

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**OCTOBER 30, 2024
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order.**
- 2. Determination of a quorum.**
- 3. Public Comments.**
- 4. Approve minutes of the October 16, 2024 Planning Commission meeting.**
- 5. Public Hearings and Recommendations to Council:**
 - a. Zoning application [2024-416] to amend the PRD zoning (East Castle Manor PRD; 2023-411) on approximately 0.15 acres located along East Castle Street (with CCO zoning to remain), Nashville Comfort, LLC applicant. (Project Planner: Holly Smyth)
 - b. Zoning application [2024-417] for approximately 69.1 acres located along Thompson Road to be rezoned from RS-15 to PRD (Salem Landing III PRD), Ole South Properties applicant. (Project Planner: Richard Donovan)
 - c. Annexation petition and plan of services [2024-503] for approximately 15.9 acres located along Joe B Jackson Parkway and Butler Drive, City of Murfreesboro, MacDonald Associates, and Quiktrip Corporation applicants. (Project Planner: Richard Donovan)
 - d. Zoning application [2024-415] for approximately 15.9 acres located along Joe B Jackson Parkway and Butler Drive to be zoned H-I (6.7 acres), G-I (2.9 acres), and CH (6.3 acres) simultaneous with annexation, City of Murfreesboro, MacDonald Associates, and Quiktrip Corporation applicants. (Project Planner: Richard Donovan)
- 6. Staff Reports and Other Business:**
 - a. The Gardens of Three Rivers, Resubdivision of Lots 103 & 130 [2024-2079] final plat for 6 lots on 0.62 acres zoned PRD located along Eldin Creek Drive

MURFREESBORO PLANNING COMMISSION AGENDA

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OCTOBER 30, 2024

and Ashebrook Court, Patterson Company, LLC developer. (Project Planner: Brad Barbee)

- b.** Mandatory Referral [2024-723] to consider the dedication of an electric easement on City-owned property along Veterans Parkway, Middle Tennessee Electric applicant. (Project Planner: Sloane Lewis)
- c.** Mandatory Referral [2024-724] to consider the dedication of a temporary construction easement on City-owned property located along North Thompson Lane, City of Murfreesboro applicant. (Presenter: David Ives)
- d.** Mandatory Referral [2024-727] to consider the acquisition of property located along Caroline Farms Drive, City of Murfreesboro Administration Department applicant. (Presenter: Matthew Blomeley)
- e.** Mandatory Referral [2024-726] to consider the acquisition of four parcels located at the intersection of Northwest Broad Street and South Front Street, City of Murfreesboro Administration Department applicant. (Presenter: Matthew Blomeley)

7. Adjourn.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 16, 2024

Members Present

Kathy Jones, Chair
Jami Averwater
Tristan Carroll
Reggie Harris
Shawn Wright

Staff Present

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

1. Call to order.

Chair Kathy Jones called the meeting to order.

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Public Comments.

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

4. Approve minutes of the October 2, 2024 Planning Commission meeting.

Mr. Shawn Wright made a motion to approve the minutes of the October 2, 2024 Planning Commission meeting; the motion was seconded by Mr. Reggie Harris and carried in favor by the following vote:

Aye: Kathy Jones

Jami Averwater

Tristan Carroll

Reggie Harris

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 16, 2024

Shawn Wright

Nay: None

5. Consent Agenda:

Villas at Veterans [2024-1027] preliminary plat for 7 lots on 9.81 acres zoned PRD (Villas at Veterans PRD) and CH located along Franklin Road and Veterans Parkway, Invest Homes, LLC developer.

Villas at Veterans [2024-3130] site plan for 91 single-family residential attached townhomes within 18 buildings on 9.81 acres zoned PRD (Villas at Veterans PRD) located along Franklin Road and Veterans Parkway, Invest Homes, LLC developer.

Hidden River Estates, Section 1B [2024-2071] final plat for 1 lot and horizontal property regime plat for 72 units on 13.35 acres zoned PUD located along Eastview Drive, Hidden River Development Company, LLC developer.

Hidden River Estates, Section 3 [2024-2072] horizontal property regime plat for 156 units on 19.48 acres zoned PUD located north of Cason Trail, Hidden River Development Company, LLC developer.

Regal Square, Phase 3 [2024-2075] horizontal property regime plat for 76 units on 7.68 acres zoned PRD located along Suzanne Landon Drive and Cedar View Drive, M/I Homes of Nashville, LLC developer.

Shelton Square, Section 9 [2024-2068] final plat for 19 lots on 19.4 acres zoned PRD located along Kapia Mera Court and Chaudoin Court, Shelton Square, LLC developer.

Veterans Cove, Section 2, Phase 1 [2024-2074] final plat for 1 lot on 4.5 acres zoned PRD located along Firerock Drive, Hensley Group, LLC developer.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 16, 2024

Veterans Cove, Section 2, Phase 1 [2024-2074] horizontal property regime plat for 22 units on 4.5 acres zoned PRD located along Firerock Drive, Hensley Group, LLC developer.

Salem Landing, Section 2, Phase 2B [2024-2070] final plat for 95 lots on 21.83 acres zoned RS-6 located along Craven Lane and Shoreline Drive, Salem Land Company, LLC developer.

There being no further discussion, Ms. Jami Averwater 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

Jami Averwater

Tristan Carroll

Reggie Harris

Shawn Wright

Nay: None

6. GDO:

On Motion

Robert Rose Village West, 3rd Resubdivision of Lot 2 [2024-2069] final plat for 2 lots on 10.13 acres 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.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 16, 2024

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

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

Nay: None

Fountains at Gateway, Lots 1 & 2 [2024-2073] final plat for 2 lots on 17.84 acres zoned PUD and GDO-3 located along Medical Center Parkway, Fountains at Gateway, 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, Mr. Tristan Carroll made a motion to approve the final plat subject to all staff comments; the motion was seconded by Mr. Reggie Harris and carried in favor by the following vote:

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

Nay: None

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 16, 2024

7. Plats and Plans:

On Motion

Randy Fann, Lot 1, Building 3 [2024-3129] site plan for 2,312 ft2 office building on 0.63 acres zoned CH and CCO located along South Maney Avenue, Randy Fann 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. Randy Fann (owner) and Mr. Chris Maguire (design engineer) were in attendance representing the application.

There being no further discussion, Ms. Jami Averwater 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

Jami Averwater

Tristan Carroll

Reggie Harris

Shawn Wright

Nay: None

Veterans Park [2024-3127] site plan for a City park with 4 buildings on 147 acres zoned CF, CH, and P located along Veterans Parkway and Cloister Drive, City of Murfreesboro developer. Mr. Richard Donovan presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 16, 2024

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 Ms. Jami Averwater and carried in favor by the following vote:

Aye: Kathy Jones

Jami Averwater

Tristan Carroll

Reggie Harris

Shawn Wright

Nay: None

8. New Business:

Zoning application [2024-417] for approximately 69.1 acres located along Thompson Road to be rezoned from RS-15 to PRD (Salem Landing III PRD), Ole South Properties applicant. Mr. Richard Donovan presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

Mr. Chris Maguire (design engineer), Mr. Dan Bobo (applicant), and Mr. Clyde Rountree (landscape architect) were in attendance representing the application.

Mr. Matthew Blomeley announced that a neighborhood meeting has been scheduled for October 21, 2024, at Fellowship United Methodist Church.

There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on October 30, 2024; the motion was seconded by Ms. Jami Averwater and carried in favor by the following vote:

Aye: Kathy Jones

Jami Averwater

Tristan Carroll

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 16, 2024

Reggie Harris

Shawn Wright

Nay: None

Zoning application [2024-416] to amend the PRD zoning (East Castle Manor PRD; 2023-411) on approximately 0.15 acres located along East Castle Street (with CCO zoning to remain), Nashville Comfort, LLC applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and 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 October 30, 2024; the motion was seconded by Ms. Jami Averwater and carried in favor by the following vote:

9. Staff Reports and Other Business.

None.

10. Adjourn.

There being no further business the meeting adjourned at 1:38 p.m.

Chair

Secretary

BN: cj

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
OCTOBER 30, 2024
PROJECT PLANNER: HOLLY SMYTH**

5.a. Zoning application [2024-416] to amend the PRD zoning (East Castle Manor PRD; 2023-411) on approximately 0.15 acres located along East Castle Street (with CCO zoning to remain), Nashville Comfort, LLC applicant.

The subject property is located on the north side of East Castle Street west of South University Street and involves one parcel. The site is identified as Tax Map 102D, Group D, Parcel 015.00 (also known as 531 A & B East Castle Street) and contains approximately 6,500 square-feet of lot area. This single parcel that has a newly constructed two-family dwelling on it, and this request proposes to amend the existing Planned Residential District (East Castle Manor PRD) zoning that was approved by City Council on December 14, 2023. (The existing City Core Overlay District zoning designation for this property is proposed to remain.) Within the CCO, a 21' "build-to line" was determined to be the average existing front setbacks along the block face which includes 12 properties as shown on page 10 of the program book, but a 22' "build-to-line" was approved. Now the proposed PRD amendment would further modify the previously approved front "22' build-to line" in the original PRD to a 40' "build-to line".

Additionally, the applicant proposes to remove the wrought iron fence element to only include 6' wood fencing. The original wrought iron fence element was to be located in the rear yard along the easterly and westerly property lines. The wood fence has been built along the entire property line within the back yard area with an additional separation fence provided between the two housing units. All other provisions of the originally approved PRD have been met during the new build and the only other revisions to the pattern book are just some minor adjustments to statistical info as summarized in the attached response letter.

Exception(s) Requested: Page 16 of the Program Book shows the comparison for this development to the R-D and CCO districts with the requested **7 exceptions shown in red text**. The only modification to these exceptions with this amendment was made to item 7 as follows:

- 7) Requesting an exception to the CCO District's previously approved build-to line of 22' to a 40' Build-to Line (18' increase).

Minor deviation provisions under Section 13(D)(6) could only be utilized if the building location was deviating no more than 5' from the original approval. Because the building was constructed an additional 18' back (to 40') from the approved 22', a zoning amendment had to be filed.

Department Recommendation

The front building setback for the new two-family structure does not comply with the “build-to line” required by the CCO regulations or the conditions of the original PRD zoning. Its siting further back on the site was done in error by the developer. However, there was some confusion by various parties regarding differing versions of the site plan, as well as some gaps in the City’s process to ensure that the correct site plan was being used with the official set. When the mistake in siting the building was identified, the Planning Staff recommended to the applicant that he apply for an amendment to the PRD zoning to allow the structure in its current location, as the amount of variance exceeded what the Planning Director has the authority to approve as a minor deviation. Absent an amendment to the plan, the applicant would be required to physically remove all or part of the structure to bring it into compliance, and Staff did not believe that to a practical solution. While the greater 40’ front building setback does not achieve the more uniform urban form for this structure relative to other existing structures in the vicinity, it will allow additional on-site parking, which will reduce the need for on-street parking for residents and visitors of the subject development. For the reasons stated in this paragraph, Staff is **supportive** of this zoning amendment.

Action Needed

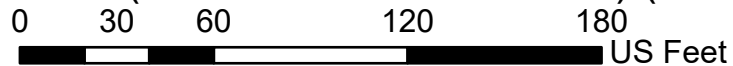
The applicant will make a presentation to the Planning Commission on the proposed zoning amendment. The Planning Commission should conduct a public hearing, after which it will need to formulate a recommendation to City Council.

Attachments:

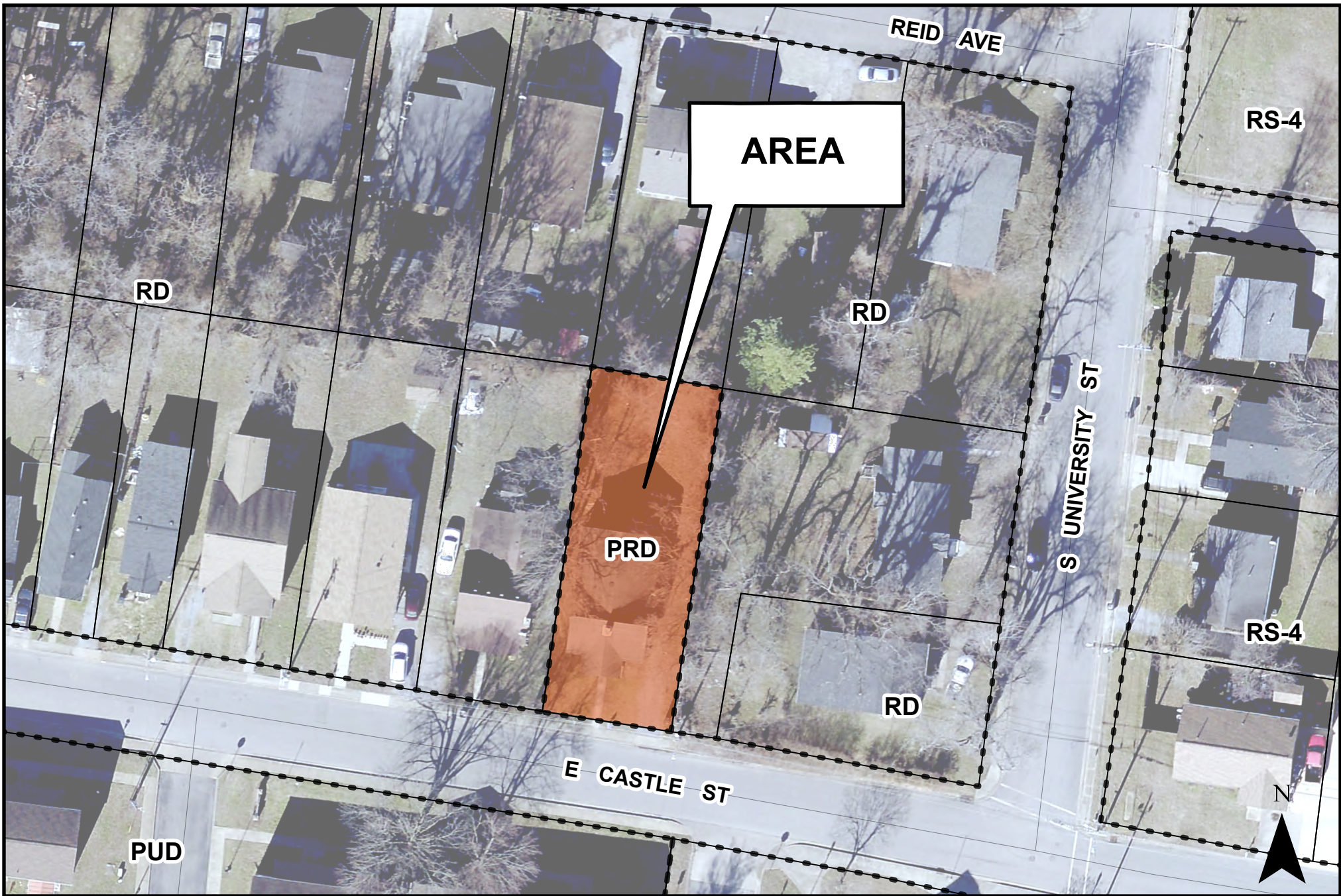
- NoOrtho Map-
- Ortho Map
- Program Book
- Response letter regarding changes to program book
- 2023 Planning Commission staff report



Zoning request for property along East Castle Street
PRD Amendment (East Castle Manor PRD) (CCO to remain)



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



Zoning request for property along East Castle Street
PRD Amendment (East Castle Manor PRD) (CCO to remain)

0 30 60 120 180
US Feet



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

EAST CASTLE MANOR

A REQUEST FOR AN AMENDMENT TO THE PREVIOUSLY APPROVED PLANNED RESIDENTIAL DISTRICT (PRD#2023-411)/(CCO)

531 A & B East Castle, Murfreesboro, Tennessee



PRD#2023-411

City Council Approved on December 14th, 2023
Effective Date of December 28th, 2023

Initial Amendment Submittal

September 12th, 2024

Amendment Resubmittal

October 2nd, 2024 for the October 16th, 2024
Planning Commission Workshop

Amendment Resubmittal

October 16th, 2024 for the October 30th, 2024
Planning Commission Public Hearing

Modified Pages: 3, 6, 8, 9, 10, 14, 15, and 16

SEC, Inc.

SEC Project #23322



© Copyright 2024, Site Engineering Consultants, Inc.



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

850 Middle Tennessee Blvd.
Murfreesboro, Tennessee 37129



Company Name: BA Homes, LLC
Profession: Developer
Attn: Brian Burns
Phone: (615) 405-5647
Email: brian@bsky.email
Web: www.bahomes.info

6 Public Square South
Murfreesboro, Tennessee 37130

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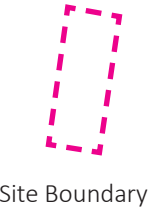
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AERIAL PHOTOGRAPH

Not To Scale

- East Castle Street
- Reid Avenue
- South University Street
- South Highland Avenue



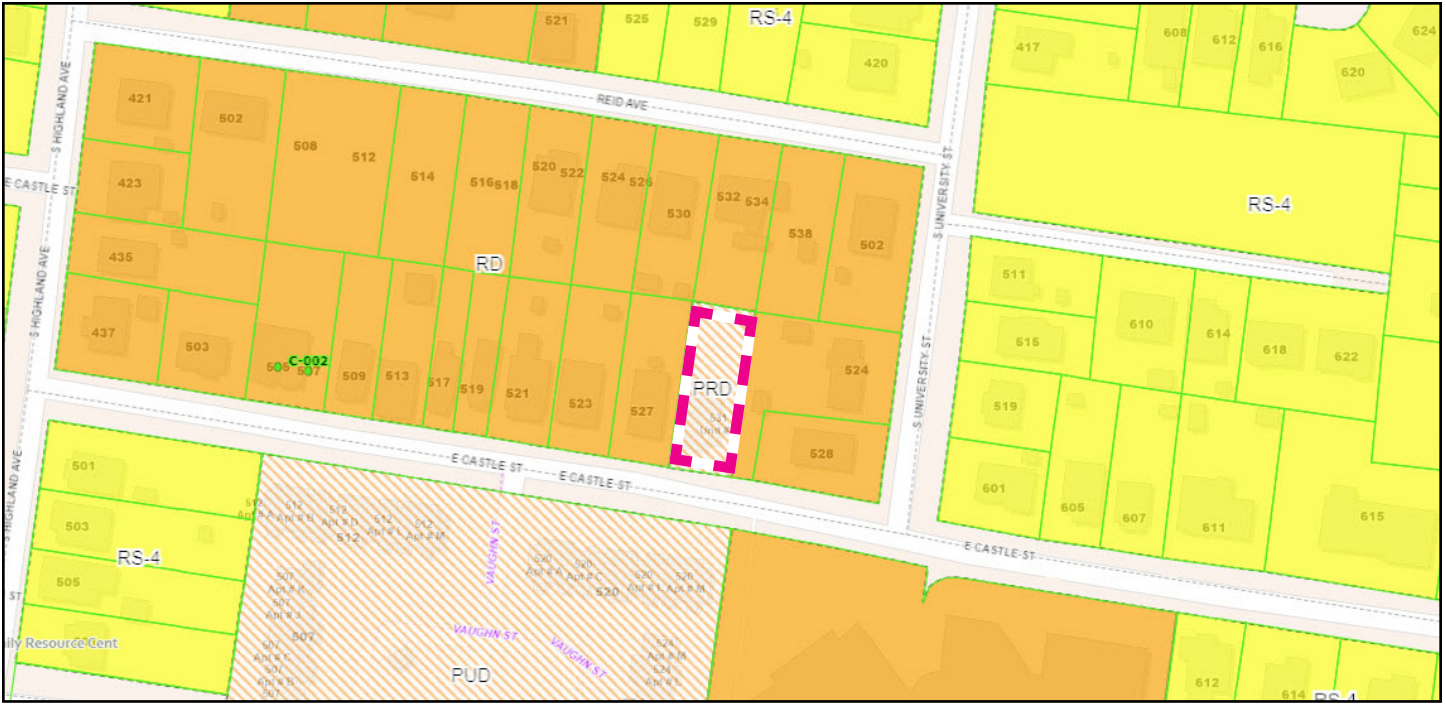
Site Boundary

BA Homes, LLC respectfully requests an amendment to the East Castle Manor PRD at 531 East Castle Street. The property is located along the northern side of East Castle Street, directly northwest of Patterson Park, and due North of the Housing Authority's Parkside Apartments being redeveloped. The site is identified as Parcel 15.00 of Tax Map 102D, and is approximately 0.15 acres.

The request for amending the East Castle Manor PRD is to revise the front build-to-line along East Castle Street from 22' to 40', and to modify the use of wrought iron fence to wood fence only. All other standards shall remain the same.

Original Rezoning Request:

The request for rezoning to PRD is to create East Castle Manor. The development proposes a single-family attached duplex consisting of two homes on 0.15 acres, for a density of 13.33 dwelling units per acre. Both homes will be for purchase. Homes will be a minimum of 1,500 square feet and provide a maximum of three bedrooms. Each unit will provide a one-car front-entry garage with a decorative door and accented with windows. The home elevations will be constructed of masonry materials to add quality and character to the community. The homes will include porches and back patios to emulate the surrounding architectural characteristics of the neighborhood. Foundation landscaping will be provided along the East Castle Street elevations. There are no roadways proposed within this development. The H.O.A. will maintain the common areas and driveways.



ZONING MAP

Not To Scale

- RD Residential Duplex (RD)
- RM-16 Residential Multi-Family (RM-16)
- RS-4 Residential Single-Family (RS-4)
- PUD Planned Unit District (PUD)
- PRD Planned Residential District (PUD)



Site Boundary

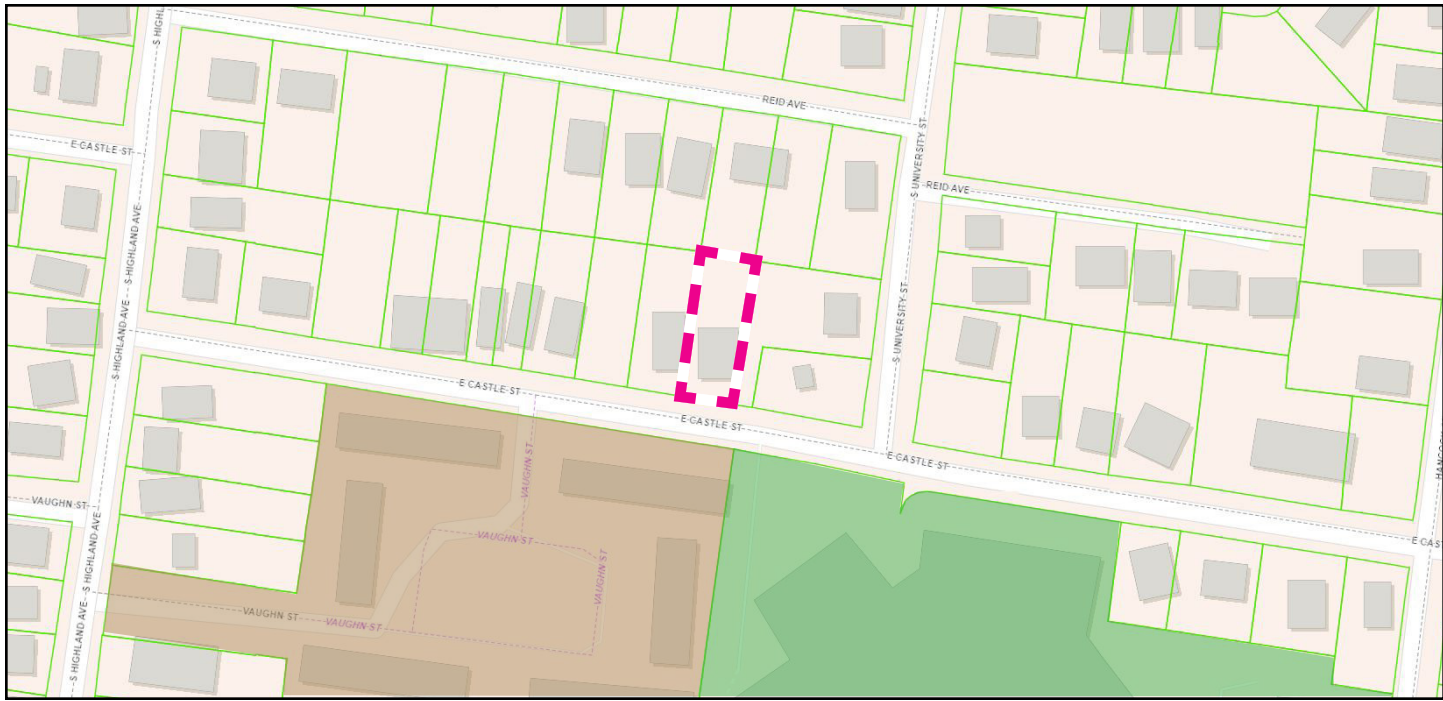
The surrounding area consists of a mixture of zoning types and uses. Currently, all adjacent properties to the proposed development are zoned Residential Duplex (RD). Further to the east and west are areas zoned Residential Single-Family (RS-4). The land zoned RM-16 to the south is Patterson Park and is a public land use open to the community. This development is within the City Core Overlay District.

2035 FUTURE LAND USE MAP



The Murfreesboro Future Land Use Map Amendment proposes this area as Mixed Form Housing (MH). The character of this land use includes a mixture of single-family detached and attached housing with traditional residential character, and an emphasis on street facing facades and the pedestrian network. Generally compatible zoning districts include RS-10, RS-8, RS-6, RS-A1, RS-A2, RS-A3, RD, PRD, and PUD.

The proposed development aligns closely with the Murfreesboro Future Land Use Map in terms of architectural characteristic and emphasis on street facing facades. As per the future land-use plan guidelines, the architecture is designed in such a way to mimic the style of a single-family home.



SUBDIVISION MAP

Not To Scale

- Parkside Apartment Complex
- Patterson Park



Site Boundary

East Castle Manor is surrounded by a mixture of residential dwelling types. Few parcels in the surrounding area are within subdivisions of record. The illustration above shows the Parkside Apartment Complex and Patterson Park to the south.

Most of the dwellings surrounding this development are one to two-story single-family detached homes. These homes consist of a mixture of masonry materials and vinyl soffits on all elevations.

Parkside Apartment Complex is located directly south of this development across East Castle Street. The approved Housing Authority project across the street will consist a total of six 4-plex buildings. Two of the buildings will front East Castle Street with a 22' setback and a new central pocket park will be provided. The buildings will consist of board and batten siding and brick materials. This development has access to East Castle Street via a two-lane entrance and access to South Highland Avenue via a two-lane entrance. This development is to be redeveloped beginning at the start of next year. The redevelopment consists of townhome style apartments along East Castle Street and apartments at the rear of the development.

Patterson Park is a park with a community center open to the public and houses multiple amenities including; Wee Care Day Care Center, the Patterson Park Community Center, the Living Water Worship Center, and a number of athletic/sport amenities.



Parkside Apartment Complex
Redevelopment Sample Photo



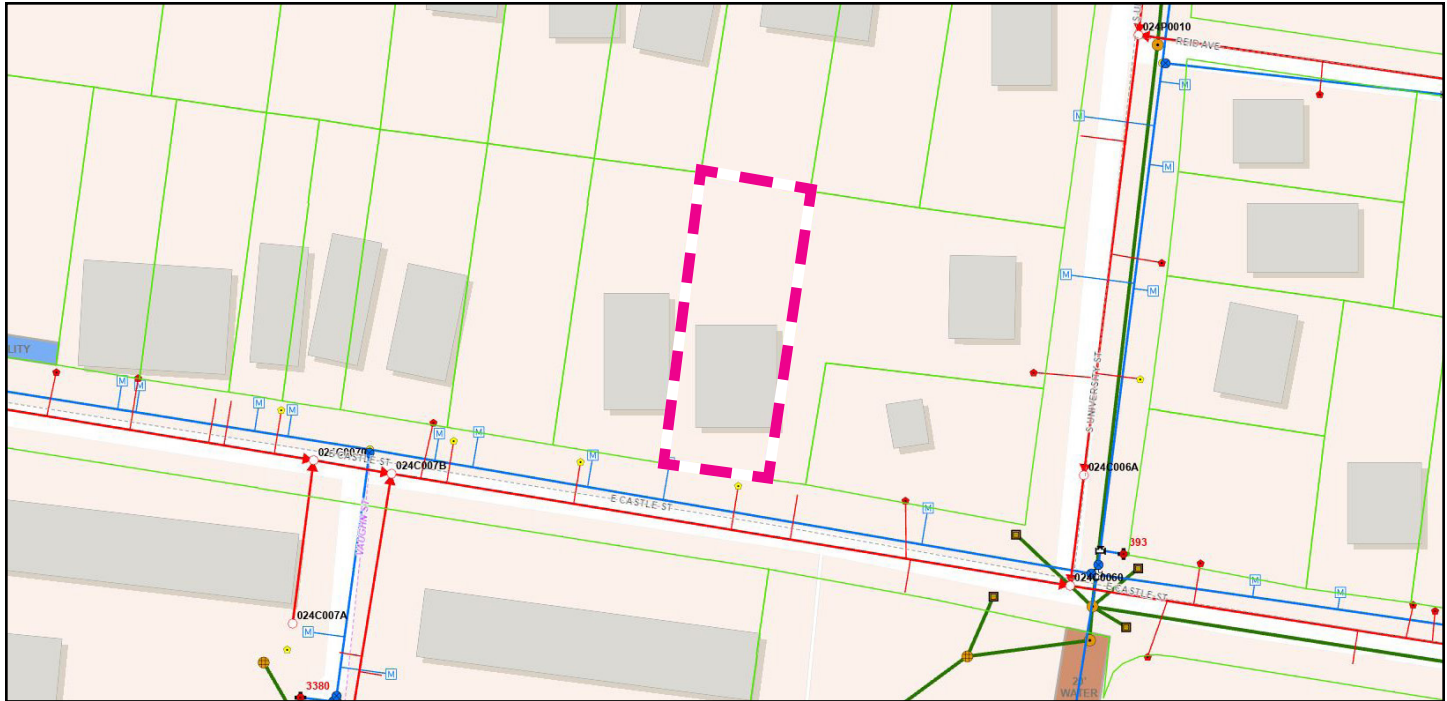
2040 MAJOR TRANSPORTATION PLAN

Not To Scale



Site Boundary

The property has/will have access to the existing public right-of-way of East Castle Street through two driveways, one for each residential home. East Castle Street is a local designated street and is not on the City of Murfreesboro's 2040 Major Transportation Plan for any modifications. East Castle Street is currently built as a two-lane roadway with curb and gutter on both sides of the road, and a sidewalk along both sides of the road.



UTILITY MAP

Not To Scale

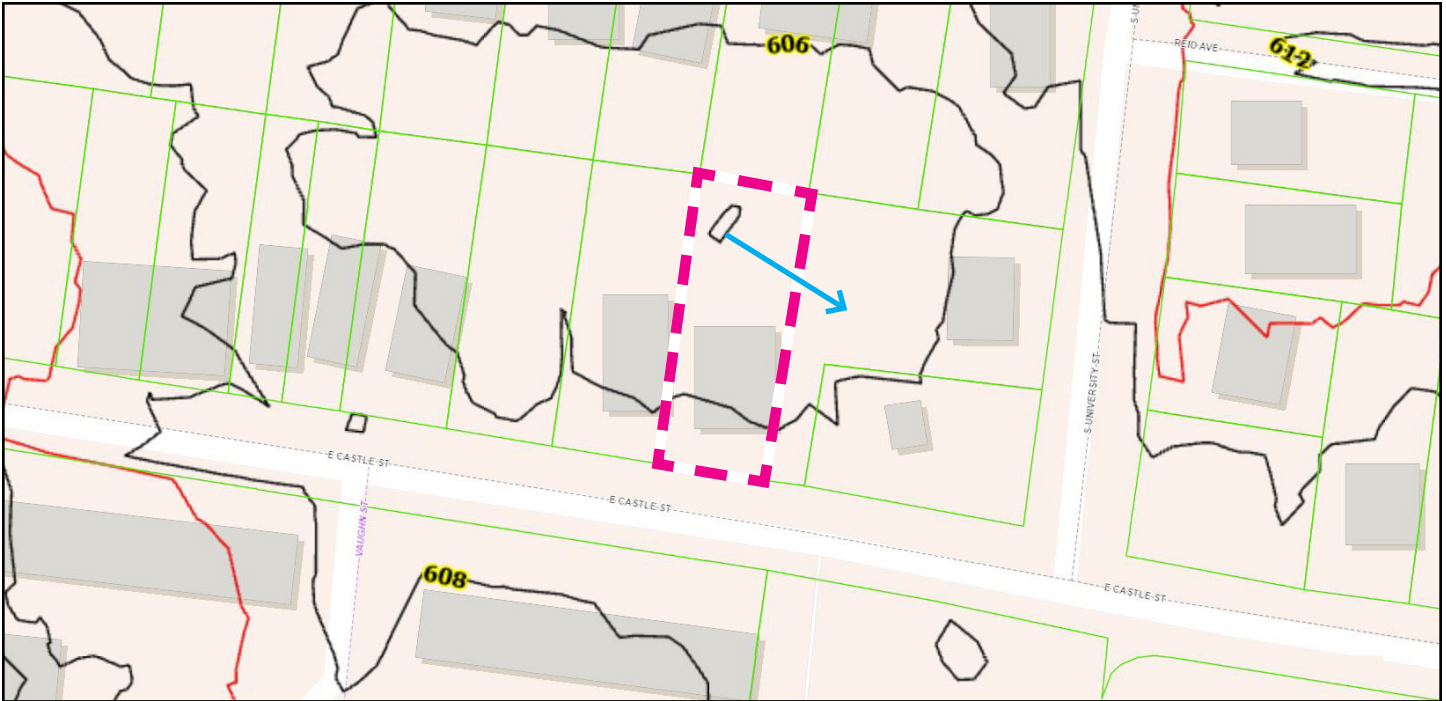


Water service will be provided by the Murfreesboro Water Resources Department. There is an existing 8" cast iron water line along East Castle Street for water service into the site. The developer will be responsible for extending the waterline into the site for domestic and fire water service.

Sanitary sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 8" vitrified clay gravity sewer line within the R.O.W. of East Castle Street. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property.



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



HYDROLOGY AND TOPOGRAPHY

Not To Scale



The topographic map above shows the site is relatively flat with little grade change. Stormwater from this site either percolates into the ground or exits the site and enters the stormwater system along East Castle Street before ultimately draining into Lytle Creek.

This site lies within Zone X and is not within a 100-year floodplain or a floodway per FEMA Flood Panel 47149C0260J dated May 9, 2023.

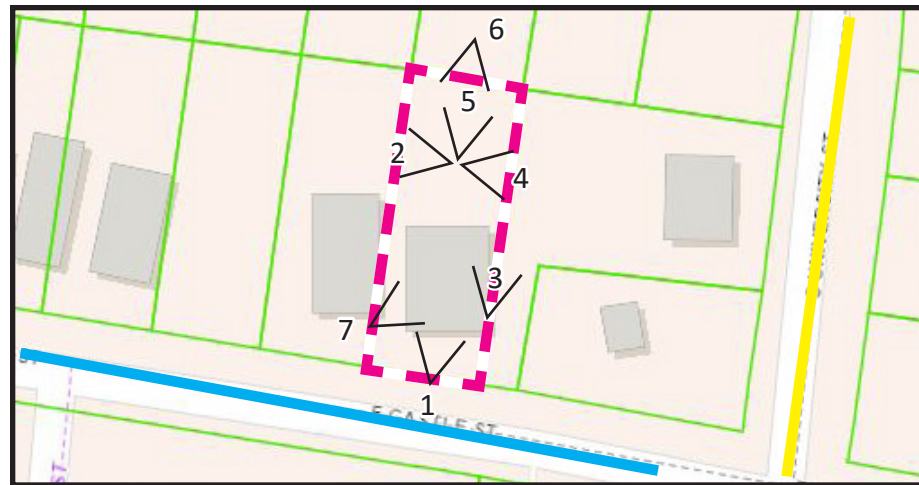


PHOTO DIRECTION MAP

Not To Scale

- East Castle Street
- South University Street



Site



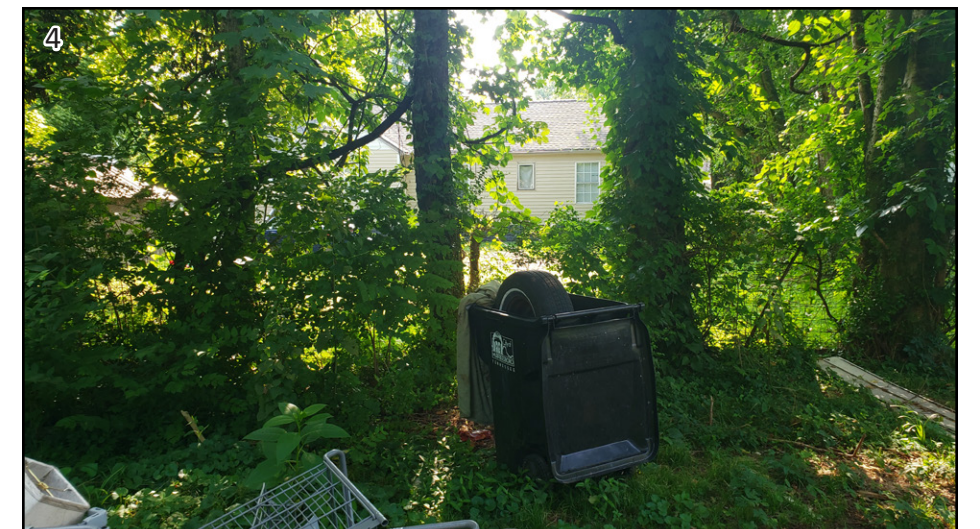
VIEW OF EXISTING SITE LOOKING NORTH FROM EAST CASTLE STREET



VIEW FROM MIDDLE OF SITE LOOKING WEST



VIEW FROM MIDDLE OF SITE LOOKING NORTH



VIEW FROM MIDDLE OF SITE LOOKING EAST



VIEW FROM MIDDLE OF SITE LOOKING NORTH



VIEW FROM NORTHERN PROPERTY LINE LOOKING SOUTH



VIEW FROM CORNER OF ON-SITE PIT LOOKING NORTHEAST

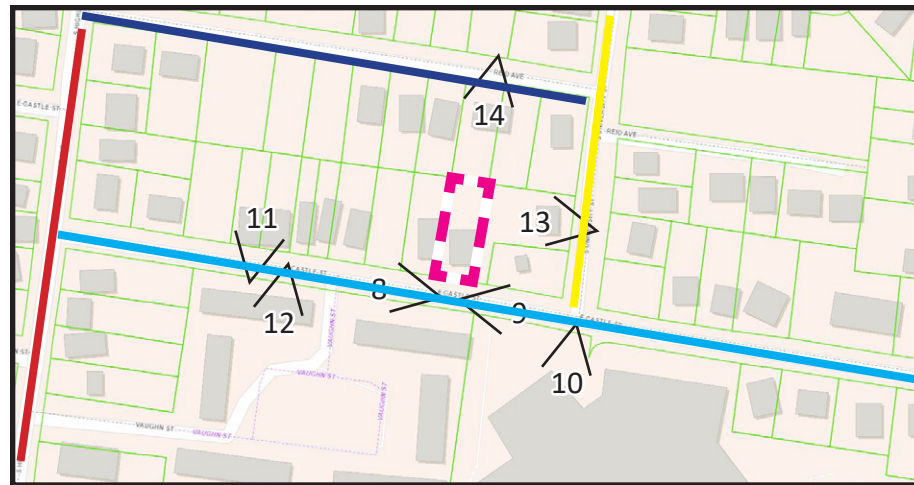


PHOTO DIRECTION MAP

Not To Scale

- East Castle Street
- South University Street
- South Highland Avenue
- Reid Avenue



Site



VIEW FROM PROPOSED DRIVEWAY LOOKING WEST



VIEW FROM PROPOSED DRIVEWAY LOOKING EAST



VIEW OF COMMUNITY CENTER LOOKING SOUTH



VIEW OF DUPLEX ALONG EAST CASTLE STREET LOOKING NORTH



VIEW OF PROPOSED HOUSING AUTHORITY PROJECT LOOKING SOUTH



VIEW OF NEIGHBORING HOME LOOKING WEST



VIEW OF NEIGHBORING HOME LOOKING SOUTH

Land Use Data	
Total Land Area:	±0.15 Acres
Total Number of Homes:	2 Homes
Density: 2 Homes/0.15 Acres =	±13.33 Units/Acre
Maximum Lot Coverage Allowed:	50.00%
Lot Coverage Provided:	40%
Required Private Open Space:	100 SF (50 per Unit)
Provided Private Open Space:	100 SF (50 per Unit)

Parking Requirements	
Number of Bedrooms per Unit= (3 Spaces/ Units) =	3 Bedrooms 6 Spaces
Parking Provided:	
Driveway Spaces:	4 Spaces
Garage Spaces:	<u>2 Spaces</u>
Total Parking Provided:	6 Spaces

-  Proposed Building
-  Open Space
-  Existing Tree Canopy
-  Driveway



SEC Project #23322 Murfreesboro, Tennessee





EXAMPLE OF DECORATIVE MAILBOX



EXAMPLE OF PRIVATE OPEN SPACE



EXAMPLE OF POSSIBLE DECORATIVE WOODEN FENCING

Development Standards:


- 2 Single-Family Attached homes with 3 bedrooms.
- Single-family attached homes developed within the subdivision shall not be sold in bulk to a developer or owner of rental units for the purpose of operating a rental community. The builder of the single-family attached homes within the subdivision shall sell the units to individual buyers on an individual contract basis, not as a bulk transaction to a single entity.
- 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.
- The homes will be a minimum of 1,500 feet of living area.
- Garages will be strictly for parking and not for household storage. This will be implemented through restrictive covenants and enforced by the HOA.
- Homes will have a minimum 1-car front entry garage with decorative garage doors. Driveways shall be a minimum of 16-ft in width.
- Homes shall be recorded and sold as a Horizontal Property Regime (HPR)
- There shall be a minimum 3-ft wide landscape bed located along the front elevation facing East Castle Street, excluding areas for pedestrian and vehicular ingress/egress.
- All mechanical equipment (i.e. HVAC and transformers) to be screened via shrubs or fencing.
- HVAC units will be located at the rear of each residence.
- All on-site utilities will be underground.
- Solid waste shall be handled via individual trash cans stored into notched garages. Cans shall be rolled out to the street on the day of trash pick-up and rolled back after pick-up.
- Mail service will be provided via decorative black mailboxes along East Castle Street to match the surrounding neighborhood character.
- Fencing at rear yards shall be a 6-ft tall, decorative, wooden fence.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
- All home owners will be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents will be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company.
- HOA will be managed by independent 3rd party management company.
- The driveways will be owned and maintained by an H.O.A.

Architectural Characteristics:


- Building heights shall not exceed 35 feet in height
- All buildings will be 2-story
- All units will have a maximum of 3 bedrooms
- All the units will have eaves
- Units along East Castle Street will have front-entry garages with a minimum 16-ft wide driveway.
- Garages will have decorative doors with windows that will complement the building architecture.
- Brick water table to be added around the entire building base.

Building Materials:

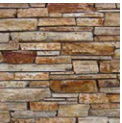
All Elevations: Masonry Materials (Brick, Stone, Fiber Cement Board, etc.)
All Elevations: Vinyl Only Permitted in Trim & Soffit Areas



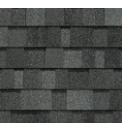
Example of Brick
(Different colors, cuts, patterns will be allowed)



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




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




Example of Asphalt Shingles
(Different colors will be allowed)







Unit Parking




Garage




HVAC Units



Trash Carts



Anticipated water meter clear zone locations



6' Wooden Privacy Fence

Site Setbacks

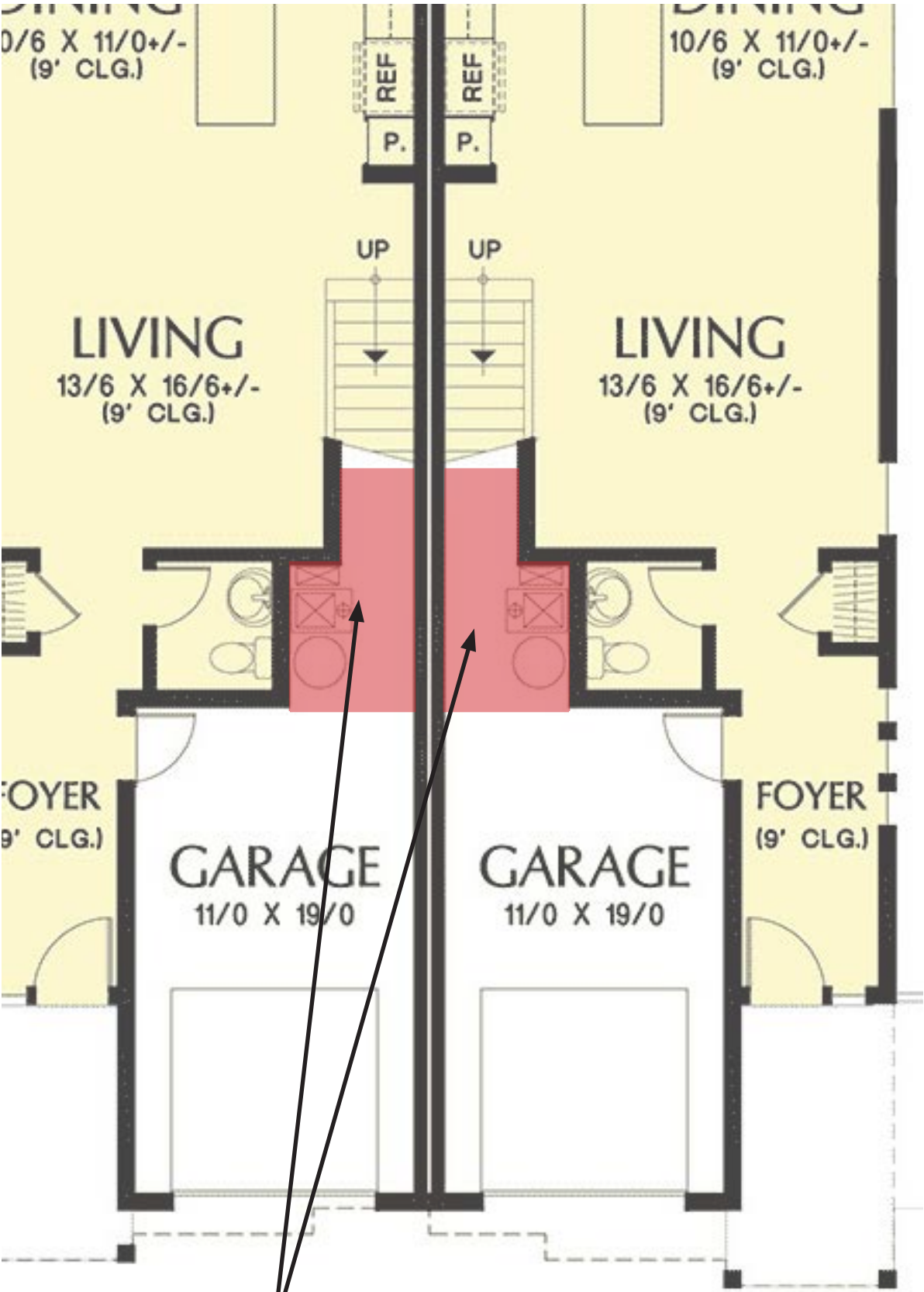
Build-To Line (East Castle Street): 40-feet
Side Setback: 5-feet
Rear Setback: 25-feet

*Requesting increased setback by 18-ft.
*Requesting an exception to the required garage interior clear space standard be reduced to 11'x19'. The proposed garage layouts include an additional bump-out area for water heater and trash-bin storage.

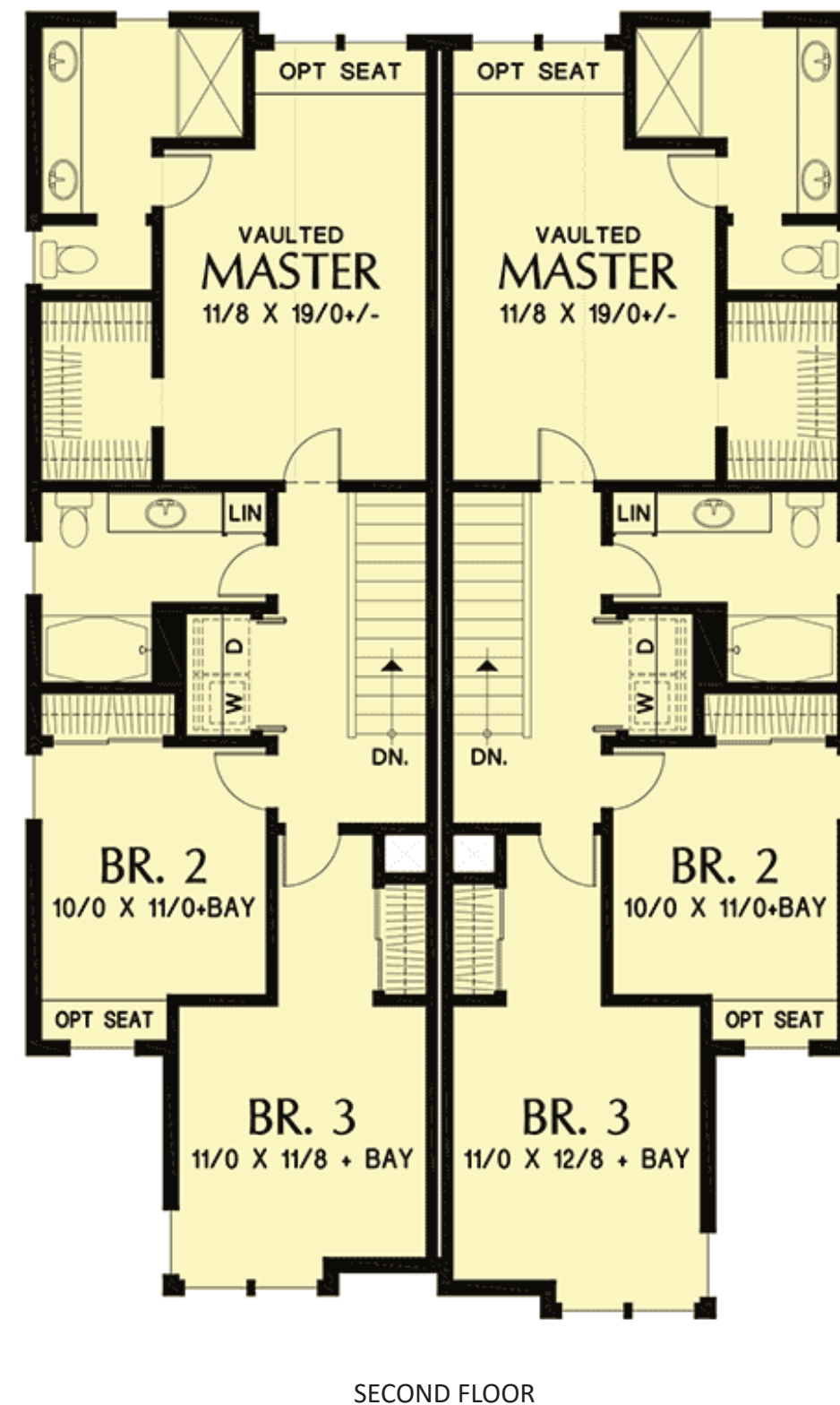
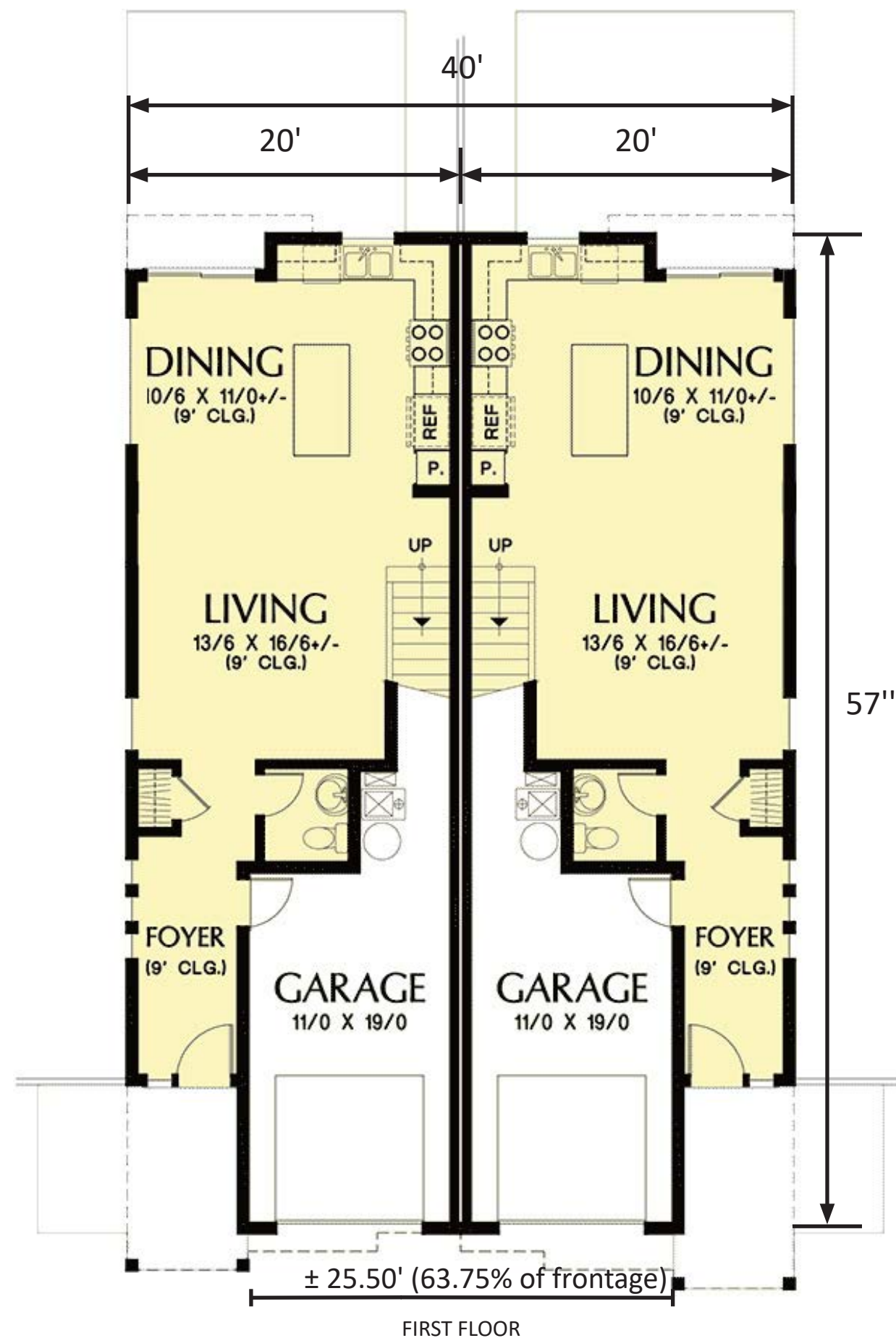
Existing East Castle Building Setbacks & Corner Lots

#503: 21-ft	#521: 30-ft
#505: 20-ft	#523: 19-ft
#509: 18-ft	#527: 16-ft
#513: 12-ft	#529: 14-ft
#517: 25-ft	#528: 23-ft (S. University)
#519: 30-ft	#437: 23-ft (S. Highland)

Total: 251-ft
CCO Average Built-to Setback: 21-ft
Previously approved Build-to Setback 22-ft



Additional garage storage space area.



Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level, will meet design guidelines, and CCO regulations unless called out in the PRD exceptions herein.



FRONT ELEVATION



REAR ELEVATION



WEST SIDE ELEVATION



EAST SIDE ELEVATION



PERSPECTIVE LOOKING NORTHEAST FROM EAST CASTLE STREET



PERSPECTIVE LOOKING NORTHWEST FROM EAST CASTLE STREET

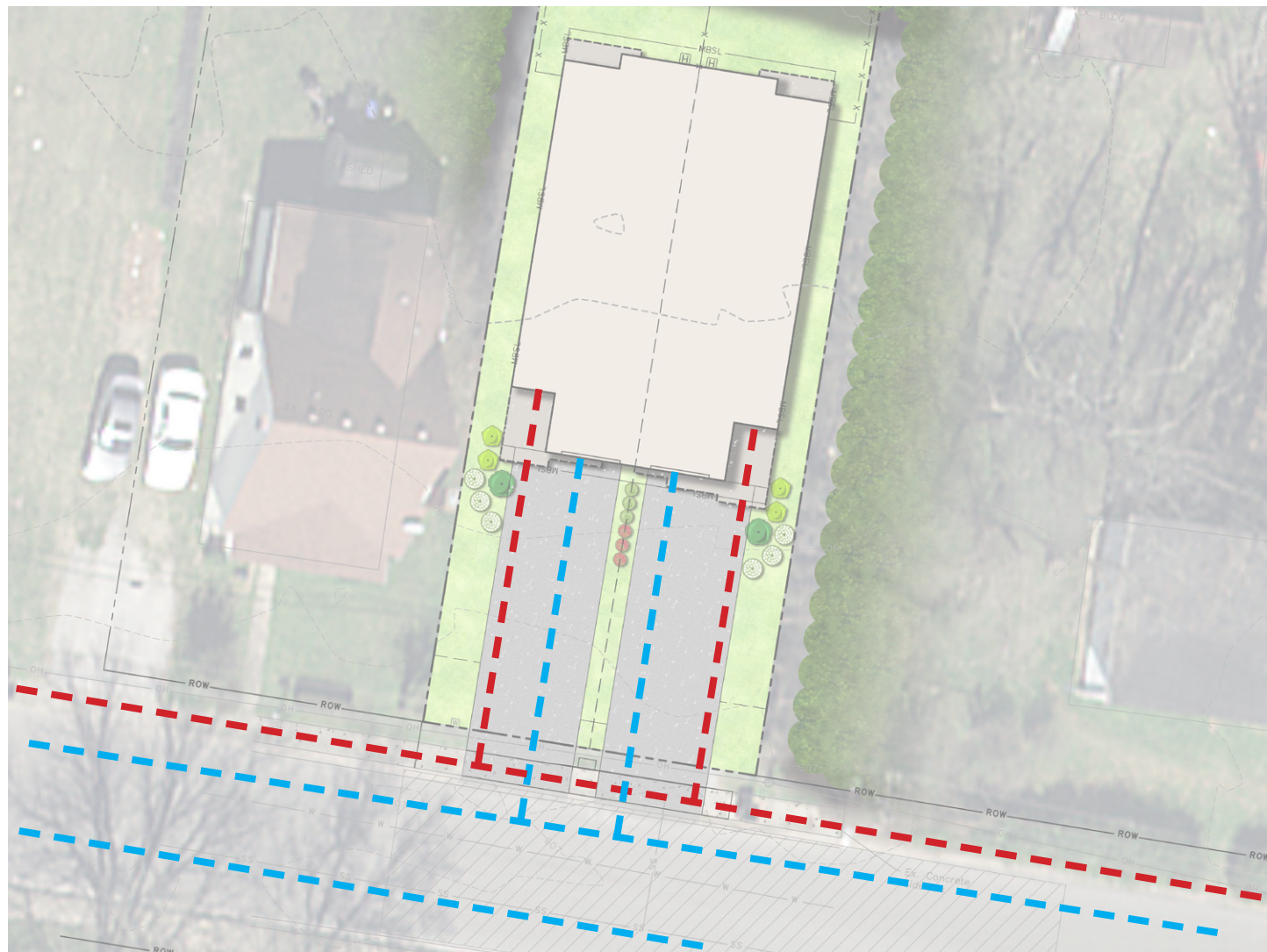


PERSPECTIVE LOOKING SOUTHEAST FROM REAR OF PROPERTY



PERSPECTIVE LOOKING SOUTHWEST FROM REAR OF PROPERTY

*See page 10 for base of building architecture standards

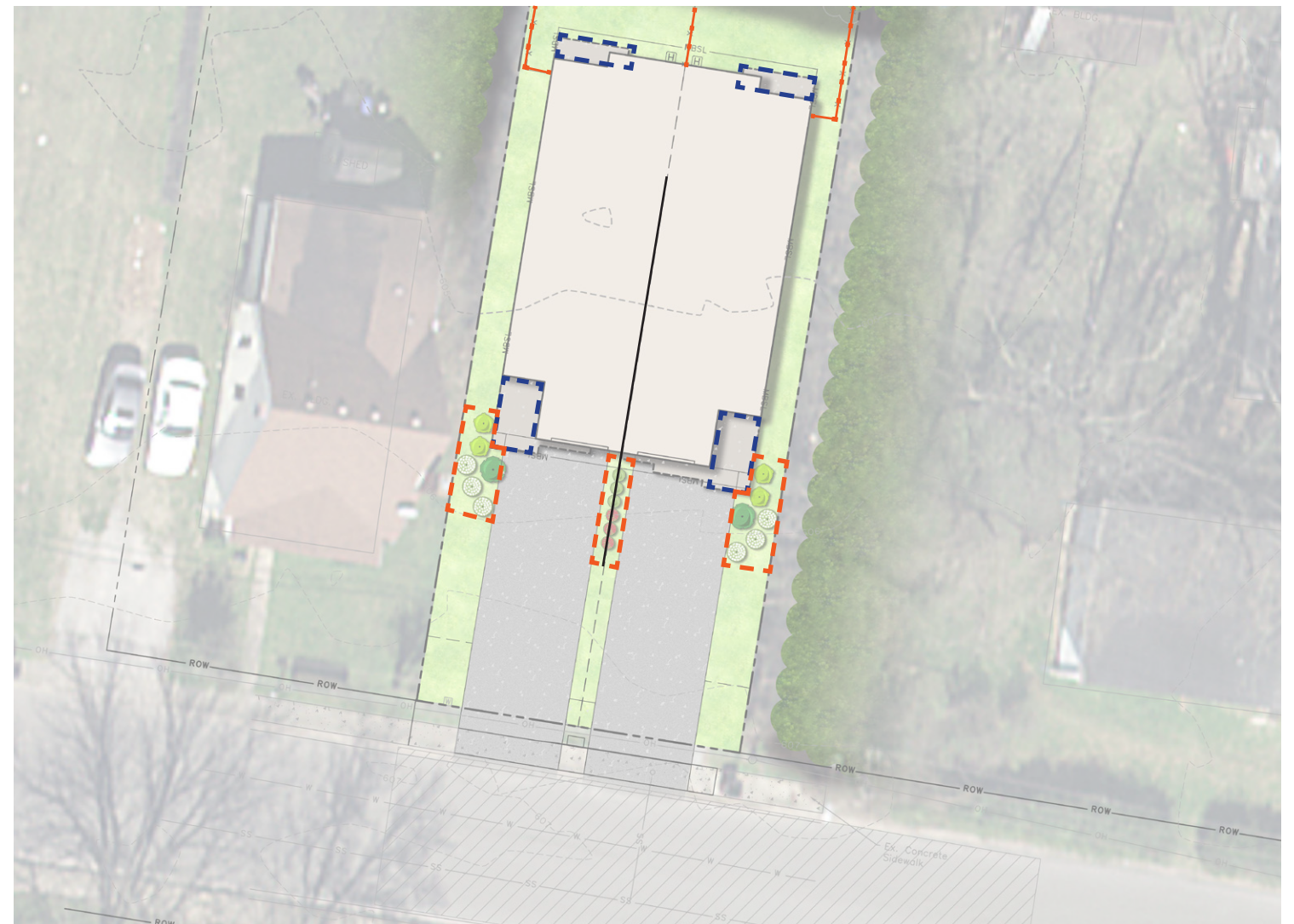


- — — — — VEHICULAR CIRCULATION
- — — — — PEDESTRIAN CIRCULATION

Pursuant to the City of Murfreesboro’s 2040 Major Transportation Plan (MTP), none of the roadways around this development are slated for improvements. East Castle Street is the only public ROW directly impacted by this development. It is currently built as a 2-lane cross-section with curb, gutter, and sidewalks on both sides of the road and designated as a local street.

As stated above, the primary means of ingress/egress from this site will be onto East Castle Street. Driveways shall be a minimum 16-ft wide and shall be at least 40-ft deep to provide four spaces outside each garage. Driveways shall also serve as the pedestrian connection back to East Castle Street. The illustration above shows the proposed driveways within the development and the proposed vehicular and pedestrian circulation paths into and out of the development.

The driveways within the development will be private, and built in accordance with Murfreesboro standards.



- — — — — PROPOSED LANDSCAPE BEDS
- — — — — PROPOSED PRIVATE OPEN SPACE

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

Landscaping Characteristics:

- All above ground utilities and mechanical equipment screened with landscaping and/or fences.
- Solid waste shall be handled via individual trash cans stored in notched garages. Cans shall be rolled out to the street on the day of trash pick-up.
- Builder shall install sod in all front yards. Seed and straw will be installed in all side and rear yards.
- There shall be a minimum 3-ft wide landscape bed located along the front elevation corners facing East Castle Street. Foundation plantings shall not be required along any other foundation.
- Landscaping will be in conformance with the City of Murfreesboro's CCO district's landscaping requirements
- A minimum of 15% open space shall be provided.
- A minimum of 50 square feet of private open space shall be provided for each unit in the form of front or rear porches per the City Core Overlay (CCO) standards.

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

Response: The exhibits shown on Pages 3-7 provide the required materials.

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

Response: The exhibits shown on Pages 3-7 provide the required materials.

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

Response: The exhibits shown on Pages 3-7 provide the required materials.

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

Response: The exhibits shown on pages 8-9 provide the required materials.

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

Response: The exhibits shown on pages 8-9 provide the required materials.

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

TOTAL SITE AREA	6,500 s.f.	0.15 AC	100.00%
TOTAL MAXIMUM FLOOR AREA	3,074 s.f.	0.07 AC	NA
TOTAL LOT AREA	6,500s.f.	0.15 AC	100.00%
TOTAL BUILDING COVERAGE	2,280 s.f.	0.05 AC	37.5%
TOTAL DRIVE/ PARKING AREA	1,280 s.f.	0.03 AC	19.69%
TOTAL RIGHT-OF-WAY	0 s.f.	0.00 AC	0.00%
TOTAL LIVABLE SPACE	5,222 s.f.	0.12 AC	80.31%
TOTAL OPEN SPACE	2,250 s.f.	.05 AC	34%
FLOOR AREA RATIO (F.A.R.)	NOT REQUIRED		
LIVABILITY SPACE RATIO (L.S.R.)	NOT REQUIRED		
OPEN SPACE RATIO (O.S.R.)	NOT REQUIRED		

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

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

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

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

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

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

Response: This requirement has been addressed on Page 9.

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

Response: See Page 16 for requested exceptions and setbacks.

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

Response: This property is not in the Gateway Design Overlay District , Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). This property is within the City Core Overlay District (CCO). No portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 47149C0260J Eff. Date 05/09/2023.

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

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

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

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

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

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

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

Response: No signage is being proposed with this development.

Land Use Parameters and Building Setbacks				
Zoning (Existing vs Proposed)	Comparative R-D Type 2	City Core Overlay District (CCO)	Proposed PRD (SFA) Duplex	Comparative, or CCO District Difference
Residential Density				
Maximum Dwelling Units Multi-Family	10.9 Units / Acre	N/A	13.33 Units / Acre	2.43 Units/Acre
Minimum Lot Area	8,000 sqft per duplex	N/A	6,500 sqft	1,500 sqft
Minimum Lot Width	55'	N/A	50'	-5'
Minimum Setback Requirements				
Minimum Front Setback to East Castle Street	30'	21' Build to	40' Build to	+19
Front Porch Encroachment	5'	N/A	5'	0'
Minimum Side Setback	5'	N/A	5'	0'
Minimum Rear Setback to Northern Property Line	25'	N/A	25'	0'
Land Use Intensity Ratios				
MAX F.A.R.	N/A	Not Required	N/A	N/A
Minimum Livable Space Ratio	N/A	Not Required	N/A	N/A
Minimum Open Space Ratio	N/A	Not Required	N/A	N/A
Minimum Open Space Requirement	20%	15%	35%	+20%
Minimum Private Open Space Requirement	N/A	100 SF (1.54%)	100 SF	N/A
Max Height	35'	35'	35'	0'
Lot Coverage	None	Maximum of 50%	40%	-10%

REQUESTED EXCEPTIONS:

1. Increase density from 10.9 to 13.33 units per acre (+2.43)
2. Allow minimum lot size to be decreased from 8,000 sf to 6,500 sq. ft. (1,500 sq. ft. reduction)
3. Requesting an exception that the minimum lot width to be reduced from 55 feet to 50 feet, a 5 foot reduction.
4. Requesting an exception to the required one car garage interior clear space be reduced from 11'4" x 20' to 11 feet x 19 feet. The proposed garage layouts include an additional bump-out area for water heater and trash-bin storage.
5. Requesting an exception to increase the allowable garage face percentage from 50% to 65%.
6. Requesting an exception to allow 4-car surface parking in the front of each unit.
7. Requesting an exception to the CCO District's previously approved Build-To line of 22' CCO average to a 40' Build-to Line (18' increase).



Site Engineering Consultants
850 Middle Tennessee Blvd
Murfreesboro, TN 37129
(615)890-7901
www.sec-civil.com

October 1st, 2024

Holly Smyth
City of Murfreesboro Planning Department
111 West Vine Street, 2nd Floor
Murfreesboro, TN 37133

RE: East Castle Manor PRD#2023-411
Responses to Staff Comments
SEC Project No. 23322

Dear Holly,

The pattern book has been revised per staff comments. The revisions are outlined below.

(09-30-2024) Initial Staff Comments

Cover Page

- Added City Council approval date & effective date, list of modified pages, and revised project address.

Page 3

- Added language regarding modification of fencing materials from wrought iron to wood.

Page 6

- Revised site photo call-out description on photo 3 to “north”

Page 10

- Revised “front setback” to “Build-To Line” on setback diagram.

Page 14

- Revise text to state drive ways are 40’ deep with 4 spaces outside each garage.
- Revised the pedestrian lines to align with front entries.

Page 15

- Revised site data table to show site provides 15% Open Space.

Page 16

- Revised exception 6 to state that each unit will have 4 spaces
- Revised exception 7 to include the CCO build-to-line average of 21' and revised the 40' setback to a 40' build-to-line.

If you need any clarification concerning the revised book, please feel free to contact me at

[REDACTED]

Sincerely,

Matt Taylor, P.E.
SEC, Inc.

Original 2023 Staff Report for reference

MURFREESBORO PLANNING COMMISSION STAFF COMMENTS, PAGE 1 NOVEMBER 1, 2023 PROJECT PLANNER: HOLLY SMYTH

6.c. Zoning application [2023-411] for approximately 0.15 acres located along East Castle Street to be rezoned from RD and CCO to PRD and CCO (East Castle Manor PRD), BA Homes, LLC applicant.

The subject property is located on the north side of East Castle Street west of South University Street and involves one parcel. The site is identified as Tax Map 102D, Group D, Parcel 015.00 (also known as 529 East Castle Street) and contains approximately 6,500 square feet of lot area. This single parcel is proposed to be rezoned from Duplex Residential (R-D) district and City Core Overlay District (CCO) to Planned Residential District (East Castle Manor PRD) and CCO. The proposed PRD would accommodate 2 single-family attached dwelling units, equating to **13.33** dwelling units to the acre.

Adjacent Zoning and Land Uses

The surrounding zone districts are primarily R-D (Duplex Residential District) with RM-16 (Multi-Family Residential District) and PUD (Planned Unit District) zoning to the south, as more particularly shown on page 3 of the program book. The surrounding land uses are predominantly single-family detached, followed by the Housing Authority's apartment complex that is approved for redevelopment, and Patterson Park Community Center.

Proposed PRD

The overall layout is best seen on pages 8 & 10 of the program book, which also includes basic site data. The PRD is being requested to allow for 2 single-family attached dwelling units as part of a horizontal property regime (HPR) to allow separate home ownership. The residential units are most similar to what would be allowed in a R—D zone district.

Both dwellings will be available for sale via the HPR. The developer proposes that “all single-family attached homes developedshall not be sold in bulk to a developer or owner of rental units for the purpose of operating a rental community. The buildershall sell the units to individual buyers on an individual contract basis, not as a bulk transaction to a single entity.”

Design: The two single-family attached dwelling units will be a minimum of 1,500 square feet and will both contain three bedrooms. The architecture is craftsman bungalow style with front-entry garages (which are 62.5% of the front façade) and small front porches. Each unit will have a 1-car garage with decorative window-panel at the top and 2 surface parking stalls in front of the garage, as shown on page 10 of the program book. A total of 6 parking stalls are required for the project with 6 being provided on site.

Greenspace: Given the existing adjacent R-D zoning and R-D comparative district, no formal landscape, perimeter plantings, or landscape buffers are required. However, the CCO still requires that 15% of the site be open space and 50 square feet of private open space per unit be provided. Page 14 of the program book depicts the location of some on-site landscape beds, landscaping separating the driveways, and proposed private open space areas. Private open space is shown on the front and rear porches. The builder will install sod in all front yards and seed and straw the side and rear yards. There is some rear yard separation fencing as shown in the program book between the units.

Proposed setbacks and layout are depicted on page 10 of program book and summarized as follows:

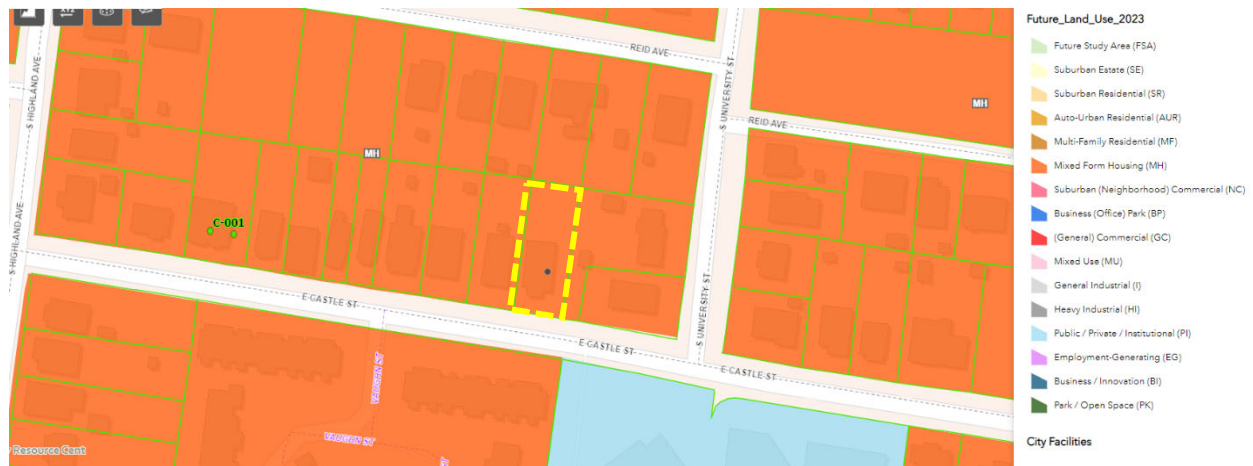
- 22' front "build-to" setback line along East Castle Street (CCO would require 21' "build-to" line)
- 5' side yard setbacks
- 25' rear yard setback

Exception(s) Requested: Page 16 of the Program Book shows the comparison for this development to the R-D district with the requested **exceptions shown in red text**. The following seven exceptions are being requested:

- 1) Increase density from 10.9 to 13.33 units per acre (+2.43 more density)
- 2) Decrease minimum lot size for a two-family dwelling from 8,000 sf to 6,500 sf (-1,500 sf)
- 3) Decrease minimum lot width for a two-family dwelling from 55 feet to 50 feet (5' reduction)
- 4) Reduce one car garage interior clear space from 11'4" x 20' to 11'x 19' with an additional bump-out area for water heater and trash-bin storage
- 5) Increase width of garage façade from 50% up to 62.5% of the overall front façade width
- 6) Allow four surface parking spaces to be located in front of the 2 homes (CCO regs require parking to be located to the side or rear of a building, and no more than 1 parked in the front setback)
- 7) Increase the "build-to" line of 21' based on the CCO average to 22' (1' increase) to allow parking

Future Land Use Map

The newly adopted future land use map contained in the *Murfreesboro 2035 Comprehensive Plan*, recommends that the subject property develop primarily with a *Mixed Form Housing* land use character (see excerpt map below). Mixed Form Housing is residential in character with a mixture of single-family detached and single family attached two-, three- and four-unit residential buildings that keep in character with the surrounding neighborhood. Development in these areas should focus on forms that relate to the public street, provide architectural details, front porches, windows and awning treatments, and transition well with adjacent properties. Infill development should be designed so that two-family, three-family, and four-family residential buildings resemble traditional single-family buildings. The comprehensive plan calls out RS-10, RS-8, RS-6, RS-A1, RS-A2, RS-A3, RD, PRD, and PUD zoning districts as being compatible with this designation.



Based on the elevations provided in the PRD, the proposed PRD appears to be consistent with the *Mixed Form Housing* designation of the Future Land Use Map of the Comprehensive Plan. ***However, to better relate to adjacent properties, the lower portion of the building should incorporate a brick water table around the base***

Department Recommendation

Staff is supportive of this rezoning request, with the minor modification to the architecture materials discussed above, for the following reasons:

- 1) Redevelopment of the subject property is appropriate in this instance, as it is located in an area of the CCO where existing two-family type buildings are more appropriate given the Patterson Complex and large scale apartment on the southside of the road;
- 2) The two-family unit is compatible with the existing and surrounding RD zone district uses.
- 3) It meets the CCO purpose of “promoting reinvestment in Downtown Murfreesboro and surrounding neighborhoods” which will contribute to the vitality and quality of life of the downtown, continuing the positive trend toward reinvestment in the area; and
- 4) Compact, dense development is desirable in and around downtown and promotes walkability.

Action Needed

The applicant will be in attendance at the meeting to make a presentation. The Planning Commission will need to conduct a public hearing on this matter, after which it will need to discuss and then formulate a recommendation to City Council.

Attachments:

- NoOrtho Map-
- Ortho Map
- Zoning Ordinance Chart 2 related to R-D District
- Neighborhood Context
- Program Book

CHART 2.

APPENDIX A - ZONING

MINIMUM LOT REQUIREMENTS, MINIMUM YARD REQUIREMENTS AND LAND USE INTENSITY RATIOS

Revised August 31, 2023

Chart 2
Page 1 of 5

DISTRICT AND USE	Minimum Lot Requirements		Minimum Yard Requirements ^{[5][17][25]}			Maximum Height ^{[16][39][40]} (Ft.)		Maximum Gross Density ^[2] (D.U./Acre)		Land Use Intensity Ratios			Maximum Lot Coverage (percent)
	Area (Sq. Ft.)	Width (Ft.)	Front ^[38] (Ft.)	Side (Ft.)	Rear (Ft.)					Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
RS-15 DISTRICT													
1. Dwellings and other uses permitted	15,000	75 ^[12]	40	12.5	30	35	2.9	none	none	none	none	none	25
RS-12 DISTRICT													
1. Dwellings and other uses permitted	12,000	70 ^[12]	35	10	25	35	3.63	none	none	none	none	none	25
RS-10 DISTRICT													
1. Dwellings and other uses permitted	10,000	65 ^[12]	35	10	25	35	4.4	none	none	none	none	none	25
RS-8 DISTRICT													
1. Dwellings and other uses permitted ^[28]	8,000	55 ^[12]	35 ^{[1][29]}	5	20	35	5.4	none	none	none	none	none	30
RS-6 DISTRICT													
1. Dwellings and other uses permitted ^[28]	6,000	50 ^[12]	35 ^{[1][29]}	5	20	35	7.2	none	none	none	none	none	50
RS-4 DISTRICT													
1. Dwellings and other uses permitted ^[28]	4,000	40 ^[12]	35 ^{[1][29]}	5	20	35	10.8	none	none	none	none	none	40
R-D DISTRICT													
1. Single-family detached dwellings and other uses permitted except ^[28]	8,000	55 ^[12]	35 ^{[1][29]}	5	25	35	5.4	none	none	none	none	none	30
2. Two-family dwellings	8,000	55 ^[12]	30 ^[1]	5	25	35	10.9	none	none	none	none	none	30
3. Single-family attached or detached with zero lot line (max. 2 units attached) ^{[7][31]}	4,000	27 ^[12]	35 ^[1]	10 ^[7]	25	35	10.9	none	none	none	none	none	none

UPDATED: August 31, 2023

APP A:308

NEIGHBORHOOD CONTEXT OF EAST CASTLE MANOR

- Much of the neighborhood on the northside of the street is single family detached with single story heights
- Typical building materials are predominantly horizontal siding with some accents
- None of the housing on the northside along this entire block has front loaded garages, but many park their cars in the front yard or on a gravel driveway

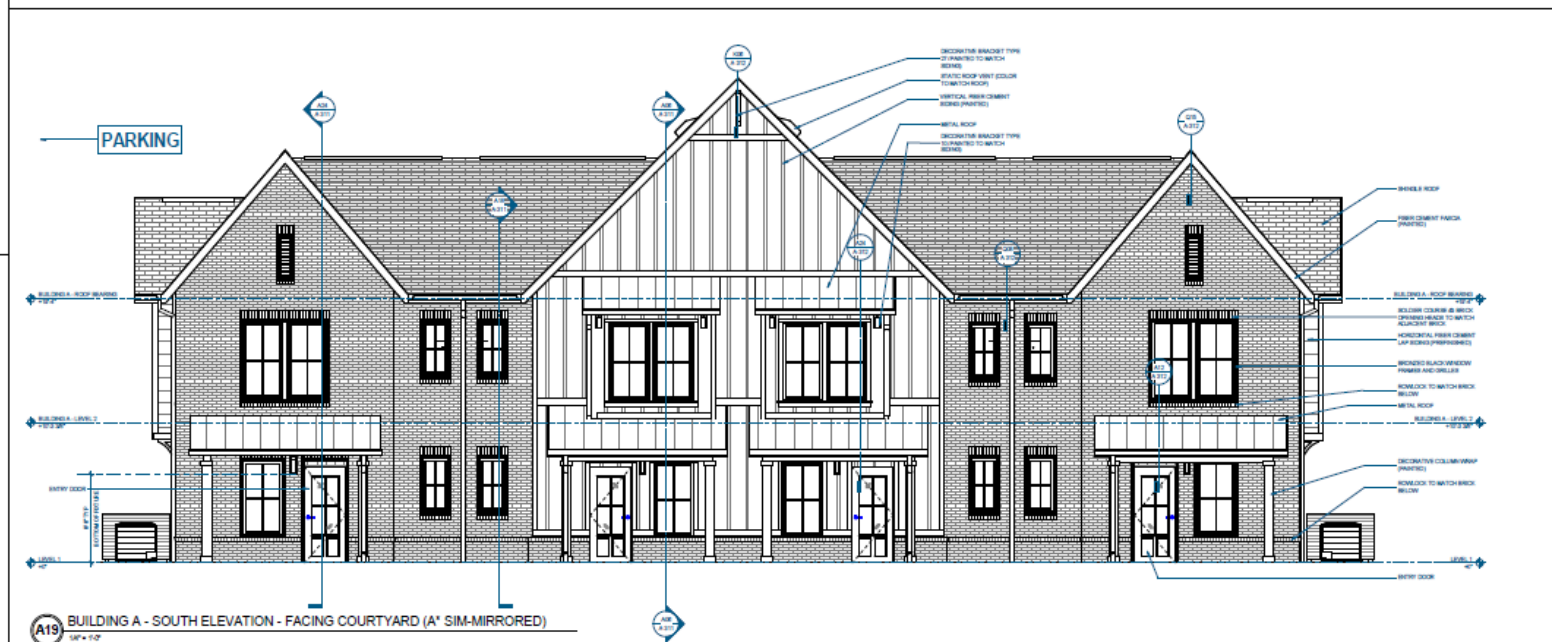
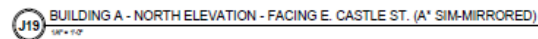


NEIGHBORHOOD CONTEXT OF EAST CASTLE MANOR

- The existing Housing Authority Apartments are 2-story with 8-units facing the street in one building
- New project will be predominantly brick with 1/3 of the façade in vertical cementitious siding
- The approved new redeveloped site will have two 8-plex buildings with 4 entrys facing Castle on each building with 2-story height.
- The remaining 4 buildings on the interior of the site will be 3-story heights
- New project will remove the existing 46 units and replace with 46 units on 2.78 acres (16.55 units per acre density)



2023-411_East Castle Manor PRD_PC_PH final

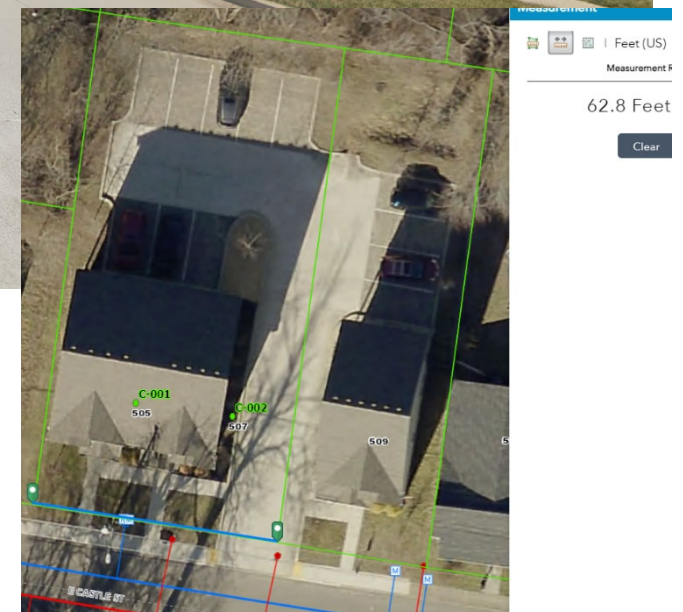
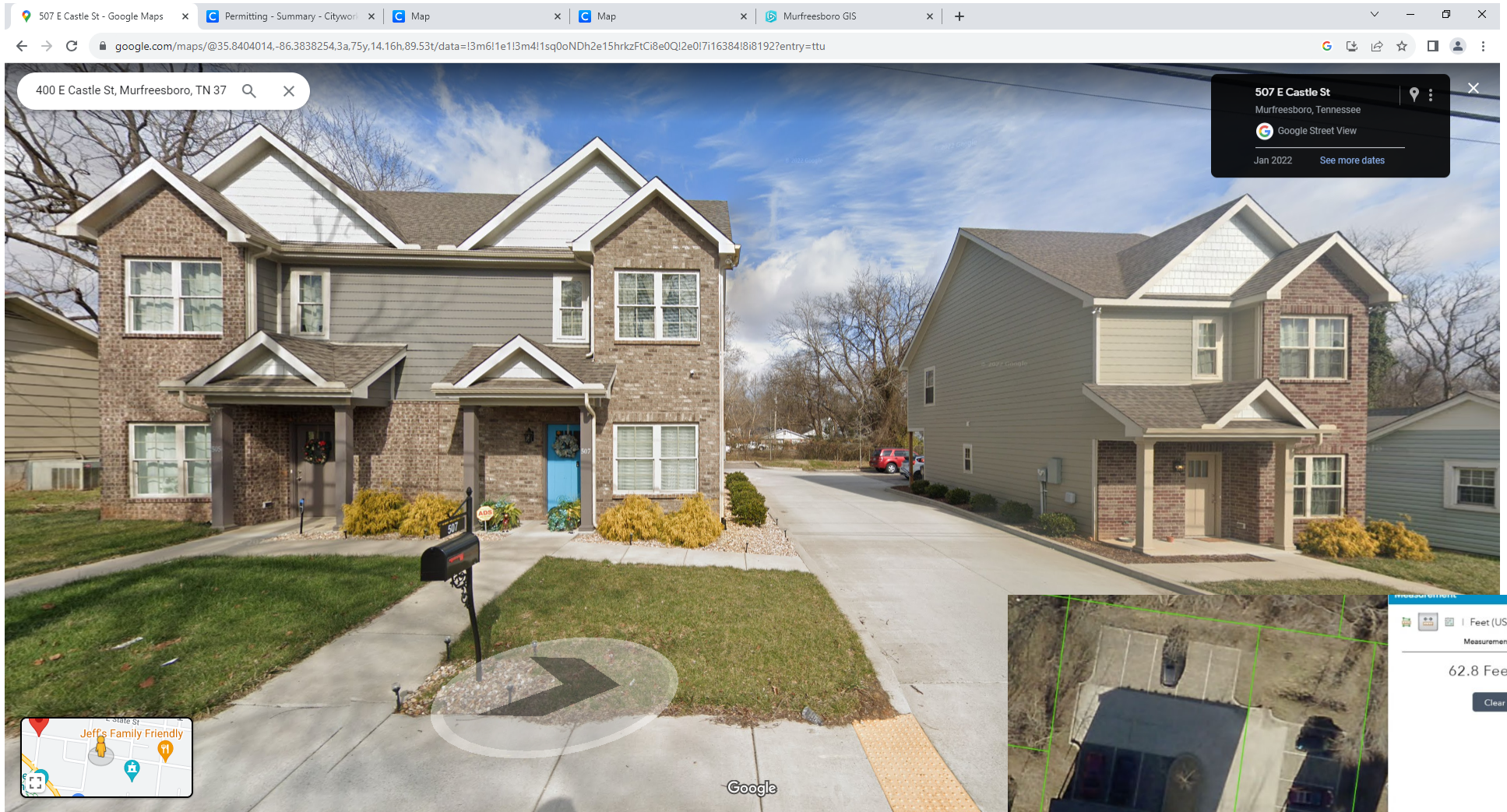


NEIGHBORHOOD CONTEXT OF EAST CASTLE MANOR



NEIGHBORHOOD CONTEXT OF EAST CASTLE MANOR

- Newest duplex on the block is 2-story with brick and horizontal siding and meets the RD lot standards
- Parking is located in the rear of these 3 housing units

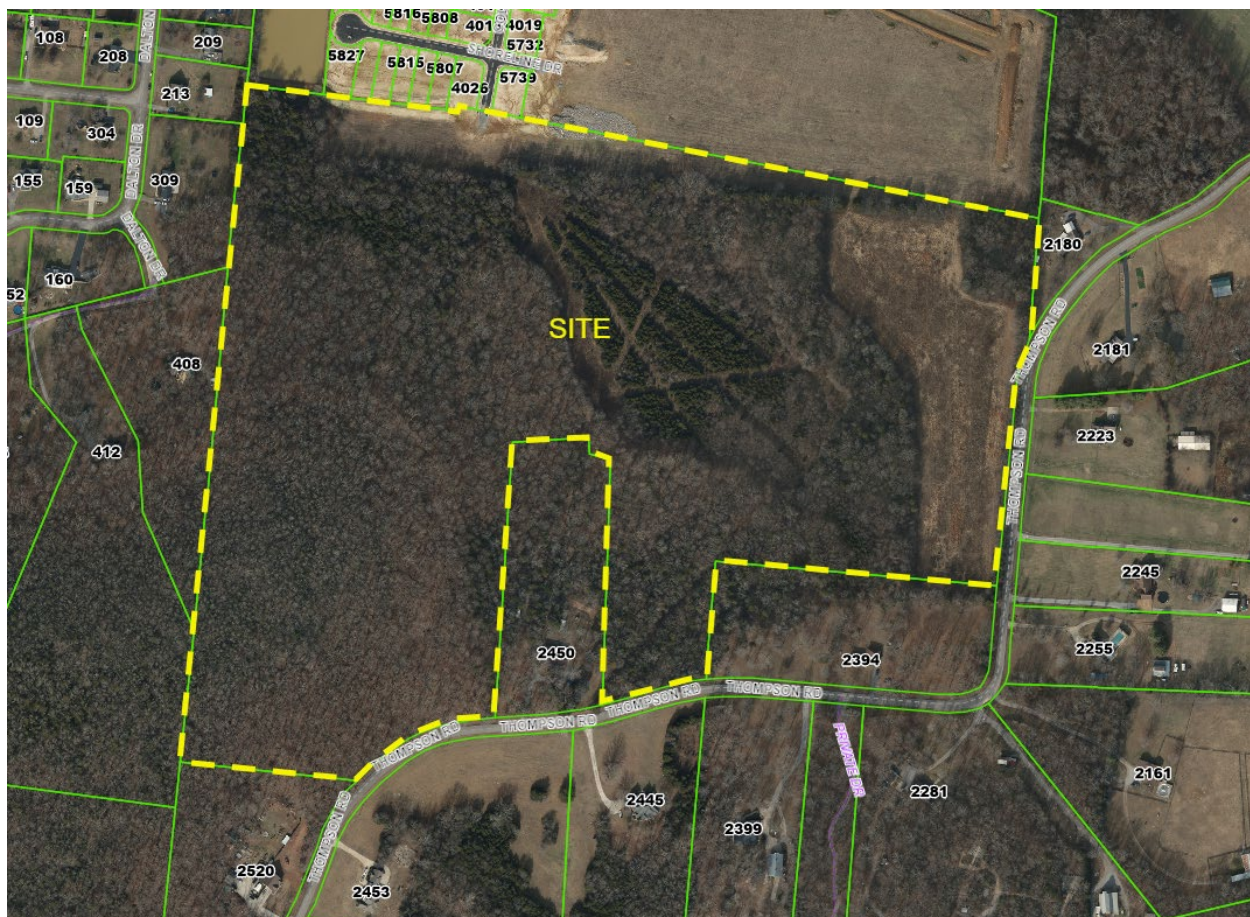




**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
OCTOBER 30, 2024
PROJECT PLANNER: RICHARD DONOVAN**

- 5.b. Zoning application [2024-417] for approximately 69.1 acres located along Thompson Road to be rezoned from RS-15 to PRD (Salem Landing III PRD), Ole South Properties applicant.**

Ole South Properties, the applicant, is requesting a rezoning of the subject property from RS-15 (Single-Family Residential, with a 15,000 square-foot minimum lot size) to PRD (Planned Residential District – Salem Landing III). The vacant property, approximately 69.1 acres in size, is located on the north side of Thompson Road and south of the terminus of Colleton Lane, identified as Tax Map 123, Parcel 12.04.



Adjacent Land Use and Zoning

The adjacent properties are residential and zoned accordingly. To the north is Salem Landing, zoned RS-6 (Single-Family Residential, with a 6,000 square-foot minimum lot size), while properties to the east, south, and west are zoned medium-density residential (RM) in unincorporated Rutherford County. The surrounding area is composed exclusively of single-family residences, with Salem Landing to the north being the only adjacent property within the City limits. The Clearidge single-family residential subdivision, located to the west, lies within the unincorporated county. Beyond Clearidge are the campuses of Rockvale Elementary, Middle, and High Schools.

Salem Landing III PRD

The Salem Landing III PRD proposes 195 detached single-family homes, to be completed in four phases, on lots ranging from 6,500 to over 10,000 square feet. The homes will feature 1- to 2-story designs, with front porches and two-car garages. Each home will include a minimum 24-inch brick or stone water table on all sides with fiber cement siding above. Access to the site will be from Thompson Road and New Salem Highway via Rivermont Way, with an additional stub-out to Thompson Road requested by staff for a future connection. The development will offer various amenities, including a dog park, basketball court, playground, pavilion, disc golf course, walking trails, a mail kiosk, and landscaped buffer yards. A homeowner's association will be established to manage all common areas.

Lot Size and setbacks:

- 75 lots with a lot size of 6,500 sf to 7,999 sf
- 110 lots with a lot size of 8,000 sf to 9,999 sf
- 10 lots with a lot size greater than 10,000 sf
- Setbacks
 - Front – 35 ft
 - Rear – 20 ft
 - Side – 5 ft
 - An exception is required for the 10,000sf lots to reduce the side setback from 10 ft to 5 ft (relative to the comparable RS-10 zoning district)

Architecture and Building Materials:

- Four example elevations have been provided in the pattern book.
- All homes will:
 - Be Craftsman-style with 3 to 5 bedrooms;
 - Be 1 or 2 stories;
 - Have front porches;

- Have two-car garages; and
- Be a minimum 1,600 square-feet excluding the garage;
- Building Materials
 - All side minimum of 24-inch water table with brick and stone.
 - Front – Brick, stone, fiber cement board.
 - Side – Brick, stone, and fiber cement board
 - Rear – Brick, stone, and fiber cement board
 - Soffit & Trim – Vinyl

Parking:

- Driveway
 - Will accommodate 4 parking spaces.
- Amenity Parking
 - Mail kiosk – 4 spaces plus 1 accessible space
 - Trailhead, basketball, and playground area – 10 spaces

Open Space and Amenities:

There will be 22.37 acres of open space (32.3%), including the stormwater management areas; amenities; landscaped buffers along the east, south, and west property lines; mail kiosk; and associated parking. The landscaping and amenities include the following:

- Landscaped Buffer
 - 10-foot-wide landscaped buffer
 - Type A Buffer
 - Single row of evergreen trees
 - 2-foot-tall berm along Thompson Road at the eastern access
- Dog Park
 - Approximately 900 sf chain-link fence, containing:
 - Waste station
 - Benches
- Basketball Court
 - 80' by 40' concrete surfaced court that is fenced;
 - For reference a standard high school court is 84ft by 50 ft;
- Playground
 - Approximately 900 sf fenced playground, containing:
 - play tower,
 - slide made of metal and plastic
 - benches;
- Walking Trails
 - Approximately 0.1 mile - 7ft. wide concrete walkway from parking area to overlook pavilion;
 - Approximately 1.5 mile - 7ft. wide natural walkway around hillside;

- Overlook pavilion
 - The developer has committed to 15x25;
 - Will include a minimum of 2 standard picnic tables and 2 benches;
- Disc Golf Course
 - 9-hole disc golf course with:
 - 5' by 10' timber formed gravel tee boxes,
 - Standard disc golf holes

Exceptions:

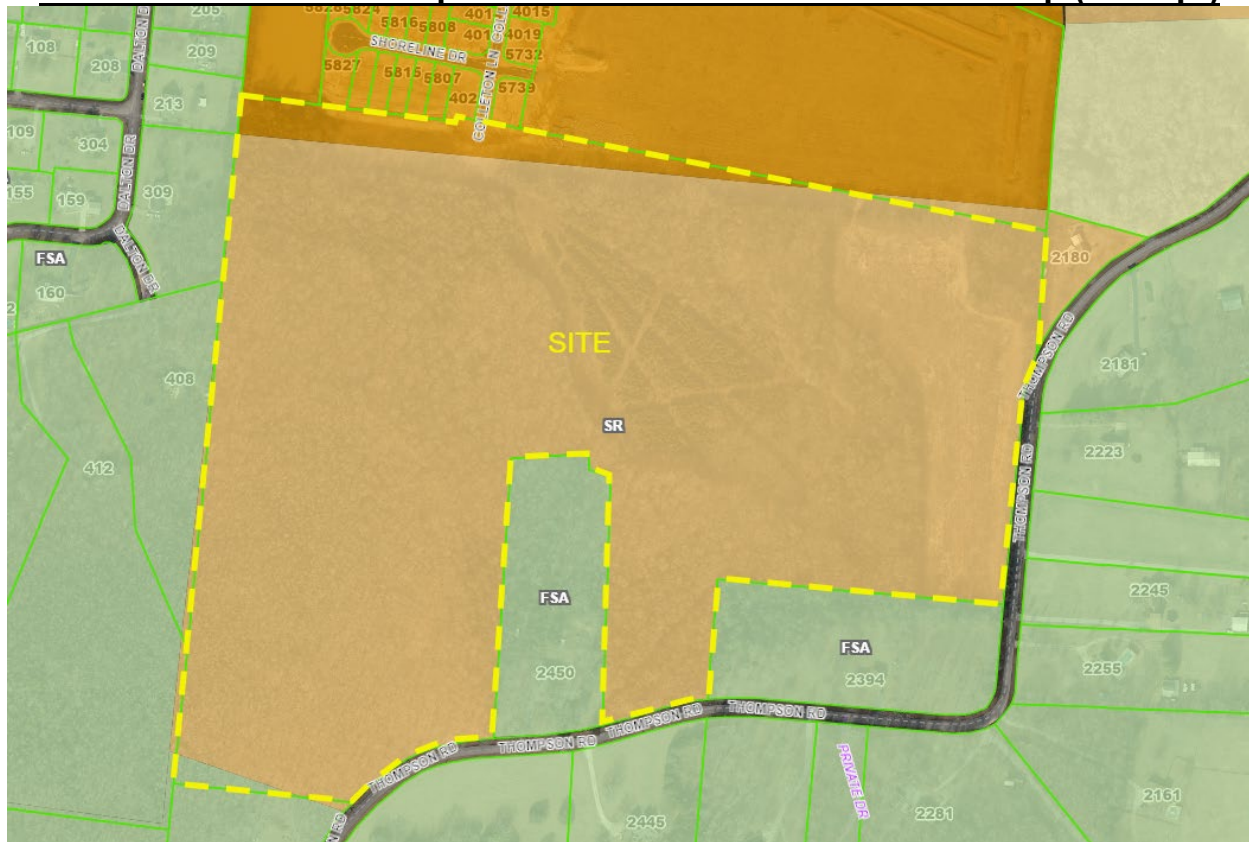
The PRD only includes two exceptions, one from the Zoning Ordinance and one from the future land use plan.

- As proposed, the ten 10,000 ft² lots would have a side setback reduction from 10 feet to 5 feet, as compared to the RS-10 bulk zoning standards.
- The land use plan also recommends suburban residential for this location with RS-15, RS-12, and RS-10 zoning being supported by the land use plan.

Future Land Use Map:

The Future Land Use Map (FLUM) of the Murfreesboro 2035 Comprehensive Plan designates the project area as 'Suburban Residential' (SR), which is considered the most appropriate land use character, as indicated on the map below. The SR designation supports a density range of 1.0 to 4.0 dwelling units per acre. The Comprehensive Plan recommends RS-15, RS-12, RS-10, and PRD zoning. However, PRD zoning allows for cluster development, where smaller lot sizes are permitted as long as the overall density limit is met, and the remaining land is preserved as common areas and open space. As presented Salem Landing III has a density of 2.83 units per acre. While the proposed density is consistent with the Comprehensive Plan's recommendation of 1.0 to 4.0 dwelling units per acre, incorporating larger lot sizes could help create a more seamless transition, better complementing the character and context of the neighboring large-lot single-family homes in the unincorporated county. The Planning Commission will need to determine whether or not the zoning request, in its opinion, is consistent with the SR land use character.

Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)



Encouraged Improvements

Staff has been collaborating with the applicant to address various items outlined in the pattern book. Progress has been made in several areas, and Staff anticipates receiving an updated pattern book prior to the public hearing that reflects the agreed-upon resolutions for each item listed below. A brief explanation of the agreed-upon resolution for each item is provided.

- Add stone as an option for water table on all sides.
 - The applicant has agreed to stone as an option. Options for the water table will include brick or stone.
- Clarify “etc.” on allowed front facades building materials
 - “Etc.” would allow numerous masonry products that may not be suitable for residential development. For example, smooth and split-face concrete masonry units (block).
 - The applicant has agreed to remove “etc.” from the front facades building materials. Building materials will include brick, stone, and/or cement fiber board.
- Clarify material for “natural trail”. Is this mulch, dirt, etc.?
 - The applicant has agreed to provide clarifying language or illustrations. The trail is intended to be primitive dirt trails.

- Lookout pavilion
 - Increase the size to 15 ft by 25 ft
 - Wrap posts with stone or brick
 - Add additional seating options, possibly picnic tables and benches.
 - The applicant has agreed to increase the pavilion size. The pavilion will be constructed of a poly or fiberglass clad post with hardie and/or vinyl soffits. The pattern book will specify a minimum number of two picnic tables and two benches.
- Trailhead, basketball, and playground area needs to provide additional parking, as the concept plan provided illustrates approximately 10 spaces. This will underserve an area that will have numerous activities and approximately 362 units in existing Salem Landing I and II.
 - Staff has recommended 15-20 spaces for the amenity area.
 - The applicant is having internal discussions about adding additional parking spaces.
- Future connection to Thompson Road will need to be straightened.
 - The applicant has agreed to straighten the future connection.
- Addition of a traffic signal at Rivermont Way and New Salem Highway.
 - Following consultation with the City's Traffic Engineer, it has been determined that a traffic signal will be warranted at the intersection of Rivermont Way and New Salem Highway primarily due to this development. Installation of the traffic signal should be required once warranted or before final plat approval is granted for the third phase of Salem Landing III.
 - The applicant has agreed to continue to work with staff to add language to the pattern book that will include the installation of the traffic signal at Rivermont Way and New Salem Highway through the use of impact fee offsets.
- Adjust lot sizes to provide transition to and match the character and context of the surrounding large lot single-family residences in the unincorporated county:
 - 10,000 sf lots recommended for all perimeter lots, even those that border the amenity;
 - Internal lots recommended to be 8,000 sf with the exception of corner lots which are recommended to be 10,000 sf; and
 - Lots bordering Salem Landing II recommended to be 6,000sf.
 - While the proposed density aligns with the 1.0 to 4.0 dwelling units per acre range recommended by the comprehensive plan, incorporating larger lot sizes could help create a more seamless transition, better complementing the character and context of the neighboring large-lot single-family homes in the unincorporated county.

Neighborhood Meeting:

The applicant hosted a neighborhood meeting at Fellowship United Methodist Church on Monday, October 21st, at 5:30 PM. Approximately 16 residents attended. During the meeting, the applicant gave a brief overview of the proposed development, including improvements to the surrounding road networks. Residents expressed concerns related to school traffic management on Thompson Road, access to Thompson Road from Salem Landing III, stormwater management, and potential blasting during construction.

Staff recommendation:

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

1. The PRD zoning is consistent with the FLUM of the Comprehensive Plan which supports cluster development when overall density is met, and the remainder is preserved as common areas and open space. The overall density of the site is 2.83 units per acre and 32.3% is preserved as open space.
2. The PRD zoning is consistent with and of the same quality as the adjacent development, Salem Landing I and II.

Action Needed:

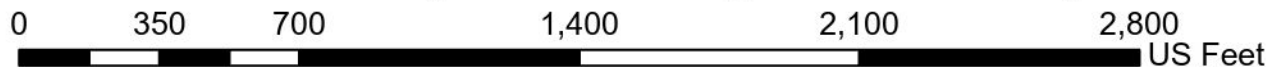
The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.

Attachments:

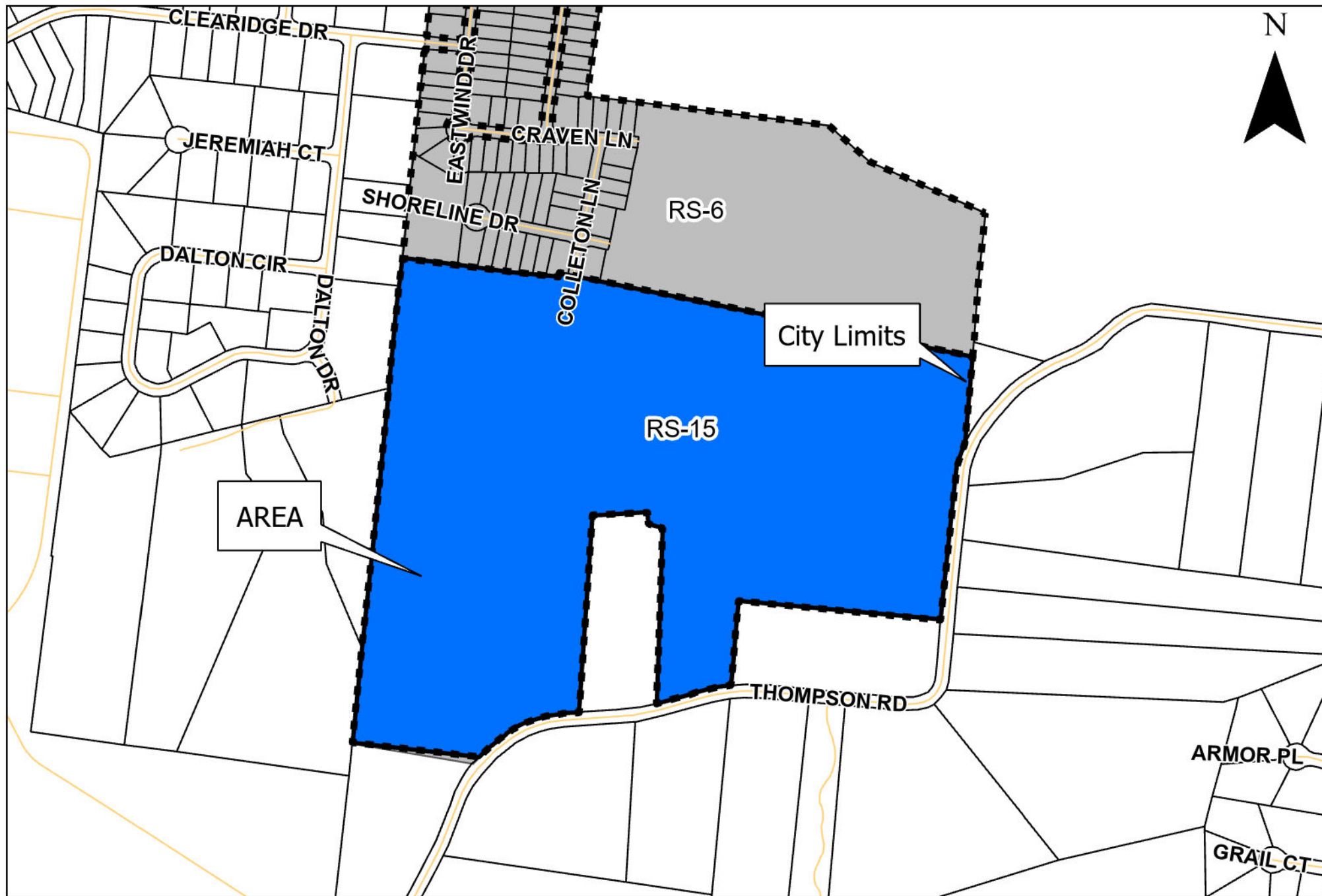
Ortho Map
Non-ortho maps
Pattern Book



Zoning request for property along Thompson Road RS-15 to PRD (Salem Landing Section 3 PRD)



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



Zoning request for property along Thompson Road RS-15 to PRD (Salem Landing Section 3 PRD)

0 350 700 1,400 2,100 2,800 US Feet

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

Salem Landing Section III

Request for Rezoning to
PRD

SUBMITTED OCTOBER 15, 2024
FOR PLANNING COMMISSION.

Plans Prepared By:



TABLE OF CONTENTS	PAGE
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PROJECT SUMMARY

The Salem Landing Section III will expand the Salem Landing community, encompassing 195 detached single-family homes. These homes will feature spacious 3 to 5-bedroom Craftsman-style designs with full masonry fronts, complemented by fiber cement board on the sides and rear. Each home will have a 2-car front entry garage and a driveway capable of accommodating four vehicles. The minimum home size will be 1,600 square feet, and the minimum lot size will be 6,500 square feet, ensuring ample space for comfortable living.

Spanning across 69.1 acres, the development will maintain an overall density of 3.92 units per acre (excluding the improved 19.4-acre greenspace, harmonizing with the natural surroundings. Embracing natural beauty, a large, undisturbed wooded greenspace will serve as the heart of the community, offering residents a retreat. Located southwest of the property, this greenspace will contain a lookout pavilion, a 7-foot-wide natural walking trail, and a disc golf course. A concrete walk path will be constructed for pedestrian access to the lookout pavilion.

In its initial phase, Salem Landing Section III's development will provide convenient access via Colleton Lane. Furthermore, residents will also have access to a mail kiosk located at the northwest corner of the development.

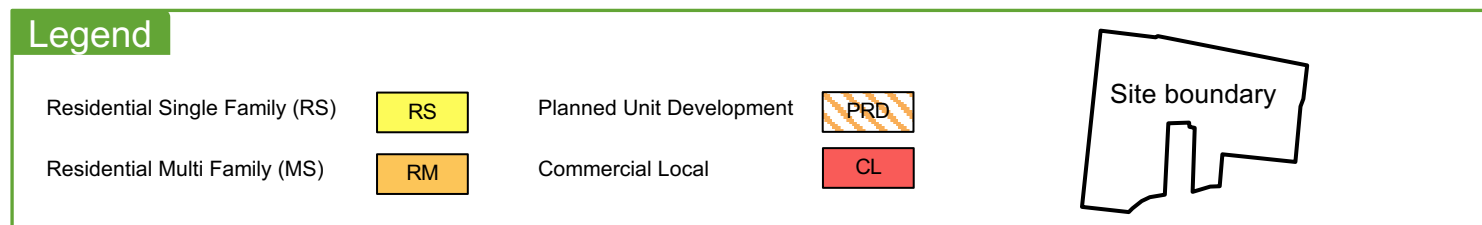
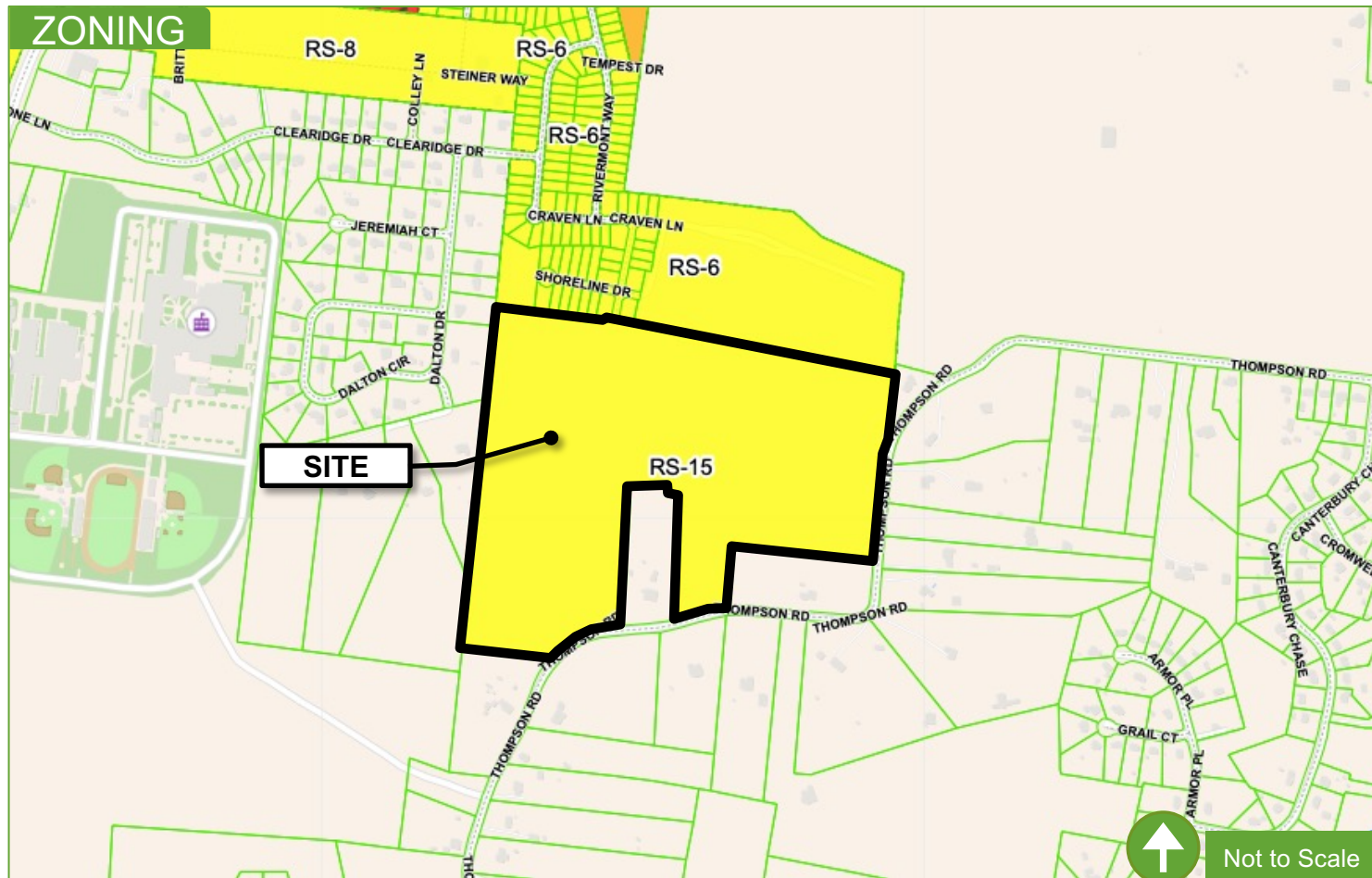
OWNER	Rucker Donnell Foundation
-------	---------------------------

DEVELOPER			
Company	Ole South Properties Inc.	Attn	Dan Bobo
Address	262 Robert Rose Drive Murfreesboro TN. 37129	Phone	615.896.0019
		Email	dbobo@olesouth.com

PLANNING			
Company	Huddleston – Steele Engineering Inc.	Attn	Clyde Rountree, RLA
Address	2115 N.W. Broad Street, Murfreesboro, TN, 37129	Phone	615.509.5930
		Email	rountree.associates@yahoo.com

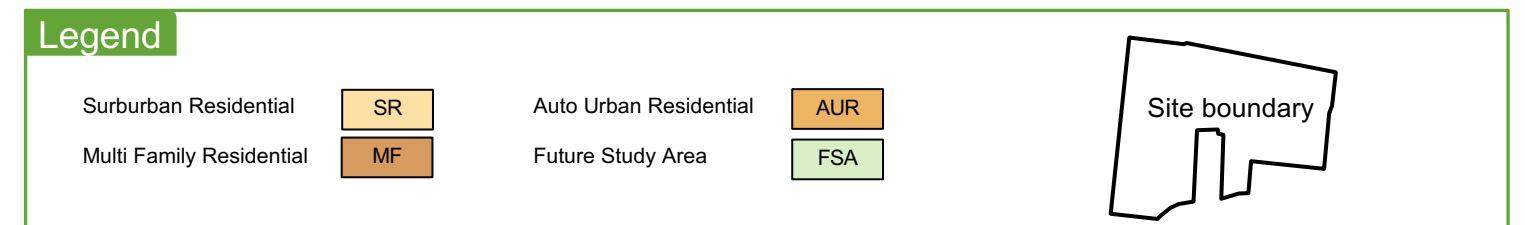
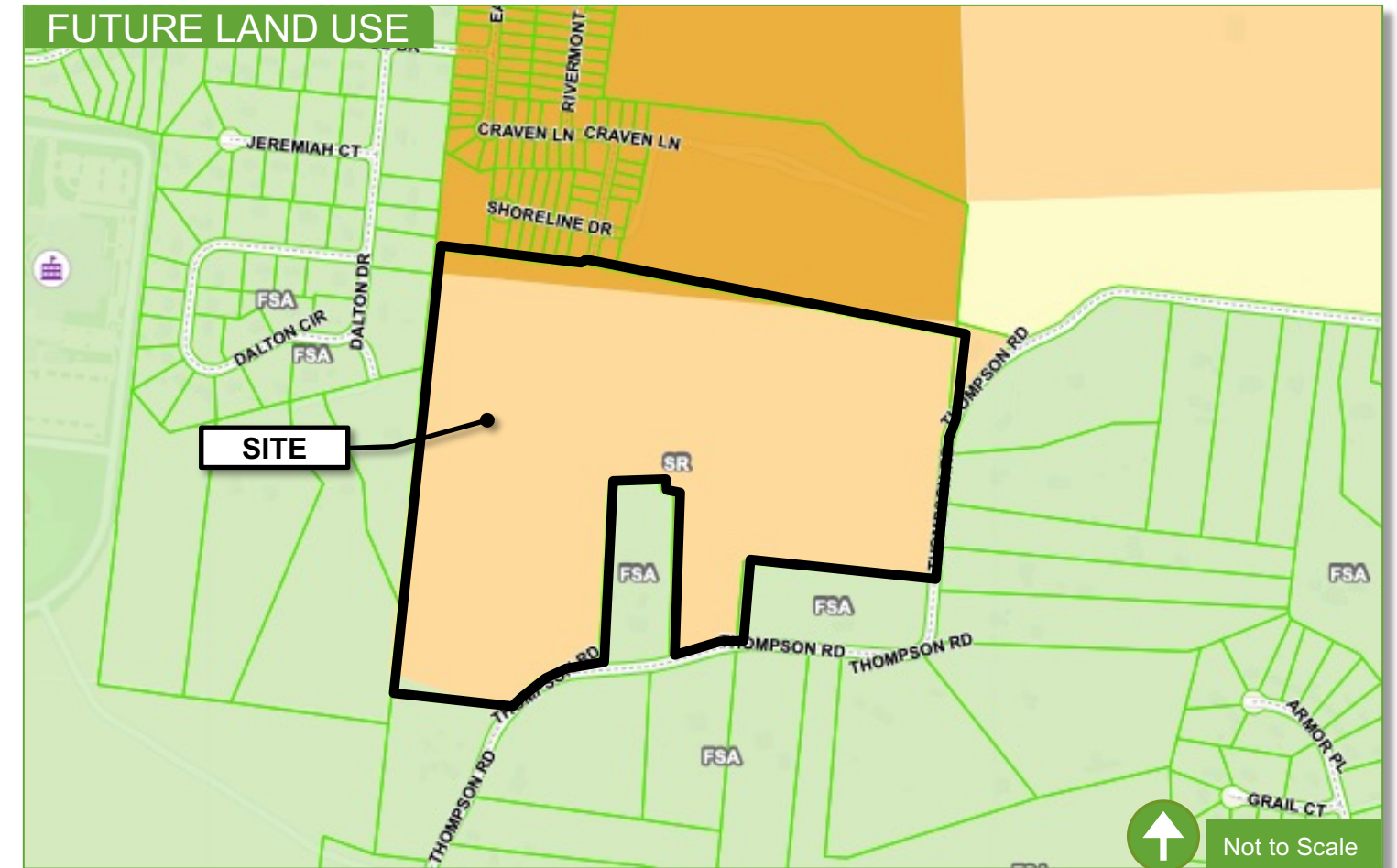
ENGINEERING			
Company	Huddleston – Steele Engineering Inc.	Attn	Chris Maguire, P.E. R.L.S.
Address	2115 N.W. Broad Street, Murfreesboro, TN, 37129	Phone	615.893.4084
		Email	cmaguire@hsengr.com





Map Summary

The Subject property is zoned RS-15. The proposed zoning is PRD. North of the subject property is zoned RS-6. To the south, east and west is zoned RM based on the Rutherford County zoning map.



Map Summary

The city of Murfreesboro future land use map classifies this property as Suburban Residential (SR). This land use character typically lends itself to larger yards with increased front setbacks. This character type includes small acreages, large lot estate development or may also be smaller lots clustered around common open space. There is accommodation of automobiles on site however they are not the prominent view. Garages are typically integrated into the front and side of the home facades. New cluster developments should set aside 30% protected open space with typical density ranges from 1.0 to 4.0 (DU/ac). We are proposing a development with a density of 3.92 DU/ac which falls within allowed limits.



Legend

Water Line

Fire Hydrant

CONSOLIDATED UTILITY DISTRICT
Rutherford County, Tennessee

Site boundary

- Map Summary**
- CUD will provide water connections from the North extending from the Section II development at Both Colleton Lane and the future Wind Top Lane.



Legend

Existing Sewer Gravity Main

Existing Sewer Manhole

City of MURFREESBORO
WATER RESOURCES

Site boundary

- Map Summary**
- MWRD will provide sewer access from the North extending from the Section II development at Both Colleton Lane and the future Wind Top Lane.
 - This Development is within the overall Creek Overlay.

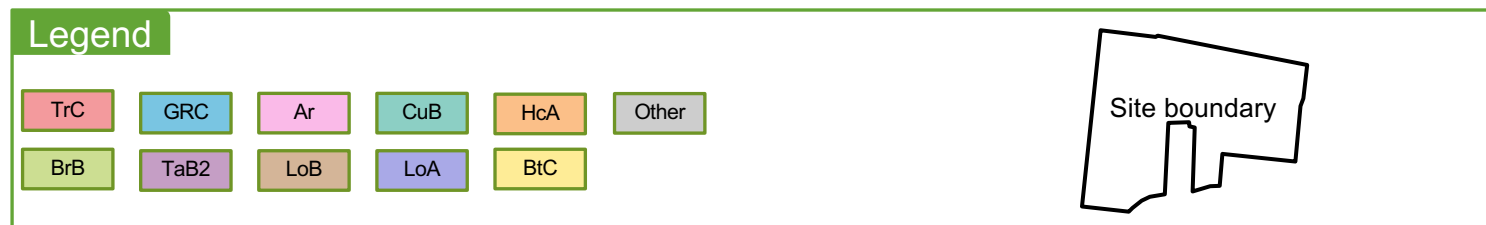
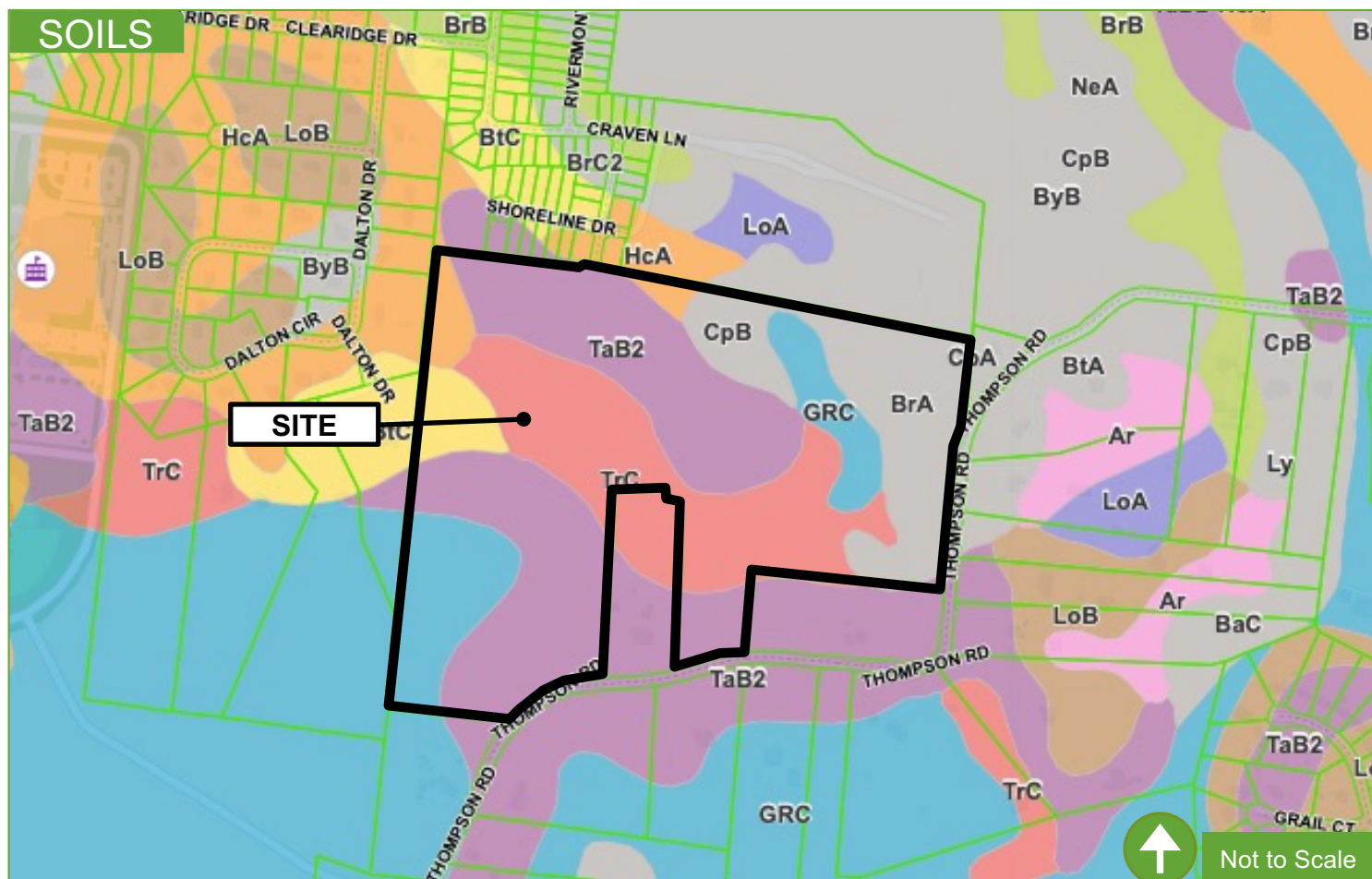


Map Summary

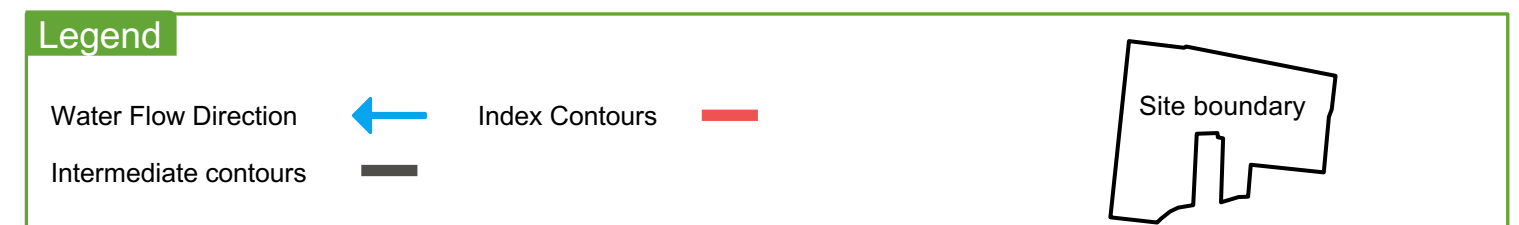
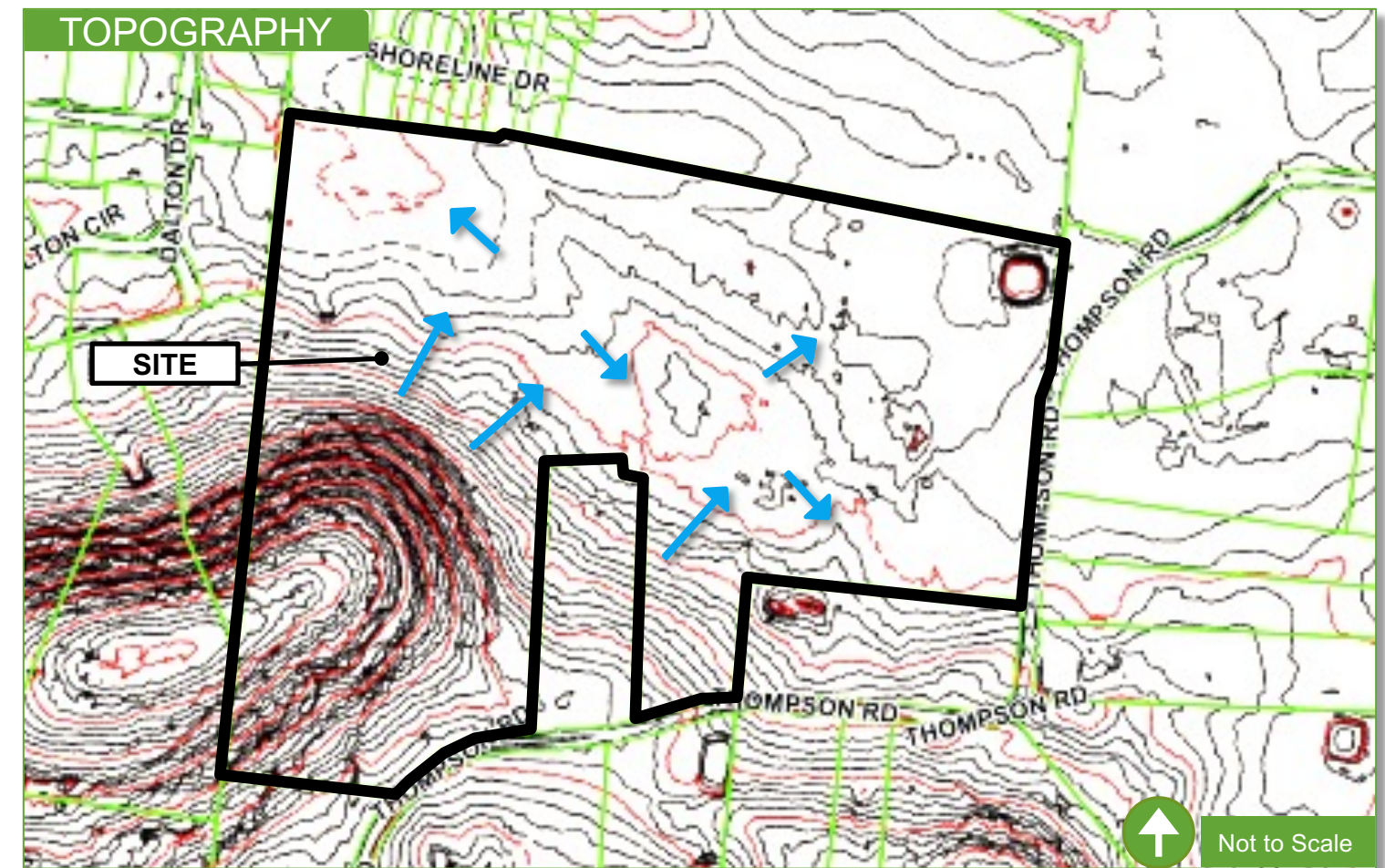
During phase I of development, primary access to the property will be via Colleton Lane located to the north. Additional access points will be created during phase II of development to allow for access to Wind Top Lane and Thompson Road.

Legend

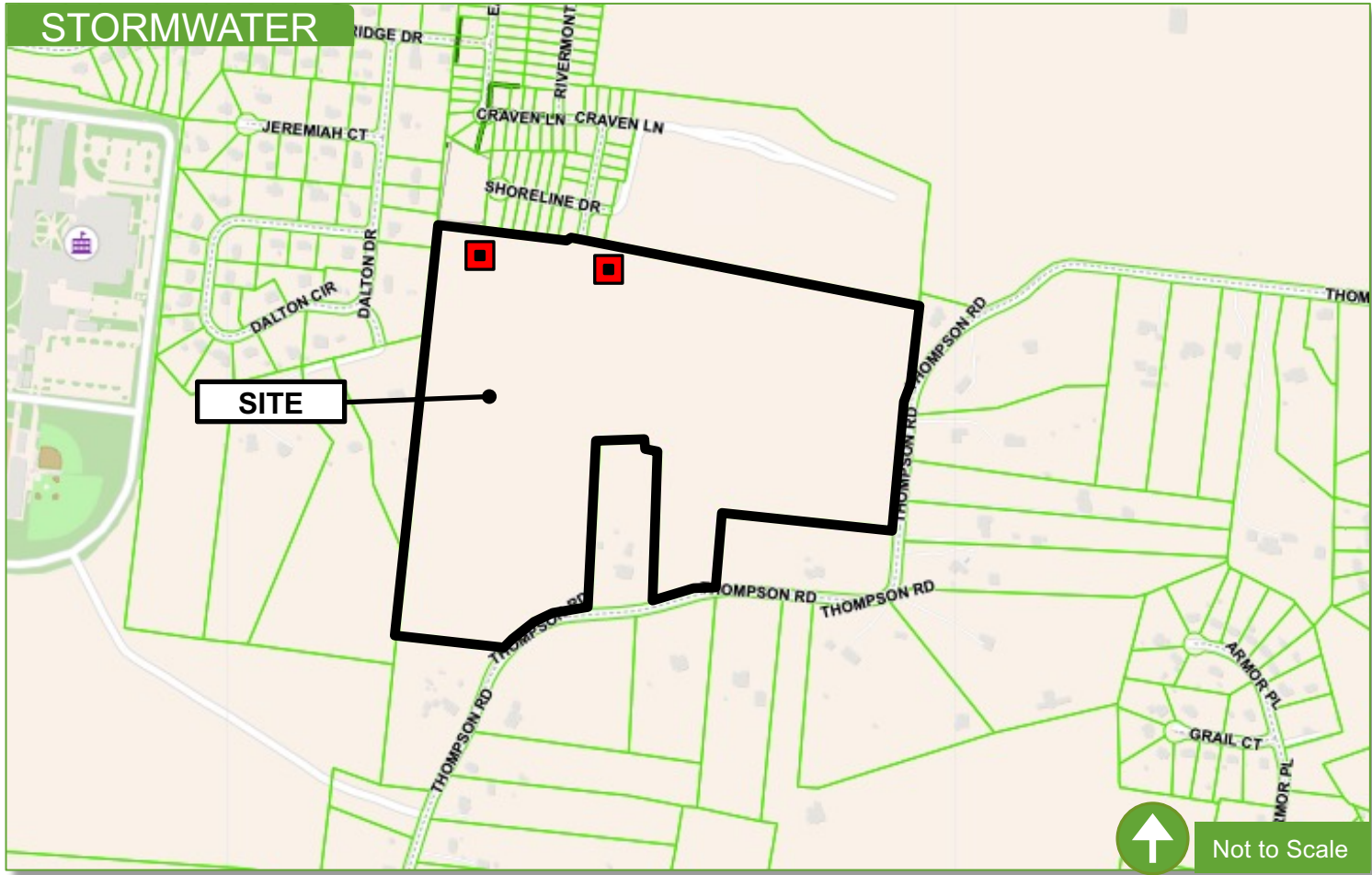
Community Collector		Residential Collector		Access Point	
Major Arterial		Residential Sub Collector		Site boundary	
Minor Arterial					



- ### Map Summary
- TaB2 Talbott Silt Loam, 2 to 5 percent Slopes
 - CpB Capshaw Silt Loam, 2 to 5 percent slope
 - GRC Gladeville - Rock outcrop - Talbott Associations
 - BRA Bradyville Silt Loam, 0 to 2 percent slopes
 - BTC Bradyville - Rock Outcrop complex, 2 to 12 percent Slopes



- ### Map Summary
- The Land Slopes Steeply From the southwest corner and Tapers off gradually to the Northeast. The Area of Steep Grades will be The location with the overlook pavilion. The storm water ponds are located along the Northern Property Line in two locations.

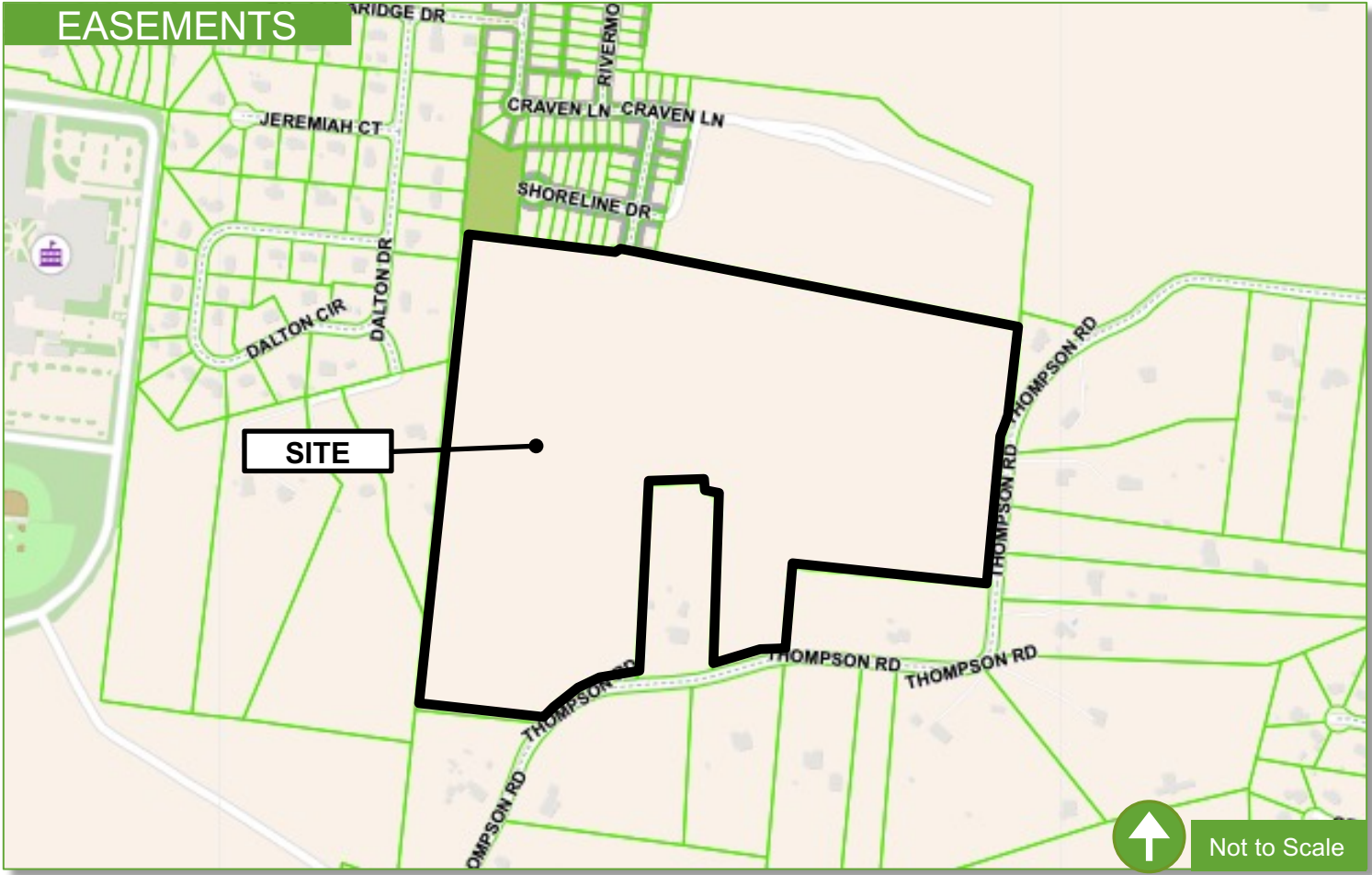


Legend

Construction		Open Channel		
Collection				

Map Summary

- The storm water ponds will be located along the northern property line respecting the lower portion of the site.



Legend

Water Easement		Sidewalk Easement		
Drainage Easement				

Map Summary

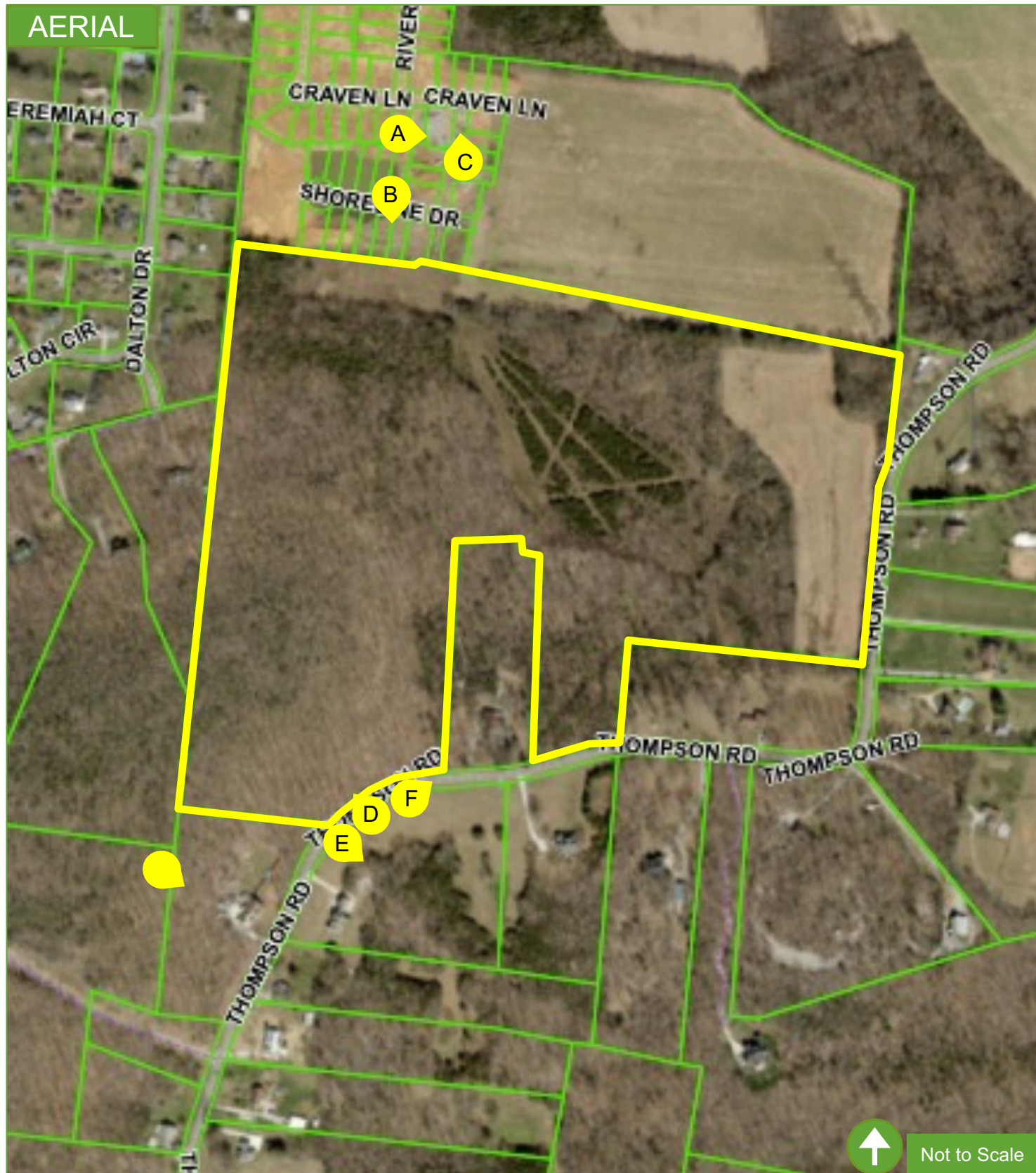
- No Easements are currently affecting this site.

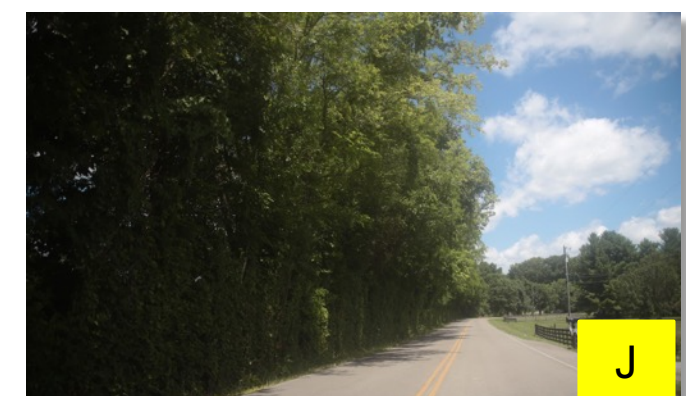
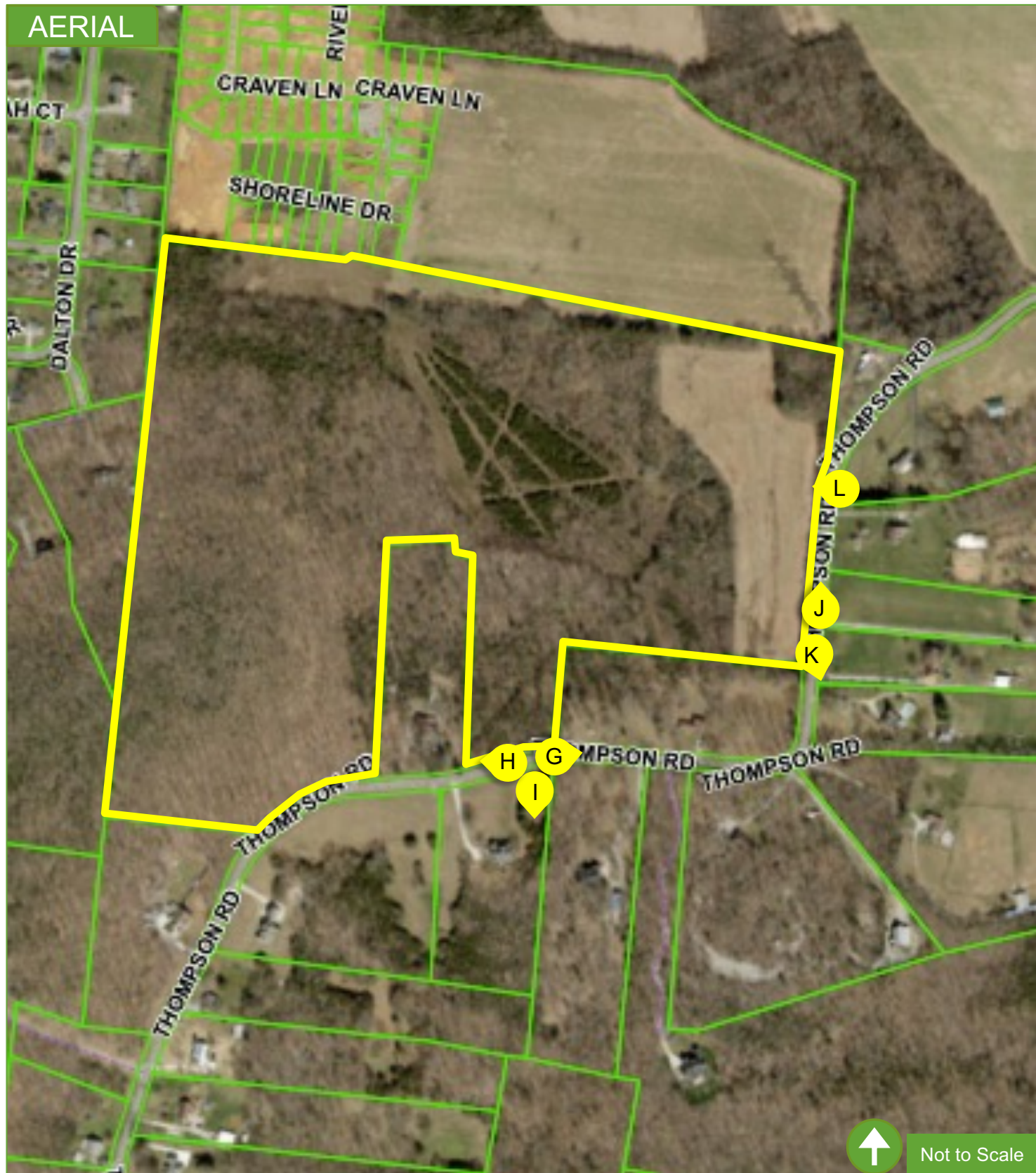
AERIAL



Map Summary

The subject property is nestled within a bustling and rapidly expanding area in Murfreesboro, characterized by the ongoing construction of charming single-family homes. Its appeal is further enhanced by its proximity to the Rockvale schools, making it an enticing choice for families with young children seeking a nurturing and convenient community environment.





[illegible]



SITE DATA	
Total Land Area	3,010,337 S.F.
Acreage	69.1 Ac. +/-
Density	3.92 Units/Acre
Total Open Space	974,300 S.F.
Formal Open Space	844,124 S.F.
Homes	195
Parking required	780
Parking provided	1185
Total Green Space	22.37 Ac.
SETBACKS	
Front	35'
Rear	20'
Side	5'
<ul style="list-style-type: none"> The project is proposed to be completed in 4 phases. Trash pick up by city. An HOA will be established 	

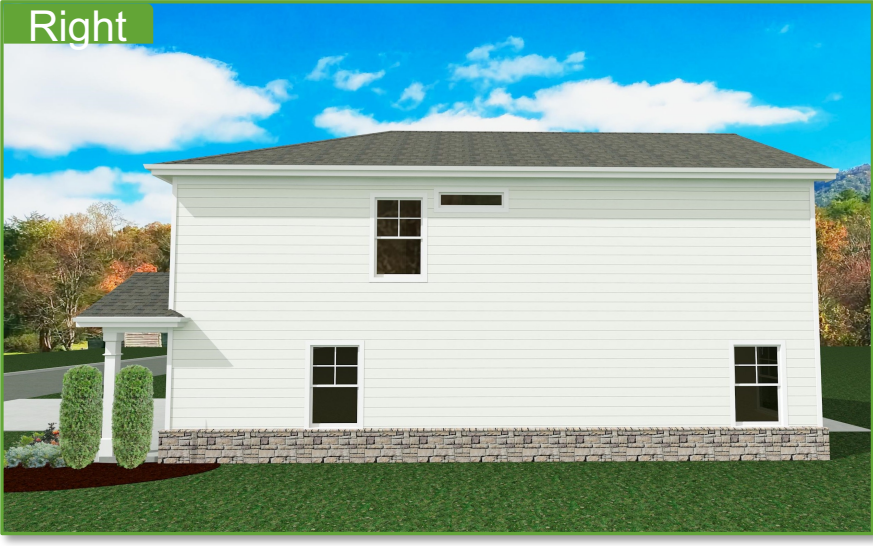
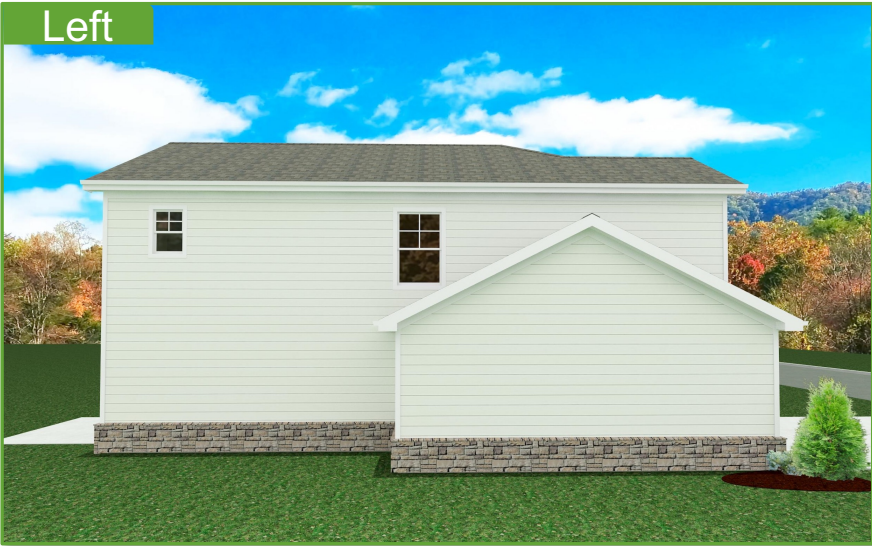
Legend	
	Individual Lot
	Green Space
	Driveway/Street
	Mail Kiosk/Pavilion



Lot Size	Lot Count
6,500 - 7,999 SF	75
8,000 - 9,999 SF	110
≥10,000 SF	10
Total	195



- Developmental Standards**
- Homes will be 1 to 2-story with a decorative front porch and two-car garage.
 - Varied roof lines add to the architectural interest of the homes.
 - Homes will have a minimum of 24-inch brick water table on all sides.



Building Elevations Materials

Front Elevation:	All Masonry Materials (Brick, Stone, Fiber Cement Board, etc)
Side Elevations:	Brick, Fiber Cement Board
Rear Elevations:	Brick, Fiber Cement Board
Soffit & Trim	Vinyl

Hardie Board Siding

Brick

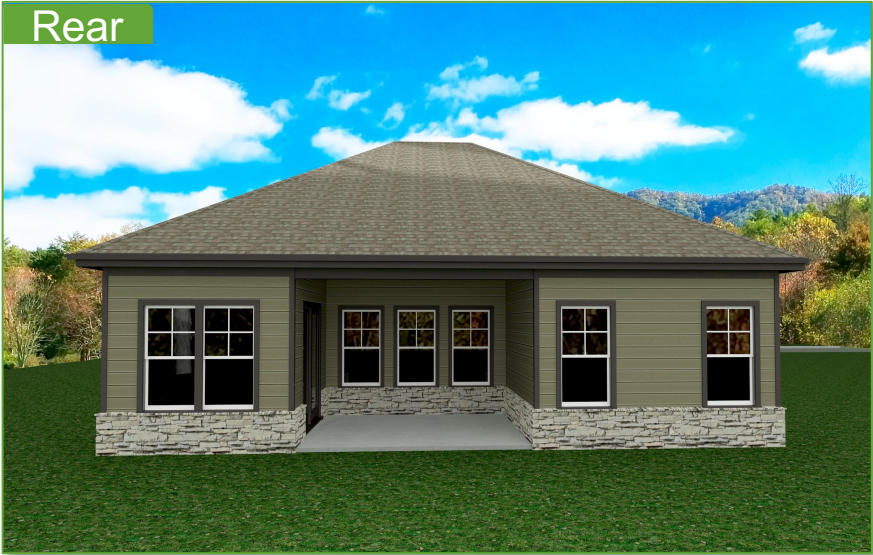
Glass

Cultured Stone

*Different colors, cuts and patterns will be allowed

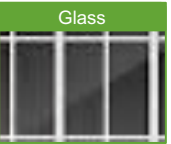
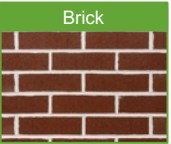
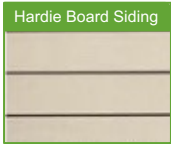


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*Different colors, cuts and patterns will be allowed



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Hardie Board Siding

Brick

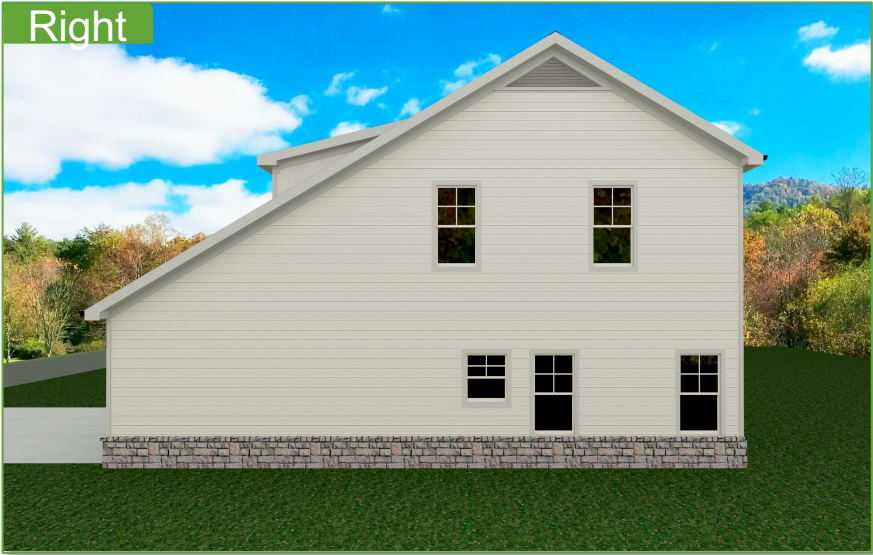
Glass

Cultured Stone

*Different colors, cuts and patterns will be allowed



- Developmental Standards**
- Homes will be 1 to 2-story with a decorative front porch and two-car garage.
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Building Elevations Materials

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Side Elevations:	Brick, Fiber Cement Board
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Soffit & Trim	Vinyl

Hardie Board Siding

Brick

Glass

Cultured Stone

*Different colors, cuts and patterns will be allowed

OPEN SPACE PLAN



Map Summary

The subject property is an addition to the Salem Landing Section II development therefore residents will have access to all existing and new Salem Landing amenities which include dog park(3), Walking Trail w/pavilion, Cover pavilion/ mail kiosk, and playground(3). Common open space areas are located on the eastern side of the property, with the dog park embedded in the eastern lots. Additional common open space is located on the western portion of the development near the mail kiosk. A large wooded common open space will be located southwest of the new development.

Amenity Characteristics

- The pavilion will be 15'x15' with Hardee-wrapped posts and asphalt shingles.
- The basketball court will be 80'x40' concrete surfaced with inground hoops surrounded by a fence.
- The playground will be approximately 900 SF, fenced in, containing a play tower, a slide made of metal and plastic, and benches.
- The dog park is to have approx. 50'x80' black chain link fence with dog poop station and benches.
- The disc golf course will be a 9-hole course with 5'x10' timber-formed gravel tee boxes with standard metal disk golf holes.

Mail Kiosk



Dog Park



Overlook/Pavilion



Playground



OPEN SPACE REQUIREMENTS	
Overall Acreage	69.1 +/- Ac.
Common Open Space Provided	974,300 S.F.
Usable Open Space Provided	844,124 S.F.

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

CONCEPTUAL LANDSCAPE



Map Summary

Landscaping is provided at the mail kiosk and at the entrance located along Thompson Road. Vegetation in these areas will combine evergreen shrubs, accent trees, and ground cover.

TYPE A COMMON AREA BUFFER ZONE TA

- A planting strip with a minimum width of ten feet is intended to separate uses, provide vegetation in densely developed areas, and enhance the appearance of individual properties.
- A 2-foot berm will be added to the Type A buffer sections along Thompson Road.
- Vegetation will consist of a solid wall of evergreen trees.
- This common space will be maintained by the HOA.

Salem Section II Signage



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

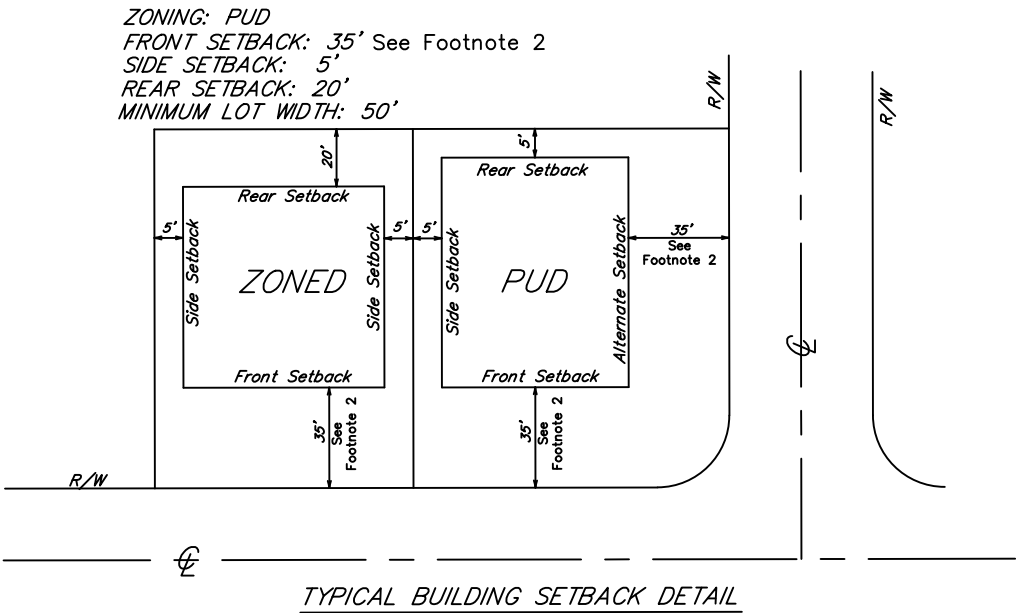


LAND USE PARAMETERS AND BUILDING SETBACKS			
ZONING (COMPARABLE VS PROPOSED)	COMPARABLE (RS-6)	PROPOSED	DIFFERENCE
MINIMUM EXTERNAL SETBACK REQUIREMENTS			
MINIMUM FRONT SETBACK (FT.)	35	35	
MINIMUM SIDE SETBACK (FT.)	5	5	
MINIMUM REAR SETBACK (FT.)	20	20	
MAX HEIGHT (FT.)	35	35	

Developmental Standards

- Development will include 195 lots with minimum square footage of 6,500 +/- S.F.
- Minimum Square Footage: 1,600 SF, 3 to 5-bedroom homes.
- Maximum building height of 35 feet.
- The homes will have 4 surface parking spaces and 2 garage spaces.
- Solid waste will be disposed through use of trash cans stored in garages and provided by the City.
- Sidewalks will be provided on both sides of street.
- Entry signage will be provided at east entrance along Thompson Road during Phase II of construction.
- Mail delivery will be accommodated via a dedicated kiosk located in the northwest corner of property.
- Parking requirements are met. Parking will comply with the Murfreesboro Zoning Regulations requirement of four parking spaces per dwelling unit.
- AC units will be located on the side or rear of the houses.

Typical Building Setback Detail For Proposed PRD



Footnotes:

1. Per the City of Murfreesboro, In order to minimize the extent of fire damage on adjacent structures, the facades of single-family detached dwellings shall consist primarily of one or more of the following materials: brick, stone, or cementitious siding. Other building materials such as EIFS, vinyl siding, and wood siding may be used for decorative or accent purposes and may constitute no more than 25 percent of any façade. Alternative combinations of exterior materials may be permitted only with the approval of the Planning Director, in consultation with the Building and Codes Director, after a review of the combustibility of the materials.
2. Per the City of Murfreesboro, a garage attached to a single-family dwelling shall have a minimum front setback of 35 feet. the remaining portion of the structure shall have a minimum front setback of 25 feet. The driveway of an attached or detached garage shall have sufficient width and depth to accommodate four vehicles. A single-family dwelling unit that has no garage shall have a minimum front setback of 35 feet.

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 pages 3-8.](#)
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 pages 9-11.](#)
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 on Page 8.](#)
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 Page 12.](#)
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; [Not Applicable in this situation.](#)
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); [Not applicable in this situation.](#)
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; [Shown in pattern book pages 13-17.](#)
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; [Shown in pattern book pages 19.](#)
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; [A HOA will be established for this development.](#)

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:** The land use plan recommends RS-15, RS-12 and RS-10 for single-family lots. The proposed masterplan has (75) RS-6, (110) RS-8, and (10) RS-10 lots. We are requesting an exception to allow for this plan. The proposed density is 3.92 DU/Ac (excluding improved 19.4 acre green space). Which falls within the density limits as stated in the future land use plan.
 - **EXCEPTION 2:** We are requesting a 5' reduction to the 10' minimum side setback requirement for the (10) RS-10 lots.
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 any overlays.](#)
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; [Not applicable in this situation.](#)
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; [Shown in pattern book on page 2.](#)
14. Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. [Shown in pattern book on pages 13-17.](#)
15. If a development entrance sign is proposed the application shall include a description of the proposed entrance sign: [Shown in pattern book on page 17.](#)

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
OCTOBER 30, 2024
PROJECT PLANNER: RICHARD DONOVAN**

5.c. Annexation petition and plan of services [2024-503] for approximately 15.9 acres located along Joe B Jackson Parkway and Butler Drive, City of Murfreesboro, MacDonald Associates, and Quiktrip Corporation applicants.

The City of Murfreesboro, along with MacDonald Associates and Quiktrip Corporation, has submitted a petition requesting the annexation of their properties into the City. The City currently has a pending contract to purchase a portion of the study area. The annexation area includes three parcels located on the north side of Joe B Jackson Parkway. The annexation area does not include any right-of-way. The total annexation study area is approximately 15.9 acres of vacant land.

The annexation study area includes the following areas:

Owner: MacDonald Associates

Tax Map 125, Parcel 14.04 (5.00 acres) -split by Butler Drive right-of-way
Tax Map 126, Parcel 46.02 (3.42 acres)

Owner: Quiktrip Corporation

Tax Map 125, Parcel 14.05 (7.32 acres)

The City accompanied by MacDonald Associates and Quiktrip Corporation has submitted a companion zoning application to rezone the subject properties to CH, G-I, and H-I designations. This rezoning will enable the H-I zoned land to be utilized for the City's solid waste transfer station project to the north, allow for commercial development at the intersection of Butler Drive and Joe B Jackson Parkway, which is currently under construction, and expand the G-I zoned area adjacent to similarly-zoned properties.

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

Staff has drafted a plan of services, which is included in the agenda packet. It details how and when services can be extended to the property, if annexed. Due to its close

proximity to the existing City limits, it will be relatively easy to extend services to the subject property, with the exception of sanitary sewer service. The properties seeking annexation will receive sewer service either through a proposed 6-inch sewer forcemain being installed along the realigned Butler Drive as part of the Butler Drive realignment project, or through a future gravity sewer line to be installed by a developer to the south. Currently, neither the forcemain nor gravity sewer has been installed, and coordination will be required during development to ensure sewer service is available.

Staff recommendation:

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

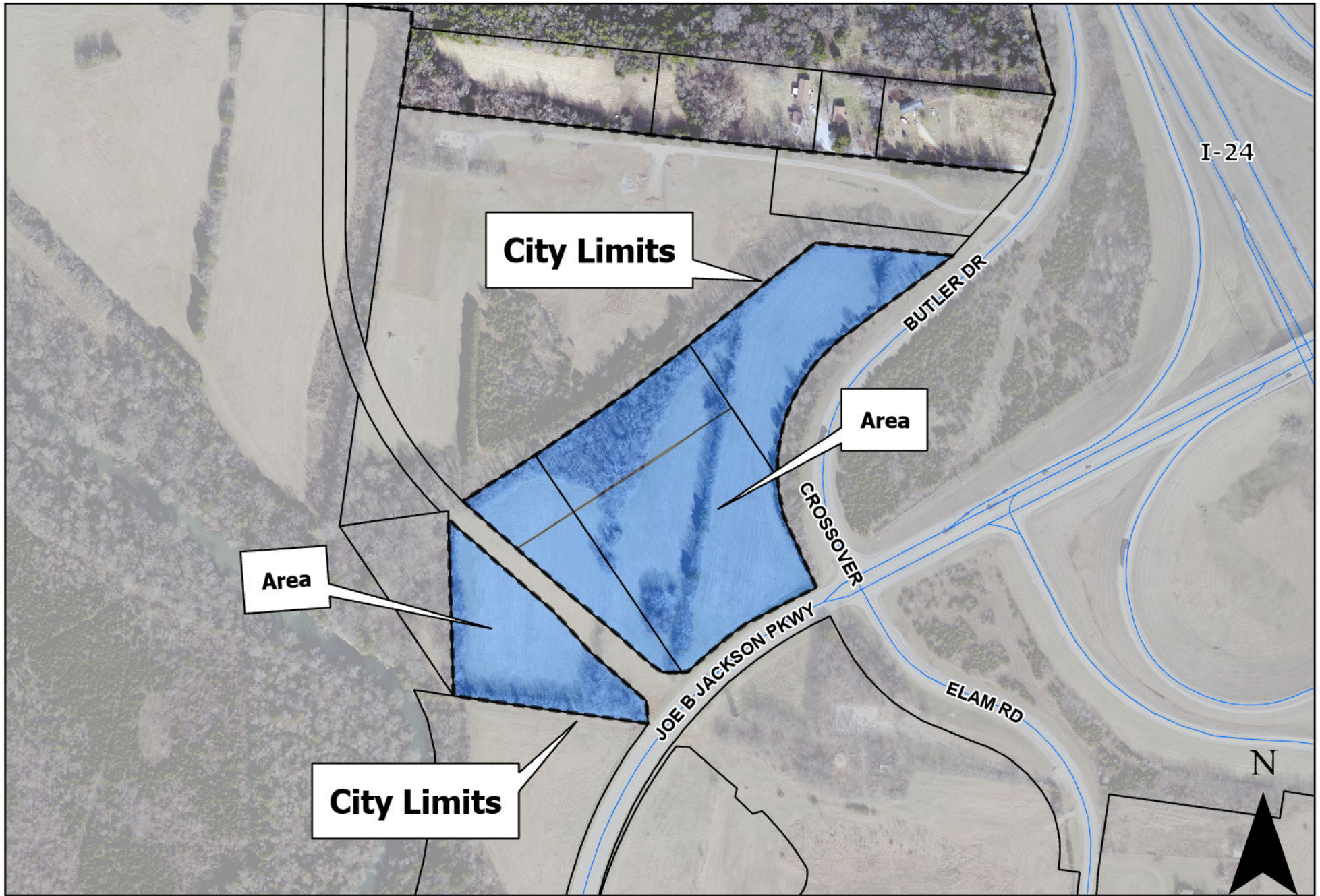
- 1) The subject property is contiguous with the existing City Limits.
- 2) It is located within the Urban Growth Boundary and within the Service Infill Area.
- 3) Services can be extended to the subject property upon annexation.

Action Needed:

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

Attachments:

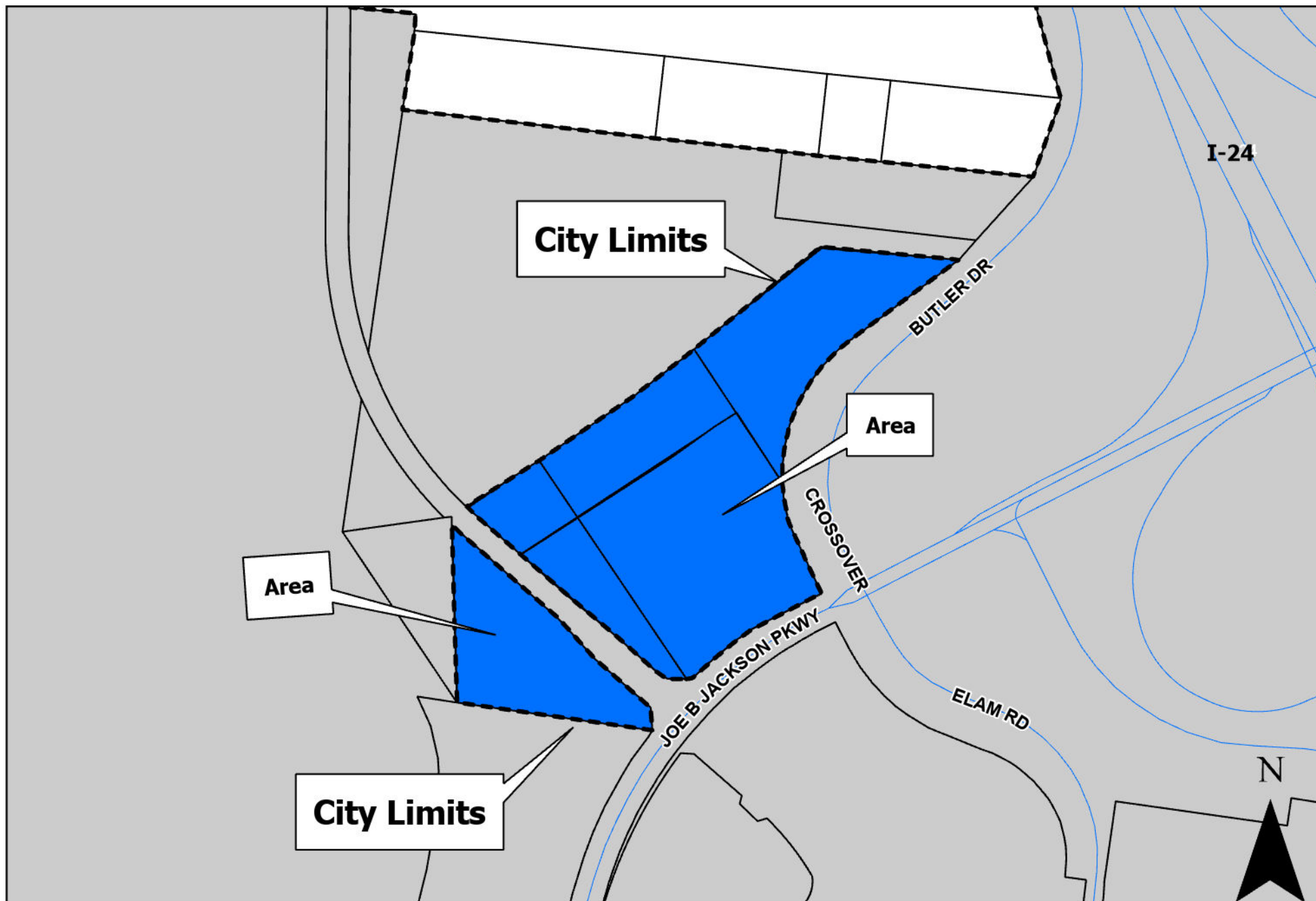
Ortho Map
Non-ortho maps
Annexation Petitions
Plan of Services



Annexation request for property along Butler Drive and Joe B Jackson Parkway

0 175 350 700 1,050 1,400 US Feet

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



Annexation request for property along Butler Drive and Joe B Jackson Parkway

0 175 350 700 1,050 1,400 US Feet

Planning Department
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PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. City of Murfreesboro (under Contract)
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: Sam Huddleston Status: Asst City Mgr Date: 8/23/24

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

2. MacDonald Associates prior to City Council
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

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

3. Quick Trip prior to City Council
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

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

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

Signature: _____ Status: _____ Date: _____

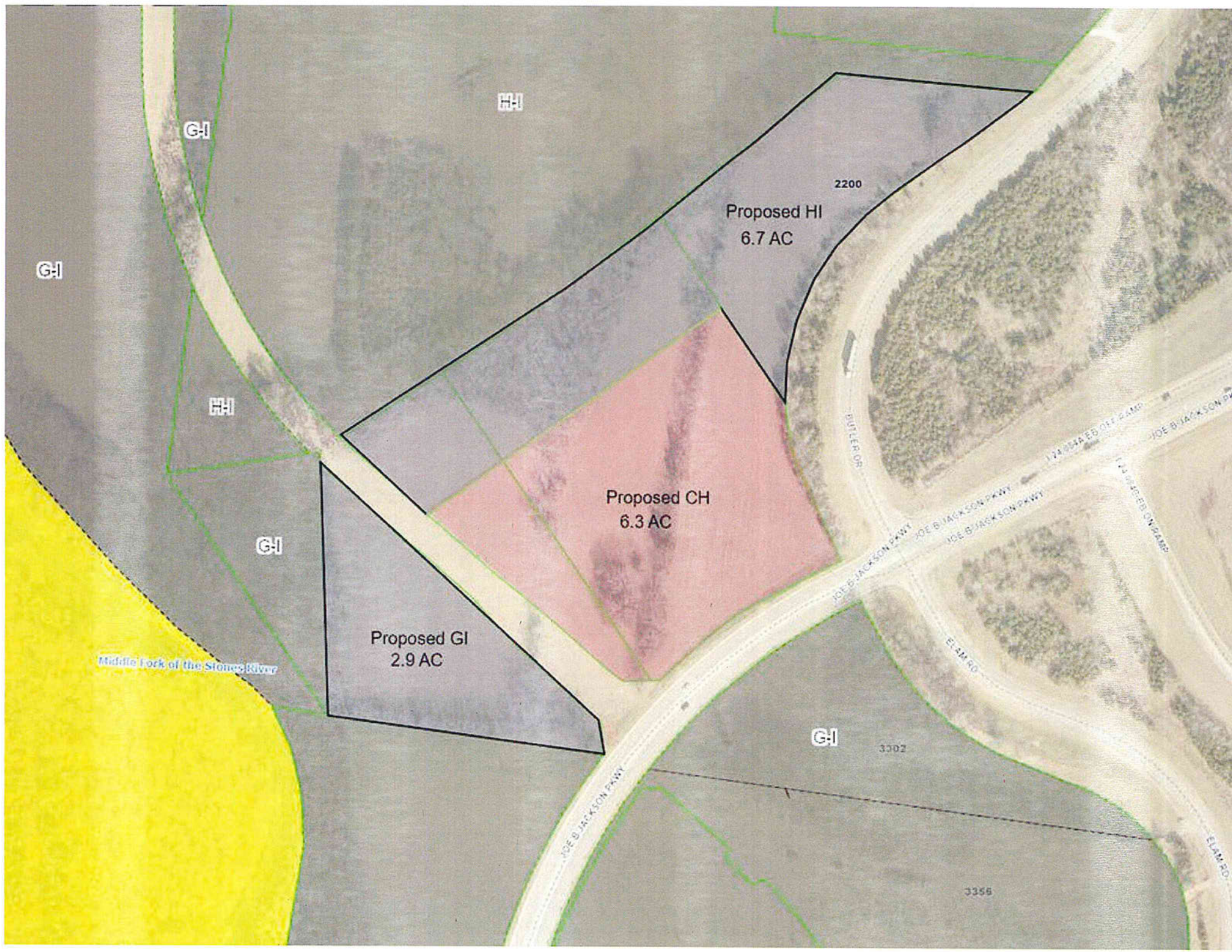
Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes

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

X Pending Closing



LAW OFFICES

BOBO, HUNT & WHITE
AN ASSOCIATION OF ATTORNEYS

111 N. SPRING STREET, SUITE 202
P. O. BOX 169
SHELBYVILLE, TENNESSEE 37162-0169

September 6, 2024

W. ANDREW BOBO



MAILING ADDRESS:

P. O. BOX 169
SHELBYVILLE, TN 37162

City of Murfreesboro Planning Department
Attention: Matthew Blomeley
111 W. Vine Street
Murfreesboro, TN 37130

Re: MacDonald Associates, LLC
Portion of Map 125, Parcel 14.04
Tax Assessor of Rutherford County, Tennessee - 2.98 acres

Dear Mr. Blomeley:

Enclosed herewith is a Petition for Annexation by the City of Murfreesboro for a portion of property identified on Tax Map 125, Parcel 14.04, Tax Assessor's Office of Rutherford County, Tennessee. As you are aware, the City of Murfreesboro has entered into a Contract for Conveyance of Real Estate with MacDonald Associates, LLC, regarding the remaining portion of Tax Map 125, Parcel 14.04. Since the parcel has not been divided by a survey at this time, we do not have a legal description for the remaining 2.98 acre tract MacDonald will own post-closing. We can supplement the Petition upon receipt of the survey work showing this division.

Thank you in advance for your assistance. If you have any questions or comments, please feel free to contact me.

Yours very truly,

BOBO, HUNT & WHITE

A large, stylized handwritten signature in black ink, appearing to read 'W. Andrew Bobo', written over the printed name.

W. Andrew Bobo

WAB/amd

Enclosure

I:\Our Docs\MacDonald, K. Bruce - 18,685\09-06-24 ltr to city of murfreesboro planning dept\amd



PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

1. MacDonald Associates, LLC

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

K. Bruce MacDonald, Managing Member

Signature: K. Bruce MacDonald Status: PRESIDENT Date: 9/6/2024

307 Riverbend Road, Shelbyville, TN 37160

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

2.

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

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

3.

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

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

4.

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

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

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes

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

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. QUICKTRIP CORPORATION, CRAIG WILLIAMS - REGIONAL DIRECTOR OF REAL ESTATE
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: [Signature] Status: DIRECTOR OF REAL ESTATE Date: 9/4/24

952 OLD PEACHTREE RD. NW LAWRENCEVILLE, GA 30043
Mailing Address (if not address of property to be annexed)

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

Signature: _____ Status: _____ Date: _____

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

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

Signature: _____ Status: _____ Date: _____

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

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

Signature: _____ Status: _____ Date: _____

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

(Attach additional signature pages if necessary)

Legal Description is attached: X Yes

Power of Attorney applies and is attached: Yes X No

NEW QUIKTRIP 7146 PARCEL DESCRIPTION:

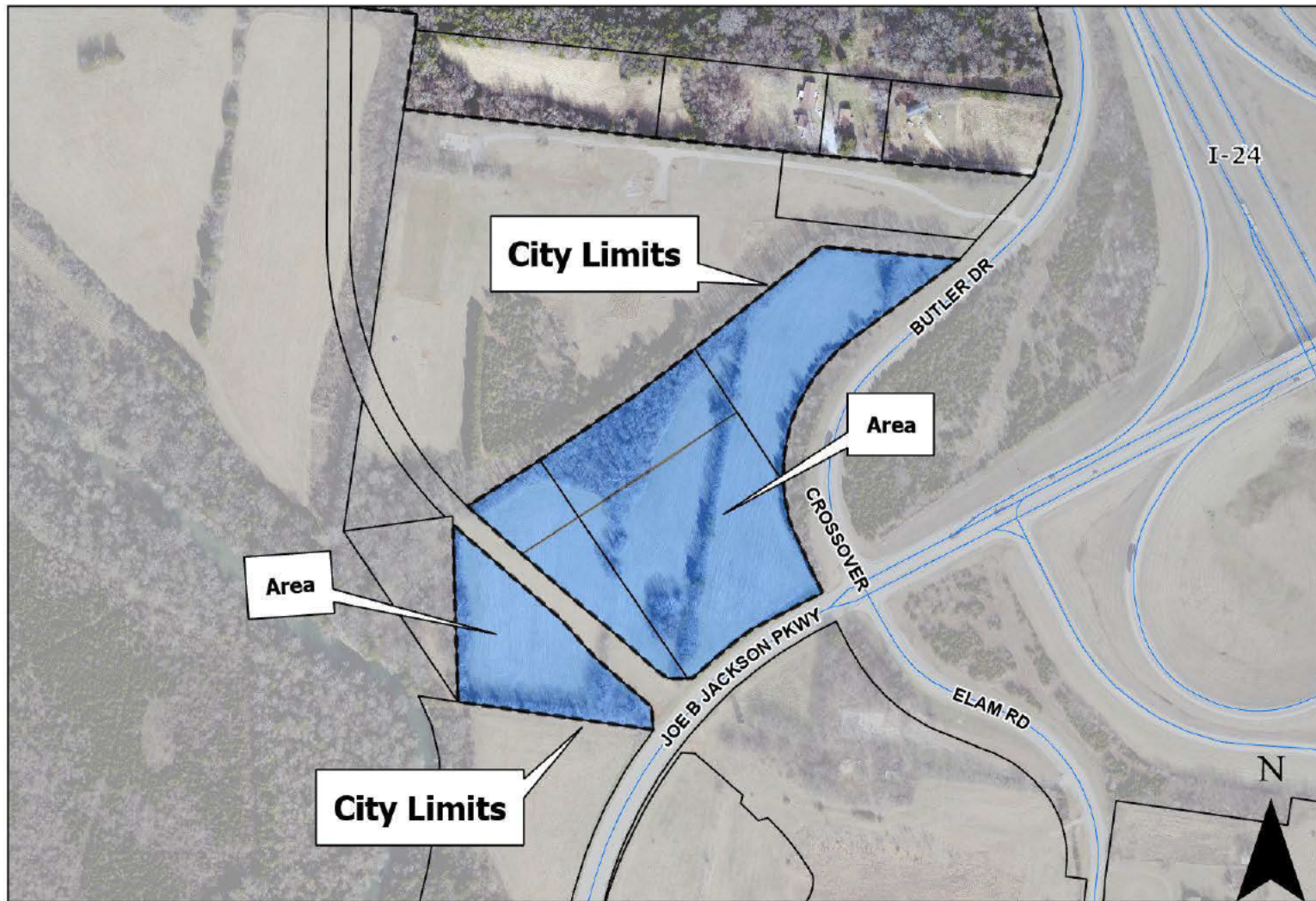
ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN RUTHERFORD COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERLY RIGHT-OF-WAY OF JOE B JACKSON PARKWAY (84 FOOT PUBLIC RIGHT-OF-WAY) HAVING TN GRID COORDINATES OF N 527,794.03, E 1,856,410.66; THENCE N33°54'02"W A DISTANCE OF 22.97 FEET TO A POINT, THENCE S89°13'47"W A DISTANCE OF 48.84 FEET TO A POINT, THENCE N55°28'58"W A DISTANCE OF 34.50 FEET TO A POINT, THENCE N48°47'20"W A DISTANCE OF 138.63 FEET TO AN IRON PIN, THENCE N50°25'32"W A DISTANCE OF 140.06 FEET TO A POINT, THENCE N48°47'20"W A DISTANCE OF 140.82 FEET TO A POINT, THENCE N53°19'36"E A DISTANCE OF 660.80 FEET TO A POINT, THENCE S32°47'22"E A DISTANCE OF 214.29 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BUTLER DRIVE, THENCE ALONG A COUNTER CLOCKWISE CURVE FOR 114.48 FEET HAVING A RADIUS OF 432.64 FEET A CHORD BEARING OF S10°14'36"E AND A CHORD DISTANCE OF 114.15 FEET TO A POINT, THENCE S24°50'30"E A DISTANCE OF 190.49 FEET TO A POINT, THENCE S62°28'36"W A DISTANCE OF 47.04 FEET TO A POINT, THENCE ALONG A COUNTER CLOCKWISE CURVE FOR 369.96 FEET HAVING A RADIUS OF 1188.00 FEET A CHORD BEARING OF S53°33'20"W AND A CHORD DISTANCE OF 368.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 273,511 S.F. OR 6.279 ACRES MORE OR LESS.

**ANNEXATION REPORT FOR PROPERTY
LOCATED ALONG JOE B JACKSON PARKWAY
AND BUTLER DRIVE
INCLUDING PLAN OF SERVICES
(FILE 2024-503)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
October 30, 2024**



Annexation request for property along Butler Drive and Joe B Jackson Parkway

0 175 350 700 1,050 1,400 US Feet

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

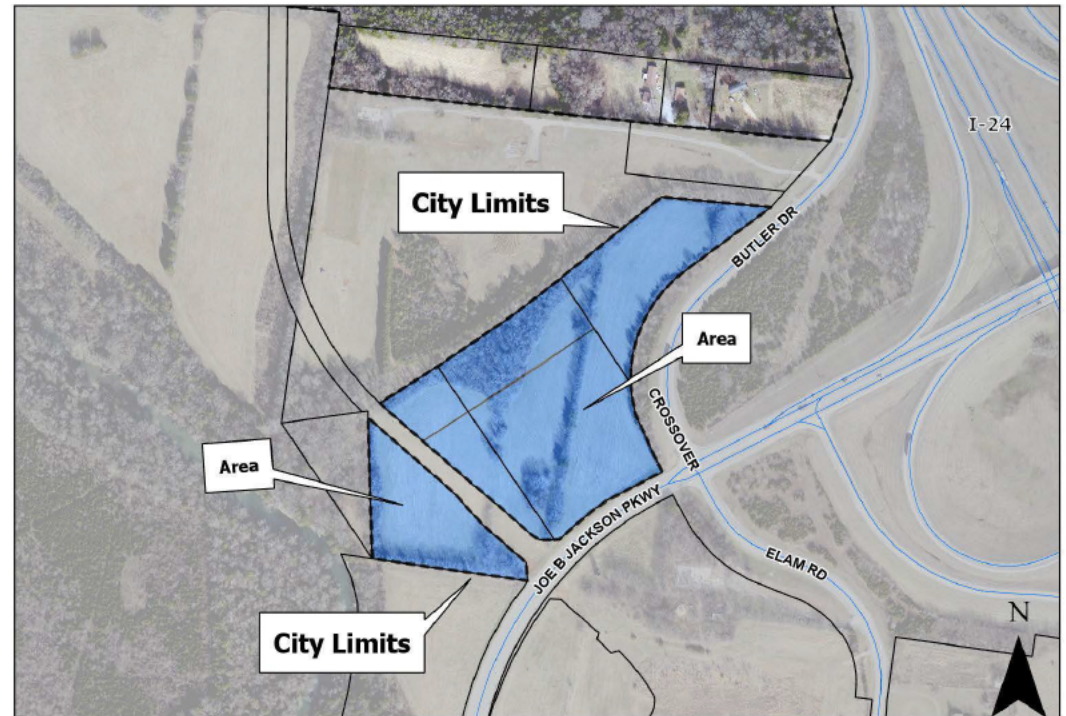
INTRODUCTION

OVERVIEW

The property owners, City of Murfreesboro (which currently has a portion of the study area under contract), MacDonald Associates, and Quiktrip Corporation submitted petitions requesting their properties be annexed into the City of Murfreesboro. The properties total approximately 15.9 acres and are located along the north side of Joe B Jackson Parkway. No additional right-of-way (ROW) is included in the annexation study area. The annexation study area includes the following properties:

- Tax Map 125, Parcel 14.04 (5.00 acres)
- Tax Map 125, Parcel 14.05 (7.32 acres)
- Tax Map 126, Parcel 46.02 (3.42 acres) - split by Butler Drive right-of-way

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



Annexation request for property along Butler Drive and Joe B Jackson Parkway

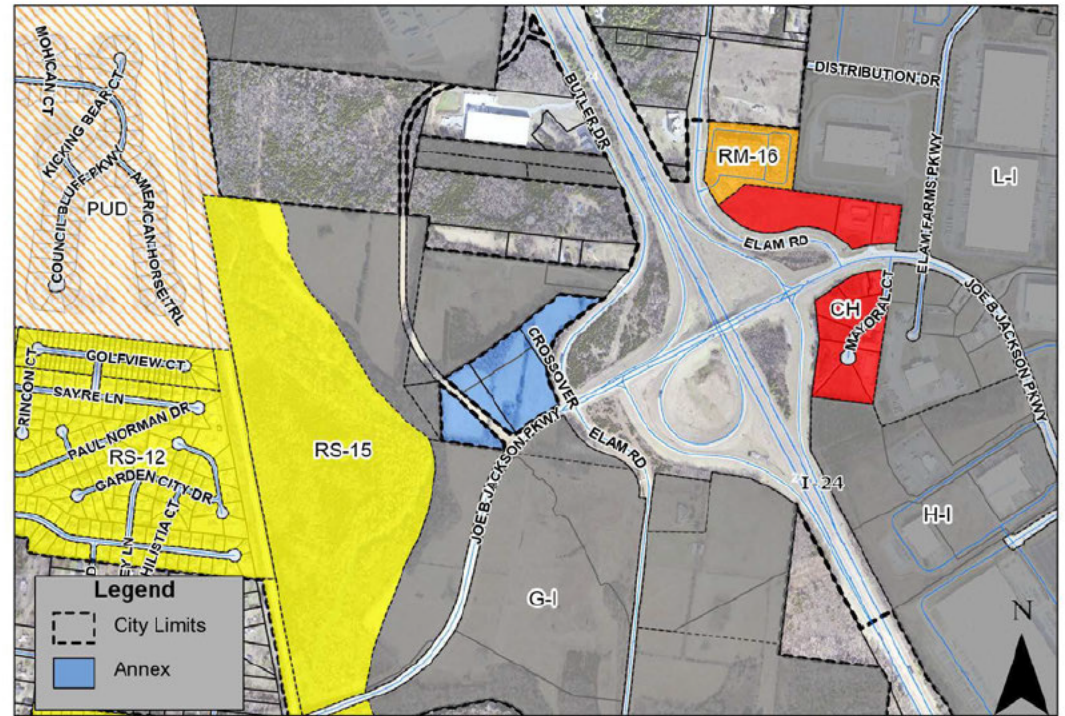
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Planning Department
City of Murfreesboro
111 West Vine St
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www.murfreesborotn.gov

SURROUNDING ZONING

The study area consists of three parcels located on the north side of Joe B Jackson Parkway and west of existing Butler Drive. The three parcels are currently vacant. The annexation petition has a companion zoning application for Commercial Highway (CH), General Industrial (G-I), and Heavy Industrial (H-I).

The properties surrounding the annexation study area have a variety of zoning. The property to the north is zoned H-I, to the east across the interstate is a zoned CH, to the south across Joe B Jackson Parkway is zoned G-I, and to the west is vacant G-I and RS-15 zoned land.



Annexation request for property along Butler Drive and
Joe B Jackson Parkway

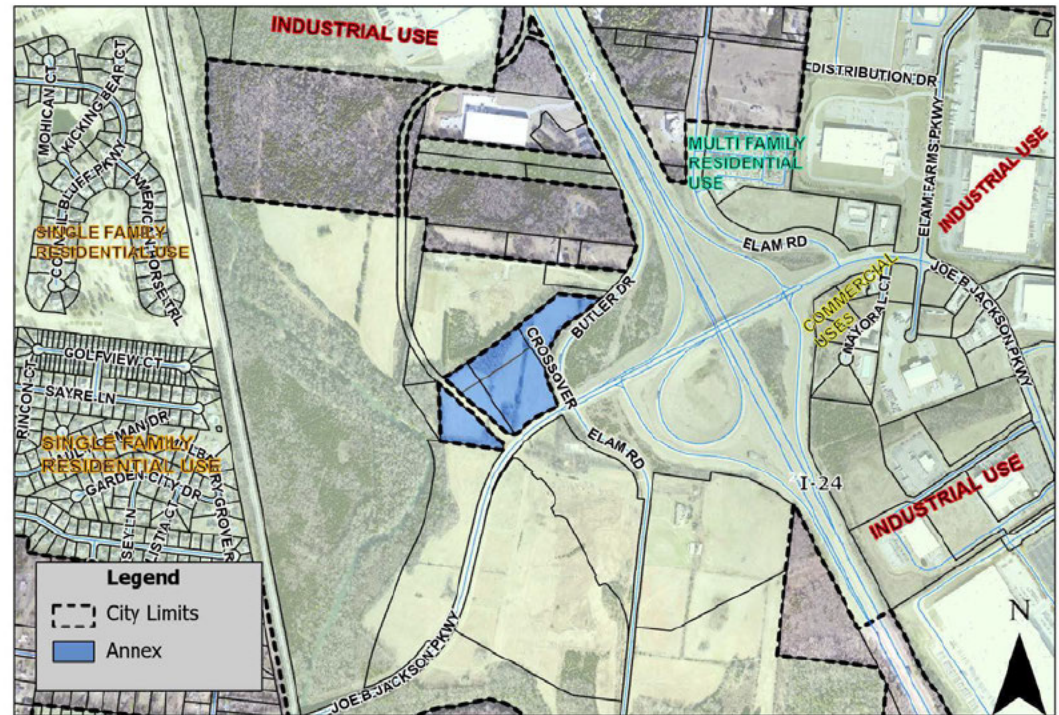
0 435 870 1,740 2,610 3,480
US Feet

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Murfreesboro, TN 37130
www.murfreesborotn.gov

SURROUNDING LAND USE

The area being considered for annexation consists of three parcels, totaling 15.9 acres and contains no additional right of way (ROW). The subject parcels are currently vacant.

The area surrounding the parcel is characterized by the City's future solid waste transfer station site to the north, a retail center and Subway across the interstate to the east, the future Bucee's site and vacant land to the south, and vacant land to the west.



Annexation request for property along Butler Drive and
Joe B Jackson Parkway

0 435 870 1,740 2,610 3,480
US Feet

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TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2024 will be due on December 31, 2025. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$0.9526/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Tax Map and Parcel	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
MacDonald Associates, LLC.	125-014.04	5.00	\$1,879,100	\$0	\$751,640	\$7,160.12
QuickTrip Corporation	125-014.05	7.32	\$2,085,900	\$0	\$834,360	\$7,948.11
MacDonald Associates, LLC.	126-046.02	3.42	\$566,900	\$0	\$226,760	\$2,160.12

These figures are for the properties in their current state and assessed at the commercial rate of 40 percent. Once the property is rezoned and developed, an improvement value will be added, leading to an increase in City and County taxes, except for the properties retained by the City, which will be tax-exempt.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police services through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE, and other community crime prevention programs to the study area immediately upon the effective date of annexation. The current police zone that borders the study area is Zone 7.

ELECTRIC SERVICE

The study area is currently served by Middle Tennessee Electric (MTE). These properties will be served by a future overhead electric line to be installed in front of Buc-ee's along the rerouted Elam Road, with installation scheduled to follow the road's completion. MTE is currently coordinating the acquisition of easements for this electric line.

STREET LIGHTING

Street lights will not be installed as part of the Butler Drive realignment project; however, they will be added along Joe B Jackson Parkway and Butler Drive as development progresses. The developer will be responsible for installing street

lights within the development for any proposed public streets.

SOLID WASTE COLLECTION

In its current state, no additional equipment or manpower will be needed to serve the study area. Upon development as a commercial or industrial use, however, the owner/developer will be required to arrange solid waste collection via a private hauler.

RECREATION

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

CITY SCHOOLS

The Murfreesboro City Schools (MCS) system serves grades kindergarten through sixth and is offered to students who reside within the City of Murfreesboro. Currently the annexation study area is vacant. The property is located outside the Black Fox Elementary school zone and would become part of this school's zoned area if annexed. Since the zoning would not include any residential dwellings, this would have no impact on Black Fox or the school system as a whole.

BUILDING AND CODES

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

PLANNING, ENGINEERING, AND ZONING SERVICES

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

GEOGRAPHIC INFORMATION SYSTEMS

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

STREETS AND ACCESS

The annexation study area does not include any additional public roadways or roadway systems. Access to public roadway systems is available through realigned Butler Drive and Joe B Jackson Parkway. Any new connections to either roadway must be approved by the City Engineer.

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

REGIONAL TRAFFIC & TRANSPORTATION

The study area is served by Butler Drive and Joe B Jackson Parkway as the major roadway facilities. The 2014 Level of Service Model in the 2040 Major Transportation Plan (MTP) indicates Butler Drive and Joe B Jackson Parkway both to be operating at a Level of Service B in the study area based on average daily traffic (ADT). The 2040 Level of Service Model shows that Butler Drive operates at a level of service of B in the study area without the proposed improvements recommended in the 2040 MTP. Joe B Jackson Parkway operates at a level of service D without the proposed improvements.

SANITARY SEWER SERVICE

The properties requesting annexation will be served by either a proposed 6" sewer forcemain being installed along the new realigned Butler Drive being constructed by the City's roadway contractor, or by future gravity sewer being installed by a developer to serve the property directly south of Map 125, Parcel 14.04. To date, the sewer forcemain and gravity sewer have not been installed. Sewer service to these properties requesting annexation will require coordination when being developed to ensure sewer is available.

The Water Resources Board requested MWRD staff to investigate creating a sanitary sewer assessment district to recoup the cost of the sewer forcemain extension. These properties may be required to pay this assessment if the gravity sewer cannot extend as far north and east as these properties. This assessment fee is estimated at \$3000 per acre in addition to the standard and customary sewer connection fee of \$2550 per single-family unit (sfu) or equivalent.

With regard to the Sewer Allocation Ordinance (SAO), the developments will be required to meet the flow requirements based on zoning and acreage or request a variance.

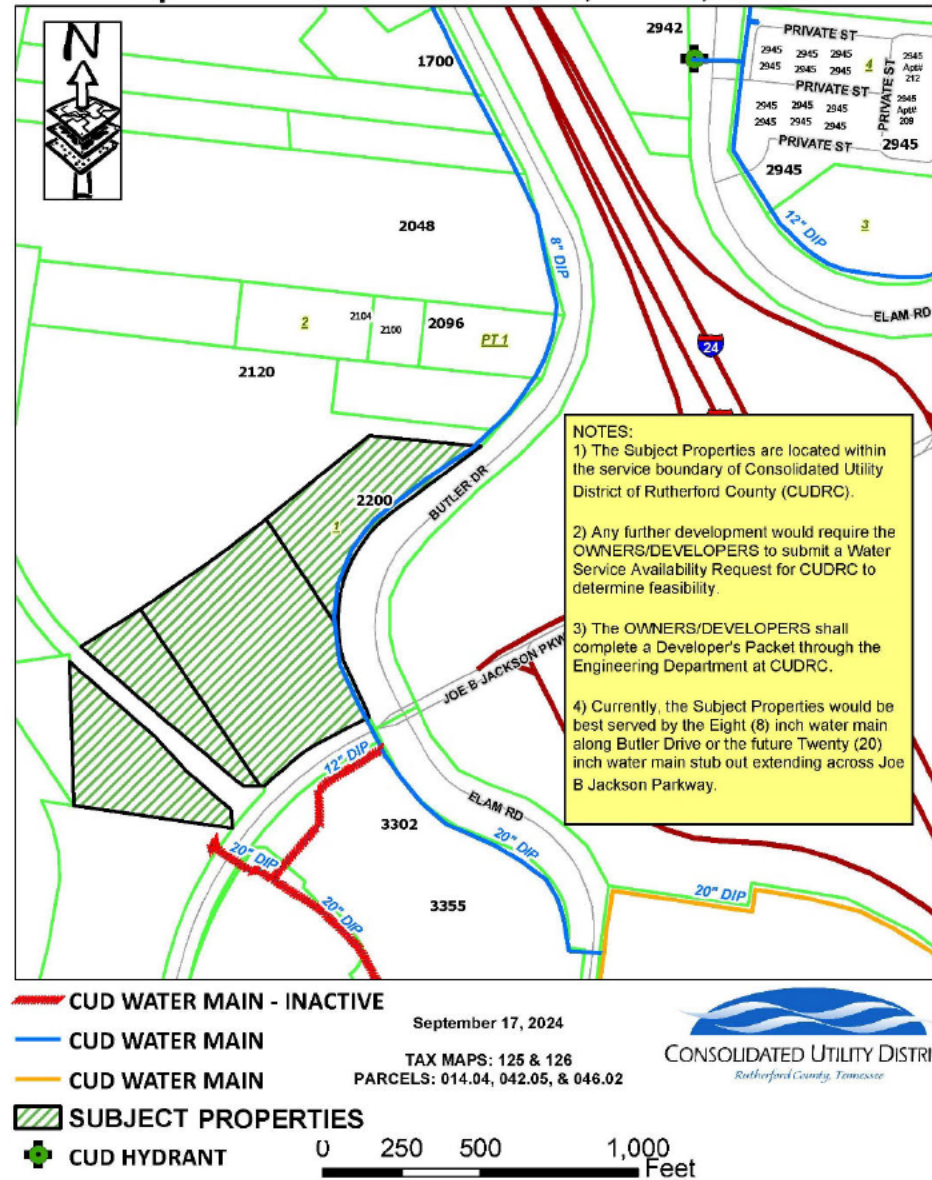
All sewer main line extensions and off-site easements are the developer's financial responsibility and must be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department.

WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area. The study area will be served either by an 8-inch ductile iron water main (DIP) located along current Butler Drive or the future twenty (20) inch water main stub out extending across Joe B Jackson Parkway, as depicted on the map to the right.

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

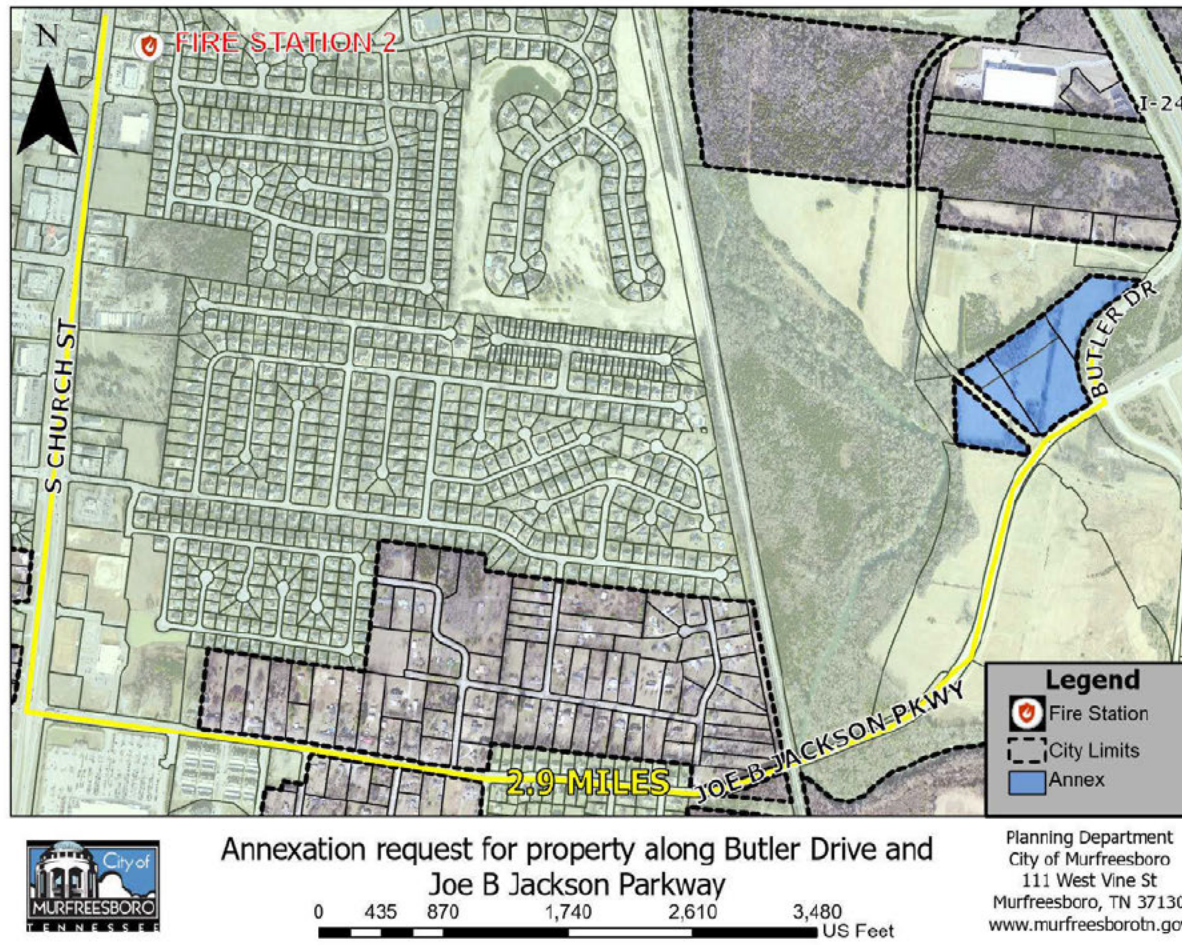
Butler Drive & Joe B Jackson Parkway Rezoning Request Maps 125 & 126 Parcels 014.04, 042.05, & 046.02



FIRE AND EMERGENCY SERVICE

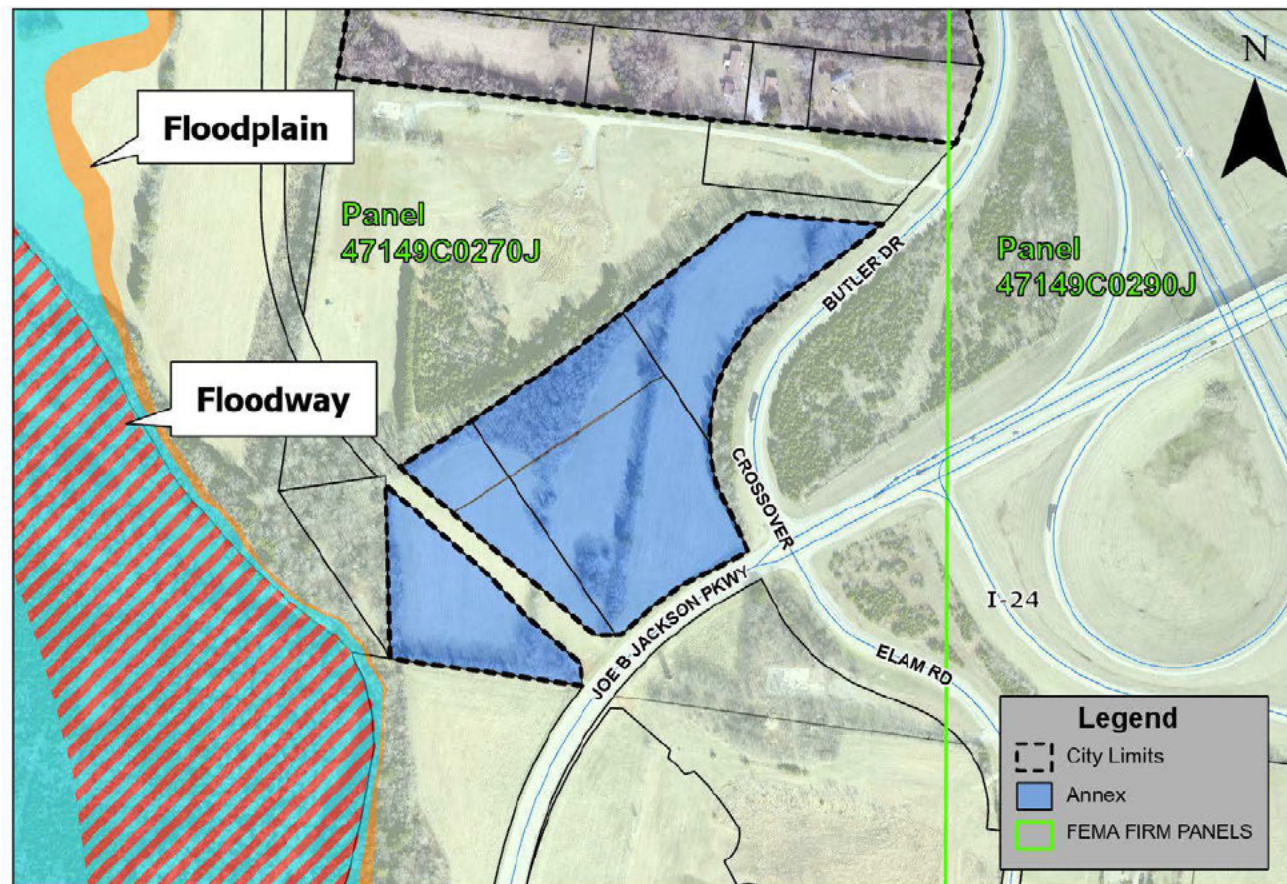
The study area contains vacant land. The Murfreesboro Fire and Rescue Department (MFRD) can provide emergency services and fire protection to the study area immediately upon the effective date of annexation at no additional expense.

Currently the study area is located 2.9 miles from Fire Station #2 (2880 Runnymede Drive). The yellow line on the adjacent map represents the linear distance range from the nearest fire station.



FLOODWAY

The study area is not located within the 100-year floodplain nor within the regulatory floodway as delineated on the Flood Insurance Rate Map (FIRM) developed by the Federal Emergency Management Agency (FEMA).



Annexation request for property along Butler Drive and
Joe B Jackson Parkway

0 175 350 700 1,050 1,400
US Feet

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DRAINAGE

Public Drainage System

The drainage systems along and within the roadway of realigned Butler Drive, old Butler Drive (Kenny Pipe Court) and Joe B Jackson Parkway are included in the study area and the properties have access to these drainage systems.

No additional public drainage facilities are included in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

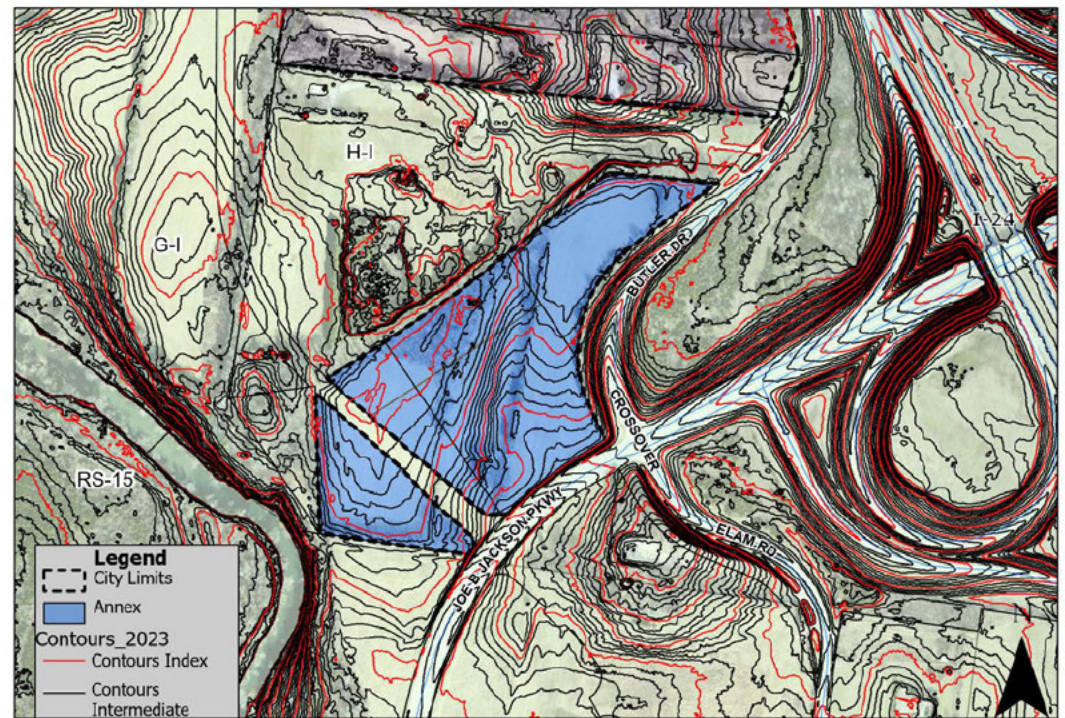
Regional Drainage Conditions

The study area drains to closed depressions located within the study area and north of the study area. According to aerial photography, these closed depressions pond water.

Stormwater Management and Utility Fees

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

The study area has proposed zoning of General Industrial (G-I), Commercial Highway (CH), and Heavy Industrial (H-I). Based on this development scenario, it is anticipated that the sites will generate approximately \$2000 in revenue per year into the Stormwater Utility Fund upon full build-out.



Annexation request for property along Butler Drive and Joe B Jackson Parkway

0 175 350 700 1,050 1,400 US Feet

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

PROPERTY AND DEVELOPMENT

Stormwater management plans must comply with the City's stormwater quality requirements.

A review of historic aerial photography and topography indicate closed depressions which pond water from time to time. These features may be associated with sinkholes and/or wetlands. The features should be evaluated to determine if sinkholes or wetlands are present and appropriate approvals and permits obtained for disturbance or modification during development.

ANNEXATION FOLLOW-UP

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

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
OCTOBER 30, 2024
PROJECT PLANNER: RICHARD DONOVAN**

- 5.d. Zoning application [2024-415] for approximately 15.9 acres located along Joe B Jackson Parkway and Butler Drive to be zoned H-I (6.7 acres), G-I (2.9 acres), and CH (6.3 acres) simultaneous with annexation, City of Murfreesboro, MacDonald Associates, and Quiktrip Corporation applicants.**

The applicants, the City of Murfreesboro along with MacDonald Associates and Quiktrip Corporation, is requesting to rezone the subject properties to Commercial Highway (CH), General Industrial (G-I), and Heavy Industrial (H-I). The subject properties include three parcels located on the north side of Joe B Jackson Parkway. The site is identified as three parcels, Tax Map 125, Parcels 14.04 (5.00 acres) and 14.05 (7.32 acres) and Tax Map 126, Parcel 46.02 (3.42 acres) for a combined acreage of 15.9 acres. All three parcels are currently vacant. A portion of the involved properties have an end user in mind. The City has a purchase contract in place to add additional land to the proposed transfer station site to the north, and Quiktrip Corporation is proposing a convenience store with gas pumps on a portion of the study area located right at the intersection. The area west of Butler Drive does not currently have an intended user.



Adjacent Land Use and Zoning

The subject properties are currently zoned Light Industrial (LI) in Rutherford County. The surrounding area consists of a mixture of commercial and industrial zoning types and uses. The property to the north is the City's future solid waste transfer station site and is zoned H-I, to the east across the interstate is a retail center and Subway zoned CH, to the south is the Bucee's site zoned G-I, to the south is also vacant G-I zoned land, and to the west is vacant G-I and RS-15 zoned land.

Future Land Use Map:

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates that "Business/Innovation" is the most appropriate land use character for the project area, as shown on the map below. The Business/Innovation land use category aims to promote economic growth, vibrant streets, diverse transportation options, environmental sustainability, organized large-scale projects, and create an appealing environment for business investment. The development types can include and are focused on industrial and manufacturing parks, research and development centers, advanced manufacturing, incubator industrial, and office space but can include commercial. CH, G-I, and H-I zoning is consistent with the Business/Innovation land use designation and allows a variety of industrial and commercial uses by right.

Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)



CH, Commercial Highway

This district is intended to permit the development and continued maintenance of general commercial uses located in a linear fashion along highways and near transportation facilities and industrial areas. The uses permitted in this district, the special uses that may be allowed in this district and the uses for which site plan review and approval are required are listed in Chart 1 unless otherwise regulated in this article. The minimum lot and yard requirements, maximum height, maximum gross dwelling unit density and the land use intensity ratios which govern any use in this district are listed on Chart 2 unless otherwise regulated in this article.

CH bulk zoning has been requested for approximately 6.3 acres. The CH district would permit the convenience store with gas pumps proposed by Quiktrip Corporation. The CH district also permits a variety of retail, office, medical, and institutional uses, as well as limited other housing types (B&B, homes for the aged, assisted living). A copy of Chart 1 is included and highlights the uses permitted in CH.

G-I, General Industrial

This industrial district is intended to provide areas in which the principal uses permitted are wholesaling, warehousing, or limited manufacturing and which are accessible to major transportation routes. The regulations of this district are designed to minimize the adverse impact such uses may have on nearby districts. The uses permitted in this district, the special uses that may be allowed in this district, and the uses for which site plan review and approval are required are listed in Chart 1 unless otherwise regulated in this article. The minimum lot and yard requirements, maximum height, and the land use intensity ratios which govern any use in this district are listed on Chart 2 unless otherwise regulated in this article.

G-I bulk zoning has been requested for approximately 2.9 acres, that abuts larger parcels that are zoned similarly. The G-I district permits a variety of light- and medium-intensity industrial, retail, office, medical, and institutional uses. A copy of Chart 1 is included and highlights the uses permitted in G-I.

H-I, Heavy Industrial

This industrial district is intended to provide areas in which the principal uses permitted are manufacturing, wholesaling, or warehousing and which are accessible to major transportation routes. The regulations of this district are designed to minimize the adverse impact such uses may have on nearby districts. The uses permitted in this district, the special uses that may be allowed in this district, and the uses for which site plan review and approval are required are listed in Chart 1 unless otherwise regulated in this article.

The minimum lot and yard requirements, maximum height, and the land use intensity ratios which govern any use in this district are listed on Chart 2 unless otherwise regulated in this article.

H-I bulk zoning has been requested for approximately 6.7 acres. The H-I district would permit the City's solid waste transfer station. The H-I district also permits a variety of industrial, retail, office, medical, and institutional uses. A copy of Chart 1 is included and highlights the uses permitted in H-I.

Staff recommendation:

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

- 1) The proposed CH, G-I, and H-I zoning aligns with the Murfreesboro 2035 Comprehensive Plan's "Business/Innovation" designation, promoting economic growth and a mix of industrial and commercial uses.
- 2) The site's proximity to major transportation routes and its adjacency to commercial and industrial areas make it an ideal location for the proposed uses, including the City's transfer station and a Quiktrip convenience store.
- 3) The rezoning will facilitate new commercial and industrial developments, attracting businesses and creating opportunities for economic growth in the region.
- 4) The proposed zoning is consistent with adjacent properties, which include a mix of industrial and commercial zones, ensuring cohesive development in the area.

Action Needed:

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

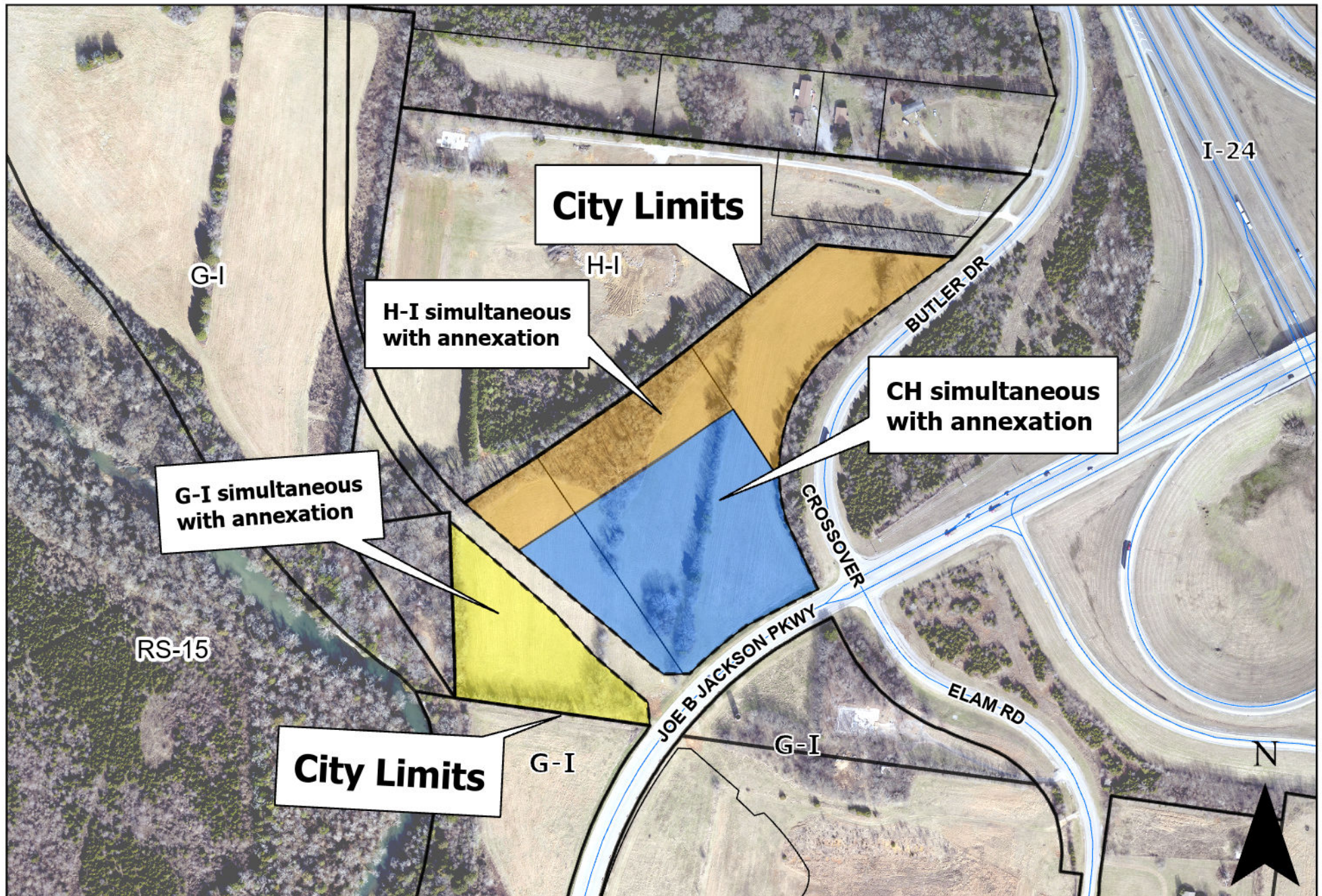
Attachments:

Ortho Map

Non-ortho maps

Rezoning Application

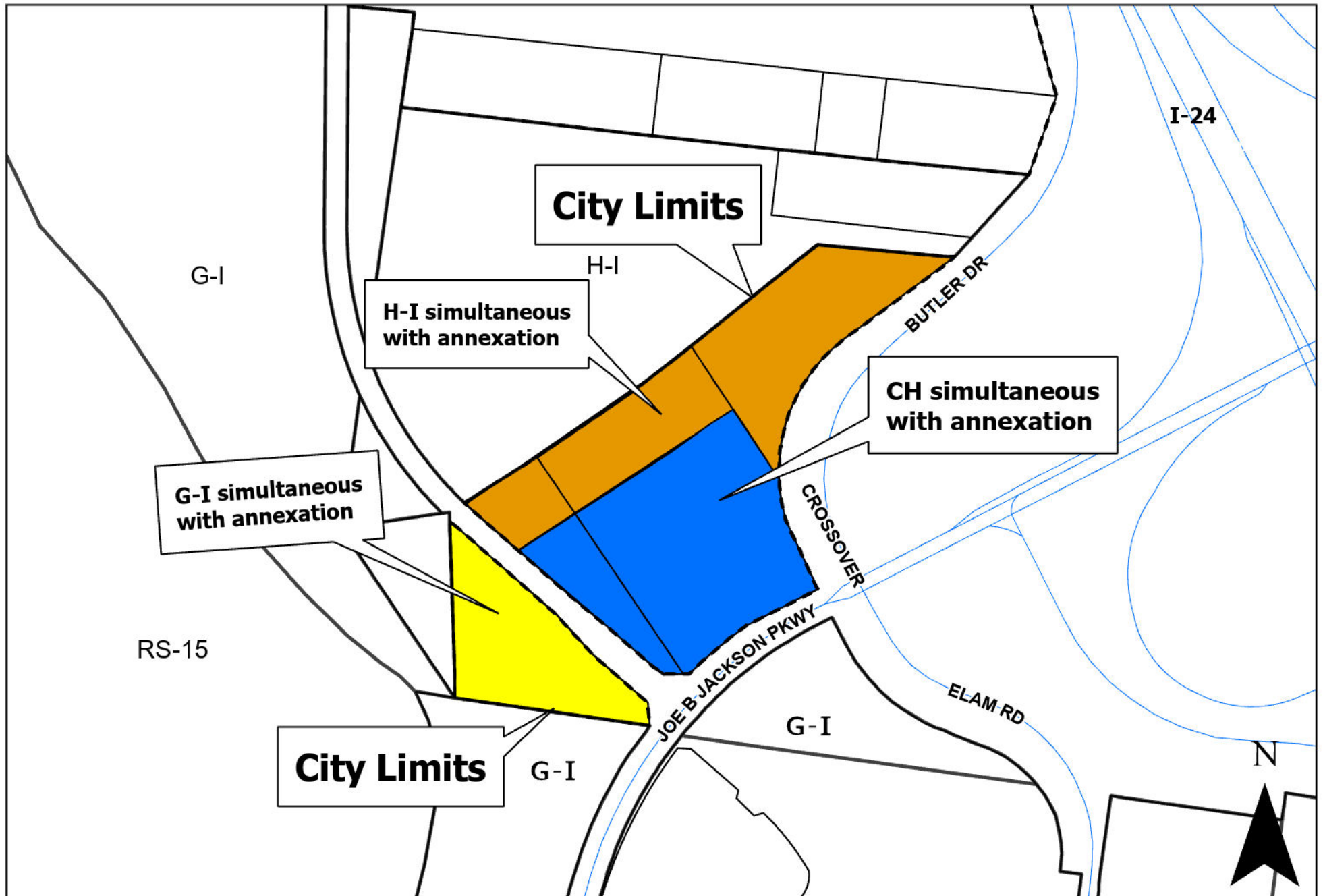
Chart 1. Uses Permitted



Zoning request for property along Butler Drive and Joe B Jackson Parkway
G-I, CH, H-I simultaneous with annexation

0 175 350 700 1,050 1,400
US Feet

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



Zoning request for property along Butler Drive and Joe B Jackson Parkway
G-I, CH, H-I simultaneous with annexation



0 175 350 700 1,050 1,400
US Feet

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: City of Murfreesboro Admin

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

Phone: [REDACTED] E-mail address: [REDACTED]

PROPERTY OWNER: AST MacDonald Associates, Quilt Trip

Street Address or property description: Map 125 P 14.04, 14.05, Map 126 46.02

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

Existing zoning classification: County LI

Proposed zoning classification: GI, HI, CH Acreage: 2.9, 6.7, 6.3

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

E-mail: _____

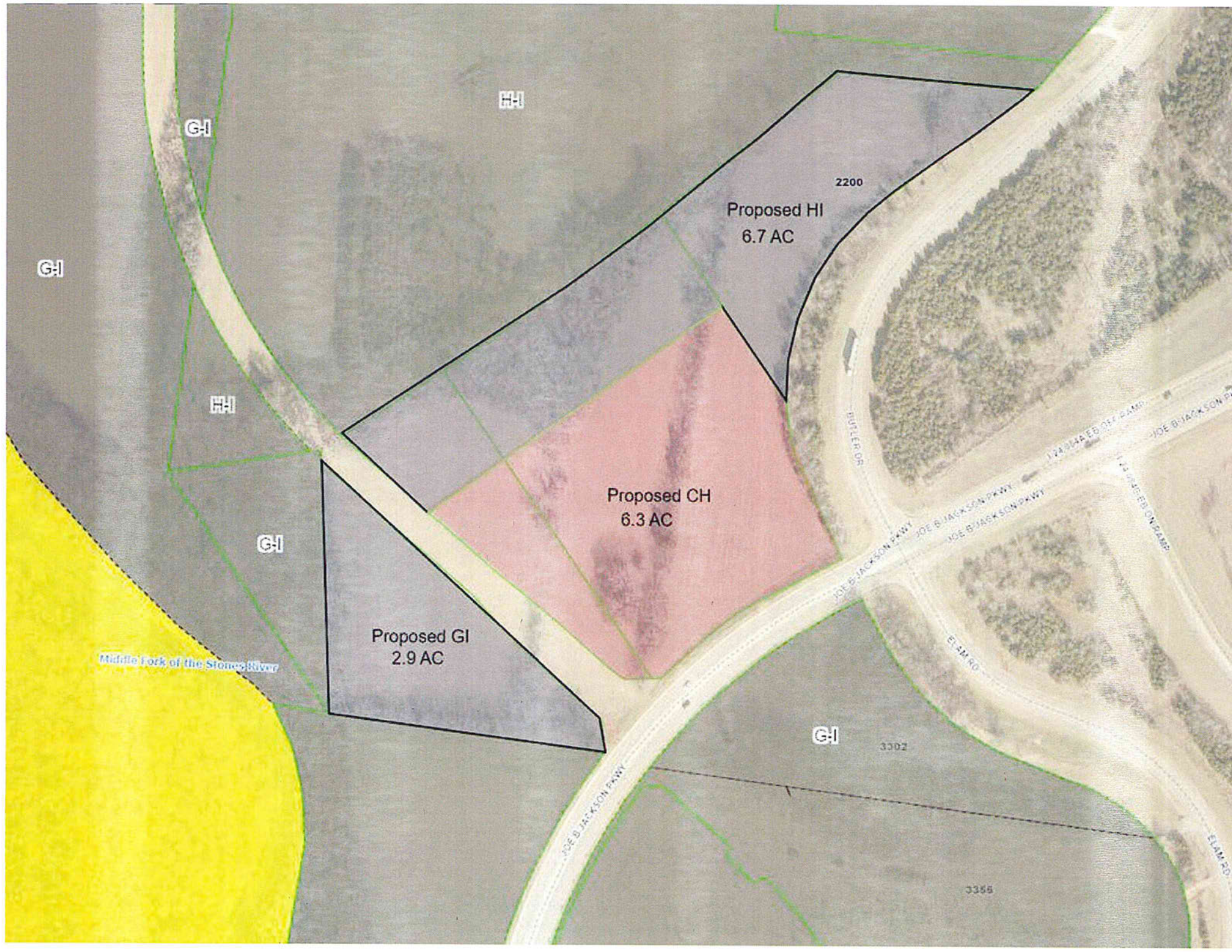
APPLICANT'S SIGNATURE (required): Sam [Signature]

DATE: 8/23/24

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

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

Amount paid: _____ Receipt #: _____



G-I

G-I

H-I

H-I

G-I

G-I

Proposed HI
6.7 AC

Proposed CH
6.3 AC

Proposed GI
2.9 AC

Middle Fork of the Stones River

2200

BUTLER DR

JOE B JACKSON PKWY

JOE B JACKSON PKWY

JOE B JACKSON PKWY

1240445B OFF RAMP

JOE B JACKSON PKWY

1240445B ON RAMP

ELAM RD

ELAM RD

3302

3355

APPENDIX A - ZONING

CHART 1.

USES PERMITTED BY ZONING DISTRICT.

Revised January 25, 2024

Chart 1
Page 1 of 8

USES PERMITTED ³	ZONING DISTRICTS																									OVERLAY	
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P	300
DWELLINGS																											
Single-Family detached	X	X	X	X	X	X	X	X	X	X ²⁷		X		X								X	X		X		
Single-Family attached or detached, zero-lot line (max. 2 units attached) ²³							X	X	X	X ²⁴		X		X									X		X		
Single-Family attached, townhouse ^{25, 26, 28}								X	X	X													X		X		
Two-Family							X	X	X			X		X									X		X		
Three-Family								X	X			X		X									X		X		
Four-Family								X	X			X		X									X		X		
Multiple-Family							X ²¹	X ²¹									X ²¹	X ²¹								X	
OTHER HOUSING																											
Accessory Apartment ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸				S ⁸																	
Accessory Dwelling Unit												X ¹	X ¹	X ¹	X ¹	X ¹	X ¹	X ¹	X ¹	X ¹	X ¹	X ¹	X ¹	X ¹	X ¹		
Assisted-Care Living Facility ¹⁵							S	X	X	X		X	X	X	X	X	X	X				X	X	X	X	S	
Bed-and-Breakfast Homestay	S	S	S	S	S		S	S	X	S		S		X	X	X	X	X				S	S	S	X		
Bed-and-Breakfast Inn	S	S	S	S	S		S	S	S	S		S		S	X	X	X	X				S	S	S	S		
Boarding House ¹⁵							S	S	X	X		S		X	X	X	X	X					S	S	X		
Class I Home for the Aged ¹⁵	S	S	S	S	S	S	S	X	X	X		X		X	X	X	X	X				S	S	S	S		
Class II Home for the Aged ¹⁵	S	S	S	S	S		S	S	S	S		S		X	X	X	X	X				S	S	S	S		
Class III Home for the Aged ¹⁵								S	S			S		S	X	X	X	X				S	S	S	S		
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Extended Stay Hotel/Motel																	X	X									
Family Crisis Shelter												S		S	S	S				S	S	S					
Family Violence Shelter								S	S			S	S	S	X	X				X	X	X		X	S	S	
Fraternity/Sorority												S		S	S	S							S	S	S		N
Group Shelter							S	S				S	S	S	S	S				S	S						
Hotel																	X	X	X	X	X	X					
Home Occupations ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹		X ¹¹			X ¹¹				S	S ¹¹	S ¹¹	S ¹¹			
Mission																				S	S	S					
Mobile Homes											X																N
Motel																	X	X		X	X	X					N
Rooming House							S	S	S									X					S	S	X		
Student Dormitory								S	S	S															X		
Transitional Home							S	S	S			S	S										S	S			

X = Use permitted by right.

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

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

Chart 1
Page 2 of 8

Revised January 25, 2024

APPENDIX A - ZONING

USES PERMITTED ³	ZONING DISTRICTS																				OVERLAY
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	
INSTITUTIONS																					
Adult Day Care Center	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X		X	X	X
Adult Day Care Home	S	S	S	S	S	S	S	S	S	S	S	X	S	X	X	X		X	X	X	X
Airport, Heliport	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S			S			S	S	S
Church ¹³	S	S	S	S	S	S	S	X	X	S	S	S	X	X	X	X	X	X	X	X	S
College, University							S	S	S		S	X	X	X	X	X	X	X	X	X	S
Day-Care Center							S	S	S		S	S	S	X	X	X	X	X	X	X	S
Family Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	S
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	S
Hospital												X	X			X	X		X	X	X
Lodge, Club, Country Club ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	S
Mental Health Facility												X	X	X		X	X		X	X	X
Morgue																X	X		X	X	X
Museum							S	S	S			S	S	S	X	X	X	X	X	X	S
Nursery School							S	S	S		S	S	S	S	S	X		S	S	S	S
Nursing Home												X	X	S	S	S	X		X	X	X
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Cemetery	S	S	S												S	S			S	S	
Philanthropic Institution							S	S	S			X	X	X	X	X	X	X	X	X	X
Public Building ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S
Recreation Field ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X		X	X	S
Senior Citizens Center	S	S	S	S	S	S	S	X	X	S		X	X	X	X	X	X		X	X	S
School, Public or Private, Grades K - 12 ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S
Student Center								S	S			S	S	S	S	S	X				S
Technology/Vocation School (indoor)													X		X	X	X		X	X	X
Trade School (includes outdoor)																			X	X	S
AGRICULTURAL USES																					
Customary General Farming	X ⁰	X ⁰	X ⁰	X ⁰	X ⁰	X ⁰	X ⁰	X ⁰	X ⁰	X ⁰	X ⁰	X	X	X	X ⁰	X	X	X	X	X	X
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S				X	X			X	X	X
Farm Labor and Management Services												X	X	X	X	X		X	X	X	X
Fish Hatcheries and Preserves																			X	X	X
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage	X	X	X	X	X	X	X	X	X	X	X								X	X	X
Livestock, Horse, Dairy, Poultry, and Egg Products	S	S	S	S	S	S	S	S	S	S									X	X	X
Timber Tracts, Forest Nursery, Gathering of Forest Products	S	S	S	S	S	S	S	S	S	S	S								X	X	X

X = Use permitted by right.

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

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

Chart 1
Page 3 of 8

Revised January 25, 2024

USES PERMITTED ³	ZONING DISTRICTS																								OVERLAY		
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P	OCO
COMMERCIAL																											
Adult Cabaret																			X ²								
Adult Entertainment Center																			X ²								
Adult Motel																			X ²								
Adults-Only Bookstore																			X ²								
Adults-Only Motion Picture Theater																			X ²								
Amusements, Commercial Indoor															X	X	X	X	X	X	X				S		
Amusements, Commercial Outdoor excluding Motorized																X	X		X	X	X				S	S	N
Amusements, Commercial Outdoor Motorized except Carnivals																			S	S	S						N
Animal Grooming Facility															X	X	X		X	X	X						
Antique Mall															X	X	X	X	X	X	X						
Antique Shop <3,000 sq. ft.												X	X	X	X	X	X	X	X	X	X		X				
Art or Photo Studio or Gallery												X	X	X	X	X	X	X	X	X	X		X		X		
Artisan Use < 3,000 sf, other than enumerated elsewhere														X	X	X	X	X	X	X	X						
Automobile Body Shop ¹²																			X	X							N
Automotive/Motor Vehicle Repair ¹²																			X	X	X						N
Automotive/Motor Vehicle Service															S	X	X		X	X	X						
Bakery, Retail														X	X	X	X	X	X	X	X						
Bank or Credit Union, Branch Office or Main Office												X	X	X	X	X	X	X	X	X	X						
Bank, Drive-Up Electronic Teller												X	X	X	X	X	X	X	X	X	X	X	X	X			
Barber or Beauty Shop												X	X	X	X	X	X	X	X	X	X		X				
Beer, Packaged														X	X	X		X	X	X	X						
Boat Rental, Sales, or Repair																			X	X	X						N
Book or Card Shop												X	X	X	X	X	X	X	X	X	X		X				
Brewery, Artisan ²⁰														X	X	X		X	X	X	X						
Brewery, Micro ²⁰																X		X	X	X	X						
Brewpub ³⁰														X	X	X	X	X	X	X	X						
Business and Communication Service												X	X	X	X	X	X	X	X	X	X						
Business School												X	X		X	X	X	X	X	X	X						
Campground, Travel-Trailer Park																			S	S	S						N
Carnivals																S			S	S	S				S		N

X = Use permitted by right.

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

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Chart 1
Page 4 of 8

Revised January 25, 2024

APPENDIX A - ZONING

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

X = Use permitted by right.

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

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

Chart 1
Page 5 of 8

Revised January 25, 2024

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

X = Use permitted by right.

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Chart 1
Page 6 of 8

Revised January 25, 2024

USES PERMITTED ³	ZONING DISTRICTS																				OVERLAY						
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P	OCO
Sauna																			X ⁶								
Self-Service Storage Facility ¹⁸															S	X	S		X	X	X						N
Sheet Metal Shop																X			X	X	X						N
Shopping Center, Community (150-300K SF)																X	X		X	X	X						N
Shopping Center, Neighborhood (25-150K SF)															X	X	X	X	X	X	X						
Shopping Center, Regional (>300,000 SF)																X	X		X	X	X						N
Specialty Shop												X	X	X	X	X	X	X	X	X	X		X				
Tavern																X		X	X	X	X						
Taxidermy Studio																	S		S	S	S						N
Veterinary Clinic																X	X	X		X	X	X					
Veterinary Hospital																	X	X		X	X	X					N
Veterinary Office												X	X	X	X	X	X		X	X	X		X				
Vehicle Wash															X				X	X	X						N
Wholesaling, Wholesale Establishments																	X		X	X	X						N
Winery, Artisan ²⁹															X	X	X		X	X	X						
Wireless Telecommunications Towers, Antennas ¹⁷	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	N
Wrecker/Towing Service, Wrecker Storage Yard ¹²																			X	X	X						N
INDUSTRIAL																											
Manufacture, Storage, Distribution of:																											
Abrasive Products																			X	X							N
Asbestos Products																			S								N
Automobile Dismantlers and Recyclers ^{7 & 12}																			S								N
Automobile Manufacture																			X	X							N
Automobile Parts and Components Manufacture																			X	X							N
Automobile Seats Manufacture																			X	X							N
Bakery Goods, Candy																			X	X	X						N*
Boat Manufacture																			X	X							N
Bottling Works																			X	X	X						N
Brewery ²⁰																			X	X	X						N
Canned Goods																			X	X							N
Chemicals																			X								N
Composting Facility																			S						S		N
Contractor's Storage, Indoor																	X		X	X	X						N
Contractor's Yard or Storage, Outdoor ³²																			X	X	X						N
Contractor's/Construction Equipment: Sales, Rental, Repair ³²																			X	X	X						
Cosmetics																			X	X	X						N
Custom Wood Products																			X	X	X						N*

X = Use permitted by right.

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

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

APPENDIX A - ZONING

USES PERMITTED ³	ZONING DISTRICTS																														OVERLAY ⁴
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	LI	CM-RS-8	CM-R	CM	CU	P	eco				
Data Center / Server Farm > 15,000																			S	S	S						N				
Distillery ²⁰																			X	X	X						N				
Dry Cleaning- Laundering Facility > 3,000																X			X	X	X						N				
Electrical or Electronic Equipment, Appliances, and Instruments																				X	X	X					N				
Fabricated Metal Products and Machinery																			X	X	X						N*				
Fertilizer																			X								N				
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																				X	X	X					N				
Furniture and Fixtures																			X	X							N*				
Jewelry																			X	X	X						N*				
Junkyard																			S								N				
Leather and Leather Products except tanning and finishing																			X	X	X						N*				
Leather and Leather Products, Tanning and Finishing																			X								N				
Lumber and Wood Products																			X	X							N				
Mobile Home Construction																			X								N				
Musical Instruments																			X	X	X						N*				
Office/Art Supplies																			X	X	X						N*				
Paints																			X	X							N				
Paper Mills																			S								N				
Paper Products excluding paper and pulp mills																			X	X							N				
Petroleum, Liquified Petroleum Gas and Coal Products except refining																			S								N				
Petroleum, Liquified Petroleum Gas and Coal Products refining																											N				
Pharmaceuticals																				X	X	X					N				
Photographic Film Manufacture																			X	X							N				
Pottery, Figurines, and Ceramic Products																			X	X	X						N*				
Primary Metal Distribution and Storage																			X	X							N				
Primary Metal Manufacturing																			X	X							N				
Printing and Publishing																X	X	X	X	X	X										
Recycling center																S			X	X	X						N				
Recycling Center: Temporary Mobile															S	S			S	S	S				S		N				
Rubber and Plastic Products except rubber or plastic manufacture																				X							N				
Rubber and Plastic Products, Rubber and Plastic Manufacture																			X	X							N				

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Chart 1
Page 8 of 8

Revised January 25, 2024

APPENDIX A - ZONING

USES PERMITTED ²	ZONING DISTRICTS																				OVERLAY
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R	OG	CL	CF ¹⁴	CH	MU	CBD	HI	GI	
Saw Mills																			X		N
Scrap Metal Processors																			S		N
Scrap Metal Distribution and Storage																			S		N
Scrap Processing Yard																			S		N
Secondary Material Dealers																			S		N
Silverware and Cutlery																			X	X	N*
Small Moulded Metal Products																			X	X	N
Sporting Goods																			X	X	N
Stone, Clay, Glass, and Concrete Products																			X	X	N*
Textile, Apparel Products, Cotton--Factoring, Grading																			X	X	N*
Textile, Apparel Products, Cotton Gin																			X	X	N
Tire Manufacture																			X	X	N
Tobacco Products																			X	X	N
Toiletries																			X	X	N*
Transportation Equipment																			X	X	N
Warehousing, Transporting/Distributing ¹⁸																			X	X	N
Winery ²⁰																			X	X	N
TRANSPORTATION AND PUBLIC UTILITIES																					
Bus Terminal or Service Facility																X			X	X	
Electric Transmission, Gas Piping, Water/Sanitary																			X	X	
Sewer Pumping Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Freight Terminal, Service Facility																X			X	X	N
Garbage or Refuse Collection Service																			X	X	N
Gas, Electric (Including Solar Farms), Water, Sewerage Production and/or Treatment Facility,																			X	X	
Landfill ¹⁶																			S		N
Post Office or Postal Facility														X	X	X	X	X	X	X	
Railroad Station/Terminal																S			S	S	
Refuse Processing, Treatment, and Storage																			S		N
Telephone or Communication Services															X	X	X	X	X	X	
Taxicab Dispatch Station																X			X	X	N

X = Use permitted by right.

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

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

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
OCTOBER 30, 2024
PROJECT PLANNER: BRAD BARBEE**

- 6.a. The Gardens of Three Rivers, Resubdivision of Lots 100 and 130 [2024-2079] final plat for 6 lots on .62 acres zoned PRD located along Ashebrook Court and Eldin Creek Drive, Patterson Company, LLC developer.**

This is the final plat review for The Gardens of Three Rivers, Resubdivision of Lots 100 and 130. The property is zoned PRD. The purpose of this plat is to create 6 lots of record from 2 lots of record. Staff recommends that any approval of this final plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) Please clarify why the 100-year flood line crosses lot 103 but all properties are stated to be in zone X.
- 2) Confirm that all driveway locations have been survey located.
- 3) The Lot Area Table and the Line Table are incorrectly labeled (labels are reversed). Please correct.

Development Services – Engineering

Jennifer Knauf, 615.893.6441, jknauf@murfreesborotn.gov

- 1) No Comments

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Will Steele, 615.225.3311, wsteele@ cudrc.com

- 1) Revise note #24 to read, “CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing or landscaping. A permanent access easement exists on each lot at the meter location. This 10’x10’ easement is intended to assure service and repair access to the meter(s) and service line(s). CUD will not be liable to repair or replace any removed or damaged encroachments within the easement and will not be financially liable for damages to any encroachments. See detail.”

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtmc.com

- 1) No Comments

Murfreesboro Fire and Rescue Department

Brian Lowe, 615.893.1422, blowe@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

David Pendley, 615.890.0862, dpendley@murfreesborotn.gov

- 1) Please submit the Final Plat to MWRD for review. Prior to sending, field-locate, survey, and include on the plat any newly installed and/or existing water/sewer/repurified water mains, service stubs, meters, and cleanouts (appurtenances). This plat will be overlayed into GIS to check easements and whether the appurtenances are within the easements.

Informational and Procedural Comments**Development Services – Planning**

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) Per the engineer's certification on this plan, this property lies outside of areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
- 2) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

Development Services – Engineering

Gabriel Moore, 615.893.6441, gmoore@murfreesborotn.gov

- 1) No Comments

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Will Steele, 615.225.3311, wsteele@ cudrc.com

- 1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) No comments

Murfreesboro Fire and Rescue Department

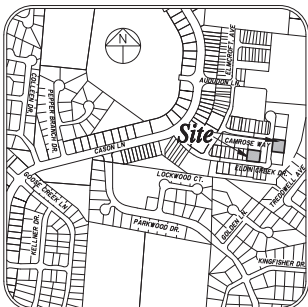
Brian Lowe, 615.893.1422, blowe@murfreesborotn.gov

1) No comments

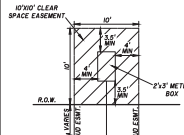
Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

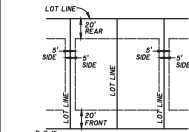
1) No Comments.



LOCATION MAP N.T.S.



SINGLE FAMILY RESIDENTIAL METER CLEAR SPACE REQUIREMENT N.T.S.



TYPICAL MINIMUM BUILDING SETBACKS (VILLAS LOT - 108 & 130) N.T.S.

OWNER/DEVELOPERS:
PATTERSON COMPANY, LLC
1645 WESTGATE CIRCLE
BRENTWOOD, TN 37027

LAND DATA:
6 LOTS ON 0.6154 ACRES

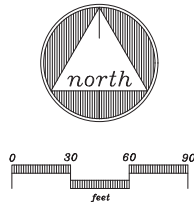
DEED REFERENCE:
R.B.K. 2195, PG. 3687
MAP HAN GROUP 1 PARCEL 13.00 & 4.00
ZONING: PRO

LEGEND

○ IRON PIN (FOUND)
○ IRON PIN SET (NEW)

○ WATER METER
○ SEWER SERVICE

--- EASEMENT LINE
--- ADJACENT PROPERTY LINE
--- LOT LINE
--- BOUNDARY LINE FOR THIS PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HAVE HEREBY ADOPTED THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATING ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____
RECORD BOOK 2195, PAGE 3687
C/O WESTLEY A. PATTERSON, PRESIDENT

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREIN. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC. NO. 8011/124
DATE 8/11/24
REGISTERED SURVEYOR
TENN. R.L.S. NO. 2381

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MODUL TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST. THIS PLATING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM COLLECTIVELY. THE REQUIREMENTS FOR ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS SUBJECT TO THE CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE _____
MODUL TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS

THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT; AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC UTILITY SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURVEY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE _____
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

DATE _____
MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURVEY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE _____
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN 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 WRITES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED BY THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED BY THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SURVEY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE _____
PLANNING COMMISSION SECRETARY

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 6 LOTS OF RECORD FROM 2 LOTS OF RECORD
- BEARINGS SHOWN HEREIN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 DERIVED USING THE T.S.D. TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) CONSISTING OF MULTIPLE REFERENCE STATIONS TIED TO NAD83 (1983) EPOCH 2000.000, GDS, AND NAVD83.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0085 H, EFFECTIVE DATE JANUARY 5, 2007.
- THE FLOODWAY AND 100-YEAR FLOOD ELEVATIONS ARE BASED ON A PROVISIONAL FLOOD STUDY PERFORMED BY NEIL-KONTAR.
- ANY MINIMUM FINISHED FLOOR ELEVATION (M.F.F.E.) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES, ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. THE SURVEYOR HAS NOT INVESTIGATED THE CURRENT CONDITIONS AND COMPLIES WITH THE GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBDIVISION. THE LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINESSES OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED PRO. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT - 20' FT. SIDE - 5' FT. REAR - 10' FT. BACK - 20' FT.
- THE SOIL MATERIALS ON LOTS SHOWN HEREIN MAY BE DESTROYED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ACCURATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SATISFACTORY DRAINAGE AND DRAINAGE PLAN WHICH MAY CONVEY SURFACE WATER WITHOUT FLOODING THE LOT OR UNDER THE BUILDING FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MODUL TENNESSEE ELECTRIC, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADOPTED PLANNING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKFLOW VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNITY - CATION AGAINST THE CITY OF MURFREESBORO WITH REGARD TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJACENT PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATION ESTABLISHED BY THE DEVELOPER.
- ALL COMMON AREAS IN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN.
- A HOMEOWNERS ASSOCIATION HAS BEEN CREATED IN R.B.K. 2195, PG. 1029, AND THE LATEST DECLARATION OF COVENANTS & RESTRICTIONS AMENDED IN R.B.K. 2345 PG. 1418.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BONDING PERMIT (B.P.P.) IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SEWERLINES, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THIS SITE CONTAINS POST-CONSTRUCTION BEST MANAGEMENT PRACTICES UTILIZED IN TREATING STORMWATER RUNOFF IN ORDER TO COMPLY WITH MURFREESBORO CITY CODE, A STORMWATER MAINTENANCE AGREEMENT IS RECORDED WITH THIS PROPERTY AND OBLIGATES ALL SUBSEQUENT OWNERS TO ADHERE TO THE STORMWATER MAINTENANCE PLAN ON FILE WITH THE CITY OF MURFREESBORO.
- THIS PROPERTY IS WITHIN THE SALE/RENTAL ASSESSMENT DISTRICT.
- PERMITTED EXTERIOR MATERIALS FOR THE PROPOSED HOMES ARE BRICK, STONE, AND CEMENT BOARD SIDING. VINYL WILL ONLY BE ALLOWED IN THE TRIM AND SOFFITS.
- A CONSOLIDATED UTILITY DISTRICT (CUD) "NET TAP EASEMENT" WILL BE REQUIRED TO BE SHOWN ON THE FINAL PLAT FOR ANY LOTS THAT REQUIRE THE WATER METER TO BE LOCATED ON AN ADJACENT LOT.
- CONSOLIDATED UTILITY DISTRICT (CUD) ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNIMPEDED BY DRIVEWAYS, SIDEWALKS, FENCING OR LANDSCAPING. PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE METER LOCATION. THIS 10'0" EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METER(S) AND SERVICE LINE(S) SEE DETAIL.

FINAL PLAT

THE GARDENS OF THREE RIVERS SUBDIVISION, RESUBDIVISION OF LOTS 103 & 130 OF SECTION 3

CITY OF MURFREESBORO, TENNESSEE
12th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

850 MODUL TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37079
PHONE (661) 880-7500 • FAX (661) 880-2587

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 103 & 130 ON A FINAL PLAT ENTITLED "SECTION 3 THE GARDENS OF THREE RIVERS" AS RECORDED IN PLAT BOOK 49, PAGE 101, R.O.C.R. 14. ALL OTHER INFORMATION ON SAID PLAT REMAINS THE SAME.

LOT AREA TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LOT NO.	FEET	ACRES
L1	N 0°15'13" E	107.50'	103	4,965.00	0.113
L2	N 0°15'13" E	107.50'	130	4,965.00	0.113
L3	N 0°15'13" E	107.50'	103	4,965.00	0.113
L4	N 0°15'13" E	107.50'	130	4,965.00	0.113
L5	N 0°15'13" E	107.50'	103	4,965.00	0.113
L6	N 0°15'13" E	107.50'	130	4,965.00	0.113
L7	N 0°15'13" E	107.50'	103	4,965.00	0.113
L8	N 0°15'13" E	107.50'	130	4,965.00	0.113
L9	N 0°15'13" E	107.50'	103	4,965.00	0.113
L10	N 0°15'13" E	107.50'	130	4,965.00	0.113
L11	N 0°15'13" E	107.50'	103	4,965.00	0.113
L12	N 0°15'13" E	107.50'	130	4,965.00	0.113
L13	N 0°15'13" E	107.50'	103	4,965.00	0.113
L14	N 0°15'13" E	107.50'	130	4,965.00	0.113
L15	N 0°15'13" E	107.50'	103	4,965.00	0.113
L16	N 0°15'13" E	107.50'	130	4,965.00	0.113
L17	N 0°15'13" E	107.50'	103	4,965.00	0.113
L18	N 0°15'13" E	107.50'	130	4,965.00	0.113
L19	N 0°15'13" E	107.50'	103	4,965.00	0.113
L20	N 0°15'13" E	107.50'	130	4,965.00	0.113
L21	N 0°15'13" E	107.50'	103	4,965.00	0.113
L22	N 0°15'13" E	107.50'	130	4,965.00	0.113
L23	N 0°15'13" E	107.50'	103	4,965.00	0.113
L24	N 0°15'13" E	107.50'	130	4,965.00	0.113
L25	N 0°15'13" E	107.50'	103	4,965.00	0.113
L26	N 0°15'13" E	107.50'	130	4,965.00	0.113
L27	N 0°15'13" E	107.50'	103	4,965.00	0.113
L28	N 0°15'13" E	107.50'	130	4,965.00	0.113
L29	N 0°15'13" E	107.50'	103	4,965.00	0.113
L30	N 0°15'13" E	107.50'	130	4,965.00	0.113
L31	N 0°15'13" E	107.50'	103	4,965.00	0.113
L32	N 0°15'13" E	107.50'	130	4,965.00	0.113
L33	N 0°15'13" E	107.50'	103	4,965.00	0.113
L34	N 0°15'13" E	107.50'	130	4,965.00	0.113
L35	N 0°15'13" E	107.50'	103	4,965.00	0.113
L36	N 0°15'13" E	107.50'	130	4,965.00	0.113
L37	N 0°15'13" E	107.50'	103	4,965.00	0.113
L38	N 0°15'13" E	107.50'	130	4,965.00	0.113
L39	N 0°15'13" E	107.50'	103	4,965.00	0.113
L40	N 0°15'13" E	107.50'	130	4,965.00	0.113
L41	N 0°15'13" E	107.50'	103	4,965.00	0.113
L42	N 0°15'13" E	107.50'	130	4,965.00	0.113
L43	N 0°15'13" E	107.50'	103	4,965.00	0.113
L44	N 0°15'13" E	107.50'	130	4,965.00	0.113
L45	N 0°15'13" E	107.50'	103	4,965.00	0.113
L46	N 0°15'13" E	107.50'	130	4,965.00	0.113
L47	N 0°15'13" E	107.50'	103	4,965.00	0.113
L48	N 0°15'13" E	107.50'	130	4,965.00	0.113
L49	N 0°15'13" E	107.50'	103	4,965.00	0.113
L50	N 0°15'13" E	107.50'	130	4,965.00	0.113
L51	N 0°15'13" E	107.50'	103	4,965.00	0.113
L52	N 0°15'13" E	107.50'	130	4,965.00	0.113
L53	N 0°15'13" E	107.50'	103	4,965.00	0.113
L54	N 0°15'13" E	107.50'	130	4,965.00	0.113
L55	N 0°15'13" E	107.50'	103	4,965.00	0.113
L56	N 0°15'13" E	107.50'	130	4,965.00	0.113
L57	N 0°15'13" E	107.50'	103	4,965.00	0.113
L58	N 0°15'13" E	107.50'	130	4,965.00	0.113
L59	N 0°15'13" E	107.50'	103	4,965.00	0.113
L60	N 0°15'13" E	107.50'	130	4,965.00	0.113
L61	N 0°15'13" E	107.50'	103	4,965.00	0.113
L62	N 0°15'13" E	107.50'	130	4,965.00	0.113
L63	N 0°15'13" E	107.50'	103	4,965.00	0.113
L64	N 0°15'13" E	107.50'	130	4,965.00	0.113
L65	N 0°15'13" E	107.50'	103	4,965.00	0.113
L66	N 0°15'13" E	107.50'	130	4,965.00	0.113
L67	N 0°15'13" E	107.50'	103	4,965.00	0.113
L68	N 0°15'13" E	107.50'	130	4,965.00	0.113
L69	N 0°15'13" E	107.50'	103	4,965.00	0.113
L70	N 0°15'13" E	107.50'	130	4,965.00	0.113
L71	N 0°15'13" E	107.50'	103	4,965.00	0.113
L72	N 0°15'13" E	107.50'	130	4,965.00	0.113
L73	N 0°15'13" E	107.50'	103	4,965.00	0.113
L74	N 0°15'13" E	107.50'	130	4,965.00	0.113
L75	N 0°15'13" E	107.50'	103	4,965.00	0.113
L76	N 0°15'13" E	107.50'	130	4,965.00	0.113
L77	N 0°15'13" E	107.50'	103	4,965.00	0.113
L78	N 0°15'13" E	107.50'	130	4,965.00	0.113
L79	N 0°15'13" E	107.50'	103	4,965.00	0.113
L80	N 0°15'13" E	107.50'	130	4,965.00	0.113
L81	N 0°15'13" E	107.50'	103	4,965.00	0.113
L82	N 0°15'13" E	107.50'	130	4,965.00	0.113
L83	N 0°15'13" E	107.50'	103	4,965.00	0.113
L84	N 0°15'13" E	107.50'	130	4,965.00	0.113
L85	N 0°15'13" E	107.50'	103	4,965.00	0.113
L86	N 0°15'13" E	107.50'	130	4,965.00	0.113
L87	N 0°15'13" E	107.50'	103	4,965.00	0.113
L88	N 0°15'13" E	107.50'	130	4,965.00	0.113
L89	N 0°15'13" E	107.50'	103	4,965.00	0.113
L90	N 0°15'13" E	107.50'	130	4,965.00	0.113
L91	N 0°15'13" E	107.50'	103	4,965.00	0.113
L92	N 0°15'13" E	107.50'	130	4,965.00	0.113
L93	N 0°15'13" E	107.50'	103	4,965.00	0.113
L94	N 0°15'13" E	107.50'	130	4,965.00	0.113
L95	N 0°15'13" E	107.50'	103	4,965.00	0.113
L96	N 0°15'13" E	107.50'	130	4,965.00	0.113
L97	N 0°15'13" E	107.50'	103	4,965.00	0.113
L98	N 0°15'13" E	107.50'	130	4,965.00	0.113
L99	N 0°15'13" E	107.50'	103	4,965.00	0.113
L100	N 0°15'13" E	107.50'	130	4,965.00	0.113

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1

OCTOBER 30, 2024

PROJECT PLANNER: SLOANE LEWIS

6. b. **Mandatory Referral [2024-723] to consider the dedication of an electric easement on City-owned property located along Veterans Parkway, Middle Tennessee Electric applicant.**



In this mandatory referral, the Planning Commission is being asked to consider the dedication of an electric easement for Middle Tennessee Electric (MTE) on property that the City owns on Veterans Parkway for a proposed electrical infrastructure upgrade from Highway 96 to Blackman Road. According to MTE, the purpose of this upgrade is to keep up with the heavy growth and electrical demand in the area. This electrical easement will serve the City-owned property designated for the Veterans Park development. An exhibit depicting the location of the proposed power line and easement is included in the agenda materials. 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, Middle Tennessee Electric 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 instruments to formally dedicate the proposed easement in question. The legal instruments will be subject to final review and approval of the Legal Department.
2. Middle Tennessee Electric will also be responsible for recording these instruments, including payment of the recording fee.



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

Job Number: 16424056

Location: Veterans Parkway DC
Description:

Map Reference: 5149-Q

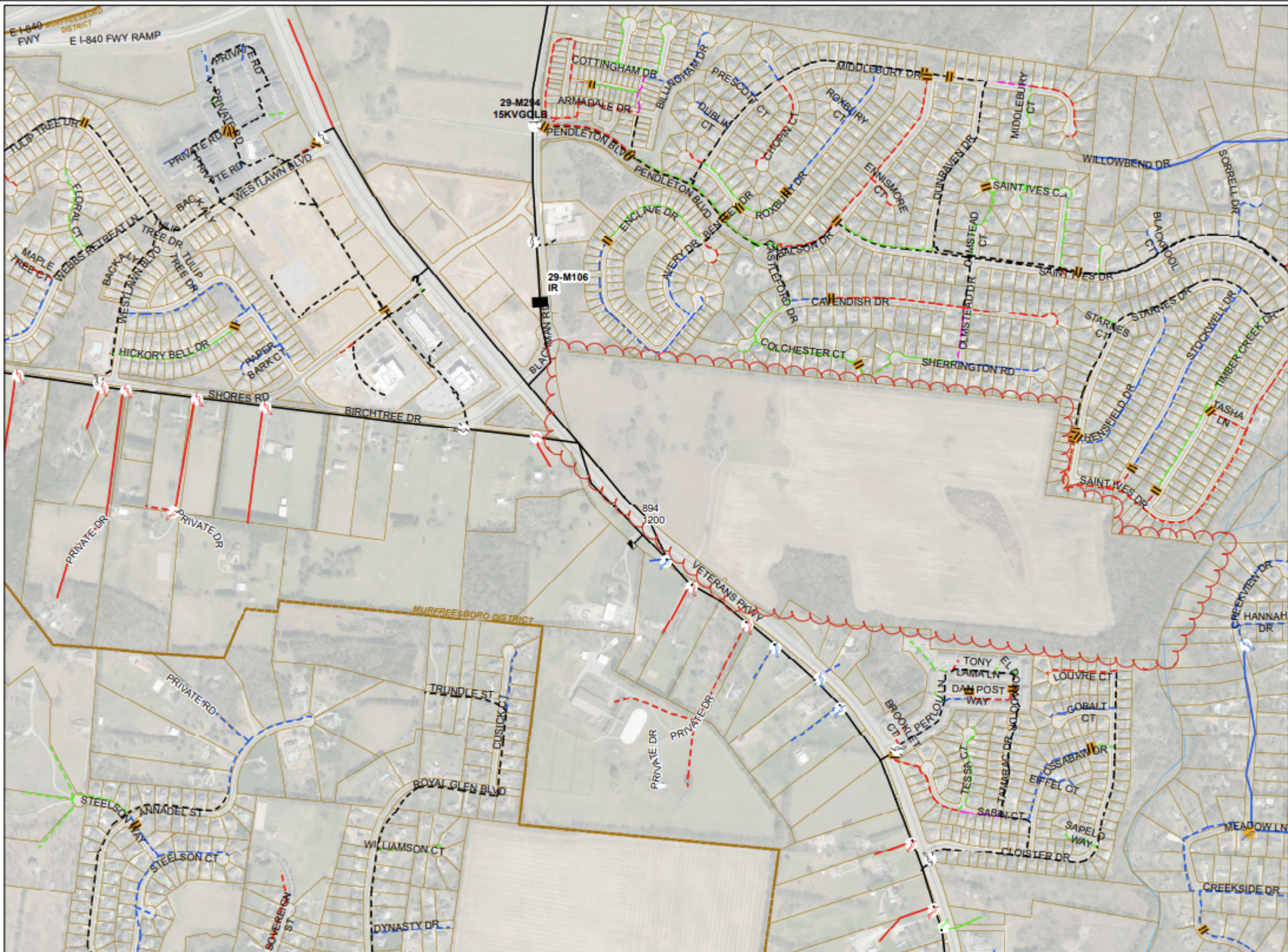
Circuit:

Protective Device:

Switch Number:

Scale: 1 inch = 104 feet

Print Date: 9/20/2024



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

Job Number: 16424056

Location: Veterans Parkway DC
Description:

Map Reference: 5149-Q

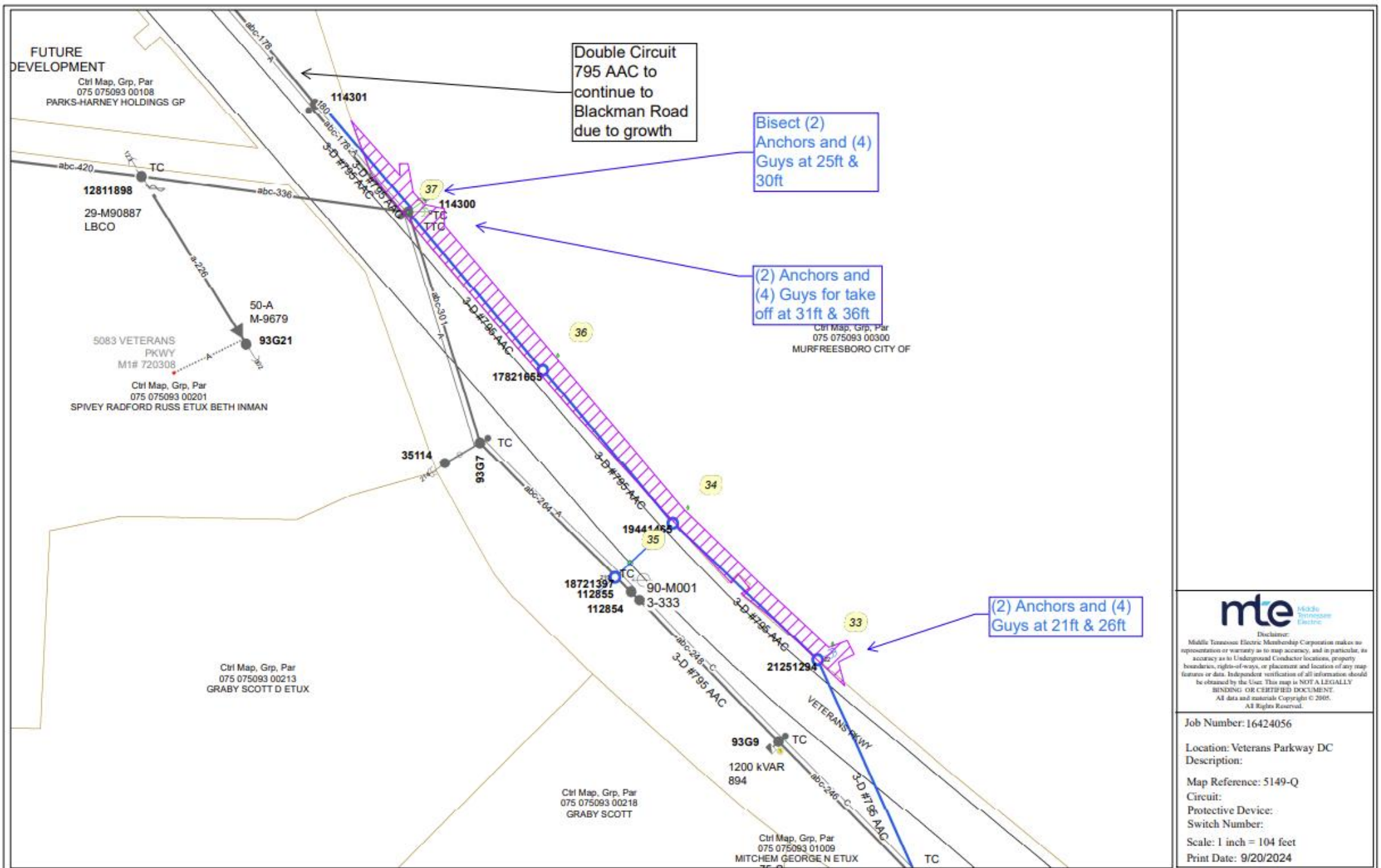
Circuit:

Protective Device:

Switch Number:

Scale: 1 inch = 667 feet

Print Date: 9/19/2024



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

Job Number: 16424056
Location: Veterans Parkway DC
Description:
Map Reference: 5149-Q
Circuit:
Protective Device:
Switch Number:
Scale: 1 inch = 100 feet
Print Date: 9/20/2024



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: 093/003.00

Address (if applicable): 4908

Street Name (if abandonment of ROW):

Type of Mandatory Referral: Right of Way easement needed

Applicant Information:

Name of Applicant: Mathue Bean

Company Name (if applicable): Middle Tennessee Electric Membership Corporation

Street Address or PO Box: 555 New Salem Hwy

City: Murfreesboro

State: TN

Zip Code: 37129



555 New Salem Highway
Murfreesboro, TN 37129

1.877.777.9020 mte.com

September 20, 2024

RE: City of Murfreesboro Property located at 4908 Veterans Pkwy Map 93 Parcel 003.00

To whom it may concern,

Middle Tennessee Electric is currently obtaining easements to build a double-circuit 795 AAC line on Veterans Pkwy from Hwy 96 to all the way to Blackman Rd to keep up with the heavy growth and electrical demand in the area. In doing this upgrade it will affect a parcel owned by the City of Murfreesboro.

We will be building a 795 AAC single circuit line across a section of the road frontage on this piece of property. This will also provide capacity and multiple options to serve the City of Murfreesboro in future. Please see attached maps showing the scope of work for this project.

Please reach out if you would like to discuss further or have any questions.

Sincerely,

Mathue Bean

Mathue Bean
Corporate Development Engineer

Right-of-Way Easement

This instrument prepared by: MTE
555 New Salem Highway, Murfreesboro, TN 37129
CMB Employee Initials



Service Location # N/A Meter Set SO # N/A WO# 16424056

Grantor: City of Murfreesboro And/by _____

Select one of the following: ☐unmarried ☐married ☒business entity

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Grantor, whether one or more, does hereby grant unto Middle Tennessee Electric Membership Corporation, a Tennessee not-for-profit corporation ("Grantee" or "MTE"), its affiliates, successors or assigns, a perpetual easement (the "Easement") that, except as may be otherwise indicated on Exhibit 1, if attached, shall be twenty feet (20') from the centerline (total of 40') for any overhead transmission and/or distribution line or system, including anchoring, and ten feet (10') from the centerline (total of 20') for any underground transmission and/or distribution line or system with the right to:

- install, construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system;
- inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Grantee may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, poles, guy wire and anchors, hand holes, manholes, connection boxes, transformers and transformer enclosures;
- cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery within the Easement, or any tree that may interfere with or threaten to endanger the operation and maintenance of said line or system;
- prohibit, prevent and restrict the planting and/or maintenance of any trees, shrubbery or vegetation not approved in writing by Grantee (except those trees that appear on MTE's approved standard planting guide) which approval may be withheld by Grantee in its sole discretion if it determines said trees, shrubbery or vegetation may in the future interfere with or threaten to endanger the operation and maintenance of said line or system;
- prohibit the planting of any trees, shrubbery or vegetation within 15' of a pole or pad-mounted equipment;
- keep the Easement clear of all buildings, structures or other obstructions;
- license, permit or otherwise agree to the joint use or occupancy of the lines, system or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation for electrification, for other utility or commercial purposes;
- install and maintain guy additions to overhead lines if any portion of the lines or system is placed underground;

over, across; and through the land owned by Grantor as further described below (the "Property");

County Rutherford State of Tennessee Tax Map: 93 Group: _____ Parcel: 003.00

Address 4908 Veterans Pkwy, Murfreesboro, TN 37128
House/building# _____ Street/Road Name _____ City _____ Zip _____

and such Property being of record in Deed Book 2309, Page 3251, Register's Office of the above-named county, and as may be further described according to Exhibit 1 attached hereto and incorporated herein by reference, if attached, together with the right of ingress and egress over adjacent lands of the Grantor, and Grantor's successors and assigns for the purposes of this Easement.

The Grantor agrees that all poles, wires, and other facilities, including any main service entrance equipment, installed in, upon or under the Property at Grantee's expense shall remain the property of the Grantee and removable at the option of the Grantee. The Grantor hereby expressly releases any claims, demands, actions, or causes of action for trespass related to the Grantee's use of this Easement as described herein. The grant and other provisions of this Easement shall run with the land for the benefit of the Grantee, its affiliates, successor and assigns.

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of _____, 202____.

Print Name/Title of Authorized Signatory

Print Name/Title of Authorized Signatory

Legal Signature

Legal Signature

STATE OF _____

STATE OF _____

COUNTY OF _____

COUNTY OF _____

On the _____ day of _____, 202____, personally appeared before me, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

On the _____ day of _____, 202____, personally appeared before me, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Notary Signature

My Commission Expires

Notary Signature

My Commission Expires



**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Chair Jones and Members of the Planning Commission
CY: Chris Griffith, Joe Ehleben
FROM: David A. Ives
DATE: September 30, 2024
RE: Temporary Construction Easement to TDOT

**CONSENT AGENDA
MANDATORY REFERRAL**

TDOT has need for a Temporary Construction Easement across a portion of the City's Thompson Lane Trailhead in connection with the upcoming reconstruction of North Thompson Lane.

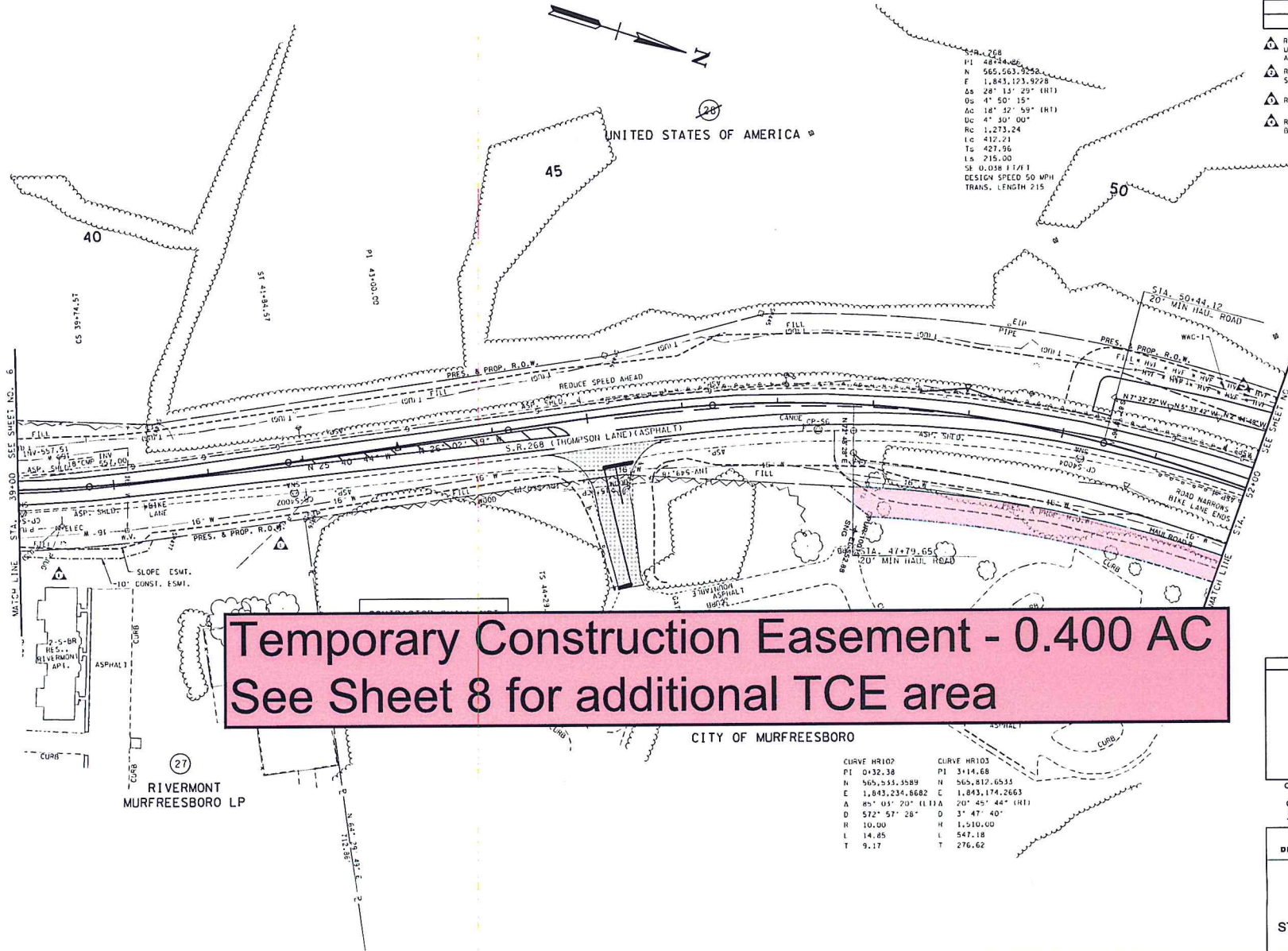
A drawing showing the proposed TCE is attached.

Staff requests that Planning Commission recommend to City Council granting this TCE to TDOT.

I will be happy to answer any questions.

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-268(4)	7
CONST.	2022	STP-M-268(4)	7

- REVISD 3-2-2022: ADDED UNDERGROUND UTILITIES, DIRECTION OF FLOW ARROW AND MODIFIED FEATURE DESCRIPTION.
- REVISD 12-19-2023: ALIGNMENT SHIFT BEGIN AT STA. 44+00.
- REVISD 2-29-2024: HAUL ROADS ADDED.
- REVISD 5-28-2024: REVISED HAUL ROAD D. REVISED NOTE.



SEALED BY

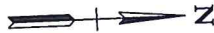
R.O.W.
PLANS

COORDINATES ARE NAD 83(1985), ARE DATUM ADJUSTED BY THE FACTOR OF 1.000070 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 1988.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PRESENT
LAYOUT

STA. 39+00 TO STA. 52+00
SCALE: 1"= 50'

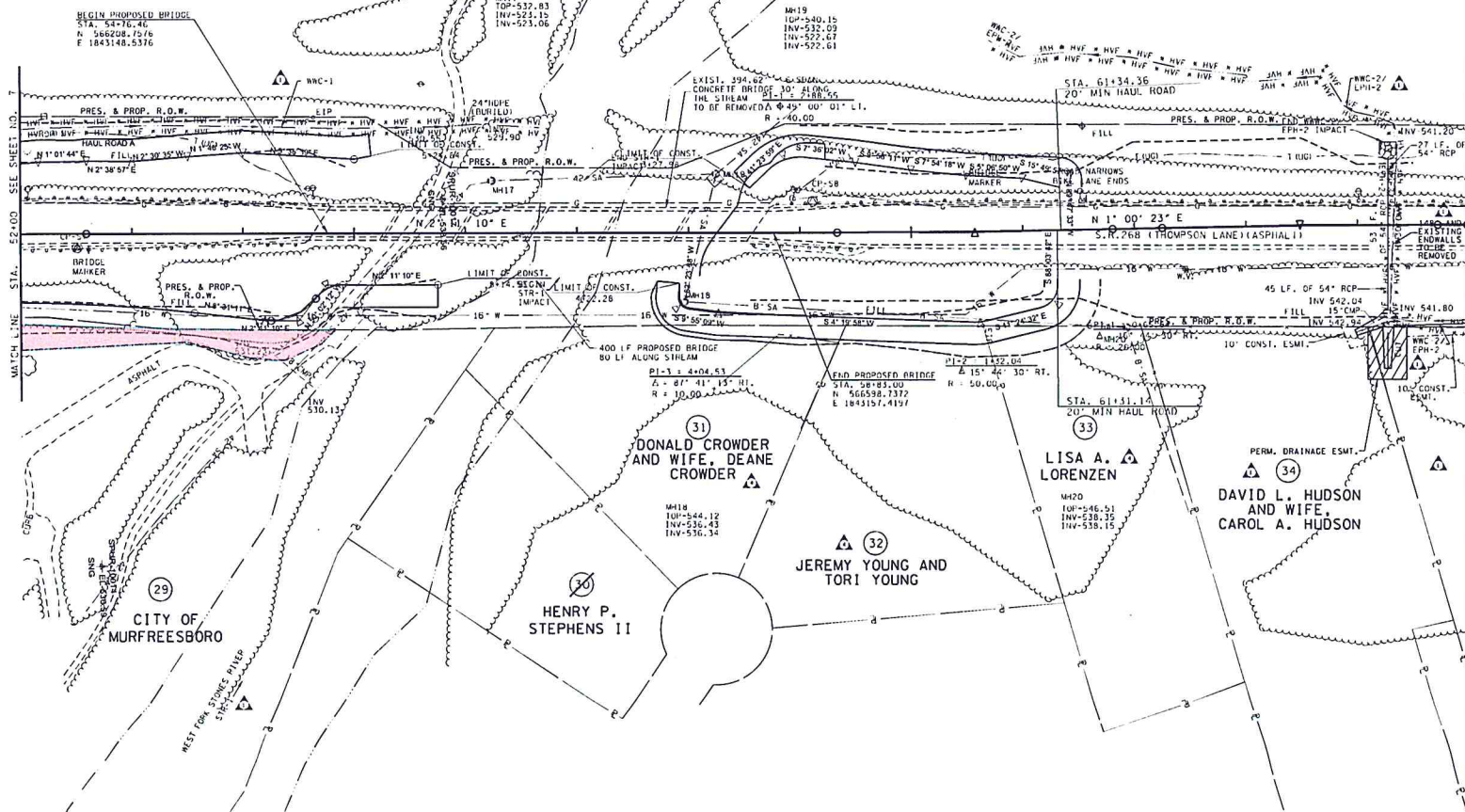


UNITED STATES OF AMERICA

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2019	STP-M-268(4)	8
CONST.	2022	STP-M-268(4)	8

- REVISD 3-2-2022: UPDATED GENERAL COMMENTS FROM ENVIRONMENTAL ASSESSMENT, UPDATED CALLOUTS, REMOVED NEILAND, ADDED FLOW DIRECTION ARROWS AND MODIFIED FEATURE DESCRIPTION, UPDATED PROPERTY LINES FOR TRACTS 34 & 35.
- REVISD 12-19-2023: ALIGNMENT SHIFT END AT STA. 65+00, EQUATION ADDED AT MATCHLINE.
- REVISD 2-29-2023: HAUL ROADS ADDED.
- REVISD 5-28-2024: UPDATED PROPERTY LINES FOR TRACTS 31, 32, AND 33. REVISED HAUL ROAD D.

STA. 56+68.00 S.R. 268 (THOMPSON LANE)
400 LF PROPOSED BRIDGE OVER WEST
FORK STONES RIVER
CONSIST OF 4 SPANS WITH 48" BOX BEAMS
WITH COMPOSITE CONCRETE DECK SLAB
4 SPAN BRIDGE (40100 LF) - 400 LF
86.00' BRIDGE WIDTH



SEALED BY

R.O.W.
PLANS

COORDINATES ARE NAD 83(1995), ARE
DATUM ADJUSTED BY THE FACTOR
OF 1.000070 AND TIED TO THE TORN.
ALL ELEVATIONS ARE REFERENCED
TO THE NAVD 1988 WITH GEOID 1988.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PRESENT
LAYOUT

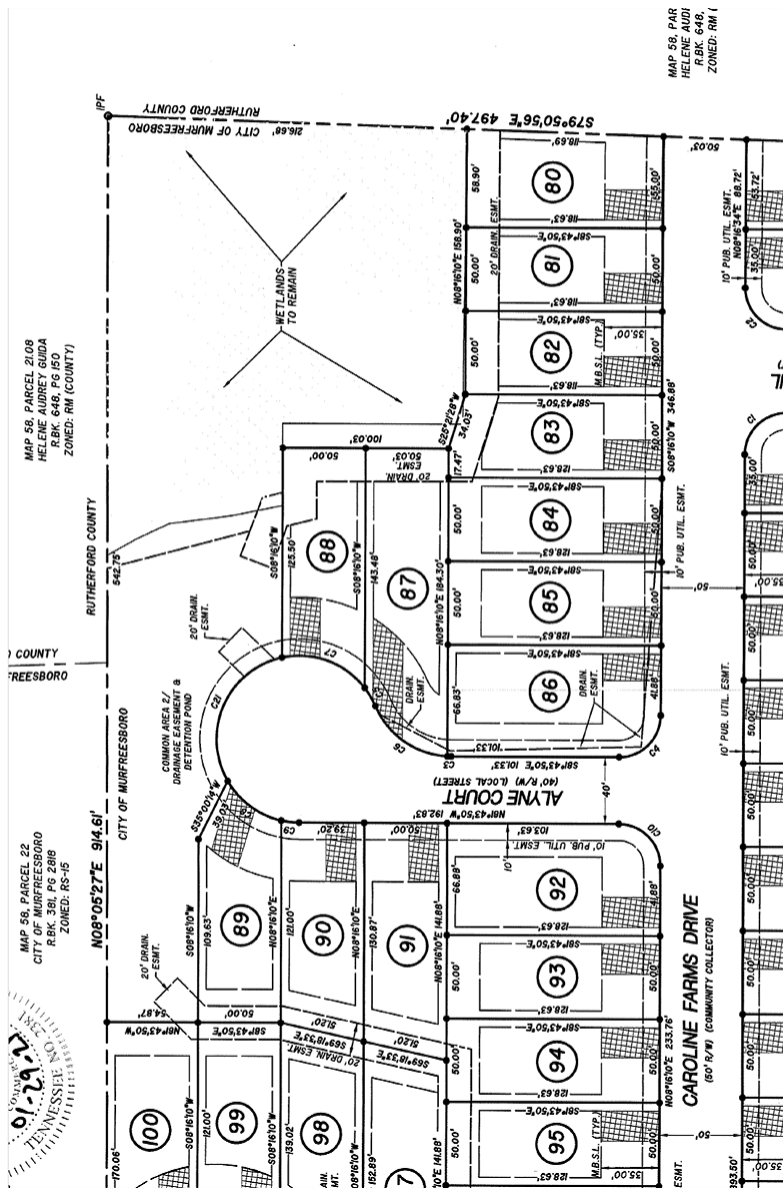
STA. 52+00 TO STA. 64+98.54
SCALE: 1"= 50'

**MURFREESBORO PLANNING COMMISSION
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6.d. Mandatory Referral [2024-727] to consider the acquisition of property located along Caroline Farms Drive, City of Murfreesboro Administration Department applicant.

In this mandatory referral, Caroline Farms, LLC proposes to transfer to the City of Murfreesboro certain common areas within the Caroline Farms development. The common area/mail kiosk area is proposed to provide access from Caroline Farms Drive to a proposed greenway trail to the east. Additionally, common area containing stormwater management features and preserved wetlands will be transferred to the City supplementing additional preserved and enhanced wetland areas in the Siegel Park and Cherry Lane area. Caroline Farms will retain the responsibility to manage the mail kiosk and stormwater management areas included in the transferred parcels.

Caroline Farms Stormwater Management Common Area



Caroline Farms Mail Kiosk Common Area



**MURFREESBORO PLANNING COMMISSION
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- 6.e. Mandatory Referral [2024-726] to consider the acquisition of four parcels located at the intersection of Northwest Broad Street and South Front Street, City of Murfreesboro Administration Department applicant.**

In this mandatory referral, the Ransom Trust properties located west of Northwest Broad Street at its intersection with South Front Street will be impacted by proposed roadway improvements on both Northwest Broad Street and South Front Street. Construction of a right turn lane from Northwest Broad onto South Front impacts the drives, access, parking, and signage of the parcel with the Yard Sale store and the parcel formerly occupied by the Camino Real restaurant. Additionally, signalization and modifications to the South Front Street approach will restrict vehicular access to the Yard Sale parcel. Further, elimination of conflicts at signalized intersections greatly improves traffic and signal efficiency. City staff approached the owner, the Ransom Trust, and the Ransom Trust requested that the City acquire all four parcels it owns at this intersection. Acquisition of the parcels will facilitate the signalization of and improvements to the Northwest Broad and South Front/West Vine intersection.

