

# **CITY OF MURFREESBORO PLANNING COMMISSION AGENDA**

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

**February 3, 2016  
7:00 PM**

**Bob Lamb  
Chairman**

**1. Call to order**

**2. Determination of a quorum.**

**3. Public Hearings:**

- a. Annexation Plan of Services and annexation petition [2015-503] for approximately 3.7 acres located along NW Broad Street, Ron Buck applicant.
- b. PRD Amendment [2016-405] for approximately 25.6 acres to amend the Cedar Retreat PRD, Donald Henley Construction applicant.
- c. Rezoning application [2016-401] for approximately 11 acres located along Manson Pike to be rezoned from RS-15 to Maddington Parke PRD, David Alcorn applicant.
- d. PUD amendment [2016-404] for approximately 26 acres in the Marymont Springs Mansion Estates PUD, Bob Parks and David Alcorn applicants.
- e. Rezoning Application [2016-402] for approximately 2.3 acres located at 3281 Siegel Road to be rezoned from RS-15 to Academy at Siegel PCD, Cornerstone Development applicant.
- f. Annexation Plan of Services and annexation petition [2015-509] for approximately 16.5 acres located along West Thompson Lane, Jordan Family General Partnership and Mr. John Massey applicants.
- g. Zoning application [2015-431] for approximately 16.5 acres located along West Thompson Lane to be zoned as General's Landing PRD simultaneous with annexation and for approximately 16.5 acres to be rezoned from RS-15 to General's Landing PRD, Blue Sky Construction applicant.

# **MURFREESBORO PLANNING COMMISSION AGENDA**

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**February 3, 2016**

- h. Zoning application [2016-403] for approximately 17.3 acres located at 3726 Manson Pike to be zoned as Springfield Apartments PRD & GDO-1 simultaneous with annexation, Hunter/McDowell Development applicant.

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

## **5. Adjourn.**

## **MURFREESBORO PLANNING COMMISSION**

### **STAFF COMMENTS, PAGE 1**

**FEBRUARY 3, 2016**

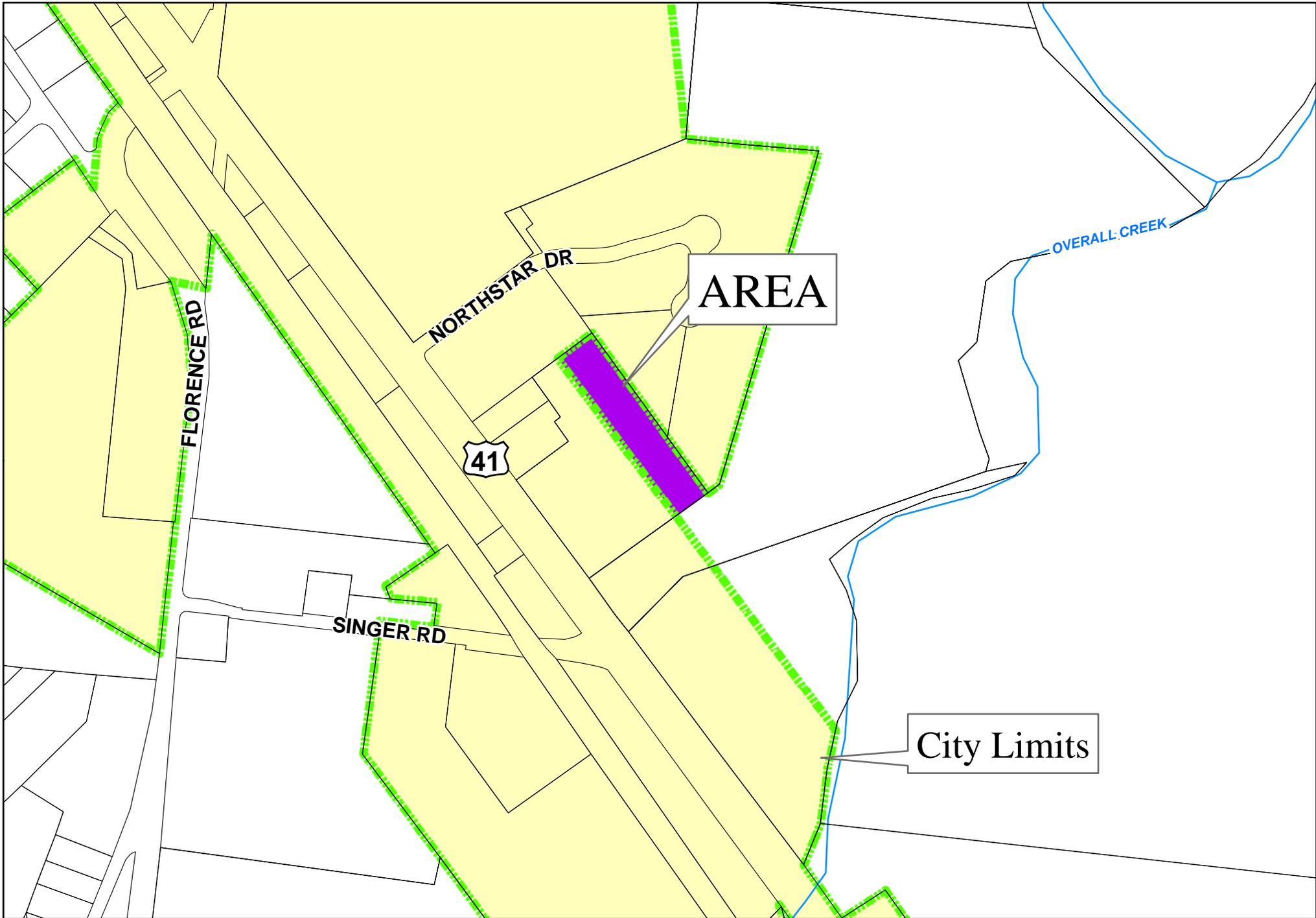
**3.a. Annexation Plan of Services and annexation petition [2015-503] for approximately 3.67 acres located along NW Broad Street, Ron Buck applicant.**

The subject property consists of a 3.67-acre portion of a 9.05-acre parcel located along the east side of Northwest Broad Street, just south of Florence Road. The Wallace Trailer business is located directly to the south, while the Northstar Industrial Park borders the subject property on its east and north sides. The front 5.38 acres was annexed into the City limits in 1994, but the rear 3.67 acres has remained in the unincorporated County ever since. For years, the entire property was used for an auto salvage business. There are two existing structures on the subject property, the main one of which dates back to 1950. The auto salvage business closed at this location several years ago and the property has remained vacant ever since.

In November, it was purchased by the applicant. He has petitioned the City for the annexation of the rear portion of the property, so that any future development on the property will all be in one jurisdiction. The front portion of the property that is already inside the City limits is zoned L-I (Light Industrial), while the rear portion of the property is zoned Light Industrial in the unincorporated County. Because the rear portion of the property is already zoned Light Industrial in the County, it will be given an interim L-I zoning classification should it be annexed into the City. The applicant has not submitted a companion zoning request simultaneous with annexation, as he is satisfied with the L-I zoning classification.

The subject property is contiguous with the existing City Limits to the east, west, and north. It is within the City's urban growth boundary. In addition, the property owner has petitioned the City for the annexation. Staff has prepared a plan of services, which has been included with the agenda for the Planning Commission's consideration. It does not appear that there will be any problems in providing services to the subject property. No right-of-way is included in the annexation study.

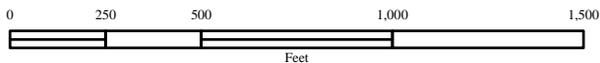
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



### Annexation Request Along NW Broad Street



Path: G:\planning\annex\NewNashvilleHwy.mxd



GIS Department  
City Of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. 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)

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. Ronald D Buck for 88 Partnership  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: Ronald Buck Status: Owner Date: 1-20-16

5200 Old Harding Road Franklin, TN 37064  
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



**HUDDLESTON- STEELE**  
**ENGINEERING, INC.**

2115 N.W. Broad Street • Murfreesboro, TN 37129 • Engineering 615-893-4084 • Surveying 615-890-0372 • FAX: 615-893-0080

December 31, 2015

Mr. Gary Whitaker  
Interim Planning Director  
City of Murfreesboro  
111 W. Vine Street  
Murfreesboro, TN 37130

Re: Annexation Request

Described as a portion of Tax Map 57, Parcel 003322 in Murfreesboro, Tennessee

Dear Mr. Whitaker:

On behalf of our client, Mr. Ron Buck, we hereby request annexation for a 3.67 acre parcel of and existing 9.05 parcel of land.

Please let me know if you need any additional information.

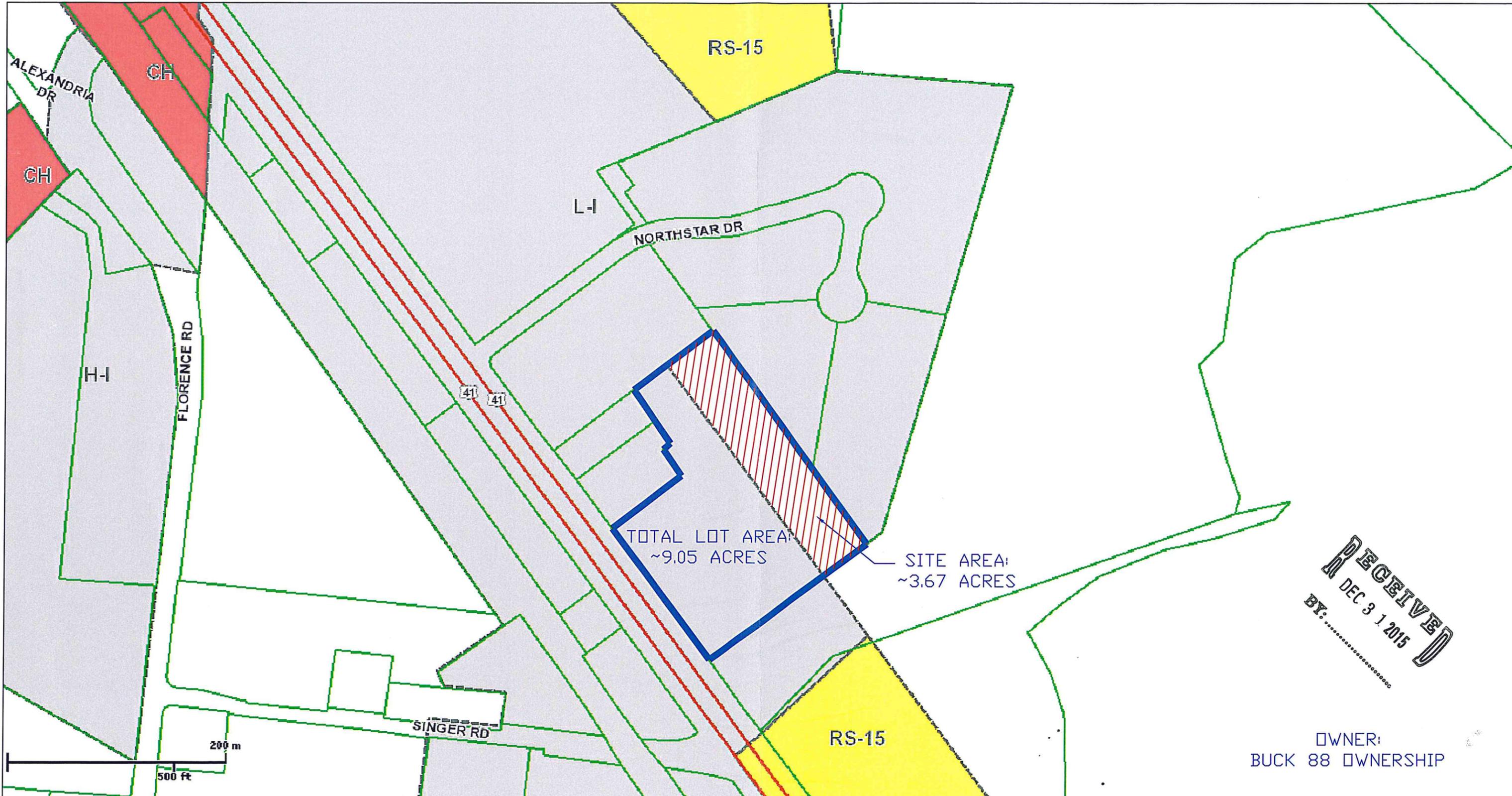
Sincerely,

Clyde Rountree, RLA

HUDDLESTON-STEELE ENG., INC.

**RECEIVED**  
DEC 31 2015  
BY: .....

# ANNEXATION EXHIBIT



RECEIVED  
DEC 31 2015  
BY:.....

OWNER:  
BUCK 88 OWNERSHIP

**ANNEXATION REPORT FOR PROPERTY LOCATED AT  
5030 NORTHWEST BROAD STREET  
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE  
MURFREESBORO PLANNING COMMISSION  
February 3, 2016

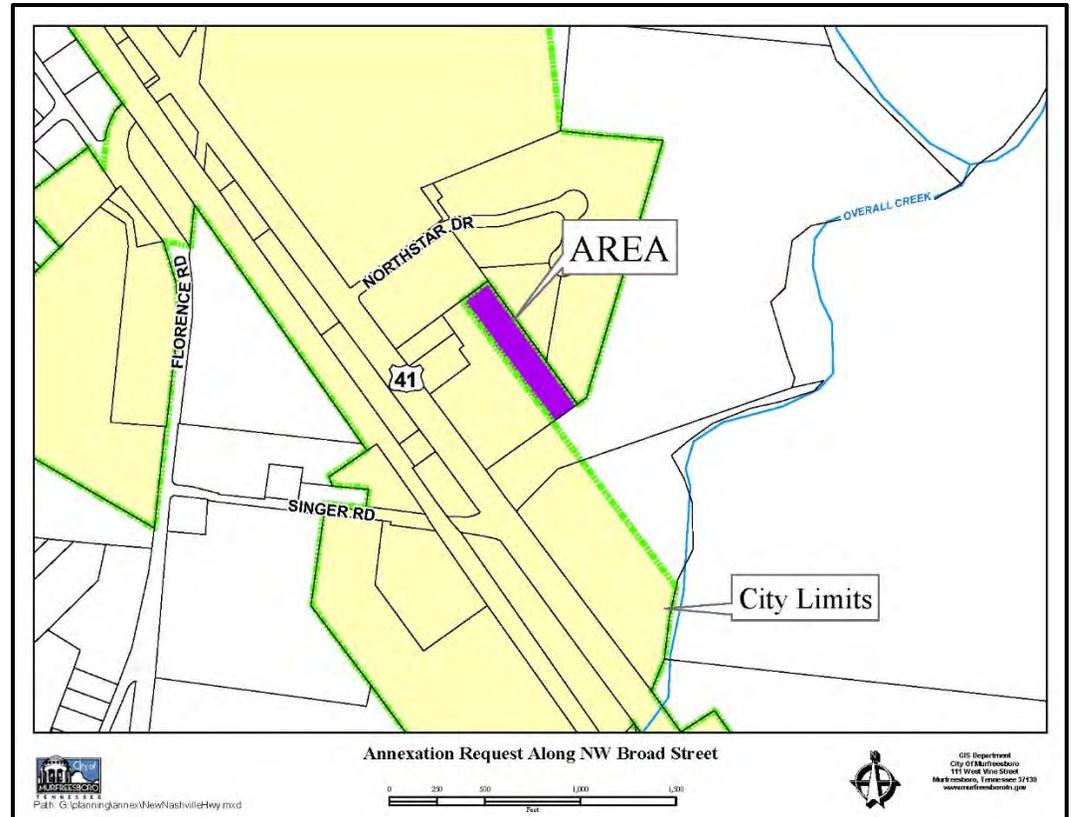


# **INTRODUCTION**

## OVERVIEW

The area studied in this Plan of Services is a 3.67-acre portion of a 9.05-acre parcel located at 5030 Northwest Broad Street. The remaining 5.38 acres of the subject parcel already lie within the City of Murfreesboro. The study area adjoins the City on the north, east, west, and southwest, while the area to the southeast lies within the unincorporated County.

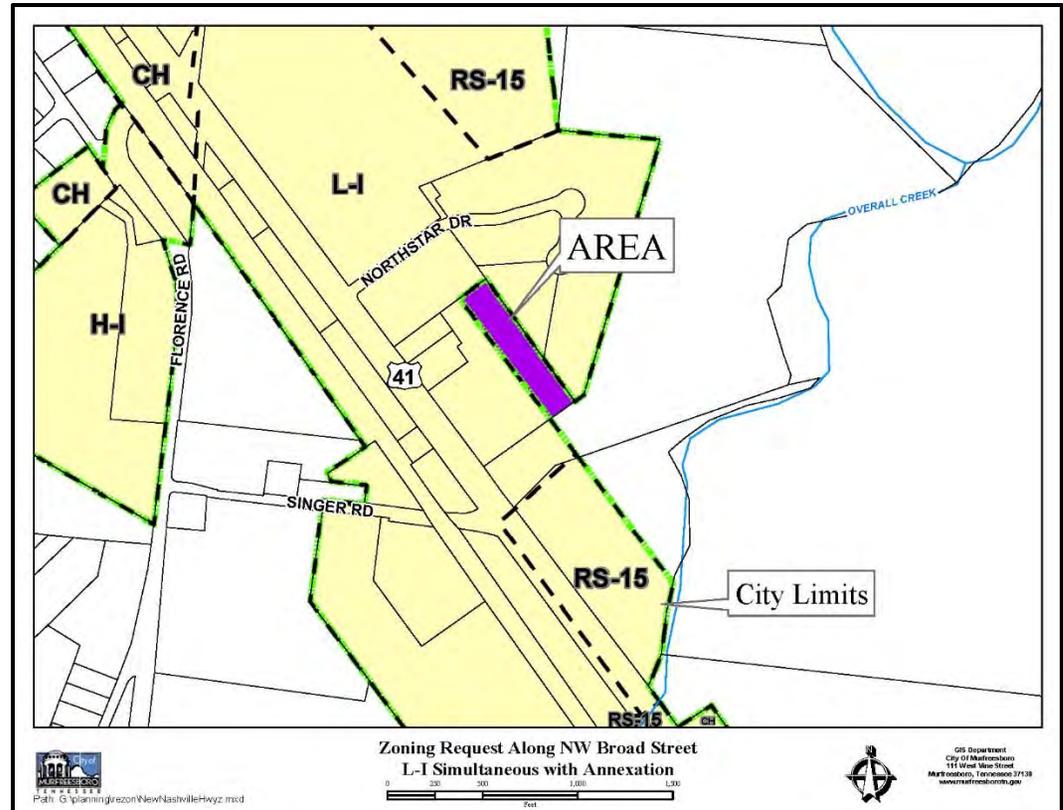
The study area is located within the City of Murfreesboro's Urban Growth Boundary and includes a 3.67-acre portion of Tax Map 57, Parcel 28.



## CITY ZONING

The applicant, Mr. Ron Buck, has not requested a specific zoning classification. The property is currently zoned LI (Light Industrial) in the County and will be zoned L-I (Light Industrial) in the City upon annexation.

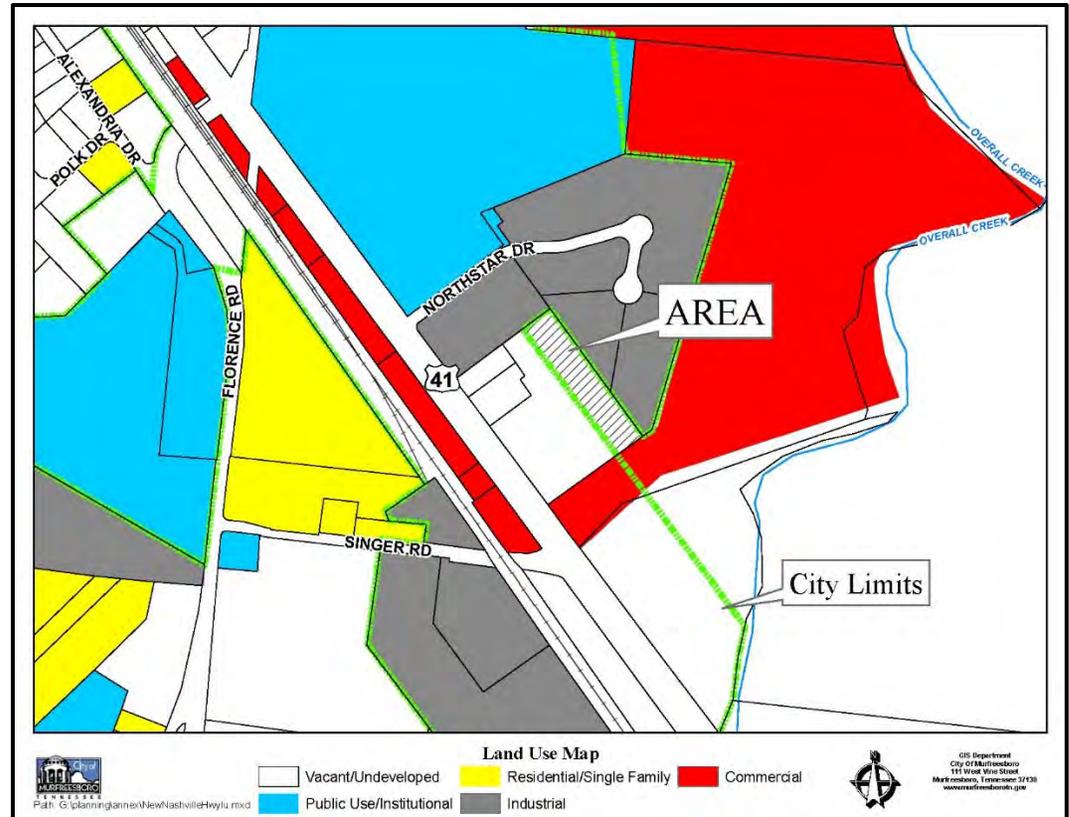
The properties to the north, east, west, and southwest of the study area are zoned L-I (Light Industrial). The property to the southeast of the study area lies outside the City's boundaries and is zoned RM (Medium Density Residential) in the County.



## PRESENT AND SURROUNDING LAND USE

The study area consists of a 3.67-acre portion of a 9.05-acre parcel. The study area has been cleared of trees and brush and includes no structures at the present time. The remaining 5.38 acres of the subject parcel have also been cleared. The entire parcel was previously used for automobile salvage; a structure associated with the salvage business still sits on the portion of the site that is already located within the City limits. A billboard is present on the northwestern edge of the property.

Other land uses in the vicinity include light industrial, automobile sales, and a cemetery. Properties to the east and southeast are vacant. The nearest residential dwellings are located on Singer Road, approximately one-half mile away from the subject property.



## **TAXES AND REVENUE**

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. 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 \$1.2703/\$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. (Note that a portion of the parcel already lies within the City. The figures in this table represent the entire parcel.)

*Table I  
Estimated Taxes from Site*

<b>Owner of Record</b>	<b>Acres</b>	<b>Land Value</b>	<b>Improvements Value</b>	<b>Total Assessment</b>	<b>Estimated City Taxes</b>
86 Partnership	9.05	\$167,400	\$38,200	\$82,240	\$1,044.69

These figures are for the property in its current state.

# **PLAN OF SERVICES**

## **POLICE PROTECTION**

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #6.

## **ELECTRIC SERVICE**

The property is located within Murfreesboro Electric Department's (MED) service boundary. MED has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MED standards.

## **STREET LIGHTING**

According to MED, street lighting will be installed on the property if any future development on the property includes public streets. Street lights are currently installed along Northwest Broad Street.

## **STREETS AND ACCESS**

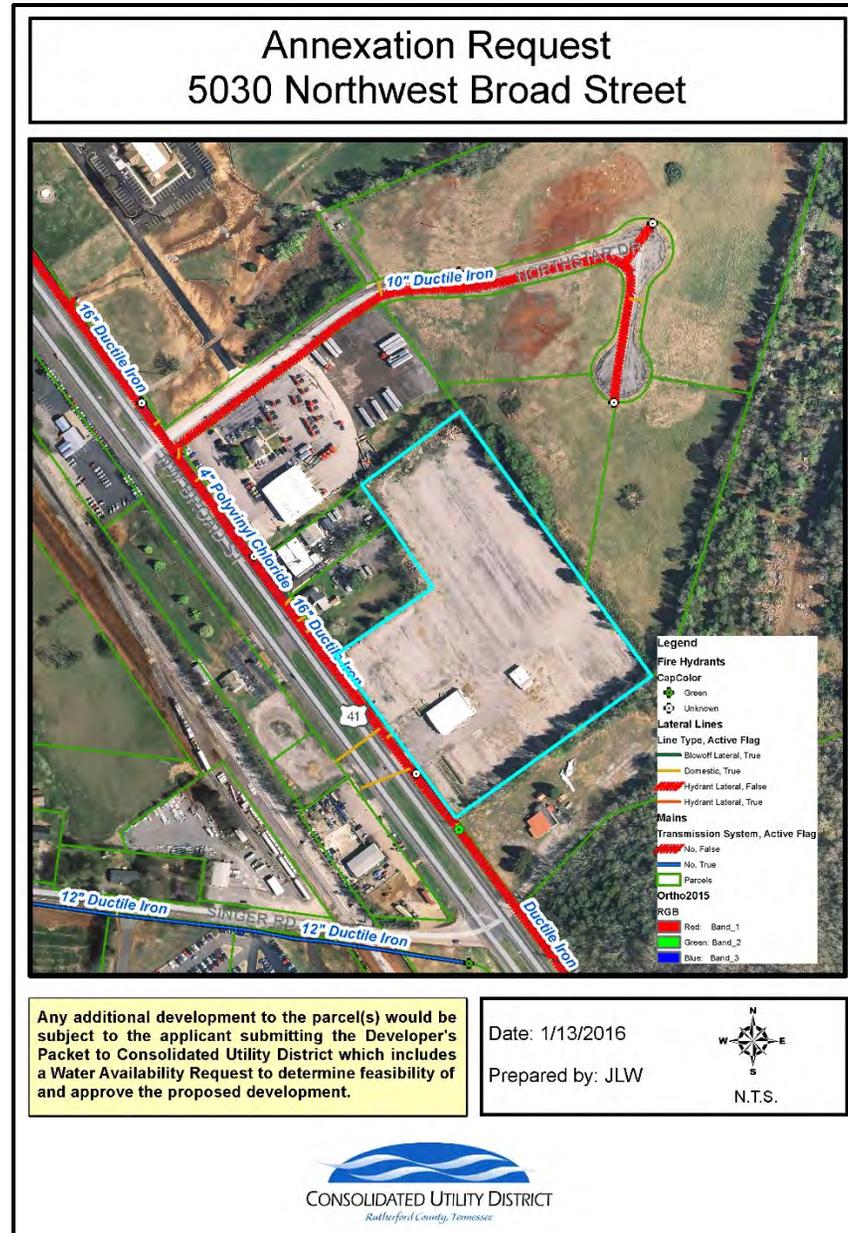
The study area currently has access to Northwest Broad Street, which is both a major arterial and a state route. Modifications to the current access on Northwest Broad Street will require the approval of the City Engineer and the Tennessee Department of Transportation. Any future public roadway facilities to serve the study area must be constructed to City standards.

## WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. A four-inch water main running along the eastern side of Northwest Broad Street is adequate for providing domestic water service for any future development.

CUD intends to construct a pump station and utilize a 16-inch water line that was purchased from the cities of Murfreesboro and Smyrna. An existing hydrant that utilizes the 16-inch line is adequate for maintaining proper fire flows.

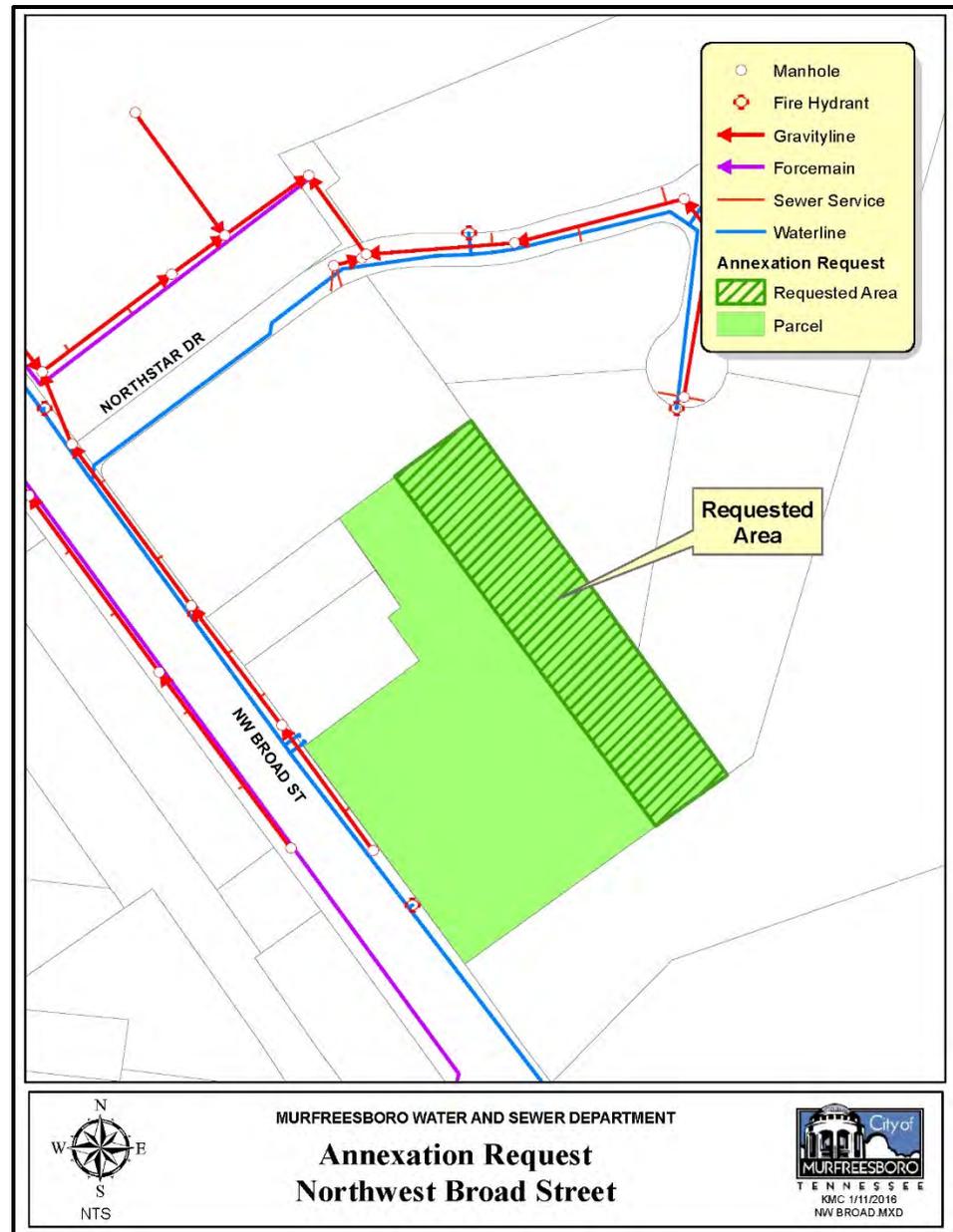
Both lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.



## SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." The property will be served by an existing eight-inch sanitary sewer main located along the northern right-of-way of Northwest Broad Street. All sewer main improvements and easements needed to serve the subject properties are to be installed and acquired respectively by the developer in accordance with MWSD's development policies and procedures. The property is located within the US 41 / Florence Road Sanitary Sewer Assessment District.

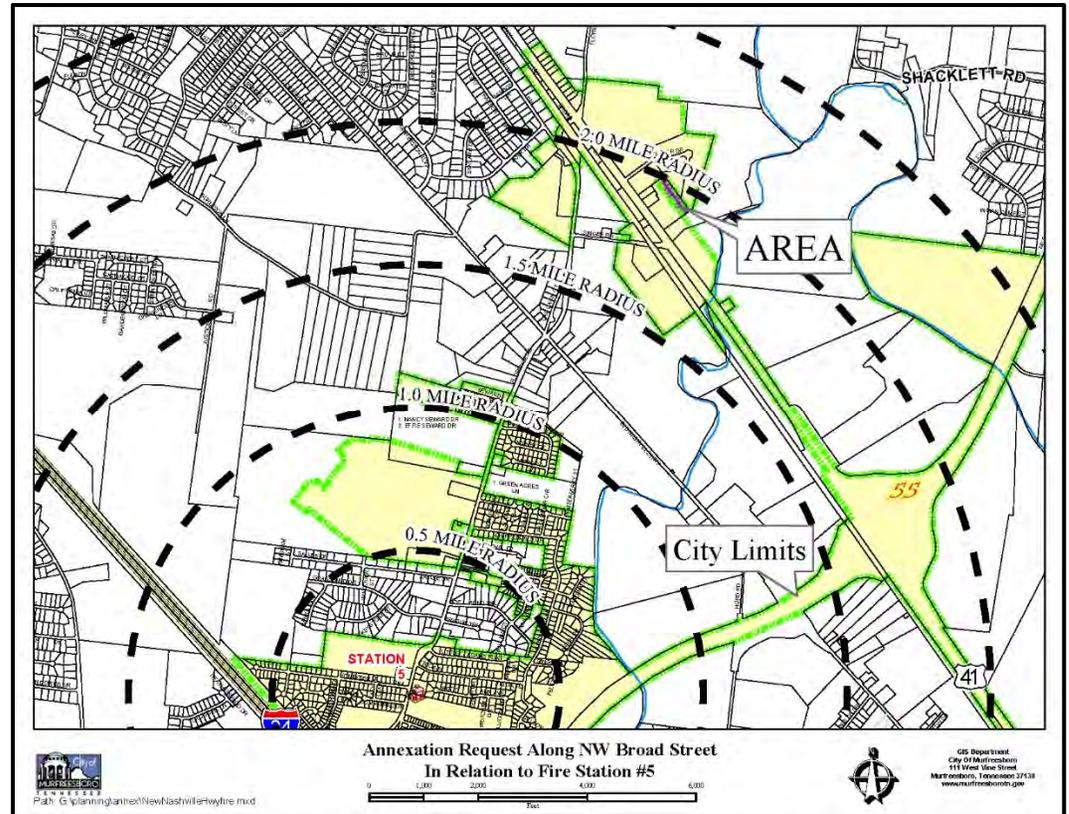
The red lines on the adjacent map represent existing sewer lines.



## FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

An existing 16-inch water line—recently purchased by CUD—along Northwest Broad Street is able to provide adequate fire flows and fire protection on the subject property. The closest fire station to the subject tract is Fire Station #5, located at 3006 Florence Road, 2.15 miles from the study area. Station #5 could have delays responding to the parcel due to heavy rail traffic on the CSX railway. Station #7, located at 2715 North Thompson Lane, is 5.23 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



## **SOLID WASTE COLLECTION**

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial days of service will be Monday and Thursday. In its current state, no additional equipment or manpower will be needed to serve the study area.

## **BUILDING AND CODES**

The property will immediately 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.

## **RECREATION**

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports.

These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

## **CITY SCHOOLS**

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is in a nonresidential area and should have no impact on school enrollment or capacity.

## **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.

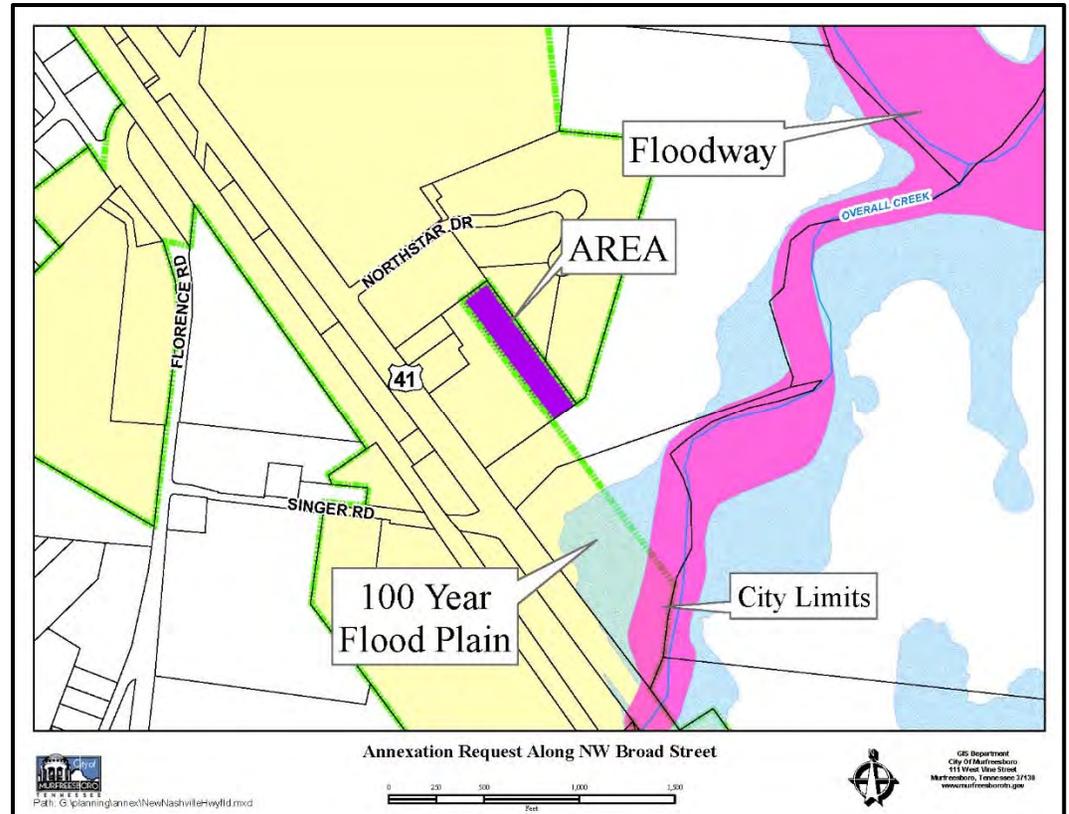
## **PLANNING, ENGINEERING, AND ZONING SERVICES**

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, 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.

### **FLOODWAY**

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.

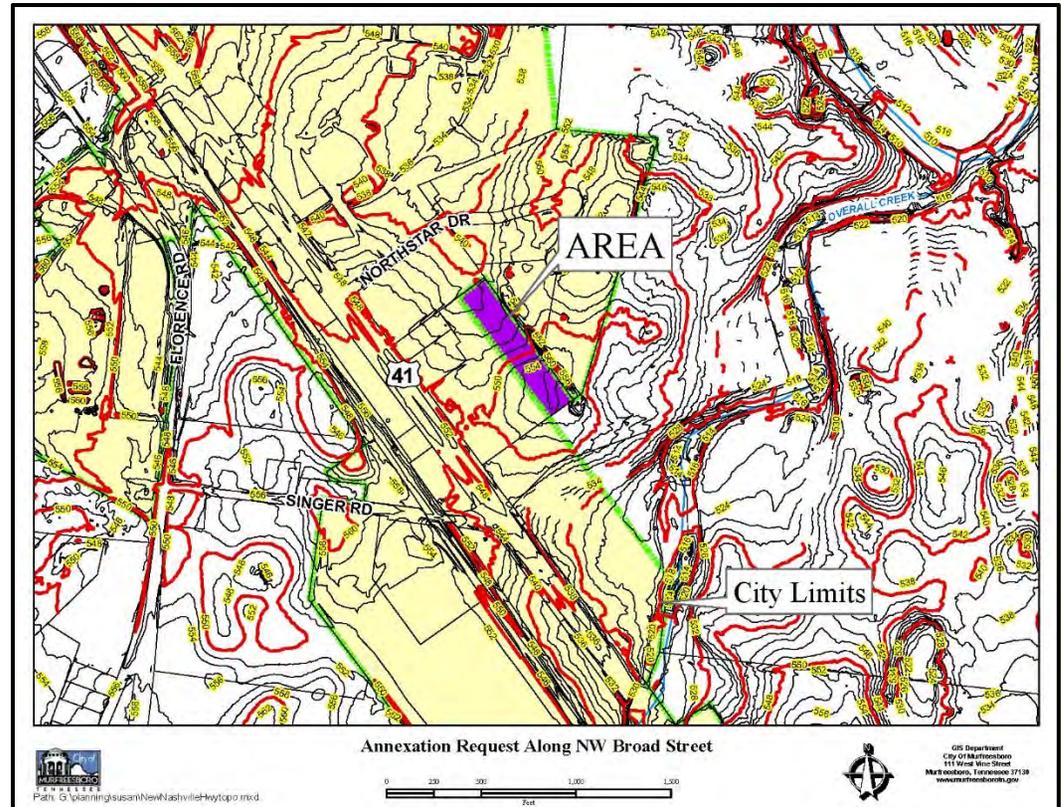


## DRAINAGE

Upon annexation, stormwater management services provided by the City will be available to the study area. A review of the topographic map for the study area shows that the property drains well to the northwest. Future development plans should address the discharge of stormwater onto the adjacent properties to the northwest including potential detention or diversion to Northwest Broad Street. New development on the property must meet City of Murfreesboro Stormwater Quality requirements and Tennessee Department of Transportation requirements if diverted to Northwest Broad Street.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed L-I zoning and considering applicable credits, this property has the potential to generate \$600 in Stormwater Utility Fees annually upon full development.

The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



## **ANNEXATION FOLLOW-UP**

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

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
FEBRUARY 3, 2016**

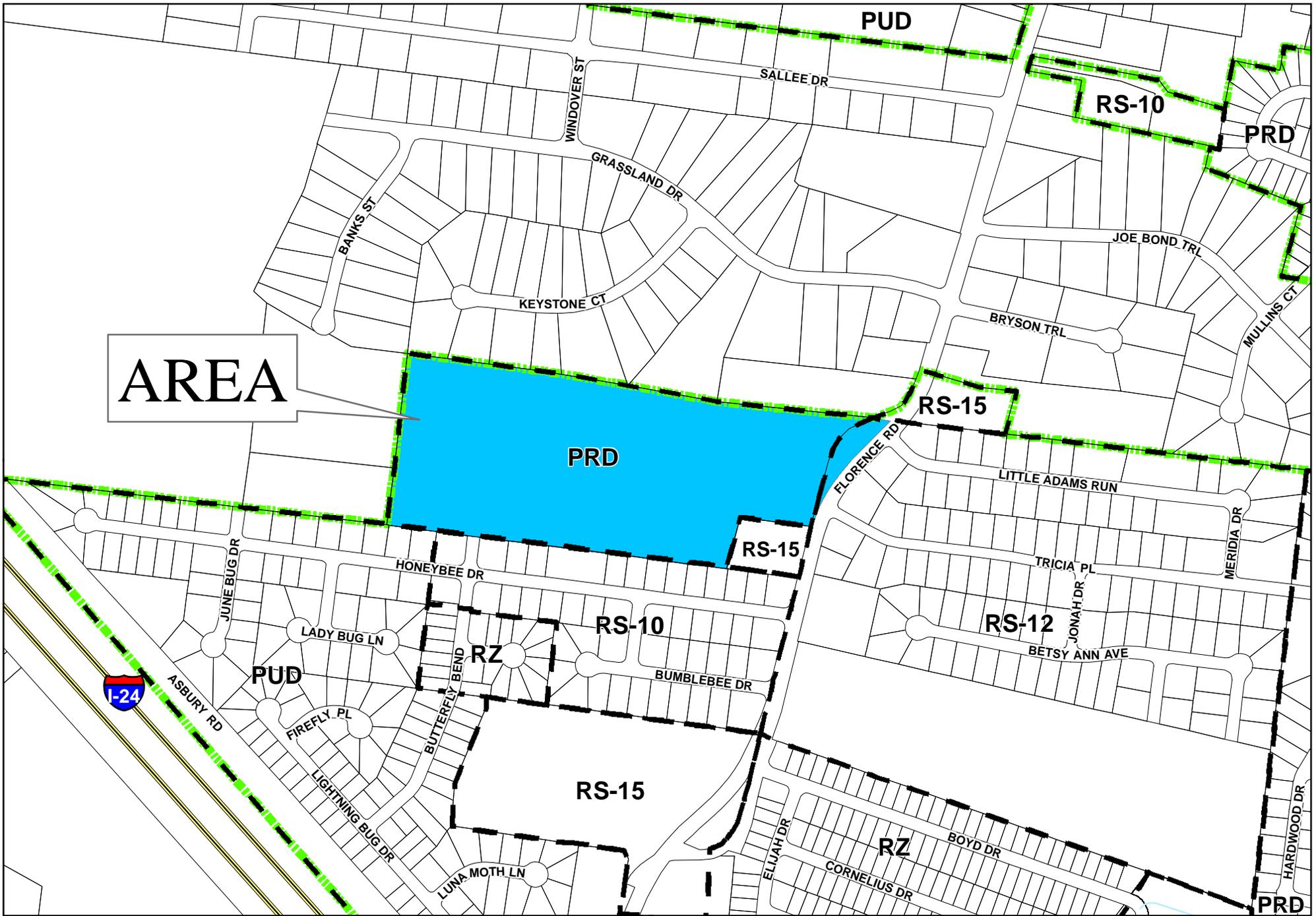
**3.b. PRD Amendment [2016-405] for approximately 25.6 acres to amend the Cedar Retreat PRD, Donald Henley Construction applicant.**

The subject property is located along the west side of Florence Road approximately one-half mile north of I-24. It was annexed in 2006 and zoned PRD simultaneous with annexation. The surrounding land uses are primarily residential in nature. The Youngstown single-family residential subdivision, which is in the unincorporated County, is located directly to the north, while the Thistle Downs single-family residential subdivision -- zoned RS-10, RZ, and PUD -- is located directly to the south. Also bordering the property along Florence Road on its north and south sides are two single-family residential parcels. Directly across the street to the east is the Adams Run single-family residential subdivision, which is zoned RS-12, as well as a Murfreesboro fire hall. There is also some commercially-zoned property further to the south along Florence Road, just north of I-24.

The existing Cedar Retreat PRD, which was approved in 2006, has never been developed and the property has remained vacant. The approved plan consists of a total of 123 dwelling units, including 77 single-family detached units with lot widths of between 40' and 60' and 46 single-family attached units. Thirty-six (36) of the single-family detached lots were to be accessed via a rear alley. The plan requires minimum square-footages of 1,200 for the single-family attached product and 1,400 for the single-family detached product. The current applicant recently purchased the property and does not wish to develop it under the current PRD zoning plan. He has submitted a request to amend the PRD zoning with a completely new plan.

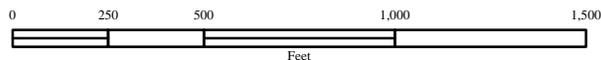
The proposed PRD amendment reduces the density from 123 to 57. In addition, instead of both single-family detached and single-family attached products, only single-family detached units are proposed. The lot size is also increasing to a minimum of 12,000 square-feet. All alleys have been eliminated from the plan. The minimum house size has also increased to 1,900 square-feet. The proposed exterior building materials for the houses will be brick, stone, and cement-board siding. Vinyl will only be allowed in the trim, soffit, dormers, and gables. Both front-entry and side-entry garages are proposed. The front setback is proposed to be 25', but all garages will be set back at least 35' from the front property line, ensuring room for at least four (4) off-street parking spaces per dwelling unit. Sidewalks will be provided on both sides of all streets, and there will be common open space provided at the front of the subdivision along Florence Road. It should be noted that the PRD zoning also includes a portion of excess Florence Road right-of-way that was abandoned by the City Council in 2015.

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



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## Rezoning Request For Property Along Florence Rd. PRD Amendment



GIS Department  
City of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
www.murfreesborotn.gov

# EXISTING PRD ZONING PLAN



CEDAR RETREAT

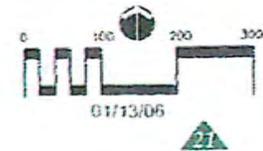
CONCEPT PLAN RENDERING



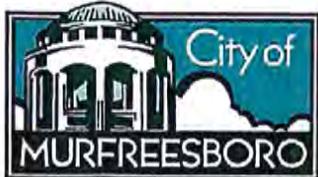
**RAGAN SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 118 WOODLANDS BL. #102 WPK 49052  
 NASHVILLE, TN 37209 PH: 615.244.5551  
 FAX: 615.244.8135 WWW.RAGANSMITH.COM

*Cedar Retreat*  
 Murfreesboro, TN

8 - 60' WIDE LOTS  
 33 - 50' WIDE LOTS  
 36 - 40' WIDE LOTS  
 46 - VILLA HOMES  
 123 - TOTAL LOTS



REZONING APPLICATION FORM



T E N N E S S E E

Creating a better quality of life

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

REZONING APPLICATION FORM
\$600.00 per application

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 \$600.00 non-refundable application fee.

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

To be completed by applicant:

APPLICANT: Donald Henley Construction, LLC c/o Don Henley

Address: 804 Fites Ln City/State/Zip: Auburntown, TN 37016

Phone: 615-533-5703 E-mail address:

PROPERTY OWNER: Donald Henley Construction, LLC

Street Address or property description: Florence Road

and/or Tax map #: 71 Group: Parcel (s): 20.06

Existing zoning classification: PRD

Proposed zoning classification: PRD Acreage: 25.6

RECEIVED
DEC 31 2015
BY:

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

applicant): Matthew Taylor 615-890-7901

E-mail: mtaylor@sec-civil.com

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

DATE: 1/14/16

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

Date received: MPC YR.: MPC #: 2016-405

Amount paid: \$ 600.00 Receipt #: 922507

Revised 1/2010

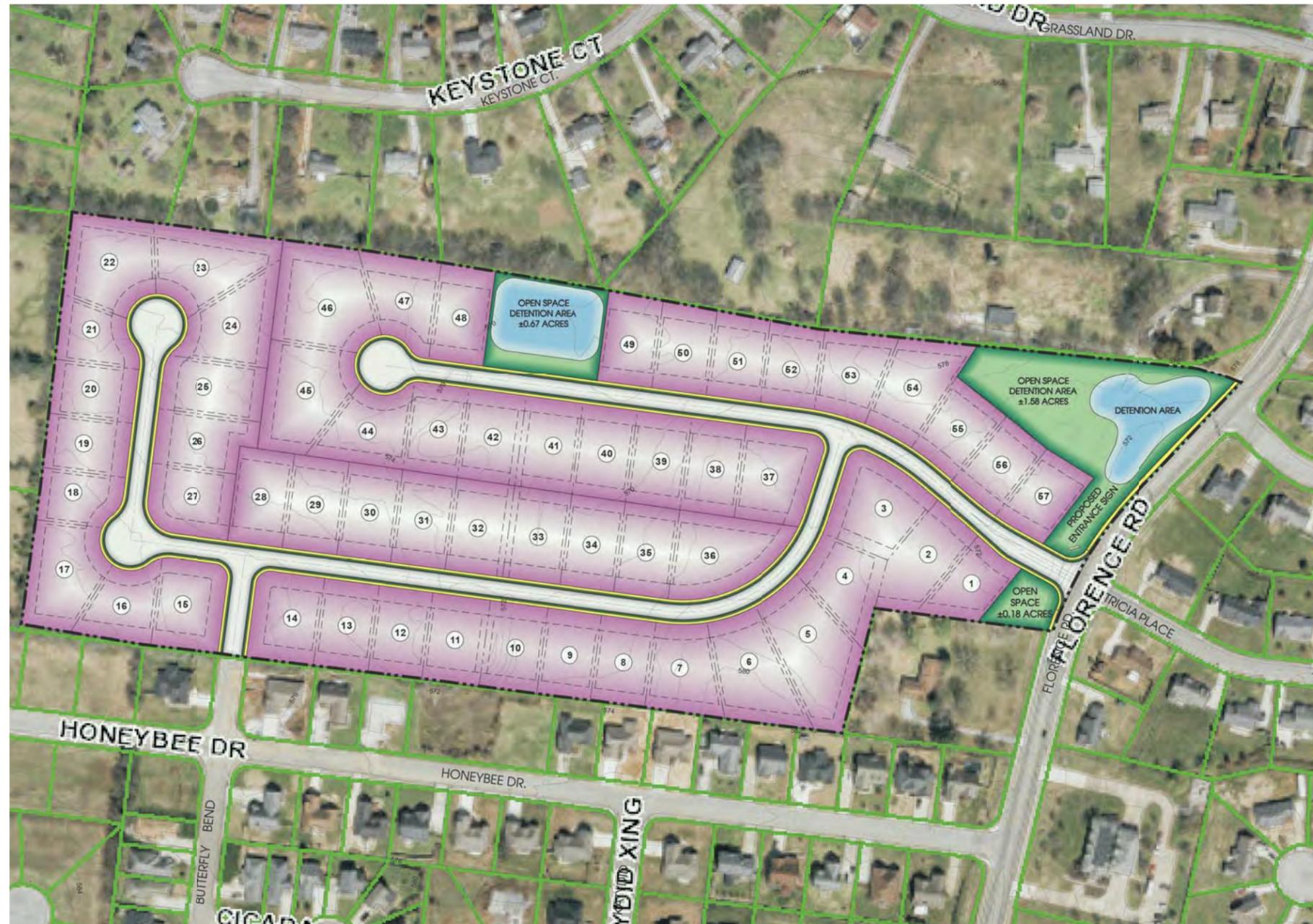
# CEDAR RETREAT

## A REQUEST TO AMEND THE PRD

SUBMITTED DECEMBER 31, 2015

RESUBMITTED ON JANUARY 13, 2016

RESUBMITTED ON JANUARY 25, 2016 FOR FEBRUARY 3, 2016 PLANNING COMMISSION PUBLIC HEARING



**DEVELOPER**  
**DONALD HENLEY CONSTRUCTION, LLC.**

ATTN: DONALD HENLEY  
804 FITES LN  
AUBURNTOWN, TN 37016  
615-533-5703

**SEC, Inc.**

**ENGINEERING . SURVEYING . LAND PLANNING**  
**LANDSCAPE ARCHITECTURE**  
**SEC, INC.**

ATTN: ROB MOLCHAN, P.L.A.  
850 MIDDLE TENNESSEE BLVD.  
MURFREESBORO, TN. 37129  
615-890-7901

SEC PROJECT # 15322

**INTRODUCTION**

SYNOPSIS.....3  
PROPOSED PLAN.....4

**EXISTING CONDITIONS**

UTILITIES, TOPOGRAPHY, AND RIGHT-OF-WAY.....5  
ON-SITE PHOTOS .....6  
SURROUNDING OFF-SITE PHOTOS.....7

**PROPOSED P.R.D.**

PROPOSED PRD.....8  
PHASING PLAN.....9  
PROPOSED HOMES (STANDARDS).....10  
AMENITIES .....11  
INGRESS/EGRESS .....12

**ZONING CHAPTER 13**

SUBSECTION D ITEM 2A: 1 - 6.....13  
SUBSECTION D ITEM 2A: 7 - 15 .....14



CURRENT AERIAL OF THE SITE

CURRENT GIS OF THE SITE AND SURROUNDING PROPERTY LINES

DONALD HENLEY CONSTRUCTION, LLC. RESPECTIVELY REQUESTS TO AMEND THE CEDAR RETREAT PRD ON FLORENCE ROAD. THE PROPERTY IS APPROXIMATELY 25.63 ACRES LOCATED ALONG THE WEST SIDE OF FLORENCE ROAD, TO THE WEST OF ADAMS RUN SUBDIVISION, NORTH OF THISLE DOWNS SUBDIVISION, SOUTH OF YOUNGSTOWN SUBDIVISION, AND EAST OF PROPERTY BELONGING TO PAUL GRATTON AND JAMES POWELL. IT IS IDENTIFIED AS PARCEL 20.06 OF TAX MAP 71.

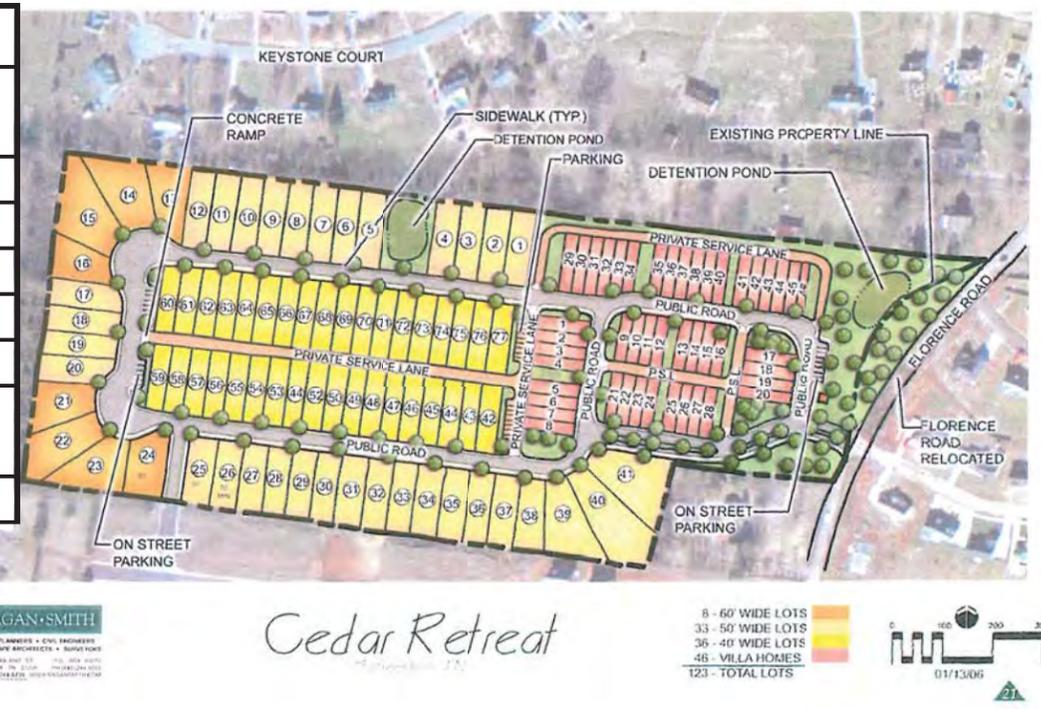
THIS REQUEST IS TO AMEND THE EXISTING PRD WITH A NEW DEVELOPMENT TYPE THAT IS NOT CONSISTENT WITH THE CURRENTLY APPROVED PRD. THE CURRENT PRD IS ENTITLED WITH 4 DIFFERENT HOUSING TYPES, WHILE THE NEW PRD IS PROPOSING 1 HOUSING TYPE. THE THREE BUILDING TYPES IN THE EXISTING PRD CONSISTED OF ALLEY LOADED SINGLE FAMILY ATTACHED VILLAS AND SINGLE FAMILY DETACHED COTTAGES THAT RANGED IN SIZE FROM 1,200 SF TO 2,200 SF. THE FRONT ELEVATIONS OF THESE TWO BUILDING TYPES WERE TO CONSIST OF 50% - 60% BRICK WITH VINYL OR WOOD ACCENTS. THE THIRD BUILDING TYPE WAS A SINGLE FAMILY DETACHED HOME THAT WITH FRONT ENTRY GARAGES. THESE HOMES RANGED IN SIZE FROM 1,400 SF TO 2,200 SF WITH FRONT ELEVATIONS CONSISTING OF 50% BRICK WITH STUCCO AND VINYL ACCENTS. THE NEW CEDAR RETREAT PRD WILL CONSIST OF APPROXIMATELY 57 SINGLE FAMILY LOTS ON 25.63 ACRES YIELDING AN OVERALL DENSITY OF 2.22 DWELLING UNITS / ACRE. ALL THE LOTS WILL BE A MINIMUM OF 12,000 SF IN SIZE, AND ALL DWELLING UNITS WILL BE FOR PURCHASE. THE PROPOSED HOMES WILL RANGE IN SIZE FROM 1,900 SF. TO 3,000+ SF. ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS, AND MIN. TWO CAR GARAGES. THE AMENITIES PACKAGE WITH THE PREVIOUSLY APPROVED PRD INCLUDED A PASSIVE PARK ALONG THE FLORENCE ROAD FRONTAGE. SOME OF THE ELEMENTS WITH THIS PARK WERE THE ENTRANCE SIGNAGE, PARK BENCHES, AND A GATEHOUSE. CEDAR RETREAT INCLUDES A PASSIVE OPEN SPACE FOR THE RESIDENTS. THE MAIN AMENITIES FOR THE PROPOSED CEDAR CREEK PRD IS A PASSIVE PARK ALONG THE FRONTAGE OF FLORENCE ROAD. THE PARK WILL PROVIDE RESIDENTS A PLACE FOR UNSTRUCTURED OUTDOOR ACTIVITIES AND SPORTS, WHILE CREATING A PLACE TO RELAX AND UNWIND FROM DAILY LIFE. THE NEIGHBORHOOD ENTRANCE SIGN WILL RESIDE IN THIS OPEN SPACE, ALONG WITH STORMWATER FACILITIES. THE H.O.A. WILL MAINTAIN THE COMMON AREAS.

PROPOSED PRD

EXISTING PRD



PRD COMPARISON		
	PROPOSED PRD	EXISTING PRD
ATTACHED VILLAS	0	46
40' LOTS	0	36
50' LOTS	0	33
60' LOTS	0	8
90' LOTS	57	0
TOTAL DWELLING UNITS =	57	123
DENSITY	2.22	4.80

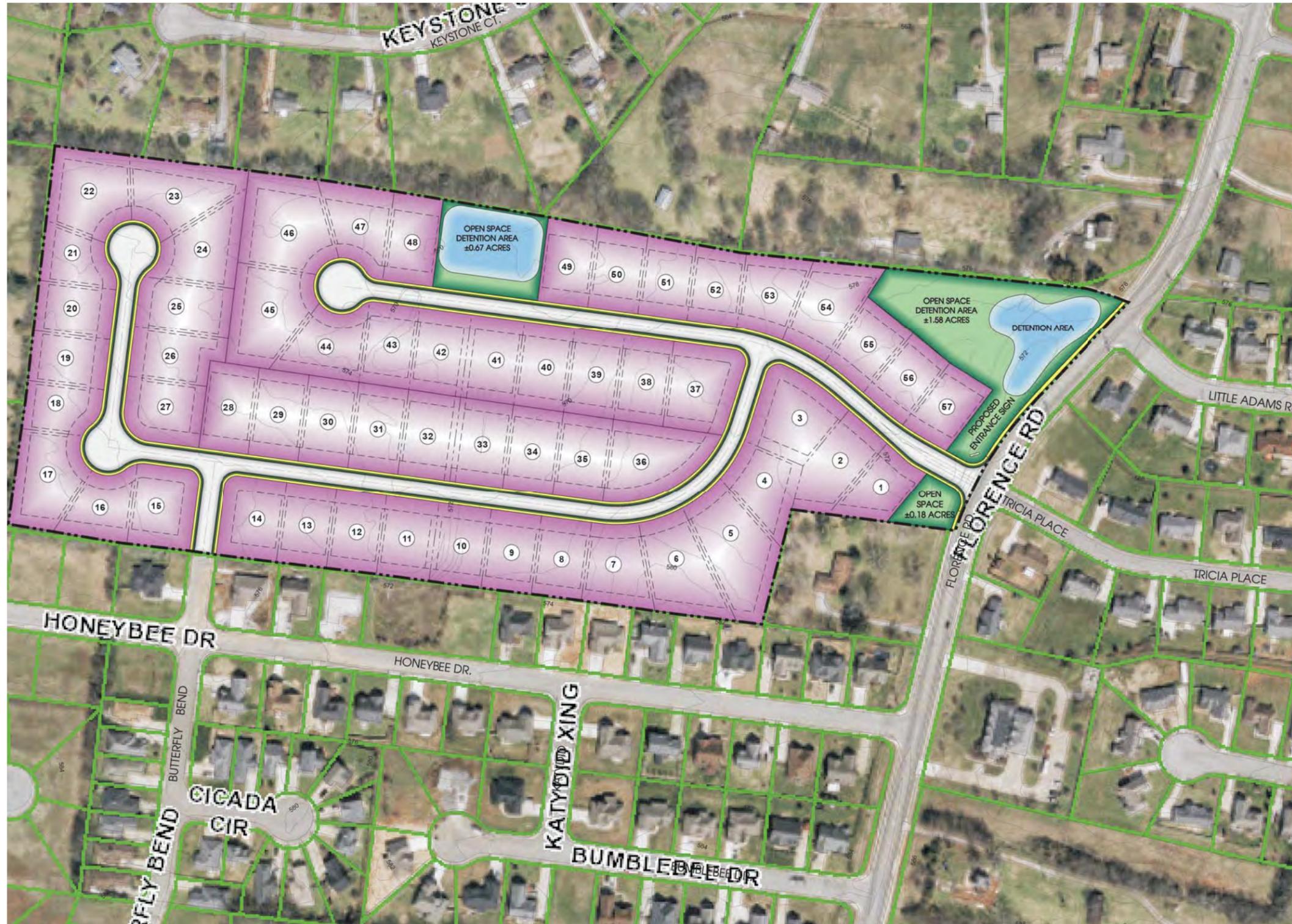


- RESIDENTIAL LOTS
- OPEN SPACE
- DETENTION AREA
- SIDEWALK
- ROADWAY

NOT TO SCALE



NOT TO SCALE



**LAND USE DATA:**

TOTAL LAND AREA:	±25.63 ACRES
TOTAL NUMBER OF LOTS:	57
GROSS DENSITY: 57 LOTS/25.63 ACRES=	2.22 D.U./AC.
MINIMUM LOT SIZE:	12,000 SF
TYPICAL LOT DIMENSIONS =	(90' W x 140' D)
TOTAL OPEN SPACE:	±2.43 ACRES (9.48%)


 SCALE: 1" = 200'

 RESIDENTIAL LOTS	 SIDEWALK
 OPEN SPACE	 ROADWAY
 DETENTION AREA	



### CITY OF MURFREESBORO

THE PROPERTY HAS/WILL HAVE ACCESS TO PUBLIC RIGHTS-OF-WAY AT TWO LOCATIONS. THE MAIN ENTRANCE WILL BE AT THE CURRENT INTERSECTION OF FLORENCE ROAD AND TRICI-PLACE. THE SECOND ACCESS POINT IS A CURRENT STUB PROVIDED FROM THISTLE DOWNS SUBDIVISION IN THE SOUTHWEST CORNER OF THE DEVELOPMENT.



### MURFREESBORO WATER AND SEWER DEPARTMENT

SANITARY SEWER SERVICE HAS BEEN EXTENDED TO THE EDGE OF THE SITE ALONG THE SOUTHERN AND EASTERN SIDES OF THE PROPERTY. SECTION 1 CONSTRUCTION WILL EXTEND THE SEWER SERVICE INTO THE SITE AND WILL CONTINUE TO BE EXTENDED WITH EACH SECTION OF THE DEVELOPMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE SEWER INTO THIS PROPERTY. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE MURFREESBORO WATER & SEWER DEPARTMENT.



### CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

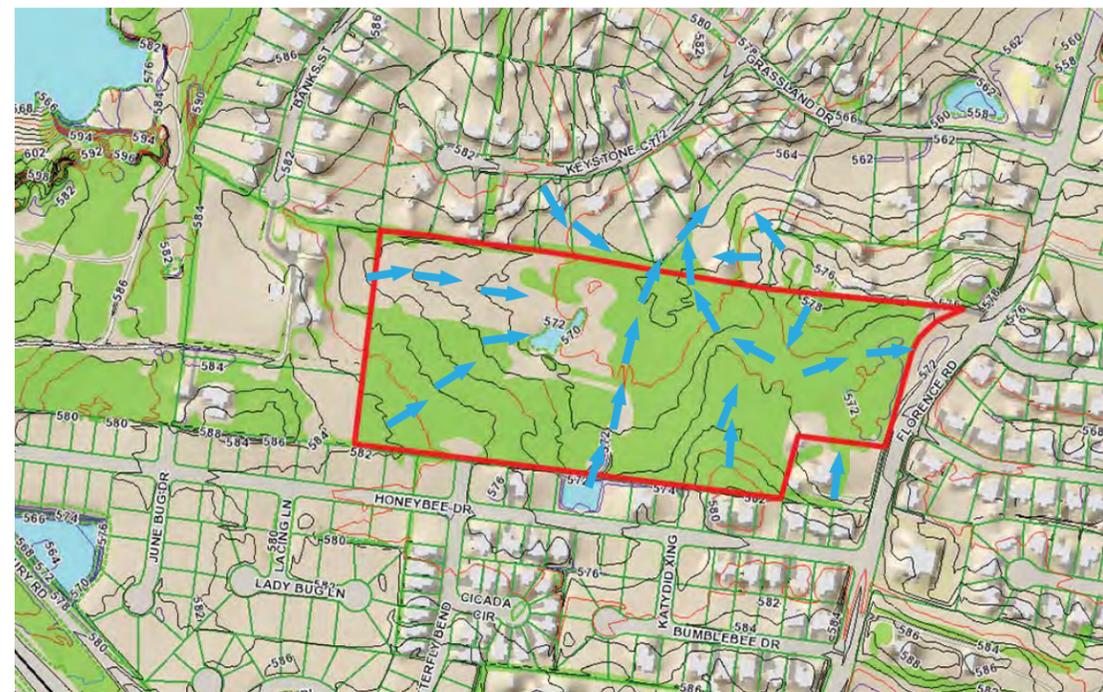
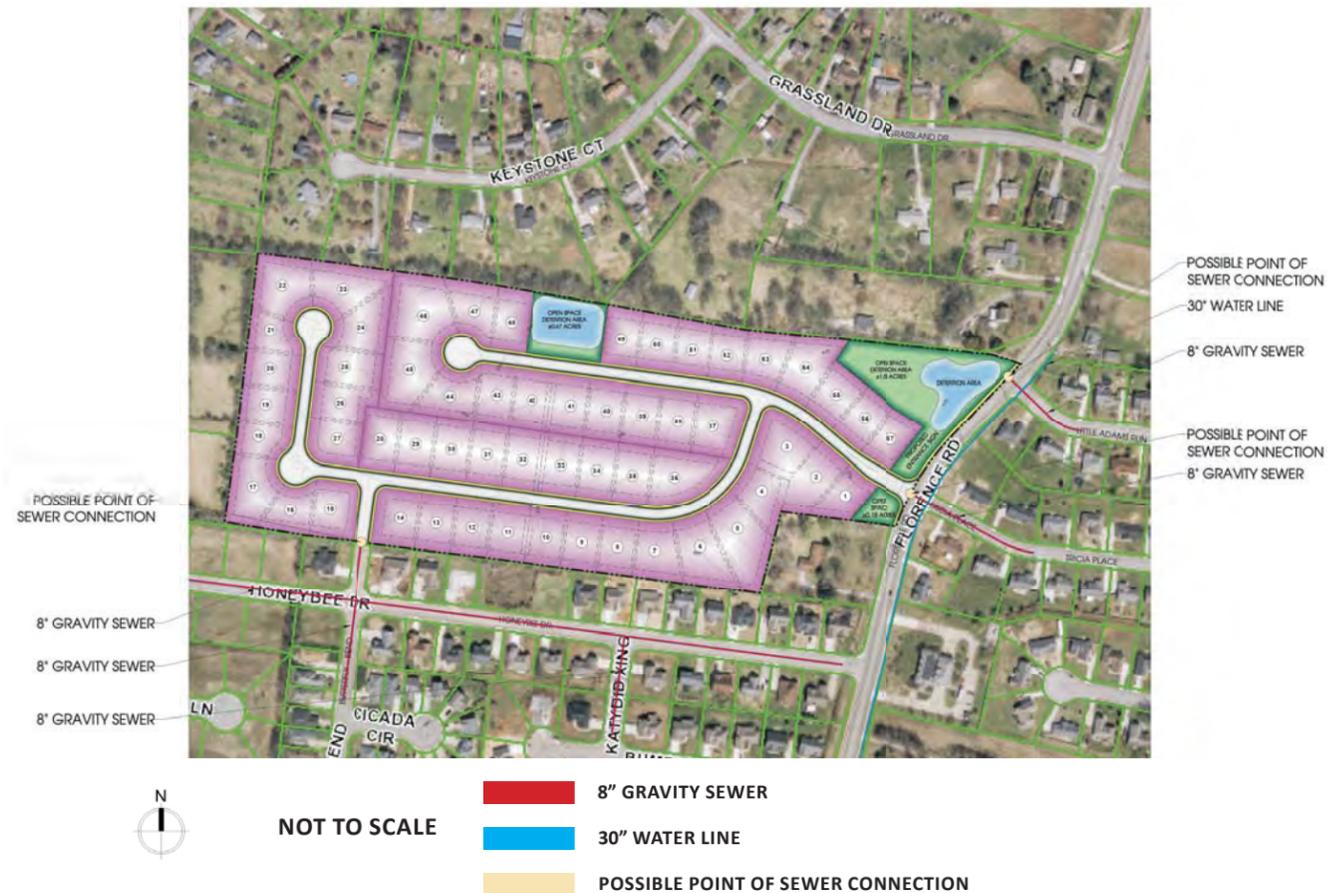
A LARGE WATER MAIN IS LOCATED ALONG THE EASTERN R.O.W. OF FLORENCE ROAD. WATER SERVICE WILL BE CONNECTED TO THE MAIN WITH SECTION 1 CONSTRUCTION, AND WILL CONTINUE TO BE EXTENDED WITH EACH SECTION OF CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE WATERLINE INTO THIS PROPERTY AND INTO THE SITE FOR DOMESTIC AND FIRE WATER SERVICE. WATER SERVICE WILL BE PROVIDED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY.



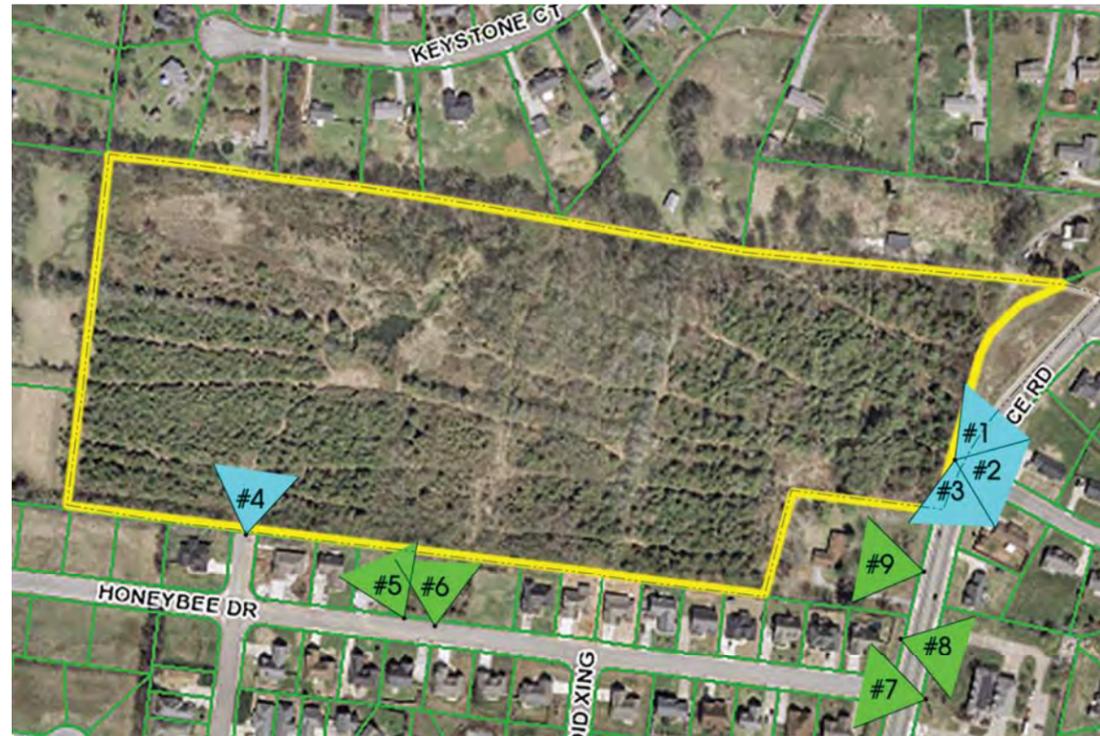
### MURFREESBORO ELECTRIC DEPARTMENT

MURFREESBORO ELECTRIC DEPARTMENT WILL BE PROVIDING ELECTRICAL SERVICE. ALL ELECTRIC SERVICE WILL BE UNDERGROUND. ELECTRICITY IS CURRENTLY LOCATED ALONG THE EASTERN R.O.W. OF FLORENCE ROAD.

THE EXISTING TOPOGRAPHY OF THE SITE SHOWS THE SITE'S DRAINAGE BASIN IS GENERALLY FROM SOUTH TO NORTH THROUGH THE CENTER OF THE PROPERTY. A SMALL PORTION OF THE EASTERN SIDE OF THE SITE DRAINS TO AN EXISTING STORM SEWER HEADWALL INTO FLORENCE ROAD'S STORM SYSTEM AND THEN TO THE EAST WHERE IT EVENTUALLY DRAINS INTO OVERALL CREEK OFF TO THE EAST OF THE SITE.

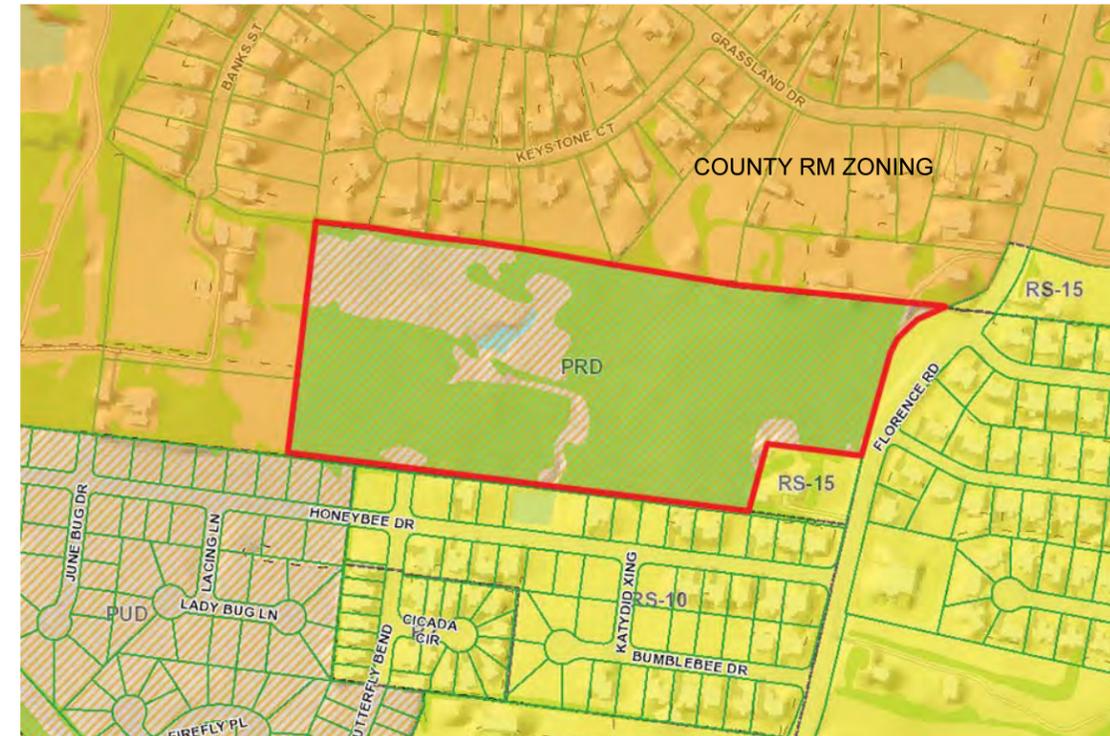


TOPOGRAPHY & HYDROLOGY MAP



ON-SITE PHOTOS

NOT TO SCALE



COUNTY RM ZONING  
EXISTING ZONING

NOT TO SCALE



IMAGE #1

VIEW ALONG FLORENCE ROAD, ADJACENT SIDE OF SITE, WHICH PROVIDES ANOTHER CONNECTING SIDEWALK.



IMAGE #2

VIEW FROM THE OPPOSITE SIDE OF 'IMAGE 1' TO DEMONSTRATE THE EXISTING HOUSING.

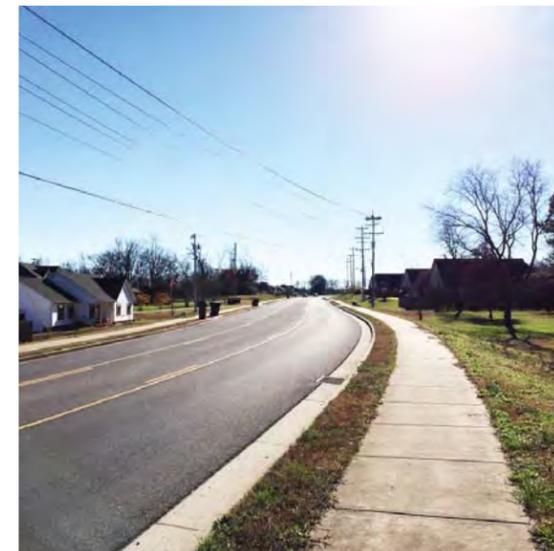


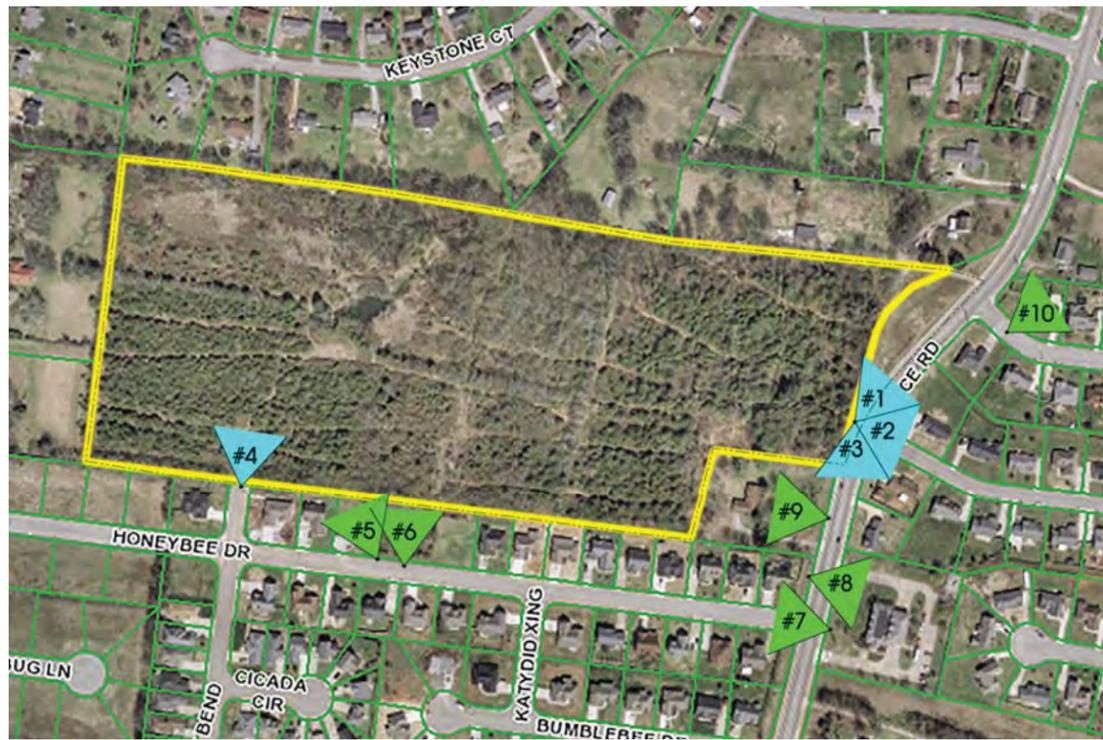
IMAGE #3

VIEW ALONG THE SOUTHERN PORTION OF FLORENCE ROAD.



IMAGE #4

VIEW NORTH ONTO ROADWAY STUB AVAILABLE TO ENTER THE SITE.



OFF-SITE PHOTOS

NOT TO SCALE



IMAGE #5

VIEW NORTHWEST OF A HOUSE IN THISTLE DOWNS SUBDIVISION ADJACENT TO THE SOUTHERN PORTION OF THE SITE ALONG HONEYBEE DRIVE.

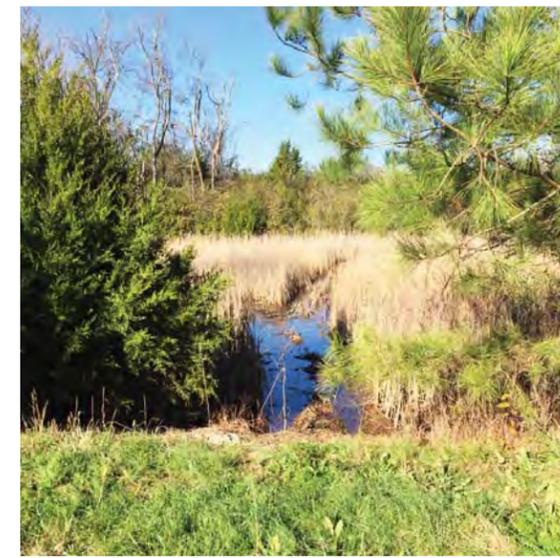


IMAGE #6

VIEW NORTH INTO THE VEGETATED STORMWATER IN THISTLE DOWNS SUBDIVISION THAT DISCHARGES INTO CEDAR RETREAT PROPERTY.

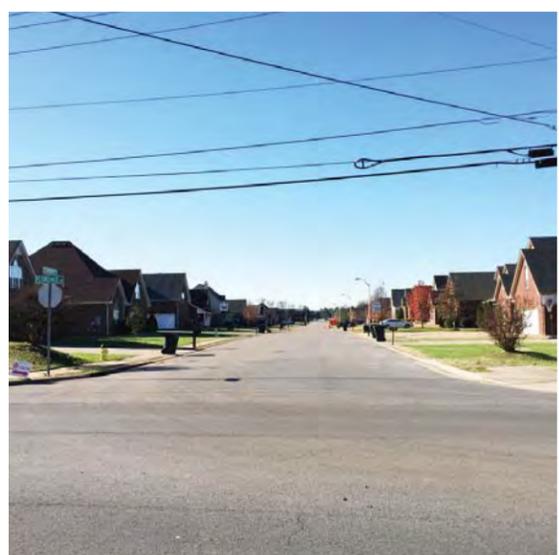


IMAGE #7

VIEW NORTHWEST ALONG HONEYBEE DRIVE, WHICH SHOWCASES A TYPICAL STREETScape IN THISTLE DOWNS SUBDIVISION SOUTH OF CEDAR RETREAT.



IMAGE #8

VIEW SOUTHEAST, ACROSS FLORENCE ROAD, ONTO MURFREESBORO FIRE AND RESCUE.



IMAGE #9

VIEW WEST ONTO RESIDENTIAL PROPERTY ADJACENT TO THE SITE.



IMAGE #10

VIEW OF A RESIDENCE ON LITTLE ADAMS RUN ACROSS FLORENCE ROAD FROM THE SITE.



NOT TO SCALE

	RESIDENTIAL LOTS		SIDEWALK
	OPEN SPACE		ROADWAY
	DETENTION AREA		



EXAMPLE OF MAILBOX



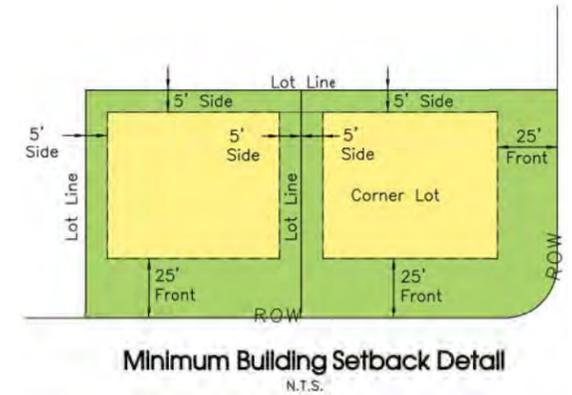
EXAMPLE OF AN ENTRANCE SIGN

SYNOPSIS

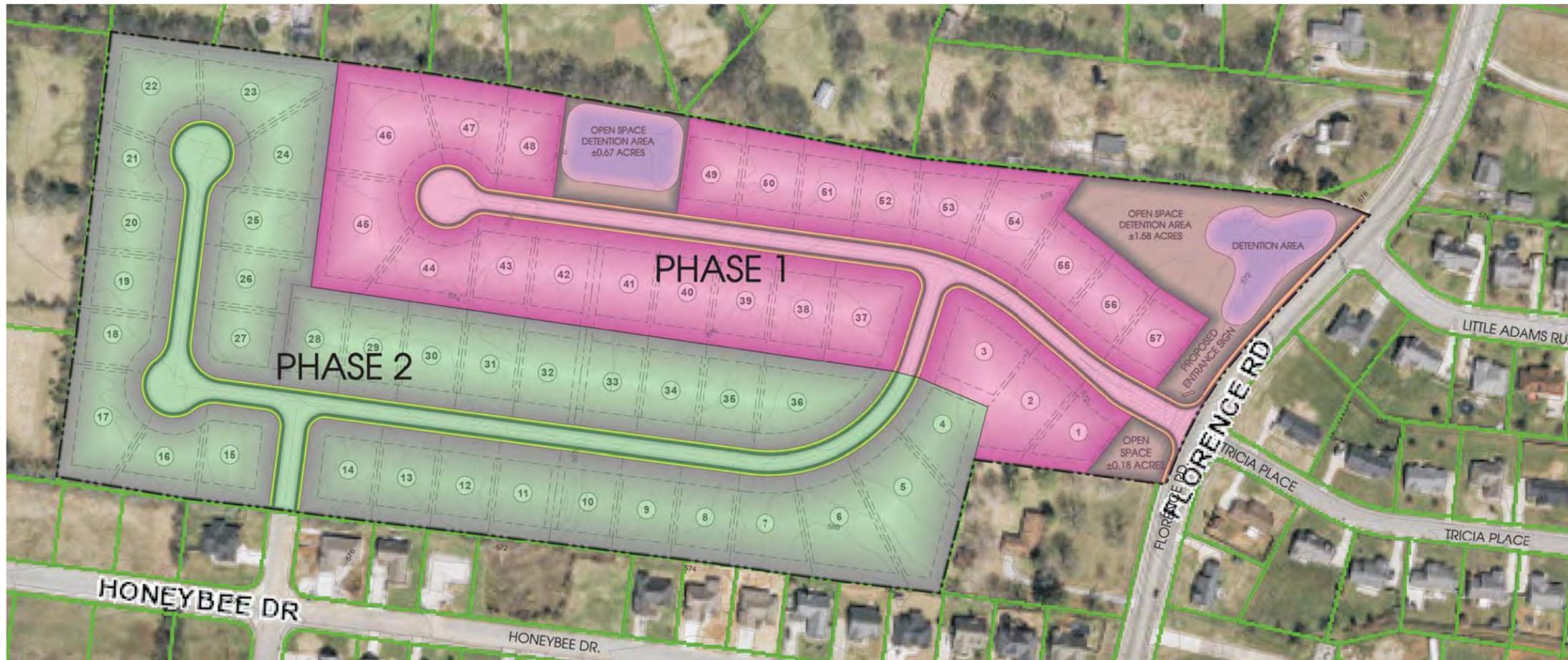
CEDAR RETREAT CONSISTS OF 57 SINGLE FAMILY LOTS ON 26.53 ACRES FOR A DENSITY OF 2.22 DWELLING UNITS PER ACRE. THE SITE PROVIDES OPEN SPACE THAT WILL FUNCTION AS STORMWATER MANAGEMENT AREAS AS WELL AS PASSIVE RECREATION AREAS. IN ADDITION TO THE UNSTRUCTURED OPEN SPACE, THE PROJECT WILL INCLUDE A DISTINCTIVE ENTRY SIGN AT THE MAIN ENTRANCE OFF OF FLORENCE ROAD.

- 57 SINGLE FAMILY HOMES WITH 2 BEDROOMS OR MORE.
- MINIMUM 12,000 SF LOTS - 90' WIDE X 140' DEEP TYP.
- SETBACKS:
  - FRONT = 25 FEET
  - REAR = 20 FEET
  - SIDE = 5 FEET

(ALL FRONT-ENTRY GARAGES AND SIDE-ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35. FROM THE PUBLIC R.O.W. LINE)



- STREETS WILL ALL BE PUBLIC RIGHTS-OF-WAY.
- ALL STREETS HAVE BEEN DESIGNED TO COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS.
- SIDEWALKS ALONG BOTH SIDES OF ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT TO CREATE A PEDESTRIAN FRIENDLY NEIGHBORHOOD.
- ENTRANCE OFF FLORENCE ROAD WILL HAVE A NEW ENTRANCE SIGN CONSTRUCTED OF MASONRY MATERIALS AND ANCHORED BY LANDSCAPING.
- ALL HOMES WILL BE REQUIRED TO BE CONSTRUCTED WITH A MIXTURE OF BRICK, STONE, AND CEMENT BOARD SIDING. REPRESENTATION OF MATERIAL MIXTURES ARE OUTLINED IN THE PROPOSED HOME PAGES. VINYL SIDING WILL ONLY BE USED IN TRIM, SOFFIT, DORMERS, AND GABLES.
- EACH SINGLE FAMILY LOT WILL PROVIDE AT LEAST 4 PARKING SPACES PER LOT (OUTSIDE OF GARAGE).
- ALL HOMES WILL HAVE CONCRETE DRIVEWAYS WIDE ENOUGH FOR 2 VEHICLE, AND HAVE A MINIMUM WIDTH OF 16 FEET.
- ALL FRONT YARDS WILL BE SODDED.
- ALL UTILITIES WILL BE UNDERGROUND.
- PRIOR TO CONSTRUCTION PLAN REVIEW, A COMPLETE AND THOROUGH DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES WILL BE COMPLETED.
- ALL HOMES WILL HAVE A 2 CAR GARAGE.
- SOLID WASTE SERVICE WILL BE PROVIDED BY THE CITY OF MURFREESBORO.
- ALL HOMEOWNERS WILL BE REQUIRED TO BE A MEMBER OF THE H.O.A.
- DECORATIVE MAILBOXES WILL HELP ESTABLISH COMMUNITY CONTINUITY.
- THE DEVELOPMENT IS INTENDED TO UTILIZE THE MED STANDARD STREET-LIGHTS, AND NOT DECORATIVE STREET LIGHTS, IN EITHER CASE THE LIGHTING WILL BE COORDINATED WITH MED AND TO MEET MED'S STANDARDS.



**PHASING PLAN DATA:**

TOTAL PHASES	2
PHASE 1 LOT COUNT	24
PHASE 1 ACRE COUNT	12.32
PHASE 2 UNIT COUNT	33
PHASE 2 ACRE COUNT	13.31



NOT TO SCALE

PHASE 1  
 PHASE 2

- THE PROJECT IS ANTICIPATED TO BE BUILT IN TWO PHASES.
- CONSTRUCTION OF PHASE 1 IS PLANNED TO BEGIN WITHIN 120-150 DAYS AFTER THE COMPLETION OF THE REZONING PROCESS.
- THE TIMING OF THE REMAINING PHASES OF CONSTRUCTION WILL BE MARKET DRIVEN AND DEPENDENT UPON THE ABSORPTION OF THE UNITS IN THE PREVIOUS PHASE.
- IN GENERAL, FOLLOWING SECTION CONSTRUCTION WILL BEGIN AFTER THE PREVIOUS PHASE IS 80%-85% SOLD.
- THE SIDEWALKS WITHIN EACH SINGLE FAMILY LOT PHASE WILL BE CONSTRUCTED BY THE HOME BUILDERS AS THE HOMES ARE CONSTRUCTED. IF SIDEWALKS ARE LOCATED ALONG COMMON AREA THEN, THE DEVELOPER WILL CONSTRUCT THOSE PORTIONS WITH THE INFRASTRUCTURE WORK ASSOCIATED WITH THAT FRONTAGE.
- EACH PHASE IS ANTICIPATED TO RANGE IN SIZE FROM 20-30 DWELLING UNITS.
- PHASE 1 WILL INCLUDE THE ENTRANCE SIGNAGE AT FLORENCE ROAD, AS WELL AS THE DETENTION AREA OPEN SPACE.

- ALL HOMES WILL RANGE IN SIZE FROM 1,900 S.F. TO 3,000+ S.F..
- ALL HOMES WILL HAVE 2 CAR GARAGES AND WILL BE SIDE OR FRONT LOAD-ED.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING WILL BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35'.
- ALL HOMES WILL HAVE AT LEAST 2 BEDROOMS.
- GARAGES WILL BE SIDE ENTRY OR FRONT ENTRY.
- ALL FRONT-ENTRY GARAGES AND SIDE-ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35 FEET FROM THE PUBLIC R.O.W. LINE.
- GARAGE DOORS ON FRONT ENTRY GARAGE WILL BE DECORATIVE AND HAVE A NEUTRAL COLOR (NOT WHITE).
- ALL HOMES WILL BE FOR SALE.

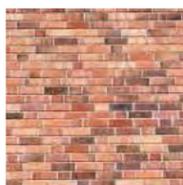
THE ELEVATIONS ARE MEANT TO CONVEY THE GENERAL APPEARANCE AND FUNCTIONALITY OF THE BUILDINGS.



EXAMPLE OF THE CEMENT BOARD  
(DIFFERENT COLORS WILL BE ALLOWED)



EXAMPLE OF THE STONE VENEER  
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)



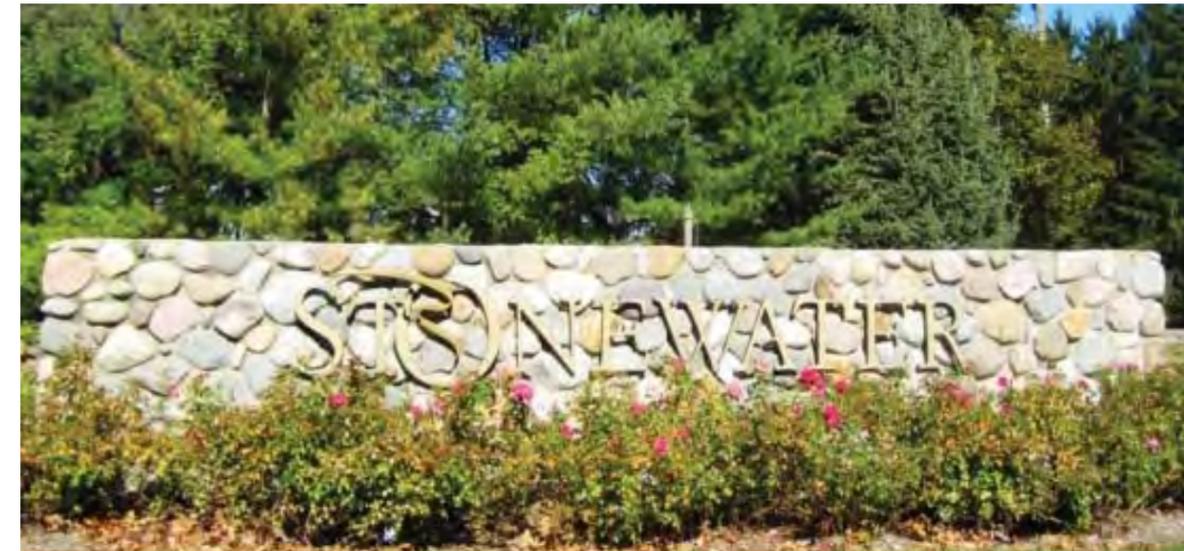
EXAMPLE OF POSSIBLE BRICK  
(DIFFERENT COLORS WILL BE ALLOWED)





WITH THIS REQUEST, THE PLAN WILL BE DEDICATING OVER 9% TO OPEN SPACE. THIS OPEN SPACE AREA WILL CONTAIN THE STORMWATER MANAGEMENT AREAS AS WELL AS PASSIVE RECREATIONAL AREAS. THE AMENITIES PROGRAM INCLUDES OPEN SPACE, A HIGHLY VEGETATED ENTRANCE, AND SIDEWALKS ON BOTH SIDES OF ALL STREETS.

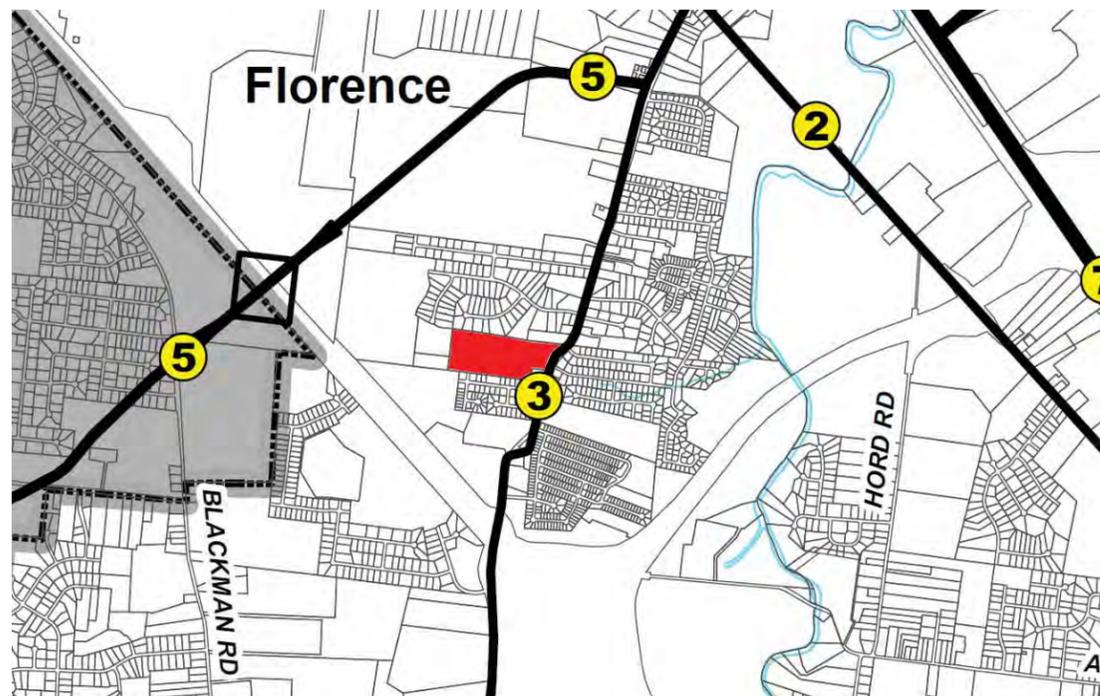
THE RESIDENTS OF CEDAR RETREAT WILL BE REQUIRED TO BE MEMBERS OF THE H.O.A. AND HAVE ACCESS TO THE PROPOSED FACILITIES AND AMENITIES WITHIN THE DEVELOPMENT. AS A MEMBER OF THE H.O.A., THE RESIDENTS WILL BE SUBJECT TO RESTRICTIVE COVENANTS AND BE REQUIRED TO PAY MEMBERSHIP DUES AS DETERMINED BY THE 3RD PARTY MANAGEMENT COMPANY OF THE H.O.A. STORMWATER AREA WILL BE SCREENED FROM R.O.W. WITH A MIXTURE OF PLANTINGS.



EXAMPLE OF ENTRANCE SIGNAGE WITH LANDSCAPING



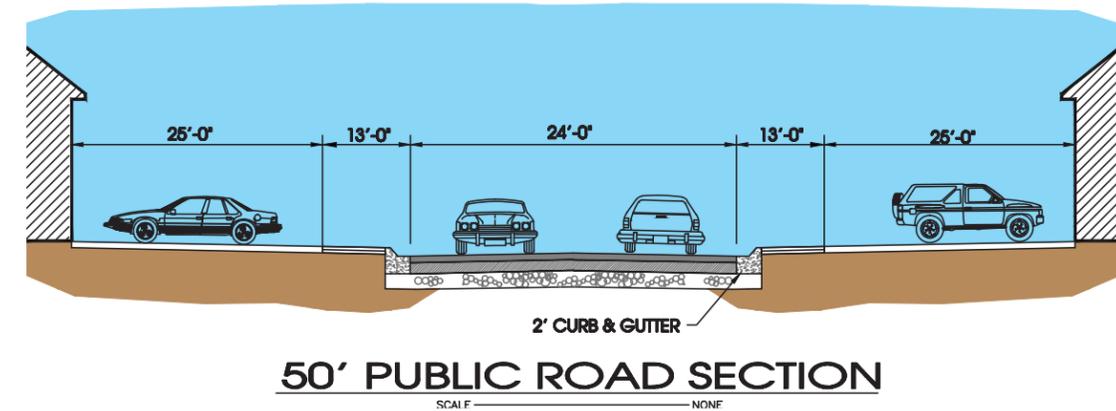
EXAMPLE OF PROPOSED OPEN SPACE AREA



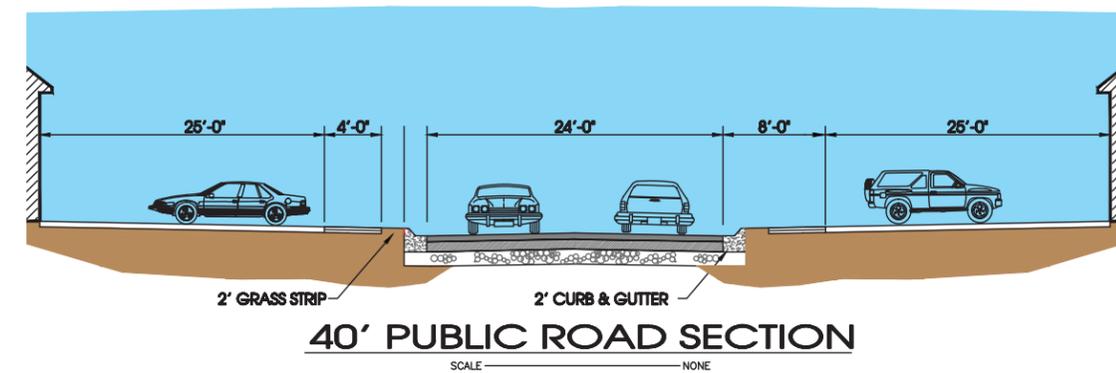
THOROUGHFARE PLAN

CEDAR RETREAT IS PROPOSED TO HAVE 2 POINTS OF INGRESS/EGRESS PLANNED AT VARIOUS LOCATIONS THROUGHOUT THE PROPERTY. THESE ROAD CONNECTIONS WILL NOT ONLY AID IN PROVIDING THE RESIDENTS OF THE NEW DEVELOPMENT WITH ACCESS, BUT WILL ALLOW THE RESIDENTS OF EXISTING DEVELOPMENT ON SURROUNDING PROPERTIES EXTRA ACCESS POINTS. ALL PROPOSED STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC RIGHT-OF-WAY AND DEVELOPED IN CONFORMANCE WITH THE CITY OF MURFREESBORO'S STREET SPECIFICATIONS.

PURSUANT TO THE MURFREESBORO MAJOR THOROUGHFARE PLAN, FLORENCE ROAD WAS CONSTRUCTED AS A 3-LANE ROADWAY. THE APPLICANT WILL NOT BE REQUIRED TO DEDICATE RIGHT-OF-WAY AS ALL OF THOSE IMPROVEMENTS CURRENTLY EXIST. RECENTLY ABANDONED R.O.W. WILL BE QUITCLAIMED TO THE DEVELOPER & IS INCLUDED IN THIS PRD.



50' PUBLIC ROAD SECTION



40' PUBLIC ROAD SECTION

1.) A MAP SHOWING AVAILABLE UTILITIES, EASEMENTS, ROADWAYS, RAIL LINES AND PUBLIC RIGHT-OF-WAY CROSSING AND ADJACENT TO THE SUBJECT PROPERTY.

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 5 ALONG WITH DESCRIPTIONS OF EACH.

2.) A GRAPHIC RENDERING OF THE EXISTING CONDITIONS AND/OR AERIAL PHOTOGRAPH(S) SHOWING THE EXISTING CONDITIONS AND DEPICTING ALL SIGNIFICANT NATURAL TOPOGRAPHICAL AND PHYSICAL FEATURES OF THE SUBJECT PROPERTY; LOCATION AND EXTENT OF WATER COURSES, WETLANDS, FLOODWAYS, AND FLOODPLAINS ON OR WITHIN ONE HUNDRED (100) FEET OF THE SUBJECT PROPERTY; EXISTING DRAINAGE PATTERNS; LOCATION AND EXTENT OF TREE COVER; AND COMMUNITY GREENWAYS AND BICYCLE PATHS AND ROUTES IN PROXIMITY TO THE SUBJECT PROPERTY.

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 5 THAT SHOWS THE EXISTING CONTOURS AND DRAINAGE PATTERNS ALONG WITH AN AERIAL PHOTOGRAPH OF THE AREA. NO PORTION OF THE PROPERTY IS SUBJECT TO FLOODPLAINS OR FLOODWAYS, AND THE SITE ULTIMATELY DRAINS TO HOOPERS BOTTOM.

3.) A PLOT PLAN, AERIAL PHOTOGRAPH, OR COMBINATION THEREOF DEPICTING THE SUBJECT AND ADJOINING PROPERTIES INCLUDING THE LOCATION OF STRUCTURES ON-SITE AND WITHIN TWO HUNDRED (200) FEET OF THE SUBJECT PROPERTY AND THE IDENTIFICATION OF THE USE THEREOF.

RESPONSE: EXHIBITS AND PHOTOGRAPHS ON PAGES 3, 5, 6 & 7 GIVE THE LOCATION OF EXISTING STRUCTURES ON THE SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 6 GIVES THE ZONING OF THOSE SAME PROPERTIES.

4.) A DRAWING DEFINING THE GENERAL LOCATION AND MAXIMUM NUMBER OF LOTS, PARCELS OR SITES PROPOSED TO BE DEVELOPED OR OCCUPIED BY BUILDINGS IN THE PLANNED DEVELOPMENT; THE GENERAL LOCATION AND MAXIMUM AMOUNT OF AREA TO BE DEVELOPED FOR PARKING; THE GENERAL LOCATION AND MAXIMUM AMOUNT OF AREA TO BE DEVOTED TO OPEN SPACE AND TO BE CONVEYED, DEDICATED, OR RESERVED FOR PARKS, PLAYGROUNDS, RECREATION USES, SCHOOL SITES, PUBLIC BUILDINGS AND OTHER COMMON USE AREAS; THE APPROXIMATE LOCATION OF POINTS OF INGRESS AND EGRESS AND ACCESS STREETS; THE APPROXIMATE LOCATION OF PEDESTRIAN, BICYCLE AND VEHICULAR WAYS OR THE RESTRICTIONS PERTAINING THERETO AND THE EXTENT OF PROPOSED LANDSCAPING, PLANTING, SCREENING, OR FENCING.

RESPONSE: PAGES 8-12 LISTS STANDARDS AND EXHIBITS SHOWING THE CONCEPT PLAN WHICH SHOWS EACH OF THESE ITEMS.

5.) A TABULATION OF THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED INCLUDING THE NUMBER OF UNITS WITH TWO (2) OR LESS BEDROOMS AND THE NUMBER OF UNITS WITH MORE THAN TWO (2) BEDROOMS.

RESPONSE: PAGE 8 LISTS THIS INFORMATION.

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.

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 AREAS 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.

FLOOR AREA RATIO (F.A.R.)	LIVABILITY SPACE RATIO (L.S.R.)	OPEN SPACE RATIO (O.S.R.)
TOTAL MAXIMUM FLOOR AREA = (57X3,000) = 171,000 SF	TOTAL MAXIMUM FLOOR AREA = 171,000 SF	TOTAL SITE AREA = 1, 116,443 SF
TOTAL SITE AREA = 1,116,443 SF	TOTAL LOT AREA = 864,843 SF	TOTAL BUILDING COVERAGE = 114,000 SF
FAR = (171,000)/ (1,116,443) = 0.15	TOTAL DRIVE/PARKING AREA = {57X(20X45)} = 51,300 SF	TOTAL RIGHT-OF-WAY = 280, 509 SF
	TOTAL BUILDING COVERAGE = (57X2,000) = 114,000 SF	TOTAL OPEN SPACE = (1,116,443-114,000-280,509)= 721,934 SF
	TOTAL LIVABLE SPACE = (864,843)-(51,300)-(114,00) = 699, 543 SF	TOTAL MAXIMUM FLOOR AREA = 171,000 SF
	LIVABILITY SPACE RATIO = (699,543)/ (171,000) = 4.09	OPEN SPACE RATIO = (721,934)/ (171,000) = 4.22

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 PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 9.

(BB) THE ORDER IN WHICH THE PHASES OF THE PROJECT WILL BE BUILT;

RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 9.

(CC) THE MINIMUM AREA AND THE APPROXIMATE LOCATION OF COMMON SPACE AND PUBLIC IMPROVEMENTS THAT WILL BE REQUIRED AT EACH STAGE;

RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 9.

(DD) A BREAKDOWN BY PHASE FOR SUBSECTIONS [5] AND [6] ABOVE;

RESPONSE: THE EXACT SIZE AND LOCATION OF EACH PHASE IS UNKNOWN AT THIS TIME, BUT A REPRESENTATIVE PHASING PLAN HAS BEEN PROVIDED.

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 11.

10.) A STATEMENT SETTING FORTH IN DETAIL EITHER (1) THE EXCEPTIONS WHICH ARE REQUIRED FROM THE ZONING AND SUBDIVISION REGULATIONS OTHERWISE APPLICABLE TO THE PROPERTY TO PERMIT THE DEVELOPMENT OF THE PROPOSED PLANNED DEVELOPMENT OR (2) THE BULK, USE, AND/OR OTHER REGULATIONS UNDER WHICH THE PLANNED DEVELOPMENT IS PROPOSED.

RESPONSE: THE FRONT SETBACKS REQUESTED ARE UP TO 10-FEET LESS THAN THE REQUIRED SETBACK FOR A RS-12 DEVELOPMENT. THE SIDE SETBACKS REQUESTED ARE UP TO 5-FEET LESS THAN REQUIRED FOR A RS-12 DEVELOPMENT. THE REAR SETBACKS ARE UP TO 5-FEET LESS THAN THE REQUIRED SETBACK FOR A RS-12 DEVELOPMENT. THE DENSITY IS WITHIN THE ALLOWABLE DENSITY FOR A RS-12 DEVELOPMENT. THE LOT COVERAGE IS WITHIN THE ALLOWABLE DENSITY FOR A RS-12 DEVELOPMENT.

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 AIRPORT OVERLAY DISTRICT (AOD), BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORIC DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). NO PORTION OF THIS PROPERTY LIES IN ZONE AE, WITHIN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.

12.) THE LOCATION AND PROPOSED IMPROVEMENTS OF ANY STREET DEPICTED ON THE MURFREESBORO MAJOR THOROUGHFARE PLAN AS ADOPTED AND AS IT MAY BE AMENDED FROM TIME TO TIME.

RESPONSE: PAGE 12 DISCUSSES THE MAJOR THOROUGHFARE PLAN. FLORENCE ROAD HAS PREVIOUSLY UPGRADED TO A 3-LANE ROADWAY.

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 ROB MOLCHAN OF SEC, INC. DEVELOPER/ APPLICANT IS DONALD HENLEY CONSTRUCTION, LLC. CONTACT INFO FOR BOTH IS PROVIDED ON COVER.

14.) ARCHITECTURAL RENDERINGS, ARCHITECTURAL PLANS OR PHOTOGRAPHS OF PROPOSED STRUCTURES WITH SUFFICIENT CLARITY TO CONVEY THE APPEARANCE OF PROPOSED STRUCTURES. THE PLAN SHALL INCLUDE A WRITTEN DESCRIPTION OF PROPOSED EXTERIOR BUILDING MATERIALS INCLUDING THE SIDING AND ROOF MATERIALS, PORCHES, AND DECKS. THE LOCATION AND ORIENTATION OF EXTERIOR LIGHT FIXTURES AND OF GARAGES SHALL BE SHOWN IF SUCH ARE TO BE INCLUDED IN THE STRUCTURES.

RESPONSE: PAGES 8-12 SHOW THE ARCHITECTURAL CHARACTER OF THE PROPOSED HOMES WITH GARAGES SHOWN AND BUILDING MATERIALS LISTED. EACH HOME WILL BE ALLOWED TO HAVE REAR PORCHES AND ATTACHED LIGHTING. HOWEVER, EXACT CONFIGURATION FOR THESE ITEMS IS UNKNOWN AND WILL BE DETERMINED AS EACH UNIT IS BUILT.

15.) IF A DEVELOPMENT ENTRANCE SIGN IS PROPOSED THE APPLICATION SHALL INCLUDE A DESCRIPTION OF THE PROPOSED ENTRANCE SIGN IMPROVEMENTS INCLUDING A DESCRIPTION OF LIGHTING, LANDSCAPING, AND CONSTRUCTION MATERIALS.

RESPONSE: PAGES 3, 4, 5, 8, 11, 12 SHOWS THE SITE PLAN INDICATING THE LOCATION OF THE ENTRANCE SIGN. ALSO, PAGE 8 PROVIDES A PICTURE OF A SIMILAR SIGN. THE SIGN WILL BE CONSTRUCTED OF MASONRY. IF LIT, THE SIGN WILL HAVE UPLIGHTING. THE SIGN WILL HAVE LANDSCAPING AROUND ITS BASE. ALL ELEMENTS OF THE SIGN WILL BE IN ACCORDANCE WITH THE CITY OF MURFREESBORO'S SIGN ORDINANCE.

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
FEBRUARY 3, 2016**

**3.c. Rezoning application [2016-401] for approximately 11 acres located along Manson Pike to be rezoned from RS-15 to PRD (Maddington Parke), David Alcorn applicant.**

The subject property is located along the south side of Manson Pike, just east of State Route 840. It is currently developed with one (1) single-family residence. It was annexed by the City in early 2015 without a companion zoning request. As a result, it came into the City with an interim zoning classification of RS-15 (Single-family Residential District 15). It has since been purchased by Alcorn Properties, LLC, who has requested rezoning from the interim RS-15 zoning to PRD (Planned Residential District).

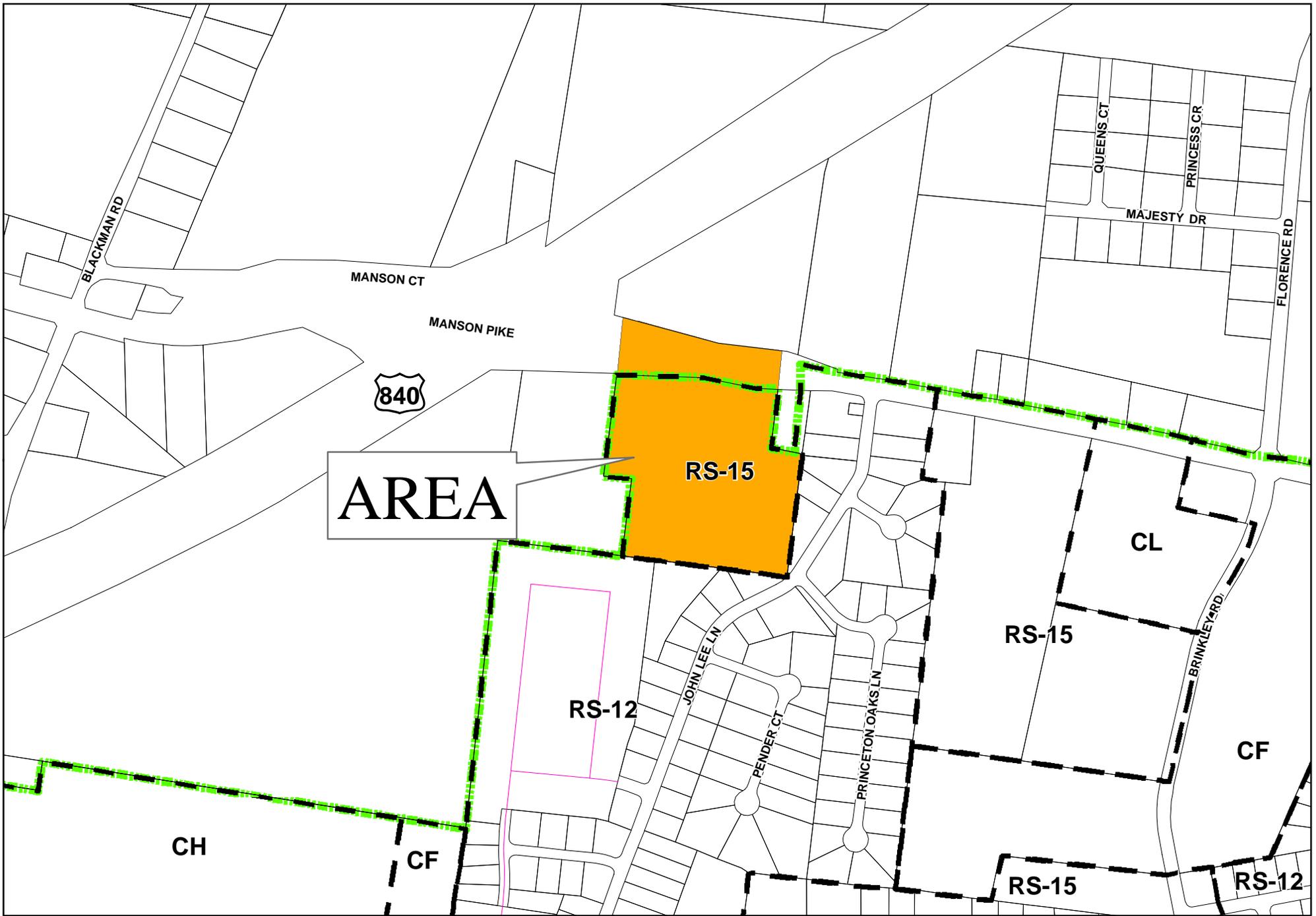
The subject property is bordered on its east and south sides by several single-family residential subdivisions zoned RS-12, including Oakton, Princeton Oaks, and Blackman Meadows. The property to the north across Manson Pike is in the unincorporated County and is developed with single-family residential uses and a church. There is also a church on the property directly to the west. Further to the west, on the other west side of the church, is a vacant tract that has passed second reading before the City Council for rezoning to CH (Commercial Highway) and CF (Commercial Fringe).

The proposed PRD is for a new residential development called Maddington Parke, which would consist of 88 dwelling units to be sold under a horizontal property regime. All streets would be private. A two-story townhome style of construction is proposed, with units ranging from 1,500 square-feet to 2,100 square-feet. Each unit will have its own garage and a driveway, allowing for 2-4 cars to park at each home site. There will also be 84 guest parking spaces provided throughout the development. The development will exceed minimum multi-family residential parking requirements. Per the Planning Commission's direction at the January 20 work session, the plan has been revised to commit to the use of a compactor to handle solid waste.

Front elevations will consist of brick, stone, and cement board siding for exterior materials. In addition, after the discussion at the January 20 work session, the applicant has revised the plans to flip the buildings adjacent to Manson Pike so that the fronts of these two buildings are oriented to face Manson Pike. Side elevations adjacent to internal streets and the perimeter property boundary will consist of brick on the first floor and heavy-gauge vinyl siding or cement board siding on the second floor. Rear elevations adjacent to the perimeter property boundary have been upgraded, per the Planning Commission's direction at the January 20 work session, and will consist of a mixture of brick, stone, cement board siding, and heavy-gauge vinyl siding. The side and rear elevations facing the sides and rears of other internal buildings will consist primarily of heavy-gauge vinyl siding.

The future land use map contained in the *General Development Plan for the Blackman Community* recommends that the subject property develop as “Office/Distribution.” It defines “Office/Distribution” as “office and distribution flex space in a well-planned setting” with permitted uses of “office showroom, distribution facilities, and ancillary retail.” As a caveat, however, the plan stated that the designation of this property as “Office/Distribution” largely hinged on accessibility to the Veterans Parkway interchange. The future land use map showed a planned arterial road running from Veterans Parkway to Manson Pike parallel to State Route 840. This arterial road was never constructed and, with the development of the single-family subdivisions in this area, such a road improvement seems very unlikely. Without this roadway, it may be argued that the “Office/Distribution” recommendation is no longer applicable. With respect to the proposed PRD at hand, it might also be argued that such a multi-family use would be an appropriate transition from the single-family residential zoning to the east to the commercial zoning to the west.

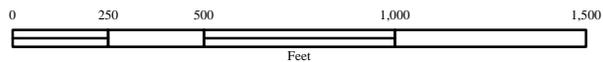
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



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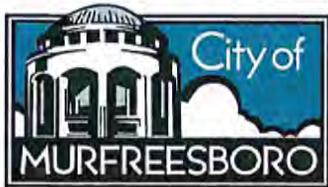


## Rezoning Request For Property Along Manson Pk. from RS-15 to PRD



GIS Department  
City of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
www.murfreesborotn.gov

REZONING APPLICATION FORM



T E N N E S S E E

Creating a better quality of life

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

REZONING APPLICATION FORM
\$600.00 per application

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 \$600.00 non-refundable application fee.

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

To be completed by applicant:

APPLICANT: ALCORN PROPERTIES, LLC. ATTN: DAVID ALCORN

Address: 239 VETERANS PARKWAY - SUITE C City/State/Zip: MURFREESBORO, TN 37128

Phone: 615-369-6464 E-mail address:

PROPERTY OWNER: ALCORN PROPERTIES, LLC

Street Address or property description: 4439 MANSON PIKE, MURFREESBORO, TN

and/or Tax map #: 78 Group: Parcel (s): 29.00

Existing zoning classification: RS-15

Proposed zoning classification: PRD Acreage: 11.00 ACRES

RECEIVED
DEC 31 2015
BY:

Contact name & phone number for publication and notifications to the public (if different from the applicant): ROB MOLCHAN 615-890-7901

E-mail: RMOLCHAN@SEC-CIVIL.COM

APPLICANT'S SIGNATURE (required): Kevin T. Alcorn

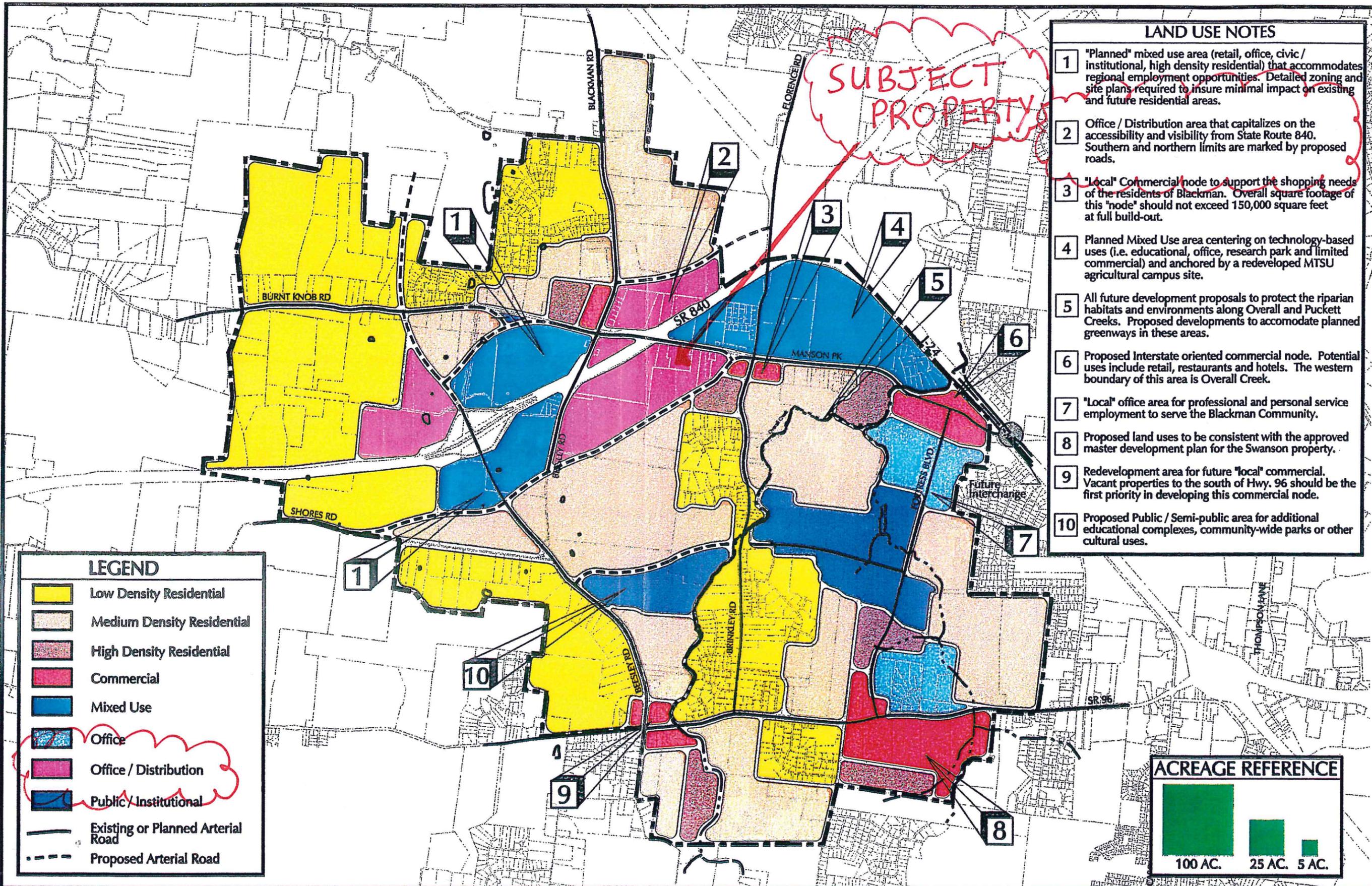
DATE: 12/31/15

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

Date received: MPC YR.: MPC #: 2016-401

Amount paid: 600.00 Receipt #: 922568

Revised 1/2010

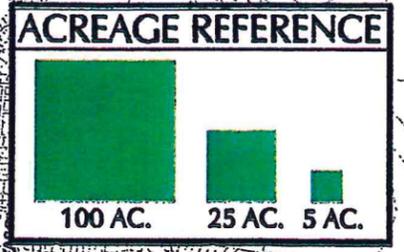


**LAND USE NOTES**

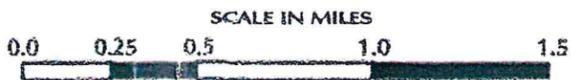
- 1 "Planned" mixed use area (retail, office, civic / institutional, high density residential) that accommodates regional employment opportunities. Detailed zoning and site plans required to insure minimal impact on existing and future residential areas.
- 2 Office / Distribution area that capitalizes on the accessibility and visibility from State Route 840. Southern and northern limits are marked by proposed roads.
- 3 "Local" Commercial node to support the shopping needs of the residents of Blackman. Overall square footage of this "node" should not exceed 150,000 square feet at full build-out.
- 4 Planned Mixed Use area centering on technology-based uses (i.e. educational, office, research park and limited commercial) and anchored by a redeveloped MTSU agricultural campus site.
- 5 All future development proposals to protect the riparian habitats and environments along Overall and Puckett Creeks. Proposed developments to accommodate planned greenways in these areas.
- 6 Proposed Interstate oriented commercial node. Potential uses include retail, restaurants and hotels. The western boundary of this area is Overall Creek.
- 7 "Local" office area for professional and personal service employment to serve the Blackman Community.
- 8 Proposed land uses to be consistent with the approved master development plan for the Swanson property.
- 9 Redevelopment area for future "local" commercial. Vacant properties to the south of Hwy. 96 should be the first priority in developing this commercial node.
- 10 Proposed Public / Semi-public area for additional educational complexes, community-wide parks or other cultural uses.

**LEGEND**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Office
- Office / Distribution
- Public / Institutional
- Existing or Planned Arterial Road
- Proposed Arterial Road



**BLACKMAN COMMUNITY**



**BWSC** BARRIS WASSNER SUMNER & GARDNER, INC.  
SCENARIOS ARCHITECTS PLANNERS  
LANDSCAPE ARCHITECTS AND SURVEYORS

RPM Associates

FUTURE LAND USE MAP

**BLACKMAN COMMUNITY LAND USE PLAN**

# MADDINGTON PARKE

A REQUEST FOR REZONING TO A PRD

SUBMITTED DECEMBER 31, 2015

RESUBMITTED ON JANUARY 13, 2016

RESUBMITTED ON JANUARY 25, 2016 FOR FEBRUARY 3, 2016 PLANNING COMMISSION PUBLIC HEARING



**DEVELOPER**  
**ALCORN PROPERTIES, LLC**

**ATTN: DAVID ALCORN**  
**239 VETERANS PARKWAY**  
**MURFREESBORO, TN 37128**  
**615-369-6464**

**SEC, Inc.**

**ENGINEERING . SURVEYING . LAND PLANNING**  
**LANDSCAPE ARCHITECTURE**  
**SEC, INC.**

**ATTN: ROB MOLCHAN, P.L.A.**  
**850 MIDDLE TENNESSEE BLVD.**  
**MURFREESBORO, TN. 37129**  
**615-890-7901**  
**WWW.SEC-CIVIL.COM**

SEC PROJECT # 15158

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NOT TO SCALE

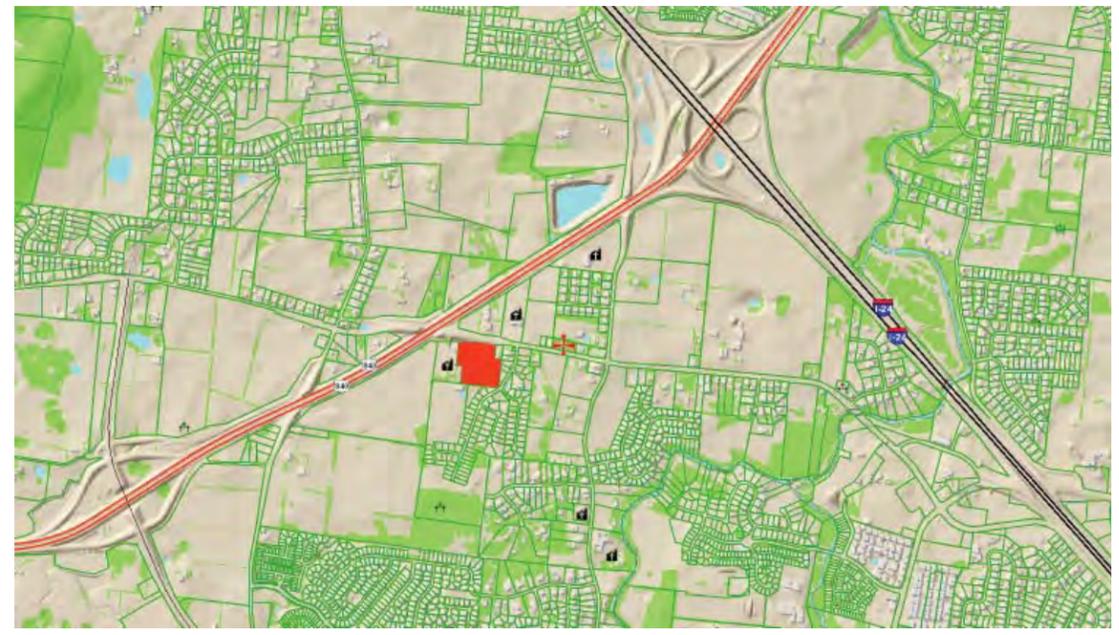
	UNIT PAD		STORMWATER AREA
	DRIVEWAY/ PATIO PAD		OPEN SPACE
	SIDEWALK/ TRAIL		TRASH COMPACTOR

ALCORN PROPERTIES, LLC. RESPECTIVELY REQUESTS REZONING THE PROPERTY AT 4439 MANSON PIKE FROM RS-15 TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO CREATE THE MADDINGTON PARKE PRD. THE PROPERTY IS APPROXIMATELY 11.00 ACRES AND LOCATED ALONG THE SOUTH SIDE OF MANSON PIKE, TO THE WEST OF PROPERTY BELONGING TO CHARLES MULLINS, NORTH AND WEST OF OAKTON SUBDIVISION, AND EAST OF PROPERTY BELONGING TO BLACKMAN UNITED METHODIST CHURCH. IT IS IDENTIFIED AS PARCEL 29.00 OF TAX MAP 78.

THIS REQUEST IS TO REZONE 11.00 ACRES FROM RS-15 TO A PLANNED RESIDENTIAL DEVELOPMENT (PRD). THE PRD ZONING WILL CONSIST OF NO MORE THAN 88 TOWNHOMES YIELDING AN OVERALL DENSITY OF 8.00 DWELLING UNITS / ACRE. THE UNITS WILL BE SOLD UNDER A HORIZONTAL PROPERTY REGIME. THE PROPOSED TOWNHOMES WILL RANGE IN SIZE FROM 1,500 SF. TO 2,100 SF. ALL TOWNHOMES WILL HAVE A MINIMUM OF 2 BEDROOMS, AND A ONE CAR GARAGE. THERE WILL BE AN H.O.A TO MAINTAIN THE COMMON AREAS, WHICH INCLUDES STREETS, BUILDING EXTERIORS, A PAVILION, POND WITH FOUNTAINS, AND ALL OTHER PROPERTY.



CURRENT AERIAL OF THE SITE



CURRENT GIS OF THE SITE IN RELATION TO THE REGION

# MADDINGTON PARKE

## CONCEPT PLAN

LAND USE DATA:  
 TOTAL LAND AREA: ±11.00 ACRES  
 TOTAL NUMBER OF LOTS: 88 TOWNHOMES  
 YIELD: 85 LOTS/11.0 ACRES= 8.00 UNITS/ACRE  
 TOTAL OPEN SPACE/STORMWATER: ±1.84 ACRES  
 MINIMUM UNIT PAD: 1,050 SF (25' WIDE X 42' DEEP)  
 MINIMUM PAD WIDTH AT FRONT SETBACK: 25 FEET

### TOWNHOME UNIT MIX

BUILDING TYPE	# OF BUILDINGS	UNITS PER TYPE	END UNITS	INTERNAL UNITS
4 UNIT	1	4	2	2
5 UNIT	1	5	2	3
6 UNIT	5	30	10	20
7 UNIT	7	49	14	35
<b>TOTAL</b>	<b>14 BUILDINGS</b>	<b>88 UNITS</b>	<b>28 END</b>	<b>60 INTERNAL</b>

2 BEDROOM UNITS = 40%  
 2 BEDROOM INTERNAL UNITS = 24 UNITS

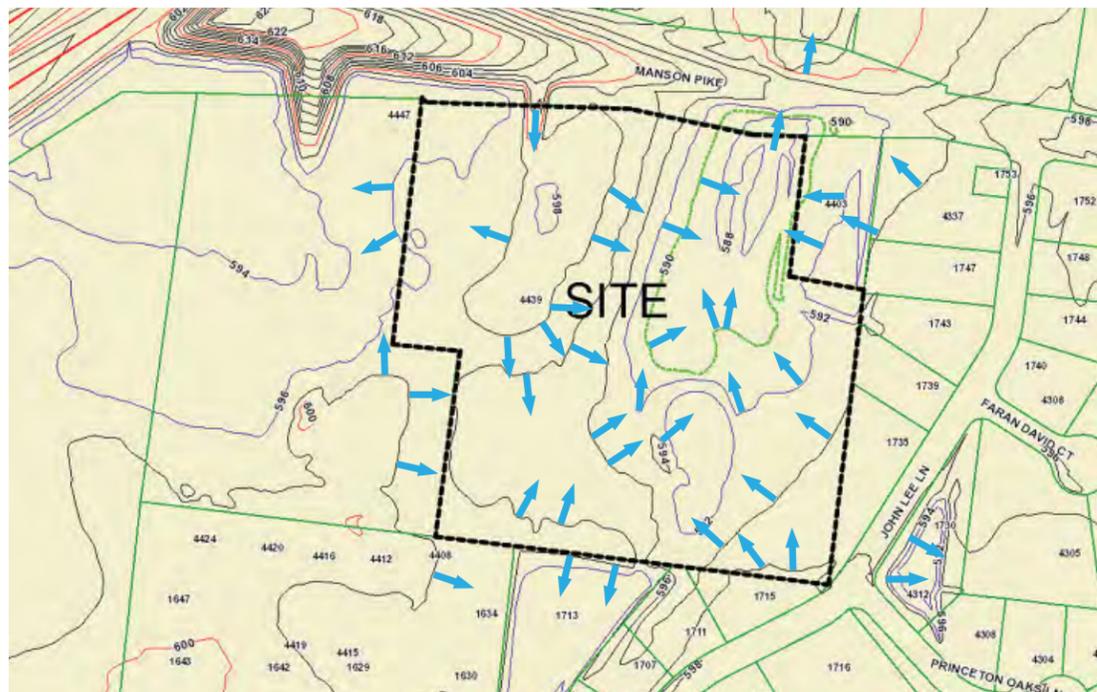
3 BEDROOM UNITS = 60%  
 3 BEDROOM INTERNAL UNITS = 36 UNITS  
 3 BEDROOM CORNER UNITS = 28 UNITS

**PARKING**  
 (64) 3 BEDROOM UNITS X 1.1 PER BEDROOM = 211 SPACES  
 (24) 2 BEDROOM UNITS X 1.1 PER BEDROOM = 53 SPACES  
 PARKING REQUIRED = 264 SPACES  
 PARKING PROVIDED = 288 SPACES (24 SPACES OVER REQUIRED)  
 60 UNITS (1 GARAGE & 1 DRIVEWAY) = 120 SPACES  
 28 UNITS (1 GARAGE & 2 DRIVEWAY) = 84 SPACES  
 \*GARAGES ARE RESTRICTED TO VEHICULAR PARKING ONLY.  
 \*HOUSEHOLD STORAGE, BOAT STORAGE, ETC. IS PROHIBITED.  
 VISITOR PARKING AREAS = 84 SPACES

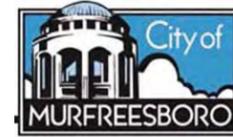


SCALE: 1" = 120'

- UNIT PAD
- STORMWATER AREA
- DRIVEWAY/ PATIO PAD
- OPEN SPACE
- SIDEWALK/ TRAIL
- TRASH COMPACTOR



TOPOGRAPHY AND HYDROLOGY MAP



### CITY OF MURFREESBORO

THE PROPERTY HAS/WILL HAVE ACCESS TO PUBLIC RIGHTS-OF-WAY ALONG MANSON PIKE. THE DEVELOPMENT WILL CONNECT TO MANSON PIKE AS ITS SOLE MEANS OF INGRESS/EGRESS. MANSON PIKE WILL BE WIDENED TO MATCH THE EXISTING THREE LANE CROSS SECTION UP TO THE PROPOSED ENTRANCE OF THIS DEVELOPMENT. THE EXTENSION WILL NOT INCLUDE CURB AND GUTTER, BUT WILL HAVE PAVED SHOULDER.



### MURFREESBORO WATER AND SEWER DEPARTMENT

SANITARY SEWER SERVICE HAS BEEN EXTENDED TO THE EDGE OF THE SITE ALONG THE SOUTHERN AND EASTERN SIDES OF THE PROPERTY. SECTION 1 CONSTRUCTION WILL EXTEND THE SEWER SERVICE INTO THE SITE AND WILL CONTINUE TO BE EXTENDED WITH EACH SECTION OF THE DEVELOPMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE SEWER INTO THIS PROPERTY. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE MURFREESBORO WATER & SEWER DEPARTMENT.



### CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

A 30" WATER MAIN IS LOCATED ALONG THE SOUTHERN SIDE OF MANSON PIKE. WATER SERVICE WILL BE CONNECTED TO THE MAIN WITH SECTION 1 CONSTRUCTION, AND WILL CONTINUE TO BE EXTENDED WITH EACH SECTION OF CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE WATERLINE INTO THIS PROPERTY AND INTO THE SITE FOR DOMESTIC AND FIRE WATER SERVICE. WATER SERVICE WILL BE PROVIDED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY.



### MURFREESBORO ELECTRIC DEPARTMENT

MURFREESBORO ELECTRIC DEPARTMENT WILL BE PROVIDING ELECTRICAL SERVICE. ALL ELECTRIC SERVICE WILL BE UNDERGROUND. ELECTRIC IS CURRENTLY LOCATED ALONG THE SOUTHERN SIDE OF MANSON PIKE ON THIS PROPERTY'S NORTHERN BOUNDARY.

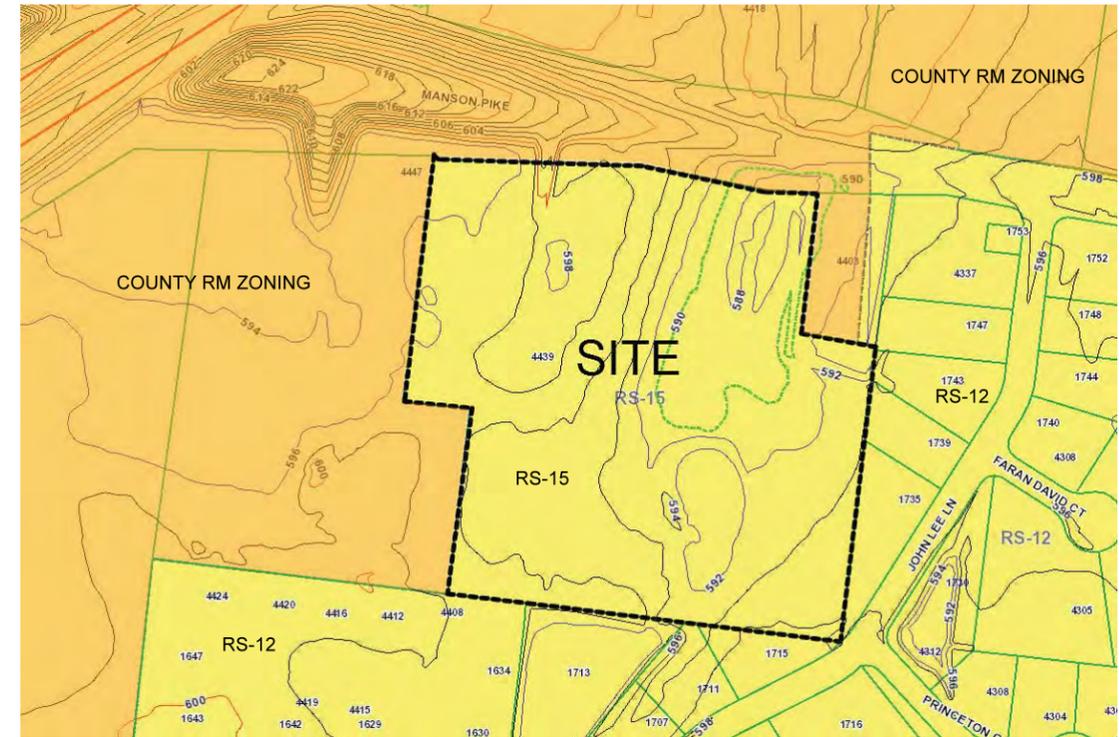
THE EXISTING TOPOGRAPHY OF THE SITE SHOWS THE SITE'S DRAINAGE BASIN IS GENERALLY FROM SOUTH TO NORTH. STORMWATER RUNOFF FROM THE MAJORITY OF THE SITE DRAINS UNDER MANSON PIKE TO THE NORTH OF THE PROPERTY. THE SITE DRAINS FROM THE PERIMETER OF THE PROPERTY TO THE CENTER, IT FLOWS TOWARD A DISCHARGE POINT UNDER MANSON PIKE. STORMWATER FROM OAKTON SUBDIVISION ENTERS THE PROPERTY ALONG THE SOUTHERN BOUNDARIES. A STORM WATER DETENTION POND IS LOCATED IN OAKTON JUST SOUTH OF THE PROPERTY. A STORM PIPE FROM OAKTON DISCHARGES JUST TO THE EAST OF THE PROPERTY AND FLOWS ONTO THE SITE IN AN OPEN DITCH.



ON-SITE PHOTOS



NOT TO SCALE



EXISTING ZONING  
 COUNTY RM ZONING



NOT TO SCALE



IMAGE #1

VIEW FROM MANSON PIKE TOWARDS THE AREA OF THE PROPOSED STORM-WATER AREA.



IMAGE #2

VIEW SOUTHEAST FROM MANSON PIKE INTO THE HEART OF THE SITE.



IMAGE #3

VIEW FROM THE ADJACENT CHURCH PARKING LOT ALONG THE WEST PROPERTY LINE OF THE SITE SHOWING THE EXISTING COLONIAL-STYLE HOUSE.



IMAGE #4

VIEW FROM JOHN LEE LANE INTO THE SITE FROM THE SOUTHEAST CORNER OF THE SITE. THIS VIEW SHOWS THE EXISTING FARM POND AT THE CENTER OF THE PROPERTY.



■ OFF-SITE PHOTOS



NOT TO SCALE



IMAGE #5

VIEW DOWN THE SLOPED DRIVEWAY FROM MANSON PIKE TO THE CHURCH PROPERTY WEST OF THE SITE.

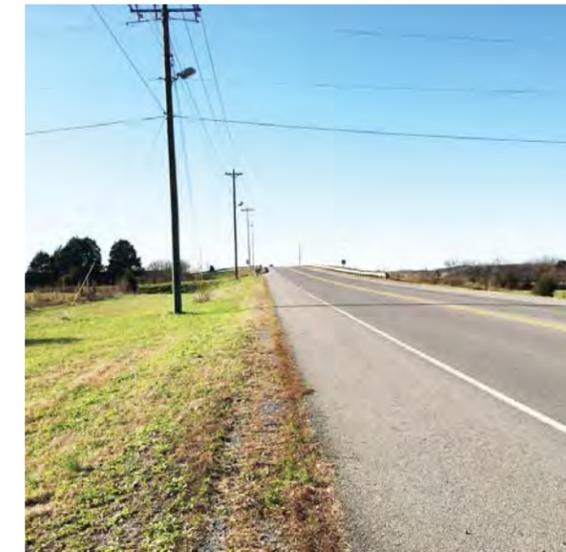


IMAGE #6

VIEW NORTHWEST ALONG MANSON PIKE TOWARDS 840 OVERPASS.

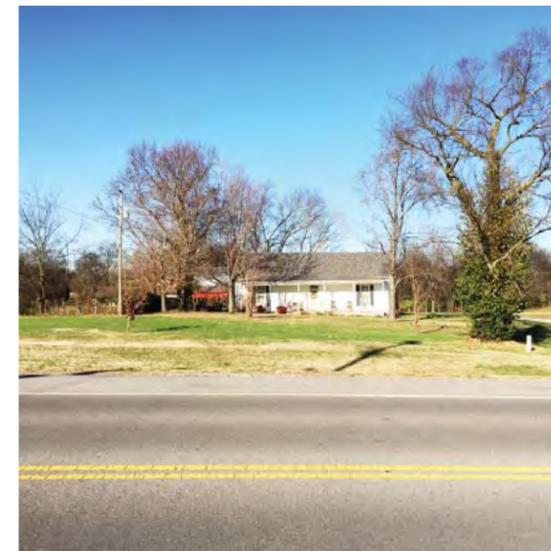


IMAGE #7

VIEW NORTH ONTO THE RESIDENTIAL PROPERTY ACROSS MANSON PIKE.

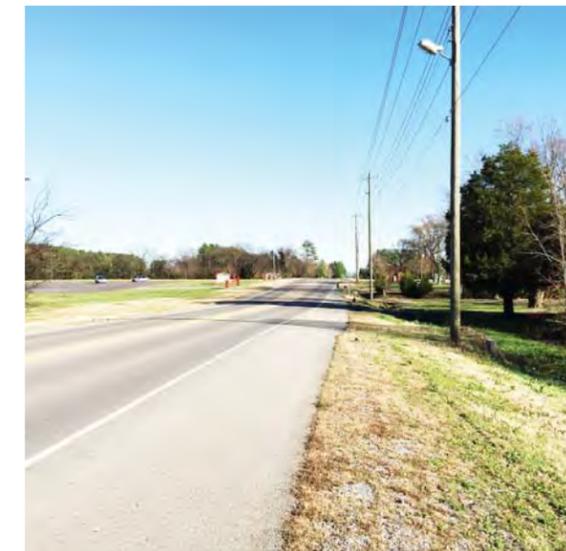


IMAGE #8

VIEW EAST ALONG MANSON PIKE TOWARDS THE ENTRANCE TO SUBDIVISION.



OFF-SITE PHOTOS



NOT TO SCALE



IMAGE #9

VIEW SOUTH ONTO RESIDENTIAL PROPERTY EAST OF THE SITE.



IMAGE #10

VIEW NORTHEAST ACROSS MANSON PIKE TOWARDS CHURCH PROPERTY.

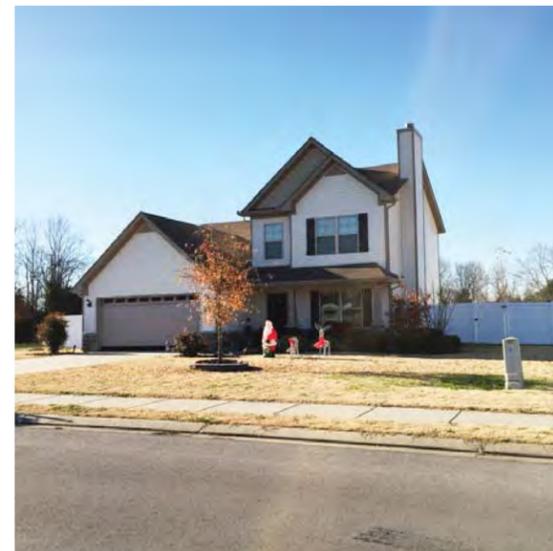


IMAGE #11

EXISTING RESIDENCE IN OAKTON SUBDIVISION BACKING UP TO MADDINGTON PARKE.



IMAGE #12

EXISTING RESIDENCE IN OAKTON SUBDIVISION BACKING UP TO MADDINGTON PARKE.



EXAMPLE OF AN ENTRANCE SIGN

**SYNOPSIS**

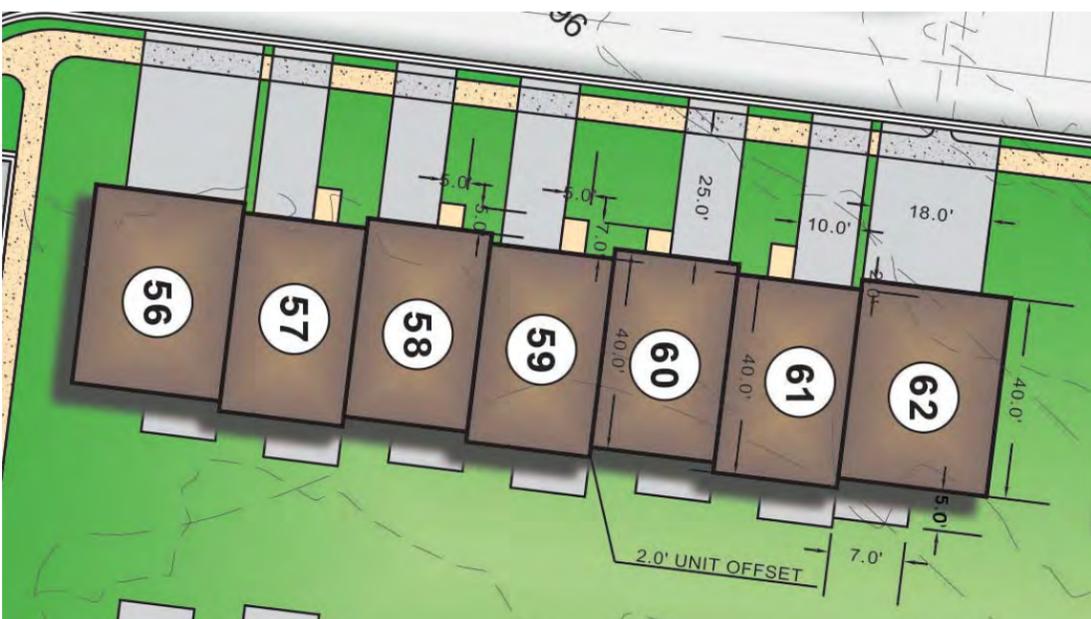
MADDINGTON PARK CONSISTS OF 88 TOWNHOME UNITS ON 11.00 ACRES FOR A DENSITY OF 8.00 UNITS/ ACRE. THIS REQUEST IS TO REZONE 11.00 ACRES FROM RS-15 TO A PLANNED RESIDENTIAL DEVELOPMENT (PRD). THE UNITS WILL BE SOLD UNDER A HORIZONTAL PROPERTY REGIME. THERE WILL BE AN H.O.A TO MAINTAIN THE COMMON AREAS WHICH INCLUDES STREETS, THE CLUB HOUSE, POOL, AND ALL OTHER PROPERTY. THE PROPOSED TOWNHOMES SIZES WILL RANGE FROM 1,500-2,100 SQUARE FEET. THE DEVELOPMENT WILL INCLUDE AN AMENITIES PROGRAM THAT WILL INCLUDE A WALKING TRAIL AROUND THE PROPOSED RETENTION POND, A PAVILION, AND SIDEWALKS ALONG BOTH SIDES OF ALL STREETS TO CREATE A WALKING CIRCUIT.

- 88 TOWNHOME UNITS WITH 2 BEDROOMS OR MORE.
- THE UNITS WILL RANGE IN SIZE FROM 1,500 S.F. TO 2,100 S.F. THE UNITS ARE A TYPICAL 25' WIDE BY 42' DEEP.
- SETBACKS:
  - FRONT =25 FEET BEHIND SIDEWALK
  - REAR = 20 FEET BETWEEN BUILDINGS AND TO ADJACENT PROPERTY LINES
  - SIDE = 10 FEET BETWEEN BUILDINGS AND 20 FEET TO ADJACENT PROPERTY LINES
- ALL STREETS WILL BE PRIVATE AND MAINTAINED BY THE H.O.A.
- SIDEWALKS ALONG BOTH SIDES OF ALL STREETS THROUGHOUT THE DEVELOPMENT TO CREATE A PEDESTRIAN FRIENDLY NEIGHBORHOOD.
- ENTRANCE OFF MANSON PIKE WILL HAVE A NEW ENTRANCE SIGN CONSTRUCTED OF MASONRY MATERIALS AND ANCHORED BY LANDSCAPING.
- ALL HOMES WILL BE REQUIRED TO BE CONSTRUCTED WITH A MIXTURE OF BRICK, STONE, CEMENT BOARD SIDING, AND VINYL SIDING. A REPRESENTATION OF MATERIAL MIXTURES ARE OUTLINED IN THE PROPOSED HOME PAGES.
- EACH TOWNHOME WILL PROVIDE A MINIMUM OF 2 PARKING SPACES PER UNIT (1 IN THE DRIVEWAY & 1 IN THE GARAGE).
- ALL GARAGES WILL BE A MINIMUM 25' BEHIND THE SIDEWALK. ALL WILL PROVIDE A MINIMUM OF ONE CAR PARKING IN THE DRIVEWAY, WHILE END UNITS WILL PROVIDE A 2 CAR DRIVEWAY.
- ALL GARAGES WILL NOT BE ALLOWED TO BE USED FOR STORAGE AND WILL ONLY BE ALLOWED TO BE USED FOR VEHICULAR PARKING. THIS WILL BE ENFORCED BY THE H.O.A. AND IN THE RESTRICTIVE COVENANTS.
- ALL DRIVEWAYS WILL BE CONCRETE.
- ALL FRONT AND SIDE YARDS WILL BE SODDED, WHILE REAR YARDS WILL BE SEED AND STRAW.
- OPEN SPACE AREA AROUND THE PAVILION AND THE OPEN SPACE ISLAND WILL ALSO BE SODDED. THE REMAINING OPEN SPACE, AREAS AROUND THE STORMWATER POND, AND DRAINAGE EASEMENTS WILL BE SEED MATTED.
- PRIOR TO CONSTRUCTION PLAN REVIEW, A COMPLETE AND THOROUGH DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES WILL BE COMPLETED.
- ALL UTILITIES WILL BE UNDERGROUND.
- SOLID WASTE SERVICE WILL BE PROVIDED BY PRIVATE HAULER VIA A TRASH COMPACTOR
- STREET LIGHTS WILL BE STANDARD MED STREET LIGHTS.
- ALL HOME OWNERS WILL BE REQUIRED TO BE A MEMBER OF THE H.O.A.



	UNITS	ACRES
PHASE 1	25	4.58
PHASE 2	26	3.03
PHASE 3	19	1.7
PHASE 4	18	2.11

- THE PROJECT IS ANTICIPATED TO BE BUILT IN FOUR PHASES.
- CONSTRUCTION OF PHASE 1 IS PLANNED TO BEGIN WITHIN 120-150 DAYS AFTER THE COMPLETION OF THE REZONING PROCESS.
- THE TIMING OF THE REMAINING PHASES OF CONSTRUCTION WILL BE MARKET DRIVEN AND DEPENDENT UPON THE ABSORPTION OF THE UNITS IN THE PREVIOUS SECTION.
- IN GENERAL, FOLLOWING SECTION CONSTRUCTION WILL BEGIN AFTER THE PREVIOUS PHASE IS 80%-85% SOLD.
- ALL SIDEWALKS ARE LOCATED IN THE COMMON AREAS OF THE DEVELOPMENT. ALL SIDEWALKS WILL BE MAINTAINED BY THE H.O.A. ONCE INSTALLED. ANY SIDEWALKS IN COMMON AREAS LOCATED BETWEEN THE FRONT, SIDE, OR REAR BUILDING ELEVATIONS AND THE ADJACENT ROADWAY SHALL BE CONSTRUCTED BY THE HOME BUILDER. ANY SIDEWALKS LOCATED IN COMMON AREAS NOT ASSOCIATED WITH BUILDING FRONTAGE SHALL BE INSTALLED BY THE DEVELOPER.
- EACH PHASE IS ANTICIPATED TO RANGE IN SIZE FROM 15-30 DWELLING UNITS.
- PHASE 1 WILL INCLUDE THE ENTRANCE SIGNAGE AT MANSON PIKE, AS WELL AS THE STORMWATER AREA OPEN SPACE.



**BUILDING AND DRIVEWAY DIMENSIONS**



**TOWNHOME ELEVATION**

THE ELEVATIONS ARE MEANT TO CONVEY THE GENERAL APPEARANCE AND FUNCTIONALITY OF THE BUILDINGS.

- ALL UNITS WILL RANGE IN SIZE FROM 1,500 S.F. TO 2,100 S.F..
- ALL UNITS WILL HAVE 1 CAR GARAGES AND WILL BE FRONT LOADED.
- ALL GARAGES WILL BE SET BACK A MINIMUM OF 25 FEET FROM THE SIDEWALK TO PROVIDE A DRIVEWAY PARKING SPACE.
- THE HOMES WILL BE 2-STORY BUILDINGS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35'.
- ALL HOMES WILL HAVE AT LEAST 2 BEDROOMS.
- GARAGE DOORS WILL BE DECORATIVE AND HAVE A NEUTRAL COLOR (NOT WHITE).
- ALL TOWN HOMES WILL BE SOLD UNDER THE HORIZONTAL PROPERTY REGIME ACT.

• **BUILDING ELEVATIONS**

PLEASE REFERENCE PAGES 13 & 14 FOR GRAPHICAL ELEVATIONS DEPICTING THE OPTIONS LISTED BELOW:

- FRONT ELEVATIONS** WILL BE CONSTRUCTED WITH A MIXTURE OF BRICK, STONE, OR CEMENT BOARD SIDING. VINYL SIDING WILL BE USED IN THE TRIM AND SOFFIT AREAS ONLY.
- SIDE ELEVATIONS (STREET FACING/BOUNDARY FACING)** WILL BE CONSTRUCTED WITH WITH BRICK OR STONE ON THE FIRST FLOOR, AND HEAVY-GAUGE VINYL SIDING OR CEMENT BOARD ON THE SECOND FLOOR. VINYL SIDING WILL BE USED IN THE TRIM AND SOFFIT AREAS.
- SIDE ELEVATIONS (UNIT-TO-UNIT)** WILL BE CONSTRUCTED PRIMARILY WITH HEAVY GAUGE VINYL SIDING, BUT WILL ALLOW FOR CEMENT BOARD SIDING. VINYL SIDING WILL BE USED IN THE TRIM AND SOFFIT AREAS.
- REAR ELEVATIONS (UNIT-TO-UNIT FACING)** WILL BE CONSTRUCTED PRIMARILY WITH HEAVY GAUGE VINYL SIDING. VINYL SIDING WILL BE USED IN THE TRIM AND SOFFIT AREAS.
- REAR ELEVATIONS (STREET FACING & BOUNDARY FACING)** WILL BE CONSTRUCTED WITH MIXTURE OF MATERIAL OPTIONS AS SHOWN ON PAGE 14. THE DEVELOPER COMMITS TO USING A VARIETY OF EXTERIOR MATERIALS, INCLUDING BRICK, STONE, CEMENT BOARD SIDING, AND HEAVY-GAUGE VINYL SIDING, AS SHOWN ON PAGE 14. THE DEVELOPER COMMITS TO BREAKING UP THE MATERIALS TO CREATE INTEREST, AS SHOWN ON PAGE 14. VINYL SIDING WILL ALSO BE USED IN THE TRIM AND SOFFIT AREAS.



EXAMPLE OF THE CEMENT BOARD (DIFFERENT COLORS WILL BE ALLOWED)



EXAMPLE OF THE STONE VENEER (DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)



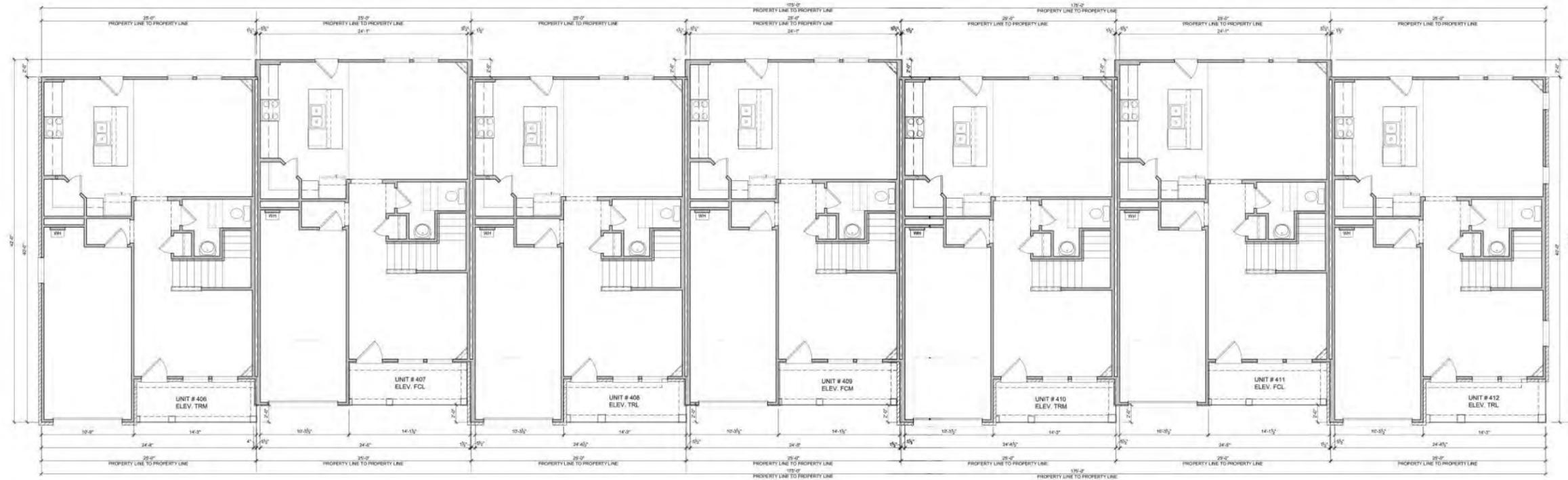
EXAMPLE OF POSSIBLE BRICK (DIFFERENT COLORS WILL BE ALLOWED)



NOT TO SCALE

- |   |  |
|---|--|
| <span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span> FRONT ELEVATION - A | <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> REAR ELEVATION - D |
| <span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span> SIDE ELEVATION - B    | <span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span> REAR ELEVATION - E    |
| <span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span> SIDE ELEVATION - C   |  |





# MADDINGTON PARKE

## CONCEPT PLAN

LAND USE DATA:  
 TOTAL LAND AREA: ±11.00 ACRES  
 TOTAL NUMBER OF LOTS: 88 TOWNHOMES  
 YIELD: 85 LOTS/11.0 ACRES= 8.00 UNITS/ACRE  
 TOTAL OPEN SPACE/STORMWATER: ±1.84 ACRES  
 MINIMUM UNIT PAD: 1,050 SF (25' WIDE X 42' DEEP)  
 MINIMUM PAD WIDTH AT FRONT SETBACK: 25 FEET

### TOWNHOME UNIT MIX

BUILDING TYPE	# OF BUILDINGS	UNITS PER TYPE	END UNITS	INTERNAL UNITS
4 UNIT	1	4	2	2
5 UNIT	1	5	2	3
6 UNIT	5	30	10	20
7 UNIT	7	49	14	35
<b>TOTAL</b>	<b>14 BUILDINGS</b>	<b>88 UNITS</b>	<b>28 END</b>	<b>60 INTERNAL</b>

2 BEDROOM UNITS = 40%  
 2 BEDROOM INTERNAL UNITS = 24 UNITS

3 BEDROOM UNITS = 60%  
 3 BEDROOM INTERNAL UNITS = 36 UNITS  
 3 BEDROOM CORNER UNITS = 28 UNITS

**PARKING**  
 (64) 3 BEDROOM UNITS X 1.1 PER BEDROOM = 211 SPACES  
 (24) 2 BEDROOM UNITS X 1.1 PER BEDROOM = 53 SPACES  
 PARKING REQUIRED = 264 SPACES  
 PARKING PROVIDED = 288 SPACES (24 SPACES OVER REQUIRED)  
 60 UNITS (1 GARAGE & 1 DRIVEWAY) = 120 SPACES  
 28 UNITS (1 GARAGE & 2 DRIVEWAY) = 84 SPACES  
 \*GARAGES ARE RESTRICTED TO VEHICULAR PARKING ONLY.  
 \*HOUSEHOLD STORAGE, BOAT STORAGE, ETC. IS PROHIBITED.  
 VISITOR PARKING AREAS = 84 SPACES



SCALE: 1" = 120'

- UNIT PAD
- STORMWATER AREA
- DRIVEWAY/ PATIO PAD
- OPEN SPACE
- SIDEWALK/ TRAIL
- TRASH COMPACTOR

MADDINGTON PARKE HAS BEEN DESIGNED WITH AMPLE OPEN SPACE AND LANDSCAPING TO PROVIDE NOT ONLY AN AESTHETICALLY PLEASING EXPERIENCE, 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

- OVER 10% OF THE SITE HAS BEEN SET ASIDE FOR COMMON OPEN SPACES, AMENITIES AND LANDSCAPING FOR RESIDENTS AND THEIR GUESTS
- ALL BUILDINGS AND PARKING AREAS ADJACENT TO SURROUNDING DEVELOPMENTS HAVE BEEN SETBACK A MINIMUM 20 FEET FROM THOSE PROPERTY LINES
- THE EAST AND SOUTH PERIMETER WILL HAVE A TYPE 'C' LANDSCAPE BUFFER PLANTED
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING
- THE BASE OF THE ALL BUILDINGS WILL HAVE AT LEAST 3 FOOT LANDSCAPE BED ALONG THE FRONT AND SIDES OF BUILDINGS FACING STREETS
- THE ENTRY MONUMENT SIGN WILL BE SUPPLEMENTED WITH LANDSCAPING
- ALL LAWN AREAS ON THE FRONT AND SIDE YARDS OF THE BUILDINGS WILL BE SODDED
- ALL BACKYARDS OF THE BUILDINGS WILL BE SEEDED AND STRAWED
- THE OPEN SPACE AREA IMMEDIATELY AROUND THE PAVILLION AND THE OPEN SPACE ISLAND BETWEEN PARKING WILL BE SODDED
- ANY DRAINAGE EASEMENTS AND/SLOPES WILL BE SEED MATTED
- ALL REMAINING OPEN SPACE AREAS WILL BE SEEDED AN STRAWED
- LANDSCAPING WILL BE IN CONFORMANCE WITH CITY OF MURFREESBORO'S LANDSCAPING ORDINANCE



NOT TO SCALE

	UNIT PAD		STORMWATER AREA
	DRIVEWAY/ PATIO PAD		OPEN SPACE
	SIDEWALK/ TRAIL		TRASH COMPACTOR



CONCEPTUAL BUILDING FOUNDATION LANDSCAPING



MANSON PIKE CONCEPTUAL LANDSCAPE BUFFER



COMMUNITY WALKING TRAIL SURROUNDING THE RETENTION POND

WITH THIS REQUEST, THE PLAN WILL BE DEDICATING OVER 10% TO OPEN SPACE. THIS OPEN SPACE AREA WILL CONTAIN THE STORMWATER MANAGEMENT AREAS AS WELL AS PASSIVE RECREATIONAL AREAS. THE AMENITIES PROGRAM INCLUDES WALKING TRAILS AROUND THE STORMWATER AREA, A PAVILION FOR HOSTING ANY NEIGHBORHOOD GATHERINGS, A COUPLE OF GRILLING STATIONS AROUND THE PAVILION, AND SIDEWALKS ON BOTH SIDES OF ALL STREETS TO PROVIDE A WALKING SYSTEM LINKING THE ENTIRE NEIGHBORHOOD. AMENITIES WILL BE CONSTRUCTED WITH THE PHASE THEY ARE PART OF.

THE RESIDENTS OF MADDINGTON PARKE WILL BE REQUIRED TO BE MEMBERS OF THE H.O.A. AND HAVE ACCESS TO THE PROPOSED FACILITIES AND AMENITIES WITHIN THE DEVELOPMENT. 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 THE 3RD PARTY MANAGEMENT COMPANY.



COMMUNITY PAVILION



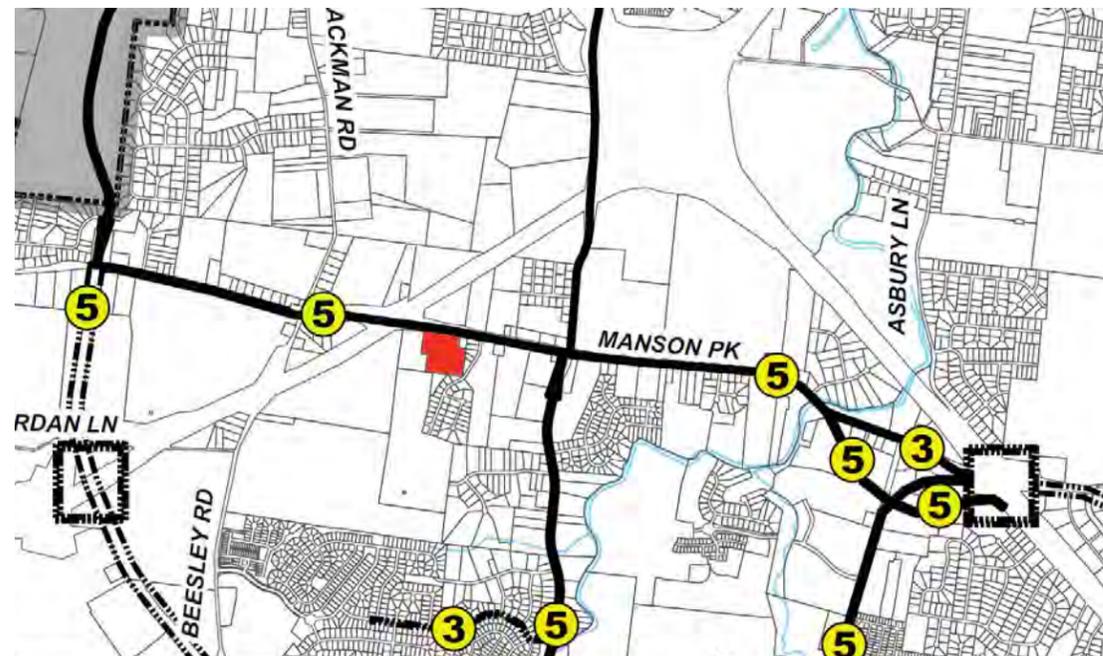
WALKING PATH AROUND A POND



GRILLING STATION



CONTINUOUS SIDEWALK THROUGHOUT



THOROUGHFARE PLAN

THE MAIN ENTRANCE TO MADDINGTON PARKE IS LOCATED ALONG THE SOUTH SIDE OF MANSON PIKE. HERE THE NEIGHBORHOOD ENTRANCE SIGN WILL GREET RESIDENTS AND GUESTS AS THEY ENTER THE NEIGHBORHOOD. THE ENTRANCE WILL BE FURTHER ENHANCED WITH LANDSCAPING TO ADD TO THE WELCOMING EXPERIENCE. ALL STREETS WITHIN MADDINGTON PARKE WILL BE PRIVATE AND PROVIDE A 22 FOOT WIDE PAVEMENT CROSS-SECTION WITH 2 FEET OF CURB & GUTTER ALONG ALL EDGES. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITH A 2 FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND SIDEWALK. THERE ARE 75 GUEST PARKING SPACES LOCATED IN VARIOUS PLACES ALONG THE STREETS TO PROVIDE ADDITIONAL PARKING FOR VISITORS.

PURSUANT TO THE MURFREESBORO MAJOR THOROUGHFARE PLAN, MANSON PIKE IS PLANNED TO BE UPGRADED FROM ITS CURRENT 2 LANE COUNTY ROAD CROSS-SECTION TO A 5 LANE MAJOR ARTERIAL. CURRENTLY, MANSON PIKE IS A 3 LANE CURB & GUTTER CROSS-SECTION THAT ENDS JUST EAST OF THE NORTH-EAST CORNER OF THE DEVELOPMENT. WITH THIS DEVELOPMENT, THE CITY IS REQUESTING THAT MANSON PIKE BE WIDENED TO A 3 LANE CROSS-SECTION FROM THE END POINT OF THE CURRENT 3 LANE DESIGN TO MADDINGTON PARKE'S ENTRANCE. THEN FROM THE ENTRANCE WEST TOWARDS THE 840 OVERPASS, IT TAPERS BACK TO EXISTING 2 LANE CROSS-SECTION. THIS NEW 3 LANE SEGMENT WILL NOT HAVE CURB & GUTTER, BUT WILL HAVE A PAVED SHOULDER WITH A GRAVEL EDGE. THE MIDDLE LANE IN THE NEW ROADWAY WILL BE STRIPED TO FUNCTION AS A DEDICATED LEFT HAND TURN LANE INTO MADDINGTON PARKE. THIS ENTIRE SECTION OF MANSON PIKE ALONG THE DEVELOPMENT LIES WITHIN TDOT'S GRADING TAPER ZONE FOR THE 840 OVERPASS. THE APPLICANT ALSO UNDERSTANDS THAT DEDICATION OF RIGHT-OF-WAY AND/OR EASEMENTS MAY BE REQUIRED WITH THIS PROJECT AND IS READY TO PARTICIPATE AS NECESSARY.



ENTRANCE INTO MADDINGTON PARKE



PRIVATE STREET SECTION

1.) A MAP SHOWING AVAILABLE UTILITIES, EASEMENTS, ROADWAYS, RAIL LINES AND PUBLIC RIGHT-OF-WAY CROSSING AND ADJACENT TO THE SUBJECT PROPERTY.

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 3 ALONG WITH DESCRIPTIONS OF EACH.

2.) A GRAPHIC RENDERING OF THE EXISTING CONDITIONS AND/OR AERIAL PHOTOGRAPH(S) SHOWING THE EXISTING CONDITIONS AND DEPICTING ALL SIGNIFICANT NATURAL TOPOGRAPHICAL AND PHYSICAL FEATURES OF THE SUBJECT PROPERTY; LOCATION AND EXTENT OF WATER COURSES, WETLANDS, FLOODWAYS, AND FLOODPLAINS ON OR WITHIN ONE HUNDRED (100) FEET OF THE SUBJECT PROPERTY; EXISTING DRAINAGE PATTERNS; LOCATION AND EXTENT OF TREE COVER; AND COMMUNITY GREENWAYS AND BICYCLE PATHS AND ROUTES IN PROXIMITY TO THE SUBJECT PROPERTY.

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 5 THAT SHOWS THE EXISTING CONTOURS AND DRAINAGE PATTERNS ALONG WITH AN AERIAL PHOTOGRAPH OF THE AREA. NO PORTION OF THE PROPERTY IS SUBJECT TO FLOODPLAINS OR FLOODWAYS, AND THE SITE ULTIMATELY DRAINS UNDER 840.

3.) A PLOT PLAN, AERIAL PHOTOGRAPH, OR COMBINATION THEREOF DEPICTING THE SUBJECT AND ADJOINING PROPERTIES INCLUDING THE LOCATION OF STRUCTURES ON-SITE AND WITHIN TWO HUNDRED (200) FEET OF THE SUBJECT PROPERTY AND THE IDENTIFICATION OF THE USE THEREOF.

RESPONSE: EXHIBITS AND PHOTOGRAPHS ON PAGES 3, 5, 6 & 7 GIVE THE LOCATION OF EXISTING STRUCTURES ON THE SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 6 GIVES THE ZONING OF THOSE SAME PROPERTIES.

4.) A DRAWING DEFINING THE GENERAL LOCATION AND MAXIMUM NUMBER OF LOTS, PARCELS OR SITES PROPOSED TO BE DEVELOPED OR OCCUPIED BY BUILDINGS IN THE PLANNED DEVELOPMENT; THE GENERAL LOCATION AND MAXIMUM AMOUNT OF AREA TO BE DEVELOPED FOR PARKING; THE GENERAL LOCATION AND MAXIMUM AMOUNT OF AREA TO BE DEVOTED TO OPEN SPACE AND TO BE CONVEYED, DEDICATED, OR RESERVED FOR PARKS, PLAYGROUNDS, RECREATION USES, SCHOOL SITES, PUBLIC BUILDINGS AND OTHER COMMON USE AREAS; THE APPROXIMATE LOCATION OF POINTS OF INGRESS AND EGRESS AND ACCESS STREETS; THE APPROXIMATE LOCATION OF PEDESTRIAN, BICYCLE AND VEHICULAR WAYS OR THE RESTRICTIONS PERTAINING THERETO AND THE EXTENT OF PROPOSED LANDSCAPING, PLANTING, SCREENING, OR FENCING.

RESPONSE: PAGES 8-12 LISTS STANDARDS AND EXHIBITS SHOWING THE CONCEPT PLAN WHICH SHOWS EACH OF THESE ITEMS.

5.) A TABULATION OF THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED INCLUDING THE NUMBER OF UNITS WITH TWO (2) OR LESS BEDROOMS AND THE NUMBER OF UNITS WITH MORE THAN TWO (2) BEDROOMS.

RESPONSE: PAGE 8 LISTS THIS INFORMATION.

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.

FLOOR AREA RATIO (F.A.R.)	LIVABILITY SPACE RATIO (L.S.R.)	OPEN SPACE RATIO (O.S.R.)
<p>TOTAL MAXIMUM FLOOR AREA = (2,000X88) = 176,000 SF                      TOTAL SITE AREA = 479, 160 SF                      FAR = (176,000)/ (479, 160) = .37</p>	<p>TOTAL MAXIMUM FLOOR AREA = 176,000 SF                      TOTAL SITE AREA = 479, 160 SF                      TOTAL DRIVE/PARKING AREA = 25, 520 SF                      TOTAL LIVABLE SPACE = (479, 160) - (25, 520) = 453, 640 SF                      LIVABILITY SPACE RATIO = (453, 640)/ (176,000) = 2.58</p>	<p>TOTAL OPEN SPACE = 87, 749 SF                      TOTAL MAXIMUM FLOOR AREA = 176,000 SF                      OPEN SPACE RATIO = (87, 749)/ (176,000) = .50</p>

7.) A WRITTEN STATEMENT GENERALLY DESCRIBING THE RELATIONSHIP OF THE PROPOSED PLANNED DEVELOPMENT TO THE CURRENT POLICIES AND PLANS OF THE CITY AND HOW THE PROPOSED PLANNED DEVELOPMENT IS TO BE DESIGNED, ARRANGED AND OPERATED IN ORDER TO PERMIT THE DEVELOPMENT AND USE OF NEIGHBORING PROPERTY IN ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THIS ARTICLE.

RESPONSE: THE PROPERTY IS CURRENTLY ZONED RS-15. THE SURROUNDING AREAS 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.

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 11.

10.) A STATEMENT SETTING FORTH IN DETAIL EITHER (1) THE EXCEPTIONS WHICH ARE REQUIRED FROM THE ZONING AND SUBDIVISION REGULATIONS OTHERWISE APPLICABLE TO THE PROPERTY TO PERMIT THE DEVELOPMENT OF THE PROPOSED PLANNED DEVELOPMENT OR (2) THE BULK, USE, AND/OR OTHER REGULATIONS UNDER WHICH THE PLANNED DEVELOPMENT IS PROPOSED.

RESPONSE: THE FRONT SETBACKS REQUESTED ARE UP TO 5-FEET LESS THAN THE REQUIRED SETBACK FOR A RM-12 DEVELOPMENT. THE SIDE SETBACKS REQUESTED ARE UP TO 10 FEET LESS THAN REQUIRED FOR A RM-12 DEVELOPMENT. THE REAR SETBACKS ARE UP TO 5-FEET LESS THAN THE REQUIRED SETBACK FOR A RM-12 DEVELOPMENT. THE DENSITY IS WITHIN THE ALLOWABLE DENSITY FOR A RM-12 DEVELOPMENT. THE LOT COVERAGE IS WITHIN THE ALLOWABLE LOT COVERAGE FOR A RM-12 DEVELOPMENT.

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 AIRPORT OVERLAY DISTRICT (AOD), BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORIC DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). NO PORTION OF THIS PROPERTY LIES IN ZONE AE, WITHIN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.

12.) THE LOCATION AND PROPOSED IMPROVEMENTS OF ANY STREET DEPICTED ON THE MURFREESBORO MAJOR THOROUGHFARE PLAN AS ADOPTED AND AS IT MAY BE AMENDED FROM TIME TO TIME.

RESPONSE: PAGE 12 DISCUSSES THE MAJOR THOROUGHFARE PLAN. MANSON PIKE IS PLANNED TO BE UPGRADED TO A 5-LANE ROADWAY.

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 ROB MOLCHAN OF SEC, INC. DEVELOPER/ APPLICANT IS ALCORN PROPERTIES, LLC. CONTENT INFO FOR BOTH IS PROVIDED ON COVER.

14.) ARCHITECTURAL RENDERINGS, ARCHITECTURAL PLANS OR PHOTOGRAPHS OF PROPOSED STRUCTURES WITH SUFFICIENT CLARITY TO CONVEY THE APPEARANCE OF PROPOSED STRUCTURES. THE PLAN SHALL INCLUDE A WRITTEN DESCRIPTION OF PROPOSED EXTERIOR BUILDING MATERIALS INCLUDING THE SIDING AND ROOF MATERIALS, PORCHES, AND DECKS. THE LOCATION AND ORIENTATION OF EXTERIOR LIGHT FIXTURES AND OF GARAGES SHALL BE SHOWN IF SUCH ARE TO BE INCLUDED IN THE STRUCTURES.

RESPONSE: PAGES 8-12 SHOW THE ARCHITECTURAL CHARACTER OF THE PROPOSED HOMES WITH GARAGES SHOWN AND BUILDING MATERIALS LISTED. EACH HOME WILL BE ALLOWED TO HAVE REAR PORCHES AND ATTACHED LIGHTING. HOWEVER, EXACT CONFIGURATION FOR THESE ITEMS IS UNKNOWN AND WILL BE DETERMINED AS EACH UNIT IS BUILT.

15.) IF A DEVELOPMENT ENTRANCE SIGN IS PROPOSED THE APPLICATION SHALL INCLUDE A DESCRIPTION OF THE PROPOSED ENTRANCE SIGN IMPROVEMENTS INCLUDING A DESCRIPTION OF LIGHTING, LANDSCAPING, AND CONSTRUCTION MATERIALS.

RESPONSE: PAGE 2 & 14 SHOWS THE SITE PLAN INDICATING THE LOCATION OF THE ENTRANCE SIGN. ALSO, PAGE 12 PROVIDES A PICTURE OF A SIMILAR SIGN. THE SIGN WILL BE CONSTRUCTED OF MASONRY. IF LIT, THE SIGN WILL HAVE UPLIGHTING. THE SIGN WILL HAVE LANDSCAPING AROUND ITS BASE. ALL ELEMENTS OF THE SIGN WILL BE IN ACCORDANCE WITH THE CITY OF MURFREESBORO'S SIGN ORDINANCE.

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
FEBRUARY 3, 2016**

**3.d. PUD amendment [2016-404] for approximately 26 acres in the Marymont Springs Mansion Estates PUD, Bob Parks and David Alcorn applicants.**

The subject property is a portion of the developing Marymont Springs PUD known as the Mansion Estates and is located west of Rucker Lane. The request is to amend a 26 acre portion of the PUD known as the Mansion Estates. Originally the applicants provided the PUD amendment area as 46 acres; however they have refined the request down to 26 acres.

The existing PUD program identifies the Mansion Estates to be a minimum of 65 feet wide with 35' front setbacks. In 2014 the PUD was amended to reduce the front setback to 30'. The applicants now wish to amend the Mansion Estates PUD portion to reduce the lot width from 65' wide to 52' wide to be similar to The Retreat at Marymont Springs section. The applicants also wish to reduce the front setbacks further from 30' to 25' to allow for larger back yards.

Also a part of the request is to "swap" a 0.14 acres portion of property proposed to be a single-family with a 0.2 acres portion of property proposed to be a part of the detention pond. The Marymont PUD program book amendment has been included with the agenda materials.

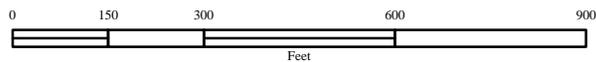
The applicants will be available to make a presentation regarding the proposed zoning amendment. Staff expects to have additional comments at the meeting. The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



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## Rezoning Request For Property Along Rucker Ln. PUD Amendment



GIS Department  
City of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

# Marymont Springs

## PLANNED RESIDENTIAL DEVELOPMENT

### SHEET INDEX

1. COVER LETTER
2. SITE PLAN
3. EXISTING AND PROPOSED LOT DIMENSIONS
4. SUMMARY
5. PLANNED DEVELOPMENT CRITERIA



PATTERN BOOK AMENDMENT  
REVISED: DECEMBER 31, 2015  
REVISED: JANUARY 19, 2016  
REVISED: JANUARY 25, 2016

Plans Prepared By:

**HS HUDDLESTON-STEELE**  
**ENGINEERING, INC.**

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

# COVER LETTER

MARYMONT SPRINGS

To: The Murfreesboro Planning Commission

From: Huddleston-Steele Engineering Inc., representing David Alcorn the developer of the Retreat at Marymont Springs aka, Mansion Estates & Bob Parks developer of the portion still known as the Mansion Estates

Re: Amendment to the Marymont Springs P.R.D

Date: December 31, 2015

This application requests an amendment to the front setbacks from 30 feet to 25 feet for lots that are in the Mansion Estates area currently known as "The Retreat at Marymont Springs. The front setback had previously been established at 30 feet in the last amendment in 2014. This request is also for lot widths to be reduced from 65 feet wide to 52 feet wide.

This request would allow for additional rear-yard space for lots and the reduced lot width is driven by the character of the neighborhood as it currently stands and by the "empty nesters" target market the development is serving.

The homes will continue to have a two-car garage as per the covenants, thus providing four parking spaces for each lot.

In addition, we are asking to swap a small portion of land designated for the retention pond with a portion of land designated as developable lots to increasing several rear yards.

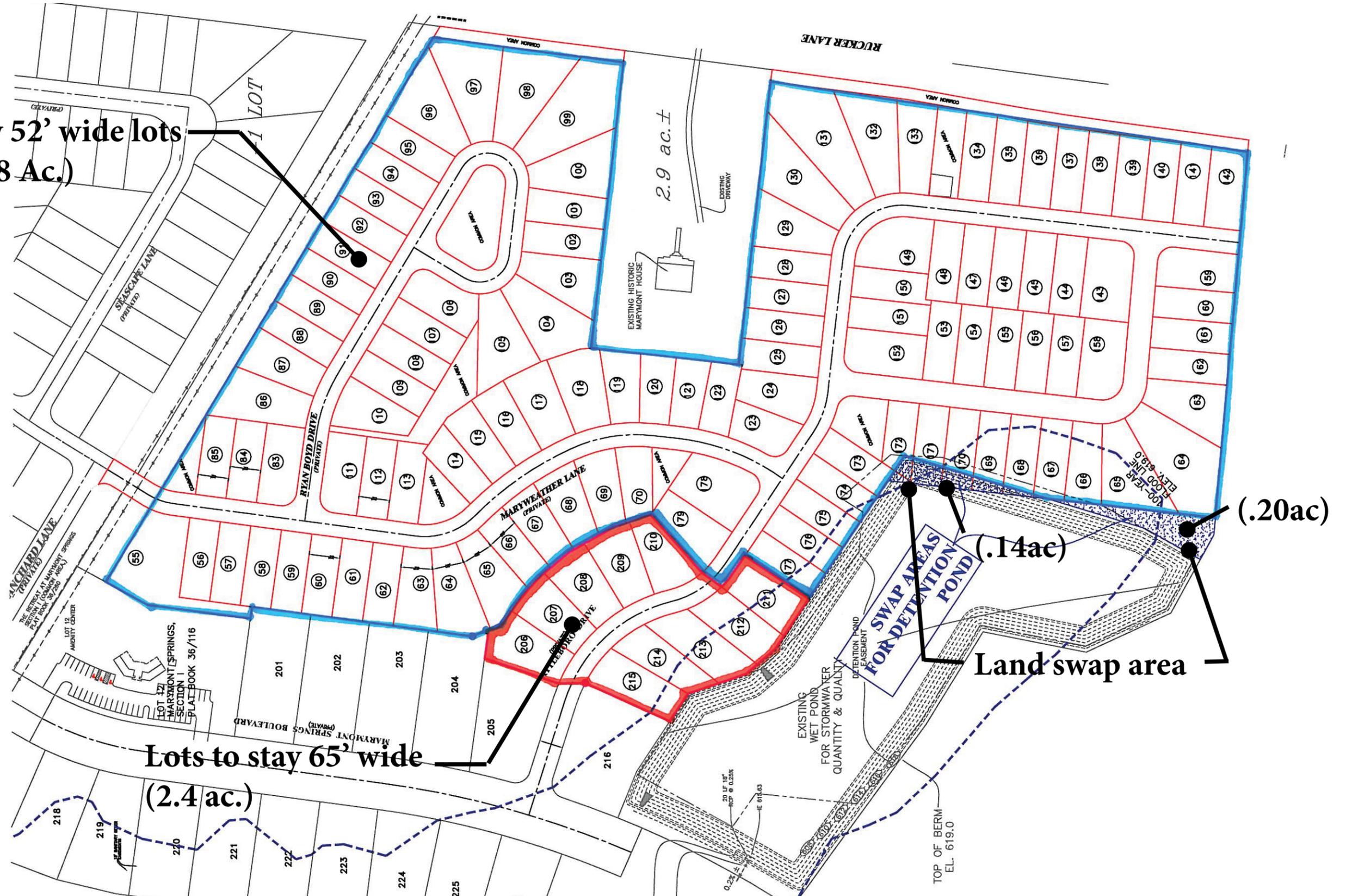
Other than the above request, the standards set forth in the PCD remain the same.

Submitted by: Clyde Rountree on behalf of Mr. David Alcorn

# Site Plan

## MARYMONT SPRINGS PLANNED RESIDENTIAL DEVELOPMENT

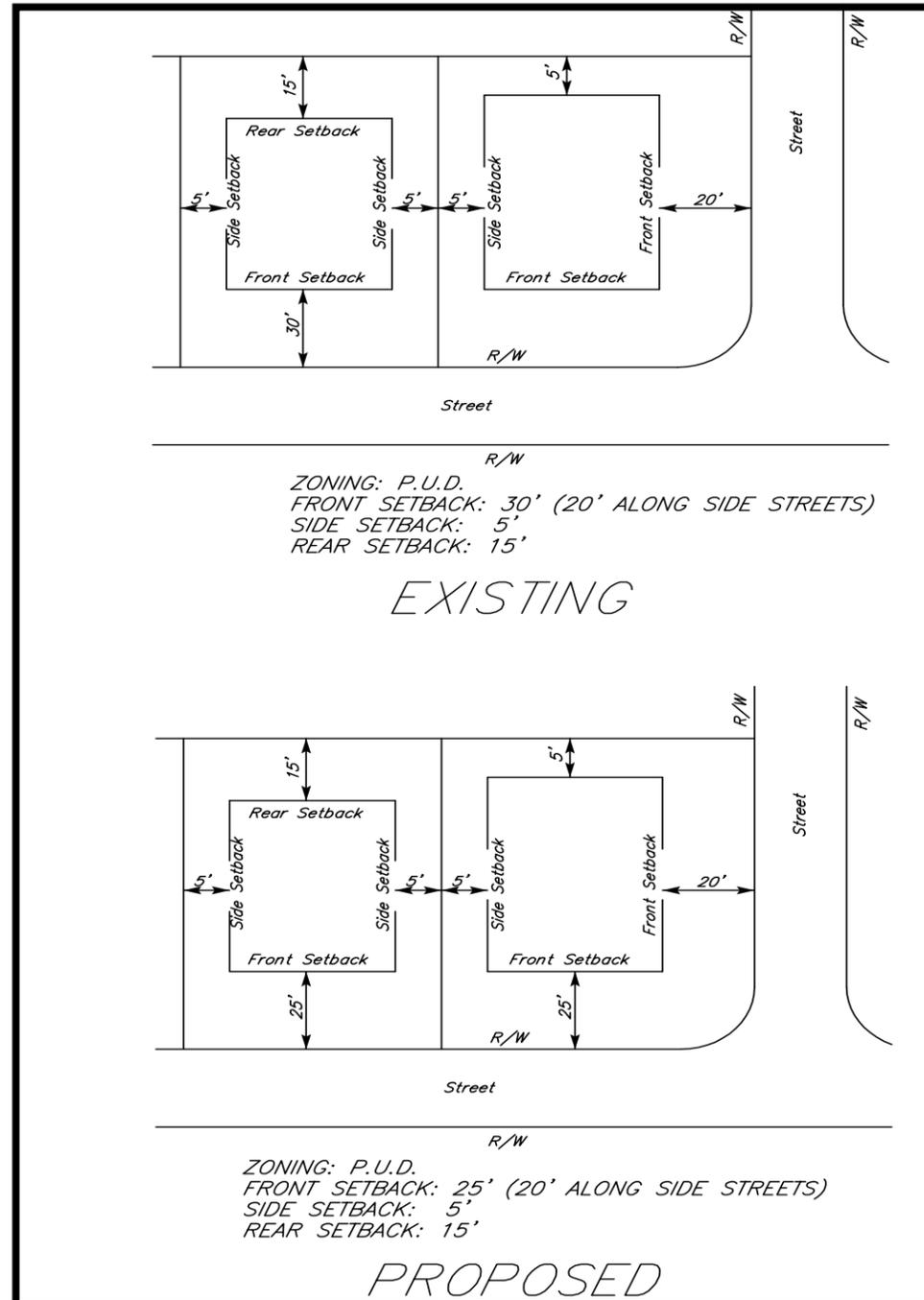
New 52' wide lots  
(26.8 Ac.)



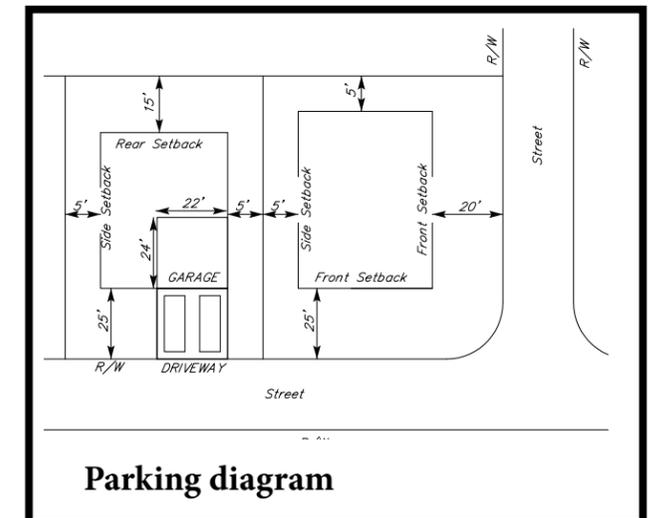
Lots to stay 65' wide  
(2.4 ac.)

Land swap area

# Existing and Proposed Lot Dimensions



**52' Wide Lots**  
**Home Size: 1,800 SF minimum**  
**Depth: 130'**  
**Front Yard Setback: 25'**  
**Side Yard Setback: 5'**  
**Rear Yard Setback: 15'**  
**Garages: Front entry. Garage door is 25' back of sidewalk. Motor-court style. Carriage-style garage doors with glass. Two car garage with single doors.**  
**Exteriors: Exterior materials to be brick, stone, drivit or cement fiber. Vinly may be used on soffits and fascia.**



# Summary

## Comparison: Total Lots Within Amended Area

This area is bounded on the North by the south line of the Colonial Pipeline easement; on the East by the Rucker Lane ROW; on the South by the property line common to Rucker Land Holding and Adams Park; and on the east with the common boundary area of Rucker Land Holdings and Adams/Park with a total area of approximately 26 +/- acres.

### Original Plan:

65' x 130' lots (Courtyard) = 61 Lots  
57' x 130' lots (Empty nest/alley) = 26 Lots  
55' x 130' lots (Cottage) = 15 Lots  
45' x 130' (Cottage w/ alley) = 23 Lots  
Boulevard lots - 12 Lots

### Existing Plan:

65' - wide lots = 60 lots  
52' - wide lots = 57 lots  
Boulevard lots = 16 lots

### Proposed Plan:

52' - wide lots = 113 lots  
65' - wide lots = 10 lots  
Boulevard lots = 17 lots

### Typical Lot Tradulations: (Based on a 7000SQ.

lot, 1800 SQ. House, 550SQ Driveway)

(FAR) 0.25

(OSR) 2.9

(LSR) 2.59

### Land areas swap:

The revised plan calls for cutting into the retention pond on one edge and reallocating the land to the back portion to provide for better lot distribution

Other than the above changes, the other standards remain the same.

1. **Ownership and division of land:** *The site is owned by New South Developers LLC. and Bob Parks. The property is currently zoned PRD in the City of Murfreesboro and RM in Ruthe rford County.*
2. **Waiver of BZA action:** *No action of the BZA shall be required for approval of this planned residential development.*
3. **Common open space:** *Multiple common open spaces is proposed with this project.*
4. **Accessibility to site:** *The property is accessible from Rucker Lane.*
5. **Off street parking .** *The developer will be providing off street parking for all residences at the parking ratio provided under the current ordiance.*
6. **Pedestrian circulation:** *No sidewalk is planned along Rucker Lane.*
7. **Privacy and screening:** *The propety is currently a portion of a larger planned development and does not require a buffer along the current development lines.*
8. **Zoning and subdivision modifications proposed:** *The property owner is requesting the lot dimensions in regards to width be reduces from 65' to 52' and the front setback be reduced from 30' to 25'.*
9. **Phasing:** *The project is planned to be completed in multiple phases and plans to stay on pace with market demad.*
10. **Annexation:** *Annexation not requested with this zoning request.*
11. **Landscaping:** *Landscaping buffers, and perimeter yard planting will be included with the site plan.*
12. **Major Thougfare Plan:** *The PRD is consistent with the Major throughfare plan.*
13. **Applicant contact information:** *New South Developement LLC, David Alcorn 615.476.4040*
14. **Proposed Signage:** *Signage location will be included with the site plan*

**Section 13 – Project Development Criteria Requirements**

1. **Identification of existing utilities:** *Shown in original PRD, this is a revision document only pertaining to lot dimensions.*
- 2/3. **Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site:** *Shown in orginal pattern booklet.*
- 4/5. **Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation:** *Shown in orginal pattern book.*
6. **Development schedule:** *The project is currently under construction and the developer anticipates continue development into the next phase.*
7. **Relationship of the planned development to current city polices and plans:** *The development is consistant with the city policies.*
8. **Proposed deviation from zoning and subdivision ordinance:** *No modifications are under consideration.*
9. **Site tabulation data for land area, FAR, LSR, and OSR:** *See page 4 for a typical lot tabulation.*
10. **The nature and extent of any overlay zones as described in Section 24 and 34:** *No overlays inpact this site.*

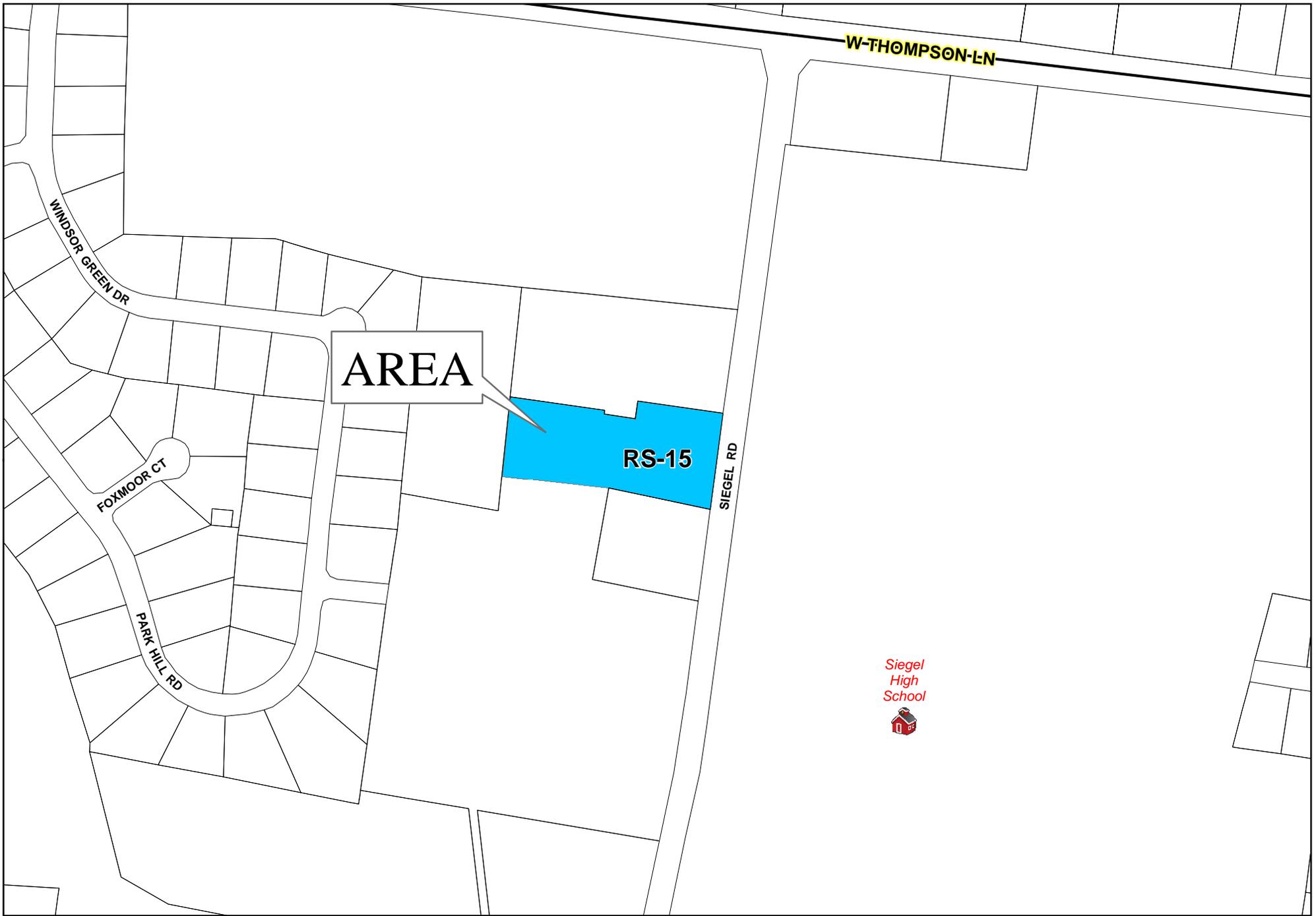
**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
FEBRUARY 3, 2016**

**3.e. Rezoning Application [2016-402] for approximately 2.3 acres located at 3281 Siegel Road to be rezoned from RS-15 to Academy at Siegel PCD, Cornerstone Development applicant.**

The subject property is located west of Siegel Road and is part of a larger parcel. All of the surrounding properties are zoned RS-15 (Single Family Residential District). The subject property is also currently zoned RS-15 and is undeveloped. The applicant has a contract to purchase the property and has requested a rezoning to PCD (Planned Commercial District) to construct a daycare center. The applicant believes the daycare center will be a good fit in this area as it is adjacent to Siegel schools and just south of a church. The applicant of this zoning change request has built two other daycare centers in Murfreesboro- the Academy at the Gateway and the Academy Gateway, both of which are located in the GDO district. The applicant is opting to ask for a PCD zone as opposed to bulk zone to provide minimum design standards. The proposed PCD requires that any new structures be a single story structure with a hip, gables or pitched roof. The exterior materials allowed are brick, cement board siding, or cedar board siding. The Zoning Ordinance asks that planned development applications compare the proposed PCD to an existing bulk zone and, in this case, the OG district is closest to the type of development they are asking the Planning Commission to approve. As such, they have gone through the list of permitted uses for the OG district to determine which may be a good fit for this site. The proposed PCD would also the following uses:

- |  |                                       |
|--|---------------------------------------|
| 1. BED & BREAKFAST FACILITY            | 16. ART OR PHOTO STUDIO OR GALLERY    |
| 2. BED & BREAKFAST HOMESTAY            | 17. BARBER OR BEAUTY SHOP             |
| 3. ADULT DAY CARE CENTER               | 18. BOOK OR CARD SHOP                 |
| 4. CHURCH                              | 19. CATERING ESTABLISHMENT            |
| 5. DAY CARE CENTER                     | 20. PROFESSIONAL OFFICE               |
| 6. MENTAL HEALTH FACILITY              | 21. FLOWER OR PLANT STORE             |
| 7. NURSING HOME                        | 22. HEALTH CLUB                       |
| 8. NURSERY SCHOOL                      | 23. INTERIOR DECORATOR                |
| 9. PARK                                | 24. OFFICES                           |
| 10. PHILANTHROPIC INSTITUTION          | 25. REDUCING & WEIGHT CONTROL SERVICE |
| 11. PUBLIC BUILDING                    | 26. POST OFFICE OR POSTAL FACILITY    |
| 12. RECREATION FIELD                   |                                       |
| 13. SENIOR CITIZENS CENTER             |                                       |
| 14. SCHOOL                             |                                       |
| 15. FARM LABOR AND MANAGEMENT SERVICES |                                       |

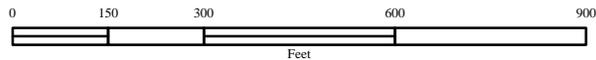
The Planning Commission may recommend adding to the list of permitted uses or the removal of particular uses. The planned development zoning also allows for exceptions from the Zoning Ordinance or Subdivision Regulations. The applicants have not identified any exceptions to these standards. The Academy at Siegel PCD program book has been included with the agenda materials. The applicants will be available to make a presentation regarding the proposed zoning. The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



Path: G:\planning\rezon\siegelrd2016.mxd



### Rezoning Request For Property Along Siegel Rd. From RS-15 to PCD



GIS Department  
City of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

# ACADEMY AT SIEGEL

## A REQUEST FOR REZONING TO A PCD

SUBMITTED DECEMBER 31, 2015

RESUBMITTED ON JANUARY 19, 2016

RESUBMITTED ON JANUARY 25 2016 FOR FEBRUARY 3, 2016 PLANNING COMMISSION PUBLIC HEARING



**DEVELOPER**  
**CORNERSTONE DEVELOPMENT, LLC**

ATTN: HARRY MINGE  
216 NOAH DR., STE 100  
FRANKLIN, TN 37064

**ARCHITECT**  
**KLINE SWINNEY ASSOCIATES**

ATTN: BART KLINE  
22 MIDDLETON STREET  
NASHVILLE, TN 37210

**SEC, Inc.**

**PLANNING & ENGINEERING**  
**SEC, INC.**

ATTN: ROB MOLCHAN, P.L.A.  
850 MIDDLE TENNESSEE BLVD.  
MURFREESBORO, TN. 37129  
615-890-7901  
RMOLCHAN@SEC-CIVIL.COM

SEC # 15318

**INTRODUCTION**

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**EXISTING CONDITIONS**

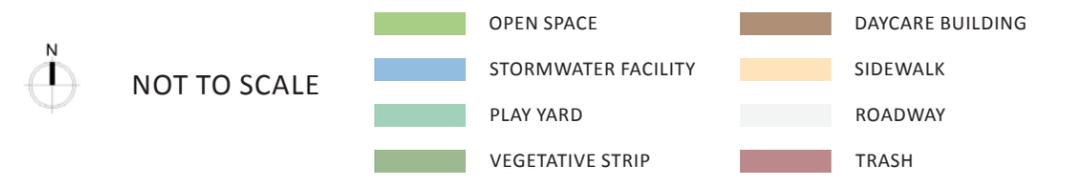
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PROPOSED DAYCARE BUILDING (NORTH & SOUTH ELEVATIONS)..... 9  
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INGRESS/EGRESS ..... 12

**ZONING CHAPTER 13**

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SUBSECTION D ITEM 2B: 8-12 ..... 14



CURRENT AERIAL OF THE SITE

CORNERSTONE DEVELOPMENT, LLC RESPECTIVELY REQUESTS TO REZONE A PORTION OF THE BRUCE HOOPER PROPERTY FROM RS-15 TO PLANNED COMMERCIAL DEVELOPMENT (PCD). THE PROPERTY IS LOCATED ALONG THE WEST SIDE OF SIEGEL ROAD DIRECTLY ACROSS FROM THE NORTHERN ENTRANCE INTO SIEGEL HIGH SCHOOL. THE SITE IS IDENTIFIED AS A PORTION OF PARCEL 20.02 OF TAX MAP 69. THE ENTIRE PROPERTY IS APPROXIMATELY 14.2 ACRES, HOWEVER ONLY 2.32 ACRES IS THE SUBJECT OF THIS REQUEST.

THE SURROUNDING AREA CONSISTS OF NORTHSIDE BAPTIST CHURCH'S CAMPUS TO THE NORTH AND WEST, A SINGLE FAMILY RESIDENCE TO THE NORTH, A SINGLE FAMILY RESIDENCE TO THE SOUTH (OWNED BY MR. BRUCE HOOPER AS WELL), AND SIEGEL HIGH SCHOOL TO THE EAST ACROSS SIEGEL ROAD.

THE REQUEST FOR THE PCD ZONING IS TO SPECIFICALLY ALLOW FOR A DAYCARE FACILITY TO BE CONSTRUCTED. THE GUIDELINES ESTABLISHED WITHIN THIS BOOK-LET WILL ALLOW FOR A NEED IN THE COMMUNITY TO BE FULFILLED WHILE MITIGATING IMPACT TO THE SURROUNDING AREA THROUGH SENSITIVE AND QUALITY DESIGN AND CONSTRUCTION BY A KNOWN ENTITY THAT HAS CONSTRUCTED 2 PREVIOUS FACILITIES WITHIN MURFREESBORO (ACADEMY AT GATEWAY AND ACADEMY ON JOHN R. RICE BLVD).



CURRENT GIS OF THE SITE AND SURROUNDING PROPERTY LINES



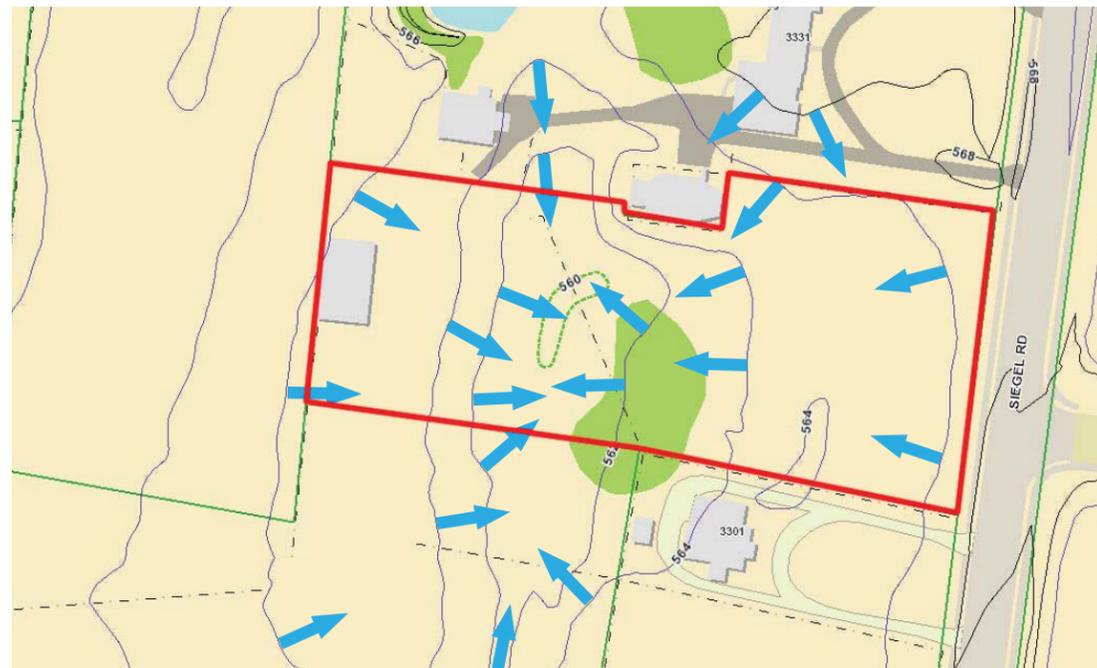
SCALE: 1" = 60'

	OPEN SPACE		DAYCARE BUILDING
	STORMWATER FACILITY		SIDEWALK
	PLAY YARD		ROADWAY
	VEGETATIVE STRIP		TRASH

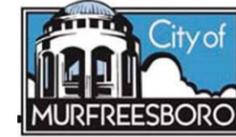


NOT TO SCALE

	OPEN SPACE		DAYCARE BUILDING
	STORMWATER FACILITY		SIDEWALK
	PLAY YARD		ROADWAY
	VEGETATIVE STRIP		TRASH



TOPOGRAPHY AND HYDROLOGY MAP



**CITY OF MURFREESBORO**

THE PROPERTY HAS/WILL HAVE ACCESS TO PUBLIC RIGHTS-OF-WAY ON SIEGEL ROAD. THE MAIN ENTRANCE WILL BE AT THE CURRENT INTERSECTION OF THE ENTRANCE DRIVE FOR SIEGEL HIGH SCHOOL AND SIEGEL ROAD.



**MURFREESBORO WATER AND SEWER DEPARTMENT**

SANITARY SEWER SERVICE WILL CONNECT TO AN 8" GRAVITY SEWER LIINE LOCATED IN THE ROW OF SIEGEL ROAD.CONSTRUCTION WILL EXTEND THE SEWER SERVICE INTO THE SITE AND THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE SEWER INTO THIS PROPERTY. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE MURFREESBORO WATER & SEWER DEPARTMENT.

A 8" WATER MAIN LOCATED IN THE R.O.W. OF SIEGEL ROAD. WATER SERVICE WILL BE CONNECTED TO THE MAIN. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE WATERLINE INTO THE SITE FOR DOMESTIC AND FIRE WATER SERVICE. WATER SERVICE WILL BE PROVIDED BY THE M.W.S.D.



**MURFREESBORO ELECTRIC DEPARTMENT**

MURFREESBORO ELECTRIC DEPARTMENT WILL BE PROVIDING ELECTRICAL SERVICE. ALL ELEC-TRIC SERVICE WILL BE UNDERGROUND. ELECTRICITY IS CURRENTLY LOCATED ALONG THE WEST-ERN R.O.W. OF SIEGEL ROAD.

THE EXISTING TOPOGRAPHY OF THE SITE SHOWS THE SITE'S DRAINAGE IS GENERALLY FROM THE EDGES OF THE SITE INTO THE CENTER OF THE PROPERTY. AN OVERFLOW DITCH WILL BE RE-QUIRED TO ALLOW THE PROPERTY TO DRAIN APPROPRIATELY.



 NOT TO SCALE  
 SITE PHOTOS  
 SITE



IMAGE #5  
 VIEW EAST OF ENTRANCE TO SIEGEL  
 HIGH SCHOOL.



IMAGE #6  
 VIEW NORTH ALONG SIEGEL ROAD.



IMAGE #1  
 VIEW WEST, ACROSS SIEGEL ROAD, ONTO  
 RESIDENTIAL DRIVEWAY.



IMAGE #2  
 VIEW EAST, ACROSS SIEGEL ROAD, ONTO  
 SIEGEL HIGH SCHOOL.

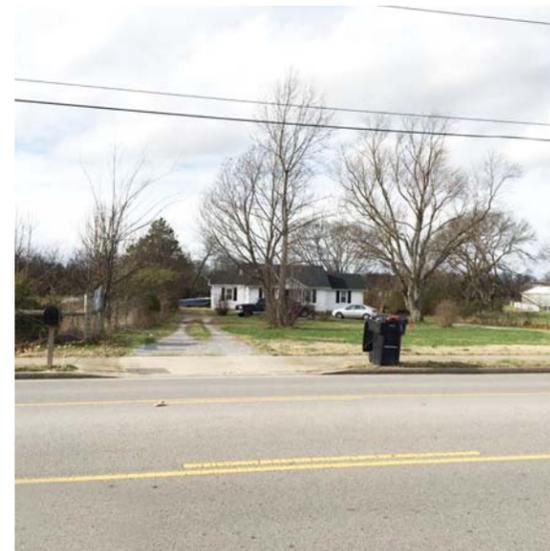


IMAGE #3  
 VIEW WEST, ACROSS SIEGEL ROAD, ONTO  
 RESIDENTIAL PROPERTY.



IMAGE #4  
 VIEW SOUTH, DOWN SIEGEL ROAD  
 TOWARD SIEGEL HIGH SCHOOL, WITH  
 PUBLIC SIDEWALK AND TREE ROW.



 NOT TO SCALE  
 SITE PHOTOS  
 SITE



IMAGE #11  
 VIEW NORTH, ACROSS W THOMPSON LANE, ONTO CLASSIC TURNOUT STABLES.



IMAGE #12  
 VIEW EAST, ALONG W THOMPSON LANE, WITH LARGE POWER LINES PARALLEL TO THE ROADWAY.



IMAGE #7  
 VIEW WEST, ACROSS SIEGEL ROAD, ONTO A SECTION OF THE SITE.



IMAGE #8  
 VIEW WEST, ACROSS SIEGEL ROAD, ONTO RESIDENTIAL PROPERTY ADJACENT TO THE NORTHERN SIDE OF THE SITE.

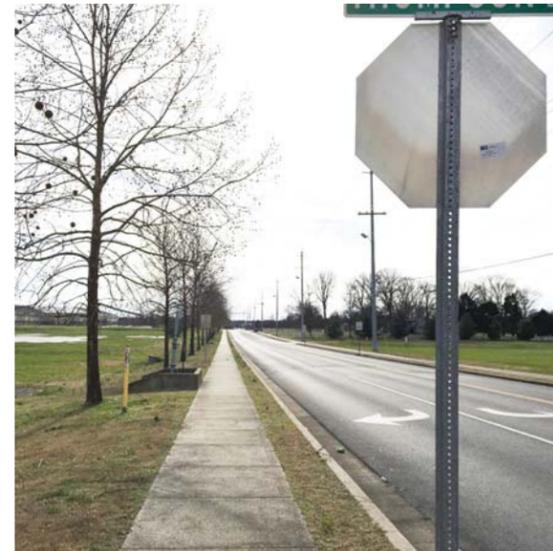


IMAGE #9  
 VIEW SOUTH, DOWN SIEGEL ROAD TOWARD SIEGEL HIGH SCHOOL, WITH STOP SIGN BEFORE W THOMPSON LANE AND A PUBLIC SIDEWALK UNDER A TREE ROW.

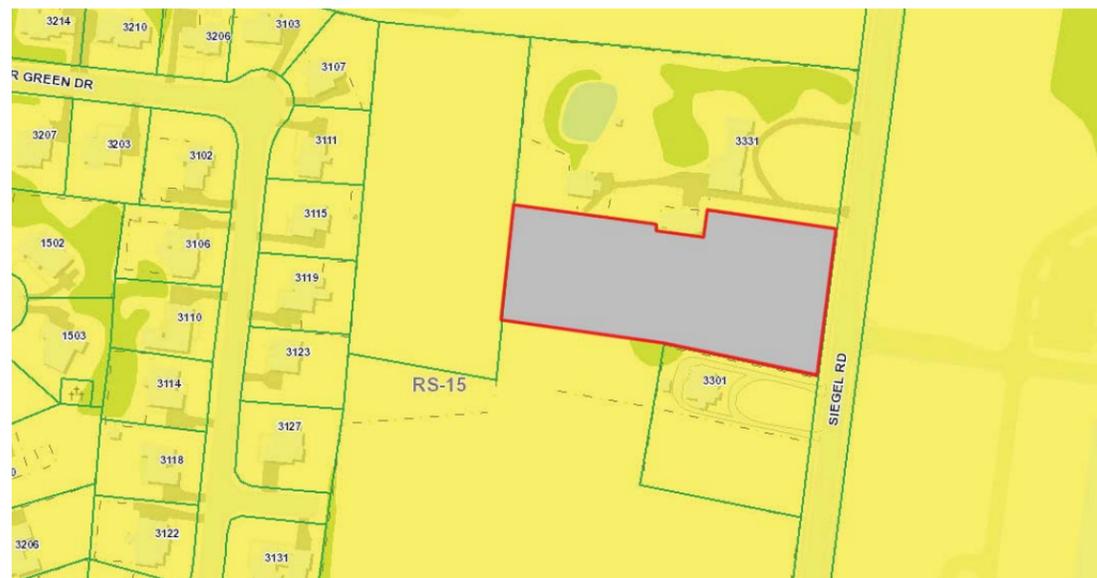


IMAGE #10  
 VIEW WEST, ALONG W THOMPSON LANE, WITH LARGE POWER LINES PARALLEL TO THE ROADWAY.



NOT TO SCALE

	OPEN SPACE		DAYCARE BUILDING
	STORMWATER FACILITY		SIDEWALK
	PLAY YARD		ROADWAY
	VEGETATIVE STRIP		TRASH



NOT TO SCALE

RS

**SYNOPSIS**

ACADEMY AT SIEGEL ROAD CONSISTS OF A SINGLE STORY STRUCTURE OF APPROXIMATELY 16,000 S.F. IN SIZE ON 2.32 ACRES. THE SITE PROVIDES FOR ADEQUATE PARKING, CIRCULATION, SOLID WASTE, PLAY-GROUNDS, STORMWATER AND LANDSCAPING. THESE FEATURES WILL BE ACCOMPANIED BY A DISTINCTIVE MONUMENT SIGN ALONG SIEGEL ROAD.

**PROPOSED SITE CHARACTERISTICS:**

- ALL PARKING WILL HAVE CURBING
- BUILDING WILL HAVE PEDESTRIAN CONNECTION TO SIEGEL ROAD
- SITE WILL HAVE OVER 20.00% PERVIOUS AREA
- ALL PARKING WILL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES (SIDE, REAR, AND R.O.W.)
- ALL PARKING AREAS TO BE SCREENED FORM PUBLIC RIGHT-OF-WAY BY LANDSCAPING
- SOLID WASTE ENCLOSURE WILL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH BUILDING ARCHITECTURE AND BE AT LEAST 8 FEET TALL WITH OPAQUE GATES
- TYPE B BUFFER ACCOMPANIED BY A 6 FOOT TALL SOLID OPAQUE FENCE TO BE CONSTRUCTED ALONG A PORTION OF THE NORTHERN PROPERTY LINE TO SCREEN NEIGHBOR'S POOL AND LIVING AREA FROM THE SITE'S PARKING LOT
- TYPE B BUFFER WILL BE CONSTRUCTED ALONG THE ENTIRE LENGTH OF THE WESTERN, NORTHERN, AND SOUTHERN BOUNDARIES.
- BUILDING WILL HAVE STRONG BASE ESTABLISHED WITH USE OF LANDSCAPING
- MONUMENT SIGN LOCATED AT SIEGEL ROAD ENTRANCE TO HAVE MATERIALS CONSISTENT WITH BUILDING ARCHITECTURE
- ALL MECHANICAL EQUIPMENT (I.E. HVAC AND TRANSFORMERS) TO BE SCREENED
- ALL ON-SITE UTILITIES WILL BE UNDERGROUND
- BUSINESS HOURS WILL BE LIMITED TO 6:00 AM TO 8:00 PM, HOWEVER EMPLOYEES MAY BE AT THE FACILITY DURING OTHER HOURS.
- ON-SITE LIGHTING WILL COMPLY WITH GDO STANDARDS TO PREVENT LIGHT POLLUTION
- PARKING WILL COMPLY WITH MURFREESBORO'S ZONING ORDINANCE FOR USES THAT COMPLY WITH OFFICE GENERAL (OG) DISTRICT AND THOSE OUTLINED ON PAGE 9.
- PLAYGROUND FENCING WILL BE A DECORATIVE ALUMINUM FENCING STYLE W/ LANDSCAPING ON THE OUTSIDE OF THE FENCE.
- CONSTRUCTION IS ANTICIPATED TO BEGIN WITHIN 90-120 DAYS AFTER ZONING IS COMPLETED
- CONSTRUCTION IS ANTICIPATED TO REQUIRE APPROXIMATELY 9 MONTHS
- THE ENTIRE PROJECT WILL BE CONSTRUCTED AT ONE TIME IN ONE PHASE
- THE PROJECT WILL BE CONSTRUCTED IN ONE BUILDOUT
- CONSTRUCTION OF PHASE 1 IS PLANNED TO BEGIN WITHIN 120-150 DAYS AFTER THE COMPLETION OF THE REZONING PROCESS.

- **SETBACKS:**  
FRONT: 30-FOOT  
SIDE: 10-FOOT  
REAR: 20-FOOT





THE BUILDING ARCHITECTURE HAS BEEN DESIGNED TO BE FUNCTIONAL FOR THE INTENDED USES WHILE MAINTAINING A RESIDENTIAL CHARACTER TO BLEND WITH ADJOINING PROPERTIES.

**ARCHITECTURE CHARACTERISTICS**

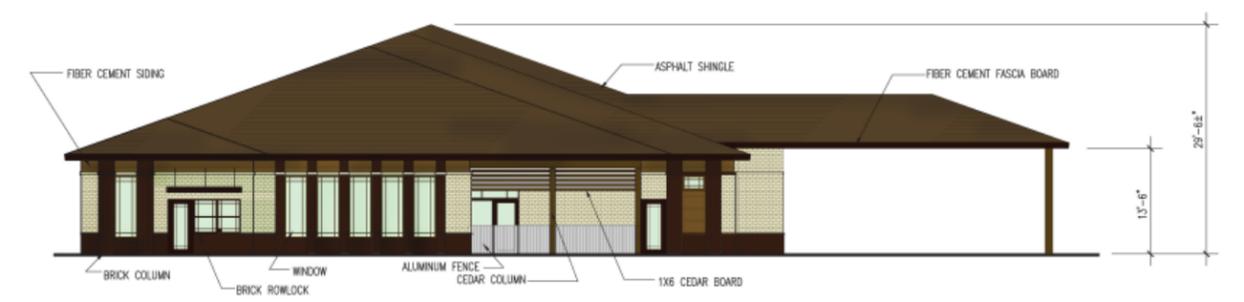
- MAXIMUM BUILDING HEIGHT OF 35-FEET AS DEFINED BY ZONING ORDINANCE
- SINGLE STORY BUILDING
- HIP, GABLED, OR PITCHED ROOF
- DIMENSIONAL ASPHALT SHINGLES
- CANOPY SHALL BE MINIMUM OF 13'-6" TALL TO ALLOW FOR EMERGENCY RESPONDERS

**MIXTURE OF HIGH QUALITY MATERIALS CONSISTING OF**

- BRICK
  - CEMENT BOARD SIDING
  - CEDAR BOARD SIDING
  - ASPHALT SHINGLES
  - WINDOWS
  - METAL IN TRIM AND SOFFIT AREAS
- COLORS WILL BE REVIEWED WITH PLANNING STAFF AND BY PLANNING COMMISSION, BUT ARE INTENDED TO BE NEUTRAL IN NATURE
  - ARCHITECTURAL BASE BY USE OF DIFFERENT MATERIAL, DIFFERENT COLORS, OR CHANGE IN PATTERN OR COMBINATION OF THESE TECHNIQUES
  - MULTIPLE BUILDING PLANES ON EAST, WEST, AND NORTH ELEVATIONS
  - MULTIPLE ROOFLINES
  - PRIMARY ENTRY WAYS TO BE WELL DEFINED BY ROOF LINES CHANGES, CANOPY FEATURES.
  - FENCING MATERIAL AROUND PLAY YARDS WILL BE ALUMINUM PRODUCT AT LEAST 4 FEET IN HEIGHT.



**PROPOSED WEST ELEVATION B**  
(FROM REAR)



**PROPOSED EAST ELEVATION D**  
(FROM SIEGEL ROAD/ FRONT)



NOT TO SCALE

	OPEN SPACE		DAYCARE BUILDING
	STORMWATER FACILITY		SIDEWALK
	PLAY YARD		ROADWAY
	VEGETATIVE STRIP		TRASH



ENLARGED PLAN - OPAQUE FENCE BETWEEN PARKING AND VEGETATIVE BUFFER

THE SITE HAS BEEN DESIGNED WITH AMPLE LANDSCAPING TO PROVIDE NOT ONLY AN AESTHETICALLY PLEASING EXPERIENCE, 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**

- 10 FEET OF LANDSCAPE AREA BETWEEN PARKING AND ALL PROPERTY LINES
- PUBLIC RIGHT-OF-WAY SCREENED FROM PARKING BY USE OF LANDSCAPING AND/OR BERMING
- SOUTH, NORTH, AND WEST PERIMETER WILL HAVE A TYPE B LANDSCAPE BUFFER PLANTED
- APPROXIMATELY 1/2 OF THE NORTHERN PROPERTY LINE WILL HAVE A SOLID OPAQUE FENCE(MINIMUM 6-FOOT TALL) TO PROVIDE SCREENING FOR THE NEIGHBORS POOL AND LIVING AREA
- THE BUFFER FENCE WILL BE LOCATED ON THE PARKING LOT SIDE WITH THE LANDSCAPE BUFFER MATERIALS BETWEEN THE FENCE AND ADJACENT PROPERTY.
- ALL MECHANICAL EQUIPMENT SCREENED WITH LANDSCAPING AND/OR WALLS
- SOLID WASTE ENCLOSURE SCREENED WITH MASONRY WALL AND LANDSCAPING
- BASE OF THE BUILDING WILL HAVE AT LEAST 3 FOOT LANDSCAPE STRIP
- SITE HAS OVER 20% OPEN SPACE
- MONUMENT SIGN WILL BE SUPPLEMENTED WITH LANDSCAPING
- LANDSCAPING WILL BE IN CONFORMANCE WITH CITY OF MURFREESBORO'S LANDSCAPING ORDINANCE
- ALL LANDSCAPE AREAS TO HAVE FULLY AUTOMATIC IRRIGATION SYSTEM
- ALL LAWN AREAS FROM THE REAR PLAYGROUND TO THE STREET WILL BE SODDED



TYPICAL OPAQUE FENCE



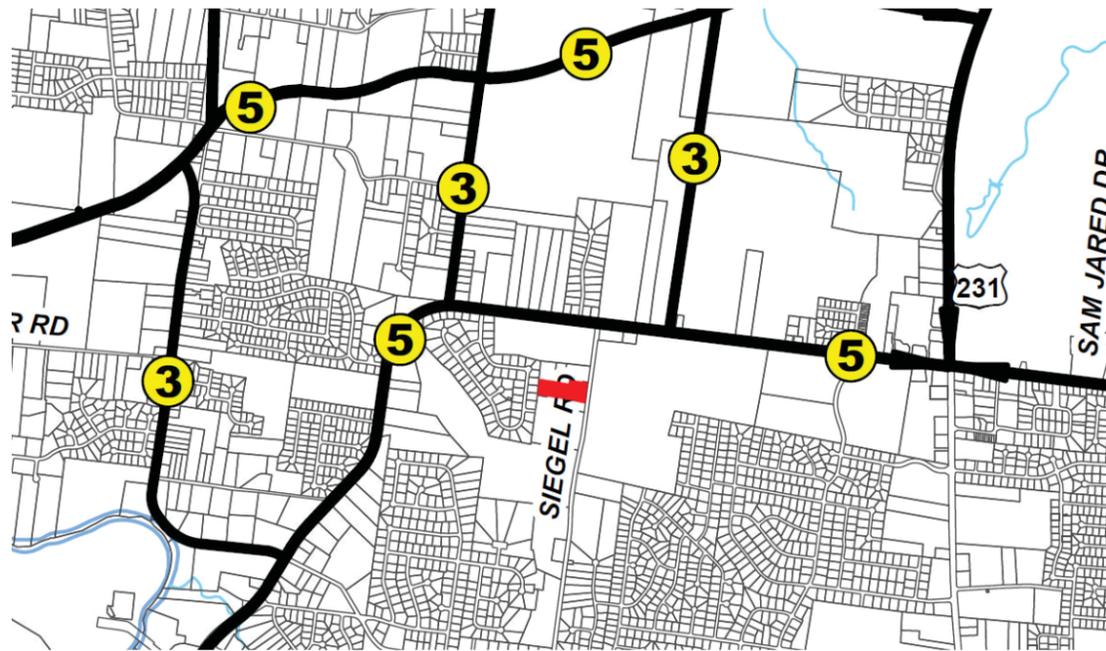
TYPICAL EVERGREEN TREES





NOT TO SCALE

	OPEN SPACE		DAYCARE BUILDING
	STORMWATER FACILITY		SIDEWALK
	PLAY YARD		ROADWAY
	VEGETATIVE STRIP		TRASH



THOROUGHFARE PLAN

PURSUANT TO THE MURFREESBORO MAJOR THOROUGHFARE PLAN, SIEGEL ROAD IS NOT PLANNED TO BE UPGRADED. HOWEVER, IT WAS PREVIOUSLY CONSTRUCTED AS A 3-LANE SECTION AND IS SUFFICIENT FOR THIS USE.

ACADEMY AT SIEGEL IS PROPOSED TO HAVE A SINGLE POINT OF INGRESS/EGRESS OFF SIEGEL ROAD. THAT ACCESS POINT WILL ALIGN WITH THE NORTHERN MOST ENTRANCE INTO SIEGEL HIGH SCHOOL. THIS ALIGNMENT IS THE OPTIMAL LOCATION TO CONTINUE TO ALLOW ADEQUATE TURNING MOVEMENTS FOR THIS SITE AS WELL AS FROM SIEGEL HIGH SCHOOL AT PEAK TIMES.

ON-SITE TURNING MOVEMENTS HAVE BEEN PLANNED TO PROVIDE MAXIMUM STACKING DISTANCES AND THE OPTIMAL DESIGN TO MINIMIZE IMPACT TO THE CITY'S RIGHT-OF-WAY.

ALL ON-SITE DRIVE LANES AND PARKING SPACES WILL BE DESIGNED TO COMPLY WITH THE CITY OF MURFREESBORO'S ZONING ORDINANCE, DIMENSIONALLY AND QUANTITIES.

ALL VEHICULAR AREAS WILL BE SURFACED WITH ASPHALT PAVEMENT OR CONCRETE PAVEMENT AND WILL BE DETERMINED AT CONSTRUCTION PLAN PHASE.

1.) A MAP SHOWING AVAILABLE UTILITIES, EASEMENTS, ROADWAYS, RAIL LINES AND PUBLIC RIGHT-OF-WAY CROSSING AND ADJACENT TO THE SUBJECT PROPERTY.

**RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 5 ALONG WITH DESCRIPTIONS OF EACH.**

2.) A GRAPHIC RENDERING OF THE EXISTING CONDITIONS AND/OR AERIAL PHOTOGRAPH(S) SHOWING THE EXISTING CONDITIONS AND DEPICTING ALL SIGNIFICANT NATURAL TOPOGRAPHICAL AND PHYSICAL FEATURES OF THE SUBJECT PROPERTY; LOCATION AND EXTENT OF WATER COURSES, WETLANDS, FLOODWAYS, AND FLOODPLAINS ON OR WITHIN ONE HUNDRED (100) FEET OF THE SUBJECT PROPERTY; EXISTING DRAINAGE PATTERNS; LOCATION AND EXTENT OF TREE COVER; AND COMMUNITY GREENWAYS AND BICYCLE PATHS AND ROUTES IN PROXIMITY TO THE SUBJECT PROPERTY.

**RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 5 THAT SHOWS THE EXISTING CONTOURS AND DRAINAGE PATTERNS ALONG WITH AN AERIAL PHOTOGRAPH OF THE AREA. NO PORTION OF THE PROPERTY IS SUBJECT TO FLOODPLAINS OR FLOODWAYS.**

3.) A PLOT PLAN, AERIAL PHOTOGRAPH, OR COMBINATION THEREOF DEPICTING THE SUBJECT AND ADJOINING PROPERTIES INCLUDING THE LOCATION OF STRUCTURES ON-SITE AND WITHIN TWO HUNDRED (200) FEET OF THE SUBJECT PROPERTY AND THE IDENTIFICATION OF THE USE THEREOF.

**RESPONSE: EXHIBITS AND PHOTOGRAPHS ON PAGES 3, 5, 6, 7, & 8 GIVE THE LOCATION OF EXISTING STRUCTURES ON THE SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 5A GIVES THE ZONING OF THOSE SAME PROPERTIES.**

4.) A DRAWING DEFINING THE LOCATION AND AREA PROPOSED TO BE DEVELOPED FOR BUILDINGS AND PARKING; STANDARDS FOR PEDESTRIAN AND VEHICULAR CIRCULATION; THE PROPOSED POINTS OF INGRESS AND EGRESS TO THE DEVELOPMENT; THE PROVISION OF SPACES FOR LOADING; PROPOSED SCREENING TO BE MADE IN RELATION TO ABUTTING LAND USES AND ZONING DISTRICTS; AND THE EXTENT OF PROPOSED LANDSCAPING, PLANTING AND OTHER TREATMENT ADJACENT TO SURROUNDING PROPERTY.

**RESPONSE: PAGES 8-12 LISTS STANDARDS AND EXHIBITS SHOWING THE CONCEPT PLAN WHICH SHOWS EACH OF THESE ITEMS.**

5.) A CIRCULATION DIAGRAM INDICATING THE PROPOSED PRINCIPAL MOVEMENT OF VEHICLES, GOODS AND PEDESTRIAN WITHIN THE DEVELOPMENT TO AND FROM EXISTING THOROUGHFARE.

**RESPONSE: THE SITE PLAN ON PAGE 4 INDICATES ACCESS POINTS.**

6.) IF THE PLANNED DEVELOPMENT IS PROPOSED TO BE CONSTRUCTED IN STAGES OR UNITS DURING A PERIOD EXTENDING BEYOND A SINGLE CONSTRUCTION SEASON, A DEVELOPMENT SCHEDULE INDICATING:

(AA) THE APPROXIMATE DATE WHEN CONSTRUCTION OF THE PROJECT CAN BE EXPECTED TO BEGIN; **RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 8**

(BB) THE ORDER IN WHICH THE PHASES OF THE PROJECT WILL BE BUILT; **RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 8**

(CC) THE MINIMUM AREA AND THE APPROXIMATE LOCATION OF COMMON SPACE AND PUBLIC IMPROVEMENTS THAT WILL BE REQUIRED AT EACH STAGE; **RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 8**

(DD) A BREAKDOWN BY PHASE FOR SUBSECTIONS[5] AND [6] ABOVE; **RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 8**

7.) A WRITTEN STATEMENT GENERALLY DESCRIBING THE RELATIONSHIP OF THE PROPOSED PLANNED DEVELOPMENT TO THE CURRENT POLICIES AND PLANS OF THE CITY AND HOW THE PROPOSED PLANNED DEVELOPMENT IS TO BE DESIGNED, ARRANGED AND OPERATED IN ORDER TO PERMIT THE DEVELOPMENT AND USE OF NEIGHBORING PROPERTY IN ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THIS ARTICLE.

**RESPONSE: THE PROPERTY IS CURRENTLY ZONED RS-15. THE SURROUNDING AREA HAS A MIXTURE OF USES CONSISTING OF RESIDENTIAL DETACHED STRUCTURES, CHURCHES, AND SCHOOLS. THE SCHOOL AND CHURCH ARE INSTITUTIONAL USES, WHICH ARE TYPICALLY CONSIDERED TO BE COMPLIMENTARY AND COHESIVE WITH THE SURROUNDING NEIGHBORHOODS. LIKE THOSE USES, THIS PROPOSED PCD WILL PROVIDE AMENITIES AND NEEDS FOR THE LOCAL RESIDENTS. THE CONCEPT PLAN AND DEVELOPMENT STANDARDS COMBINED WITH THE ARCHITECTURAL REQUIREMENTS SHOWN WITHIN THIS BOOKLET WILL ALLOW THIS SITE TO FILL A NEED IN THE SIEGEL AREA.**

FLOOR AREA RATIO (F.A.R.)		LIVABILITY SPACE RATIO (L.S.R.)		OPEN SPACE RATIO (O.S.R.)	
TOTAL MAXIMUM FLOOR AREA =	16,000 SF	TOTAL FLOOR AREA =	16,000 SF	TOTAL OPEN SPACE =	29,746 SF
TOTAL SITE AREA =	101,059 SF	TOTAL SITE AREA =	101,059 SF	TOTAL FLOOR AREA =	16,000 SF
		TOTAL DRIVE/PARKING AREA =	32,828 SF	OPEN SPACE RATIO = (29,746) / (16,000) =	1.86
		TOTAL LIVABLE SPACE = (101,059) - (32,828) =	68,231 SF		
		LIVABILITY SPACE RATIO = (68,231) / (16,000) =	4.26		

- 8.) A STATEMENT SETTING FORTH IN DETAIL EITHER (1) THE EXCEPTIONS WHICH ARE REQUIRED FROM THE ZONING AND SUBDIVISION REGULATIONS OTHERWISE APPLICABLE TO THE PROPERTY TO PERMIT THE DEVELOPMENT OF THE PROPOSED PLANNED DEVELOPMENT OR (2) THE BULK, USE, AND/OR OTHER REGULATIONS UNDER WHICH THE PLANNED DEVELOPMENT IS PROPOSED.  
**RESPONSE: THE FRONT SETBACKS REQUESTED ARE THE SAME AS REQUIRED SETBACK FOR A (OG) DEVELOPMENT. THE SIDE SETBACKS REQUESTED ARE SAME AS REQUIRED FOR A (OG) DEVELOPMENT. THE REAR SETBACKS ARE SAME AS REQUIRED SETBACK FOR A (OG) DEVELOPMENT. THE MAXIMUM HEIGHT IS SAME AS ALLOWED IN A (OG) DEVELOPMENT.**
- 9.) A TABULATION OF THE MAXIMUM FLOOR AREA PROPOSED TO BE CONSTRUCTED, THE F.A.R. (FLOOR AREA RATIO), THE L.S.R. (LIVABILITY SPACE RATIO) AND THE O.S.R. (OPEN SPACE RATIO). THESE TABULATIONS ARE FOR THE PCD
- 10.) THE NATURE AND EXTENT OF ANY OVERLAY ZONE AS DESCRIBED IN SECTION 24 OF THIS ARTICLE AND ANY SPECIAL FLOOD HAZARD AREA AS DESCRIBED IN SECTION 34 OF THIS ARTICLE  
**RESPONSE: THIS PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT (AOD), BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORIC DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.**
- 11.) THE LOCATION AND PROPOSED IMPROVEMENTS OF ANY STREET DEPICTED ON THE MURFREESBORO MAJOR THOROUGHFARE PLAN AS ADOPTED AND AS IT MAY BE AMENDED FROM TIME TO TIME.  
**RESPONSE: PAGE 12 DISCUSSES THE MAJOR THOROUGHFARE PLAN.**
- 12.) THE NAME, ADDRESS, TELEPHONE NUMBER, AND FACSIMILE NUMBER OF THE APPLICANT AND ANY PROFESSIONAL ENGINEER, ARCHITECT, OR LAND PLANNER RETAINED BY THE APPLICANT TO ASSIST IN THE PREPARATION OF THE PLANNED DEVELOPMENT PLANS. A PRIMARY REPRESENTATIVE SHALL BE DESIGNATED.  
**RESPONSE: THE PRIMARY REPRESENTATIVE IS MATT TAYLOR OF SEC, INC.**

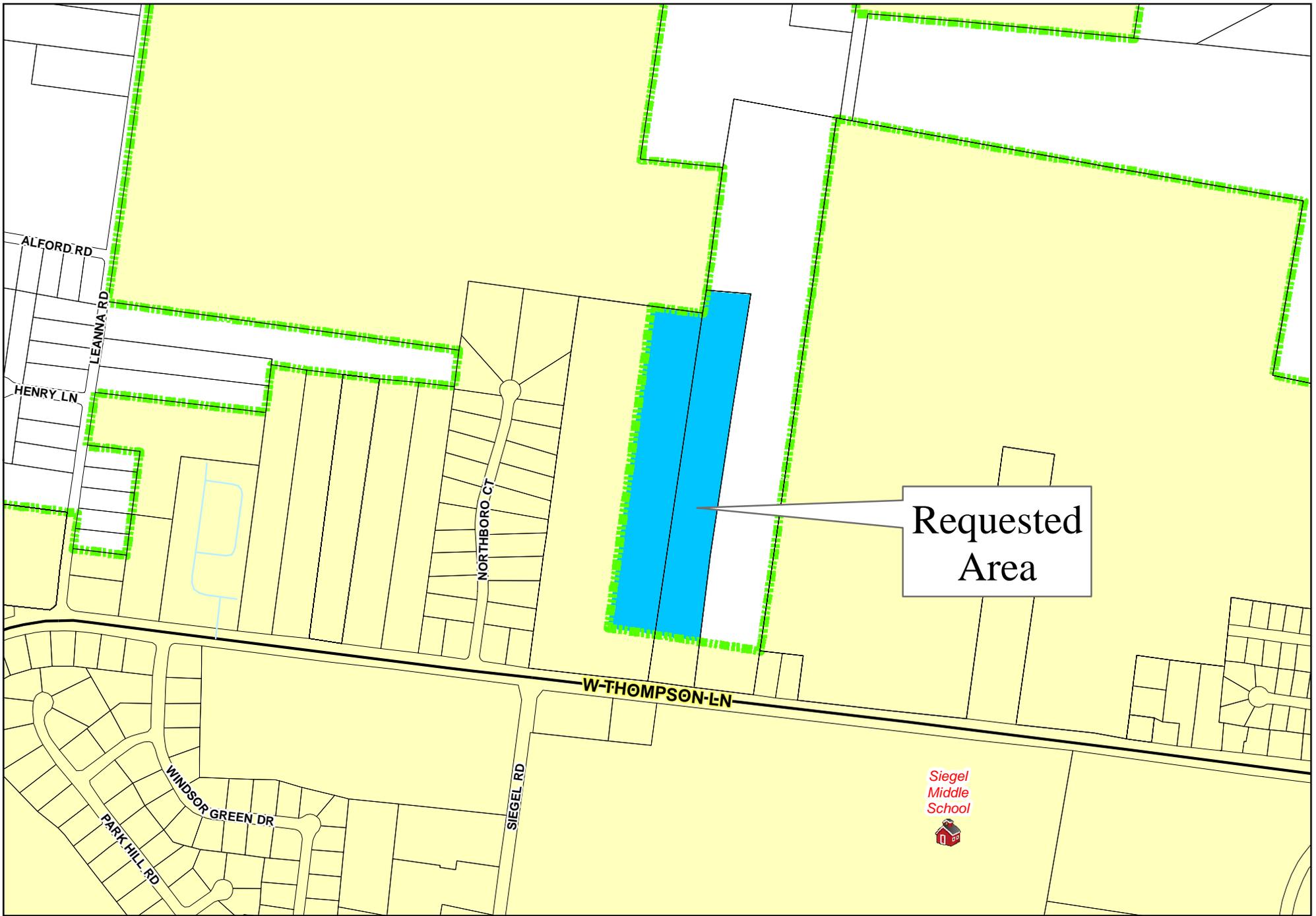
**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
FEBRUARY 3, 2016**

**3.f. Annexation Plan of Services and annexation petition [2015-509] for approximately 16.5 acres located along West Thompson Lane, Jordan Family General Partnership and Mr. John Massey applicants.**

The subject property consists of portions of two parcels located north of West Thompson Lane. In 1986 the City annexed a portion of 560 North Thompson Lane and in 1987 the City annexed a portion of the property located at 444 W Thompson Lane. Will Jordan, representing the Jordan Family General Partnership, has petitioned the City of Murfreesboro annex the property located at 560 West Thompson Lane. John Massey, the owner of the second parcel located at 444 West Thompson Lane, has also petitioned the City of Murfreesboro annex his property. The total study area for the area requesting annexation is approximately 16.5 acres. Blue Sky construction has a contract to purchase these properties and has submitted a PRD (Planned Residential District) zoning application which is the subject of the next public hearing. The properties are bordered on the north and west with single-family developments. The Siegel school complex is to the south and MTSU's property is to the east, adjacent to the parcel located at 424 West Thompson Lane.

A portion of these properties requesting annexation is already located within City limits; therefore, the requested area is contiguous to existing City Limits. It is within the City's urban growth boundary and, the owner has petitioned the City for its annexation. Staff has prepared a plan of services, which has been included with the agenda for the Planning Commission's consideration. It does not appear that there will be any complications in providing services to the subject property. No right-of-way is included in the annexation study

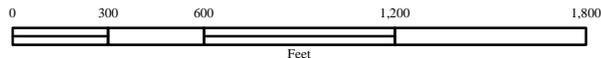
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council for the matter of annexation and for the adoption of the Plan of Service.



Path: G:\planning\annex\444wthompsonln.mxd



## Annexation Request For Property Along W. Thompson Ln.



GIS Department  
City of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. Jordan Family Asset Partnership  
w/ H. Jordan  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: [Signature] Status: OWNER Date: 11-25-15  
3923 Shacklett rd. Murfreesboro, TN 37129  
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

NOV 25 2015

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. John A. Massey
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: [Handwritten Signature] Status: OWNER Date: 1-14-16

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)

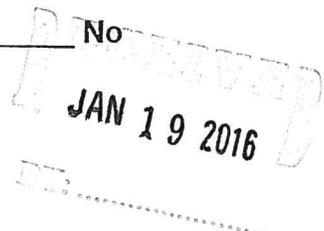
Signature: Status: Date:

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



**ANNEXATION REPORT FOR PROPERTY LOCATED AT  
444 AND 560 WEST THOMPSON LANE  
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE  
MURFREESBORO PLANNING COMMISSION  
February 3, 2016



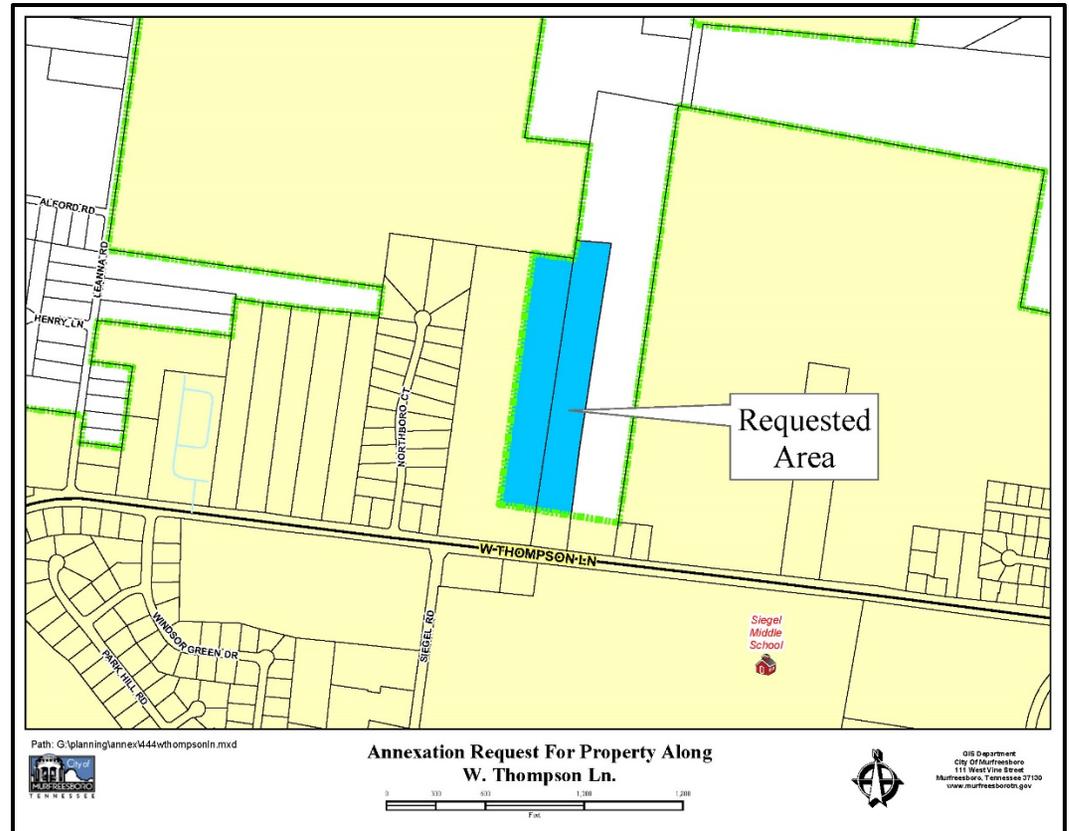
# INTRODUCTION

## OVERVIEW

The area studied in this Plan of Services includes 16.2 acres spanning across two parcels (Tax Map 58, Parcels 81 and 82) located at 444 and 560 West Thompson Lane. Portions of both parcels already lie within the City. The study area adjoins the City on the south, west, and northwest, while the areas to the east and northeast lie within the unincorporated County.

The applicant, Mr. Will Jordan representing Jordan Family General Partnership, has requested rezoning simultaneous with annexation. If approved by the City Council, both parcels would be rezoned PRD (Planned Residential Development).

The parcels are located within the City of Murfreesboro's Urban Growth Boundary.

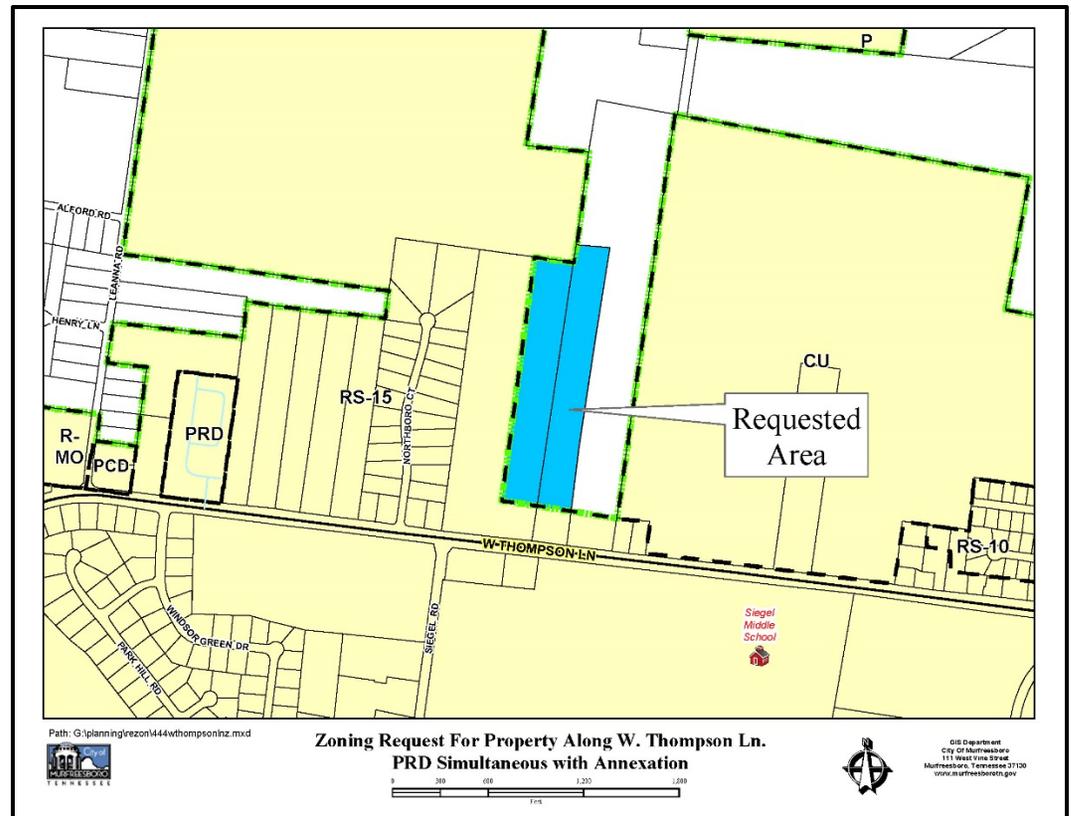


## CITY ZONING

The applicant has requested PRD (Planned Residential Development) zoning for the study area simultaneous with annexation. The property is presently zoned RM (Residential – Medium Density) in the County.

The study area lies within two parcels, portions of which are already within the City limits and are zoned RS-15 (Single-Family Residential). The applicant’s proposed planned development would cover the entirety of both parcels.

The Northboro subdivision to the west is zoned RS-15 (Single-Family Residential). A City-owned, RS-15 zoned property known as the “Jordan Farm” lies to the northwest of the study area. The adjacent parcel to the east and northeast of the study area lies mostly within the County and is zoned RM (Residential – Medium Density). Siegel Middle School and an electric substation lie south of the study area; these parcels are zoned RS-15.

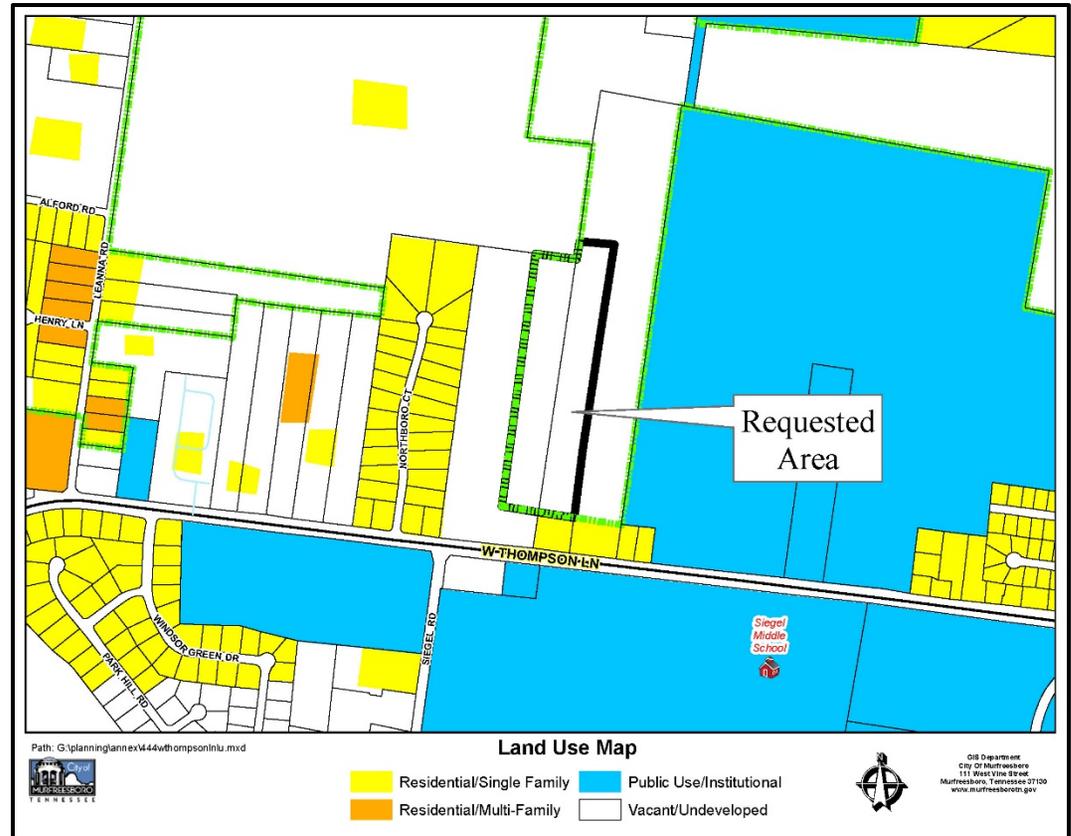


## PRESENT AND SURROUNDING LAND USE

The study area consists of portions of two parcels. The property at 560 West Thompson Lane (Parcel 82) consists of approximately 24 acres, 7.7 of which are included in the annexation request. The portion of the parcel that already lies within the City houses a horse boarding facility.

The property at 444 West Thompson Lane (Parcel 81) consists of approximately nine acres, 8.5 of which are included in the annexation request. The portion of the parcel that already lies within the City includes two single-family houses.

Properties near the study area include a mix of land uses. Northboro, a residential subdivision to the west, features lots ranging from 19,000 square feet to greater than one acre. An electric substation and Siegel Middle School are located south of the study area. The City-owned Jordan Farm property is located to the northwest. A 22.5-acre residential property is located to the east and northeast. Other major owners/occupants in the vicinity include Miller Coliseum (east of study area), Northside Baptist Church (southwest of study area), and Siegel High School (south of study area).



## **TAXES AND REVENUE**

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. 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 \$1.2703/\$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. (Note that the Jordan Family Real Estate property listed on the table below currently receives a greenbelt rollback assessment. The table assumes that the property will no longer qualify for the greenbelt rollback assessment upon sale and development.)

*Table I*  
*Estimated Taxes from Site*

<b>Owner of Record</b>	<b>Acres</b>	<b>Land Value</b>	<b>Improvements Value</b>	<b>Total Assessment</b>	<b>Estimated City Taxes</b>
John Alton Massey	7.70	\$100,900	\$0	\$25,225	\$320.43
Jordan Family Real Estate	8.50	\$66,300	\$0	\$16,575	\$210.55
<b>Total</b>	<b>16.20</b>	<b>\$167,200</b>	<b>\$0</b>	<b>\$41,800</b>	<b>\$530.98</b>

These figures are for the property in its current state.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2016-2017 per capita state revenue estimates for the City of Murfreesboro. (Note that the table below takes the entirety of both subject parcels into account.)

***Table II***  
***Per Capita State Revenue Estimates***

<b>General Fund</b>	<b>Per Capita Amount</b>
State Sales Tax	\$70.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.05
Gross Receipts (TVA in-lieu taxes)	\$11.00
<i>Total General Revenue Per Capita</i>	\$83.55
<b>State Street Aid Funds</b>	<b>Per Capita Amount</b>
Gasoline and Motor Fuel Taxes	\$25.91
Total Per Capita (General and State Street Aid Funds)	\$109.46
<b>Total State-Shared Revenues (based on full build-out at 2.58 persons per dwelling unit with requested density of 178 units)</b>	<b>\$50,268</b>

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place. Adding the state-shared revenue projections to the property tax revenue projections equals annual tax revenues of \$50,268.

# **PLAN OF SERVICES**

## **POLICE PROTECTION**

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #6.

## **ELECTRIC SERVICE**

The property is located within Murfreesboro Electric Department's (MED) service boundary. MED has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MED standards.

## **STREET LIGHTING**

According to MED, street lighting will be installed on the property if any future development on the property includes public streets.

## **STREETS AND ACCESS**

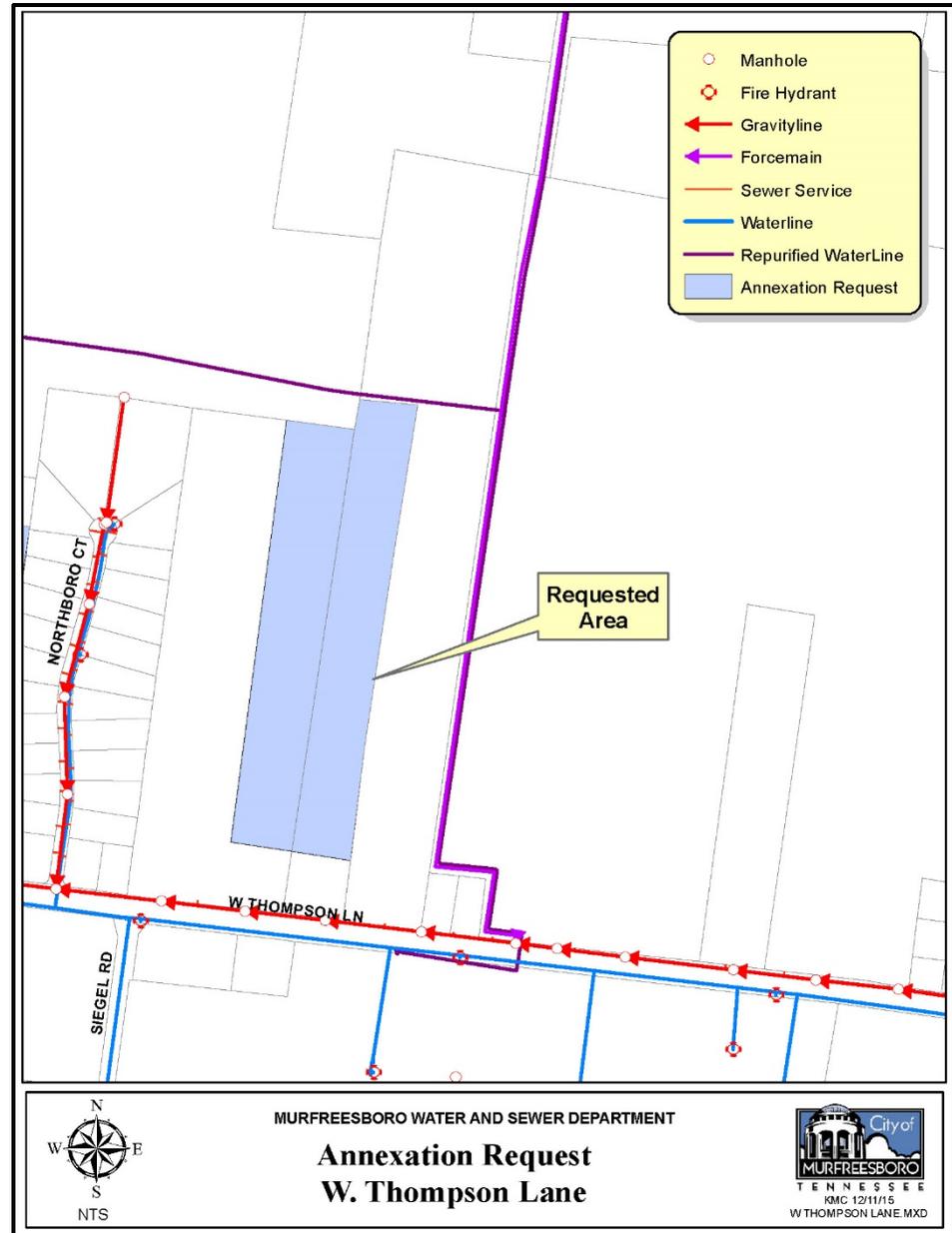
The two parcels that include the study area currently have access to West Thompson Lane, which is both a major arterial and a state route. The City's Major Thoroughfare Plan indicates that West Thompson Lane should be upgraded to a five-lane roadway with curb and gutter. Design plans are currently under development. The developer should anticipate dedicating right-of-way and easements and participating in street improvements on West Thompson Lane as a requirement of property development. Any new roads associated with development of the property must adhere to the City's Standard Street Specifications. The developer must be particularly attentive to potential traffic impacts and alignment conflicts, particularly near Siegel Road and the driveway serving Siegel High School.

## WATER SERVICE

The study area lies within the Murfreesboro Water and Sewer Department (MWSD) service area. A 20-inch water main running along the southern side of West Thompson Lane is adequate for providing domestic water service and maintaining proper fire flows for any future development. The developer is responsible for extending water service to the subject property; doing so will require a bore under West Thompson Lane to the proposed development. Any new water line development must be done in accordance with MWSD's development policies and procedures. The blue lines on the adjacent map represent existing water lines.

## REPURIFIED WATER SERVICE

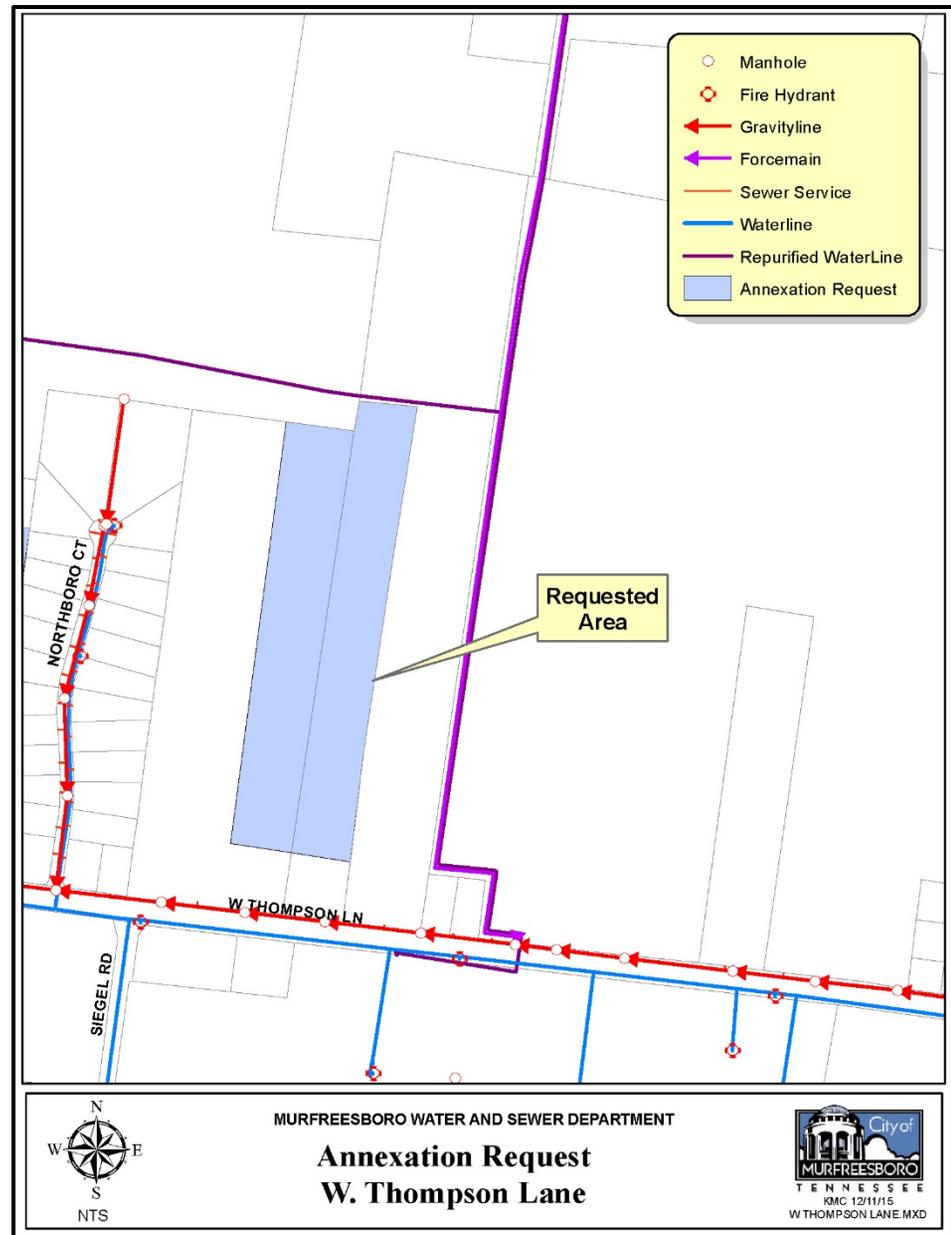
Repurified water is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." An existing 24-inch water main is available to serve the study area if desired. Any new repurified water development must be done in accordance with MWSD's development policies and procedures. The purple lines on the adjacent map represent existing repurified water lines.



## SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." The property will be served by an existing 18-inch sanitary sewer main located within the right-of-way along West Thompson Lane. The developer's design engineer shall be responsible for verifying which portions of the property can be served by gravity and which portions require grinder pumps. These findings shall be reported to MWSD as soon as possible. Only single-family properties can be served by individual grinder pumps. All sewer main improvements and easements needed to serve the subject properties are to be installed and acquired respectively by the developer in accordance with MWSD's development policies and procedures.

The red lines on the adjacent map represent existing sewer lines.

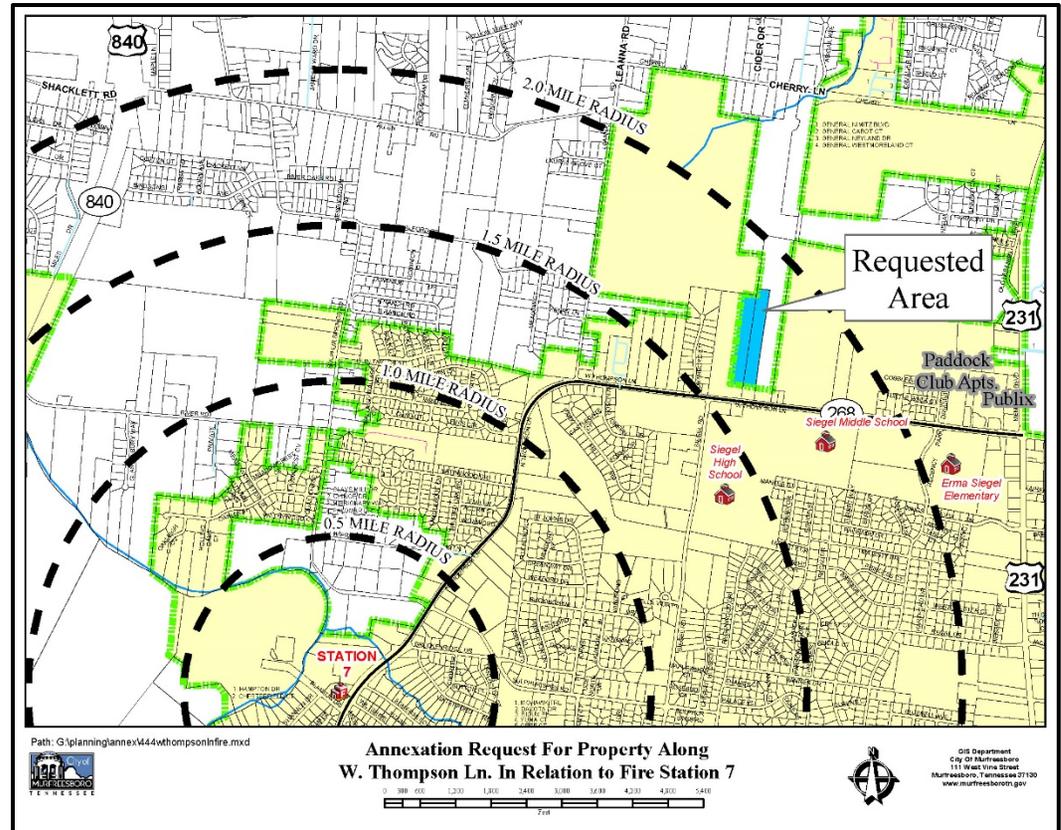


## FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water and Sewer Department policies and procedures. Current guidelines recommend fire hydrants be more than 500 feet apart.

An existing 20-inch Murfreesboro Water and Sewer Department water line along West Thompson Lane is able to provide adequate fire flows and fire protection on the subject property. The closest fire station to the subject tract is Fire Station #7, located at 2715 North Thompson Lane, 1.8 miles from the study area. Additionally, Station #6, located at 2302 Memorial Boulevard, is 2.5 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection.

The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



## **SOLID WASTE COLLECTION**

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Friday. In its current state, no additional equipment or manpower will be needed to serve the study area.

## **BUILDING AND CODES**

The property will immediately 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.

## **RECREATION**

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational

sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

## **CITY SCHOOLS**

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area will be within the Erma Siegel Elementary school zone.

## **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.

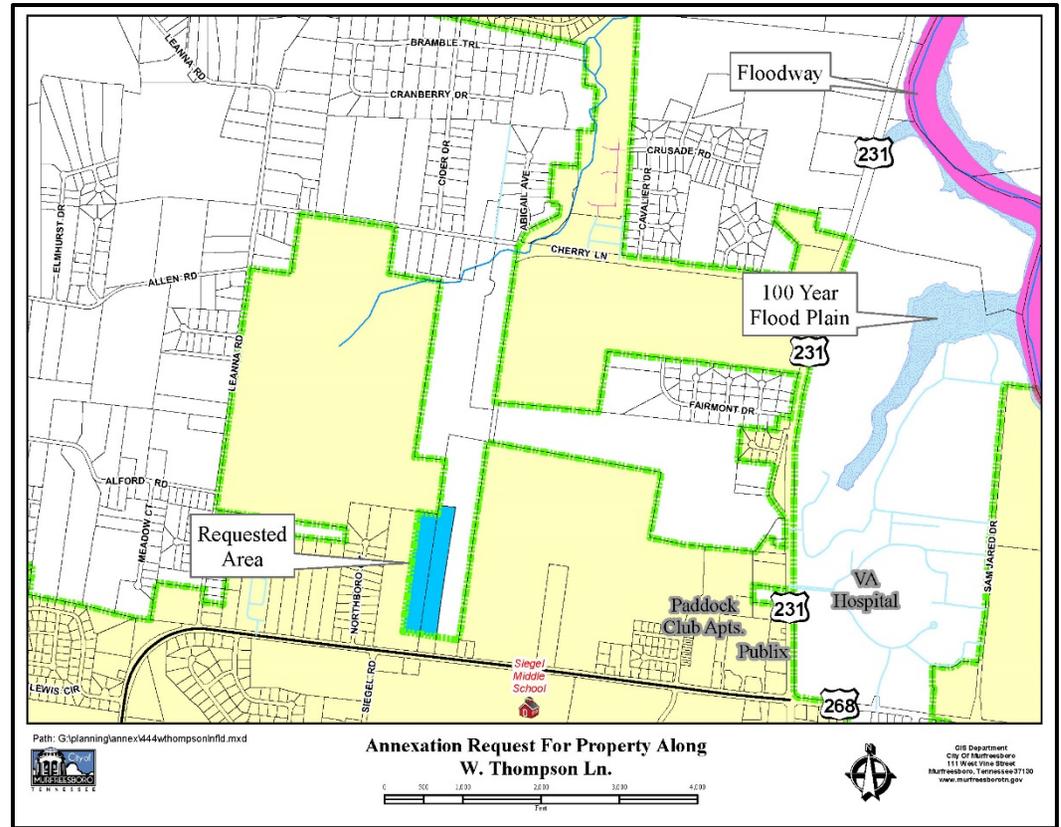
## **PLANNING, ENGINEERING, AND ZONING SERVICES**

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, 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.

### **FLOODWAY**

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



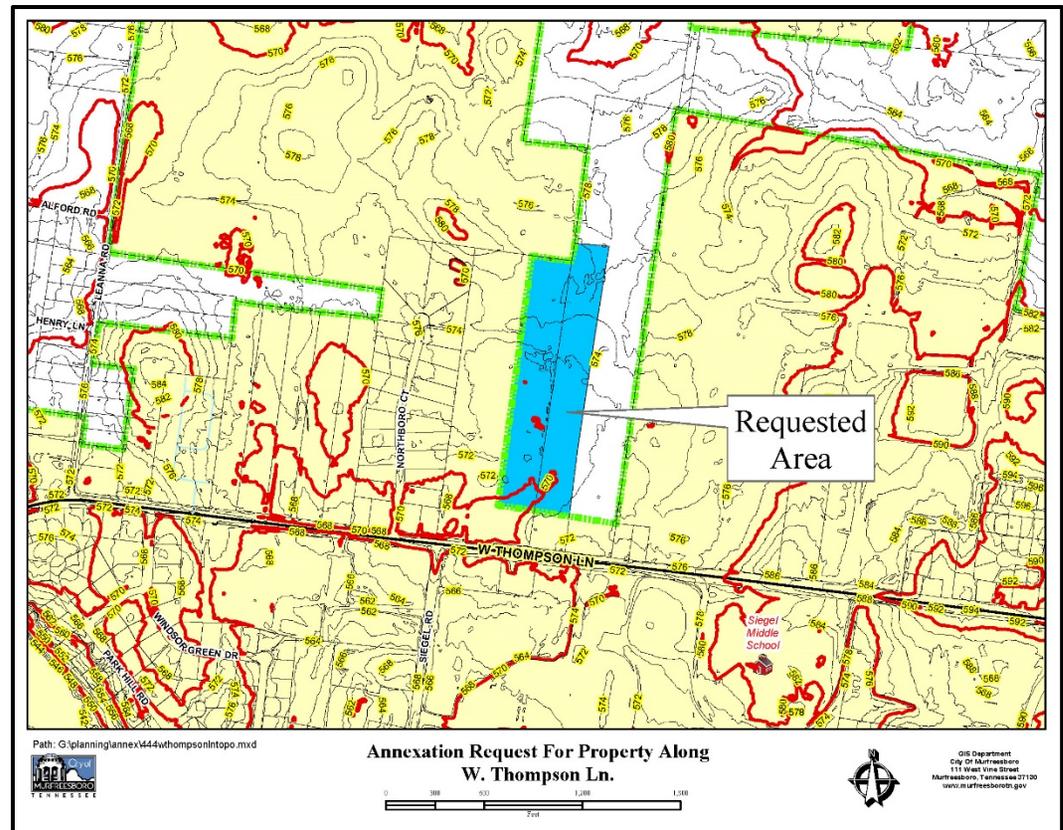
## **DRAINAGE**

Upon annexation, stormwater management services provided by the City will be available to the study area. A review of the topographic map for the study area shows that the property drains poorly to internal closed depressions and generally southward to the right-of-way of West Thompson Lane. Historical aerial photography indicates several areas of ponded water following rain events, and the overland drainage route to West Thompson Lane is poorly developed. Future development plans should address the existing drainage conditions as well as the Hooper Bottoms Master Plan.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed PRD zoning, this property has the potential to generate \$2,500 in Stormwater Utility Fees annually upon full development.

New development on the property must meet City of Murfreesboro Stormwater Quality requirements.

The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



## **ANNEXATION FOLLOW-UP**

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

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
FEBRUARY 3, 2016**

**3.g. Zoning application [2015-431] for approximately 16.5 acres located along West Thompson Lane to be zoned as General's Landing PRD simultaneous with annexation and for approximately 16.5 acres to be rezoned from RS-15 to General's Landing PRD, Blue Sky Construction applicant.**

The subject property is located north of West Thompson Lane, just north of its intersection with Siegel Road. The subject properties consist of portions of two parcels. The properties to the east are zoned CU (College and University District). The properties to the west and south are zoned RS-15 (Single-Family Residential District). The Siegel school complex is located along the southern side of West Thompson Lane. A portion of both parcels is currently located in Murfreesboro City limits and the remainder is in the unincorporated area of Rutherford County. A petition for annexation has been made to include the entire two parcels within Murfreesboro's municipal boundary. The portion of property currently located in the City is zoned RS-15 and the applicants are requesting it be rezoned from RS-15 to PRD (Planned Residential District). The request is also to zone the 16.5 acres to PRD simultaneous with annexation.

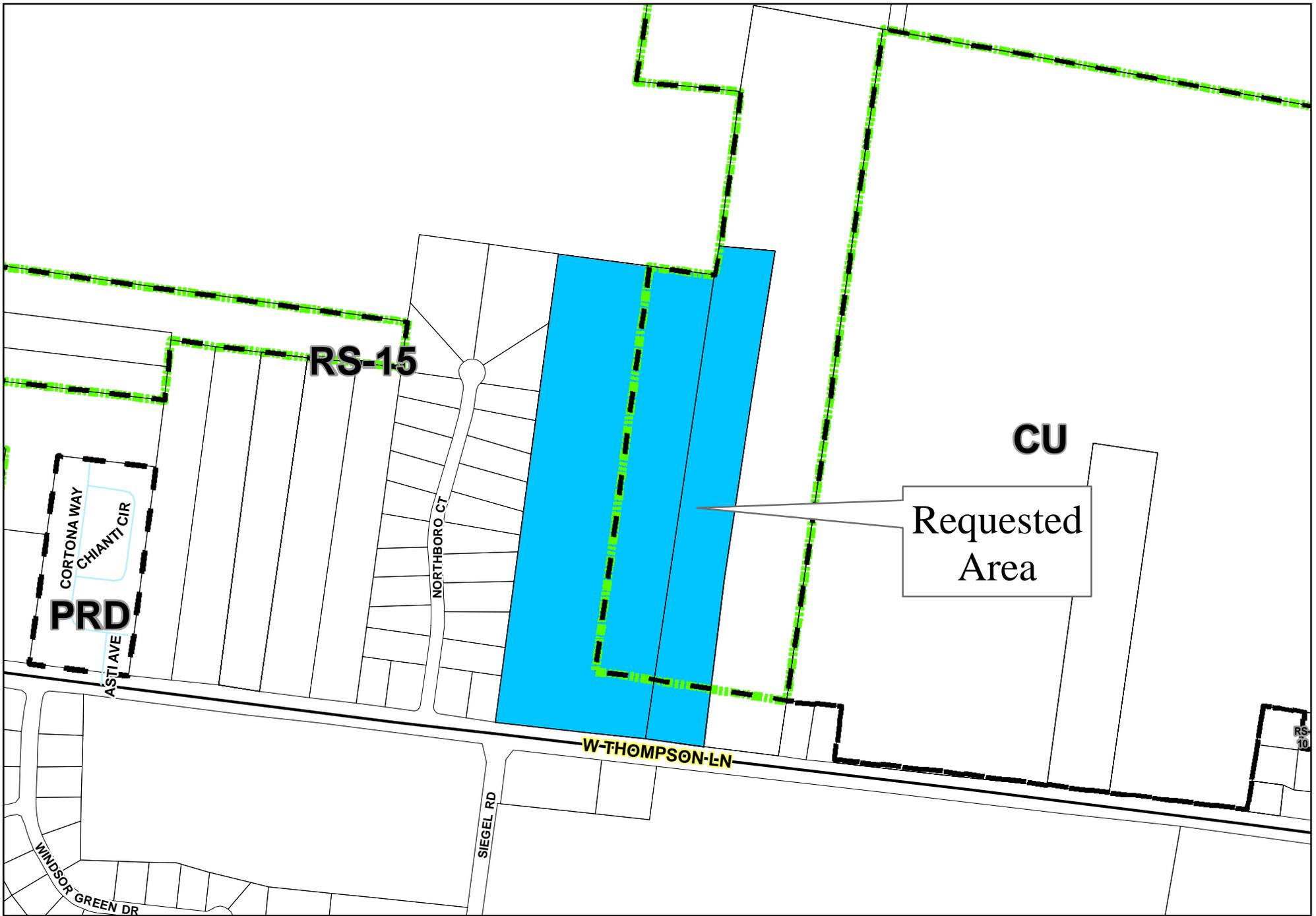
The General's Landing PRD program book has been included with the agenda materials. The maximum number of units proposed is 178 on 33 acres for a density of 5.3 dwelling units per acre. If the properties were zoned RS-15, then approximately 89 single-family dwelling units would be permitted. The development consist of two different ownership types: single family detached and multi-family residential.

As proposed, the plans shows 31 detached single-family homes on the western side contiguous with the Northboro Court single-family subdivision. The PRD compares these lots to the RS-8 district, as the minimum lot size is 9,000 square feet. The applicant is requesting a 30' front setback; however staff recommends the front setback be 35' to allow 4 cars to be parked in the driveway. The Zoning Ordinance requires single-family, detached homes to have 4 parking spaces per dwelling unit and that number may not include garage spaces. The proposed homes will be a minimum of 2,400 square feet with a 2-car garage with carriage style doors. The exterior material is brick, stone, EIFS or cement fiber board.

The multi-family portion of the development is to allow townhouse style multi-family dwellings very similar to the General's Retreat development on Compton Road. As proposed are 91 townhomes with garage space and 56 townhomes without. These units have a minimum 1,600 square feet and will be brick, stone or cement fiber board. The units with garages will have carriage style doors. The applicant has not asked for an exception to the parking standards for multi-family portion of this development. The applicants have asked for an exception to the setback requirements to allow the garages to be 25' from the property line and the face of the house to be 30' from the property line. This could result in the "snout" house look where the garage projects in front of the house. The applicant is requesting an except to the standard that would require a Type C buffer between the multi-family development and adjacent single family zone to allow the creation of a Type A buffer. No buffer is required between single-family detached dwelling units.

The applicants held a neighborhood meeting at Siegel Elementary on January 27, 2016. The applicants will be available to make a presentation regarding the proposed PRD zoning. Staff expects to have additional comments at the meeting.

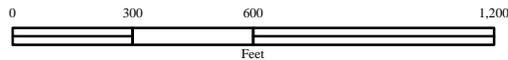
The Planning Commission should conduct a public hearing and then formulate a recommendation to forward to the City Council.



Path: G:\planning\rezon\444wthompsonlnz.mxd



## Zoning Request For Property Along W. Thompson Ln. PRD Simultaneous with Annexation and RS-15 to PRD



GIS Department  
City of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

# General's Landing

## Planned Residential Development



### SHEET INDEX

1. Project Profile
2. Zoning
3. Existing Utilities
4. Major Thoroughfare Plan
5. Existing Conditions
6. Conceptual Master Plan
7. Housing Product Types
8. Housing Product Types
9. Bulk Zoning verses PRD comparison
10. Phasing
11. Site Elements
12. Planned Development Criteria
- 13.-14. Commitment Letters -"Will Serve"

#### **Land Planning By:**

Huddleston-Steele Engineering Inc.  
2115 NW Broad Street  
Murfreesboro, Tennessee 37129  
615.893.4084



#### **Land Planning For:**

Howard Wilson  
Blue Sky Construction  
6 N. Public Square  
Murfreesboro, Tennessee 37129  
615.405.5647

**Resubmitted January 19, 2016**  
**Resubmitted January 29, 2016**

**Submitted for Planning Commission November 25, 2015**

## Introduction to General's Landing

General's Landing is a new quality development following in the footsteps of the successful General's Run development. The architectural character and quality will provided an upscale residential development offering two and three bedroom homes in efficient town-home designs and stand alone residential homes. The desirable level of development has been extremely successful in the General's Run development.

Blue Sky Construction has a reputation of thoughtfully designed and quality built homes. Serving Murfreesboro and Rutherford County, Blue Sky Construction has a strong reputation in the area and believes this residential community will continue to meet the residential needs of the growing area.

Located within the Siegel School district, new residents to the community will have access to great schools, great proximity to multiple parks and green spaces, close proximity to downtown Murfreesboro, and less than an hour's drive to downtown Nashville.

General's Landing will have individually owned single detached homes and townhomes and will have a home owner's association. All maintenance of the common areas will be the responsibility of the HOA. All single family residences will have equal rights to the common areas as the townhomes do.

## General's Landing Character Images



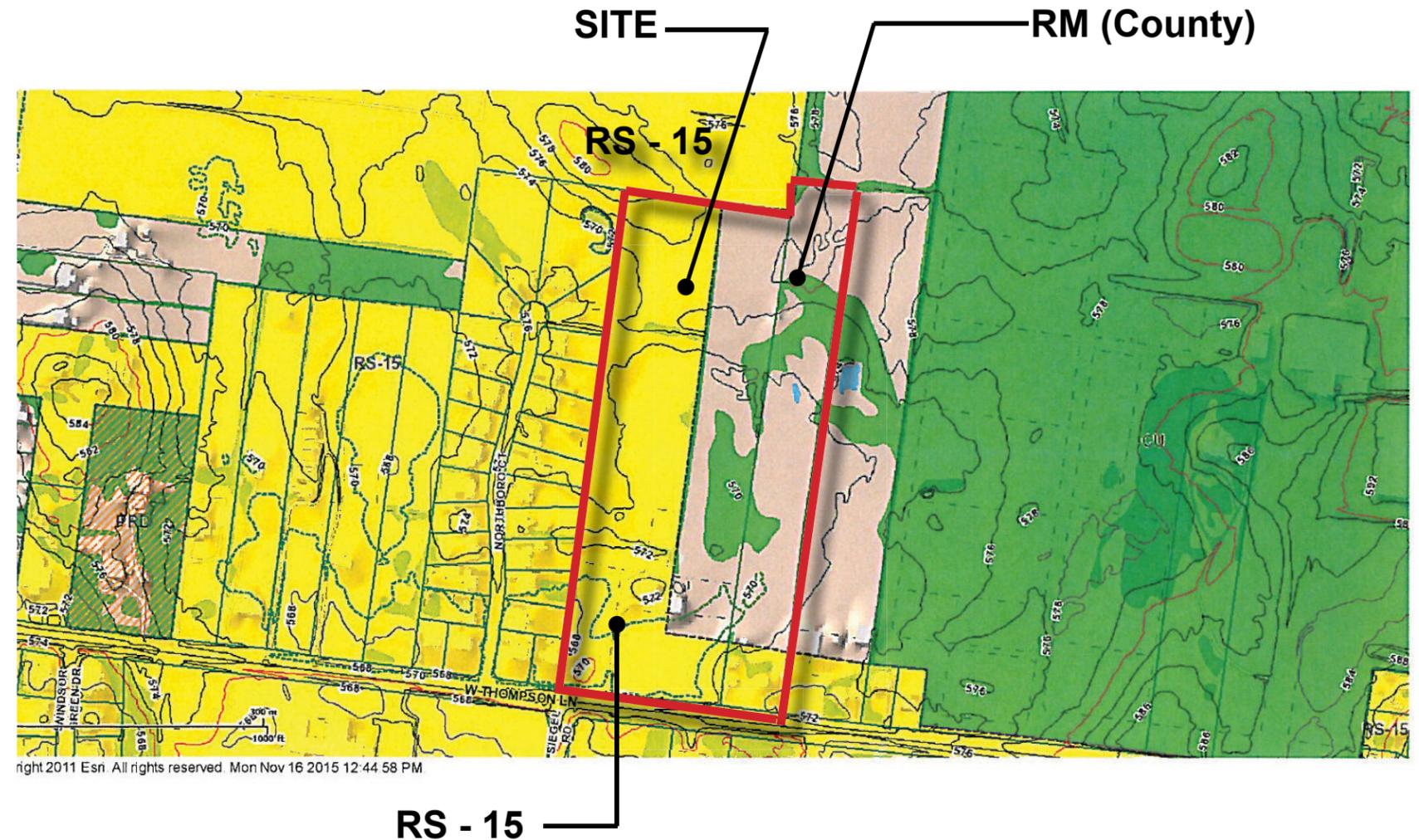
# General's Landing

Proposed PRD

## Rezoing Request:

The current property is approximately 33 acres located along the north side of West Thompson Lane with a combination of RS-15 zoning in the city and RM zoning in the county which allows for 15,000 square foot lots and will require annexation of the property into the City of Murfreesboro.

The proposed zoning is Planned Residential Development (PRD) to create General's Landing PRD, which will allow for the three types of residential homes the developer is planning to provide, those being: attached single family townhomes, attached single family with garages and detached single family residences with garages.



## General's Landing

Existing Zoning: RS-15/RM

Proposed Zoning: PRD Planned Residential Development

### Land Use Data:

Total Land Area:	33+/- Acres
Total Number of Units:	178
Yield: 178/33 acres:	5.3 Unit/Acres

This plan has been reduced from its original size - not to scale

## Utility Availability

The site is serviced by an 18" sewer line provided by MWSD. The line has the capacity to service the development and runs along the development side of West Thompson Lane.

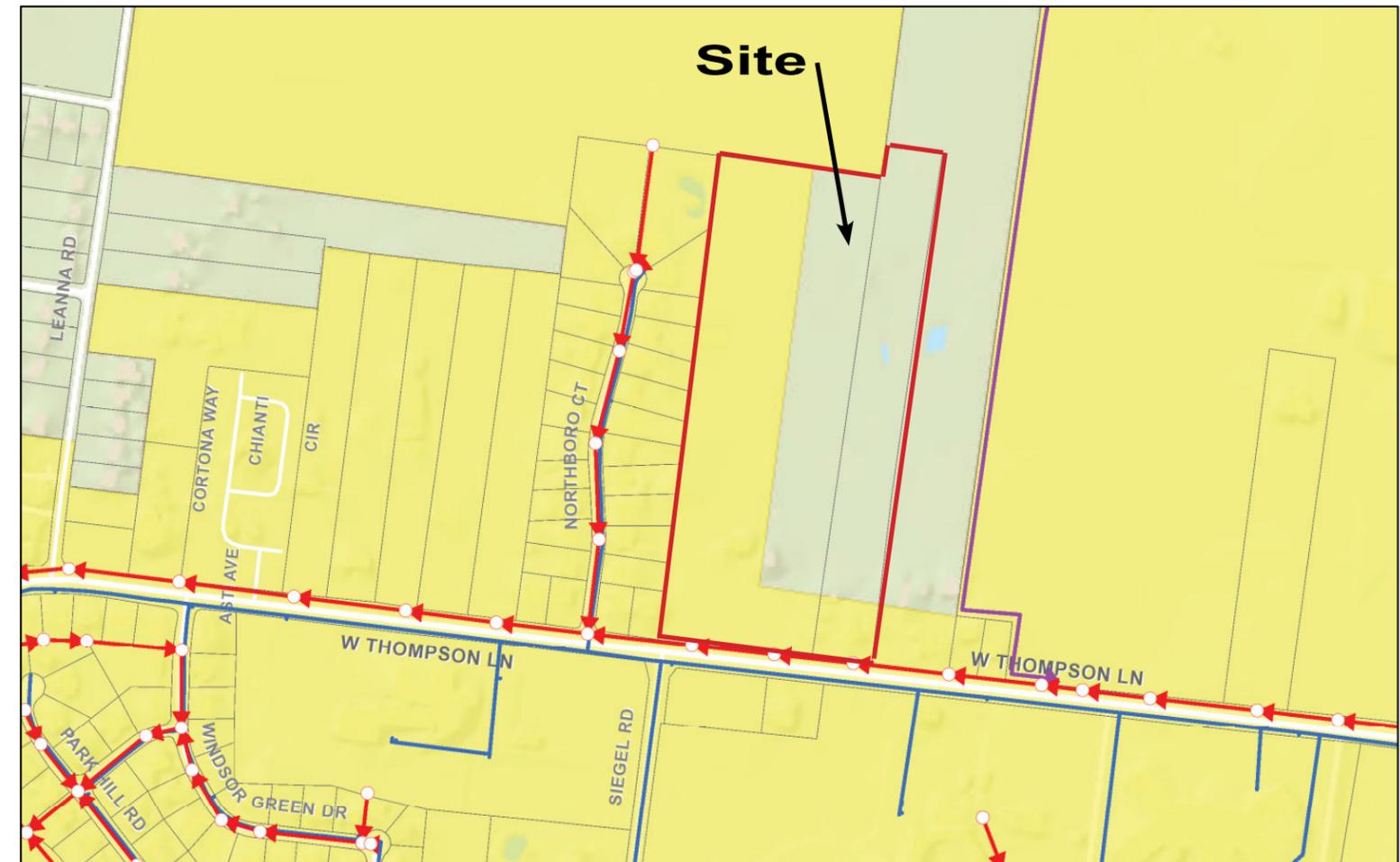
The water is provided by a 20" water line provided by MWSD.

The electricity is supplied by MED.

West Thompson Lane is considered a major arterial road and is capable of servicing the General's Landing development.

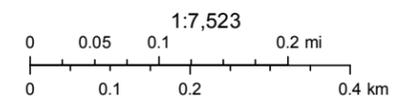
All utilities within the development will be underground.

Stormwater control will utilize retention ponds located at the front and rear of the property.



November 16, 2015

- |                   |                                  |              |                   |
|-------------------|----------------------------------|--------------|-------------------|
| ○ Manhole         | ☐ Pump Station                   | ➤ Forcemain  | ⊙ Treatment Plant |
| ⊠ Inverted Siphon | ☐ STP Wastewater Treatment Plant | ⊠ Water Tank |                   |
| ⊠ Junction Box    | ➤ Gravityline                    |              |                   |



# General's Landing

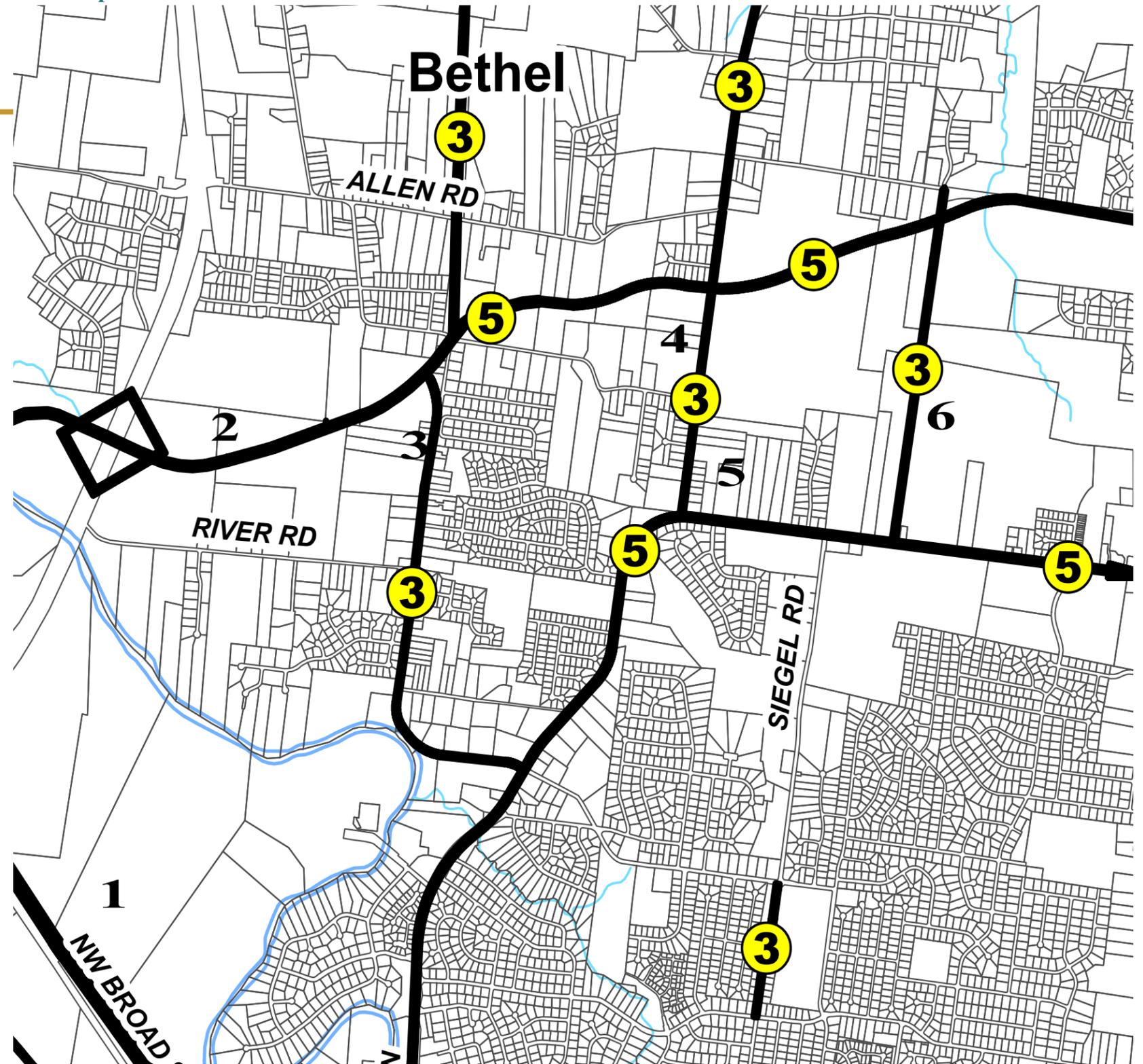
Proposed PRD

## Roadway Identification

### TABLE

1. Highway 41 (NW Broad Street)
2. Sulphur Springs Road/ LeAnna Road (Proposed 5 lanes)
3. Sulphur Springs Road (Proposed 3 lanes)
4. LeAnna Road (Proposed 3 lanes)
5. West Thompson Lane (Proposed 5 lanes)
6. New Road (Unnamed)

All proposed lanes are identified on the 2025 Major Thoroughfare Plan



## General's Landing Proposed PRD

The existing site is primarily open pasture land with a distinct tree line and a few stands of trees. Two horse barns are on the property, as well as a small home and outbuildings. The existing structures will be removed during the site work phase of construction. Trees along the eastern property line will be preserved where possible.

The site is bordered to the west by Northboro Court subdivision which is an older established neighborhood.

The property to the east has a single family residence on it.

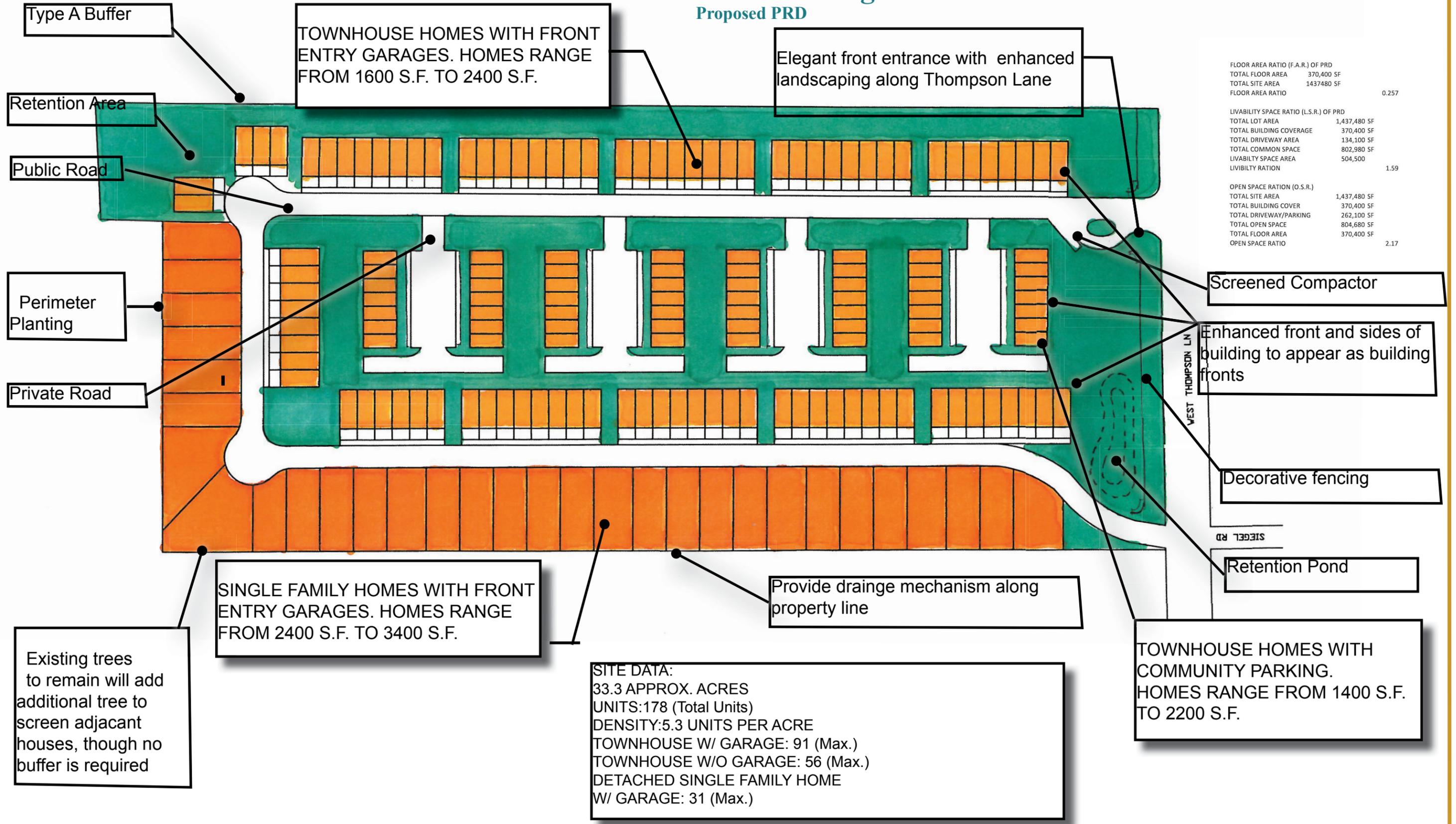
The property to the north is open pasture land.

The property to the south is a wooded lot associated with Siegel High School



# General's Landing

## Proposed PRD



FLOOR AREA RATIO (F.A.R.) OF PRD

TOTAL FLOOR AREA	370,400 SF	
TOTAL SITE AREA	1,437,480 SF	
FLOOR AREA RATIO		0.257

LIVABILITY SPACE RATIO (L.S.R.) OF PRD

TOTAL LOT AREA	1,437,480 SF	
TOTAL BUILDING COVERAGE	370,400 SF	
TOTAL DRIVEWAY AREA	134,100 SF	
TOTAL COMMON SPACE	802,980 SF	
LIVABILITY SPACE AREA	504,500	
LIVABILITY RATION		1.59

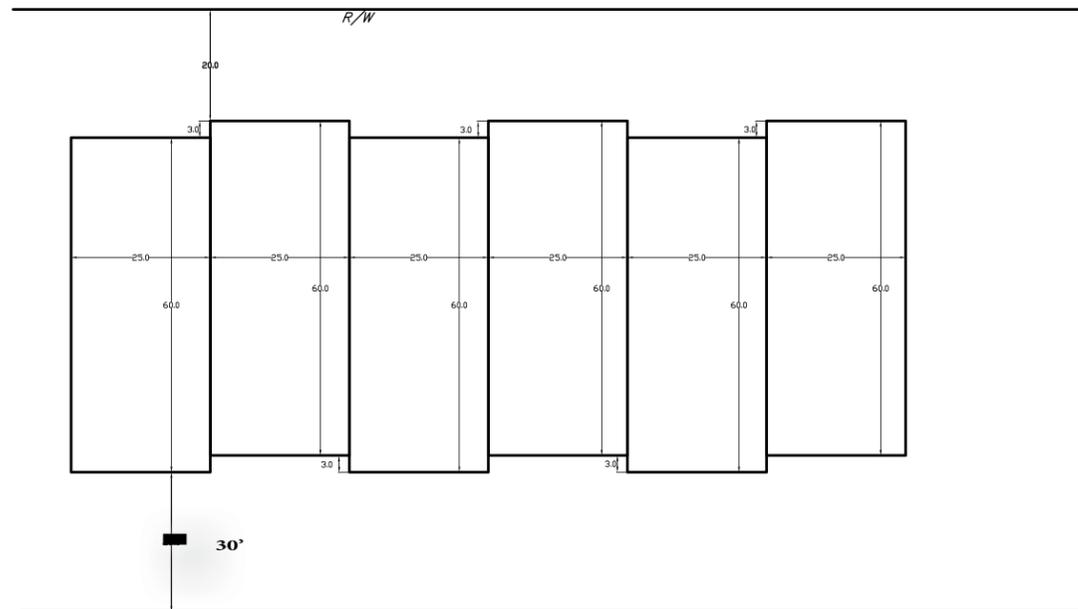
OPEN SPACE RATION (O.S.R.)

TOTAL SITE AREA	1,437,480 SF	
TOTAL BUILDING COVER	370,400 SF	
TOTAL DRIVEWAY/PARKING	262,100 SF	
TOTAL OPEN SPACE	804,680 SF	
TOTAL FLOOR AREA	370,400 SF	
OPEN SPACE RATIO		2.17

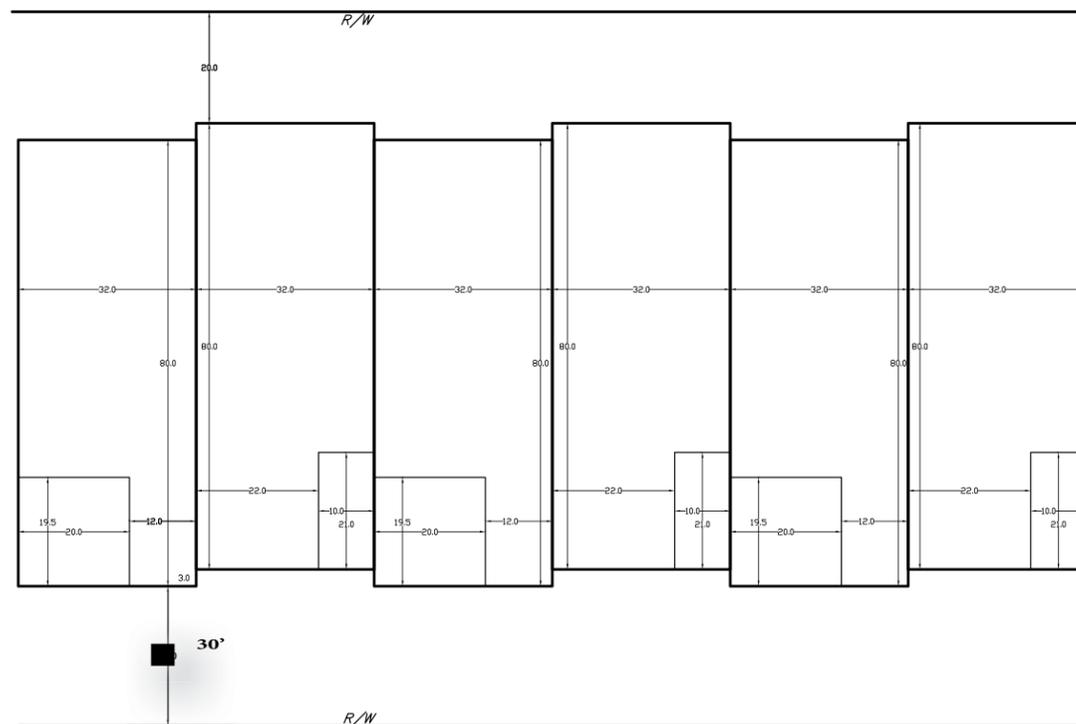
**SITE DATA:**  
 33.3 APPROX. ACRES  
 UNITS: 178 (Total Units)  
 DENSITY: 5.3 UNITS PER ACRE  
 TOWNHOUSE W/ GARAGE: 91 (Max.)  
 TOWNHOUSE W/O GARAGE: 56 (Max.)  
 DETACHED SINGLE FAMILY HOME W/ GARAGE: 31 (Max.)

# General's Landing

Proposed PRD



Townhouse without garage



Townhouse with garage

## Townhouse without garage

**Home Size: 1,400 SF minimum**

**Front Yard Setback: 30'**

**Rear Yard Setback: 25'**

**Garages: Front entry. Garage door is 25' back of sidewalk. Motor-court style. Carriage-style garage doors with glass. Two car garage with single doors.**

**Exteriors: Exterior materials to be brick, stone, or cement fiber. Vinyl may be used on soffits and fascia.**



## Townhouse with garage

**Home Size: 1,800 SF minimum**

**Front Yard Setback: 30'**

**Rear Yard Setback: 25'**

**Garages: Front entry. Garage door is 25' back of sidewalk. Motor-court style. Carriage-style garage doors with glass. Two car garage**

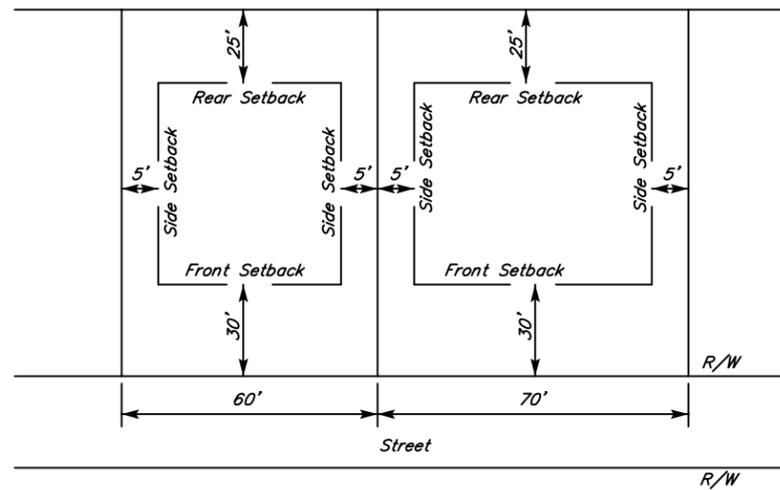
**Exteriors: Exterior materials to be brick, stone, or cement fiber. Vinyl may be used on soffits and fascia.**



# General's Landing

## Proposed PRD

FRONT SETBACK: 30'  
 SIDE SETBACK: 5'  
 REAR SETBACK: 25'



TYPICAL BUILDING SETBACK DETAIL  
 SINGLE FAMILY HOMES WITH FRONT ENTRY GARAGES  
 N.T.S.

**60' and 70' Wide Lots**  
**Home Size: 2,400 SF minimum**  
**Minimum Lot Size: 9,000 SF**  
**Depth: 150'**  
**Front Yard Setback: 30'**  
**Side Yard Setback: 5'**  
**Rear Yard Setback: 25'**  
**Garages: Front entry. Garage door is 30' back of sidewalk. Motor-court style. Carriage-style garage doors with glass. Two car garage with single doors.**  
**Exteriors: Exterior materials to be brick, stone, drivit or cement fiber. Vinly may be used on**



Single family homes with front entry garages

v Lot(dwg)\Overflow Lot Grading Plan Revised 012016.dwg, GRADING

# General's Landing

## Proposed PRD

RS - 8

Minimum Lot: (Area) 8000 SF Width: 55'

Minimum Yard Requirements:

Front: 30'

Side: 5'

Rear: 20'

Max. Density: 5.4 (D.U./Acre)

PRD

Lot (Area) 9000 SF Width: 60'

Minimum Yard Requirements:

Front: 30'

Side: 5'

Rear: 25'

Max. Density: 31/11.2 ac. = 2.7 acres (D.U./Acre)

Parking Requirements:

Zoning ordinance requires 4 parking spaces outside of each home. The PRD purposes only 2 parking spaces outside of each home plus 2 parking spaces inside the garage.

Exceptions Requested:

Garage parking to be counted in parking calculations home owners must allow garages to receive cars for parking inforced through an H.O,A,

Type 'A' buffer verses a type 'C' buffer due to the open character of the adjacent property along eastern property line

RM-12 (Single-family with zero lot line attached/detached

Minimum Lot: (Area) 3750 SF Width: 18'

Minimum Yard Requirements:

Front: 30'

Side: 10'

Rear: 25'

Max. Density: 11.6 (D.U./Acre)

PRD

Lot (Area) 9000 SF Width: Min. 25'

Minimum Yard Requirements:

Front: 30'

Side: 5'

Rear: 25'

Max. Density: 147/22.06 ac. = 6.6 (D.U./Acre)

Parking Requirements:

Required:

Townhomes w/garages:

21 (4 Bedroom) x 1,1 =92

40 (3 Bedroom) x 1.1=132

30 (2 Bedroom) x 1.1 =66

Provided:

Townhomes w/garages:

21 (4 Bedroom) x 4 =84

30 (3 Bedroom w/ 2 car garage) x 4 =120

10 (3 Bedroom) w/ 1 car garage) x 3 = 30

15 (2 Bedroom) w/2 car garage) x 4 =60

10 (2 Bedroom) w/ 1 car garage) x 3 =30

Required:

Townhomes w/ common parking lot

21 (4 Bedroom) x 1.1 = 92

35 (3 Bedroom) x 1.1 =116

Provided:

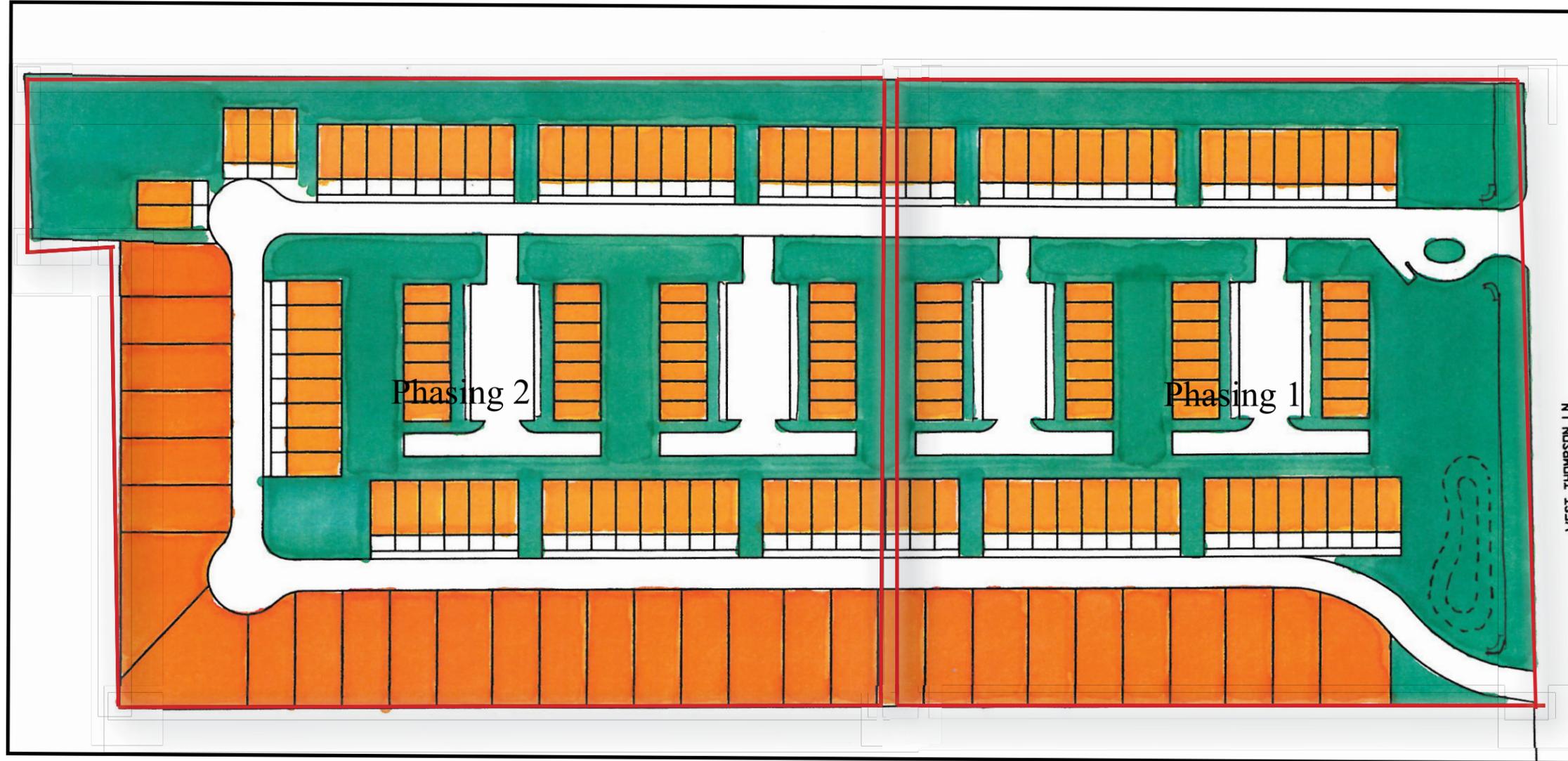
Townhomes w/ common parking lot

Common parking spaces provided: 208 (3 guest spaces will be provided in each common parking lot and are included in the parkig count)

# General's Landing

Proposed PRD

Phasing



General's Landing is projected to be constructed in multiple phases, with construction to begin 120 days after all necessary approvals have been granted. The number of lots, areas, limits, and timing are intended to be approximations and will vary depending on market conditions

# General's Landing

Proposed PRD



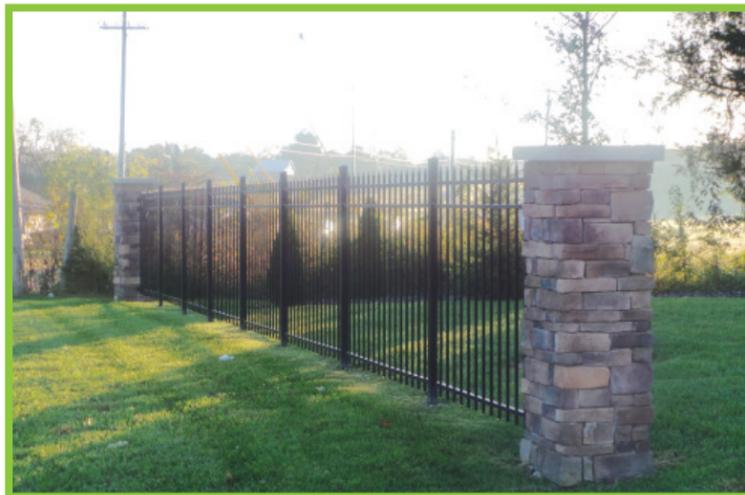
General's Landing will provide its residents with upscale types of amenities which include decorative fencing, decorative soffit lighting, beautiful landscaping, and curb and gutter streets, and sidewalks around the townhomes.

All utilities will be underground, and the trash compactor will be screened with a brick or stone enclosure.

Public streets will have light fixture an example is the picture shown on the right.

Street trees will be provided throughout the development.

Single family detached homes will have access to the common spaces



**General Applicability Per Section 13 - Planned Development Regulations**

1. **Ownership and division of land:** *The site is owned by Jordan Family Real Estate and Massey John Alton. The lot is currently zoned RS-15 in the City of Murfreesboro and RM in Rutherford County.*
2. **Waiver of BZA action:** *No action of the BZA shall be required for approval of this planned residential development.*
3. **Common open space:** *Common open space is proposed with this project, the exact quantity will be determined in site planning.*
4. **Accessibility to site:** *The property is accessible from West Thompson Lane.*
5. **Off street parking.** *The developer will be providing off street parking for all residences at the parking ratio provided under the current ordinance.*
6. **Pedestrian circulation:** *No sidewalk is planned along Compton Road.*
7. **Privacy and screening:** *Surrounding land use to the West is an existing neighborhood and will have a Type 'A' as recommended by the City staff, the property to the North and East will have a perimeter planting yard.*
8. **Zoning and subdivision modifications proposed:** *The property owner is requesting the property be rezoned from the current RM designation to a Planned Residential Development. Once approved as a PRD only the uses specified will be permitted.*
9. **Phasing:** *The project is planned to be completed in multiple phases to supply market demand. A projected phasing plan is included on sheet 9.*
10. **Annexation:** *Annexation is requested with this zoning request.*
11. **Landscaping:** *Landscaping buffers, and perimeter yard planting will be included with the site plan where required. A Type 'A' is proposed for the eastern property line.*
12. **Major Throughfare Plan:** *The PRD is consistent with the Major throughfare plan. Based on the provided traffic study no road improvements will be required along West Thompson Lane. Staff and engineer to determine whether additional improvements will be necessary.*
13. **Applicant contact information:** *Contact information is located on sheet 1*
14. **Proposed Signage:** *Signage location will be included with the site plan. Signage will be masonry construction with sandblasted lettering. Final sign design is still in process.*

**Section 13 – Project Development Criteria Requirements**

1. **Identification of existing utilities:** *Shown in pattern book sheet 3.*
- 2/3. **Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site:** *Shown in pattern book sheet 5*
- 4/5. **Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation:** *Shown in pattern book page 6*
6. **Development schedule:** *The project is currently being projected to start immediately upon permit acquisitions.*
7. **Relationship of the planned development to current city policies and plans:** *The development is consistent with the city policies.*
8. **Proposed deviation from zoning and subdivision ordinance:** *See sheet 9 for this information.*
9. **Site tabulation data for land area, FAR, LSR, and OSR:** *Data provided on Master Plan on sheet 6*
10. **The nature and extent of any overlay zones as described in Section 24 and 34:** *No overlays impact this site.*

# General's Landing

## Proposed PRD



... creating a better quality of life

October 26, 2015

Mr. William H. Huddleston IV, P.E., R.L.S.  
Huddleston-Steele Engineering, Inc.  
2115 N. W. Broad Street  
Murfreesboro, TN 37129

Re: 444 West Thompson Lane and 560 West Thompson Lane  
Tax Map 58, Parcels 81 & 82  
Will Serve Letter

Dear Mr. Huddleston:

At your request, the Department is providing this Will Serve letter for repurified water, water, and sewer service for the proposed development at the above listed addresses. This site is within the Department's sewer service area and is within the Urban Growth Boundary. The current connection fees listed in this letter are subject to change July 1, 2016.

Per your letter dated October 5, 2015, the development will be comprised of 29 Single-Family lots and 146 Townhome Units.

With regard to repurified water, there is an existing 24" main and easement parallel to the northern property line of 560 West Thompson Lane. At your discretion, a repurified water line could be designed and constructed within the proposed development to allow for irrigation. The current fee for the developer for each 1" and 2" water stub to the property line is \$365 and \$500 respectively. The meter connection fees charged to the builder are \$500 and \$1,100 respectively for 1" and 2" meters.

With regard to water service, there is an existing 20" main parallel on the south side of West Thompson Lane, within the right-of-way. The connection fee is \$1200 per single family lot and/or townhome. The current fee for the developer for each 1" water stub to the property line is \$325. The meter connection fee, charged to the builder, is \$300 for a 1" meter.

With regard to sewer service, there is an existing 18" gravity sewer main parallel to the north side of West Thompson Lane within the right-of-way. Because of the relatively shallow depth of the existing sewer main and the existing topography of the site, a Sewer Master Plan will be required to identify which portions of the site will have the capability of being served by gravity sewer. For lots and/or units that cannot be served by gravity, the developer will be required to design and install a low pressure grinder pump system to serve the remaining area. The connection fee is

Water and Sewer Department  
300 NW Broad Street \* P.O. Box 1477 \* Murfreesboro, TN 37133-1477 \* Office: 615 890 0862 \* Fax: 615 896 4259  
TTY 615 848 3214 \* [www.murfreesborotn.gov](http://www.murfreesborotn.gov)

# General's Landing

## Proposed PRD

\$2550 per residential unit regardless of whether the lot/unit is serviced by gravity system or low pressure grinder pump.

At the time this property is developed, public repurified water (if constructed), water, and sewer mains must be extended throughout the site to serve the entire development and the appropriate on-site easements must be dedicated. All repurified water, water, and sewer improvements needed to serve the subject property are to be installed by the Developers in accordance with the MWSD Policies, Procedures and General Design Requirements of the Murfreesboro Water & Sewer Department which can be found at the following address:

<http://www.murfreesborotn.gov/DocumentCenter/View/144>

Should you have any questions, or need additional information, please feel free to call 848-3200.

Sincerely,



Valerie H. Smith, PE  
Assistant Director

Pc: Darren Gore, MWSD

Greg Harvey, MWSD

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
FEBRUARY 3, 2016**

**3.h. Zoning application [2016-403] for approximately 17.3 acres located at 3726 Manson Pike to be zoned as Springfield Apartments PRD & GDO-1 simultaneous with annexation, Hunter/McDowell Development applicant**

The subject property consists of one parcel, which was the subject of an annexation petition and zoning change request to RM-16 (multi-family district) considered in 2015. The Planning Commission recommended approval of the annexation and the matter of zoning change was deferred indefinitely at the City Council public hearing. In response to the concerns of the City Council, the applicant is now making an application to zone the property PRD (Planned Residential District) and GDO-1. This tract is 17.9 acres and is located at 3726 Manson Pike. The area being studied for annexation and rezoning is 17.3 acres as a 10' strip of the requested area has been left out of the study area. The properties to the east and west are in the unincorporated area of Rutherford County. Interstate 24 borders the property along its northern property line. The properties to the south, across Manson Pike, are zoned RM-16 (Integra Creek Apartments) and CL (Commercial Local District) and are located within the GDO-1 overlay district. A cemetery is located along the southeastern corner of this property and is a separate parcel.

The applicant, Hunter/McDowell, has a contract to purchase the property with intentions to develop it as a multi-family community. The applicants have requested that the land be zoned PRD (Planned Residential District) simultaneous with annexation. It is staff recommendation to also zone this property GDO-1 simultaneous with annexation. Included with the agenda materials is a PRD program book for the Springfield Apartments. The plan commits to preserving the existing house in its current form and to renovate the front porch and ceiling, to install new roof and perform maintenance to allow it to serve as a single-family home. The plan also states that a 100-foot strip will be maintained along the rear lot line to separate the development from I-24 and Military Cave.

The PRD allows a maximum of 270 dwelling units with a density just over 15 dwelling units per acre. The buildings are a mix of two and three stories which will consist of brick and cement fiber board. The dwellings will consist of one, two and three bedrooms units. The two-story "townhome" units are parallel along the eastern property line while the taller three-story buildings are pulled into the site.

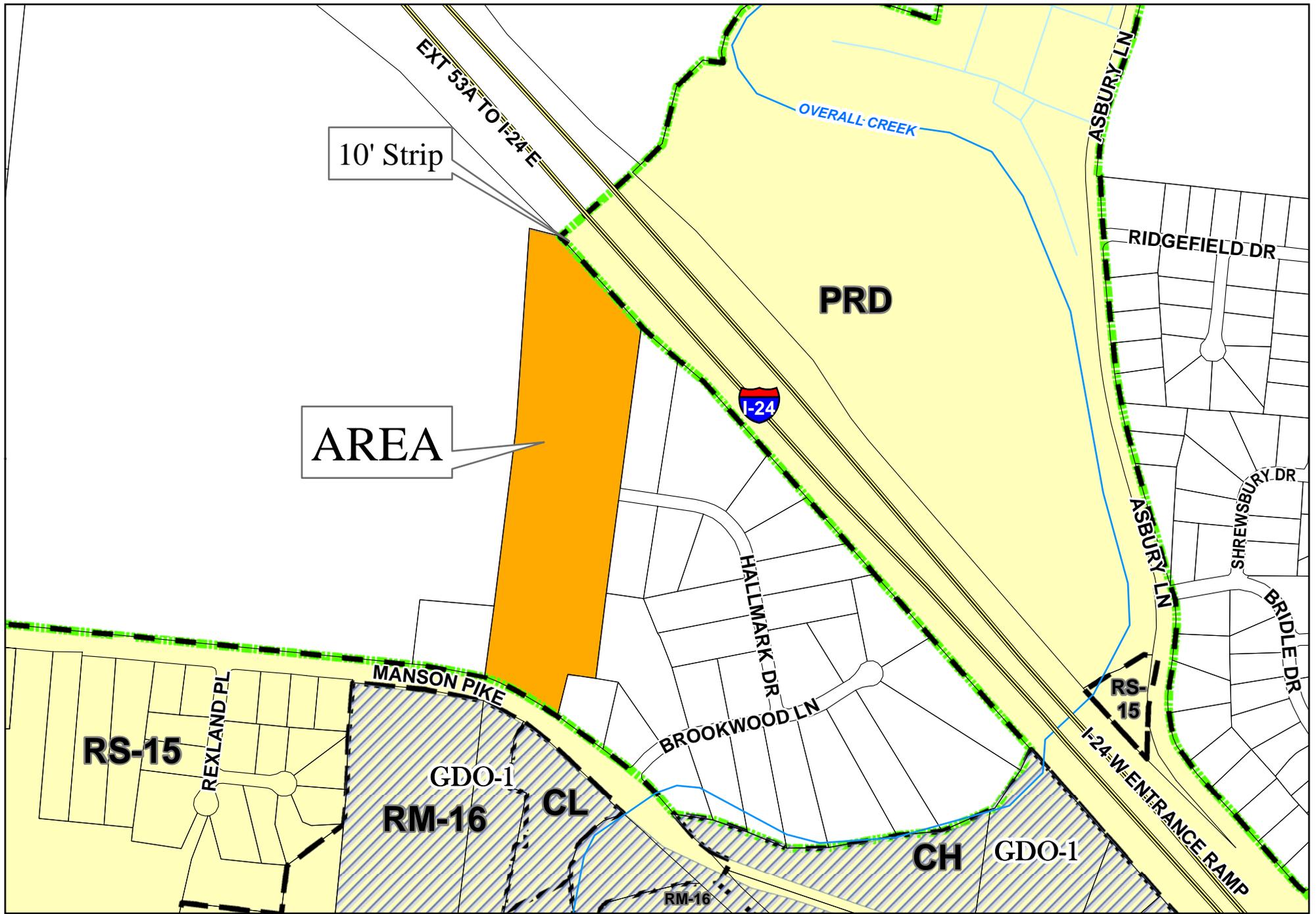
The applicants have asked for three exceptions to the Zoning Ordinance. First, they would like a reduction in the amount of required, off-street parking spaces. The Zoning Ordinance would require 570 regular, off-street parking spaces and the proposed PRD would provide 520 spaces. A chart has been provided on page 15 of the program book with parking calculations. Secondly, the Zoning Ordinance does not allow access to one

parking space through one other parking space in multi-family residential. The applicant is providing parking spaces in front of the garage doors and refers to these type spaces as “tandem” parking spaces. They would like to count 75% (51) of these “tandem” spaces toward the minimum required parking. Thirdly, they are requesting building 4 to be 28 feet from the southern property line.

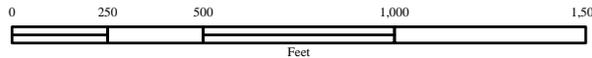
The subject property is also located within the General Development Plans for the Blackman Community; an excerpt has been included in the agenda materials. The community plan recommends that this parcel develop as “Planned Mixed Use area centering on technology-based uses (i.e. educational, office, research park and limited commercial) and anchored by a redeveloped MTSU agricultural campus site.” The proposed multi-family use is not consistent with the plan however the Planning Commission may view the use as an appropriate transitional use.

The applicants held a neighborhood meeting at Cason Lane Academy on January 21, 2016. It is expected that the applicants will provide a presentation at the Planning Commission meeting to describe the proposed PRD amendment.

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

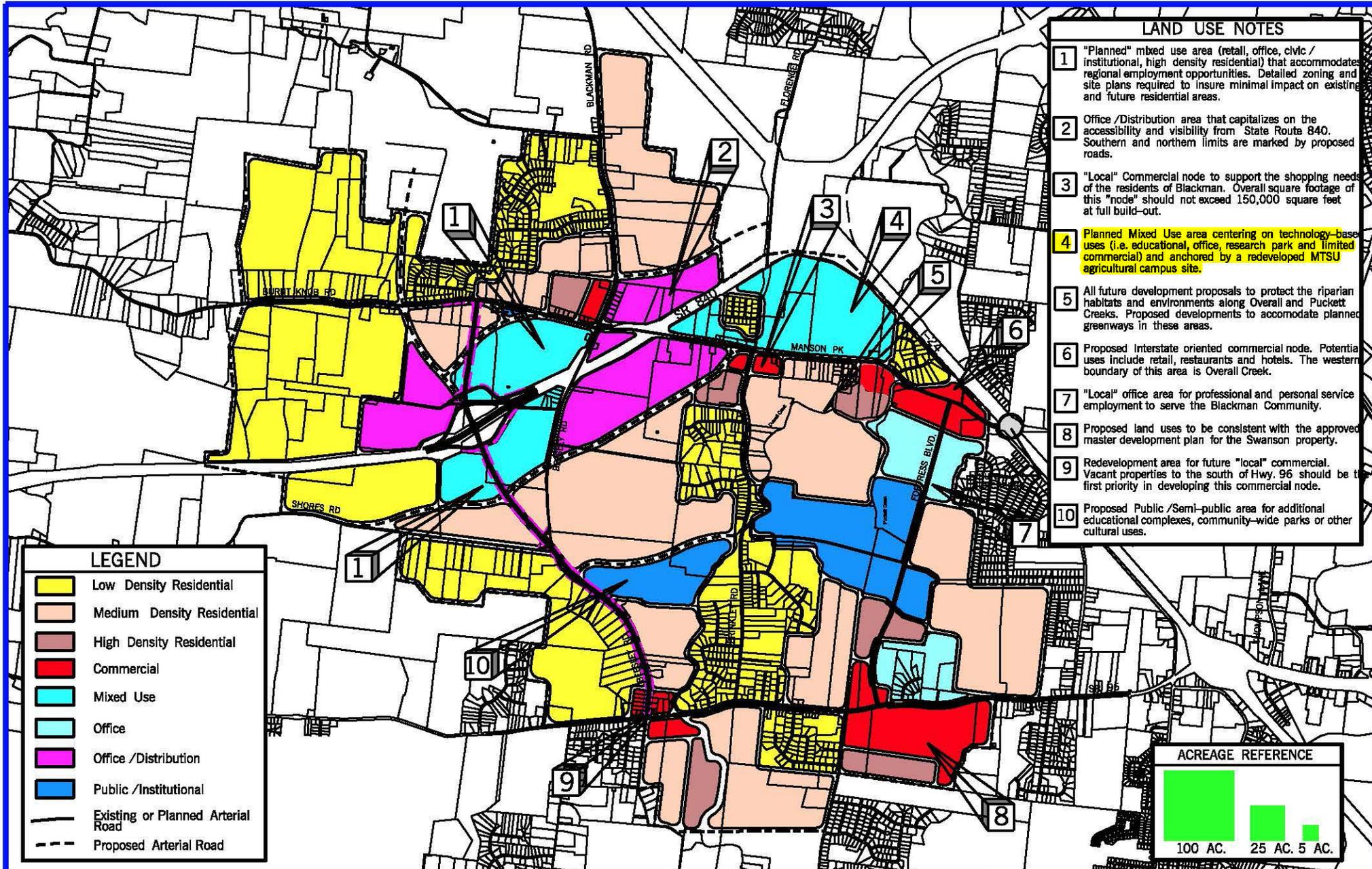


**Zoning Request for Property Along Manson Pk.  
PRD and GDO-1 Simultaneous with Annexation**



GIS Department  
City of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



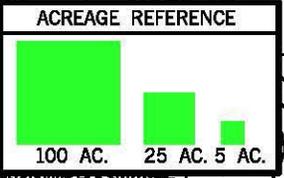


**LAND USE NOTES**

- 1 "Planned" mixed use area (retail, office, civic / institutional, high density residential) that accommodates regional employment opportunities. Detailed zoning and site plans required to insure minimal impact on existing and future residential areas.
- 2 Office /Distribution area that capitalizes on the accessibility and visibility from State Route 840. Southern and northern limits are marked by proposed roads.
- 3 "Local" Commercial node to support the shopping needs of the residents of Blackman. Overall square footage of this "node" should not exceed 150,000 square feet at full build-out.
- 4 Planned Mixed Use area centering on technology-based uses (i.e. educational, office, research park and limited commercial) and anchored by a redeveloped MTSU agricultural campus site.
- 5 All future development proposals to protect the riparian habitats and environments along Overall and Puckett Creeks. Proposed developments to accommodate planned greenways in these areas.
- 6 Proposed Interstate oriented commercial node. Potential uses include retail, restaurants and hotels. The western boundary of this area is Overall Creek.
- 7 "Local" office area for professional and personal service employment to serve the Blackman Community.
- 8 Proposed land uses to be consistent with the approved master development plan for the Swanson property.
- 9 Redevelopment area for future "local" commercial. Vacant properties to the south of Hwy. 96 should be a first priority in developing this commercial node.
- 10 Proposed Public /Semi-public area for additional educational complexes, community-wide parks or other cultural uses.

**LEGEND**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Office
- Office /Distribution
- Public /Institutional
- Existing or Planned Arterial Road
- Proposed Arterial Road



**BLACKMAN COMMUNITY**



**BWSC** BRADY WARDEN  
BUNNER & CLANNON, INC.  
DESIGNERS ARCHITECTS PLANNERS  
LANDSCAPE ARCHITECTS AND SURVEYORS

**RPM ASSOCIATES**  
MANAGEMENT AND DESIGN

FUTURE LAND USE MAP

**BLACKMAN COMMUNITY  
LAND USE PLAN**

EXHIBIT VIII PAGE 3-8



**BONAVIC**  
DEVELOPMENT

**SPRINGFIELD LUXURY APARTMENTS**  
PLANNED RESIDENTIAL DISTRICT  
MURFREESBORO, TENNESSEE

## SHEET INDEX



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- 6. UTILITIES
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- 15. PARKING CALCULATIONS
- 16. TANDEM PARKING ENLARGEMENT
- 17. SECTIONS-ADJACENT CONTEXT
- 19. SITE DATA/SITE UNITS
- 20. ARCHITECTURE-ELEVATIONS AND FOOTPRINTS
- 28. FENCE AND GATE EXHIBIT
- 29. SIGNAGE
- 30. LUXURY OUTDOOR AMENITIES
- 31. CLUBHOUSE CHARACTER
- 32. LOCAL PLANT PALETTE
- 33. LANDSCAPE COMPLIANCE PLAN
- 34. TREE PRESERVATION PLAN
- 35. PLANNED DEVELOPMENT CRITERIA

SUBMITTED TO PLANNING COMMISSION  
DECEMBER 31ST, 2015

REVISION SUBMITTED JANUARY 19, 2016

SECOND REVISION SUBMITTED JANUARY 29, 2016

## DEVELOPMENT TEAM

### ENGINEERING



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

Huddleston-Steele Engineering, Inc.  
Attention: Clyde Rountree, RLA  
2115 N.W. Broad Street  
Murfreesboro, TN 37129

### ARCHITECTS



Bernard L. Weinstein & Associates, Architects  
95 White Bridge Road, Suite #200  
Nashville, TN 37205

### OWNERS

Louis and Elizabeth Jennings  
PO Box 1017  
Cookeville, TN 38503

### DEVELOPER



Bonavic Development  
Charles Haskett  
6045 Southern Industrial Drive. Suite 200  
Birmingham, AL 35232

### PLANNING/LANDSCAPE ARCHITECTURE



Dix.Hite + Partners  
Landscape Architects, Planners  
200 Century Park South, Suite 114  
Birmingham, Alabama 35226

## PROJECT SUMMARY



This property is being developed by Charles Haskett of Bonavic Development on behalf of the applicants Mr. Bill Hunter and Mr. Michael McDowell. Mr. Hunter has decades of experience in residential, office, and commercial development in the middle Tennessee region. In Rutherford County he has developed over 200 custom homes, several multi-family communities such as Hunters Court, Georgetown Condos, Rivermont Apartments, Riverchase Condos, Charleston Apartments, and most recently in a partnership with Mr. McDowell developed Copperfield, a 288 unit luxury apartment community in Smyrna, TN. Mr. Haskett assisted Mr. Hunter and Mr. McDowell in the development of Copperfield and has over a decade in the multi-family construction and development industry and has worked on several multi-family communities across the Southeastern United States representing over 3,000 rental units. All members of the development team share the common goal of creating an engaged community and providing the highest quality homes.

While challenging, this site presents a unique opportunity to create a community that blends the old with the new in harmony, full of character, and provides an unmatched community experience for its residents. The existing house is being preserved in its current form and will undergo an extensive renovation to the front porch and ceiling, receive a new roof, and a long list of other relatively minor items so that it can continue to be a home for the property manager and their family. Along with the home, approximately 2 acres of mature hardwood trees are being saved to preserve the beautiful setting as it is today and has been for decades.

The entire site plan, building architecture, and amenity programming are being developed in such a way to be harmonious and complimentary to the existing

home. The main entrance drive is lined with an abundance of trees on either side of the aisle and is on axis with the home to provide picturesque views from Manson Pike. The buildings themselves are unique in that even the three story buildings are planned and designed in such a way to break the buildings into sections resembling luxury townhomes with varying exterior materials, colors, and roof lines.

With ten different floor plans, this development will meet the needs of many of Murfreesboro's residents. Four 1 Bedroom options, three 2 bedroom options, and three 3 bedroom options offer both open and more traditional floor plans and will feature top of the market finishes including granite counters, high efficiency stainless appliances, and designer flooring. The property will also feature your traditional flat style units as well as 2 story townhome style units with direct entry garages. Attached garages and detached garage buildings are also available.

At the rear of the site a strip of approximately 100' will be left undeveloped creating a scenic natural preserve and buffer. The area around Military Spring will carefully be cleaned up to provide a private scenic hiking trail for residents (not a public park).

# SITE LOCATION AND AERIAL MAP

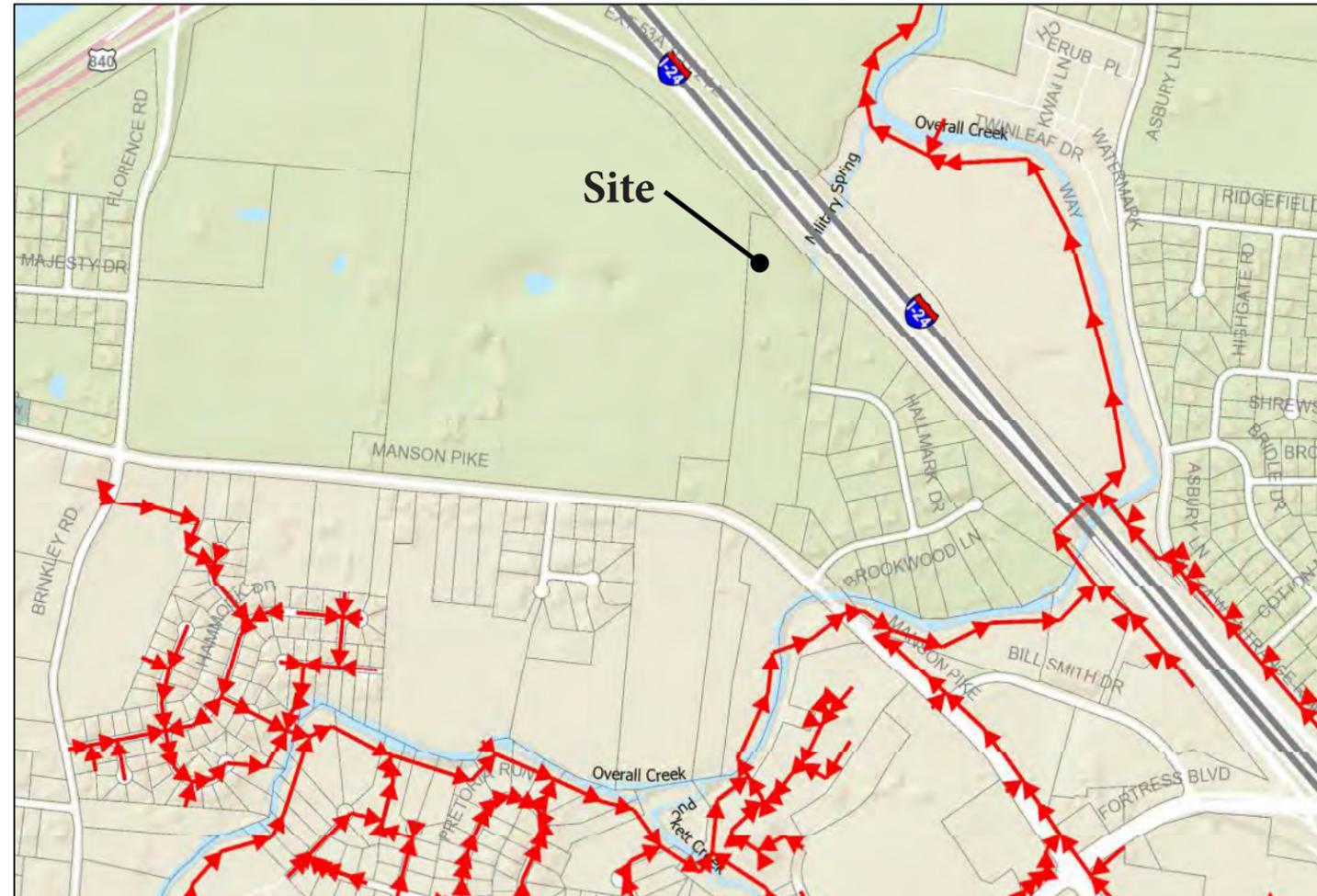


Site Location Map



Aerial Location Map

# UTILITIES



Existing Utilities

**Legend**

**Red = Sanitary Sewer**

**Blue = Water**

Local Utility Providers

**City of Murfreesboro**

The property has access to the public the right –of-way along Manson Pike however, due to projected road expansion additional right-of-way may be necessary.

**MWSD**

Sanitary Sewer will be supplied by Murfreesboro Water and Sewer

**Murfreesboro Electric**

Electricity will be supplied by Murfreesboro Electric.

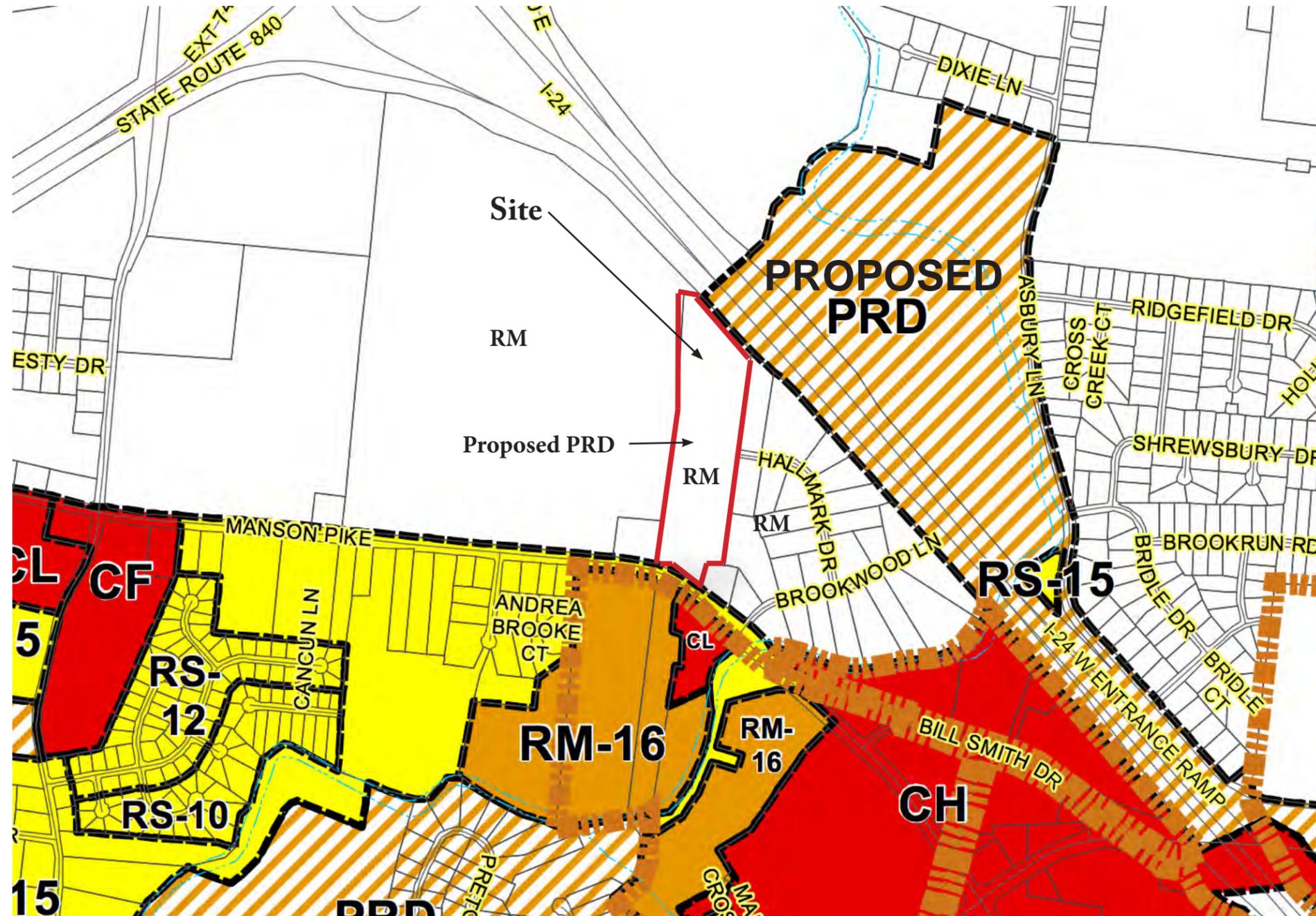
**CUD**

Water will be supplied by Consolidated Utility District

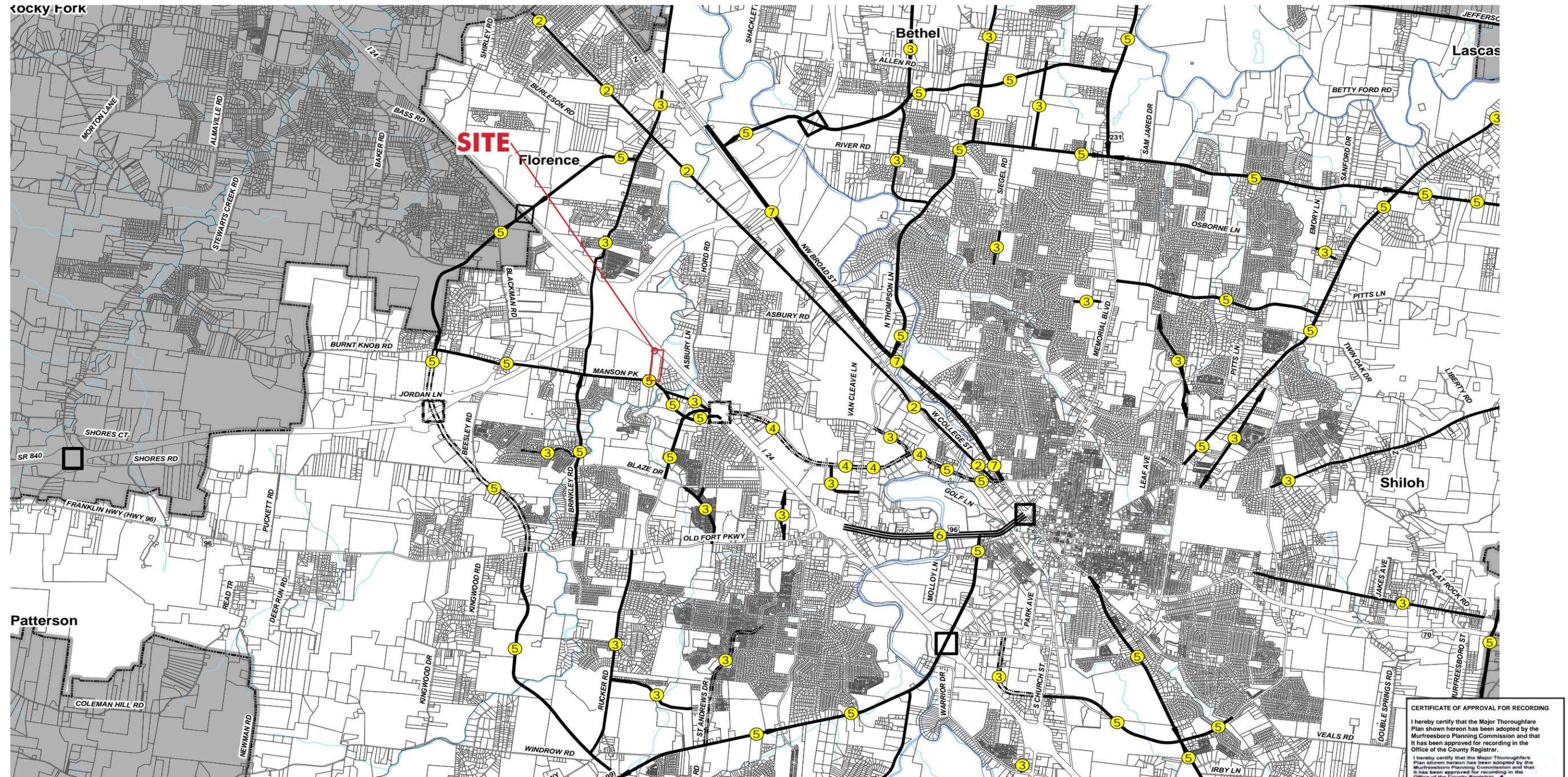
**Atmos Energy**

Natural gas will be supplied by Atmos Energy

# ADJACENT ZONING



# MAJOR THOROUGHFARE PLAN



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Major Thoroughfare Plan shown hereon has been adopted by the Murfreesboro Planning Commission and that it has been approved for recording in the Office of the County Registrar.

I hereby certify that the Major Thoroughfare Plan shown hereon has been adopted by the Murfreesboro Planning Commission and that it has been approved for recording in the Office of the County Registrar.

10-21 2008 *[Signature]*  
 10-24 2008 *[Signature]*  
 Chairman, Planning Commission  
 Mayor, Planning Commission  
 City of Murfreesboro

PLAT BOOK: 34 PAGE: 111  
 THIS PLAT VOIDS, VACATES AND REPLACES THE PREVIOUS MAJOR THOROUGHFARE PLANS RECORDED IN P.B. 19 PG-184, P.B. 21 PG-123, P.B. 24 PG-224, P.B. 26 PG-131

# EXISTING CONDITIONS



1. ENTRANCE TO PROPERTY LOOKING FROM MANSON PIKE TOWARD EXISTING HOME



3. FROM EXISTING HOME TOWARD MANSON PIKE



2. TOWARD EXISTING HOME SHOWING MATURE TREES TO PRESERVE



4. FROM EXISTING DRIVE TOWARD EXISTING HOME

# EXISTING CONDITIONS



1. EAST PROPERTY LINE SHOWING EXISTING EVERGREEN BUFFER ADJACENT TO ABUTTING SINGLE FAMILY PROPERTY



2. EAST PROPERTY LINE SHOWING EXISTING EVERGREEN BUFFER ADJACENT TO ABUTTING SINGLE FAMILY PROPERTY



3. EAST PROPERTY LINE SHOWING EXISTING EVERGREEN BUFFER ADJACENT TO ABUTTING SINGLE FAMILY PROPERTY



4. EAST PROPERTY LINE SHOWING EXISTING EVERGREEN BUFFER ADJACENT TO ABUTTING SINGLE FAMILY PROPERTY



5. EAST PROPERTY LINE SHOWING EXISTING EVERGREEN BUFFER ADJACENT TO ABUTTING SINGLE FAMILY PROPERTY

## SITE PLAN

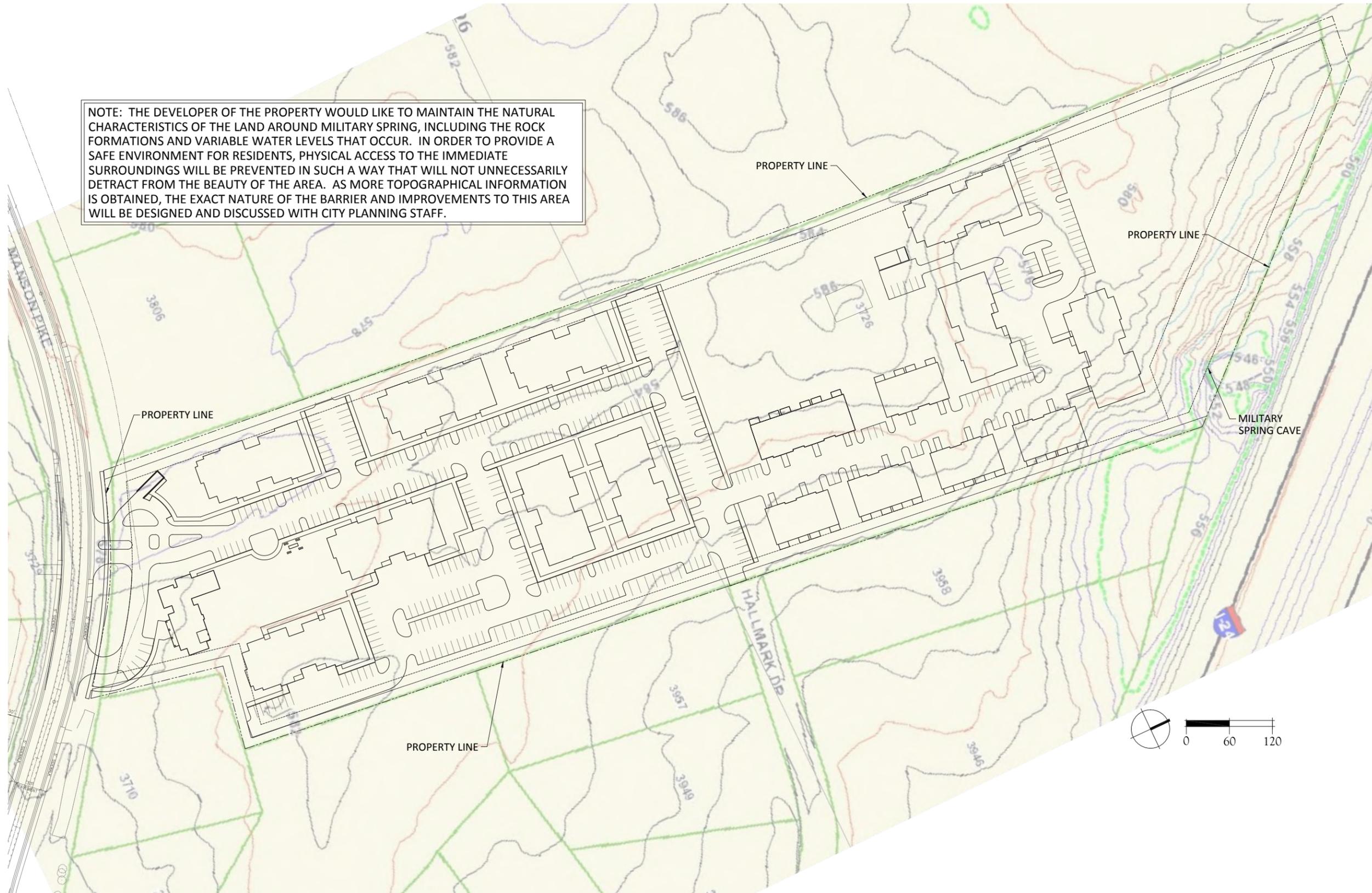
The heart of the Springfield development is the Springfield historic mansion, a house built by Colonel John Smith in 1805. Preserved within two acres of open space, it will remain a home to one of Springfield's residents, and the grounds will become a park area for the Springfield community. The historic approach from Manson Pike to the home will serve as the "main street" of the community, connecting residents to the clubhouse amenity center, and provides an important visible link to the property's history. The architecture and layout of the new residences have been thoughtfully designed to respect the scale and character of the historic home.

The development has been carefully planned to preserve significant natural features and groupings of existing vegetation throughout the site, most notably around the perimeter and near the Springfield home. Building, drives, and parking islands have been located to avoid specimen mature trees in the site interior which contribute to the aesthetics and sense of place. A sense of privacy will be established through the existing perimeter trees augmented with tall evergreen shrubs. The community will be buffered from Interstate 24 by over one hundred feet of preserved forest which includes the cave at Military Spring.

Vehicular access to the site will use the gated entrance on Manson Pike, and an emergency connection to Hallmark road will be gated to every day traffic. Parking lots are kept to the site interior and will be screened from exterior views.



# SITE PLAN-EXISTING TOPOGRAPHY



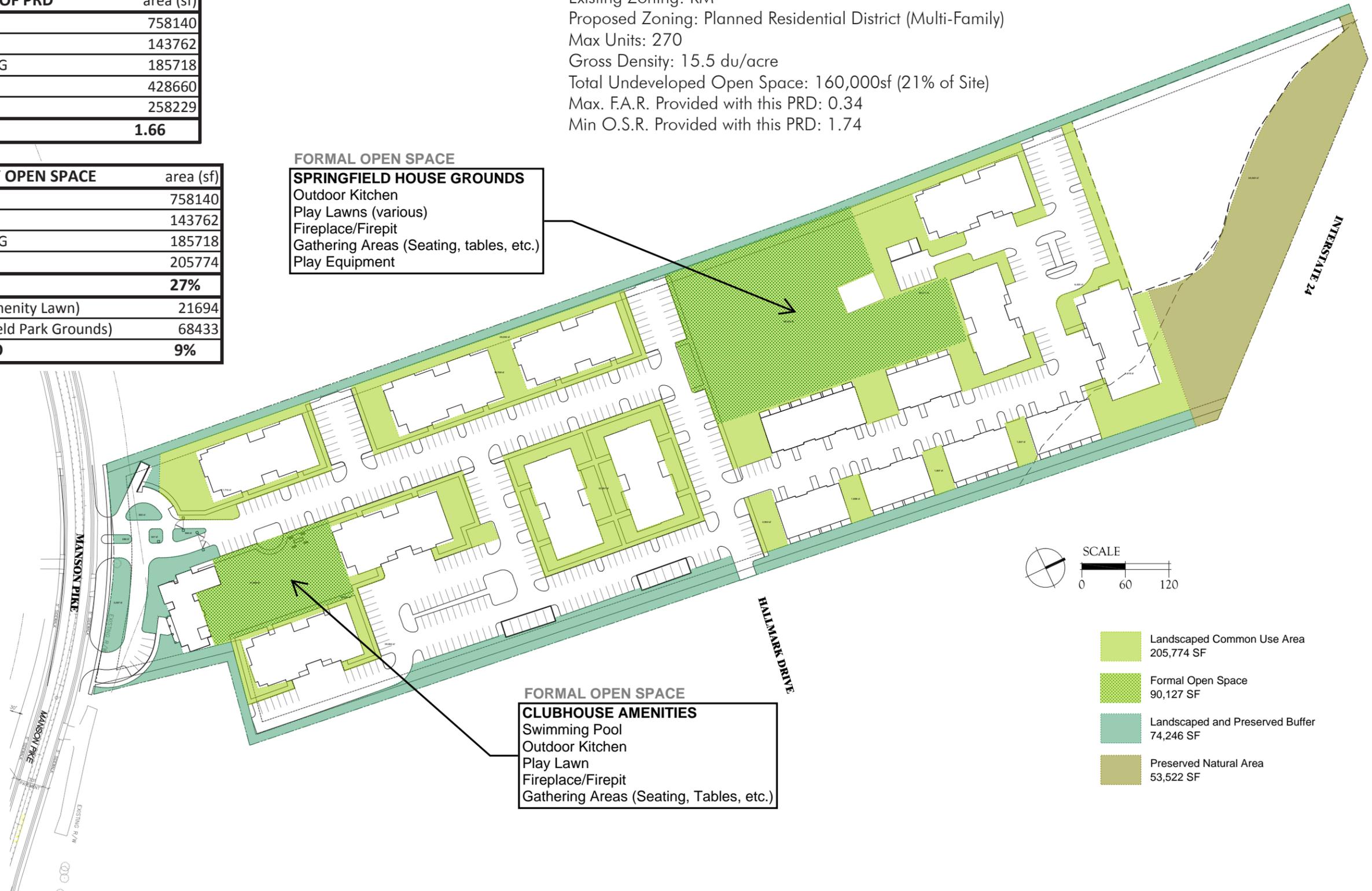
# OPEN SPACE CALCULATIONS

(O.S.R.) OPEN SPACE RATIO OF PRD	area (sf)
TOTAL SITE	758140
TOTAL BUILDING COVERAGE	143762
TOTAL DRIVEWAY AND PARKING	185718
TOTAL OPEN SPACE	428660
TOTAL FLOOR AREA	258229
<b>OPEN SPACE RATIO</b>	<b>1.66</b>

GATEWAY DESIGN OVERLAY OPEN SPACE	area (sf)
TOTAL SITE	758140
TOTAL BUILDING COVERAGE	143762
TOTAL DRIVEWAY AND PARKING	185718
TOTAL COMMON USE AREA	205774
<b>OPEN SPACE RATIO</b>	<b>27%</b>
FORMAL OPEN SPACE (Pool, Amenity Lawn)	21694
FORMAL OPEN SPACE (Springfield Park Grounds)	68433
<b>FORMAL OPEN SPACE RATIO</b>	<b>9%</b>

## SITE DATA:

Total Acres: +/- 17.4  
 Existing Zoning: RM  
 Proposed Zoning: Planned Residential District (Multi-Family)  
 Max Units: 270  
 Gross Density: 15.5 du/acre  
 Total Undeveloped Open Space: 160,000sf (21% of Site)  
 Max. F.A.R. Provided with this PRD: 0.34  
 Min O.S.R. Provided with this PRD: 1.74



**FORMAL OPEN SPACE**  
**SPRINGFIELD HOUSE GROUNDS**  
 Outdoor Kitchen  
 Play Lawns (various)  
 Fireplace/Firepit  
 Gathering Areas (Seating, tables, etc.)  
 Play Equipment

**FORMAL OPEN SPACE**  
**CLUBHOUSE AMENITIES**  
 Swimming Pool  
 Outdoor Kitchen  
 Play Lawn  
 Fireplace/Firepit  
 Gathering Areas (Seating, Tables, etc.)

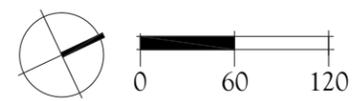
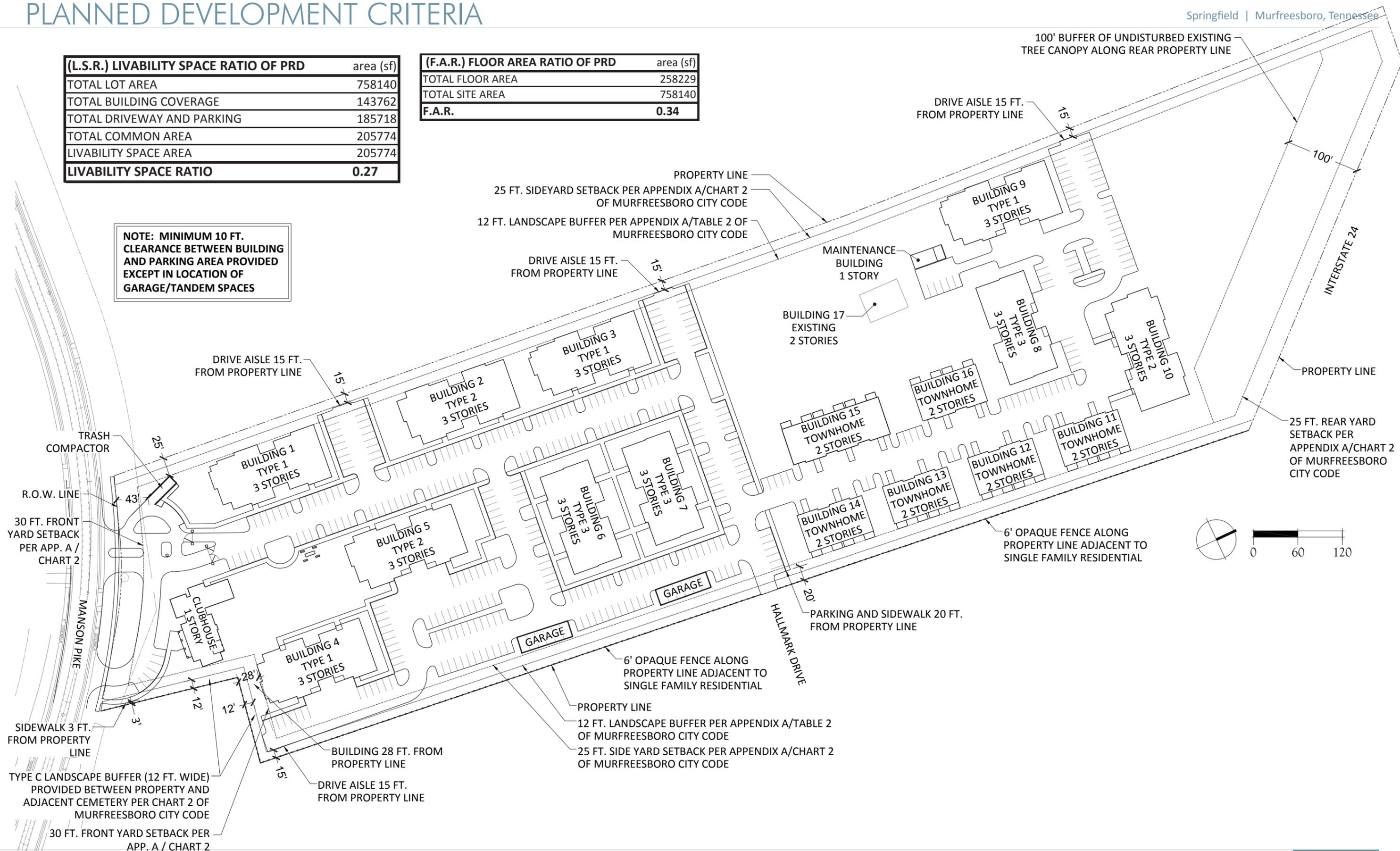
- Landscaped Common Use Area  
205,774 SF
- Formal Open Space  
90,127 SF
- Landscaped and Preserved Buffer  
74,246 SF
- Preserved Natural Area  
53,522 SF

# PLANNED DEVELOPMENT CRITERIA

(L.S.R.) LIVABILITY SPACE RATIO OF PRD	area (sf)
TOTAL LOT AREA	758140
TOTAL BUILDING COVERAGE	143762
TOTAL DRIVEWAY AND PARKING	185718
TOTAL COMMON AREA	205774
LIVABILITY SPACE AREA	205774
<b>LIVABILITY SPACE RATIO</b>	<b>0.27</b>

(F.A.R.) FLOOR AREA RATIO OF PRD	area (sf)
TOTAL FLOOR AREA	258229
TOTAL SITE AREA	758140
<b>F.A.R.</b>	<b>0.34</b>

**NOTE: MINIMUM 10 FT. CLEARANCE BETWEEN BUILDING AND PARKING AREA PROVIDED EXCEPT IN LOCATION OF GARAGE/TANDEM SPACES**



# PARKING CALCULATIONS

PARKING SUMMARY PROPOSED FOR THIS PRD	
Surface	388
Garage (To be regulated for parking only)	81
Tandem (Exception to allow for tandem spaces)	69
Tandem (25% not credited)	-18
<b>TOTAL</b>	<b>520</b>

REQUIRED PER MURFREESBORO ZONING ORDINANCE		
# UNITS	Parking Code	Totals
91	1 BEDROOM X 1.5	137
144	2 BEDROOMS X 2.2	317
35	3 BEDROOMS X 3.3	116
<b>TOTAL =</b>		<b>570</b>

ADA Parking Required	
Parking Need	530
2% ADA	11
Van Accessible	2

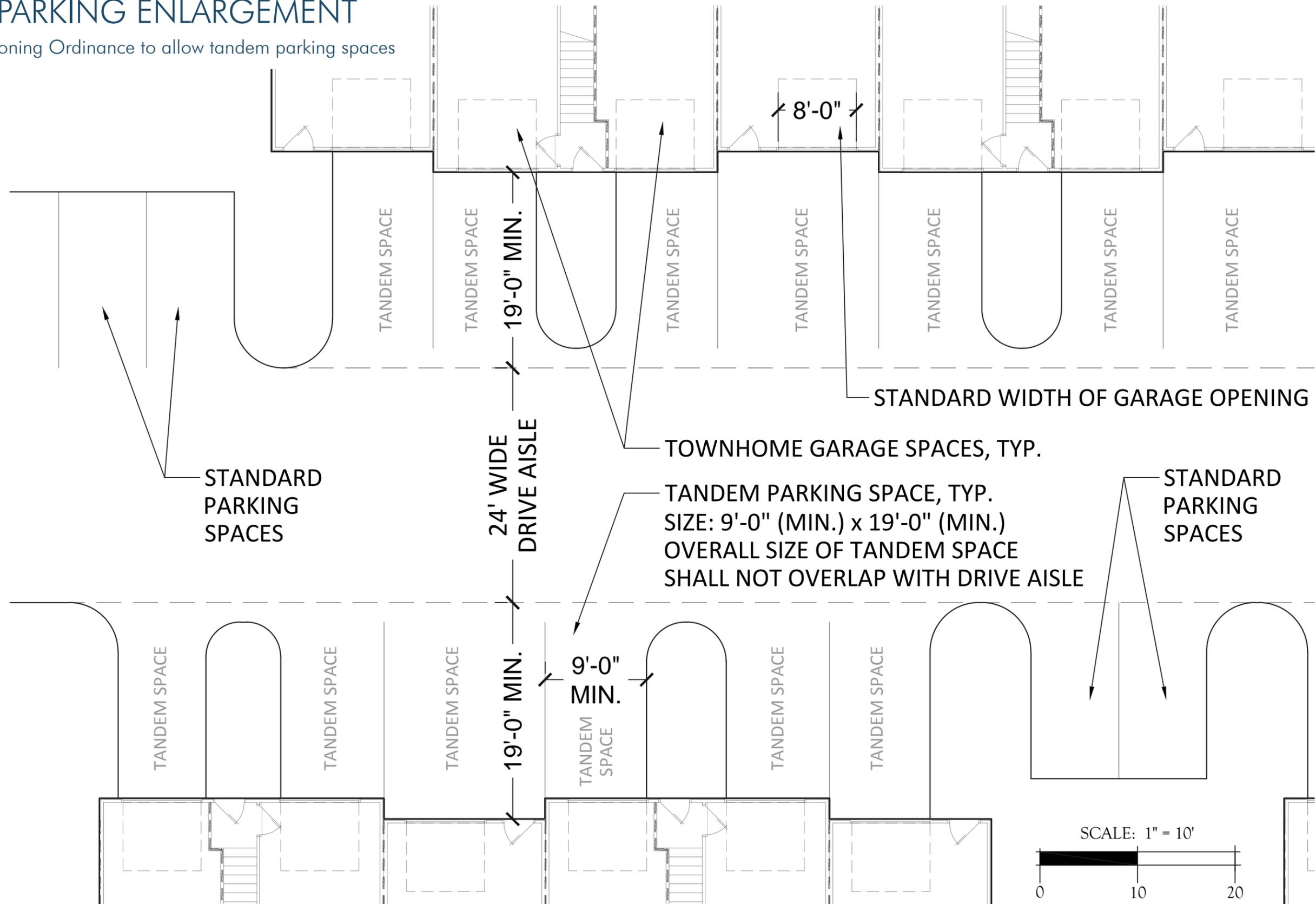
Exceptions:

- Garages to be regulated for parking only
- Zoning Ordinance to allow tandem parking spaces

PARKING COMPARISONS TO SIMILAR MULTI-FAMILY DEVELOPMENTS												
Project Name	Location	Number of Bedrooms			Total Units	Total Bedrooms	Surface	Garage	Tandem	Total	Total Parking/Unit	Total Parking/Bedroom
		1	2	3								
<b>SPRINGFIELD APARTMENTS</b>	<b>Murfreesboro, TN</b>	<b>91</b>	<b>144</b>	<b>35</b>	<b>270</b>	<b>484</b>	<b>388</b>	<b>81</b>	<b>51</b>	<b>520</b>	<b>1.93</b>	<b>1.07</b>
Tapestry Park	Birmingham, AL	78	42	11	131	195	225	0	0	225	1.72	1.15
Tapestry at Citrus Park	Tampa, FL	132	204	64	400	732	397	184	176	757	1.89	1.03
Tapestry Lake Park	Tampa, FL	60	93	24	177	318	222	65	49	336	1.90	1.06
Tapestry at Hollingsworth Park	Greenville, SC	82	122	38	242	440	289	58	58	405	1.67	0.92
Tapestry Long Farms	Baton Rouge, LA	99	141	36	276	489	381	49	49	479	1.74	0.98
Velo Verdae	Greenville, SC	86	126	50	262	488	286	77	77	440	1.68	0.90

# TANDEM PARKING ENLARGEMENT

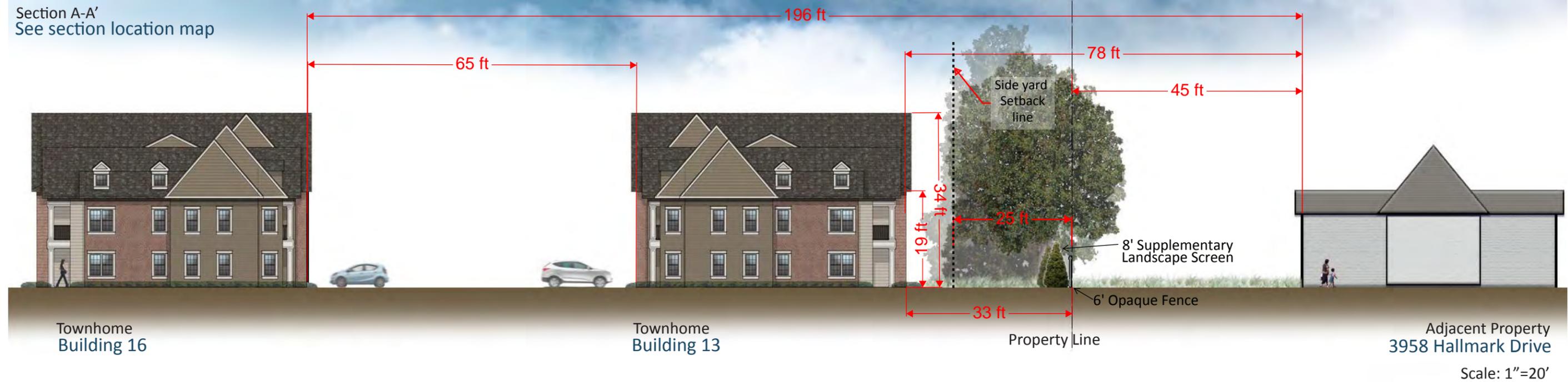
Exception from Zoning Ordinance to allow tandem parking spaces



# SECTIONS-ADJACENT CONTEXT

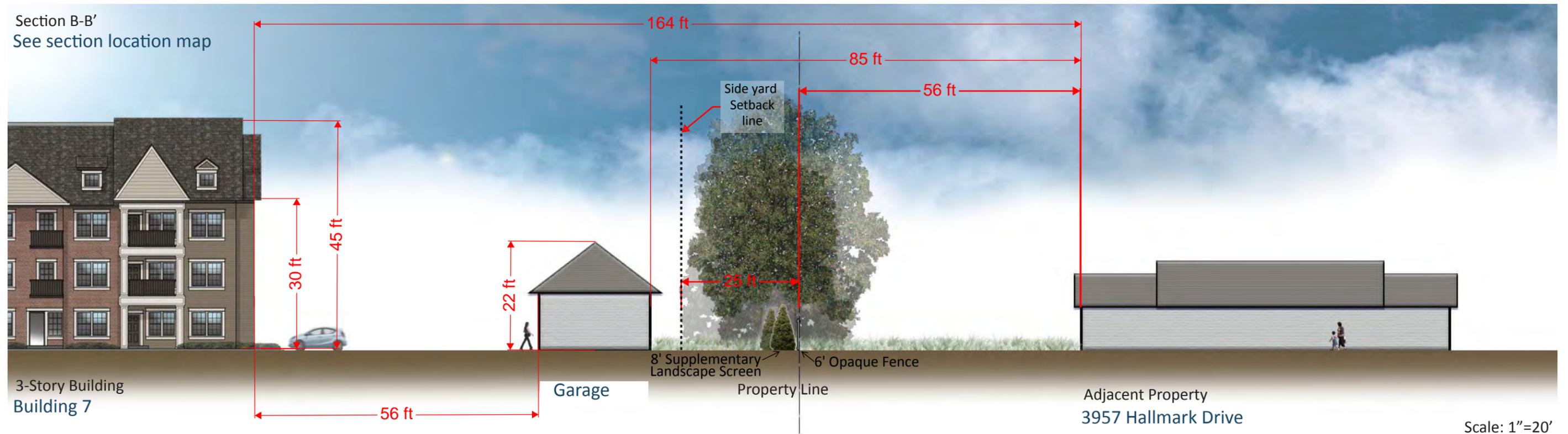
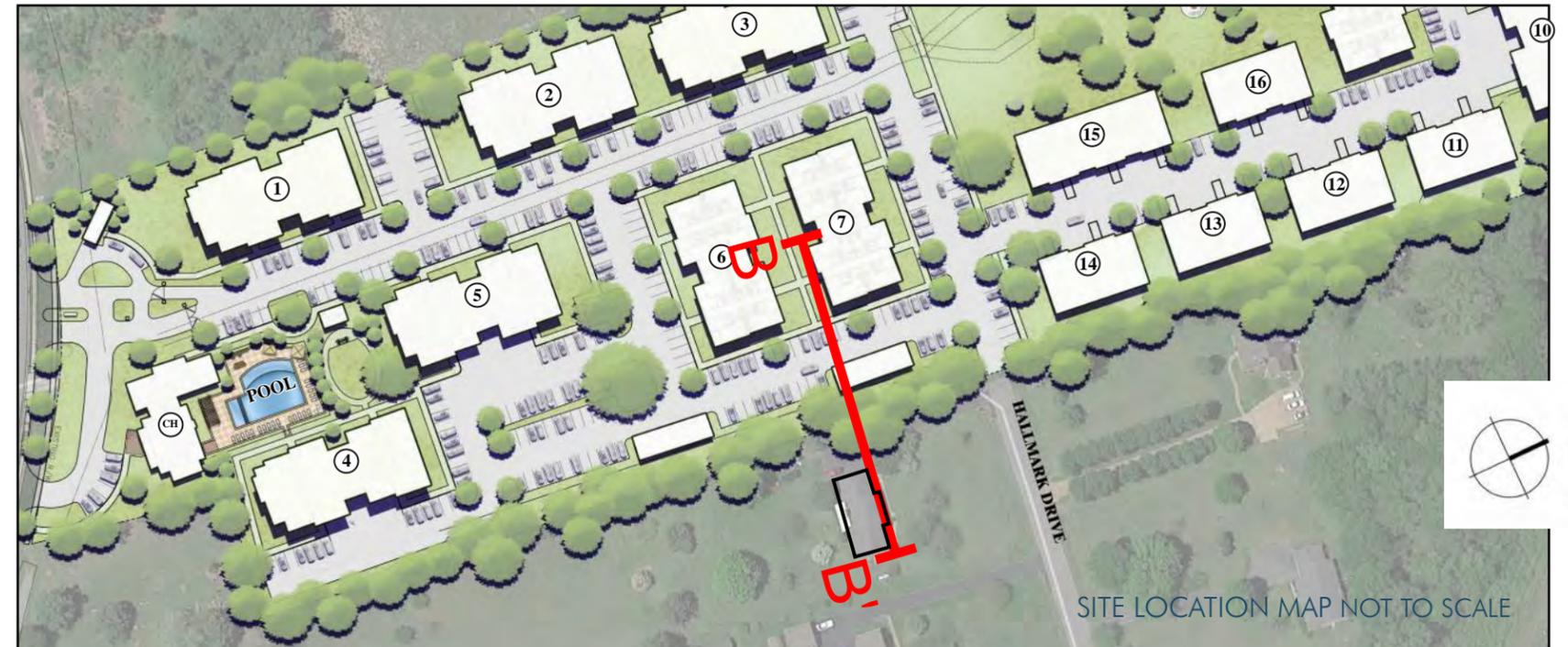


Section A-A'  
See section location map



NOTE: All dimensions are approximate

# SECTIONS-ADJACENT CONTEXT



NOTE: All dimensions are approximate

# SITE DATA / SITE UNITS

**SITE DATA:**

Total Acres: +/- 17.4  
 Existing Zoning: RM  
 Proposed Zoning: Planned Residential District (Multi-Family)  
 Max Units: 270  
 Gross Density: 15.5 du/acre  
 Total Undeveloped Open Space: 160,000sf (21% of Site)  
 Max. F.A.R. Provided with this PRD: 0.34  
 Min O.S.R. Provided with this PRD: 1.74



**TYPE 1 UNITS:** 3 Story Building



**TYPE 3 UNITS:** 3 Story Building



**NOTE:** dormers are not windows into inhabitable space, shown for architectural detail only



**TYPE 2 UNITS:** 3 Story Building

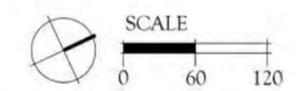


**TOWNHOME UNITS:** 2 Story Building



**DWELLING UNITS:**

TYPE 1 UNITS:	92
TYPE 2 UNITS:	68
TYPE 3 UNITS:	70
TOWNHOME UNITS:	39
SINGLE FAMILY RESIDENCE:	1
<b>TOTAL:</b>	<b>270</b>



# CLUBHOUSE-ELEVATION

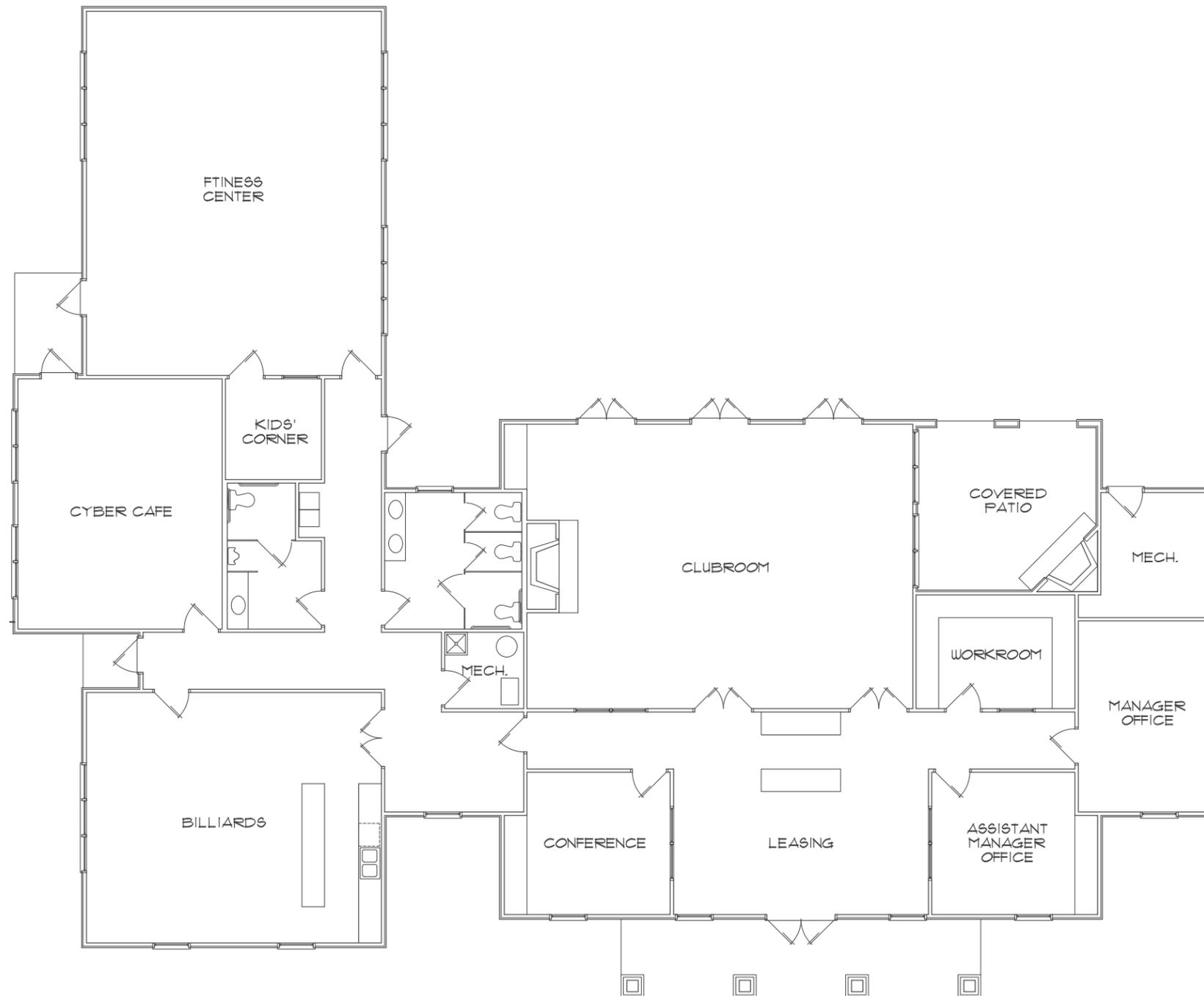


Inspiration Image

## The Clubhouse

- Primarily brick and Hardie board
- The style and character of the clubhouse is consistent with the existing home.

# CLUBHOUSE PLAN



NOTE: SLABS ARE 1' ABOVE FINISH GRADE ON ALL BUILDINGS

## CLUBHOUSE

GROSS: 4,972 SQ. FT.

## Clubhouse Amenities

- The clubroom invites residents to engage in a more formal, but comfortable setting and enjoy the views out onto the pool or enjoy a nice warm fire during cool winter days.
- The game room provides a more casual atmosphere where residents can relax, unwind, and enjoy a game of pool or watch their favorite TV programming.
- The Cyber Café is a great alternative to the conventional utilitarian Business Center. Here residents can enjoy the same functionality with a small town coffee house feel.
- A well-equipped fitness center with free weights, cardio, and resistance equipment provides something for people of all ages and physiques. The kids' corner provides plenty of entertainment so that mom and dad can get caught up on their new year's resolution.
- The covered patio provides an all year all weather amenity. Whether it's shade from the sun or the warmth of the fireplace you are seeking.

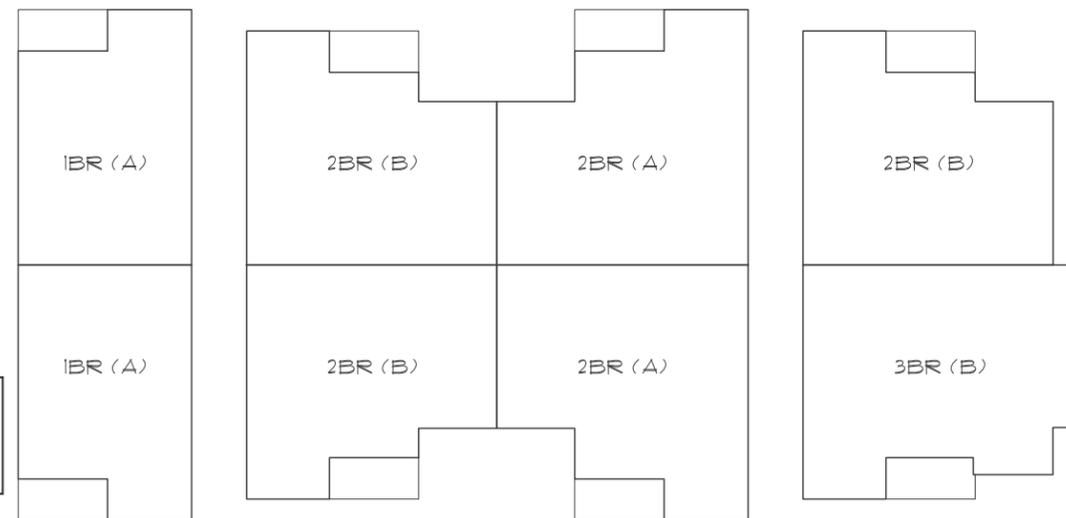
# ARCHITECTURE-BUILDING TYPES 1 & 2



TYPE 1 FRONT ELEVATION  
FACING INTERNAL PARKING



TYPE 1 SIDE ELEVATION  
FACING MANSON PIKE



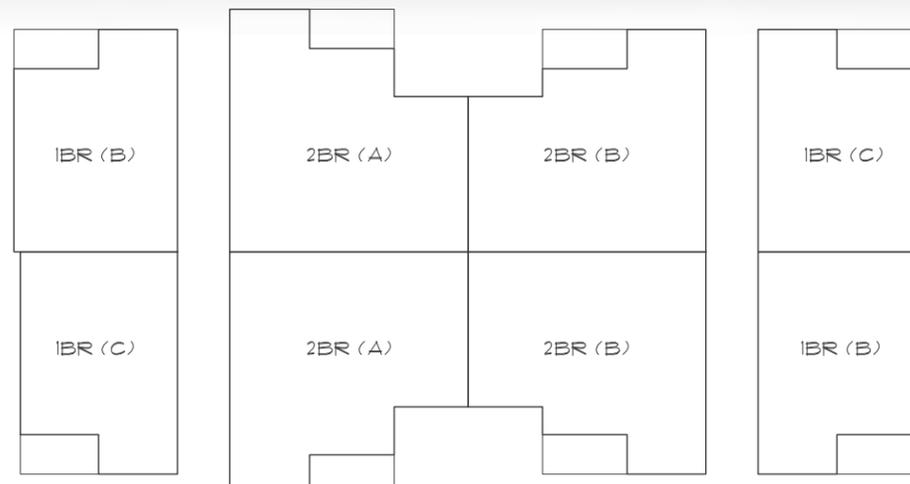
FLOOR PLAN

NOTE: SLABS ARE 1' ABOVE FINISH GRADE ON ALL BUILDINGS

## Architectural Characteristics

- Primarily brick and Hardie board
- The style of architecture is designed to stay in character with the historic nature of the site and the existing home.

# ARCHITECTURE-BUILDING TYPE 3



FLOOR PLAN

NOTE: SLABS ARE 1' ABOVE FINISH GRADE ON ALL BUILDINGS

## Architectural Characteristics

- Buildings are a mixture of one, two and three bedroom units
- Buildings will be two or three stories in height with the building height being influenced by their location to the property lines and adjacent neighborhoods.

# ARCHITECTURE-TOWNHOUSE

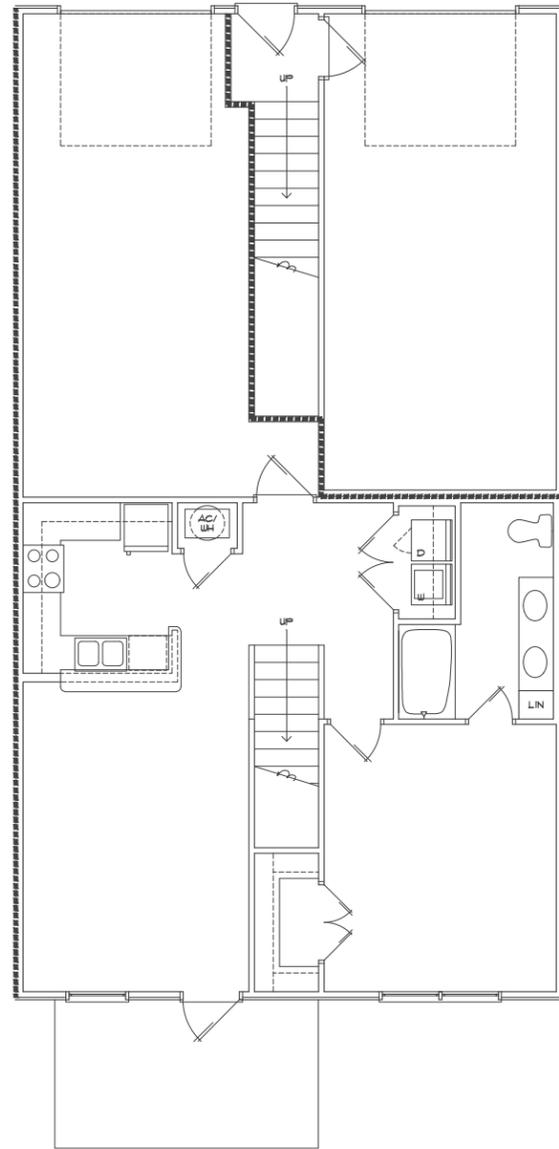


TOWNHOUSE REAR ELEVATION

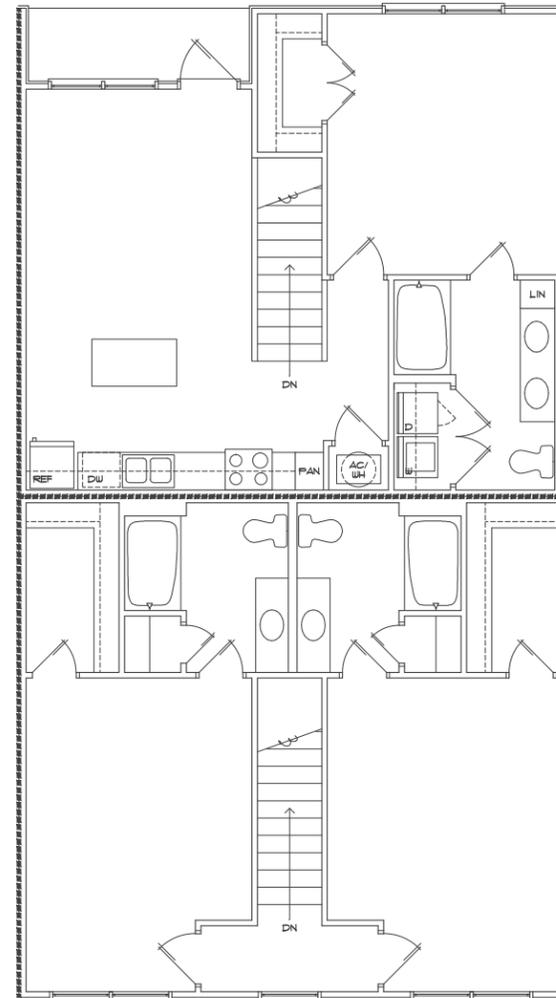


TOWNHOUSE FRONT ELEVATION

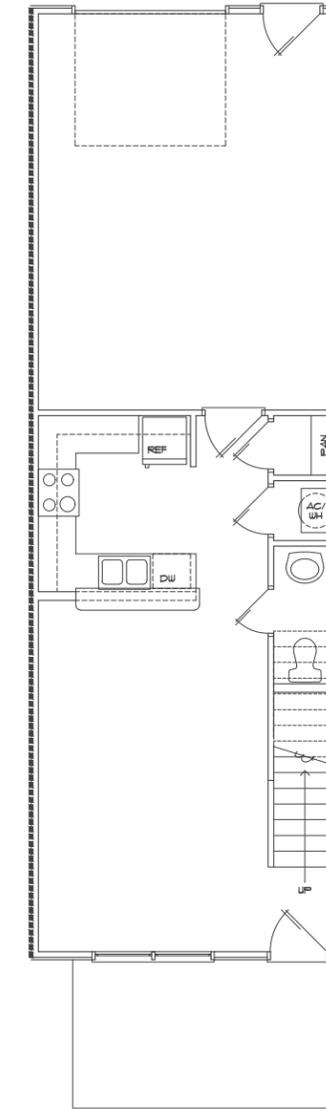
# ARCHITECTURE-TOWNHOUSE FLOOR PLANS



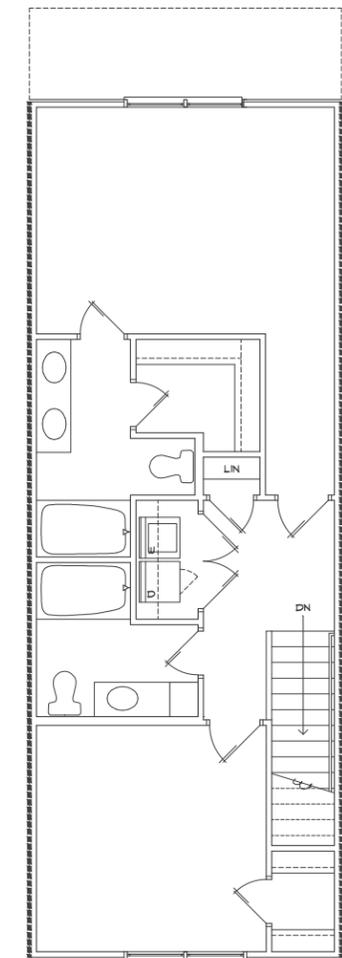
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## 3BR / 1BR TOWNHOUSE

3BR UNIT  
 GROSS: 1,504 SQ. FT.  
 NET: 1,420 SQ. FT.  
 GARAGE: 330 SQ. FT.

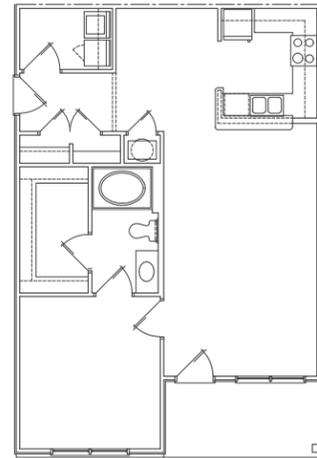
1BR UNIT  
 GROSS: 737 SQ. FT.  
 NET: 698 SQ. FT.  
 GARAGE: 330 SQ. FT.

## 2BR TOWNHOUSE

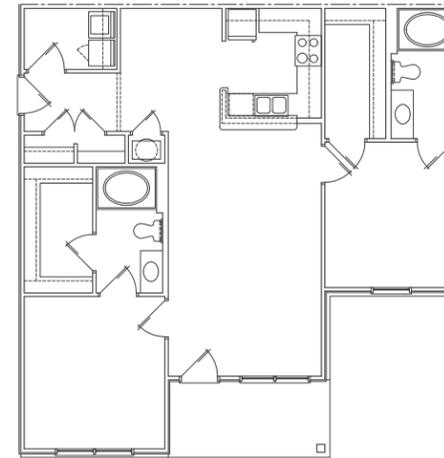
GROSS: 1,206 SQ. FT.  
 NET: 1,122 SQ. FT.  
 GARAGE: 353 SQ. FT.

NOTE: SLABS ARE 1' ABOVE FINISH GRADE ON ALL BUILDINGS

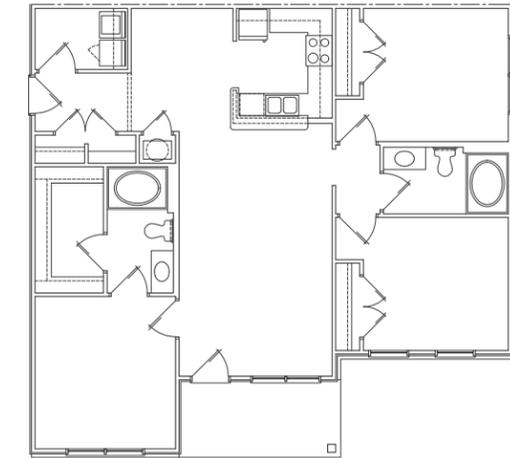
# ARCHITECTURE-UNIT FLOOR PLAN



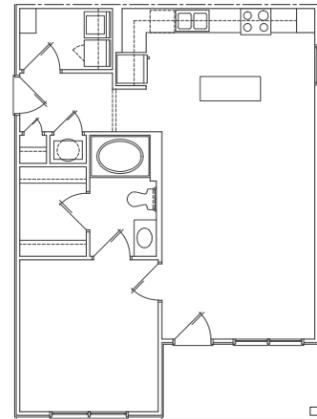
1BR (A)  
GROSS: 841 SQ. FT.  
NET: 811 SQ. FT.



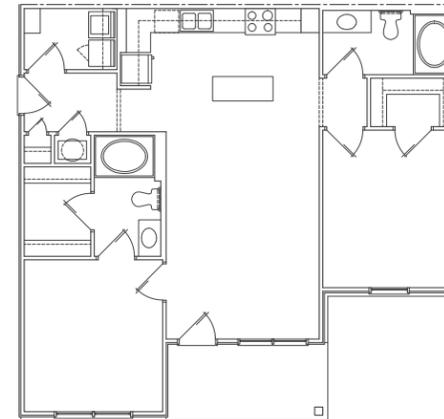
2BR (A)  
GROSS: 1,122 SQ. FT.  
NET: 1,070 SQ. FT.



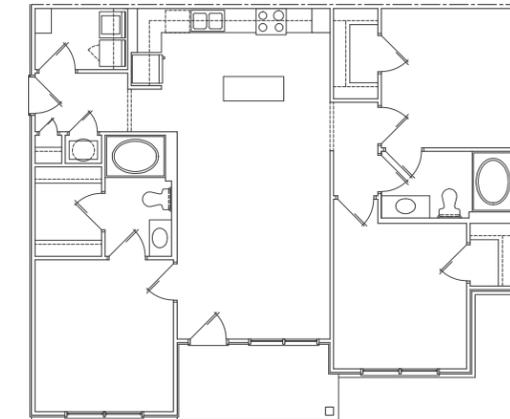
3BR (A)  
GROSS: 1,276 SQ. FT.  
NET: 1,221 SQ. FT.



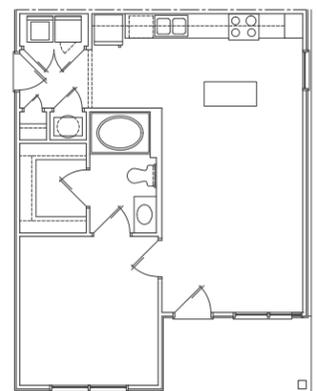
1BR (B)  
GROSS: 770 SQ. FT.  
NET: 730 SQ. FT.



2BR (B)  
GROSS: 1,038 SQ. FT.  
NET: 986 SQ. FT.

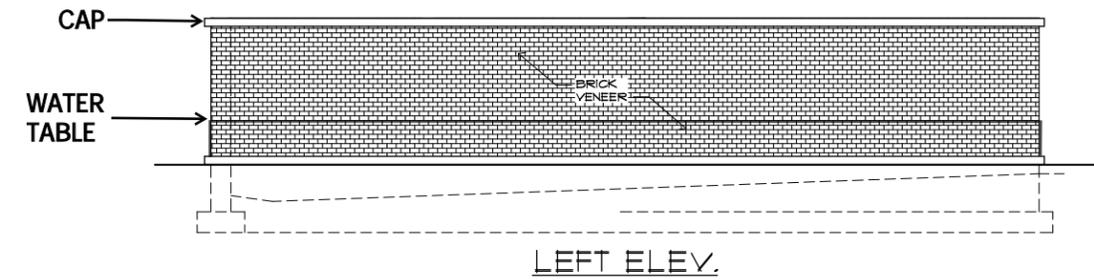
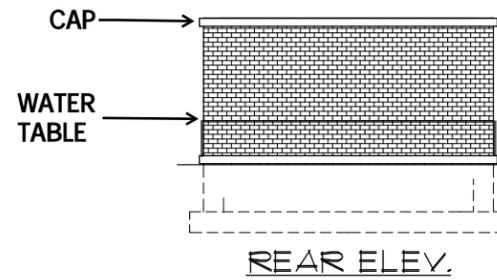
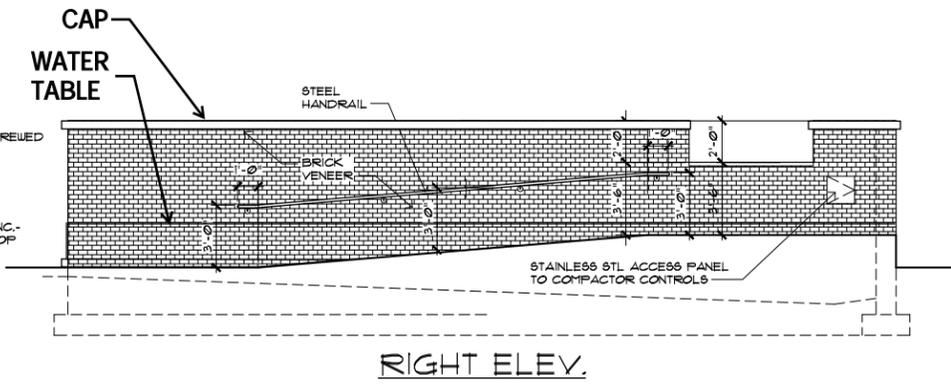
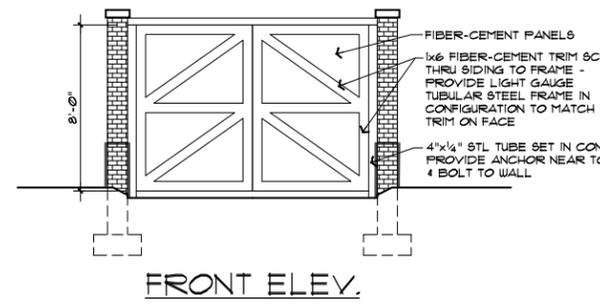
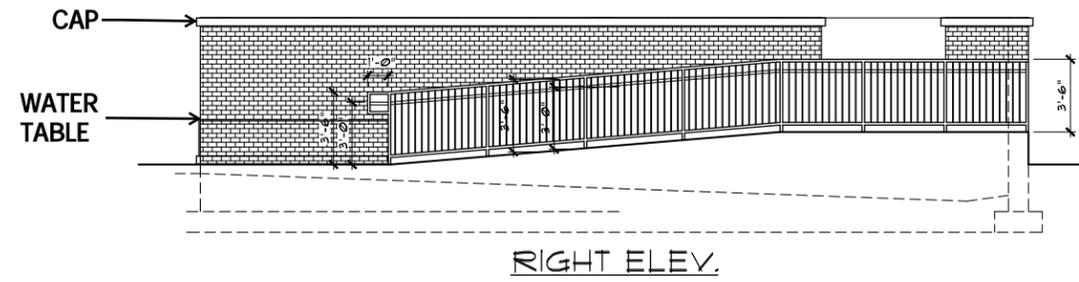


3BR (B)  
GROSS: 1,207 SQ. FT.  
NET: 1,154 SQ. FT.

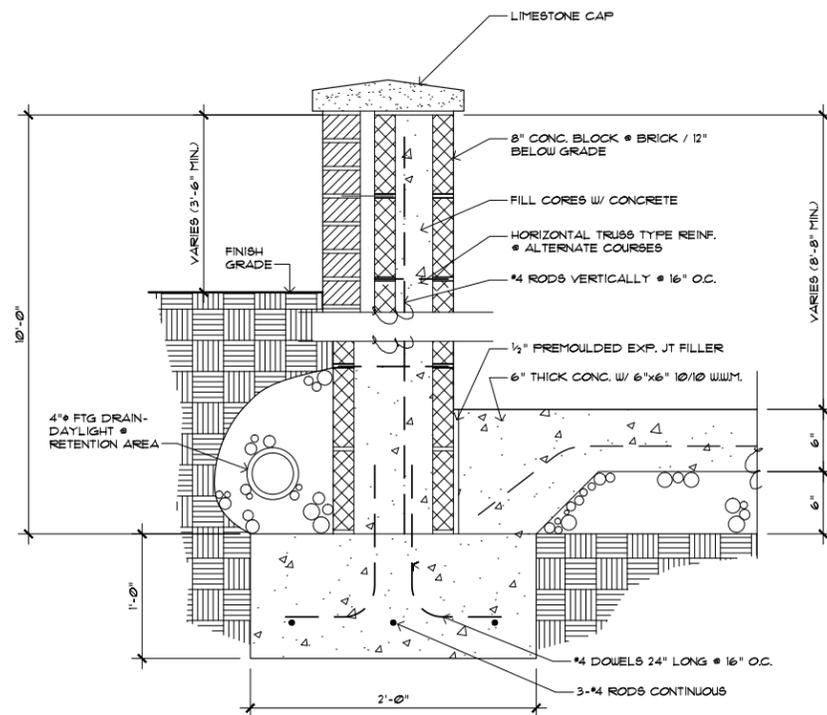


1BR (C)  
GROSS: 679 SQ. FT.  
NET: 641 SQ. FT.

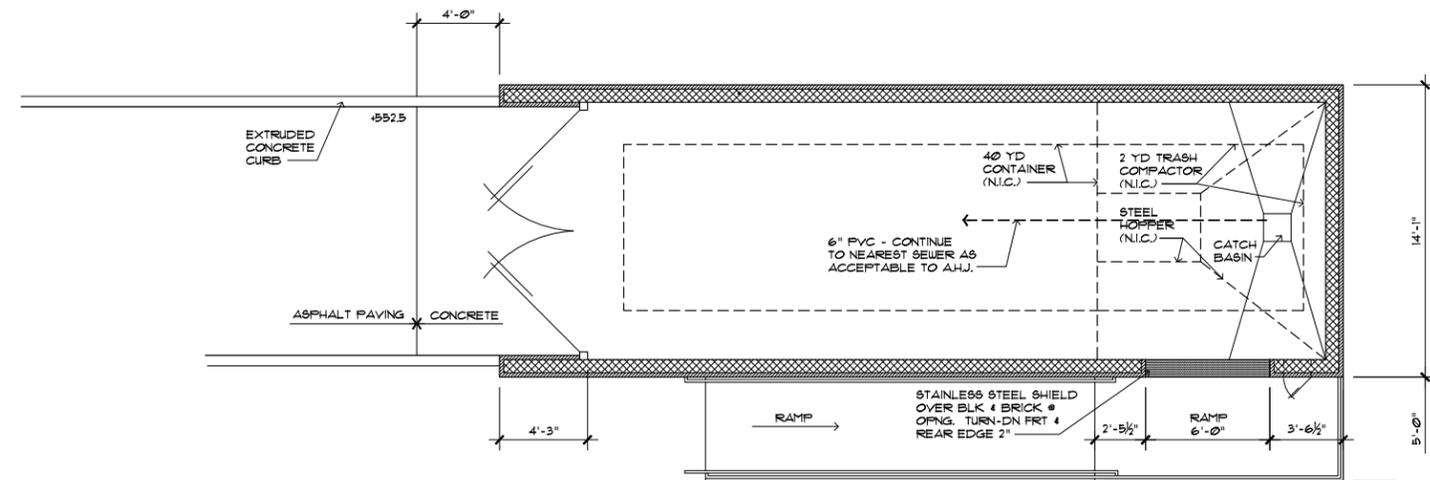
# ARCHITECTURE-TRASH COMPACTOR



## TRASH COMPACTOR ENCLOSURE ELEVATIONS



ENCLOSURE SECTION 'A'



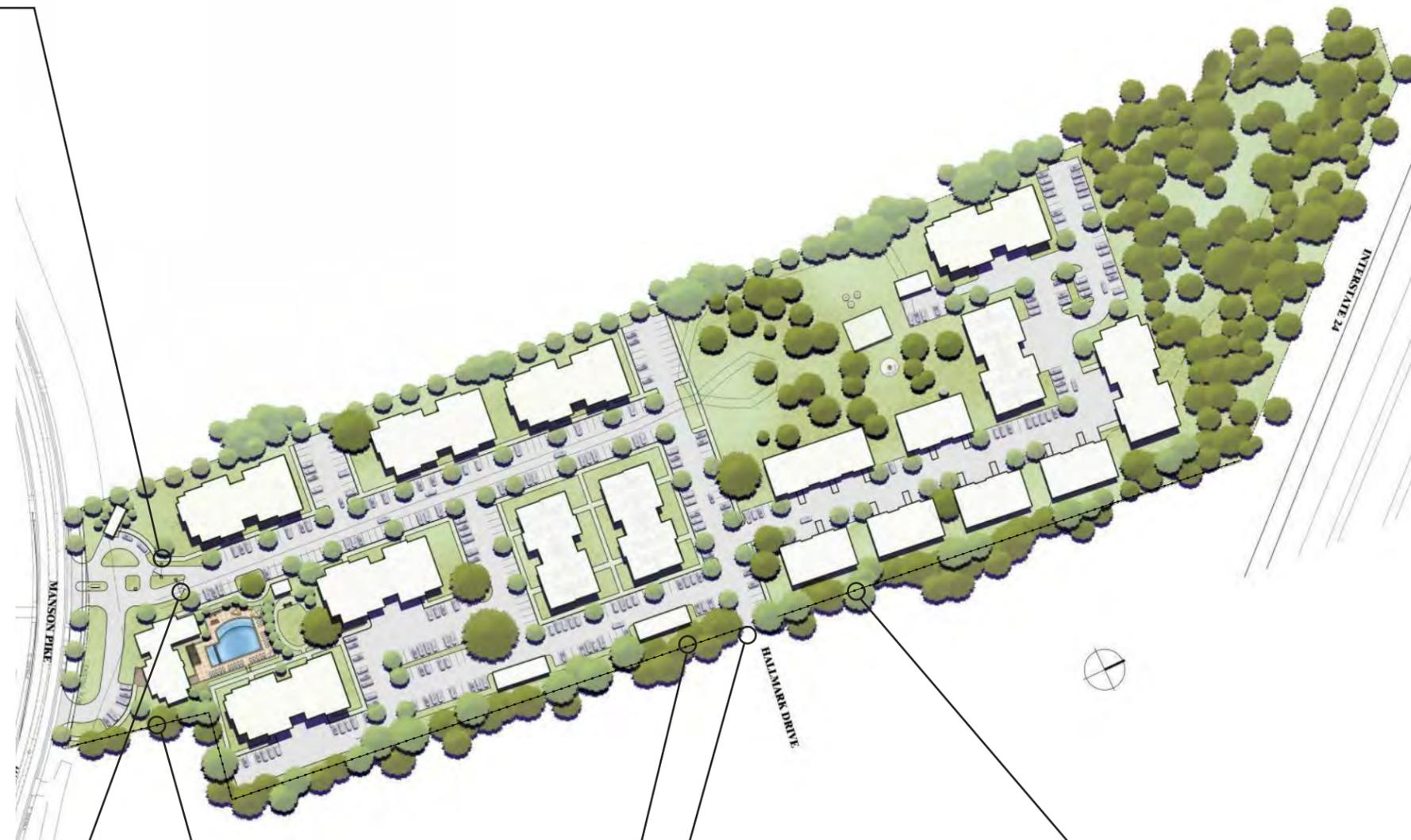
TRASH COMPACTOR ENCLOSURE PLAN

# FENCE AND GATE EXHIBIT

IRON FENCE AT ENTRY DRIVE:  
Gates are accessible via controlled access cards for residents and via yelp mode for emergency vehicles



IRON FENCE AT ENTRY DRIVE:  
Gates are accessible via controlled access cards for residents and via yelp mode for emergency vehicles



6' HT. WOODEN PRIVACY FENCE ALONG PROPERTY LINE ADJACENT TO SINGLE FAMILY RESIDENTIAL

WOODEN ENTRY GATE: Gate is only operable via yelp mode for emergency vehicle access. No other vehicular traffic is allowed.



6' HT. WOODEN PRIVACY FENCE ALONG PROPERTY LINE ADJACENT TO SINGLE FAMILY RESIDENTIAL

# SIGNAGE



## Signage Character

Unique, sculptural development signage, to tie in with local character, accented by striking landscaping; and to comply with GDO requirements.

# LUXURY OUTDOOR AMENITIES



- Resort style pool area with multiple gathering areas to build community among the residents
- Outdoor dining, fire pit, and custom arbors provide multi-purpose gathering spaces for residents
- Green space to include open lawn activity areas to provide residents with an opportunity to be active outdoors.
- A designated pet area

# CLUBHOUSE CHARACTER



# LOCAL PLANT PALETTE



Regal Mist Muhly  
*Muhlenbergia capillaris* 'Lenca'



Adagio Maiden Grass  
*Miscanthus sinensis* 'Adagio'



Carissa Holly  
*Ilex cornuta* 'Carissa'



Natchez Crape Myrtle  
*Lagerstroemia indica x fauriei* 'Natchez'



Oakleaf Hydrangea  
*Hydrangea quercifolia*



Yew, *Taxus x media* 'Densiformis'



Eastern Redbud  
*Cercis canadensis*



Claudia Wannamaker Magnolia  
*Magnolia grandiflora*  
'Claudia Wannamaker'



Nellie R. Stevens Holly  
*Ilex* 'Nellie R. Stevens'



Encore Azalea Autumn Lily  
*Azalea x Encore Azalea* 'Autumn Lily'



Emerald Snow Loropetalum  
*Loropetalum chinense* 'Shang white'



Arborvitae  
*Thuja* 'Green Giant'



Australis Bay Magnolia  
*Magnolia virginiana*  
'Australis'



Willow Oak  
*Quercus phellos*



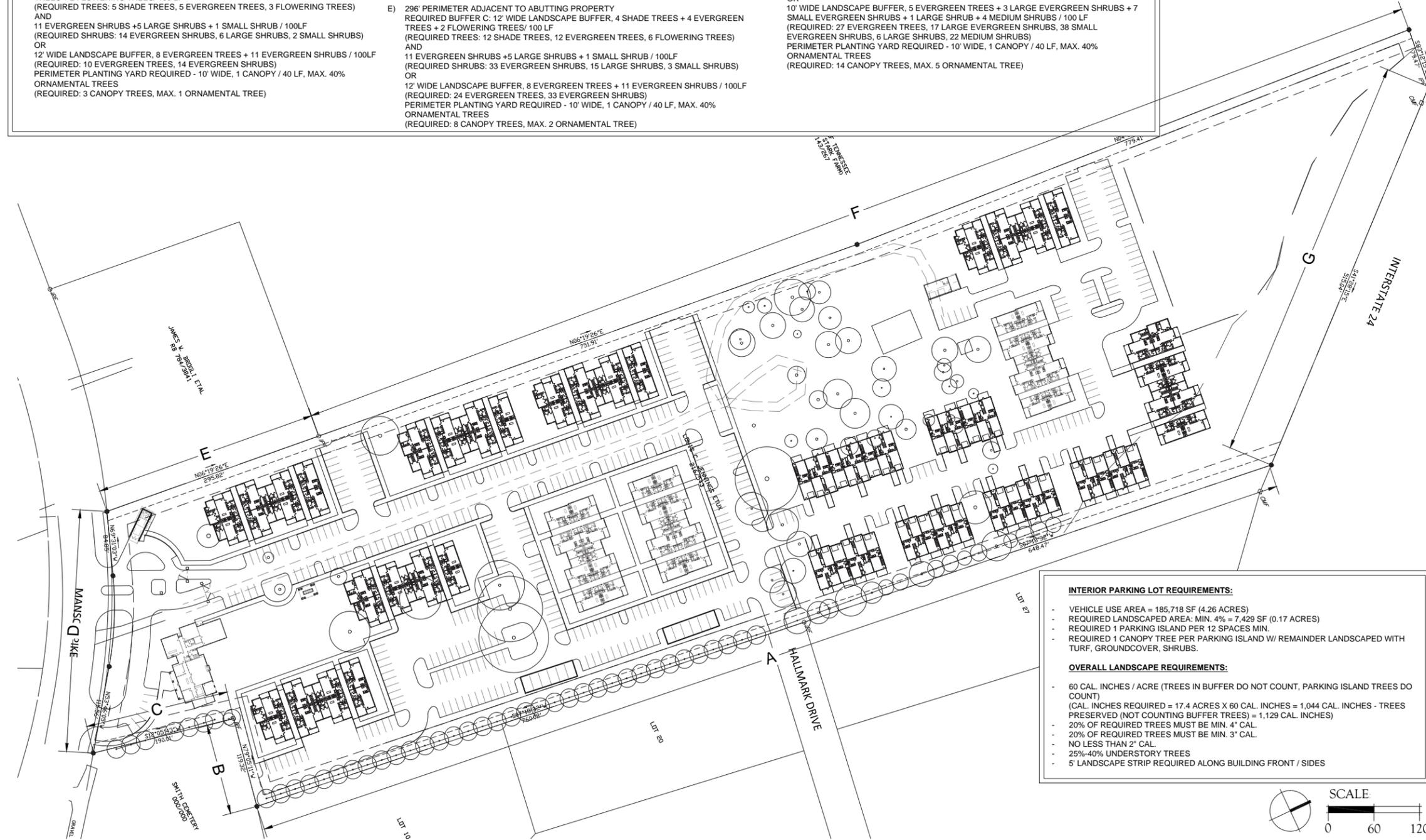
Nuttall Oak  
*Quercus nuttallii*



Idyllwild Eastern Red Cedar  
*Juniperus virginiana* 'Idyllwild'

# SECTION 27 LANDSCAPE COMPLIANCE PLAN

LANDSCAPE BUFFER / PERIMETER LANDSCAPE REQUIREMENTS:		
<p>A) 1408' PERIMETER ADJACENT TO ABUTTING PROPERTY REQUIRED BUFFER C: 12' WIDE LANDSCAPE BUFFER, 4 SHADE TREES + 4 EVERGREEN TREES + 2 FLOWERING TREES / 100 LF (REQUIRED TREES: 57 SHADE TREES, 57 EVERGREEN TREES, 29 FLOWERING TREES) AND 11 EVERGREEN SHRUBS + 5 LARGE SHRUBS + 1 SMALL SHRUB / 100LF (REQUIRED SHRUBS: 155 EVERGREEN SHRUBS, 71 LARGE SHRUBS, 15 SMALL SHRUBS) OR 12' WIDE LANDSCAPE BUFFER, 8 EVERGREEN TREES + 11 EVERGREEN SHRUBS / 100LF (REQUIRED: 113 EVERGREEN TREES, 155 EVERGREEN SHRUBS) PERIMETER PLANTING YARD REQUIRED - 10' WIDE, 1 CANOPY / 40 LF, MAX. 40% ORNAMENTAL TREES (REQUIRED: 36 CANOPY TREES, MAX. 14 ORNAMENTAL TREES)</p> <p>B) 120' PERIMETER ADJACENT TO ABUTTING PROPERTY REQUIRED BUFFER C: 12' WIDE LANDSCAPE BUFFER, 4 SHADE TREES + 4 EVERGREEN TREES + 2 FLOWERING TREES / 100 LF (REQUIRED TREES: 5 SHADE TREES, 5 EVERGREEN TREES, 3 FLOWERING TREES) AND 11 EVERGREEN SHRUBS + 5 LARGE SHRUBS + 1 SMALL SHRUB / 100LF (REQUIRED SHRUBS: 14 EVERGREEN SHRUBS, 6 LARGE SHRUBS, 2 SMALL SHRUBS) OR 12' WIDE LANDSCAPE BUFFER, 8 EVERGREEN TREES + 11 EVERGREEN SHRUBS / 100LF (REQUIRED: 10 EVERGREEN TREES, 14 EVERGREEN SHRUBS) PERIMETER PLANTING YARD REQUIRED - 10' WIDE, 1 CANOPY / 40 LF, MAX. 40% ORNAMENTAL TREES (REQUIRED: 3 CANOPY TREES, MAX. 1 ORNAMENTAL TREE)</p>	<p>C) 191' PERIMETER ADJACENT TO ABUTTING PROPERTY REQUIRED BUFFER C: 12' WIDE LANDSCAPE BUFFER, 4 SHADE TREES + 4 EVERGREEN TREES + 2 FLOWERING TREES / 100 LF (REQUIRED TREES: 8 SHADE TREES, 8 EVERGREEN TREES, 4 FLOWERING TREES) AND 11 EVERGREEN SHRUBS + 5 LARGE SHRUBS + 1 SMALL SHRUB / 100LF (REQUIRED SHRUBS: 22 EVERGREEN SHRUBS, 10 LARGE SHRUBS, 2 SMALL SHRUBS) OR 12' WIDE LANDSCAPE BUFFER, 8 EVERGREEN TREES + 11 EVERGREEN SHRUBS / 100LF (REQUIRED: 16 EVERGREEN TREES, 22 EVERGREEN SHRUBS) PERIMETER PLANTING YARD REQUIRED - 10' WIDE, 1 CANOPY / 40 LF, MAX. 40% ORNAMENTAL TREES (REQUIRED: 5 CANOPY TREES, MAX. 2 ORNAMENTAL TREE)</p> <p>D) 321' STREET FRONTAGE - 68' ENTRANCE DRIVES = 253' STREET FRONTAGE LANDSCAPE AS REQUIRED BY GATEWAY STREETSCAPE MASTER PLAN REQUIRED 30' FRONT YARD: 1 CANOPY TREE / 50 LF OF STREET FRONTAGE LANDSCAPE (REQUIRED FRONTAGE TREES: 6 CANOPY TREES)</p> <p>E) 296' PERIMETER ADJACENT TO ABUTTING PROPERTY REQUIRED BUFFER C: 12' WIDE LANDSCAPE BUFFER, 4 SHADE TREES + 4 EVERGREEN TREES + 2 FLOWERING TREES / 100 LF (REQUIRED TREES: 12 SHADE TREES, 12 EVERGREEN TREES, 6 FLOWERING TREES) AND 11 EVERGREEN SHRUBS + 5 LARGE SHRUBS + 1 SMALL SHRUB / 100LF (REQUIRED SHRUBS: 33 EVERGREEN SHRUBS, 15 LARGE SHRUBS, 3 SMALL SHRUBS) OR 12' WIDE LANDSCAPE BUFFER, 8 EVERGREEN TREES + 11 EVERGREEN SHRUBS / 100LF (REQUIRED: 24 EVERGREEN TREES, 33 EVERGREEN SHRUBS) PERIMETER PLANTING YARD REQUIRED - 10' WIDE, 1 CANOPY / 40 LF, MAX. 40% ORNAMENTAL TREES (REQUIRED: 8 CANOPY TREES, MAX. 2 ORNAMENTAL TREE)</p>	<p>F) 1531' PERIMETER ADJACENT TO ABUTTING PROPERTY REQUIRED BUFFER A: 10' WIDE LANDSCAPE BUFFER, 4 EVERGREEN TREES + 2 SHADE TREES + 2 ORNAMENTAL TREES / 100LF (REQUIRED TREES: 62 EVERGREEN TREES, 31 SHADE TREES, 31 ORNAMENTAL TREES) OR 10' WIDE LANDSCAPE BUFFER, 5 EVERGREEN TREES + 3 LARGE EVERGREEN SHRUBS + 7 SMALL EVERGREEN SHRUBS + 1 LARGE SHRUB + 4 MEDIUM SHRUBS / 100 LF (REQUIRED: 77 EVERGREEN TREES, 46 LARGE EVERGREEN SHRUBS, 108 SMALL EVERGREEN SHRUBS, 16 LARGE SHRUBS, 62 MEDIUM SHRUBS) PERIMETER PLANTING YARD REQUIRED - 10' WIDE, 1 CANOPY / 40 LF, MAX. 40% ORNAMENTAL TREES (REQUIRED: 39 CANOPY TREES, MAX. 15 ORNAMENTAL TREE)</p> <p>G) 539' PERIMETER ADJACENT TO I-24 REQUIRED BUFFER A: 10' WIDE LANDSCAPE BUFFER, 4 EVERGREEN TREES + 2 SHADE TREES + 2 ORNAMENTAL TREES / 100LF (REQUIRED TREES: 22 EVERGREEN TREES, 11 SHADE TREES, 11 ORNAMENTAL TREES) OR 10' WIDE LANDSCAPE BUFFER, 5 EVERGREEN TREES + 3 LARGE EVERGREEN SHRUBS + 7 SMALL EVERGREEN SHRUBS + 1 LARGE SHRUB + 4 MEDIUM SHRUBS / 100 LF (REQUIRED: 27 EVERGREEN TREES, 17 LARGE EVERGREEN SHRUBS, 38 SMALL EVERGREEN SHRUBS, 6 LARGE SHRUBS, 22 MEDIUM SHRUBS) PERIMETER PLANTING YARD REQUIRED - 10' WIDE, 1 CANOPY / 40 LF, MAX. 40% ORNAMENTAL TREES (REQUIRED: 14 CANOPY TREES, MAX. 5 ORNAMENTAL TREE)</p>



**INTERIOR PARKING LOT REQUIREMENTS:**

- VEHICLE USE AREA = 185,718 SF (4.26 ACRES)
- REQUIRED LANDSCAPED AREA: MIN. 4% = 7,429 SF (0.17 ACRES)
- REQUIRED 1 PARKING ISLAND PER 12 SPACES MIN.
- REQUIRED 1 CANOPY TREE PER PARKING ISLAND W/ REMAINDER LANDSCAPED WITH TURF, GROUNDCOVER, SHRUBS.

**OVERALL LANDSCAPE REQUIREMENTS:**

- 60 CAL. INCHES / ACRE (TREES IN BUFFER DO NOT COUNT, PARKING ISLAND TREES DO COUNT)
- (CAL. INCHES REQUIRED = 17.4 ACRES X 60 CAL. INCHES = 1,044 CAL. INCHES - TREES PRESERVED (NOT COUNTING BUFFER TREES) = 1,129 CAL. INCHES)
- 20% OF REQUIRED TREES MUST BE MIN. 4" CAL.
- 20% OF REQUIRED TREES MUST BE MIN. 3" CAL.
- NO LESS THAN 2" CAL.
- 25%-40% UNDERSTORY TREES
- 5' LANDSCAPE STRIP REQUIRED ALONG BUILDING FRONT / SIDES



# PLANNED DEVELOPMENT CRITERIA

## General Applicability Per Section 13 - Planned Development Regulations

1. **Ownership and division of land:** The site is owned by Louis and Elizabeth Jennings. The lot is currently zoned RM in Rutherford County.
2. **Waiver of BZA action:** No action of the BZA shall be required for approval of this planned commercial development.
3. **Common open space:** Formal open space will be provided as required by the Gateway Overlay District
4. **Accessibility to site:** The property is accessible from Manson Pike.
5. **Off street parking .** The developer will provide ample parking spaces provided at a rate of 1.5 spaces for a one bedroom, 2 spaces for a two bedroom unit and 3 spaces for a three bedroom unit. This is an exception from the Zoning Ordinance.
6. **Pedestrian circulation:** A sidewalk will be provided along Manson Pike and connect to a network of walkways throughout the development.
7. **Privacy and screening:** Surrounding land uses to the West is owned by Middle Tennessee State University, the property to the North is Interstate 24, the property to the East is an established subdivision, the property is bordered by Manson Pike to the South. The property has substantial vegetation to the North and the East. The buffer to the East is to be preserved in order to provide a substantial separation from the adjacent neighborhood.
8. **Zoning and subdivision modifications proposed:** The property owner is requesting the property be rezoned from the current RM designation to a Planned Residential Development. Once approved as a PRD only the uses specified in this document will be permitted.
9. **Phasing:** The project shall be completed in one phase.

10. **Annexation:** Annexation is requested with this zoning request.

11. **Landscaping:** Landscaping buffers, and perimeter yard planting will be included with the site plan.

12. **Major Thoroughfare Plan:** The PRD is consistent with the Major thoroughfare plan.

13. **Applicant contact information:** Contact information is located on sheet 3

14. **Proposed Signage:** Signage location is depicted on the Conceptual Master Section 13 – Project Development Criteria Requirements

1. **Identification of existing utilities:** Shown in pattern book sheet 6

2/3. **Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site:** Shown in pattern book sheet 5-10, 12

4/5. **Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation:** Shown in pattern book 17,18,32-34

6. **Development schedule:** The project is currently being projected to start immediately upon permit acquisitions.

7. **Relationship of the planned development to current city polices and plans:** The development is consistent with the growth in the area however, it is a different use than what is projected within the Blackman Land Use Study.

8. **Proposed deviation from zoning and subdivision ordinance:** See exceptions below.

### Exceptions:

- Reduced overall parking requirements as 1.5 spaces for 1 bedroom units, 2 spaces per 2 bedroom unit, and 3 spaces per 3 bedroom unit.
- Tandem parking spaces shall be included toward the overall parking requirements.
- Front building setback requirement at building 4 as indicated on the site plan.

9. **Site tabulation data for land area, FAR, LSR, and OSR:** Data provided on sheets 13, 14.

10. **The nature and extent of any overlay zones as described in Section 24 and 34:** The PRD will be in compliance with the Gateway Overlay District (GDO1)