cove PRD to the subject properties.

The properties surrounding the annexation study area are primarily zoned residential. The property to the north is Rivers Edge Subdivision, Section V, is zoned RS-10 (Single-Family Residential – 10,000 square feet minimum lot size); to the east is Veterans Cove, Phase 1, is zoned PRD; to the south and west is zoned RM (Medium Density Residential) in the unincorporated County.



Annexation request for property along  
Westridge Drive

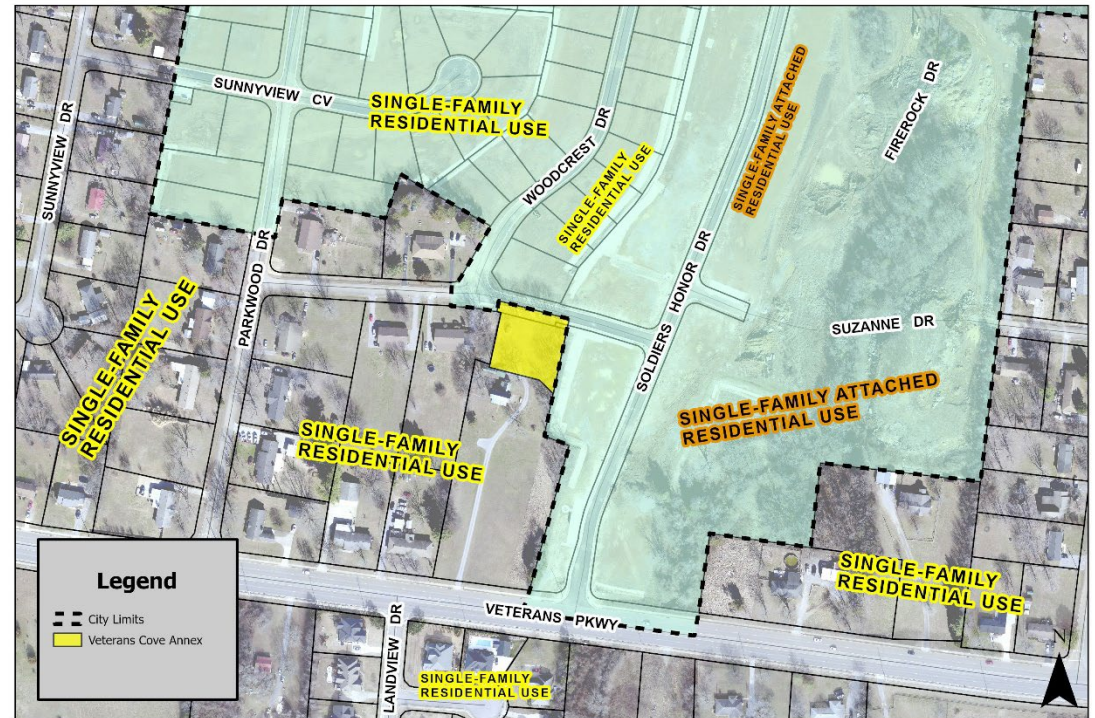


Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

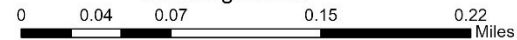
## SURROUNDING LAND USE

The area being considered for annexation is portions of two parcels and right-of-way totaling 0.50 acres. The two properties are currently vacant.

The properties surrounding the annexation study area are primarily developed with residential uses. The property to the north is Rivers Edge Subdivision, Section V, a detached single-family residential subdivision; to the east is Veterans Cove, Phase 1 an attached single-family residential subdivision, to the south is a single-family home in the unincorporated County; and to the west is a two-family (duplex) home in the unincorporated County.



Annexation request for property along  
Westridge Drive



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

**TAXES AND REVENUE**

The first City tax bill for all property annexed during the calendar year of 2024 will be due on December 31, 2025. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor’s Office. The current tax rate for the City of Murfreesboro is \$0.9526/\$100 assessed value. Residential property is assessed at a rate of 25% of its appraised value and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected, if the property were to be annexed in its present state.

*Table I  
Estimated Taxes from Site*

<b>Owner of Record</b>	<b>Acres</b>	<b>Land Value</b>	<b>Improvements Value</b>	<b>Total Assessment</b>	<b>Estimated City Taxes</b>
Alcorn Properties, LLC.	0.41	\$15,343	\$0	\$3,836	\$36.54
Veterans Cove Homeowners Association, Inc.	0.01	\$0	\$0	\$0	\$0

These figures are for the property in its current state and assessed at the residential rate of 25 percent. The above figures also consider only the portion of the property in the study area. The estimate was calculated by dividing the portion of the property's acreage in the study area by the total property acreage to determine the percentage of the parcel being annexed. Since no improvements were included in the study area, this percentage was multiplied by the land value to determine the estimated taxes.



**PLAN OF SERVICES**

## **POLICE PROTECTION**

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. The Murfreesboro Police Department can immediately provide police services to the properties as they currently exist. No additional costs to the department are expected. This property is located in Police Zone #4.

## **ELECTRIC SERVICE**

The study area is currently served by Middle Tennessee Electric (MTE). MTE has existing facilities adjacent to the annexation area to serve the proposed development.

## **STREET LIGHTING**

There are no streetlights along Westridge Drive. Streetlights will be installed as part of the development.

## **SOLID WASTE COLLECTION**

The City will provide weekly curbside solid waste collection service, on Thursday, immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. In its current state, no additional equipment or manpower will be needed to serve the study area. Upon development of the parcels each unit will need a garbage cart at \$69.66 per cart and will have a monthly collection rate of \$11.50 added to the water bill.

## **RECREATION**

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

## **CITY SCHOOLS**

The Murfreesboro City School (MCS) system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. This parcel of land currently resides outside of the Salem Elementary school zone, and it would become part of this school's zoned area. In its present state, this would have minimal to no impact on the school system.

If the land was developed with up to 3 homes, MCS would expect 1-2 students to be added to the Salem Elementary School enrollment. Salem Elementary is currently at capacity.

## **BUILDING AND CODES**

The property will come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure

that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

### **PLANNING, ENGINEERING, AND ZONING SERVICES**

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

### **GEOGRAPHIC INFORMATION SYSTEMS**

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

### **STREETS AND ACCESS**

The annexation study area includes approximately 155 linear feet of one lane of Westridge Drive. Upon annexation, the City will become responsible for the operation and maintenance of this street. Based on a 15-year repaving cycle, the annualized maintenance cost is \$100 with State Street Aid and General Fund as funding sources.

Any new connections to the roadway must be approved by the City Engineer.

### **REGIONAL TRAFFIC & TRANSPORTATION**

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

### **SANITARY SEWER SERVICE**

Sanitary sewer is not currently available in the study area. The property requesting annexation will be served by an 8" gravity sewer main installed by the developer with the development of the property from Woodcrest Drive.

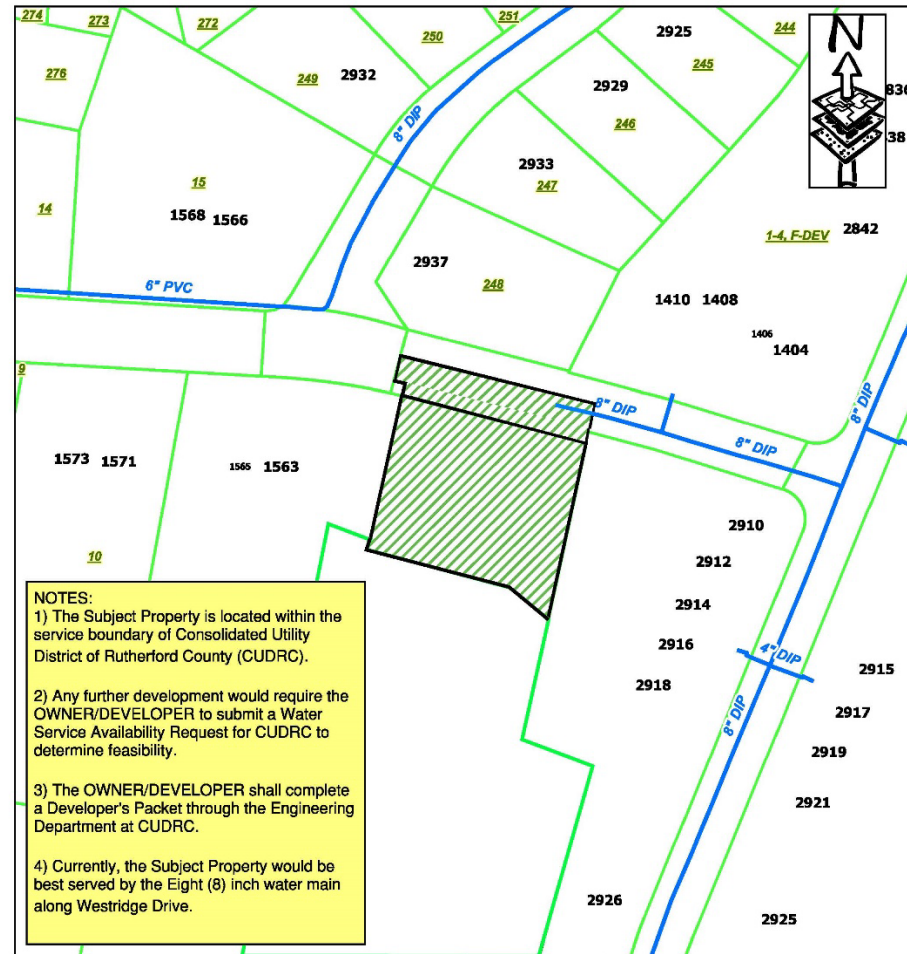
Regarding the Sewer Allocation Ordinance (SAO), these properties will be under the density per acre allotted for PRD and therefore will not be required to request a variance.

**WATER SERVICE**

The study area is located within Consolidated Utility District of Rutherford County’s (CUDRC) service area. An 8-inch ductile iron water main (DIP) is located along Westridge Drive, as depicted on the map to the right.

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

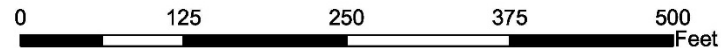
**Westridge Drive Annexation Request Map 124 Parcel 25.03**



- NOTES:**
- 1) The Subject Property is located within the service boundary of Consolidated Utility District of Rutherford County (CUDRC).
  - 2) Any further development would require the OWNER/DEVELOPER to submit a Water Service Availability Request for CUDRC to determine feasibility.
  - 3) The OWNER/DEVELOPER shall complete a Developer's Packet through the Engineering Department at CUDRC.
  - 4) Currently, the Subject Property would be best served by the Eight (8) inch water main along Westridge Drive.

 **SUBJECT PROPERTY**  
 **CUD WATER MAIN**

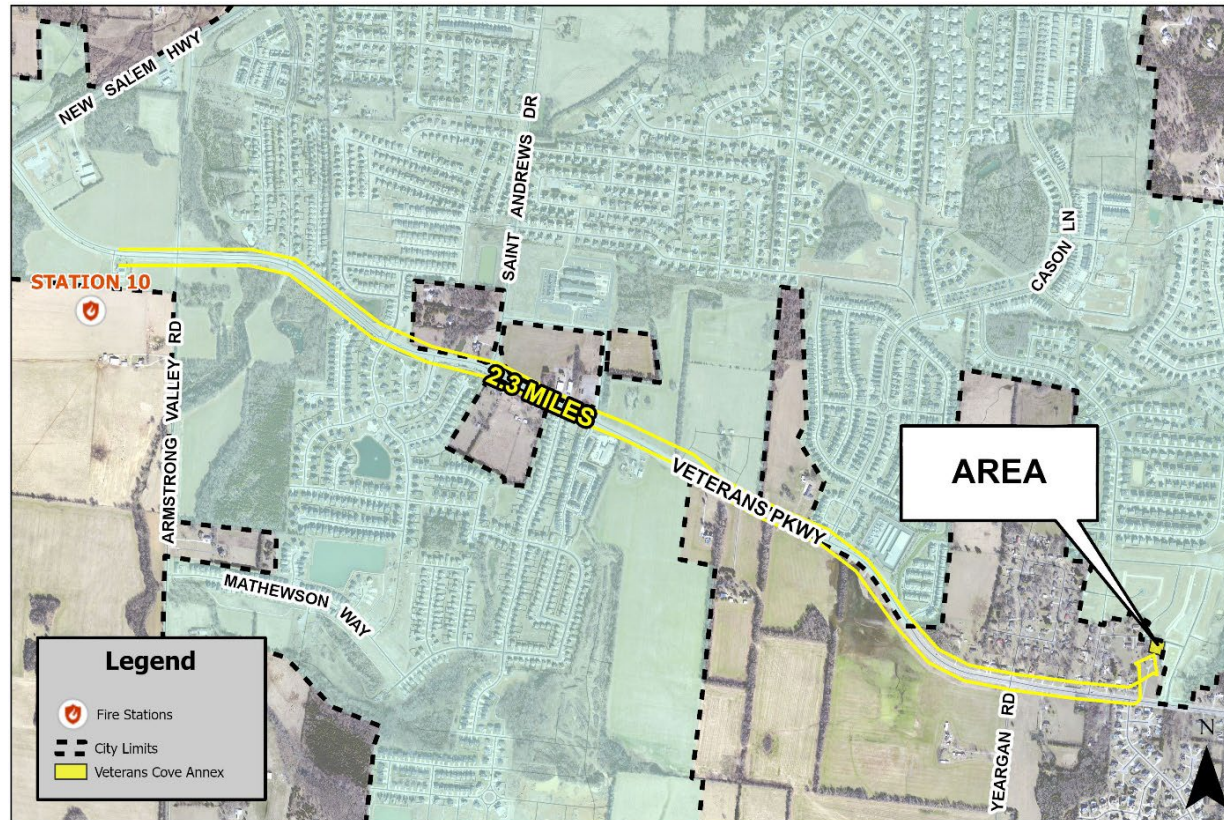
May 23, 2024  
**TAX MAP: 124**  
**PARCEL: 25.03**



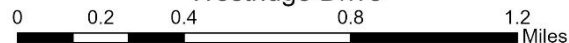
## FIRE AND EMERGENCY SERVICE

The study area contains vacant land. Murfreesboro Fire and Rescue Department (MFRD) can provide emergency services and fire protection to the study area immediately upon the effective date of annexation at no additional expense.

Currently the study area is located approximately 2.3 miles from Fire Station #10 located at 2563 Veterans Parkway. The yellow line on the adjacent map represents the linear distance range from the nearest fire station.



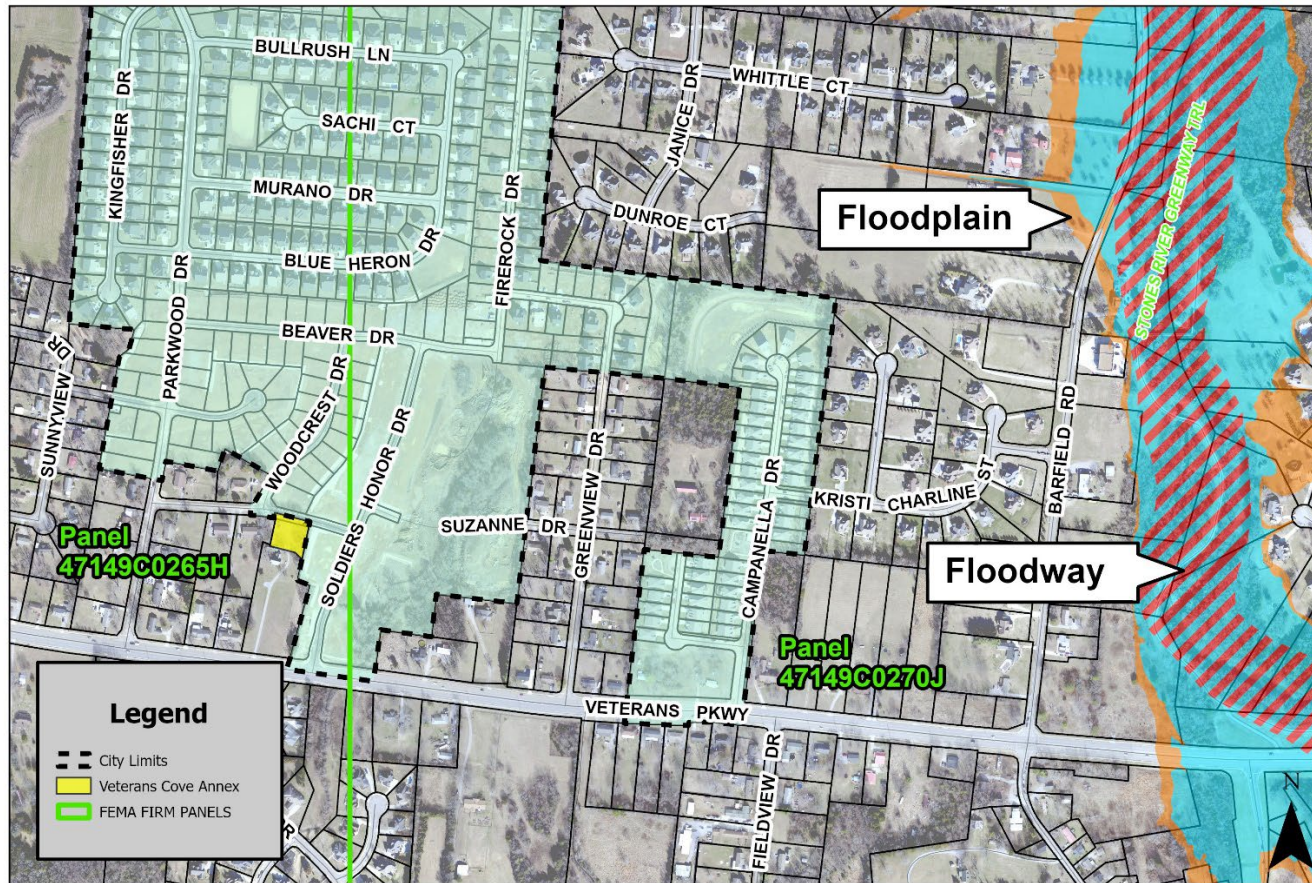
Annexation request for property along  
Westridge Drive



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

**Floodway**

The annexation study area is not within the regulatory floodway or 100-year floodplain boundary according to the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The adjacent map shows the floodway boundary in pink hatching and the 100-year floodplain boundary in blue.



Annexation request for property along  
Westridge Drive

0 0.07 0.15 0.3 0.45  
Miles

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

## DRAINAGE

### Public Drainage System

The drainage systems along and within right-of-way is included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems are within the annexation study area.

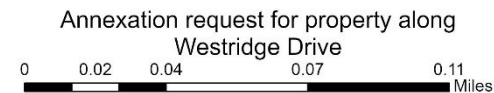
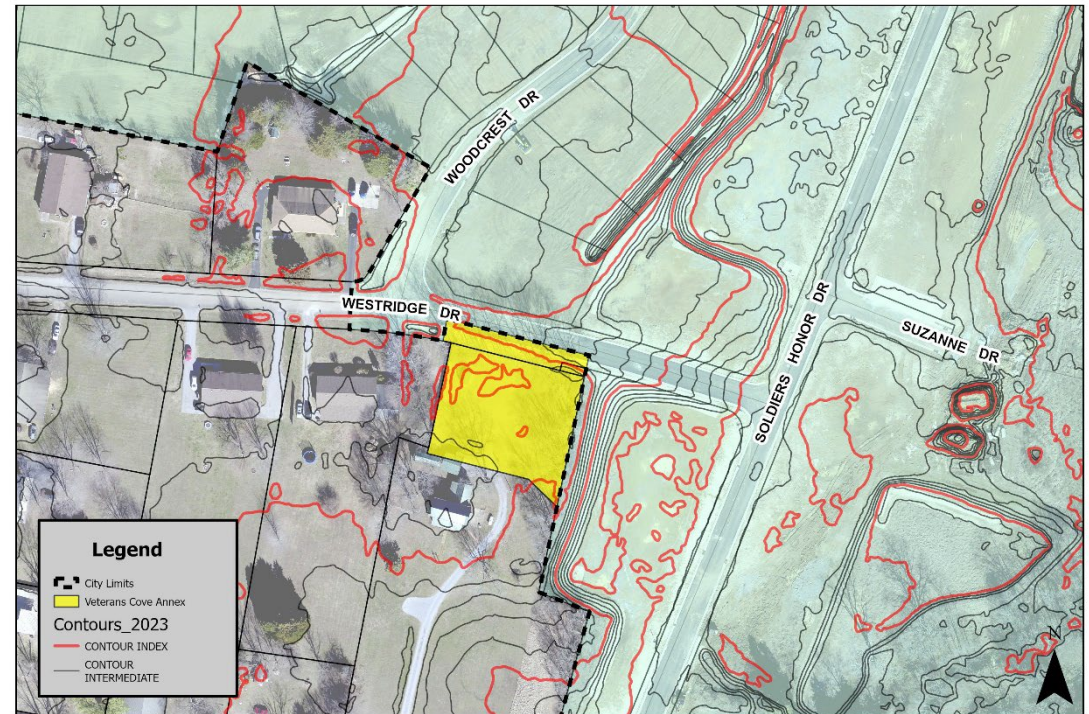
### Regional Drainage Conditions

The study area drains to the right-of-way.

### Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area.

The annexation study area is currently vacant and will not generate new revenue for the Stormwater Utility Fee. If property develops with 3 residential properties, as proposed, it will generate \$117 annually for the Stormwater Utility Fee.



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

## **PROPERTY AND DEVELOPMENT**

Any new connections to the roadway must be approved by the City Engineer.

## **ANNEXATION FOLLOW-UP**

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.



**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 7, 2024  
PROJECT PLANNER: RICHARD DONOVAN**

**5.c. Zoning application [2024-406] for approximately 0.42 acres located along Westridge Drive to be zoned PRD (Veterans Cove PRD) simultaneous with annexation, Alcorn Properties, LLC applicant.**

The applicant, Alcorn Properties, LLC, is requesting to zone the subject property to Veterans Cove PRD (Planned Residential District). The property is located along the south side of Westridge Drive and is currently vacant. The site is identified as a portion of Tax Map 124, Parcels 25.01 (0.01 acres) and 25.03 (0.41 acres).

**Veterans Cove PRD**

Veterans Cove PRD was originally approved in 2019. The PRD proposes 97 attached single-family residential units, consisting of 23 buildings constructed as three, four, or five units per building. Units will be sold via a Horizontal Property Regime. Phase 1 of Veterans Cove is currently undergoing vertical construction, while Phase 2 is in the site preparation stage. This amendment will add one three-unit building to the western edge of Veterans Cove PRD, increasing the unit count from 95 to 97. The two (2) unit increase is due to the one unit (Unit 67) in Phase 2 not being built due to site constraints.

The area being added with this amendment will be called Phase 3 of Veterans Cove and may be built concurrent with Phase 2 of the project. A sidewalk will be added from Soldiers Honor Drive along Westridge Drive and will terminate at the western edge of the 0.41-acre parcel. A type C buffer will be continued from Veterans Cove Phase 1 and continue along the southern and western property lines being included in Phase 3.

This amendment does not change any other elements in the pattern book, and Phase 3 will be subject to the following items included in the pattern book, which are identical to the original development standards for Phases 1 and 2:

**Buildings:**

- Maximum building height of 35 feet;
- 2-bedroom units, living area 1,600 – 1,800 square feet;
- 3-bedroom units, living area 2,200 - 2,500 square feet;
- 2-car garages, garage doors will have windows and exterior colors to complement building facades;

- Covered front porch stoops;
- Covered back porches or option to upgrade to screened porch or sunroom;
- Building materials comprised of brick, stone, and hardie board with vinyl overhangs and soffits; and
- Minimum setbacks will be 25 feet from rights-of-way and 20 feet from property lines.

Open Space and Amenities:

There will be 13.16 acres of open space (57.2%), including the stormwater management areas (1.17 acres) and Type C Buffers along the property borders where it abuts single-family properties. The stormwater management area will include vegetative screening. A portion of the open space will be formal and includes a pavilion, fenced dog park, walking trails, and benches.

Exceptions:

The original pattern book included a request for one exception, which will continue in Phase 3, from the typical Zoning Ordinance bulk standards to allow the front setbacks in front of the garage doors to be 25-feet rather than the required 35-feet. The original request was based on staff's recommendation that the reduced setback allowing the buildings to be placed closer to the street creates a stronger streetscape and at the same time increases the open space area. The 25-feet can still accommodate two parked cars in front of the garage.



### **Adjacent Land Use and Zoning**

The adjacent properties are primarily developed with residential uses and zoned residential. The property to the north is Rivers Edge Subdivision, Section V, which is zoned RS-10 (Single-Family Residential – 10,000 square feet minimum lot size); to the east is Veterans Cove, Phase 1, which is zoned PRD; to the south is a single-family home and zoned RM (Medium Density Residential) in the County; and to the west is a two-family home and zoned RM in the County.

### **Future Land Use Map:**

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates that “Suburban Residential” is the most appropriate land use character for the project area, as shown on the map below. Suburban Residential (SR) is intended to have a density range from 1.0 to 4.0 dwelling units an acre. The Veterans Cove PRD is inconsistent with the Future Land Use Map designation for the subject property, due to the PRD having a density of 7.14 dwelling units an acre.

The Future Land Use Map also identified Veterans Cove as “Suburban Residential”. Staff believes that the “Suburban Residential” shown on the existing portion of the Veterans Cove PRD is an error and should have been coded as Auto-Urban Residential (AUR).

However, Chapter 4 of the Comprehensive Plan includes a transition policy that allows flexibility when the current development pattern supports expansion of a land use boundary. Staff recommends the use of the transition policy to continue the AUR type uses, including townhomes, along the frontage of Westridge Drive due to the duplexes developed along said street creating a transition to the single-family residential further to the west and to the north.

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



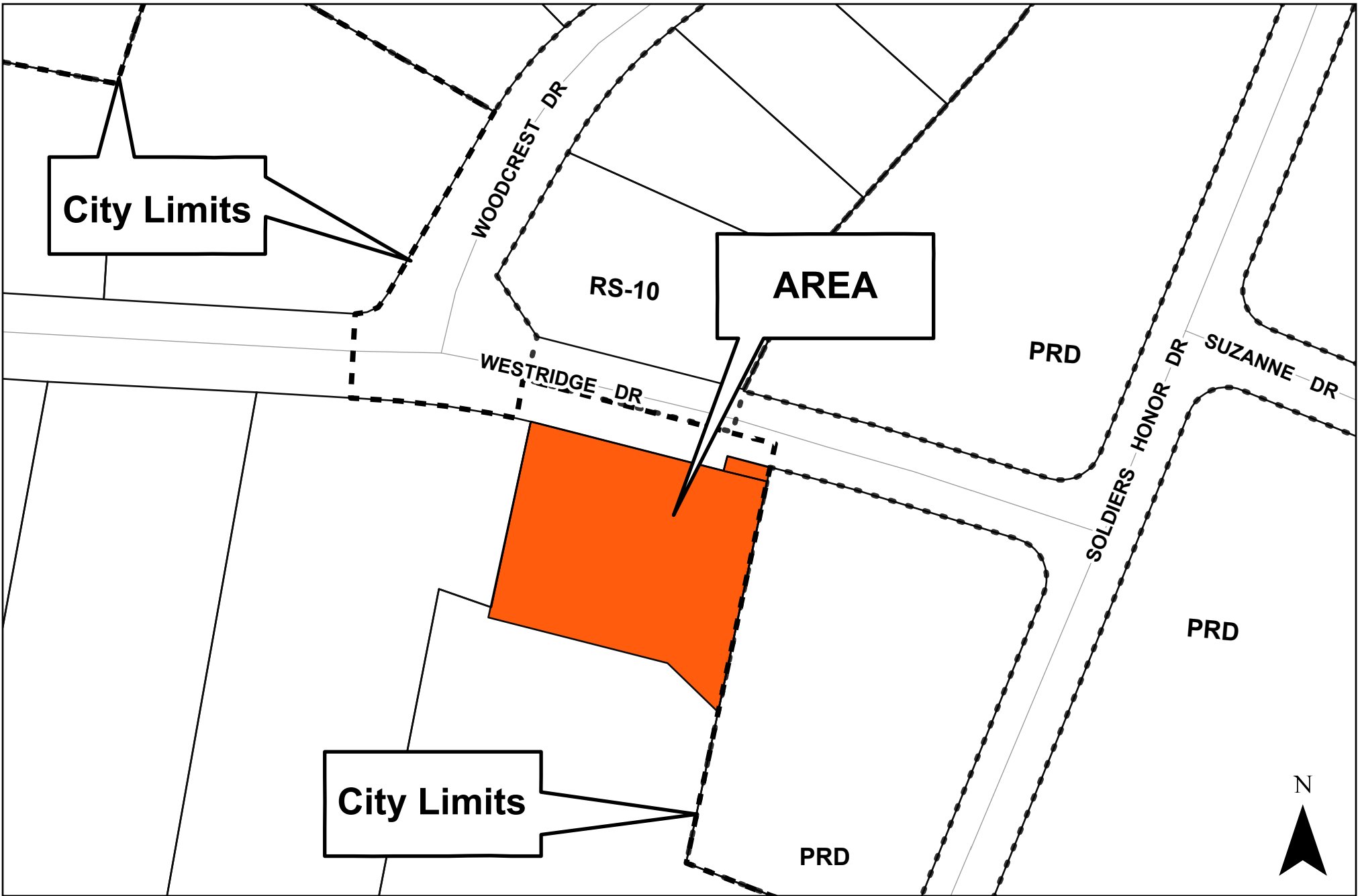
### **Staff recommendation:**

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

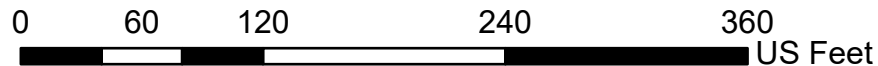
- 1) Veterans Cove PRD is an appropriate use of the transition policy, allowing for a transition from the AUR type uses (the existing Veterans Cove PRD) to two-family residential and then single-family residential.
- 2) Veterans Cove PRD zoning is consistent with and of the same quality as Phase 1 and Phase 2 of the Veterans Cove PRD.
- 3) The proposed single-family attached dwellings would be compatible land use with adjacent residential uses.

### **Action Needed:**

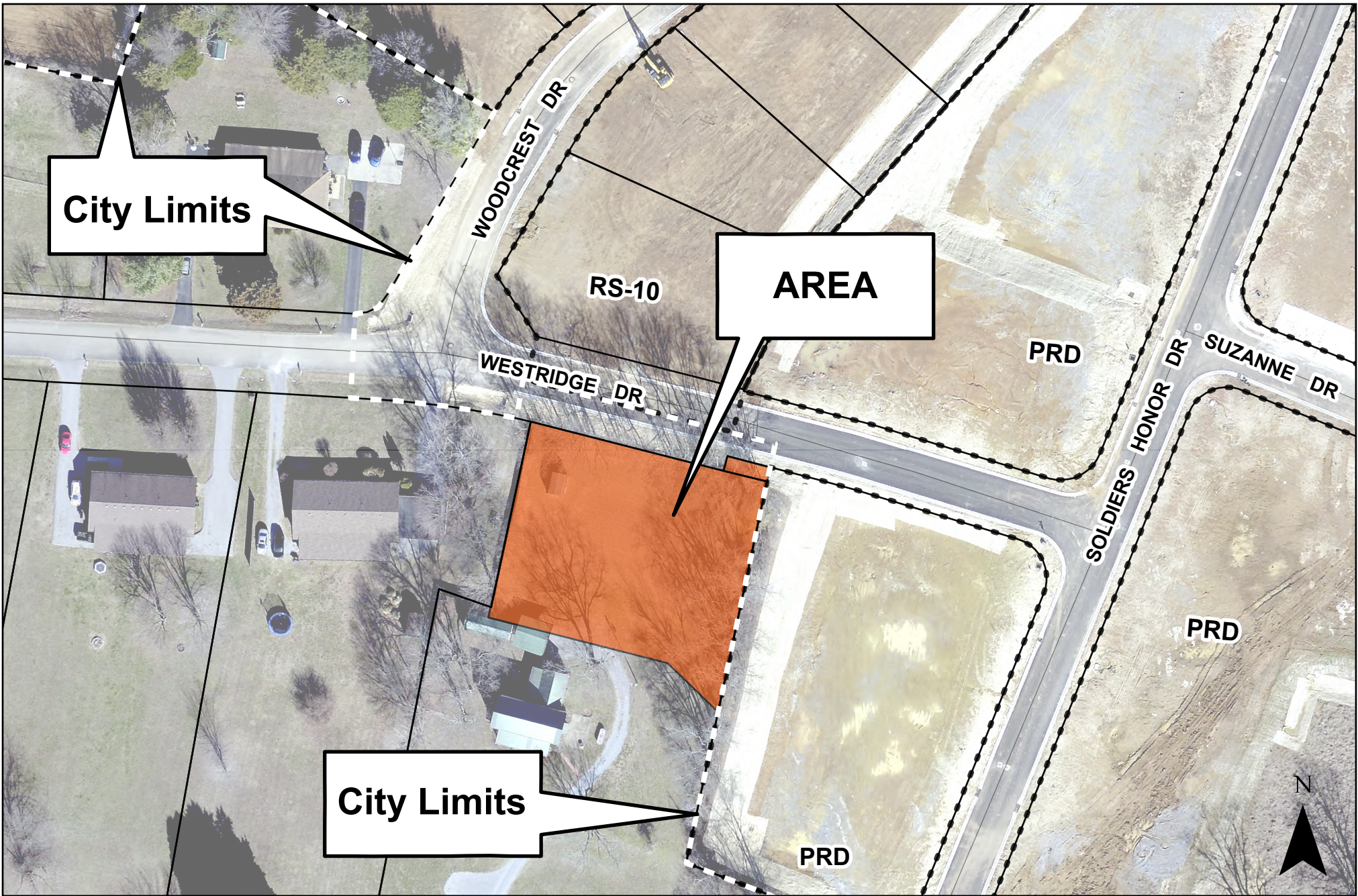
The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.



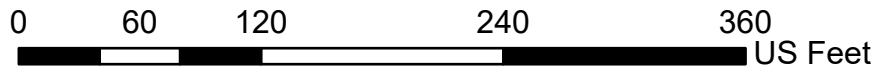
Zoning request for property along Westridge Drive  
 PRD Amendment (Veterans Cove PRD) simultaneous with annexation



Planning Department  
 City of Murfreesboro  
 111 West Vine St  
 Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



Zoning request for property along Westridge Drive  
 PRD Amendment (Veterans Cove PRD) simultaneous with annexation



Planning Department  
 City of Murfreesboro  
 111 West Vine St  
 Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



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

*Creating a better quality of life*

<b>Zoning &amp; Rezoning Applications – other than rezoning to planned unit development</b>	<b>\$700.00</b>
<b>Zoning &amp; Rezoning Applications – Planned Unit Development, initial or amended</b>	<b>\$950.00</b>

**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: Alcorn Properties, LLC (c/o David Alcorn)

Address: 4613 VETERANS PKWY City/State/Zip: MURFREESBORO, TN 37128

Phone: 615-896-0091 E-mail address: alcornda@gmail.com

PROPERTY OWNER: Alcorn Properties, LLC (c/o David Alcorn)

Street Address or property description: 1310 Veterans Parkway

and/or Tax map #: 124 Group: \_\_\_\_\_ Parcel (s): 25.03 (Partial)

Existing zoning classification: RM (County)

Proposed zoning classification: P.R.D. Acreage: 0.41

Contact name & phone number for publication and notifications to the public (if different from the applicant): NATHAN MELSON, PE (Civil Infrastructure Associates) 615-663-7678

E-mail: nmelson@cia-engineers.com

APPLICANT'S SIGNATURE (required): 

DATE: 5/14/2024

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

Date received: \_\_\_\_\_ MPC YR.: \_\_\_\_\_ MPC #: \_\_\_\_\_

Amount paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_

# VETERANS COVE

## REGULATING PATTERN BOOK

### REQUEST FOR AMENDMENT OF CURRENT PLANNED RESIDENTIAL DISTRICT ZONING



Veterans Cove P.R.D. is a residential development consisting of 97 single-family attached units on 23.0 acres.

The development hosts an overall density of 4.22 units/acre.

The development will consist of 23 buildings totaling 97 total units. Each unit will be between 1,600-2,500 sf.

All of the homes in the approved P.R.D. will have 2 or 3 bedrooms. All units will have a 2-car garage and space for two vehicles in the driveway.

Each dwelling unit will be for purchase.

The plan also incorporates an amenities program, which includes a pavilion and large usable open space, which will be included in a professionally managed Home Owners' Association (HOA).

**DEVELOPER:** **ALCORN PROPERTIES**  
 4613 VETERANS PKWY  
 MURFREESBORO, TN 37128  
 (615) 896-0091  
 ATTN: DAVID ALCORN

**ENGINEER:** **CIA CIVIL INFRASTRUCTURE ASSOCIATES**

307 HICKERSON DRIVE  
 MURFREESBORO, TN 37129  
 (615) 663-7678  
[www.cia-engineers.com](http://www.cia-engineers.com)  
 C/O: NATHAN MELSON  
 nmelson@cia-engineers.com

**Initial Submittal**  
 August 16, 2019

**Resubmitted**  
 October 1, 2019 for the October 16, 2019  
 Planning Commission Workshop

**Amendment Initial Submittal**  
 May 16, 2024

**Resubmitted**  
 September 4, 2019 for the September 18, 2019  
 Planning Commission Workshop

**Resubmitted**  
 December 11, 2019 for the December 19, 2019  
 City Council hearing



# TABLE OF CONTENTS

## **PROJECT OVERVIEW**

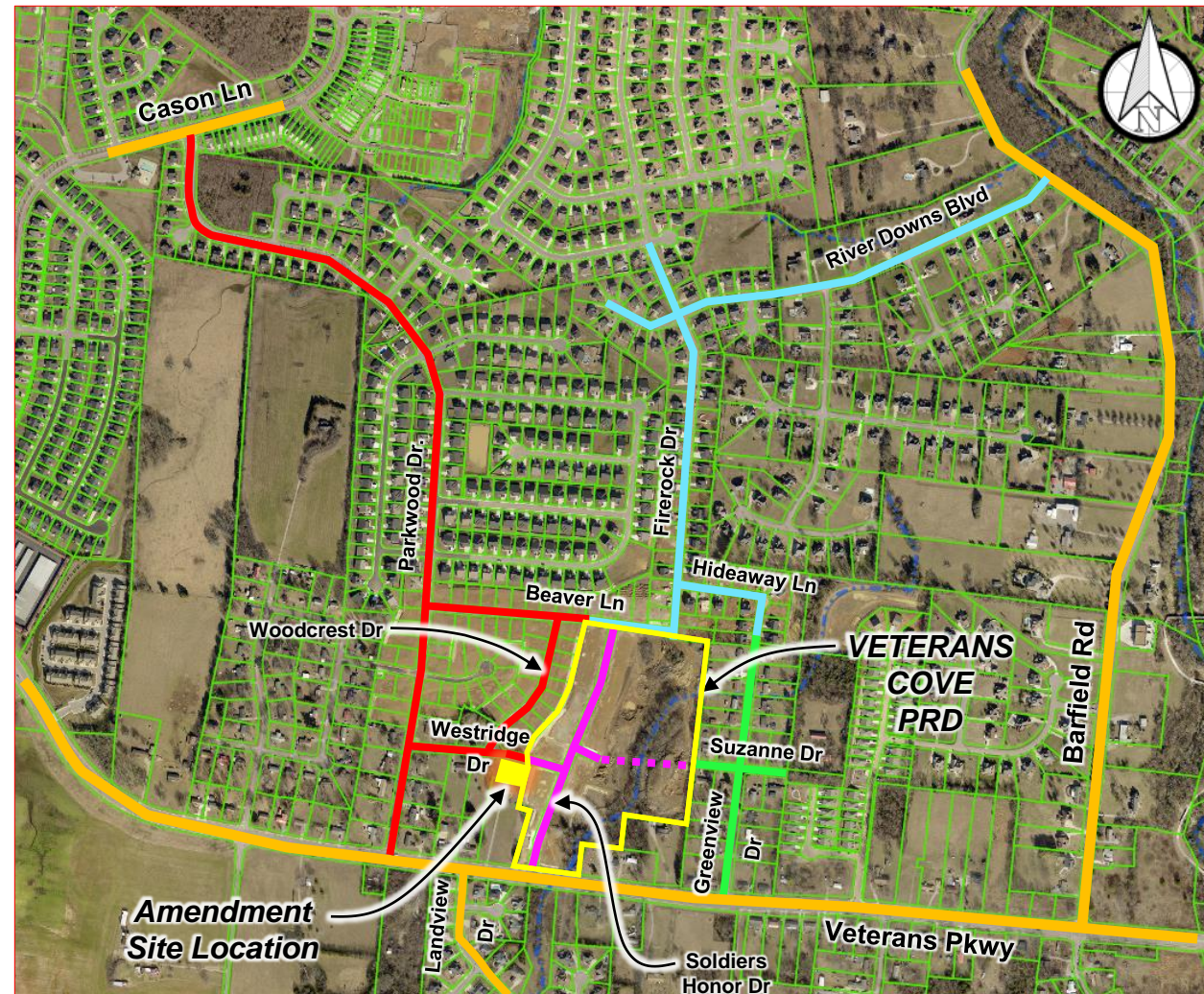
EXISTING CONDITIONS .....	3
2040 MAJOR THOROUGHFARE PLAN (MTP) .....	4
SURROUNDING COMMUNITY & ZONING .....	5
UTILITY MAP.....	6
TOPOGRAPHY AND DRAINAGE .....	7
SITE PHOTOS .....	8

## **PROPOSED PLANNED RESIDENTIAL PLAN**

P.R.D. CONCEPT PLAN .....	11
P.R.D. AMENDMENT CONCEPT PLAN .....	12
RIGHT-OF-WAY CONNECTIONS .....	13
PROPOSED PHASING PLAN .....	14
BUILDING STANDARDS .....	15
AMENITIES .....	18
ZONING ORDINANCE SECTION 13 (D) (2) (a) .....	19

# PROJECT OVERVIEW

## EXISTING CONDITIONS



- EXISTING ROADWAY
- - - - ROAD UNDER CONSTRUCTION
- ..... PLANNED ROADWAY

Alcorn Properties, LLC, respectfully requests to amend the current Veterans Cove Planned Residential District (PRD) to incorporate a 0.41-acre parcel facing Westridge Drive adjacent to the Veterans Cove development. The existing Veterans Cove PRD is located along Veterans Parkway at Soldiers Honor Drive in the City of Murfreesboro. The property can be identified on Tax Map 125, as Parcel 25.01 (22.59 ac). The first phase of this development has been constructed including Soldiers Honor Drive and Westridge Drive.

The subject parcel to be incorporated is currently within Rutherford County jurisdiction and must be annexed into the city limits. The property can be identified on Tax Map 125 as a portion of Parcel 25.03 (0.41 ac).

The amended PRD will consist of 23 buildings consisting of 3 to 5 units on 23.0 acres creating a density of 4.22 dwelling units per acre. The development will have 13.16 acres of open space (57.2% of total property).

All units will be for sale and targeted to the 55 years and older demographic. All units will have a minimum of 2 bedrooms and a 2-car front entry garage with windows on the doors.

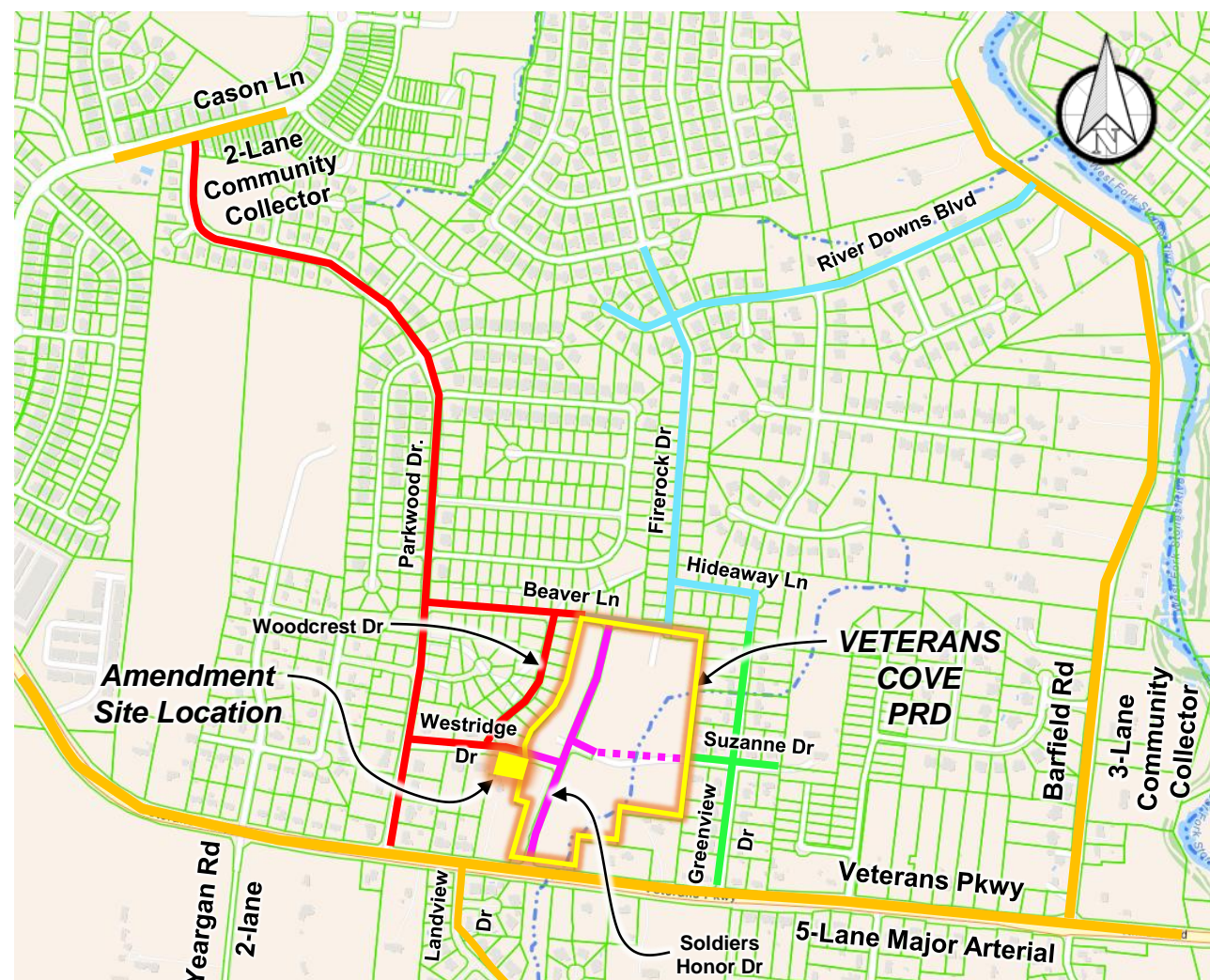
The units will be sold under a Horizontal Property Regime (HPR). An HOA will maintain the common areas, which includes building exteriors, a pavilion, stream buffers, and stormwater management features.

All roads within the development shall be public, and road classifications shall be Residential Local and shall meet the requirements set forth in the City of Murfreesboro Street Specifications.

Amenities will include a pavilion, dog park, and paved walking trail through onsite natural areas connecting the amenity area to sidewalks along public roads.

# PROJECT OVERVIEW

## 2040 MAJOR THOROUGHFARE PLAN (MTP)



- EXISTING ROADWAY
- - - ROAD UNDER CONSTRUCTION
- ..... PLANNED ROADWAY

### Site Connectivity

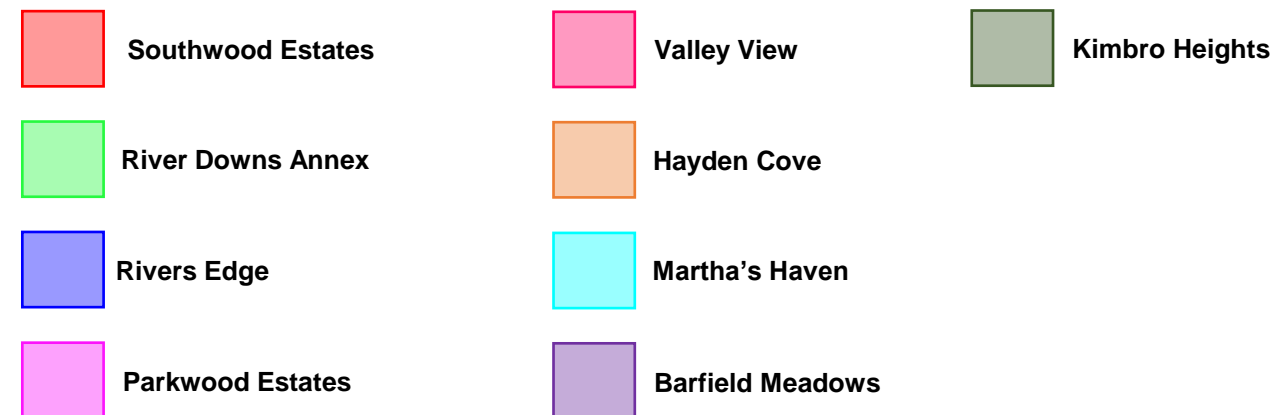
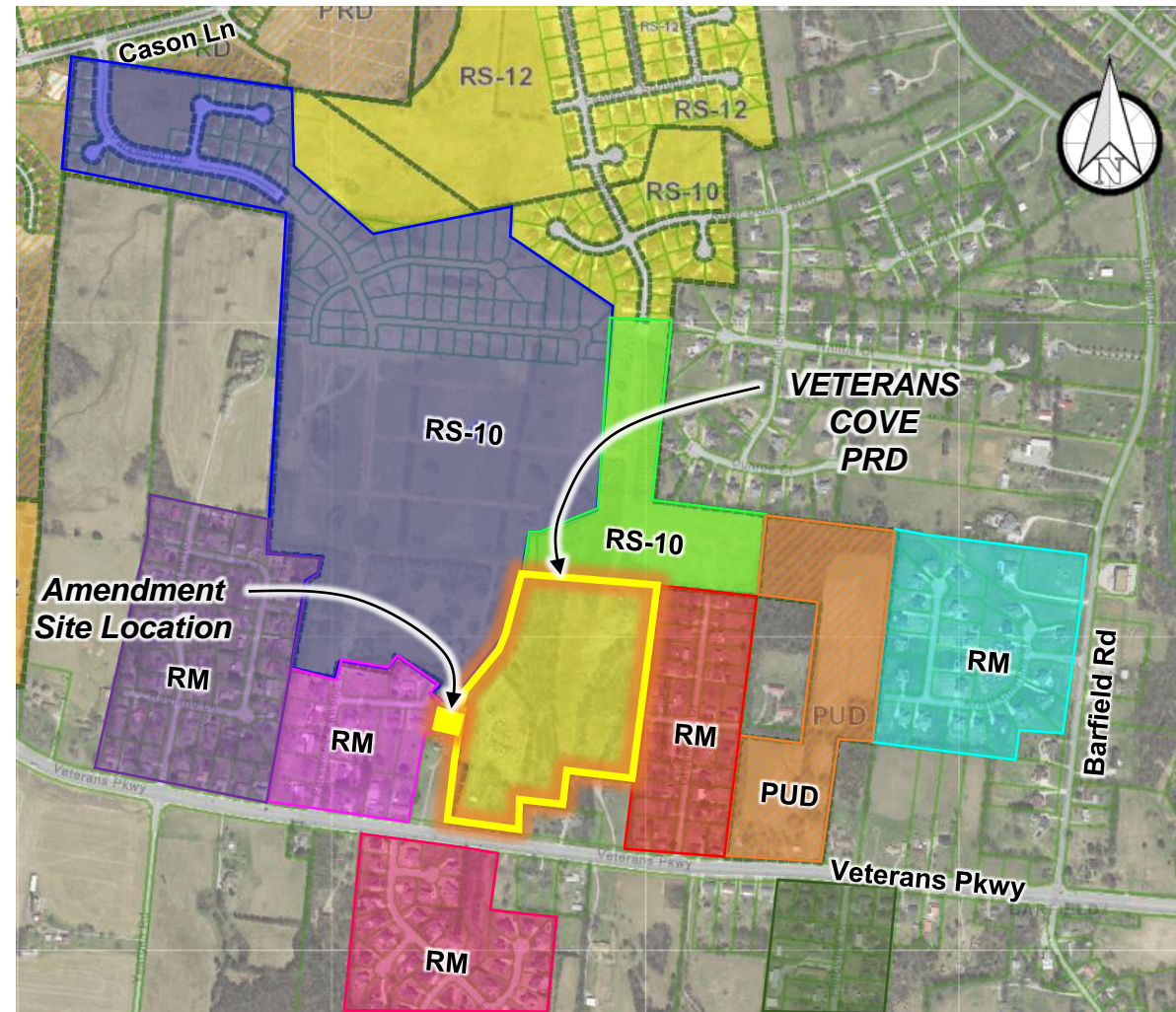
The property will have access to the existing public rights-of-way along Veterans Parkway, which is currently a 5-lane major arterial roadway. The project will utilize Veterans Parkway as the primary access point to the development. Veterans Cove will also have a roadway connection at Suzanne Drive on the eastern property, which also routes to Veterans Parkway via Greenview Drive. Suzanne Drive and Greenview Drive are existing county roads.

Additional road connections will include,

- Firerock Drive and Beaver Lane to the north, which route to Barfield Road via River Downs Blvd
- Westridge Drive to the west, which routes to Veterans Parkway or Cason Lane via Parkwood Drive. Right-of-way of Westridge Drive between Woodcrest Drive and Soldiers and is partially within Murfreesboro City Limits. Annexation of this 0.41-acre parcel and incorporating it into the Veterans Cove PRD will place this section of Westridge Drive completely within Murfreesboro City Limits.
- Barfield Road is scheduled to be widened to a 3-lane per the 2040 Major Thoroughfare Plan.

# PROJECT OVERVIEW

## SURROUNDING COMMUNITY & ZONING



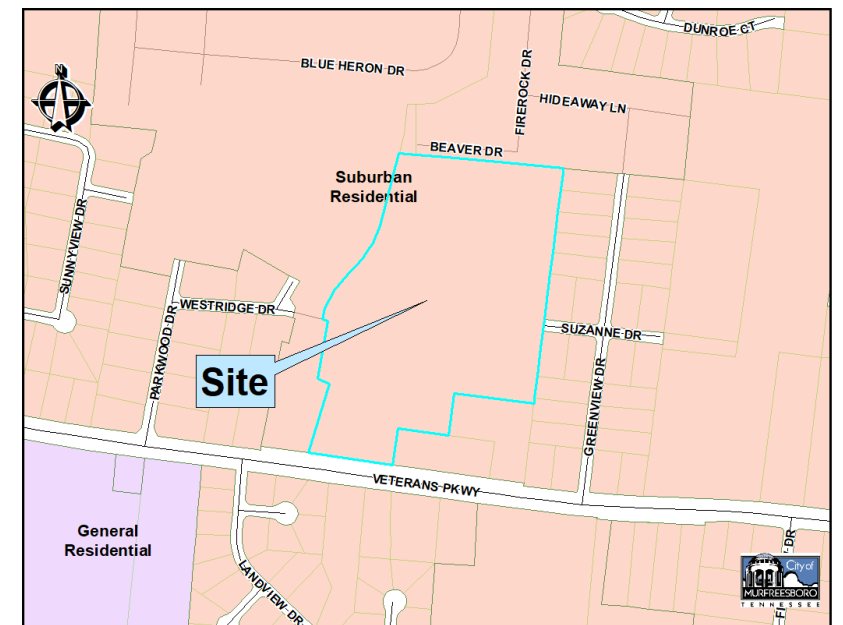
### Surrounding Community:

Veterans Cove is situated in the midst of multiple residential properties and subdivisions:

- Southwood Estates is an existing county subdivision located to the east and consists of 1-story detached brick homes with driveways and carports.
- Parkwood Estates is an existing county subdivision located to the west and consists of 1-story detached brick homes with driveways and carports.
- Valley View subdivision is located on the south side of Veterans Parkway across from Veterans Cove and consists of 2-story detached brick homes with driveways and side entry garages.
- Section 5 of Rivers Edge is located to the west and consists of single-family detached homes with front-entry garages. Facades will consist of brick and vinyl siding.
- Section 2 of River Downs Annex is located to the north and consists of single-family detached homes with front-entry garages. Facades will consist of brick and vinyl siding.
- Hayden Cove is a PUD consisting of 45 6,000 SF single-family detached residential lots and a 2.28 acre commercial lot, which fronts Veterans Parkway. Approved architecture will consist 1- or 2-story homes with front entry garages. Facades will consist of a variety of masonry products.

### Zoning:

Veterans Cove is currently zoned PRD. Properties to the north that are within the city limits are zoned RS-10 or RS-12. Other surrounding properties are located in the county and zoned Medium Density Residential (RM). Hayden Cove is a Planned Unit District consisting of 45 6,000 SF residential lots and a commercial lot fronting Veterans Parkway.



### 2035 Future Land Use Map

Amending this PRD for townhomes is consistent with future land use development for this area.

# PROJECT OVERVIEW

## UTILITY MAP



- EXISTING SANITARY SEWER
- WATER
- ELECTRIC
- - - LINE UNDER CONSTRUCTION



Sanitary sewer service will be provided via a new gravity main to the sewer mains at Beaver Drive and Firerock Drive in the River Downs Annex, Sec. 2 subdivision. Sewer drains to a pump station in Barfield Downs at Audubon Lane and Barfield Road. The pump station has the capacity to handle the additional flow from Veterans Cove at current conditions including full build-out of the Rivers Edge, River Downs Annex, Sec. 2, and Hayden Cove developments. Minor upgrades to the pumps may be necessary dependent on revisions to the design daily flow currently under review at MWRD.



Water service will be provided by Consolidated Utility District of Rutherford County. There is an existing 30 inch water line along the north side Veterans Parkway for water and fire service into the site. The developer will be responsible for extending the waterline into the site for domestic and fire water service. CUD may also require that the water main connect to the existing main at Suzanne Drive and the 8" water main at Firerock Drive.



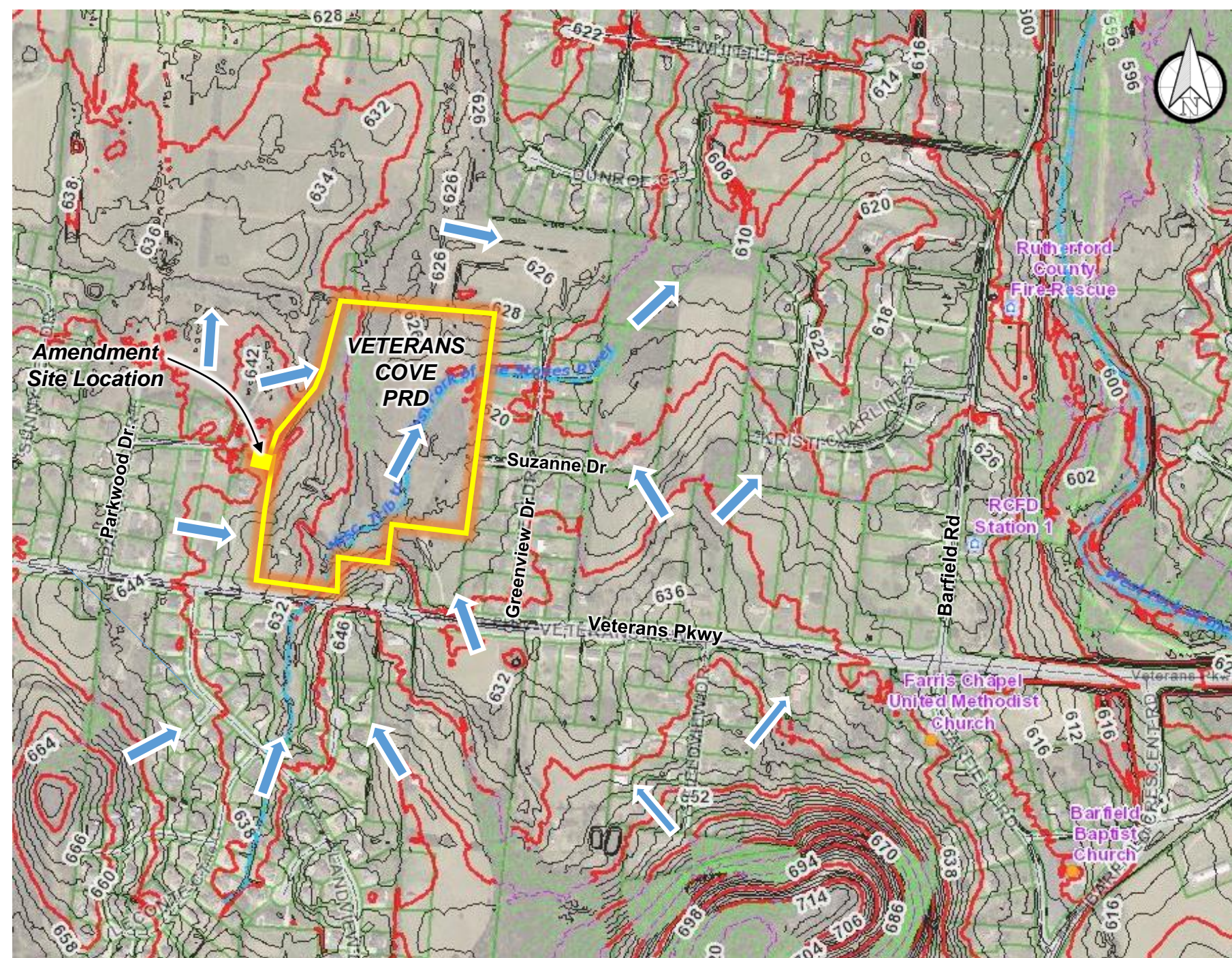
Electric service will be provided by Middle Tennessee Electric. Electric service will tie into existing overhead lines located south side of Veterans Parkway. The developer will be responsible for extending the electric lines into the site, and all onsite electric will be underground. Electric service for the amendment parcel will be routed from underground conduits along Soldiers Honor Drive



TYP. BUILDING LAYOUT WITH CUD AND MTE CLEAR SPACES

# PROJECT OVERVIEW

## TOPOGRAPHY AND DRAINAGE



The existing topography shows that the site drains generally from the perimeter of the property to the center and from southwest to northeast towards a single outfall, a drainage ditch that runs east to west through Southwood Estates.

The site receives a significant amount of offsite runoff from areas south of Veterans Parkway. A hydrologic determination study found that the existing conveyance channel that crosses the site is a small stream that changes to a wet weather conveyance (WWC) on the downstream end. The WWC continues through Southwood Estates then northeast ultimately discharging into the West Fork Stones River.

The existing onsite stream will be protected with by a 50-foot Water Quality Protection Area per City of Murfreesboro regulations.

This property is not located within FEMA floodway or floodplain areas.

# PROJECT OVERVIEW

## SITE PHOTOS



**PHOTO 1:** SUZANNE DRIVE LOOKING WEST



**PHOTO 2:** SUZANNE DRIVE LOOKING EAST



**PHOTO 3:** GREENVIEW DRIVE LOOKING SOUTH



**PHOTO 4:** GREENVIEW DRIVE LOOKING NORTH



**PHOTO 5:** RIVER DOWNS ANNEX CONNECTION  
LOOKING SOUTH

# PROJECT OVERVIEW

## SITE PHOTOS



**PHOTO 1:** GREENVIEW DRIVE @ VETERANS PARKWAY  
LOOKING WEST



**PHOTO 2:** GREENVIEW DRIVE @ VETERANS PARKWAY  
LOOKING EAST



**PHOTO 3:** VETERANS PARKWAY CONNECTION  
LOOKING WEST



**PHOTO 4:** VETERANS PARKWAY CONNECTION  
LOOKING EAST



**PHOTO 5:** VETERANS PARKWAY CONNECTION  
LOOKING NORTH



# PROJECT OVERVIEW

## SITE PHOTOS



**PHOTO 1:** WESTRIDGE DRIVE @ SOLDIERS HONOR DR  
LOOKING WEST



**PHOTO 2:** SOLDIERS HONOR DR @ SUZANNE DR  
LOOKING EAST



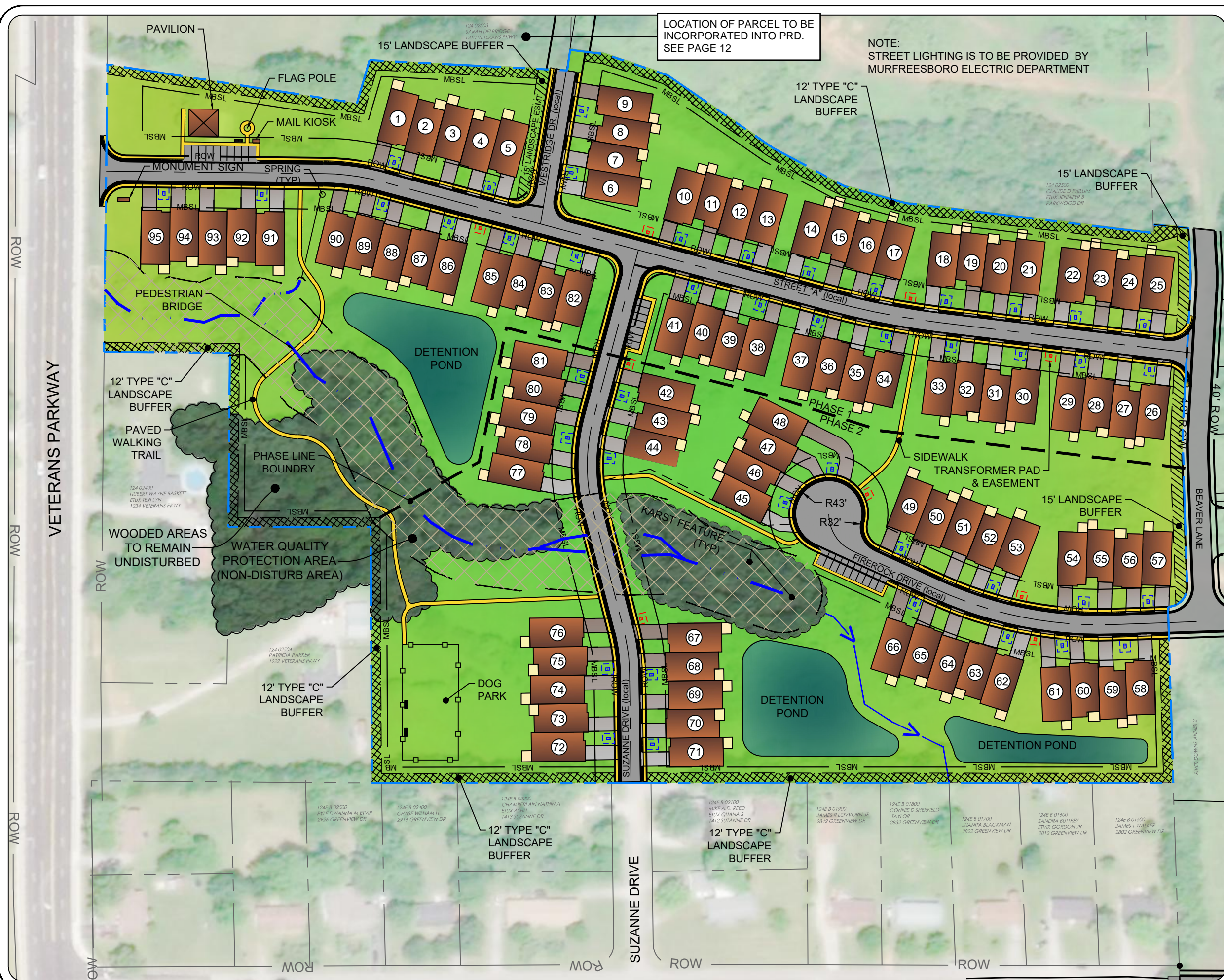
**PHOTO 3:** WESTRIDGE DRIVE @ WOODCREST DR  
LOOKING WEST



**PHOTO 4:** WESTRIDGE DRIVE @ WOODCREST DR  
LOOKING EAST



**PHOTO 5:** WESTRIDGE DRIVE @ WOODCREST DR  
LOOKING NORTH



LOCATION OF PARCEL TO BE INCORPORATED INTO PRD. SEE PAGE 12

NOTE: STREET LIGHTING IS TO BE PROVIDED BY MURFREESBORO ELECTRIC DEPARTMENT

**Land Use Data:**

Total Land Area: 22.8± Acres  
 Total Number of Units: 95  
 Gross Density: 4.17 D.U./Acre  
 Total Impervious Area  
   Outside R.O.W.: 6.98± Acres (30.6%)  
 R.O.W. Dedication: 2.67± Acres (11.7%)  
 Total Open Space: 13.16± Acres (57.7%)  
 Usable Open Space: 11.99± Acres (52.6%)  
 Stormwater Detention: 1.17± Acres ( 5.1%)

Building Type: 3 to 5 units per building  
 Total No. of Buildings: 22  
 Building Height: 24± ft (max. 35 ft)  
 Unit Heated Living Area: 1600-2500 s.f.

All units will be 2 or 3-bedrooms with 2 baths.  
 # of 2-BR Units: 60  
 # of 3-BR Units: 35

All buildings will be a mixture of brick/stone and hardie board with vinyl overhangs and soffits.

Typical Unit Size: 36 ft X 70 ft

Min. Setbacks: 25 ft from Back of Sidewalk/R.O.W.  
 20 ft from Property Lines

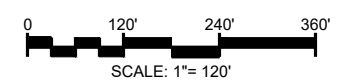
**Parking**  
 95 Units \* 4 Parking Spaces Per Unit = 380 Spaces  
 Guest Parking = 27 Spaces  
 Parking Provided = 407 Spaces  
 Parking Required (1.1 Sp / BR) = 248 Spaces

**Landscaping**  
 12 ft Type C Buffer to be located along all property borders abutting residential properties

15 ft Landscape Buffer at locations shown.

Vegetative screening to be provided around proposed stormwater detention ponds.

- STREAM
- STREAM BUFFER BOUNDARY
- PROPERTY BOUNDARY

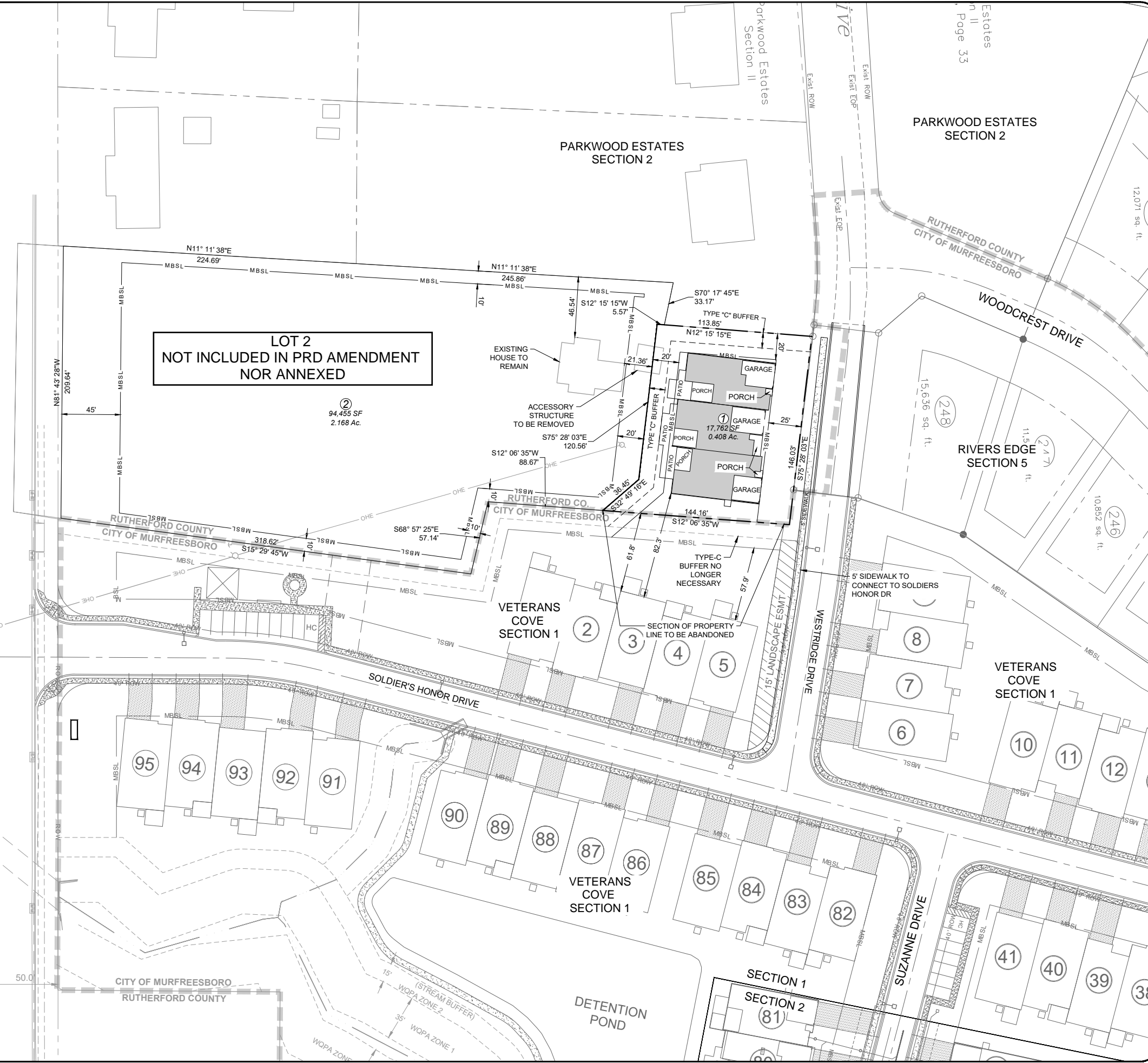


**VETERANS COVE P.R.D.  
 CONCEPT PLAN  
 VETERANS PKWY, MURFREESBORO, TN**

PREPARED FOR:  
**ALCORN PROPERTIES, LLC**  
 4613 VETERANS PKWY  
 MURFREESBORO, TN 37128  
 (615) 896-0091



VETERANS PARKWAY (MAJOR ARTERIAL) - 100-FT R/W



**LOT 2  
NOT INCLUDED IN PRD AMENDMENT  
NOR ANNEXED**

②  
94,455 SF  
2.168 Ac.

EXISTING HOUSE TO REMAIN

ACCESSORY STRUCTURE TO BE REMOVED

① GARAGE  
17,762 SF  
0.408 Ac.

VETERANS COVE SECTION 1

②

③

④

⑤

VETERANS COVE SECTION 1

⑥

⑦

⑧

⑨

⑩

⑪

⑫

DETENTION POND

SECTION 1

SECTION 2

⑧1

VETERANS COVE SECTION 1

⑩

⑪

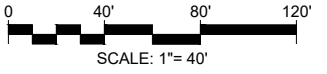
⑫

RIVERS EDGE SECTION 5

②48

②47

②46



**Land Use Data:**

Total Land Area: 0.41± Acres  
Total Number of Lots: 1

Zoning: PRD

Land Use Character:  
Lot 1 - AUR (Auto-Urban Residential)  
Supports Townhomes  
Shown hereon to be combined into Veterans Cove PRD  
Lots 2 - SR (Suburban Residential)  
Supports 10,000 SF Single-Family Lots  
Lot 2 not included in PRD rezoning or annexation

**LOT 1**  
Building Type: Triplex (3 units per building)  
Total No. of Buildings: 1  
Building Height: 24± Ft (max. 35 ft)  
Unit Area: 1600-2300 s.f.

All units will be 2 or 3-bedrooms with 2 baths.  
Building shall be a mixture of brick/stone and hardie board with vinyl overhangs and soffits.

Typical Unit Size: 36 ft X 70 ft

**Setbacks Shown:**

	Front	Side	Rear
Lot 1	25 ft	20 ft	20 ft
Lot 2	45 ft	10 ft	20 ft

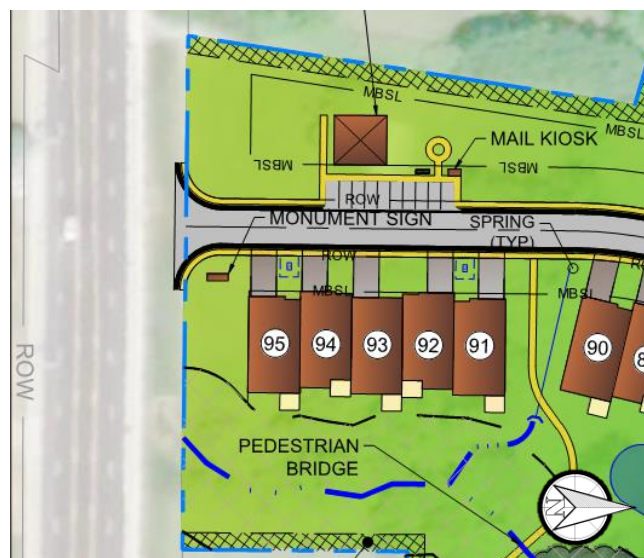
**CONCEPT PLAN**  
**VETERANS COVE P.R.D. AMENDMENT**  
1310 VETERANS PKWY, MURFREESBORO, TN

PREPARED FOR:  
**ALCORN PROPERTIES, LLC**  
4613 VETERANS PKWY  
MURFREESBORO, TN 37128  
(615) 896-0091



# PROPOSED PLANNED RESIDENTIAL PLAN

## RIGHT-OF-WAY CONNECTIONS



VETERANS PARKWAY CONNECTION TO THE SOUTH



SUZANNE DRIVE CONNECTION TO THE EAST



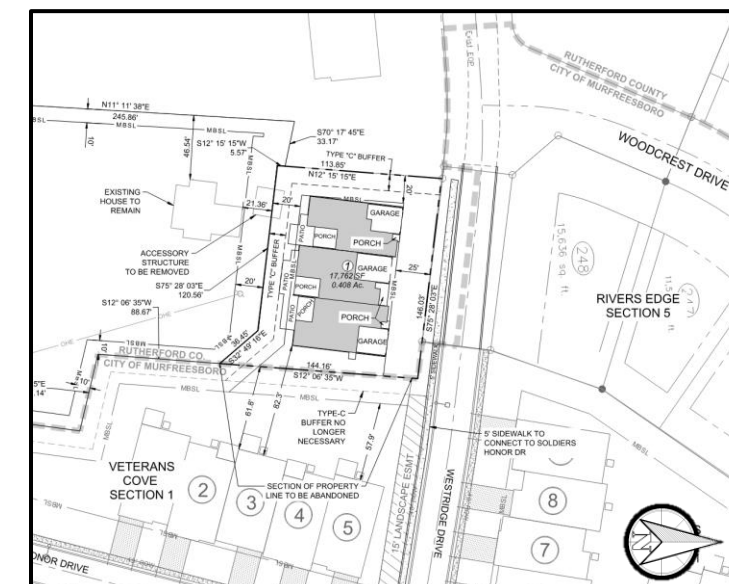
BEAVER DRIVE CONNECTION TO THE NORTH



FIREROCK DRIVE CONNECTION TO THE NORTH



WESTRIDGE DRIVE STUBOUT TO THE WEST



PRD AMENDMENT AREA TO FRONT WESTRIDGE DRIVE

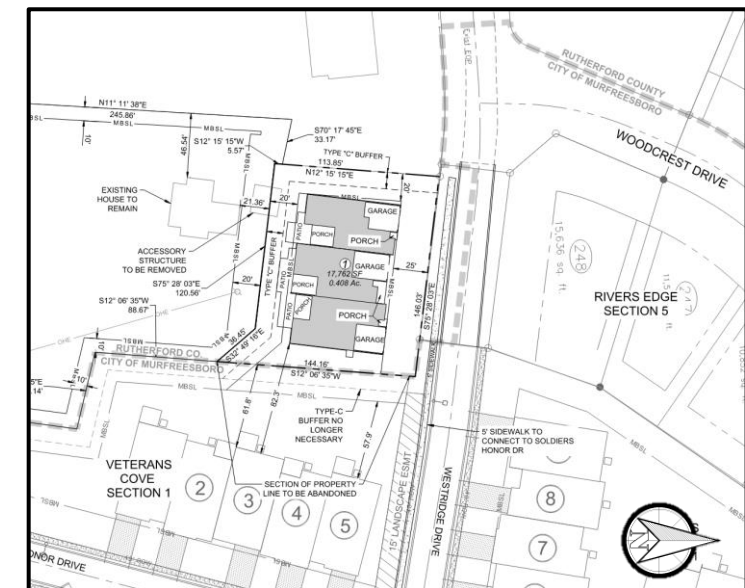
- Veterans Parkway has been improved to a 5-lane major arterial per the City of Murfreesboro's 2040 Major Thoroughfare Plan (MTP). Therefore, Veterans Parkway will be the primary connection for entering or exiting the development.
- Additional connections to be made as part of this development will include to Suzanne Drive to the west and Firerock Drive and Beaver Lane to the north. A stub for Westridge drive will be extended to the western property line.
- All streets within Veterans Cove will be public 40-foot ROW with a "Local" street classification and will comply with standards set forth in the City of Murfreesboro Street Specifications.
- 15-foot landscape buffers are to be at locations specified on the proposed concept plan on page 10.
- No additional road construction will be required for the amendment parcel since it will front Westridge Drive.

# PROPOSED PHASING PLAN

## P.R.D. CONCEPT



- Each phase will include an amenity space with the primary amenity space going in with Phase 1
- Phase 1 will maintain two points of ingress/egress: Veterans Pkwy and Beaver Lane
- This phasing plan will reduce the amount of traffic that will flow through Southwood Estates during the first phase of development



- The construction of the additional building proposed in this amendment request may be constructed concurrently with Phase 2 of Veterans Cove or in its own phase.

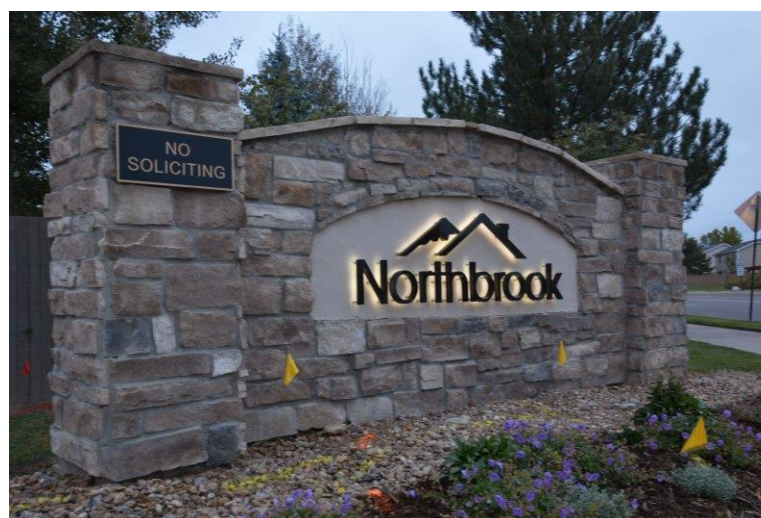
# PROPOSED PLANNED RESIDENTIAL PLAN

## BUILDING STANDARDS

- 97 single-family attached units
- Maximum building height shall be 35'
- Minimum unit size: 1,600 sf
- All units shall have 2 or 3 bedrooms (60/35 ratio)
- All units shall have a front-loaded, 2-car garage
- All units shall have a concrete driveway wide enough to fit 2 cars side-by-side, a minimum width of 16 feet.
- All garages shall be, at minimum, set back 25 feet from public ROW. Buildings adjacent to Veterans Parkway ROW will be set back a minimum of 45 feet.
- Where proposed buildings will be situated perpendicular to the fronts of neighboring lots or units, a 15' landscape buffer shall be placed along the proposed ROW.
- All streets will be public rights-of-way to be design to the City of Murfreesboro's Street Specifications.
- Sidewalks will be provided throughout the development on both sides of the street.
- Solid Waste will be provided by the City of Murfreesboro.
- All onsite utilities will be underground.
- Prior to construction plan review, a comprehensive design of the stormwater management system facilities will be completed including a review of the adequacy of the downstream drainage ditch and box culvert under Greenview Drive.
- Street lights will be standard MTE poles and lights, where required.
- A monument sign located at the primary entrance off of Veterans Parkway will consist of masonry materials and surrounded by landscaping and uplighting.
- Mail delivery will follow current USPS regulations incorporating a centralized mail kiosk with nearby parking.
- House numbering will meet city numbering regulations and fire codes.
- The common open spaces will be maintained by an H.O.A.
- All homeowners will be required to be a member of the H.O.A.
- The development is planned to constructed in two phases.
- Construction is anticipated to begin within 90-120 days after rezoning completed.



MAIL KIOSK EXAMPLE



MONUMENT ENTRANCE SIGN EXAMPLE



STREET LIGHT EXAMPLE

# PROPOSED PLANNED RESIDENTIAL PLAN

## BUILDING STANDARDS

### ARCHITECTURAL DESIGN CHARACTERISTICS

- Buildings to consist of 3 to 5 units
- Total 2-BR units: 60 (Heated Living Area: 1,600-1,800 SF)
- Total 3-BR units: 35 (Heated Living Area: 2,200-2,500 SF)
- Building Heights shall not exceed 35 feet
- All units will consist 1- and 2-story homes, with at least 2 bedrooms
- All units shall have a front-loaded, 2-car garage
- Garage doors shall have windows and colors that complement building facades.
- All homes will have a covered front stoop or porch
- All homes will have a covered back porch with the option to upgrade to a screened-in porch or sunroom.
- Primary building materials shall not be bright or vibrant colors

### ELEVATION MATERIALS

- Building elevations shall consist of a mixture of brick, stone or fiber cement (F.C.) siding, which will be permitted on all sides. Fiber cement siding will be the principal exterior building material.
- Vinyl will be used in the trim and soffit areas.
- Roofs will be shingles.

### MATERIAL EXAMPLES

(Different colors and patterns to be allowed)



EXAMPLE QUADPLEX FRONT ELEVATION  
ELEVATIONS AND FLOOR PLANS MAY VARY ACROSS DEVELOPMENT

# PROPOSED PLANNED RESIDENTIAL PLAN

## BUILDING STANDARDS



EXAMPLE OF SIMILAR ARCHITECTURE IN NEARBY DEVELOPMENT  
QUADPLEX UNIT IN BELLE HAVEN COVE LOCATED OFF ST. ANDREWS DRIVE



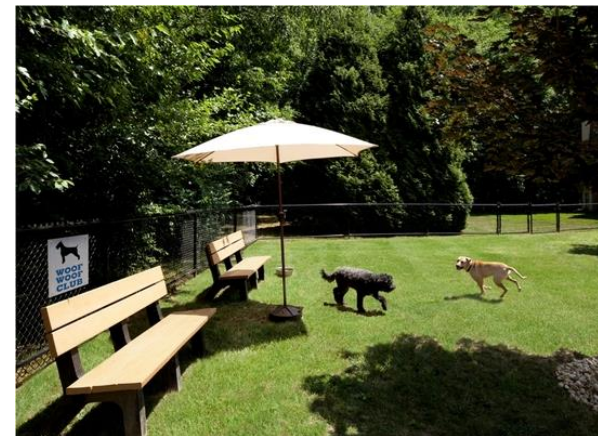


# PROPOSED PLANNED RESIDENTIAL PLAN

## AMENITIES



PAVILION EXAMPLE



EXAMPLE OF DOG PARK



EXAMPLE OF WALKING TRAIL

### AMENITIES

Onsite amenities will include a pavilion and U.S. Military Memorial near guest parking, which will provide a passive recreation and sitting area and community gathering space. All sitting areas shall comply with the City of Murfreesboro Zoning Ordinance. The pavilion will be located near a paved walking trail head, which will weave through the site's existing natural areas and connect to an onsite dog park. The dog park will include weather resistant benches for pet owners and be enclosed by a 4-foot vinyl-coated chain-link fence.

A paved walking trail will provide a route across the existing stream and through natural areas to remain undisturbed as part of the development. Walking trail will be ADA accessible and connect to sidewalks along public ROW.

Amenity areas will be maintained by the HOA.

### OPEN SPACE

Veterans Cove will provide a total of 13.16 acres (57.2 %) of common open area of which 11.99 acres will be usable open space and 1.17 acres will be devoted to stormwater detention. Thus, Veterans Cove will exceed the minimum open space requirement for the residential areas.

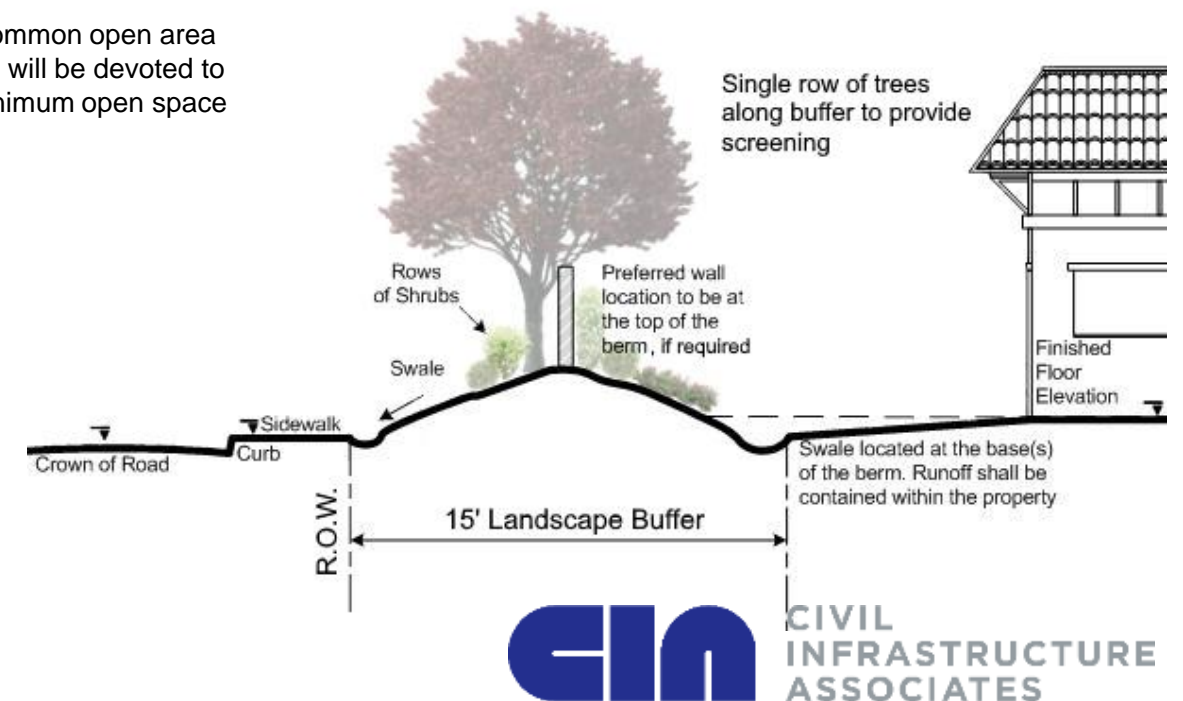


EXAMPLE OF FLAG POLE MEMORIAL

### LANDSCAPING

Veterans Cove will include plentiful landscaping to provide an aesthetically pleasing development for future residents and existing neighbors. A 12' Type 'C' Buffer will be located along the property perimeter. 15' landscape buffers will be located in select areas to provide screening of adjacent buildings. A typical cross section of the 15' landscape buffer is shown to the right.

The developer intends to maintain existing mature vegetative growth along the perimeter of the property. Where mature growth must be removed or does not currently exist, the developer intends to supplement gaps in the tree line with new vegetation. Landscaping will be provided around proposed amenity areas to benefit neighboring properties



## ZONING ORDINANCE SECTION 13 (D) (2) (a)

1. A map showing available utilities, easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property.  
**Response: Maps providing this info is on Pages 3 & 4 along with descriptions of each.**
2. A graphic rendering of the existing conditions and/or aerial photograph(s) showing the existing conditions and depicting all significant natural topographical and physical features of the subject property; location and extent of water courses, wetlands, floodways, and floodplains on or within one hundred (100) feet of the subject property; existing drainage patterns; location and extent of tree cover; and community greenways and bicycle paths and routes in proximity to the subject property.  
**Response: Exhibits are shown on Page 7 that shows the existing contours and drainage patterns, along with an aerial photograph of the area on Page 3. No portion of the property is subject to floodplains or floodways. However, a hydrologic determination found a stream onsite.**
3. A plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on-site and within two hundred (200) feet of the subject property and the identification of the use thereof.  
**Response: An aerial photograph is provided on Page 3 showing the location of existing structures on the subject property and the surrounding properties. Page 7 provides the zoning of those same properties.**
4. A drawing defining the general location and maximum number of lots, parcels or sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, school sites, public buildings and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto and the extent of proposed landscaping, planting, screening, or fencing.  
**Response: Concept plans of the original PRD request and amendment request are provided on page 11 and 12, respectively. Right-of-Way connections on page 13. Pages 15-17 list building standards and exhibits.**
5. A tabulation of the maximum number of dwelling units proposed including the number of units with two (2) or less bedrooms and the number of units with more than two (2) bedrooms.  
**Response: The maximum number of dwelling units with two (2) bedrooms or more are listed on Page 14.**
6. A tabulation of the maximum floor area proposed to be constructed, the F.A.R. (Floor Area Ratio), the L.S.R. (Livability Space Ratio), and the O.S.R. (Open Space Ratio).

**Response: See table below**

TOTAL SITE AREA	1,011,375 sf	TOTAL LIVABLE SPACE	531,146 sf
TOTAL MAXIMUM FLOOR AREA	197,150 sf	TOTAL OPEN SPACE	877,298 sf
TOTAL LOT AREA	1,011,375 sf		
TOTAL BUILDING COVERAGE	233,476 sf	FLOOR AREA RATIO (F.A.R.)	0.19
TOTAL DRIVE/ PARKING AREA	58,500 sf	LIVABILITY SPACE RATIO (L.S.R.)	0.52
TOTAL RIGHT-OF-WAY	116,305 sf	OPEN SPACE RATIO (O.S.R.)	0.77

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

**Response: The property is currently zoned PRD. The nature of the surrounding community**

**consists largely of residential properties. The 2035 Comprehensive Plan states that this area should exhibit a suburban residential character. The plan outlined in this booklet matches the character of the existing surrounding community.**

8. If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating the approximate date when construction of the project can be expected to begin  
**Response: The project is planned to be developed in two phases. The amended area may be constructed concurrently with Phase 2 or in a 3<sup>rd</sup> phase of work.**
9. Proposed means of assuring the continued maintenance of common space or other common elements and governing the use and continued protection of the planned development. For this purpose, the substance of any proposed restrictions or covenants shall be submitted.  
**Response: This requirement has been addressed on Pages 15-16.**
10. A statement setting forth in detail either (1) the exceptions which are required from the zoning and subdivision regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed.

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

SETBACKS	RS-A - TYPE 2	PRD	Difference
Front	35	25	-10
Side	5	5	0
Rear	20	20	0

11. The nature and extent of any overlay zone as described in Section 24 of this article and any special flood hazard area as described in Section 34 of this article  
**Response: This property is not in the Gateway Design Overlay District, Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). No portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 47149C0270j Effective Date 05/09/2023.**
12. The location and proposed improvements of any street depicted on the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time.  
**Response: Page 4 discusses the Major Thoroughfare Plan. Veterans Parkway has been improved to a 5-lane roadway width according to the Murfreesboro 2040 Major Thoroughfare Plan.**
13. The name, address, telephone number, and facsimile number of the applicant and any professional engineer, architect, or land planner retained by the applicant to assist in the preparation of the planned development plans. A primary representative shall be designated.  
**Response: The primary representative is Nathan Melson of Civil Infrastructure Associates. Developer/ applicant is Alcorn Properties, LLC. Contact info for both is provided on cover.**
14. Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. The plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. The location and orientation of exterior light fixtures and of garages shall be shown if such are to be included in the structures.  
**Response: Pages 15-17 show the architectural character of the proposed residential buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built.**
15. If a development entrance sign is proposed the application shall include a description of the proposed entrance sign improvements including a description of lighting, landscaping, and construction materials.  
**Response: Examples of entrance signage and a description are located on Page 15.**

VETERANS COVE



1750 PLAN

2302 PLAN

1635 PLAN

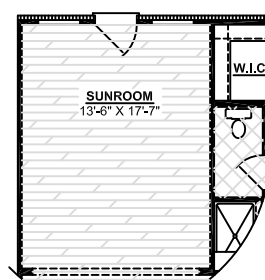
1750 PLAN



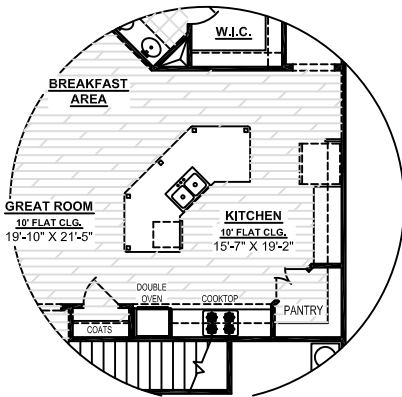


OleSouth.com

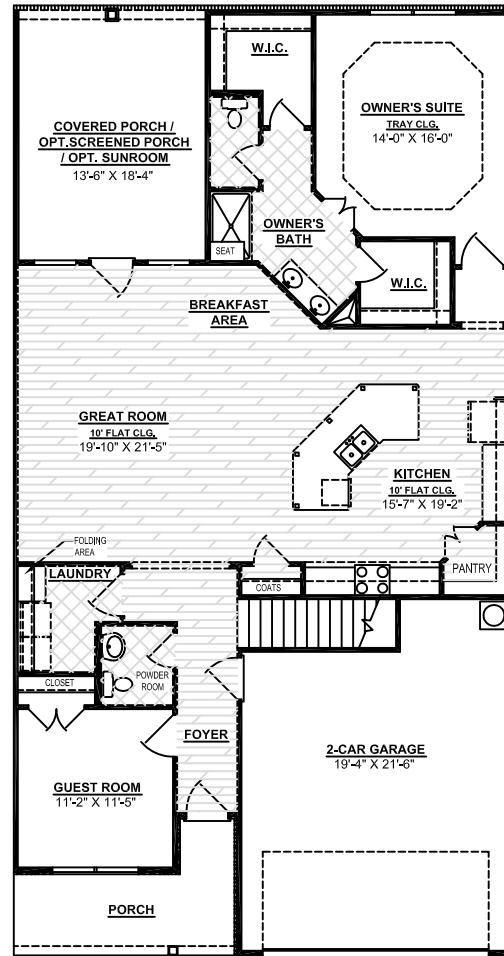
# 2302 Plan



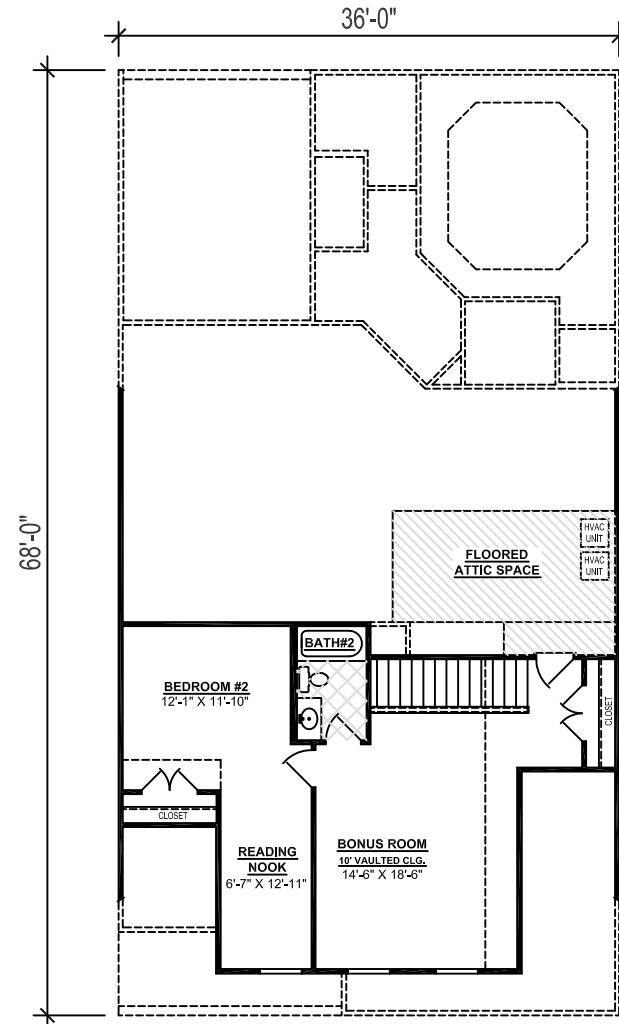
**OPTIONAL  
SUNROOM**



**OPTIONAL  
GOURMET KITCHEN**



**First Floor**



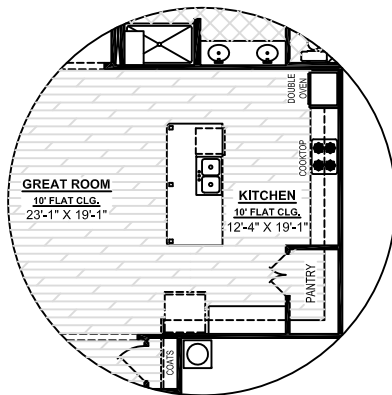
**Second Floor**



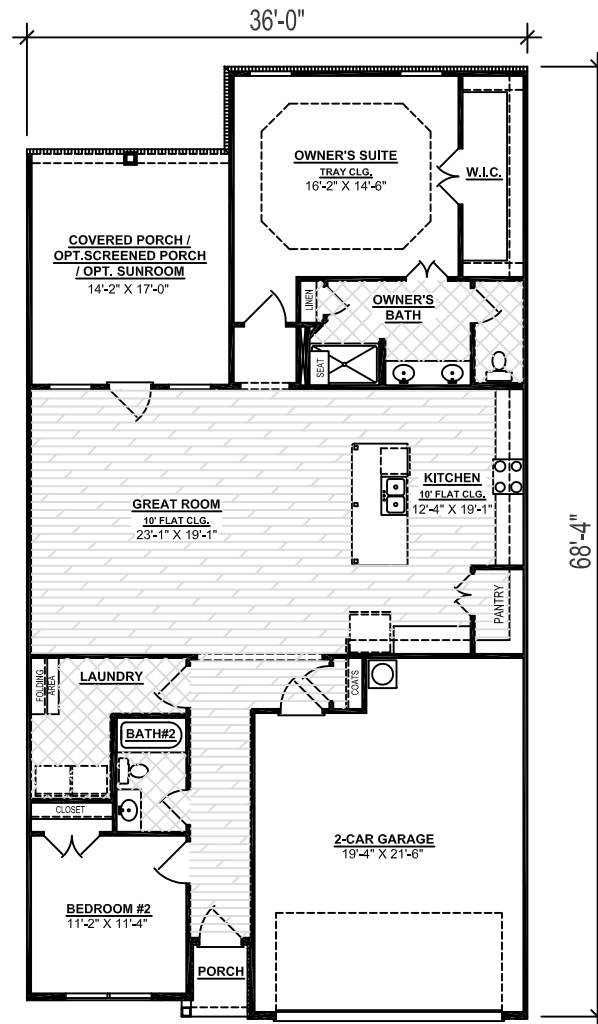


OleSouth.com

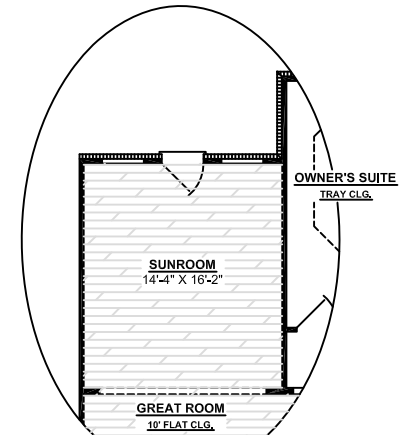
# 1635 Plan



**OPTIONAL GOURMET KITCHEN**



**First Floor**



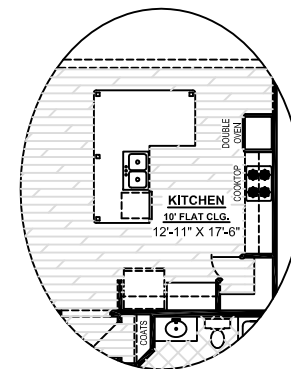
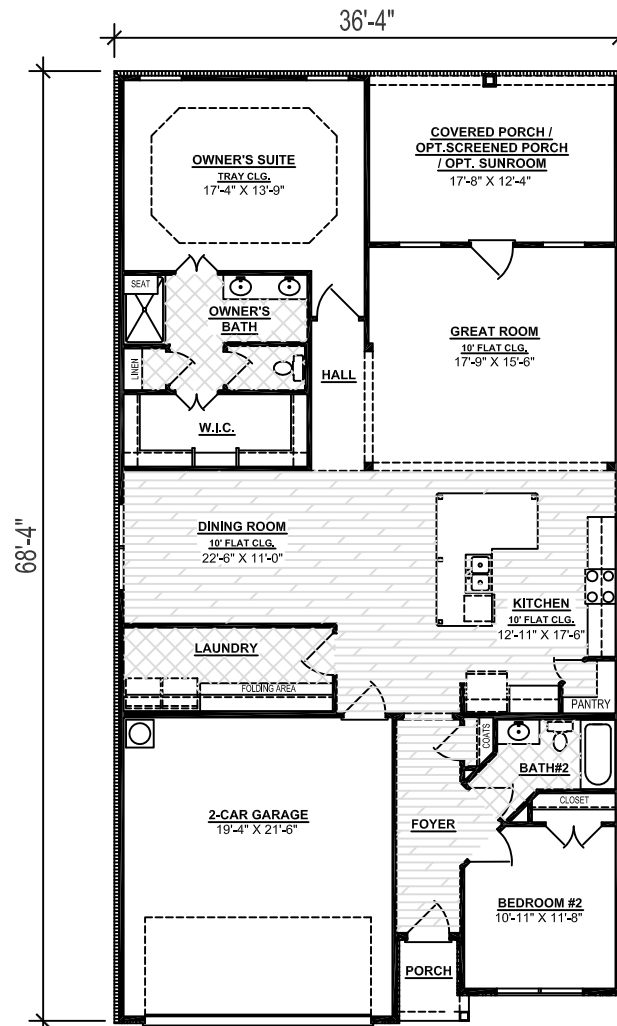
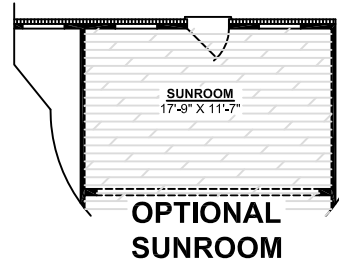
**OPTIONAL SUNROOM**





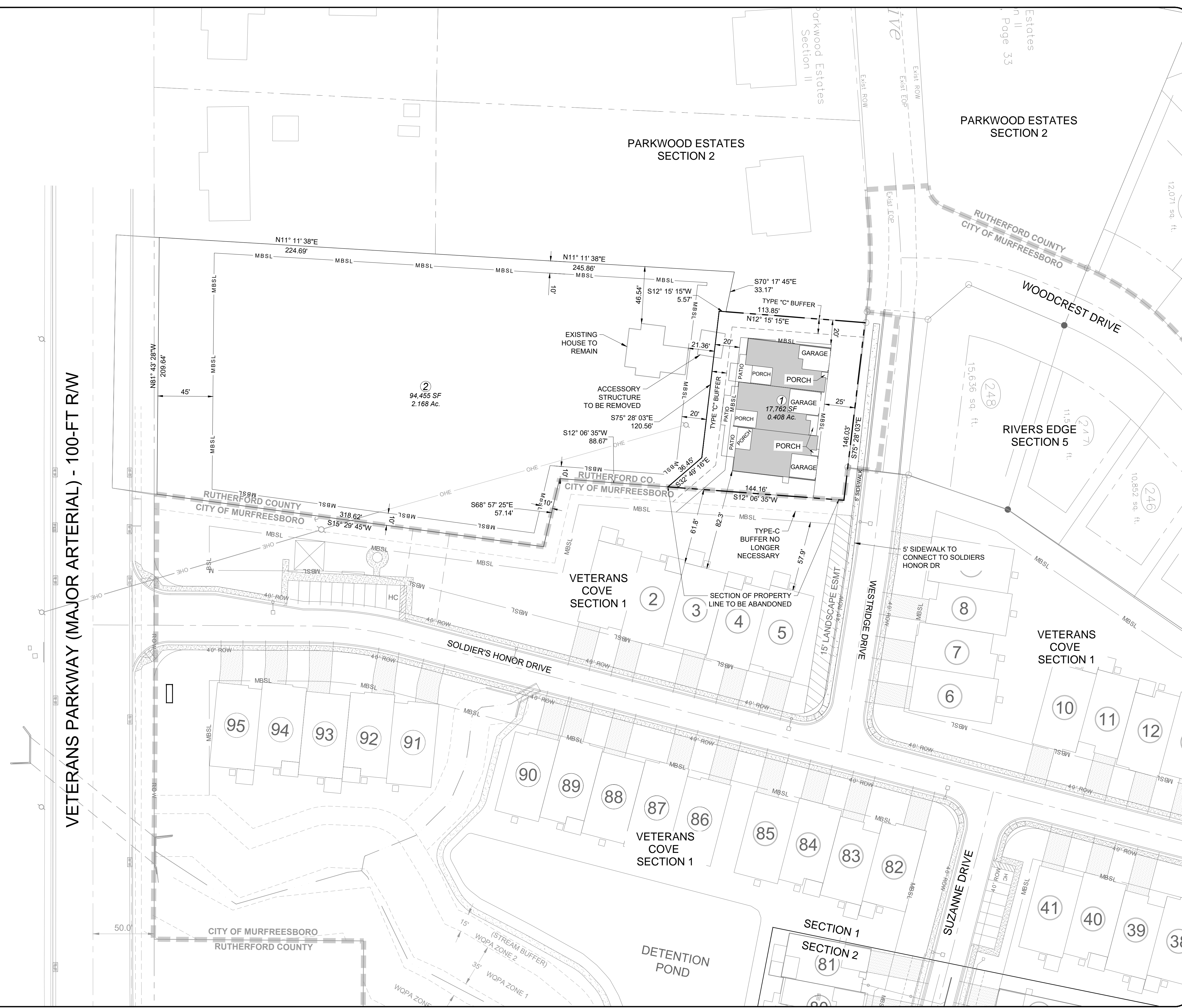
OleSouth.com

# 1750 Plan



First Floor





**Land Use Data:**

Total Land Area: 2.58± Acres  
 Total Number of Lots: 2

Zoning: PRD

Land Use Character:  
 Lot 1 - AUR (Auto-Urban Residential)  
 Supports Townhomes  
 Shown hereon to be combined into Veterans Cove PRD  
 Lots 2 - SR (Suburban Residential)  
 Supports 10,000 SF Single-Family Lots

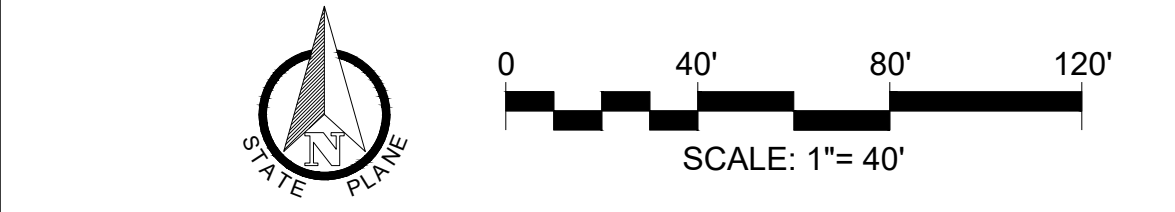
**LOT 1**  
 Building Type: Triplex (3 units per building)  
 Total No. of Buildings: 1  
 Building Height: 24± Ft (max. 35 ft)  
 Unit Area: 1600-2300 s.f.

All units will be 2 or 3-bedrooms with 2 baths.  
 Building shall be a mixture of brick/stone and hardie board with vinyl overhangs and soffits.

Typical Unit Size: 36 ft X 70 ft

**Setbacks Shown:**

	Front	Side	Rear
Lot 1	25 ft	20 ft	20 ft
Lot 2	45 ft	10 ft	20 ft



**CONCEPT PLAN**  
**VETERANS COVE P.R.D. AMENDMENT**  
 1310 VETERANS PKWY, MURFREESBORO, TN

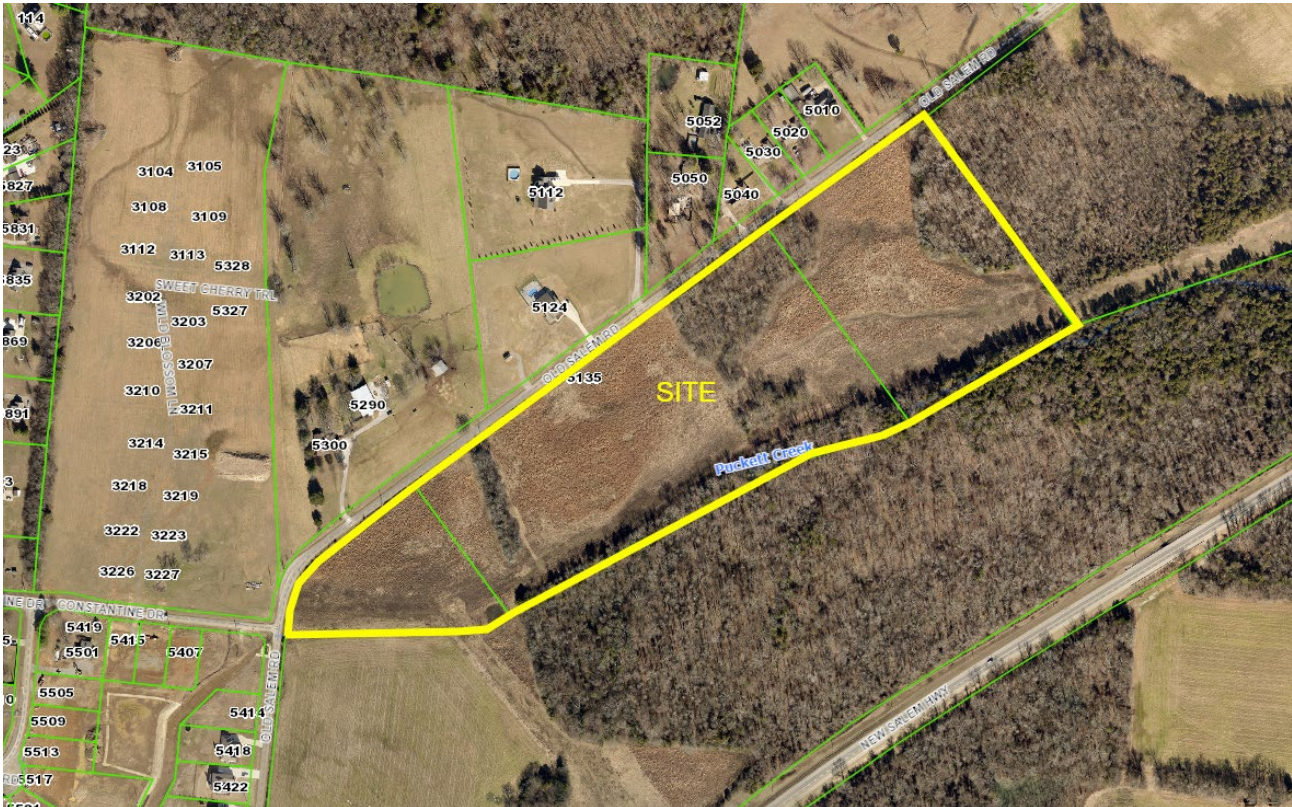
PREPARED FOR:  
**ALCORN PROPERTIES, LLC**  
 4613 VETERANS PKWY  
 MURFREESBORO, TN 37128  
 (615) 896-0091



**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 7, 2024  
PROJECT PLANNER: RICHARD DONOVAN**

**5.d. Zoning application [2024-404] for approximately 29.5 acres located along Old Salem Road to be rezoned from CF to RS-12, Alcorn Properties, LLC applicant.**

The applicant, Alcorn Properties, LLC, is requesting to rezone the subject properties from Commercial Fringe (CF) to Single-Family Residential, 12,000 square foot lot minimum (RS-12). The property is located along the south side of Old Salem Road and is currently vacant. The site is identified as three parcels, Tax Map 115, Parcels 29.04 (3.79 acres) and 29.05 (16.22 acres) and part of Tax Map 123, Parcel 12.00 (9.40 acres) for a combined acreage of 29.5 acres. Due to environmental limitations around Puckett Creek, the applicant intends to develop the subject property as a single-family residential subdivision. A prior approved site plan for a private school on a portion of the subject property included a flood study that identified large portions of the subject properties as floodplain or floodway. The City currently has a consultant working on a flood study for this portion of Puckett Creek. The floodplain of Puckett Creek, as identified in this flood study, could constrain any future development on this site.





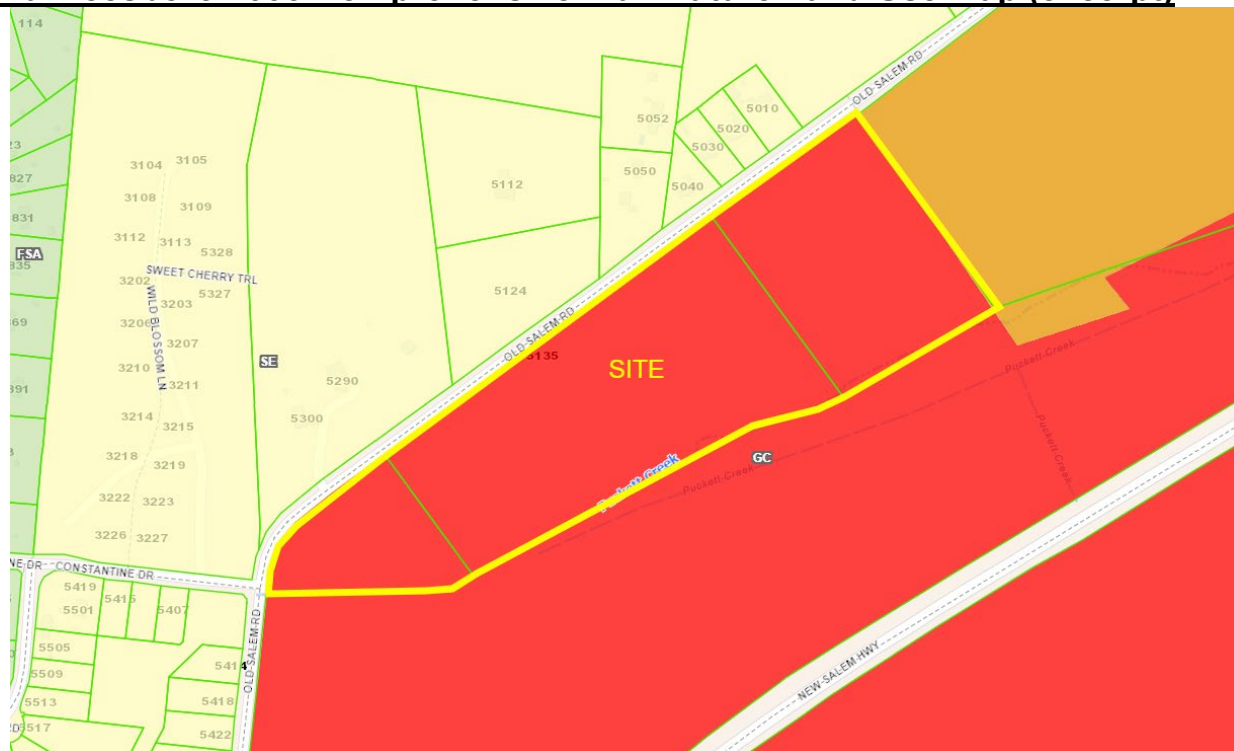
### **Adjacent Land Use and Zoning**

The adjacent properties are primarily developed as single-family residential and zoned residential or commercial. The properties to the northeast and south are currently vacant, to the west is Cherry Grove, and to the north is large lot single-family residential. The property to the north and northeast is zoned RM - Medium-Density Residential (in unincorporated Rutherford County), to the south is CF and CH, and to the west is RS-15.

### **Future Land Use Map:**

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates that “General Commercial” is the most appropriate land use character for the project area, as shown on the map below. The General Commercial character is intended for commercial development along collectors and arterial streets. It is auto-oriented, with large portions of the site devoted to parking lots and drive aisles, and draws users from outside of Murfreesboro. The RS-12 zoning is inconsistent with the Future Land Use Map for General Commercial. However, Chapter 4 of the Comprehensive Plan includes a transition policy that allows flexibility when environmental conditions shape development opportunities different than property lines. Staff recommends the use of the transition policy due to the southern boundary of the subject property being along Puckett Creek and creating a natural barrier to the “General Commercial” character to the south along New Salem Highway and creating a transition to the large lot single-family residential to the north in the County.

### **Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)**



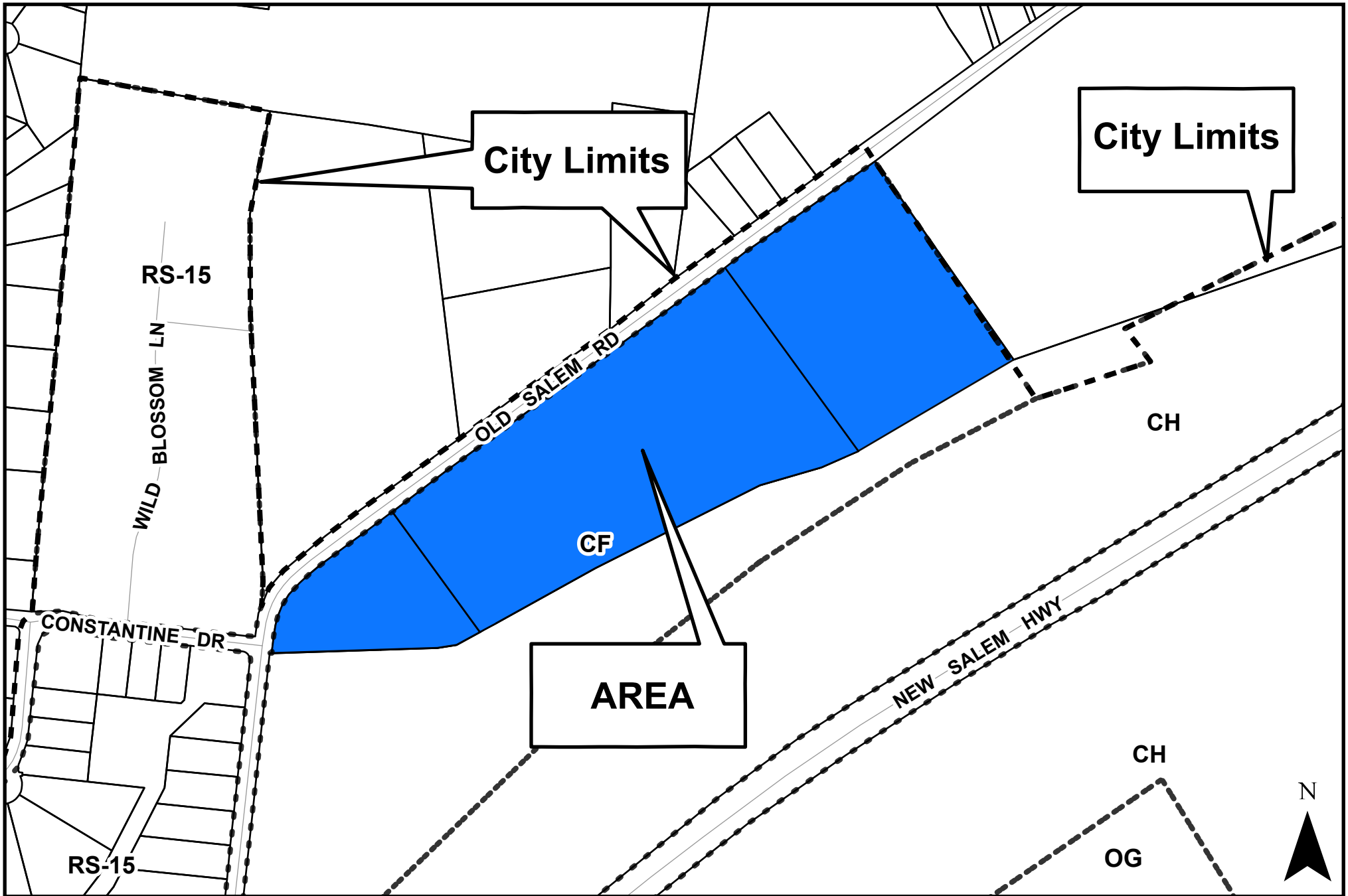
**Staff recommendation:**

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

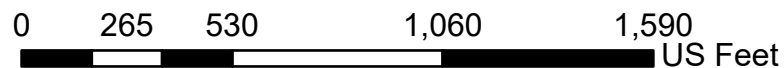
- 1) The rezoning request is an appropriate use of the transition policy, allowing for a transition from the commercial uses, south of Puckett Creek, to the large lot single-family residential north of Puckett Creek and south of Old Salem Road.
- 2) The proposed single-family detached dwellings allowed by the RS-12 zoning would be compatible with single-family residential land uses in the vicinity.
- 3) The proposed RS-12 district is a decrease in land use intensity from the existing CF zoning in an environmentally constrained area.

**Action Needed:**

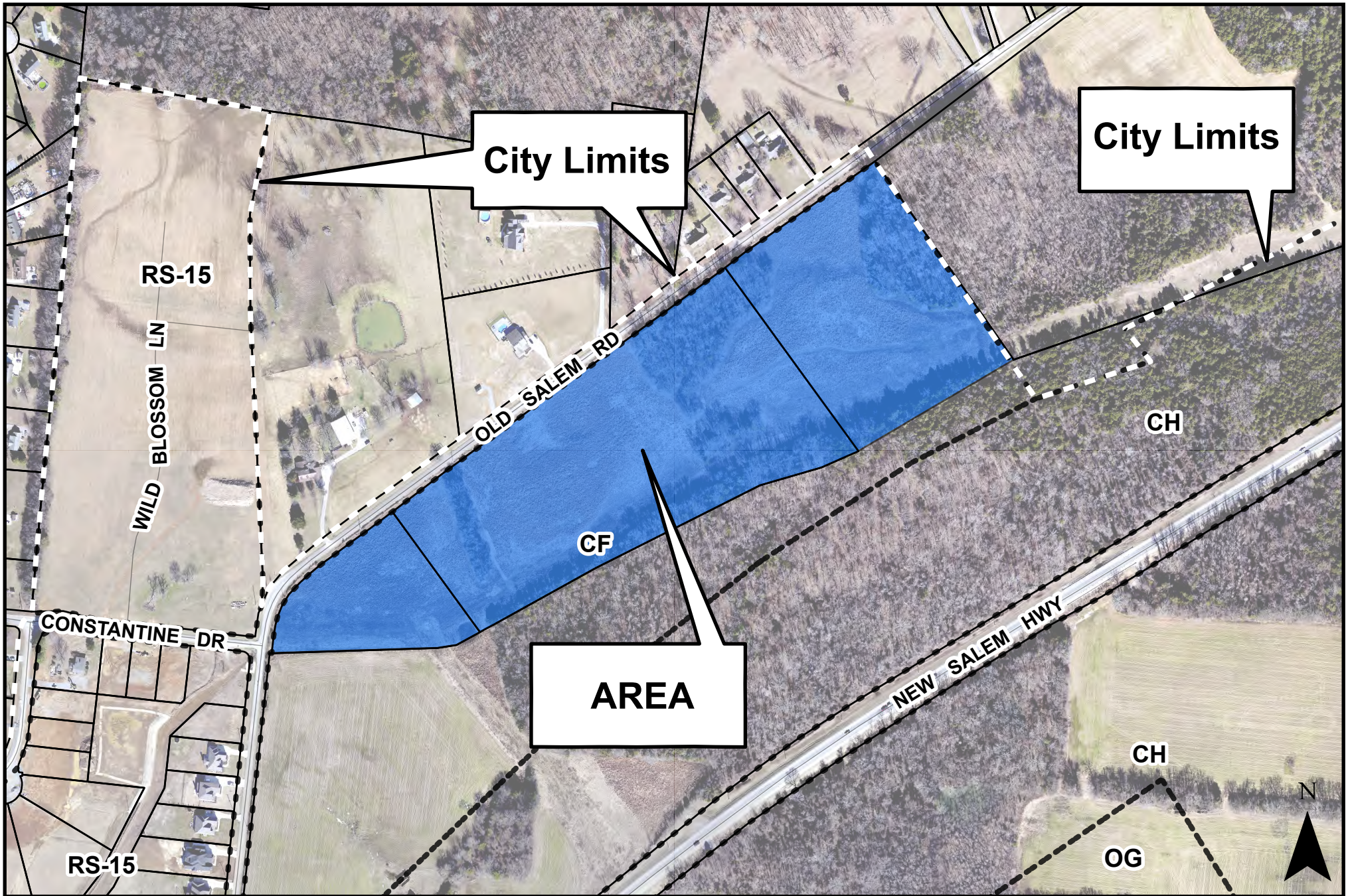
The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.



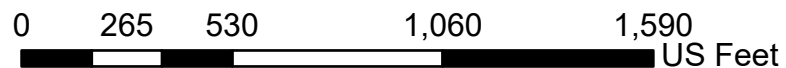
Rezoning request for property along Old Salem Road  
CF to RS-12



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



Rezoning request for property along Old Salem Road  
CF to RS-12



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



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

*Creating a better quality of life*

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: ALCORN PROPERTIES, LLC

Address: 4613 VETERANS PKWY City/State/Zip: MURFREESBORO, TN 37128

Phone: 615-896-0091 E-mail address: alcornda@gmail.com

REDEEMER CLASSICAL ACADEMY (115-29.04 & 29.05) /  
 PROPERTY OWNER: RUCKER DONNELL FOUNDATION (123-12.00)

Street Address or property description: OLD SALEM ROAD

and/or Tax map #: 115 / 123 Group: \_\_\_\_\_ Parcel (s): 29.04, 29.05 / 12.00

Existing zoning classification: CF

Proposed zoning classification: RS-12 Acreage: 29.5

Contact name & phone number for publication and notifications to the public (if different from the applicant): Nathan Melson, PE 615-663-7678

E-mail: nmelson@cia-engineers.com

APPLICANT'S SIGNATURE (required): 

DATE: 4/9/24

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

Date received: \_\_\_\_\_ MPC YR.: \_\_\_\_\_ MPC #: \_\_\_\_\_

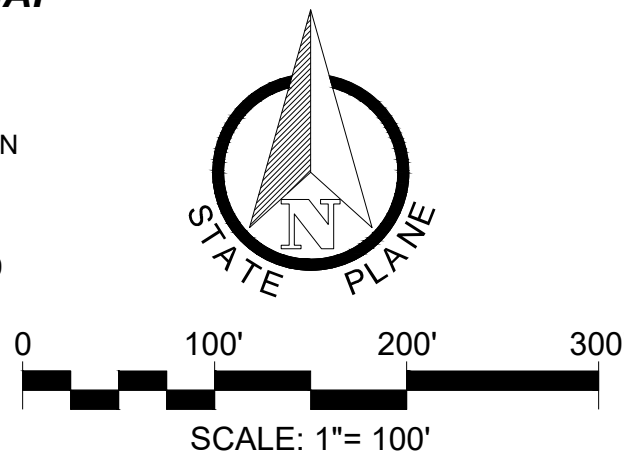
Amount paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_



VICINITY MAP  
N.T.S.

**SITE INFORMATION:**  
 PROJECT NAME: ALCORN-OLD SALEM ROAD SUBDIVISION  
 ADDRESS: 5135 ALCORN ROAD  
 MURFREESBORO, TN 37129

TAX MAPS / PARCEL NOS.: 115 / 029.04 & 029.05, 123 / 12.00  
 CURRENT ZONING: CF (TO BE REZONED TO RS12)  
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL  
 TOTAL LOTS: 15 LOTS  
 PROPERTY AREA: 29.8± AC  
 RIGHT OF WAY: 2.0± AC  
 RESERVED FOR R/W: 0.3± AC



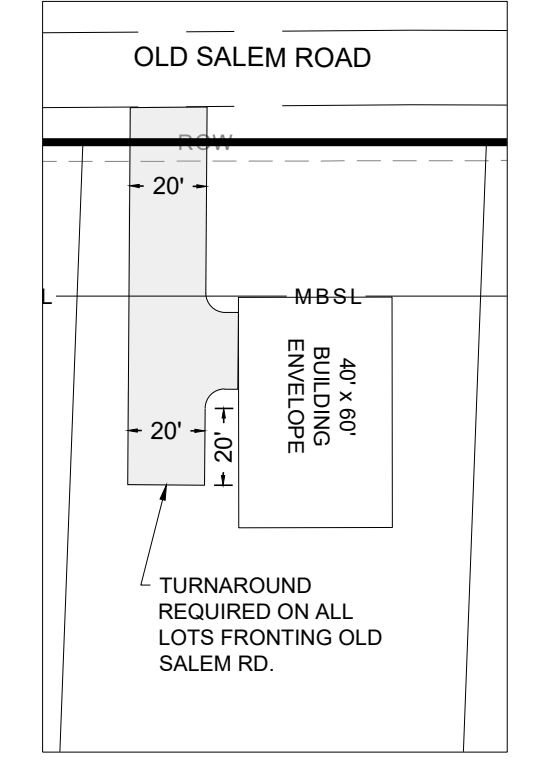
**MINIMUM YARD REQUIREMENTS:**  
 FRONT: 35 FT  
 SIDE: 10 FT  
 REAR: 25 FT  
 MAX. HEIGHT: 35 FT

**FEMA NOTE:** THIS SITE LIES WITHIN ZONE X, OUTSIDE THE 100 YEAR FLOODPLAIN, PER COMMUNITY PANEL 47149C0265H, EFFECTIVE JAN. 5, 2007.

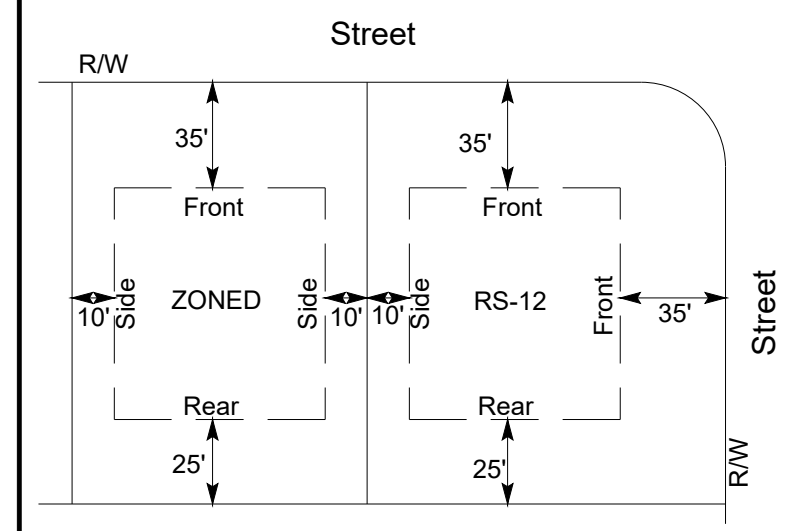
**DEED:** THE PROPERTY SHOWN HEREON IS LOCATED ON OLD SALEM ROAD, 12TH CIVIL DISTRICT, TAX MAP 115, PARCELS 29.04 (P.B. 43, PG. 150), 29.05 (D.B. 1842, PG. 3791) AND A PORTION OF TAX MAP 123, PARCEL 12.00 (D.B. 304, PG. 557)

**APPLICANT:** ALCORN PROPERTIES, LLC  
 4613 VETERANS PKWY  
 MURFREESBORO, TN 37128  
 (615) 896-0081  
**CONTACT:** DAVID ALCORN

**PREPARED BY:** CIVIL INFRASTRUCTURE ASSOCIATES, LLC  
 307 HICKERSON DRIVE  
 MURFREESBORO, TN 37129  
 (615) 663-7678  
**CONTACT:** NATHAN MELSON, PE



TYPICAL DRIVEWAY LAYOUT FOR ALL HOUSES FACING OLD SALEM ROAD  
SCALE: 1" = 50'



TYPICAL BUILDING SETBACK DETAIL

**NOTES:**  
 1. ALL HOUSES & DRIVEWAYS FACING OLD SALEM ROAD SHALL BE DESIGNED SUCH THAT NO BACKING OUT OF DRIVEWAYS ONTO OLD SALEM ROAD TO BE ALLOWED.

**MADDINGTON SUBDIVISION  
 CONCEPT PLAN  
 OLD SALEM ROAD, MURFREESBORO, TENNESSEE**

PREPARED FOR:  
 ALCORN PROPERTIES, LLC  
 4613 VETERANS PKWY  
 MURFREESBORO, TN 37128



**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 7, 2024  
PROJECT PLANNER: RICHARD DONOVAN**

- 5.e. Zoning application [2024-408] for approximately 21.14 acres located along New Salem Highway and Salem Creek Drive to be rezoned from RS-15 to CF (12.4 acres) and PRD (Salem Towne PRD – 8.74 acres), Harney Homes applicant.**

The applicant, Harney Homes, is requesting to rezone the subject property from RS-15 (Single-Family Residential – 15,000 square foot minimum lot size) to CF (Commercial Fringe) for the northern 12.4 acres and PRD (Salem Towne Planned Residential District) for the southern 8.74 acres. The property is located at 2511 New Salem Highway or southwest of the New Salem Highway and Salem Creek Drive intersection. The site is currently home to Fellowship United Methodist Church, which is allowed in the RS-15 district by special use permit. In 2007 a special use permit was issued for an expansion of the building and for additional parking. The site is identified as Tax Map 114, Parcel 18.01 (approx. 21.14 acres).



### **Adjacent Land Use and Zoning**

The adjacent properties are developed as commercial and residential uses and zoned commercial, residential, or PUD. The property to the north is zoned CH; to the northeast is Salem Creek Commons PCD which generally allows the same uses as CF excluding liquor stores and beer packaged; Salem Creek Church of Christ to the east is zoned CF; Ashton at Salem Creek townhomes to the east is zoned PRD; GMP Realty Office to the east is zoned OG (Office General); to the southeast is RS-12 (Single-Family Residential – 12,000 square foot minimum lot size); to the south Salem Creek single-family residential subdivision is zoned RS-15; and to the west is Boxwood Plantation PUD which allows a mix of single-family detached and attached residential, two-family residential, office space, and commercial that generally aligns with the CF district.

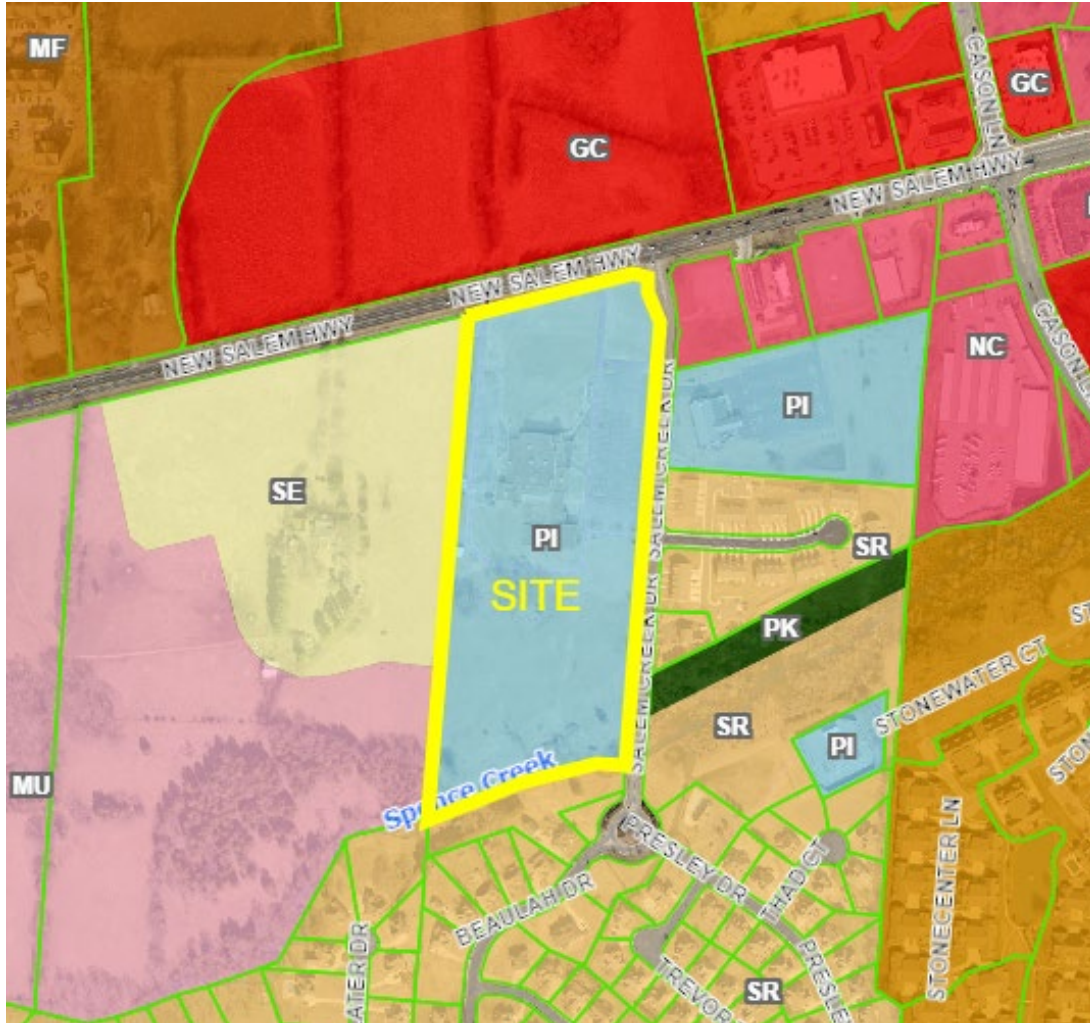
### **Future Land Use Map:**

The Future Land Use Map (FLUM) of the Murfreesboro 2035 Comprehensive Plan designates "Public/Private Institutional" (PI) as the most appropriate land use character for the project area, as shown on the map below. The PI designation is intended for governmental buildings and facilities, hospitals, and both public and private institutional uses, such as the existing church. When the land use plan was developed, the existing use informed the future land use designation, and no change in use was contemplated at that time. However, the proposed Commercial Fringe (CF) zoning and the Salem Towne PRD are inconsistent with the FLUM designation for the subject property. The PI designation supports and encourages the development of most public or institutional land uses.

However, Chapter 4 of the Comprehensive Plan includes a transition policy that allows flexibility when the current development pattern supports expansion of a land use boundary. Staff recommends the use of the transition policy to allow the continuation of commercial zoning along New Salem Highway and the transition from commercial along New Salem Highway to the townhomes at the rear of the property before crossing the Spence Creek and transitioning to single-family detached residential in the Salem Creek Subdivision. This transition is similar to the transition east of Salem Creek Drive with commercial transitioning to townhomes and office and then to single-family residential.



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



### Salem Towne PRD

Salem Towne PRD proposes 47 attached single-family residential units, consisting of eight buildings constructed as five or six units per building. The Salem Towne PRD has a density of 5.38 dwelling units per acre. Access to the site will be from Salem Creek Drive with individual townhomes being accessed via a private street with secondary access from the rear loop drive around the church. The private street will also include street lighting and sidewalks on both sides. Solid waste will be provided by a private hauler. Units will be sold via a Horizontal Property Regime. A homeowner's association will be established to maintain all common areas and exteriors, including driveways.

### Buildings:

- Maximum building height of 35 feet;
- All units will be 1 or 2 stories;
- All units will have 2 or 3 bedrooms
  - 16 – 3 bedroom units (end units)
  - 31 – 2 bedroom units (internal units)
- Units will be a minimum of 1,350 square feet excluding the garage;
- Garages
  - Corner units will have 2 car garages – 16 feet wide
  - Interior units will have 1 car garages – 9 feet wide
  - Front entry garages will have decorative carriage-style doors with windows;
- Rear of units will have fenced-in area with 6-ft tall PVC fence;
- HVAC units will be located at the rear of each residence

### Building Materials:

- Front – Brick, stone, or cement board siding with a 50% brick or stone minimum
- Side – 1<sup>st</sup> Story Brick or Stone  
2<sup>nd</sup> Story cement board siding  
The façade will have a 50% brick or stone minimum
- Rear – cement board siding
- Vinyl only permitted in trim and soffits

### Setbacks:

- External to site
  - Salem Creek Drive – 25'
    - This is an exception to the 35' front setback in the RS-A2 district
  - Northern Boundary – 20'
  - Western Boundary – 20'
  - Southern Boundary – 50'
- Internal to site
  - Back of sidewalk to Garage – 35'
  - Back of sidewalk to Home – 15'
  - Building Side to Side: 30'
  - Building Side to Rear: 30'
  - Building Rear to Rear: 30'
  - Patios, porches, and stoops permitted to encroach up to 5' into setbacks

### Parking:

- 122 parking spaces required
  - 126 driveway parking spaces provided
  - 63 garage parking spaces provided
  - 24 guest parking spaces provided
  - 223 total parking spaces

### Open Space and Amenities:

There will be 3.15 acres of open space (36%), including the stormwater management areas, Spence Creek floodway, amenities, planting yards along the northern and western property lines, and Type 'B' buffer along the northeast corner of the property. A portion of the open space will be formal and include a pavilion and pickleball court.

### Exceptions:

The PRD only includes only one exception from the typical Zoning Ordinance bulk standards to allow the front setback from Salem Creek Drive to be reduced 10 feet from the required 35 feet to 25 feet.

### **CF, Commercial Fringe**

This district is intended to permit the development and continued maintenance of general commercial uses along highways and major arterial streets which tend not to be a nuisance to immediately surrounding residential development. The uses permitted in this district, the special uses that may be allowed in this district, and the uses for which site plan review and approval are required are listed in Chart 1 unless otherwise regulated in this article. The minimum lot and yard requirements, maximum height, maximum gross dwelling unit density and the land use intensity ratios which govern any use in this district are listed on Chart 2 unless otherwise regulated in this article.

The applicant is requesting CF bulk zoning for approximately 12.4 acres in the northern portion of the subject property. The CF district would permit the existing church by right, eliminating the need for additional special use permits for any expansions. The CF district also permits a variety of retail, office, and medical uses, as well as most institutional, and limited other housing types (B&B, homes for the aged, assisted living). Drive-up windows and fuel sales are permitted within the CF district but must maintain a minimum distance of 250 feet from residential district property lines. Additionally, the CF zoning could facilitate the future subdivision of the frontage along New Salem Highway into multiple commercial lots with shared access. A copy of Chart 1 is included and highlights the uses permitted in CF.

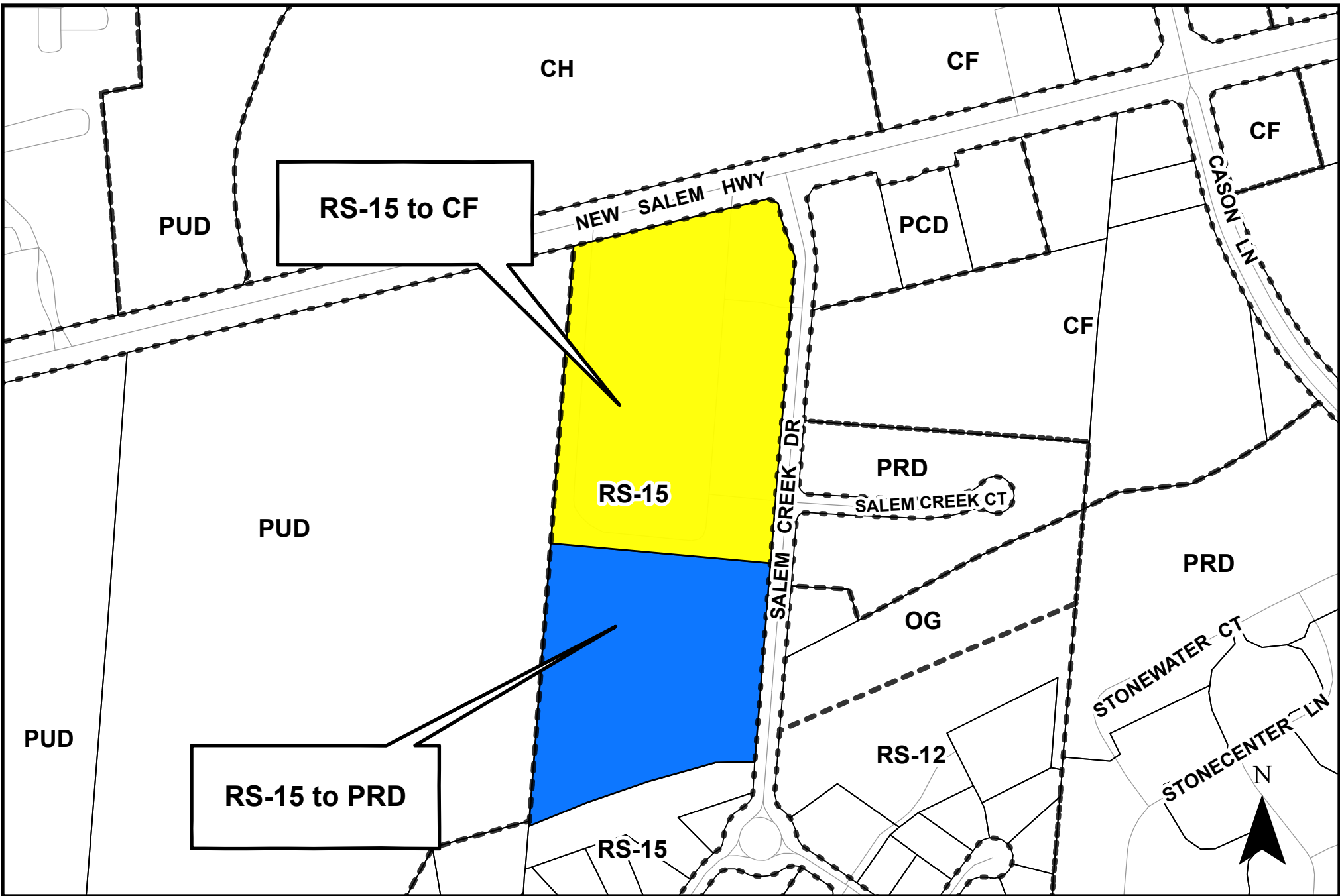
**Staff recommendation:**

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

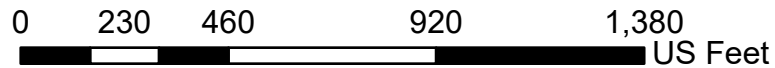
- 1) The rezoning request is an appropriate use of the transition policy, using Spence Creek and its floodway as a natural transition between land uses.
- 2) The proposed CF zoning provides additional opportunities to provide commercial services to one of the fastest growing areas of the City.
- 3) The proposed single-family attached dwellings would be compatible with land use with single-family attached residential to the east.

**Action Needed:**

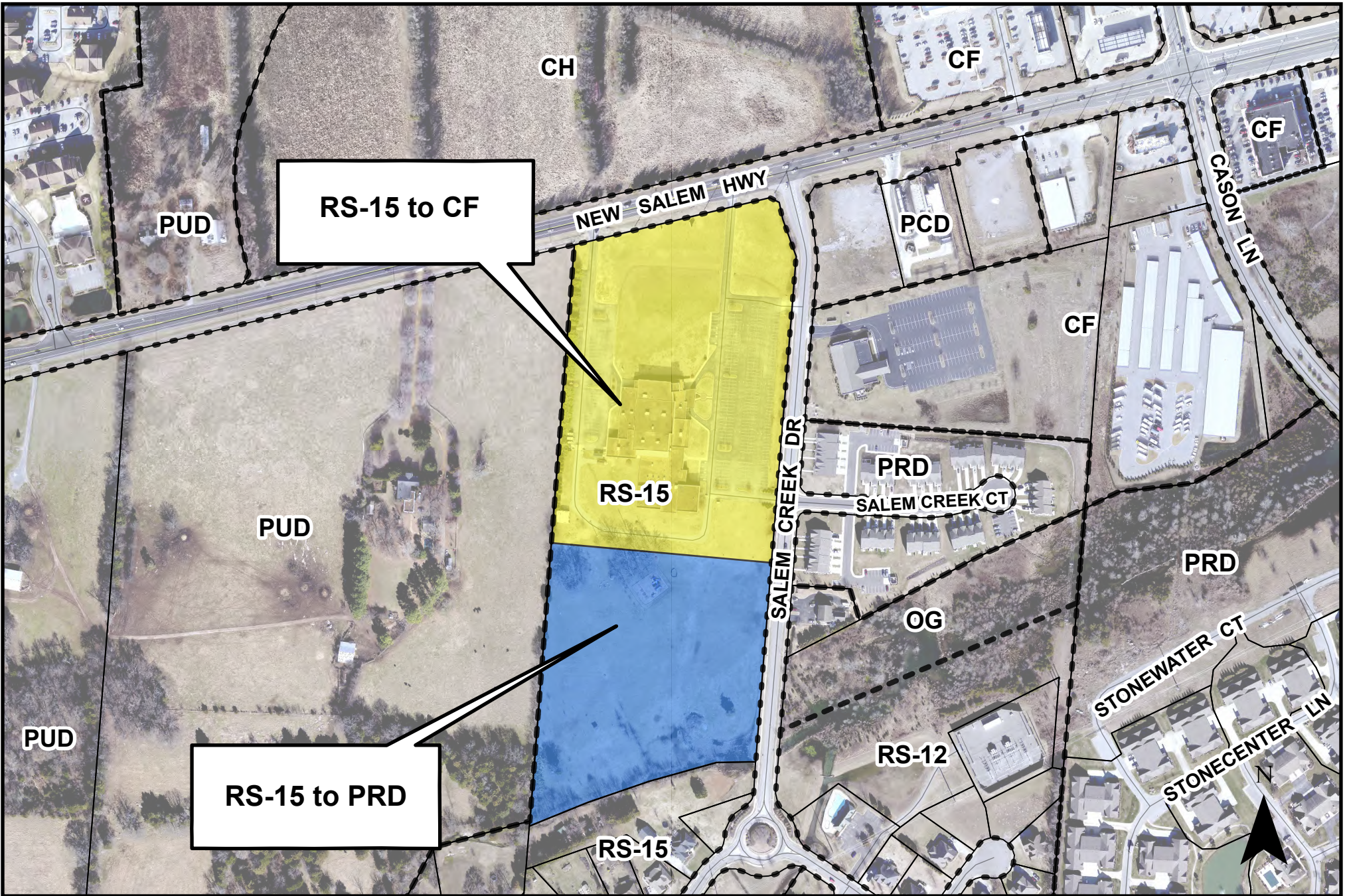
The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.



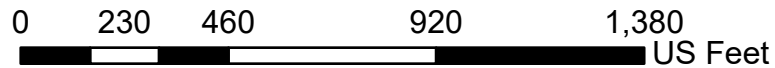
Rezoning request for property along New Salem Highway & Salem Creek Drive  
RS-15 to CF & PRD (Salem Towne PRD)



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



Rezoning request for property along New Salem Highway & Salem Creek Drive  
 RS-15 to CF & PRD (Salem Towne PRD)



Planning Department  
 City of Murfreesboro  
 111 West Vine St  
 Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



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

*Creating a better quality of life*

<b>Zoning &amp; Rezoning Applications – other than rezoning to planned unit development</b>	<b>\$700.00</b>
<b>Zoning &amp; Rezoning Applications – Planned Unit Development, initial or amended</b>	<b>\$950.00</b>

**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:** Matt Taylor of SEC on behalf of Justin Harney of Harney Homes

Address: 850 Middle Tennessee Blvd. City/State/Zip: Murfreesboro, Tennessee 37129

Phone: 615-890-7901 E-mail address: mtaylor@SEC-Civil.com

**PROPERTY OWNER:** Fellowship United Methodist Church

Street Address or property description: 2511 HWY 99

and/or Tax map #: 114 Group: \_\_\_\_\_ Parcel (s): 18.01

Existing zoning classification: RS-15

Proposed zoning classification: PRD & CF Acreage: 20.99

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

applicant): Justin Harney / Harney Homes.

E-mail: Justin@harneyhomes.com

APPLICANT'S SIGNATURE (required): 

DATE: 5-31-24

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

Date received: \_\_\_\_\_ MPC YR.: \_\_\_\_\_ MPC #: \_\_\_\_\_

Amount paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_

# SALEM TOWNE

A REQUEST FOR REZONING FROM RESIDENTIAL SINGLE-FAMILY TO PLANNED RESIDENTIAL DISTRICT AND COMMERCIAL FRINGE

Murfreesboro, Tennessee



**Initial Submittal**

June 13th, 2024

**Resubmitted**

July 3rd, 2024

**Resubmitted**

July 17th 2024 for the August 7th, 2024  
Planning Commission Public Hearing

**SEC, Inc.**

SEC Project #00100

**H HARNEY  
— HOMES —**

© Copyright 2024, Site Engineering Consultants, Inc.





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

850 Middle Tennessee Blvd.  
 Murfreesboro, Tennessee 37129

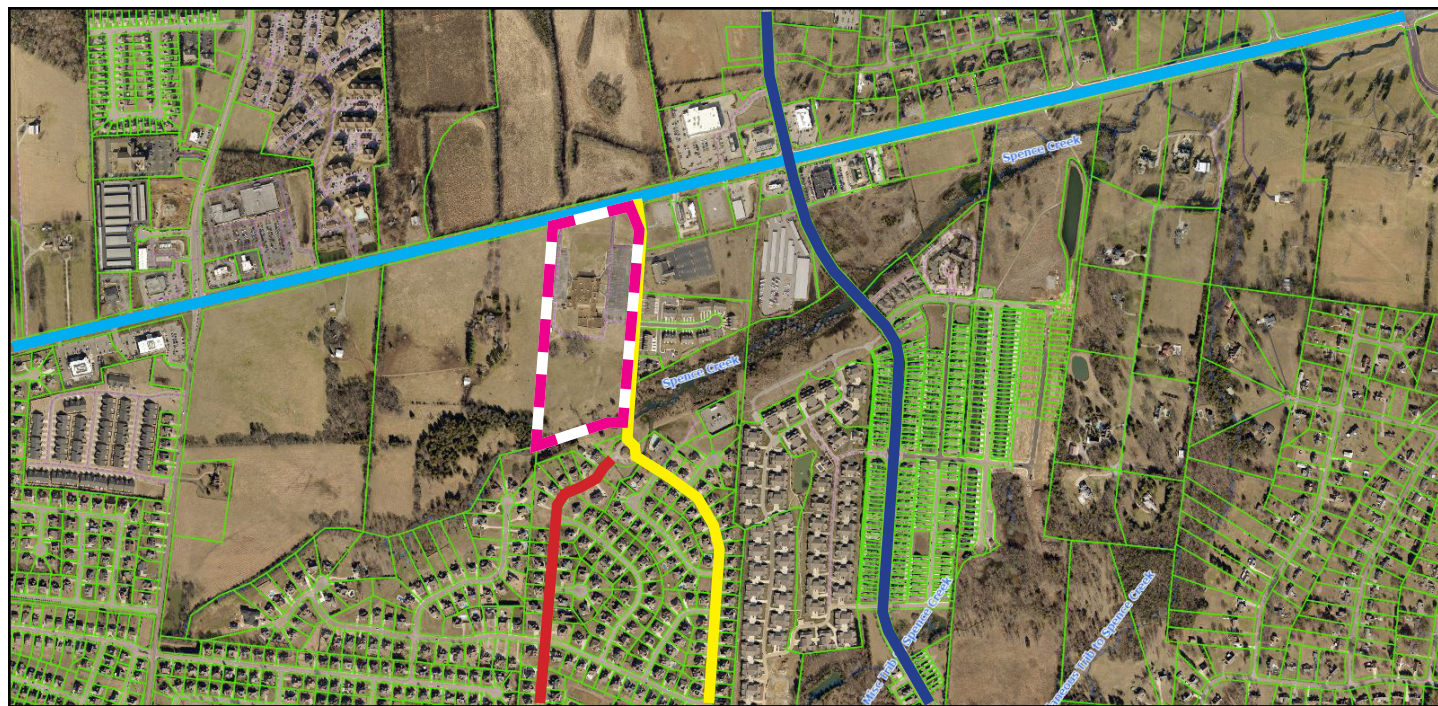


Company Name: Harney Homes, LLC  
 Profession: Developer & Home Builder  
 Attn: Justin Harney  
 Phone: (615) 624-7529  
 Email: justin@harneyhomes.com  
 Web: www.harneyhomes.com/

101 Beulah Rose Drive  
 Murfreesboro, Tennessee 37128

TABLE OF CONTENTS ..... 02  
 PROJECT SYNOPSIS, ZONING MAP, & FUTURE LAND USE MAP ..... 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..... 09  
 ARCHITECTURAL CHARACTERISTICS..... 10-11  
 INGRESS AND EGRESS ..... 12  
 AMENITIES & LANDSCAPE STANDARDS..... 13  
 ARTICLE 13 INFORMATION SUMMARY ..... 14  
 REQUESTED EXCEPTIONS SUMMARY ..... 15

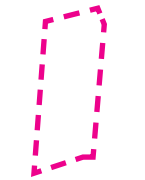
© Copyright 2024, Site Engineering Consultants, Inc. (SEC, Inc.)  
 This document shall not be reproduced, modified, published, or used in any way or form of media/print  
 without the expressed written consent of Site Engineering Consultants, Inc.



AERIAL PHOTOGRAPH

Not To Scale

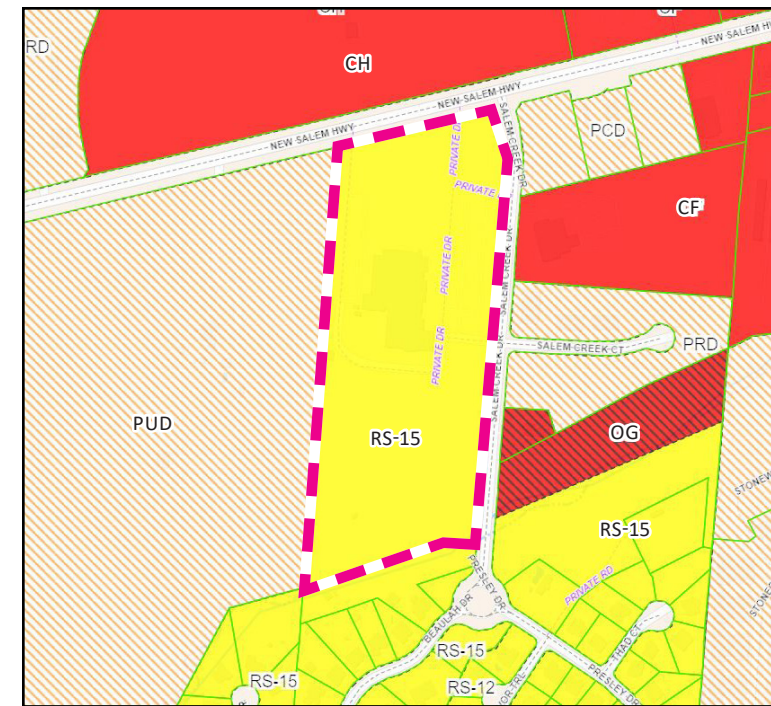
- New Salem Highway
- Salem Creek Drive
- Beulah Drive
- Cason Lane



Site Boundary

Harney Homes, LLC respectfully requests rezoning of the Fellowship United Methodist Church property at 2511 New Salem Highway from Residential Single Family (RS-15) to Planned Residential District (PRD) and Commercial Fringe (CF) to create Salem Towne. The property is located southwest of the Salem Creek Drive and New Salem Highway intersection. The site is identified as Parcel 18.01 of Tax Map 114, and is approximately 21.14 acres. Approximately 8.74 acres of the site will be rezoned to PRD. The remaining ±12.40 acres will be rezoned to CF. The church will retain approximately 9.75 acres.

The main portion of the proposed new development will be Salem Towne. The development will consist of 47 single-family attached townhomes on approximately 8.74 acres, for a density of 5.38 dwelling units per acre. All townhome units will be created via a Horizontal Property Regime (HPR). The proposed units will be at least 1,350 sf. All units will have a minimum of 3 bedrooms. Corner units shall provide a two car front-entry garage and interior units shall provide a one car front-entry garage, both of which shall utilize decorative garage doors. The home elevations will be constructed of masonry materials to add quality and character to the development. Each townhome building will have foundation landscaping and sodded front yards. All roads within the PRD shall be private and shall incorporate street lights to create continuity within the development. The entrance shall be located off of Salem Creek Drive and will incorporate development signage. The H.O.A. will maintain all common areas and exteriors.



ZONING MAP

Not To Scale

- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> RS-12 Residential Single-Family (RS-12) | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> OG General Office (OG)                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> RS-15 Residential Single-Family (RS-15) | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> PUD Planned Unit District (PUD)        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> RM-16 Residential Multi-Family (RM-16)  | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> PRD Planned Residential District (PRD) |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> CH Commercial Highway (CH)                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> PCD Planned Commercial District (PCD)  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> CF Commercial Fringe (CF)                  |  |



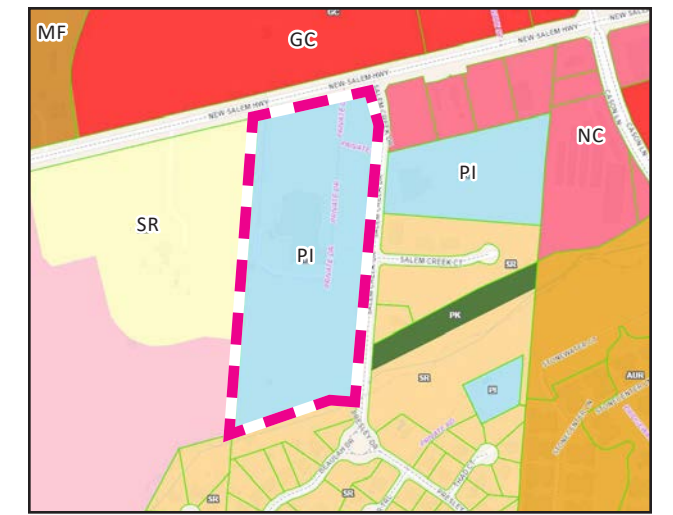
Site Boundary

The surrounding area consists of a mixture of zoning types and land uses. The land to the north across New Salem Highway is zoned CH. The land the west is zoned PUD. The land to the south is zoned RS-15 & RS-12. The land to the east is a mixture of properties zoned PRD, PCD, CF, and OG.

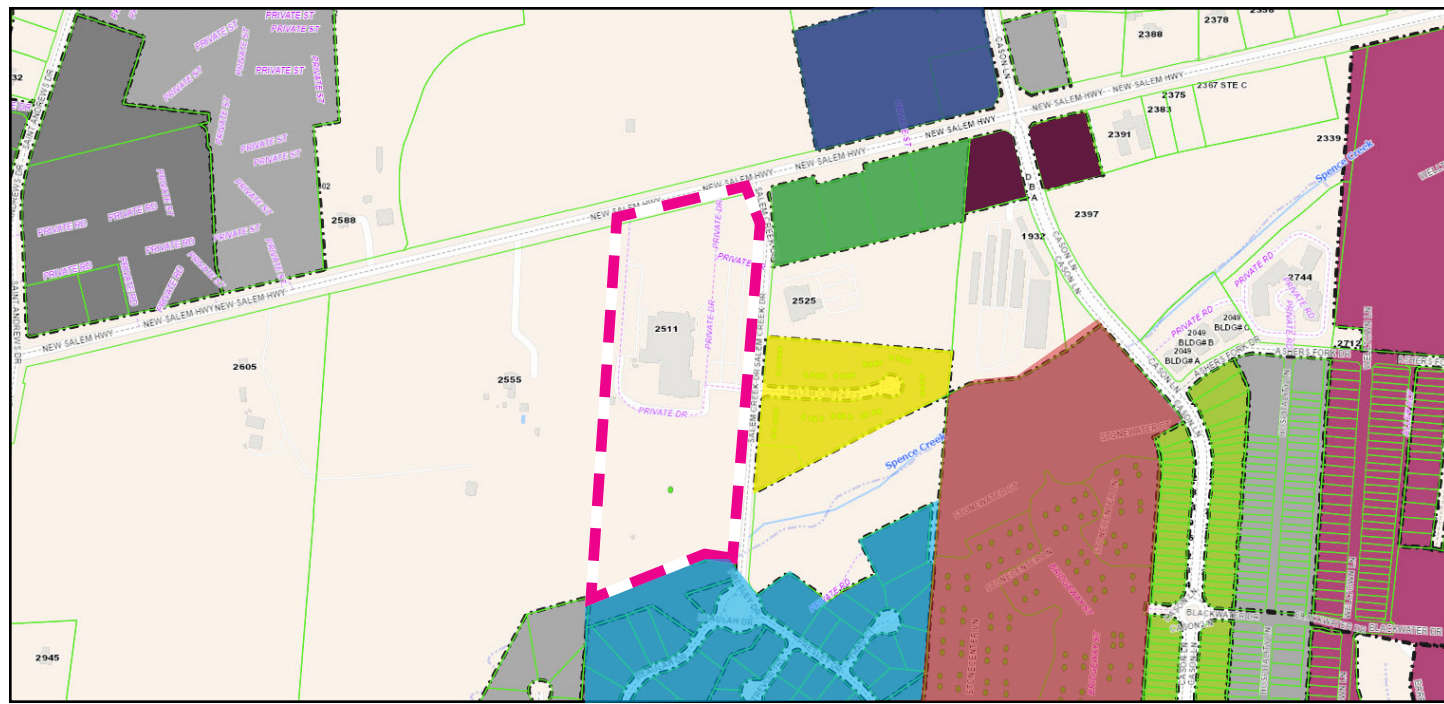
The Murfreesboro FLUM amendment designates this area as public/private institutional (PI). This classification typically includes major city, county, or state-owned facilities, along with other public and private buildings and sites that serve an institutional purpose, which correlates to church use.

The proposed development does not fully align with the current future land use classification. However, the amended FLUM does have a transitional policy to allow land use policy to be shaped relative to a site's context as well as its designated property boundary. This development qualifies for such a policy due to having boundaries along an arterial street and having a large portion of the site within the Spence Creek floodway.

Several properties along New Salem Highway already exhibit neighborhood and general commercial characteristics. By extending the neighborhood commercial zone from Salem Creek Drive, this development supports the continuation of commercial fringe (CF) zoning further west along New Salem Highway. Additionally, the surrounding area features various residential character zones, including suburban residential (SR), Auto Urban Residential (AUR), and Mixed Form Housing (FM). The closest match for the PRD portion of the proposed development is the mixed form housing characteristic, aligning well with the residential diversity in the vicinity. Although typically limited to a max of 4 units attached the proposed development matches the neighboring Townhome development by have a maximum of 6 units attached. Based on the context of the surrounding area the proposed development's design is consistent and fitting.



2035 FUTURE LAND USE MAP (FLUM)



SUBDIVISION MAP

Not To Scale

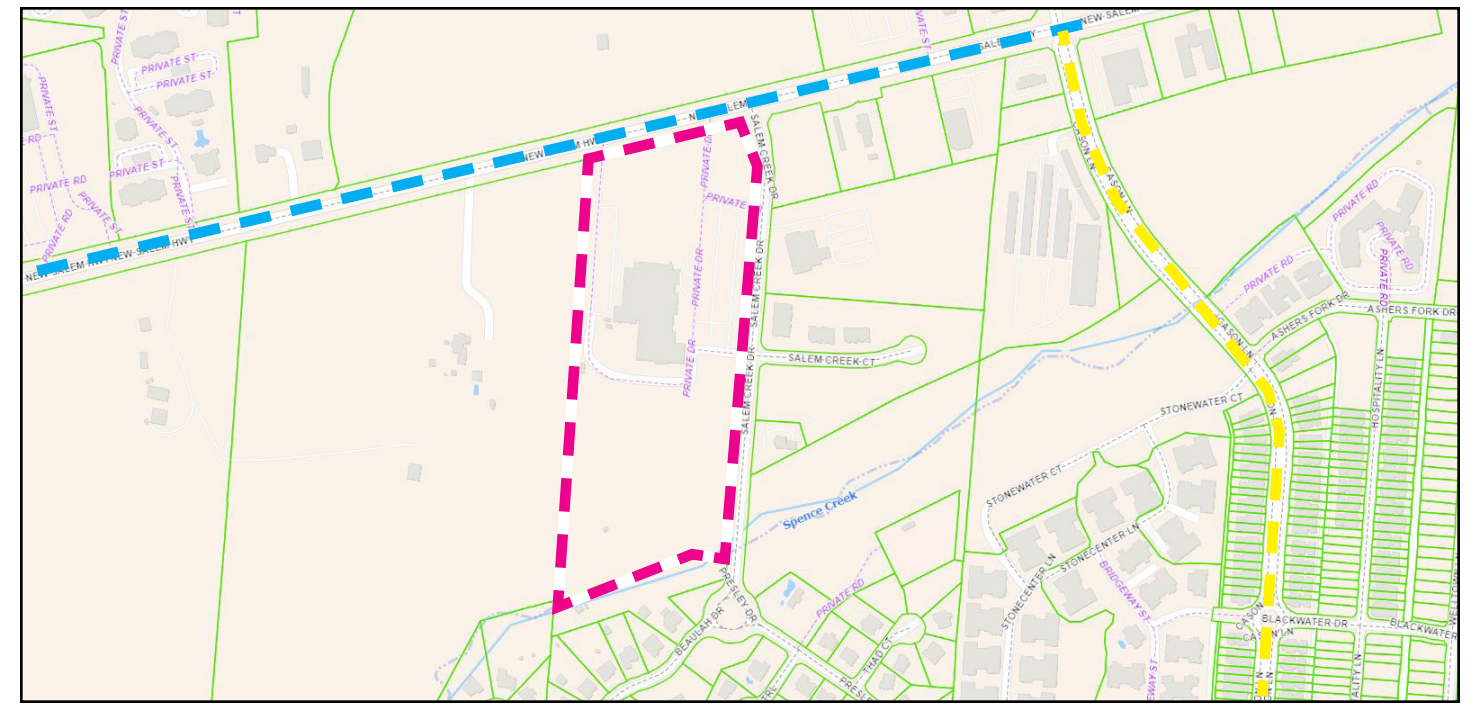
- |                         |                           |
|-------------------------|---------------------------|
| Salem Creek Subdivision | Galvestone LLC Commercial |
| Ashto At Salem Creek    | Ognio Family              |
| Stonebridge             | Three Rivers Commercial   |



Site Boundary

Salem Towne is surrounded by a mixture of residential subdivisions and commercial properties. To the south is Salem Creek Subdivision, a residential development consisting of one to two story single family detached homes with side loaded garages. The exterior elevations consist of primarily brick elevations and front porches/stoops. The main points of ingress/egress to the development are from Salem Creek Drive and Saint Andrews Drive. East of the project site is the Townhome Development Ashto at Salem Creek. The townhomes facades consist of brick on the first floor of fronts of home. Each townhome includes an attached one-car front-entry garage.

To the east of the project along New Salem Highway is the Galvestone LLC Commercial and Three Rivers Commercial subdivisions. These commercial areas consist of a variety of retail, restaurants, and services. North, across New Salem Highway is the Walmart Neighborhood Market, 7-Eleven gas station, and CVS Drugstore.



2040 MAJOR TRANSPORTATION PLAN

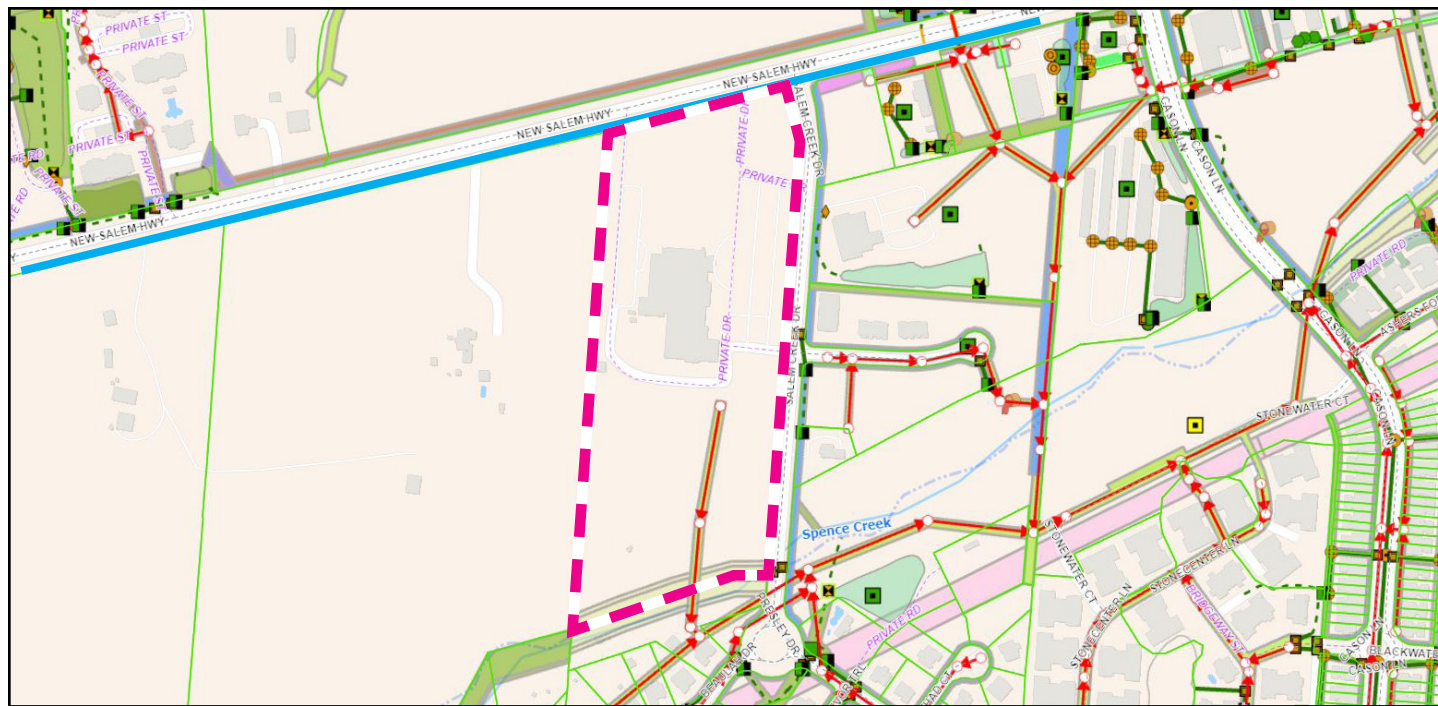
Not To Scale

- New Salem Highway (Major Arterial)
- Cason Lane (Collector)



Site Boundary

The property has/will have access to the existing public rights-of-way of New Salem Highway and Salem Creek Drive. New Salem Highway is slated to be improved to a 5-lane Major Arterial Roadway per the Murfreesboro 2040 Major Transportation plan. Currently the roadway is a 2-lane road with a west bound turn lane into Salem Creek Drive. This intersection is proposed to be signalized with the Still Waters Landing Project on the north side of Highway 99.



UTILITY MAP

Not To Scale



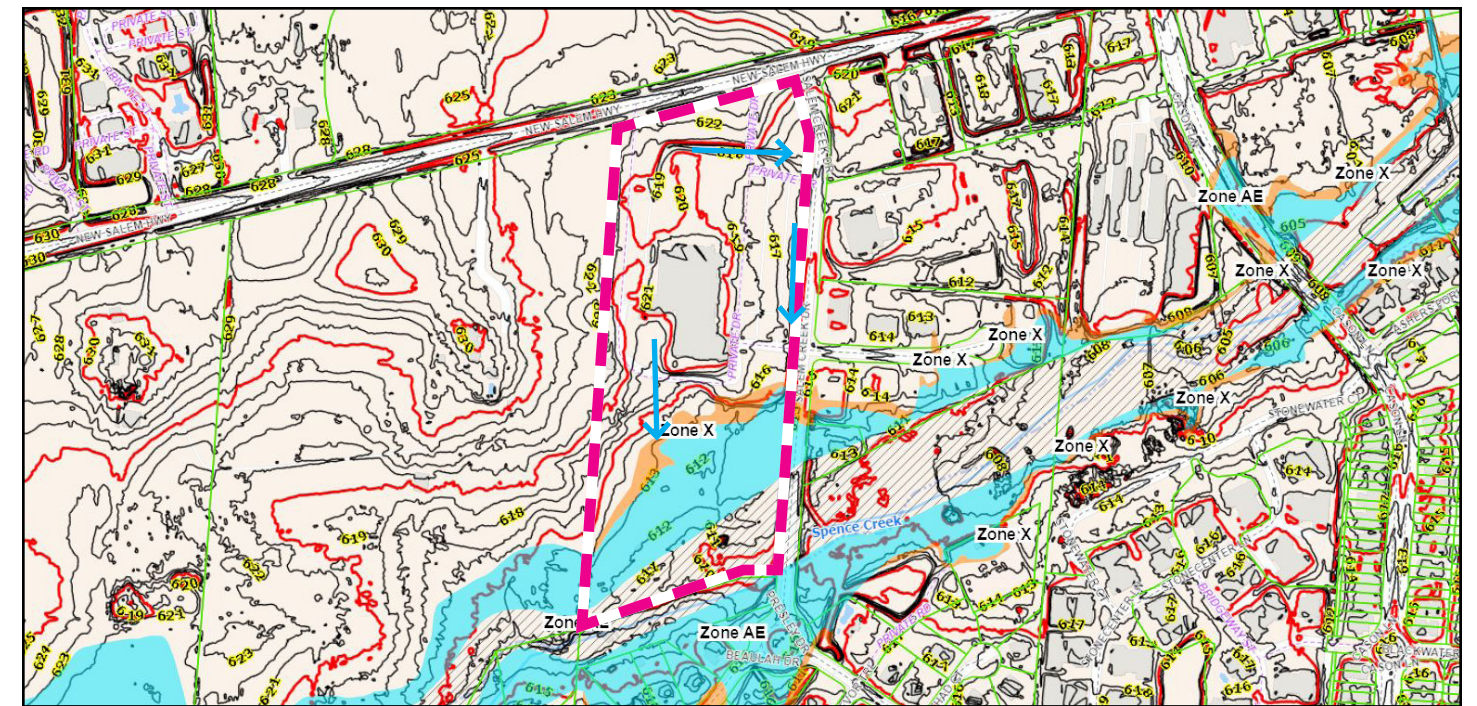
Water service will be provided by the Consolidated Utility District (CUD). There is an existing 16 inch ductile iron water line along the North side of New Salem Highway and a 12 inch ductile iron water line on the east side of New Salem Creek Drive. Currently there is a 6 inch line servicing the site from Salem Highway and an 8 inch line servicing the site from Salem Creek Drive. The developer will be responsible for extending/modifying the waterline into the site for domestic and fire water service.



Sanitary Sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 8" gravity sewer line located onsite. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property.



Electric service will be provided by Middle Tennessee Electric. Service will be extended from New Salem Highway. 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 point generally at the northwestern perimeter of the property. From this high point, the property drains towards the west and south. Stormwater that drains to the west flows into the existing drainage system along Salem Creek Drive before turning south and flowing towards Spence Creek. Stormwater that drains to the south flows into Spence Creek.

The southern portion of the property is within a registered Floodway and Floodplain per FEMA Flood Panel 47149C0265H eff. 1/4/2007.

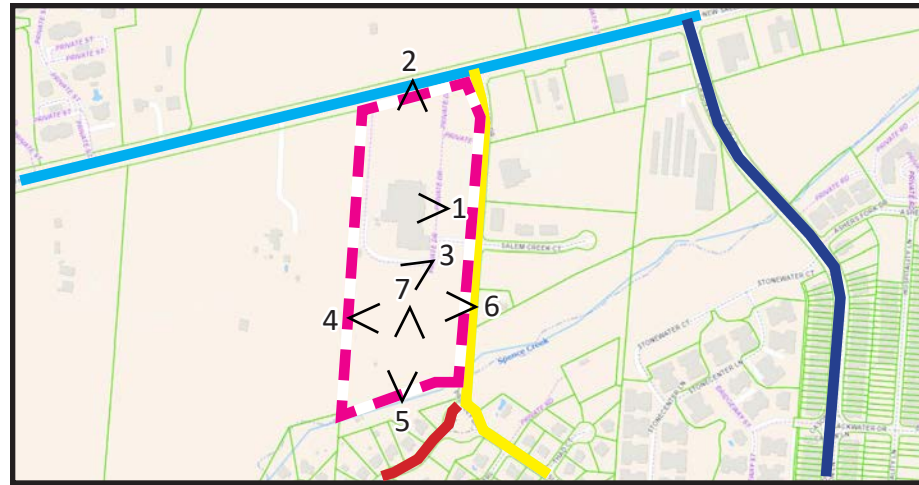


PHOTO DIRECTION MAP

Not To Scale

- █ New Salem Highway
- █ Salem Creek Drive
- █ Beulah Drive
- █ Cason Lane
- Site



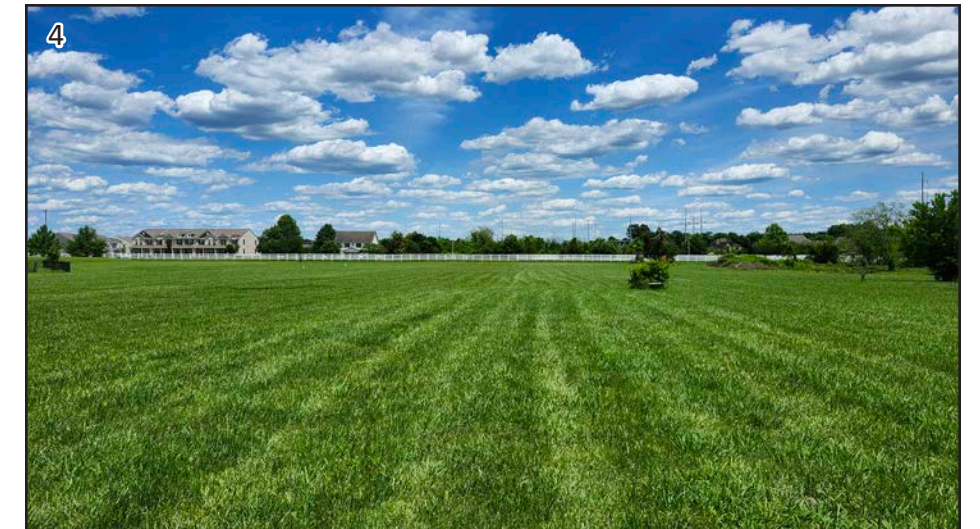
View of Existing Church On-Site Looking West



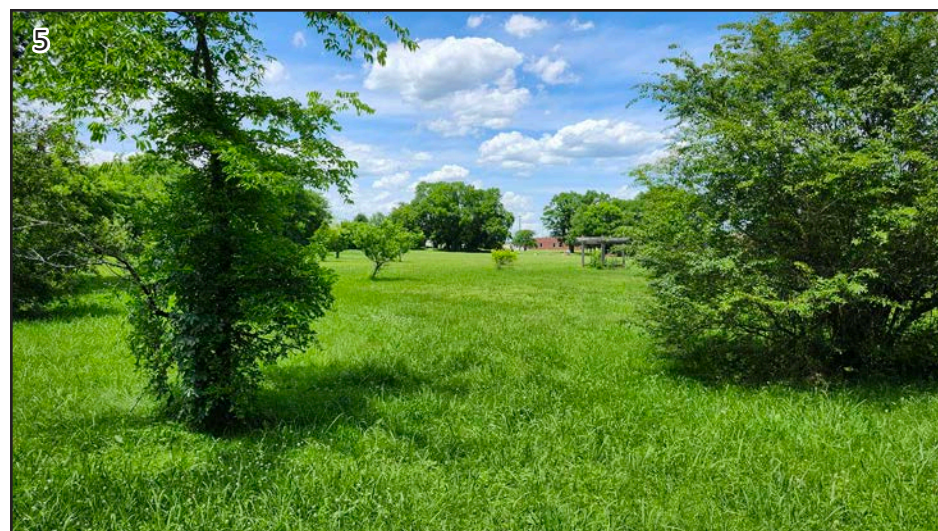
View of Property from New Salem Highway Looking South



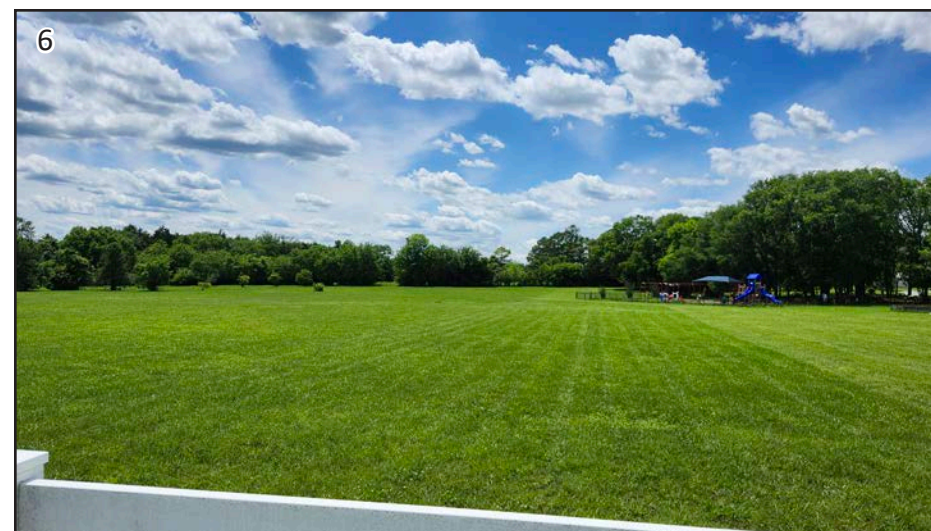
View of Existing Church Amenity Area Looking Southwest



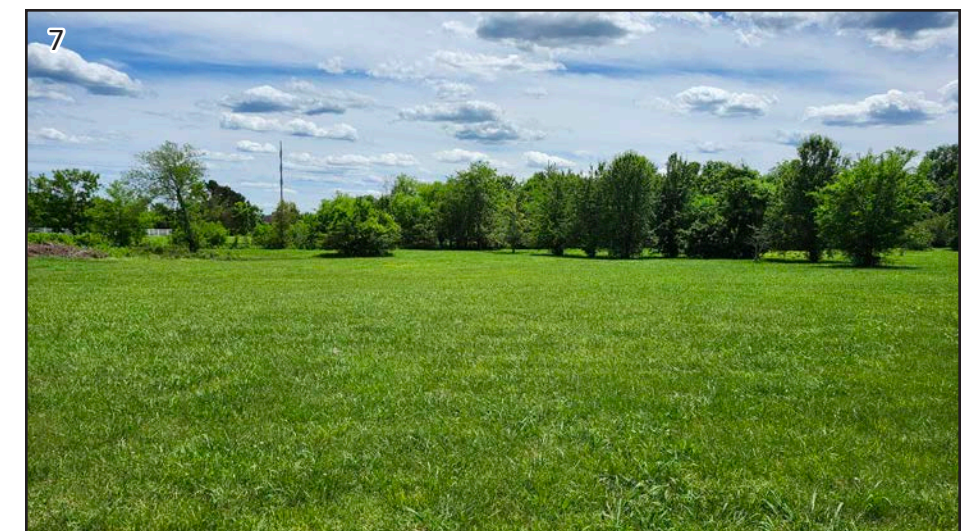
View of Property from Western Perimeter Looking South



View of Property from Southern Perimeter Looking North



View of Property from Salem Creek Drive Looking West



View of Property from Middle of Site Looking South

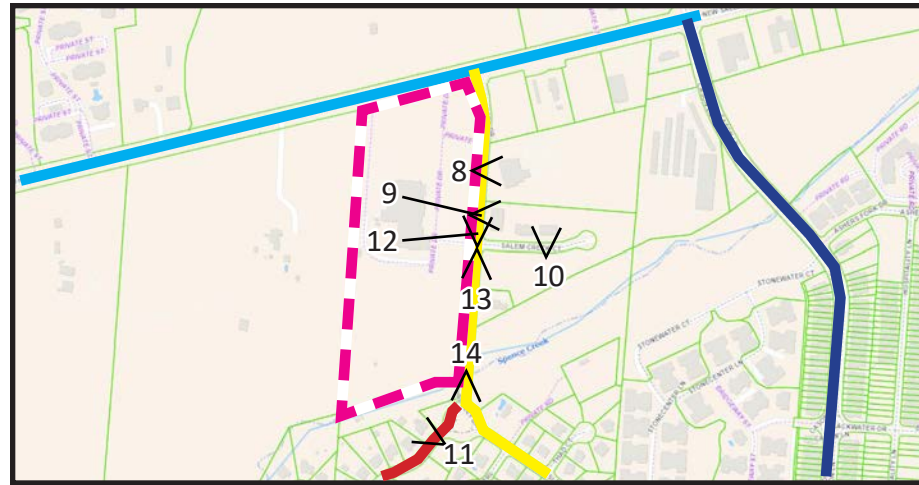


PHOTO DIRECTION MAP

Not To Scale

- New Salem Highway
- Salem Creek Drive
- Beulah Drive
- Cason Lane
- Site



View of Neighboring Church from Salem Creek Drive Looking East



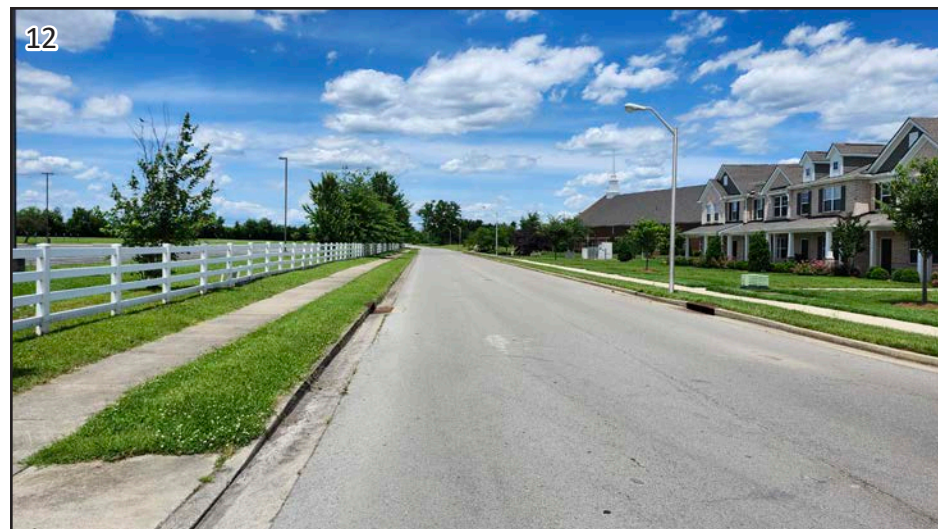
View of Neighboring Townhomes from Salem Creek Drive Looking East



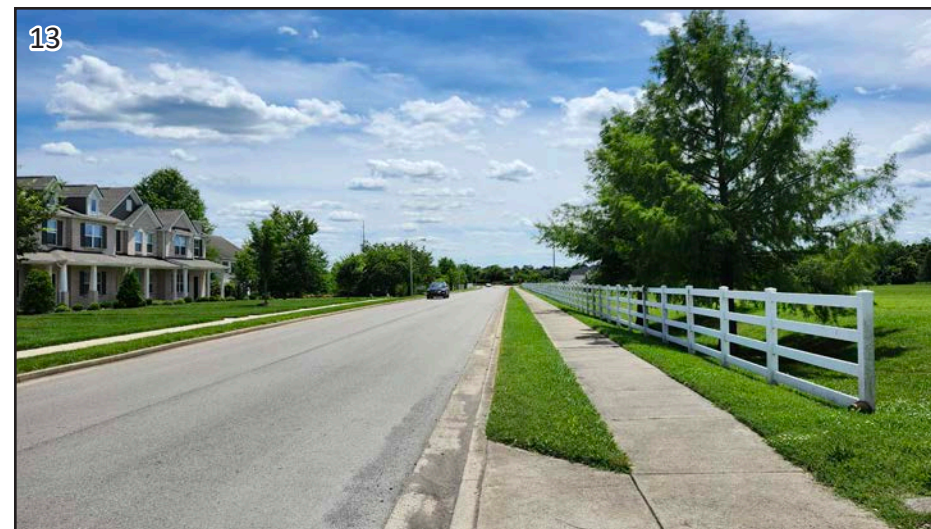
View of Neighboring Townhomes from Salem Creek Court Looking North



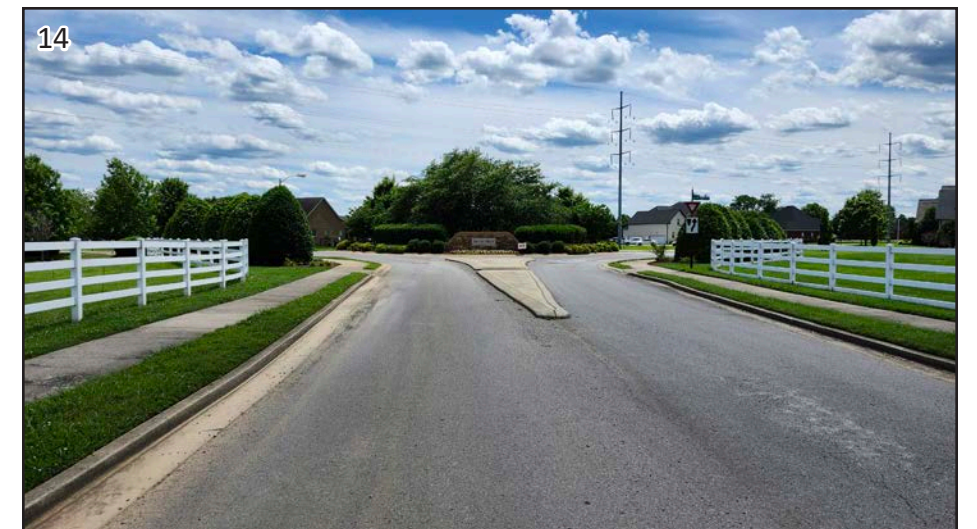
View of Neighboring Residence from Beulah Drive Looking Northwest



View of Salem Creek Drive from Salem Creek Court Intersection Looking North



View of Salem Creek Drive from Salem Creek Court Intersection Looking South



View of Existing Round-About on Salem Creek Drive Looking South

**PRD Land Use Data**

Total Land Area: ±8.74 Acres  
 Total Number of Units: 47 Units  
 Yield: 47 Units/8.74 Acres = ±5.38 Units/Acre  
 Total Open Space Required = ±1.75 Acres (20%)  
 Min. Open Space Provided = ±3.15 Acres (36%)  
 Formal Open Space Required = ±0.32 Acres (5%)  
 Min. Formal Open Space Provided = ±0.32 Acres (5%)

Length of New Roadway: ±1,320 LF

**Townhome Unit Mix**

Total 6-Unit Buildings: = 7 Buildings = 42 Units  
 Total 5-Unit Buildings: = 1 Building = 5 Units  
 Totals: = 8 Buildings = 47 Units

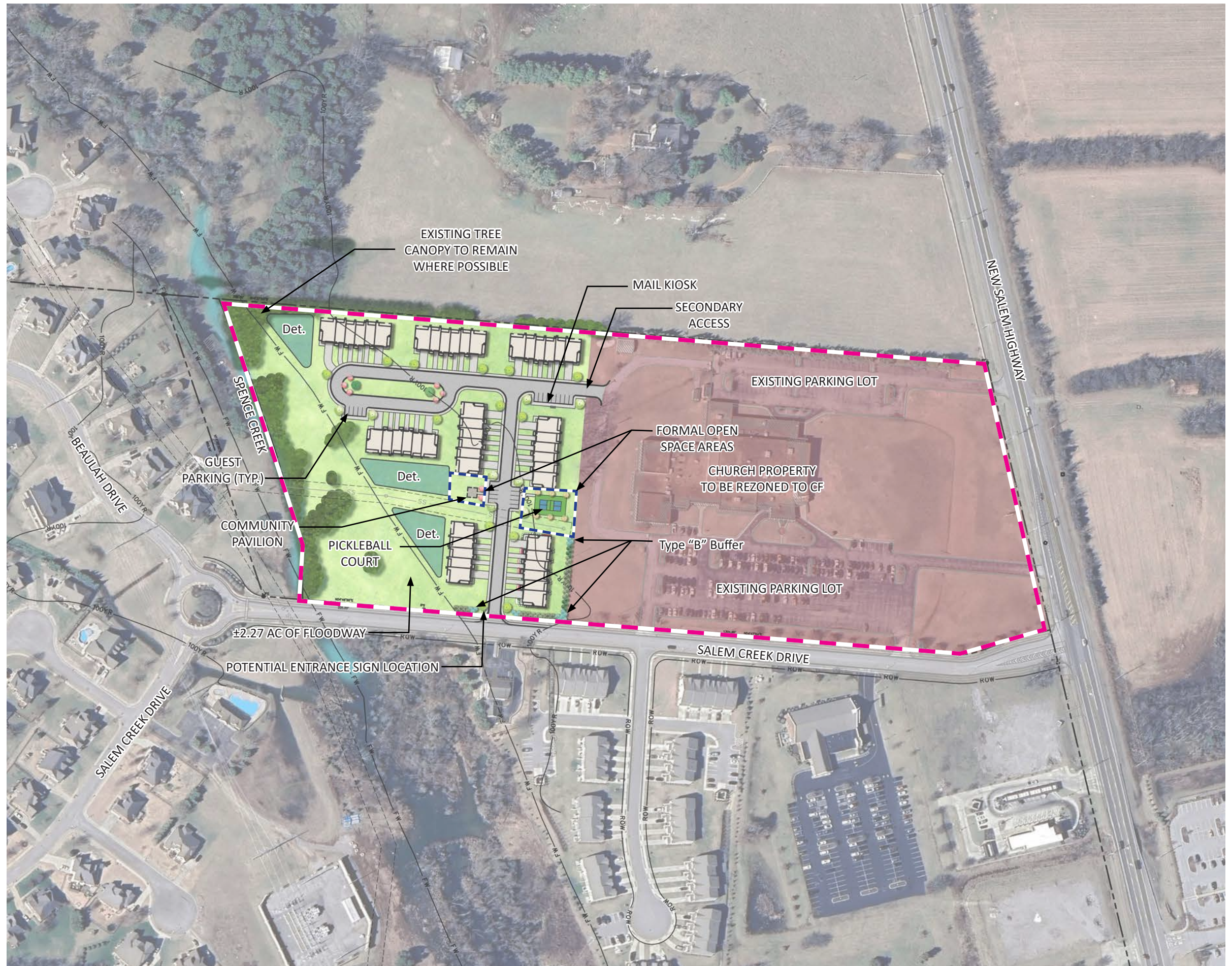
Total 3-Bedroom Units (End Units) = 16 Units  
 Total 2-Bedroom Units (Internal Units) = 31 Units

**Parking Required:**

(16) 3-Bedroom Units x 3.3 = 53 Spaces  
 (31) 2-Bedroom Units x 2.2 = 69 Spaces  
 Total Parking Required = 122 Spaces

**Parking Provided:**

Garage Spaces Provided = 63 Spaces  
 Driveway Spaces Provided = 126 Spaces  
 Guest Spaces Provided = 24 Spaces  
 Total Parking Provided = 213 Spaces



**Development Standards:**

- 47 townhomes with 2 to 3 bedrooms.
- The units will be a minimum of 1,350 feet of living area.
- Each home shall be recorded via a horizontal property regime.
- Home occupations, accessory to a principal residential use, shall be permitted in this planned development if they demonstrate that they will comply with the administrative home occupation standards in the Murfreesboro Zoning Ordinance, as they may be amended from time to time. Home occupations that do not comply with said administrative home occupation standards shall not be permitted in this planned development.
- Entrance off of Salem Creek Drive will have new entrance signage constructed on masonry materials and anchored by landscaping.
- Builders shall install sod and landscaping along foundations.
- All mechanical equipment (i.e. HVAC and transformers) to be screened.
- All on-site utilities will be underground.
- Solid waste will be handled via a private hauler.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
- All home owners will be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents will be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company.
- HOA will be managed by independent 3rd party management company.
- The common areas will be owned and maintained by an H.O.A.
- All driveways and parking areas will be private and maintained by the H.O.A.
- Parking for the residential units will comply with the City of Murfreesboro requirements.
- Homes will have concrete driveways wide enough to accommodate the garages, with two-car garages having a minimum driveway width of 16 feet and one-car garages having a minimum width of 9 feet.
- All road will be private.
- Public sidewalks will be provided on both sides of all streets throughout the development to create a pedestrian friendly community.
- Mail service will be provided via CBU.
- On-site lighting will be decorative and shall illuminate private streets.
- HVAC units will be located at the rear of each residence.
- Rear of units will have fenced in area with 6-ft tall PVC fence.



**PRD Setbacks**

External to the Site	
Salem Creek Drive:	25'
Northern Boundary:	20'
Western Boundary:	20'
Southern Boundary:	50'

Internal to the Site*	
Back of Sidewalk to Garage:	35'**
Back of Sidewalk to Home:	15'
Building Side to Side:	30'
Building Side to Rear:	30'
Building Rear to Rear:	30'

\*Patos, porches, and stoops shall be allowed to encroach up to 5' into setbacks.

\*\*This shall be measured from the sidewalks along drive aisles.



EXAMPLE OF DECORATIVE LIGHTING



EXAMPLE OF CENTRALIZED MAIL KIOSK AREA



EXAMPLE OF ENTRY SIGN



**Architectural Characteristics:**

- Building heights shall not exceed 35 feet in height
- All buildings will be 1 or 2 stories
- All units will have 2 to 3 bedrooms
- All the units will have eaves
- All homes will have a 1 or 2 car front-entry garage
- Front entry garages will have decorative carriage-style doors with windows
- Garages will have decorative doors that will complement the building architecture
- Rear of units will have fenced in area with 6-ft tall PVC fence.
- Townhome buildings will be comprised of alternating unit style and unit color
- Front and side elevations will have at least 50% brick or stone.

**Building Elevation**

Front Elevations (Min 50% Brick or Stone):

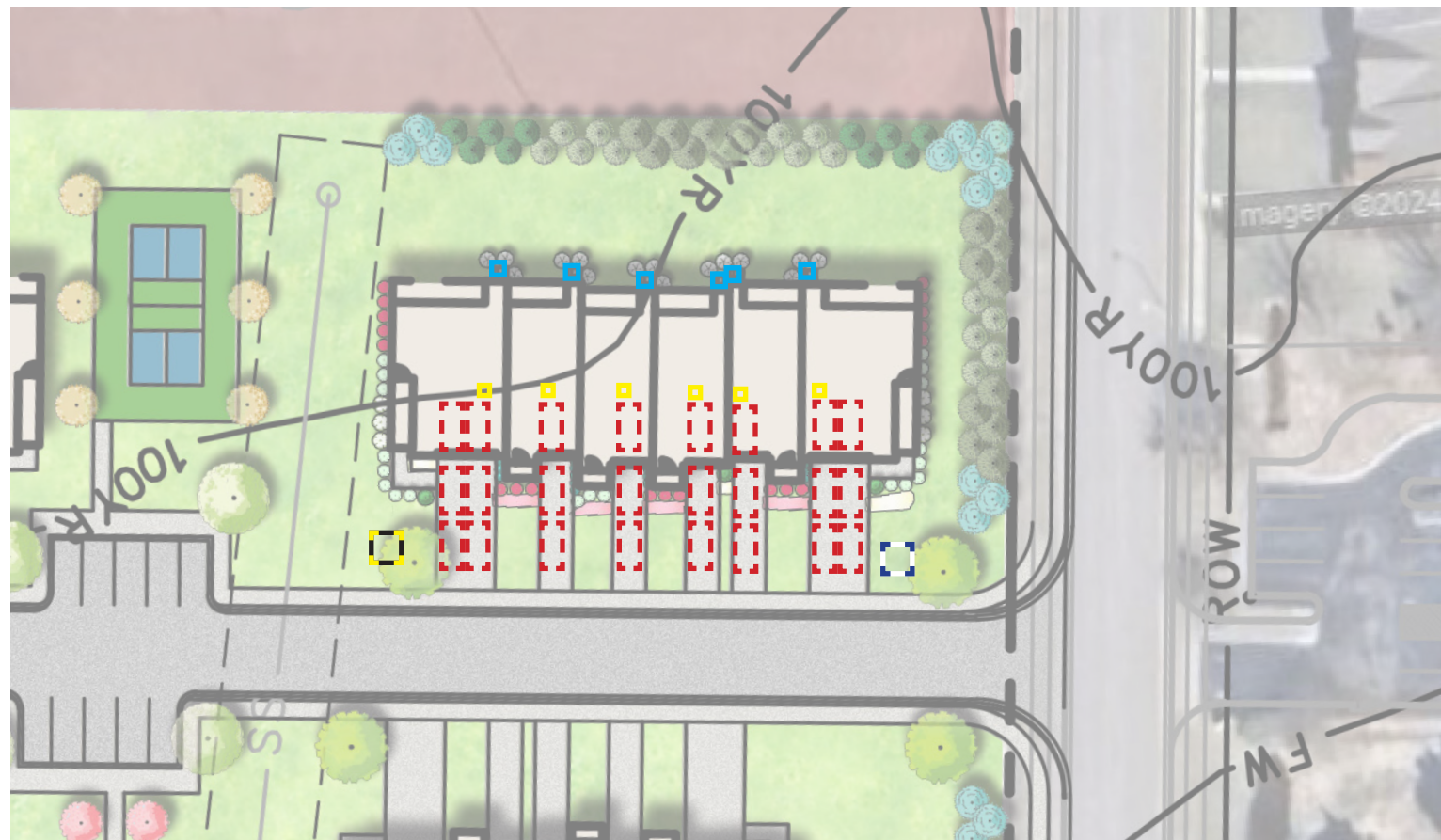
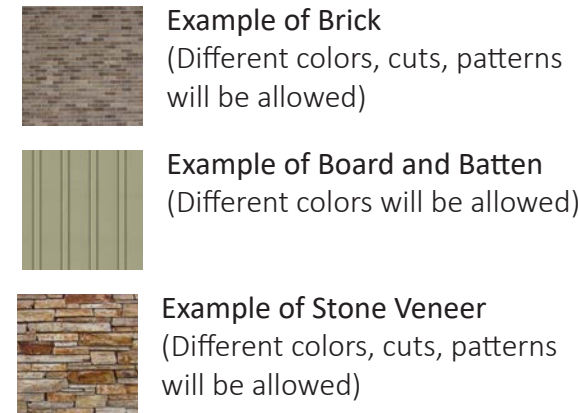
Side Elevations (Min 50% Brick or Stone):

Rear Elevations:

All Elevations:

**Building Materials:**

All Masonry (Brick, Stone, Cement Board Siding)  
 Cement Board Siding in the Dormers/Gables  
 1st Story - Brick, Stone; 2nd Story - Cement Board Siding  
 Cement Board Siding  
 Vinyl Only Permitted in Trim & Soffit Areas



- Unit Parking
- HVAC Units
- Trash Carts
- Anticipated Gang Vault Location w/clear space and hydrant
- Anticipated Transformer Location



Example of Townhomes Front Elevations



Example of Townhomes Rear/Side Elevation

Pursuant to the City of Murfreesboro's 2040 Major Transportation Plan (MTP), New Salem Highway is committed to become a 5-lane Major Arterial Roadway. Currently it is built as a two lane Major Arterial Roadway with an existing ROW of approximately 100 Linear Feet.

The primary means of ingress/egress from this site will be onto New Salem Highway and Salem Creek Drive. The existing entrance for the church along Salem Creek Drive shall remain. The drive connecting to New Salem Highway shall be relocated, as seen in the illustration to the right. The PRD entrance is proposed to incorporate two travel lanes for proper circulation into and out of the development onto Salem Creek Drive. There will be a dedicated left/right out of the neighborhood, as well as single lane for traffic entering the development. The proposed commercial lots shall have access to New Salem Highway.

All roads and drives within the development will be private. The PRD portion will have a typical 22' wide cross section with curb & gutter and sidewalks on both sides of the road. The only portion of the road not to utilize sidewalks is the interior of the loop road.



PRD private road typical cross section



- A Pickle Ball Court
- B Pavilion
- C Spencer Creek Open Space



- Type 'B' Buffer
- Perimeter Plantings

LOCATION MAP - AMENITIES

With this request, Salem Towne will be dedicating a minimum of 3.15 acres (36% of the site) to open space. The open space areas will be comprised of usable open space, detention areas, and the area around Spence Creek. A minimum of 5% of the developable area of the PRD shall be Formal Open Space. Formal open space areas around the development will offer such amenities as a pavilion and pickle ball court. Sidewalks will line both sides of all streets to provide pedestrian circulation through the neighborhood for residents as well. The Salem Creek Drive entrance will incorporate masonry signage and will be anchored with landscaping.



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

**Landscaping Characteristics:**

- A minimum 10 feet of landscape area between parking and all property lines.
- Parking shall be screen from ROWs by use of landscaping and/or berming.
- The northeastern corner the development will provide a Type 'B' Buffer as shown by the blue line in the above diagram.
- All above ground utilities and mechanical equipment screened with landscaping and/or walls.
- Solid waste enclosure screened with a masonry wall and enhanced with landscaping.
- The fronts and sides at the base of buildings along the private road shall have a 3 foot wide landscape strip.

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

**Response:** An exhibit is given on Page 4 along with descriptions of each.

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

**Response:** Exhibits are shown on Page 5 that shows the existing contours and drainage patterns along with an aerial photograph of the area. A portion of the property is subject to floodplains or floodways, and the site ultimately drains to Lytle Creek.

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

**Response:** Exhibits and photographs on Page 3 give the location of existing structures on the subject property and the surrounding properties zoning.

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

**Response:** The page 8&9 lists standards and exhibits showing the concept plan which shows each of these items.

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

**Response:** The page 8 lists these tabulations.

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

TOTAL SITE AREA	380,820 s.f.
TOTAL MAXIMUM FLOOR AREA	70,500 s.f.
TOTAL LOT AREA	380,820 s.f.
TOTAL BUILDING COVERAGE	57,623 s.f.
TOTAL DRIVE/ PARKING AREA	54,151 s.f.
TOTAL RIGHT-OF-WAY	NA
TOTAL LIVABLE SPACE	326,669 s.f.
TOTAL OPEN SPACE	87,120 s.f.
<b>FLOOR AREA RATIO (F.A.R.)</b>	0.19
<b>LIVABILITY SPACE RATIO (L.S.R.)</b>	0.71
<b>OPEN SPACE RATIO (O.S.R.)</b>	0.85

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

**Response:** The property is currently zoned RS-15. The surrounding area has a mixture of residential and commercial properties. The concept plan and development standards combined with the architectural requirements of the homes shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complete the development in this area.

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

(aa) the approximate date when construction of the project can be expected to begin;

**Response:** The project is anticipated to be developed in one phase.

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

**Response:** This requirement has been addressed on Page 9.

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

**Response:** See Page 15 for requested exceptions and bulk regulation summary.

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

**Response:** This property is not in the Gateway Design Overlay District , Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). A portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 47149C0265H eff. 1/4/2007

12.) 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 4 & 12 discusses the 2040 Major Transportation Plan.

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

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

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

**Response:** Page 10-11 show the architectural character of the proposed buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built.

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

**Response:** Examples of entrance signage are located on Page 9 and a description is on Page 13.

Land Use Parameters and Building Setbacks			
Zoning (Comparative vs Proposed)	RSA-2	Proposed PRD (SFA) Townhomes	Difference
<b>Residential Density</b>			
Maximum Dwelling Units Multi-Family	12 Units / Acre	5.3 Units / Acre	-6.7
Minimum Lot Area	2,000 sqft per unit	N/A	N/A
Minimum Lot Width	20'	N/A	N/A
<b>Minimum Setback Requirements</b>			
Minimum Setback to Salem Creek Drive	35'	25'	-10'
Porch, Stoop, and Patio allowable Encroachment	5'	5'	0'
Minimum Side Setback	5'	5'	0'
Minimum Rear Setback	20'	20'	0'
<b>Land Use Intensity Ratios</b>			
MAX F.A.R.	1.0	None	N/A
Minimum Livable Space Ratio	0.5	None	N/A
Minimum Open Space Ratio	0.25	N/A	N/A
<b>Open Space Requirements</b>			
Minimum Open Space Requirement	20%	20%	NA
Minimum Formal Open Space Requirement	5%	5%	0
Max Height	35'	35'	0'
Lot Coverage	N/A	N/A	0

**REQUESTED EXCEPTIONS:**

Requesting an exception to the 35' setback along Salem Creek Drive be reduced by 10' for a new setback length of 25'

Chart 1  
Page 1 of 8

Revised January 25, 2024

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS																				OVERLAY						
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	RMO	OG R	OG	CL	CF <sup>14</sup>	CH	MU	CBD	HI	GI		LI	CM-RS-8	CM-R	CM	CU	P
<b>DWELLINGS</b>																											
Single-Family detached	X	X	X	X	X	X	X	X	X	X <sup>27</sup>			X	X									X	X		X	
Single-Family attached or detached, zero-lot line (max. 2 units attached) <sup>23</sup>							X	X	X	X <sup>24</sup>		X	X											X	X		
Single-Family attached, townhouse <sup>25, 26, 28</sup>							X	X	X	X																	
Two-Family							X	X	X		X	X											X	X		X	
Three-Family							X	X				X	X										X	X		X	
Four-Family							X	X				X	X										X	X		X	
Multiple-Family							X <sup>21</sup>	X <sup>21</sup>									X <sup>21</sup>	X <sup>21</sup>							X	X	
<b>OTHER HOUSING</b>																											
Accessory Apartment <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>	S <sup>8</sup>				S <sup>8</sup>																	
Accessory Dwelling Unit											X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>			
Assisted-Care Living Facility <sup>15</sup>							S	X	X	X		X	X	X	X	X	X	X	X	X	X		X	X	X	S	
Bed-and-Breakfast Homestay	S	S	S	S	S		S	S	X	S		S	X	X	X	X	X	X	X	X			S	S	S	X	
Bed-and-Breakfast Inn	S	S	S	S	S		S	S	S	S		S	S	X	X	X	X	X	X	X			S	S	S	S	
Boarding House <sup>15</sup>							S	S	X	X		S	X	X	X	X	X	X	X	X			S	S	X		
Class I Home for the Aged <sup>15</sup>	S	S	S	S	S	S	S	X	X	X		X	X	X	X	X	X	X	X	X			S	S	S	S	
Class II Home for the Aged <sup>15</sup>	S	S	S	S	S		S	S	S	S		S	X	X	X	X	X	X	X	X			S	S	S	S	
Class III Home for the Aged <sup>15</sup>							S	S	S	S		S	X	X	X	X	X	X	X	X			S	S	S	S	
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Extended Stay Hotel/Motel															X	X											
Family Crisis Shelter												S	S	S	S					S	S	S		S			
Family Violence Shelter							S	S			S	S	S	X	X			X	X	X		X	S	S			
Fraternity/Sorority												S	S	S	S								S	S	S		
Group Shelter							S	S			S	S	S	S	S				S	S			S	S			
Hotel															X	X	X	X	X	X							
Home Occupations <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	S <sup>11</sup>	X <sup>11</sup>		X <sup>11</sup>				S	S	S	S			
Mission																				S	S	S					
Mobile Homes																										N	
Motel																X	X		X	X	X					N	
Rooming House							S	S	S								X						S	S	X		
Student Dormitory																									X		
Transitional Home							S	S	S		S	S											S	S			

X = Use permitted by right.

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

N = Not Allowed, if N\* = Not Allowed if > 3,000 sf

Chart 1  
Page 2 of 8

Revised January 25, 2024

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

X = Use permitted by right.  
 S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.  
 N = Not Allowed, if N\* = Not Allowed if > 3,000 sf



Chart 1  
Page 3 of 8

Revised January 25, 2024

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS																	OVERLAY									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	RMO	OG R	OG	CL	CF <sup>14</sup>	CH	MU		CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P
<b>COMMERCIAL</b>																											
Adult Cabaret																				X <sup>b</sup>							
Adult Entertainment Center																				X <sup>b</sup>							
Adult Motel																				X <sup>b</sup>							
Adults-Only Bookstore																				X <sup>b</sup>							
Adults-Only Motion Picture Theater																				X <sup>b</sup>							
Amusements, Commercial Indoor															X	X	X	X	X	X	X	X				S	
Amusements, Commercial Outdoor excluding Motorized																X	X			X	X	X			S	S	N
Amusements, Commercial Outdoor Motorized except Carnivals																			S	S	S						N
Animal Grooming Facility															X	X	X		X	X	X						
Antique Mall															X	X	X	X	X	X	X						
Antique Shop <3,000 sq. ft.												X	X	X	X	X	X	X	X	X	X			X			
Art or Photo Studio or Gallery											X	X	X	X	X	X	X	X	X	X	X			X		X	
Artisan Use < 3,000 sf, other than enumerated elsewhere														X	X	X	X	X	X	X	X						
Automobile Body Shop <sup>12</sup>																			X	X							N
Automotive/Motor Vehicle Repair <sup>12</sup>																			X	X	X						N
Automotive/Motor Vehicle Service															S	X	X		X	X	X						
Bakery, Retail														X	X	X	X	X	X	X	X						
Bank or Credit Union, Branch Office or Main Office												X	X	X	X	X	X	X	X	X	X						
Bank, Drive-Up Electronic Teller											X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Barber or Beauty Shop											X	X	X	X	X	X	X	X	X	X	X			X			
Beer, Packaged														X	X	X		X	X	X	X						
Boat Rental, Sales, or Repair																			X	X	X						N
Book or Card Shop											X	X	X	X	X	X	X	X	X	X	X			X			
Brewery, Artisan <sup>29</sup>														X	X	X	X	X	X	X	X						
Brewery, Micro <sup>29</sup>														X	X	X	X	X	X	X	X						
Brewpub <sup>30</sup>													X	X	X	X	X	X	X	X	X						
Business and Communication Service											X	X	X	X	X	X	X	X	X	X	X						
Business School											X	X		X	X	X	X	X	X	X	X						
Campground, Travel-Trailer Park																			S	S	S						N
Carnivals																S			S	S	S				S		N

X = Use permitted by right.  
 S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.  
 N = Not Allowed, if N\* = Not Allowed if > 3,000 sf

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS																			OVERLAY							
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF <sup>14</sup>	CH	MU	CBD	HI		GI	LI	CM-RS-8	CM-R	CM	CU	P
Catering Establishment												X	X	X	X	X	X	X	X	X	X						
Cigar Lounge																S	S	S		X	X	X					
Clothing Store														X	X	X	X	X	X	X	X	X					
Coffee, Food, or Beverage Kiosk														X	X	X	X	X	X	X	X	X					
Commercial Center (≤25,000 SF)														X	X	X	X	X	X	X	X	X					
Convenience Store, ≤5,000 SF														X	X	X	X	X	X	X	X	X					
Convenience Store > 5,000 SF																X	X	X	X	X	X	X					N
Crematory																			S	S	S						N
Data Center ≤15,000 SF													X			X	X		X	X	X	X					N
Department or Discount Store															X	X	X	X	X	X	X	X					
Distillery, Artisan <sup>29</sup>																X	X	X	X	X	X	X					
Drive-In Theater																X	X	X	X	X	X	X					N
Dry Cleaner ≤3,000 SF (No On-Site Cleaning)														X	X	X	X	X	X	X	X	X					
Financial Service												X	X	X	X	X	X	X	X	X	X	X					
Fireworks Public Display																										X	
Fireworks Retailer																S			S	S	S						N
Fireworks Seasonal Retailer														S	S	S			S	S	S						N
Fitness/ Health Club Facility >5,000 SF													X	X	X	X	X	X	X	X	X						
Fitness studio/ personal instruction ≤5,000 SF												X	X	X	X	X	X	X	X	X	X	X	X	X			
Flower or Plant Store												X	X	X	X	X	X	X	X	X	X	X		X			
Funeral Home														S		X	X		X	X	X	X					
Garden and Lawn Supplies															S	X	X	X	X	X	X	X					
Gas--Liquified Petroleum, Bottled and Bulk																X			X	X	X	X					
Gasoline Sales														X	X	X	X		X	X	X	X					N
General Service and Repair Shop																X	X	X	X	X	X	X					
Glass--Auto, Plate, and Window																X	X		X	X	X	X					
Glass--Stained and Leaded														X	X	X	X	X	X	X	X	X					
Greenhouse or Nursery																X	X	X	X	X	X	X					N
Grocery Store														X	X	X	X	X	X	X	X	X					
Group Assembly, <250 persons												S	S		X	X	X	X	X	X	X	X	S	S	S		
Group Assembly, >250 persons												S	S		S	S	X	S	S	S	S	S	S	S	S		
Ice Kiosk, Automated															X	X			X	X	X	X					N
Interior Decorator												X	X	X	X	X	X	X	X	X	X	X		X			
Iron Work															X	X	X	X	X	X	X	X					N*
Janitorial Service															X	X	X	X	X	X	X	X					
Kennels																X			X	X	X	X					N
Keys, Locksmith															X	X	X	X	X	X	X	X					

X = Use permitted by right.  
 S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.  
 N = Not Allowed, if N\* = Not Allowed if > 3,000 sf

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS																		OVERLAY								
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	RMO	OG R	OG	CL	CF <sup>14</sup>	CH	MU	CBD		HI	GI	L	CM-RS-8	CM-R	CM	CU	P
Laboratories, Medical												X	X		X	X	X		X	X	X	X	X				
Laboratories, Testing															X	X	X			X	X	X					
Laundries, Self-Service														X	X	X				X	X	X					
Lawn, Tree, and Garden Service															X	X				X	X	X					
Liquor Store															X	X	X			X	X	X					N
Livestock, Auction																				X	X	X					N
Lumber, Building Material																				X	X	X					N
Manufactured Home Sales																				X	X						N
Massage Parlor																				X <sup>8</sup>							
Motor Vehicle: Sales, Rental (Automobiles) <sup>3</sup>																S	S		X <sup>3</sup>	X <sup>3</sup>	X <sup>3</sup>						N
Motor Vehicle: Sales, Rental (Other Than Automobiles) <sup>3</sup>																			X <sup>3</sup>	X <sup>3</sup>	X <sup>3</sup>						N
Motor Vehicle: Sales, Rental, Repair (Medium & Heavy Duty Commercial Vehicles) <sup>3</sup>																			X <sup>3</sup>	X <sup>3</sup>							N
Movie Theater															X	X	X	X		X	X	X					
Music or Dancing Academy															X	X	X			X	X	X					
Offices												X	X	X	X	X	X	X		X	X	X	X <sup>5</sup>	X <sup>5</sup>	X <sup>5</sup>		
Optical Dispensaries												X	X	X	X	X	X	X		X	X	X	X	X			
Parking Structure															X	X	X			X	X	X			X	X	
Pawn Shop																X				X	X	X					N
Payday Loan, Title Loan, or Check-Cashing Service															X				X	X	X						N
Personal Service Establishment														X	X	X	X			X	X	X					N
Pet Crematory																				S	S	S					N
Pet Funeral Home															X	X				X	X	X					N
Pet Shops															X	X	X	X		X	X	X					
Pharmacies, Apothecaries												X	X	X	X	X	X	X		X	X	X	X	X	X		
Plasma Donation Center																				X	X	X			X		
Radio, TV, or Recording Studio																X	X	X		X	X	X					
Radio and Television Transmission Towers															S	S				S	S	S			S		N
Rap Parlor																				X <sup>9</sup>							
Restaurant and Carry-Out Restaurant														X	X	X	X	X		X	X	X					
Restaurant, Drive-In															X	X				X	X	X					N
Restaurant, Specialty														X	X	X	X	X		X	X	X					
Restaurant, Specialty -Limited												S	S	X	X	X	X	X		X	X	X	S	S	S		
Retail Shop, firearms																				X	X	X					N
Retail Shop, other than enumerated elsewhere															X	X	X	X		X	X	X					
Retail Shop: Tobacco, Vape, Dispensary <sup>31</sup>															X <sup>31</sup>				X <sup>31</sup>	X <sup>31</sup>	X <sup>31</sup>						N
Salvage and Surplus Merchandise																X				X	X	X					N

X = Use permitted by right.  
 S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.  
 N = Not Allowed, if N\* = Not Allowed if > 3,000 sf

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS																			OVERLAY									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF <sup>14</sup>	CH	MU	CBD	HI		GI	LI	CM-RS-8	CM-R	CM	CU	P	cco	
Sauna																													
Self-Service Storage Facility <sup>16</sup>															S	X	S			X	X	X						N	
Sheet Metal Shop																X				X	X	X						N	
Shopping Center, Community (150-300K SF)																X	X			X	X	X						N	
Shopping Center, Neighborhood (25-150K SF)															X	X	X			X	X	X						N	
Shopping Center, Regional (>300,000 SF)															X	X				X	X	X						N	
Specialty Shop													X	X	X	X	X			X	X	X		X				N	
Tavern																X		X		X	X	X						N	
Taxidermy Studio																S				S	S	S						N	
Veterinary Clinic															X	X				X	X	X						N	
Veterinary Hospital															X	X				X	X	X						N	
Veterinary Office												X	X	X	X	X				X	X	X		X				N	
Vehicle Wash															X					X	X	X						N	
Wholesaling, Wholesale Establishments															X					X	X	X						N	
Winery, Artisan <sup>29</sup>															X	X		X	X	X	X	X						N	
Wireless Telecommunications Towers, Antennas <sup>17</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	N	
Wrecker/Towing Service, Wrecker Storage Yard <sup>12</sup>																				X	X	X						N	
<b>INDUSTRIAL</b>																													
Manufacture, Storage, Distribution of:																													
Abrasive Products																				X	X							N	
Asbestos Products																				S									N
Automobile Dismantlers and Recyclers <sup>7 &amp; 12</sup>																				S								N	
Automobile Manufacture																				X	X							N	
Automobile Parts and Components Manufacture																				X	X							N	
Automobile Seats Manufacture																				X	X							N	
Bakery Goods, Candy																				X	X	X						N*	
Boat Manufacture																				X	X							N	
Bottling Works																				X	X	X						N	
Brewery <sup>20</sup>																				X	X	X						N	
Canned Goods																				X	X							N	
Chemicals																				X								N	
Composting Facility																				S					S			N	
Contractor's Storage, Indoor																X				X	X	X						N	
Contractor's Yard or Storage, Outdoor <sup>32</sup>																				X	X	X						N	
Contractor's/Construction Equipment: Sales, Rental, Repair <sup>32</sup>																				X	X	X						N	
Cosmetics																				X	X	X						N	
Custom Wood Products																				X	X	X						N*	

X = Use permitted by right.

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

N = Not Allowed, if N\* = Not Allowed if > 3,000 sf

USES PERMITTED <sup>3</sup>	ZONING DISTRICTS																			OVERLAY								
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OGR	OG	CL	CF <sup>4</sup>	CH	MU	CBD	HI		GI	LI	CM-RS-8	CM-R	CM	CU	P	cc
Data Center / Server Farm > 15,000																				S	S	S						N
Distillery <sup>20</sup>																				X	X	X						N
Dry Cleaning- Laundering Facility > 3,000																				X	X	X						N
Electrical or Electronic Equipment, Appliances, and Instruments																				X	X	X						N
Fabricated Metal Products and Machinery																				X	X	X						N*
Fertilizer																				X								N
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																				X	X	X						N
Furniture and Fixtures																				X	X							N*
Jewelry																				X	X	X						N*
Junkyard																				S								N
Leather and Leather Products except tanning and finishing																				X	X	X						N*
Leather and Leather Products, Tanning and Finishing																				X								N
Lumber and Wood Products																				X	X							N
Mobile Home Construction																				X								N
Musical Instruments																				X	X	X						N*
Office/Art Supplies																				X	X	X						N*
Paints																				X	X							N
Paper Mills																				S								N
Paper Products excluding paper and pulp mills																				X	X							N
Petroleum, Liquefied Petroleum Gas and Coal Products except refining																				S								N
Petroleum, Liquefied Petroleum Gas and Coal Products refining																												N
Pharmaceuticals																				X	X	X						N
Photographic Film Manufacture																				X	X							N
Pottery, Figurines, and Ceramic Products																				X	X	X						N*
Primary Metal Distribution and Storage																				X	X							N
Primary Metal Manufacturing																				X	X							N
Printing and Publishing																				X	X	X						N
Recycling center																				S		X	X	X				N
Recycling Center: Temporary Mobile																				S	S	S				S		N
Rubber and Plastic Products except rubber or plastic manufacture																				X	X							N
Rubber and Plastic Products, Rubber and Plastic Manufacture																				X	X							N

X = Use permitted by right.

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

N = Not Allowed, if N\* = Not Allowed if > 3,000 sf

USES PERMITTED <sup>9</sup>	ZONING DISTRICTS																	OVERLAY										
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF <sup>14</sup>	CH	MU		CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P	eco
Saw Mills																				X								N
Scrap Metal Processors																				S								N
Scrap Metal Distribution and Storage																				S								N
Scrap Processing Yard																				S								N
Secondary Material Dealers																				S								N
Silverware and Cutlery																				X	X	X						N*
Small Moulded Metal Products																				X	X							N
Sporting Goods																				X	X	X						N
Stone, Clay, Glass, and Concrete Products																				X	X							N*
Textile, Apparel Products, Cotton--Factoring, Grading																				X	X	X						N*
Textile, Apparel Products, Cotton Gin																				X	X							N
Tire Manufacture																				X	X							N
Tobacco Products																				X	X							N
Toiletries																				X	X	X						N*
Transportation Equipment																				X	X	X						N
Warehousing, Transporting/Distributing <sup>18</sup>																				X	X	X						N
Winery <sup>20</sup>																				X	X	X						N
<b>TRANSPORTATION AND PUBLIC UTILITIES</b>																												
Bus Terminal or Service Facility																				X		X	X					
Electric Transmission, Gas Piping, Water/Sanitary Sewer Pumping Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Freight Terminal, Service Facility																				X	X	X						N
Garbage or Refuse Collection Service																				X	X							N
Gas, Electric (Including Solar Farms), Water, Sewerage Production and/or Treatment Facility,																				X	X	S						
Landfill <sup>19</sup>																				S								N
Post Office or Postal Facility															X	X	X	X	X	X	X	X						
Railroad Station/Terminal																				S		S	S					
Refuse Processing, Treatment, and Storage																				S								N
Telephone or Communication Services															X	X	X	X	X	X	X	X						
Taxicab Dispatch Station															X	X	X	X	X	X	X	X						N

X = Use permitted by right.

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

N = Not Allowed, if N\* = Not Allowed if > 3,000 sf

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 7, 2024  
PRESENTER: JOHN TULLY**

- 5.f. Zoning Ordinance Amendment [2024-804] regarding the use “airport, heliport” and pertaining to the following sections:**
- **Chart 1: Uses Permitted by Zoning District; and**
  - **Chart 1 Endnotes: Uses Permitted by Zoning District**
- City of Murfreesboro Planning Department applicant.**

This proposed amendment to the Zoning Ordinance seeks to add an endnote to *Chart 1: Uses Permitted* regarding the use “airport, heliport”. Currently, the “airport, heliport” use is allowed in all base zoning districts after the issuance of a special use permit by the Board of Zoning Appeals (BZA), except for the Central Business District where this use is not permitted.

“Airport” is defined in Section 24, Article 1 (Airport Overlay District, AOD) of the Zoning Ordinance as “The Municipal Airport, Murfreesboro, Tennessee”. This amendment proposes to allow the “airport” use, as defined in this section, by right within the boundaries of the AOD, which encompasses and surrounds the Murfreesboro Airport. Any separate airports that do not comport to the above definition, whether located within the AOD or not, would still be subject to the issuance of a special use permit. If the above amendment is adopted, it would allow proposed physical improvements to move straight to the site plan review process, instead of potentially requiring a special use permit from the BZA first.

As an aside, physical improvements on the airport property are still subject to an additional level of scrutiny, as City Council must approve any new facilities on-site. In addition, amendments to the Airport Master Plan and the Airport Layout Plan are considered by the Planning Commission from time-to-time when planned physical modifications to the City’s Airport are contemplated. The Federal Aviation Administration will also have oversight of physical improvements at the airport through its Part 7460-1 approval process.

**Action Needed:**

A draft of the language for the proposed ordinance amendment is included in the agenda packet for the Planning Commission’s review. The Planning Commission will need to conduct a public hearing and then formulate a recommendation to City Council.

**ORDINANCE 24-O-XX** amending Murfreesboro City Code Appendix A, Zoning, Chart 1 and Chart 1 Endnotes, Uses Permitted by Zoning District, pertaining to airport operations, Murfreesboro Planning Department, applicant [2024-XXX].

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

SECTION 1. Appendix A, Chart 1, Uses Permitted by Zoning District, of the Murfreesboro City Code is hereby amended by replacing, under the INSTITUTIONS category, “Airport, Heliport” with “Airport, Heliport”;

SECTION 2. Appendix A, Chart 1 Endnotes, Uses Permitted by Zoning District, of the Murfreesboro City Code is hereby amended by adding a new Endnote 2, as follows:

2. “Airport” use as defined in Section 24, Article 1, paragraph (B)(1) is permitted by right within any Zoning District located within the Airport Overlay District as amended.

SECTION 3. 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:

1<sup>st</sup> reading \_\_\_\_\_

2<sup>nd</sup> reading \_\_\_\_\_

\_\_\_\_\_  
Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Amanda DeRosia  
Interim City Recorder

\_\_\_\_\_  
Adam F. Tucker  
City Attorney

SEAL



**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 7, 2024  
PROJECT PLANNER: RICHARD DONOVAN**

**6.a. Mandatory Referral [2024-716] to consider the abandonment of a portion of a drainage easement located on property east of Fortress Boulevard, SEC, Inc. on behalf of Lennar Homes of TN, LLC applicant.**

This mandatory referral request to abandon a portion of an existing drainage easement is from Dylan Ray of Lennar Homes of TN, LLC. The easements in question run along the eastern and northern, eastern boundaries of Tract #2 (Tax Map 92, Parcel 44.09); and along the eastern boundary of Tract #5 (Tax Map 92P, Group A, Parcel 9.01), as shown on the attached exhibit.



In this mandatory referral, the Planning Commission is being asked to consider the abandonment of existing drainage easements on Tract #2 and Tract #5. Tract #2 has an approved master plan and preliminary plat (2023-1011) and site plan (2023-3041) for the Villas at Stones Retreat to develop for 72 single family-attached dwelling units. Tract # 5 is included in Phase 2 of the Villas at Stones Retreat, which proposes an additional 110 single family-attached dwelling units. The drainage easement on Tract #2 was dedicated via plat in 2005, Parcel H Victory Station P.U.D., and 2007, Lot 1 Parcel "A" of Victory Station. The drainage easement on Tract #5 was dedicated via plat in 1976 for the Resubdivision of Lots 14, 15, & 17 Paschal Estates.

Per the attached correspondence, the applicant stated that the easement isn't necessary for the Villas at Stones Retreat design. The applicant also states that the existing easements on Tract #2 will be rerouted according to the proposed stormwater infrastructure design in Phase 1. Additionally, the easement on Tract #5 does not contain any stormwater infrastructure. The City Engineer and Project Engineer have also reviewed this request and concur that this abandonment 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 (including, but not limited to, any exhibits and legal descriptions) for the Legal Department to prepare legal instrument(s) to formally abandon the easements in question.
2. The recording of the quitclaim deed abandoning the easement on Tract 2 shall be done simultaneously with the recording of the final plat that relocates the easement.
3. The legal instrument(s) will be subject to the final review and approval of the Legal Department.
4. The applicant will also be responsible for recording the instrument(s), including payment of the recording fee.



City of Murfreesboro  
Mandatory Referral Application

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

Mandatory Referral Fees:

Mandatory Referral, <b>INCLUDING</b> abandonment of right-of-way.....	\$350.00
Mandatory Referral, <b>NOT INCLUDING</b> abandonment of right-of-way.....	\$150.00

Property Information:

Tax Map/Group/Parcel: Tax Map 92, Parcels 43.02, 44.04, & 44.09 Tax Map 92P, Group A, Parcels 9.01 & 11.01 | Address (if applicable): N. of Franklin Rd., E. of Fortress Blvd.

Street Name (if abandonment of ROW):

Type of Mandatory Referral: Drainage Easement Abandonment

Applicant Information:

Name of Applicant: Dylan Ray

Company Name (if applicable): Lennar Homes of TN, LLC

Street Address or PO Box: 381 Mallory Station, Ste. 200

City: Franklin

State: TN

Zip Code: 37067

Email Address: dylan.ray@lennar.com

Phone Number: 615-305-9152

Required Attachments:

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

Applicant Signature

Date

July 29, 2024

Mr. Richard Donovan  
City of Murfreesboro Planning Dept.  
111 West Vine Street  
Murfreesboro, TN 37133-1139

RE: Villas at Stones Retreat  
Drainage Easement Abandonment Mandatory Referral  
SEC Project No. 24118

Dear Richard,

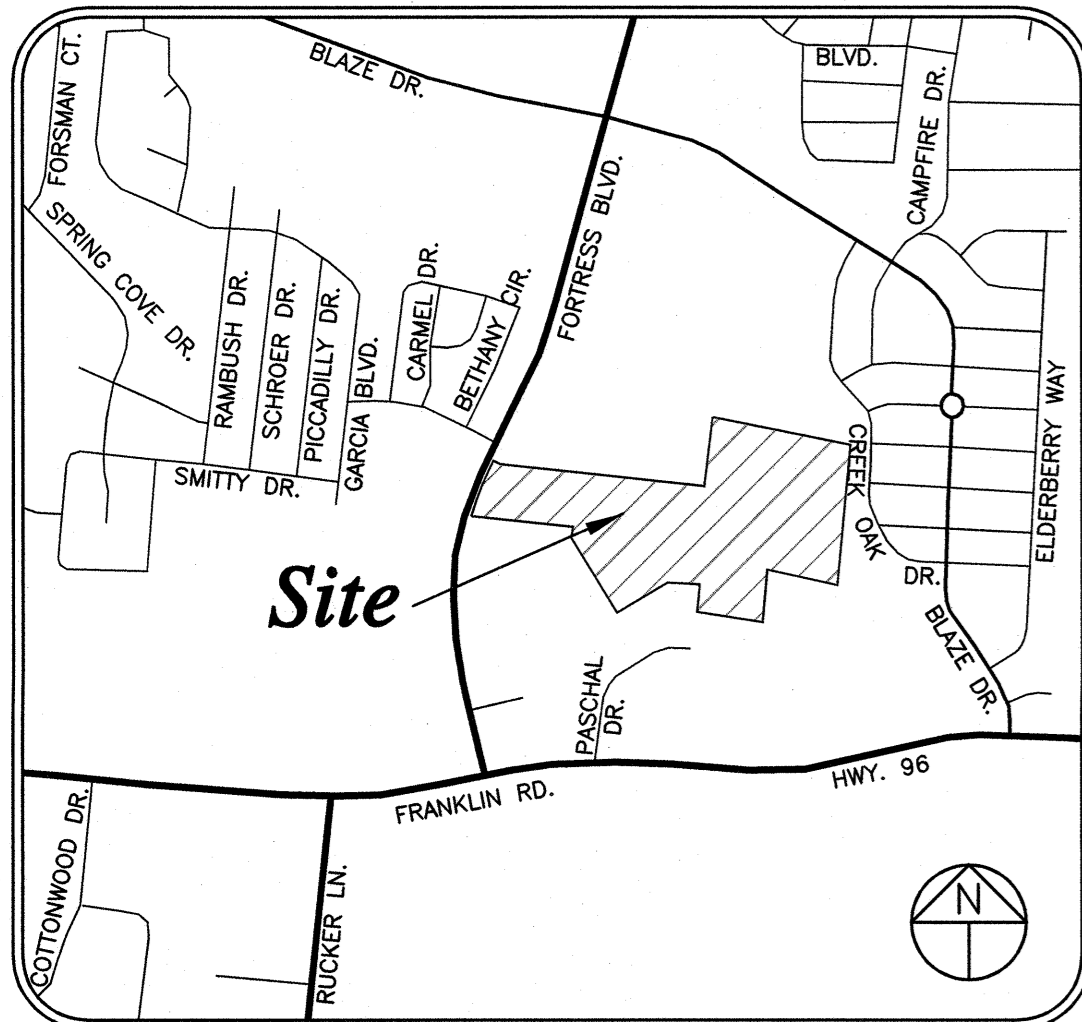
Please find the attached documents to support the mandatory referral request to abandon a drainage easement at Villas at Stones Retreat. The easement isn't necessary for the design. The existing easements either do not have existing infrastructure located within them or the proposed design reroutes the infrastructure.

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

Sincerely,



Matt Taylor, P.E.  
SEC, Inc.



LOCATION MAP  
Not to Scale

**TRACT -2 DESCRIPTION**

TRACT # 2 SWANSON DEVELOPMENTS, LP MAP 92, PARCEL 44.09 (R.B.K. 494, PG. 85) (R.O.R.C., TN) 2.29 ± AC  
A TRACT OF LAND IN THE CITY OF MURFREESBORO, 15th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY ACCESS PARCEL, VICTORY STATION PUD (MAP 92, PARCEL 44.04 - P.B.K. 29, PG. 85), ON THE EAST BY OTHER LANDS OF SWANSON DEVELOPMENTS, LP (MAP 92, PARCEL 43.02 - R.B.K. 2256, PG. 236) ON THE SOUTH BY LOT 1 AND PART OF VICTORY STATION PUD (MAP 92, PARCEL 44.08 - P.B.K. 31, PG. 298) AND ON THE WEST BY THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN IRON PIN IN THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD; SAID POINT BEING THE SOUTHWEST CORNER OF ACCESS PARCEL, VICTORY STATION PUD (P.B.K. 29, PG. 85); THENCE, LEAVING SAID RIGHT OF WAY AND WITH THE SOUTHERLY LINE OF ACCESS PARCEL, VICTORY STATION PUD (P.B.K. 29, PG. 85) FOR A DISTANCE OF 86.50' TO AN IRON PIN IN THE WESTERLY LINE OF SWANSON DEVELOPMENTS, LP (MAP 92, PARCEL 43.02); THENCE, WITH SWANSON THE FOLLOWING CALLS:  
S 05°03'54" E FOR A DISTANCE OF 184.4' TO AN IRON PIN;  
THENCE, S 17°06'59" E FOR A DISTANCE OF 65.48' TO AN IRON PIN;  
THENCE, S 83°42'00" E FOR A DISTANCE OF 439.02' TO AN IRON PIN AT THE NORTHWEST CORNER OF SWANSON DEVELOPMENTS, LP (MAP 92, GROUP A, PARCEL 9.01); THENCE, WITH THE WESTERLY LINE OF SWANSON'S 08°14'13" W FOR A DISTANCE OF 104.50' TO A POINT AT THE NORTHEAST CORNER OF LOT 1 - PARCEL A OF VICTORY STATION PUD (P.B.K. 31, PG. 298); THENCE, WITH THE NORTHERLY LINE OF LOT 1 IN 82°44'04" W FOR A DISTANCE OF 439.17' TO A POINT IN THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD;  
THENCE, WITH SAID RIGHT OF WAY AND WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 34.82', WITH A RADIUS OF 1950.00'; WITH A CHORD BEARING OF 2°07'25" E. AND A CHORD LENGTH OF 34.48' TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.29 ± ACRES.  
BEING A PORTION OF THE LANDS CONVEYED TO SWANSON DEVELOPMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY OUT CLAIM DEED FROM PALM SMITH QUALIFIED INTERMEDIARY, DATED MARCH 25, 2005 AND RECORDED APRIL 18, 2005 IN RECORD BOOK 494, PAGE 850, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

**TRACT -1 DESCRIPTION**

TRACT SWANSON DEVELOPMENTS, LP MAP 92, PARCEL 44.04 ACCESS PARCEL, VICTORY STATION P.B.K. 29, PG. 85 (R.O.R.C., TN) R.B.K. 2256, PG. 236 (R.O.R.C., TN) 0.09 ± AC  
A TRACT OF LAND IN THE CITY OF MURFREESBORO, 15th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT 1 VICTORY STATION PUD (MAP 92, PARCEL 44.03 - P.B.K. 29, PG. 240), ON THE EAST AND SOUTH BY OTHER LANDS OF SWANSON DEVELOPMENTS, LP (MAP 92, PARCEL 43.02 - R.B.K. 2256, PG. 236) ON THE WEST BY THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1 VICTORY STATION PUD (P.B.K. 29, PG. 240); THENCE, LEAVING SAID RIGHT OF WAY AND WITH THE SOUTHERLY LINE OF LOT 1 S 64°29'58" E FOR A DISTANCE OF 50.60' TO A POINT AT THE NORTHWEST CORNER OF SWANSON DEVELOPMENTS, LP (MAP 92, PARCEL 43.02); THENCE, WITH THE WESTERLY LINE OF SWANSON S 05°03'54" E FOR A DISTANCE OF 69.80' TO AN IRON PIN AT THE NORTHEAST CORNER OF SWANSON DEVELOPMENTS, LP (MAP 92, PARCEL 44.09); THENCE, WITH THE NORTHERLY LINE OF SWANSON N 82°44'04" W FOR A DISTANCE OF 66.80' TO A POINT IN THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD;  
THENCE, WITH SAID RIGHT OF WAY N 29°50'02" E FOR A DISTANCE OF 60.04' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.09 ± ACRES.  
BEING ALL OF ACCESS PARCEL, VICTORY STATION FINAL PLAT OF RECORD IN PLAT BOOK 29, PAGE 85, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE, FURTHERMORE, BEING A PORTION OF THE LANDS CONVEYED TO SWANSON DEVELOPMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY OUT CLAIM DEED FROM PALM SMITH QUALIFIED INTERMEDIARY, DATED MARCH 25, 2005 AND RECORDED APRIL 18, 2005 IN RECORD BOOK 494, PAGE 850, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

**TITLE COMMITTEE NOTES**

- A COPY OF DOMA TITLE INSURANCE, INC. ISSUING OFFICE FILE NO. NA5-7H-4008-COM. COMMITMENT DATE: APRIL 16, 2024 AT 8:00 A.M., WAS PROVIDED TO THE SURVEYOR FOR REVIEW AND COMMENT. TITLE EXCEPTIONS LISTED IN SCHEDULE B, PART A ARE ADDRESSED AS FOLLOWS:
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED AT A POINT, OR IS REFERRED TO BY THE COMMITTEE DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET. (NONE FOUND - NONE EVIDENT)
  2. ANY ENCUMBRANCE, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NONE FOUND - NONE EVIDENT)
  3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. (NONE FOUND - NONE EVIDENT)
  4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT RECORDED IN THE PUBLIC RECORDS. (NONE FOUND - NONE EVIDENT)
  5. ANY LIENS, OUGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. (NONE FOUND - NONE EVIDENT)
  6. IF IMPROVEMENTS ARE COMPLETED AFTER JANUARY 1 OF ANY YEAR, THE LAW REQUIRES SUPPLEMENTAL ASSESSMENT FOR THE YEAR IN WHICH IMPROVEMENTS ARE COMPLETED AS DEFINED BY STATUTE. WE ASSUME NO LIABILITY FOR TAXES ASSESSED BY CORRECTION PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANNOTATED, SECTION 67-5-603 ET SEQ. (NOT A SURVEY MATTER)
  7. REAL PROPERTY TAXES REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
  8. NO INSURANCE IS AFFORDED AS TO THE ACREAGE AND/OR SQUARE FOOTAGE CONTAINED IN THE ASSUED PROPERTY. (INCREASE AS SHOWN PER SURVEY BY SEC. INC.)
  9. ALL MATTERS PERTAINING TO THE PROPERTY AS SHOWN ON FINAL PLAT OF PASCHAL ESTATES DATED AUGUST 13, 1975 AND RECORDED IN PLAT BOOK 5, PAGE 37, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE. (AS TO TRACTS 4 AND 5) (SHOWN ON SURVEY)
  10. ALL MATTERS PERTAINING TO THE PROPERTY AS SHOWN ON FINAL PLAT OF RESUBDIVISION OF LOTS 14, 8 & 17 OF PASCHAL ESTATES DATED MARCH 16, 1976 AND RECORDED IN PLAT BOOK 5, PAGE 39, AFORSASD RECORDS. (AS TO TRACTS 4 AND 5) (SHOWN ON SURVEY)
  11. ALL MATTERS PERTAINING TO THE PROPERTY AS SHOWN ON THAT FINAL PLAT, ACCESS PARCEL, VICTORY STATION DATED AUGUST 17, 2025 AND RECORDED IN PLAT BOOK 29, PAGE 85, AFORSASD RECORDS. (AS TO TRACT 1) (SHOWN ON SURVEY)
  12. RIGHT OF WAY EASEMENT DATED JULY 14, 1985 AND RECORDED IN BOOK 0830, PAGE 62, AFORSASD RECORDS. (AS TO TRACT 1) (DOES NOT AFFECT SUBJECT PROPERTY)
  13. CONSENT FOR DRAINAGE DATED MARCH 20, 2000 AND RECORDED IN BOOK 0873, PAGE 352, AFORSASD RECORDS. (AS TO TRACT 1) (DOES NOT AFFECT SUBJECT PROPERTY)
  14. AGREED ORDER FOR POSSESSION DATED JULY 20, 2000 AND RECORDED IN 0805, PAGE 2880, AFORSASD RECORDS. (AS TO TRACT 1) (DOES NOT AFFECT SUBJECT PROPERTY)
  15. RIGHT OF WAY EASEMENT DATED JANUARY 23, 1976 AND RECORDED IN BOOK 0871, PAGE 655, AFORSASD RECORDS. (AS TO TRACT 3) (EASEMENT IS BLANKET IN NATURE, NO OBSERVABLE OVER HEAD ELECTRIC LINES RUNNING ACROSS SUBJECT PROPERTY)
  16. RIGHT OF WAY EASEMENT DATED OCTOBER 9, 1981 AND RECORDED IN BOOK 0830, PAGE 256, AFORSASD RECORDS. (AS TO TRACT 5) (DOES NOT AFFECT SUBJECT PROPERTY)
  17. SANITARY SEWER EASEMENT DATED JANUARY 12, 2000 AND RECORDED IN 0870, PAGE 232, AFORSASD RECORDS. (AS TO TRACT 3) (SHOWN ON SURVEY)
  18. RESTRICTIONS APPLYING TO PASCHAL ESTATES SUBDIVISION DATED APRIL 6, 1976 AND RECORDED IN 0814, PAGE 243, AFORSASD RECORDS; AS AMENDED BY AMENDMENT TO RESTRICTIVE COVENANTS RECORDED IN 0828, PAGE 174, AFORSASD RECORDS; AS FURTHER AMENDED BY AMENDED RESTRICTIVE COVENANTS APPLYING TO PASCHAL ESTATES SUBDIVISION AND RECORDED IN 0836, PAGE 1034, AFORSASD RECORDS; AS FURTHER AMENDED BY AMENDMENT TO RESTRICTIVE COVENANTS AND RECORDED IN 0890, PAGE 258, AFORSASD RECORDS. (AS TO TRACTS 4 AND 5) (THESE ITEMS PERTAIN TO PASCHAL ESTATES SUBDIVISION TO THE SOUTH THE 20' DRAINAGE EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN ON SURVEY. BEING THE SAME EASEMENT LISTED IN ITEMS # 10 AND ITEM # 9)
  19. LETTER TO RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION DATED AUGUST 15, 2005 AND RECORDED IN BOOK 0857, PAGE 3976, AFORSASD RECORDS. (AS TO TRACT 4) (SHOWN AS TRACT 8 ON SURVEY)
  20. LETTER TO RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION DATED AUGUST 15, 2005 AND RECORDED IN BOOK 0857, PAGE 3989, AFORSASD RECORDS. (AS TO TRACT 5) (SHOWN AS TRACT 8 ON SURVEY)

**SURVEYOR'S NOTES:**

1. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, TIED TO T.D.01 GNSS REFERENCE NETWORK
2. PROPERTY SHOWN IS ZONED (P.U.) MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS: FRONT - 35' FT., SIDE - 10' FT., REAR - 25' FT.
3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 44.04, 44.09, 43.02, 9.01, & 9.01 IN RUTHERFORD COUNTY PROPERTY MAPS 92 & 92P
4. A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FIRM MAPS FOR RUTHERFORD COUNTY, TENNESSEE, MAP NUMBER 4749C0255 J, EFFECTIVE DATE MAY 9, 2023
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM PUBLIC APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. FORTNESS BOULEVARD IS A PUBLIC RIGHT-OF-WAY, THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY IS IMMEDIATELY ADJACENT TO, AND CONTIGUOUS WITH THE ROAD
7. NO IMPROVEMENTS AND/OR CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY

**LEGEND**

- EXISTING CONC. MON.
- EXISTING IRON PIN
- SET IRON PIN
- UTILITY POLE / GUY
- ☆ LIGHT POLE
- ☼ FLOOD LIGHT
- SAN SEWER MANHOLE
- SAN SEWER CLEANOUT
- FINE HYDRANT
- WATER METER
- WATER VALVE
- ☐ TELEPHONE BOX
- ☐ ELECTRIC TRANSFORMER PAD
- ☐ GAS METER
- ☐ HVAC UNIT
- ☒ CATCH BASIN/AREA DRAIN
- ▤ PARKING SPACES
- ♿ HANDICAP PARKING SPACES
- SIGN POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE MASS
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE (AS NOTED)

**TRACT -3 DESCRIPTION**

TRACT # 3 SWANSON DEVELOPMENTS, LP MAP 92, PARCEL 43.02 (R.B.K. 2256, PG. 236) (R.O.R.C., TN) 27.62 ± AC  
A TRACT OF LAND IN THE CITY OF MURFREESBORO, 15th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT 1 VICTORY STATION PUD (MAP 92, PARCEL 44.03 - P.B.K. 29, PG. 240), AND BLACKMAN FARM SUBDIVISION (P.B.K. 30, PG. 199), ON THE EAST BY BLACKMAN FARM (P.B.K. 29, PG. 231 & P.B.K. 29, PG. 42), ON THE SOUTH AND WEST BY FRANKLIN ROAD CHURCH OF CHRIST (P.B.K. 398, PG. 160), DANNY BEASLEY (R.B.K. 1390, PG. 2244), PASCHAL ESTATES (P.B.K. 5, PG. 39), AND OTHER LANDS OF SWANSON DEVELOPMENTS, LP (MAP 92P, GROUP A, PARCEL 9.01 & I.O. R.B.K. 2256, PG. 236) - MAP 92, PARCEL 44.09 - R.B.K. 494, PG. 850) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT IN THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD; SAID POINT BEING THE NORTHWEST CORNER OF ACCESS PARCEL, VICTORY STATION (P.B.K. 29, PG. 85) AND THE SOUTHWEST CORNER OF LOT 1 VICTORY STATION PUD (P.B.K. 29, PG. 240); THENCE, LEAVING SAID RIGHT OF WAY AND WITH THE SOUTHERLY LINE OF LOT 1 S 64°29'58" E FOR A DISTANCE OF 50.60' TO A POINT AT THE NORTHEAST CORNER OF ACCESS PARCEL; THENCE, LEAVING SAID RIGHT OF WAY AND WITH THE SOUTHERLY LINE OF ACCESS PARCEL; THENCE, LEAVING LOT 1 AND WITH THE EASTERLY LINE OF ACCESS PARCEL; THENCE, CONTINUING WITH THE SOUTHERLY AND EASTERLY LINES OF SAID LOT FOR THE FOLLOWING CALLS:  
S 83°49'04" E FOR A DISTANCE OF 1285.02' TO AN IRON PIN;  
THENCE, S 05°03'54" E FOR A DISTANCE OF 66.80' TO AN IRON PIN;  
THENCE, N 72°08'48" E FOR A DISTANCE OF 8.97' TO AN IRON PIN AT THE SOUTHWEST CORNER OF BLACKMAN FARM SUBDIVISION; THENCE, WITH THE SOUTHERLY AND WESTERLY LINES OF BLACKMAN FARM SUBDIVISION THE FOLLOWING CALLS:  
N 77°48'49" E FOR A DISTANCE OF 88.64' TO AN IRON PIN (H8S); THENCE, WITH THE SOUTHERLY AND WESTERLY LINES OF BLACKMAN FARM SUBDIVISION THE FOLLOWING CALLS:  
S 79°36'58" E FOR A DISTANCE OF 87.94' TO AN IRON PIN WITH CAP (H8S); THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE WESTERLY LINE OF SWANSON S 02°26'03" W FOR A DISTANCE OF 524.62' TO AN IRON PIN AT THE NORTHEAST CORNER OF THE REMAINING LANDS OF LOT 16, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH SAID EASTERLY LINE N 31°21'29" W FOR A DISTANCE OF 548.92' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 1 - PARCEL A OF VICTORY STATION PUD (P.B.K. 31, PG. 298); THENCE, WITH SAID EASTERLY LINE N 08°14'13" E, PASSING THROUGH A POINT AT A DISTANCE OF 72.03' TO A POINT AT A TOTAL DISTANCE OF 186.10' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4.72 ± ACRES.  
BEING A PORTION OF THE LANDS CONVEYED TO SWANSON DEVELOPMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY OUT CLAIM DEED FROM PALM SMITH QUALIFIED INTERMEDIARY, DATED MARCH 25, 2005 AND RECORDED APRIL 18, 2005 IN RECORD BOOK 494, PAGE 850, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

**TRACT -4 DESCRIPTION**

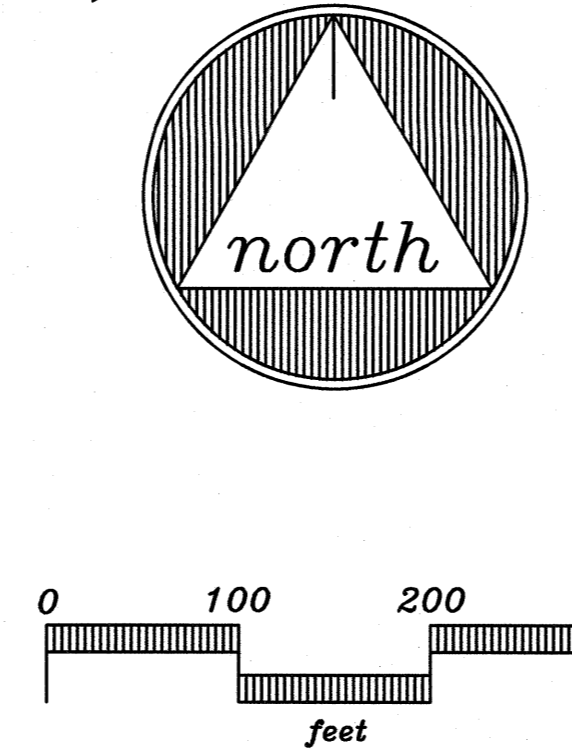
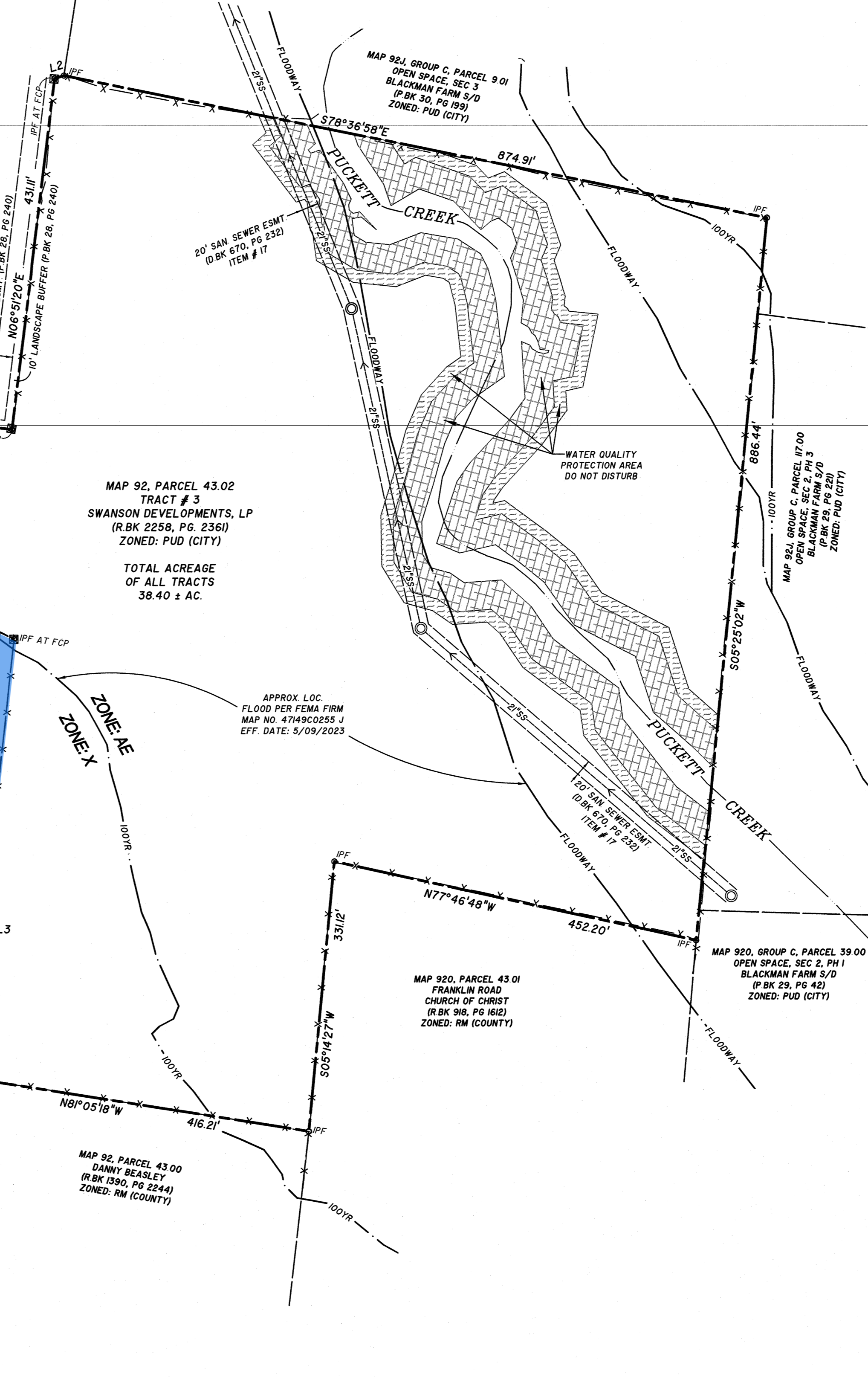
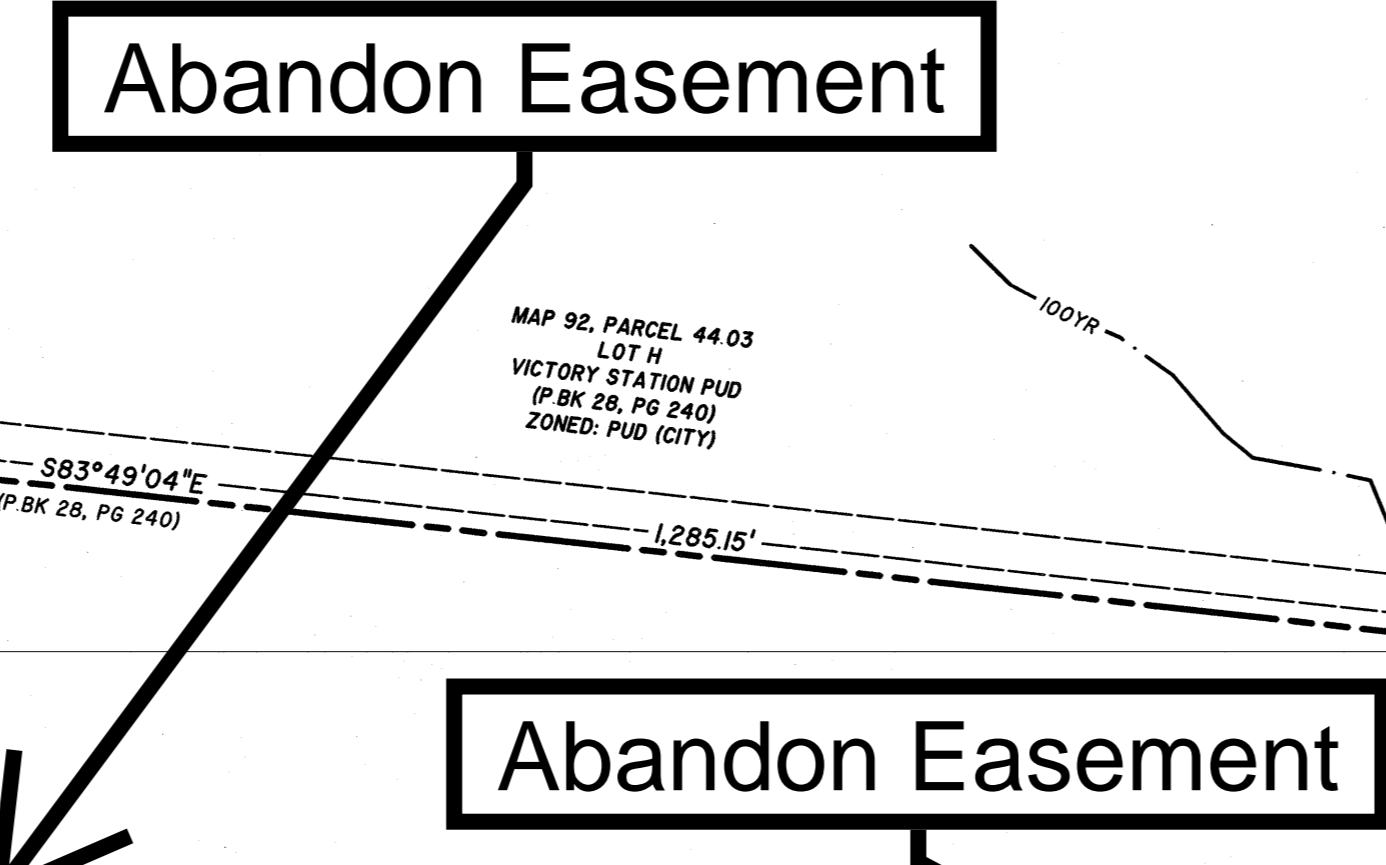
TRACT # 4 SWANSON DEVELOPMENTS, LP MAP 92P, GROUP A, PARCEL 9.01 (R.B.K. 2256, PG. 236) (R.O.R.C., TN) 4.72 ± AC  
A TRACT OF LAND IN THE CITY OF MURFREESBORO, 15th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH AND EAST BY OTHER LANDS OF SWANSON DEVELOPMENTS, LP (MAP 92, PARCEL 43.02 - MAP 92P, GROUP A, PARCEL 9.01 - R.B.K. 2256, PG. 236), ON THE SOUTH AND WEST BY PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT IN THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD; SAID POINT BEING THE NORTHWEST CORNER OF ACCESS PARCEL, VICTORY STATION (P.B.K. 29, PG. 85) AND THE SOUTHWEST CORNER OF LOT 1 VICTORY STATION PUD (P.B.K. 29, PG. 240); THENCE, LEAVING SAID RIGHT OF WAY AND WITH THE SOUTHERLY LINE OF LOT 1 S 64°29'58" E FOR A DISTANCE OF 50.60' TO A POINT AT THE NORTHEAST CORNER OF ACCESS PARCEL; THENCE, LEAVING SAID RIGHT OF WAY AND WITH THE EASTERLY LINE OF ACCESS PARCEL; THENCE, CONTINUING WITH THE SOUTHERLY AND WESTERLY LINES OF SAID LOT FOR THE FOLLOWING CALLS:  
S 05°03'54" E FOR A DISTANCE OF 66.80' TO AN IRON PIN;  
THENCE, S 17°06'59" E FOR A DISTANCE OF 65.48' TO AN IRON PIN;  
THENCE, S 83°42'00" E FOR A DISTANCE OF 439.02' TO AN IRON PIN BEING THE POINT OF BEGINNING OF TRACT HEREON DESCRIBED;  
THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE WESTERLY LINE OF SWANSON S 02°26'03" W FOR A DISTANCE OF 524.62' TO AN IRON PIN AT THE NORTHEAST CORNER OF THE REMAINING LANDS OF LOT 16, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH SAID EASTERLY LINE N 31°21'29" W FOR A DISTANCE OF 548.92' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 1 - PARCEL A OF VICTORY STATION PUD (P.B.K. 31, PG. 298); THENCE, WITH SAID EASTERLY LINE N 08°14'13" E, PASSING THROUGH A POINT AT A DISTANCE OF 72.03' TO A POINT AT A TOTAL DISTANCE OF 186.10' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4.72 ± ACRES.  
BEING A PORTION OF THE LANDS CONVEYED TO SWANSON DEVELOPMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY OUT CLAIM DEED FROM PALM SMITH QUALIFIED INTERMEDIARY, DATED MARCH 25, 2005 AND RECORDED APRIL 18, 2005 IN RECORD BOOK 236, PAGE 236, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

**TRACT -5 DESCRIPTION**

TRACT # 5 SWANSON DEVELOPMENTS, LP MAP 92P, GROUP A, PARCEL 9.01 (R.B.K. 2256, PG. 236) (R.O.R.C., TN) 3.68 ± AC  
A TRACT OF LAND IN THE CITY OF MURFREESBORO, 15th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE WEST, NORTH AND EAST BY OTHER LANDS OF SWANSON DEVELOPMENTS, LP (MAP 92, PARCEL 43.02 - MAP 92P, GROUP A, PARCEL 9.01 - R.B.K. 2256, PG. 236) AND ON THE SOUTH BY PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT IN THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD; SAID POINT BEING THE NORTHWEST CORNER OF ACCESS PARCEL, VICTORY STATION (P.B.K. 29, PG. 85) AND THE SOUTHWEST CORNER OF LOT 1 VICTORY STATION PUD (P.B.K. 29, PG. 240); THENCE, LEAVING SAID RIGHT OF WAY AND WITH THE SOUTHERLY LINE OF LOT 1 S 64°29'58" E FOR A DISTANCE OF 50.60' TO A POINT AT THE NORTHEAST CORNER OF ACCESS PARCEL; THENCE, LEAVING LOT 1 AND WITH THE EASTERLY LINE OF ACCESS PARCEL; THENCE, CONTINUING WITH THE SOUTHERLY AND WESTERLY LINES OF SAID LOT FOR THE FOLLOWING CALLS:  
S 05°03'54" E FOR A DISTANCE OF 66.80' TO AN IRON PIN;  
THENCE, S 17°06'59" E FOR A DISTANCE OF 65.48' TO AN IRON PIN;  
THENCE, S 83°42'00" E FOR A DISTANCE OF 439.02' TO AN IRON PIN BEING THE POINT OF BEGINNING OF TRACT HEREON DESCRIBED;  
THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE WESTERLY LINE OF SWANSON S 02°26'03" W FOR A DISTANCE OF 524.62' TO AN IRON PIN AT THE NORTHEAST CORNER OF THE REMAINING LANDS OF LOT 16, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH SAID EASTERLY LINE N 31°21'29" W FOR A DISTANCE OF 548.92' TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 16, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE NORTHERLY LINE OF SWANSON S 02°26'03" W FOR A DISTANCE OF 524.62' TO AN IRON PIN BEING THE POINT OF BEGINNING OF TRACT HEREON DESCRIBED;  
THENCE, WITH THE EASTERLY LINE OF SWANSON N 02°26'03" W FOR A DISTANCE OF 524.62' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.68 ± ACRES.  
BEING A PORTION OF THE LANDS CONVEYED TO SWANSON DEVELOPMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY OUT CLAIM DEED FROM PALM SMITH QUALIFIED INTERMEDIARY, DATED MARCH 25, 2005 AND RECORDED APRIL 18, 2005 IN RECORD BOOK 236, PAGE 236, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

**TRACT(S) 1-5 AGGREGATE DESCRIPTION**

TRACT(S) 1 - 5 SWANSON DEVELOPMENTS, LP MAP 92, PARCEL 43.02 MAP 92, PARCEL 44.04 MAP 92, PARCEL 44.09 MAP 92P, GROUP A, PARCELS 9.01 & I.O. R.B.K. 2256, PG. 236 (R.O.R.C., TN) 38.40 ± AC  
A TRACT OF LAND IN THE CITY OF MURFREESBORO, 15th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LOT 1 VICTORY STATION PUD (MAP 92, PARCEL 44.03 - P.B.K. 29, PG. 240), ON THE EAST AND SOUTH BY BLACKMAN FARM (P.B.K. 29, PG. 231 & P.B.K. 29, PG. 42), ON THE SOUTH BY FRANKLIN ROAD CHURCH OF CHRIST (P.B.K. 398, PG. 160), DANNY BEASLEY (R.B.K. 1390, PG. 2244), PASCHAL ESTATES (P.B.K. 5, PG. 39), AND LOT 1 - PARCEL A OF VICTORY STATION PUD (P.B.K. 31, PG. 298) AND ON THE WEST BY THE RIGHT OF WAY FOR FORTNESS BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 VICTORY STATION PUD, A POINT IN THE EASTERLY RIGHT OF WAY OF FORTNESS BOULEVARD;  
THENCE, WITH THE SOUTHERLY LINE OF LOT 1 VICTORY STATION PUD THE FOLLOWING CALLS:  
S 64°29'58" E FOR A DISTANCE OF 50.60' TO A POINT;  
THENCE, S 83°49'04" E FOR A DISTANCE OF 1285.02' TO AN IRON PIN;  
THENCE, WITH THE EASTERLY LINE OF SAID LOT IN 05°03'54" E FOR A DISTANCE OF 66.80' TO AN IRON PIN;  
THENCE, WITH THE SOUTHERLY AND WESTERLY LINES OF BLACKMAN FARM SUBDIVISION THE FOLLOWING CALLS:  
S 79°36'58" E FOR A DISTANCE OF 87.94' TO AN IRON PIN WITH CAP (H8S); THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE WESTERLY AND WESTERLY LINES OF FRANKLIN ROAD CHURCH OF CHRIST THE FOLLOWING CALLS:  
N 77°48'49" E FOR A DISTANCE OF 88.64' TO AN IRON PIN (H8S); THENCE, WITH THE NORTHERLY AND WESTERLY LINES OF FRANKLIN ROAD CHURCH OF CHRIST THE FOLLOWING CALLS:  
S 79°36'58" E FOR A DISTANCE OF 87.94' TO AN IRON PIN WITH CAP (H8S); THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE WESTERLY LINE OF SWANSON S 02°26'03" W FOR A DISTANCE OF 524.62' TO AN IRON PIN AT THE NORTHEAST CORNER OF THE REMAINING LANDS OF LOT 16, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH SAID EASTERLY LINE N 31°21'29" W FOR A DISTANCE OF 548.92' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 1 - PARCEL A OF VICTORY STATION PUD;  
THENCE, WITH THE EASTERLY AND NORTHERLY LINES OF SAID LOT FOR THE FOLLOWING CALLS:  
S 05°03'54" E FOR A DISTANCE OF 66.80' TO AN IRON PIN;  
THENCE, S 17°06'59" E FOR A DISTANCE OF 65.48' TO AN IRON PIN;  
THENCE, S 83°42'00" W FOR A DISTANCE OF 439.02' TO AN IRON PIN;  
THENCE, WITH THE NORTHERLY LINE OF SWANSON S 02°26'03" W FOR A DISTANCE OF 524.62' TO AN IRON PIN;  
THENCE, WITH THE WESTERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE WESTERLY LINE OF SWANSON S 02°26'03" W FOR A DISTANCE OF 524.62' TO AN IRON PIN AT THE NORTHEAST CORNER OF THE REMAINING LANDS OF LOT 16, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH THE NORTHERLY LINE OF SAID REMAINING LANDS OF LOT 15 S 59°16'48" W FOR A DISTANCE OF 170.04' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 14, PASCHAL ESTATES SUBDIVISION (P.B.K. 5, PG. 39); THENCE, WITH SAID EASTERLY LINE N 31°21'29" W FOR A DISTANCE OF 548.92' TO AN IRON PIN IN THE EASTERLY LINE OF LOT 1 - PARCEL A OF VICTORY STATION PUD;  
THENCE, WITH SAID RIGHT OF WAY AND WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 34.82', WITH A RADIUS OF 1950.00'; WITH A CHORD BEARING OF 2°07'25" E. AND A CHORD LENGTH OF 34.48' TO THE POINT OF BEGINNING, HAVING AN AREA OF 38.40 ± ACRES, MORE OR LESS.  
BEING THE SAME PROPERTY CONVEYED TO SWANSON DEVELOPMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY OUT CLAIM DEED FROM PALM SMITH QUALIFIED INTERMEDIARY, DATED MARCH 25, 2005 AND RECORDED APRIL 18, 2005 IN RECORD BOOK 494, PAGE 850, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 64°29'58" E	50.60'
L2	N 72°08'48" E	1.97'
L3	N 87°21'06" W	4.86'
L4	N 08°14'13" E	72.03'
L5	N 25°30'02" E	60.04'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1950.00'	9°57'04"	34.82'	N2°07'25"E	34.48'

**SURVEY CERTIFICATION**

TO: DOMA TITLE INSURANCE, INC.; LEWIS HOMES OF TENNESSEE, LLC; SWANSON DEVELOPMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TITLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11A, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.  
David A. Parker  
DAVID A. PARKER, TN R.L.S. NO. 2381 DATE DATE OF FIELD INSPECTION: MAY 1, 2024

**ALTA / NSPS LAND TITLE SURVEY**

**SWANSON DEVELOPMENTS, LP**  
FORTNESS BLVD, MURFREESBORO, TENNESSEE, 37129  
15th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE  
MAP 92P, GROUP A, PARCEL(S) 9.01 & I.O. MAP 92, PARCEL(S) 43.02, 44.04 & 44.09 SWANSON DEVELOPMENTS, LP, RECORD BOOK 2256, PAGE 236 (R.O.R.C., TN)  
**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
WWW.SEC-CIVIL.COM  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7900 • FAX: (615) 895-2567  
PROJ # 248810 DATE: 5-1-2024 FILE: YSR-ALTA-2024 DRAWN BY: JDB SCALE: 1" = 100' SHEET: 1 OF 1