

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

DECEMBER 4, 2024
6:00 PM

Kathy Jones
Chair

- 1. Call to order.**
- 2. Determination of a quorum.**
- 3. Public Comments.**
- 4. Public Hearings and Recommendations to Council:**
 - a. Zoning application [2024-418] for approximately 8.17 acres located along Joe B Jackson Parkway to be rezoned from H-I to CH, Athena Hospitality Group applicant. (Project Planner: Holly Smyth)
 - b. Mandatory Referral [2024-725] to consider the abandonment of two segments of East Northfield Boulevard right-of-way, Haury & Smith Contractors, Inc. applicant. (Project Planner: Holly Smyth)
- 5. Staff Reports and Other Business:**
 - a. Robert Rose Drive Commercial, 3rd Resubdivision of Lot 3 & 2nd Resubdivision of Lot 2 [2024-2093] final plat for 2 lots on 5.7 acres zoned CH, L-I, & GDO-1 located along Robert Rose Drive, City of Murfreesboro developer. (Project Planner: Matthew Blomeley)
- 6. Adjourn.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS - DECEMBER 4, 2024
PROJECT PLANNER: HOLLY SMYTH**

4.a. Zoning application [2024-418] for approximately 8.17 acres located along Joe B Jackson Parkway to be rezoned from H-I to CH, Athena Hospitality Group applicant.

The applicant, Athena Hospitality Group, is requesting to rezone their property under contract, with the dashed red line below, known as Tax Map 126, Parcel 050.36 from Heavy-Industrial (H-I) to Commercial Highway (CH) to allow for their proposed extended stay hotel project. The five adjacent lots to the northwest of this property, highlighted with the yellow dashed line only, are also being reviewed to potentially change to CH as well, as they are developing or have developed with commercial uses, as opposed to industrial uses, which are all allowed in the CH zone district. These additional parcels were added to the study area in order to look at the area more comprehensively and to assess whether a larger transition from CH to H-I would be warranted. A detailed analysis of legal implications of rezoning solely the applicant parcel versus the larger study area (in the context of “spot zoning”) will be provided to the Planning Commission at the meeting. All six properties are located along the south side of Joe B Jackson Parkway east of Elam Farms Parkway shown on the highlighted maps below. The following table summarizes the various property information. The real estate broker has reached out to adjacent properties and received some written confirmations of individual owners wanting to be rezoned to CH as denoted below. Additional information may be provided at the public hearing.

| <u>Use</u> | <u>Tax Map & Parcel and potential address</u> | <u>Acreage</u> | <u>Affirming individual zone change</u> |
|--|---|-------------------|---|
| Vacant (potential extended stay hotel) | Tax Map 125, Parcel 050.36 | 2.34 acres | Original applicant |
| Gas station/convenience store | Tax Map 125, Parcel 050.35 at 1646 Joe B Jackson Pkwy | 1.34 acres | Yes |
| Taco Bell under construction | Tax Map 125, Parcel 050.34 at 1634 Joe B Jackson Pkwy | 1.11 acres | Yes |
| Waffle House restaurant | Tax Map 125, Parcel 050.33 at 1622 Joe B Jackson Pkwy | 0.54 acres | |
| Vacant | Tax Map 125, Parcel 050.32 | 1.41 acres | |
| Vacant | Tax Map 125, Parcel 050.00 | 1.43 acres | Yes |
| TOTAL | | 8.17 acres | |



Adjacent Land Use and Zoning

As shown on the map above, all six of the properties are currently zoned Heavy Industrial (H-I). The surrounding area consists of either Heavy Industrial or Light Industrial zoning on all sides. A pocket of some Commercial Highway (CH) zoned property is located 300' west of the proposed six properties closer to the I-24 interchange. The southernmost of the subject properties, which is proposed to be developed with an Extended Stay Hotel, has already received a sewer allocation variance for a hotel use. South of this red dashed property, Tax Map 126. Parcel 050.45 was recently purchased by TDOT with the intent of being developed into their maintenance yard which is a more intense heavy industrial land use. The developed Key Oil site is due west of the red dashed parcel, that originally triggered the entire area being zoned to H-I. Other surrounding land uses include a mixture of other large scale industrial buildings with some vacant properties.

Future Land Use Map:

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates "General Industrial" as the most appropriate land use character for the six parcels, as shown on the map below. The intent of the "General Industrial" land use classification is to provide facilities for design, assembly, finishing, packaging, and storing of products or materials that have usually been processed at least once. These activities are generally characterized as "clean", since they produce a relatively small amount of environmental outputs. The general characteristics of "General Industrial" is predominantly characterized by large parking and storage yards and minimal greenspace.

General industries include facilities for administration, research, assembly, storage, warehousing, and shipping. Zoning Districts other than the suggested compatible districts of LI, GI, and PID may be evaluated on a case-by-case basis (suggesting districts such as H-I and CH might be appropriate to evaluate).

Within 300' west of the proposed zone change area, the land use designation is “*General Commercial*”. Auto-Urban environments tend to have commercial uses that include higher intensity with a trade area outside of Murfreesboro and/or require a large amount of land for their operations. Uses include regional shopping centers, grocery, hotels, gas stations, restaurants, and “big box” retailers. Due to the potential for these uses to generate high traffic volumes, their location should be on or with adequate access to arterial roadways.



The March 2023 *Update to Murfreesboro 2035 Comprehensive Plan Chapter 4 : Land Use Addendum* (aka “*Addendum*”) at pages 2-4 states that there are certain input factors that were important considerations that were integrated into the Future Land Use Map revisions which included: fostering or creating economic development, creating a better quality of life, including but not limited to a sense of community, healthy neighborhoods, and that “a transition policy would be established to give flexibility within or between property lines to allow land use policy to be shaped relative to a site’s context as well as its designated property boundary.” Additionally, “reasons to allow for transition flexibility.....should be evaluated based upon a site’s specific surrounding context and the current goals of city leadership.”

Some examples of where transitions or changes might occur include where “current land development patterns support the expansion or contraction of a specific land use boundary or a land use change.” Because half of the subject parcels have already been developed with these types of “*General Commercial*” uses, some of this area might be

considered ripe for application of the transitional policy to a commercial designation. However, Guiding Principle 11 on page 6 of the Addendum, encourages development patterns that “provide appropriate transitions and/or buffering between differing land use intensities”.

If the rezoning request is approved, 10'-wide Type A landscape buffers would be required to be installed with the development of the CH parcel where it abuts an H-I parcel, as well as with the development of the H-I parcel where it abuts a CH parcel. However, when two adjacent parcels have the same zone designation, as is the case now, no landscape buffer would be required with new construction; only the standard perimeter planting yards would be required. As to uses, the CH zone district allows convenience stores, gasoline sales, restaurants, drive-thrus, and extended stay hotel in existence or envisioned, but some of the uses that it would not allow include automotive/motor Vehicle repair, automobile body shop, motor vehicle sales, rental (other than automobiles) or (medium & heavy duty commercial vehicles), crematory, gun sales, livestock auction, and most “Industrial” classified uses (see Chart 1 attached). Several of the existing owners have provided written support of the zone change for the primary parcel as well as their own parcel per the attached supporting correspondence that were captured in the above summary table. If additional written information is obtained between now and the meeting, that correspondence will be shared with the Planning Commission

The Planning Commission will need to determine whether or not the request for rezoning a single parcel or multiple parcels is consistent with the transition intent of the comprehensive plan. If not, the Planning Commission will need to decide whether or not this is an appropriate deviation from the recommendations of the Comprehensive Plan.

Department Recommendation

Staff would be supportive of a zone change to all 6 parcels to CH given the above background and the following reasons:

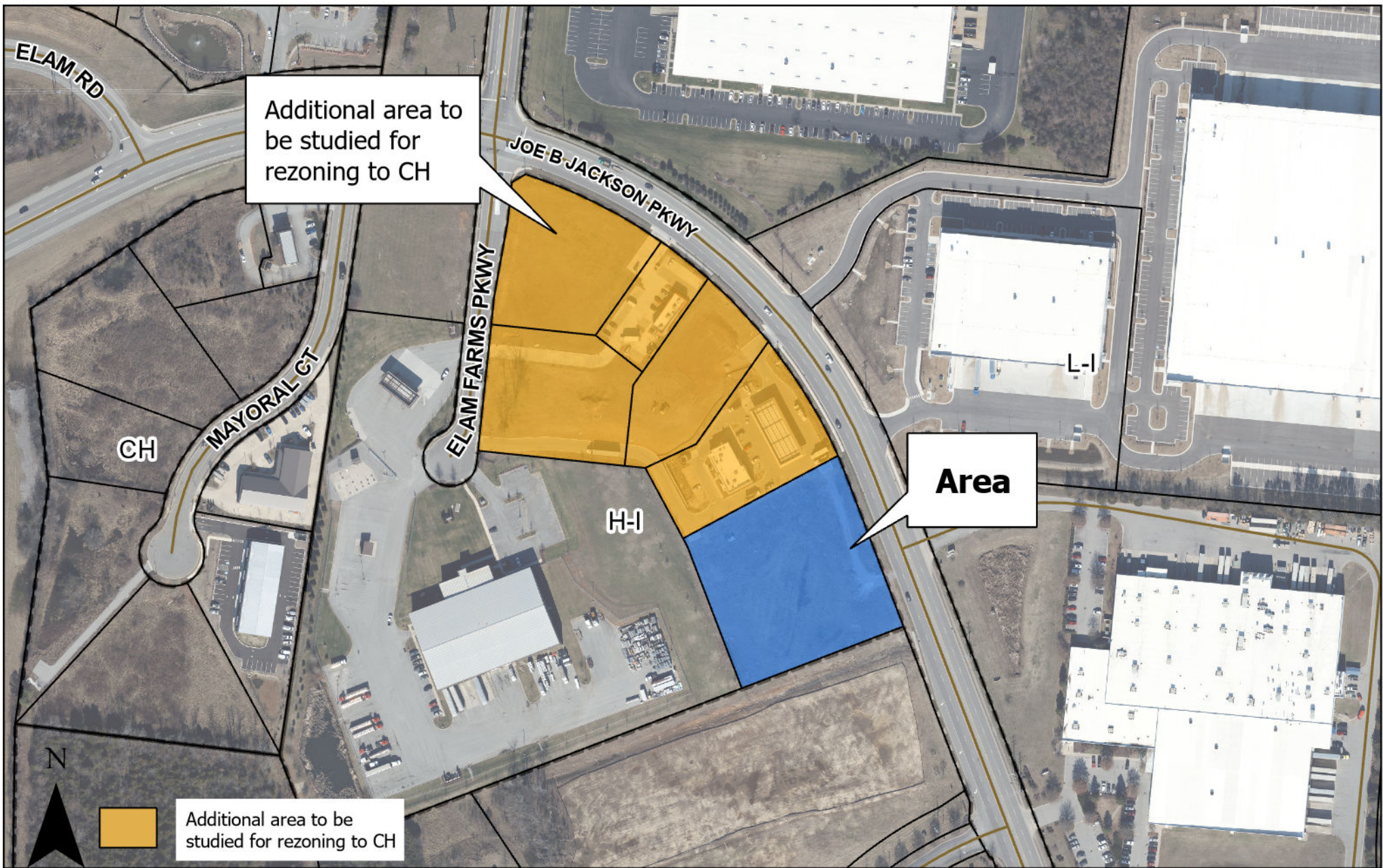
- 1) The uses of the existing developed parcels in the study area are more commercial in nature and the undeveloped parcels in the study area are expected to develop with commercial uses as well, rather than potentially intense uses of the H-I district, creating a more contiguous transitional area between the more commercial area near the interchange to the more industrial area further away from the interchange.
- 2) A Type A buffer will be required to be installed on both sides of the lot lines where CH zoning is adjacent to H-I zoning, which will assist in mitigating negative impacts from potentially incompatible uses.

Action Needed

The applicant will be present at the Planning Commission to provide further information on the proposed zoning request. The Planning Commission should conduct a public hearing, after which it will need to formulate a recommendation to City Council.

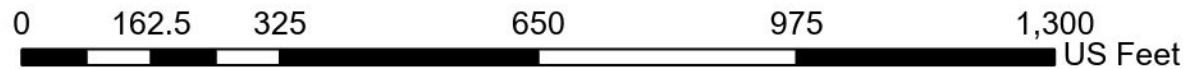
Attachments:

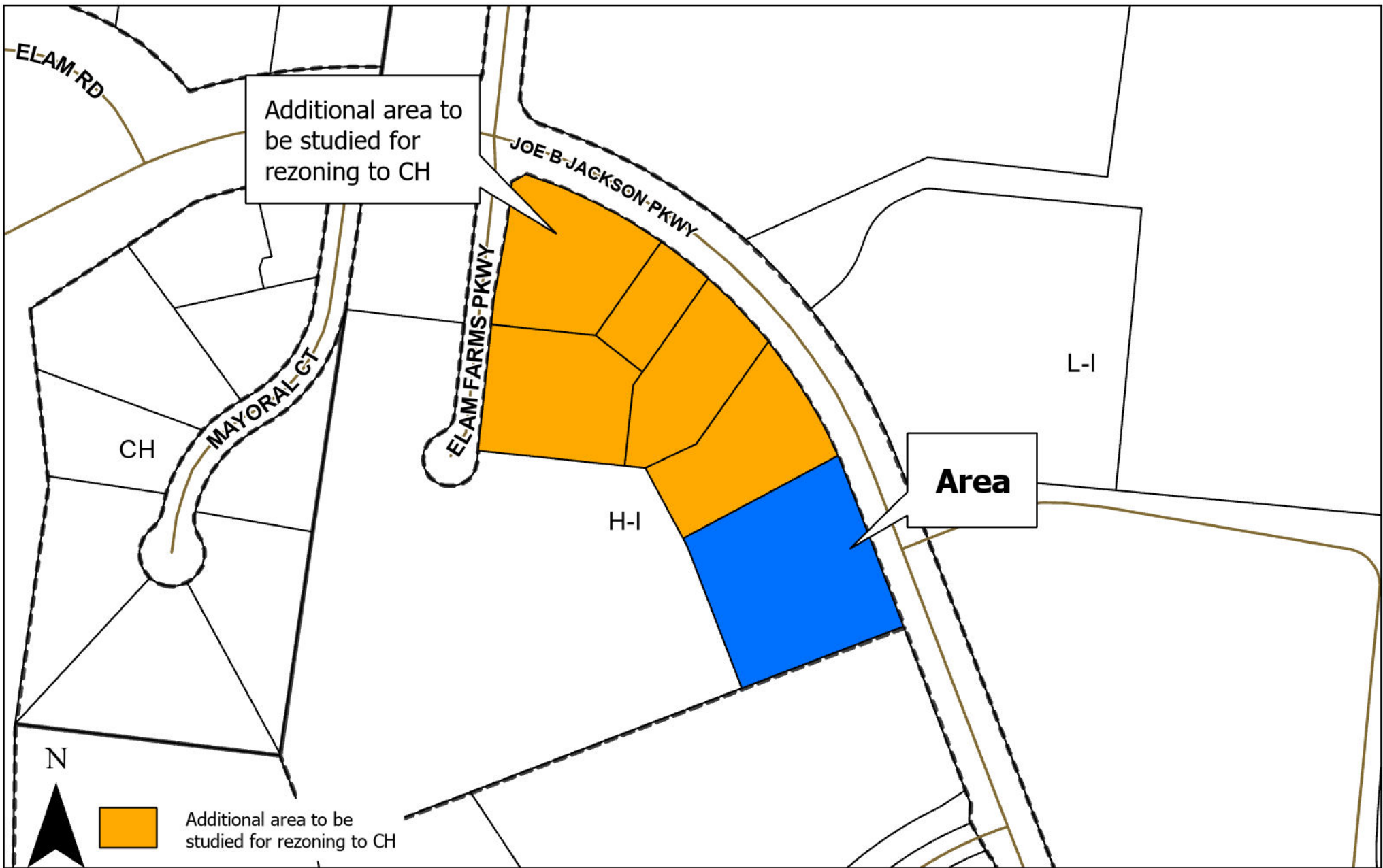
- Ortho Zone Map
- No-ortho Zone Map
- Zoning Ordinance Chart 1
- Correspondence of Support for Zone Change



Rezoning request for property along Joe B Jackson Parkway
H-I to CH

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





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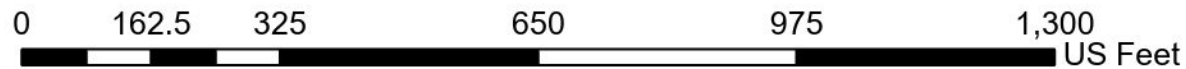


Chart 1
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Revised by Ordinance 24-O-31 passed October 17, 2024

| USES PERMITTED ¹ | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | OVERLAY | | | | | | | | |
|---|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|---|-----|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | RMO | OG R | OG | CL | CF ¹⁴ | CH | MU | CBD | HI | | GI | L | CM-RS 8 | CM-R | CM | CU | P | ccc |
| 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 | X ¹ | | |
| Assisted-Care Living Facility ¹⁵ | | | | | | | S | X | X | X | | X | X | X | X | X | X | X | X | X | X | X | | X | X | X | S | |
| Bed-and-Breakfast Homestay | S | S | S | S | S | | S | S | X | S | | S | X | X | X | X | X | X | X | X | X | | S | S | S | S | X | |
| Bed-and-Breakfast Inn | S | S | S | S | S | | S | S | X | S | | S | X | X | X | X | X | X | X | X | X | | S | S | S | S | X | |
| Boarding House ¹⁵ | | | | | | | S | S | X | X | | S | X | X | X | X | X | X | X | X | X | | | S | S | S | X | |
| Class I Home for the Aged ¹⁵ | S | S | S | S | S | S | S | X | X | X | | 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 | X | X | X | X | | | S | S | S | S | |
| Class III Home for the Aged ¹⁵ | S | S | S | S | S | | S | S | S | S | | S | X | X | X | X | X | X | X | X | X | | | S | S | S | S | |
| Emergency Shelter | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| Extended Stay Hotel/Motel | | | | | | | | | | | | | | | | | X | X | | | | | | | | | | |
| Family Crisis Shelter | | | | | | | | | | | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | | |
| Family Violence Shelter | | | | | | | S | S | | | S | S | S | X | X | | | | | | | | X | X | X | X | S | |
| Fraternity/Sorority | | | | | | | S | S | | | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | | |
| Group Shelter | | | | | | | S | S | | | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | N | |
| Hotel | | | | | | | | | | | | | | | | X | 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 | S ¹¹ | S ¹¹ | S ¹¹ | X ¹¹ | X ¹¹ | X ¹¹ | X ¹¹ | X ¹¹ | X ¹¹ | X ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | | | |
| Mission | | | | | | | | | | | | | | | | | | | | | | | S | S | S | | | |
| Mobile Homes | | | | | | | | | | | | | | | | | | | | | | | | | | | N | |
| Motel | | | | | | | | | | | | | | | | | X | X | | | | X | X | X | | | N | |
| Rooming House | | | | | | | S | S | S | | | | | | | | | | | | | | | S | S | X | | |
| Student Dormitory | | | | | | | S | S | 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
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| USES PERMITTED ¹ | 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-B | CM-R | CM | CU | P |
| INSTITUTIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Day Care Center | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | X | X | S | X | X | | | |
| Adult Day Care Home | S | S | S | S | S | S | S | S | S | S | S | X | S | X | X | X | X | X | X | X | X | X | X | X | | | |
| Airport, Heliport ² | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | N |
| Cemetery, Mausoleum | 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 | | |
| Church ¹³ | S | S | S | S | S | S | S | X | X | S | S | S | X | X | X | X | X | X | X | X | X | S | S | X | X | | |
| College, University | | | | | | | | | | | | X | X | | | | X | | | | | X | X | X | | | |
| Day-Care Center | | | | | | | S | S | S | | S | S | S | X | X | X | X | X | X | X | X | S | S | S | | | |
| Family Day-Care Home | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | X | S | S | S | X | | |
| Group Day-Care Home | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | X | S | S | S | S | X | |
| Hospital | | | | | | | | | | | | X | X | | | X | X | X | X | X | X | X | X | X | | | |
| Lodge, Club, Country Club ¹³ | S | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | S | S | S | | | |
| Mental Health Facility | | | | | | | | | | | | X | X | X | | | X | X | X | X | X | X | X | X | | | |
| Morgue | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | N | |
| Museum | | | | | | | S | S | S | | S | S | S | S | X | X | X | X | X | X | X | S | S | S | X | S | |
| Nursery School | | | | | | | S | S | S | | S | S | S | S | S | X | X | X | X | X | X | S | S | S | S | X | |
| Nursing Home | | | | | | | | | | | | X | X | S | S | S | X | X | X | X | X | X | X | X | | | |
| Park | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| Pet Cemetery | S | S | S | | | | | | | | | | | | S | S | | | S | S | S | S | S | S | | N | |
| Philanthropic Institution | | | | | | | S | S | S | | | X | X | X | 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 | S | X | X | X | X | X | X | X | S | S | S | X | | |
| Recreation Field ¹³ | S | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | S | S | S | X | X | |
| Senior Citizens Center | S | S | S | S | S | S | S | X | X | S | | X | X | X | X | X | X | X | X | X | X | S | X | X | | | |
| School, Public or Private, Grades K - 12 ¹³ | S | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | S | S | S | X | | |
| Student Center | | | | | | | S | S | | | | S | S | S | S | X | | | | | | S | S | X | | | |
| Technology/Vocation School (indoor) | | | | | | | | | | | | X | | X | X | X | | | X | X | X | X | X | | | | |
| Trade School (includes outdoor) | | | | | | | | | | | | | | | | | | | X | X | S | | | | | | |
| AGRICULTURAL USES | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Customary General Farming | X ³ | X ³ | X ³ | X ³ | X ³ | X ³ | X ³ | X ³ | X ³ | X ³ | X ³ | X | X | X | X ³ | X | X | X | X | X | X | X | X | X | X | X | |
| Crop, Soil Preparation Agricultural Services | S | S | S | S | S | S | S | S | S | S | S | | | | X | X | | | X | X | X | | | X | X | | |
| Farm Labor and Management Services | | | | | | | | | | | | X | X | X | X | X | | X | X | X | | | | X | | | |
| Fish Hatcheries and Preserves | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | |
| Grain, Fruit, Field Crop and Vegetable Cultivation and Storage | X | X | X | X | X | X | X | X | X | X | X | | | | | | | | X | X | X | | | X | | | |
| Livestock, Horse, Dairy, Poultry, and Egg Products | S | S | S | S | S | S | S | S | S | S | | | | | | | | | X | X | X | | | X | | | |
| Timber Tracts, Forest Nursery, Gathering of Forest Products | S | S | S | S | S | S | S | S | S | S | S | | | | | | | | X | X | X | | | | | | |

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

Chart 1
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|---|------------------|-------|-------|------|------|------|----|-------|-------|------|------|------|----|----|------------------|----|----|-----|----|----------------|----|----|---------|------|----|----|---|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | R MO | OG R | OG | CL | CF ¹⁴ | CH | MU | CBD | HI | | GI | LI | CM-RS-6 | CM-R | CM | CU | P |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Cabaret | | | | | | | | | | | | | | | | | | | | X ⁶ | | | | | | | |
| Adult Entertainment Center | | | | | | | | | | | | | | | | | | | | X ⁶ | | | | | | | |
| Adult Motel | | | | | | | | | | | | | | | | | | | | X ⁶ | | | | | | | |
| Adults-Only Bookstore | | | | | | | | | | | | | | | | | | | | X ⁶ | | | | | | | |
| Adults-Only Motion Picture Theater | | | | | | | | | | | | | | | | | | | | X ⁶ | | | | | | | |
| Amusements, Commercial Indoor | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | S | |
| Amusements, Commercial Outdoor excluding Motorized | | | | | | | | | | | | | | | | X | X | | X | X | X | | | | S | S | N |
| Amusements, Commercial Outdoor Motorized except Carnivals | | | | | | | | | | | | | | | | X | | | 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 | | | | | | |
| Automobile Body Shop ¹² | | | | | | | | | | | | | | | | X | | | X | X | | | | | | | N |
| Automotive/Motor Vehicle Repair ¹² | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | N |
| Automotive/Motor Vehicle Service | | | | | | | | | | | | | | | S | X | X | | X | X | X | | | | | | |
| Bakery, Retail | | | | | | | | | | | | | | | 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 | | | |
| Barber or Beauty Shop | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | | | X | | | |
| Beer, Packaged | | | | | | | | | | | | | | | X | X | X | | X | X | X | | | | | | |
| Boat Rental, Sales, or Repair | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | N |
| Book or Card Shop | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | |
| Brewery, Artisan ²⁹ | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | | | X | | | |
| Brewery, Micro ²⁸ | | | | | | | | | | | | | | | | X | | X | X | X | X | | | | | | |
| Brewpub ³⁰ | | | | | | | | | | | | | | | 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 | | | | | | | | | | | | | | | | X | | | S | S | S | | | | | | N |
| Carnivals | | | | | | | | | | | | | | | | S | | | S | S | S | | | | S | | N |

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

Chart 1
Page 4 of 8

Revised by Ordinance 24-O-31 passed October 17, 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 |
| Catering Establishment | | | | | | | | | | | | X | X | X | X | S | S | X | X | X | | | | | | | |
| Cigar Lounge | | | | | | | | | | | | | | | | S | S | S | 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 | X | | | | | | N |
| Crematory | | | | | | | | | | | | | | | | S | S | S | S | S | S | | | | | | N |
| Data Center ≤15,000 SF | | | | | | | | | | | | | X | | | | | | | | | X | X | X | | | N |
| Department or Discount Store | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | N |
| Distillery, Artisan ²⁹ | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | |
| Drive-In Theater | | | | | | | | | | | | | | | | X | X | 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 | X | X | X | X | X | | | | | X | |
| Fireworks Retailer | | | | | | | | | | | | | | | | S | S | 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 | | | | | | |
| Funeral Home | | | | | | | | | | | | | | | S | X | 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 | X | X | | | | | | |
| Gasoline Sales | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | | N |
| General Service and Repair Shop | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | |
| Glass--Auto, Plate, and Window | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | |
| Glass--Stained and Leaded | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | | |
| Greenhouse or Nursery | | | | | | | | | | | | | | | | X | 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 | S | S | S | | | |
| Group Assembly, >250 persons | | | | | | | | | | | | S | S | | | S | S | S | S | S | S | S | S | S | | | |
| Ice Kiosk, Automated | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | N |
| Interior Decorator | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | | | | | | N* |
| Iron Work | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | |
| Janitorial Service | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | |
| Kennels | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | N |
| Keys, Locksmith | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | |

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|---|------------------|-------|-------|------|------|------|----|-------|-------|------|------|------|----|----|------------------|----|----|-----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----|----|---|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | R MO | OG R | OG | CL | CF ¹⁴ | CH | MU | CBD | HI | | GI | LI | CM-RS-8 | CM-R | CM | CU | P |
| Laboratories, Medical | | | | | | | | | | | | X | X | | X | X | X | | X | X | X | X | X | X | | | |
| Laboratories, Testing | | | | | | | | | | | | | | | X | X | X | | | X | X | X | | | | | |
| Laundries, Self-Service | | | | | | | | | | | | | | X | X | X | | | X | X | X | | | | | | |
| Lawn, Tree, and Garden Service | | | | | | | | | | | | | | | X | | | | X | X | X | | | | | | |
| Liquor Store | | | | | | | | | | | | | | | X | X | X | | X | X | X | | | | | | N |
| Livestock, Auction | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | N |
| Lumber, Building Material | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | N |
| Manufactured Home Sales | | | | | | | | | | | | | | | | | | | X | X | | | | | | | N |
| Massage Parlor | | | | | | | | | | | | | | | | | | | X ⁸ | | | | | | | | |
| 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 | | | 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 | | | | | | |
| 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 ⁹ | | | | | | | | |
| Restaurant and Carry-Out Restaurant | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | | N |
| Restaurant, Drive-In | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | |
| Restaurant, Specialty | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | | |
| Restaurant, Specialty -Limited | | | | | | | | | | | | S | S | X | X | X | X | X | X | X | X | S | S | S | | | |
| Retail Shop, firearms | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | N |
| Retail Shop, other than enumerated elsewhere | | | | | | | | | | | | | | X | 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 |

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|--|------------------|-------|-------|------|------|------|----|-------|-------|------|------|------|----|----|------------------|----|----|-----|----|---------|----|----|---------|------|----|----|---|-----|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | R MO | OG R | OG | CL | CF ¹⁴ | CH | MU | CBD | HI | | GI | LI | CM-RS-8 | CM-R | CM | CU | P | CCO |
| Sauna | | | | | | | | | | | | | | | | | | | X | | | | | | | | | |
| Self-Service Storage Facility ¹⁶ | | | | | | | | | | | | | | | S | X | S | | | X | X | X | | | | | | N |
| Sheet Metal Shop | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | | N |
| Shopping Center, Community (150-300K SF) | | | | | | | | | | | | | | | | X | X | | X | X | X | | | | | | | N |
| Shopping Center, Neighborhood (25-150K SF) | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | | N |
| Shopping Center, Regional (>300,000 SF) | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | | N |
| Specialty Shop | | | | | | | | | | | | | 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 | | | | | | | N |
| Veterinary Hospital | | | | | | | | | | | | | | | | X | X | | X | X | X | | | | | | | N |
| Veterinary Office | | | | | | | | | | | | X | X | X | X | X | X | | X | X | X | | | X | | | | N |
| Vehicle Wash | | | | | | | | | | | | | | X | | X | | | X | X | X | | | | | | | N |
| Wholesaling, Wholesale Establishments | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | | N |
| Winery, Artisan ²⁹ | | | | | | | | | | | | | | X | X | X | | X | X | X | X | | | | | | | N |
| Wireless Telecommunications Towers, Antennas ¹⁷ | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | 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 | | | | | | | | | 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 | | | | | | | N |
| Cosmetics | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | N |
| Custom Wood Products | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | N* |

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Chart 1
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| 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 | cco |
| 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, Liquefied Petroleum Gas and Coal Products except refining | | | | | | | | | | | | | | | | | | | | S | | | | | | | | N |
| Petroleum, Liquefied Petroleum Gas and Coal Products refining | | | | | | | | | | | | | | | | | | | | | | | | | | | | N |
| Pharmaceuticals | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | N |
| Photographic Film Manufacture | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | N |
| Pottery, Figurines, and Ceramic Products | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | N* |
| Primary Metal Distribution and Storage | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | N |
| Primary Metal Manufacturing | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | N |
| Printing and Publishing | | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | N |
| 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 | X | | | | | | | N |
| Rubber and Plastic Products, Rubber and Plastic Manufacture | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | N |

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Chart 1
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| 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 | EM-RS-8 | CM-R | CM | CU | P | cco | | | |
| Saw Mills | | | | | | | | | | | | | | | | | | | X | | | | | | | | | N | | |
| Scrap Metal Processors | | | | | | | | | | | | | | | | | | | | S | | | | | | | | | N | |
| Scrap Metal Distribution and Storage | | | | | | | | | | | | | | | | | | | | S | | | | | | | | | N | |
| Scrap Processing Yard | | | | | | | | | | | | | | | | | | | | S | | | | | | | | | N | |
| Secondary Material Dealers | | | | | | | | | | | | | | | | | | | | S | | | | | | | | | N | |
| Silverware and Cutlery | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | N* | |
| Small Moulded Metal Products | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | N | |
| Sporting Goods | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | N | |
| Stone, Clay, Glass, and Concrete Products | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | N* | |
| Textile, Apparel Products, Cotton-Factoring, Grading | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | N* | |
| Textile, Apparel Products, Cotton Gin | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | N | |
| Tire Manufacture | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | N | |
| Tobacco Products | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | N | |
| Toiletries | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | N* | |
| Transportation Equipment | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | N | |
| Warehousing, Transporting/Distributing ¹⁸ | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | N | |
| Winery ²⁰ | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | N | |
| TRANSPORTATION AND PUBLIC UTILITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bus Terminal or Service Facility | | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | | | |
| Electric Transmission, Gas Piping, Water/Sanitary | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sewer Pumping Station | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | |
| Freight Terminal, Service Facility | | | | | | | | | | | | | | | | | X | | | X | X | | | | | | | | | N |
| Garbage or Refuse Collection Service | | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | | N |
| Gas, Electric (Including Solar Farms), Water, Sewerage Production and/or Treatment Facility, | | | | | | | | | | | | | | | | | | | | X | X | S | | | | | | | | |
| Landfill ¹⁹ | | | | | | | | | | | | | | | | | | | | S | | | | | | | | | | N |
| Post Office or Postal Facility | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | | | | |
| Railroad Station/Terminal | | | | | | | | | | | | | | | | | S | | | S | S | S | | | | | | | | |
| Refuse Processing, Treatment, and Storage | | | | | | | | | | | | | | | | | | | | S | | | | | | | | | | N |
| Telephone or Communication Services | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | | | | |
| Taxicab Dispatch Station | | | | | | | | | | | | | | | | X | | | X | X | X | X | | | | | | | | N |

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

John Harney

From: patel tejas [REDACTED]
Sent: Friday, November 15, 2024 4:25 PM
To: John Harney
Subject: Re: Joe B Jackson Pkwy - Proposed Woodsprings Suites Rezoning

1646 JOE B JACKSON PKWY - SHELL C-STORE

Dear sir or madam,

As the property owner immediately adjacent to this site, I would be in full support of this rezoning. I think a hotel of this quality will be an excellent addition to the Joe B Jackson area and actually provide more good business activity for all in this area. Since my business use is allowed in both the commercial highway and industrial zoning districts I wouldn't be opposed to being rezoned as well.

Please contact me if you have further questions. Again I am in full support of the proposed rezoning.

Signed
Tejaskumar Patel

On Nov 15, 2024, at 4:04 PM, John Harney [REDACTED] wrote:

TJ,

The Sellers of the 2.3 acre parcel just adjacent to your convenience store are having to request rezoning of this site from Heavy Industrial HI to Commercial Highway CH to allow a Woodspring Suites hotel to be built in that location. (See the attached proposed hotel elevation and site plan.) The City of Murfreesboro present zoning ordinance allows only a traditional hotel but not an extended stay hotel in industrial zoned areas. The City has asked me to reach out to the adjoining property owners to inquire of their willingness to allow this rezoning. All property owners that I have discussed this with think this hotel use would be an asset to the Joe B Jackson Pkwy. area and promote more business for the surrounding properties.

The City is concerned that a one parcel rezoning would be considered a spot zoning. They have also asked if the surrounding properties would be opposed to their parcel being rezoned to commercial highway as well to alleviate

this concern.

I would appreciate your response and I certainly think a new quality hotel would be an excellent addition to the area. The Murfreesboro Planning Commission will conduct a public hearing for this rezoning on Nov. 20th at 6 PM in the City Hall chambers.

Please give me a call with any questions concerning this and would appreciate a response back by Tuesday if you can.

Thanks, John

<Joe B Jackson Pkwy Area Aerial - Proposed Woodsprings Suites Site Location 11-15-24.pdf>

<Joe B Jackson Pkwy Proposed Woodspring Suites Hotel Elevation & Site Plan 11-15-24.pdf>

From: [John Harney](#)
To: [Holly Smyth](#)
Subject: [EXTERNAL]- FW: {EXTERNAL}FW: Joe B Jackson Pkwy - Proposed Woodsprings Suites Rezoning
Date: Tuesday, November 26, 2024 9:08:42 AM
Importance: High

You don't often get email from john@parktrust.com. [Learn why this is important](#)

Holly,

See the Taco Bell site owners approval email response below to my ask that they agree to be rezoned to CH.

Thanks, John

From: Homayoun Aminmadani [REDACTED] >
Sent: Tuesday, November 26, 2024 8:45 AM
To: John Harney [REDACTED]
Cc: Homayoun Aminmadani [REDACTED] >
Subject: RE: {EXTERNAL}FW: Joe B Jackson Pkwy - Proposed Woodsprings Suites Rezoning

We are in agreement with this,
Homey

From: John Harney [REDACTED]
Sent: Tuesday, November 26, 2024 8:29 AM
To: Homayoun Aminmadani [REDACTED] >
Subject: RE: {EXTERNAL}FW: Joe B Jackson Pkwy - Proposed Woodsprings Suites Rezoning
Importance: High

Homey,

Would you mind responding back to this email that you would not be opposed to your parcel being rezoned to CH commercial highway? This zoning by right allows your present use and most all other commercial retail uses. The City is saying they want to rezone all four front parcels to CH so as not be just spot zoning the one for the hotel. Most everyone I've talked with in the Joe B Jackson Pkwy area is happy with the prospect of a nice hotel coming to the area.

Thanks, John

John Harney
Park Trust Commercial, LLC
Park Trust Development/CEO
1225 Garrison Drive, Suite 202
Murfreesboro TN 37129
C: (615) 542-0715
O: (615) 234-5020

From: Homayoun Aminmadani [REDACTED] >
Sent: Monday, November 18, 2024 1:07 PM
To: John Harney [REDACTED] >; John Miljanich [REDACTED] >;
Imaan Ferdowsi [REDACTED] >; Shareef Aminmadani [REDACTED] >; Joanna Ross
[REDACTED] >
Subject: Fwd: {EXTERNAL}FW: Joe B Jackson Pkwy - Proposed Woodsprings Suites Rezoning

John. Taco Bell is in agreement with the reasoning of your property on Joe B Jackson pkwy so long as it doesn't affect the operation of a Taco Bell.

Thank you.

Homey Aminmadani.

Sent from my iPhone

From: [John Harney](#)
To: [Holly Smyth](#)
Subject: [EXTERNAL]- FW: Rezoning of Joe B Jackson Pkwy land for Hotel
Date: Tuesday, November 26, 2024 11:59:50 AM
Importance: High

Holly,

See the email below from the owner of the two lots approving the rezoning to commercial highway CH .

Thanks, John

John Harney
Park Trust Commercial, LLC
Park Trust Development/CEO
1225 Garrison Drive, Suite 202
Murfreesboro TN 37129
C: (615) 542-0715
O: (615) 234-5020

From: Ken Harrison [REDACTED] >
Sent: Tuesday, November 26, 2024 11:54 AM
To: John Harney [REDACTED] >
Subject: RE: Rezoning of Joe B Jackson Pkwy land for Hotel

I am agreeable to the rezoning for both properties as you have provided. I appreciate your help.
KH

From: John Harney [REDACTED] >
Sent: Tuesday, November 26, 2024 11:49 AM
To: Ken Harrison [REDACTED] >
Subject: Rezoning of Joe B Jackson Pkwy land for Hotel
Importance: High

Ken,

The City has me asking all the owners of the lots fronting Joe B Jackson Pkwy close to the proposed hotel site and your lot on Elam Farms Pkwy to affirm they are willing to be rezoned Commercial Hwy CH from the present Heavy Industrial zoning. They want to do this so the rezone of the 2.34 ac

lot for the hotel won't appear to be spot zoning.

Can you respond back to this email that as owners you agree to rezone both of these lots, Tax Parcels 50.36 & 50?

Thanks, John

John Harney
Park Trust Commercial, LLC
Park Trust Development/CEO
1225 Garrison Drive, Suite 202
Murfreesboro TN 37129
C: (615) 542-0715
O: (615) 234-5020

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

4.b. Mandatory Referral [2024-725] to consider the abandonment of two segments of East Northfield Boulevard right-of-way, Haury & Smith Contractors, Inc. applicant.

In this mandatory referral, the Planning Commission is being asked to consider abandoning two small portions of right-of-way (ROW) of East Northfield Boulevard containing approximately 1,779 square-feet in area. In 2001 these rights-of-way were recorded through Record Book 85, page 1070 as acquired right-of-way. Two asphalt driveways were constructed within these two areas but development to the north has not yet occurred.

The Northfield Acres PUD project has approved new access points into the new development area at different locations than these two driveways. Therefore, these existing asphalted areas will not be needed as they will not be providing access into the development.

Staff has obtained comments from other City departments and utility providers regarding the impact of the proposed ROW abandonment. Their responses are included in the attached memorandum from Planning staff. The report attachments include the map depicting the location of the ROW in question. Based on feedback received from utilities, there are MWRD sanitary sewer, Comcast, and AT&T facilities either underground or in the aerial lines above. **Therefore, if the ROW areas are abandoned, then public utility easements will need to be retained to accommodate the existing utility infrastructure.**

Based on the responses received, staff recommends the following conditions of approval be applicable to the ROW abandonment:

1. The applicant shall prepare and submit legal descriptions and exhibits necessary for the City Legal Department to draft any necessary legal instruments. Such instrument(s) shall be subject to the final approval of the City Legal Department.
2. The applicant shall be responsible for the recording of the legal instrument(s), including payment of the recording fee.
3. The 2 right-of-way abandonment areas shall retain public utility easements over the entire abandonment areas. The easements shall be recorded by deed simultaneously with the recording of the quitclaim deed abandoning the right-of-way and shall subsequently be depicted on the recorded plat for the subject property.

Action Needed

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

Attachments:

- Memorandum from Planning Staff regarding responses
- Non-Ortho and Ortho maps depicting the abandonment area
- Applicants request to abandon ROW letter, legal descriptions, and engineer map

Memorandum

To: Ben Newman, Planning Director
Matthew Blomeley, Assistant Planning Director

From: Holly Smyth, AICP Principal Planner

Date: November 25, 2024

Re: Mandatory Referral 2024-725: Abandonment of driveway portion of East Northfield Boulevard
Right-of-way (ROW) east of North Tennessee Boulevard

Following is a summary of the City department staff and utility provider comments regarding the requested right-of-way (ROW) abandonment.

Engineering & Streets Departments

The request to abandon ROW should be subject to submission and recording of a deed transferring the abandoned ROW. In order to facilitate the abandonment process, the applicant should provide a legal description and exhibits necessary for the City to draft the legal documents as well as any recording fees. In addition, the ROW abandonment should be subject to the final approval of the legal documents by the City Attorney.

Planning Department

In order to facilitate the abandonment process, the applicant should provide a legal description and exhibits necessary for the City to draft the legal documents as well as pay any recording fees. In place of the ROW, the two areas should become public utility easements to retain access to existing utilities within the areas. In addition, the ROW abandonment should be subject to the final approval of the legal documents by the City Attorney.

Fire and Rescue Department

MFRD does not have any comments on the abandonment.

Police Department

The Murfreesboro Police Department has no issues with the ROW abandonment request.

Solid Waste Department

The abandonment will pose no problems for the Solid Waste Department.

Murfreesboro Water Resources Department (MWRD)

MWRD is not affected by the abandonment other than the need to retain sanitary sewer easements.

Consolidated Utility District (CUD)

Not within CUD's service area.

Middle Tennessee Electric Members Cooperative (MTE)

No MTE comments for this abandonment. MTE will take care of any easements with the development.

AT&T

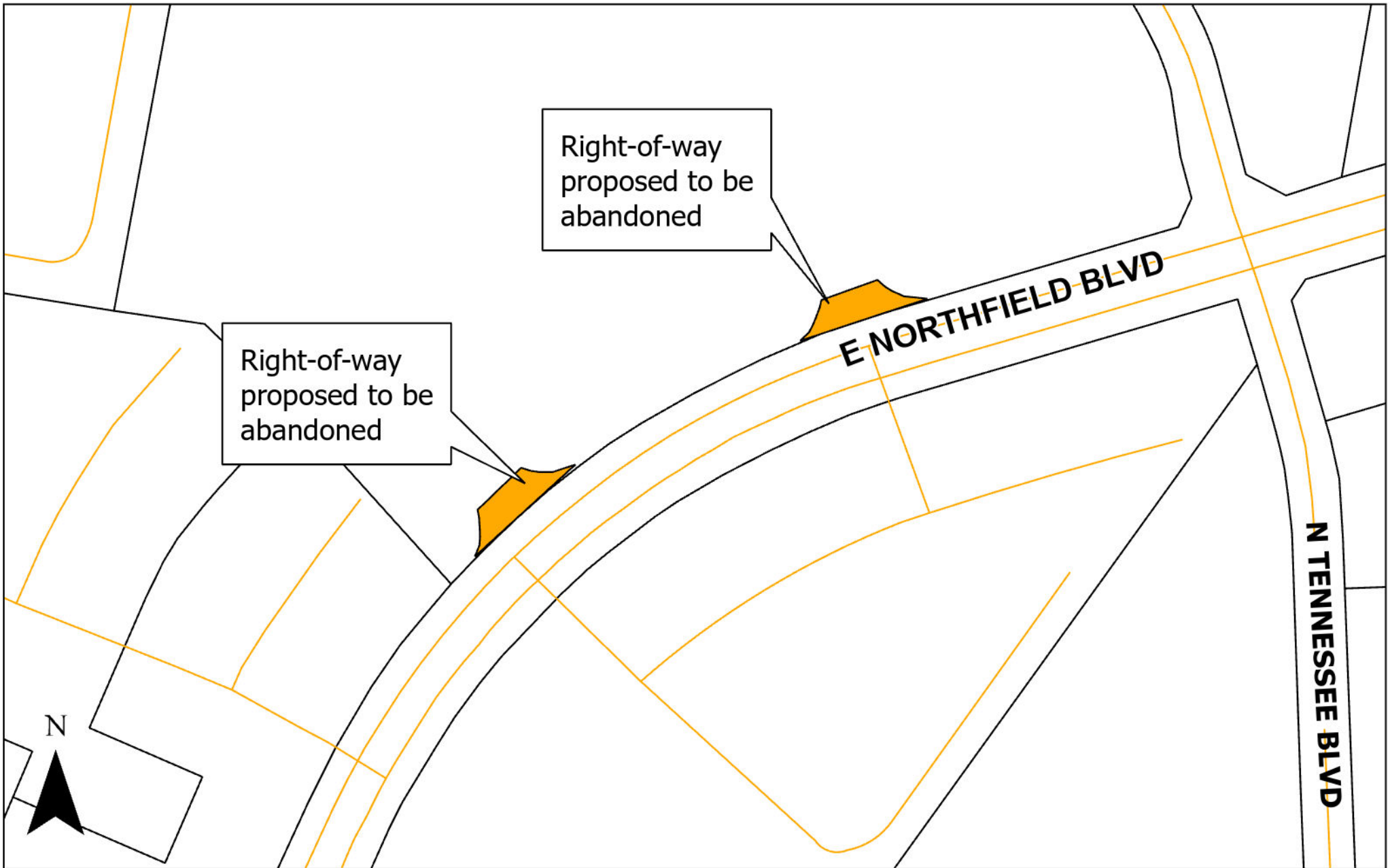
AT&T has buried and aerial facilities across these two driveways that need to remain accessible.

Atmos Energy

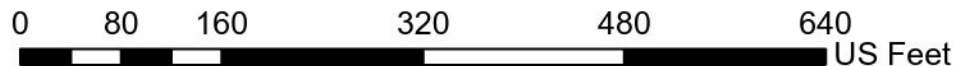
Atmos Energy has no issue with the abandonment of the ROW in this area.

Comcast

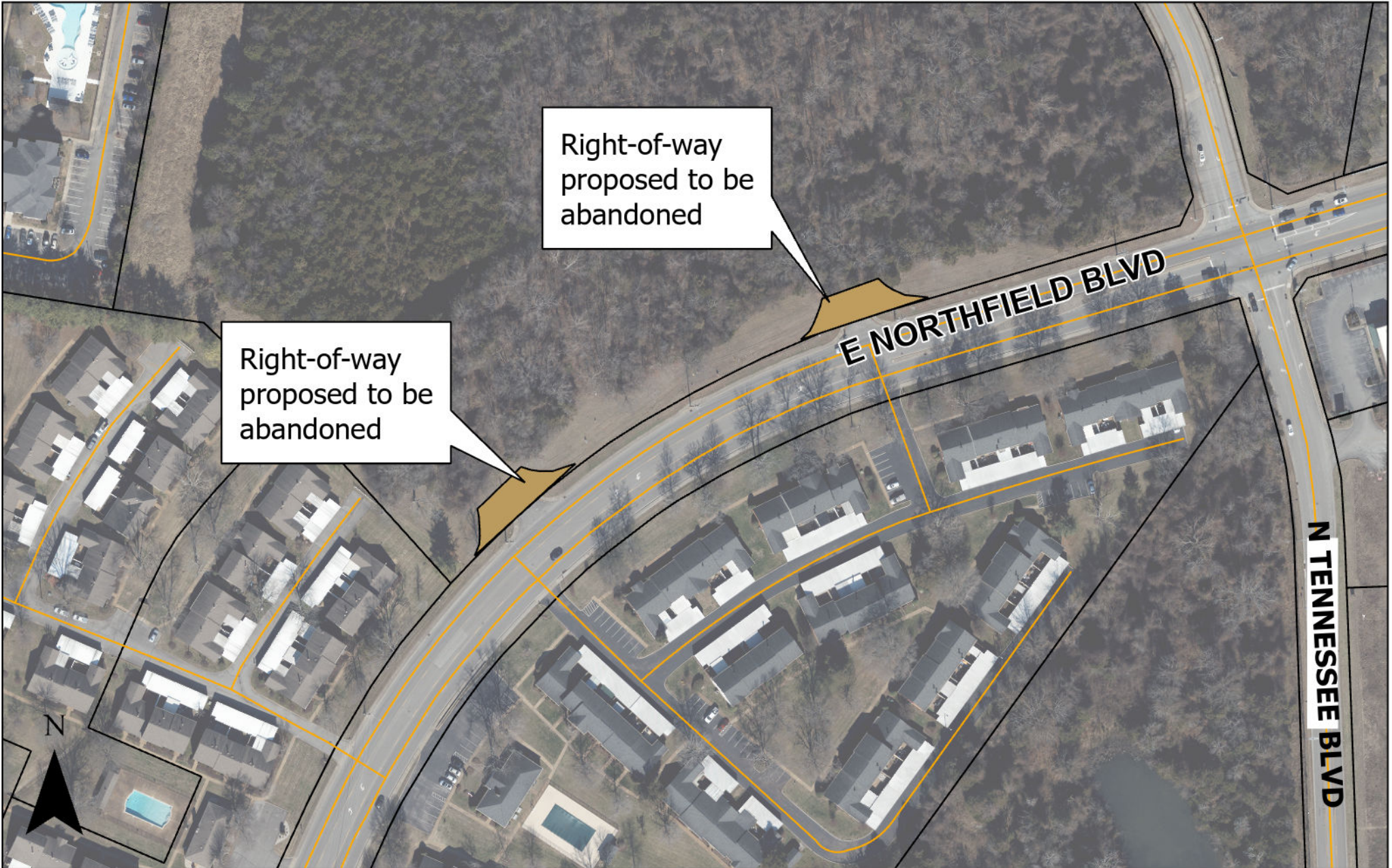
Comcast has aerial facilities along this route that need to remain accessible.



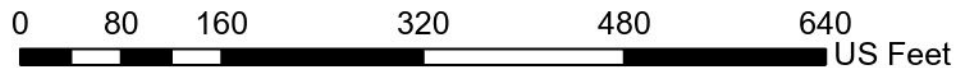
Request to abandon segments of East Northfield Boulevard
right-of-way



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



Request to abandon segments of East Northfield Boulevard right-of-way



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

November 27, 2024

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

RE: Northfield Acres
ROW Abandonment Mandatory Referral
SEC Project No. 18116

Dear Holly,

Please find the attached supplemental documents to support the mandatory referral request to abandon portions of the Right-Of-Way at the property located along E. Northfield Blvd.

Should you need any clarification concerning the request, please feel free to contact me at 615-890-7901.

Sincerely,



Matt Taylor, P.E.
SEC, Inc.



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: **81 Parcel 115.02** | Address (if applicable):
 Street Name (if abandonment of ROW): **NW intersection of N. Tennessee Blvd and E. Northfield Blvd.**
 Type of Mandatory Referral: **ROW abandonment**

Applicant Information:

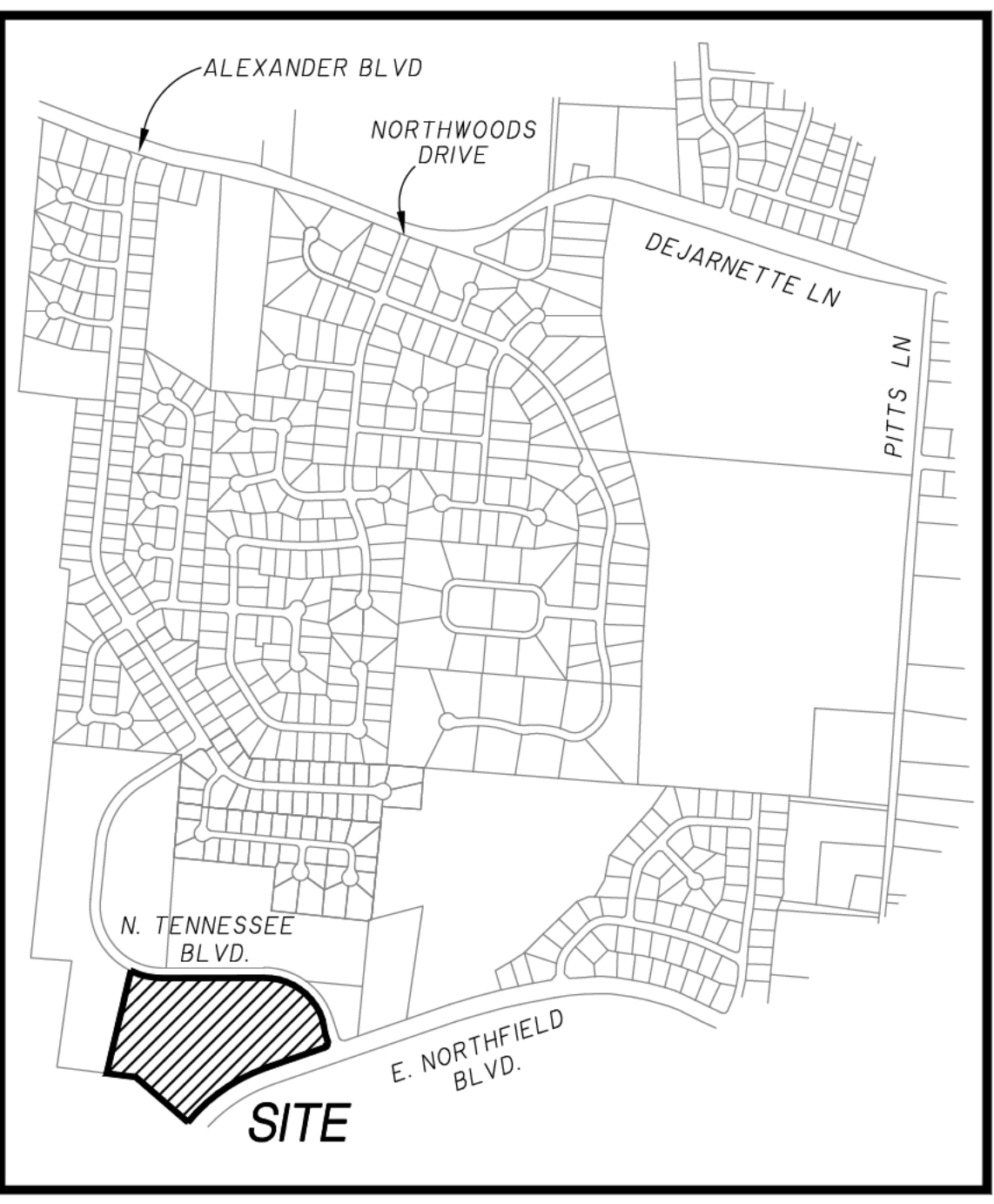
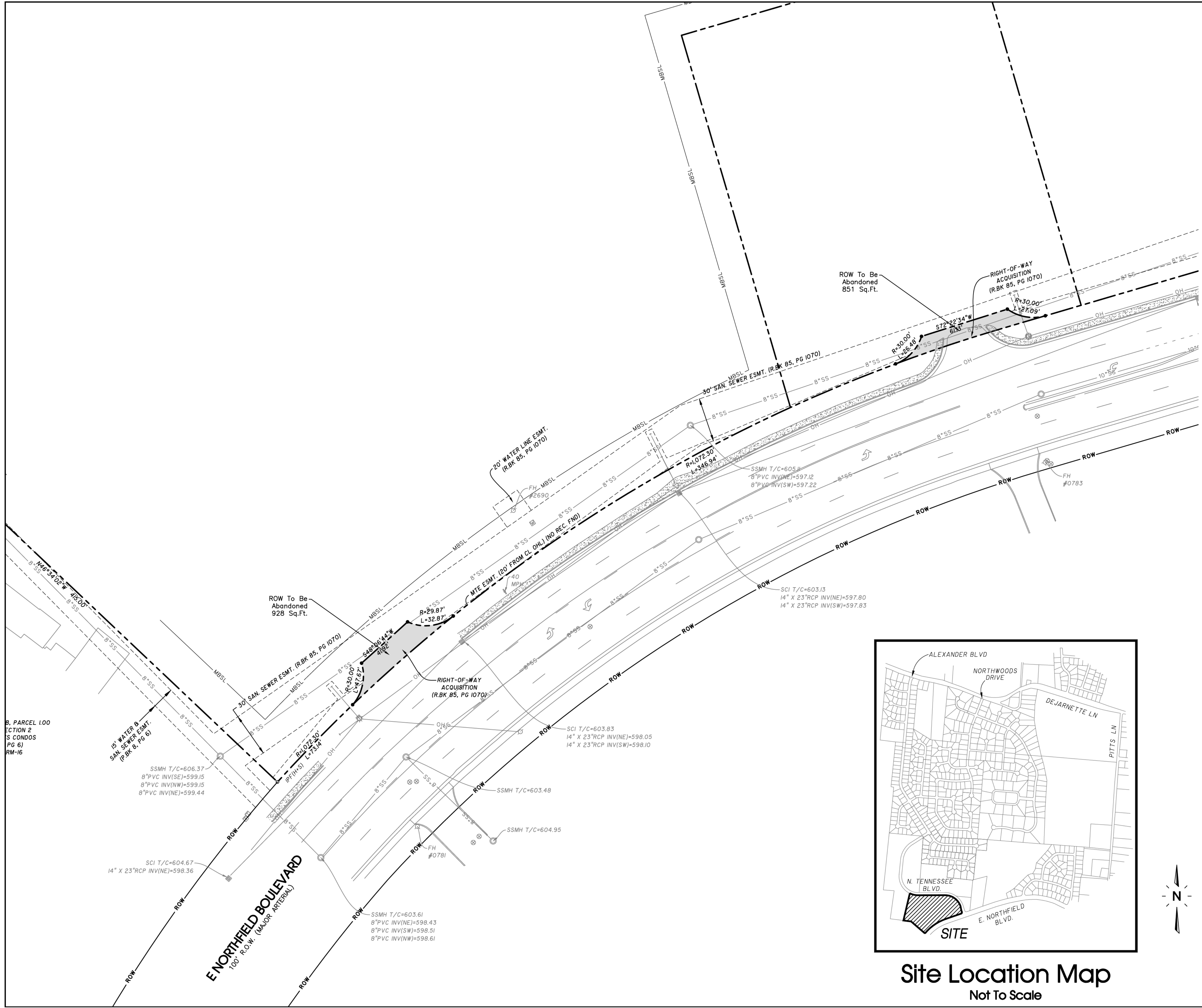
Name of Applicant: **Matt Taylor**
 Company Name (if applicable): **SEC, Inc.**
 Street Address or PO Box: **850 Middle Tennessee Blvd**
 City: **Murfreesboro**
 State: **TN** | Zip Code: **37129**
 Email Address:
 Phone Number: **(615) 890-7901**

Required Attachments:

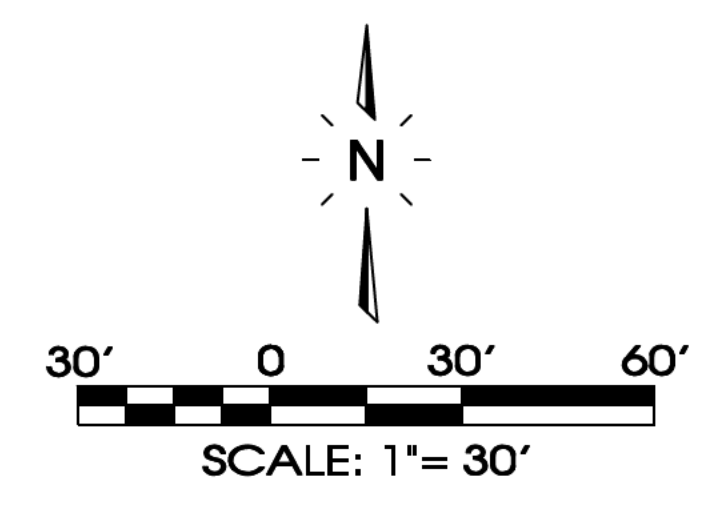
- Letter from applicant detailing the request
- Exhibit of requested area, drawn to scale
- Legal description (if applicable)

Applicant Signature

Date

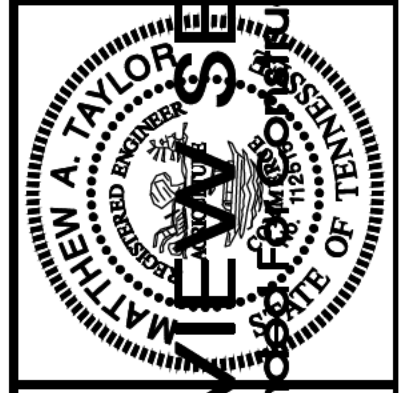


Site Location Map
Not To Scale



Know what's below.
Call before you dig.

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

Northfield Acres
Murfreesboro, Tennessee

| | |
|-----------------|--------------|
| REVISED: | |
| DRAWN: SJA/GRL | |
| DATE: 9-12-2024 | |
| CHECKED: | |
| MAT | |
| FILE NAME: | 18116project |
| SCALE: | 1"=30' |
| JOB NO. | 18116 |
| SHEET: | C1.0 |

ROW Abandonment Exhibit

C1.0

B, PARCEL 100 SECTION 2 S CONDOS PG 6J RM-16

15' WATER MAIN SAN SEWER ESMT. (P.BK. 85, PG. 6)

ROW To Be Abandoned 928 Sq.Ft.

ROW To Be Abandoned 851 Sq.Ft.

RIGHT-OF-WAY ACQUISITION (R.BK. 85, PG. 1070)

20' WATER LINE ESMT. (R.BK. 85, PG. 1070)

30' SAN. SEWER ESMT. (R.BK. 85, PG. 1070)

RIGHT-OF-WAY ACQUISITION (R.BK. 85, PG. 1070)

E NORTHFIELD BOULEVARD
100' R.O.W. (MAJOR ARTERIAL)

SCI T/C=604.67
14" X 23" RCP INV(NE)=598.36

SSMH T/C=606.37
8" PVC INV(SE)=599.15
8" PVC INV(NW)=599.15
8" PVC INV(NE)=599.44

SSMH T/C=603.61
8" PVC INV(NE)=598.43
8" PVC INV(SW)=598.51
8" PVC INV(NW)=598.61

SSMH T/C=603.48

SSMH T/C=604.95

SCI T/C=603.83
14" X 23" RCP INV(NE)=598.05
14" X 23" RCP INV(SW)=598.10

SCI T/C=603.13
14" X 23" RCP INV(NE)=597.80
14" X 23" RCP INV(SW)=597.83

SSMH T/C=605.11
8" PVC INV(NE)=597.12
8" PVC INV(SW)=597.22

R=1072.30
L=348.94

R=29.87'
L=32.87'

R=30.00'
L=26.48'

R=30.00'
L=27.09'

R=1072.30'
L=73.18'

R=30.00'
L=47.67'

R=30.00'
L=44.44'

R=29.87'
L=32.87'

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**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
DECEMBER 4, 2024
PROJECT PLANNER: MATTHEW BLOMELEY**

5.a. Robert Rose Drive Commercial, 3rd Resubdivision of Lot 3 & 2nd Resubdivision of Lot 2 [2024-2093] final plat for 2 lots on 5.7 acres zoned CH, L-I, & GDO-1 located along Robert Rose Drive, City of Murfreesboro developer.

This is a final plat review of Robert Rose Drive Commercial, Lots 2 & 3. The property is zoned L-I, CH, & GDO-1. The purpose of this plat is to reconfigure two existing lots, dedicate easements, and dedicate the right-of-way of the Gateway Boulevard extension. Lot 3 depicted on the plat contains the new Murfreesboro Water Resources Department office. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments

Development Services – Planning

Matthew Blomeley, 615.893.6441, mblomeley@murfreesborotn.gov

1. In the void and vacate note, please include the following sentence at the end of this note: "All other information on said plats shall remain the same."
2. In order to abandon a portion of the drainage easement, a mandatory referral must be submitted to the Planning Department and approved by the Planning Commission and City Council. It can't simply be abandoned by the recording of this plat.
3. There's a drainage easement on lot 3 on 25/290 that I do not see depicted on this plat. 36/123 calls it out as to be abandoned. Was it ever actually abandoned or does it still exist? If there is any doubt as to whether it was ever formally abandoned and it currently serves no purpose, then it could potentially be included in the mandatory referral request referenced in comment #2 above.
4. The way that the easements are depicted is very confusing. Please make clearer.
5. In General Note 8, please include the appropriate endnote from Chart 2 of the Zoning Ordinance (Endnote #6) for the side setbacks in the CH zone. Also, please remove the L-I minimum lot width from this note.
6. Please add several additional labels for the 10' PUE.
7. Remove the word "proposed" from the MTE easement. The lack of a book/page reference in the label is sufficient to indicate that it is proposed with this plat.
8. The MTE easement referenced in the comment above appears to extend over on to Lot 1 to the east. No portion of the easement can be recorded on an off-site parcel without the owners of that parcel being a signatory to the plat. Please remove any portion shown off-site.
9. Provide a label with the ownership and property information for the property to the north.

10. Please contact City Traffic Engineer Ram Balachandran for the correct roadway classification of Gateway Boulevard, as its extension likely modified its classification.
11. It appears that the new 10' PUE crosses the western boundary of Lot 2 onto the Oaks parcel both to the north and south of this lot. No portion of the easement can be recorded on an off-site parcel without the owners of that parcel being a signatory to the plat. Please remove any portion shown off-site.
12. For the lot lines being abandoned, please revise the label as follows: "Existing lot line to be abandoned with the recording of this plat."
13. It is difficult to tell which side of the floodplain line is in and out. Please improve labeling.

Development Services – Engineering

Jennifer Knauf, 615.893.6441, jknauf@murfreesborotn.gov

1. Please clarify the Base Flood Elevation shown on the plat in the Possible Flooding Note. It's shown as 574.5 ft but 574.7 ft on the LOMR-FW, Case No. 09-04-7356A. Also, the flood protection elevation for both residential and non-residential structures is 1 ft above the base flood elevation.
2. The Minimum Finished Floor Elevation (MFE) (shown top left of the page) should be 1 ft above the base flood elevation, for new construction and significant redevelopment.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Contact Brad Barbee directly for landscaping comments.

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. Contact Building and Codes directly for codes comments.

Signage (Building and Codes)

Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

1. Contact Building and Codes directly for signage comments.

Consolidated Utility District

Will Steele, 615.225.3313, wsteele@ cudrc.com

1. Not in CUD's service area.

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, ChrisBarns@mte.com

1. Show easements for existing and proposed MTE electric facilities.

Murfreesboro Fire and Rescue Department

Brian Lowe, 615.893.1422, blowe@murfreesborotn.gov

1. Contact MFRD directly for fire comments.

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Per MWRD, revise the labeling for the additional water and sewer easement being recorded. The existing easement boundary line should remain. Label the existing easement with the book and page numbers and then provide a separate label for the new easement being dedicated with this plat.

Informational and Procedural Comments

Development Services – Planning

Matthew Blomeley, 615.893.6441, mblomeley@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies partially in Zone AE, inside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (5/9/23) for the City of Murfreesboro.
2. This site plan is affected by the City's Major Transportation Plan, as Gateway Boulevard has been extended southward through this property to intersect with Robert Rose Drive.
3. 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

Jennifer Knauf, 615.893.6441, jknauf@murfreesborotn.gov

1. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

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, 615.225.3313, 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



BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD 83/2011 ELEVATIONS RELATIVE TO NAVD 88 UNLESS OTHERWISE NOTED, ALL DISTANCE MEASUREMENTS ARE IN US SURVEY FEET (FT) DATE OF FIELD SURVEY: 02/06/2023 DATE OF PLAT PREPARATION: 10/7/2024 MINIMUM FLOOR ELEVATIONS (MFE): 574.5 FT

Parcel Line Table with columns: Line #, Length, Direction. Rows L1 through L6.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C1 through C5.



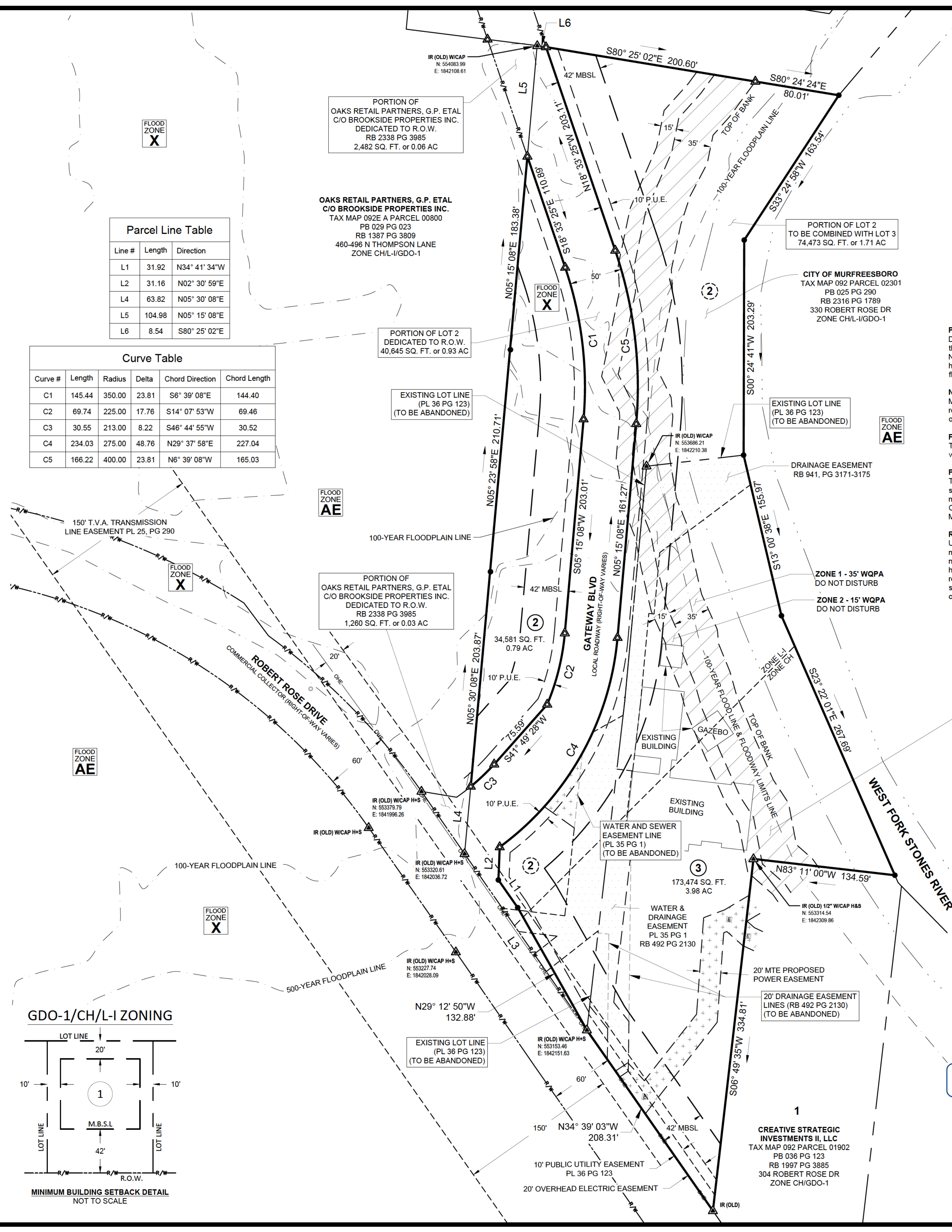
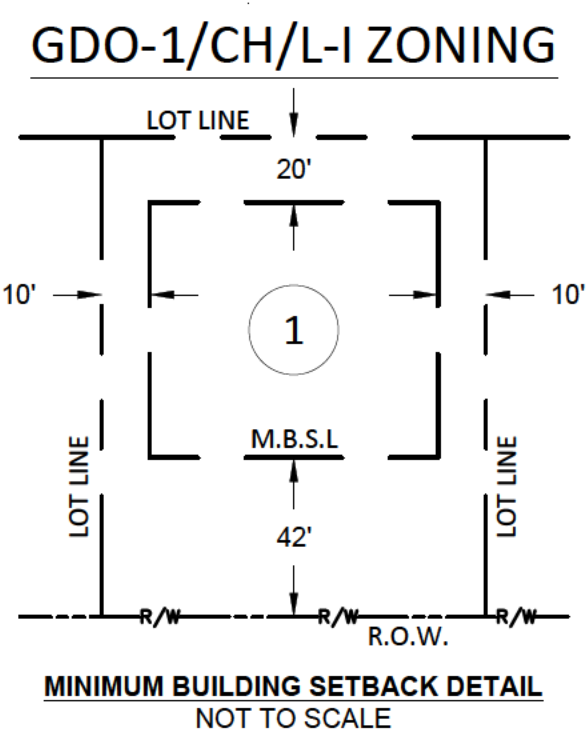
UTILITY DISCLAIMER Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others.

In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict.

GENERAL NOTES The purpose of this plat is to resubdivide two existing lots of record, as shown.

The recording of this plat voids, vacates, and supersedes that portion of Resubdivision of Lot 2, Robert Rose Drive Commercial Center as recorded in Plat 25 Page 290, RORCT and Final Plat Prince Property and 2nd Resubdivision Lot 3, Robert Rose Drive Commercial Center as recorded in Plat 36 Page 123, RORCT.

- 1. Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report. 2. This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report. 3. This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal. 4. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist. This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, GPS, record data, aerial photography data and physical evidence found in the field. 5. Based upon a graphic scale, this property is located in an area designated as: 6.1. Zone "AE" (Special Flood Hazard Area with Base Flood Elevations Determined). 6.2. Zone "X Shaded" (Other areas of flood hazard). 6.3. Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47149C0260J, Dated May 09, 2023. 7. Property has access to public utilities. 8. Property is zoned GDO-1 (Gateway Design Overlay District), CH (Commercial Highway District), and L-1 (Light Industrial District). Front Setback: 42 feet Side Setback: 10 feet Rear Setback: 20 feet L-1 Min. Width: 50 feet



LEGEND with symbols for IRON ROD FOUND, IRON ROD SET, COMPUTED POINT, ELECTRIC STRUCTURE, SUBJECT PROPERTY, PROPERTY LINE, RIGHT-OF-WAY, EXISTING EASEMENT, PROPOSED EASEMENT, MINIMUM SETBACK, FLOODPLAIN, EDGE OF RIVER, WATER QUALITY PROTECTION AREA, EXISTING EASEMENT AREA, PROPOSED EASEMENT AREA.

Possible Flooding Development or modification of the land by Owners, Developers, or other parties within the floodway delineated on the plat is limited in accordance with the requirements of the National Flood Insurance Program and development within the areas of special flood hazard shall be protected in such a manner that any structure shall be protected against flood damage to at least the regulatory flood elevation of 574.5 ft.

New Construction Minimum finished floor elevation (FFE) for any new construction or significant redevelopment shall be equal to or higher than one foot above the base flood elevation of 574.5 ft.

Future Street Construction The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.

Post-Construction Best Management Practices 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.

Release and Indemnification Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.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 homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for the compliance with this requirement.

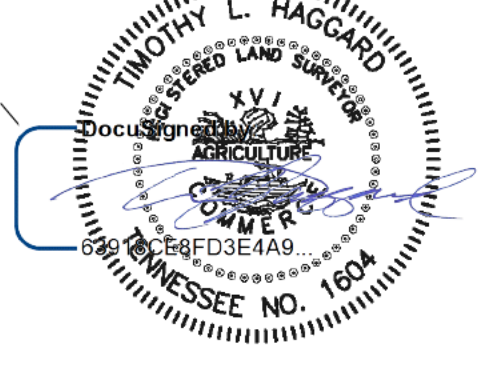
WATER QUALITY PROTECTION AREA This area is designated as a water quality protection area. There shall be no clearing, grading, construction or disturbance of the soil and/or native vegetation, except as permitted in writing by the planning commission or city engineer.

Disturbance of the water quality protection area, including placement of structures and application of herbicides or fertilizers, is prohibited. In zone 2 only, property owners are allowed to have managed vegetation, which is limited to cutting, mowing, no-till planting and aeration.

REFERENCE CITY CODE, CHAPTER 27.5

SURVEYOR'S CERTIFICATE I, Timothy L. Haggard, Registered Land Surveyor, Tennessee RLS# 1604, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 08 February 2023, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category 1 survey, and the ratio of precision of the unadjusted survey is 1:10,000 or greater and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-07.

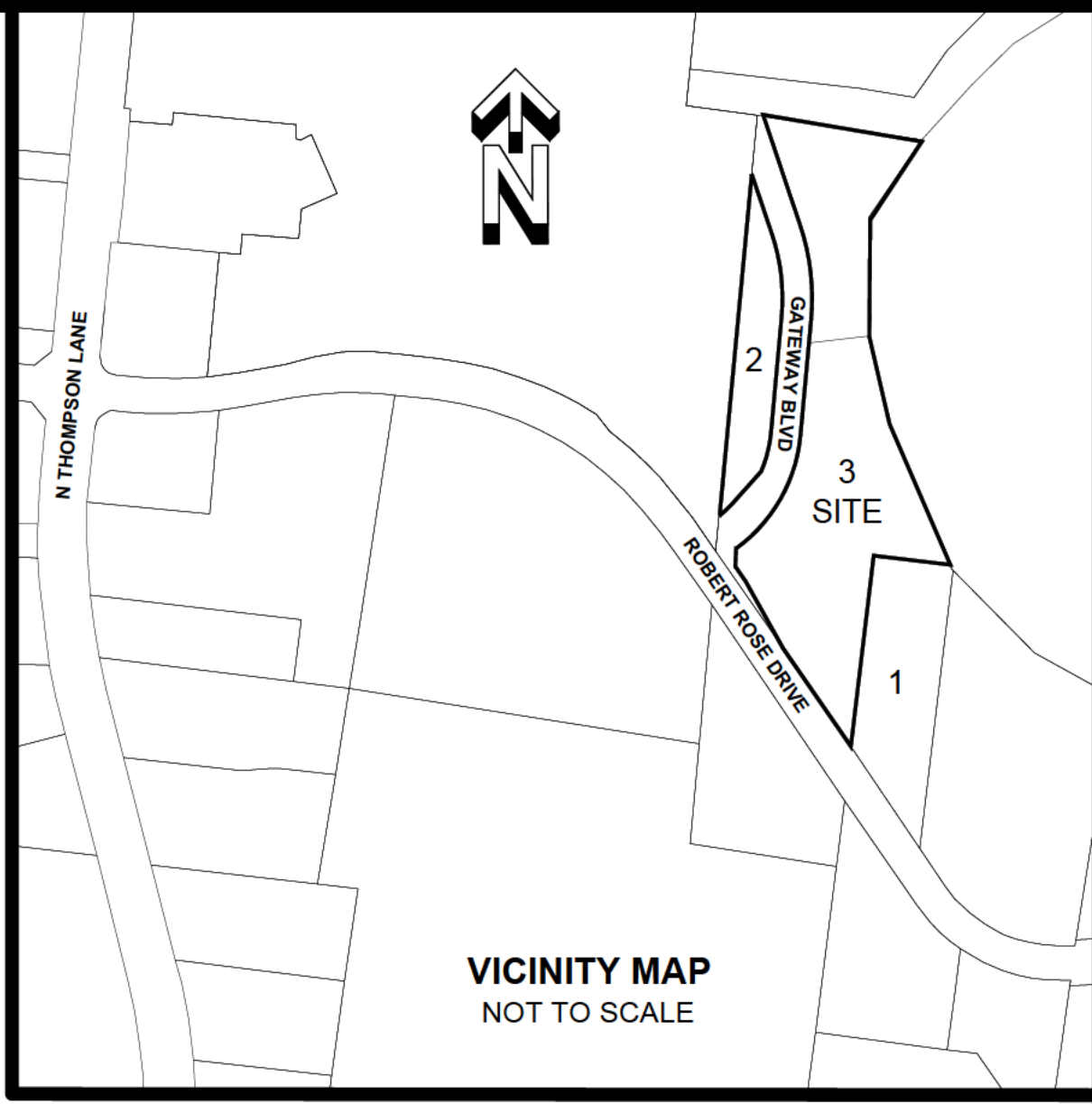
Date 11/26/2024 Timothy L. Haggard, RLS Tennessee License Number: 1604



SUBJECT PROPERTY 316 ROBERT ROSE DR MURFREESBORO, RUTHERFORD COUNTY TENNESSEE 37129 13TH CIVIL DISTRICT PLAT MAP 092, PARCEL 02302 TAX MAP 092, PARCEL 02301

OWNER INFORMATION MAYOR SHANE MCFARLAND CITY OF MURFREESBORO 111 W. VINE ST MURFREESBORO, TN 37130

SURVEYOR: TIMOTHY L. HAGGARD, RLS ENERGY LAND AND INFRASTRUCTURE, LLC 745 S. CHURCH ST., STE. 801 MURFREESBORO, TN 37130



Certificate of Ownership and Dedication I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted. Record Book 2281, Page 2547 Record Book 2316, Page 1780

Date Shane McFarland, Mayor City of Murfreesboro

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 hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

Date Timothy L. Haggard, RLS Tennessee License Number: 1604

Certificate of Approval for Recording I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register Of Deeds provided that it is so recorded within one year of this date.

Date Planning Commission Secretary

Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of the City of Murfreesboro I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date Murfreesboro Water Resources 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 hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date Murfreesboro Water Resources Official

Certificate of Approval for Electric Power in the Electric Service Jurisdiction of Middle Tennessee Electric Membership Corporation Middle 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, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No 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, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date Middle Tennessee Electric Membership Corp.

FINAL PLAT ROBERT ROSE DRIVE COMMERCIAL CENTER SUBDIVISION THIRD RESUBDIVISION OF LOT 3 AND SECOND RESUBDIVISION OF LOT 2 Energy Land & Infrastructure logo

ELI PROJECT NO: 23-12-1501 SHEET SIZE: 24 X 36 DRAWN BY: MTV SHEET NO: 1 OF 1 DRAWN DATE: 11/18/2024