

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**March 2, 2016
7:00 PM**

**Bob Lamb
Chairman**

1. Call to order

2. Determination of a quorum.

3. Public Hearings:

- a.** Zoning application [2016-409] for approximately 1 acre located at 1710 E Northfield Blvd to be rezoned from RS-15 to RM-16, Murfreesboro Leased Housing Associates I applicant.
- b.** Zoning application [2016-411] for approximately 5.5 acres located along Conference Center Boulevard and Avenue Way to be rezoned from PCD and CH to Vasari Lofts PRD, TDK construction applicant.
- c.** Zoning application [2016-410] for approximately 14 acres located within the Liberty Cove subdivision to be rezoned from RS-15 to RS-10 (approx. 7 acres) & from RS-10 to RS-15 (approx. 7 acres), Howard Wall & Jim Obrien applicants.
- d.** Annexation Plan of Services and annexation petition [2016-504] for approximately 291 acres located along Blackman Road & Florence Road, Shelton Family & Saraswat Family Trust applicants.
- e.** Zoning application [2016-406] for approximately 242 acres located along Blackman Road & Florence Road to be zoned Shelton Springs PRD simultaneous with annexation, Parks Development applicant.
- f.** Annexation Plan of Services and annexation petition [2016-501] for approximately 31.9 acres located west of Manchester Pike, Swanson Development applicant.

MURFREESBORO PLANNING COMMISSION AGENDA

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- g.** Zoning application [2016-408] for approximately 31.9 acres located west of Manchester Pike to be zoned L-I simultaneous with annexation, Swanson Development.
- h.** Annexation Plan of Services and annexation petition [2016-501] for approximately 30.6 acres located along New Salem Highway, World Outreach Church & Jackson Family General Partnership applicants.
- i.** Zoning application [2016-407] for approximately 25.4 acres located along New Salem Highway to be zoned CF (approx. 7 acres) and RM-16 (approx. 18.4 acres) simultaneous with annexation, Jackson Family General Partnership applicant.

4. Staff Reports and Other Business:

5. Adjourn.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 2, 2016**

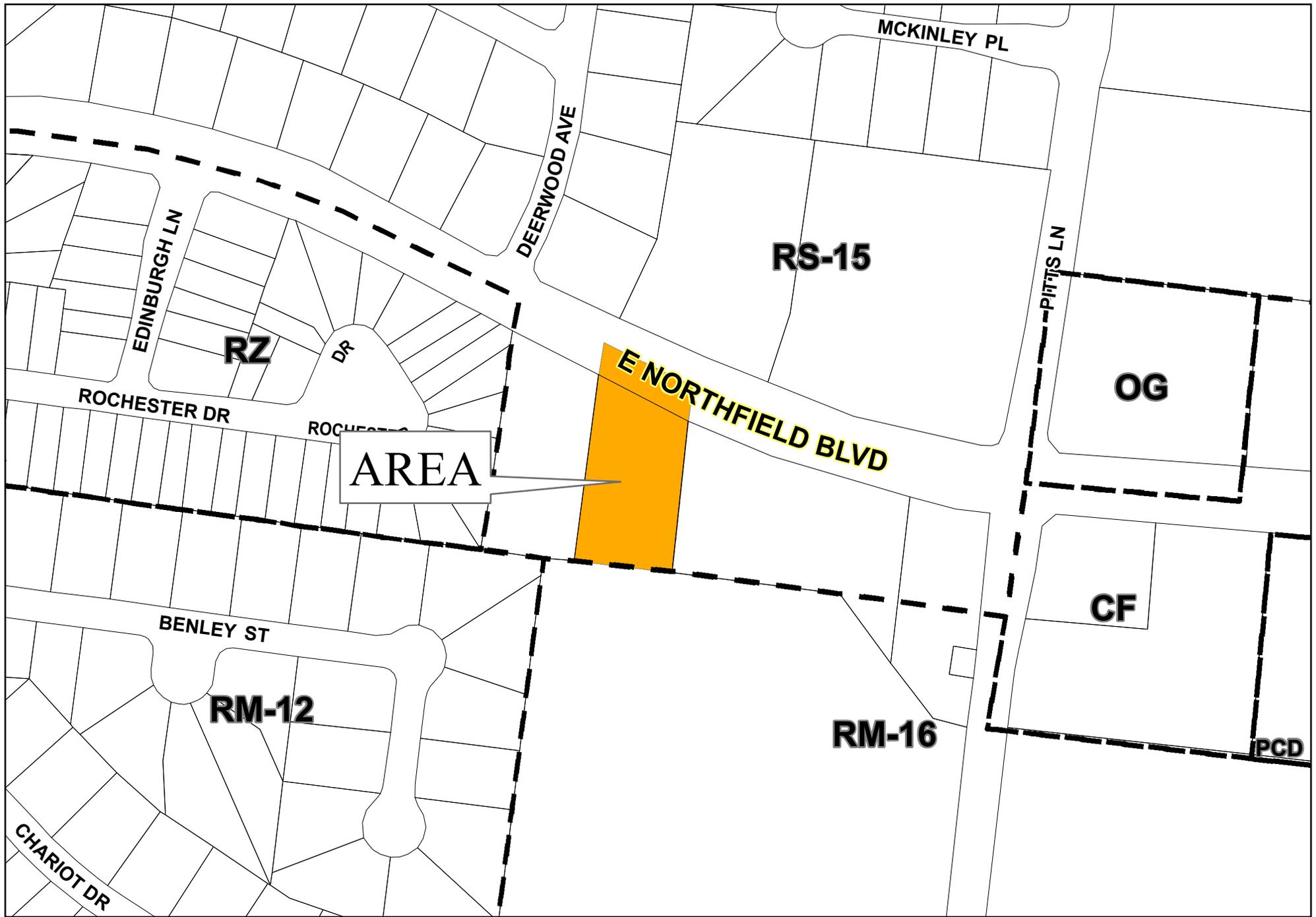
3.a. Zoning Change [2016-409] for approximately 1 acre from RS-15 to RM-16 located at 1710 E Northfield Blvd, Murfreesboro Leased Housing Associates I applicant.

The subject property is located along the south side of East Northfield Boulevard just west of Pitts Lane. It is the northernmost acre of a parcel that is developed with an apartment complex called Chariot Pointe Apartments (formerly known as King's Crossing). The majority of the property is zoned RM-16 (Residential Multi-Family District) but this northernmost acre along East Northfield Boulevard is zoned RS-15 (Single-Family Residential District). All of the actual apartment buildings are located on the portion of the property zoned RM-16. The only structure located on the portion zoned RS-15 is the apartment complex swimming pool.

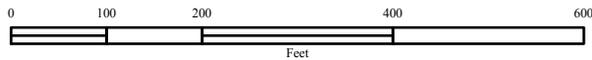
The apartment complex has recently been purchased, and the new owner wishes to construct some improvements to the complex, specifically the construction of a new leasing office, a trash compactor, a playground, a mail kiosk, and the renovation of the existing leasing office into a clubhouse. The new leasing office is proposed to be located at the front of the site in the area that is zoned RS-15. In order to construct the leasing office in this location, the property must be zoned in a manner that will permit a building that is accessory to a multi-family use. The new owners have requested that this northernmost acre be rezoned from RS-15 to RM-16 to facilitate the construction of the new leasing office as well as some other miscellaneous improvements such as some additional parking. Preliminary architectural elevations for the proposed clubhouse have been included for the Planning Commission's reference as have before and after photographic renderings of the clubhouse area. (Note: The most current architectural elevation is not shown in the "after" photo; however, this rendering is only intended to give a general idea of how the site will look after the construction of the leasing office.)

The subject property is bordered on its west side by an undeveloped parcel zoned RS-15 and on its east side by the Jehovah's Witness Kingdom Hall, which is also zoned RS-15. Because the properties to both the east and west are zoned RS-15, the apartment complex will be required to provide a Type C buffer along these property lines if it is rezoned to RM-16. To the northwest across East Northfield Boulevard is the Quail Run single-family residential subdivision, which is also zoned RS-15. South of the acre in question is the balance of the subject property, which is zoned RM-16.

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.



**Rezoning Request Along E. Northfield Blvd. from
RS-15 to RM-16**



Path: G:\planning\rezon\northfields15_rm16.mxd



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



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: LITTLEJOHN (JASON BROUILLETTE)

Address: 1935 21st Ave S. City/State/Zip: NASHVILLE, TN 37212

Phone: 615 385 4144 E-mail address: jbrouillette@leainc.com

PROPERTY OWNER: MURFREESBORO LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP

Street Address or property description: 1710 E. NORTHFIELD BLVD MURFREESBORO, TN 37130

and/or Tax map #: 81 Group: _____ Parcel (s): 112.07

Existing zoning classification: RS-15 (PORTION OF PARCEL TO BE REZONED); RM-16 (TO REMAIN)

Proposed zoning classification: RM-16* Acreage: ±10.9 ACRES - ENTIRE PARCEL
* RM-16 to MATCH MAJORITY OF THE PROPERTY'S ZONING.
CURRENT

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

E-mail: _____

APPLICANT'S SIGNATURE (required): [Signature]
DATE: 1/28/2016

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

Date received: _____ MPC YR.: _____ MPC #: 2016-409

Amount paid: \$ 600.00 Receipt #: 922578



January 28, 2016

Mr. Matthew Blomeley, AICP
Murfreesboro Planning Department
111 West Vine Street
Murfreesboro, TN 37130

**RE: Chariot Pointe (Formerly King's Crossing)
1710 E. Northfield Blvd
Rezoning Application Submittal**

Dear Matthew,

Please find attached a Rezoning Application Request for the above referenced property. Currently the subject property is split zoned with a portion of the site along E. Northfield Blvd being zoned RS-15, and the remaining larger portion of the site being zoned RM-16. The current use of the property is Multi-Family Apartments, (which are to remain). The RS-15 portion of the property serves the RM-16 portion of the site as main resident access drive and has a private resident swimming pool located within this area. This rezoning application is intended to clean up the property for the existing Multi-Family use with a single zoning, (RM-16). This rezoning application request is related to separate site improvement and building code review submittals for a proposed 1100 s.f. Leasing Office in the current RS-15 zoned area, (Site Plans submitted 1/28/16 for planning and engineering staff review). We understand that any proposed improvements within the RS-15 area are subject to the approval of this rezoning request and provide this information simply to communicate the intent of this rezoning request.

Please add this request to the February 17 Planning Commission Agenda (March 3, 2016 Planning Commission Public Hearing).

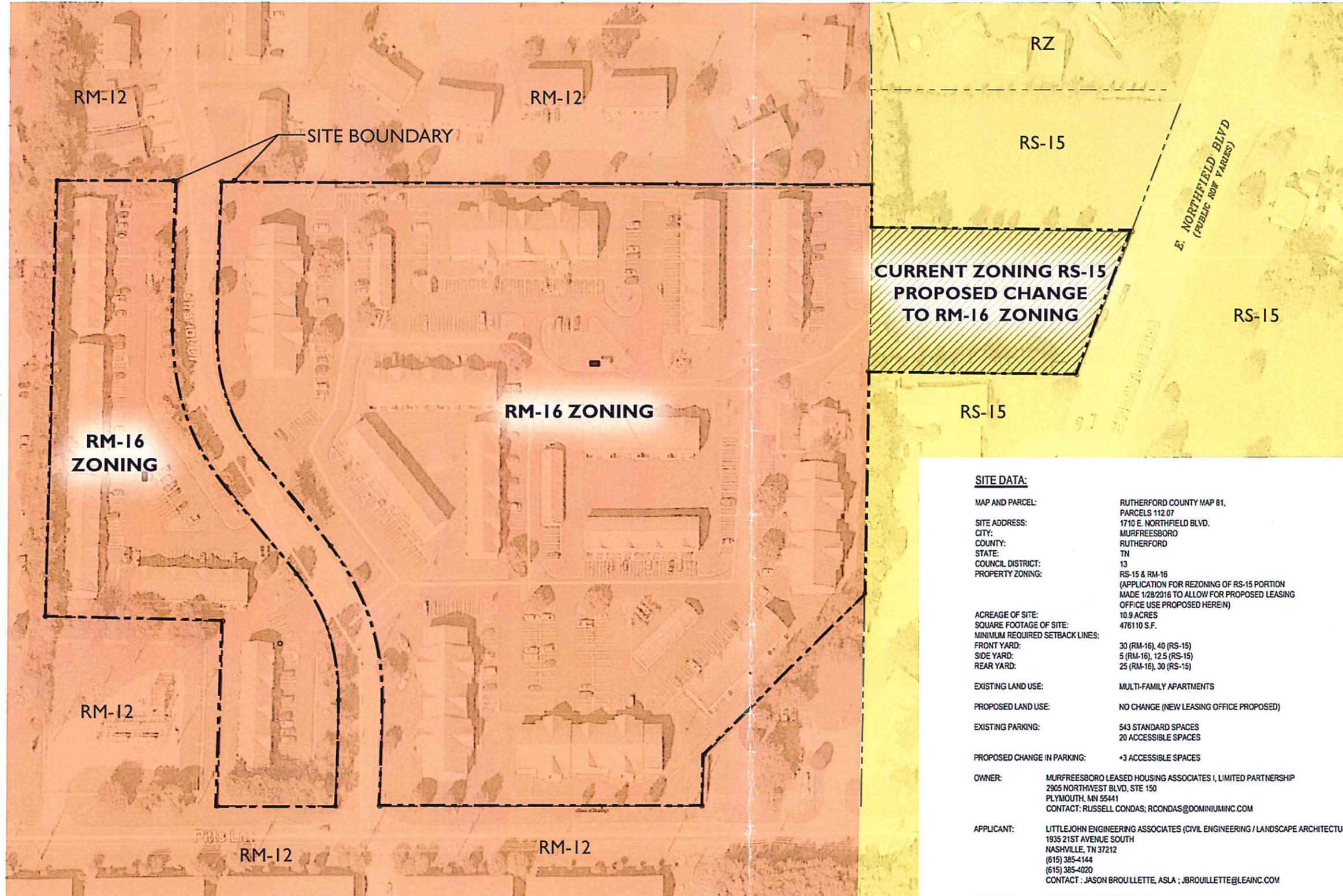
This submittal includes:

- Application
- Review fee check in the amount of \$ 600
- Rezoning Exhibit

Please give me a call if you have any questions or require additional information for your review and approval of this project.

Sincerely,
LITTLEJOHN ENGINEERING ASSOCIATES, INC.

Jason M. Brouillette, PLA
Project Manager



**CURRENT ZONING RS-15
PROPOSED CHANGE
TO RM-16 ZONING**

SITE DATA:

MAP AND PARCEL: RUTHERFORD COUNTY MAP 81, PARCELS 112.07
SITE ADDRESS: 1710 E. NORTHFIELD BLVD.
CITY: MURFREESBORO
COUNTY: RUTHERFORD
STATE: TN
COUNCIL DISTRICT: 13
PROPERTY ZONING: RS-15 & RM-16
 (APPLICATION FOR REZONING OF RS-15 PORTION MADE 1/28/2016 TO ALLOW FOR PROPOSED LEASING OFFICE USE PROPOSED HEREIN)

ACREAGE OF SITE: 10.9 ACRES
SQUARE FOOTAGE OF SITE: 478110 S.F.
MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: 30 (RM-16), 40 (RS-15)
SIDE YARD: 5 (RM-16), 12.5 (RS-15)
REAR YARD: 25 (RM-16), 30 (RS-15)

EXISTING LAND USE: MULTI-FAMILY APARTMENTS
PROPOSED LAND USE: NO CHANGE (NEW LEASING OFFICE PROPOSED)
EXISTING PARKING: 543 STANDARD SPACES
 20 ACCESSIBLE SPACES
PROPOSED CHANGE IN PARKING: +3 ACCESSIBLE SPACES

OWNER: MURFREESBORO LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP
 2905 NORTHWEST BLVD, STE 150
 PLYMOUTH, MN 55441
 CONTACT: RUSSELL CONDAS; RCONDAS@DOMINIUMINC.COM

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES (CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE)
 1935 21ST AVENUE SOUTH
 NASHVILLE, TN 37212
 (615) 385-4144
 (615) 385-4020
 CONTACT: JASON BROUILLETTE, ASLA; JBROUILLETTE@LEAINC.COM

ARCHITECT: EBERSOLDT + ASSOCIATES, LLC
 1214 WASHINGTON AVE.
 ST. LOUIS, MO 63101
 (314) 241-4566
 CONTACT: CHUCK REITZEL, AIA; CREITZEL@EPLUSA-ARCH.COM

Littlejohn
 An S&ME Company
 1935 21st Avenue South, Nashville, Tennessee 37212
 T 615.385.4144 F 615.385.4020 www.lea-inc.com

CHARIOT POINTE
 FORMERLY KING'S CROSSING
 1710 EAST NORTHFIELD BLVD & 1600 CHARIOT DRIVE
 MURFREESBORO, TN 37080

e+a
 ebersoldt + associates
 1214 Washington Ave
 St. Louis, MO 63101
 314-241-4566

DATE	REVISIONS
1/28/2016	20151280

EX.1
 ZONING
 EXHIBIT





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**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 2, 2016**

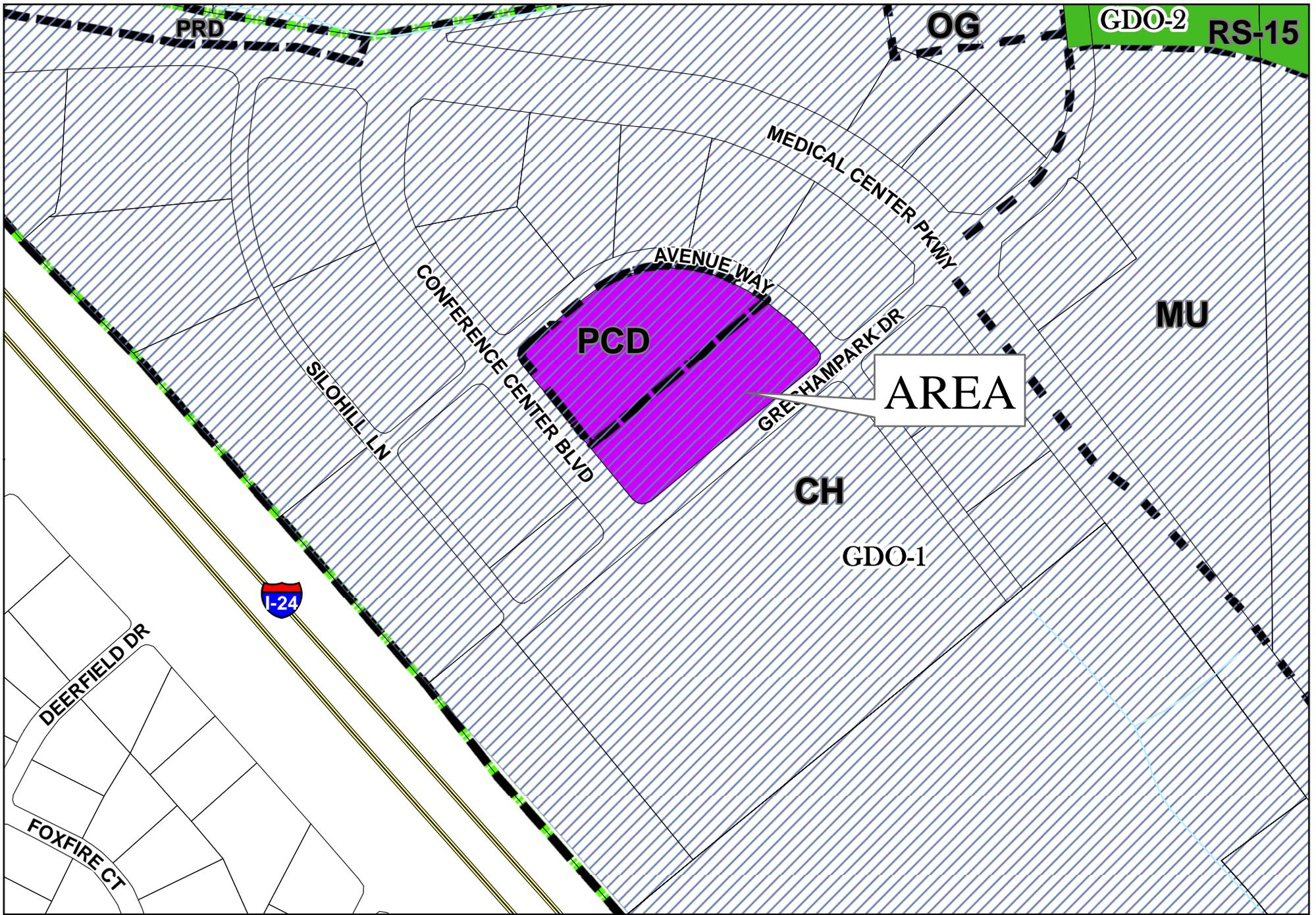
3.b. Zoning application [2016-411] for approximately 5.5 acres located along Conference Center Boulevard and Avenue Way to be rezoned from PCD (approx. 3.1 acres) and CH (approx. 2.4 acres) to PRD (Vasari Lofts), TDK construction applicant.

The subject property is one parcel located along Conference Center Boulevard, Avenue Way and Greshampark Drive. All of the surrounding properties are zoned CH (Commercial Highway District). The subject property is zoned both CH and PCD and is within the GDO-1 overlay district. The PCD is approved to allow a 7 story, 129 room Hyatt Place hotel. The applicant has a contract to purchase the property and has requested a rezoning to PRD (Planned Residential District) to construct a multi-family development. The applicant believes the multi-family use will be a good fit in this area referred to as our "hospitality campus" because it is within walkable distance to the Avenues and other services. The applicant desires to zone this property PRD to allow 203 units on 5.5 acres with a density of 37 dwelling units/acre. In comparison, the MU district permits 25 dwelling units per acre. The apartment units will be a mix of one, two and three bedroom units. The structures will front upon Avenue Way and Greshampark Drive with on street parking along Greshampark Drive. These spaces will be in public right of way and will be available to the public and not be restricted to Vasari Loft residents only. A copy of the proposed PRD program book has been included in the agenda materials.

The Planned development zoning allows for exceptions from the Zoning Ordinance or Subdivisions Regulations to be made so long as they are clearly identified and approved. This PRD is requesting an exception to the maximum density to increase it from 25 d.u./acre to 37 d.u./acre. The PRD also requests a reduction in the minimum number of parking spaces. A chart has been provided on page 25 of the program book with parking calculations. The Zoning Ordinance requires 378 regular, off-street parking spaces and the PRD is providing 334 spaces. Also, the Zoning Ordinance does not allow access to one parking space through one other parking space in multi-family residential uses. The applicant is providing parking spaces in front of the garage doors which are available to the resident who rents the garage. The parking calculations refer to these type spaces as "tandem" parking spaces and they are including "tandem spaces" in the minimum number being provided.

Architectural renderings are provided in the PRD program book providing the concept for the proposed design. The proposed materials are on page 17. The Planning Commission should discuss the proposed design and determine if it is consistent with GDO expectations. This project will be required to go through initial design review and final design review during site plan review to review the details of the plans.

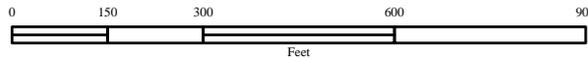
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along Conference Center Blvd.
from CH and PCD to PRD**



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



VASARI LOFTS AT THE AVENUE

A REQUEST FOR REZONING TO A PRD

SUBMITTED JANUARY 28, 2016

SEC PROJECT # 06115

RESUBMITTED FEBRUARY 16, 2016 FOR FEBRUARY 17, 2016 PLANNING COMMISSION WORKSHOP

RESUBMITTED FEBRUARY 22, 2016 FOR MARCH 2, 2016 PLANNING COMMISSION PUBLIC HEARING



VASARI LOFTS

AT THE AVENUE

SEC, Inc.



DEVELOPER
TDK DEVELOPMENT

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

ARCHITECT
HUMPHREYS AND PARTNERS
ARCHITECTS L.P.

PLANNING . ENGINEERING
LANDSCAPE ARCHITECTURE
SEC, INC.

ATTN: ROSS BRADLEY
1610 SOUTH CHURCH STREET
MURFREESBORO, TN 37130
P: 615-895-8743
C: 615-796-4514
RBRADLEY@TDKCONSTRUCTION.COM

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

ATTN: MICHAEL SMITH
5339 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
P: 972-701-9636
F: 972-701-9639
MICHAEL@HUMPHREYS.COM

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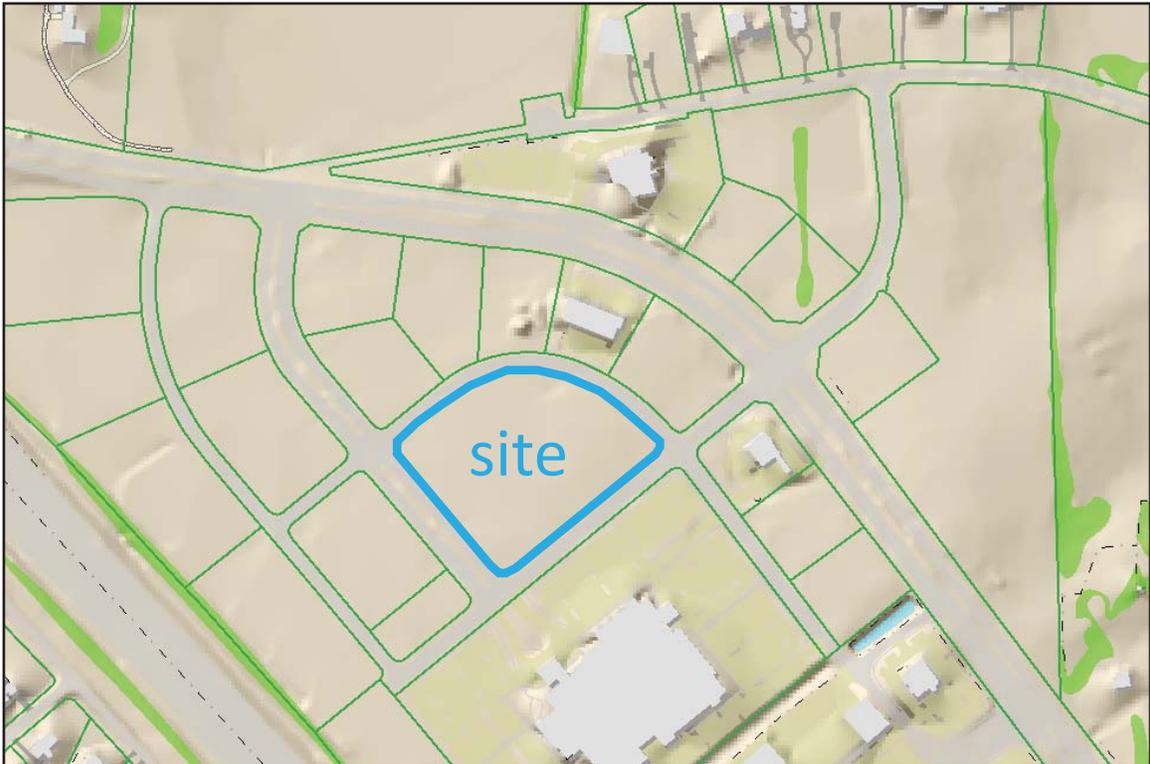
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AERIAL IMAGE

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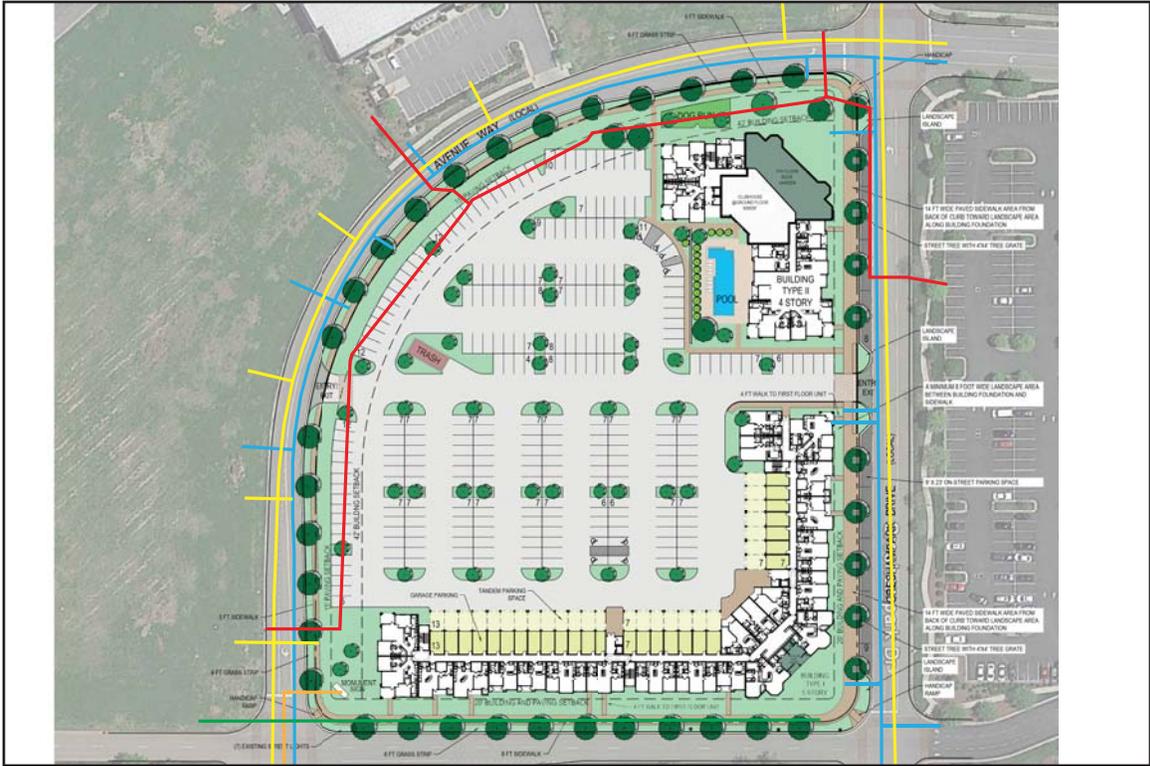
GIS IMAGE

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TDK DEVELOPMENT RESPECTIVELY REQUESTS REZONING THE PROPERTY AT 3055 AVENUE WAY FROM PLANNED COMMERCIAL DEVELOPMENT (PCD)(3.13 ACRES) AND COMMERCIAL HIGHWAY (CH)(2.36 ACRES) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO CREATE THE VASARI LOFTS AT THE AVENUE. THE PROPERTY WILL REMAIN WITHIN THE GDO-1 DISTRICT. THE PROPERTY IS APPROXIMATELY 5.49 ACRES AND LOCATED JUST ACROSS THE STREET FROM THE EMBASSY SUITES HOTEL AND CONFERENCE CENTER. IT IS BOUNDED BY AVENUE WAY ALONG THE NORTH, CONFERENCE CENTER BOULEVARD TO THE WEST AND GRESHAMPARK DRIVE TO THE EAST. IT IS IDENTIFIED AS PARCEL 95.16 OF TAX MAP 79.

VASARI LOFTS IS ENVISIONED TO BE AN UPSCALE URBAN APARTMENT COMMUNITY THAT WILL BE COMPRISED OF 2 APARTMENT BUILDINGS. BUILDING ONE WILL BE 5 STORIES TALL AND BE LOCATED ALONG CONFERENCE CENTER BOULEVARD AND GRESHAMPARK DRIVE. WHILE BUILDING TWO WILL BE FOUR STORIES TALL AND LOCATED ALONG GRESHAMPARK DRIVE AND AVENUE WAY. THE DEVELOPMENT WILL CONSIST OF NO MORE THAN 203 APARTMENT UNITS YIELDING AN OVERALL DENSITY OF 36.98 DWELLING UNITS / ACRE. ALL THE UNITS WILL BE FOR RENT. THE PROPOSED APARTMENT UNITS WILL RANGE IN SIZE FROM 592 SF. FOR A 1 BEDROOM UP TO 1,382 SF. FOR A 3 BEDROOM UNIT. VASARI WILL ALSO BE PROVIDING ROUGHLY 27 ONE CAR TUCK UNDER GARAGE SPACES ALONG WITH 27 ONE CAR TANDEM SPACES DIRECTLY BEHIND THE GARAGE SPACE TO RENTERS WHO WANT DEDICATED PARKING AREAS. THE AMENITIES PLAN CONSISTS OF CLUBHOUSE ON THE FIRST FLOOR OF BUILDING TWO, ALONG WITH A ROOFTOP AMENITY AREA LOCATED ON THE TOP FLOOR OF EACH BUILDING. IN ADDITION, VASARI WILL BE CREATING URBAN STREETSCAPES ALONG CONFERENCE CENTER BOULVDARD AND GRESHAMPARK DRIVE TO ENHANCE THE URBAN CHARACTER OF BUILDINGS. ALSO, A URBAN-STYLE POOL AND PET PARK/ DOG RUN WILL BE PRESENT





UTILITIES



WATER LINE

STORM DRAINAGE

UNDERGROUND ELECTRIC

RE-USE WATER LINE

SANITARY SEWAGE

NOT TO SCALE



TOPOGRAPHY AND HYDROLOGY



WATER MOVEMENT

SITE BOUNDARY

NOT TO SCALE



CITY OF MURFREESBORO

THE PROPERTY WILL HAVE ACCESS TO PUBLIC RIGHTS-OF-WAY ALONG CONFERENCE CENTER BOULEVARD, GRESHAMPARK DRIVE AND AVENUE WAY. THE DEVELOPMENT WILL CONNECT TO GRESHAMPARK DRIVE AND AVENUE WAY AS A MEANS OF INGRESS/EGRESS FROM THE PROPERTY.



MURFREESBORO WATER AND SEWER DEPARTMENT

SANITARY SEWER SERVICE HAS BEEN EXTENDED TO THE EDGE OF THE SITE AT THE INTERSECTION OF CONFERENCE CENTER BOULEVARD AND AVENUE WAY. INITIAL CONSTRUCTION WILL EXTEND THE SEWER SERVICE INTO THE SITE FROM THE EXISTING MANHOLE. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE SEWER INTO THIS PROPERTY. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE MURFREESBORO WATER & SEWER DEPARTMENT. REUSE WATER LOCATED ADJACENT TO THE SITE WILL BE UTILIZED FOR LANDSCAPE IRRIGATION.



CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

WATER MAINS ARE LOCATED ALONG AVENUE WAY AND GRESHAMPARK DRIVE. WATER SERVICE WILL BE CONNECTED TO THE MAIN WITH CONSTRUCTION OF THE SITE. 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.

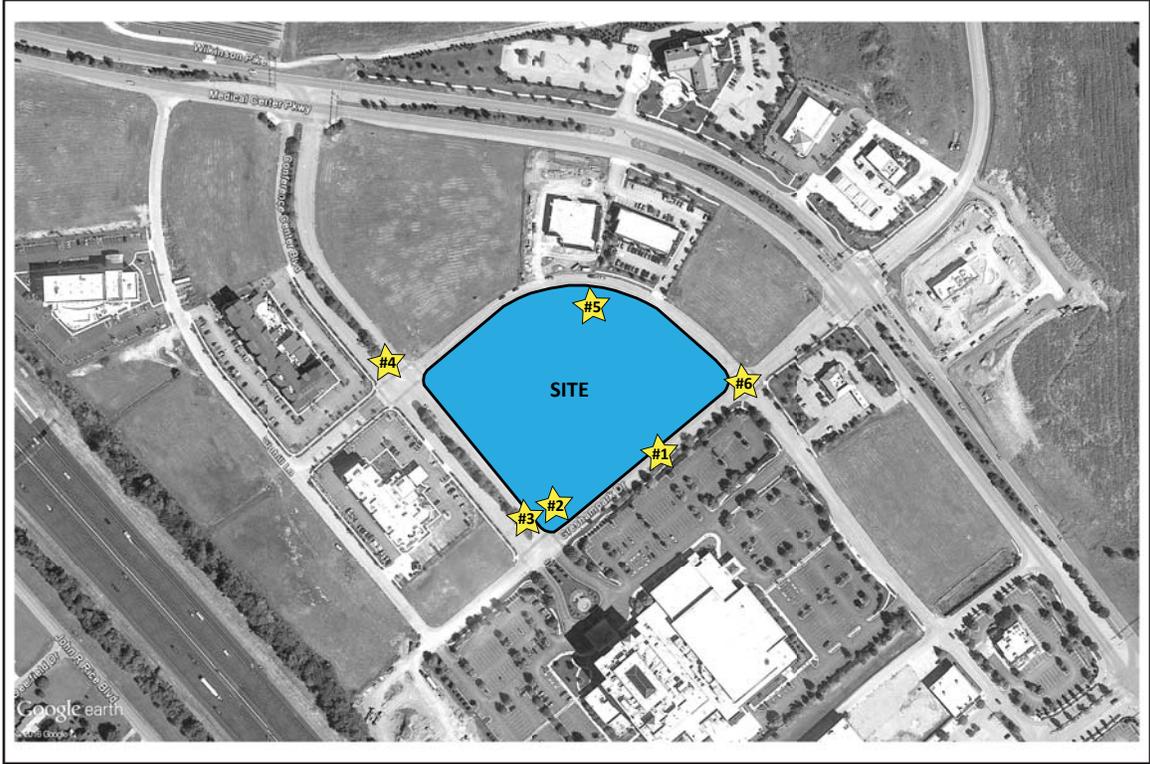


MURFREESBORO ELECTRIC DEPARTMENT

MURFREESBORO ELECTRIC DEPARTMENT WILL BE PROVIDING ELECTRICAL SERVICE. ALL ELECTRIC SERVICE WILL BE UNDERGROUND. ELECTRIC IS CURRENTLY LOCATED ALONG AVENUE WAY ON THIS PROPERTY'S NORTHERN BOUNDARY.

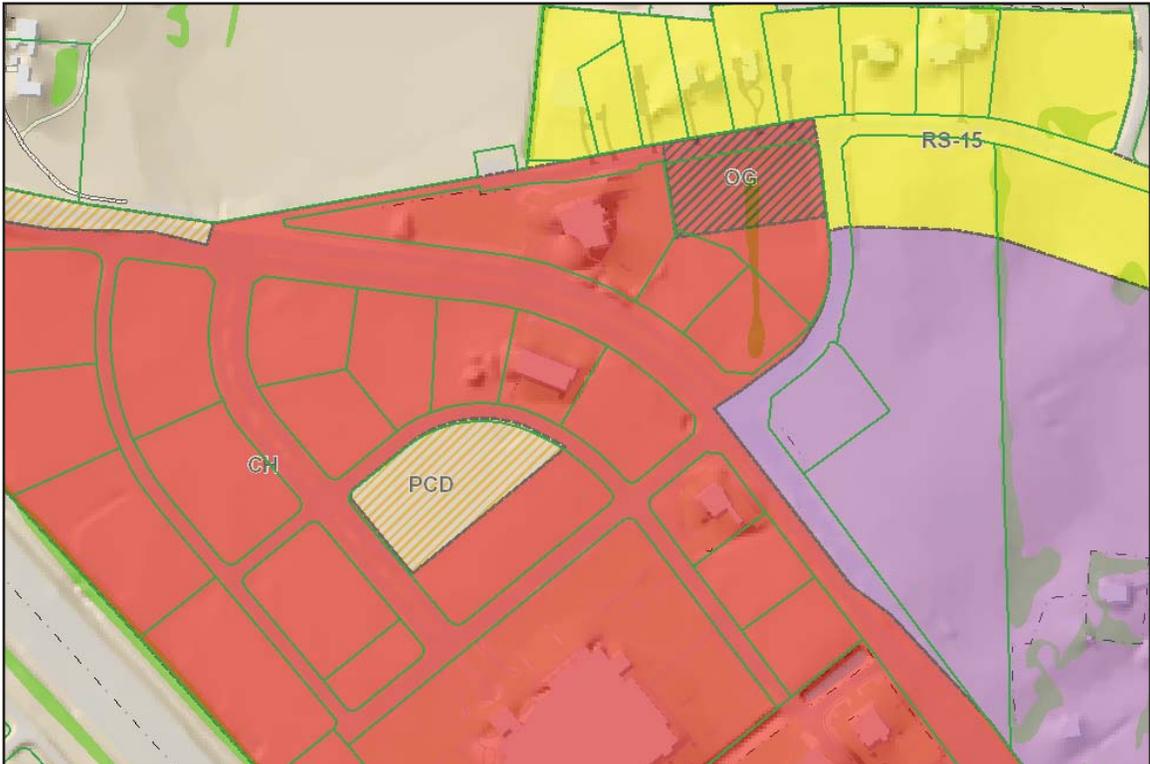
TOPOGRAPHY AND HYDROLOGY

THE EXISTING TOPOGRAPHY OF THE SITE SHOWS THE SITE'S DRAINAGE IS GENERALLY TOWARDS THE NORTH FROM THE EDGES OF THE SITE INTO A COLLECTION POINT THE NORTH SIDE OF THE SITE. THERE STORMWATER RUN OFF IS COLLECTED IN AN EXISTING UNDERGROUND DRAINAGE SYSTEM ON THIS SITE ALONG RIGHT-OF-WAY OF AVENUE WAY. STORMWATER MANAGEMENT IS PROPOSED TO USE THE EXISTING UNDERGROUND DETENTION SYSTEM PUT IN PLACE WITH THE EXISTING ROADWAY INFRASTRUCTURE



ON-SITE PHOTOS

 NOT TO SCALE
 PHOTO FOCUS
 SITE



ZONING EXISTING ZONING

 NOT TO SCALE
 CH
 MU
 PCD
 RS-15



IMAGE 1

VIEW NORTHEAST ALONG GRESHAMPARK DRIVE TOWARDS MEDICAL CENTER PARKWAY.



IMAGE 2

VIEW NORTH ONTO THE SITE FROM THE INTERSECTIONS OF CONFERENCE CENTER BOULEVARD AND GRESHAMPARK DRIVE.



IMAGE 3

VIEW NORTHWEST ALONG CONFERENCE CENTER BOULEVARD WITH THE PROPOSED SITE ON THE RIGHT WITH EXISTING STREET LIGHTS.



IMAGE 4

VIEW EAST INTO THE SITE FROM THE INTERSECTIONS OF CONFERENCE CENTER BOULEVARD AND AVENUE WAY.



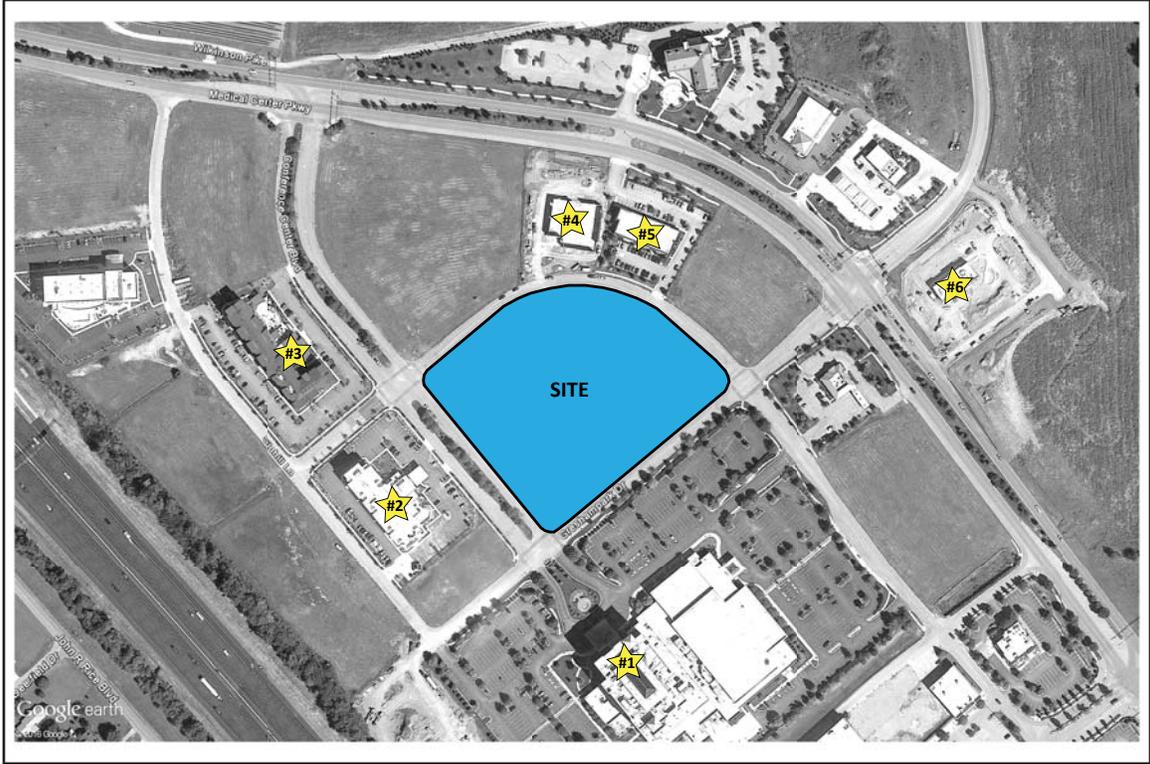
IMAGE 5

VIEW SOUTH FROM AVENUE WAY THROUGH THE SITE TOWARDS THE EMBASSY SUITES HOTEL.



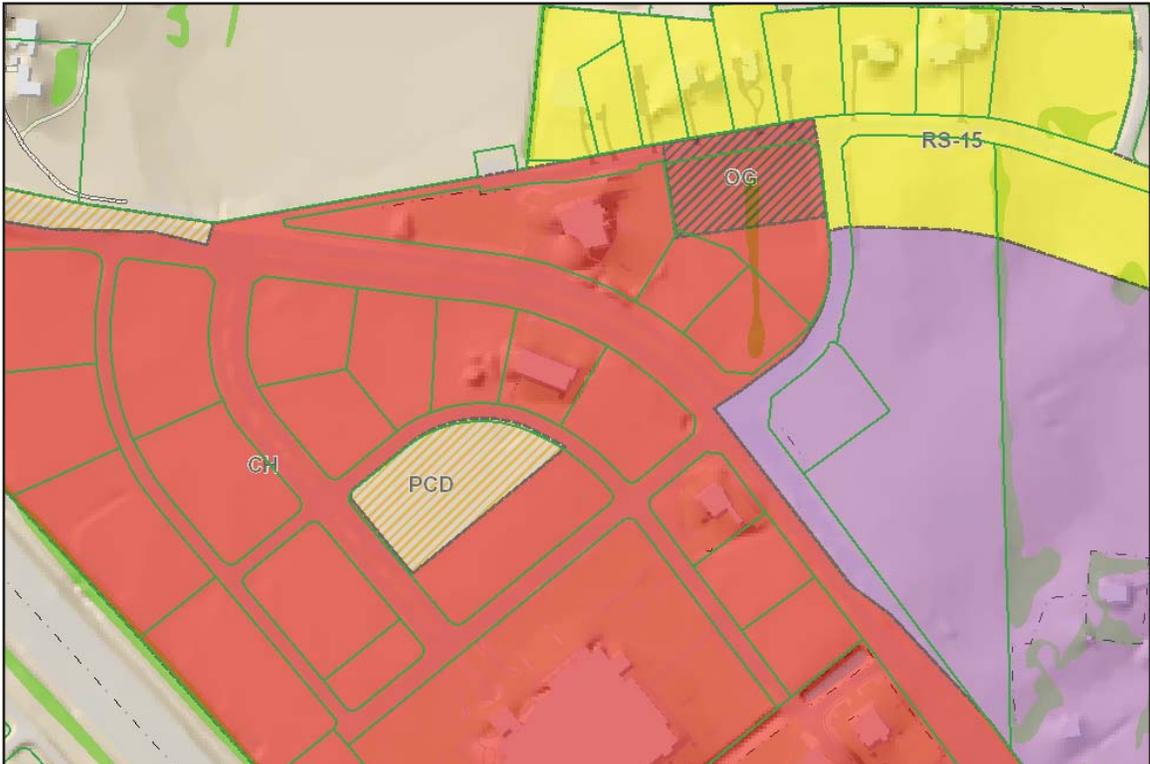
IMAGE 6

VIEW WEST INTO THE SITE FROM THE INTERSECTIONS OF AVENUE WAY AND GRESHAMPARK DRIVE.



SURROUNDING OFF-SITE PHOTOS

 NOT TO SCALE
 PHOTO FOCUS
 SITE



EXISTING ZONING

 NOT TO SCALE
 CH
 MU
 PCD
 RS-15



IMAGE 1

VIEW OF THE MAIN ENTRANCE EMBASSY SUITES AND CONFERENCE CENTER.



IMAGE 2

VIEW ONTO THE HILTON GARDEN INN FROM CONFERENCE CENTER BOULEVARD.



IMAGE 3

VIEW WEST ONTO RESIDENCE INN FROM CONFERENCE CENTER BOULEVARD.



IMAGE 4

VIEW OF THE REAR ELEVATION OF THE LA Z BOY HOME FURNITURE & DECOR FROM AVENUE WAY.



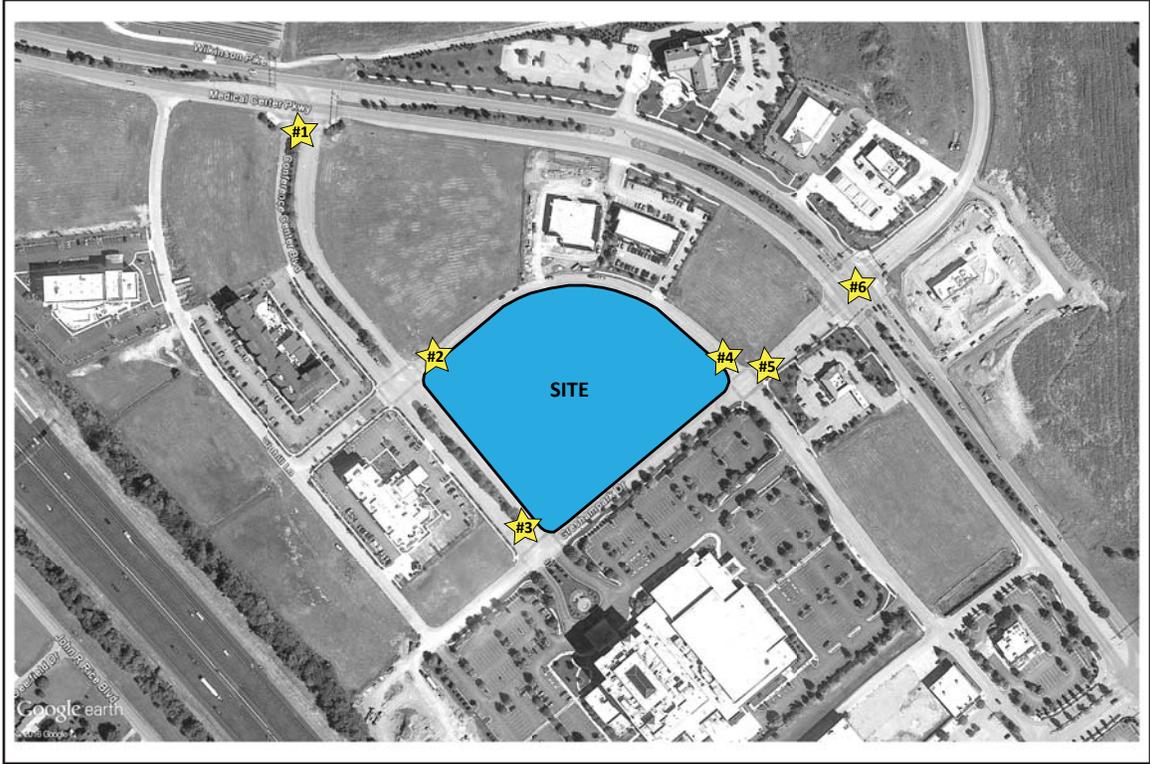
IMAGE 5

VIEW NORTH OF THE REAR ELEVATION OF THE RETAIL BUILDING FROM AVENUE WAY.



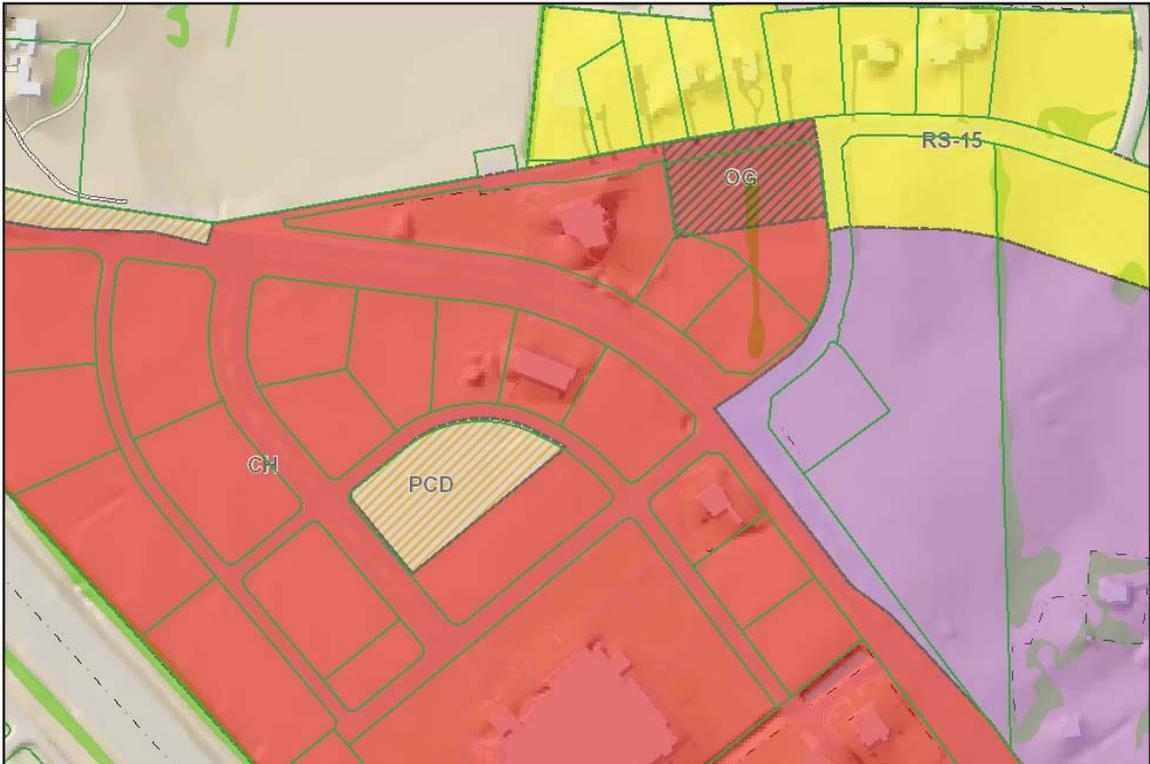
IMAGE 6

VIEW SOUTHEAST FROM AVENUE WAY TOWARDS GRESHAMPARK DRIVE AND FIRST TENNESSEE BANK.



SURROUNDING ROADWAY PHOTOS

 NOT TO SCALE
 PHOTO FOCUS
 SITE



EXISTING ZONING

 NOT TO SCALE
 CH
 MU
 PCD
 RS-15



IMAGE 1

VIEW FROM THE INTERSECTION OF MEDICAL CENTER PARKWAY AND CONFERENCE CENTER BOULEVARD.



IMAGE 2

VIEW FROM CONFERENCE CENTER BOULEVARD DOWN AVENUE WAY WITH LA-Z-BOY IN BACKGROUND.



IMAGE 3

VIEW NORTHWEST FROM MAIN ENTRANCE OF EMBASSY SUITES DOWN CONFERENCE CENTER BOULEVARD WITH THE SITE ON THE RIGHT.



IMAGE 4

VIEW DOWN AVENUE WAY FROM INTERSECTION WITH GRESHAMPARK DRIVE.



IMAGE 5

VIEW DOWN GRESHAMPARK DRIVE TOWARD THE INTERSECTION WITH MEDICAL CENTER PARKWAY.



IMAGE 6

VIEW FROM MCDONALD'S PARKING LOT OVERLOOKING MEDICAL CENTER PARKWAY.



SITE PLAN - ZOOMED IN

- TANDEM PARKING
 LAWN
 ROOFTOP AREA
 - GARAGE PARKING
 SIDEWALK
 FORMAL ENTRY PLAZA
 - TRASH
 POOL
 - DOG RUN
 POOLSIDE PAVING
- NOT TO SCALE



EXISTING STREET LIGHT



EXAMPLE OF CONCEALED COMPACTOR

203 APARTMENT UNITS WITH 1, 2, AND 3 BEDROOMS FLOORPLANS ON 5.49 ACRES FOR A DENSITY OF 36.98 UNITS PER ACRE.

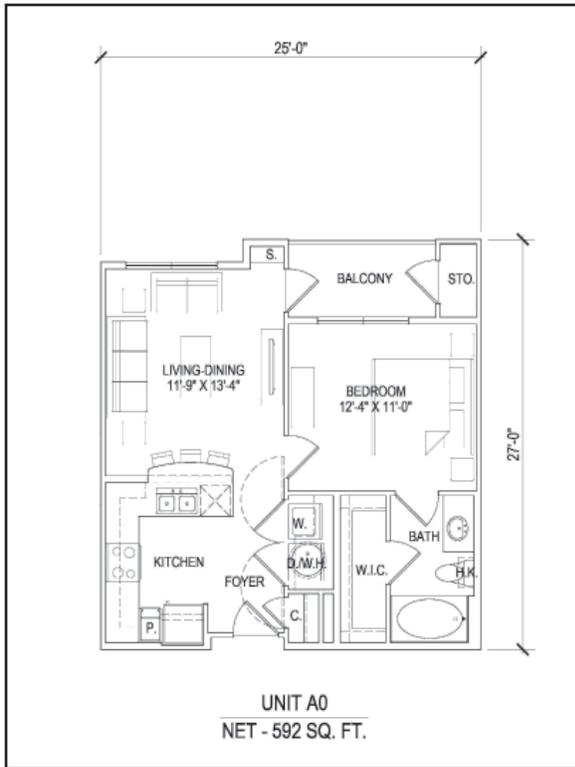
THE UNITS RANGE FROM A MINIMUM 550 SF. UP TO 1,200+ SF.

BUILDINGS RANGE IN HEIGHT FROM 4 TO 5 FLOORS UP TO 75 FEET IN HEIGHT.

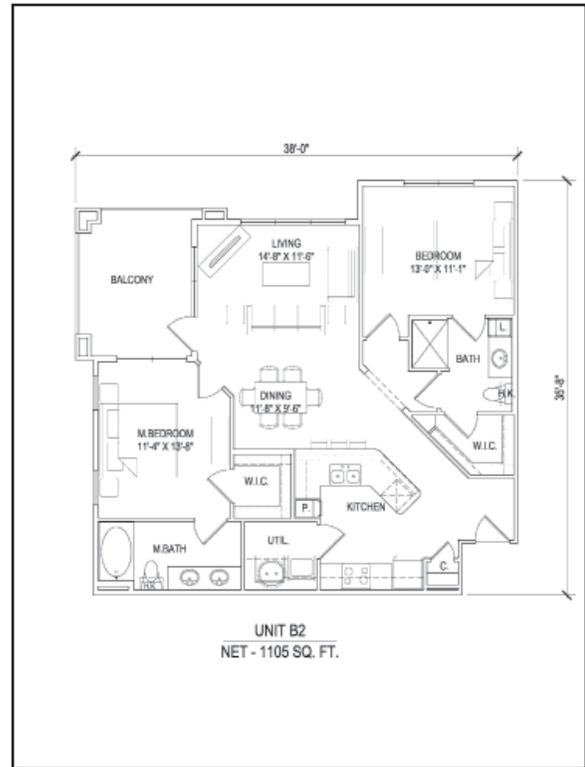
SETBACKS:

- **FRONT = 20 FEET**
 - **THERE IS NO SIDE OR REAR LOT LINE**
 - **20' SEPARATION BETWEEN BUILDINGS**

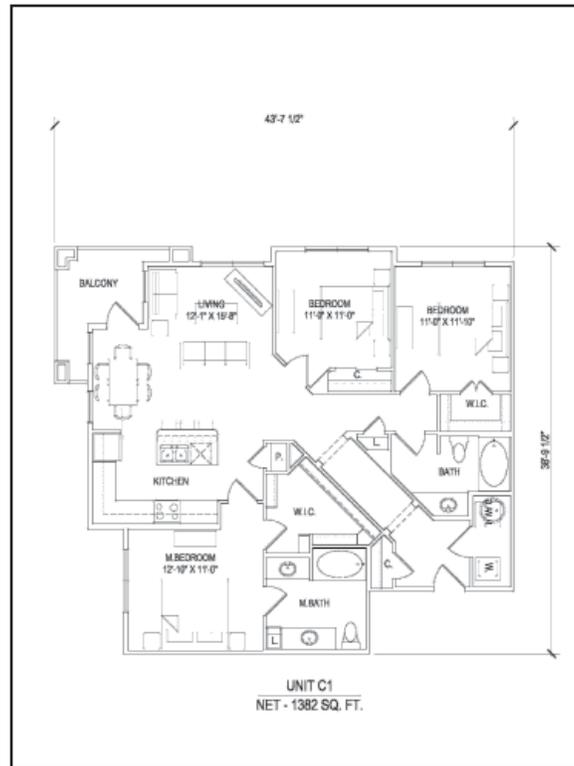
- **THE APARTMENT BUILDINGS WILL USE A VARIETY MASONRY AND WOOD MATERIALS ON THE EXTERIOR ELEVATIONS. THESE ELEVATION MATERIALS ARE NOTED ON THE BUILDING ELEVATIONS ON THE FOLLOWING PAGES.**
- **THE PROJECT WILL PROVIDE 27 GARAGE SPACES ALONG WITH A TANDEM PARKING SPACE LOCATED OUTSIDE OF THE GARAGE DOORS.**
- **GARAGE SPACES WILL BE RENTED FOR VEHICULAR USE ONLY AND NOT FOR STORAGE. THIS WILL BE REGULATED BY THE RESTRICTIVE COVENANTS AND ENFORCED BY APARTMENT MANAGEMENT.**
- **SIDEWALKS WILL BE INCLUDED ALONG ALL ROADWAYS THAT ABUT THE DEVELOPMENT TO CREATE A PEDESTRIAN FRIENDLY URBAN ENVIRONMENT.**
- **NEW DEVELOPMENT SIGNAGE WILL BE INCLUDED IN OPEN SPACE AREAS AT THE TWO CORNERS OF AVENUE WAY, AND WILL BE CONSTRUCTED OF MASONRY MATERIALS THAT ARE CONTANT WITH THE BUILDING AND ANCHORED BY LANDSCAPING.**
- **ALL OPEN SPACE AREAS WILL BE LANDSCAPED, SODDED AND IRRIGATED.**
- **SOLID WASTE SERVICE WILL BE PROVIDED BY PRIVATE HAULER THROUGH A COMMUNITY TRASH COMPACTOR LOCATED NEAR THE REAR OF THE SURFACE PARKING LOT. THE COMPACTOR WILL BE ENCLOSED IN A MASONRY STRUCTURE.**
- **A MAIL KIOSK WILL BE PROVIDED FOR POSTAL DELIVERIES INSIDE THE BUILDINGS.**
- **ANY ADDITIONAL STREET LIGHTS PROPOSED WITH THIS DEVELOPMENT WILL MATCH THE EXISTING STREET LIGHTS FOR THE OVERALL SUBDIVISION.**
- **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.**
- **PROPERTY WILL BE MAINTAINED BY OWNER AND CONTRACTED TO MAINTENANCE COMPANIES.**



1 BEDROOM - FLOOR PLAN



2 BEDROOM - FLOOR PLAN



3 BEDROOM - FLOOR PLAN

- APARTMENT UNITS WILL RANGE IN SIZE FROM 500 S.F. FOR A 1 BEDROOM UNIT TO 1,200+ S.F. FOR A 3 BEDROOM UNIT.
- ALL UNITS WILL BE FOR RENT.
- MAXIMUM BUILDING HEIGHT SHALL BE 75’.
- THE BUILDING 1 WILL BE 5 STORIES, AND BUILDING 2 WILL BE 4 STORIES IN HEIGHT.
- BOTH BUILDING WILL HAVE A MIXTURE OF EXTERIOR MATERIALS ON ALL ELEVATIONS TO AVOID LONG UNINTERRUPTED FACADES.
- ELEVATION MATERIALS WILL CONSIST OF BRICK, STONE, CEMENT BOARD, CEMENT FIBER PANEL, AND FIBER CEMENT BOARD & BATTEN.
- BUILDING 1 WILL INCLUDE 27 GARAGES WITH A TANDEM PARKING SPACE THAT WILL BE RENTED BY ANY OF THE UNITS IN THE BUILDING.
- GARAGE DOORS WILL BE DECORATIVE.
- TANDEM SPACES ARE RENTED PARKING SPACES DIRECTLY BEHIND THE RENTED GARAGE SPACES. THE UNIT THAT RENTS THE GARAGE SPACE ALSO GETS THE TANDEM COVERED PARKING SPACE RIGHT BEHIND THE GARAGE DOOR. THIS SPACE IS SIMILAR IN STYLE TO A DRIVEWAY SPACE OUT IN FRONT OF A GARAGE ON A SINGLE FAMILY LOT. THE ONLY DIFFERENCE IS THAT IT IS COVERED BY THE BUILDING ABOVE AND A SMALL ROOF TO PROTECT THE SPACE FROM THE ELEMENTS.
- THE EXTERIOR ELEVATIONS ARE ILLUSTRATIVE; THE PLANNING COMMISSION WILL REVIEW AT INITIAL AND FINAL DESIGN REVIEW.



EXAMPLE OF THE FIBER CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED TO BE APPROVED BY PLANNING COMMISSION)



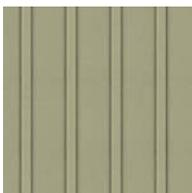
EXAMPLE OF POSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED TO BE APPROVED BY PLANNING COMMISSION)



EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED TO BE APPROVED BY PLANNING COMMISSION)



EXAMPLE OF FIBER CEMENT PANEL
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED TO BE APPROVED BY PLANNING COMMISSION)



EXAMPLE OF THE FIBER CEMENT BOARD AND BATTEN
(DIFFERENT COLORS WILL BE ALLOWED TO BE APPROVED BY PLANNING COMMISSION)



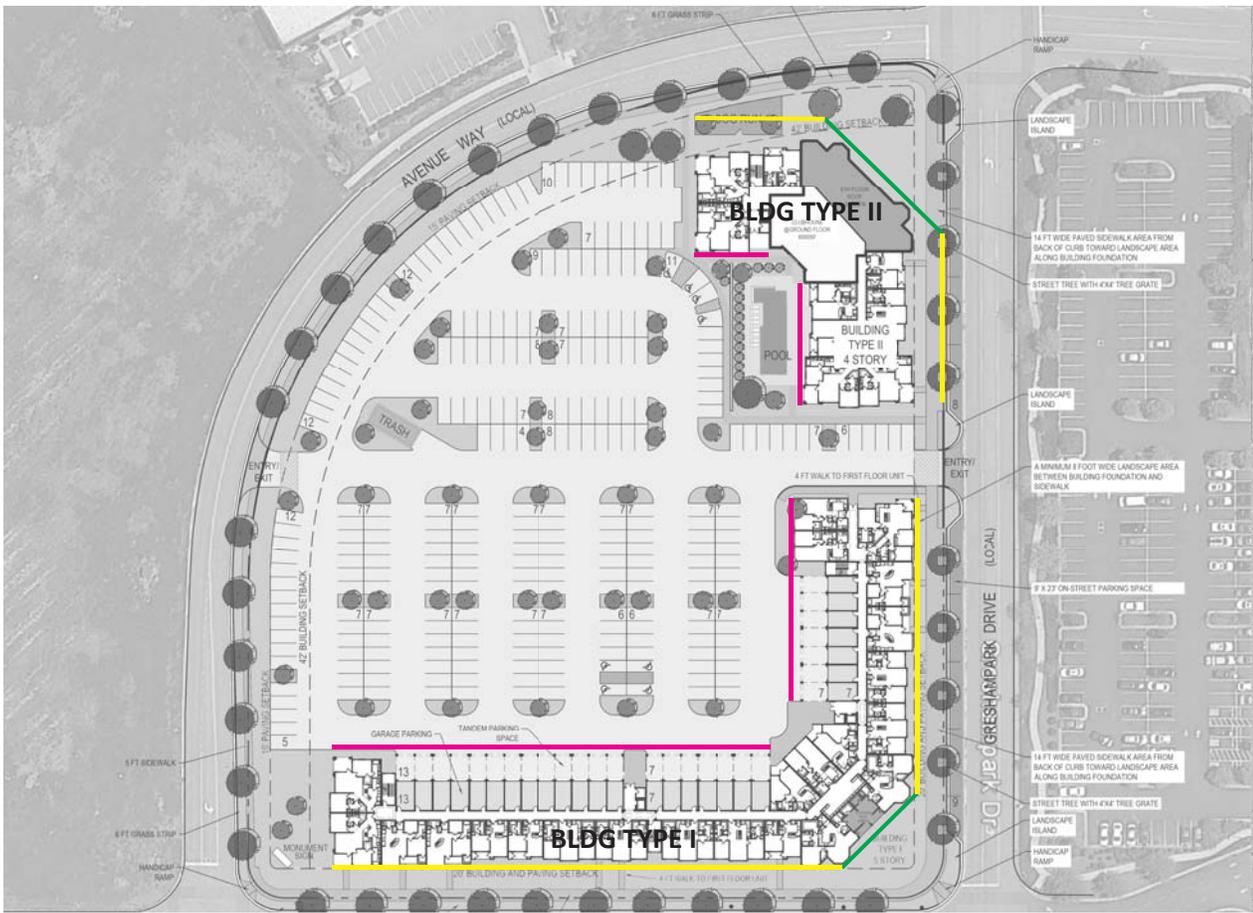
BUILDING 1 - FRONT ELEVATION (FACING THE INTERSECTION OF CONFERENCE CENTER BLVD. AND GRESHAMPARK DRIVE)



BUILDING 1 - SIDE ELEVATION (FACING GRESHAMPARK DRIVE)



BUILDING 1 - SIDE ELEVATION (FACING CONFERENCE CENTER BOULEVARD)



NOT TO SCALE

- FRONT ELEVATION
- SIDE ELEVATION
- REAR ELEVATION



BUILDING 1 - REAR ELEVATION (VIEW LOOKING TOWARDS REAR OF UNITS FACING CONFERENCE CENTER BLVD.)



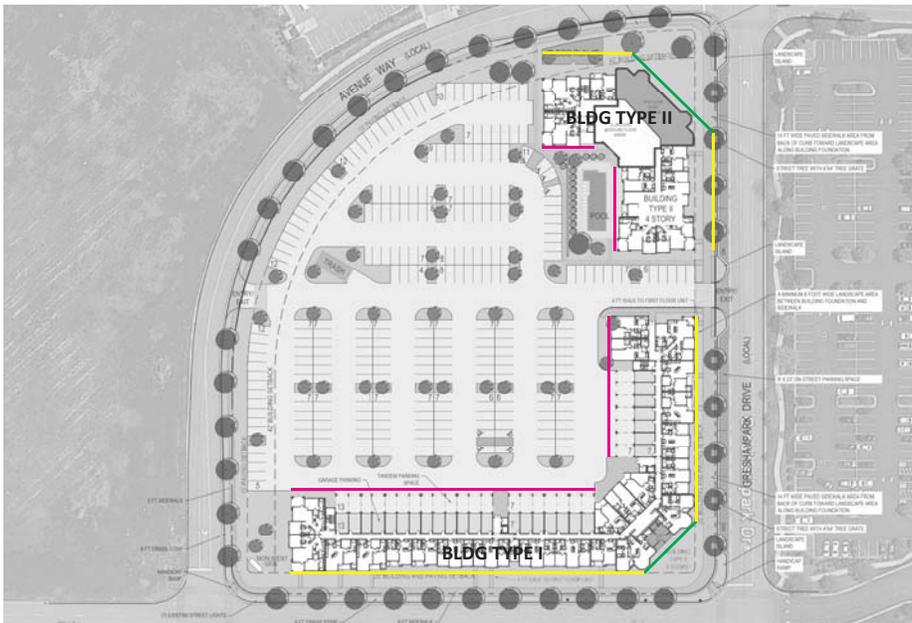
BUILDING 2 - FRONT ELEVATION (FACING THE INTERSECTION OF AVENUE WAY AND GRESHAMPARK DRIVE.)



BUILDING 2 - SIDE ELEVATION (FACING GRESHAMPARK DRIVE)



BUILDING 2 - SIDE ELEVATION (FACING AVENUE WAY)



- FRONT ELEVATION
- SIDE ELEVATION
- REAR ELEVATION



NOT TO SCALE



BUILDING 2 - REAR ELEVATION (VIEW LOOKING TOWARDS REAR OF UNITS FACING ONTO GRESHAMPARK DRIVE.)



BUILDING 2 - REAR ELEVATION (VIEW LOOKING TOWARD REAR OF UNITS FACING ONTO AVENUE WAY)



EXAMPLE OF ROOFTOP GATHERING SPACE



EXAMPLE OF ROOFTOP GRILLING AND DINING SPACE

- THE AMENITIES PROGRAM FOR VASARI LOFTS WILL INCLUDE SOME VERY UNIQUE SPACES THAT WILL HELP SET THIS DEVELOPMENT APART FROM OTHER APARTMENT DEVELOPMENTS IN THE AREA.
- TO ENHANCE THE URBAN LIFESTYLE, BOTH BUILDINGS WILL HAVE ROOF TOP GARDEN AREAS FOR OUTDOOR RELAXATION AND ENTERTAINMENT.
- THESE SPACES WILL INCLUDE ELEMENTS SUCH AS; OUTDOOR FIREPLACES, GRILLING/ COOKING SPACES, SEATING AREAS, GAMING AREAS.
- A CLUBHOUSE WILL BE INCLUDED ON THE FIRST FLOOR OF BUILDING 2. HERE RESIDENTS WILL HAVE A MIXTURE OF FITNESS AREAS AND ENTERTAINING SPACES, AS WELL AS AN OUTDOOR SWIMMING POOL AND SUN DECK.
- TWO OUTDOOR PLAZA AREAS WILL BE LOCATED IN FRONT OF THE BUILDINGS AT THE INTERSECTIONS ON GRESHAMPARK DRIVE. THESE SPACES WILL ADD FORMAL SPACES TO ANCHOR THE BUILDING ARCHITECTURE TO THE URBAN STREETSCAPES.
- THESE URBAN STREETSCAPE WILL PROVIDE WIDE SIDEWALKS, WITH STREET TREES SET IN DECORATIVE TREE GRATES, LANDSCAPE BEDS THAT SEPARATE THE APARTMENT UNITS FROM THE PUBLIC STREET ENVIRONMENT, AND SOME ON-STREET PARKING.
- IN ADDITION TO THESE AMENITIES, THERE WILL BE A DOG RUN LOCATED BETWEEN BUILDING 2 AND AVENUE WAY. THIS WILL ALLOW OWNERS A PLACE FOR THEIR PETS TO GET OUT AND RUN AROUND WITHOUT HAVING TO BE ON A LEASH.
- FORMAL OPEN SPACE WILL MEET GDO STANDARDS.



EXAMPLE OF POOL SPACE



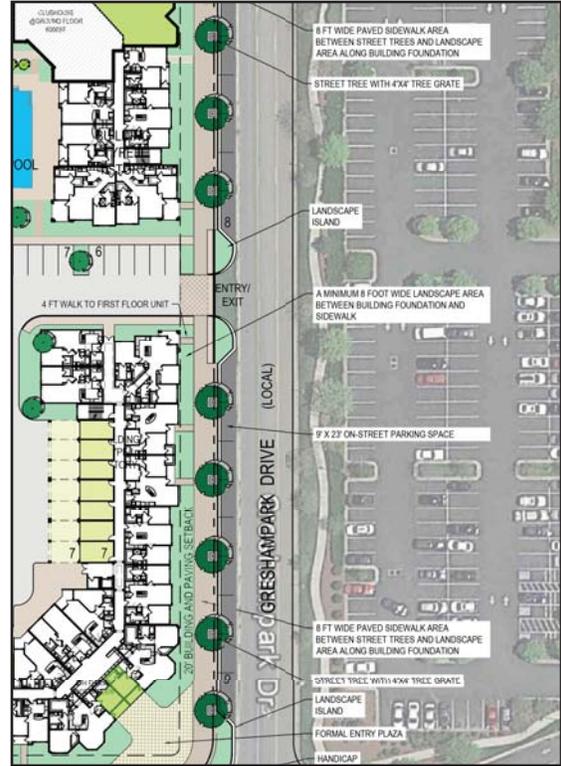
EXISTING PROPOSED PARKING LOT LANDSCAPE SCREENING



EXAMPLE OF FITNESS ROOM



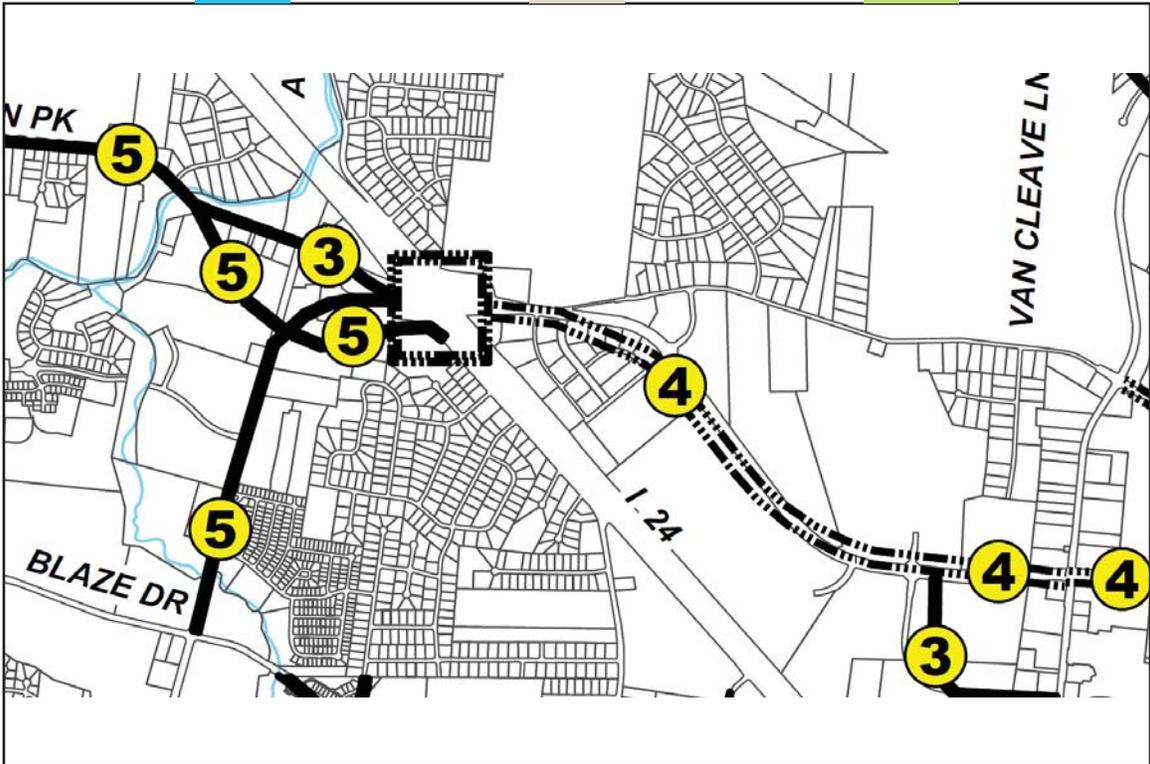
EXAMPLE OF DOG RUN



INGRESS/ EGRESS PLAN

NOT TO SCALE

- TANDEM PARKING
- LAWN
- TRASH
- GARAGE PARKING
- SIDEWALK
- FORMAL ENTRY PLAZA
- POOL
- POOLSIDE PAVING
- DOG RUN
- GREEN ROOF



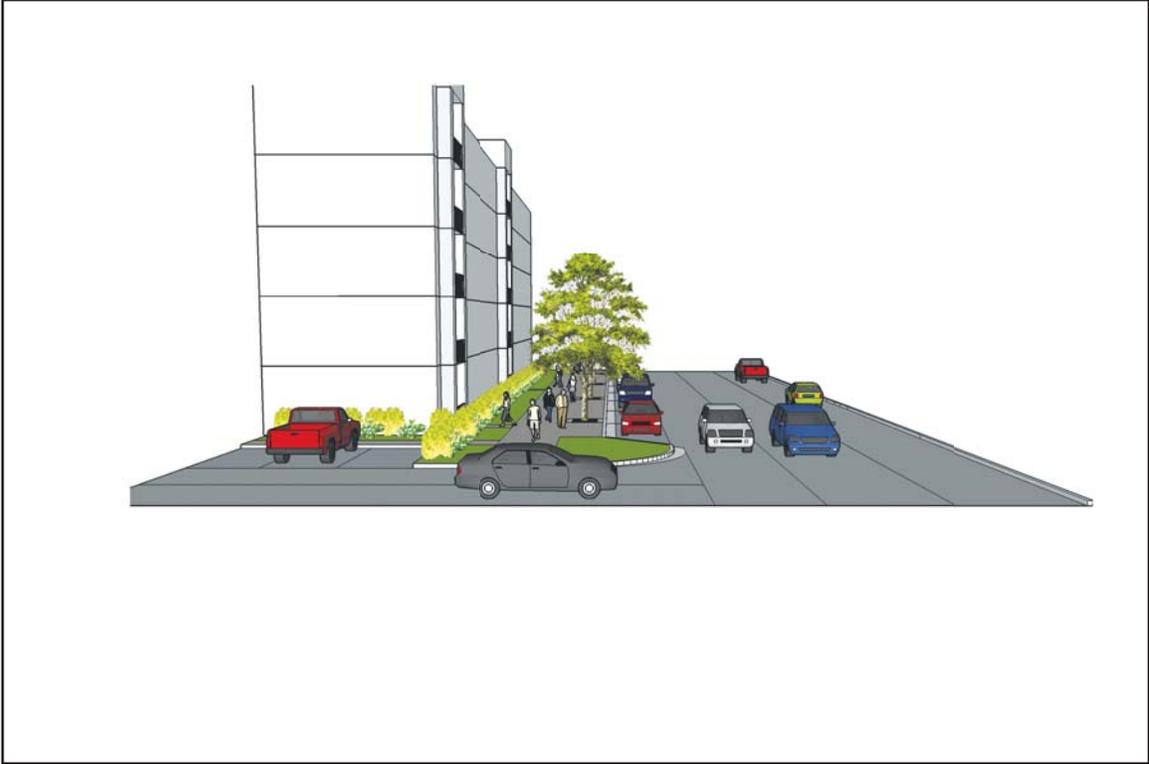
THOROUGHFARE PLAN

NOT TO SCALE

VASARI LOFTS WILL HAVE DIRECT ACCESS TO THREE PUBLIC ROADWAYS. CONFERENCE CENTER BOULEVARD IS A 4 LANE DIVIDE ROADWAY THAT FUNCTIONS AS THE MAIN ENTRANCE TO THE EMBASSY SUITES HOTEL AND CONFERENCE CENTER. GRESHAM PARK DRIVE IS A 3 LANE ROADWAY WITH A CENTER TURN LANE, THAT RUNS BETWEEN THIS SITE AND THE EMBASSY SUITES PROPERTY. BOTH OF THESE ROADWAYS PROVIDE DIRECT ACCESS TO MEDICAL CENTER PARKWAY. MEDICAL CENTER PARKWAY IS 4 LANE DIVIDED MAJOR ARTERIAL ROADWAY BETWEEN INTERSTATE 24 AND DOWNTOWN MURFREESBORO. AVENUE WAY IS THE OTHER ROADWAY ALONG THE EDGE OF THE SITE. THIS A TWO LANE ROADWAY THAT PROVIDES A SECONDARY MEANS OF ACCESS TO PROPERTIES FRONTING ONTO MEDICAL CENTER PARKWAY.

VASARI LOFTS WILL HAVE TWO POINTS OF ACCESS TO PUBLIC ROADS. THE MAIN FORMAL ENTRANCE WILL BE OFF OF GRESHAMPARK DRIVE MIDWAY BETWEEN AVENUE WAY AND CONFERENCE CENTER BOULEVARD. THIS ENTRANCE WILL FLOW BETWEEN THE TWO APARTMENT BUILDINGS PROVIDING ACCESS TO THE SURFACE PARKING AREA BEHIND THE BUILDINGS. THE SECOND ACCESS WILL BE OFF OF AVENUE WAY AND INTO THE SURFACE PARKING LOT. THE PROJECT IS PROPOSING ADDING 17 ON-STREET PARKING SPACES ALONG GRESHAMPARK DRIVE. THESE SPACES WILL BE INSET FROM THE CURRENT CURB LINE WHICH WILL PRESERVE THE EXISTING TRAVEL LANES ON GRESHAMPARK DRIVE. THESE ON-STREET PARKING SPACES WILL BE IN ACCORDANCE WITH MURFREESBORO STREET STANDARDS. NO CHANGES ARE PROPOSED TO THE CURRENT CONFIGURATIONS OF CONFERENCE CENTER BOULEVARD AND AVENUE WAY.

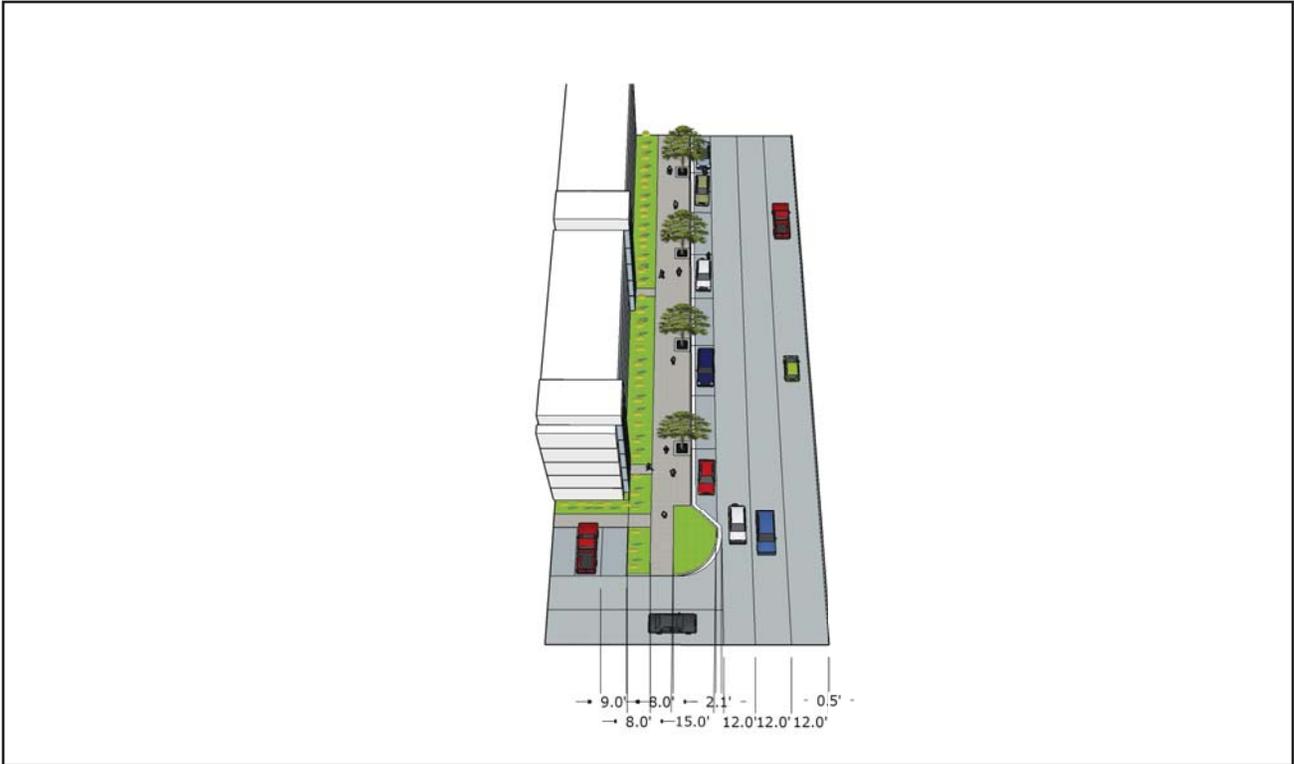
PARKING:					
REQUIRED			378 SPACES		
			1.86 SPACES/UNIT		
UNIT TYPE	#OF UNITS	SPACES REQD./ UNIT	SPACES REQD. /BED	#OF BEDS	SPACES REQD./ UNIT TYPE
A	106	1.5	n/a	n/a	159
B	92	n/a	1.1	2	202
C	5	n/a	1.1	3	17
TOTAL	203			TOTAL REQD.	378
PROVIDED			280 SURFACE SPACES		
			27 TANDEM SPACES		
			27 TUCK UNDER GARAGES		
			334 TOTAL ON-SITE SPACES		
			1.65 SPACES/UNIT		



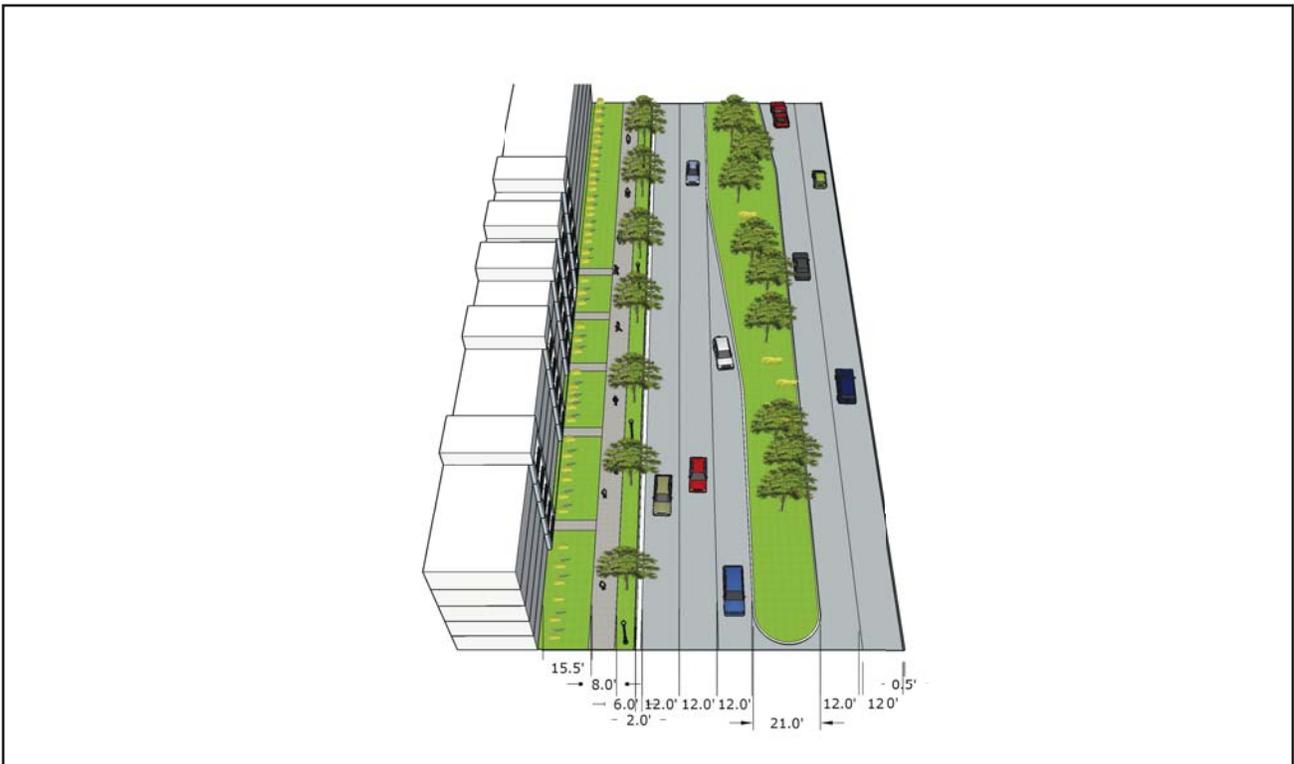
GRESHAMPARK DRIVE AT ENTRANCE INTO SITE



CONFERENCE CENTER BLVD



GRESHAMPARK DRIVE AT ENTRANCE INTO SITE



CONFERENCE CENTER BLVD

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 6 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 6 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 Page 6-13 give the location of existing structures on the subject property and the surrounding properties. An exhibit on Pages 6-13 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 14-23 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 17 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.

TOTAL SITE AREA	239170
TOTAL MAXIMUM FLOOR AREA	203597
TOTAL LOT AREA	239170
TOTAL BUILDING COVERAGE	65296
TOTAL DRIVE/ PARKING AREA	117054
TOTAL RIGHT-OF-WAY	19413
TOTAL LIVABLE SPACE	56820
TOTAL OPEN SPACE	154461
FLOOR AREA RATIO (F.A.R.)	0.85
LIVABILITY SPACE RATIO (L.S.R.)	0.28
OPEN SPACE RATIO (O.S.R.)	0.76

SQUARE FOOTAGE AND RATIO CALCULATIONS

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 CH and PCD. The surrounding areas has a mixture of commercial properties. The concept plan and development standards combined with the architectural requirements of the homes shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complete the development in this area.

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

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

Response: Infrastructure all at one time; however, applicant will phase which units are brought online.

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 15.

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 allowable for the required setback for a MU development. An exception is being requested for density, the proposed development is approximately 50% greater than the allowable density for a MU development. An exception is being requested for total parking required per dwelling units, the request is 12% less than what the zoning ordinance requires. An exception is being requested to count the 27 garage spaces and associated 27 tandem parking spaces towards meeting the required parking calculations.

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), 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. Property is within Gateway Design Overlay District (GDO-1).

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 22-23 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 TDK Construction 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 16-19 show the architectural character of the proposed buildings with garages shown and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built. A detailed photometric plan will be provided at site plan phase.

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.

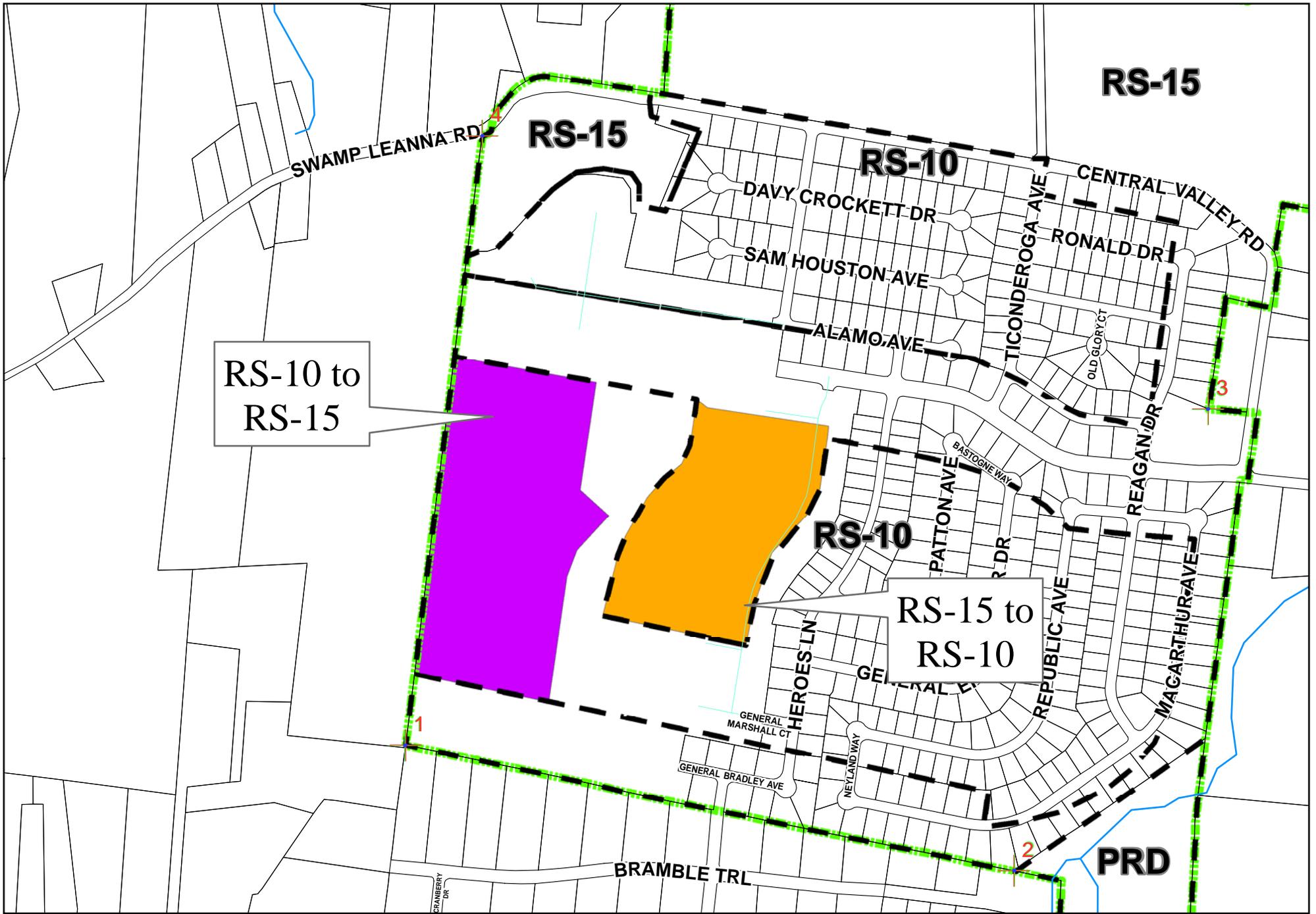
Response: Page 22 shows the site plan indicating the location of the entrance sign. Also, Page 0 provides a picture of a similar sign. The sign will be constructed of masonry. If lit, the sign will have uplighting. The sign will have landscaping around its base. All elements of the sign will be in accordance with the City of Murfreesboro's Sign Ordinance.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 2, 2016**

- 3.c. Zoning application [2016-410] for approximately 14 acres located within the Liberty Cove subdivision to be rezoned from RS-15 to RS-10 (approx. 7 acres) & from RS-10 to RS-15 (approx. 7 acres), Howard Wall & Jim Obrien applicants.**

The subject property consists of property that is a part of the developing Liberty Valley subdivision located along Leanna Swamp Road and Central Valley Road. The surrounding properties are zoned RS-15 and RS-10. The developers wish to rezone a 7 acre area from RS-15 to RS-10 and to rezone approximately 7 acres from RS-10 to RS-15 for a total of 14 acres, essentially switching an RS-15 area with a RS-10 area. The area proposed to be RS10 is located along and adjacent to Lady Thatcher Drive which is currently being developed. The area proposed to be RS-15 is along the western property line.

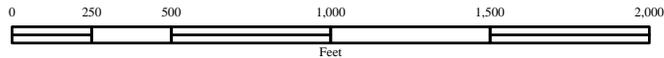
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property in Liberty Cove Subdivision from
RS-10 to RS-15 and RS-15 to RS-10**



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



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



MAP 47, PARCEL 61.00
HOWARD WALL
R.B. 1141, PG. 1022

MAP 47, PARCEL 75.13
ADAM SHUMAKE
R.B. 1028, PG. 1380

CHERRY LANE ACRES
SECTION III
P.Bk. 5, Pg. 66

CHERRY LANE ACRES
SECTION I
P.Bk. 8, Pg. 3

CHERRY LANE ACRES
SECTION II
P.Bk. 8, Pg. 3

WALTER ALSUP
D.Bk. 313, Pg. 311

PRENICE E. ALSUP II
D.Bk. 820, Pg. 7

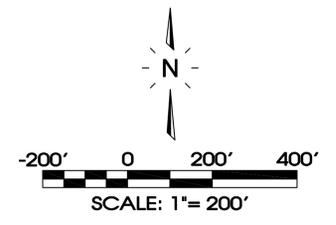
HELEN M. ALSUP
D.Bk. 542, Pg. 282

HOWARD WALL
R.Bk. 182, Pg. 1548

CLIFFORD VINNION
W.Bk. 34, Pg. 525

Existing
RS-10: 165.92± Ac.
RS-15: 110.32± Ac.

Proposed
RS-10: 158.93± Ac. (6.99± Ac. Decrease)
RS-15: 117.31± Ac. (6.99± Ac. Increase)



SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 880-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the design as noted, described, and illustrated. The engineer assumes no administrative liability of responsibility in the assurance that the site is constructed in accordance with the construction plans.

Liberty Valley Subdivision
Murfreesboro, Tennessee

REVISIONS:	
DRAWN: SJA	
DATE: 1-26-16	
CHECKED: JFR, DWJ	
FILE NAME: ZoningExhibit	
SCALE: 1" = 200'	
JOB NO. 13430	
SHEET: 1 of 1	

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 2, 2016**

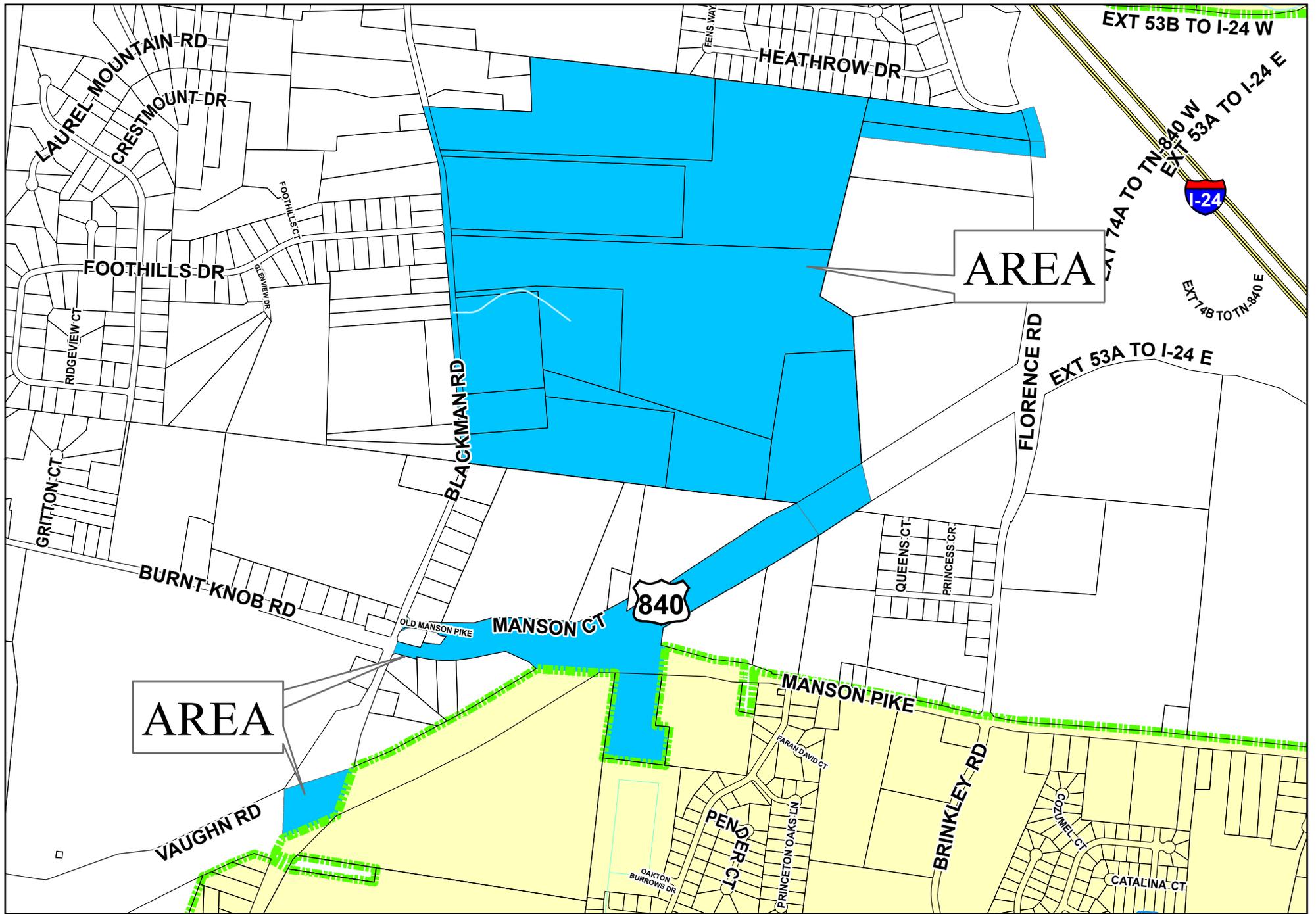
3.d. Annexation Plan of Services and annexation petition [2016-504] for approximately 291 acres located along Blackman Road & Florence Road, Shelton Family & Saraswat Family Trust applicants.

The subject property consists of portions of 14 parcels and a portion of a 13th parcel located along Blackman Road, Florence Road and Manson Pike. The Shelton family members have petitioned the City of Murfreesboro annex 11 parcels of property located between Blackman Road and Florence Road. The Saraswat Family Trust has requested that a portion of their property (12' in depth) locate along Florence Road be annexed. The city contacted the Blackman Methodist Church, who own the parcel located at 4447 Manson Pike to inquire if they'd like to petition the City for annexation. The applicants asked to be studied for annexation while they meet with the leadership to determine their desire for annexation. Rights of Way along Manson Pike, SR 840, Blackman Road, and Florence Road are included in the study. The subject properties are currently zoned RM (Medium Density Residential) in the unincorporated County. The property owner has also filed a request to have the property zoned PRD (Planned Residential District) simultaneous with annexation.

Parks Development has a contract to purchase the area, with the expectation of the Blackman Church property, and have 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 county, single-family developments. The properties to the east and south are mostly undeveloped and State Route 840 runs along the south of the subject properties.

The requested area is contiguous to existing City Limits only with the annexation of additional rights of way. It is within the City's urban growth boundary and, the owner has petitioned the City for its annexation. Staff will prepare a plan of services. The developer has reached out to the Murfreesboro Water and Sewer Department and it appears that they will be able to provide sewer service to this development.

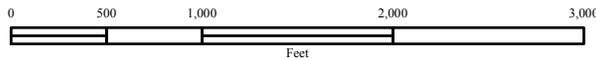
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council for the matter of annexation and for the adoption of the Plan of Service.



Annexation Request Along Blackman Road



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

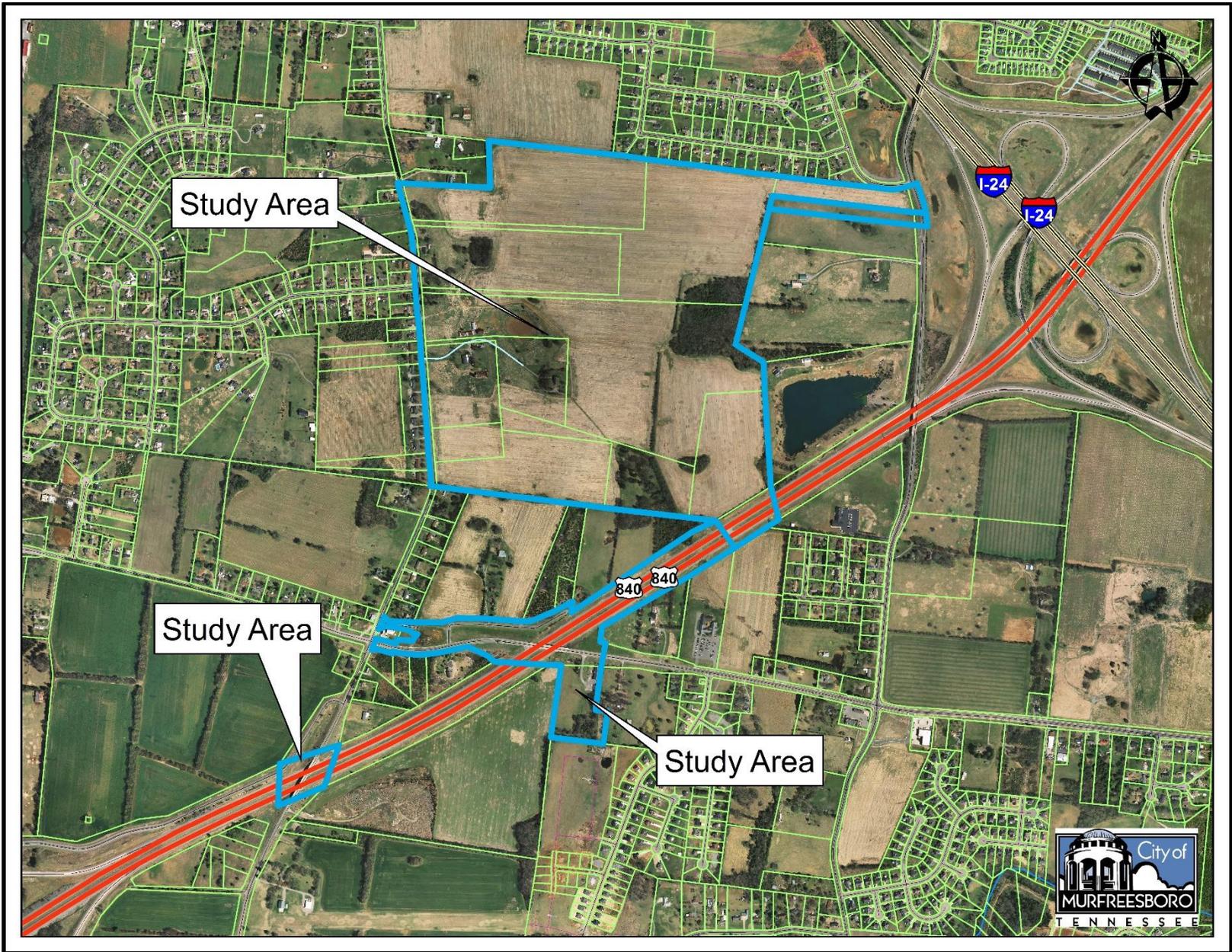


GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

**ANNEXATION REPORT FOR PROPERTY LOCATED
ALONG BLACKMAN ROAD AND FLORENCE ROAD
INCLUDING PLAN OF SERVICES**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
March 2, 2016**

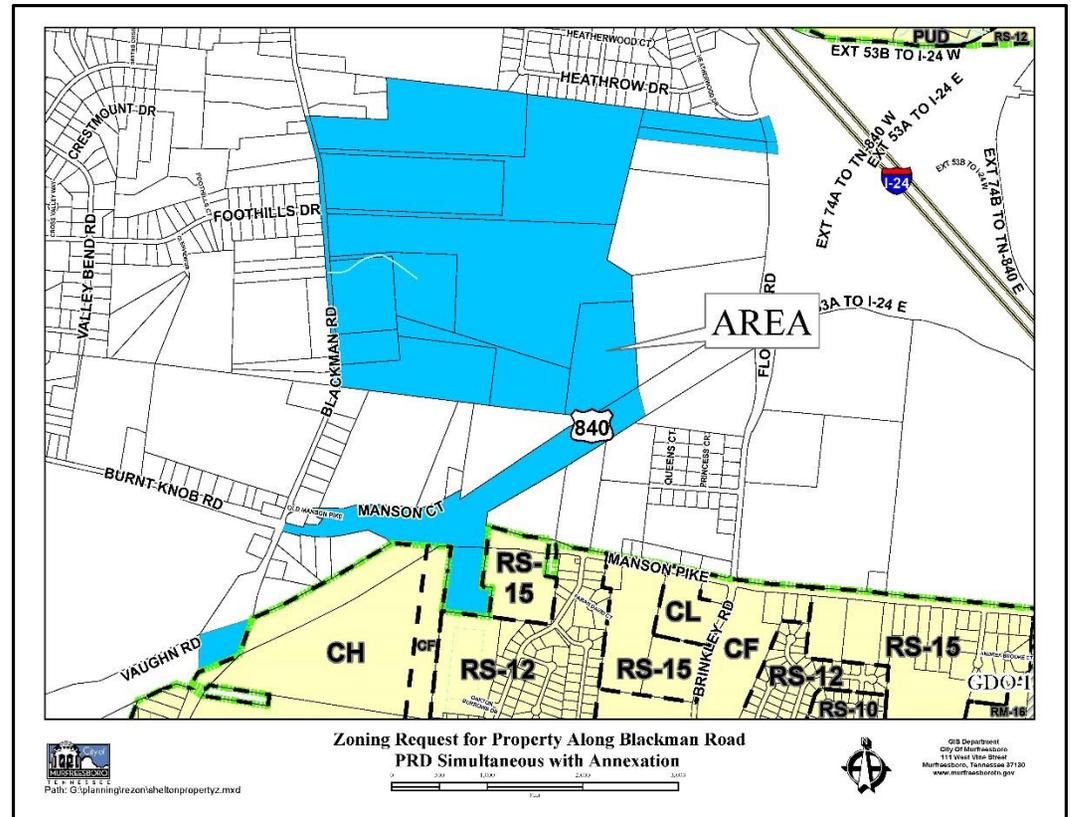


INTRODUCTION

CITY ZONING

The applicant has requested PRD (Planned Residential Development) zoning for the portion of the study area north of SR 840 and Manson Court simultaneous with annexation. The applicant has not requested rezoning for the 8.03-acre parcel located southeast of the Manson Pike / SR 840 overpass. All parcels included in the study area are currently zoned RM (Residential – Medium Density) in the County.

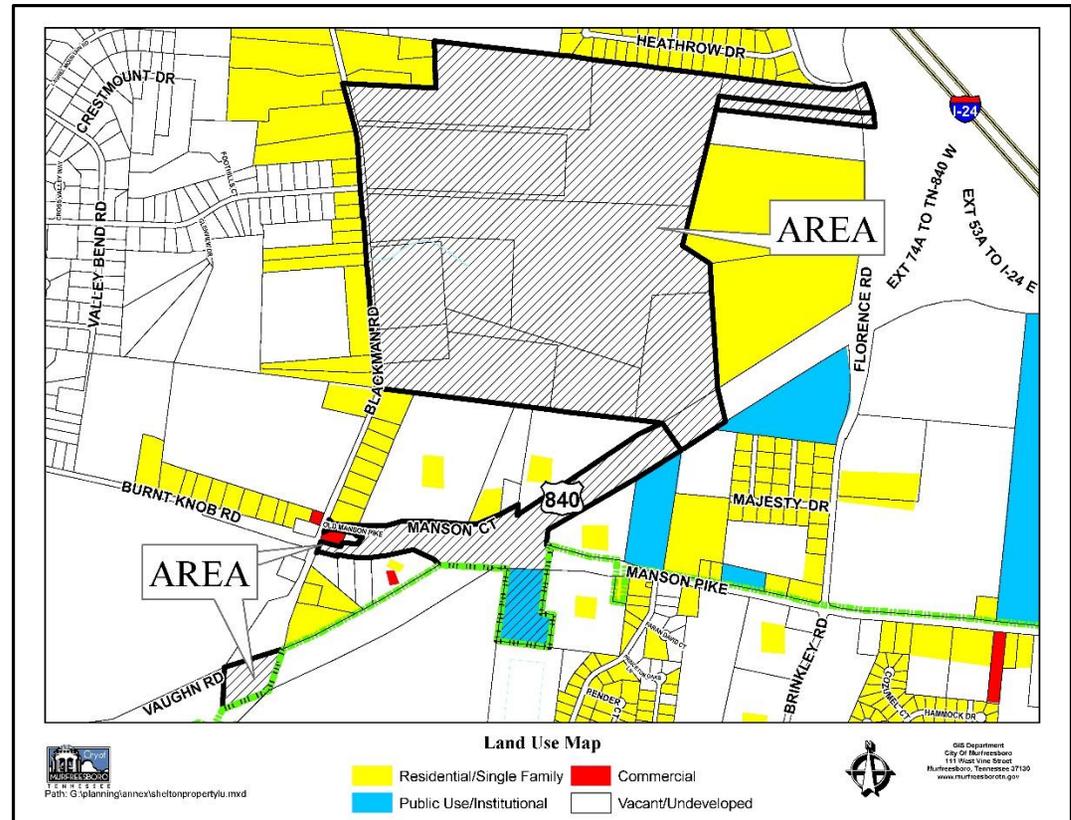
Property owned by Blackman United Methodist Church and located south of SR 840 in the study area adjoins properties within the City of Murfreesboro. The property on the southern edge of this portion of the study area is zoned RS-12 (Single-Family Residential), while the property on the eastern edge of this portion is zoned RS-15 (Single-Family Residential). The remainder of the study area abuts properties zoned RM in the unincorporated County.



PRESENT AND SURROUNDING LAND USE

Most of the study area is undeveloped, though two single-family residences are situated along the western edge of the study area. Additionally, a portion of the study area located south of SR 840 along Manson Pike is owned by Blackman United Methodist Church and is presently rented to another church.

Neighboring properties to the west, northwest, east, and south of the study area are used primarily for single-family residences. Properties between Manson Court and the study area are used for agricultural purposes.



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.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Blackman Road Properties LLC	30.00	\$72,800	\$0	\$18,200	\$231.19
Blackman Road Properties LLC	5.63	\$63,100	\$0	\$15,775	\$200.39
Blackman Rd Prop Charitable	40.00	\$99,800	\$0	\$24,950	\$316.94
Ben A Shelton	11.50	\$102,400	\$167,700	\$67,525	\$857.77
Blackman Road Properties LLC	25.00	\$65,700	\$33,500	\$24,800	\$315.03
William A Shelton	12.00	\$106,800	\$151,900	\$64,675	\$821.57
Mimi P Shelton	16.66	\$44,100	\$0	\$11,025	\$140.05
Jennifer Shelton	13.33	\$35,300	\$0	\$8,825	\$112.10
Blackman Road Properties LLC	5.01	\$59,100	\$0	\$14,775	\$187.69
Blackman Road Properties LLC	60.86	\$152,600	\$6,800	\$39,850	\$506.21
Blackman Rd Prop Charitable	18.00	\$47,600	\$0	\$11,900	\$151.17
Total				\$302,300	\$3,840.11

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 based on the property being built-out at full capacity (PRD zoning, 771 dwelling units total).

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
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
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$25.91
<i>Total Per Capita (General and State Street Aid Funds)</i>	\$109.46
Total State-Shared Revenues (based on full build-out at 2.58 persons per dwelling unit, 771 dwelling units)	\$217,735.64

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.

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 #4.

ELECTRIC SERVICE

The property is located within Middle Tennessee Electric Membership Cooperative's (MTEMC) service boundary. MTEMC 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 MTEMC standards.

STREET LIGHTING

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

STREETS AND ACCESS

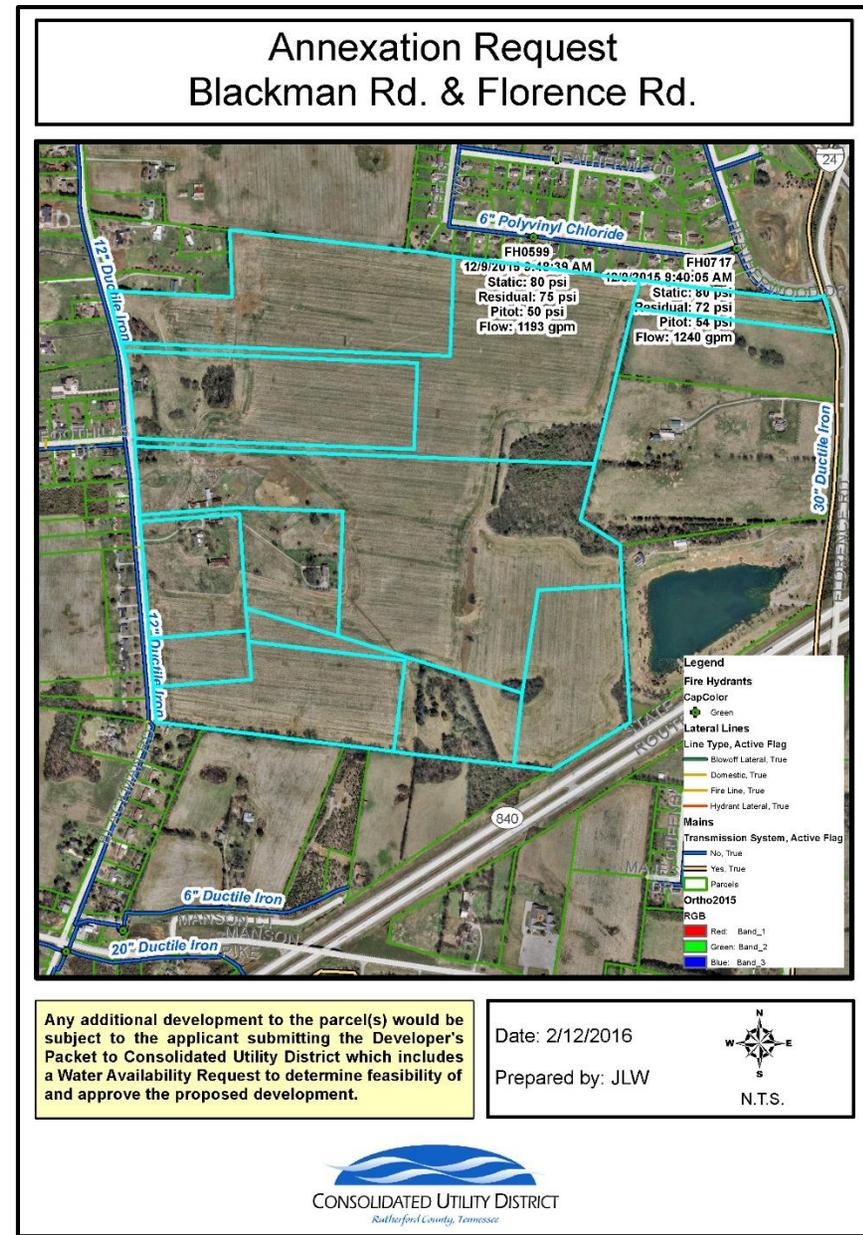
Portions of the study area currently have access to Blackman Road, Florence Road, and Manson Pike. The Engineering Department estimates annual maintenance costs for the segments of Blackman Road, Florence Road, Manson Pike, and Manson Court included in the study to be approximately \$11,750. Maintenance of SR 840 will continue to be provided by the State of Tennessee.

Any development of the study area may have impacts on the operation of the all-way stop intersection at Manson Pike / Burnt Knob Road and Blackman Road. Intersection and roadway improvements including traffic study and signalization may be required prior to development. Any future public roadway facilities to serve the study area must be constructed to City standards.

WATER SERVICE

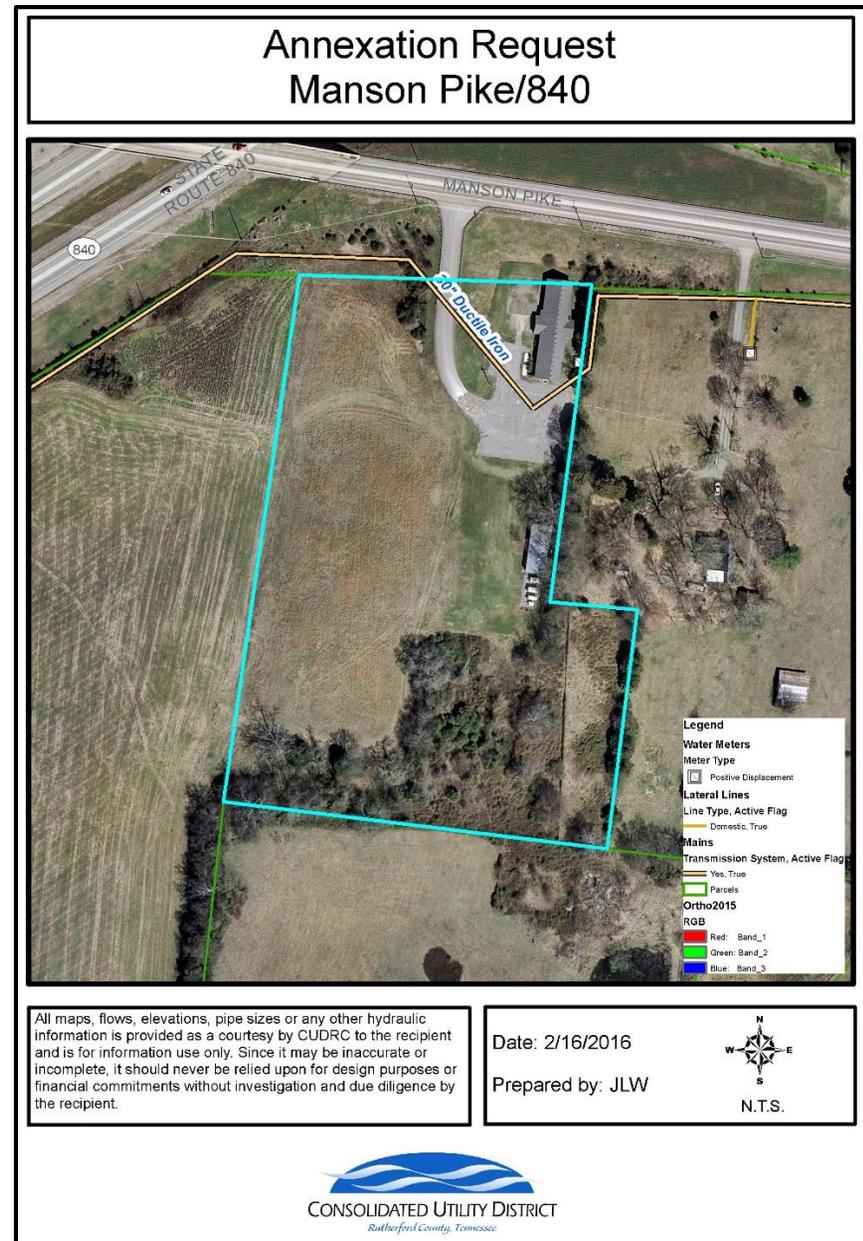
The study area lies within Consolidated Utility District's (CUD) service area. The portion of the study area north of SR 840 and Manson Court is presently served by a 12-inch water line which runs along Blackman Road. The property owned by Blackman United Methodist Church and located along Manson Pike is presently served by a 20-inch water line.

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



CUD provided additional information regarding the portion of the study area located along the south side of Manson Pike. This portion of the study area is served by a 30-inch water line which runs along SR 840 and Manson Pike. Any additional development on this parcel would be subject to a Water Availability Request being submitted to CUD in order to determine feasibility.

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

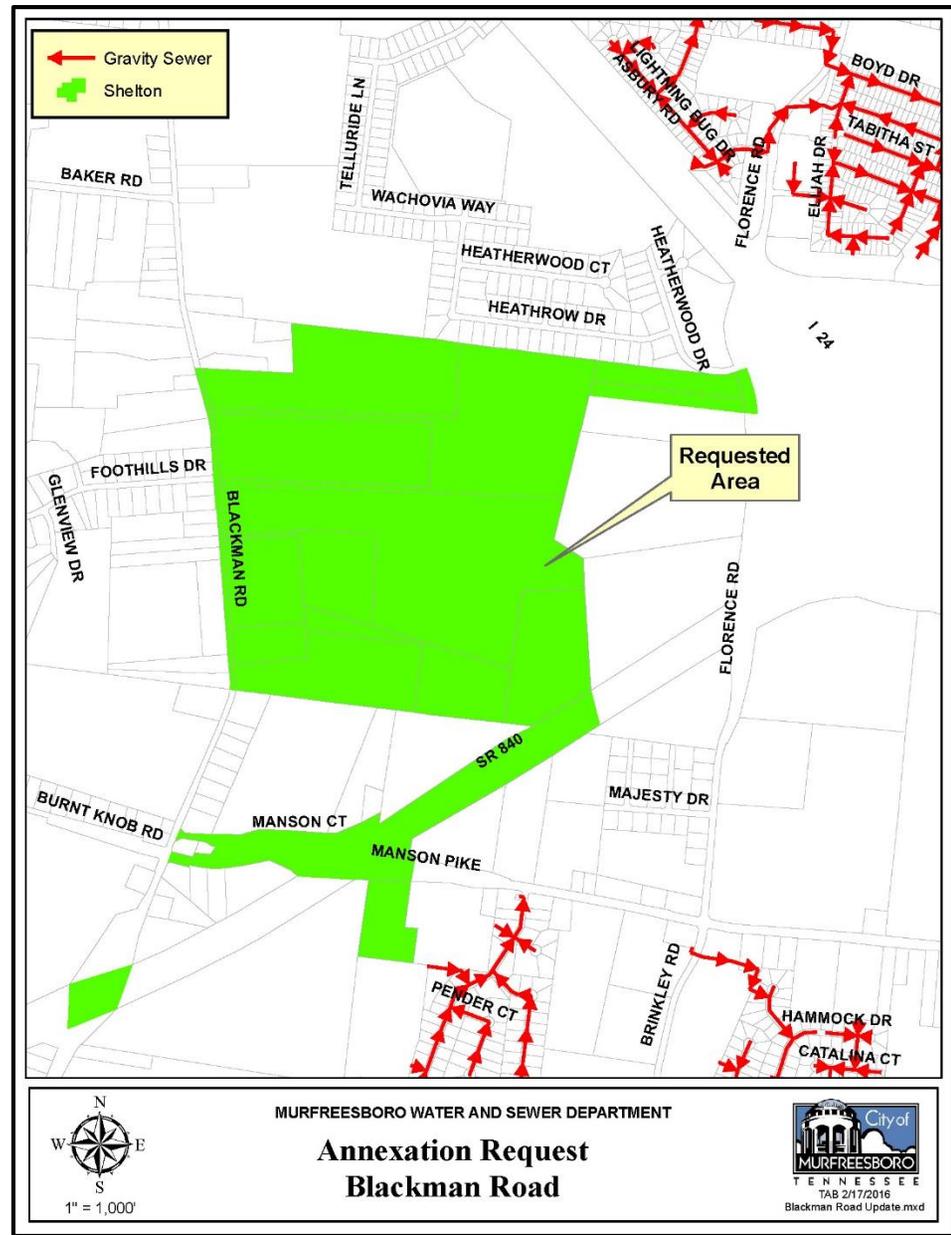


SANITARY SEWER SERVICE

Sanitary sewer is not currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." In order for the properties north of Manson Pike to receive MWSD sewer service, a bore underneath I-24 would be required. The new sewer line would tie into an existing 18-inch line on the south side of Asbury Road. If constructed, MWSD would operate the grinder pump system and force main, and homeowners would be responsible for individual grinder pumps. The portion of the study area located south of Manson Pike would be served with gravity sewer through the Blackman Meadows / Oakton Subdivision should capacity in the Oakton pump station be available.

The sewer line serving the subject property would connect to the Overall Creek Assessment District. All developments that connect into this sewer system are assessed a \$1,000 fee per single-family unit or equivalent in addition to the current and standard connection fees. The developer would also be required to submit a "Will Serve Request" to MWSD to ensure that capacity is available downstream of the study area.

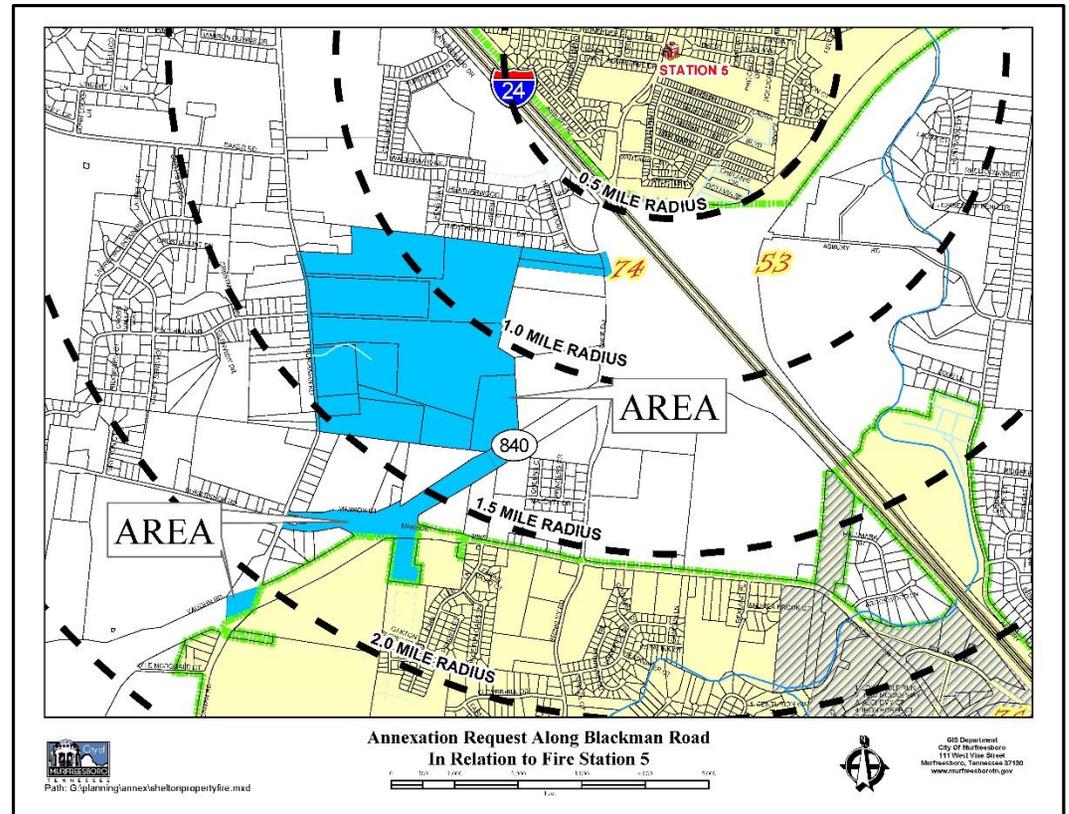
The red lines on the adjacent map represent existing sewer lines.



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.

The closest fire station to the subject tract is Fire Station #5, located at 3006 Florence Road, 3.18 miles from the study area. Station #9, located at 802 Cason Lane, is 5.69 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. However, if any future development of the study area includes houses facing Blackman Road, construction of a turnaround will be necessary.

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 located in the Overall Creek Elementary school zone. Presently, Overall Creek can accommodate 150 new students. A new elementary school scheduled to open in west Murfreesboro in 2018 will create more openings at Overall Creek.

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.

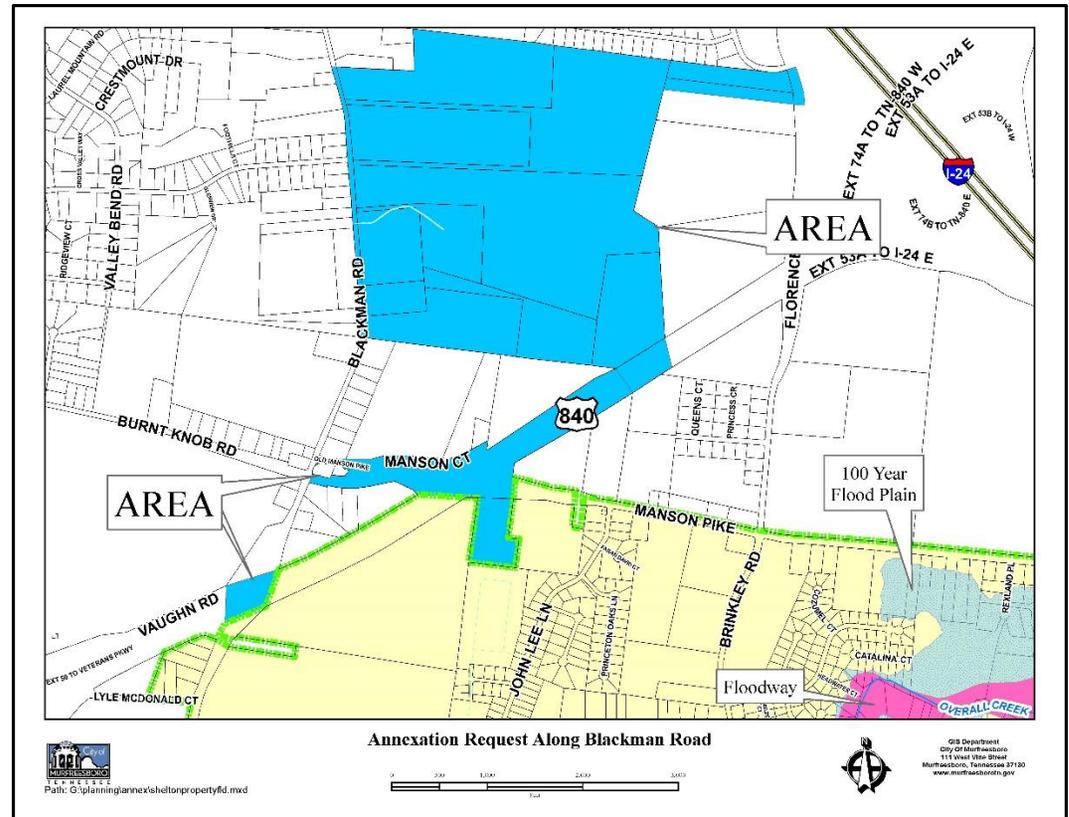
PLANNING, ENGINEERING, AND ZONING SERVICES

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). Affected areas are located within the eastern and southern portions of the study area.

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

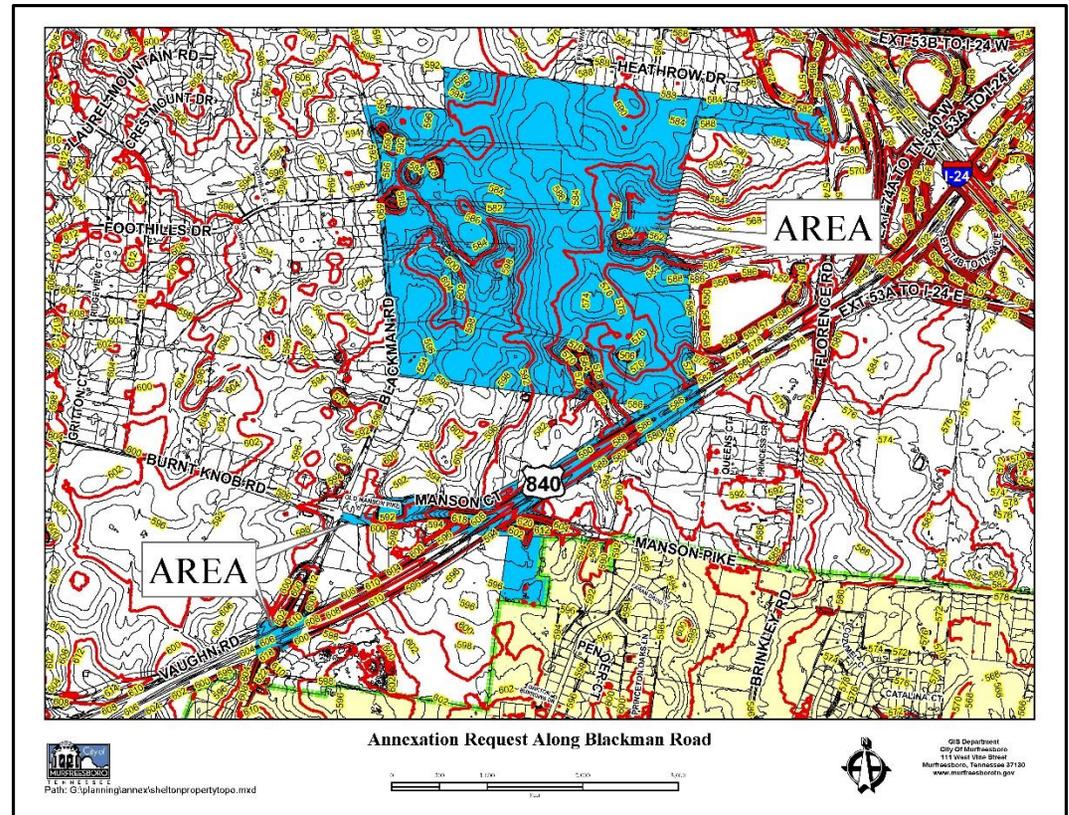


DRAINAGE

The study area north of SR 840 has poorly-defined drainage patterns. This portion of the study area drains directly to sinkholes and closed depressions, some of which hold water following rain events for extended periods of time. The area south of SR 840 drains well to the west to closed depressions.

For all parts of the study area, future development plans should address the existing drainage conditions and anticipate stormwater management completely contained on-site. It may be possible that access to off-site drainage routes could be provided through adjacent properties; however, additional study will be required on such an option. It will be the developer's responsibility to investigate potential drainage plans and secure any off-site routes with consent and/or easements. Additionally, due to sinkholes on the portion of the study area north of SR 840, Underground Injection Control (UIC) permits from the State of Tennessee may be required.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed residential zoning of the portion of the study area north of SR 840 and considering applicable credits, this property has the potential to generate \$30,000 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.

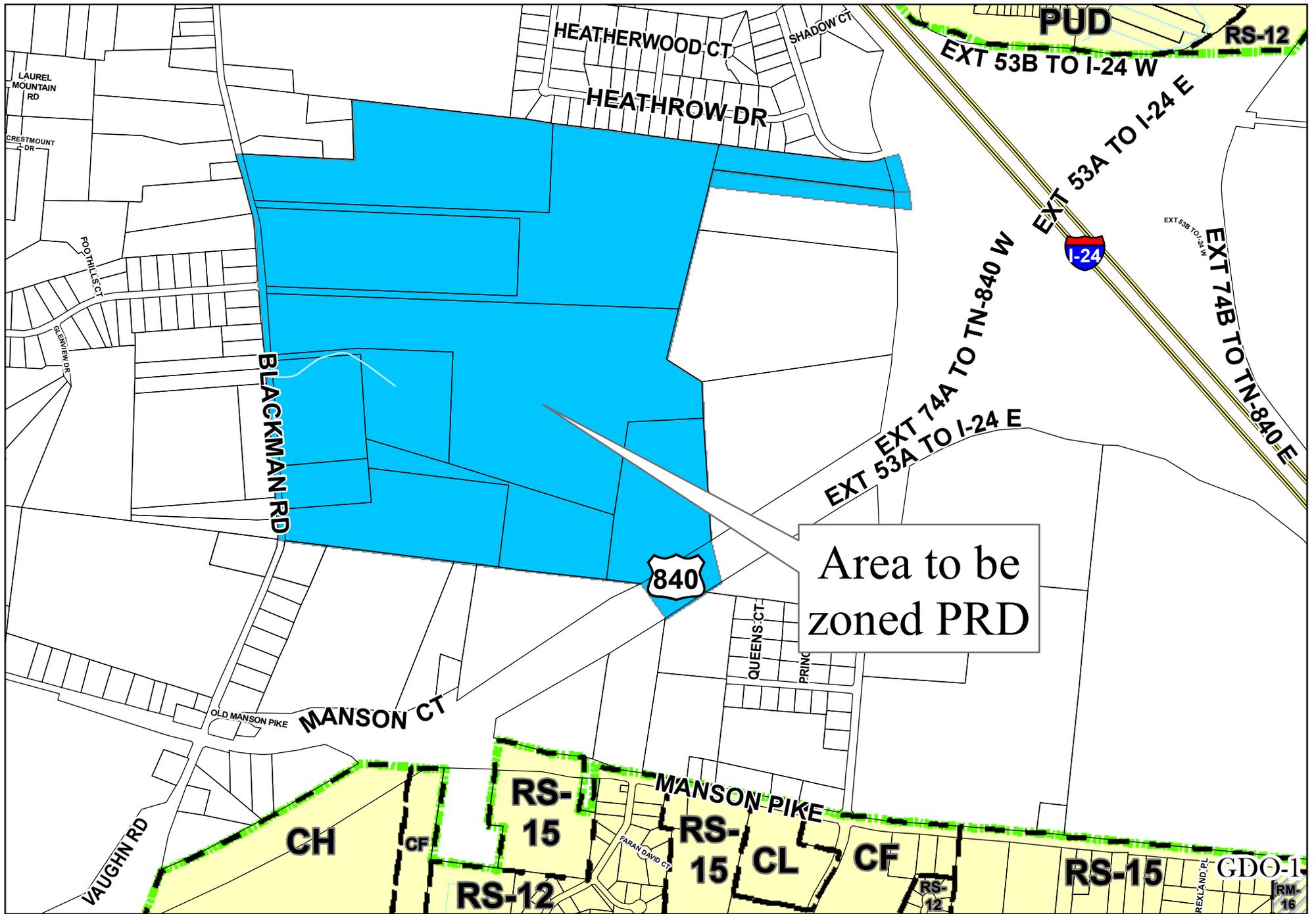
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 2, 2016**

3.e Zoning application [2016-406] for approximately 242 acres located along Blackman Road & Florence Road to be zoned Shelton Springs PRD simultaneous with annexation, Parks Development applicant.

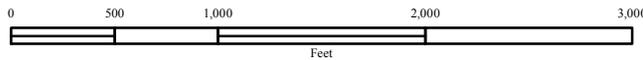
The subject properties are located east of Blackman Road and west of Florence Road, just north of SR 840. The subject area consists of 13 parcels which were the subject of the previous annexation request. The surrounding properties are zoned RM (Medium Density Residential) in the unincorporated area of Rutherford County and are developed with single-family lots.

The Shelton Springs PRD program has been included in the agenda materials. The maximum number of units proposed is 771 on 242 acres for a density of 3.2 dwelling units per acre. The RS-15 district allows a density of 2.9 D.U./acre and the RS-12 district allows a density of 3.63 D.U./acre. Shelton Springs PRD has a mix of 3,500 square foot lots, 6,000 square foot lots, 8,000 square foot lots and 10,000 square foot lots. The 3,500 square foot lots will be alley loaded and have a 2 car garage with space for 2 cars to park in the rear drive. The 8,000 square foot homes will have a minimum 2 car garage and be setback enough to allow 4 cars to park in the driveway. The 10,000 square foot lots will have a double side-entry garage and an option for a single front-entry garage and will allow 4 cars to park in the driveway. All homes will consist of brick, stone and/or fiber cement board siding with an allowance for vinyl trim, soffits, gables, and dormers. Amenities and a considerable amount of open space are being provided. The planned development zoning allows for exceptions from the Zoning Ordinance or Subdivisions Regulations to be made so long as they are clearly identified and approved. Page 19 of the PRD program book outlines the exceptions requested in this program, which are to the minimum building setback lines as compared to similar zoning districts.

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 Blackman Road
PRD Simultaneous with Annexation**



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



SHELTON SPRINGS

A REQUEST FOR ANNEXATION AND REZONING TO A PRD

SUBMITTED JANUARY 28, 2016

RESUBMITTED FEBRUARY 16, 2016 FOR FEBRUARY 17, 2016 PLANNING COMMISSION WORKSHOP

RESUBMITTED FEBRUARY 22, 2016 FOR MARCH 2, 2016 PLANNING COMMISSION PUBLIC HEARING



DEVELOPER
PARKS DEVELOPMENT

ATTN: BOB PARKS
630 BROADMOAR STREET, E140
MURFREESBORO, TN 37129
615-896-4045

SEC, Inc.

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

ATTN: MATT TAYLOR, P.E.
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN. 37129
615-890-7901

SEC PROJECT # 15302

INTRODUCTION

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PROPOSED PRD.....8

PROPOSED P.R.D.

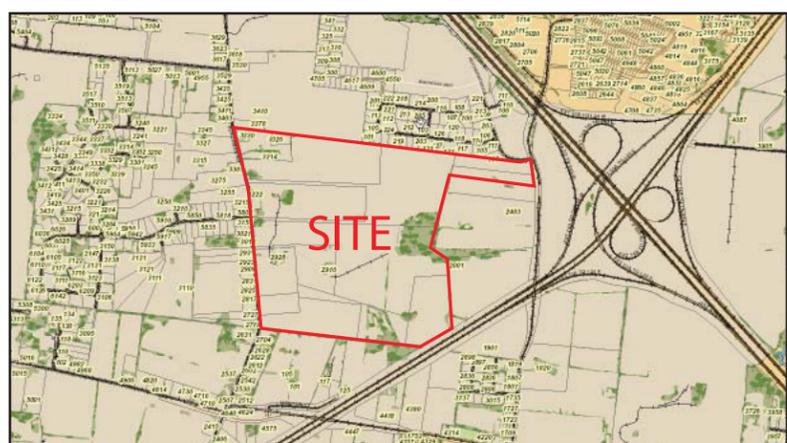
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NOT TO SCALE CURRENT AERIAL OF THE SITE



NOT TO SCALE CURRENT GIS OF THE SITE AND SURROUNDING PROPERTY LINES



COUNTY ZONING MAP
RM - MEDIUM DENSITY RESIDENTIAL
AR - AGRICULTURAL RESIDENTIAL
CN - COMMERCIAL NEIGHBORHOOD

NOT TO SCALE

PARKS DEVELOPMENT RESPECTIVELY REQUESTS ANNEXATION OF PARCELS 41.00, 41.01, & 41.02 OF TAX MAP 71 AS WELL AS PARCELS 15.00, 15.01, 15.02, 15.07, 15.08, 15.10, 15.11, 15.12, 15.14, & A PORTION OF 15.10 OF TAX MAP 78 WHICH IS APPROXIMATELY 241.90 ACRES. THE ANNEXATION REQUEST IS ACCOMPANIED BY A REQUEST TO REZONE THE PROPERTY TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO CREATE SHELTON SPRINGS PRD. THE PROPERTY IS LOCATED ALONG THE EAST SIDE OF BLACKMAN ROAD, WEST SIDE OF FLORENCE ROAD, TO THE SOUTH OF HEATHERWOOD SUBDIVISION, WEST OF FLORENCE ROAD, NORTH OF 840.

THE REZONING REQUEST IS TO REZONE 241.90 ACRES TO PLANNED RESIDENTIAL DISTRICT (PRD) AND CREATE 771 DWELLING UNITS. THE PROPOSED PRD WILL ALLOW FOR ALL SINGLE FAMILY DETACHED HOMES YIELDING AN OVERALL DENSITY OF 3.21 D.U. PER ACRE. THE DEVELOPMENT WILL CONTAIN FIVE DIFFERENT LOT SIZES. THE 771 SINGLE FAMILY HOMES WILL RANGE FROM 1,800-4,000+ S.F.. ALL DWELLING UNITS WILL BE FOR PURCHASE. THE MAJORITY OF THE HOMES WILL BE FRONT ENTRY OR SIDE ENTRY GARAGES, WHILE THE 3,500 S.F. LOTS WILL BE AN ALLEY LOADED HOME. ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS, AND MIN. TWO CAR GARAGES.

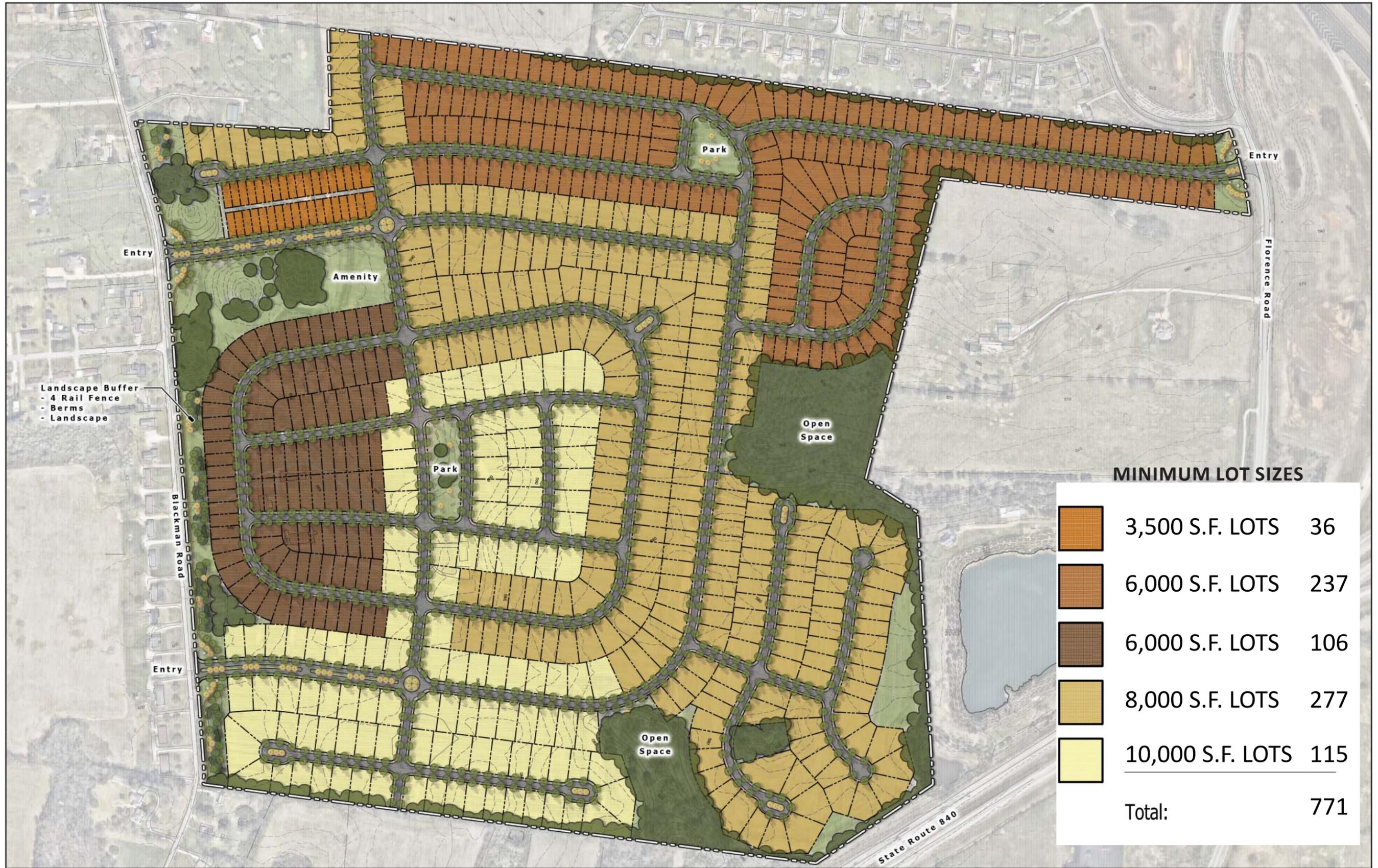
SHELTON SPRINGS OFFERS AN THE AMENITIES PACKAGE WITH A VARIETY OF RECREATION TYPES THROUGHOUT THE DEVELOPMENT. OPEN SPACE AND AMENITIES WILL COUNT FOR MORE THAN 10% OF THE DEVELOPMENT. THE AMENITY CENTER LOCATED ALONG THE NORTHERN ENTRANCE OFF BLACKMAN ROAD WILL FEATURE A SWIMMING POOL AND POOLHOUSE. ALONG WITH THAT, THERE ARE TWO PARKS THAT FEATURE VARIOUS ACTIVE AND PASSIVE RECREATIONAL ELEMENTS FOR THE COMMUNITY. THERE IS ALSO A LINEAR PARK THAT RUNS ALONG THE ENTIRE LENGTH OF BLACKMAN ROAD FRONTAGE. THIS WILL FEATURE A WOODEN FENCE, BERMS AND LANDSCAPING TO ENHANCE THE EDGE OF THE COMMUNITY ALONG BLACKMAN ROAD. THERE WILL BE SIDEWALKS ON BOTH SIDES OF THE PROPOSED STREETS TO CREATE A PEDESTRIAN FRIENDLY NEIGHBORHOOD. ENTRY SIGNAGE WILL BE LOCATED AT ALL THREE ENRANCES AND THESE WILL BE ANCHORED WITH LANDSCAPING. SHELTON SPRINGS WILL HAVE AN H.O.A. THAT WILL MAINTAIN THE COMMON AREAS.

MINIMUM LOT SIZES

3,500 S.F. LOTS	36
6,000 S.F. LOTS	237
6,000 S.F. LOTS	106
8,000 S.F. LOTS	277
10,000 S.F. LOTS	115
Total:	771



NOT TO SCALE



MINIMUM LOT SIZES

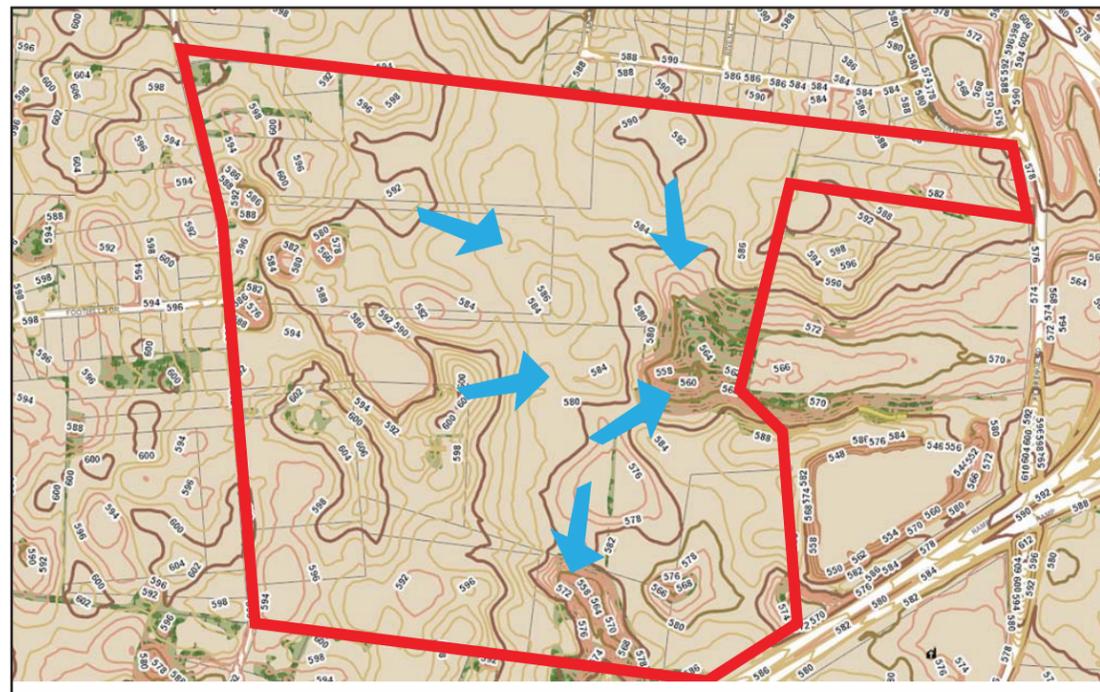
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Total:		771



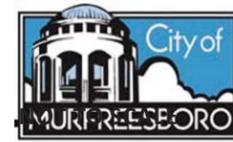
SCALE: 1" = 400'



NOT TO SCALE



TOPOGRAPHY & HYDROLOGY MAP



CITY OF MURFREESBORO

THE PROPERTY HAS/WILL HAVE ACCESS TO PUBLIC RIGHTS-OF-WAY AT THREE LOCATIONS. TWO ENTRANCES WILL BE LOCATED ALONG THE EASTERN R.O.W. OF BLACKMAN ROAD. THE THIRD ENTRANCE WILL BE LOCATED ALONG THE WESTERN R.O.W. OF FLORENCE ROAD JUST SOUTH OF HEATHERWOOD DRIVE.



MURFREESBORO WATER AND SEWER DEPARTMENT

SANITARY SEWER SERVICE WILL BE EXTENDED TO THE EDGE OF THE SITE AT THE N.E. CORNER OF THE PROPERTY AND FLOW UNDER I-24. 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.



MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION WILL BE PROVIDING ELECTRICAL SERVICE. ALL ELECTRIC SERVICE WILL BE UNDERGROUND. ELECTRICITY IS CURRENTLY LOCATED ALONG BLACKMAN ROAD.

THE EXISTING SITE HAS SEVERAL CLOSED DEPRESSIONS AND EXISTING SINKHOLES THAT THE ENTIRE REGION DEPENDS ON FOR STORMWATER. THESE FEATURES WILL LARGELY BE PRESERVED, ENLARGED, AND ENHANCED WITH THE PROPOSED PLAN TO MAINTAIN AND/OR IMPROVE THE CURRENT DRAINAGE SYSTEM.



NOT TO SCALE



IMAGE #1

VIEW INTO THE SITE WHERE THE PROPOSED ENTRANCE OFF OF FLORENCE ROAD IS TO BE LOCATED



IMAGE #2

VIEW NORTH ON FLORENCE ROAD FROM THE PROPOSED ENTRANCE

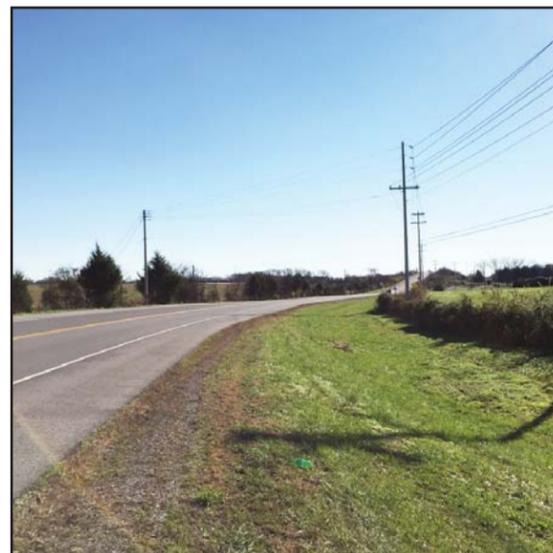


IMAGE #3

VIEW SOUTH ON FLORENCE ROAD FROM THE PROPOSED ENTRANCE



IMAGE #4

VIEW NORTH ON BLACKMAN ROAD FROM THE NORTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD



IMAGE #5

VIEW SOUTH ON BLACKMAN ROAD FROM THE NORTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD



IMAGE #6

VIEW WEST ON BLACKMAN ROAD OF AN EXISTING DUPLEX ACROSS THE STREET FOR THE PROPOSED DEVELOPMENT



N
NOT TO SCALE



IMAGE #7

VIEW EAST INTO THE SITE FROM BLACKMAN ROAD AT THE PROPOSED SOUTHERN ENTRANCE ALONG BLACKMAN ROAD



IMAGE #8

VIEW SOUTH ON BLACKMAN ROAD FROM THE SOUTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD



IMAGE #9

VIEW NORTH ON BLACKMAN ROAD FROM THE SOUTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD



IMAGE #10

VIEW TOWARDS THE NORTH ACROSS THE PROPERTY WITH HEATHERWOOD SUBDIVISION



IMAGE #11

VIEW EAST ACROSS THE PROPERTY TOWARDS FLORENCE ROAD



IMAGE #12

VIEW SOUTH ACROSS THE PROPERTY TOWARDS SR-840



NOT TO SCALE

MINIMUM LOT SIZES

	3,500 S.F. LOTS	36
	6,000 S.F. LOTS	237
	6,000 S.F. LOTS	106
	8,000 S.F. LOTS	277
	10,000 S.F. LOTS	115
	Total:	771



EXAMPLE OF MAILBOX

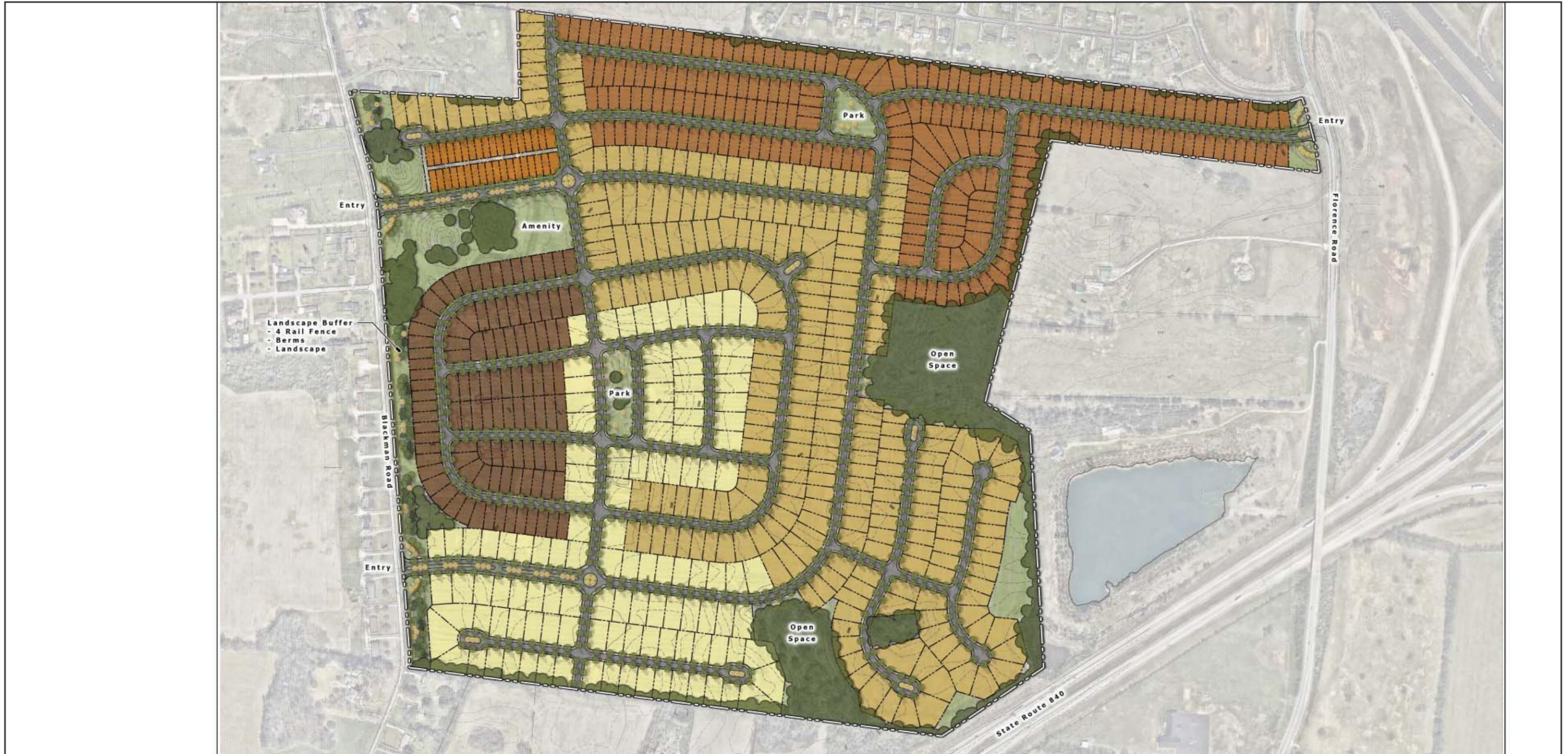


EXAMPLE OF AN ENTRANCE SIGN

SYNOPSIS

SHELTON SPRINGS CONSISTS OF 771 SINGLE FAMILY LOTS ON 241.90 ACRES FOR A DENSITY OF 3.21 DWELLING UNITS PER ACRE. 762 HOMES COULD POTENTIALLY BE CONSTRUCTED WITH THE BASE ZONING OF RS-15 WHICH HAS AN ALLOWABLE DENSITY OF 2.90 UNITS/ACRE. THE SITE PROVIDES A FEW OPEN SPACES FOR ACTIVE AND PASSIVE RECREATION, AND SOME THAT WILL FUNCTION AS STORMWATER MANAGEMENT AREAS. IN ADDITION TO THE UNSTRUCTURED OPEN SPACE, THE PROJECT WILL INCLUDE A DISTINCTIVE ENTRY SIGN AT EACH OF THE ENTRANCES ALONG WITH LANDSCAPING.

- 771 SINGLE FAMILY HOMES WITH A MINIMUM OF 2 BEDROOMS.
- MINIMUM LOT SIZES (TYPICAL LOT DIMENSIONS)
 - 3,500S.F. (35' WIDE BY 110' DEEP)
 - 6,000 S.F. (51' WIDE BY 120' DEEP)
 - 6,000 S.F. (52' WIDE BY 125' DEEP)
 - 8,000 S.F. (65' WIDE BY 130' DEEP)
 - 10,000 S.F. (85' WIDE BY 150' DEEP)
- SETBACKS ARE OUTLINED ON THE PROPOSED HOME STANDARDS PAGES LOCATED IN THIS BOOK.
- 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 (HOUSE MAY BE WITHIN 20 FEET).
- STREETS WILL ALL BE PUBLIC RIGHTS-OF-WAY. (EXCEPT ALLEY).
- 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.
- BOTH ENTRANCES OFF BLACKMAN ROAD AND THE ENTRANCE OFF OF 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 AND SOFFIT AREAS OF THE HOUSES.
- EACH SINGLE FAMILY LOT EXCEPT ALLEY LOADED 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 AT LEAST 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 MTEMC STANDARD STREETLIGHTS, AND NOT DECORATIVE STREET LIGHTHTING. THIS WILL BE COORDINATED WITH MED AND TO MEET MED'S STANDARDS.
- PRIOR TO CONSTRUCTION PLAN REVIEW, A COMPLETE AND THOROUGH DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES WILL BE COMPLETED. THIS MAY BE IN THE FORM OF OFF-SITE IMPROVEMENTS, ON-SITE IMPROVEMENTS TO EXISTING SINKHOLES, ON-SITE DETENTION PONDS AND/OR COMBINATION OF ALL OF THESE ITEMS.



NOT TO SCALE

MINIMUM LOT SIZES

	3,500 S.F. LOTS	36
	6,000 S.F. LOTS	237
	6,000 S.F. LOTS	106
	8,000 S.F. LOTS	277
	10,000 S.F. LOTS	115
	Total:	771

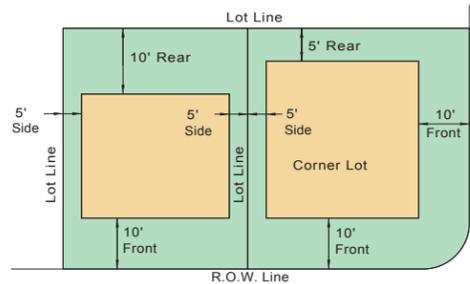
- THE PROJECT IS ANTICIPATED TO BE BUILT IN 18-25 PHASES.
- CONSTRUCTION OF PHASE 1 IS PLANNED TO BEGIN WITHIN 120-150 DAYS AFTER THE COMPLETION OF THE REZONING PROCESS.
- THE TIMING OF THE REMAINING PHASES OF CONSTRUCTION WILL BE MARKET DRIVEN AND DEPENDENT UPON THE ABSORPTION OF THE UNITS IN THE PREVIOUS 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 30-40 DWELLING UNITS.

35 FOOT LOTS:

- ALL HOMES WILL BE A MINIMUM 1,800 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 3, 500 S.F. (TYPICAL LOT DIMENSIONS: 35' WIDE X 110' DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE/CARPORT AND WILL BE ACCESSIBLE VIA A PRIVATE REAR ALLEY.
- 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 MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35' AS DEFINED BY ZONING ORDINANCE.
- HOMES WILL HAVE USUABLE FRONT PORCHES.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL HOMES WILL BE FOR SALE.
- HOUSE WILL BE SETBACK A MINIMUM OF 25 FT. FROM BACK OF CURB IN THE ALLEYS.

• **SETBACKS:**

**10' - FRONT
5' - SIDES**



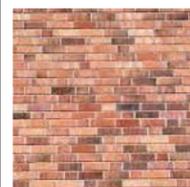
35' Lots: Minimum Building Setback Detail
N.T.S.



**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)**



MINIMUM LOT SIZES



3,500 S.F. LOTS 36

NOT TO SCALE



PUBLIC ROAD SIDE



PUBLIC ROAD SIDE



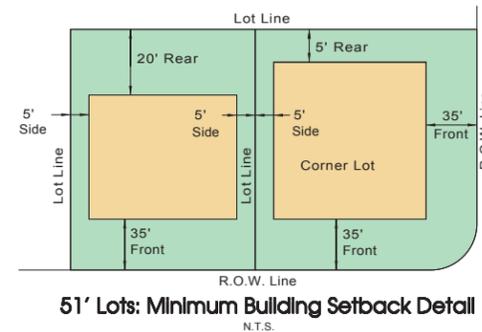
ALLEY VIEW

51 FOOT LOTS:

- ALL HOMES WILL BE A MINIMUM 1,800 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 6, 000 S.F. (TYPICAL LOT DIMENSIONS: 51' WIDE X 120' DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE AND FRONT ENTRY LOADED.
- 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 MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35' AS DEFINED BY ZONING ORDINANCE.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- 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.
- ALL HOMES WILL BE FOR SALE.

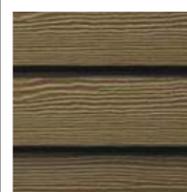
SETBACKS:

- 35' - FRONT TO GARAGE (20' TO HOUSE)
- 5' - SIDES
- 20' - REAR



NOT TO SCALE

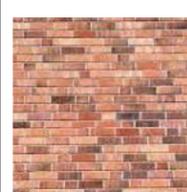
MINIMUM LOT SIZES
 6,000 S.F. LOTS 237



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)

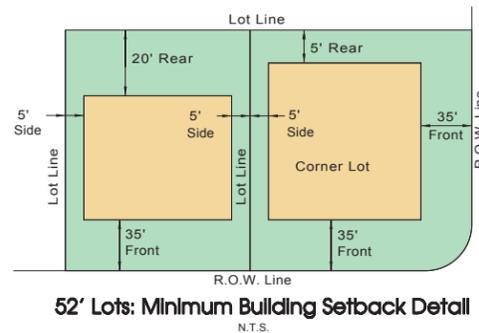


52 FOOT LOTS:

- ALL HOMES WILL BE A MINIMUM 1,800 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 6,000 S.F. (TYPICAL LOT DIMENSIONS: 52' WIDE X 125' DEEP).
- THESE HOMES WILL BE AGE-TARGETED (55+) BUT NOT LIMITED TO THAT DEMOGRAPHIC.
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE AND FRONT ENTRY LOADED.
- 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 MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35' AS DEFINED BY ZONING ORDINANCE.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- 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.
- ALL GARAGE DOORS WILL BE DECORATIVE AND HAVE A NEUTRAL COLOR (NOT WHITE).
- ALL HOMES WILL BE FOR SALE.

SETBACKS:

- 35' - FRONT TO GARAGE (20' TO HOUSE)
- 5' - SIDES
- 20' - REAR



MINIMUM LOT SIZES
 6,000 S.F. LOTS 106

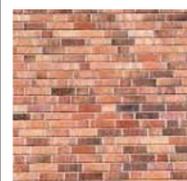
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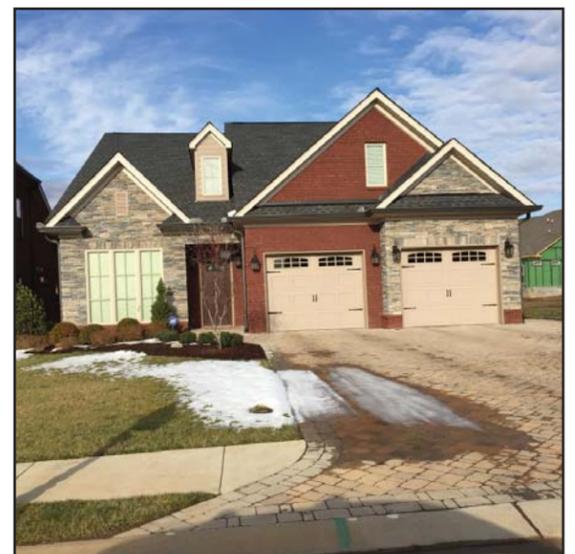
EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)



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



EXAMPLE OF POSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)

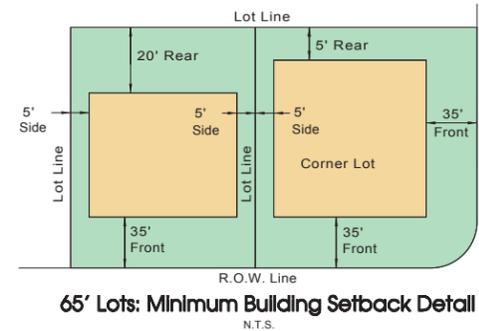


65 FOOT LOTS:

- ALL HOMES WILL BE A MINIMUM 2,400 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 8,000 S.F. (TYPICAL LOT DIMENSIONS: 65' WIDE X 130' DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE AND ARE FRONT ENTRY LOADED.
- 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 MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35' AS DEFINED BY ZONING ORDINANCE.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- 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.
- ALL GARAGE DOORS WILL BE DECORATIVE AND HAVE A NEUTRAL COLOR (NOT WHITE).
- ALL HOMES WILL BE FOR SALE.

SETBACKS:

- 35' - FRONT TO GARAGE (20' TO HOUSE)
- 5' - SIDES
- 20' - REAR



MINIMUM LOT SIZES



8,000 S.F. LOTS 277

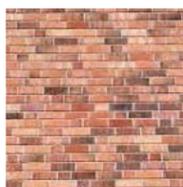
NOT TO SCALE



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)

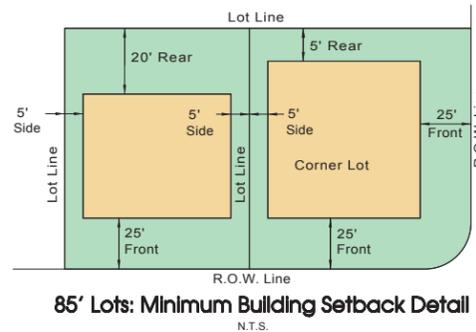


85 FOOT LOTS:

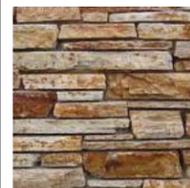
- ALL HOMES WILL BE A MINIMUM 3,000 S.F. (HEATED SPACE)
- MINIMUM LOT SIZE 10, 000 S.F. (TYPICAL LOT DIMENSIONS: 85' WIDE X 150' DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 3 CAR GARAGE AND ARE FRONT AND SIDE ENTRY LOADED.
- ALL HOMES WILL HAVE A DOUBLE SIDE-ENTRY GARAGE WITH AN OPTION FOR AN ADDITIONAL SINGLE FRONT-ENTRY GARAGE FACING THE ROAD.
- 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 MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35' AS DEFINED BY ZONING ORDINANCE.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- 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.
- ALL GARAGE DOORS WILL BE DECORATIVE AND HAVE A NEUTRAL COLOR (NOT WHITE).
- ALL HOMES WILL BE FOR SALE.

SETBACKS:

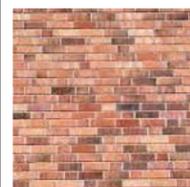
- 25' - FRONT
- 5' - SIDES
- 20' - REAR



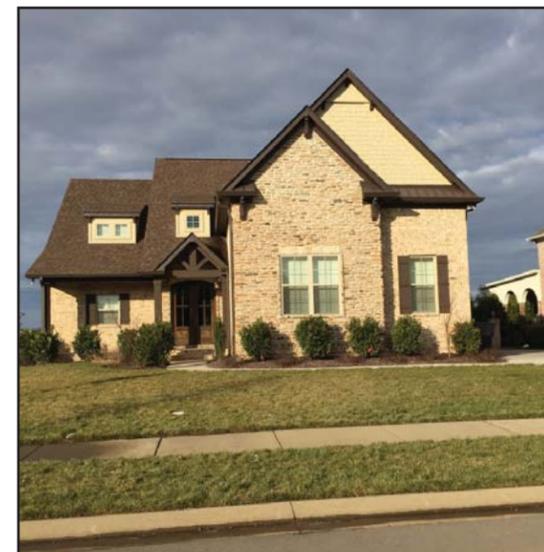
EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)



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



EXAMPLE OF POSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)



10,000 S.F. LOTS 115

NOT TO SCALE



NOT TO SCALE

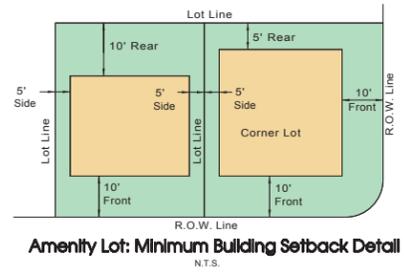
- VEGETATIVE BUFFER
- AMENITY CENTER
- POCKET PARK
- OPEN SPACE

WITH THIS REQUEST, THE PLAN WILL BE DEDICATING OVER 10% TO OPEN SPACE. THE OPEN SPACE AREAS WILL CONTAIN ACTIVE AND PASSIVE RECREATIONAL SPACES AS WELL AS AREAS FOR STORMWATER MANAGEMENT.

- THE AMENITY CENTER LOCATED ALONG ONE THE NORTHERN ENTRANCE OFF OF BLACKMAN ROAD
- IT WILL FEATURE A SWIMMING POOL, CABANA, LAWNS, PLAYGROUND, AND PARKING.
- THE AMENITY CENTER WILL BE COMPLETED PRIOR TO THE 250TH LOT BEING PLAT.
- THERE IS A CENTRAL PARK THAT WILL BE MORE PASSIVE IN USES PROVIDED AS IT RELATES TO THE AGE TARGETED HOMES THAT SURROUND IT.
- THIS PARK WILL FEATURE A FOUNTAIN AND SITTING AREAS FOR RELAXATION.
- THE PARK TO THE NORTH WILL BE MORE ACTIVE IN THE USES PROPOSED FOR THAT SPACE.
- THIS PARK WILL OFFER RESIDENTS A PLAYGROUND AND A HALF COURT BASKETBALL.
- A LINEAR PARK/BUFFER RUNS ALONG THE ENTIRE LENGTH OF THE BLACKMAN ROAD FRONTAGE.
- THIS OPEN SPACE WILL FEATURE A WOODEN FENCE ALONG THE RIGHT-OF-WAY TO DEFINE THE AREA, WITH MOUNDS AND LANDSCAPING TO ENHANCE THE EDGE OF THE COMMUNITY ALONG BLACKMAN ROAD.
- THIS LINEAR PARK AND OTHER PASSIVE OPEN SPACES THROUGHOUT THE COMMUNITY CONTAIN NUMEROUS SINK-HOLES. THESE KARST FEATURES ARE PROPOSED TO FUNCTION AS STORMWATER MANAGEMENT ELEMENTS FOR THE DEVELOPMENT.
- THERE WILL BE SIDEWALKS ALONG BOTH SIDES OF ALL THE STREETS TO CREATE A PEDESTRIAN FRIENDLY NEIGHBORHOOD.
- ENTRY SIGNAGE WILL BE LOCATED ALL ALL THREE ENRANCES AND THESE WILL BE ANCHORED WITH LANDSCAPING.
- THE RESIDENTS OF SHELTON SPRINGS 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.

• SETBACKS (AMENITY LOT):

FRONT - 10'
SIDE - 5'
REAR - 10'



VEGETATIVE BUFFER



POOL



PLAYGROUND



HALF COURT BASKETBALL

MINIMUM LOT SIZES

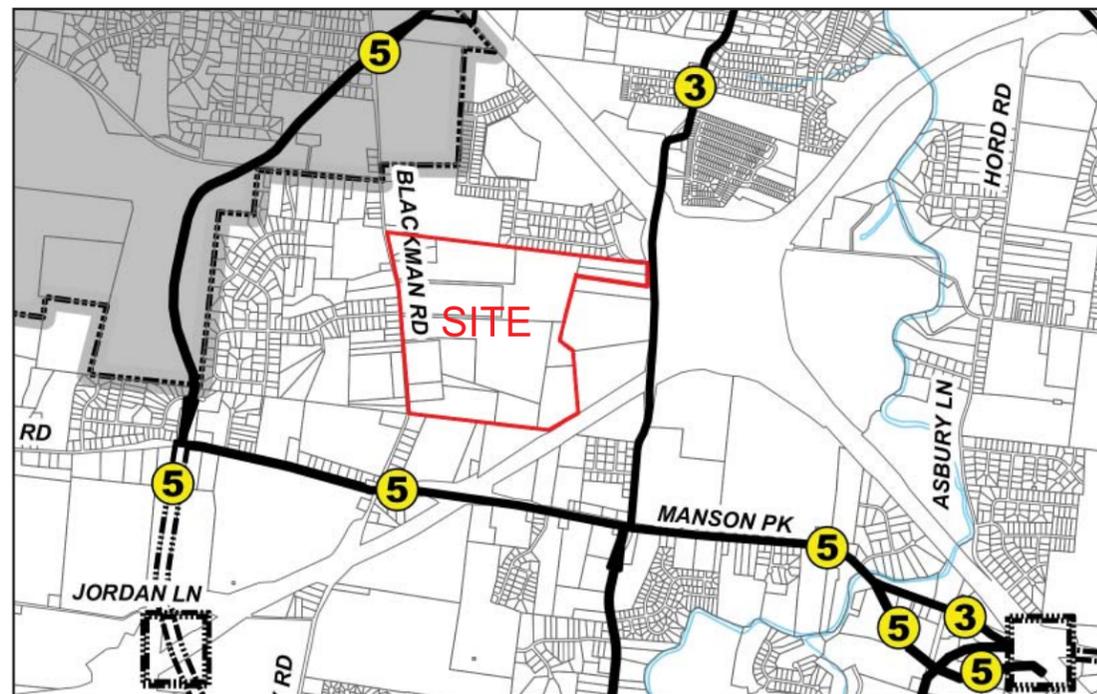
	3,500 S.F. LOTS	36
	6,000 S.F. LOTS	237
	6,000 S.F. LOTS	106
	8,000 S.F. LOTS	277
	10,000 S.F. LOTS	115
Total:		771



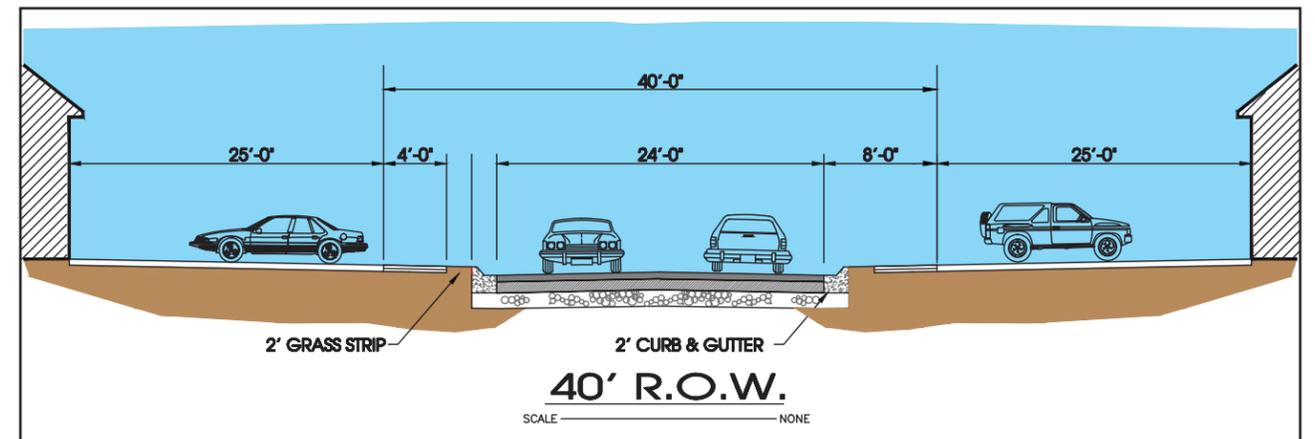
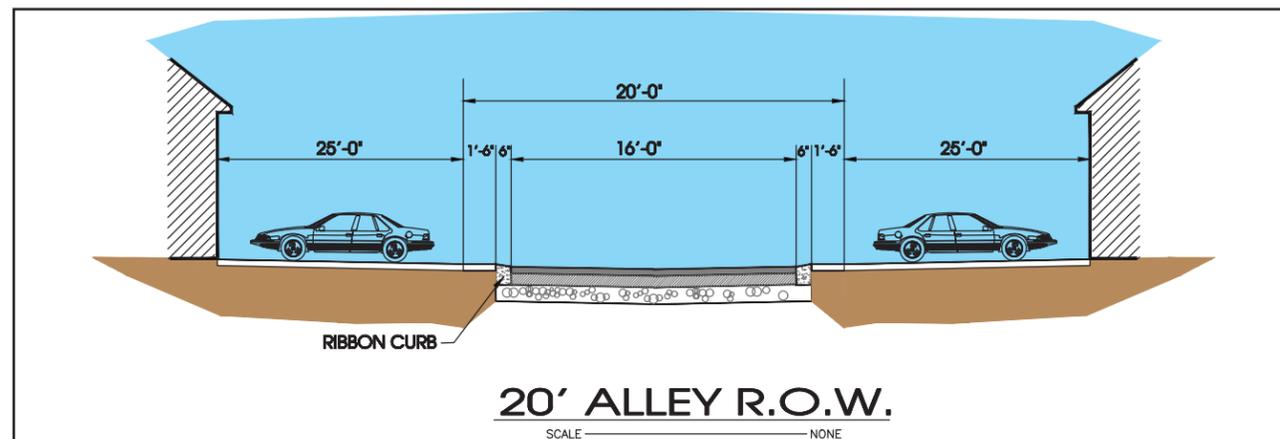
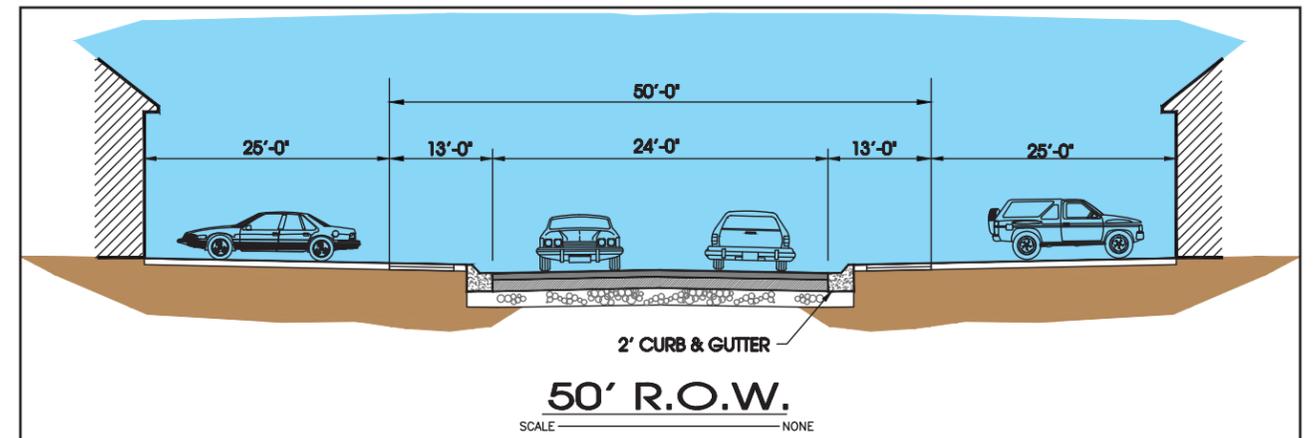
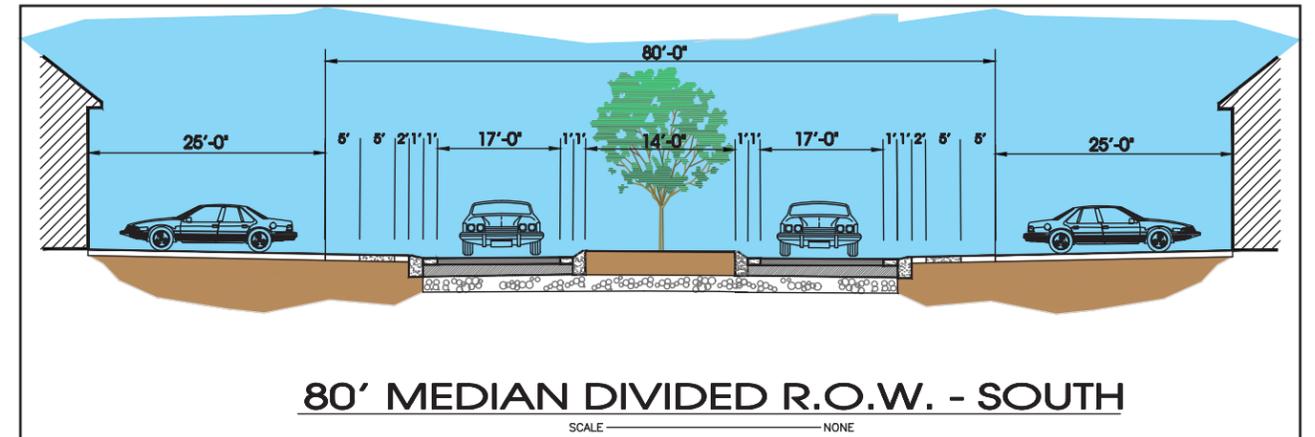
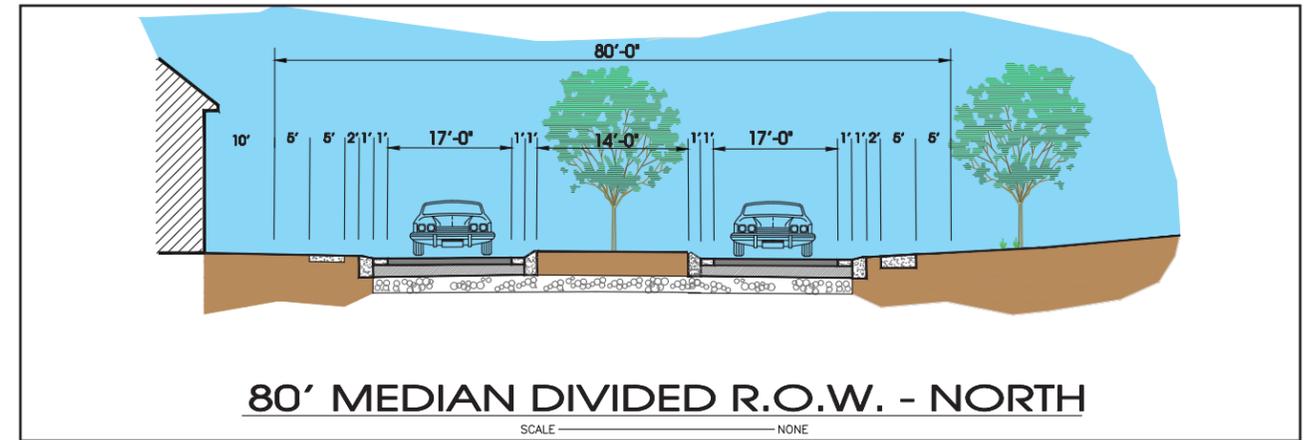
NOT TO SCALE

SHELTON SPRINGS IS PROPOSED TO HAVE 3 POINTS OF INGRESS/EGRESS TO EXISTING ROADWAYS AT VARIOUS LOCATIONS AROUND THE PROPERTY. FLORENCE ROAD IS THE ONLY ENTRANCE. THE PLAN PROPOSES THAT THE ENTRANCES ARE TO BE TWO LANE DIVIDED ROADWAYS TO BETTER DEFINE THE ENTRY POINTS INTO THE DEVELOPMENT. THE CONCEPT PLAN PROPOSES TWO ROUNDABOUTS AS THE TERMINUS POINTS FOR THE DIVIDED MEDIAN ROADWAYS OFF OF BLACKMAN ROAD TO FACILITATE SMOOTH TRANSITION TO TYPICAL ROADWAYS THROUGHOUT THE REST OF THE DEVELOPMENT. THE CONCEPT PLAN SHOWS FUTURE ROADWAYS STUBS TO PROPERTIES TO THE NORTH AND SOUTH FOR CONNECTIVITY TO THOSE PROPERTIES SHOULD THEY EVER DEVELOP IN THE FUTURE. 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 IS WARRANTED TO BE WIDENED TO A 3-LANE ROADWAY. THE APPLICANT MAY BE REQUIRED TO DEDICATE RIGHT-OF-WAY SO THAT THERE IS AMPLE ROOM TO PROVIDE FOR THE ENLARGED ROADWAY CROSS-SECTION. BLACKMAN ROAD IS NOT INDICATED TO ON THE PLAN FOR ANY PROPOSED WIDENING AT THIS TIME; HOWEVER, TURN LANES FOR THE DEVELOPMENT MAY BE REQUIRED.



THOROUGHFARE PLAN



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 FLOOD-PLAINS 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 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 8-16 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.

TOTAL SITE AREA	10523660
TOTAL MAXIMUM FLOOR AREA	2378600
TOTAL LOT AREA	6184260
TOTAL BUILDING COVERAGE	2242135
TOTAL DRIVE/ PARKING AREA	577450
TOTAL RIGHT-OF-WAY	1625000
TOTAL LIVABLE SPACE	3364675
TOTAL OPEN SPACE	6656525
FLOOR AREA RATIO (F.A.R.)	0.23
LIVABILITY SPACE RATIO (L.S.R.)	1.41
OPEN SPACE RATIO (O.S.R.)	2.80

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 RM. 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.

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 FOR THE HOUSES ARE UP TO 25-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 15-FEET LESS THAN THE REQUIRED SETBACK FOR A RS-12 DEVELOPMENT. THE OVERALL DENSITY IS WITHIN THE ALLOWABLE DENSITY FOR A RS-12 DEVELOPMENT. THE LOT COVERAGE IS APPROXIMATELY 50% GREATER THAN ALLOWED FOR RS-12 DEVELOPMENT. MINIMUM LOT SIZE IS UP TO 8,500 S.F. LESS THAN RS-12. MINIMUM LOT WIDTH IS UP TO 40% LESS THAN RS-12. AS PART OF THIS DEVELOPMENT, WE REQUEST TO WAIVE THE REQUIREMENT FOR A MIN. 4-CAR DRIVEWAY PARKING FOR 3,500 S.F. MIN. LOTS. ACCESSORY STRUCTURES, MOTHER-IN-LAW APARTMENTS, AND HOME-BASED BUSINESSES WILL BE REGULATED JUST LIKE A RS-15 SUBDIVISION.

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 MATT TAYLOR OF SEC, INC. DEVELOPER/ APPLICANT IS PARKS DEVELOPMENT. 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

MARCH 2, 2016

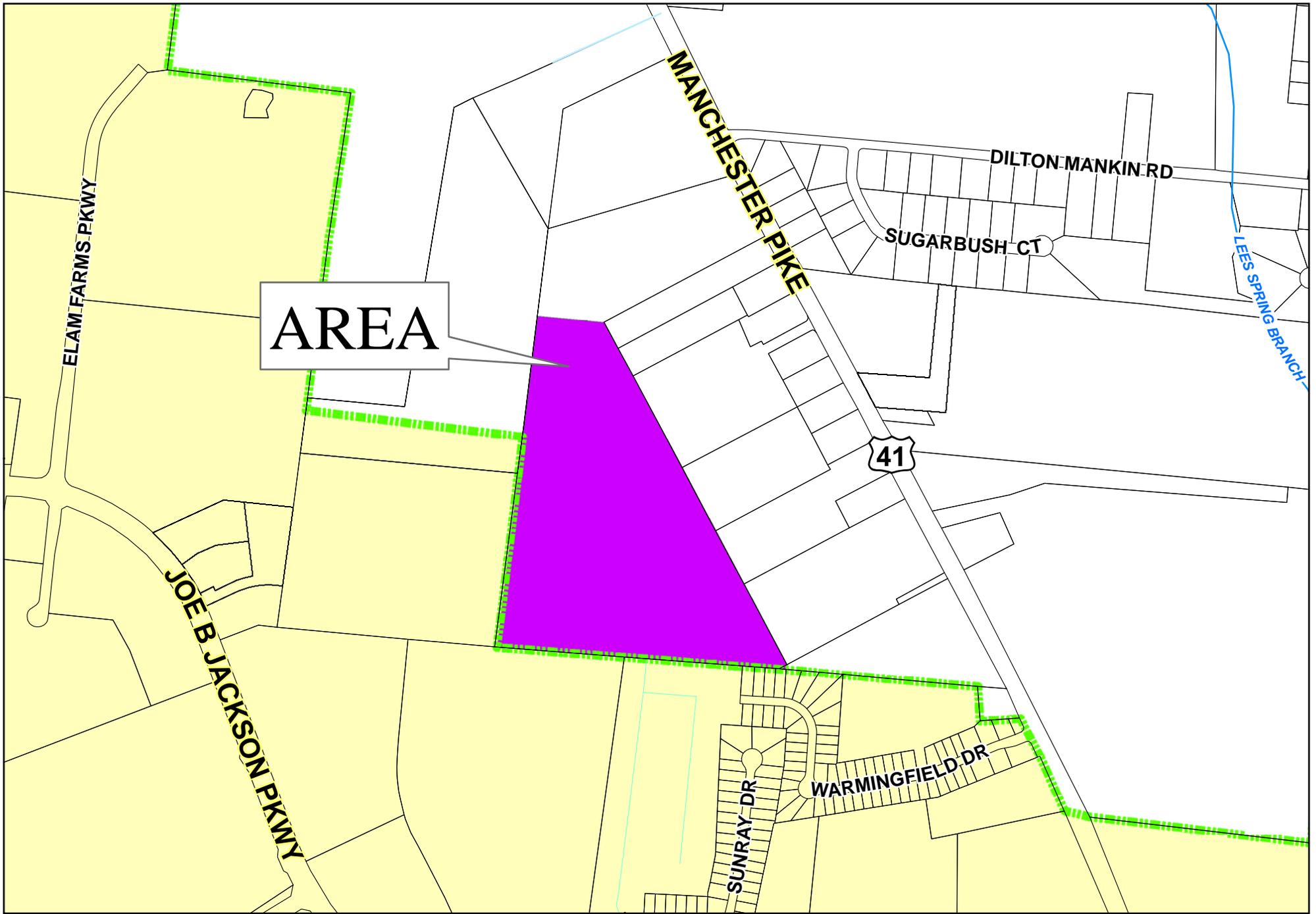
3.f. Annexation Plan of Services and annexation petition [2016-501] for approximately 31.9 acres located west of Manchester Pike, Swanson Development applicant.

The subject property is located west of Manchester Pike and north of Joe B Jackson Parkway. It is directly to the north of the Interstate Warehousing development and is currently undeveloped. The owner of the subject property has petitioned the City for annexation, though the petition does not include the entire parcel. The portion of the parcel with frontage along Manchester Pike has been omitted from the annexation petition.

The subject property is currently zoned RM (Medium Density Residential) in the unincorporated County. The property owner has also filed a request to have the property zoned L-I (Light Industrial) simultaneous with annexation. Interstate Warehousing has a contract on the subject property, and, if the annexation and zoning requests are approved, they would like to acquire the property for future expansion of their development. If Interstate Warehousing were to acquire the subject property, it would need to be combined with Interstate Warehousing's existing tract, because the requested area does not have any frontage on a public street.

The subject property is contiguous with the existing City Limits to the south and to the west. It is also within the City's urban growth boundary. Included with the agenda is an annexation plan of services, which indicates that services can be provided to the subject property upon annexation. No right-of-way is included in the annexation study.

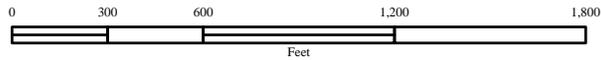
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council for the matter of annexation and for the adoption of the Plan of Service.



Annexation Request for Area West of Manchester Pike



Path: G:\planning\annex\manchesterhwy02_2016.mxd



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

January 28, 2016

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

Re: Annexation and Rezoning Request

Described as Tax Map #126 and Parcels 29.19, consisting of 31.9 ac. currently zoned RM in the county

Dear Mr. Whitaker:

On behalf of our client, the Swanson Development LPC, we hereby request the annexation and rezoning of the property located at Tax Map 126, Parcels 29.19, consisting of 31.9 acres, currently zoned RM in the county, to the new zoning of LI, as depicted in the exhibit provided. Thank you for considering our request.

Sincerely,



Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.

JAN 28 2016

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. SWANSON DEVELOPMENT LLC
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Deborah Kirk
Signature: *Deborah Kirk* Status: *Resident* Date: *1/28/2016*
1188 Park Avenue Murfreesboro, TN 37130
Mailing Address (if not address of property to be annexed)

ACG
2/11/16

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)

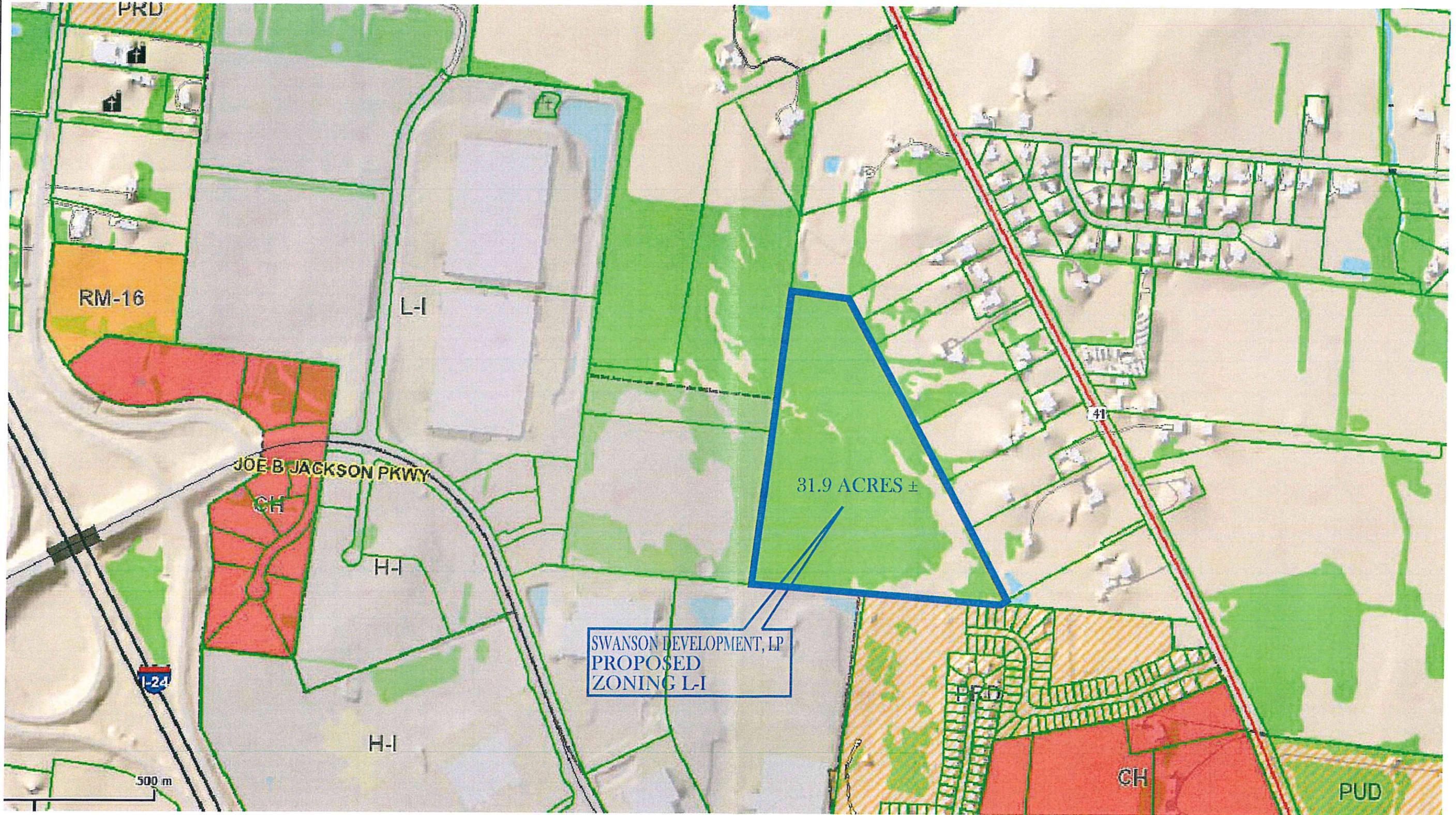
4.
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: _____ Status: _____ Date: _____

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



SWANSON DEVELOPMENT, LP
 PROPOSED
 ZONING L-I

TAX MAP: 126
 PARCEL: 29.19
 ACREAGE: 31.9± ACRES
 OWNER: SWANSON DEVELOPMENT, LP
 CURRENT ZONING: RM (COUNTY)
 RECORD BOOK 1345, PG. 2427

JAN 28 2016

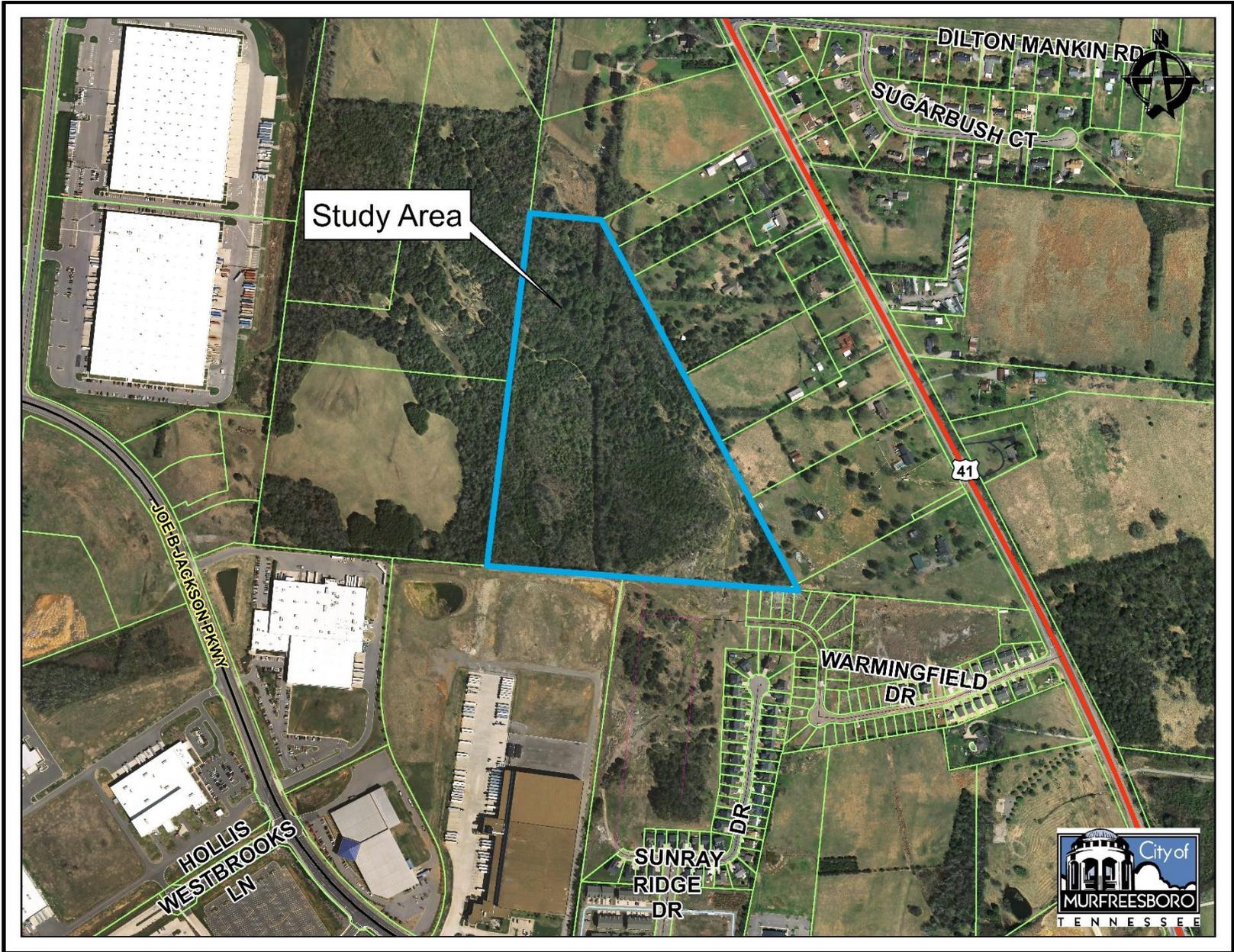
SHUDDLESTON-STEEL
 ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE : 893 - 4084, FAX: 893 - 0080

ANNEXATION & ZONING EXHIBIT
SWANSON
 DEVELOPMENT, LP
 MANCHESTER PIKE
 PROPERTY
 MURFREESBORO, TN

**ANNEXATION REPORT FOR PROPERTY LOCATED
NEAR MANCHESTER PIKE
AND JOE B. JACKSON PARKWAY
INCLUDING PLAN OF SERVICES**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
March 2, 2016**

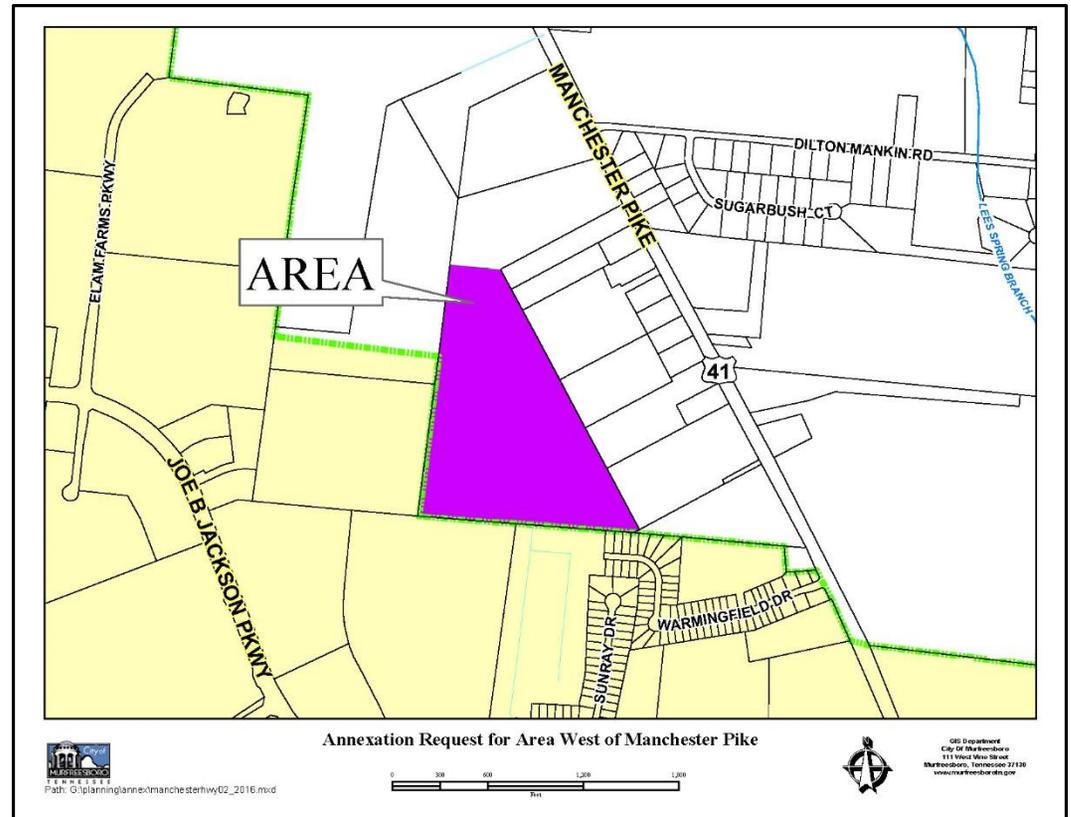


INTRODUCTION

OVERVIEW

The applicant, Clyde Rountree of Huddleston-Steele Engineering, Inc., representing Swanson Development LPC, has requested annexation of property located near Manchester Pike and Joe B. Jackson Parkway.

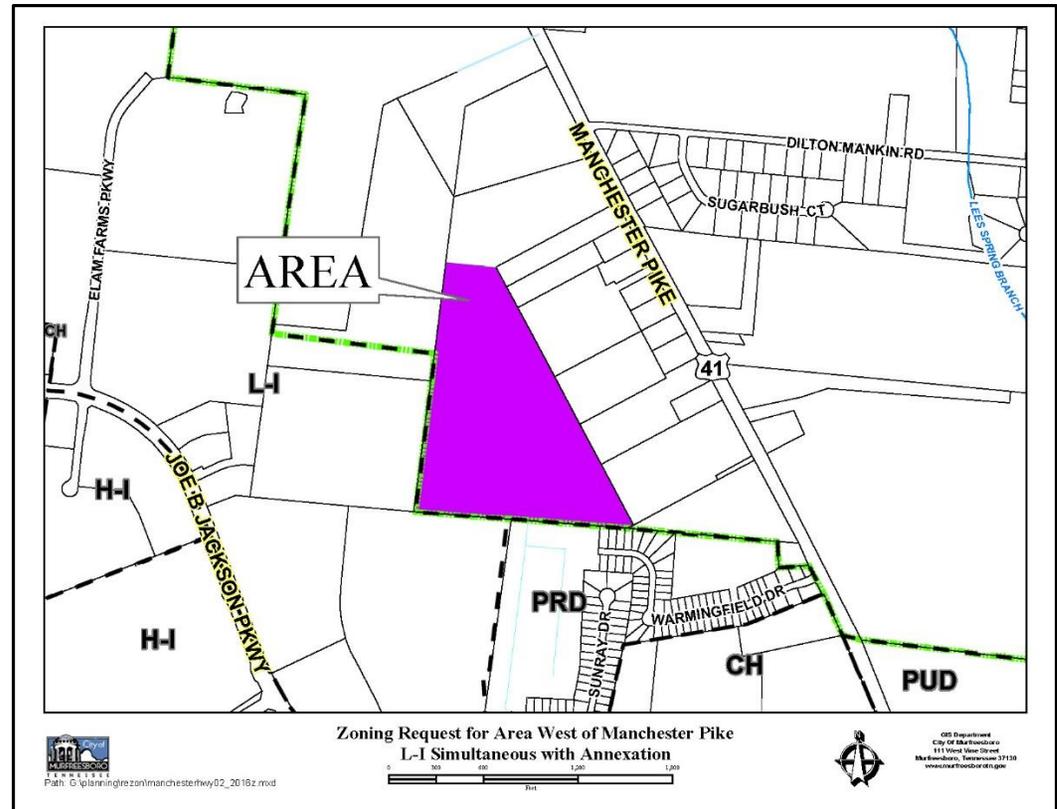
The area studied in this Plan of Services includes a 31.90-acre portion of a 41.63-acre parcel (Tax Map 126, Parcel 29.19). The study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on the south and west. Areas to the northwest, north, and east lie within the unincorporated County.



CITY ZONING

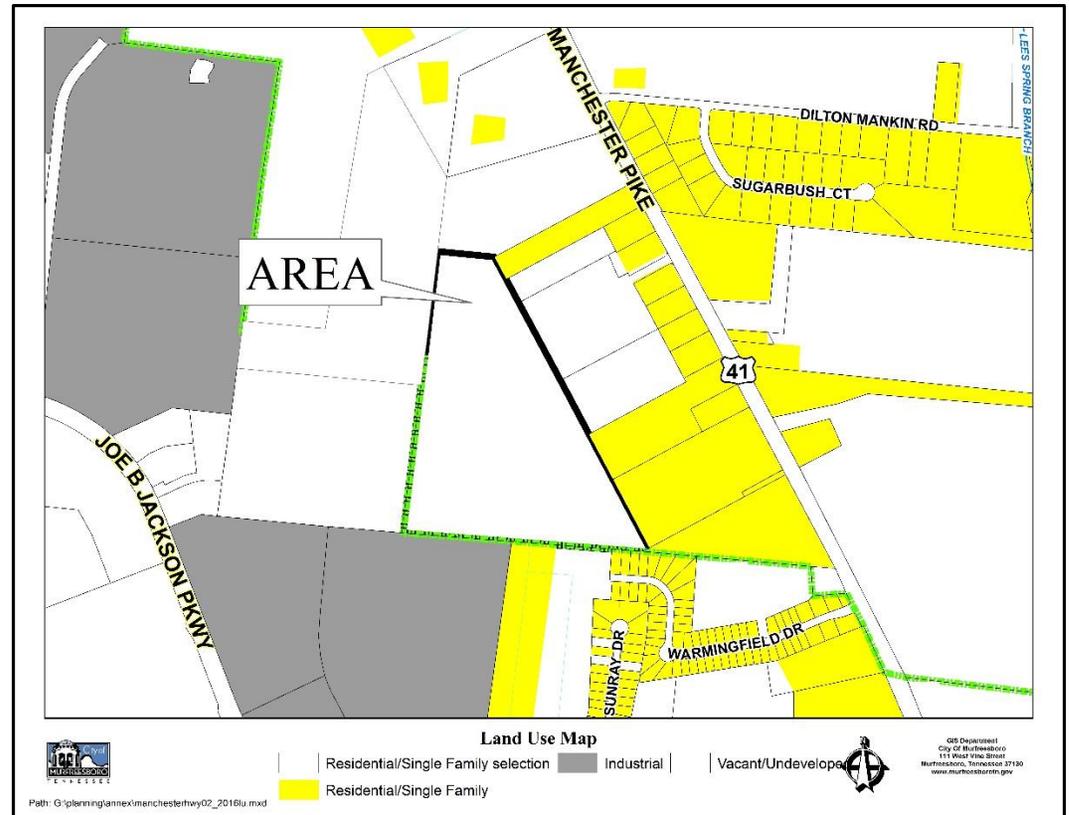
The applicant has requested L-I (Light Industrial) zoning simultaneous with annexation. The property is presently zoned RM (Residential – Medium Density) in the County.

Properties along the southwestern corner of the study area are located within the City and are zoned L-I. Adjacent properties to the southeast—also located within the City—are zoned PRD (Planned Residential Development). Residential properties along the eastern and northern boundaries of the study area are located within the unincorporated County and are zoned RM.



PRESENT AND SURROUNDING LAND USE

The 31.90-acre study area is presently vacant. The owner of the property to the south currently has a contract on the study area in order to develop it with a future phase of the Interstate Warehousing use to the south. The two parcels located immediately west of the study area and within the City limits are zoned L-I and are vacant. Light industrial uses are present along the lots fronting Joe B. Jackson Parkway to the south and west of the study area. Del Sol Commons—a residential development consisting of detached and attached homes located within the City limits—lies along the southeastern side of the study area. Detached single-family houses located within the unincorporated County lie adjacent to the study area's eastern and northern sides.



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 only a portion of the parcel will be annexed into the City. The figures in the table below represent the portion that will be annexed.)

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Swanson Development LP	31.90	\$195,176	\$0	\$48,794	\$619.83

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 #7.

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.

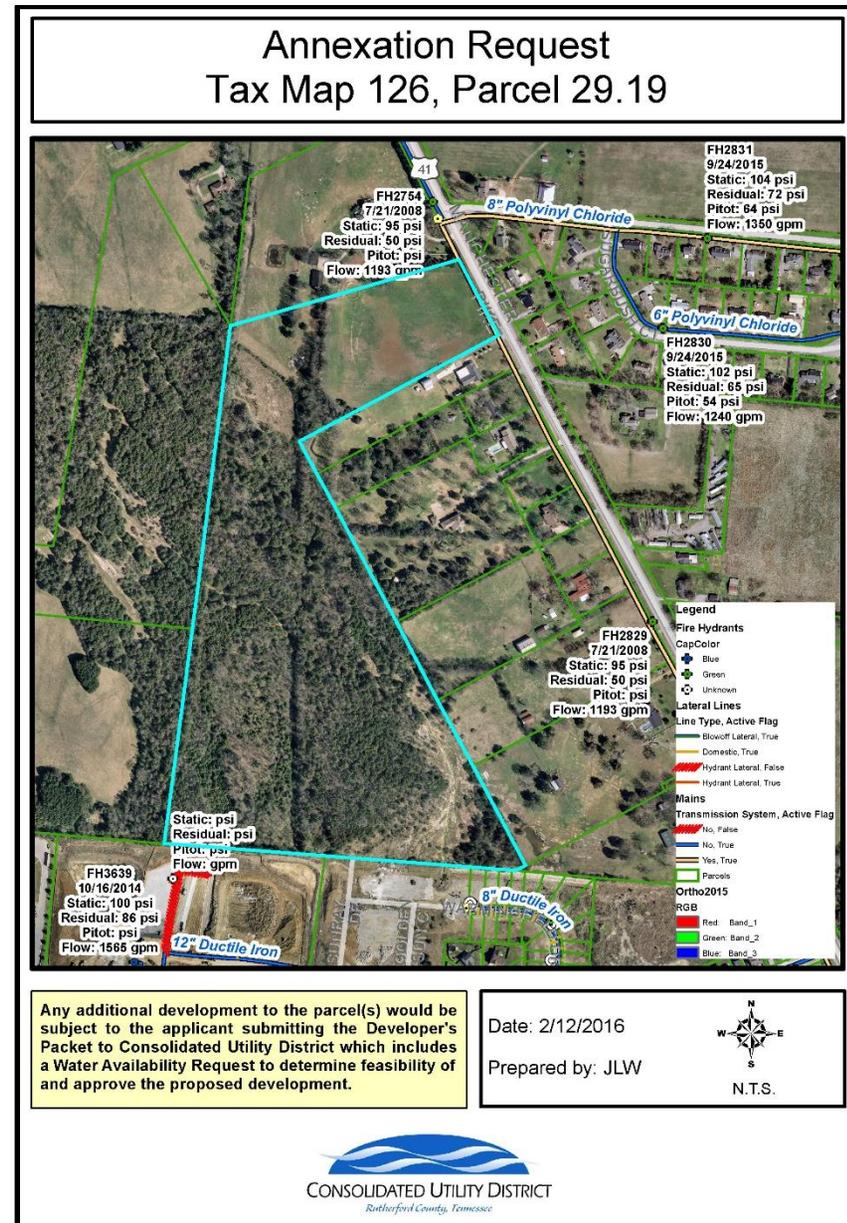
STREETS AND ACCESS

The study area currently has access to Manchester Pike, a major arterial and state route. Additionally, the study area can be accessed from Joe B. Jackson Parkway via the neighboring Interstate Warehousing parcel to the south. 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. The study area is presently served by an 8-inch water line which runs along the west side of Manchester Pike. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to CUD.

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

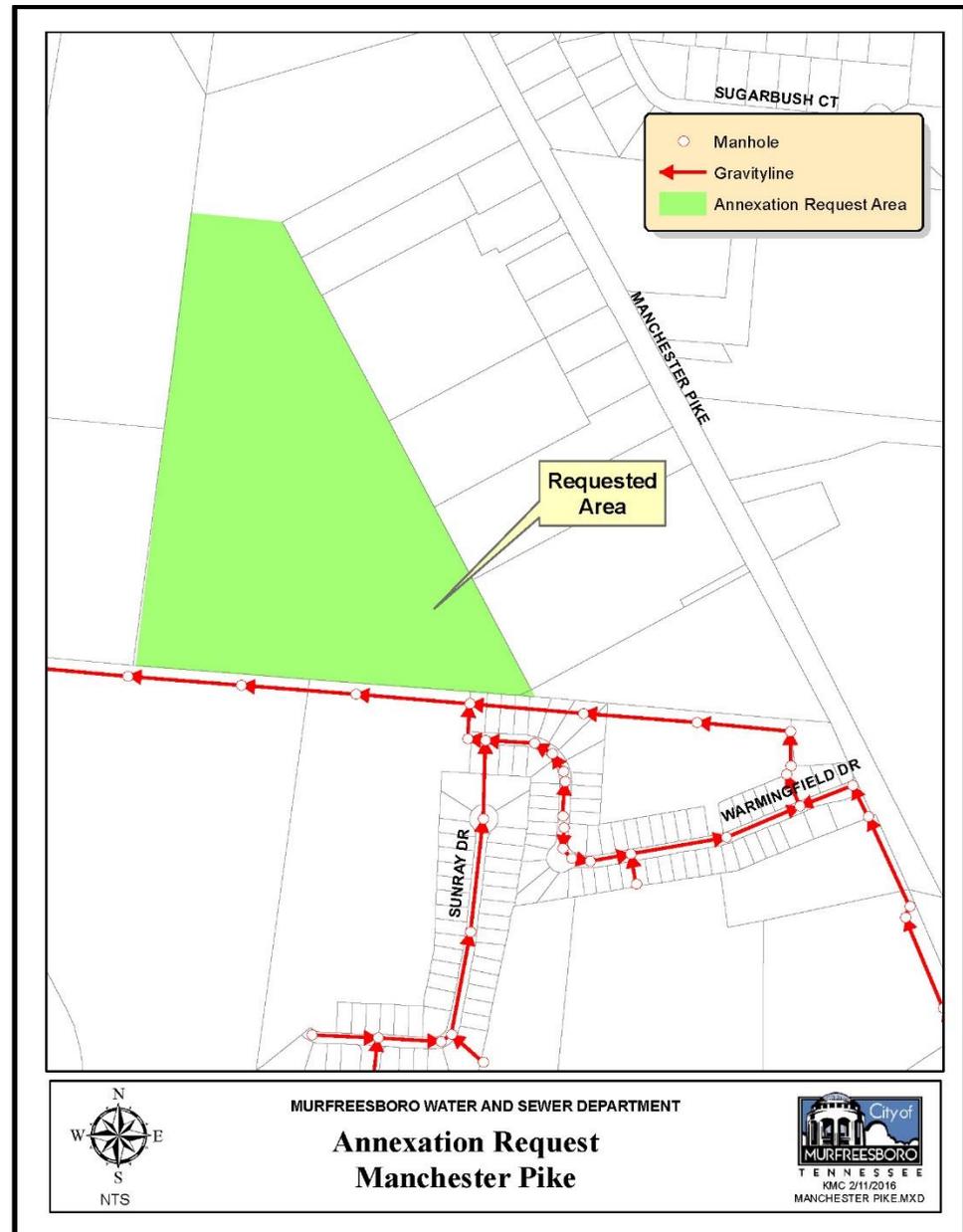


SANITARY SEWER SERVICE

Sanitary sewer is not currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." In order to connect to MWSD sewer service, an off-site sewer easement will be necessary. A new sewer line would tie into an existing 12-inch line in an easement directly south of the study area. All negotiations for the necessary off-site easement are the developer's responsibility.

If constructed, the sewer line serving the subject property would connect to the Buchanan / Elam Road Assessment District. All developments that connect into this sewer system are assessed a \$1,000 fee per single-family unit or equivalent in addition to the current and standard connection fees. The developer would also be required to submit a "Will Serve Request" to MWSD to ensure that capacity is available downstream of the study area.

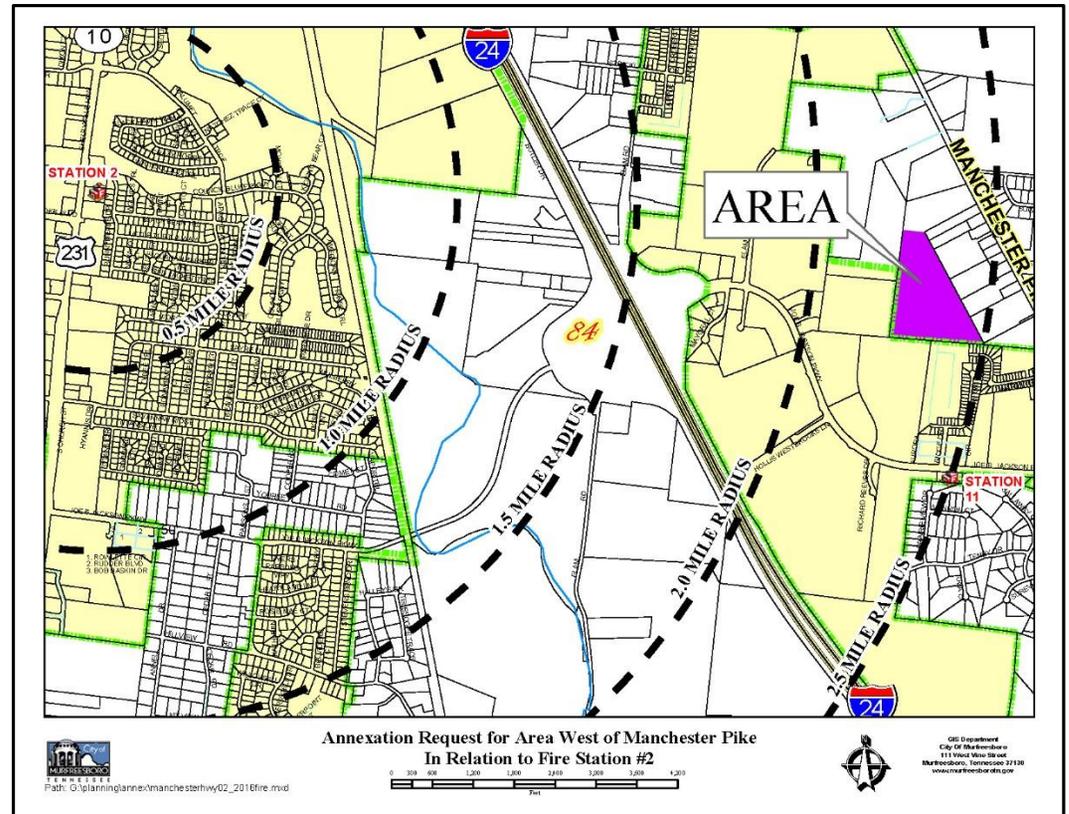
The red lines on the adjacent map represent existing sewer lines.



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.

The closest fire station to the study area is Fire Station #2, located at 2880 Runnymede Drive, 3.81 miles from the study area. Station #3, located at 1511 Mercury Boulevard, is 5.56 miles from the study area. Access to the study area must be established from the parking lot of Interstate Warehousing on Joe B. Jackson Parkway. 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

Because the proposed use for the study area is light industrial, the property owner will be required to utilize a private waste hauler. 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 located in the Black Fox Elementary school zone. However, due to the proposed zoning and use, there should be no impacts on Murfreesboro City Schools.

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.

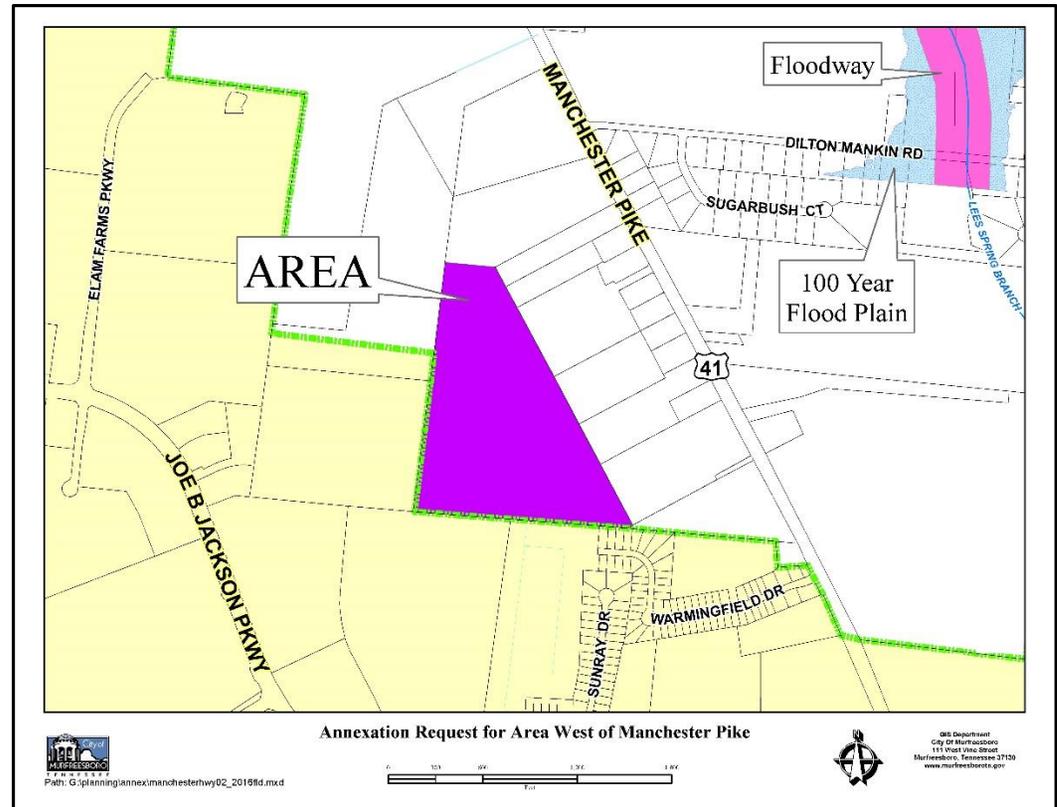
PLANNING, ENGINEERING, AND ZONING SERVICES

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. In order for the study area to be transferred to the adjacent property owner to the south, it must be combined with the parcel to the south via a compliant subdivision plat.

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). Affected areas are located within the eastern and southern portions of the study area.

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

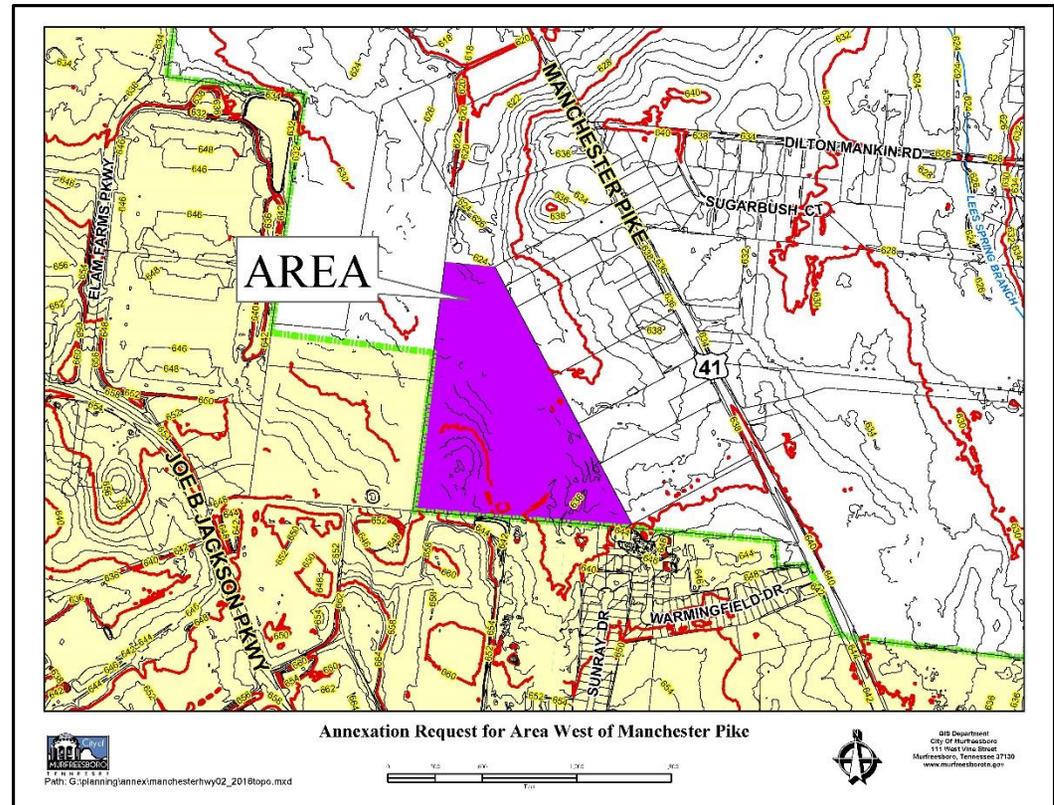


DRAINAGE

The study area drains primarily from south to north; however, no public drainage facilities are located within the study area. An existing stormwater management area north of the study area may be utilized for the study area; the existing stormwater management function must be preserved and/or reconstructed as needed to continue to provide the required level of stormwater management for the neighboring Del Sol Commons subdivision. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

New development on the property must meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. If the Tennessee Department of Environment and Conservation (TDEC) determines that jurisdictional State waters are present, Water Quality Protection Area buffering requirements will apply to new development projects.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed light industrial land use and considering applicable credits, this property has the potential to generate \$5,700 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
MARCH 2, 2016**

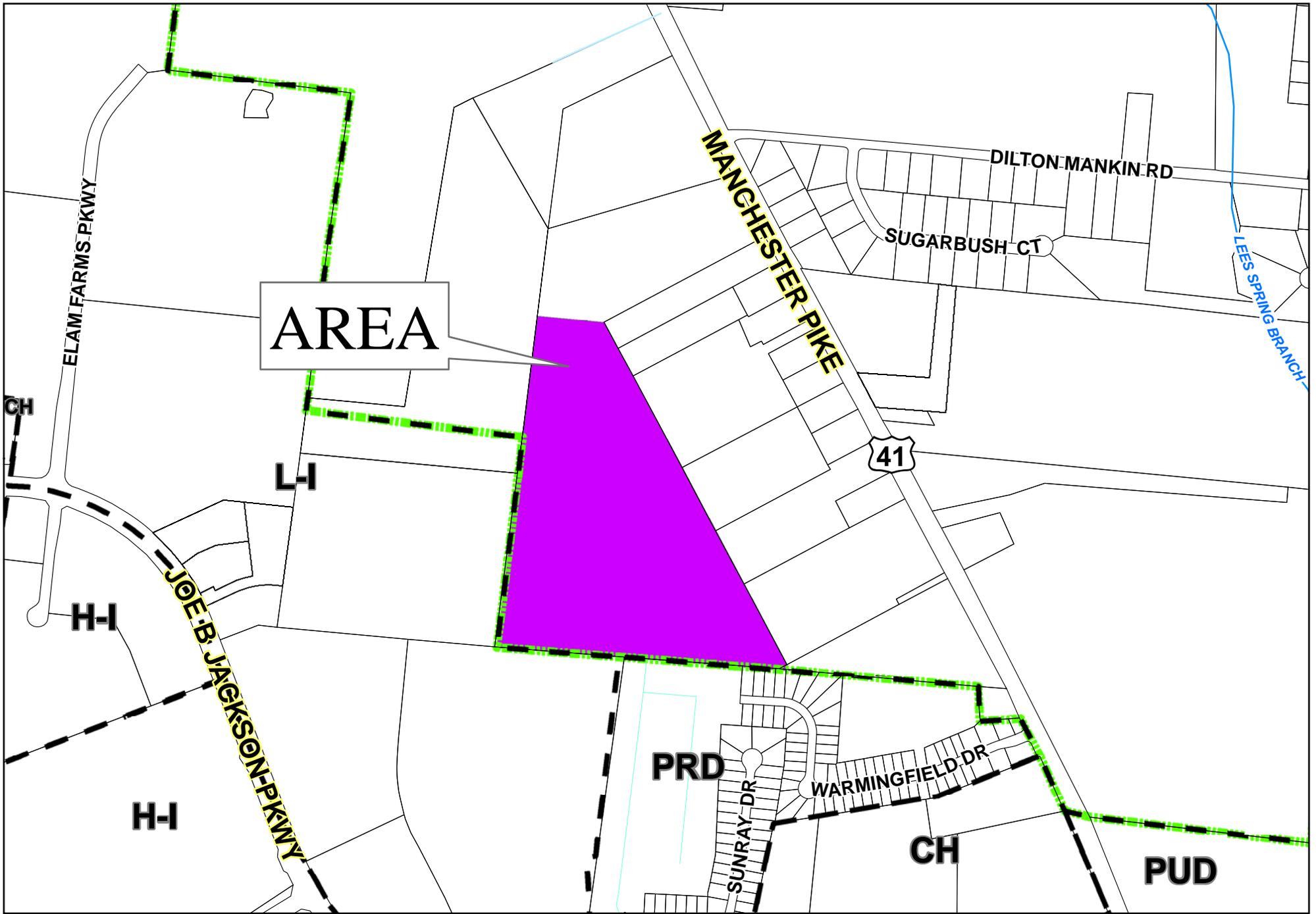
3.g. Zoning application [2016-408] for approximately 31.9 acres located west of Manchester Pike to be zoned L-I simultaneous with annexation, Swanson Development.

The subject property is located west of Manchester Pike and north of Joe B Jackson Parkway. It is directly to the north of the Interstate Warehousing development and is currently undeveloped. The owner of the subject property has petitioned the City for annexation, though the petition does not include the entire parcel. The portion of the parcel with frontage along Manchester Pike has been omitted from the annexation petition. The companion annexation request was the previous item on the agenda.

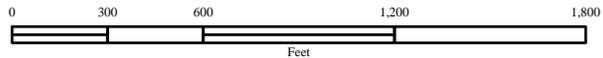
The subject property is currently zoned RM (Medium Density Residential) in the unincorporated County. The property owner has also filed a request to have the property zoned L-I (Light Industrial) simultaneous with annexation. Interstate Warehousing has a contract on the subject property, and, if the annexation and zoning requests are approved, they would like to acquire the property for future expansion of their development. If Interstate Warehousing were to acquire the subject property, it would need to be combined with Interstate Warehousing's existing tract, because the requested area does not have any frontage on a public street.

As previously mentioned, the subject property abuts the Interstate Warehousing development, which is zoned L-I, to the south/southwest. To the south/southeast is the Sunset Ridge PRD (Planned Residential District), which contains detached and attached single-family residential uses (the Everbrite Pointe and Del Sol Commons subdivisions) and residential condominiums (Aurora Place). To the west is a collection of undeveloped parcels, which are zoned L-I and for which a site plan has been approved by the Planning Commission for a development called Standard Distribution. There is an undeveloped parcel to the northwest. Directly to the north and east, fronting along Manchester Pike, are a number of large, single-family residential estate lots located in the unincorporated County.

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 Area West of Manchester Pike
L-I Simultaneous with Annexation**



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



January 28, 2016

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

Re: Annexation and Rezoning Request

Described as Tax Map #126 and Parcels 29.19, consisting of 31.9 ac. currently zoned RM in the county

Dear Mr. Whitaker:

On behalf of our client, the Swanson Development LPC, we hereby request the annexation and rezoning of the property located at Tax Map 126, Parcels 29.19, consisting of 31.9 acres, currently zoned RM in the county, to the new zoning of LI, as depicted in the exhibit provided. Thank you for considering our request.

Sincerely,



Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.

JAN 28 2016



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

JAN 28 2016

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: SWANSON DEVELOPMENT LPC

Address: 1188 PARK AVE. City/State/Zip: MURFREESBORO TN.

Phone: 615, 896.0000 E-mail address: swansondev.com

PROPERTY OWNER: SWANSONS DEVELOPMENT LPC

Street Address or property description: SW

and/or Tax map #: 126 Group: _____ Parcel (s): 29.19

Existing zoning classification: RM

Proposed zoning classification: LI Acreage: 31.9

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

E-mail: rountree.associates@yahoo.com

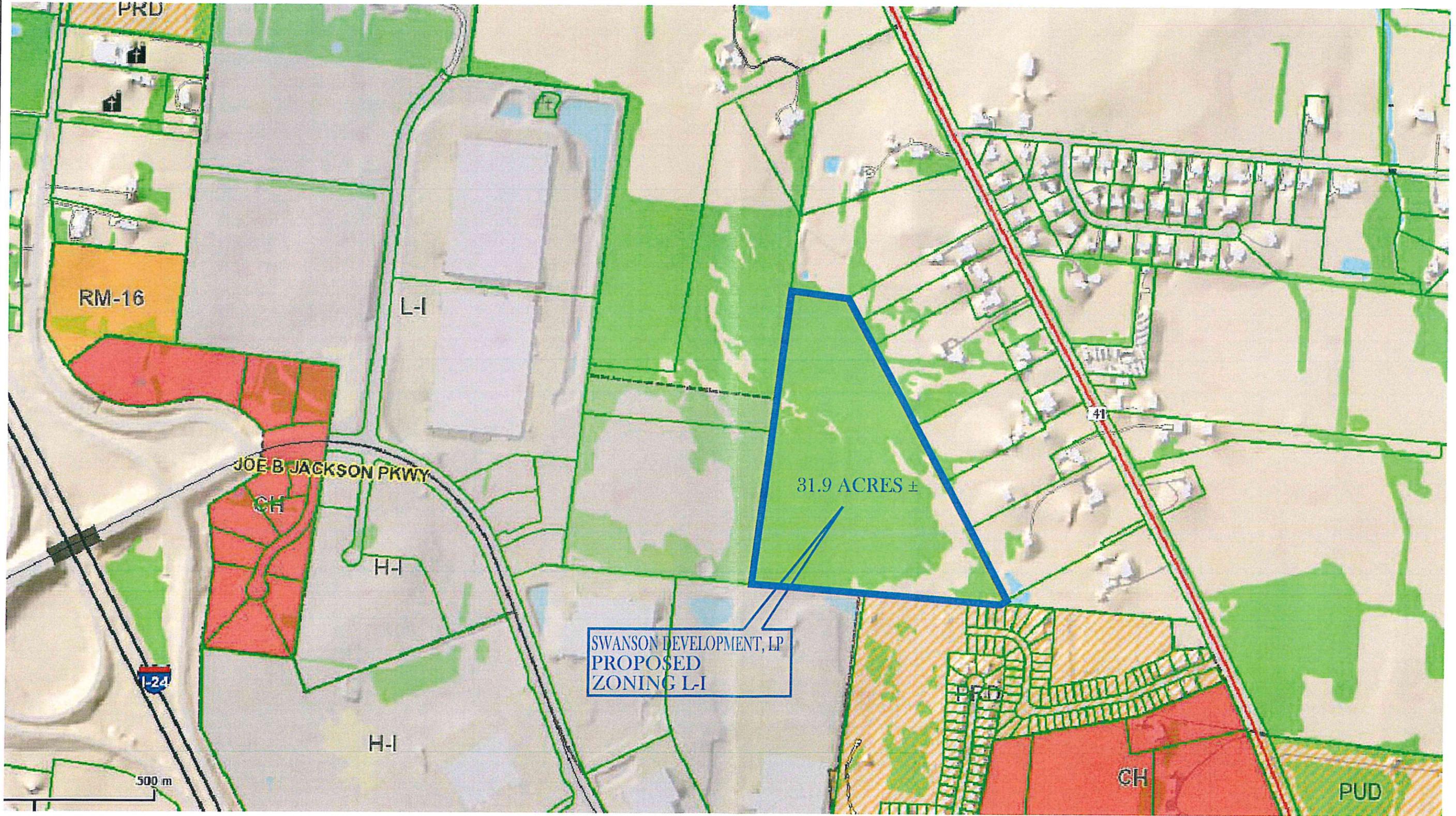
APPLICANT'S SIGNATURE (required): Deborah Fine, Resident

DATE: 1/28/2016

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

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

Amount paid: _____ Receipt #: _____



SWANSON DEVELOPMENT, LP
 PROPOSED
 ZONING L-I

TAX MAP: 126
 PARCEL: 29.19
 ACREAGE: 31.9± ACRES
 OWNER: SWANSON DEVELOPMENT, LP
 CURRENT ZONING: RM (COUNTY)
 RECORD BOOK 1345, PG. 2427

JAN 28 2016

SHUDDLESTON-STEEL
 ENGINEERING INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE : 893 - 4084, FAX: 893 - 0080

ANNEXATION & ZONING EXHIBIT
SWANSON
 DEVELOPMENT, LP
 MANCHESTER PIKE
 PROPERTY
 MURFREESBORO, TN

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1

MARCH 2, 2016

3.h. Annexation Plan of Services and annexation petition [2016-501] for approximately 30.6 acres located along New Salem Highway, World Outreach Church & Jackson Family General Partnership applicants.

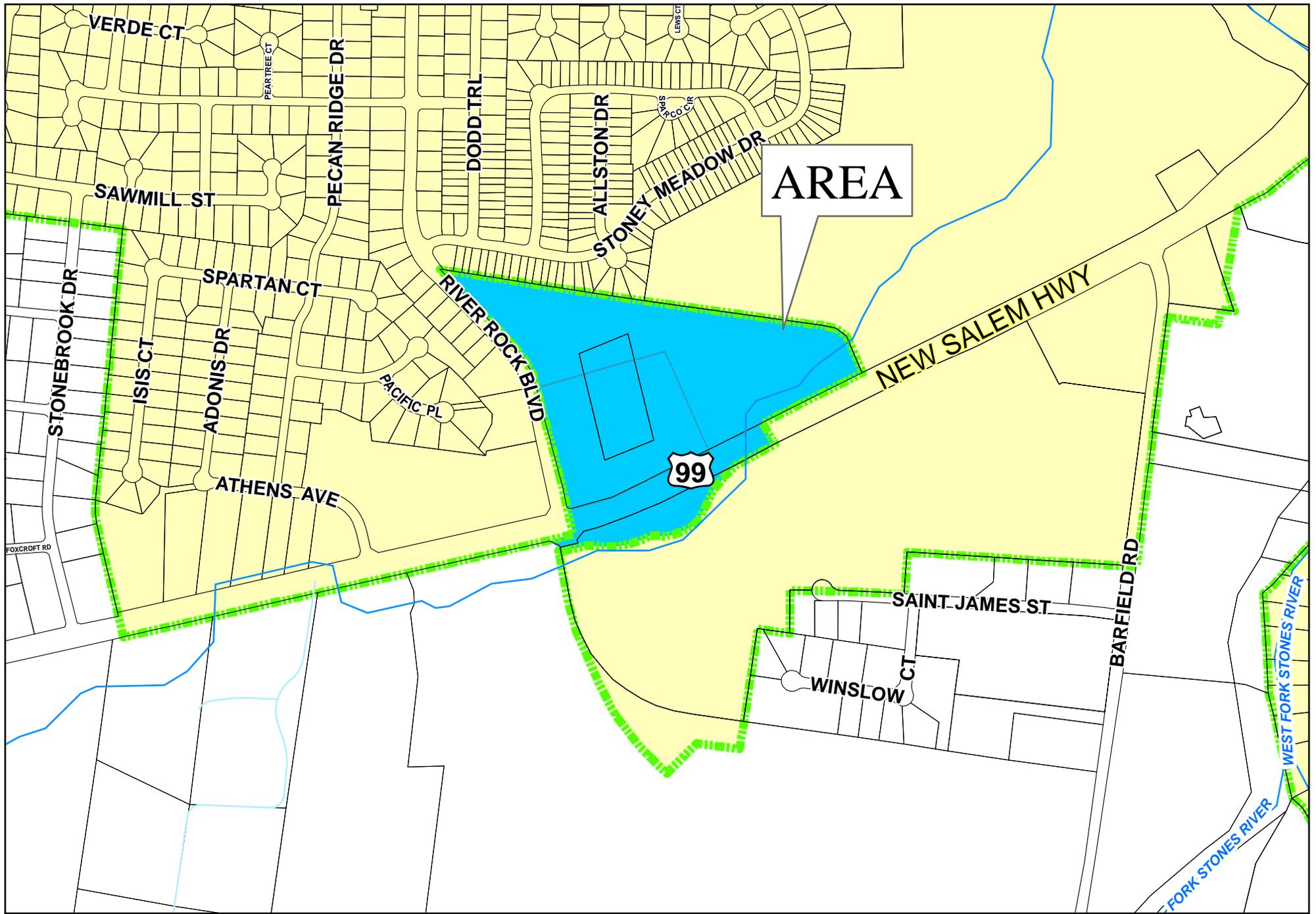
The subject property is located along both the south and north sides of New Salem Highway just east of its intersection with River Rock Boulevard. There are two separate annexation petitions that comprise this request. The first has been made by World Outreach Church and it consists of the balance of the church's property north of Spence Creek (totaling 2.2 acres). This 2.2 acres primarily consists of the floodplain and floodway of Spence Creek and is used by the church as open space. Also included in this 2.2 acres is the church's access drive at River Rock Boulevard. The second annexation petition is for property owned by the Jackson Family Partnership at the northeast corner of the intersection of New Salem Highway and River Rock Boulevard. The property (totaling 25.4 acres) is developed with one single-family home, as well as an outbuilding that was previously used for a veterinarian's office. According to the applicant's representative, World Outreach Church currently uses the outbuilding for small group functions. Over the years, this property has also been used for agricultural purposes.

All of the subject parcels are currently zoned RM (Medium-Density Residential) in the unincorporated County. There is no companion zoning request for the church's property. The main reason that the church has requested annexation is that it desires for its entire access drive to be in the City's jurisdiction, so that it can move forward with plans to erect a sign on its bridge over Spence Creek. The Jackson Family Partnership property is also currently zoned RM in the unincorporated County. It has requested that seven (7) of its 25.4 acres be zoned CF (Commercial Fringe) simultaneous with annexation and the remaining 18.4 acres be zoned RM-16 (Multi-Family Residential District) simultaneous with annexation. The Jackson Family has no immediate development plans for the property but would like to be able to market it for potential commercial and multi-family residential development in the future.

Included in the agenda is an annexation plan of services. Approximately 1,050 linear feet of New Salem Highway right-of-way, totaling approximately three (3) acres, is included in the annexation study. According to the plan of services, services can be provided to the subject properties upon their annexation. The properties have been petitioned for annexation by the property owners, they are within the City's Urban Growth Boundary, and they are contiguous with the

existing City limits. In fact, the subject properties are virtually surrounded by the City limits. The only thing from keeping these parcels from being completely surrounded is a small gap in the City limits at the intersection of New Salem Highway and River Rock Boulevard. If these properties are annexed, it will close this gap and create a more consistent City limits boundary, possibly eliminating confusion for service providers, including emergency service providers.

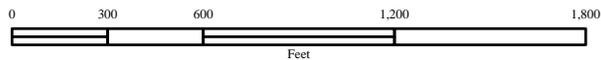
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council for the matter of annexation and for the adoption of the Plan of Service.



Annexation Request Along New Salem Highway



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



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

January 28, 2016

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

Re: Annexation Request
Described as Tax Map #113A, Group A, and Parcels 5.0 located at 2040 New Salem Road in
Murfreesboro, Tennessee.

Dear Mr. Whitaker:

On behalf of our client, World Outreach Church, we hereby request the annexation of property located at Tax Map 113A, Group A, Parcels #5.00, consisting of 2.2 acres currently zoned RM in the county, as depicted in the exhibit provided. Thank you for considering our request.

Sincerely,



Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.

RECEIVED
JAN 28 2016
BY:

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. WORLD OUTREACH CHURCH

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

G. ALLEN JACKSON
Signature: G. Allen Jackson Status: Pastor Date: 1/28/16

1921 SALEM PIKE MURFREESBORO, TN. 37128

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: _____

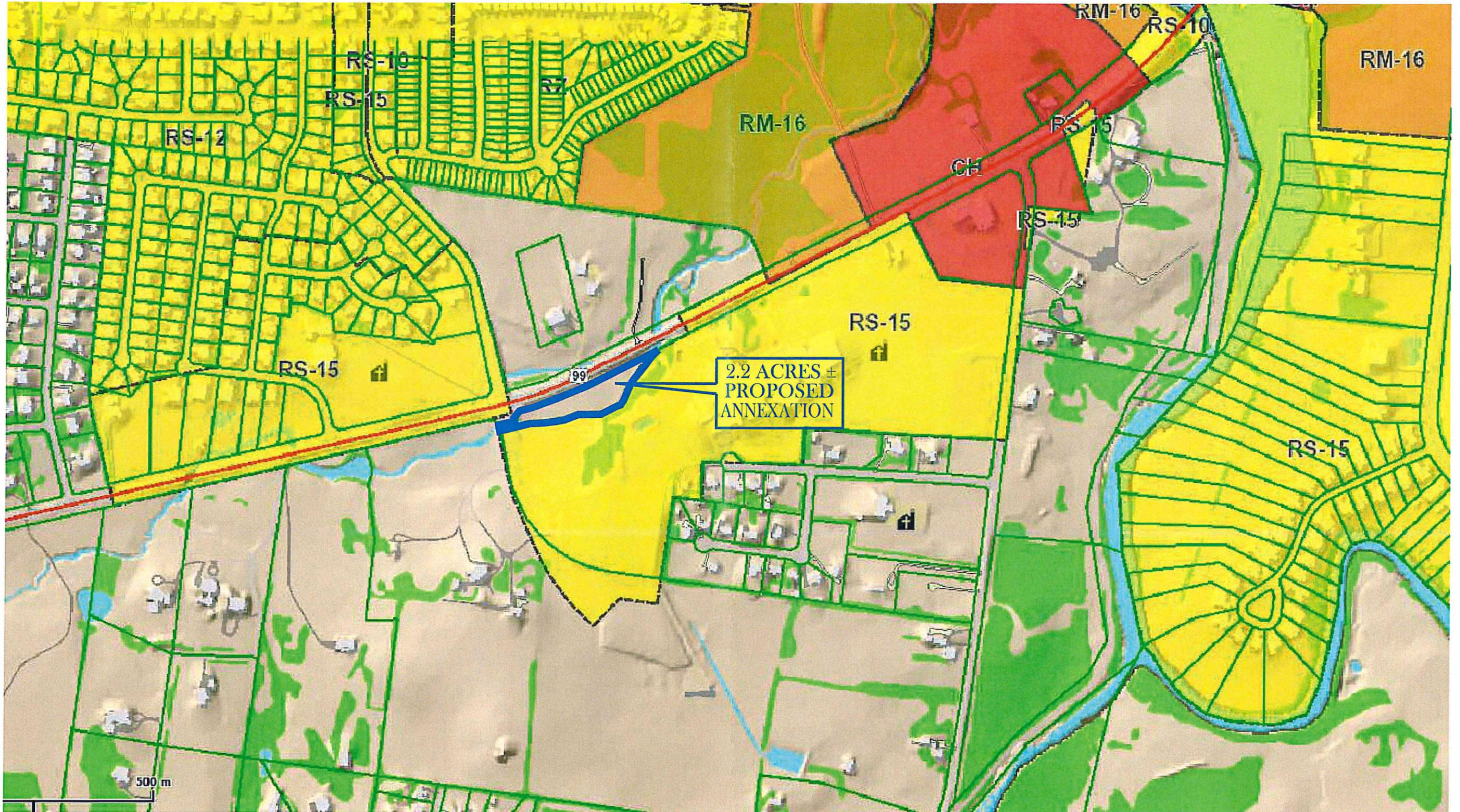
Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes

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

JAN 28 2016



2.2 ACRES ±
PROPOSED
ANNEXATION

RECORDED
JAN 28 2016

TAX MAP: 113A
GROUP: A
PARCEL: 5.00
ACREAGE: 2.2 ± ACRES
OWNER: WORLD OUTREACH CHURCH
CURRENT ZONING: RM (COUNTY)
RECORD BOOK , PG.

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

ANNEXATION EXHIBIT
WORLD
OUTREACH CHURCH
2053 NEW SALEM HIGHWAY
MURFREESBORO, TN

January 28, 2016

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

Re: Annexation and Rezoning Request

Described as Tax Map #114 and Parcels 9.00 and 9.0, consisting of 25.4 ac. located at 2040
New Salem Road in Murfreesboro, Tennessee.

Dear Mr. Whitaker:

On behalf of our client, the Jackson Family Partnership, we hereby request the annexation and rezoning of the property located at Tax Map 114, Parcels #9.00 and #9.01, consisting of 25.4 acres, currently zoned RM in the county, to the new zoning of 7 acres to CF and 18.4 acres to RM-16, as depicted in the exhibit provided. Thank you for considering our request.

Sincerely,



Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.

JAN 28 2016

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

Signature: George Jackson Status: Date: 1-28-16

2050 HWY 99, MURFREESBORO, TN. 37128-5630
Mailing Address (if not address of property to be annexed)

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

Signature: Betty J. Jackson Status: Date: 1-28-2016

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

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

Signature: Status: Date:

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

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

Signature: Status: Date:

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

(Attach additional signature pages if necessary)

Legal Description is attached: Yes

Power of Attorney applies and is attached: Yes No

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. THE JACKSON FAMILY GENERAL PARTNERSHIP

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

Signature: George Jackson Status: Gen. Partner Date: 1-28-16

2050 HWY 99 MURFREESBORO, TN. 37128-5630

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)

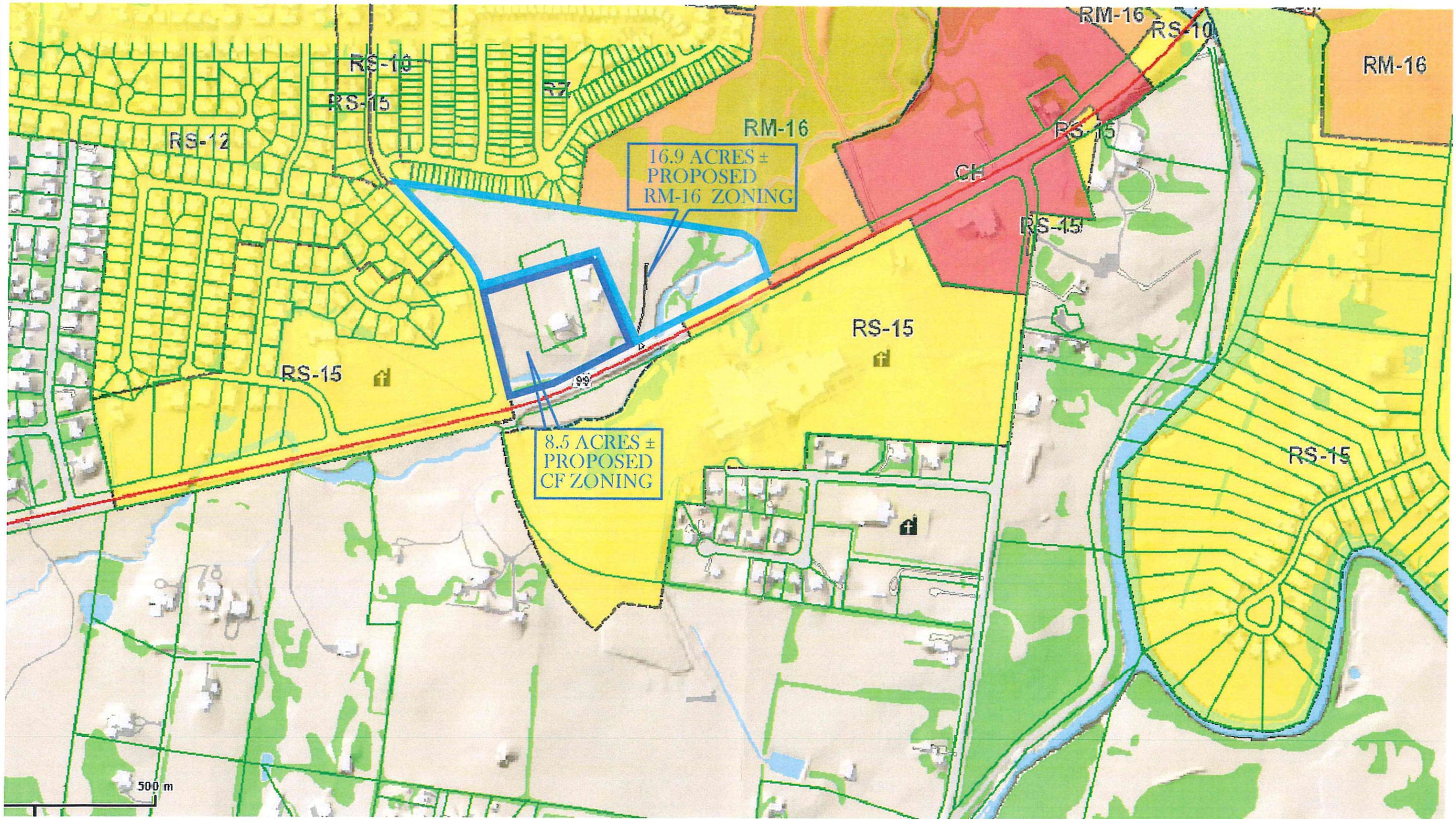
Signature: Status: Date:

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



JAN 28 2016

TAX MAP: 114
 PARCEL: 9.00 & 9.01
 ACREAGE: 8.5 ± ACRES & 16.9± ACRES
 OWNER: THE JACKSON FAMILY
 GENERAL PARTNERSHIP
 CURRENT ZONING: RM (COUNTY)
 RECORD BOOK 701, PG. 3601

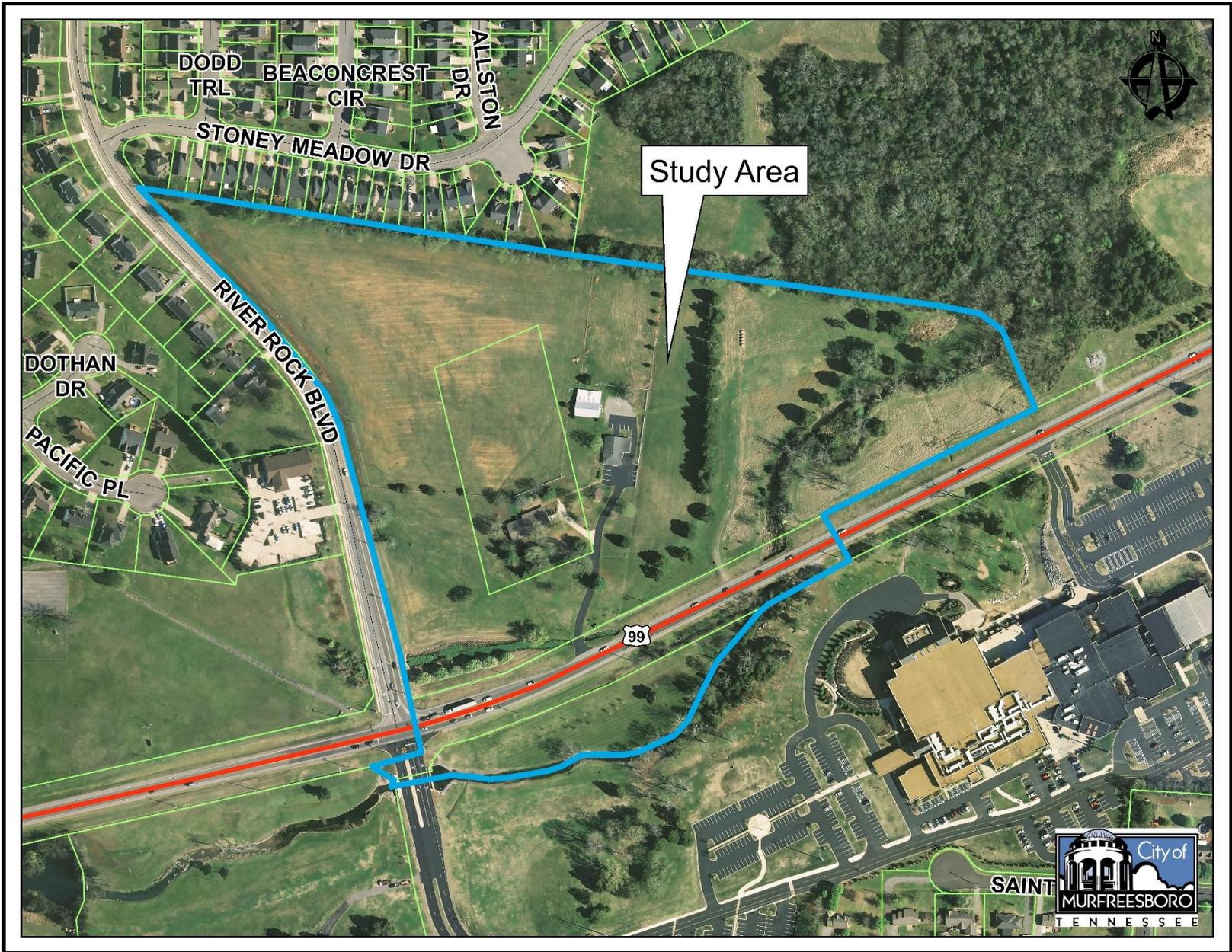
HS HUDDLESTON-STEELE
 ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE : 893 - 4084, FAX: 893 - 0080

ANNEXATION & ZONING EXHIBIT
 THE
JACKSON
 FAMILY GENERAL PARTNERSHIP
 2050 NEW SALEM HIGHWAY
 MURFREESBORO, TN

**ANNEXATION REPORT FOR PROPERTY LOCATED AT
1921 AND 2050 NEW SALEM HIGHWAY
INCLUDING PLAN OF SERVICES**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
March 2, 2016**



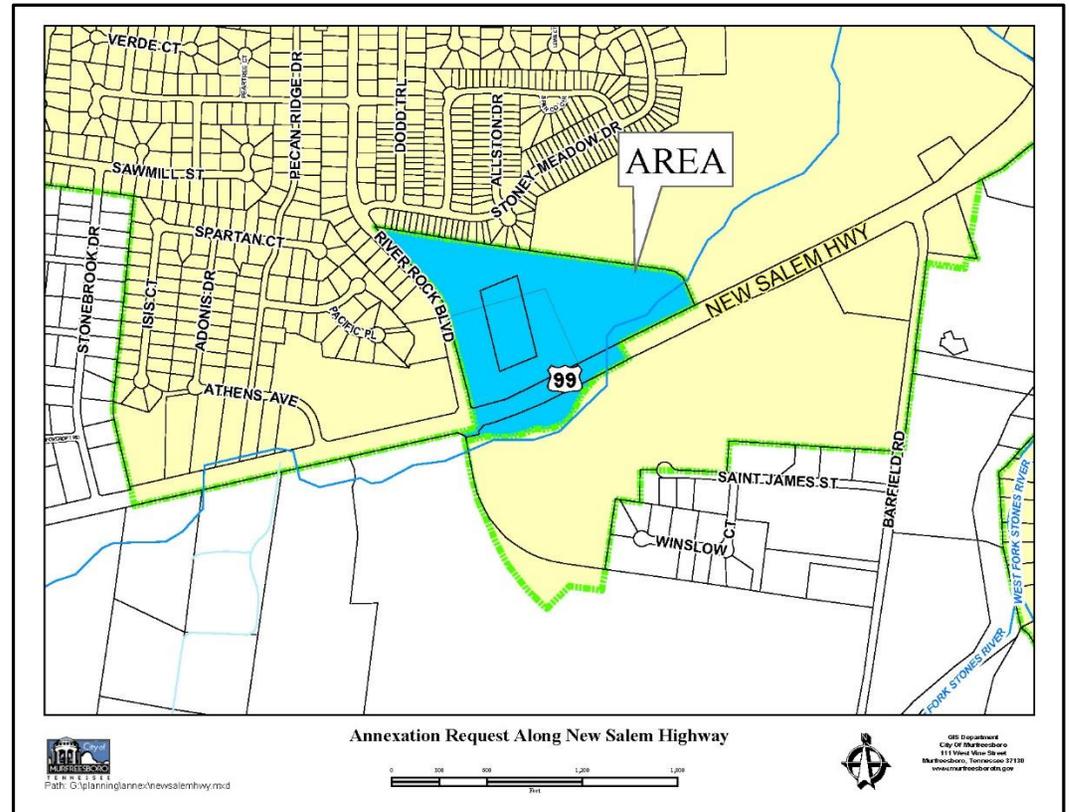
INTRODUCTION

OVERVIEW

The applicant, Clyde Rountree of Huddleston-Steele Engineering, Inc., representing Jackson Family Partnership and World Outreach Church, has requested annexation of property located at 1921 and 2050 New Salem Highway.

The area studied in this Plan of Services includes 27.60 acres spanning across portions of three parcels (Tax Map 113A, Group A, Parcel 5, and Tax Map 114, Parcels 9.00 and 9.02). Of the 27.60 acres included in the annexation request, 25.40 acres lie north of New Salem Highway, while 2.20 acres lie south of New Salem Highway. A 780- linear foot segment of New Salem Highway right-of-way is included in the study area as well.

The study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on all sides. Property near the southwestern corner of the study area lies within the unincorporated County.

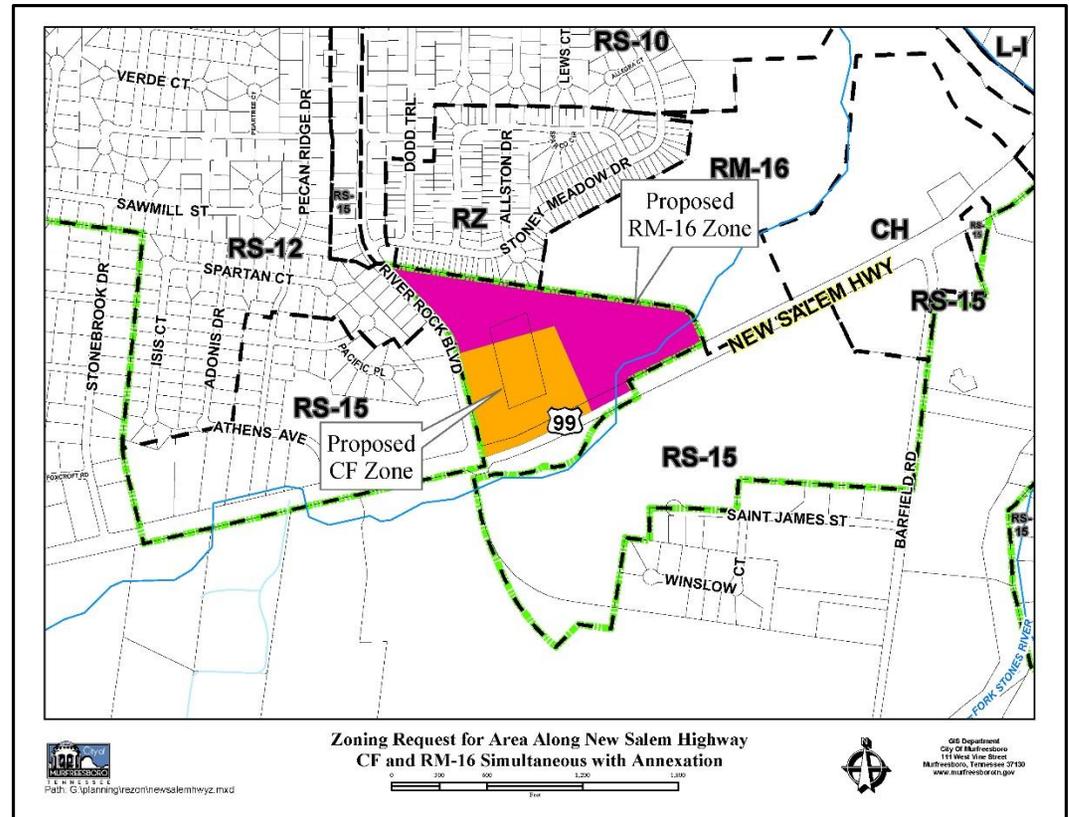


CITY ZONING

The applicant has requested CF (Commercial Fringe) and RM-16 (Multi-Family Residential) zoning for the portion of the study area located north of New Salem Highway simultaneous with annexation. The property is presently zoned RM (Residential – Medium Density) in the County.

The applicant has not requested a specific zoning classification for the 2.20-acre portion of the study area located south of New Salem Highway. This property is currently zoned RM in the County and will be zoned RS-15 (Single-Family Residential) in the City upon annexation.

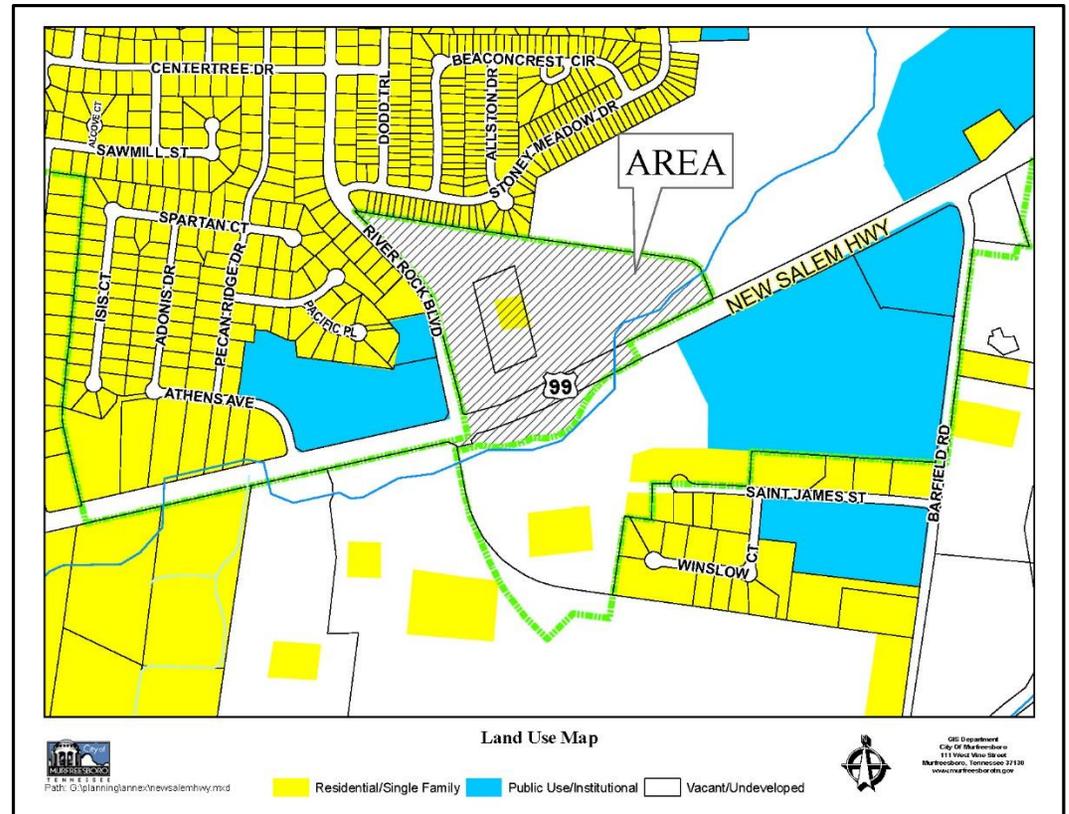
Properties to the south and west of the study area are zoned RS-15. Properties to the northwest are zoned RS-12 (Single-Family Residential). Properties to the north are zoned RZ (Residential Zero Lot Line) and RM-16. The property to the southwest of the study area lies outside the City's boundaries and is zoned RM in the County.



PRESENT AND SURROUNDING LAND USE

The study area consists of 27.60 acres, 25.40 acres lying north of New Salem Highway and 2.20 acres lying south of New Salem Highway. A single-family house and associated accessory buildings are located on the portion of the study area north of New Salem Highway. The property south of New Salem Highway is presently vacant. A stream runs through the eastern portion of the study area and partially defines the study area's southern boundary. The study area is bounded by River Rock Boulevard on the west and includes a segment of New Salem Highway.

Land uses in the vicinity include single-family residential (Sawyer Green and Olympic Springs subdivisions) and three churches. One of those—World Outreach Church—is located along the southern boundary of the 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.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Jackson Family General Partnership	23.25	\$71,700	\$66,400	\$34,525	\$438.57
George A Jackson	3.00	\$60,900	\$201,000	\$65,475	\$831.73
<i>Total</i>					\$1,270.30

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 #2.

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. Additional right-of-way along New Salem Highway will be required to accommodate shifts in MED's service lines related the Tennessee Department of Transportation's improvement project.

STREET LIGHTING

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

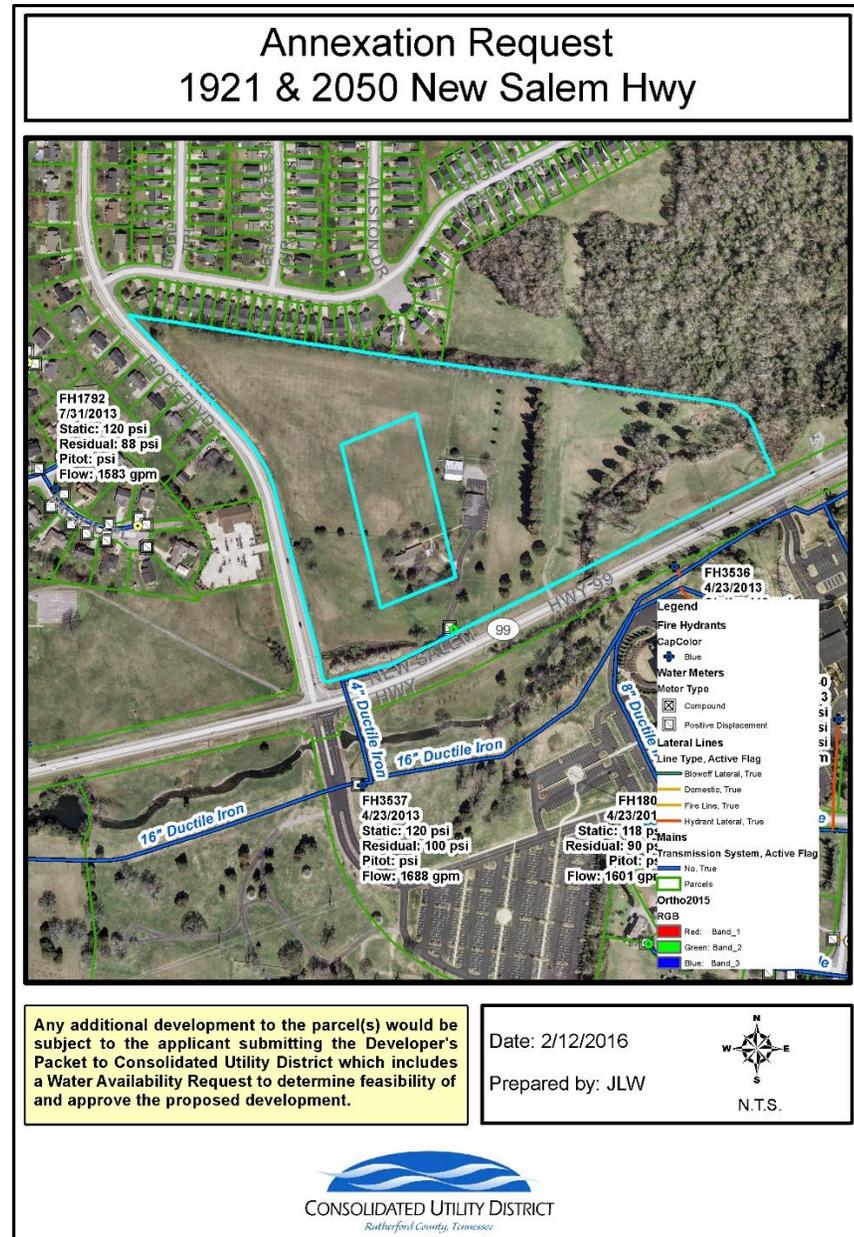
STREETS AND ACCESS

The study area currently has access to New Salem Highway, which is both a major arterial and a state route. Modifications to the current access on New Salem Highway will require the approval of the City Engineer and the Tennessee Department of Transportation. Any new connections along River Rock Boulevard will require the approval of the City Engineer. As the site develops, future roadway improvements along New Salem Highway may be required. 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. The study area is presently served by a 4-inch water line which connects the study area to a 16-inch water main running parallel to New Salem Highway. Should any new uses be proposed on the property, the developer shall submit a Water Availability Request to CUD. Additionally, any new uses may require a line extension and bore under New Salem Highway.

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

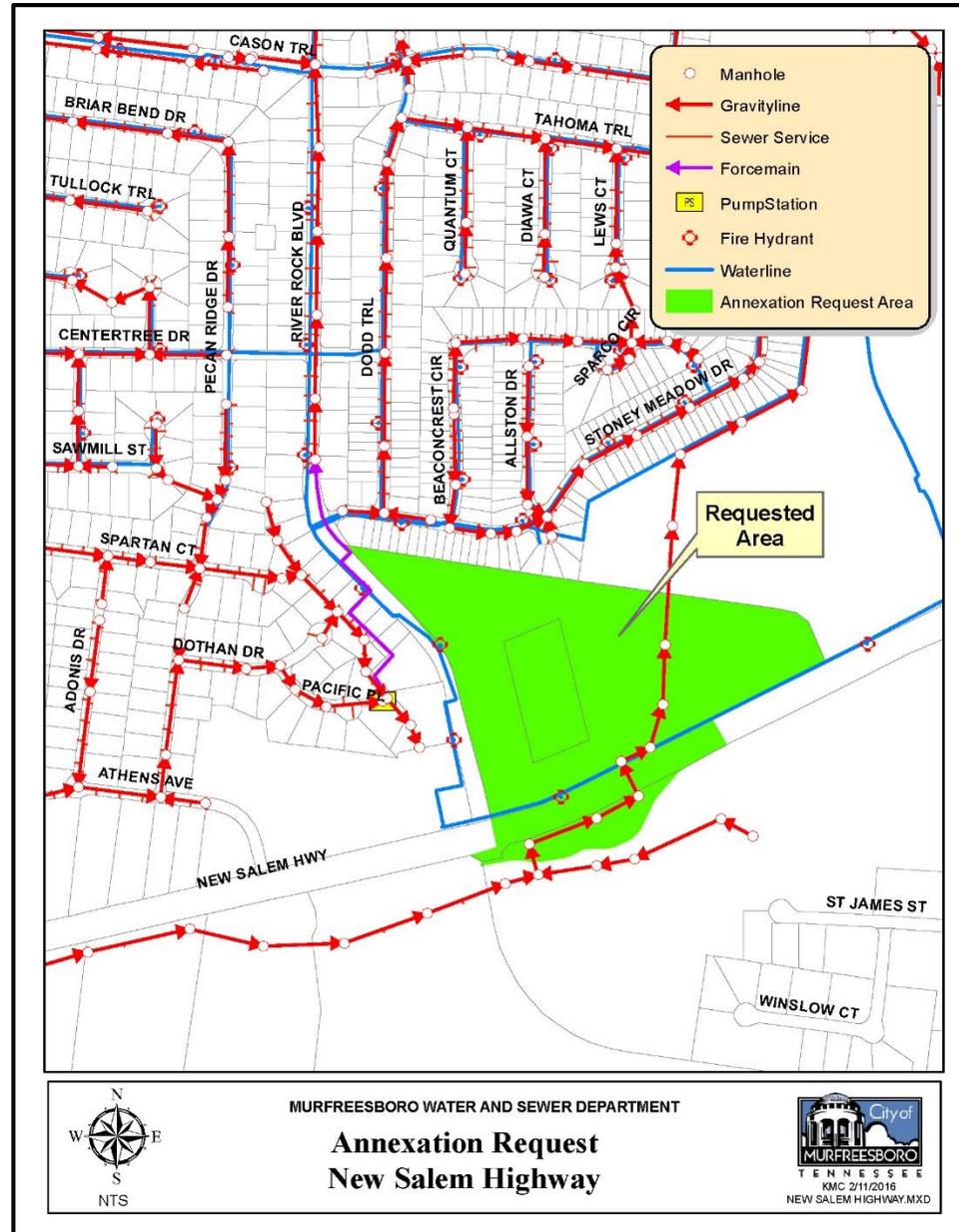


SANITARY SEWER SERVICE

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 20-inch sanitary sewer main located on the southern and eastern portions of the study area. All sewer main improvements and easements needed to serve the subject properties are to be acquired and installed by the developer in accordance with MWSD's development policies and procedures.

The existing sewer connects to the Salem/Barfield Assessment District. All developments that connect into this sewer system are assessed a \$750 fee per single-family unit or equivalent in addition to the current and standard connection fees.

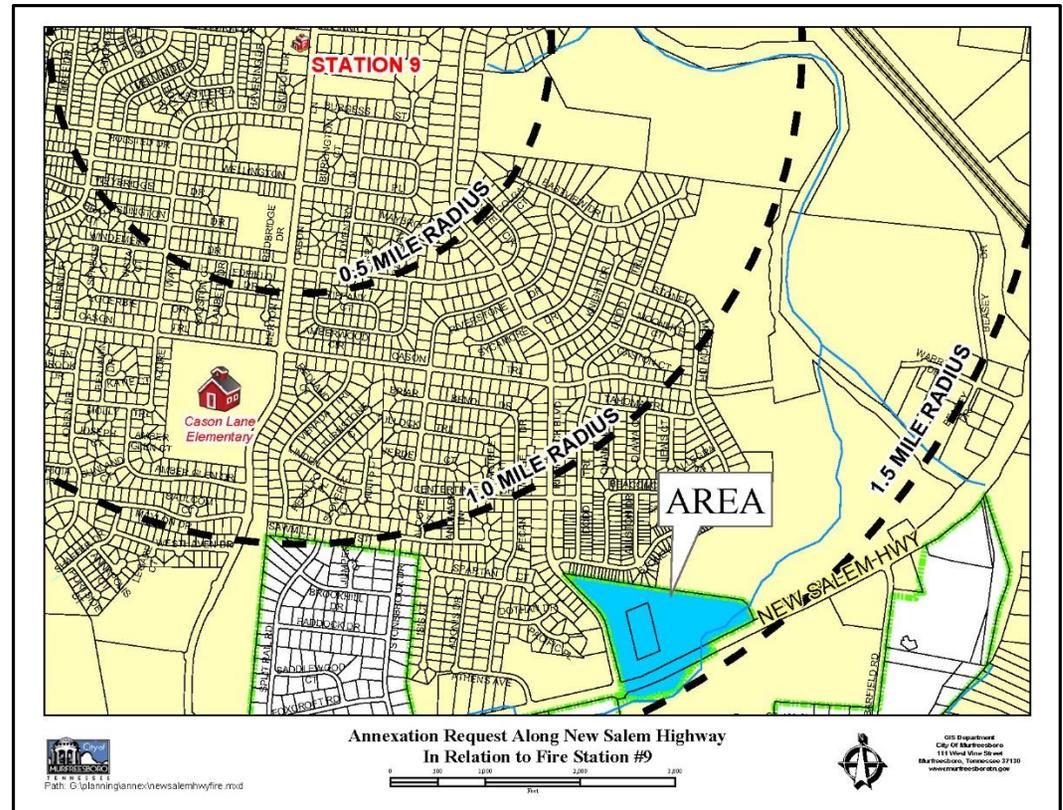
The red lines on the adjacent map represent existing sewer lines.



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.

The closest fire station to the subject tract is Fire Station #9, located at 802 Cason Lane, 2.45 miles from the study area. Station #10, located at 2563 Veterans Parkway, is 3.45 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 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 located in the Cason Lane 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.

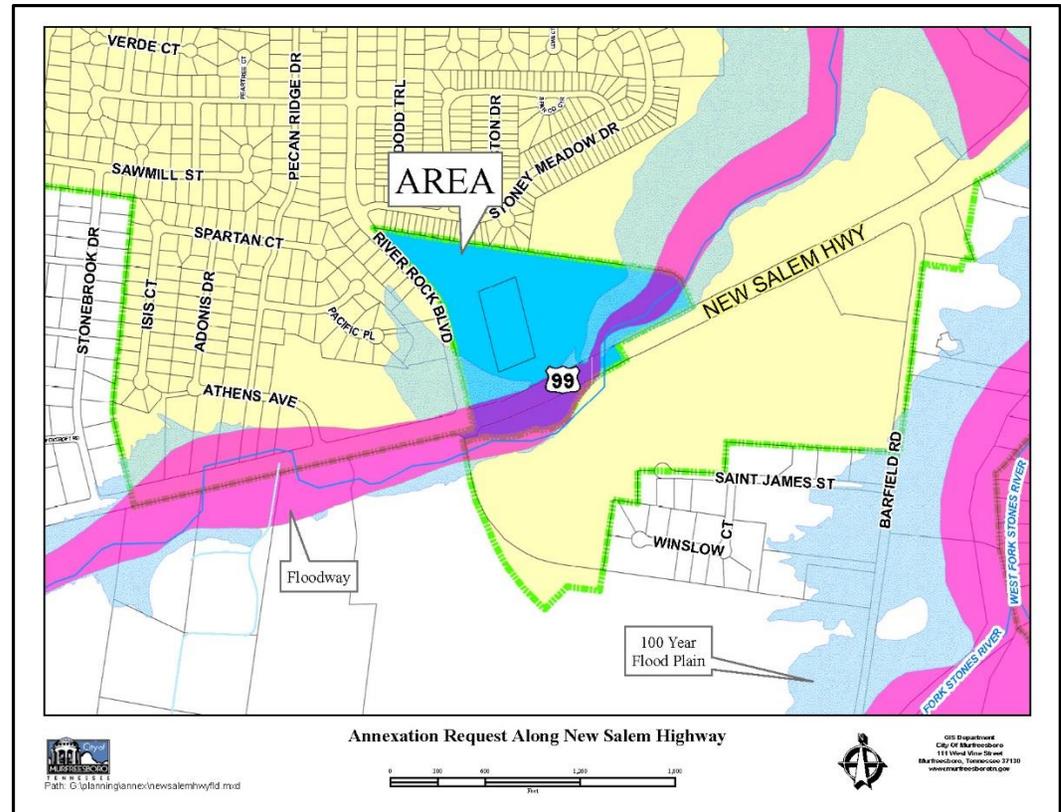
PLANNING, ENGINEERING, AND ZONING SERVICES

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

Portions of the study area are 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). Affected areas are located within the eastern and southern portions of the study area.

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

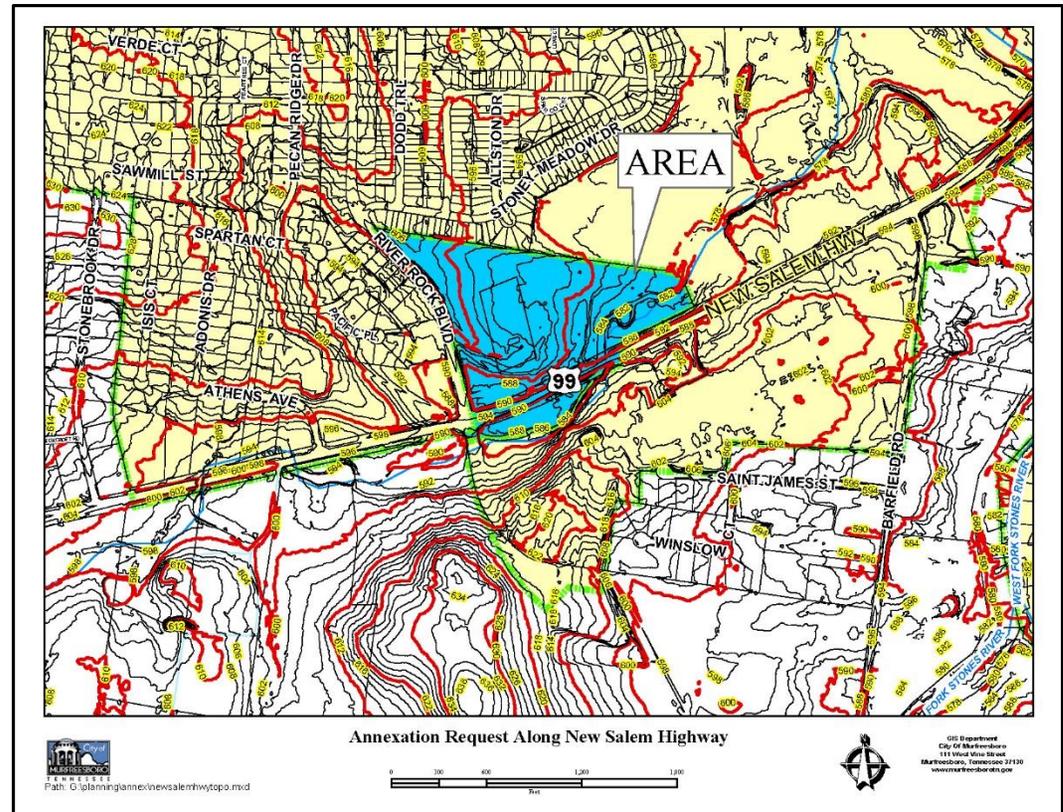


DRAINAGE

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 primarily from north to south and ultimately into Spence Creek. Public drainage facilities available to the study area are located within the right-of-way of River Rock Boulevard, New Salem Highway, and in easements in the property to the north. The drainage facility within New Salem Highway will become the responsibility of the City upon annexation.

Based on the study area's current use as a single-family residence, approximately \$300 per year of additional revenue will be generated for the Stormwater Utility fund. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed CF and RM-16 zoning and considering applicable credits, this property has the potential to generate \$3,600 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
MARCH 2, 2016**

- 3.i. Zoning application [2016-407] for approximately 25.4 acres located along New Salem Highway to be zoned CF (approx. 7 acres) and RM-16 (approx. 18.4 acres) simultaneous with annexation, Jackson Family General Partnership applicant.**

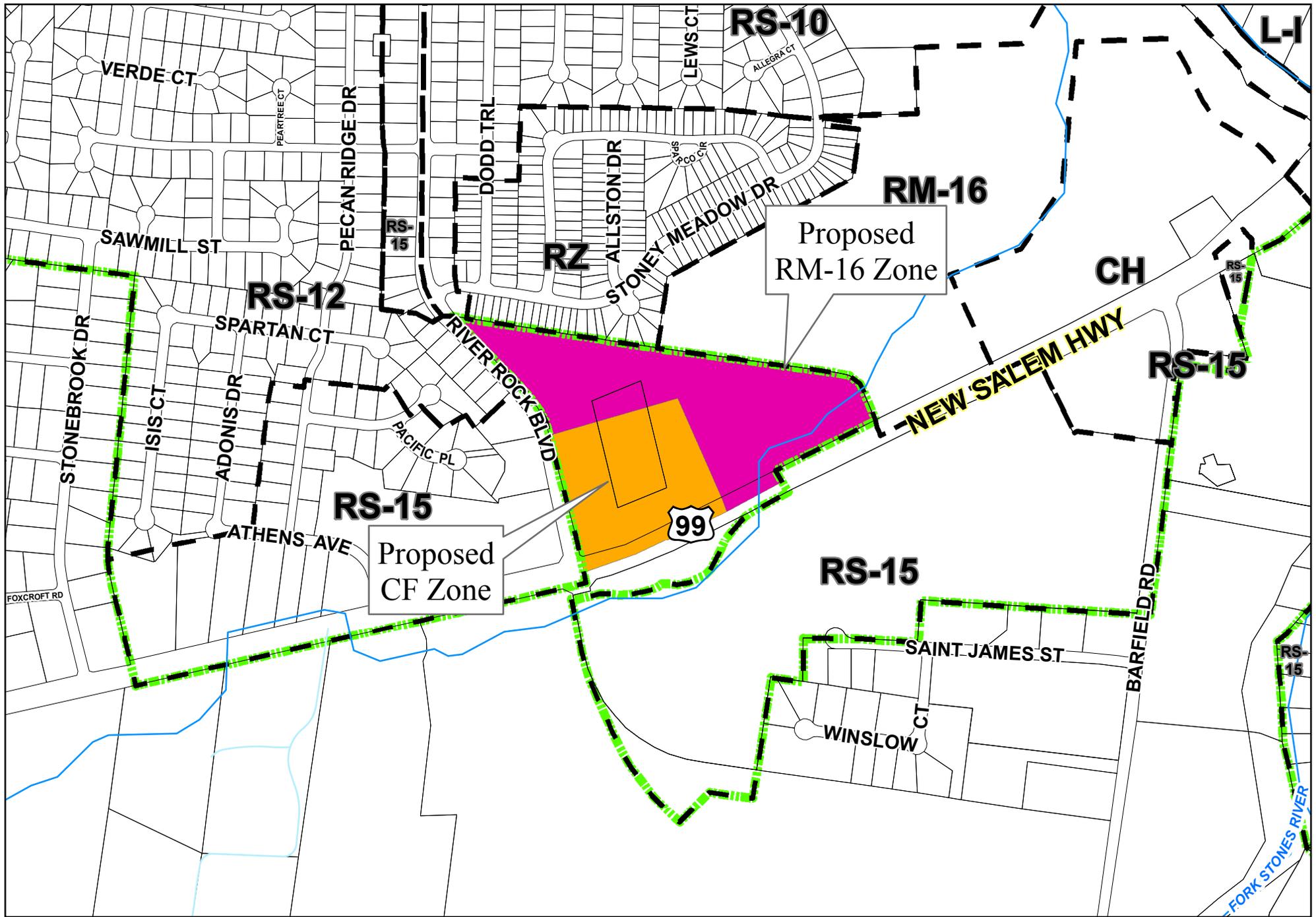
The subject property is located at the northeast corner of New Salem Highway and River Rock Boulevard. The property (totaling 25.4 acres) is developed with one single-family home, as well as an outbuilding that was previously used for a veterinarian's office. According to the applicant's representative, World Outreach Church currently uses the outbuilding for small group functions. Over the years, this property has also been used for agricultural purposes. The annexation of the subject property was the previous item on the agenda. The applicant is requesting that the seven (7) acres located directly at the corner be zoned CF (Commercial Fringe) simultaneous with annexation and the remainder of the property be zoned RM-16 (Multi-Family Residential District) simultaneous with annexation.

Directly to the east/northeast of the subject property along New Salem Highway is undeveloped property owned by World Outreach Church, which was rezoned to RM-16 and CH (Commercial Highway) in 2011. Directly to the north of the subject property is the Sawyer Green single-family attached subdivision, which is zoned RZ (Residential Zero Lot Line). To the west of the subject property, across River Rock Boulevard, is the Olympic Springs Subdivision, which is zoned RS-15 and RS-12 (Single-Family Residential). Also located across River Rock Boulevard to the west are River Rock Baptist Church and the Jehovah's Witness Kingdom Hall, both of which are zoned RS-15.

The land use map contained in the *Salem Pike Land Use Plan* recommends that the subject property develop as "Institutional (Cultural/Worship)", which is defined as "all cultural and worship uses provided that the scale, operating hours, and traffic impact are compatible with any nearby residential uses and scale." The proposed RM-16 and CF zones would allow most cultural and worship uses. However, because the RM-16 and CF zones also allow a variety of other types of uses, it might be argued that the zoning request is not generally consistent with the map's recommendation. Despite the recommendation of the map, the text of the plan does recommend that commercial uses be clustered in conjunction with major thoroughfares. One might make the case that the intersection of New Salem Highway and River Rock Boulevard would be appropriate for a neighborhood commercial node to serve the surrounding residential uses. The

proposed RM-16 zoning request would serve as a transition from the proposed CF zone at the intersection to the adjacent Sawyer Green Subdivision and would continue the existing RM-16 zoning to the east, which was approved in 2011 and also directly abuts the Sawyer Green Subdivision. Because of the narrowness of the map's recommendation and the recommendation of the plan's text to locate commercial nodes at major intersections, the Planning Commission may see the request as an appropriate deviation from the land use map's recommendation.

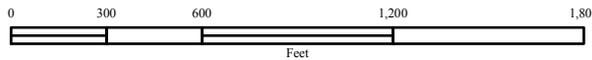
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Zoning Request for Area Along New Salem Highway
CF and RM-16 Simultaneous with Annexation**



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



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

January 28, 2016

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

Re: Annexation and Rezoning Request
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New Salem Road in Murfreesboro, Tennessee.

Dear Mr. Whitaker:

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Sincerely,



Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.





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

JAN 28 2016

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: THE JACKSON FAMILY GENERAL PARTNERSHIP

Address: 2050 HWY 99 City/State/Zip: MURFREESBORO, TN 37129-5630

Phone: 896-4515 / 401-3904 E-mail address: _____

PROPERTY OWNER: _____

Street Address or property description: _____

and/or Tax map #: 114 Group: _____ Parcel (s): 9.00 ± 9.01

Existing zoning classification: RM

Proposed zoning classification: TAC CF/18.4 RM-16 Acreage: 25.4

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

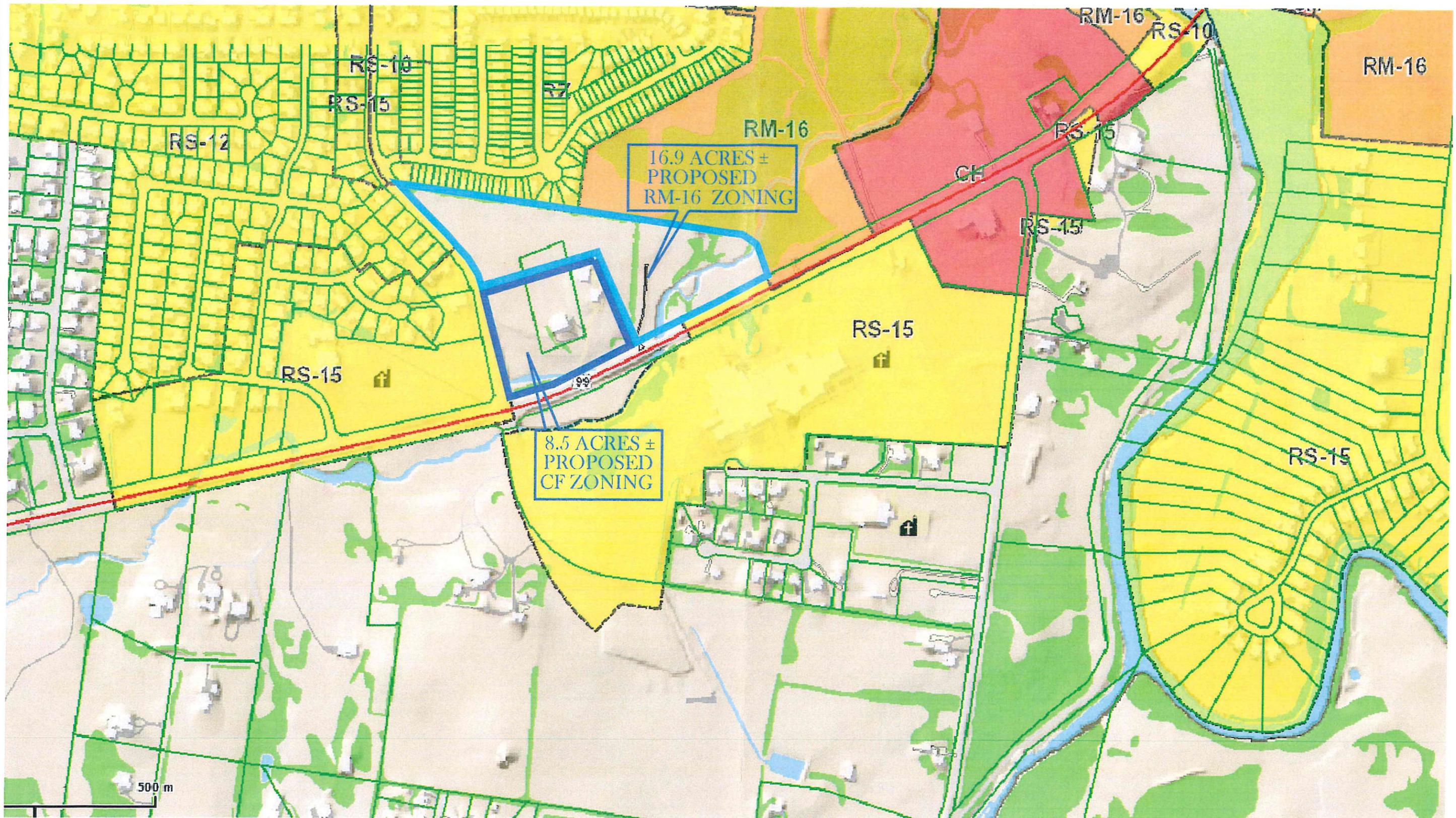
E-mail: _____

APPLICANT'S SIGNATURE (required): George A Jackson DVM Betty J Jackson
DATE: 1/28/16

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

Date received: _____ MPC YR.: _____ MPC #: 2016-505 / 2016-407

Amount paid: \$600.00 Receipt #: 922581



JAN 28 2016

TAX MAP: 114
 PARCEL: 9.00 & 9.01
 ACREAGE: 8.5 ± ACRES & 16.9± ACRES
 OWNER: THE JACKSON FAMILY
 GENERAL PARTNERSHIP
 CURRENT ZONING: RM (COUNTY)
 RECORD BOOK 701, PG. 3601

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

ANNEXATION & ZONING EXHIBIT
 THE
JACKSON
 FAMILY GENERAL PARTNERSHIP
 2050 NEW SALEM HIGHWAY
 MURFREESBORO, TN

ALL RIGHTS RESERVED. PROPERTY REPRESENTATION LIMITED TO 3/15/2016. ALL RIGHTS RESERVED.

FUTURE LAND USE MAP

Salem Pike Study Area

Murfreesboro, Tennessee

STUDY AREA

Low-Density Residential
Single-family and two-family residential with density of less than 3 units per acre; General Farming; Institutional (Mostly existing/platted residential)

Medium Density Residential
Single-family, two-family & retirement residential with density of more than 3 units but less than 8 units per acre; General Farming; Institutional; Convenience-scale commercial on a selective & limited basis

Convenience Commercial
Convenience-scale commercial uses that serve an adjoining and limited residential market. Maximum sq. ft. of 10,000 for one building.

Industrial Light-intensity industrial associated with clustered/ park setting; Community-scale commercial.

Interstate Commercial Node Community-scale commercial uses that benefit from regional thoroughfare access.

High-density Residential (Optional village Overlay)
Single-family, 2-family, 3-family, 4-family, multi-family, retirement & mfg. housing residential with density of 8 or more units per acre; General farming; Institutional; Convenience-scale commercial on selective & limited basis; With optional Village Overlay, a total density increase up to 25%, convenience-scale commercial within residential on selective & limited basis & master plan reflecting pedestrian orientation & inclusion/connection with cultural, educational & recreational amenities

Mixed Use Limited Planned Development
Medium-density residential; Institutional; Offices with maximum 30% floor area ratio; General farming. Master plan reflecting Scenic Corridor-designated building setback, pedestrian orientation, unified design, shared access & parking

Neighborhood Commercial Node (Optional Village Overlay)
Neighborhood-scale commercial uses including retail, services & offices; with optional Village Overlay, maximum square footage of 200,000/75,000 for one building & master plan reflecting greater mix of uses, pedestrian orientation, unified design, shared access & parking

Park and Greenway Connection
100 acre (±) multi-faceted park with pedestrian & bicycle connection to public greenway (location approximate)

Institutional Cultural and Worship - All cultural and worship uses provided that the scale, operating hours and traffic impact are compatible with any nearby residential uses and scale

Educational - All public and private schools

LEGEND

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Community Commercial Planned Development
- Interstate Commercial Node
- Neighborhood Commercial Node-Village Overlay
- Neighborhood Commercial Node
- Convenience Commercial Node
- Industrial
- Potential School Site
- Institutional (Cultural/Worship)
- Potential Park Site
- Greenway
- Mixed Use Limited Planned Development
- Scenic Corridor Overlay
- Major Thoroughfares
- Major Thoroughfare Improvements

