

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

SEPTEMBER 4, 2024
6:00 PM

Kathy Jones
Chair

- 1. Call to order.**
- 2. Determination of a quorum.**
- 3. Public Comments.**
- 4. Approve minutes of the August 21, 2024 Planning Commission meeting.**
- 5. Old Business (Recommendation to Council):**
 - a. Zoning application [2024-403] for approximately 0.38 acres located along North Maple Street to be rezoned from CH & CCO to PRD (Maple Five PRD) & CCO, Hamid Mehryar applicant. (Project Planner: Holly Smyth)
- 6. Public Hearings and Recommendations to Council:**
 - a. Mandatory Referral [2024-717] to consider closing a portion of Hickerson Drive from vehicular use, City of Murfreesboro applicant. (Project Planner: Holly Smyth)
 - b. Zoning application [2024-410] for approximately 6.1 acres located along Willowoak Trail and Robert Rose Drive to be rezoned from PUD (Clari Park PUD) & GDO-1 to CH & GDO-1, Hines Clari Park Land Holdings, LLC applicant. (Project Planner: Brad Barbee)
- 7. Staff Reports and Other Business:**
 - a. Mandatory Referral [2024-720] to consider the dedication of a sanitary sewer easement on City-owned property located north of Tommy Bragg Drive, BL Companies applicant. (Project Planner: Richard Donovan)
- 8. Adjourn.**

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 21, 2024

1:00 PM

CITY HALL

MEMBERS PRESENT

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

STAFF PRESENT

Greg McKnight, Exec. Director of Dev't Services
Matthew Blomeley, Assistant Planning Director
Holly Smyth, Principal Planner
Richard Donovan, Principal Planner
Brad Barbee, Principal Planner
Sloane Lewis, Planner
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 signed up to speak up during the Public Comments portion of the agenda.

4. Approve minutes of the August 7, 2024 Planning Commission meeting.

Mr. Shawn Wright made a motion to approve the minutes of August 7, 2024 Planning Commission meeting; the motion was seconded by Mr. Reggie Harris and carried by the following vote:

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

Nay: None

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 21, 2024

5. Consent Agenda:

Cason Square, Lot 29 [2024-2054] final plat for 1 lot on 2.21 acres zoned CH located along Rideout Lane, Blake Smith Varsity Fieldhouse, LLC developer.

Southpointe Business Campus, Resubdivision of Lots 17 & 18 [2024-2055] final plat for 1 lot on 3.24 acres zoned L-I located along Southpointe Way, Acro/Murray National Nashville, LLC developer.

Carlton Landing, Section 4, Phase 1 [2024-2058] final plat for 31 lots on 10.29 acres zoned RS-10 located along Welty Court and Howland Court, Cornerstone Development, LLC developer.

Westlawn Pavilion, Resubdivision of Lot 5 [2024-2056] final plat for 2 lots on 3.62 acres zoned PUD located along Shores Road, MAB American Management, LLC developer.

The Village, Section 1 (formerly Section 2) [2024-1020] preliminary plat for 38 lots on 13.16 acres zoned PRD & PCD located along Blackman Road, 360 Development, LLC developer.

Frizzell, Lots 1 & 2 [2024-2051] final plat for 2 lots on 0.26 acres zoned RS-8 & CCO located along East College Street, Eben Frizzell developer.

University Villas & Lyon Property, Section 2 [2024-2052] final plat for 2 lots on 11.52 acres zoned CH located along John Bragg Highway and Lyons Farm Parkway, Front Street Partners developer.

City Tile, Resubdivision of Lot 1 [2024-2053] final plat for 1 lot on 1.01 acres zoned CBD & CCO located along South Spring Street and East Sevier Street, Andrew Young developer.

Turney Property, Lots 1-3 [2024-2057] final plat for 3 lots on 5.2 acres zoned CH located along New Salem Highway & Veterans Parkway, Pack Joint Venture developer.

Salem Square, Lots 2 & 3 [2024-1022] preliminary plat for 1 lot on 3.34 acres zoned CH located along New Salem Highway, New Salem Land Development, LLC developer.

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Salem Square, Lots 2 & 3 [2024-3111] site plan for a 20,654 ft² commercial center in two buildings on 3.34 acres zoned CH located along New Salem Highway, New Salem Land Development, LLC developer.

Salem Glen, Lot 15 [2024-3106] site plan for an 11,060 ft² daycare center on 1.4 acres zoned OG located along Saint Andrews Drive, Murphy Real Estate Services developer.

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

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

Nay: None

6. Old Business:

On Motion

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. Sam Anderson (architect) and Mr. Sherif Fouad (applicant) were in attendance representing the application. Mr. Sam Anderson explained the improvements that had been made to the architecture, addressing the concerns Planning Commissioners had at the previous meeting.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 21, 2024

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the site plan subject to all staff comments; the motion was seconded by Mr. Tristan Carroll and carried in favor by the following vote:

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

Nay: None.

7. GDO:

On Motion

Robert Rose Village West – Vintage Exchange Apartments [2024-3088 & 2024-6003] final design review and site plan review for a 318,500 ft2 mixed use development in four main buildings zoned PUD and GDO-1 located along Robert Rose Drive and Maplegrove Drive, TDK Land, LLC developer. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Ross Bradley (developer) and Mr. Matt Taylor (design engineer) were in attendance representing the application.

There being no further discussion, Mr. Shawn Wright made a motion to approve the final design review and site plan review subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried in favor by the following vote:

Aye: Kathy Jones
Ken Halliburton
Tristan Carroll

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Reggie Harris

Bryan Prince

Shawn Wright

Nay: None

The Fountains at Gateway, Phase 2A [2024-3086 & 2024-6005] final design review and site plan 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. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the final design review and site plan review subject to all staff comments including the final plat being recorded prior to any permits being issued; the motion was seconded by Mr. Reggie Harris and carried in favor by the following vote:

Aye: Kathy Jones

Ken Halliburton

Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Nay: None

8. Plats and Plans:

On Motion

Town Creek Daylighting [2024-3104] site plan for stormwater maintenance project and public recreational area on 6.45 acres zoned CH and CCO located along Northwest Broad Street and South Church Street, City of Murfreesboro developer. Ms. Holly Smyth presented

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 21, 2024

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, Vice-Chairman Ken Halliburton made a motion to approve the site plan subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried in favor by the following vote:

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

Nay: None

Hearthwood, Lot 5 [2024-3103] site plan for 18,000 ft² commercial center in two buildings on 4.3 acres zoned CH located along Chandler Place and South Rutherford Boulevard, Gurang Patel 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. Gurang Patel (developer) and Mr. Manly Thweatt (design engineer) were in attendance representing the application.

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

Aye: Kathy Jones
Ken Halliburton
Tristan Carroll
Reggie Harris

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Bryan Prince

Shawn Wright

Nay: None

City Tile [2024-3100] site plan for a 7,000 ft2 warehouse addition at an existing flooring store on 1.01 acres zoned CBD and CCO located at 223 South Spring Street, Andrew Young developer. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

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

Aye: Kathy Jones

Ken Halliburton

Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Nay: None

North Walnut Street Office [2024-3098] site plan for a 2,700 ft2 office building on 0.15 acres zoned CH and CCO located along North Walnut Street, MC2 Properties, LLC developer.

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

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

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

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

Nay: None

9. New Business:

Mandatory Referral [2024-717] to consider closing a portion of Hickerson Drive from vehicular use, City of Murfreesboro 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.

There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on September 4, 2024; the motion was seconded by Vice-Chairman Ken Halliburton and carried in favor by the following vote:

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

Nay: None

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Annexation petition or request for outside the City sewer service [2024-507] for approximately 37.56 acres located along Epps Mill Road, Rhodes Development Company applicant. WITHDRAWN BY APPLICANT BEFORE THE MEETING

Zoning application [2024-410] for approximately 6.1 acres located along Willowoak Trail and Robert Rose Drive to be rezoned from PUD (Clari Park PUD) & GDO-1 to CH & GDO-1, Hines Clari Park Land Holdings, LLC 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.

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

There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on September 4, 2024; the motion was seconded by Mr. Tristan Carroll and carried in favor by the following vote:

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

Nay: None

Zoning Ordinance Amendment [2024-805] regarding retail and distribution uses and pertaining to the following sections:

- Section 2: Definitions;**
- Section 9: Standards for Special Permit Uses; and**
- Chart 1: Uses Permitted (including its endnotes)**

City of Murfreesboro Planning Department applicant.

WITHDRAWN BY APPLICANT BEFORE THE MEETING

MINUTES OF THE MURFREESBORO PLANNING COMMISSION AUGUST 21, 2024

10. Staff Reports and Other Business.

Mandatory Referral [2024-719] to consider the purchase of property located along Butler Drive and the future 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.

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

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

Nay: None

11. Adjourn.

There being no further business the meeting adjourned at 2:06 p.m.

Chair

Secretary

BN/ cj

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS – SEPTEMBER 4, 2024
PROJECT PLANNER: HOLLY SMYTH**

5.a. Zoning application [2024-403] for approximately 0.38 acres located along North Maple Street to be rezoned from CH & CCO to PRD (Maple Five PRD) & CCO, Hamid Mehryar applicant.

The subject property is located at 1107 North Maple Street on the west side of the street just north of West Hembree Street and south of East McKnight Drive and includes one parcel. The site is also identified as Tax Map 091F, Group E, Parcel 004.00 and contains **approximately 16,735 square feet**. The site is proposed to be rezoned to Planned Residential District (Maple Five Towns PRD). The existing zoning is CH- Highway Commercial with the CCO – City Core Overlay. The proposed PRD would accommodate a total of 5 single-family attached residential townhomes, equating to 13.01 dwelling units to the acre, and would leave the CCO overlay in place. The future land use map designates the area as “Mixed Use” character. The parcel width ranges from 85’ of road frontage on the front to 95’ wide along the back with the depth ranging from 185’ to 191’. Surrounding properties to the north and west are zoned CH, to the south RM-16, and to the east RD with structure heights ranging from 1, 1½, and 2 story single-family homes, condos, and businesses. North Maple Street is a designated Community Collector street with GIS showing an approximate right-of-way width of 45’ with 20’ of asphalt travel lanes from curb to curb.

When Planning Commission reviewed the project during their April 3, 2024 public hearing meeting, the group was satisfied with the front building architecture but had concerns with the amount of parking for the proposed 5 units. The site plan layout has been modified to narrow the front building and modify the parking as follows:

- Code requires 1 parking/bedroom = (2 bedroom x 3 units) + (3 bedroom x 2 units) = 12
- Original layout provided 5 garage spaces + 9 surface spaces + 1 guest space = 15
- Revised layout provides 5 garage spaces + 12 surface spaces + 3 guest spaces = 20

The attached updated program book on page 13 reflects the revised site layout, which provides a surplus of 8 parking spaces. The various site layout pages have been updated to reflect the new layout. The floor plans for the front building have been updated on an engineered site plan but not on the architectural set yet, pending Planning Commission’s decision.

Exception(s) Requested: Pages 21 and 22 of the Program Book shows the comparison for this development to the RS-A, Type 3 zone with the requested **exceptions shown in red text** and shown below:

- Exception #1: Request a 10’ reduction in the rear setback.
- Exception #2: Request a 1.01 units/acre increase in overall density as comparable to the RS-A, Type 3 zone
- Exception #3: Requesting a reduction of garage depth from 20’ to 19’10”.
- Exception #4: Requesting an allowance for 5’ planting yard along northerly property line instead of 10’-wide Type A Buffer.

- Exception #5: Requesting a reduction from a 10 ft wide Type A Buffer to an 8 ft wide Type A Buffer with privacy fence along the westerly property line.

Department Recommendation

The prior April 3, 2024 staff report has been attached herein for your reference so that this report does not reiterate those items previously discussed. Staff is supportive of this rezoning request, as revised, for the following reasons:

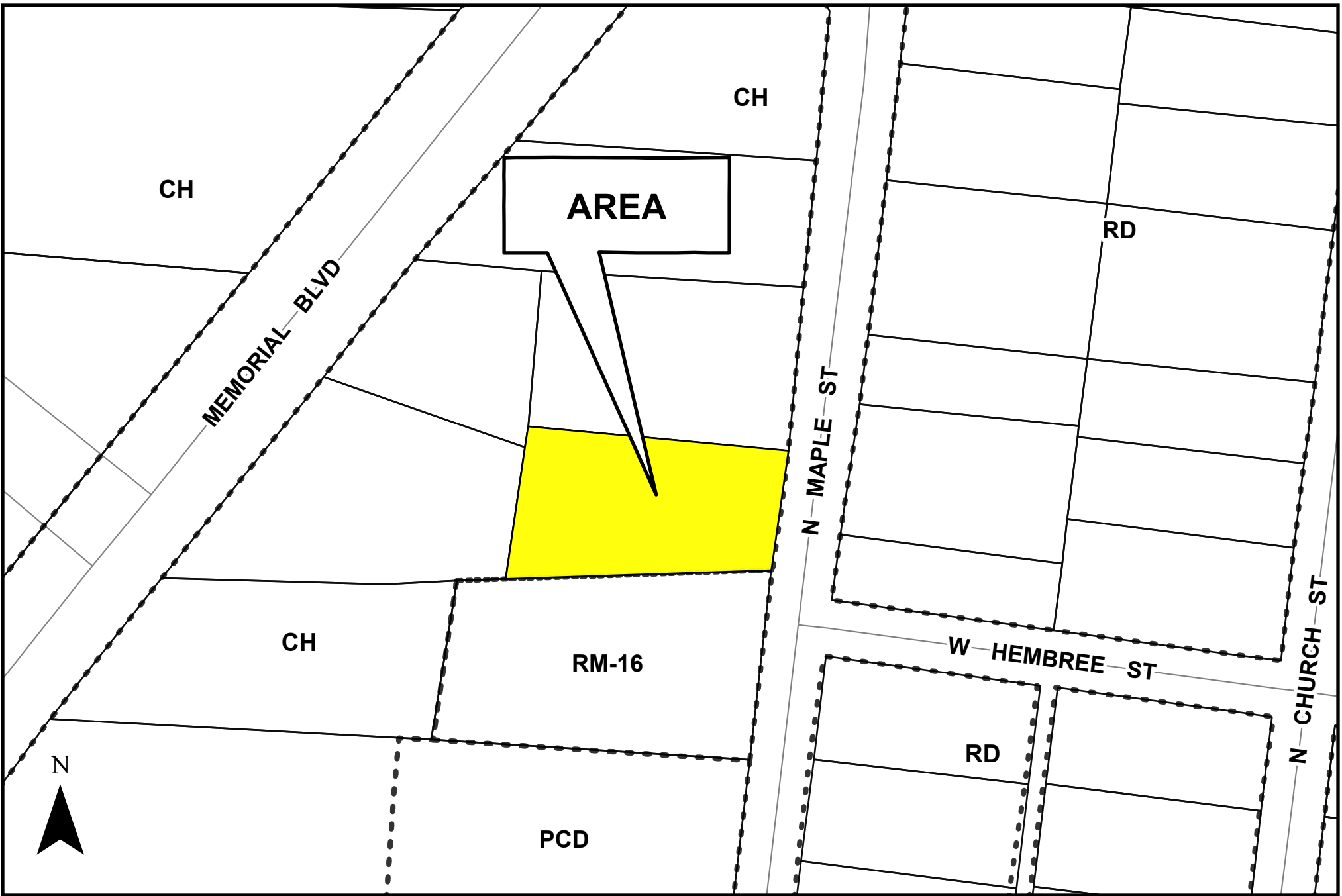
- 1) It is consistent with the future land use map and comprehensive plan by providing dense residential uses within walking distance of commercial services.
- 2) On-site parking is oriented toward the rear or sides.
- 3) Residential architecture design fits well into the surrounding neighborhood context in that the primary structure is setback 20' and the building heights are 2-story adjacent to the street and 2½ stories for the back building.
- 4) Craftsman architecture blends well into the surrounding traditional neighborhood and the front house designs appears like a single-family home.
- 5) The townhome building type is compatible with the surrounding land uses including a townhome development to the south of this property.

Action Needed

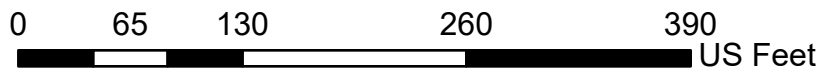
The applicant will make a presentation to the Planning Commission on the proposed modified zoning request. The Planning Commission should formulate a recommendation to City Council.

Attachments:

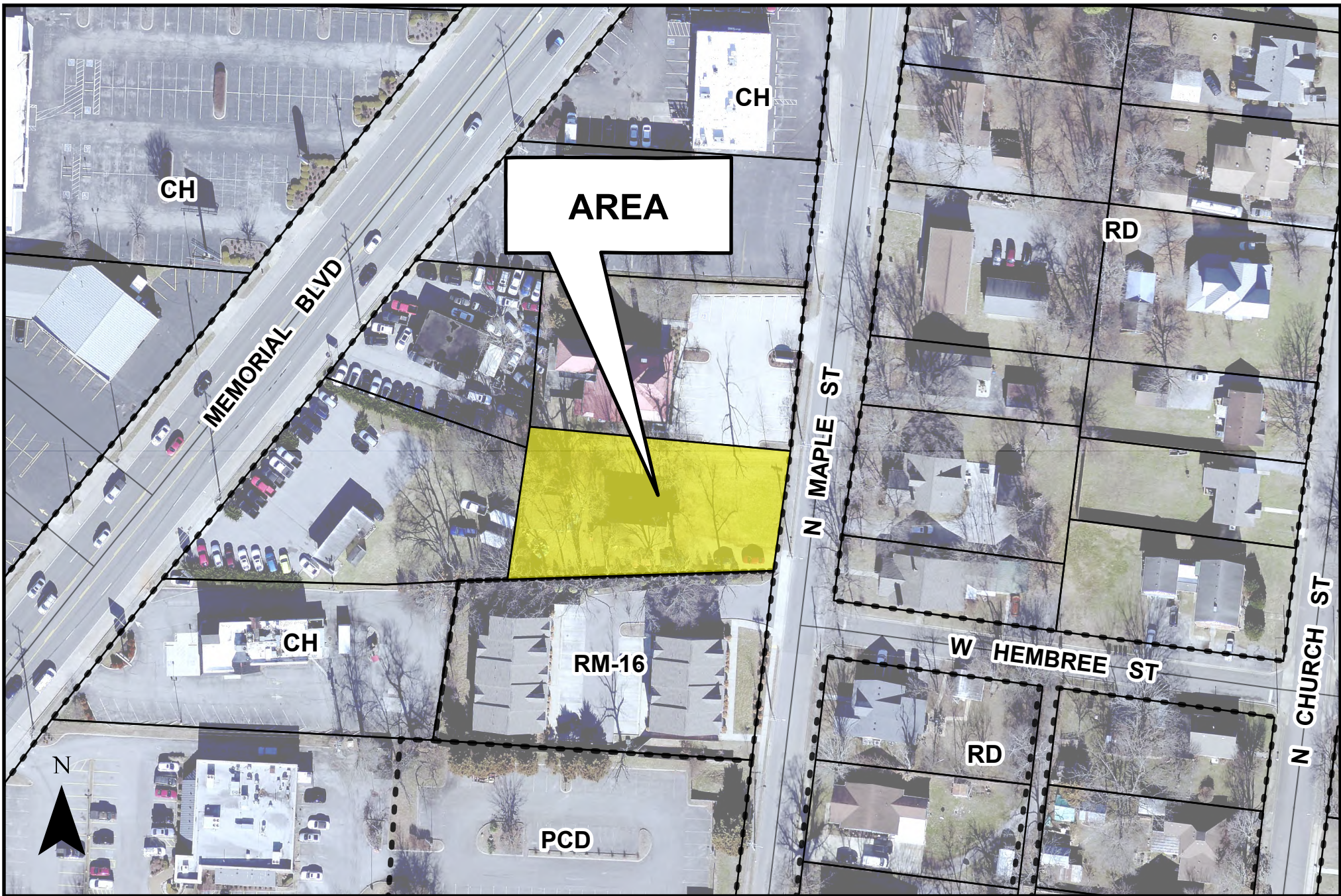
- NoOrtho Map
- Ortho Map
- April 3, 2024 Planning Commission staff report
- Updated Program Book



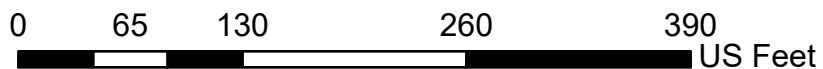
Rezoning request for property along North Maple Street
 CH & CCO to PRD (North Maple Townhomes PRD) & CCO



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



Rezoning request for property along North Maple Street
 CH & CCO to PRD (North Maple Townhomes PRD) & CCO



Planning Department
 City of Murfreesboro
 111 West Vine St
 Murfreesboro, TN 37130
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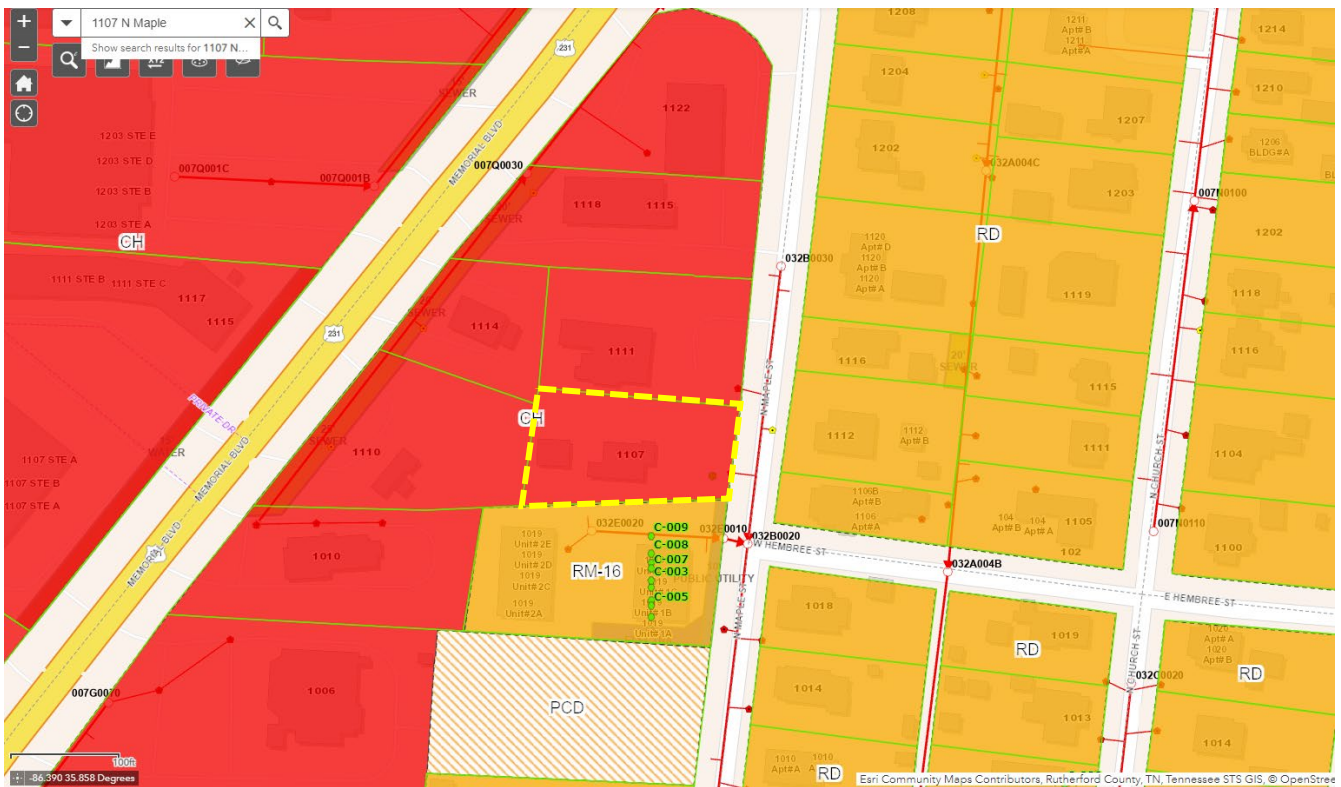
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 3, 2024
PROJECT PLANNER: HOLLY SMYTH**

5.a. Zoning application [2024-403] for approximately 0.38 acres located along North Maple Street to be rezoned from CH & CCO to PRD (Maple Five Towns PRD) & CCO, Hamid Mehryar applicant.

The subject property is located at 1107 North Maple Street on the west side of the street just north of West Hembree Street and south of East McKnight Drive involving one parcel. The site is also identified as Tax Map 091F, Group E, Parcel 004.00 containing **approximately 16,735 square feet**. The site is proposed to be rezoned to Planned Residential District (Maple Five Towns PRD). The existing zoning is CH- Highway Commercial with the CCO – City Core Overlay. The proposed PRD would accommodate a total of 5 single family attached residential townhomes, equating to 13.15 dwelling units to the acre, and leave the CCO overlay in place.

Adjacent Zoning and Land Uses

The surrounding zone districts are CH (Highway Commercial) to the north and west, RM-16 (Residential Multi-Family 16) and PCD (Planned Commercial District) to the south, and R-D (Duplex Residential) to the east, as more particularly shown on page 3 of the program book. The primary surrounding land uses are single family homes, duplexes, and townhomes.



Proposed PRD

The PRD overall layout and basic site data is best seen on **page 13** of the program book. The PRD is being requested to allow for 5 single family attached townhome units within a horizontal property regime (HPR). The single family attached units are most similar to what would be allowed in a RS-A, Type 3 zone district.

Attached single-family homes will include three 2-bedroom units with approximately 1,809 square feet each and two 3-bedroom units with approximately 2,251 square feet each. The front building will be 2-story, providing only surface parking in order to keep the front building height shorter to blend with the neighborhood. The rear building will be 3-story and have a 1 or 2 car garage and surface parking.

Specific architectural plans have been created specifically for this project to create a product that looks like a single family home from the street with lots of details, porch spaces, and varying roof heights. As seen on pages 14 and 15 of the program book, the front building splits the 2 units in the middle of the building and provides private open space within the front porch. The rear building contains 3 units with front-loaded garage entries. These units each have a fenced backyard open space shown on page 18 of the program book. Each unit will have a 1 or 2-car garage with decorative window-panel at the top and surface parking stalls adjacent to the garages. One separated guest parking space is also provided for the complex on-site. A total of 12 parking stalls are required for the project with 15 being provided on site (thereby providing 3 surplus stalls over the required parking).

Page 19 of the program book depicts the on-site landscaping, fencing, porches, and private backyards. Normally a Type A 10' buffer is required between PRD and CH zone districts which would affect the north and west property line. The applicant is requesting an 8' Type A buffer with wooden privacy fence along the westerly boundary and a 5' planting yard to the north with wooden privacy fence. Perimeter planting yards of 5' wide are provided on the south side of the property. Base of building plantings of at least 3' in depth are provided for along the front building facing the street and along the interior entry drive. All townhomes will have private open space through a front or rear porch area at each unit. An HOA shall be responsible for maintaining all open paved surfaces, stormwater, landscaping in common areas, and any shared amenities.

Proposed setbacks and layout are depicted on page 13 of program book and summarized as follows:

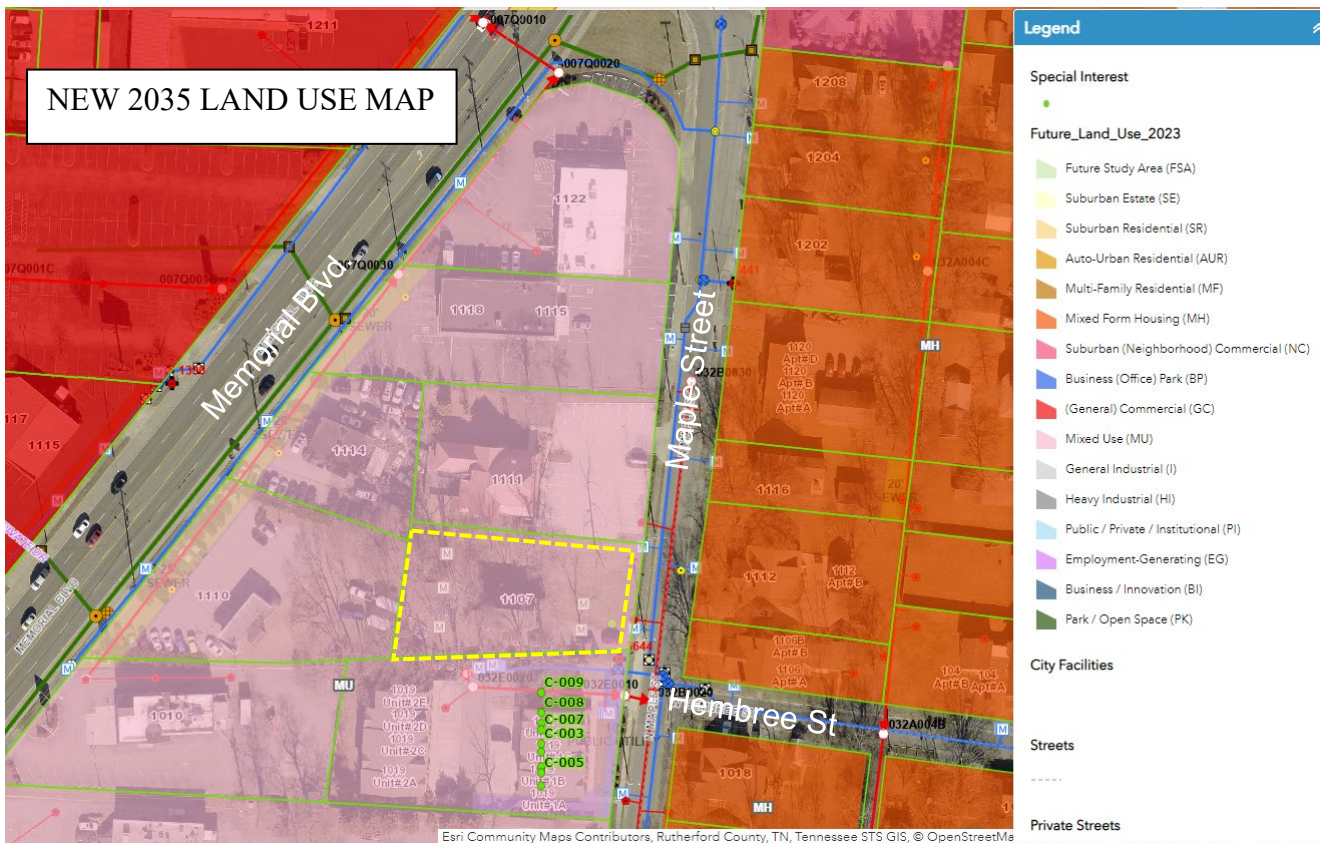
- 20' front building setback along North Maple Street (CCO would require 19' build to line)
- 5' porch encroachment into front setback (5' encroachment is allowed by code)
- 5' side yard setbacks
- 10' rear yard setback (20' normally in a RS-A, Type 3 zone district)

Exception(s) Requested: Page 21 of the Program Book shows the comparison for this development to the RS-A, Type 3 zone with the requested **exceptions shown in red text** and shown below:

- Exception #1: Request a 10' reduction in the rear setback.
- Exception #2: Request a 1.01 units/acre increase in overall density as comparable to the RS-A, Type3 zone
- Exception #3: Requesting a reduction of garage depth from 20' to 19'10".
- Exception #4: Requesting an allowance for 5' planting yard along north property line instead of 10'-wide Type A Buffer.
- Exception #5: Requesting a reduction from a 10 ft wide Type A Buffer to an 8 ft wide Type A Buffer along the westerly property line with privacy fence.

Future Land Use Map

The newly adopted future land use map within the Murfreesboro 2035 Comprehensive Plan recommends that the subject property develop primarily with a “Mixed Use” land use character (see excerpt map below). This Mixed Use character “provides opportunities for residential mixed with commercial, retail, and office, typically with a vertical element of multiple uses in the same building. Mixed use areas can fit along primary transportation routes, nodes of commerce adjoining key intersections or at transition points between traditional commercial areas and residential neighborhoods. Mixed-Use centers have a greater concentration of housing types; the highest density is sited closest to transit stops, shopping and services, and places of employment.” Development in these areas should focus on “multi-story structures” and “residential design is encouraged to utilize alley access to maximize the interface along the streetscape. Front entry garages that protrude beyond the front-face of the dwelling unit are prohibited.” The comprehensive plan calls out CBD, MU, PUD and other zoning districts as may be evaluated on a case-by-case basis being compatible with this designation.



The development is designed for pedestrians and connectivity to surrounding neighborhoods and places of commerce located to the north. The buildings are designed to fit well into the surrounding context. The development is higher-density residential similar to adjacent but does not include any office, commercial or retail space. Due to the existing surrounding commercial uses, the adjacent residential uses, and the existing small lot size of the project, there is not ample opportunity to provide an integrated mixed use development. Some office type uses could be allowed as home-occupations; therefore, a statement was added that administratively approved home-occupations would be allowed within the development. Based on the above information, the proposed PRD form seems appropriate to the surrounding neighborhood and is a good transition between the existing use types.

Department Recommendation

Staff is supportive of this rezoning request for single family attached residential along North Maple Street, with the five (5) requested exceptions stated above, for the following reasons:

- 1) It is consistent with the future land use map and comprehensive plan by providing dense residential uses within walking distance of commercial services.
- 2) Onsite parking is oriented toward the rear or sides.
- 3) Residential architecture design fits well into the surrounding neighborhood context in that the primary structure is setback 20' and the building heights are 2-story adjacent to the street and 2½ stories for the back building.
- 4) Craftsman architecture blends well into the surrounding traditional neighborhood and the front house designs appears like a single family home.
- 5) The PRD use allows for office uses with an approved administrative home occupation permit which allows a good neighborhood transition.

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 should discuss and then formulate a recommendation to City Council.

Attachments:

- NoOrtho Map
- Ortho Map
- Program Book

Maple Five

Request for Rezoning to
Planned Residential
Development (PRD).

SUBMITTED FOR SEPT 4, 2024,
PLANNING COMMISSION.



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HS HUDDLESTON-STEELE
ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: 615-893-4084 FAX: 615-893-0080

PROJECT SUMMARY

The Maple Five project has been a long-term project, which has undergone several revisions to ensure that it meets the needs of the community. The project has finally settled on constructing 5 townhomes on a lot size of .3842 acres within the CCO overlay, with a density of 13.01 units per acre. The townhomes will be a combination of 2 three-bedroom units and 3 two-bedroom units, each designed to provide residents comfortable living spaces.

The 2-story building adjacent to North Maple Street will have surface parking in the rear, providing a shorter building adjacent to the roadway while providing ample parking space for residents and their guests. In contrast, the 3 townhomes located at the back of the property will feature 3-floors, and front-entry garages, providing residents with a secure and convenient parking space.

The front units will feature a front porch that will serve as a private formal open space, which residents can use to relax and unwind while enjoying the outdoors. The rear units will have private fenced back patios as formal open spaces, which will provide residents with a private outdoor space to enjoy.

All townhomes will be constructed using high-quality masonry siding and brick, ensuring that they are durable, safe, and long-lasting. The Maple Five project is designed to provide residents with a comfortable and secure living environment that meets their needs close to downtown.

DEVELOPMENT TEAM

Attn: Hamid Mehryar

Profession: Owner

Address: 1110 Memorial Blvd., Murfreesboro, TN 37129

Phone: 615.554.3285

Email: hamid_m-a@yahoo.com

Company Name: Huddleston – Steele Engineering Inc.

Profession: Planning

Attn: Clyde Rountree, RLA

Address: 2155 N.W. Broad Street, Murfreesboro, TN, 37129

Phone: 615.509.5930

Email: Rountree.associates@yahoo.com

Company Name: Huddleston – Steele Engineering Inc.

Profession: Engineering

Attn: Chris Maguire, P.E.

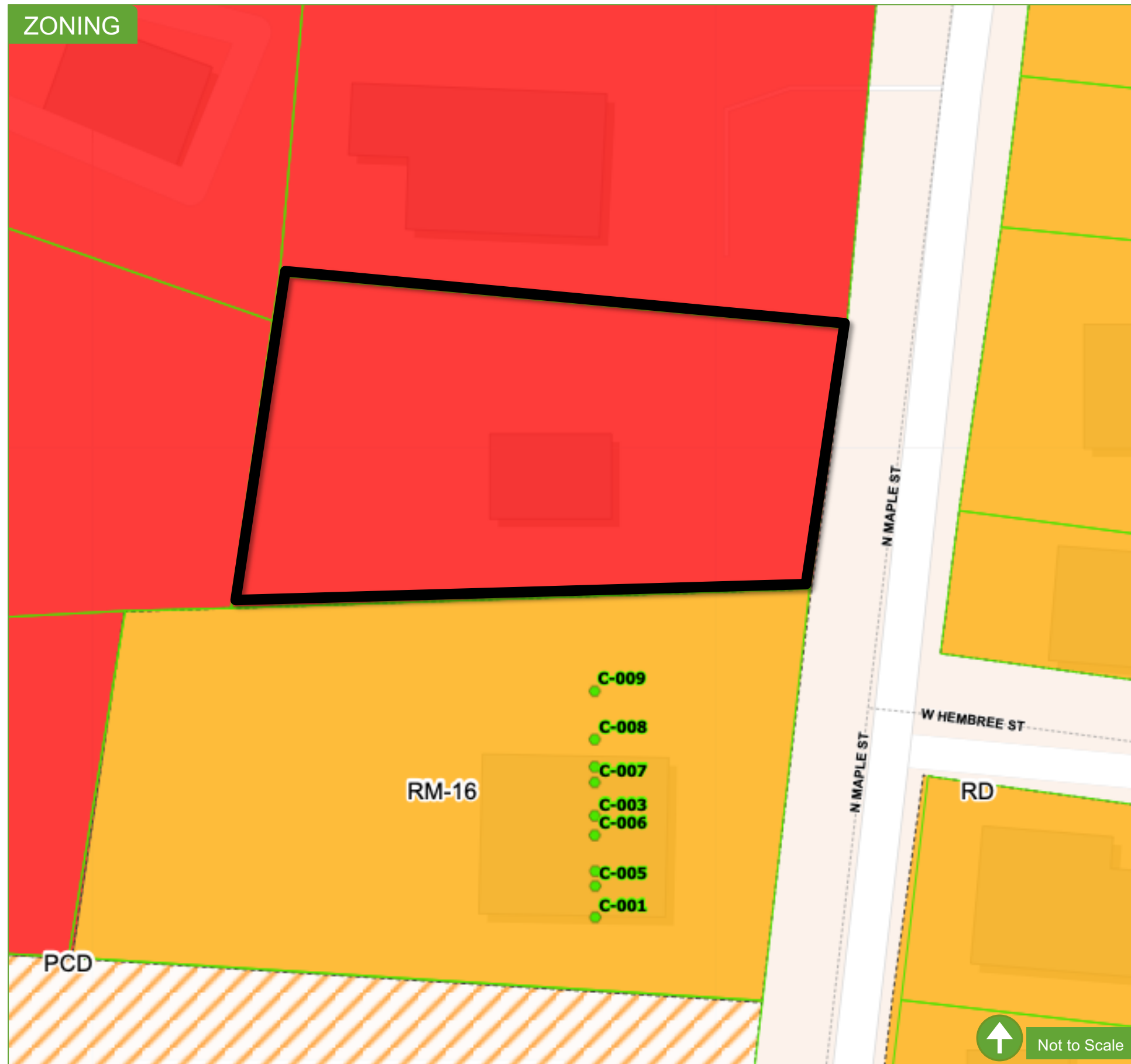
Address: 2155 N.W. Broad Street, Murfreesboro, TN, 37129

Phone: 615.893.4084

Email: cmaguire@hsengr.com



ZONING



SUMMARY

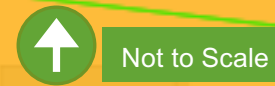
- The property is currently zoned Commercial Highway.
- The property is within the City Core Overlay.
- The property to the south is zoned RM-16 and is a townhome development with surface parking.
- The property to the east is zoned RD and has single family homes on the property.
- The property to the west is zoned CH and is currently an automotive sales business.

LEGEND

RS	Residential Single Family (RS)
RM	Residential Multi Family (RM)
RD	Residential Duplex (RD)
R-MO	Residential Mobile Home (R-MO)
CL	Commercial Local (CL)
CM	Commercial Medical (CM)
CP	Commercial Planned (CP)
CF	Commercial Fringe (CF)
CH	Commercial Highway (CH)
PCD	Planned Commercial Development (PCD)
PRD	Planned Residential Development (PRD)

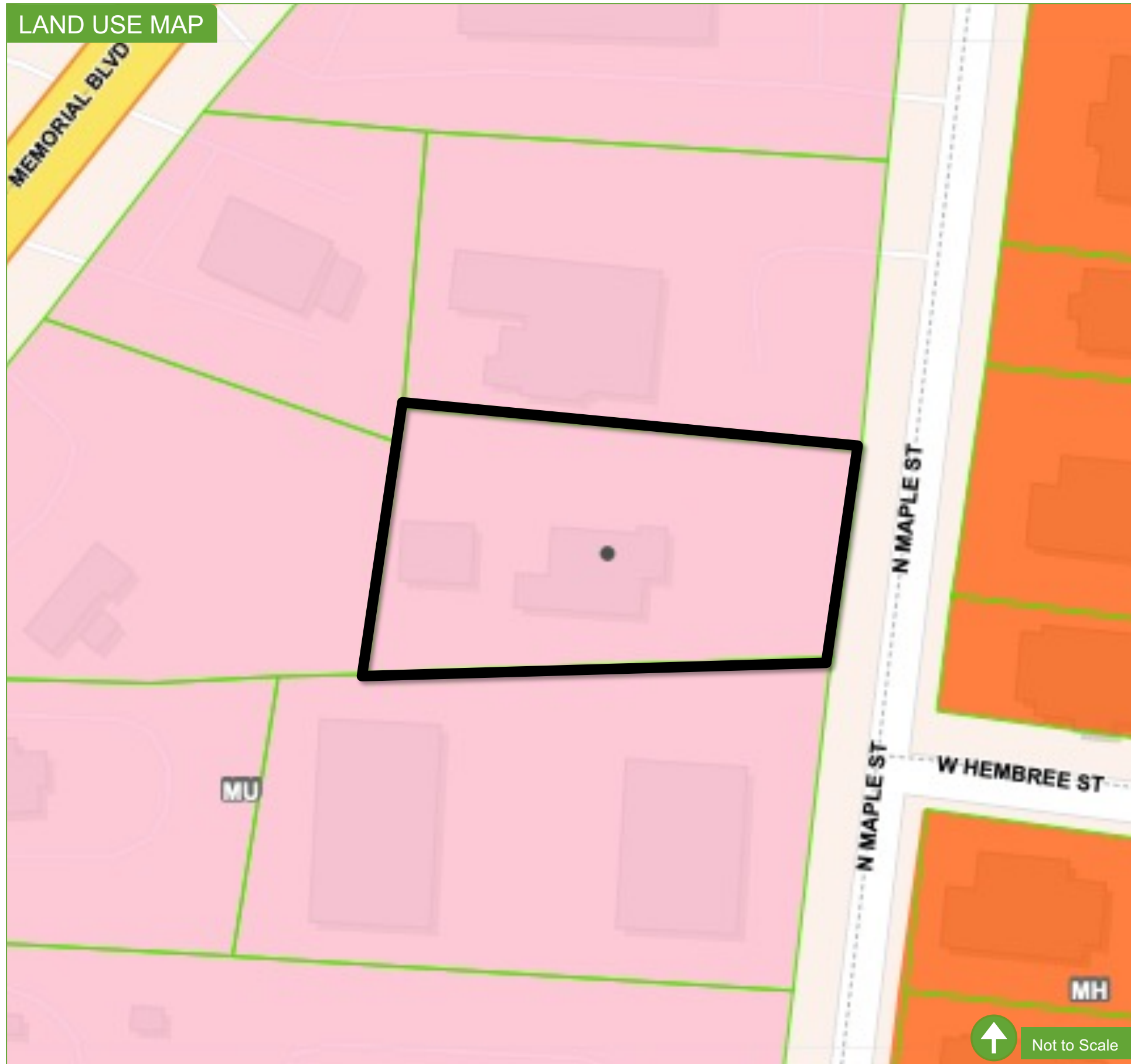


Site boundary



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LAND USE MAP














↑ Not to Scale

SUMMARY

The property is proposed “Mixed Use” in the Land Use Plan. The mixed-use designation provides for Planned Unit Developments. The townhomes along North Maple Street are designed to provide single-family residences with a neighborhood character, architecture and materials.

LEGEND

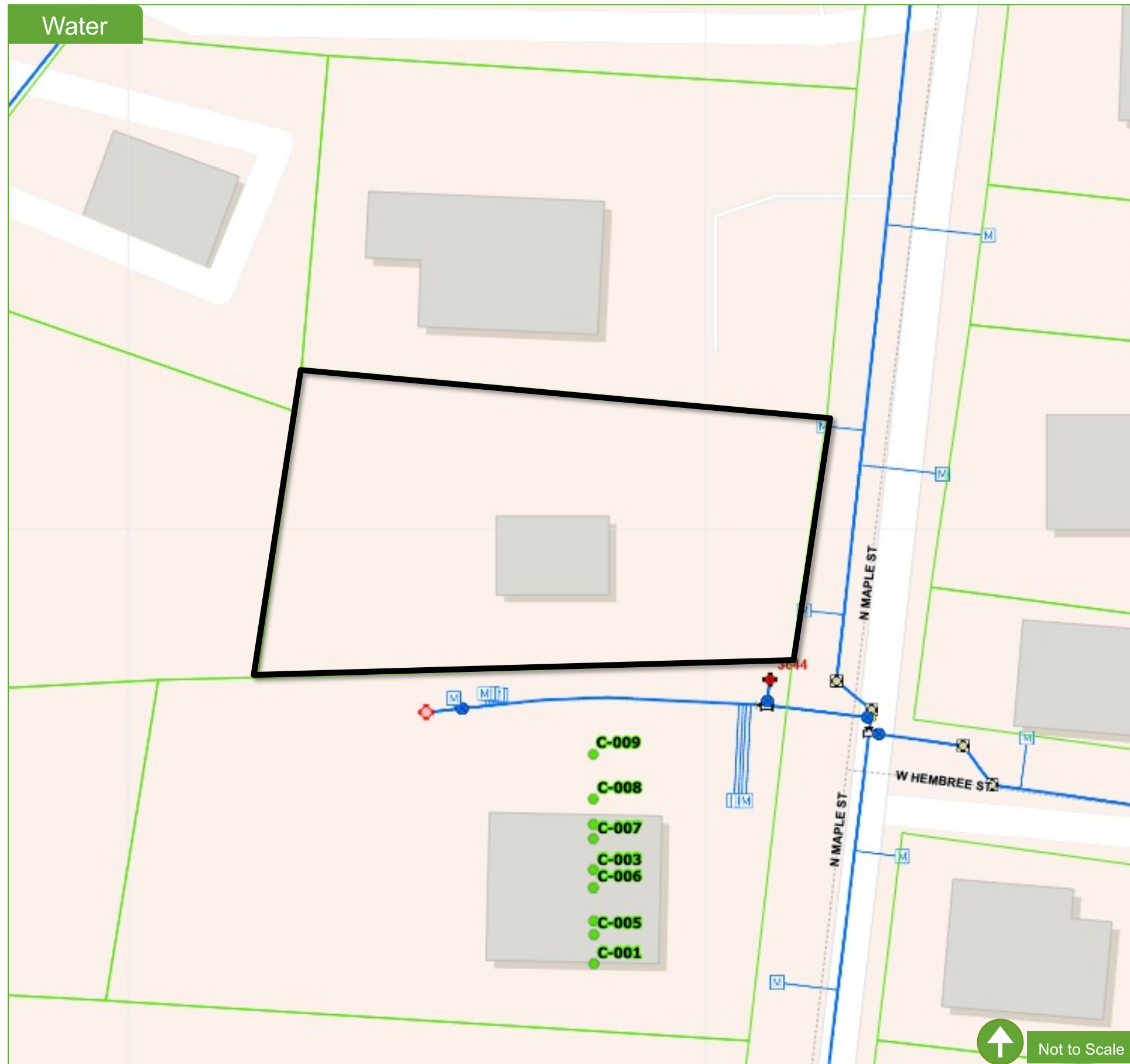
-  Suburban Residential (SR)
-  Auto-Urban Residential (AUR)
-  Multi-Family Residential (MF)
-  Suburban (Neighborhood) Commercial (NC)
-  Business (Office) Park (BP)
-  (General) Commercial (GC)
-  Mixed Use (MU)
-  General Industrial (I)
-  Public/ Private/ Institution (PI)
-  Business/ Innovation (BI)
-  Park/ Open Space (PK)



Site Boundary

HS HUDDLESTON-STEELE
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Water



Map Summary

- Water services will be provided by the Murfreesboro Water Resources Department.
- The waterline runs along the west of North Maple where two lines currently are currently stubbed to the property.
- The Gang Meter Vault is required to be 2.5' from the existing sidewalk, 5 feet from any other encroachments, and 10' from any building with exception to front porches.
- This development will be required to make a new tap on the water main and abandon the existing meter and service.

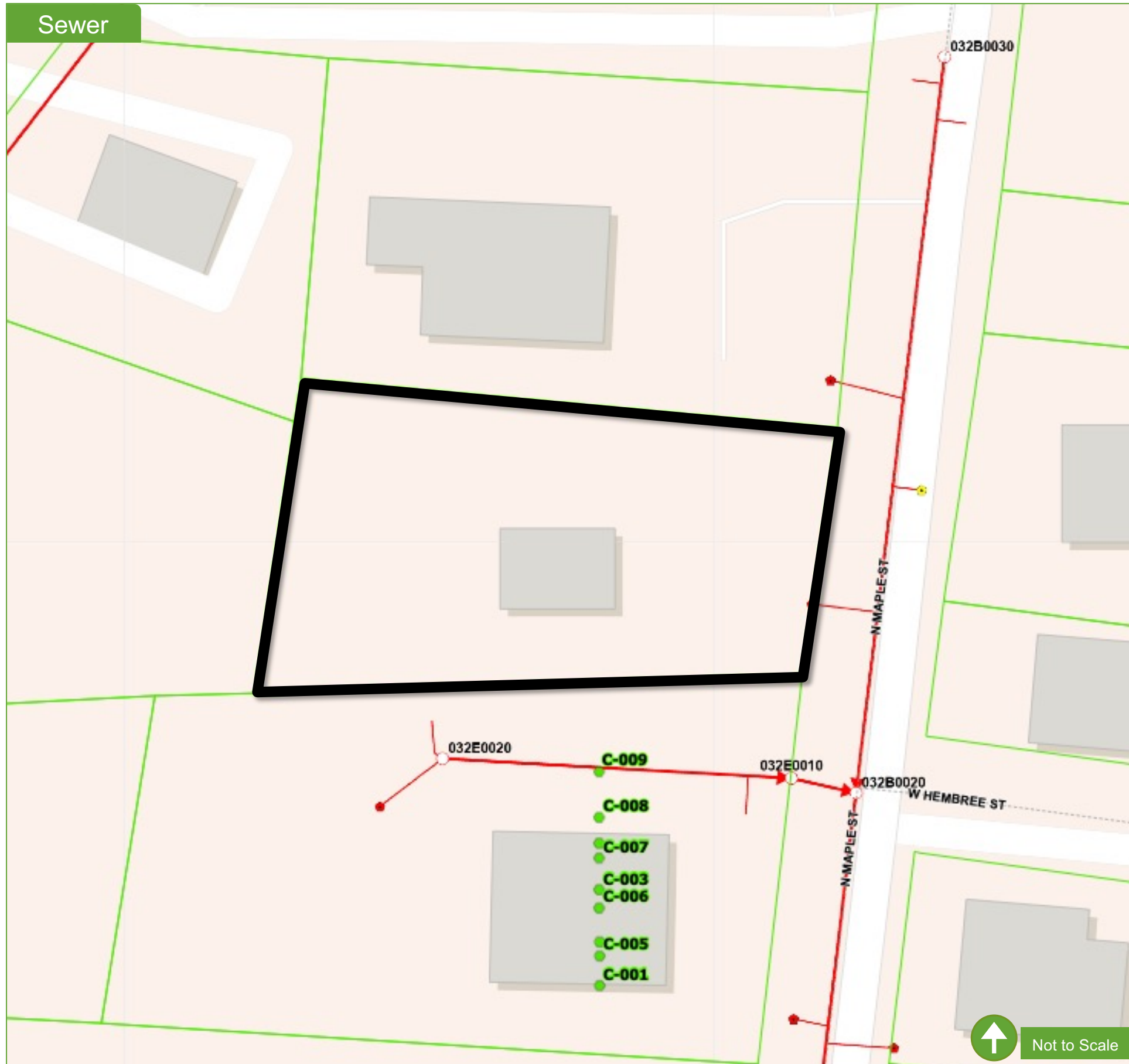
Legend

WATERLINE:
FIRE HYDRANT:



Site boundary

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Map Summary

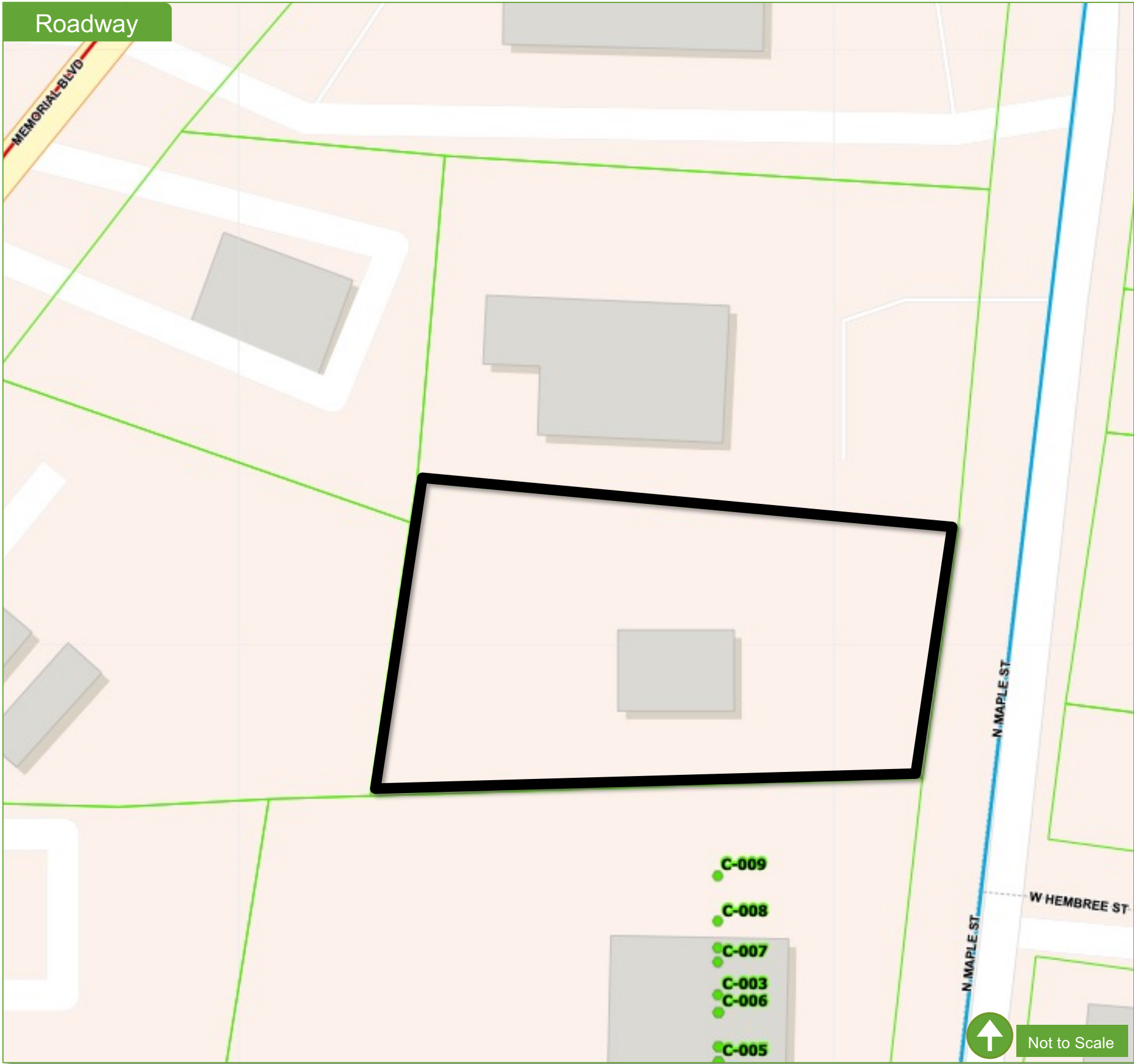
- Sanitary sewer service will be provided by the Murfreesboro Water Resources Department.
- The sewer enters the property from the east side of North Maple Street.
- The project is exempt for the City of Murfreesboro sewer allocation ordinance within the CCO.
- The public sewer is subject to a 30' Sanitary Sewer Easement centered on the sewer that will be on site.

Legend

Existing Sanitary Sewer: 

Existing Manhole: 





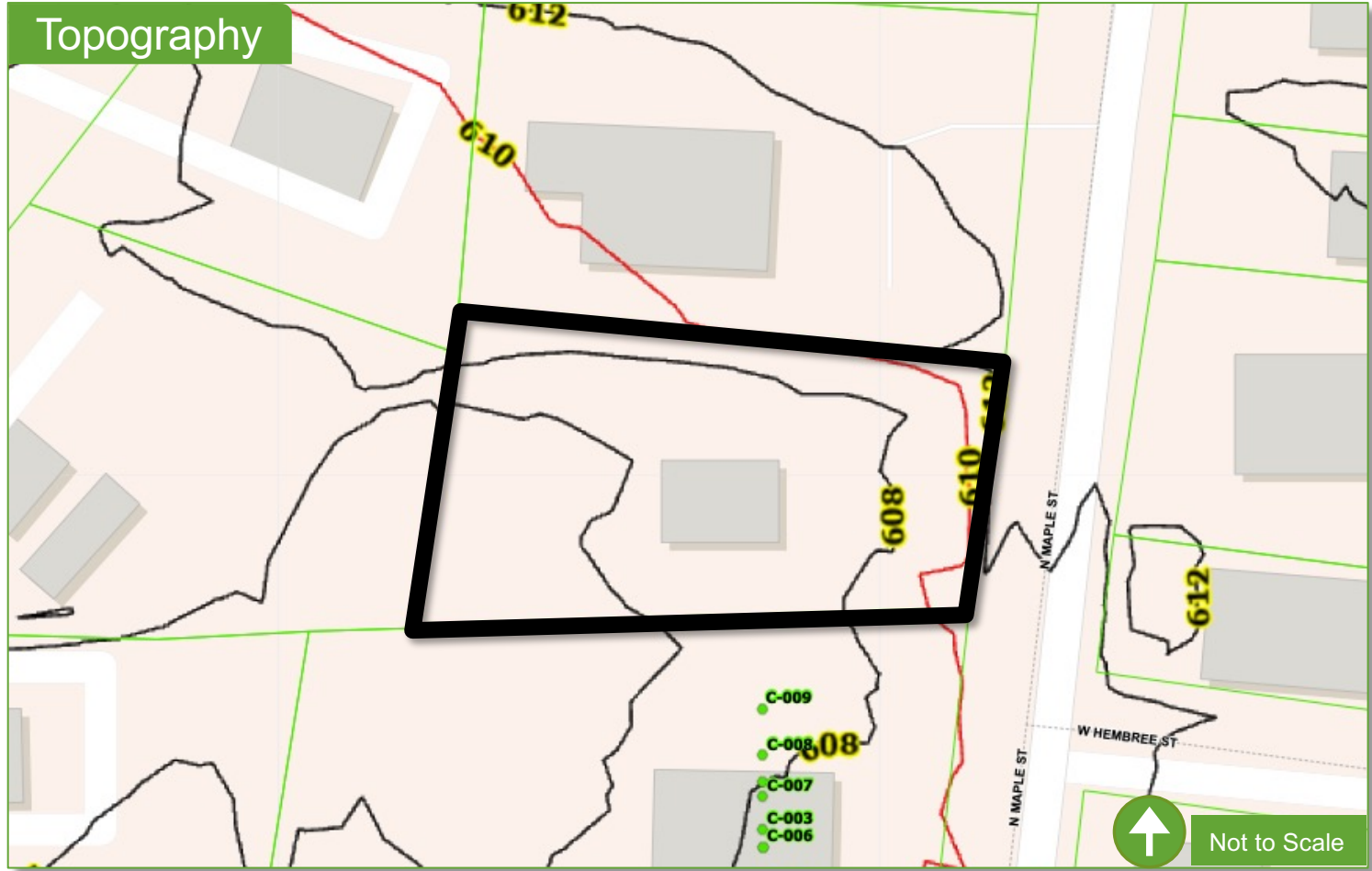
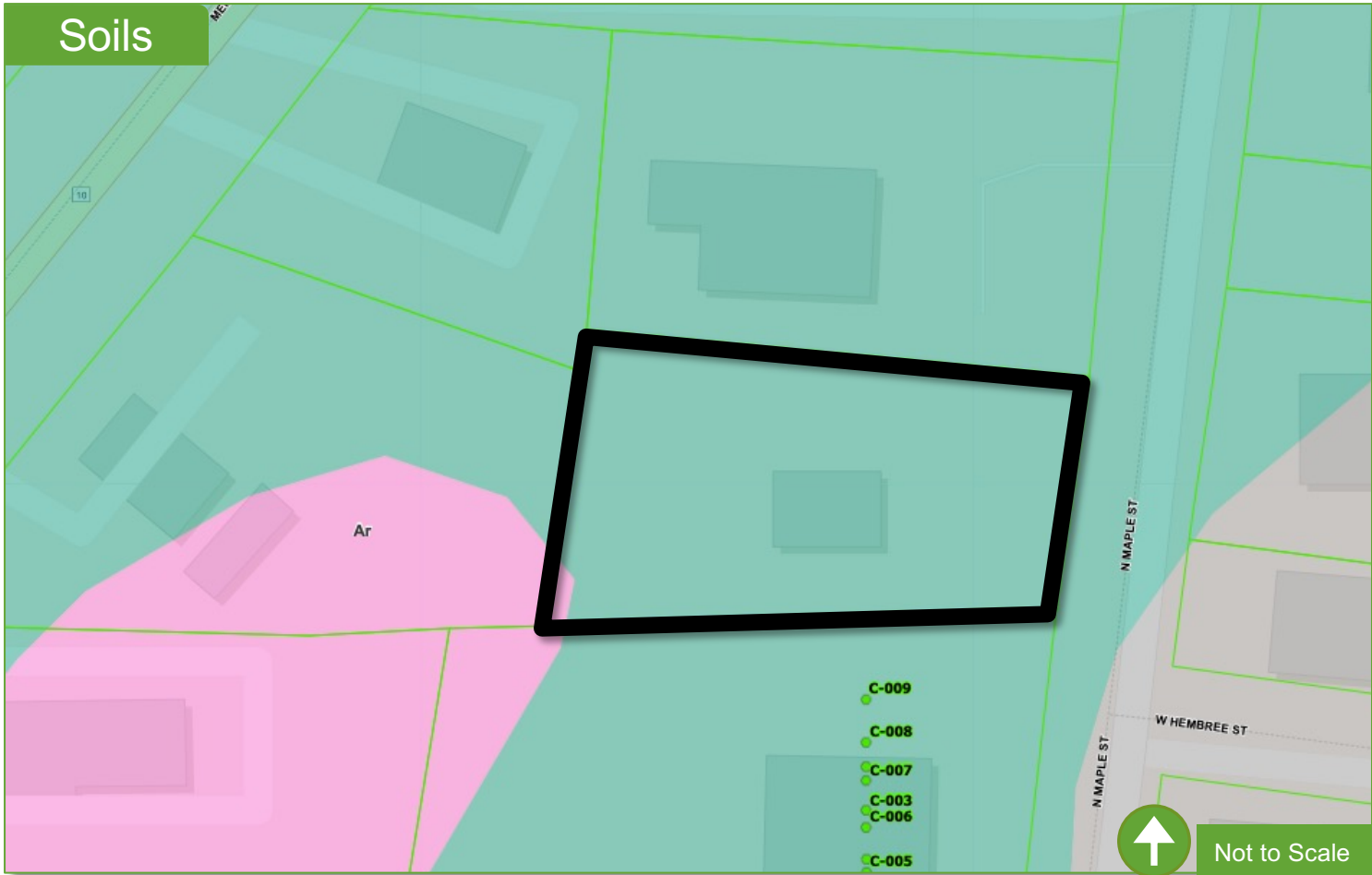
Map Summary

- The site will be primarily accessed from North Maple Street in close proximity to Memorial Boulevard
- The site will have one primary entrance off of North Maple Street which is a community collector designated roadway.
- A 10' public utility easement will be dedicated along the front property line.
- A Final plat will be required to create a legal lot of record.

Legend

Community Collector		Residential Collector		 Site boundary
Major Arterial		Residential Sub Collector		
Minor Arterial		CBD		

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Legend

TrC	GRC	Ar	CuB	HcA	Other
BrB	TaB2	LoB	LoA	BtC	

Site boundary

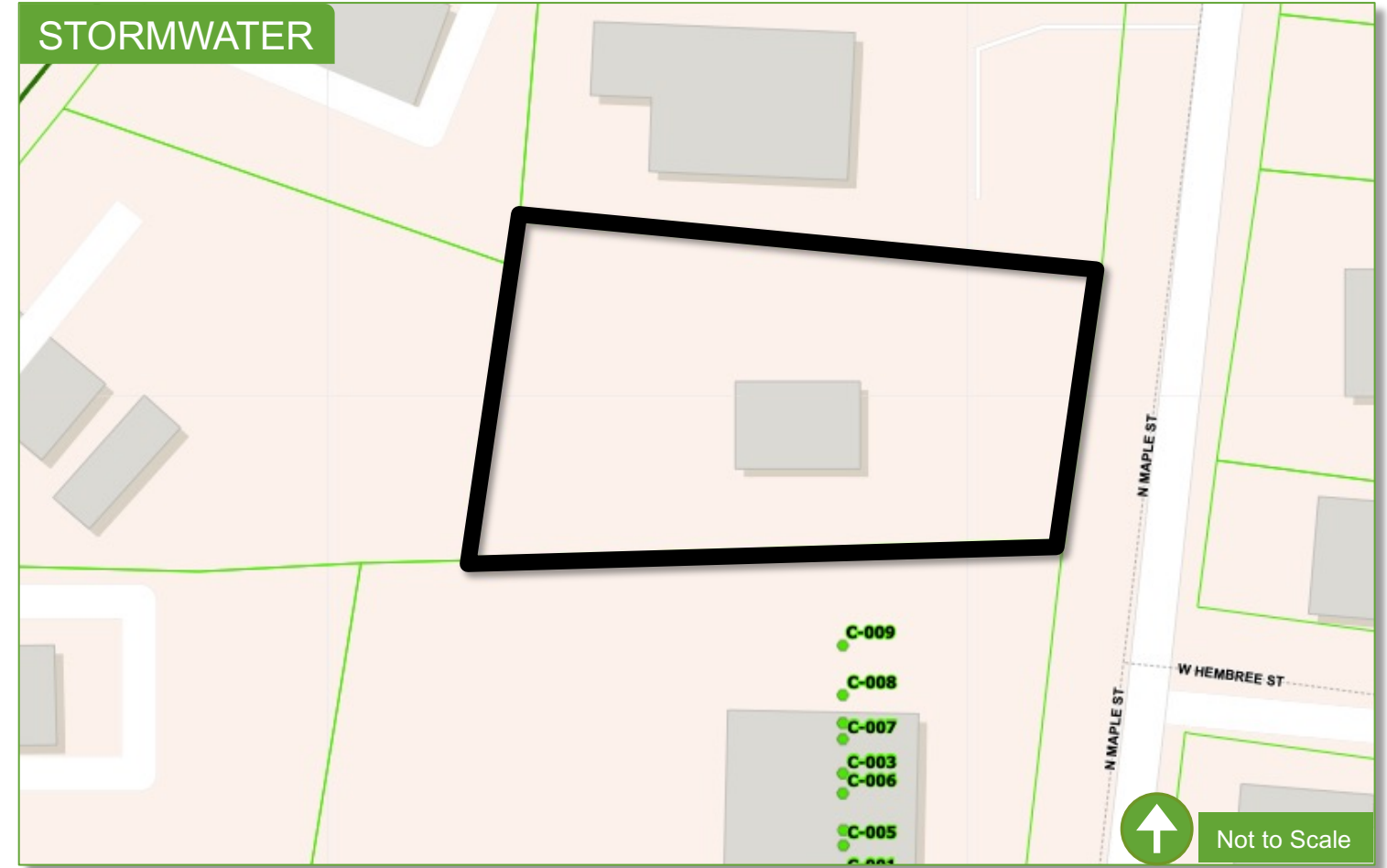
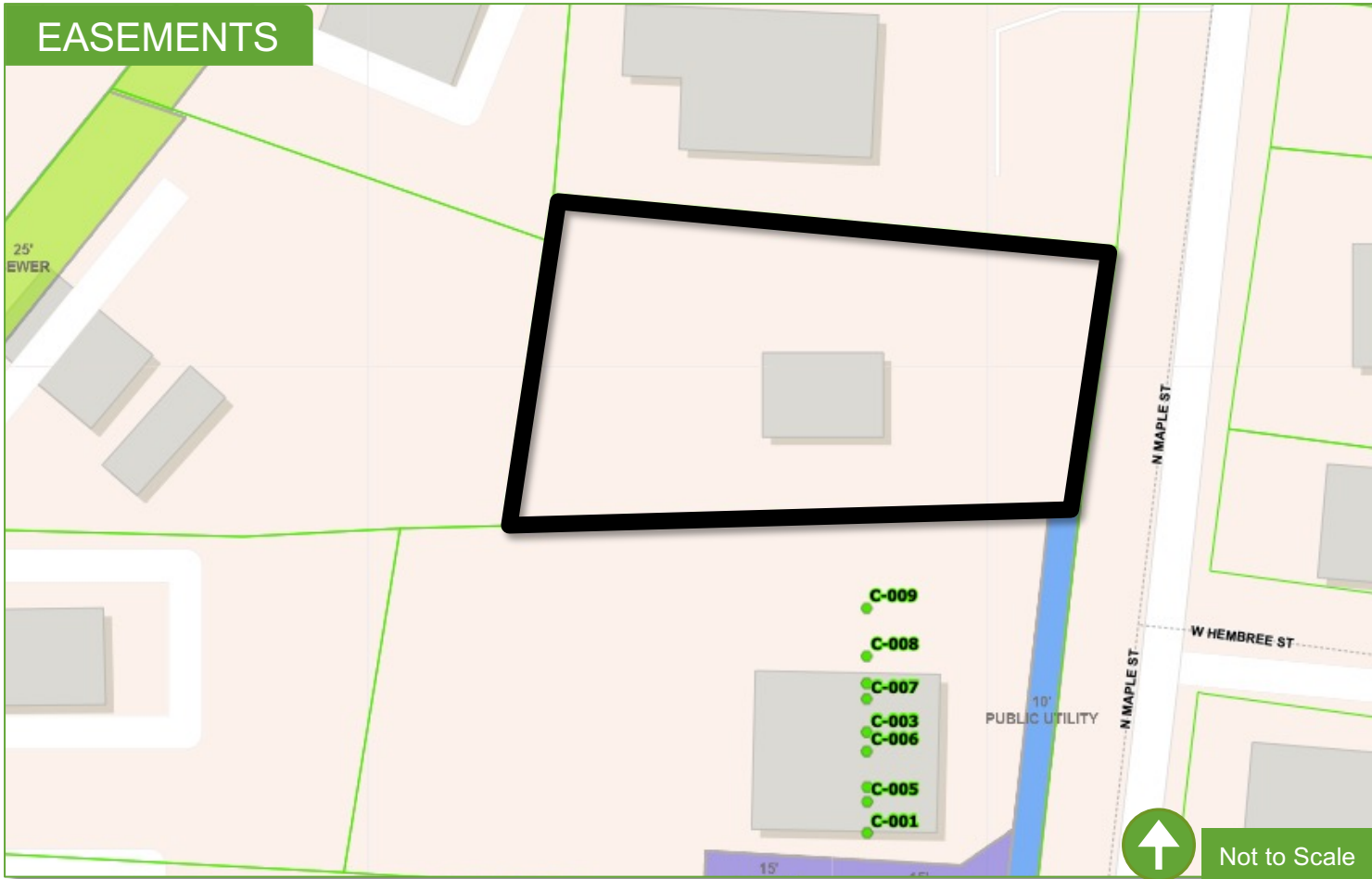
Legend

Water Flow Direction ← Index Contours —

Intermediate contours — Site boundary

Map Summary

The site drains from east to west towards the southwest corner of the site. The adjacent property to the south sits a few feet higher than the subject property and will be addressed in the site design.



Legend

Water		Water & Sewer		Site boundary
Public Utility		Drainage		

Legend

Collection Box		Open Channel		Site boundary
Collector		Culvert		

Map Summary

- No known easements are currently recorded on the subject property.
- A 10' public utility easement will need to be dedicated along the front property line.
- A 30' Sanitary Sewer Easement will be provided as required by MWRD.

Map Summary

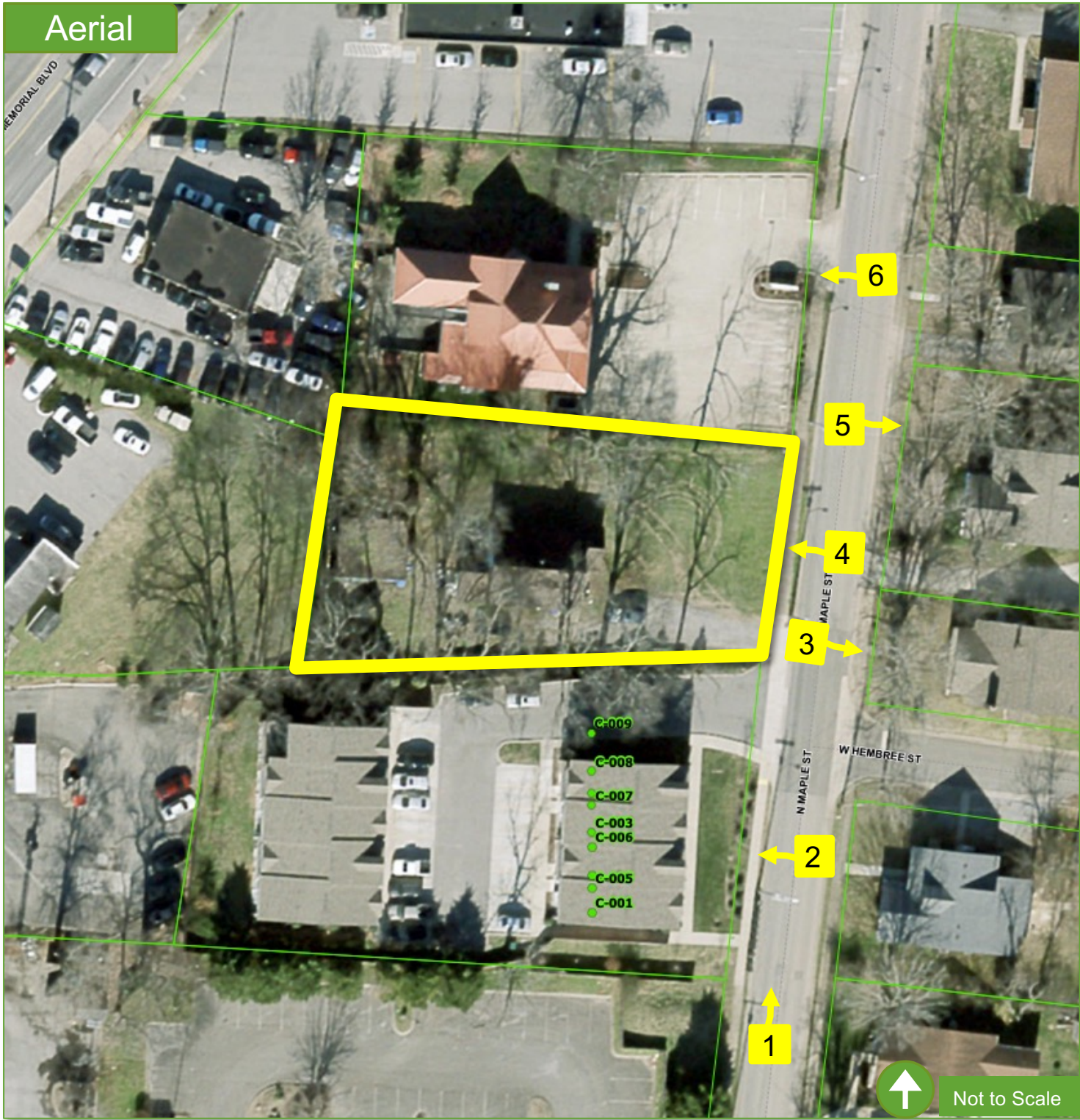
Stormwater will be addressed using the “small site” option and will utilize pervious pavers in the parking stalls and downspouts draining into the paver system.

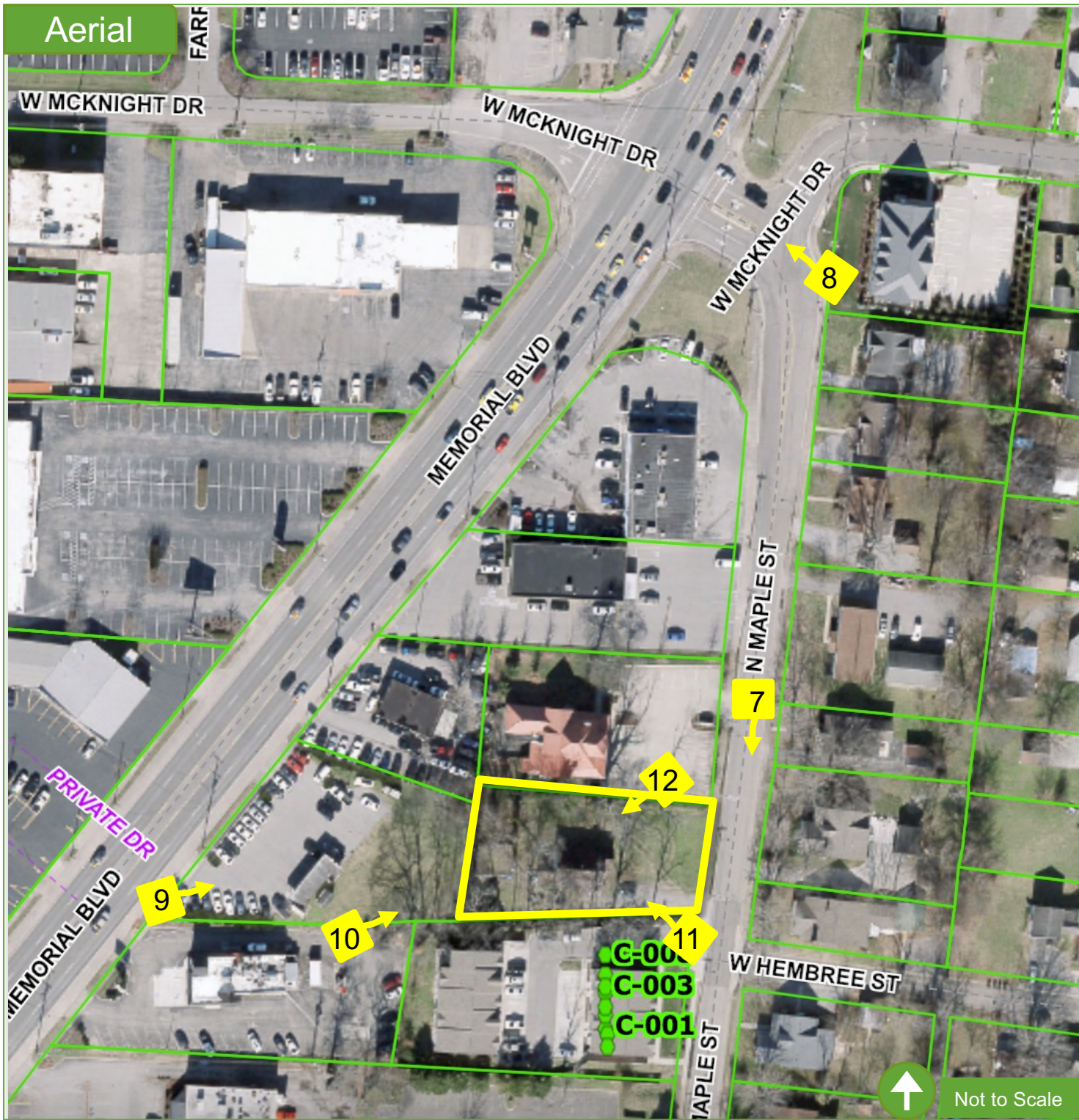


Map Summary

The subject property is embedded in a mixed-use area. To the north is a professional office building. To the west are two car lots and a restaurant. To the south is a recently constructed townhome development. Across North Maple Street are single family homes.

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SITE PLAN



Site Data	Duplex (Front Units)	Triplex (Rear Units)
Total Area	0.3842 AC	
Lot size	16,735 sq.ft.	
Density	13.01 D.U./Acre	
Attached homes	2	3 Units
Bedrooms	2-bdrm	1 x 2-bdrm 2 x 3-bdrm
Parking required	4 Spaces	8 Spaces
Parking provided (Garage)	N/A	5
Parking provided (Surface)	4	8
Guest Parking	3	
Private Open Space (Porches)	Front Porches	112 sq.ft. & Backyard
Setbacks		
Front	20 ft	N/A
Front Porch	15 ft	N/A
Side	5 ft	5 ft
Rear	N/A	8 ft
Height to Ridge	34 ft 8 in	35 ft

LEGEND

- Sites
- Green Space
- Sidewalk
- Porch and Entry Way
- Pervious Pavers
- Fencing

Site boundary

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↑ Not to Scale

VIEW FROM NORTH MAPLE STREET



REAR UNITS - FRONT PERSPECTIVE



FRONT UNITS - FRONT PERSPECTIVE



REAR UNITS - REAR PERSPECTIVE

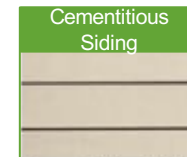


Characteristics

- All homes will have elevations consisting of masonry materials.
- All homes will have enhanced trim package
- Rear Triplex will have decorative Garage Doors

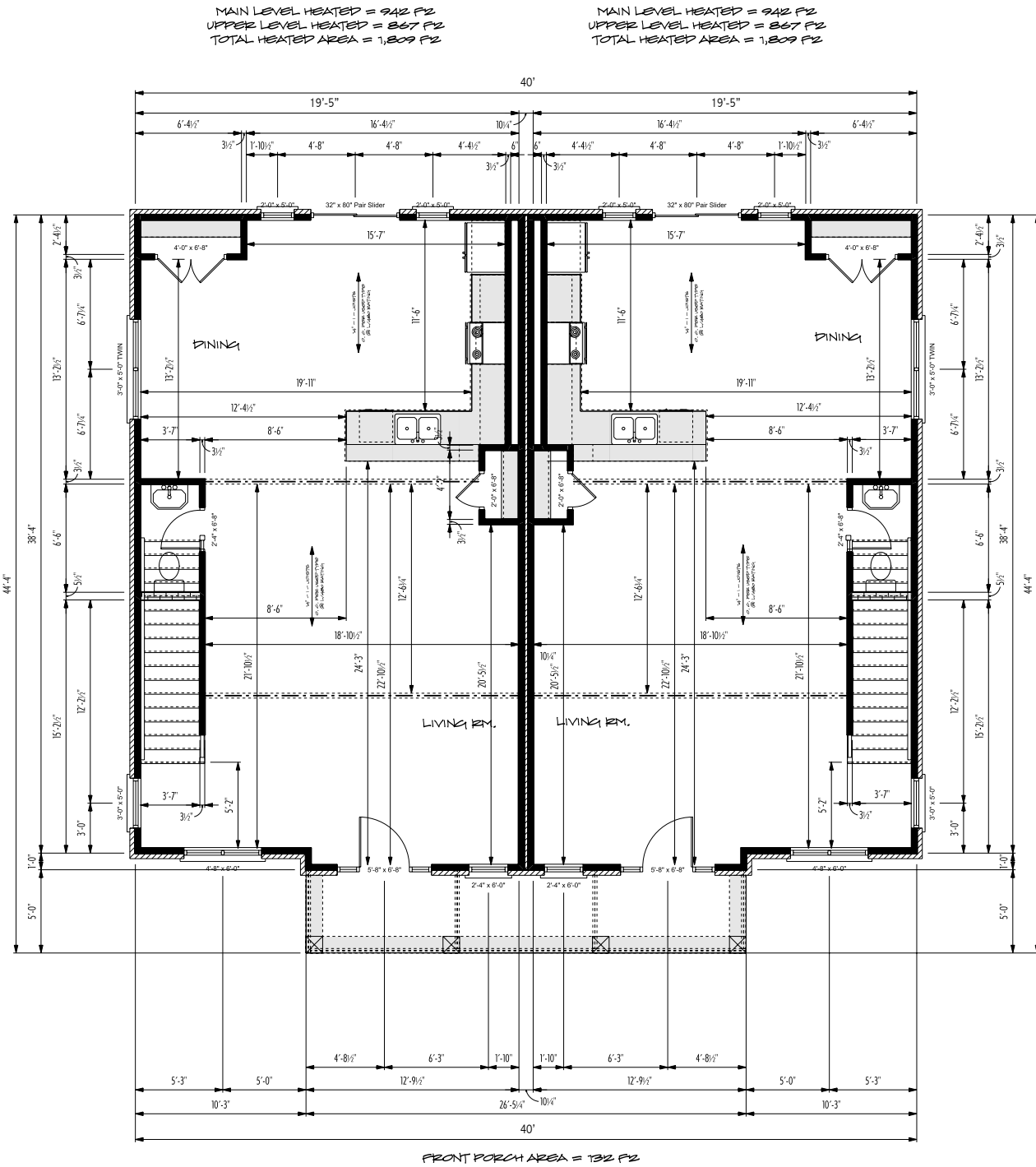
Building Elevations Materials

Front Elevation:	All Masonry Materials (Brick, Fiber Cement Board, etc)
Side Elevations:	All Masonry Materials (Brick, Fiber Cement Board, etc)
Rear Elevations:	All Masonry Materials (Brick, Fiber Cement Board, etc)
All Elevations:	Enhanced trim Package

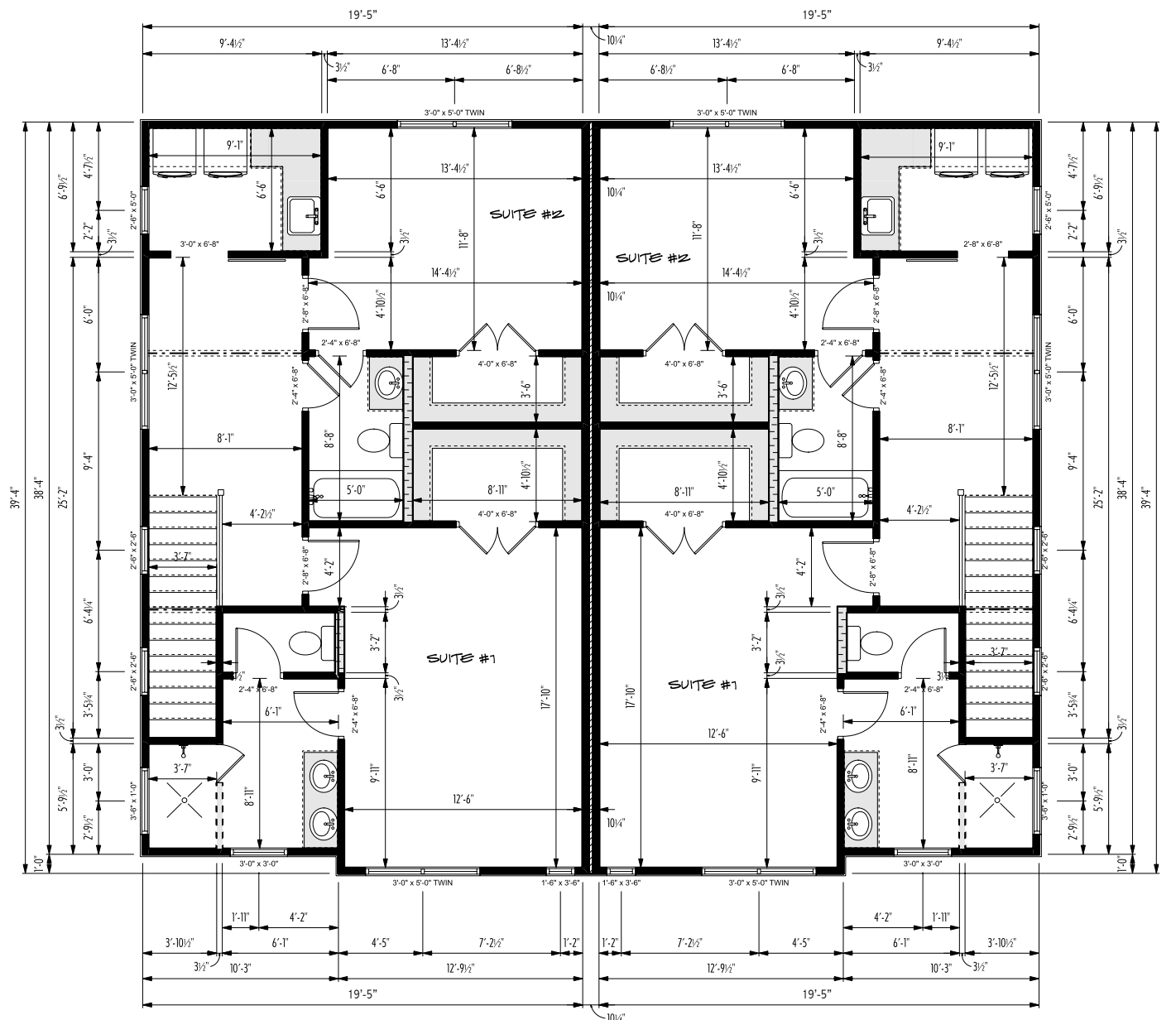


*Different colors, cuts and patterns will be allowed

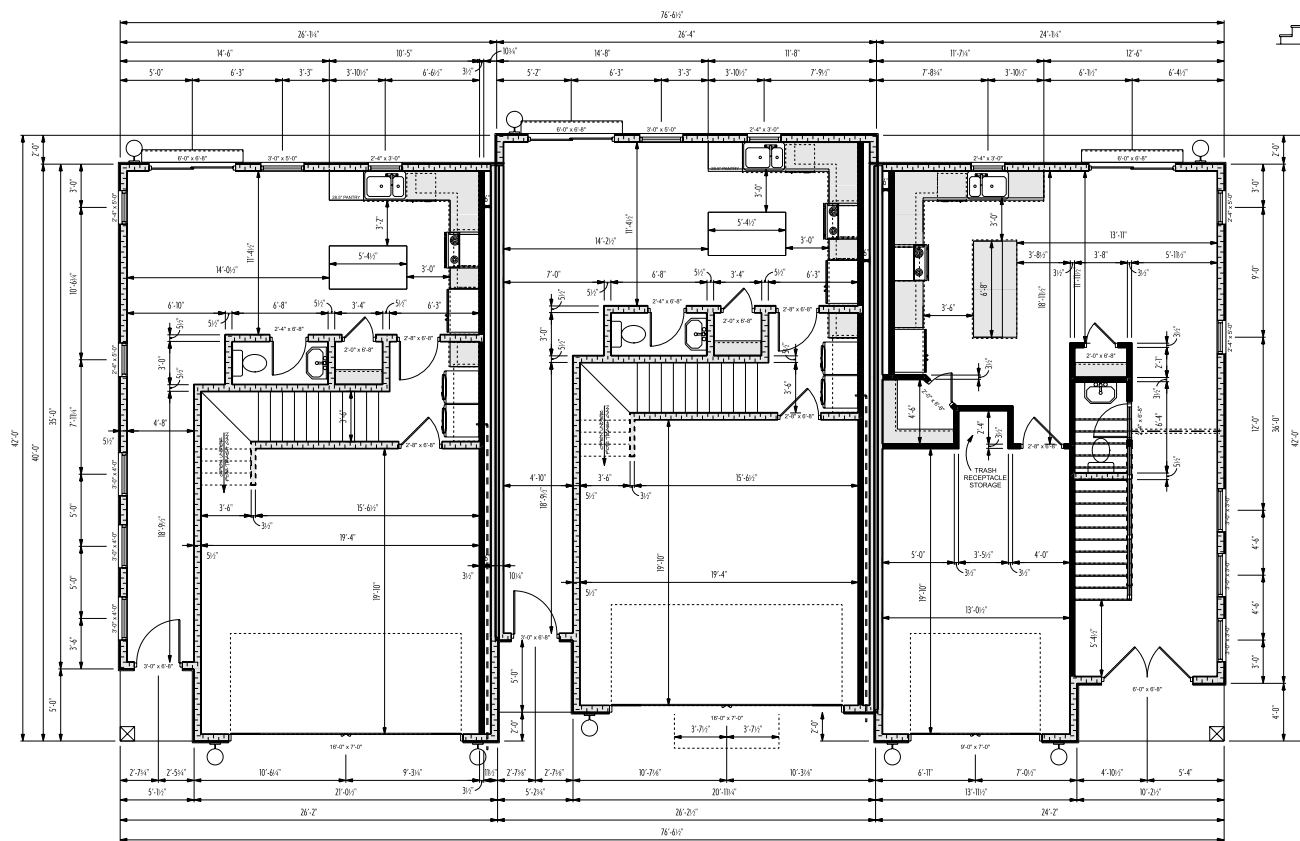
H SHUDDLESTON-STEELE
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FRONT UNITS FLOOR PLAN - MAIN LEVEL



FRONT UNITS FLOOR PLAN - UPPER LEVEL

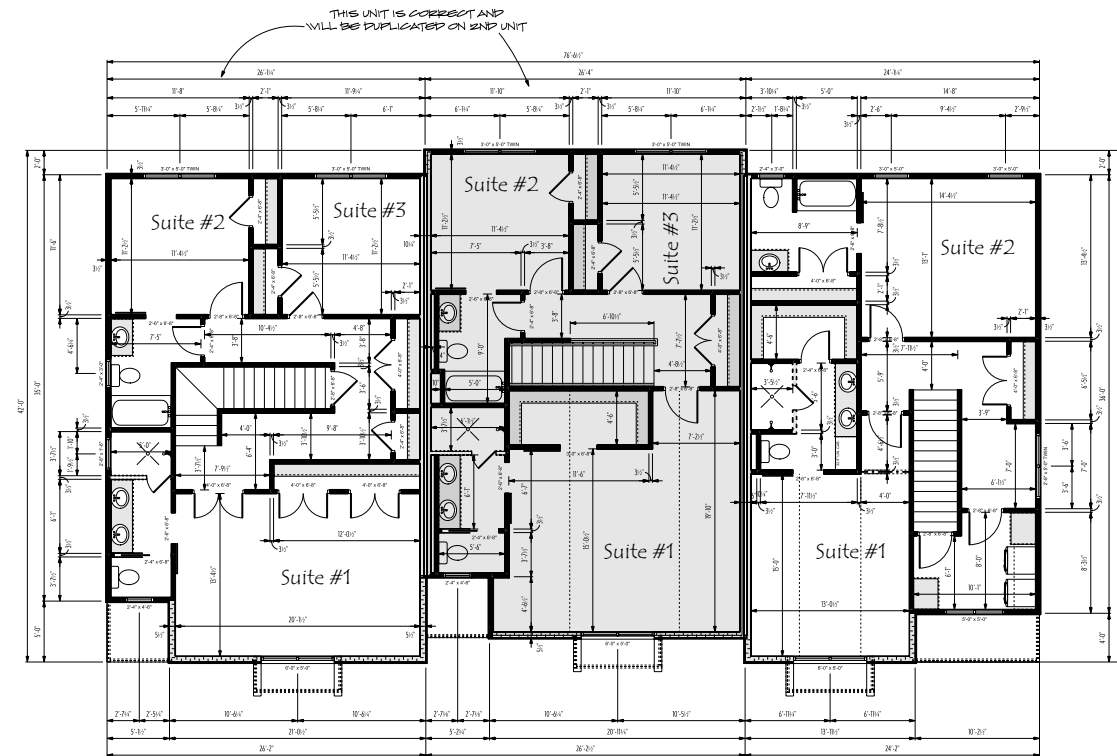


MAIN LEVEL HEATED = 5995 FS
 UPPER LEVEL HEATED = 2807 FS
 TOTAL HEATED AREA = 14802 FS
 THIRD LEVEL HEATED = 7894 FS
 GARAGE AREA = 418 FS
 FRONT PORCH AREA = 127 FS

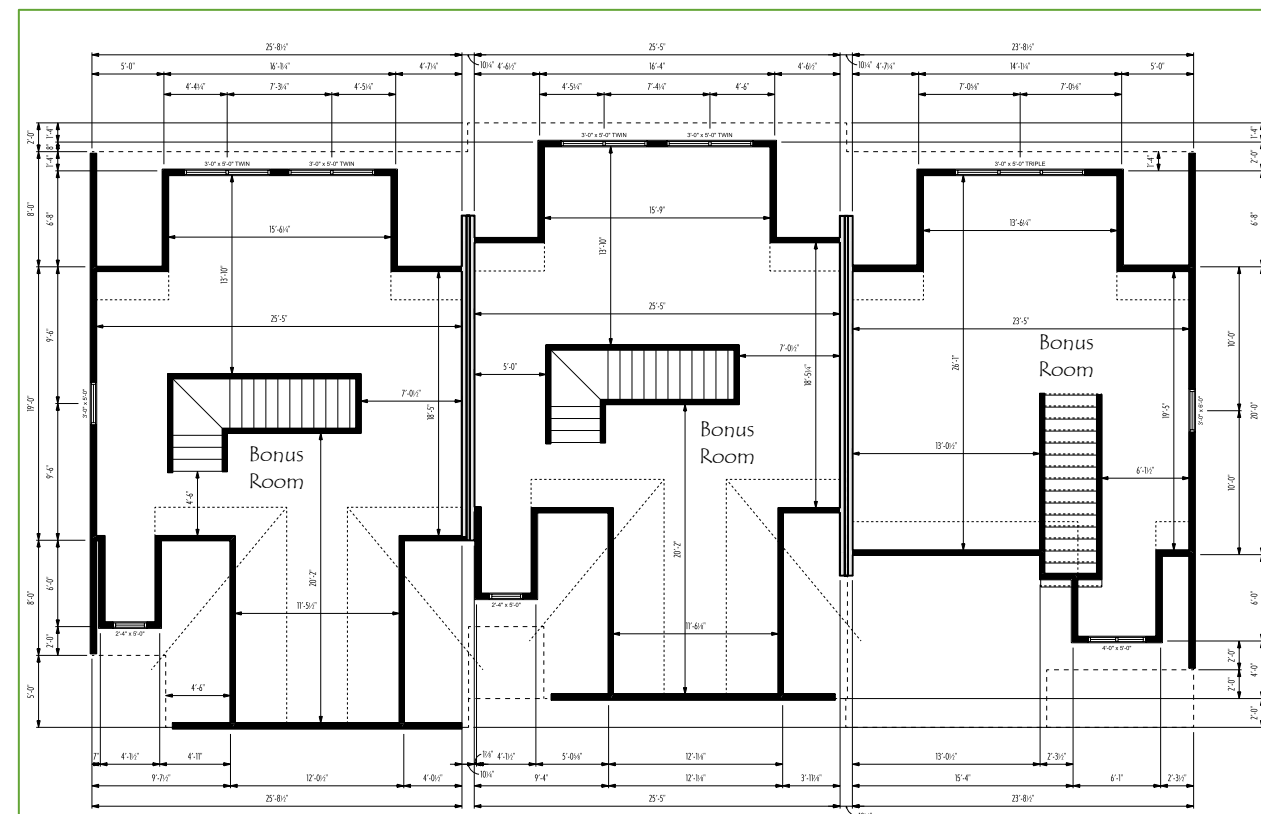
MAIN LEVEL HEATED = 5995 FS
 UPPER LEVEL HEATED = 2807 FS
 TOTAL HEATED AREA = 14802 FS
 THIRD LEVEL HEATED = 7894 FS
 GARAGE AREA = 425 FS
 FRONT PORCH AREA = 127 FS

MAIN LEVEL HEATED = 640 FS
 UPPER LEVEL HEATED = 756 FS
 TOTAL HEATED AREA = 1396 FS
 THIRD LEVEL HEATED = 678 FS
 GARAGE AREA = 300 FS
 FRONT PORCH AREA = 42 FS

REAR UNITS FLOOR PLAN - MAIN LEVEL

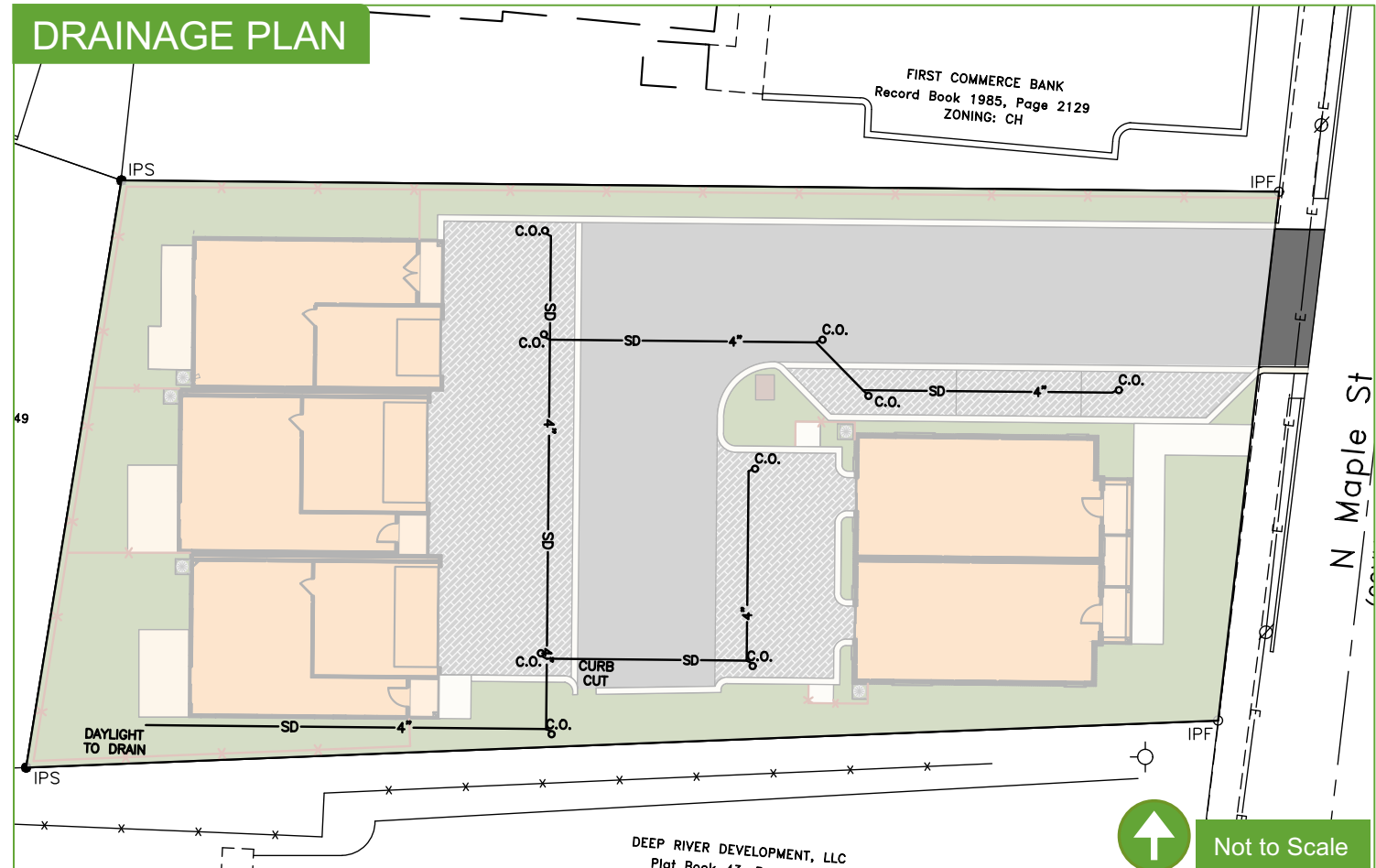
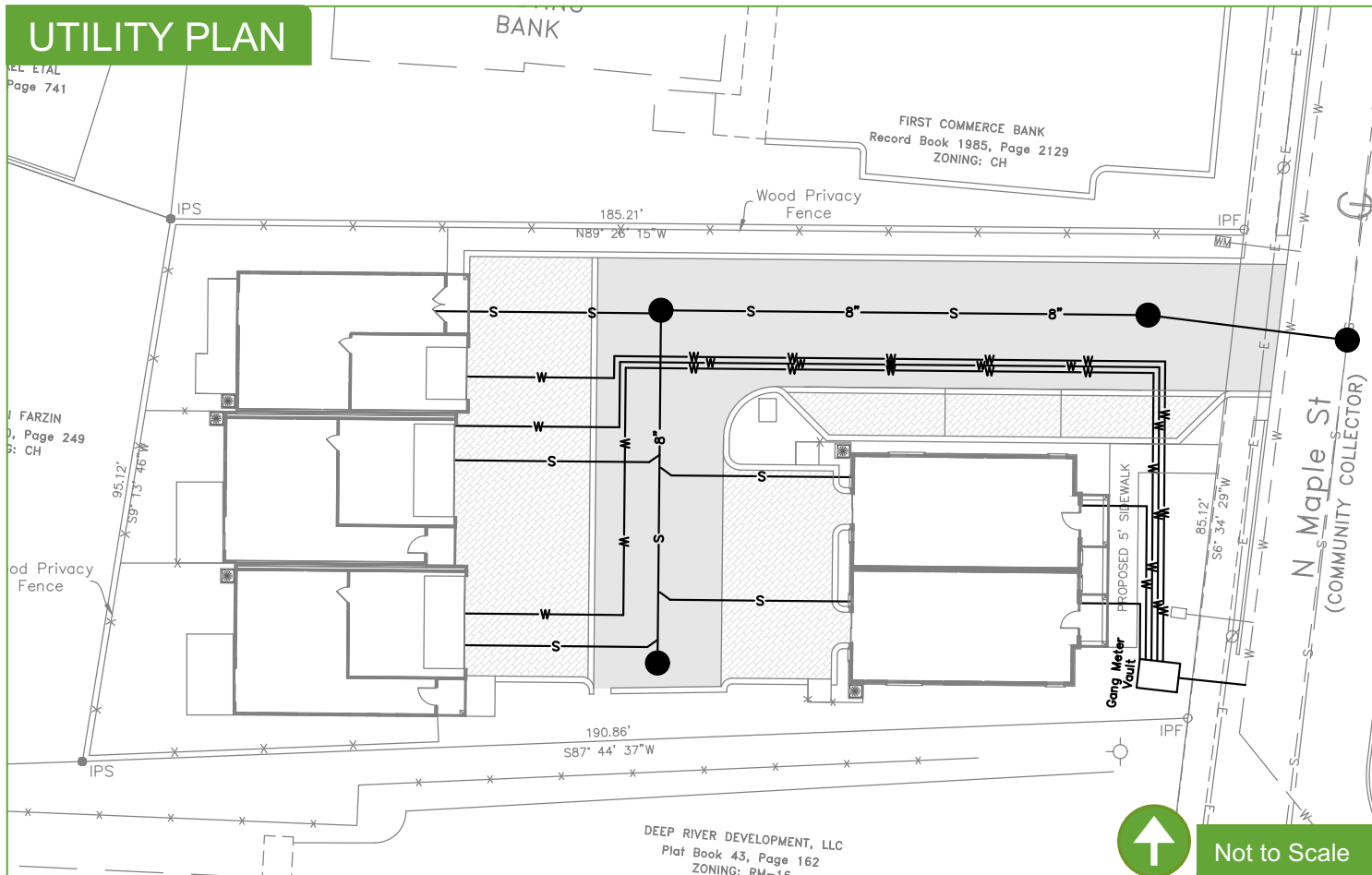


REAR UNITS FLOOR PLAN - UPPER LEVEL





REAR UNITS FLOOR PLAN - THIRD LEVEL

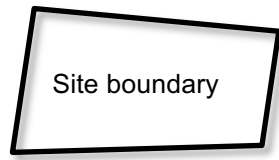
TON-STEEL
ENGINEERING, INC.
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Legend

Water Line — W — Sewer Line — S — Gang vaults  Site boundary 

Legend

Site boundary 

Map Summary

This plan shows how the developer plans are running both the water lines and the sewer lines.

Map Summary

This plan show how the drainage will be handled once it perks through the pervious pavers.

OPEN SPACE PLAN



Map Summary

The number of townhomes being proposed on the site does not require designated formal open space. The developer will be providing 50 sq.ft. of private open space for each of the front two units and a minimum of 80 sq.ft. of private patios/small yards on each of the rear units.

The developer will be providing a total of approximately 1,358 sq.ft. of private open space for the entire development with a total of 9,098 sq.ft. overall open space.

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LANDSCAPE PLAN



Map Summary

The developer will be providing both a privacy fence and evergreen trees to soften the perimeter of the development. Type A Buffer areas are required between the PRD and CH zoning. Properties to the north and west are in the CH zone. We are requesting an 8' Type A buffer along the west and 5' planting yards to the north and south with fencing. The property to the south is RM-16 which is comparable to the PRD being requested, which does not require buffer planting.

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Developmental Standards

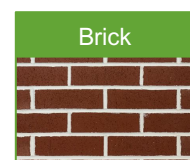
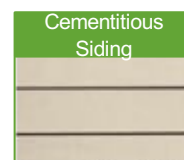
- Development will include five townhome units.
- Minimum Square Footage will be 1600 SF.
- Maximum building height to the ridge line of 35'.
- The homes will have only surface parking for the front units and garage & surface parking for the rear units. One guest space will be provided.
- Solid waste will be handled by the City of Murfreesboro by curbside poly carts.
- Sidewalks will be included along North Maple.
- No signage will be part of this development.
- Mail delivery will be handled utilizing a mail kiosk.
- The rear units will have 19'10" deep garages, 2" short of Murfreesboro design standards which require a minimum of 20' deep garages. An exception to this requirement has been requested. Garages will also house trash cart and units without garages will have a designated fenced area outside of the unit.
- Telecommunication and television will be on the back of the townhomes.
- HVAC units will be located on the side or back of the townhomes as indicated on the site plan.
- **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.**

General Applicability Section 13b for Planned Development

- **Ownership and division of land:**
- **Waiver of BZA action:** No BZA action is required
- **Common space and common elements:** Private open space is provided by the front patios on the front units and the rear patios and fenced yards on the back units.
- **Accessibility of site:** Site will be accessible from North Maple Street
- **Off-street parking:** The proposed site plan provides for the CCO standard of one space per bedroom.
- **Pedestrian circulation:** Developer will provide a sidewalk along North Maple Street
- **Privacy:** The townhomes will have a 6' privacy fence on the north, south, and west property lines.
- **Relationship to zoning regulations and other zoning regulations:** The development is consistent with the 2023 Land Use Plan.
- **Development Period; Phasing:** The project will be developed in one phase.
- **Annexation:** No annexation is required.
- **Landscaping:** The project will have a perimeter privacy fence with a single row of evergreen trees to beautify the project.

Building Elevations Materials

Front Elevation:	All Masonry Materials (Brick, Fiber Cement Board, etc)
Side Elevations:	All Masonry Materials (Brick, Fiber Cement Board, etc)
Rear Elevations:	All Masonry Materials (Brick, Fiber Cement Board, etc)



*Different colors, cuts and patterns will be allowed

LAND USE PARAMETERS AND BUILDING SETBACKS				
ZONING (EXISTING VS PROPOSED)	RS-A3	CCO	PROPOSED	DIFFERENCE
DENSITY				
MAXIMUM GROSS DENSITY (D.U./ACRE)	12		13.01	1.01
MINIMUM LOT AREA (SQ.FT.)	2000		2000	
MINIMUM LOT WIDTH (FT.)	20		N/A - HPR	
MAXIMUM LOT COVERAGE (PERCENT)	none	50%	28.7%	
MINIMUM EXTERNAL SETBACK REQUIREMENTS				
MINIMUM FRONT SETBACK (FT.)	20	19	20	
FRONT PORCH SETBACK ENCROACHMENT (FRONT UNITS)	N/A	14	15	
MINIMUM SIDE SETBACK (FT.)	5		5	
MINIMUM REAR SETBACK (FT.)	20		10	10
LAND USE INTENSITY RATIOS				
MAX F.A.R.	1		.68	
MINIMUM LIVABLE SPACE RATIO	none		N/A	
MINIMUM OPEN SPACE REQUIREMENT	none		N/A	
MAX HEIGHT (FT.)	42		35	
OPEN SPACE (PERCENT)	15%		26.2%	
PRIVATE OPEN SPACE (SQ.FT)	N/A	50 SF per Unit	1,358	

PRD Exception Request Summary

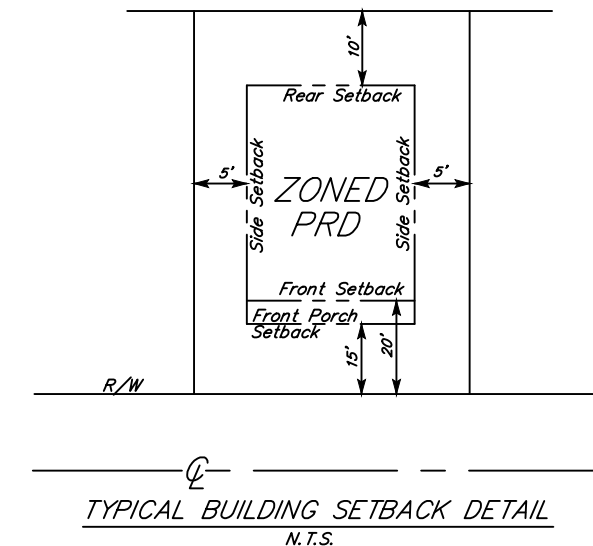
- Exception #1 Request a 10' reduction in the rear setback.
- Exception #2 Request a 1.01 units/acre increase in overall density comparable to the RS A-3 zoning.
- Exception #3 Requesting a reduction of garage depth from 20' to 19'10".
- Exception #4 Requesting an allowance for a 5' planting yard along the northerly property line instead of Type A Buffer.
- Exception #5 Requesting a reduction from a 10 ft wide Type A Buffer to an 8 ft wide Type A Buffer along the westerly property line with privacy fence.

SITE DATA	Entire Parcel (sq.ft.)	Percentage (%)
TOTAL LAND AREA	16,735	100%
FORMAL OPEN SPACE	N/A	
REGULAR OPEN SPACE	4,390	26.2%
TOTAL IMPERVIOUS	9,098	54.4%
TOTAL PERVIOUS	7,193	
TOTAL BUILDING COVERAGE	4641	28.7%
TOTAL BUILDING SQUARE FEET	+/- 8,000	

*Areas are rounded up to the nearest sq.ft.

Setback Information

ZONED: PRD (PLANNED RESIDENTIAL DEVELOPMENT)
 Front Setback: 20'
 Side Setback: 5'
 Rear Setback: 10'



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.

City of Murfreesboro General Applicability Section 13b for Planned Development

1. Identification of existing utilities, easement, roadways, rail lines and public right-of-way crossings and adjacent to the subject property; [Shown in pattern book on Sheets 5-6.](#)
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; [Shown in pattern book on Sheets 9-12.](#)
3. A plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structure on-site and within two hundred feet of the subject property and the identification of the use thereof; [Shown in pattern book Sheet 13,](#)
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; [Shown in pattern book on Sheet 13.](#)
5. A tabulation of the maximum number of dwelling units proposed including the number of units with two or less bedrooms and the number of units with more than two bedrooms; [Shown in pattern book on Sheet 13.](#)
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); [Shown in pattern book on Sheet 21.](#)
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; [See Sheet 4.](#)
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; (bb) the order in which the phases of the project will be built; (cc) the minimum area and the approximate location of common space and public improvements that will be required at each stage; and, (dd) a breakdown by phase for subsections [5] and [6] above; [Project will be completed 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; [Property will be managed by an HOA.](#)
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;
 - **Exception #1 Request a 10' reduction in the rear setback.**
 - **Exception #2 Request a 1.01 units/acre increase in overall density comparable to the RS A-3 zoning.**
 - **Exception #3 Requesting a reduction of garage depth from 20' to 19'10".**
 - **Exception #4 Requesting an allowance for a 5' planting yard along the northerly property line instead of Type A Buffer.**
 - **Exception #5 Requesting a reduction from a 10 ft wide Type A Buffer to an 8 ft wide Type A Buffer along the westerly property line with privacy fence.**
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; [The project is not within the CCO.](#)
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; [The project has no impact on the Major Thoroughfare Plan.](#)
13. The name, address, telephone number, and facsimile number of the applicant and any professional engineer, architect, or land planner retained by the applicant to assist in the preparation of the planned development plans. A primary representative shall be designated; [See Sheet 2.](#)
14. Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. [See Sheets 13-15.](#)
15. If a development entrance sign is proposed the application shall include a description of the proposed entrance sign: [No signage is being proposed with this development.](#)
16. **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.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2024,
PROJECT PLANNER: HOLLY SMYTH**

6.a. Mandatory Referral [2024-717] to consider closing a portion of Hickerson Drive from vehicular use, City of Murfreesboro applicant.

In this mandatory referral, the Planning Commission is being asked to consider closing vehicular access on a portion of Hickerson Drive north of West Castle Street tied to the City's Town Creek Daylighting project. The area contains a 50' wide right-of-way (ROW) by approximately 728 linear feet of length and is shown on the attached maps.

The concept of the Town Creek Daylighting project began as one of the core development scenarios in the Historic Bottoms Planning Study. The goal was to bring the piped creek back to the surface, provide additional stormwater capacity, and create a linear park. This project extends the greenway and connects the Lytle Creek Greenway at Cannonsburgh and South Front Street to the Discovery Center Murfree Springs wetland area east of South Church Street and the McDonalds. The City has been moving the project forward by obtaining a grant, acquiring property, demolishing buildings, pulling together refined designs, bringing Site Plan #2024-3104 to Planning Commission, and preparing the bid package and construction. The City is now requesting the mandatory referral to close the portion of Hickerson Drive that will no longer be used for vehicular use with the implementation of this project. The remaining vehicular accessible section of Hickerson Drive to the west will be rebuilt with 2 travel lanes, new perpendicular parking with vehicular access remaining to the two parcels closest to South Front Street. The portion being closed to vehicular traffic is being modified to contain the new 8' bike and 6' pedestrian trails within the daylighting project. While it is proposed that this 2nd area be closed to vehicular use, the ROW is not proposed to be abandoned at this time.

Currently, all the parcels fronting the north side of Hickerson Drive have been purchased by the City and most buildings have been demolished or in process of demolition to accommodate the creek daylighting project. The south side of the Hickerson Drive ROW is currently being used to access four parcels, with two parcels continuing to have vehicular access from this street with the City's project. The City has also purchased 315 Hickerson Drive, as the Town Creek project implementation would not allow the existing business to continue to have adequate access from the parcel. All remaining businesses will have roadway access through either the remaining section of Hickerson Drive or West Castle Street. City staff has been working with the Fire Department to create an adequate turn-around for Hickerson Drive. The City and private property owner of 415 S. Front Street are in agreement with creating a public access easement into their parking lot off Hickerson Drive that will act as a hammer head turn around for the Fire Department.

Because the right-of-way is not being abandoned and just the use of a portion of the right-of-way is being modified to not allow vehicular access, all utilities can stay in place and/or be incorporated into the Town Creek Daylighting project. The Legal Department advised,

however, that because the “use” of the right-of-way was being modified, a mandatory referral needed to be filed. Should other rights-of-way or utility easements need to be abandoned within the town creek daylighting project, additional “Mandatory Referrals” will need to be filed.

Staff recommends the following conditions of approval be applicable to the mandatory referral request:

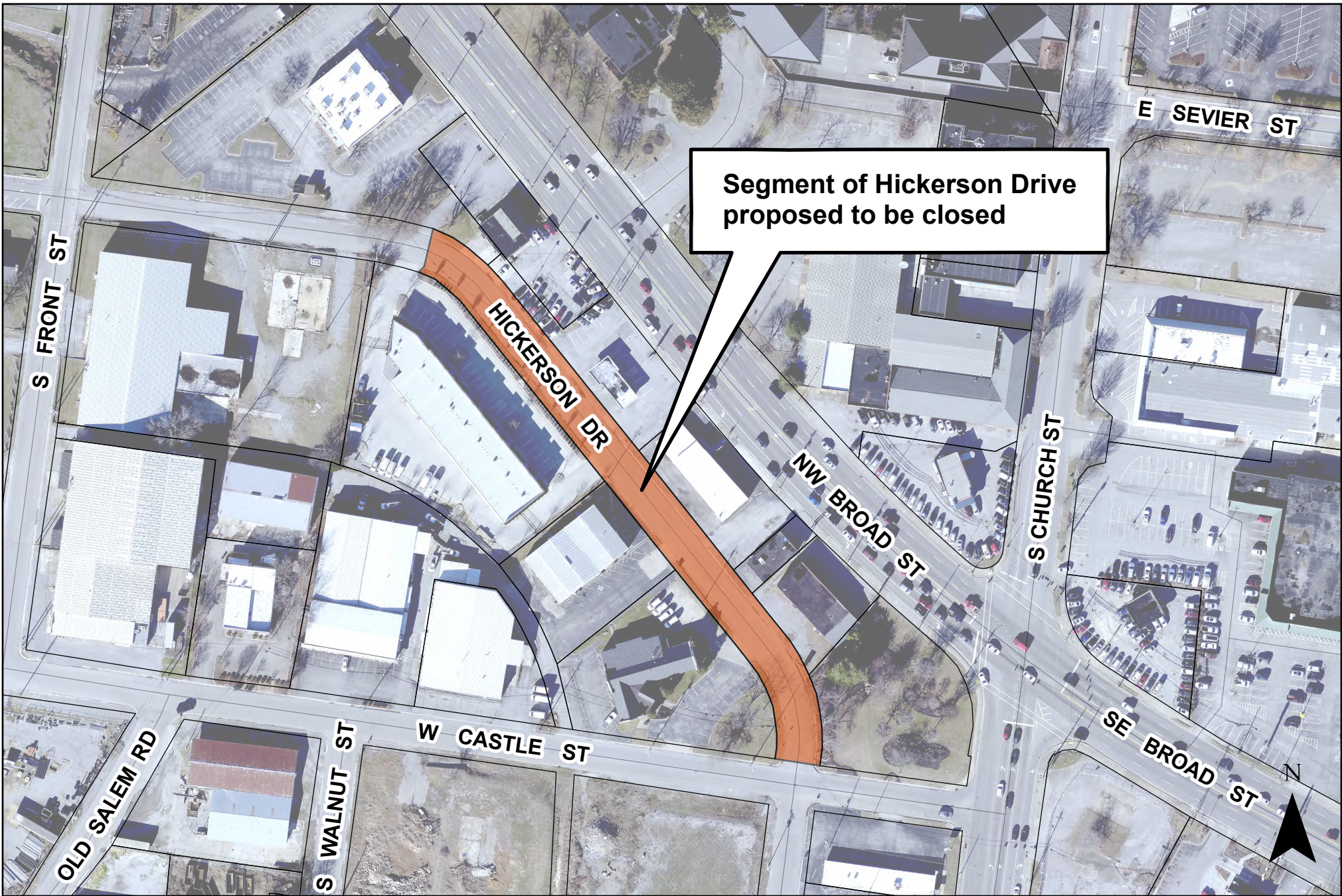
1. Provisions for utilities to retain continued access to existing infrastructure must be made within the portion of Hickerson Drive that is proposed to be closed to vehicular traffic.
2. City staff will need to obtain a public access easement on 415 S. Front Street that connects with Hickerson Drive that will act as a hammer head turn around for the Fire Department prior to closing a portion of the street to vehicular access.

Action Needed

The Planning Commission should conduct a public hearing and then discuss this matter and formulate a recommendation to the City Council. Staff recommends that any approval be made subject to the above conditions.

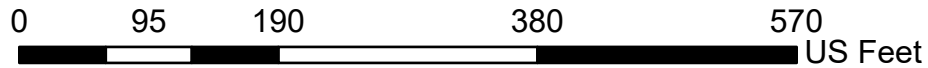
Attachments:

- Non-Ortho Map depicting the vehicular closure area
- Ortho maps depicting the vehicular closure area
- Engineer map of the portion of Hickerson for vehicular closure area

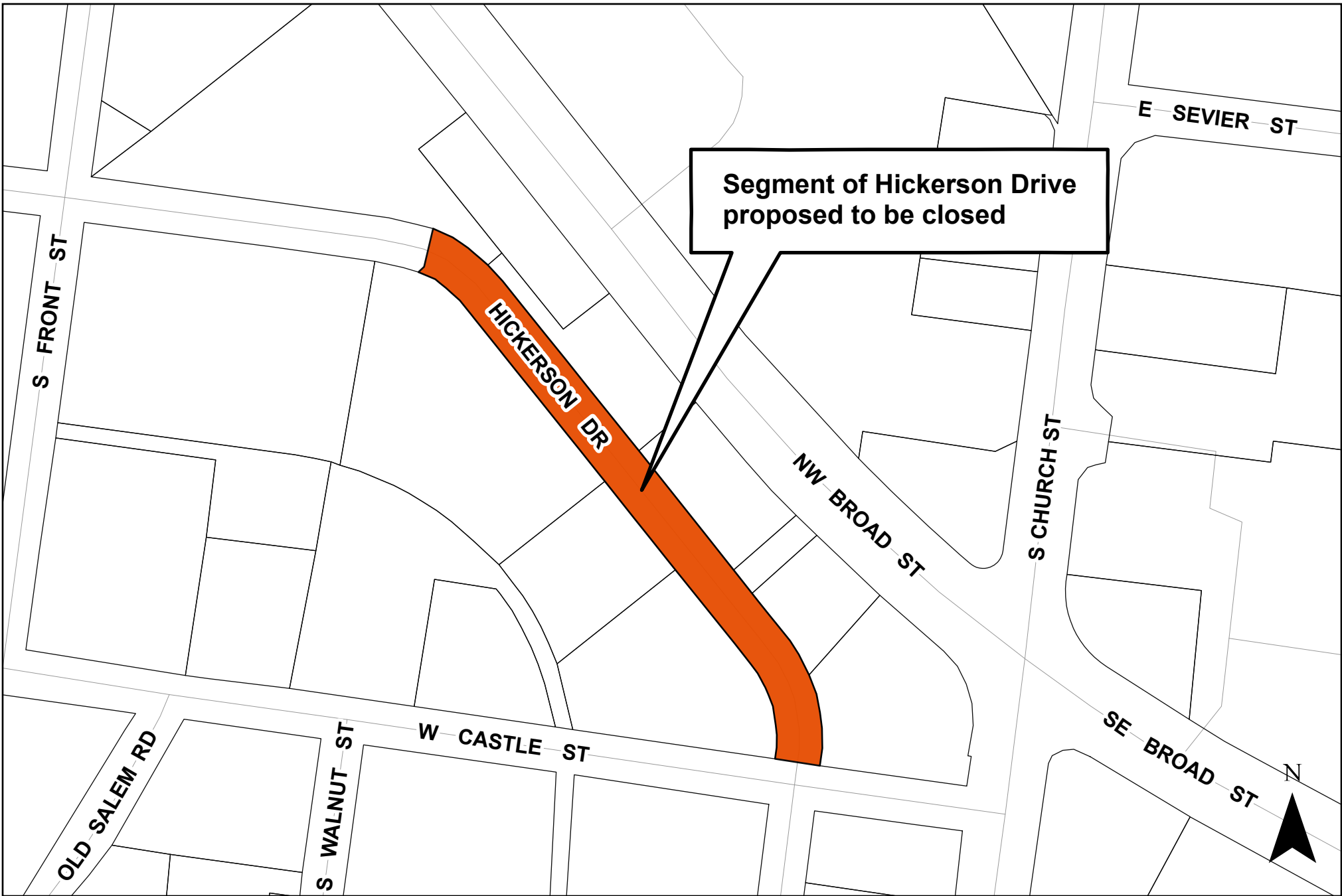


Segment of Hickerson Drive
proposed to be closed

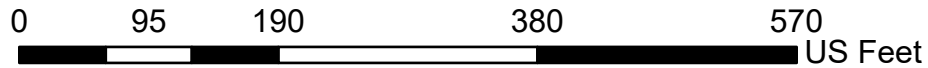
Request to close a segment of Hickerson Drive
public right-of-way



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

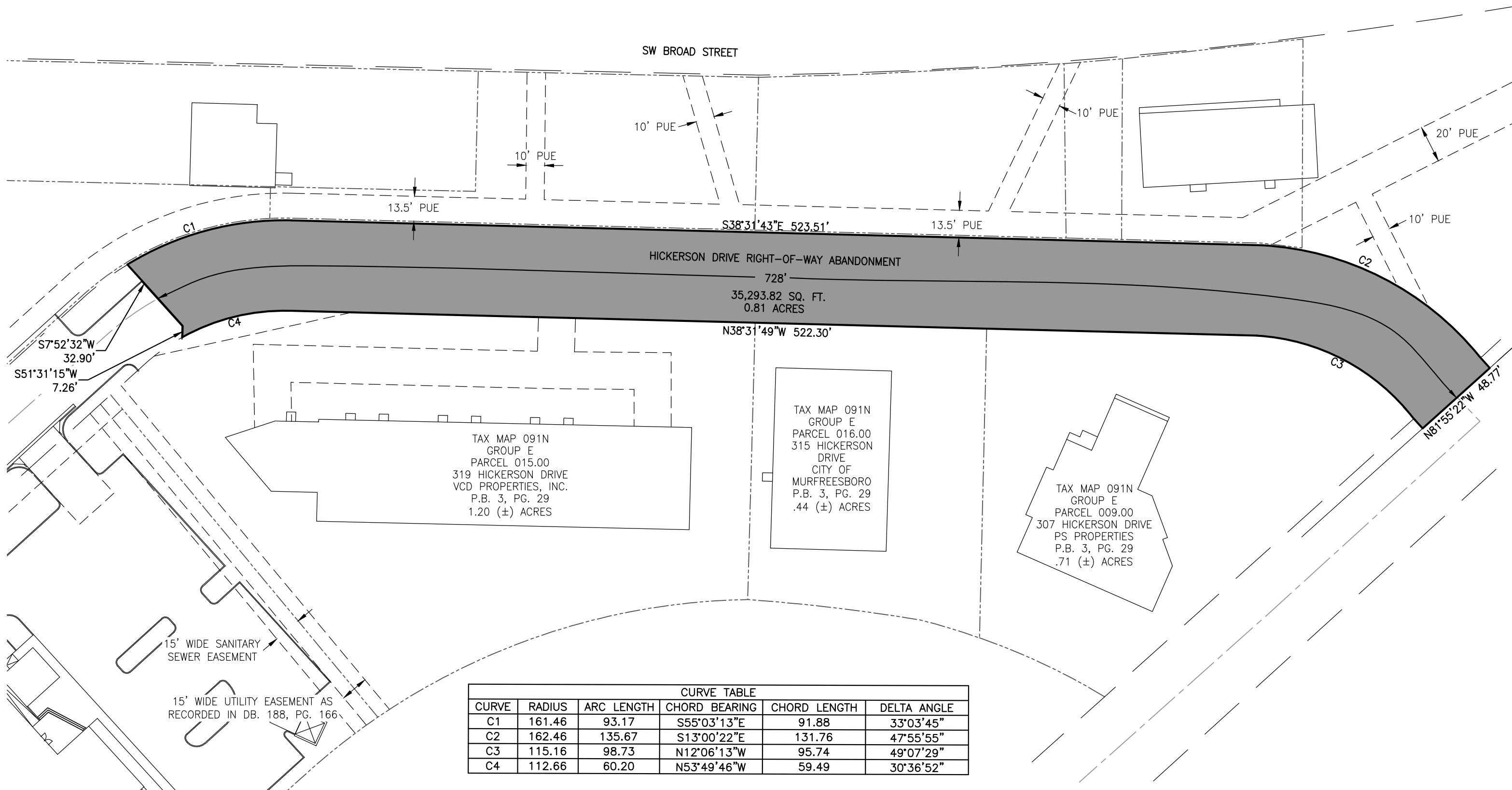


Request to close a segment of Hickerson Drive
public right-of-way



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

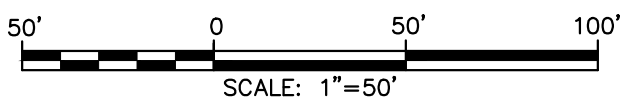
FILE NAME: L:\ENGINEERING\226 CITY OF MURFREESBORO\226-227 TOWN CREEK PHASE 2\DRAWINGS\ROAD EXHIBIT\226-227 ROAD EXHIBIT.DWG



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	161.46	93.17	S55°03'13"E	91.88	33°03'45"
C2	162.46	135.67	S13°00'22"E	131.76	47°55'55"
C3	115.16	98.73	N12°06'13"W	95.74	49°07'29"
C4	112.66	60.20	N53°49'46"W	59.49	30°36'52"

GRIGGS & MALONEY
INCORPORATED
Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632
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Right-of-Way Abandonment
Hickerson Drive
Arco-Murray Property
Town Creek Phase 2
Murfreesboro, Tennessee
Project No. 226-227 July 2024

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2024
PROJECT PLANNER: BRAD BARBEE**

- 6.b. Zoning application [2024-410] for approximately 6.1 acres located along Willowoak Trail and Robert Rose Drive to be rezoned from PUD (Clari Park PUD) & GDO-1 to CH & GDO-1, Hines Clari Park Land Holdings, LLC applicant.**

Introduction

The subject property is located at the southwest corner of the intersection of Willowoak Trail and Robert Rose Drive. This property is further identified as Tax Map 92, Parcel 94.06. Included in the zoning map amendment request is an approximately 6.1-acre portion of the 6.4-acre parcel and is currently vacant land. The property is zoned PUD (Planned Unit District) and GDO-1 (Gateway Design Overlay District 1) and is also identified as Area 6 of the Clari Park development.

Surrounding land uses and zoning:

The properties to the north across Willowoak Trail are zoned PRD (Planned Residential District) and MU (Mixed Use). The property located in the MU zone is developed as The Villages of Murfreesboro senior living facility and a site plan has been approved for Toll Brothers to develop townhomes and single-family residential detached homes on the parcel zoned PRD. The adjacent property to the east across Robert Rose Drive is also zoned MU and is developed as Henley Station apartments. The property to the south is also a part of the Clari Park PUD and a site plan has been approved for an apartment community that is currently under construction. Properties to the west are zoned CH and site plans for both Buona Beef (Lot 15) and Townplace Suites (Lot 14) have been approved. All of the aforementioned properties are also zoned GDO-1.

Overview:

Hines Clari Park Holdings, LLC previously envisioned area 6 of the Clari Park PUD as a Residential Village District consisting of 48 single-family attached townhomes and 17 single-family detached dwelling units.

Since that time, however, the developer has received a strong demand for commercially-zoned property within the Clari Park development. As such, they are requesting this rezoning to CH and GDO-1 from PUD and GDO-1. If approved, this new commercial area will be subject to the same restrictive covenants as the

other properties within the Clari Park development. See attached correspondence from the developer’s representative making that commitment.

Uses permitted in the CH zoning district are enumerated in Chart 1 of the Murfreesboro Zoning Ordinance. This chart has been included as a part of this staff report.

In addition to the CH zoning district, the subject property is also located within Gateway Design Overlay District 1. This overlay district provides for higher standards of development while also prohibiting some land uses and temporary land uses that are permitted by right within the CH zoning district. These limitations are a portion of the Murfreesboro Zoning Ordinance, Section 24 and have been included below for reference.

<p>Prohibited temporary outdoor uses:</p> <p>Carnivals, circuses, fireworks sales, Christmas tree sales</p>
<p>Tents used for retail sales of merchandise.</p>
<p>Itinerant and/or temporary outdoor sales of merchandise.</p>
<p>Outdoor display sale of merchandise other than motor vehicles other than items regularly offered for sale indoors.</p>
<p>Not Permitted as Principal Uses in any GDO District</p> <p><u>OTHER HOUSING</u></p> <p>Fraternity/Sorority Mobile Homes Family Crisis Shelter Family Violence Shelter Mission Student Dormitory Transitional Home</p>
<p><u>INSTITUTIONS</u></p> <p>Airport/Heliport Cemetery Pet Cemetery</p>
<p><u>COMMERCIAL</u></p> <p>Adult Cabaret Adult Entertainment Center Adult Motel Adults-only Book Store Adults-only Motion Picture Theater Amusements, Commercial Outdoor Motorized Amusements, Commercial Outdoor Motorized Except Carnivals</p>

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

INDUSTRIAL

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

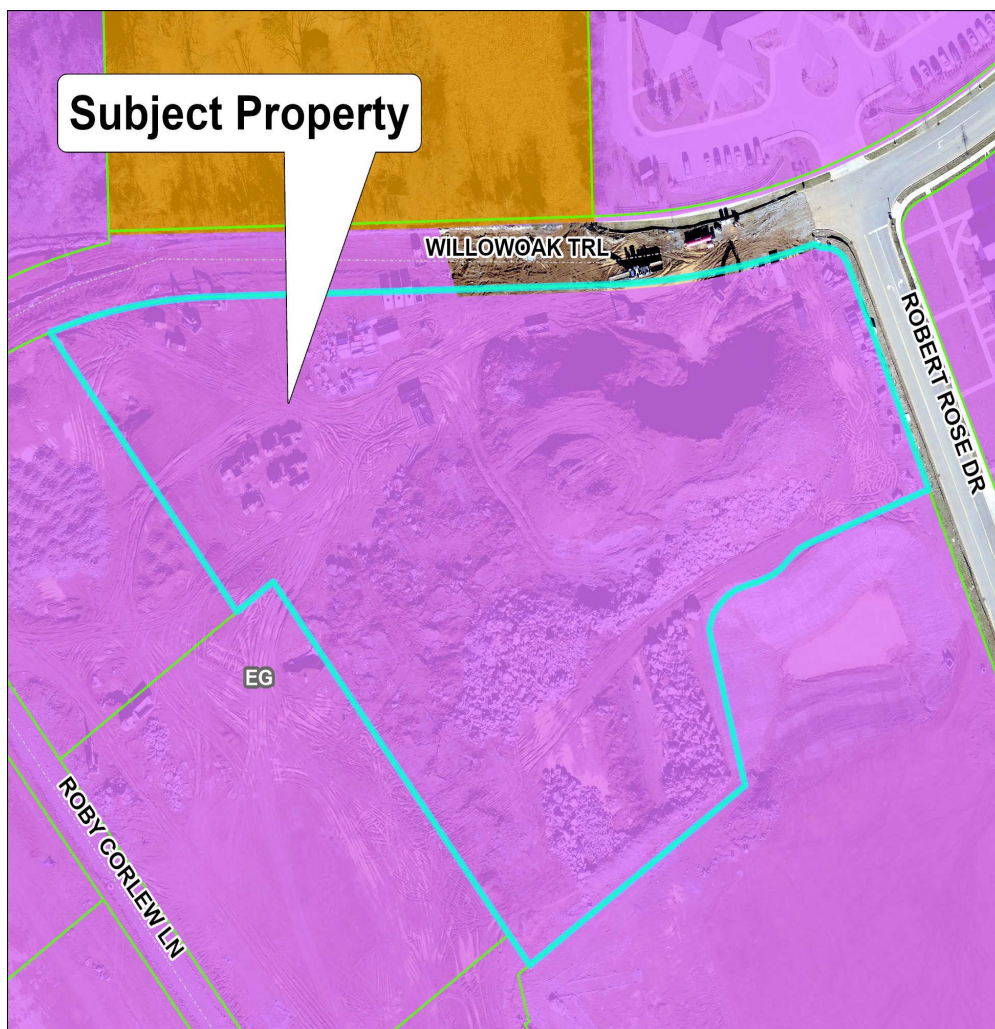
TRANSPORTATION AND PUBLIC UTILITIES

Garbage or Refuse Collection Service Refuse Processing Treatment and Storage Landfill Railroad Switching Yard, Terminal, Piggyback Yard Taxicab Dispatching Station Truck or Motor Freight Terminal, Service Facility
<u>OTHER</u> Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing Temporary Mobile Recycling Center

Transportation, Circulation and Access:

Area 6 of the Clari Park development has public road frontage on both Willowoak Trail and Robert Rose Drive. Being a part of the Clari Park master plan also provides for opportunities to have multiple cross-access points to the adjacent parcels to the south and west.

Future Land Use Map



The future land use map of the Murfreesboro 2035 comprehensive plan recommends that the subject property develop with the EG (*Employment Generating*) land use character. A description of this land use character taken from the amended comprehensive plan is below.

EMPLOYMENT-GENERATING (EG)

The overall purpose of the Employment-Generating Mixed-Use land use (EG) is to allow and encourage flexibility and creativity in the design and development of comprehensively planned, higher-density, high-amenity mixed-use centers with a priority to create and foster employment generating uses. Areas should be monitored and protected in order to reserve prime sites for future employment growth and business recruitment and not convert the land to residential or commercial uses. The primary land use within the Employment-Generating Mixed-Use category is employment generating activity, primarily office, high-end tech based, sports tourism, etc. Retail, entertainment, open/public space and multi-family residential components are vital, yet supportive elements. The land use by design allows and encourages higher densities, amenities, and a more integrated development pattern. The development of the employment generating component must occur within the first phase of all development. For purposes of this category, Employment generating is defined as uses derived by employers who create office-oriented jobs including headquarters, regional operations centers, research and development, medical, digital arts, tech-based innovation, and other jobs would be reasonable considered professional, technical and innovative.

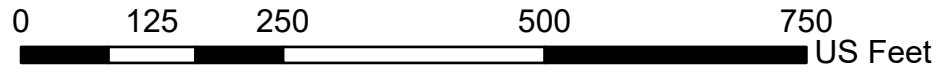
The subject property is identified as Area 6 of the Clari Park Development. Clari Park provides for a mixture of land uses that relate to each other including higher density, high-amenity, residential areas. The uses within the CH district are consistent with the Employment-Generating Mixed-Use (EG) land use character. While the CH zone would permit many of the office-type employment uses that the EG land use character recommends as primary uses, it is anticipated that this property will develop with more commercial, or retail, uses that are generally recommended as secondary uses in the EG land use character. Effectively this request is trading one secondary EG land use (higher-density residential) for another (commercial/retail). The Planning Commission will need to determine whether this is an appropriate deviation from the recommendations of the comprehensive plan.

Action Needed:

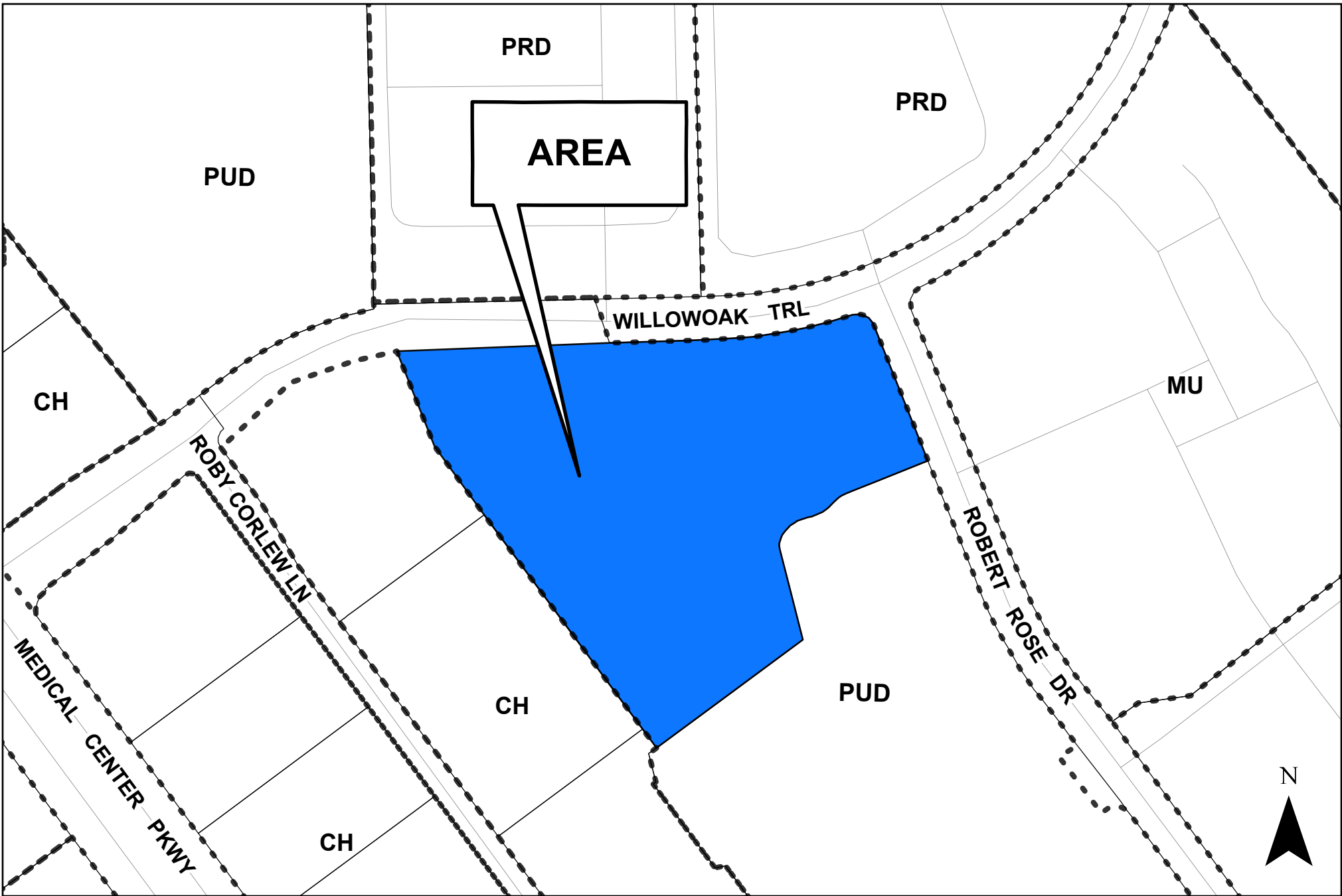
The Planning Commission will need to conduct a public hearing on this matter and then formulate a recommendation to City Council. The applicant will be present at the meeting to answer questions.



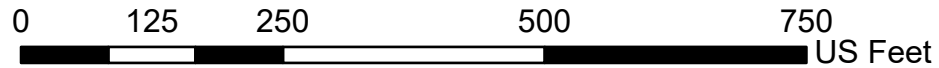
Rezoning request for property along Willowoak Trail and Robert Rose Drive
 PUD (Clari Park PUD) & GDO-1 to CH & GDO-1



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



Rezoning request for property along Willowoak Trail and Robert Rose Drive
 PUD (Clari Park PUD) & GDO-1 to CH & GDO-1



Planning Department
 City of Murfreesboro
 111 West Vine St
 Murfreesboro, TN 37130
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: Hines Clari Park Land Holdings, LLC

Address: 11512 Lake Mead Ave, Ste 603 City/State/Zip: Jacksonville, FL 32258

Phone: 904-545-6123 E-mail address: walter.o'shea@hines.com

PROPERTY OWNER: Hines Clari Park Land Holdings, LLC

Street Address or property description: S. of Willowoak Trail, and W. Robert Rose Dr.

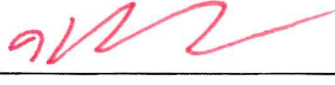
and/or Tax map #: 92 Group: _____ Parcel (s): 6.00

Existing zoning classification: PUD

Proposed zoning classification: CH Acreage: 8.72

Contact name & phone number for publication and notifications to the public (if different from the applicant): Walter O'Shea 904-545-6123

E-mail: walter.o'shea@hines.com

APPLICANT'S SIGNATURE (required): 

DATE: 7/17/2018

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

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

Amount paid: _____ **Receipt #:** _____

August 15, 2024

Mr. Brad Barbee
Murfreesboro Planning & Engineering Dept
111 W. Vine St
Murfreesboro, Tennessee 37130

RE: Rezoning Request Cover Letter
Clari Park Area 6
Murfreesboro, Tennessee
SEC Project No. 14358

Dear Mr. Barbee:

Please accept this letter along with the attached application form as our official request to the City of Murfreesboro to rezone Area 6 of the Clari Park development from PUD to Commercial Highway (CH). The request is only for approximately 6.4 acres and is located along Willowoak Trail & Robert Rose Drive. The property is currently mass graded with the previous construction of the overall development. The applicant is requesting rezoning from PUD to CH to allow this area to be developed as commercial properties due to the strong commercial demand they have experienced for the rest of the development. The requested commercial area will be subject to the same restrictive covenants that the remainder of Clari Park is subject to.

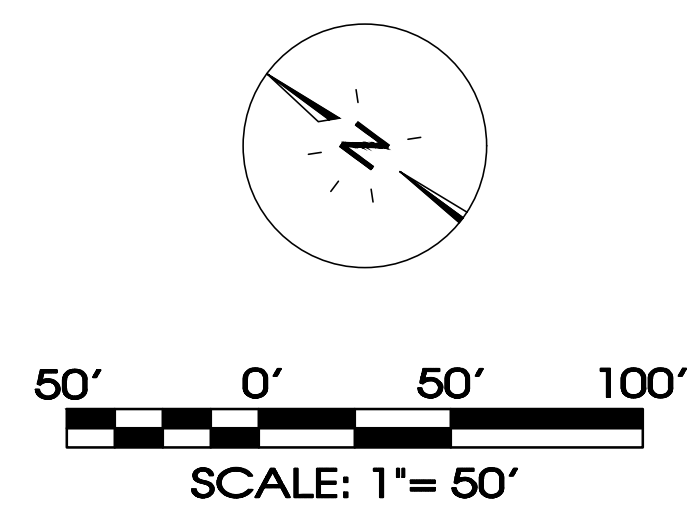
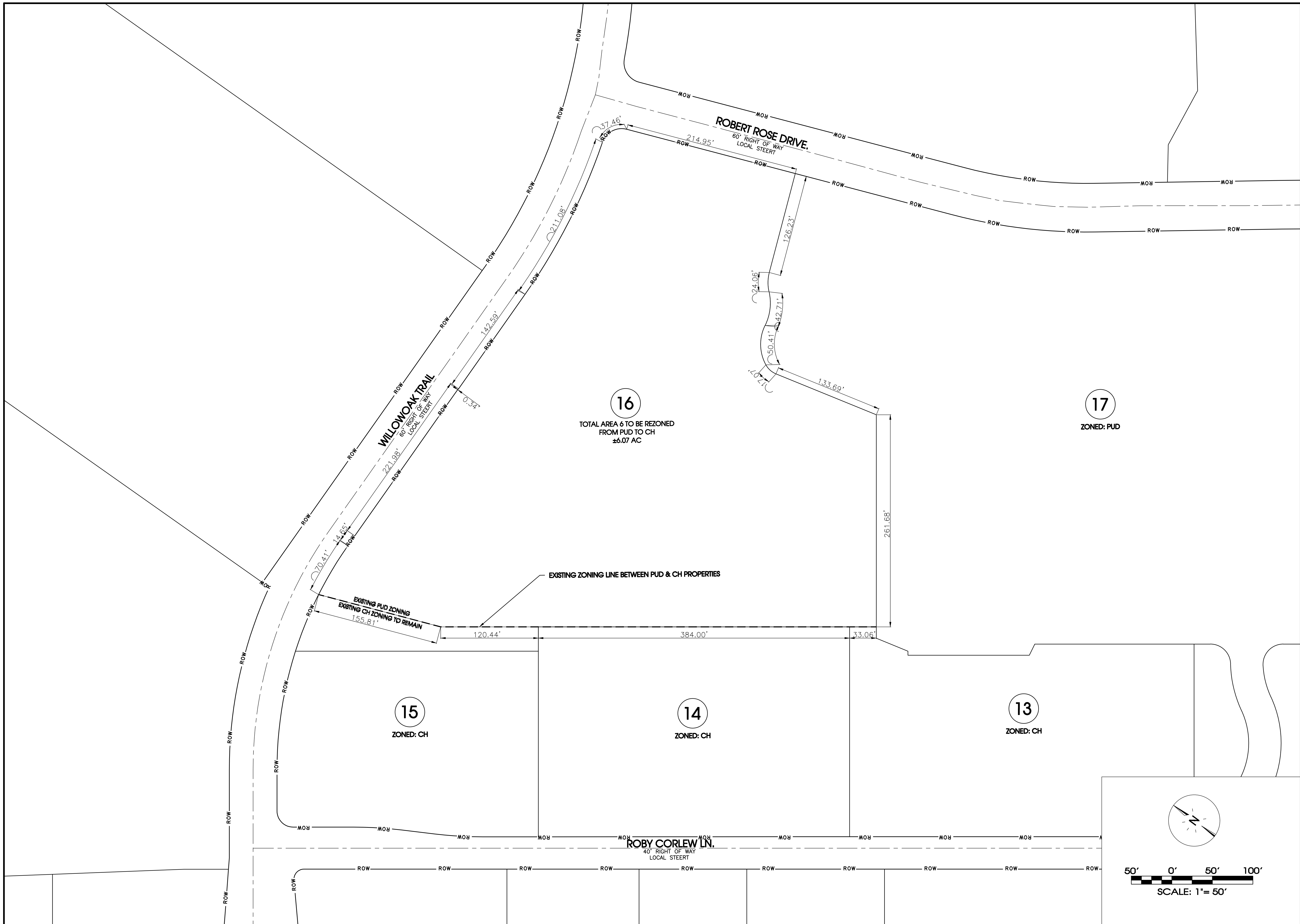
We have attached an exhibit related to this project. We have also shown bordering roadways and a proposed master plan.

If you should have any questions concerning this letter, please feel free to call me at (615) 890-7901 or via email at mtaylor@sec-civil.com

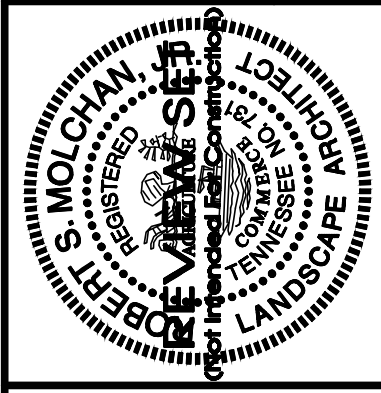
Sincerely,



Matt Taylor, P.E.
SEC Inc.



SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC.
 COPYRIGHT SEC, INC. 2024



Clari Park
Area 6 Rezoning
 Murfreesboro, Tennessee

REVISIONS:	
DRAWN: SWL	
DATE: 07-18-2024	
CHECKED: RSM	
FILE NAME: 14358res06_Zoning_Exhibit	
SCALE: 1" = 50'	
JOB NO. 14358	
SHEET: EX1.0	

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, or otherwise indicated on these drawings. The site is constructed in accordance with the construction plans.

Clari Park Area 6 Rezoning

07-18-2024



Clari Park Area 6 Rezoning

07-18-2024



OTHER HOUSING	
Assisted-Care Living Facility	P
Class III Home for the Aged	P
Hotel	P
INSTITUTIONS	
Adult Day-Care Center	P
Church	P
College, University	P
Day-Care Center	P
Family Day-Care Home	P
Group Day-Care Home	P
Hospital	P
Museum	P
Nursing Home	P
Nursery School	P
Park	P
Philanthropic Institution	P
COMMERCIAL	
Amusements, Commercial Indoor	P
Amusements, Commercial Outdoor Excluding Motorized	P
Animal Grooming Facility	P
Art or Photo Studio or Gallery	P
Bakery, Retail	P
Bank, Branch Office	P
Bank, Drive-Up Electric Teller	P
Bank, Main Office	P
Barber or Beauty Shop	P
Book or Card Shop	P
Business and Communication Services	P
Catering Establishment	P
Clothing Store	P
Coffee, Food, or Beverage Kiosk ²	P
Commercial center	P
Convenience Sales and Service, Maximum 5,000 Sq. Ft. Floor Area ³	P
Delicatessen	P
Department or Discount Store	P
Dry Cleaning	P
Dry Cleaning Pick-Up Station	P
Financial Services ⁴	P
Flower or Plant Store	P
Garden Lawn Supplies and Hardware (Only in Area 3 Adjacent to Area 4 ⁵)	P
Health Club	P
Interior Decorator	P
Karate, Instruction	P
Keys, Locksmith	P
Laboratories, Medical - Excluding Plasma Donation Center	P
Laboratories, Testing	P
Liquor Store (No Drive-Thru)	P
Movie Theater	P
Music or Dancing Academy	P
Offices	P
Optical Dispensaries	P
Personal Service Establishment (Hair, Nails)	P
Pet Shops	P
Pharmacies	P
Reducing and Weight Control Service	P
Restaurant and Carry-Out Restaurant	P
Restaurant, Drive-In ³	P
Restaurant, Specialty	P
Restaurant, Specialty-Limited	P
Retail Shop, Other than Enumerated Elsewhere	P
Shopping Center, Community	P
Shopping Center, Neighborhood	P
Veterinary Office	P
Veterinary Clinic	P
OTHER	
Home Occupations	P

AREA 6 (PUD)	
RESIDENTIAL DENSITY	
Maximum Dwelling Units: Multi-Family	0
Maximum Dwelling Units: Single-Family Attached	0
Maximum Dwelling Units: Single-Family Detached	0
Minimum Lot Area	None
Minimum Lot Width	N/A
MINIMUM YARD REQUIREMENTS	
Minimum Front Yard (Porches, stoops, and bay windows may extend into setbacks. Min. front yard shall be measured from all public roads on corner lots.)	42'
Minimum Side Yard (Porches, stoops, and bay windows may extend into setbacks.)	10'
Minimum Rear Yard	20'
LAND-USE INTENSITY RATIOS	
Max FAR	None
Minimum Livable Space Ratio	None
Minimum Open Space Requirement	20%
Minimum Formal Open Space Requirement	3-5% Based on Site Acreage and Use as Determined in 2024 Zoning Ordinance
Minimum Lot Coverage	None
Max Height	75', 150' for Office, Hotel, and Hospital
Parking Ratio	<u>Single Family Attached and Multiple-Family Uses</u> 1.1 Spaces per Bedroom <u>Single-Family Detached Uses</u> 4 Spaces per Unit (Includes Garage Spaces) <u>All Other Uses</u> Per "Chart 4" of 2024 Zoning Ordinance

PREVIOUSLY APPROVED NOTES:

- Area 7 is generally based off Mixed-Use Zoning Designation from 2020 Zoning Ordinance with minor modifications.
- Single-Family attached generally refers to townhomes and stacked flat condominium uses.
- Restaurants that primarily promote food consumption within motor vehicles on the premises will not be permitted.
- Financial services permitted include banks, financial advisors, investment management services, tax-preparation services, and other similar type financial services. "Pay-Day Loan" services and cash advance facilities will not be permitted.
- Garden and Lawn Supply operations shall display merchandise indoors. No outdoor storage will be permitted.
- Kiosk use will be restricted to "walk-up" style kiosk operations in open space or park settings. Vehicular drive-up use is prohibited.
- Allowable Land Uses in CH Areas 1, 3, and 4 are limited to those noted in this Land Use Table. These restrictions will also be recorded in public records via covenants and restrictions.
- Gas stations and convenience sales will only be permitted in Area 3 for lots with frontage on Clari Lane, and adjacent to Area 4 on the Master Plan.

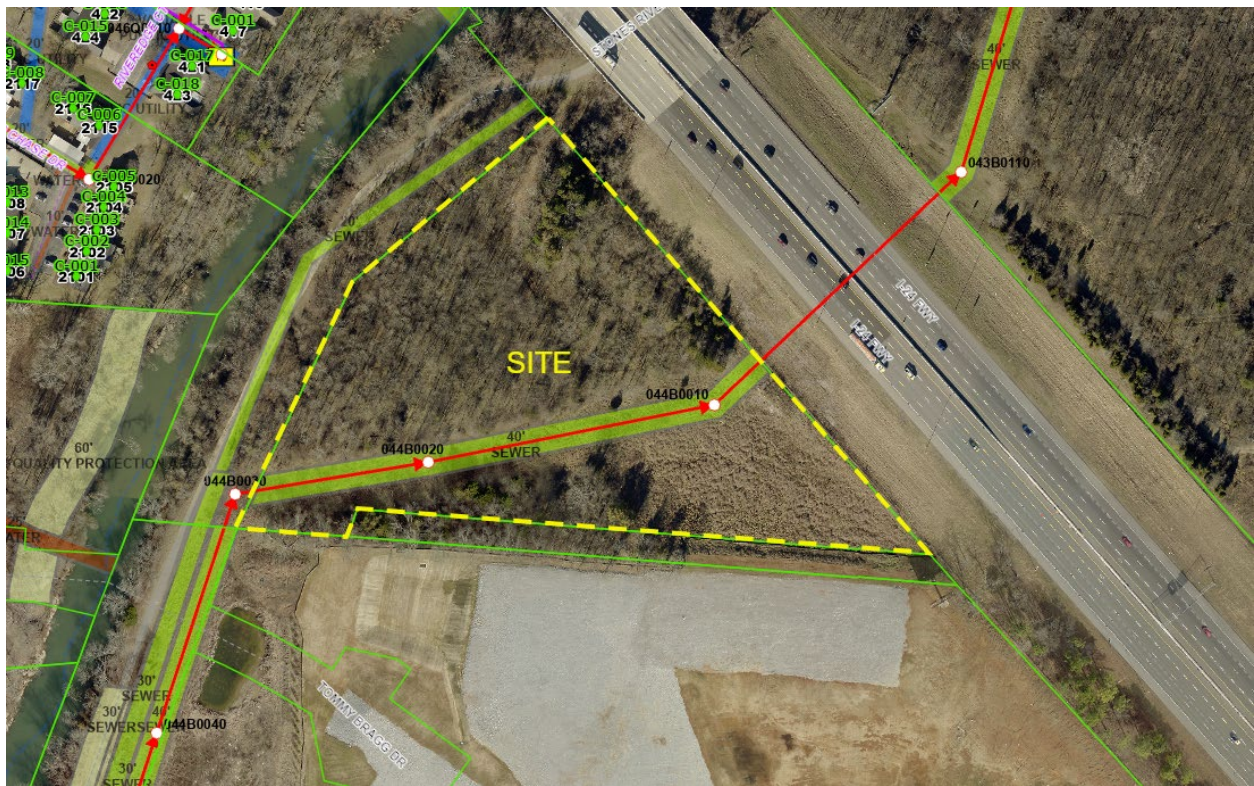
ADDITIONAL NOTES:

- Drive-Thru Restaurant uses shall not be permitted within Area 6
- Allowable Land Uses in CH Area 6 are limited to those noted on this Land Use Table. These restrictions will also be recorded in public records via covenants and restrictions.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2024
PROJECT PLANNER: RICHARD DONOVAN**

7.a. Mandatory Referral [2024-720] to consider the dedication of a sanitary sewer easement on City-owned property located north of Tommy Bragg Drive, BL Companies applicant.

This mandatory referral request to obtain the dedication of a sanitary sewer easement is from BL Companies on behalf of Thompson Machinery CAT. The easement dedication being requested would run northerly from the property owned by Tenn Thom Realty, LLC approximately 204 feet to a manhole on a 48-inch sewer main running across the City-owned property (Tax Map 101, Parcel 4), as shown on the attached exhibit.



In this mandatory referral, the Planning Commission is being asked to consider the dedication of a sanitary sewer easement on City-owned property (Tax Map 101 Parcel 4). Per the attached correspondence, the applicant stated that the sanitary sewer easement is requested to serve a proposed Thompson Machinery development on the site just to the south of the City-owned property. Thompson Machinery is proposing a two-story, 36,460-square-foot facility dedicated to equipment rentals. The building will feature a rental office, parts counter, storage areas, and service bays. Additionally, the site will include an outdoor area for the storage of rental equipment. After consulting with Murfreesboro Water Resources, it was decided that the optimal route for the sanitary sewer would be northward, crossing City-owned property to connect with a manhole located approximately 200 feet from the shared property line. Thompson Machinery will be responsible for the design and construction of the sewer line across the City property. Murfreesboro Water Resources has also reviewed this request and concurs that the route of the proposed easement 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 dedicate the easements in question.
2. The recording of an instrument suitable for establishment of the sanitary sewer that is both acceptable to the Legal Department and Murfreesboro Water Resources.
3. The legal instrument(s) will be subject to the final review and approval of the Legal Department.
4. The applicant shall record any plat or instruments prior to the installation of the sanitary sewer within the proposed easement.
5. 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, INCLUDING abandonment of right-of-way.....	\$350.00
Mandatory Referral, NOT INCLUDING abandonment of right-of-way.....	\$150.00

Property Information:

Tax Map/Group/Parcel: 101-004.00-000

Address (if applicable):

Street Name (if abandonment of ROW):

Type of Mandatory Referral: Sewer easement

Applicant Information:

Name of Applicant: BL Companies (Attn: Stephen Pistorius)

Company Name (if applicable):

Street Address or PO Box: 3200 West End Avenue, Suite 501

City: Nashville

State: TN

Zip Code: 37203

Email Address: spistorius@blcompanies.com

Phone Number: 615-703-2637

Required Attachments:

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

DocuSigned by:

Stephen Pistorius

F56393C790CF4FF...

Applicant Signature

8/19/2024 | 12:49 PM EDT

Date

August 19, 2024

City of Murfreesboro

Attention: Richard Donovan

111 W. Vine Street

Murfreesboro, TN 37130

Re: Mandatory Referral Application

Dear Richard,


In accordance with the Mandatory Referral Application, please accept this letter detailing the request.

As you are aware, BL Companies is acting as the Applicant for Thompson Machinery Commerce Corporation's recently submitted Site Plan and Preliminary Plat applications. At the request of Murfreesboro Water Resources Department, we designed our sanitary sewer system to discharge to the north of the proposed Thompson Caterpillar development to tie into an existing manhole on City of Murfreesboro owned property, also known as Parcel 101-004.00-000.

The Preliminary Plat we have submitted includes a proposed 30' Sanitary Easement which will transverse property owned by Tenn Thom Realty, L.L.C., parcel 101-004.04-000 and the City of Murfreesboro owned parcel 101-004.00-000, as shown on the attached Exhibit 1.

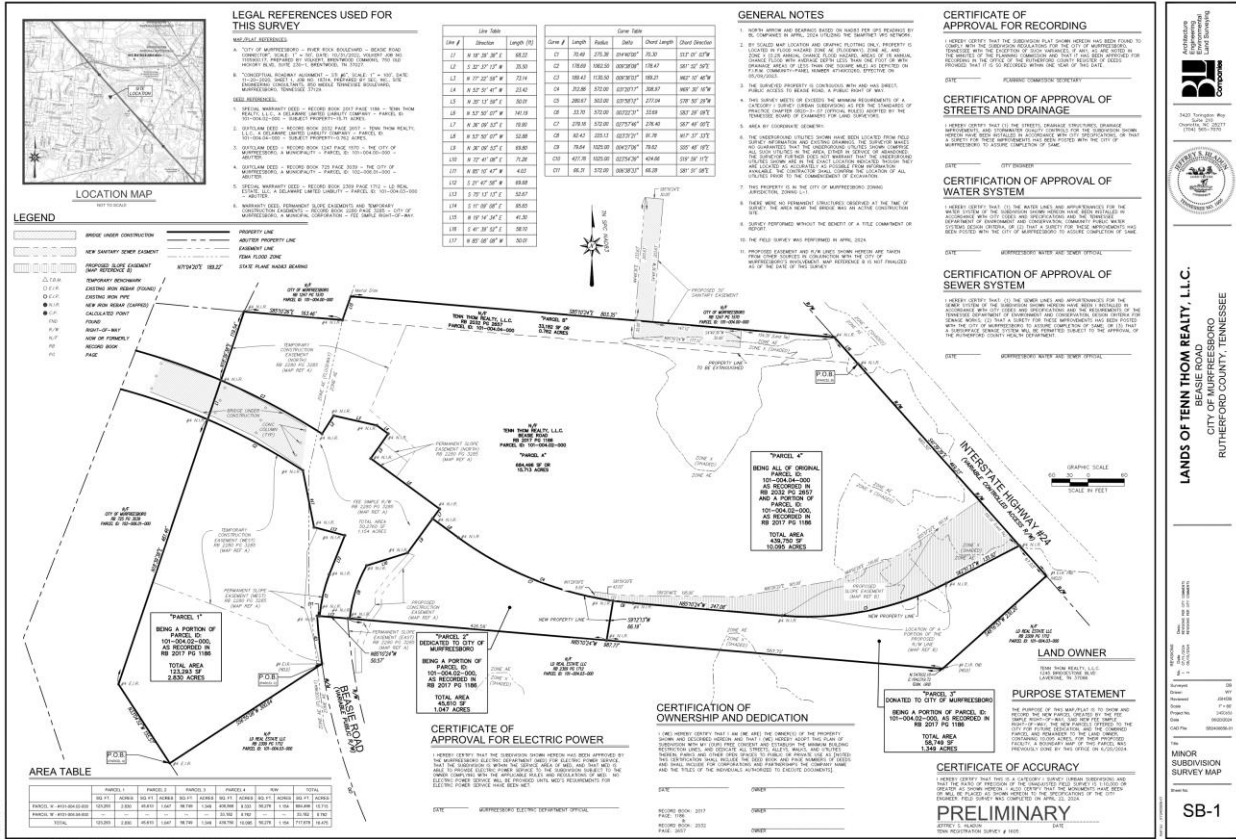
At your request, we are submitting this Mandatory Referral application and providing a legal description (see attached Exhibit 2) for the portion of the 30' Sanitary Easement crossing the City of Murfreesboro owned parcel, 101-004.00-000. It is our understanding that the City of Murfreesboro City Council must approve the proposed Sanitary Easement crossing this City owned parcel.

Sincerely,

DocuSigned by:

F56393C790CF4FF...
Stephen Pistorius

Senior Project Manager

Exhibit 1



LANDS OF TENN FROM REALTY, L.L.C.
CITY OF MEMPHIS, TENNESSEE
RUTHERFORD COUNTY, TENNESSEE

SB-1

MINOR SUBDIVISION SURVEY MAP

Exhibit 2

30' SANITARY SEWER EASEMENT – ONLY PORTION ACROSS CITY OF MURFREESBORO

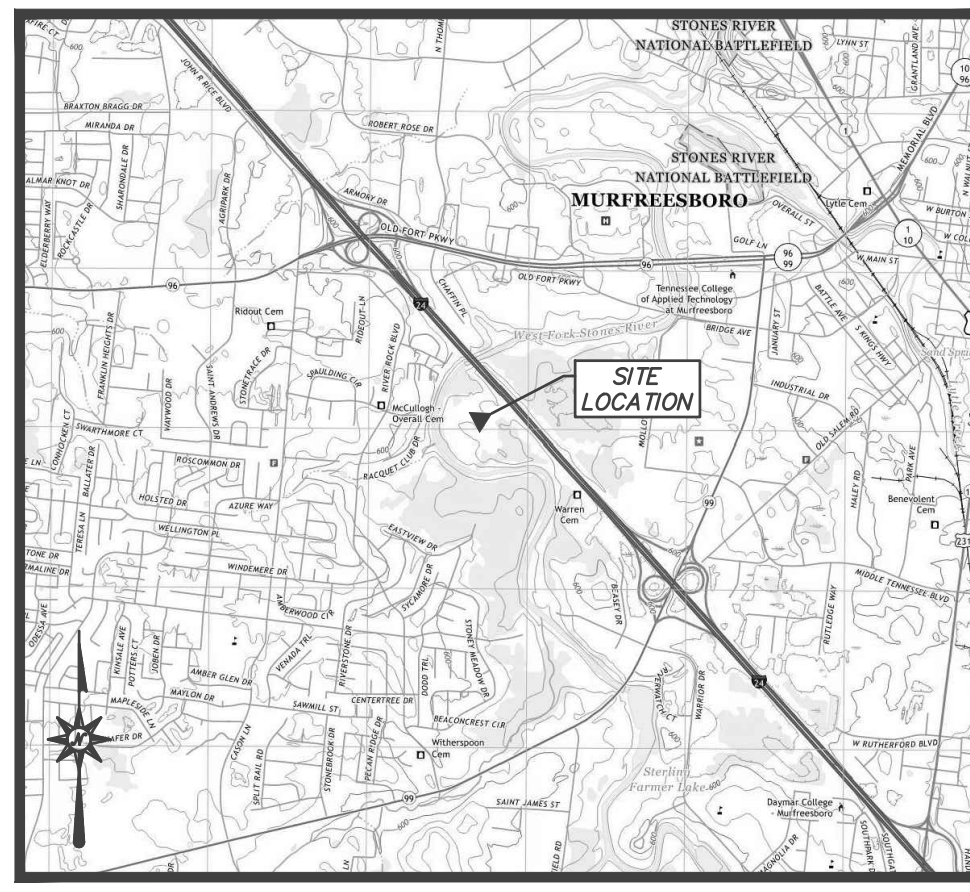
Being located in the City of Murfreesboro, 13th Civil District of Rutherford County, Tennessee. Said easement being located on a portion of the lands now or formerly of City of Murfreesboro, Parcel Id: 101-004.00-000, as recorded in Record Book 1247 Page 1571, of the Rutherford County records, further being described as follows:

Commencing at an #4 Rebar found at the Northeasterly corner of said Tenn Thom Realty, L.L.C. and the westerly Right-of-Way of Interstate Highway #24, a variable controlled access Right-of-Way; thence North 85° 10' 24" West a distance of 301.51 feet to a point, said point being the Place of Beginning;

Thence the next four (4) courses and distances:

- 1) North 85° 10' 24" West a distance of 30.00 feet to a point;
- 2) North 04° 49' 36" East a distance of 203.63 feet to a point;
- 3) South 85° 10' 24" East a distance of 30.00 feet to a point;
- 4) South 04° 49' 36" West a distance of 203.63 feet to the Place of Beginning.

The above describe easement contains (6,109 Square Feet) 0.140 Acres, more or less. All as shown on a survey exhibit prepared by BL Companies dated 08/13/2024.



LOCATION MAP

NOT TO SCALE

LEGEND

- BRIDGE UNDER CONSTRUCTION
- NEW SANITARY SEWER EASEMENT
- PROPOSED SLOPE EASEMENT (MAP REFERENCE B)
- T.B.M.
- E.I.R.
- E.I.P.
- N.I.R.
- C.P.
- FND
- R/W
- N/F
- RB
- PG
- TEMPORARY BENCHMARK
- EXISTING IRON REBAR (FOUND)
- EXISTING IRON PIPE
- NEW IRON REBAR (CAPPED)
- CALCULATED POINT
- FND
- R/W
- N/F
- RB
- PG
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- EASEMENT LINE
- FEMA FLOOD ZONE
- STATE PLANE NAD83 BEARING

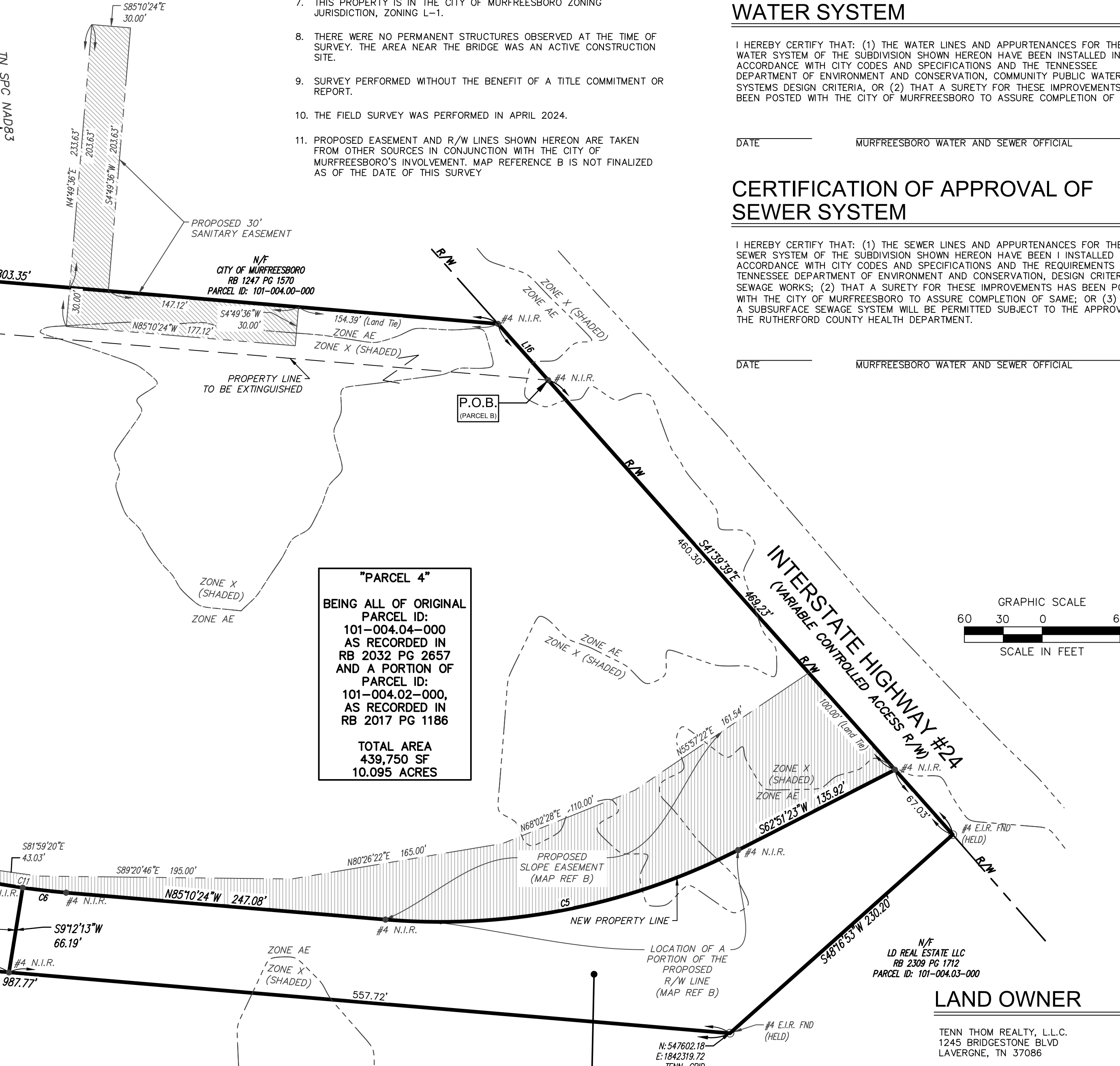
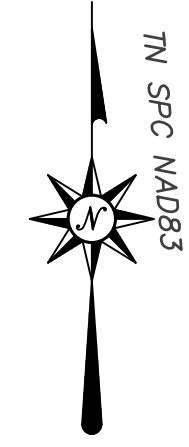
LEGAL REFERENCES USED FOR THIS SURVEY

MAP/PLAT REFERENCES:

- A. "CITY OF MURFREESBORO - RIVER ROCK BOULEVARD - BEASIE ROAD CONNECTOR", SCALE: 1" = 50', DATE: 10/31/2022, VOLKERT, JOB NO. 110590.17, PREPARED BY VOLKERT, BRENTWOOD COMMONS, 750 OLD HICKORY BLVD, SUITE 230-1, BRENTWOOD, TN 37027.
 - B. "CONCEPTUAL ROADWAY ALIGNMENT - STI #6", SCALE: 1" = 100', DATE: 11-20-2020, SHEET 1, JOB NO. 18314, PREPARED BY SEC, INC., SITE ENGINEERING CONSULTANTS, 850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129.
- DEED REFERENCES:**
1. SPECIAL WARRANTY DEED - RECORD BOOK 2017 PAGE 1186 - TENN THOM REALTY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY - PARCEL ID: 101-004.02-000 - SUBJECT PROPERTY-15.71 ACRES.
 2. QUITCLAIM DEED - RECORD BOOK 2032 PAGE 2657 - TENN THOM REALTY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY - PARCEL ID: 101-004.04-000 - SUBJECT PROPERTY-0.762 ACRES.
 3. QUITCLAIM DEED - RECORD BOOK 1247 PAGE 1570 - THE CITY OF MURFREESBORO, A MUNICIPALITY - PARCEL ID: 101-004.00-000 - ABUTTER.
 4. QUITCLAIM DEED - RECORD BOOK 725 PAGE 3039 - THE CITY OF MURFREESBORO, A MUNICIPALITY - PARCEL ID: 102-006.01-000 - ABUTTER.
 5. SPECIAL WARRANTY DEED - RECORD BOOK 2309 PAGE 1712 - LD REAL ESTATE, L.L.C., A DELAWARE LIMITED LIABILITY - PARCEL ID: 101-004.03-000 - ABUTTER.
 6. WARRANTY DEED, PERMANENT SLOPE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS - RECORD BOOK 2280 PAGE 3285 - CITY OF MURFREESBORO, A MUNICIPAL CORPORATION - FEE SIMPLE RIGHT-OF-WAY.

Line Table		
Line #	Direction	Length (ft)
L1	N 18° 39' 38" E	68.22
L2	S 32° 37' 13" W	35.50
L3	N 77° 22' 59" W	73.14
L4	N 53° 51' 41" W	23.42
L5	N 35° 13' 59" E	50.01
L6	N 53° 50' 07" W	141.19
L7	N 36° 09' 53" E	19.90
L8	N 53° 50' 07" W	52.88
L9	N 36° 09' 53" E	69.80
L10	N 72° 41' 08" E	71.28
L11	N 85° 10' 47" W	4.03
L12	S 21° 47' 58" W	69.68
L13	S 75° 13' 13" E	52.67
L14	S 11° 09' 08" E	95.65
L15	N 19° 14' 34" E	41.30
L16	S 41° 39' 52" E	58.10
L17	N 85° 08' 08" W	50.01

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	70.49	275.38	014°40'00"	70.30	S13° 01' 03"W
C2	178.69	1062.50	009°38'08"	178.47	S81° 51' 59"E
C3	189.43	1130.50	009°36'03"	189.21	N62° 10' 46"W
C4	312.86	572.00	031°20'17"	308.97	N69° 30' 16"W
C5	280.67	503.00	031°58'12"	277.04	S78° 50' 29"W
C6	33.70	572.00	003°22'31"	33.69	S83° 29' 09"E
C7	279.16	572.00	027°57'46"	276.40	S67° 49' 00"E
C8	92.43	225.13	023°31'21"	91.78	N17° 37' 33"E
C9	79.64	1025.00	004°27'06"	79.62	S05° 48' 18"E
C10	427.76	1025.00	023°54'39"	424.66	S19° 59' 11"E
C11	66.31	572.00	006°38'33"	66.28	S81° 51' 08"E



"PARCEL 4"
BEING ALL OF ORIGINAL
PARCEL ID:
101-004.04-000
AS RECORDED IN
RB 2032 PG 2657
AND A PORTION OF
PARCEL ID:
101-004.02-000,
AS RECORDED IN
RB 2017 PG 1186

TOTAL AREA
439,750 SF
10.095 ACRES

"PARCEL 1"
BEING A PORTION OF
PARCEL ID:
101-004.02-000,
AS RECORDED IN
RB 2017 PG 1186

TOTAL AREA
123,293 SF
2.830 ACRES

"PARCEL 2"
DEDICATED TO CITY OF
MURFREESBORO
BEING A PORTION OF
PARCEL ID:
101-004.02-000,
AS RECORDED IN
RB 2017 PG 1186

TOTAL AREA
45,610 SF
1.047 ACRES

"PARCEL 3"
DONATED TO CITY OF MURFREESBORO
BEING A PORTION OF PARCEL ID:
101-004.02-000, AS RECORDED IN
RB 2017 PG 1186

TOTAL AREA
58,749 SF
1.349 ACRES

LAND OWNER

TENN THOM REALTY, L.L.C.
1245 BRIDGESTONE BLVD
LAVERGNE, TN 37086

PURPOSE STATEMENT

THE PURPOSE OF THIS MAP/PLAT IS TO SHOW AND RECORD THE NEW PARCEL CREATED BY THE FEE SIMPLE RIGHT-OF-WAY, SAID NEW FEE SIMPLE RIGHT-OF-WAY, THE NEW PARCELS OFFERED TO THE CITY FOR FUTURE DEDICATION, AND THE COMBINED PARCEL AND REMAINDER TO THE LAND OWNER, CONTAINING 10.095 ACRES, FOR THEIR PROPOSED FACILITY. A BOUNDARY MAP OF THIS PARCEL WAS PREVIOUSLY DONE BY THIS OFFICE ON 6/20/2024.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE. [NOTED: THIS CERTIFICATION SHALL INCLUDE THE DEED BOOK AND PAGE NUMBERS OF DEEDS AND SHALL INCLUDE FOR CORPORATIONS AND PARTNERSHIPS THE COMPANY NAME AND THE TITLES OF THE INDIVIDUALS AUTHORIZED TO EXECUTE DOCUMENTS].

DATE _____ OWNER _____
RECORD BOOK: 2017 PAGE: 1186 & RECORD BOOK: 2032 PAGE: 2657 OWNER _____

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

DATE _____ MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE _____ PLANNING COMMISSION SECRETARY _____

CERTIFICATION OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT (1) THE STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE _____ CITY ENGINEER _____

CERTIFICATION OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE _____ MURFREESBORO WATER AND SEWER OFFICIAL _____

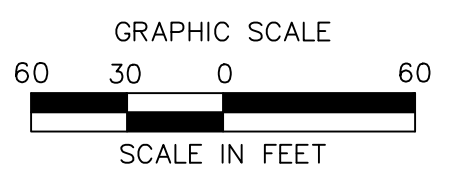
CERTIFICATION OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWAGE WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE _____ MURFREESBORO WATER AND SEWER OFFICIAL _____

AREA TABLE

PARCEL #	PARCEL 1		PARCEL 2		PARCEL 3		PARCEL 4		RW		TOTAL	
	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES		
PARCEL 'A' - #101-004.02-000	123,293	2.830	45,610	1.047	58,749	1.349	406,568	9.333	50,276	1.154	684,496	15.713
PARCEL 'B' - #101-004.04-000	---	---	---	---	---	---	33,182	0.762	---	---	33,182	0.762
TOTAL	123,293	2.830	45,610	1.047	58,749	1.349	439,750	10.095	50,276	1.154	717,678	16.475



3420 Torington Way
Suite 210
Charlotte, NC 28277
(704) 565-7070



LANDS OF TENN THOM REALTY, L.L.C.
BEASIE ROAD
CITY OF MURFREESBORO
RUTHERFORD COUNTY, TENNESSEE

REVISIONS
Date: 07/11/2024
No.: 2

Surveyed: DB
Drawn: WY
Reviewed: JSH/DB
Scale: 1" = 60'
Project No.: 2400566
Date: 06/20/2024
CAD File: SB2400566-01

MINOR SUBDIVISION SURVEY MAP

Sheet No. _____

SB-1

Aug 15, 2024 10:58am working C:\038524\02\2400566\DWG\SB2400566-01.dwg Layer: E:\C:\038524

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