

MURFREESBORO CITY COUNCIL
AGENDA

March 3, 2016

7:00 p.m.

City Council Chambers

PRAYER

MR. RON WASHINGTON

PLEDGE OF ALLEGIANCE

CEREMONIAL ITEMS

Minutes

1. February 25, 2016 - Regular Meeting.

Third Readings

2. Consider for passage on third and final reading ORDINANCE 16-OZ-01 to rezone an area located along Gresham Lane to Residential Multi-Family Sixteen (RM-16) District.
3. Consider for passage on third and final reading ORDINANCE 16-OZ-02 to rezone an area located along Dill Lane to Residential Multi-Family Twelve (RM-12) District.
4. Consider for passage on third and final reading ORDINANCE 16-OZ-03 to rezone an area located along Franklin Road to Commercial Fringe (CF) District.

New Business

5. Conduct a public hearing and consider for approval a Certificate of Compliance for Sanjaykumar A. Patel at M'boro City Limits Liquors & Wine, 5353 NW Broad Street.
6. Consider for approval a renewal of Certificate of Compliance for Prajesh N. Patel and Gautam Patel at CNG Wine & Spirits at 2750 S. Rutherford Boulevard.
7. A. Pursuant to RESOLUTION 16-R-PH-04 adopted by the City Council on February 11, 2016, conduct a public hearing to consider amending approximately 25.6 acres in the Planned Residential Development (PRD) District located along Florence Road in the Cedar Retreat PRD; Donald Henley Construction, applicant [2016-405]. Notice of said public hearing was published in the February 15, 2016 issue of a local newspaper.
B. Consider for passage on first reading ORDINANCE 16-OZ-04 to amend an area in the Cedar Retreat PRD located along Florence Road.
8. A. Pursuant to RESOLUTION 16-R-PH-05 adopted by the City Council on February 11, 2016, conduct a public hearing to consider rezoning approximately 11 acres along Manson Pike from Single-Family Residential Fifteen (RS-15) District to Planned Residential Development (PRD) District (Maddington Park); David Alcorn, applicant [2016-401]. Notice of said public hearing was published in the February 15, 2016 issue of a local newspaper.
B. Consider for passage on first reading ORDINANCE 16-OZ-05 to rezone an area along Manson Pike (Maddington Park) to Planned Residential Development (PRD) District.
9. A. Pursuant to RESOLUTION 16-R-PH-07 adopted by the City Council on February 11, 2016, conduct a public hearing to consider rezoning approximately 2.3 acres at 3281 Siegel Road from Single-Family Residential Fifteen (RS-15) District to Planned Commercial Development (PCD) District (Academy at Siegel); Cornerstone Development, applicant [2016-402]. Notice of said public hearing was published in the February 15, 2016 issue of a local newspaper.
B. Consider for passage on first reading ORDINANCE 16-OZ-07 to rezone an area at 3281 Siegel Road (Academy at Siegel) to Planned Commercial Development (PCD) District.
10. Consider recommendations of the Planning Commission: Schedule public hearings to consider Annexation Plan of Services and Annexation Petition (16.5 acres) along West Thompson Lane (General's Landing); zoning (16.5 acres) along West Thompson Lane (PRD) simultaneous with annexation and rezoning (16.5 acres) from RS-15 to PRD (General's Landing).
11. Consider recommendations of the Water & Sewer Board: Revisions to Policies, Procedures and General Design Guidelines-Section 1.3 regarding sewer availability to outside City customers and State of Tennessee Law regarding annexation.

MURFREESBORO CITY COUNCIL
A G E N D A

March 3, 2016

(Continued)

Board & Commission Appointments

12. A. Airport Commission: Reappoint Gail Zlotky, Steve Waldron, Clay Cook and John Polk.
- B. Evergreen Cemetery Board: Reappoint Chuck Clark, Billy Miller, Laws McCullough and Myers Parsons.

Beer Permits

Payment of Statements

Other Business from Staff or City Council

Adjourn

February 25, 2016

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its regular meeting place in the Council Chambers at City Hall at 7:00 p.m. on Thursday, February 25, 2016, with Mayor Shane McFarland present and presiding and with the following Council Members present and in attendance, to wit:

Rick LaLance
Bill Shacklett
Eddie Smotherman
Ron Washington
Doug Young

Council Member Madelyn Scales Harris was absent and excused from this meeting.

The following representatives of the City were also present:

Robert J. Lyons, City Manager
James Crumley, Assistant City Manager
Jennifer Moody, Assistant City Manager
Melissa Wright, City Recorder/
Finance Director/City Treasurer
Craig Tindall, Special Counsel
Mark Foulks, Fire & Rescue Chief
Georgia A. Meshotto, Administrative Aide II

Council Member Rick LaLance commenced the meeting with a prayer followed by the Pledge of Allegiance.

Mayor McFarland updated the Council on the continued progress of Ms. Scales Harris.

The Consent Agenda was presented to the Council for approval:

- 1) Letter of recommendations from the City Manager: Emergency Salt Purchase.
- 2) Letter of recommendations from the Community Development Director:
 - A. Housing Rehab: 510 South Highland Avenue - Change Order No. 3.
 - B. Housing Rehab: 2106 Cypress Drive - Change Order No. 1.
 - C. Housing Rehab: 415 East Castle Street - Change Order No. 3.
- 3) Letter of recommendations from the Water & Sewer Board:
 - A. Renewal of Dell Server Storage Area Network (SAN) Support Services.
 - B. SRWTP Hydrogen Peroxide Addition: Change Order No. 2.
 - C. CUD Boundary Revision Addition to Amendment No. 5.
 - D. Replace Clarifier Collector Ring by JBS Personnel, Task Order No. 16-01 Water/Wastewater Systems Mechanical/Electrical Services Contract.
 - E. Replacement of Four (4) Large Meters.
- 4) City Recorder/Finance Director: Acknowledgement of receipt of City Manager's approved Budget Amendment for Fiscal Year 2016.

(Insert letters from the City Manager, Community Development Director, Water & Sewer Board and City Recorder/Finance Director here.)

Mr. Shacklett made a motion to approve the Consent Agenda in its entirety. Vice-Mayor Young seconded the motion and all members of the Council present voted "Aye".

The minutes of the special and regular meetings for February 4, 2016 and February 11, 2016 were presented to the Council for approval. Mayor McFarland noted that the regular meeting of February 11, 2016 was incorrectly dated January 11, 2016 on the City's website and, with that correction made, requested approval of the minutes.

Mr. LaLance made a motion to approve the minutes as written and presented for the special meeting held on February 4, 2016; regular meeting held on February 4, 2016; special meeting held on February 11, 2016; and regular meeting held on February 11, 2016. Mr. Washington seconded the motion and all members of the Council present voted "Aye".

An ordinance, entitled "ORDINANCE 16-OZ-01 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 2.2 acres along Gresham Lane from Single-Family Residential Fifteen (RS-15) District to Residential Multi-Family Sixteen (RM-16) District; Alcorn Properties, applicant [2015-429]," which passed first reading on February 11, 2016, was read to the Council and offered for passage on second reading upon motion made by Mr. LaLance, seconded by Vice-Mayor Young. Upon roll call said ordinance was passed on second reading by the following vote:

Aye: Rick LaLance
Bill Shacklett
Eddie Smotherman
Ron Washington
Doug Young
Shane McFarland

Nay: None

An ordinance, entitled "ORDINANCE 16-OZ-02 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 1.68 acres along Dill Lane from Single-Family Residential Fifteen (RS-15) District to Residential Multi-Family Twelve (RM-12) District; Randy Friedsam, applicant [2015-432]," which passed first reading on February 11, 2016, was read to the Council and offered for passage on second reading upon motion made by Mr. LaLance, seconded by Mr. Shacklett. Upon roll call said ordinance was passed on second reading by the following vote:

Aye: Rick LaLance
Bill Shacklett
Eddie Smotherman
Ron Washington
Doug Young
Shane McFarland

Nay: None

An ordinance, entitled "ORDINANCE 16-OZ-03 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 8.56 acres along Franklin Road from Single-Family Residential Fifteen (RS-15) District to Commercial Fringe (CF) District; Anthony Togrye, applicant [2015-433]," which passed first reading on February 11, 2016, was read to the Council and offered for passage on second reading upon motion made by Vice-Mayor

Young, seconded by Mr. Shacklett. Upon roll call said ordinance was passed on second reading by the following vote:

Aye: Rick LaLance
Bill Shacklett
Eddie Smotherman
Ron Washington
Doug Young
Shane McFarland

Nay: None

Mayor McFarland recognized Mr. Jimmy Jobe, Jobe Hastings & Associates, who gave a presentation on the City of Murfreesboro Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015. The report expressed an unmodified ("clean") opinion on the City of Murfreesboro's financial statements for the year ended June 30, 2015. He noted that there is a new accounting standard for governments which involves pensions and requires the City to record an actuarial liability for all future pension payouts for the deferred benefit plans. The Government Finance Officers Association (GFOA) of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Murfreesboro for its Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2014. This was the 17th consecutive year that the City achieved this prestigious award, and he felt the current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and has been submitted to the GFOA to determine its eligibility for another certificate. Mr. Jobe highlighted areas of the report and answered questions from Council. The audit report is posted on the City's website.

Mr. Washington made a motion to accept the City of Murfreesboro Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015. Vice-Mayor Young seconded the motion and all members of the Council present voted "Aye".

The following letter of recommendations from the Fire & Rescue Chief was presented to the Council:

(Insert letter dated February 25, 2016 here with regards to Agreement with Johnson + Bailey Architects P.C. for new Fire Station No. 4 on Medical Center Parkway.)

Vice-Mayor Young suggested that four bays be considered in the design of this new fire station.

Vice Mayor Young made a motion to accept the recommendation of the Fire & Rescue Chief to approve an agreement with Johnson + Bailey Architects P.C. for services to design the new Fire Station No. 4 on Medical Center Parkway for a proposed architectural fee of \$123,570, subject to review and approval by the Legal Department. Mr. LaLance seconded the motion and all members of the Council present voted "Aye".

The following letter of recommendations from the City Manager was presented to the Council:

(Insert letter dated February 19, 2016 here with regards to revisions to Employee Handbook Section 1041 - Employee Timekeeping.)

Mr. LaLance made a motion to accept the City Manager's recommendation to approve revisions to Employee Handbook Section 1041 - Employee Timekeeping. Mr. Washington seconded the motion and all members of the Council present voted "Aye".

The City Recorder/Finance Director presented a Special Event Beer Permit Application for Murfreesboro Center for the Arts, Inc. for a fundraiser event to be held at 110 West College Street on March 19, 2016. All requirements have been met for this application. A Catering Beer Permit Application was presented for Peter D's Restaurant, 2357 Medical Center Parkway (Existing Permit Holder-New Catering). All requirements have been met for this application. A Beer Permit Application was presented for Holiday Inn, 1453 Silohill Lane (new location). Approval of this permit is subject to completion of all building and codes inspections.

Vice-Mayor Young made a motion to approve a Special Event Beer Permit for Murfreesboro Center for the Arts, Inc.; approve a Catering Beer Permit for Peter D's Restaurant; and approve a Beer Permit for Holiday Inn subject to successful completion of all building and codes requirements. Mr. Shacklett seconded the motion and all members of the Council present voted "Aye".

Mayor McFarland indicated there were no appointments to be made at this time. He noted that appointments to the Airport Commission, Evergreen Cemetery Board and North Highland Avenue Study Area and Historic Bottoms Study Area Steering Committees would be considered at a future meeting.

The City Recorder/Finance Director indicated there were no statements to be considered at this time.

There being no further business to consider, Mayor McFarland adjourned this meeting at 7:33 p.m.

SHANE MCFARLAND - MAYOR

ATTEST:

MELISSA B. WRIGHT - CITY RECORDER

ORDINANCE 16-OZ-01 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 2.2 acres along Gresham Lane from Single-Family Residential Fifteen (RS-15) District to Residential Multi-Family Sixteen (RM-16) District; Alcorn Properties, applicant [2015-429].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Residential Multi-Family Sixteen (RM-16) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission be and it is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon third and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

3rd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

David A. Ives
City Attorney

SEAL



BRAXTON BRAGG DR

PCD

MIRANDA DR

RM-16

Area Rezoned
from RS-15 to RM-16

RS-15

GRESHAM LN

CH

AARON CT



Ordinance 16-OZ-01

ORDINANCE 16-OZ-02 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 1.68 acres along Dill Lane from Single-Family Residential Fifteen (RS-15) District to Residential Multi-Family Twelve (RM-12) District; Randy Friedsam, applicant [2015-432].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Residential Multi-Family Twelve (RM-12) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission be and it is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon third and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

3rd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

David A. Ives
City Attorney

SEAL



CL

RM-16

RM-12

CH

ARNETTE ST

PCD

DILL LN

RM-16

Area Rezoned
From RS-15 to RM-12

RS-15

RM-16

HARRELL CT



Ordinance 16-OZ-02

CH

RS-10

PRD

IPCD



ORDINANCE 16-OZ-03 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 8.56 acres along Franklin Road from Single-Family Residential Fifteen (RS-15) District to Commercial Fringe (CF) District; Anthony Togrye, applicant [2015-433].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Commercial Fringe (CF) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission be and it is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon third and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

3rd reading _____

Shane McFarland, Mayor

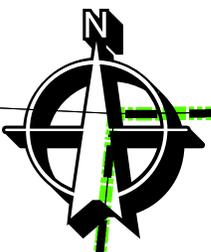
ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

David A. Ives
City Attorney

SEAL



Area Rezoned
from RS-15 to CF

RS-15



PUD

COTTONWOOD DR

CASTLEWOOD CT

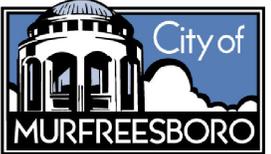
BIRCHWOOD CIR

RUCKER LN

SWANHOL

MEADOWWOOD DR

Ordinance 16-OZ-03



RS-10

TENNESSEE

City of Murfreesboro

Request for Certificate of Compliance for Retail Liquor Store

Summary of information from the application:

Owners/Partners/Stockholders/Officers:

Name	Sanjaykumar A. Patel
Age	36
Home Address	1413 Journey Dr.
Residency City/State	Murfreesboro, TN
Race/Sex	Asian/M
Background Check Findings:	
City of Murfreesboro:	None
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.

Name of Business Entity	Sun5353 Inc.
Name of Business	M'boro City Limits Liquors & Wine
Business Location	5353 NW Broad St.

Type of Application:

New Location	_____
Ownership Change	_____ X _____
Name Change	_____
Renewal	_____
Corporation	_____ X _____
Partnership	_____
Sole Proprietor	_____

Application Completed Properly? Yes

The actual application is available in the office of the City Recorder.

City of Murfreesboro

Request for Certificate of Compliance for Retail Liquor Store

Summary of information from the application:

Owners/Partners/Stockholders/Officers:

Name Prajesh N. Patel
Age 34
Home Address 624 Stonetrace Dr.
Residency City/State Murfreesboro, TN
Race/Sex Asian/M

10 Year Background Check Findings:

City of Murfreesboro: None
Rutherford County: None
Metro Nashville: None

Owners/Partners/Stockholders/Officers:

Name Gautam Patel
Age 47
Home Address 1327 Dunraven Dr.
Residency City/State Murfreesboro, TN
Race/Sex Asian/M

10 Year Background Check Findings:

City of Murfreesboro: None
Rutherford County: None
Metro Nashville: None

Name of Business Entity Karan Inc.
Name of Business CNG Wine & Spirits
Business Location 2750 S. Rutherford Blvd.

Type of Application:

New Location _____
Ownership Change _____
Name Change _____
Renewal _____ X _____
Corporation _____ X _____
Partnership _____
Sole Proprietor _____

Application Completed Properly? Yes

The actual application is available in the office of the City Recorder.



... creating a better quality of life.

Agenda

February 23, 2016

Honorable Mayor and Members of City Council

Re: Public Hearings to be held on March 3, 2016

Background

Attached is additional information for the public hearings to be held by the City Council. The items are as follows:

- a. PRD Amendment [2016-405] for approximately 25.6 acres to amend the Cedar Retreat PRD, Donald Henley Construction applicant. The Planning Commission voted unanimously to recommend approval on February 3, 2016.
- b. Rezoning application [2016-401] for approximately 11 acres located along Manson Pike to be rezoned from RS-15 to PRD (Maddington Parke), David Alcorn applicant. The Planning Commission voted unanimously to recommend approval on February 3, 2016 (with one abstention).
- c. Rezoning Application [2016-402] for approximately 2.3 acres located at 3281 Siegel Road to be rezoned from RS-15 to PCD (Academy at Siegel), Cornerstone Development applicant. The Planning Commission voted unanimously to recommend approval on February 3, 2016 (with one abstention). The applicant made the following changes to the PRD program book for Academy at Siegel based on input from the Planning Commission public hearing: 1) To extend the 6' tall privacy along the length of the northern side property line; and 2) To remove "Mental Health Facility" from the list of allowable uses. A copy of the revised PRD program book has been included in the agenda packet.

Recommendation

The City Council will need to conduct public hearings on these matters after which it will consider ordinances for their adoption.

Concurrences

The Planning Commission conducted public hearings on these matters during its regular meeting on February 3, 2016. The Planning Commission is recommending approval of all items. (Note: The February 3, 2016 Planning Commission meeting minutes have not yet been prepared and are not available for the review of the City Council at this time.)

Attachments

1. Staff Comments from the respective Planning Commission meetings
2. Illustrations of the areas
3. Miscellaneous exhibits and materials pertaining to each item, including program books

Respectfully Submitted,

Matthew T. Blomeley, AICP
Principal Planner

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

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

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

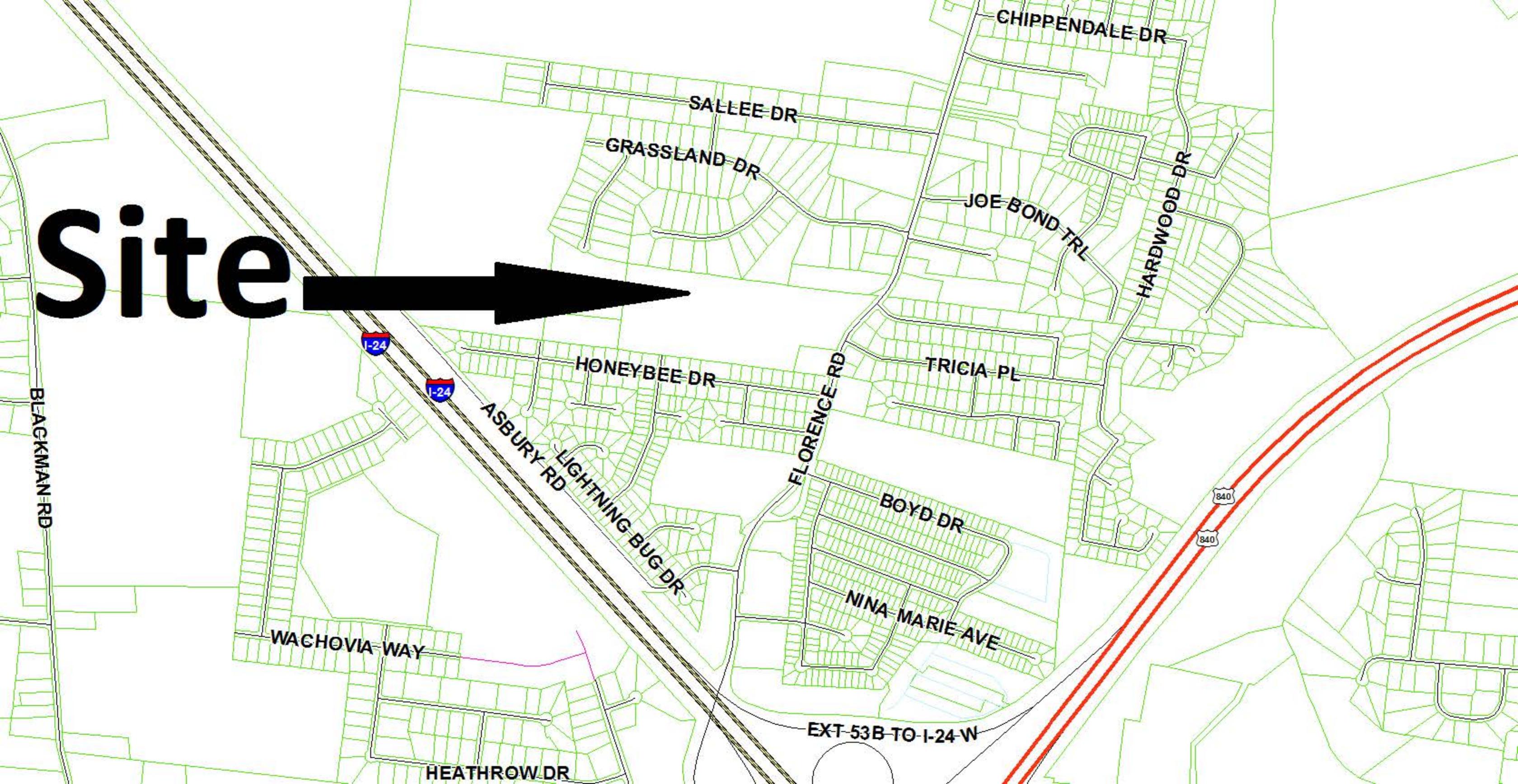
The existing Cedar Retreat PRD, which was approved in 2006, has never been developed and the property has remained vacant. The approved plan consists of a total of 123 dwelling units, including 77 single-family detached units with lot widths of between 40' and 60' and 46 single-family attached units.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

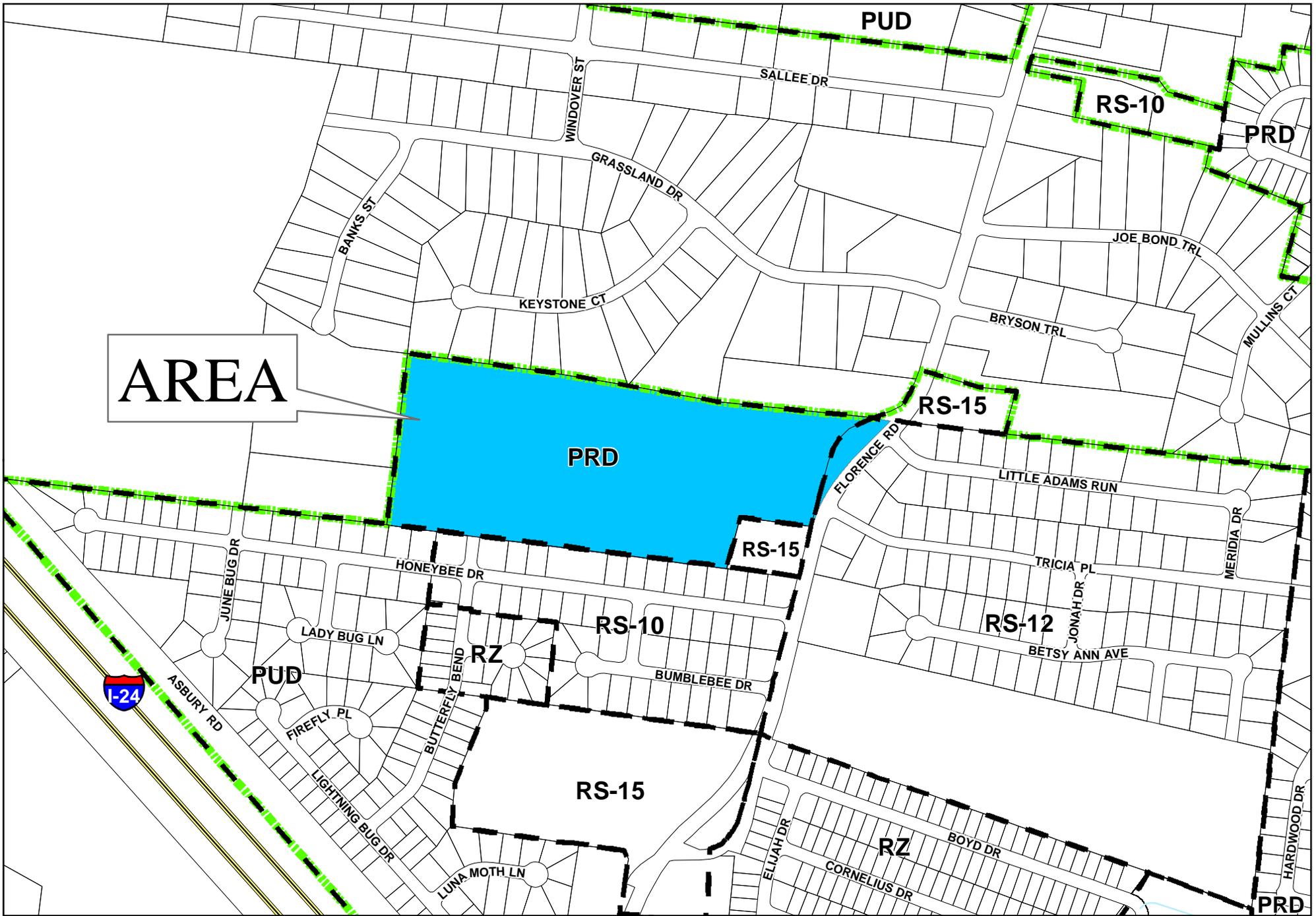
The proposed PRD amendment reduces the density from 123 to 57. In addition, instead of both single-family detached and single-family attached products, only single-family detached units are proposed. The lot size is also increasing to a minimum of 12,000 square-feet. All alleys have been eliminated from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

be noted that the PRD zoning also includes a portion of excess Florence Road right-of-way that was abandoned by the City Council in 2015.

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

Site

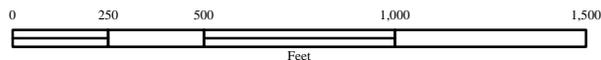




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Rezoning Request For Property Along Florence Rd. PRD Amendment



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

EXISTING PRD ZONING PLAN



CEDAR RETREAT

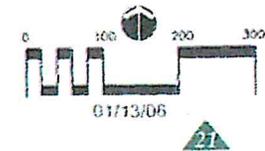
CONCEPT PLAN RENDERING



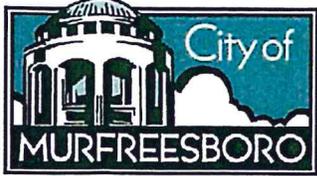
RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 118 WOODLAND ST. P.O. BOX #0070
 NASHVILLE, TN 37202 PH: (615) 244-0501
 FAX: (615) 244-0235 WWW.RAGANSMITH.COM

Cedar Retreat
 Murfreesboro, TN

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



REZONING APPLICATION FORM



T E N N E S S E E

Creating a better quality of life

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

REZONING APPLICATION FORM
\$600.00 per application

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

- 1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A \$600.00 non-refundable application fee.

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

To be completed by applicant:

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

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

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

PROPERTY OWNER: Donald Henley Construction, LLC

Street Address or property description: Florence Road

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

Existing zoning classification: PRD

Proposed zoning classification: PRD Acreage: 25.6

RECEIVED
DEC 31 2015
BY:

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

E-mail: mtaylor@sec-civil.com

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

DATE: 1/14/16

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

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

Amount paid: \$ 600.00 Receipt #: 922507

Revised 1/2010

CEDAR RETREAT

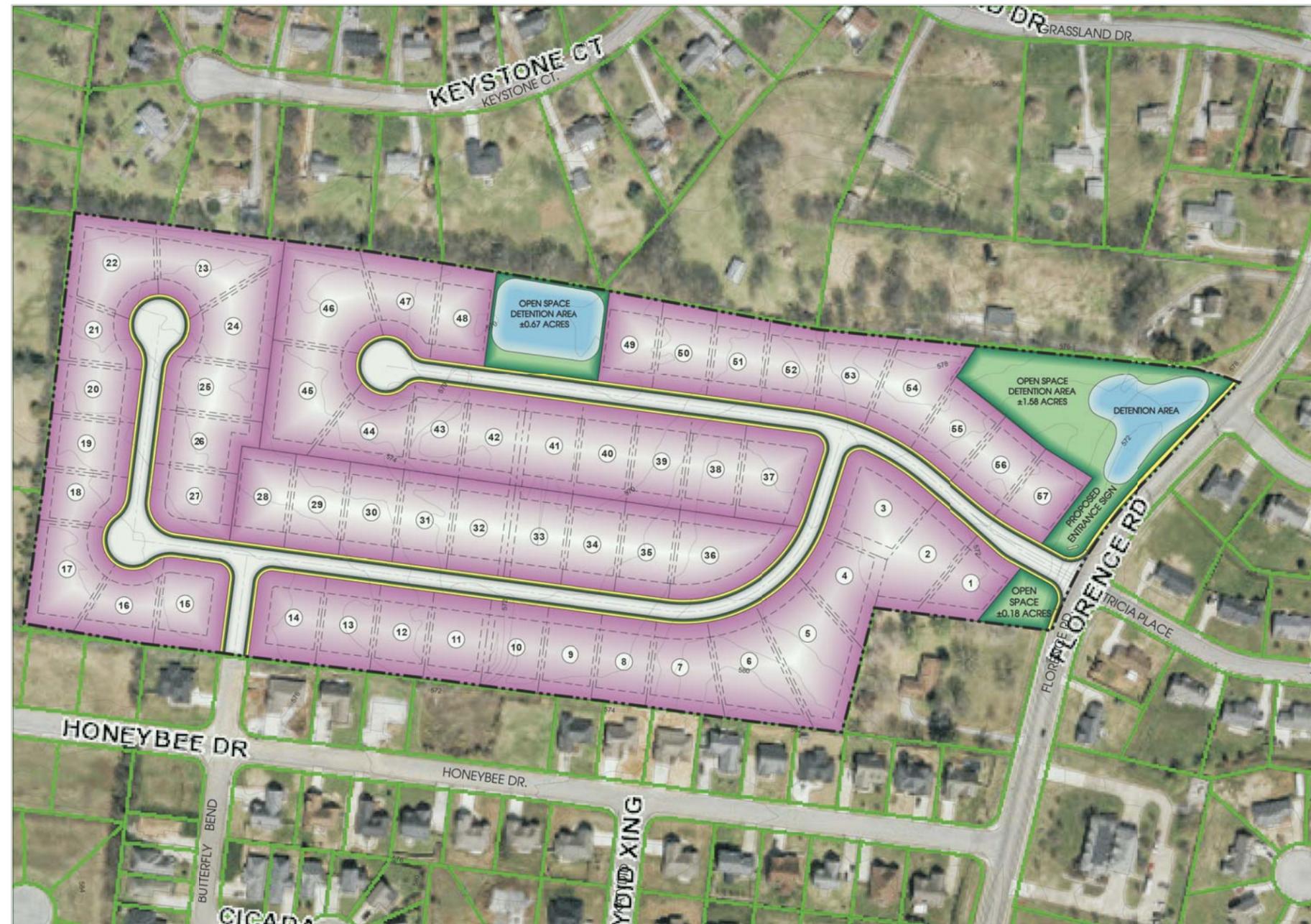
A REQUEST TO AMEND THE PRD

SUBMITTED DECEMBER 31, 2015

RESUBMITTED ON JANUARY 13, 2016

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

RESUBMITTED ON FEBRUARY 22, 2016 FOR MARCH 3, 2016 CITY COUNCIL PUBLIC HEARING



DEVELOPER
DONALD HENLEY CONSTRUCTION, LLC.

ATTN: DONALD HENLEY
804 FITES LN
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SEC, Inc.

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

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SEC PROJECT # 15322

INTRODUCTION

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

EXISTING CONDITIONS

UTILITIES, TOPOGRAPHY, AND RIGHT-OF-WAY.....5
ON-SITE PHOTOS6
SURROUNDING OFF-SITE PHOTOS.....7

PROPOSED P.R.D.

PROPOSED PRD.....8
PHASING PLAN.....9
PROPOSED HOMES (STANDARDS).....10
AMENITIES11
INGRESS/EGRESS12

ZONING CHAPTER 13

SUBSECTION D ITEM 2A: 1 - 6.....13
SUBSECTION D ITEM 2A: 7 - 1514



CURRENT AERIAL OF THE SITE

CURRENT GIS OF THE SITE AND SURROUNDING PROPERTY LINES

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

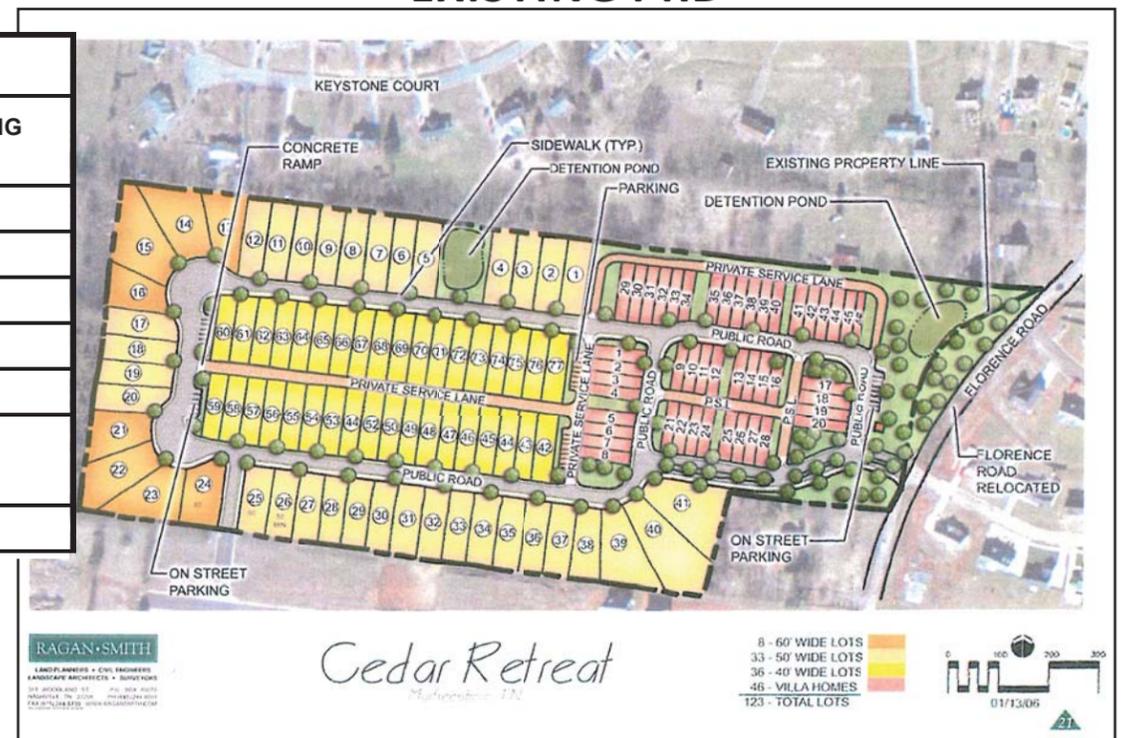
THIS REQUEST IS TO AMEND THE EXISTING PRD WITH A NEW DEVELOPMENT TYPE THAT IS NOT CONSISTENT WITH THE CURRENTLY APPROVED PRD. THE CURRENT PRD IS ENTITLED WITH 4 DIFFERENT HOUSING TYPES, WHILE THE NEW PRD IS PROPOSING A SINGLE HOUSING TYPE. THE THREE BUILDING TYPES IN THE EXISTING PRD CONSISTED OF ALLEY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

PROPOSED PRD

EXISTING PRD



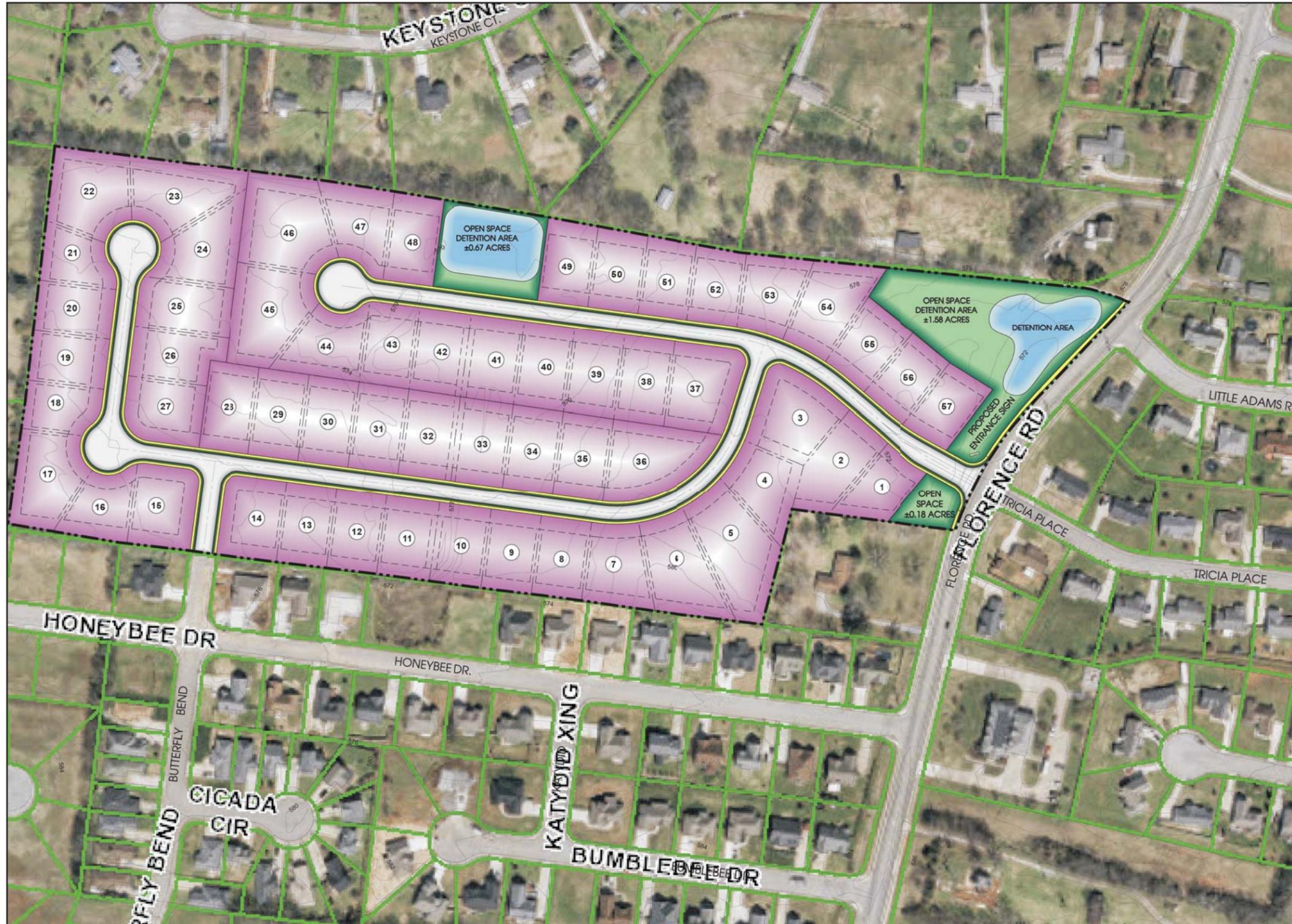
PRD COMPARISON		
	PROPOSED PRD	EXISTING PRD
ATTACHED VILLAS	0	46
40' LOTS	0	36
50' LOTS	0	33
60' LOTS	0	8
90' LOTS	57	0
TOTAL DWELLING UNITS =	57	123
DENSITY	2.22	4.80



NOT TO SCALE

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

NOT TO SCALE

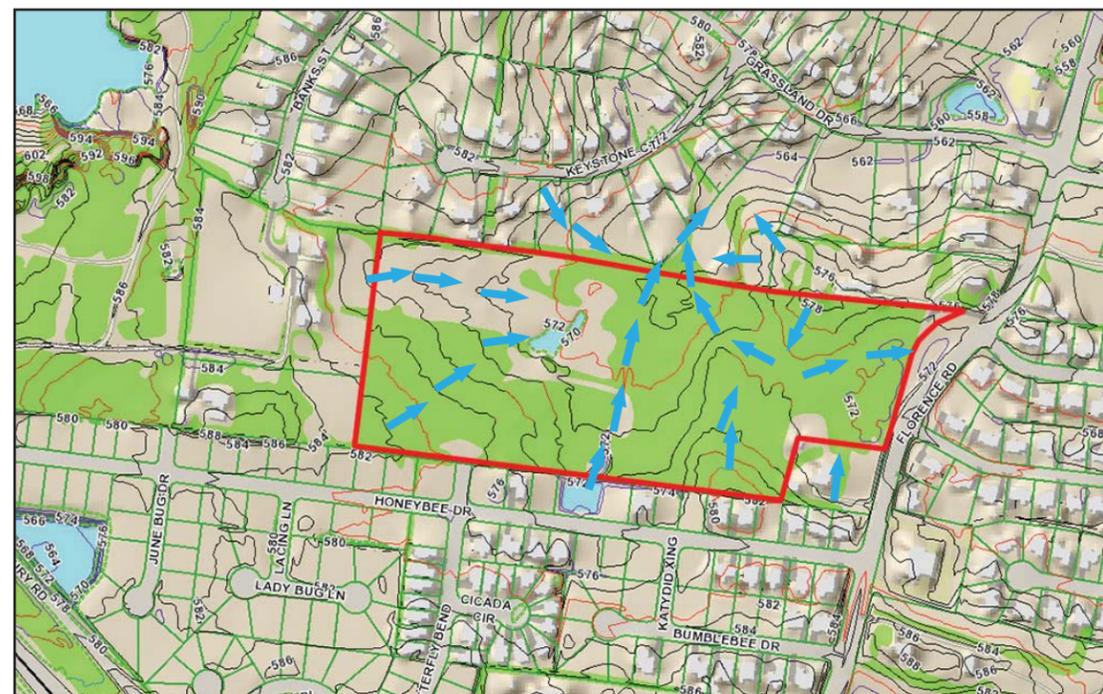
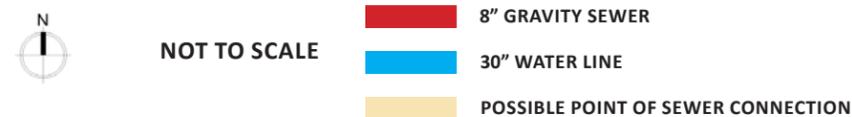


LAND USE DATA:

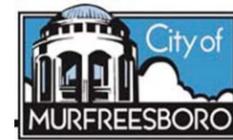
TOTAL LAND AREA:	±25.63 ACRES
TOTAL NUMBER OF LOTS:	57
GROSS DENSITY: 57 LOTS/25.63 ACRES=	2.22 D.U./AC.
MINIMUM LOT SIZE:	12,000 SF
TYPICAL LOT DIMENSIONS =	(90' W x 140' D)
TOTAL OPEN SPACE:	±2.43 ACRES (9.48%)


 SCALE: 1" = 200'

	RESIDENTIAL LOTS		SIDEWALK
	OPEN SPACE		ROADWAY
	DETENTION AREA		



TOPOGRAPHY & HYDROLOGY MAP



CITY OF MURFREESBORO

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



MURFREESBORO WATER AND SEWER DEPARTMENT

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



CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

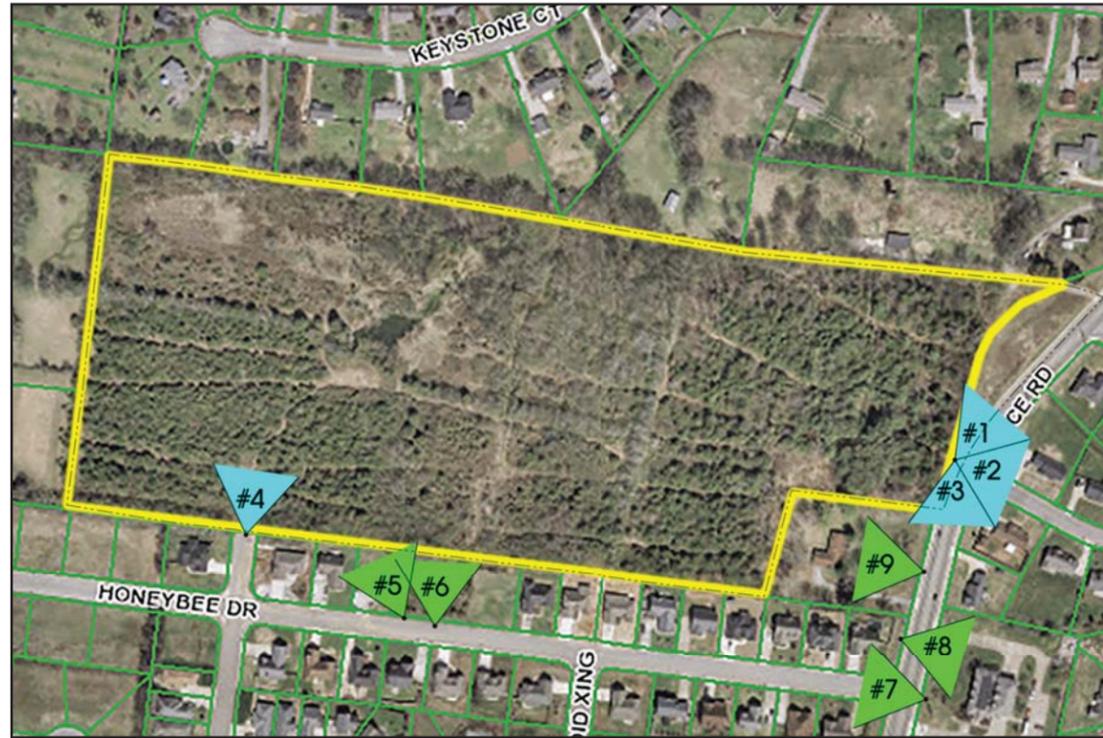
A LARGE WATER MAIN IS LOCATED ALONG THE EASTERN R.O.W. OF FLORENCE ROAD. WATER SERVICE WILL BE CONNECTED TO THE MAIN WITH SECTION 1 CONSTRUCTION, AND WILL CONTINUE TO BE EXTENDED WITH EACH SECTION OF CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE WATERLINE INTO THIS PROPERTY AND INTO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



MURFREESBORO ELECTRIC DEPARTMENT

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

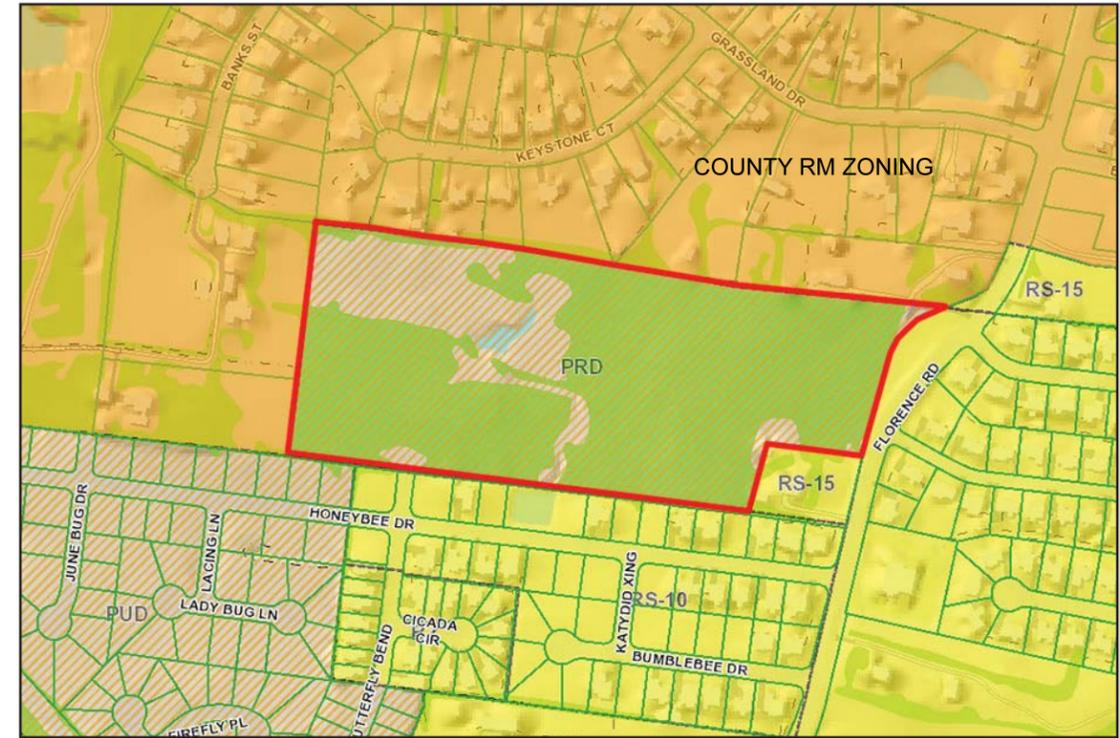
THE EXISTING TOPOGRAPHY OF THE SITE SHOWS THE SITE'S DRAINAGE BASIN IS GENERALLY FROM SOUTH TO NORTH THROUGH THE CENTER OF THE PROPERTY. A SMALL PORTION OF THE EASTERN SIDE OF THE SITE DRAINS TO AN EXISTING STORM SEWER HEADWALL INTO FLORENCE ROAD'S STORM SYSTEM AND THEN TO THE EAST WHERE IT EVENTUALLY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



ON-SITE PHOTOS



NOT TO SCALE



COUNTY RM ZONING

EXISTING ZONING



NOT TO SCALE



IMAGE #1

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

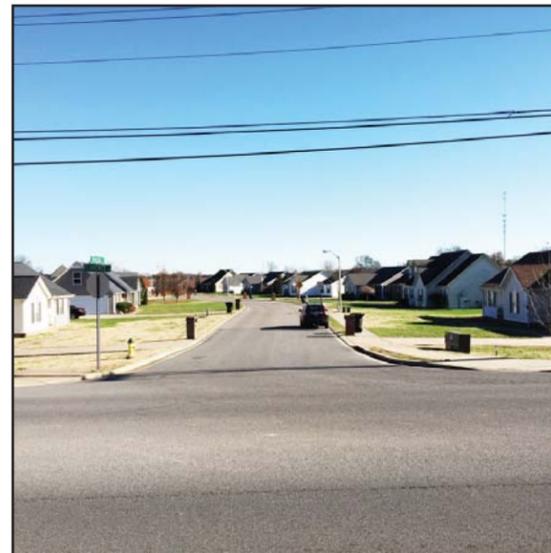


IMAGE #2

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



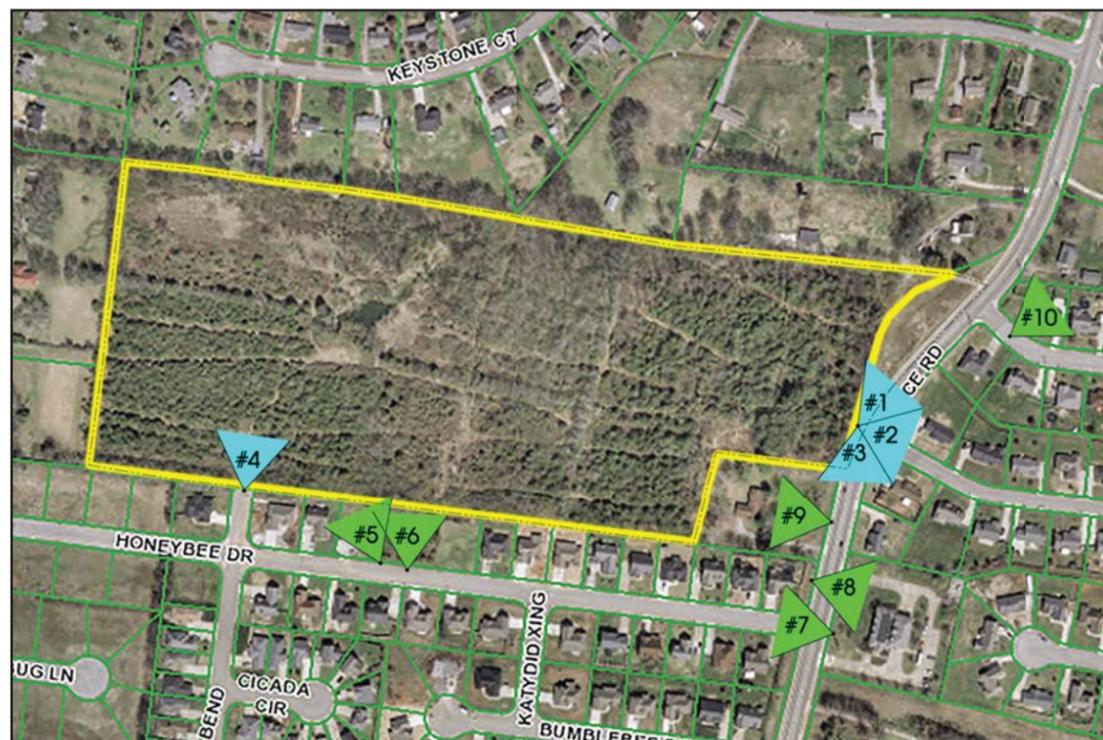
IMAGE #3

VIEW ALONG THE SOUTHERN PORTION OF FLORENCE ROAD.



IMAGE #4

VIEW NORTH ONTO ROADWAY STUB AVAILABLE TO ENTER THE SITE.



NOT TO SCALE

OFF-SITE PHOTOS



IMAGE #5

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



IMAGE #6

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



IMAGE #7

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



IMAGE #8

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



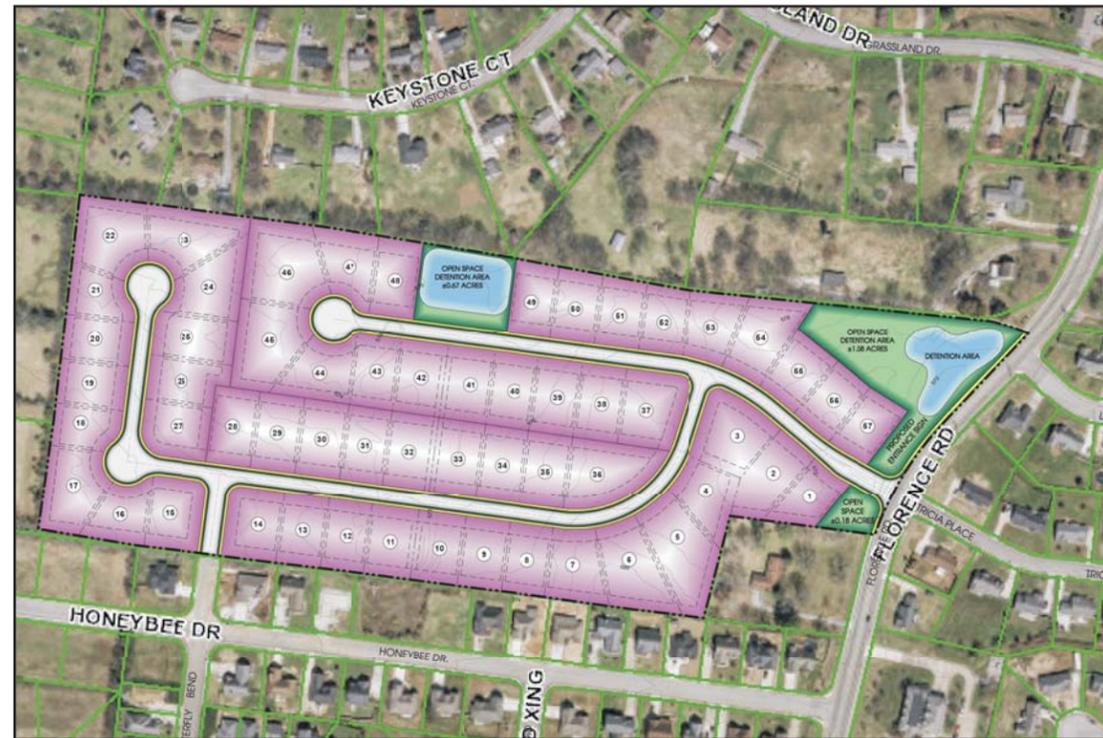
IMAGE #9

VIEW WEST ONTO RESIDENTIAL PROPERTY ADJACENT TO THE SITE.



IMAGE #10

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



NOT TO SCALE

	RESIDENTIAL LOTS		SIDEWALK
	OPEN SPACE		ROADWAY
	DETENTION AREA		



EXAMPLE OF MAILBOX



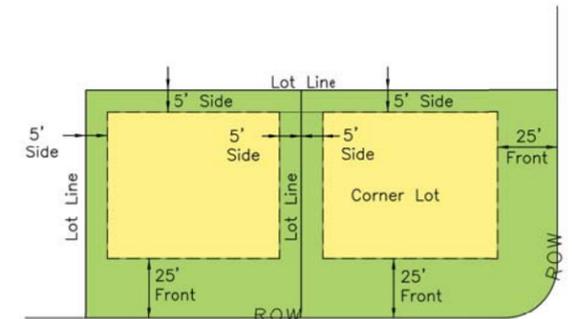
EXAMPLE OF AN ENTRANCE SIGN

SYNOPSIS

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

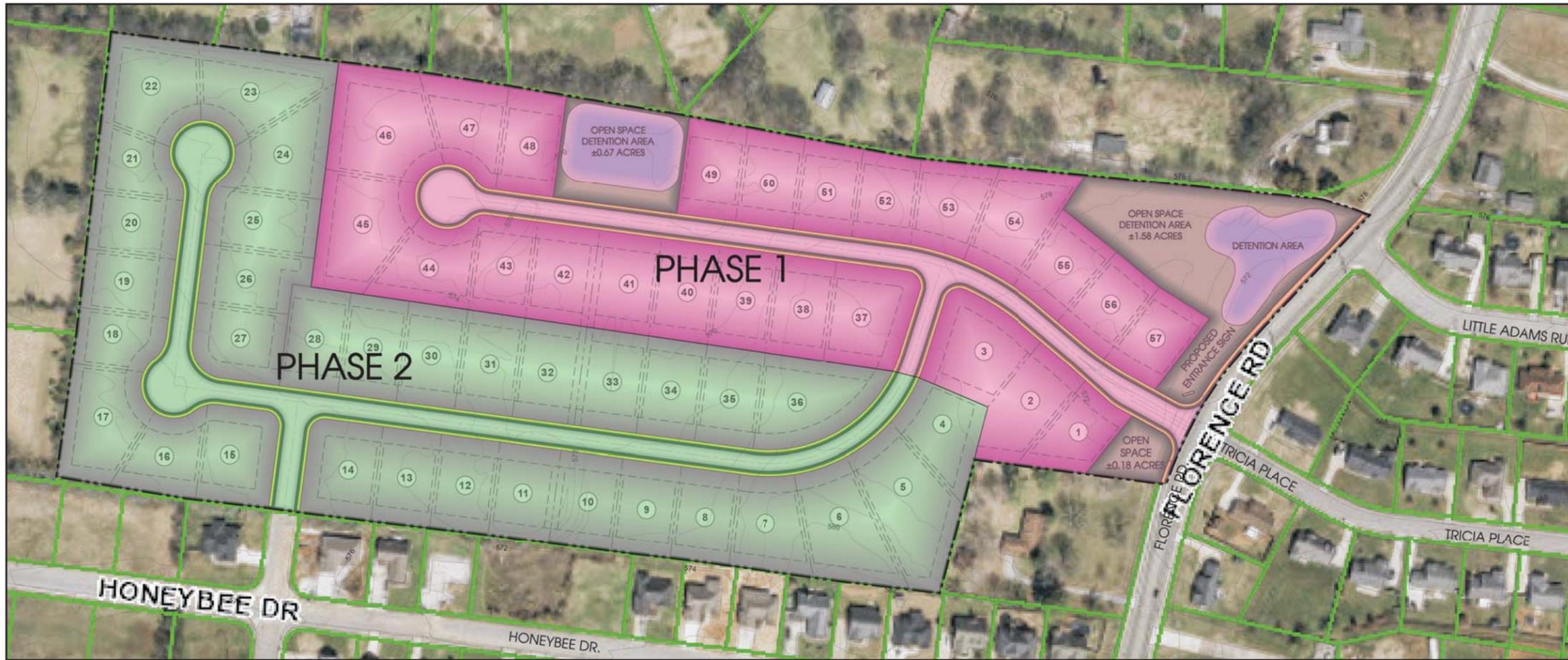
- 57 SINGLE FAMILY HOMES WITH 2 BEDROOMS OR MORE.
- MINIMUM 12,000 SF LOTS - 90' WIDE X 140' DEEP TYP.
- SETBACKS:
 - FRONT =25 FEET
 - REAR = 20 FEET
 - SIDE = 5 FEET

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



Minimum Building Setback Detail
N.T.S.

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



PHASING PLAN DATA:

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



NOT TO SCALE

PHASE 1
 PHASE 2

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

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

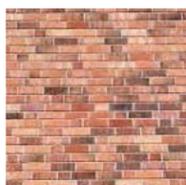
THE ELEVATIONS ARE MEANT TO CONVEY THE GENERAL APPEARANCE AND FUNCTIONALITY OF THE BUILDINGS.



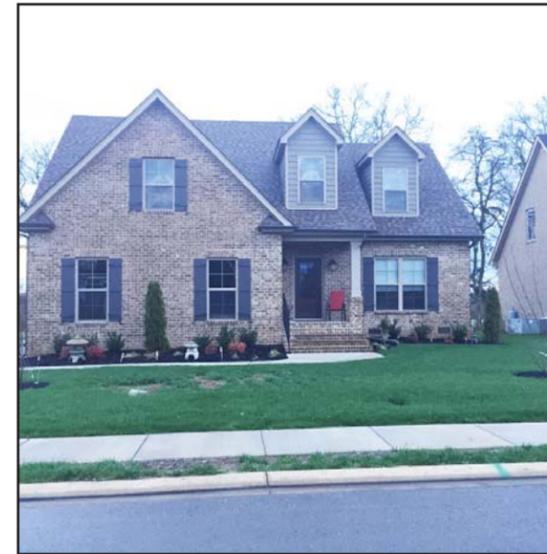
EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)

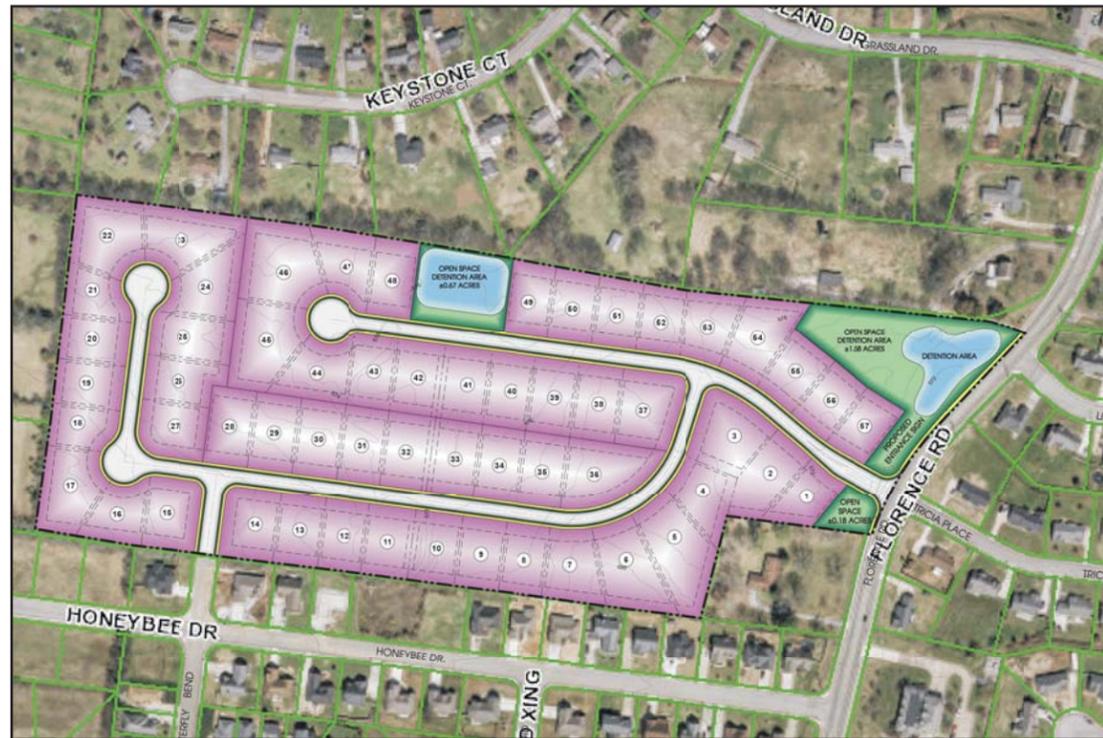


EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)



EXAMPLE OF POSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)





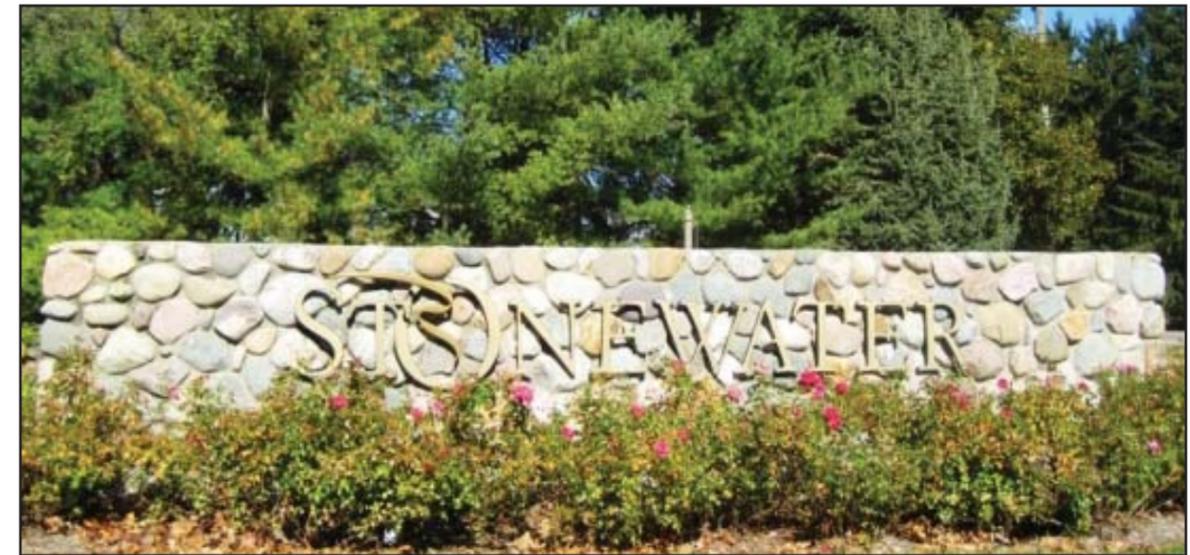
RESIDENTIAL LOTS
 SIDEWALK
 OPEN SPACE
 ROADWAY
 DETENTION AREA

N NOT TO SCALE



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

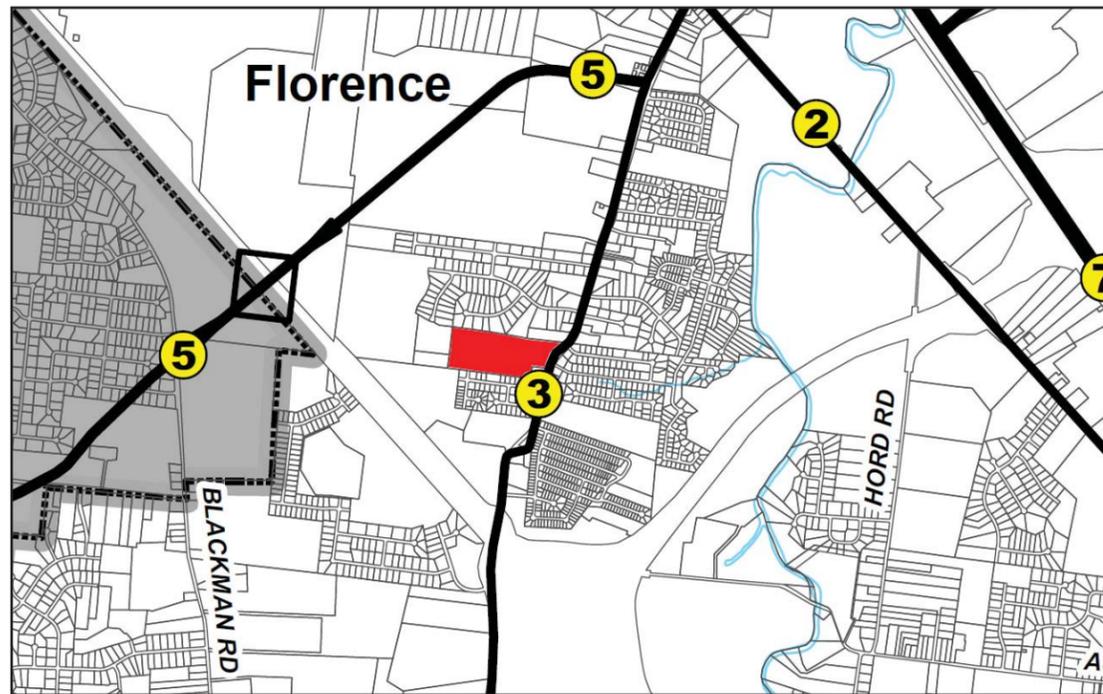
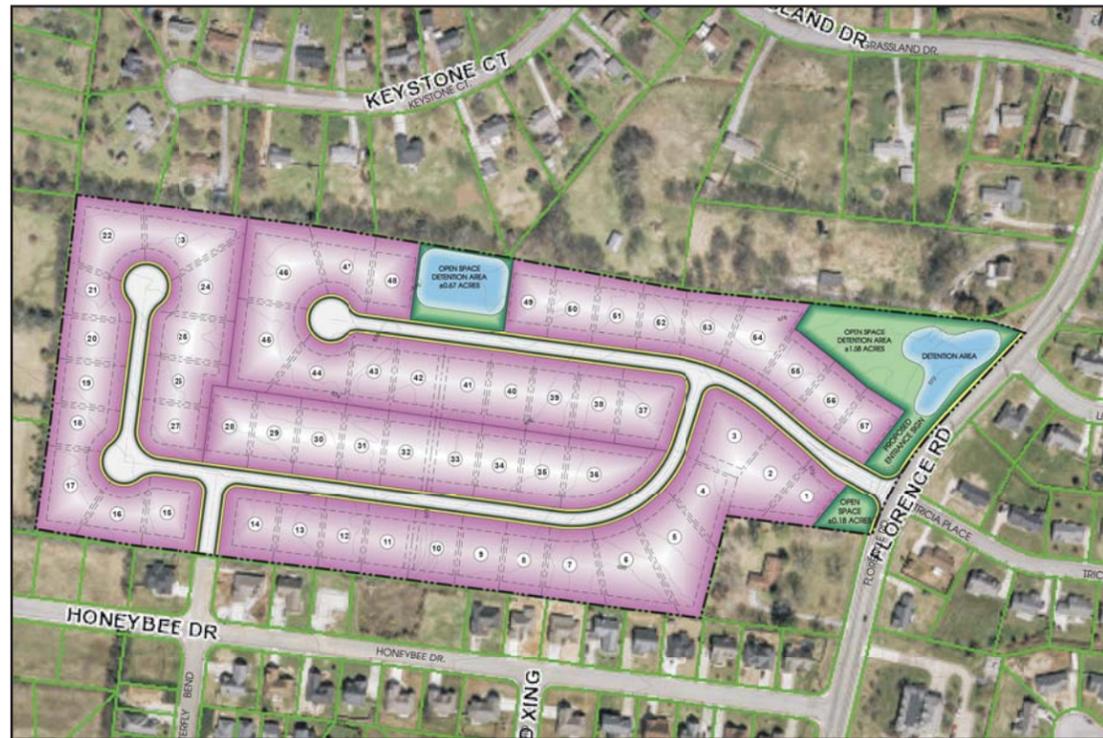
THE RESIDENTS OF CEDAR RETREAT WILL BE REQUIRED TO BE MEMBERS OF THE H.O.A. AND HAVE ACCESS TO THE PROPOSED FACILITIES AND AMENITIES WITHIN THE DEVELOPMENT. AS A MEMBER OF THE H.O.A., THE RESIDENTS WILL BE SUBJECT TO RESTRICTIVE COVENANTS AND BE REQUIRED TO PAY MEMBERSHIP DUES AS DETERMINED BY THE 3RD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



EXAMPLE OF ENTRANCE SIGNAGE WITH LANDSCAPING



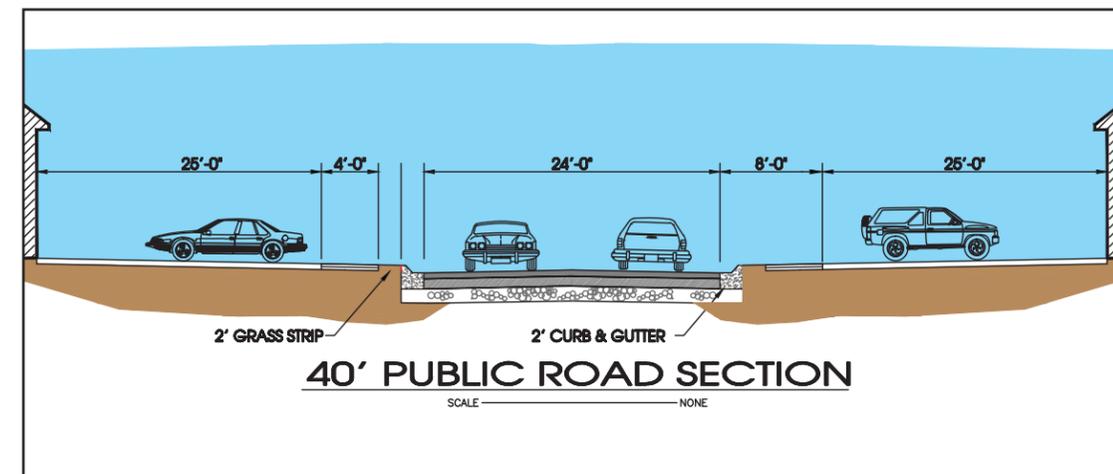
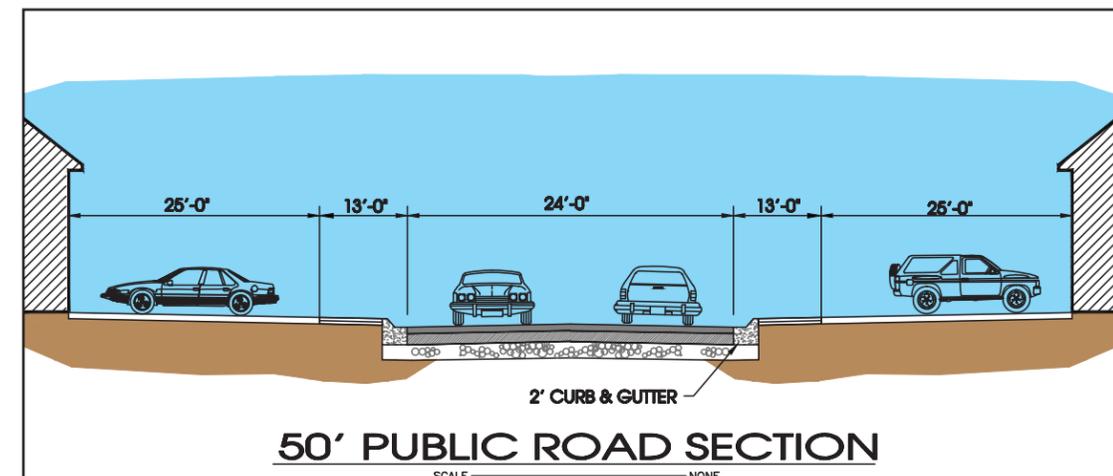
EXAMPLE OF PROPOSED OPEN SPACE AREA



THOROUGHFARE PLAN

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

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



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

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

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

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

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

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

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

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

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

RESPONSE: PAGE 8 LISTS THIS INFORMATION.

6.) A TABULATION OF THE MAXIMUM FLOOR AREA PROPOSED TO BE CONSTRUCTED, THE F.A.R. (FLOOR AREA RATIO), THE L.S.R. (LIVABILITY SPACE RATIO), AND THE O.S.R. (OPEN SPACE RATIO). THESE TABULATIONS ARE FOR THE PRD.

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

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

RESPONSE: THE PROPERTY IS CURRENTLY ZONED PRD. THE SURROUNDING AREAS HAS A MIXTURE OF RESIDENTIAL PROPERTIES. THE CONCEPT PLAN AND DEVELOPMENT STANDARDS COMBINED WITH THE ARCHITECTURAL REQUIREMENTS OF THE HOMES SHOWN WITHIN THIS BOOKLET ALIGN AND CLOSELY MIMIC THE TYPE OF DEVELOPMENTS IN THE SURROUNDING NEIGHBORHOODS AND ARE ENVISIONED TO COMPLETE THE DEVELOPMENT IN THIS AREA.

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

(AA) THE APPROXIMATE DATE WHEN CONSTRUCTION OF THE PROJECT CAN BE EXPECTED TO BEGIN;

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

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

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

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

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

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

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

9.) PROPOSED MEANS OF ASSURING THE CONTINUED MAINTENANCE OF COMMON SPACE OR OTHER COMMON ELEMENTS AND GOVERNING THE USE AND CONTINUED PROTECTION OF THE PLANNED DEVELOPMENT. FOR THIS PURPOSE, THE SUBSTANCE OF ANY PROPOSED RESTRICTIONS OR COVENANTS SHALL BE SUBMITTED.

RESPONSE: THIS REQUIREMENT HAS BEEN ADDRESSED ON PAGE 11.

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

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

11.) THE NATURE AND EXTENT OF ANY OVERLAY ZONE AS DESCRIBED IN SECTION 24 OF THIS ARTICLE AND ANY SPECIAL FLOOD HAZARD AREA AS DESCRIBED IN SECTION 34 OF THIS ARTICLE

RESPONSE: THIS PROPERTY IS NOT IN THE AIRPORT OVERLAY DISTRICT (AOD), BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORIC DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). NO PORTION OF THIS PROPERTY LIES IN ZONE AE, WITHIN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.

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

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

13.) THE NAME, ADDRESS, TELEPHONE NUMBER, AND FACSIMILE NUMBER OF THE APPLICANT AND ANY PROFESSIONAL ENGINEER, ARCHITECT, OR LAND PLANNER RETAINED BY THE APPLICANT TO ASSIST IN THE PREPARATION OF THE PLANNED DEVELOPMENT PLANS. A PRIMARY REPRESENTATIVE SHALL BE DESIGNATED.

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

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

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

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

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

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

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

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

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

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

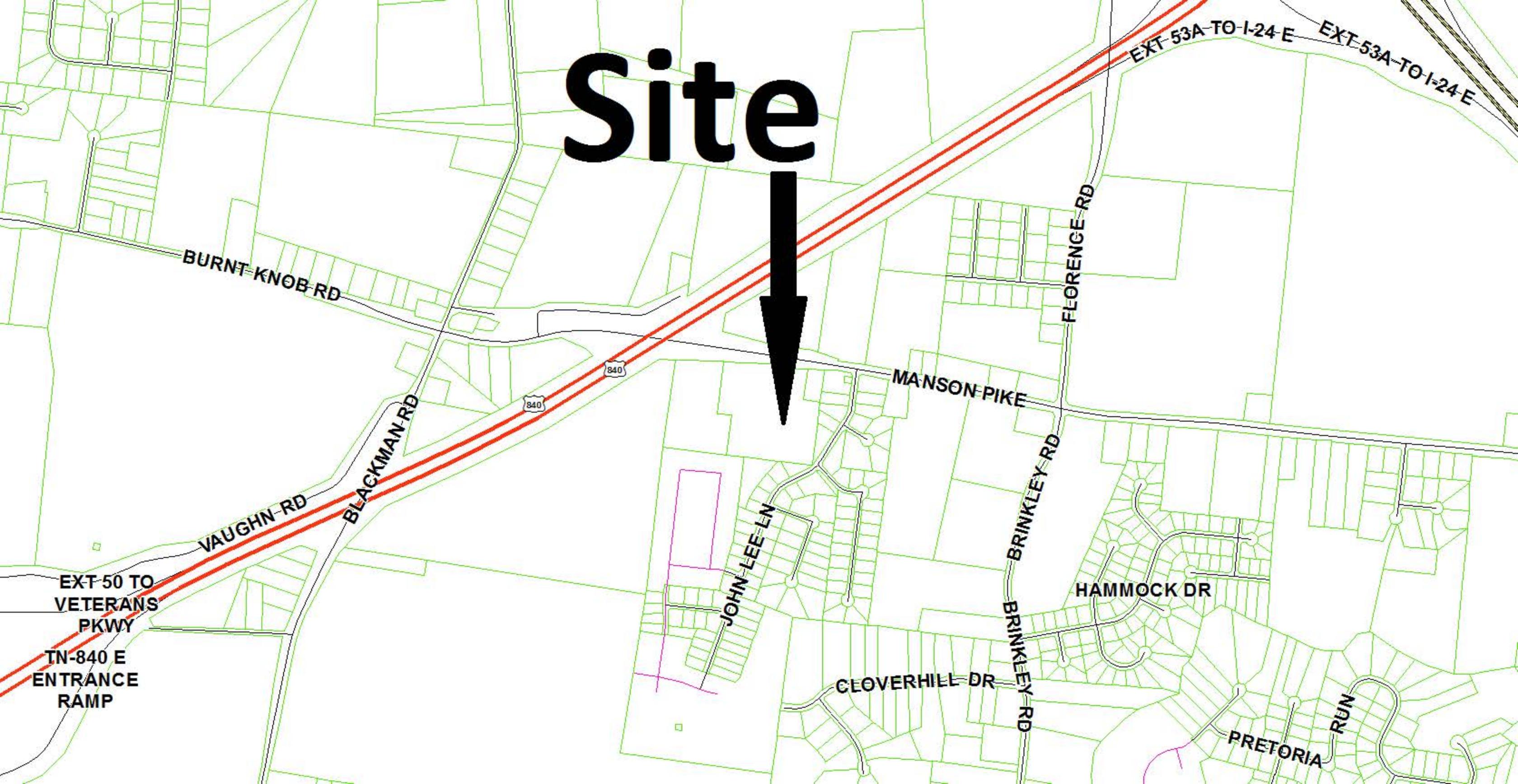
Front elevations will consist of brick, stone, and cement board siding for exterior materials. In addition, after the discussion at the January 20 work session, the applicant has revised the plans to flip the buildings adjacent to Manson Pike so that the fronts of these two buildings are oriented to face Manson Pike. Side elevations adjacent to internal streets and the perimeter property boundary will consist of brick on the first floor and heavy-gauge vinyl siding or cement board siding on the second floor. Rear elevations adjacent to the perimeter property

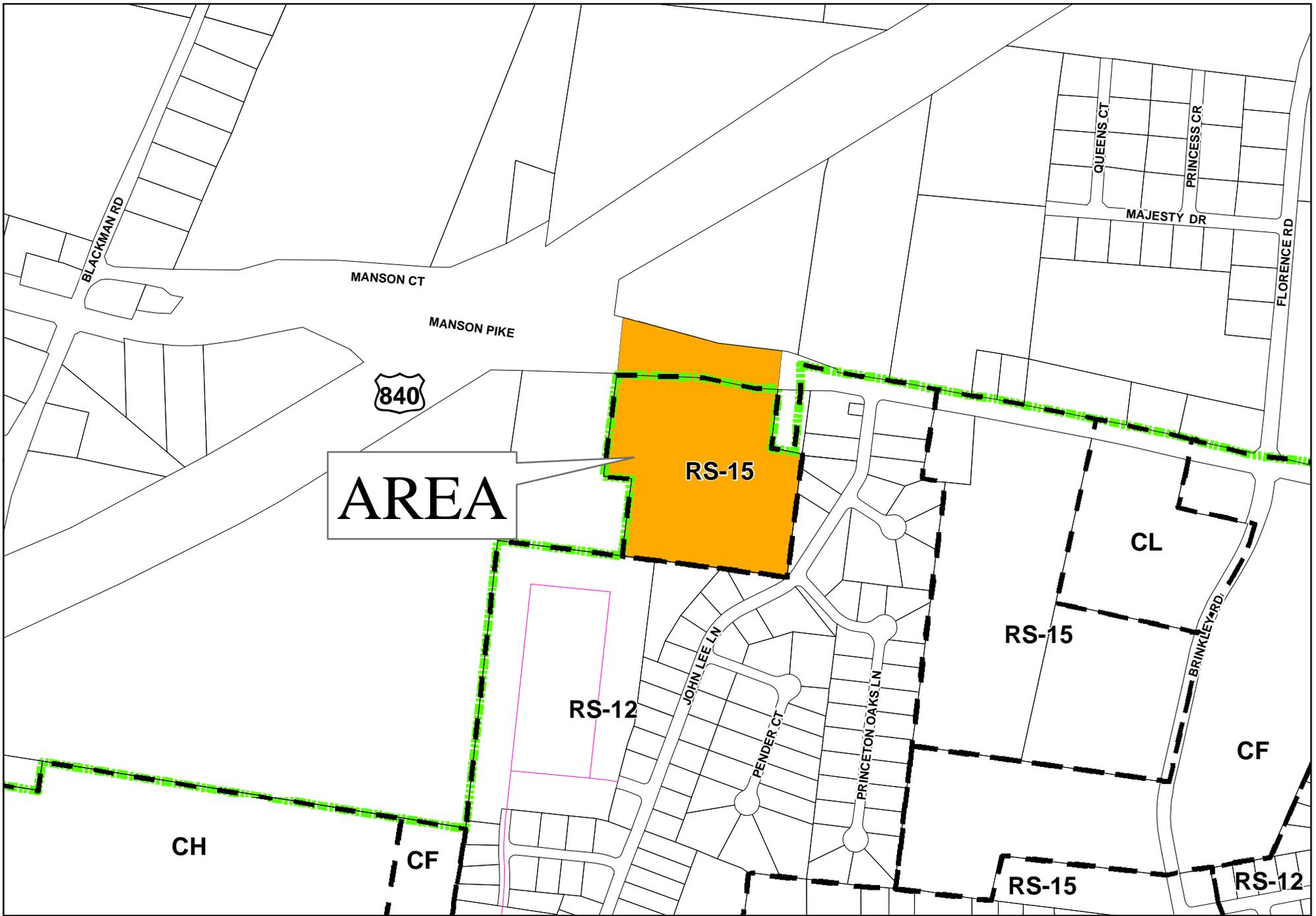
boundary have been upgraded, per the Planning Commission's direction at the January 20 work session, and will consist of a mixture of brick, stone, cement board siding, and heavy-gauge vinyl siding. The side and rear elevations facing the sides and rears of other internal buildings will consist primarily of heavy-gauge vinyl siding.

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

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

Site



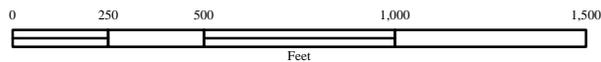


AREA

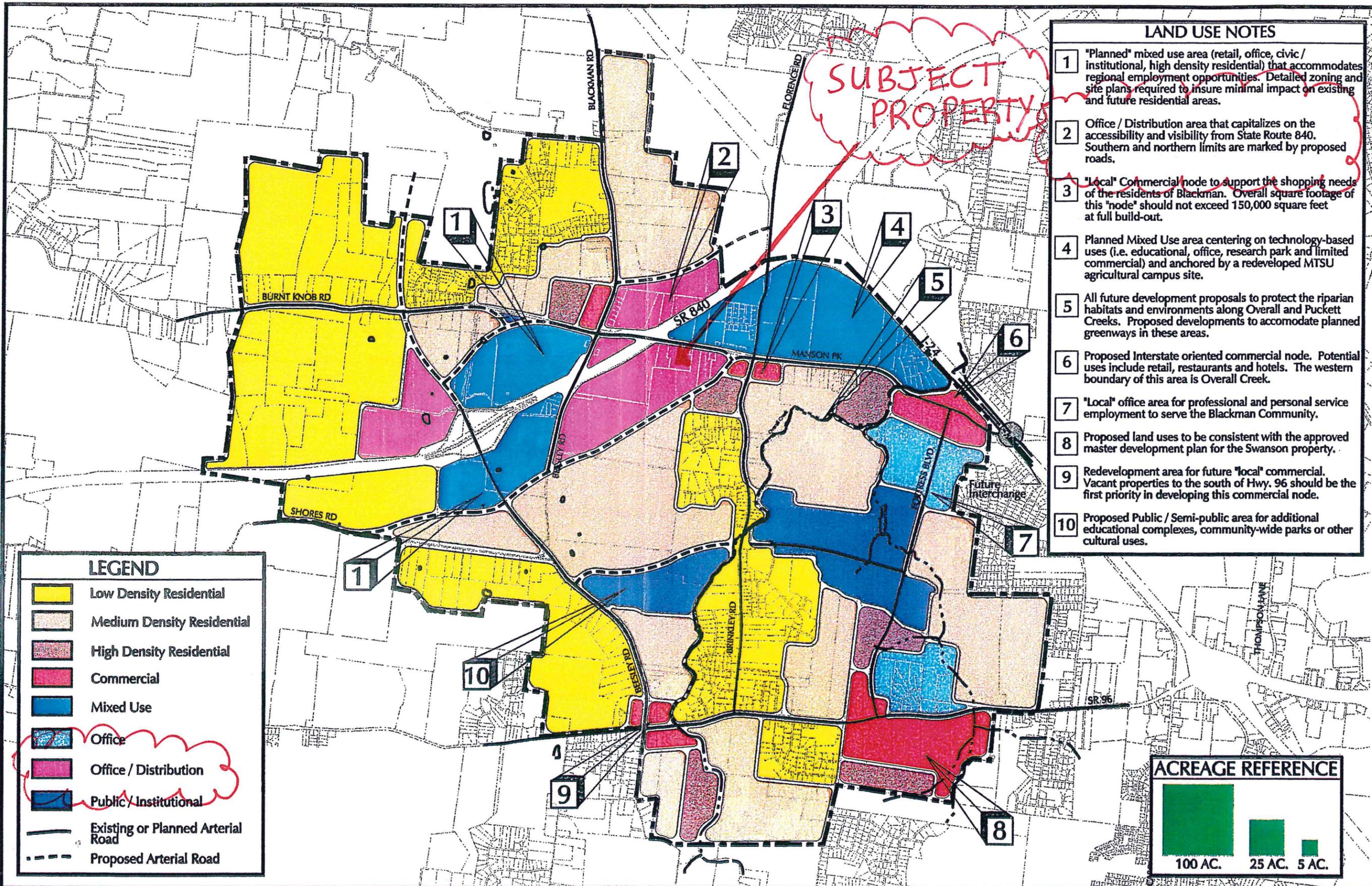
Path: G:\planning\rezon\4439MansonPkRS15_PRD.mxd



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



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



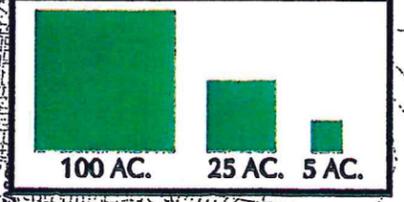
LAND USE NOTES

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

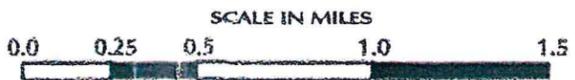
LEGEND

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

ACREAGE REFERENCE



BLACKMAN COMMUNITY



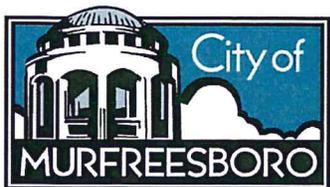
BWSC
BARRY WASSER
BURNER & GARDNER, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS

RPM Associates

FUTURE LAND USE MAP

**BLACKMAN COMMUNITY
LAND USE PLAN**

REZONING APPLICATION FORM



T E N N E S S E E

Creating a better quality of life

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

REZONING APPLICATION FORM
\$600.00 per application

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

- 1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A \$600.00 non-refundable application fee.

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

To be completed by applicant:

APPLICANT: ALCORN PROPERTIES, LLC. ATTN: DAVID ALCORN

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

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

PROPERTY OWNER: ALCORN PROPERTIES, LLC

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

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

Existing zoning classification: RS-15

Proposed zoning classification: PRD Acreage: 11.00 ACRES

RECEIVED
DEC 31 2015
BY:

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

E-mail: RMOLCHAN@SEC-CIVIL.COM

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

DATE: 12/31/15

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

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

Amount paid: 600.00 Receipt #: 922568

Revised 1/2010

MADDINGTON PARKE

A REQUEST FOR REZONING TO A PRD

SUBMITTED DECEMBER 31, 2015

RESUBMITTED ON JANUARY 13, 2016

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

RESUBMITTED ON FEBRUARY 22, 2016 FOR MARCH 3, 2016 CITY COUNCIL PUBLIC HEARING



DEVELOPER
ALCORN PROPERTIES, LLC

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

SEC, Inc.

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

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

SEC PROJECT # 15158

INTRODUCTION
SYNOPSIS 3
PROPOSED CONCEPT PLAN 4

EXISTING CONDITIONS
RIGHTS-OF-WAY, UTILITIES, AND TOPOGRAPHY 5
ON-SITE PHOTOS AND EXISTING ZONING 6
SURROUNDING OFF-SITE PHOTOS (A) 7
SURROUNDING OFF-SITE PHOTOS (B) 8

PROPOSED P.R.D.
DEVELOPMENT STANDARDS 9
DEVELOPMENT STANDARDS AND PHASING PLAN10
PROPOSED HOMES (STANDARDS).....11
PROPOSED BUILDING ELEVATIONS MATERIALS PLAN12
PROPOSED HOMES (FRONT AND SIDE ELEVATIONS AND FLOOR PLAN)13
PROPOSED HOMES (REAR ELEVATION MATERIAL OPTIONS).....14
CONCEPTUAL LANDSCAPE PLAN15
CONCEPTUAL LANDSCAPE PLAN (ZOOMED IN).....16
AMENITIES17
INGRESS/EGRESS18

ZONING CHAPTER 13
SUBSECTION D ITEM 2A: 1 - 619
SUBSECTION D ITEM 2A: 7 - 1520

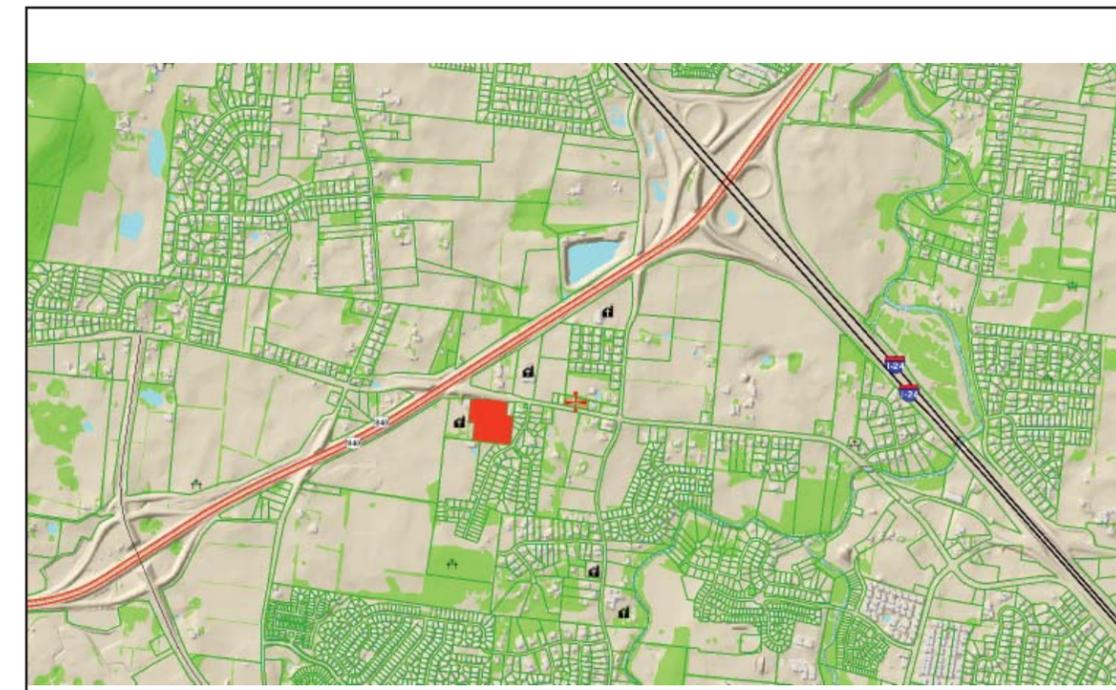


ALCORN PROPERTIES, LLC. RESPECTIVELY REQUESTS REZONING THE PROPERTY AT 4439 MANSON PIKE FROM RS-15 TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO CREATE THE MADDINGTON PARKE PRD. THE PROPERTY IS APPROXIMATELY 11.00 ACRES AND LOCATED ALONG THE SOUTH SIDE OF MANSON PIKE, TO THE WEST OF PROPERTY BELONGING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

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



CURRENT AERIAL OF THE SITE



CURRENT GIS OF THE SITE IN RELATION TO THE REGION

MADDINGTON PARKE

CONCEPT PLAN

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

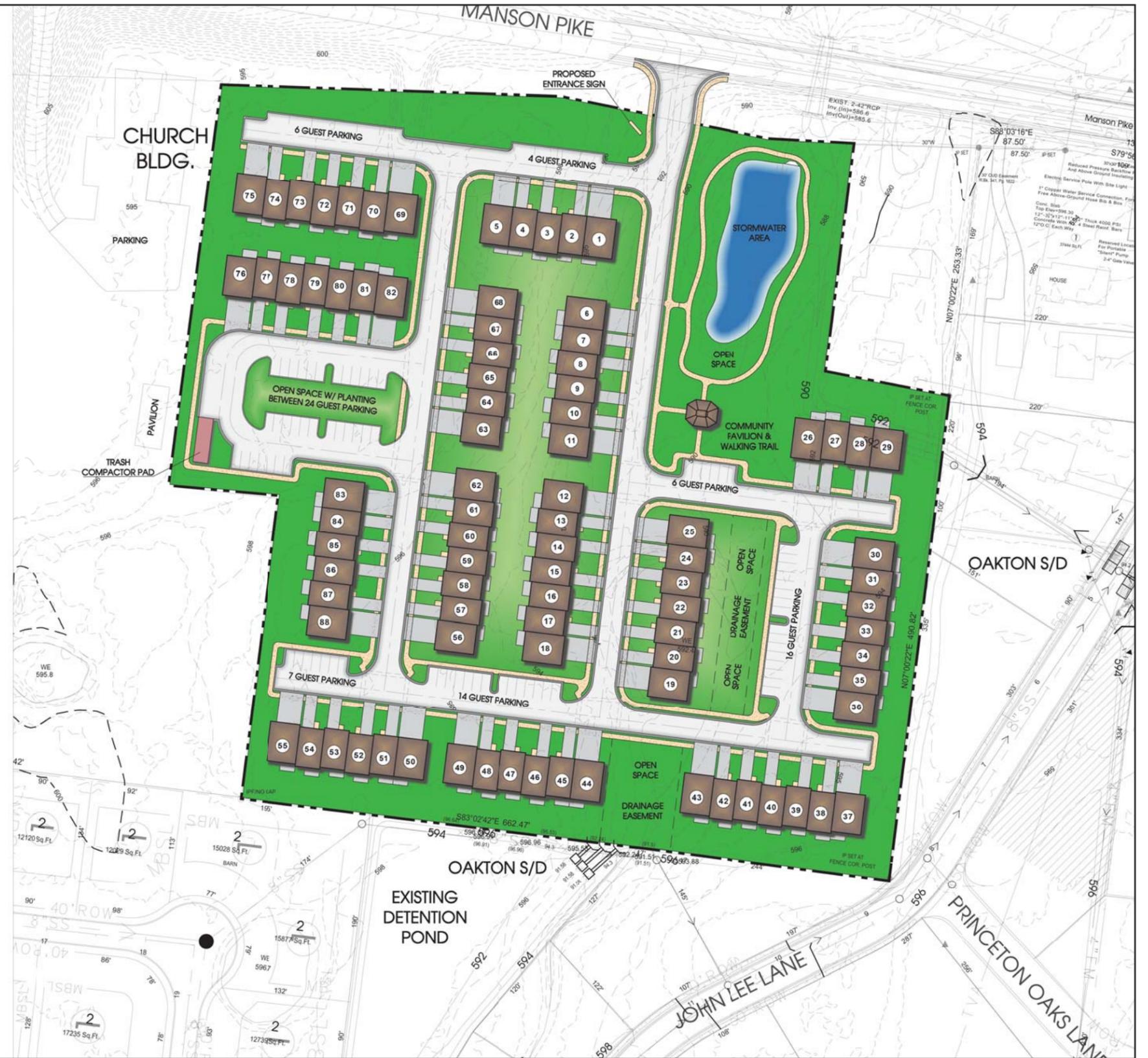
TOWNHOME UNIT MIX

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

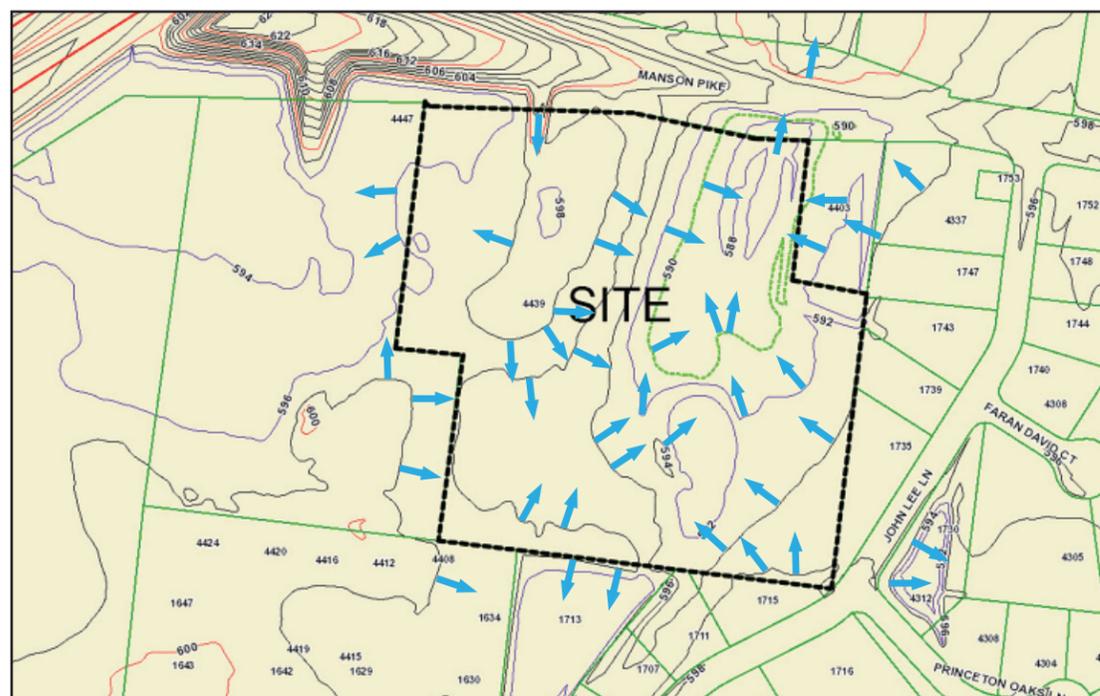
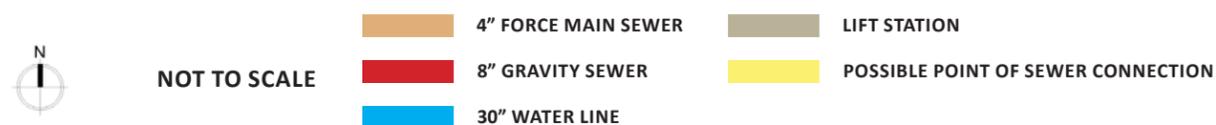
2 BEDROOM UNITS = 40%
 2 BEDROOM INTERNAL UNITS = 24 UNITS

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

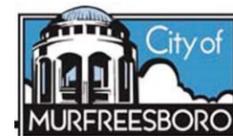
PARKING
 (64) 3 BEDROOM UNITS X 1.1 PER BEDROOM = 211 SPACES
 (24) 2 BEDROOM UNITS X 1.1 PER BEDROOM = 53 SPACES
 PARKING REQUIRED = 264 SPACES
 PARKING PROVIDED = 288 SPACES (24 SPACES OVER REQUIRED)
 60 UNITS (1 GARAGE & 1 DRIVEWAY) = 120 SPACES
 28 UNITS (1 GARAGE & 2 DRIVEWAY) = 84 SPACES
 *GARAGES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



SCALE: 1" = 120'



TOPOGRAPHY AND HYDROLOGY MAP



CITY OF MURFREESBORO

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



MURFREESBORO WATER AND SEWER DEPARTMENT

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



CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

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



MURFREESBORO ELECTRIC DEPARTMENT

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

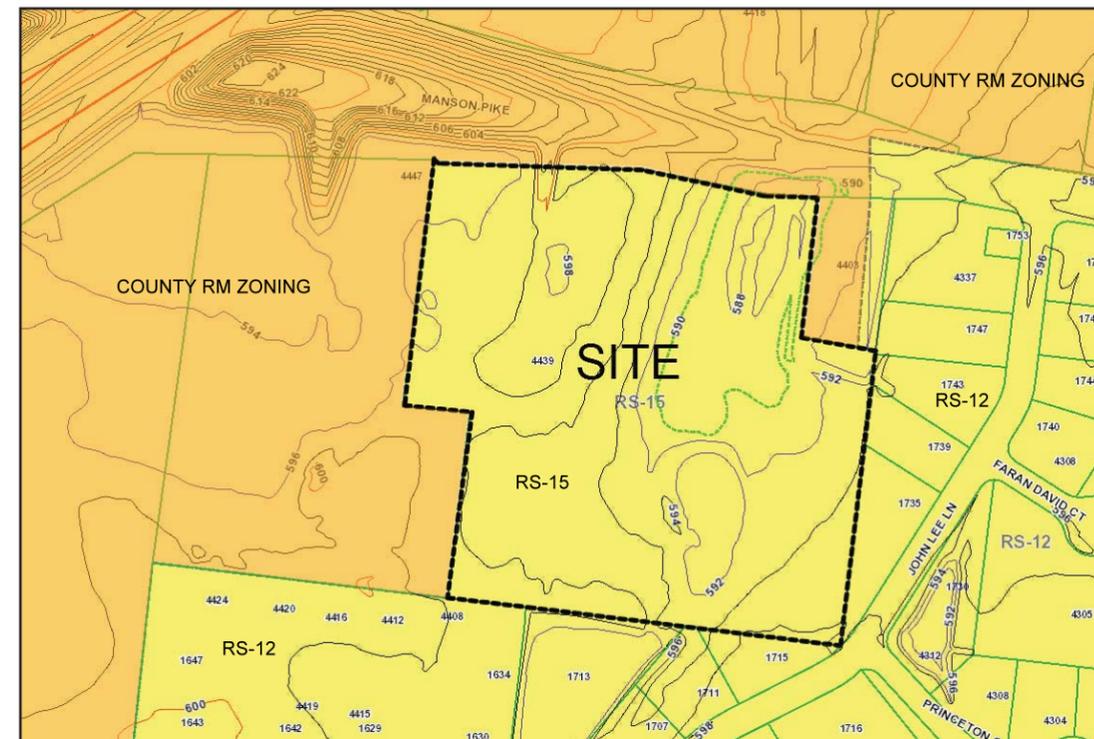
THE EXISTING TOPOGRAPHY OF THE SITE SHOWS THE SITE'S DRAINAGE BASIN IS GENERALLY FROM SOUTH TO NORTH. STORMWATER RUNOFF FROM THE MAJORITY OF THE SITE DRAINS UNDER MANSON PIKE TO THE NORTH OF THE PROPERTY. THE SITE DRAINS FROM THE PERIMETER OF THE PROPERTY TO THE CENTER, IT FLOWS TOWARD A DISCHARGE POINT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



ON-SITE PHOTOS



NOT TO SCALE



EXISTING ZONING
 COUNTY RM ZONING



NOT TO SCALE



IMAGE #1

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



IMAGE #2

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



IMAGE #3

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



IMAGE #4

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



NOT TO SCALE

OFF-SITE PHOTOS



IMAGE #5

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



IMAGE #6

VIEW NORTHWEST ALONG MANSON PIKE TOWARDS 840 OVERPASS.

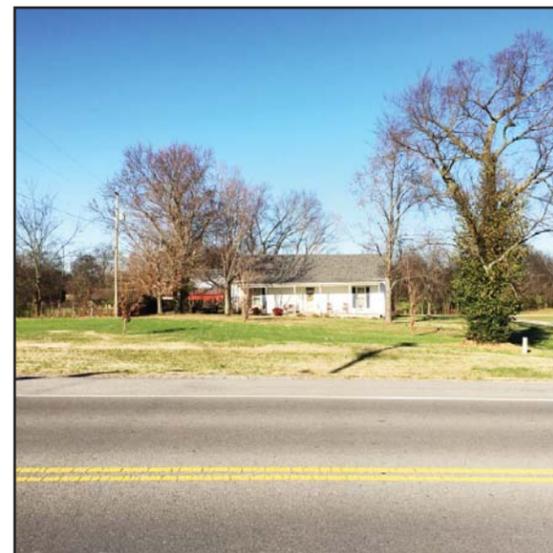


IMAGE #7

VIEW NORTH ONTO THE RESIDENTIAL PROPERTY ACROSS MANSON PIKE.



IMAGE #8

VIEW EAST ALONG MANSON PIKE TOWARDS THE ENTRANCE TO SUBDIVISION.



OFF-SITE PHOTOS



NOT TO SCALE



IMAGE #9

VIEW SOUTH ONTO RESIDENTIAL PROPERTY EAST OF THE SITE.



IMAGE #10

VIEW NORTHEAST ACROSS MANSON PIKE TOWARDS CHURCH PROPERTY.

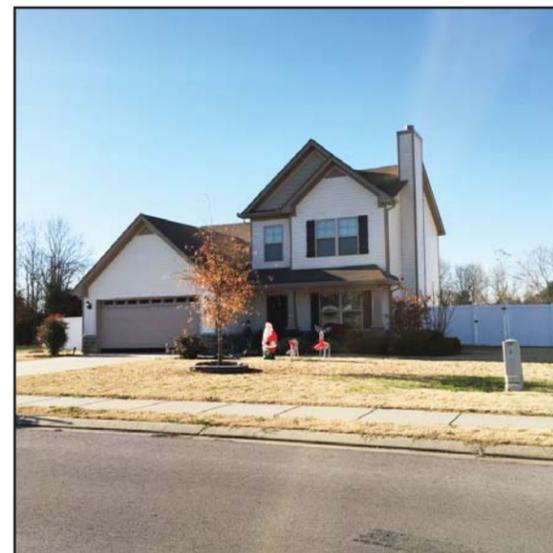


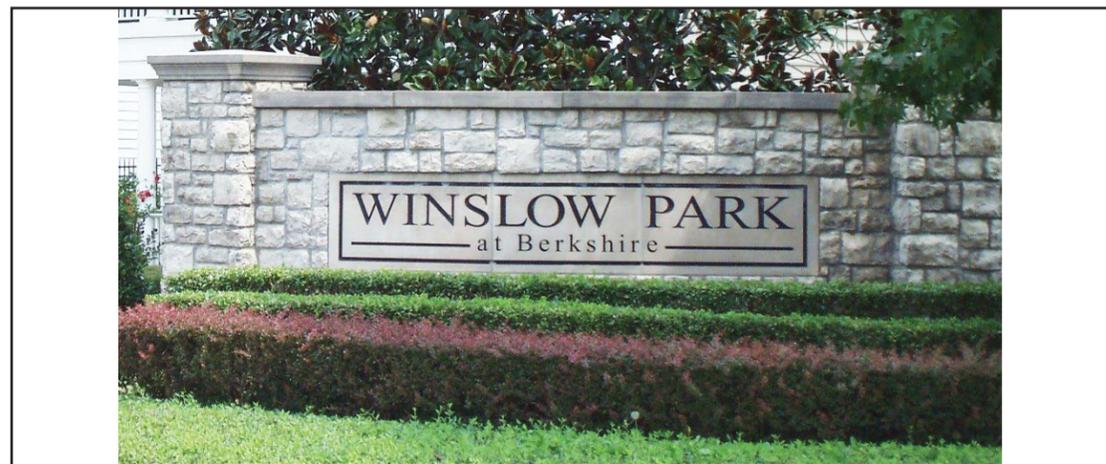
IMAGE #11

EXISTING RESIDENCE IN OAKTON SUBDIVISION BACKING UP TO MADDINGTON PARKE.



IMAGE #12

EXISTING RESIDENCE IN OAKTON SUBDIVISION BACKING UP TO MADDINGTON PARKE.

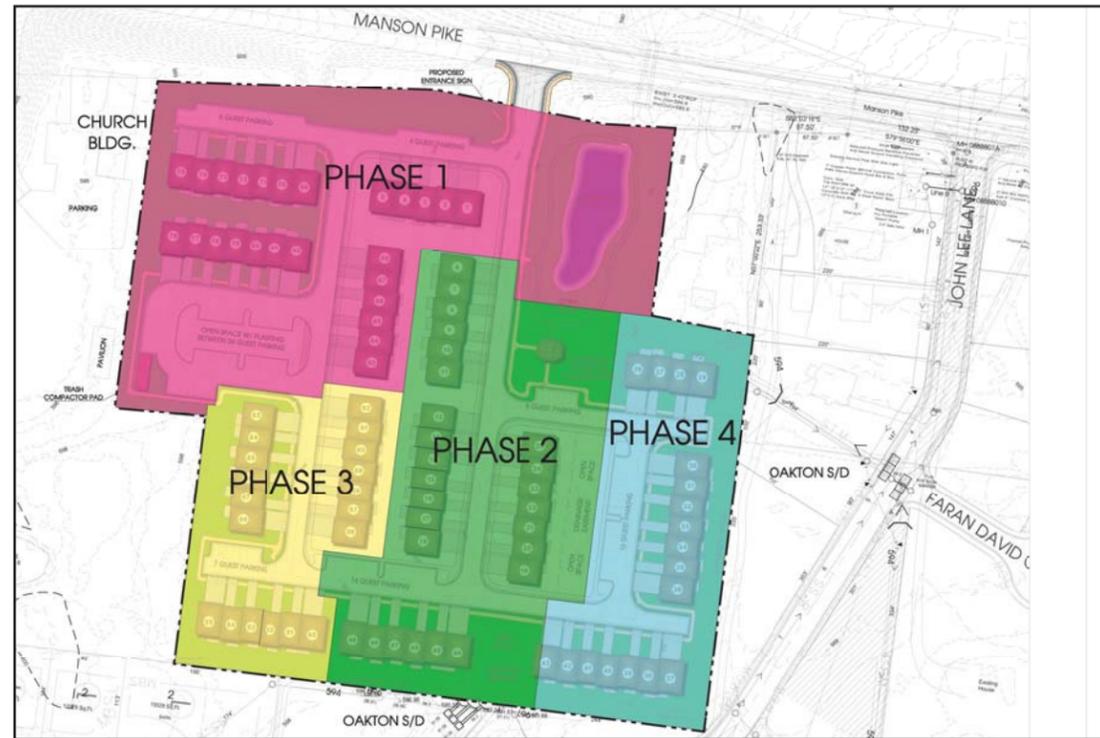


EXAMPLE OF AN ENTRANCE SIGN

SYNOPSIS

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

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



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

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



BUILDING AND DRIVEWAY DIMENSIONS



TOWNHOME ELEVATION

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

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

• **BUILDING ELEVATIONS**

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

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



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



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

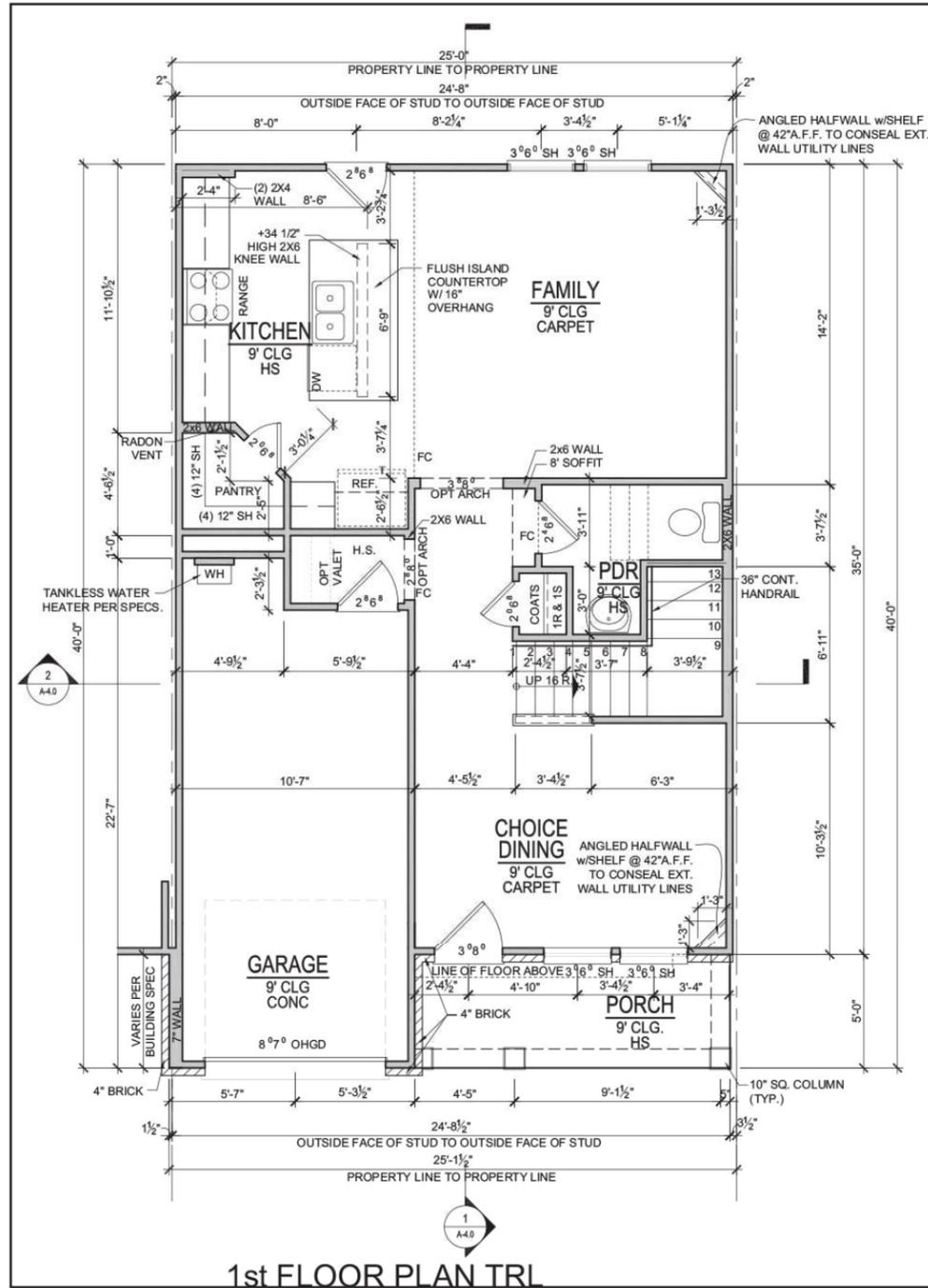


EXAMPLE OF POSSIBLE BRICK (DIFFERENT COLORS WILL BE ALLOWED)



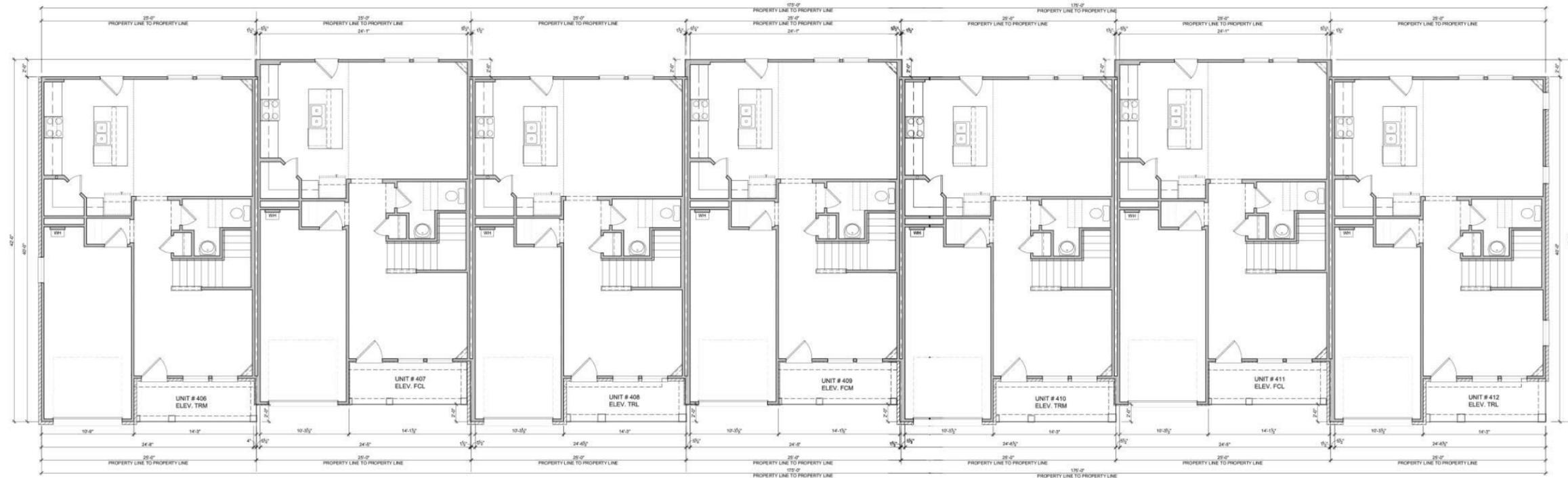
NOT TO SCALE

- FRONT ELEVATION - A
- REAR ELEVATION - D
- SIDE ELEVATION - B
- REAR ELEVATION - E
- SIDE ELEVATION - C



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





MADDINGTON PARKE

CONCEPT PLAN

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

TOWNHOME UNIT MIX

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

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

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

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



SCALE: 1" = 120'

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

MADDINGTON PARKE HAS BEEN DESIGNED WITH AMPLE OPEN SPACE AND LANDSCAPING TO PROVIDE NOT ONLY AN AESTHETICALLY PLEASING EXPERIENCE, BUT TO AID IN MITIGATING IMPACTS TO THE SURROUNDING AREAS. TO ENSURE THESE CHARACTERISTICS, SOME STANDARDS ARE OUTLINED BELOW AS WELL AS A SAMPLE PALETTE PROVIDED

LANDSCAPING CHARACTERISTICS

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



NOT TO SCALE

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



CONCEPTUAL BUILDING FOUNDATION LANDSCAPING



MANSON PIKE CONCEPTUAL LANDSCAPE BUFFER



COMMUNITY WALKING TRAIL SURROUNDING THE RETENTION POND

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

THE RESIDENTS OF MADDINGTON PARKE WILL BE REQUIRED TO BE MEMBERS OF THE H.O.A. AND HAVE ACCESS TO THE PROPOSED FACILITIES AND AMENITIES WITHIN THE DEVELOPMENT. AS A MEMBER OF THE H.O.A., THE RESIDENTS WILL BE SUBJECT TO RESTRICTIVE COVENANTS AND BE REQUIRED TO PAY MEMBERSHIP DUES AS DETERMINED BY THE 3RD PARTY MANAGEMENT COMPANY.



COMMUNITY PAVILION



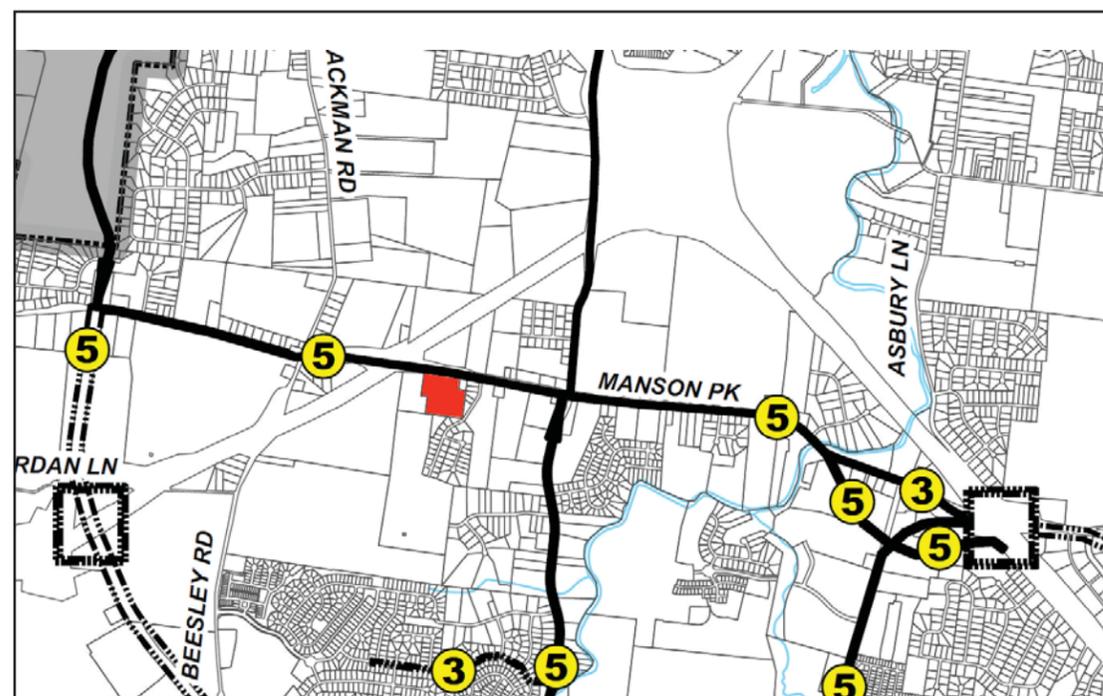
WALKING PATH AROUND A POND



GRILLING STATION



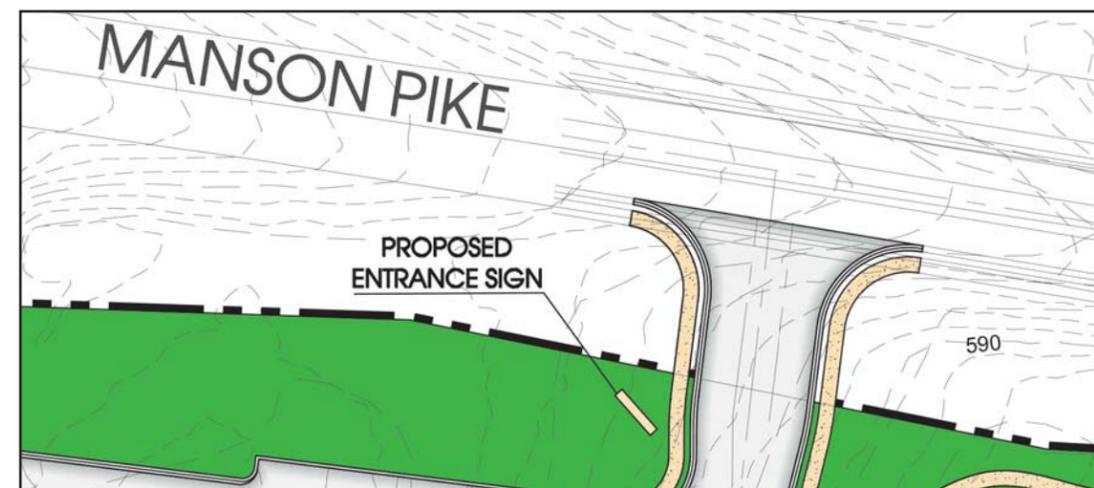
CONTINUOUS SIDEWALK THROUGHOUT THE PROPERTY



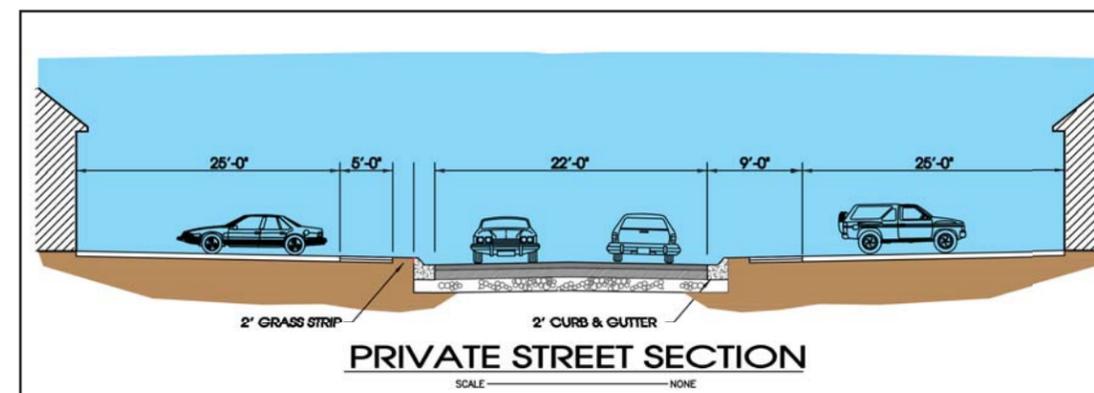
THOROUGHFARE PLAN

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

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



ENTRANCE INTO MADDINGTON PARKE



PRIVATE STREET SECTION

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

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

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

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

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

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

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

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

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

RESPONSE: PAGE 8 LISTS THIS INFORMATION.

6.) A TABULATION OF THE MAXIMUM FLOOR AREA PROPOSED TO BE CONSTRUCTED, THE F.A.R. (FLOOR AREA RATIO), THE L.S.R. (LIVABILITY SPACE RATIO), AND THE O.S.R. (OPEN SPACE RATIO). THESE TABULATIONS ARE FOR THE PRD.

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

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

RESPONSE: THE PROPERTY IS CURRENTLY ZONED RS-15. THE SURROUNDING AREAS HAS A MIXTURE OF RESIDENTIAL PROPERTIES. THE CONCEPT PLAN AND DEVELOPMENT STANDARDS COMBINED WITH THE ARCHITECTURAL REQUIREMENTS OF THE HOMES SHOWN WITHIN THIS BOOKLET ALIGN AND CLOSELY MIMIC THE TYPE OF DEVELOPMENTS IN THE SURROUNDING NEIGHBORHOODS AND ARE ENVISIONED TO COMPLETE THE DEVELOPMENT IN THIS AREA.

9.) PROPOSED MEANS OF ASSURING THE CONTINUED MAINTENANCE OF COMMON SPACE OR OTHER COMMON ELEMENTS AND GOVERNING THE USE AND CONTINUED PROTECTION OF THE PLANNED DEVELOPMENT. FOR THIS PURPOSE, THE SUBSTANCE OF ANY PROPOSED RESTRICTIONS OR COVENANTS SHALL BE SUBMITTED.

RESPONSE: THIS REQUIREMENT HAS BEEN ADDRESSED ON PAGE 11.

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

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

11.) THE NATURE AND EXTENT OF ANY OVERLAY ZONE AS DESCRIBED IN SECTION 24 OF THIS ARTICLE AND ANY SPECIAL FLOOD HAZARD AREA AS DESCRIBED IN SECTION 34 OF THIS ARTICLE

RESPONSE: THIS PROPERTY IS NOT IN THE AIRPORT OVERLAY DISTRICT (AOD), BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORIC DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). NO PORTION OF THIS PROPERTY LIES IN ZONE AE, WITHIN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.

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

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

13.) THE NAME, ADDRESS, TELEPHONE NUMBER, AND FACSIMILE NUMBER OF THE APPLICANT AND ANY PROFESSIONAL ENGINEER, ARCHITECT, OR LAND PLANNER RETAINED BY THE APPLICANT TO ASSIST IN THE PREPARATION OF THE PLANNED DEVELOPMENT PLANS. A PRIMARY REPRESENTATIVE SHALL BE DESIGNATED.

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

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

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

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

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

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

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

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

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

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



Site



S-RANCH RD

PENNINGTON DR

BRIDGET DR

SULPHUR SPRINGS RD

PARK HILL RD

W-THOMPSON LN

SIEGEL RD

N-THOMPSON LN

REGENWOOD DR

BISHOP ST

REGAL DR

MAJESTY DR

BUCKINGHAM DR

SAINT JOHNS DR

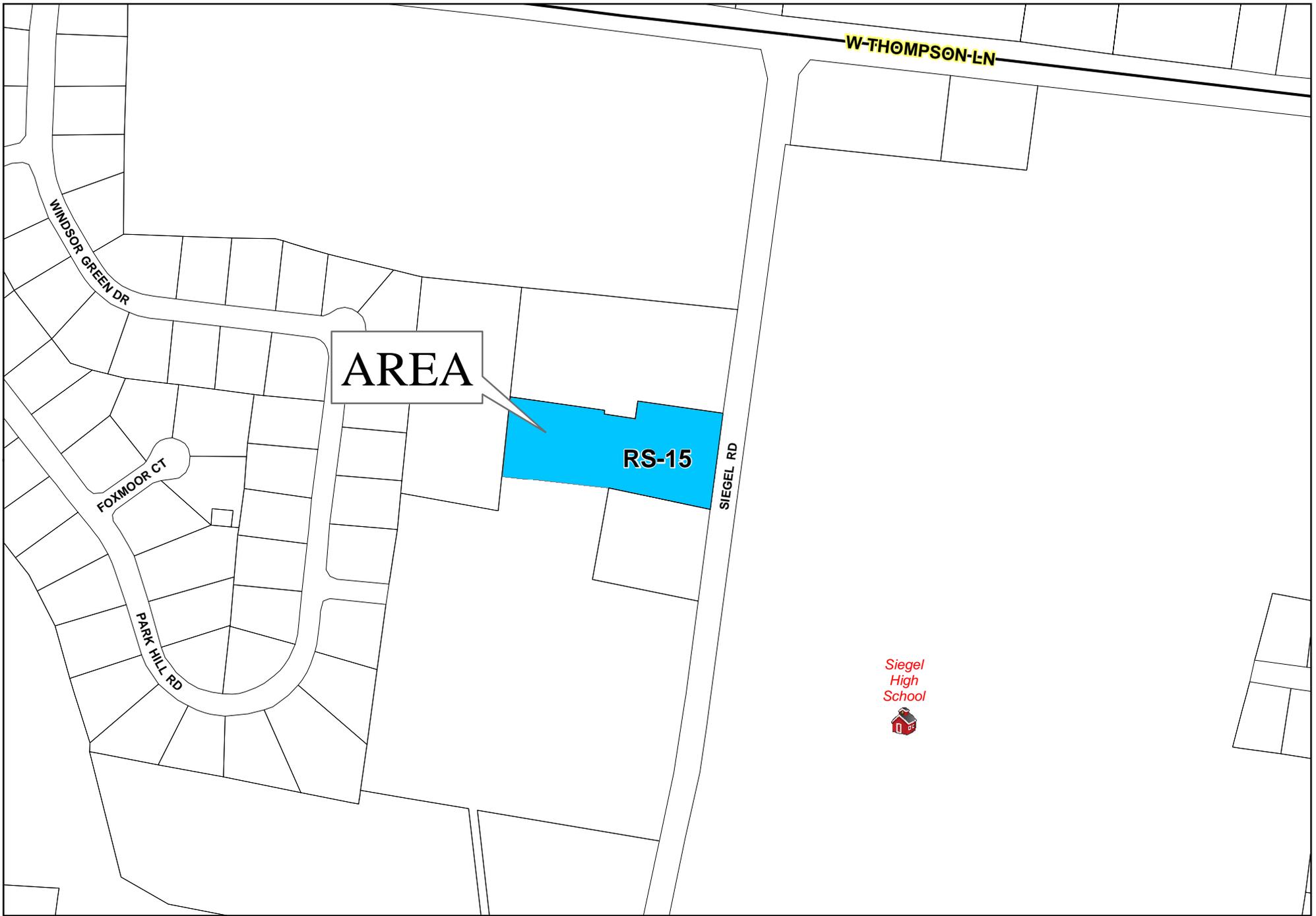
SULPHUR SPRINGS RD

BRECKENRIDGE DR

THRONE ST

IMPERIAL CT

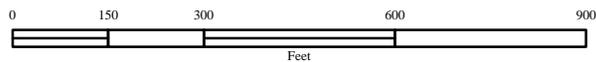
REGAL DR



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



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

REZONING APPLICATION FORM



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

RECEIVED
DEC 31 2015
BY:

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: Cornerstone Development, LLC c/o Harry Minge

Address: 216 Noah Dr, Ste 100 City/State/Zip: Franklin, TN 37064

Phone: 615-642-2342 E-mail address: cstonellc@att.net

PROPERTY OWNER: Bruce Hooper

Street Address or property description: 3281 Seigel Road

and/or Tax map #: 69 Group: Parcel (s): 20.02

Existing zoning classification: RS-15

Proposed zoning classification: PCD Acreage: 2.3 ACRES

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

E-mail: mtaylor@sec-civil.com

APPLICANT'S SIGNATURE (required): Cornerstone Development, LLC By: Harry Minge V.P.
DATE: 12-31-15

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

Date received: MPC YR.: MPC #: 2016-402

Amount paid: \$600.00 Receipt #: 922566

Revised 1/2010

February 23, 2016

Margaret Ann Green
City of Murfreesboro Planning Dept.
111 West Vine Street
Murfreesboro, TN 37133-1139

RE: Academy at Siegel PCD Booklet Resubmittal
Revisions Summary for March 3, 2016 City Council Public Hearing
SEC Project No. 15318

Dear Margaret Ann,

We are pleased to be resubmitting the Academy at Siegel PCD Booklet for the March 3, 2016 City Council Public Hearing. Below is a summary of the revisions between the previous submittal and this resubmittal of the booklet.

REVISIONS FROM PREVIOUS PUBLIC HEARING

- Extended 6 foot tall solid opaque PVC fence along entire northern property line.
- Removed Mental Health Facility from the list of Allowable Uses on page 9.
- Revised cover page to show revision date for this submittal.

Should you need any clarification concerning the plans or our revisions, please feel free to contact me at 615-890-7901 or by email rmolchan@sec-civil.com.

Sincerely,



Rob Molchan, P.L.A.
Landscape Architect & Land Planner
SEC, Inc.

ACADEMY AT SIEGEL

A REQUEST FOR REZONING TO A PCD

SUBMITTED DECEMBER 31, 2015

RESUBMITTED ON JANUARY 19, 2016

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

RESUBMITTED ON FEBRUARY 22, 2016 FOR MARCH 3, 2016 CITY COUNCIL PUBLIC HEARING



DEVELOPER
CORNERSTONE DEVELOPMENT, LLC

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

ARCHITECT
KLINE SWINNEY ASSOCIATES

ATTN: BART KLINE
22 MIDDLETON STREET
NASHVILLE, TN 37210

SEC, Inc.

PLANNING & ENGINEERING
SEC, INC.

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

SEC # 15318

INTRODUCTION

SYNOPSIS..... 3
PROPOSED CONCEPTUAL SITE PLAN 4
UTILITIES, TOPOGRAPHY, AND RIGHT-OF-WAY..... 5

EXISTING CONDITIONS

ON-SITE PHOTOS 6
SURROUNDING OFF-SITE PHOTOS..... 7

PROPOSED P.C.D.

DEVELOPMENT STANDARDS AND SURROUNDING ZONING..... 8
PROPOSED DAYCARE BUILDING (NORTH & SOUTH ELEVATIONS)..... 9
PROPOSED DAYCARE BUILDING (WEST & EAST ELEVATIONS)..... 10
PROPOSED LANDSCAPING..... 11
INGRESS/EGRESS 12

ZONING CHAPTER 13

SUBSECTION D ITEM 2B: 1 - 7 13
SUBSECTION D ITEM 2B: 8-12 14



NOT TO SCALE

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



CURRENT AERIAL OF THE SITE

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

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

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



CURRENT GIS OF THE SITE AND SURROUNDING PROPERTY LINES

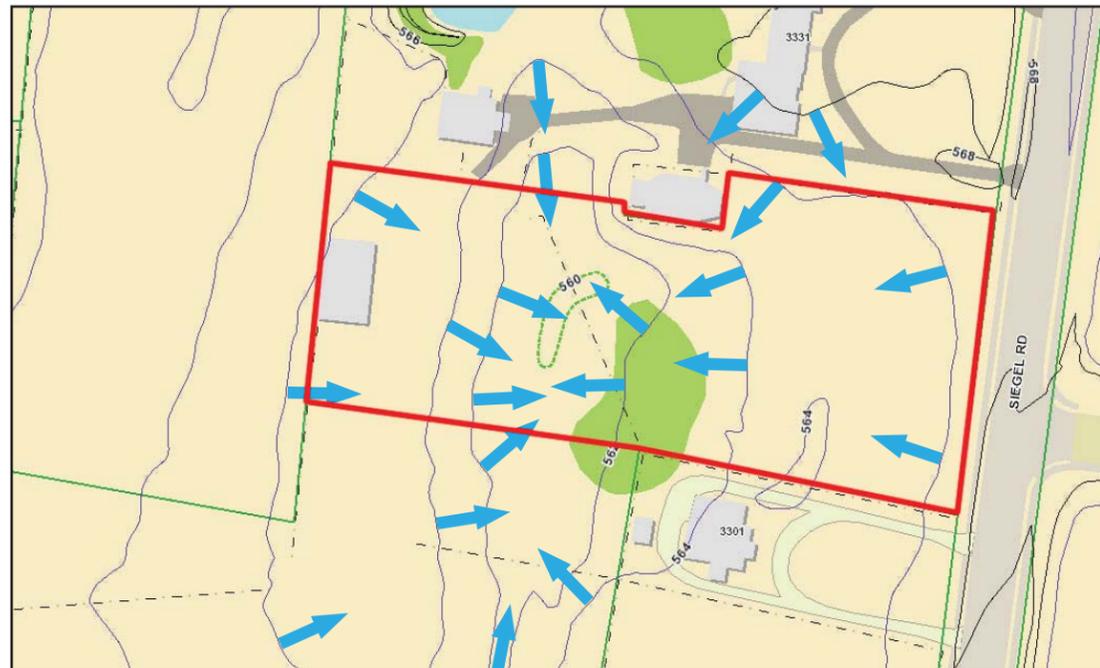


SCALE: 1" = 60'

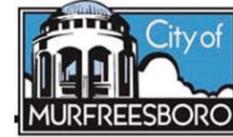
	OPEN SPACE		DAYCARE BUILDING
	STORMWATER FACILITY		SIDEWALK
	PLAY YARD		ROADWAY
	VEGETATIVE STRIP		TRASH



- NOT TO SCALE
- | | | | |
|--|---------------------|--|------------------|
| | OPEN SPACE | | DAYCARE BUILDING |
| | STORMWATER FACILITY | | SIDEWALK |
| | PLAY YARD | | ROADWAY |
| | VEGETATIVE STRIP | | TRASH |



TOPOGRAPHY AND HYDROLOGY MAP



CITY OF MURFREESBORO

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



MURFREESBORO WATER AND SEWER DEPARTMENT

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

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



MURFREESBORO ELECTRIC DEPARTMENT

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

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



 NOT TO SCALE
 SITE PHOTOS
 SITE



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



IMAGE #6
 VIEW NORTH ALONG SIEGEL ROAD.



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



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



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



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



 NOT TO SCALE
 SITE PHOTOS
 SITE



IMAGE #11

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



IMAGE #12

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



IMAGE #7

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



IMAGE #8

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

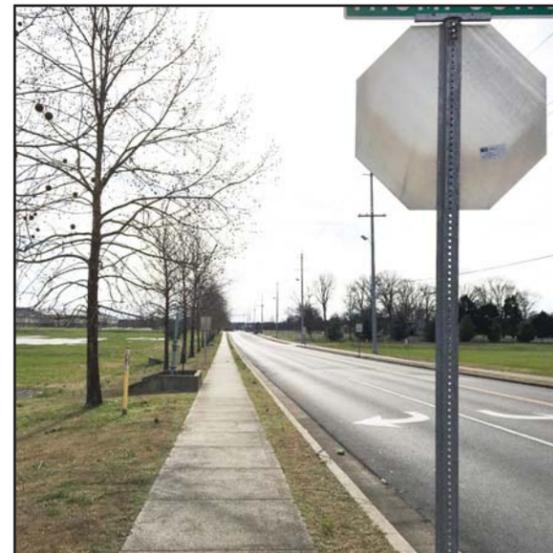


IMAGE #9

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



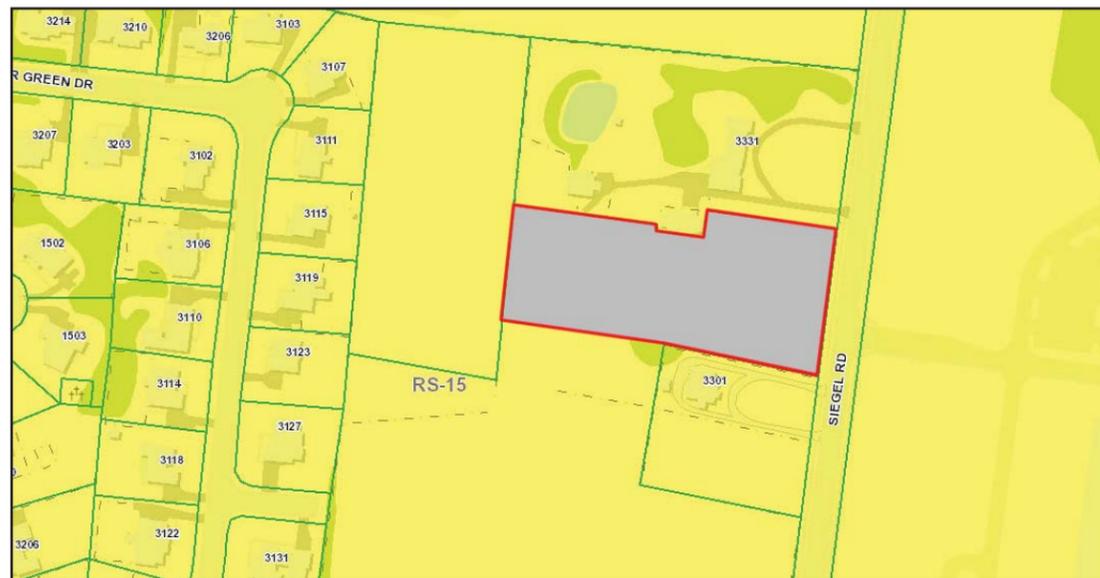
IMAGE #10

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



NOT TO SCALE

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



NOT TO SCALE

RS

SYNOPSIS

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

PROPOSED SITE CHARACTERISTICS:

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

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

WHILE THE IMMEDIATE USE OF THE SITE WILL BE A DAYCARE, THE COMMERCIAL ZONING INDICATES THAT ADDITIONAL USES COULD BE REQUIRED OR DESIRED IN THE FUTURE. THEREFORE, ADDITIONAL STANDARDS FOR THOSE ANTICIPATED USES HAVE BEEN OUTLINED HERE INCLUDING THE ALLOWABLE USES FOR THE SITE. THE ALLOWABLE USES LISTED HERE WERE TAKEN FROM THE ALLOWABLE USES FOR OFFICE GENERAL (OG) DISTRICT WHICH IS INTENDED TO ALLOW LOW IMPACT COMMERCIAL USES IN RELATIVE CLOSE PROXIMITY TO RESIDENTIAL TO PROVIDE COMMERCIAL RETAIL USES AND PERSONAL SERVICE FOR A RELATIVELY SMALL AREA.

ALLOWABLE USES

- BED & BREAKFAST FACILITY
- BED & BREAKFAST HOMESTAY
- ADULT DAY CARE CENTER
- CHURCH
- DAY CARE CENTER
- NURSING HOME
- NURSERY SCHOOL
- PARK
- PHILANTHROPIC INSTITUTION
- PUBLIC BUILDING
- RECREATION FIELD
- SENIOR CITIZENS CENTER
- SCHOOL
- FARM LABOR AND MANAGEMENT SERVICES
- ART OR PHOTO STUDIO OR GALLERY
- BARBER OR BEAUTY SHOP
- BOOK OR CARD SHOP
- CATERING ESTABLISHMENT
- PROFESSIONAL OFFICE
- FLOWER OR PLANT STORE
- HEALTH CLUB
- INTERIOR DECORATOR
- OFFICES
- REDUCING & WEIGHT CONTROL SERVICE
- POST OFFICE OR POSTAL FACILITY
- ADDITIONAL PARKING SPACES MAY BE NEEDED FOR SOME OF THESE USES.

MINIMUM SITE CHARACTERISTICS

- ALL PARKING WILL HAVE CURBING
- BUILDING WILL HAVE PEDESTRIAN CONNECTION TO SIEGEL ROAD
- SITE WILL HAVE MINIMUM 20% OPEN SPACE
- ALL PARKING WILL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES (SIDE, REAR, AND R.O.W.)
- ALL PARKING AREAS TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY BY LANDSCAPING A MINIMUM 24 INCHES IN HEIGHT.
- SOLID WASTE ENCLOSURE WILL BE CONSTRUCTED OF BRICK OR STONE MATERIALS CONSISTENT WITH THE BUILDING ARCHITECTURAL ELEVATIONS AND BE AT LEAST 8 FEET TALL WITH OPAQUE GATES
- TYPE B BUFFER ACCOMPANIED BY SOLID OPAQUE FENCE TO BE CONSTRUCTED ALONG A PORTION OF THE NORTHERN PROPERTY LINE TO SCREEN NEIGHBOR'S POOL AND LIVING AREA FROM THE SITE'S PARKING LOT
- TYPE B BUFFER WILL BE CONSTRUCTED ALONG THE ENTIRE LENGTH OF THE WESTERN, NORTHERN, AND SOUTHERN BOUNDARIES.
- BUILDING WILL HAVE STRONG BASE ESTABLISHED WITH USE OF LANDSCAPING
- MONUMENT SIGN LOCATED AT SIEGEL ROAD ENTRANCE TO BE CONSTRUCTED OF MASONRY MATERIALS.



PROPOSED NORTH ELEVATION A (RIGHT)



PROPOSED SOUTH ELEVATION C (LEFT)



NOT TO SCALE

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

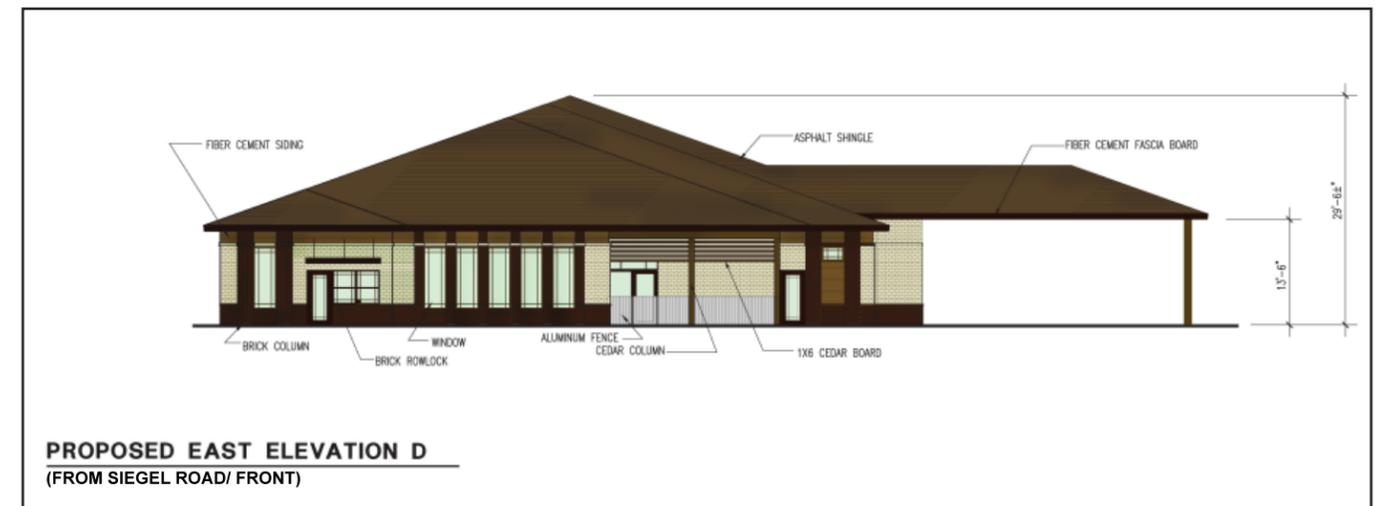
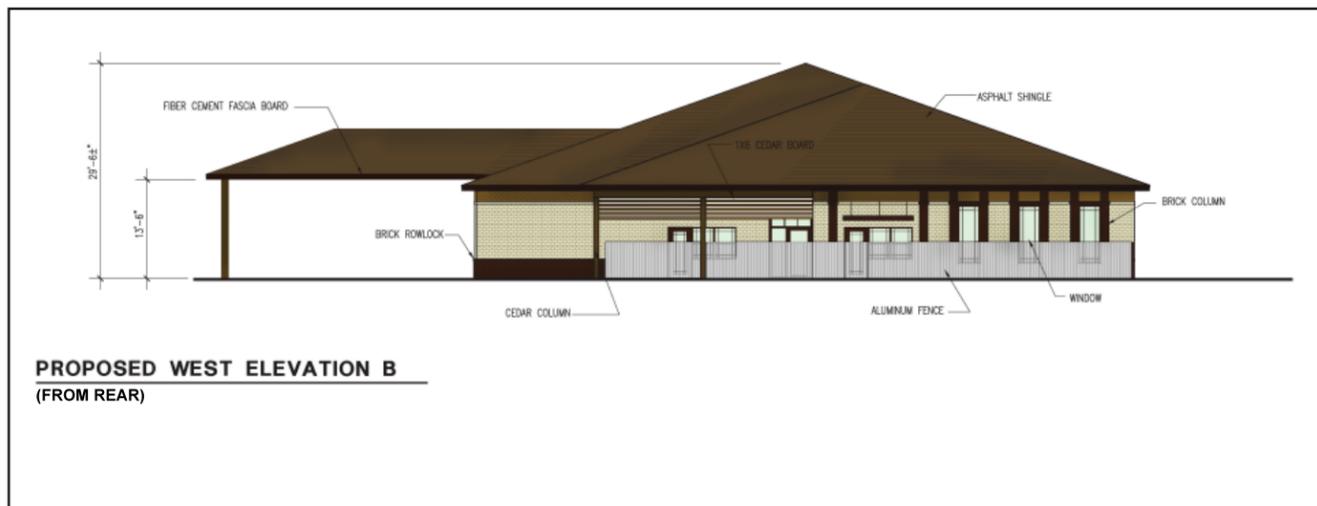
THE BUILDING ARCHITECTURE HAS BEEN DESIGNED TO BE FUNCTIONAL FOR THE INTENDED USES WHILE MAINTAINING A RESIDENTIAL CHARACTER TO BLEND WITH ADJOINING PROPERTIES.

ARCHITECTURE CHARACTERISTICS

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

MIXTURE OF HIGH QUALITY MATERIALS CONSISTING OF

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

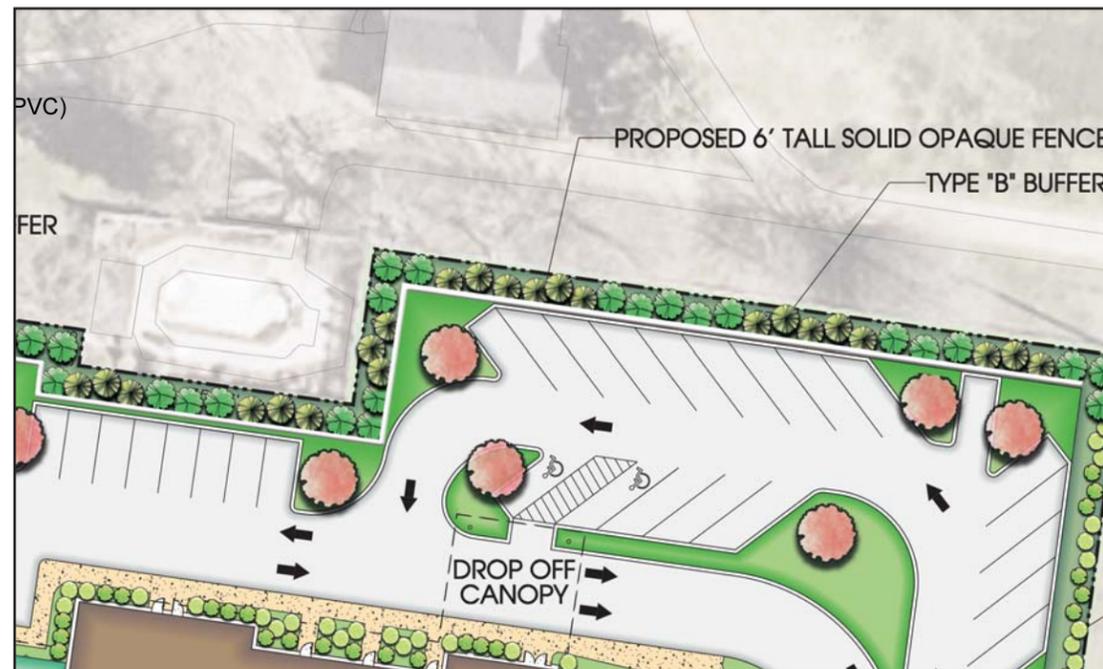




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NOT TO SCALE

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



ENLARGED PLAN - OPAQUE PVC FENCE BETWEEN PARKING AND VEGETATIVE BUFFER

THE SITE HAS BEEN DESIGNED WITH AMPLE LANDSCAPING TO PROVIDE NOT ONLY AN AESTHETICALLY PLEASING EXPERIENCE, BUT TO AID IN MITIGATING IMPACTS TO THE SURROUNDING AREAS. TO ENSURE THESE CHARACTERISTICS, SOME STANDARDS ARE OUTLINED BELOW AS WELL AS A SAMPLE PALETTE PROVIDED.

LANDSCAPING CHARACTERISTICS

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



TYPICAL OPAQUE PVC FENCE



TYPICAL EVERGREEN TREES

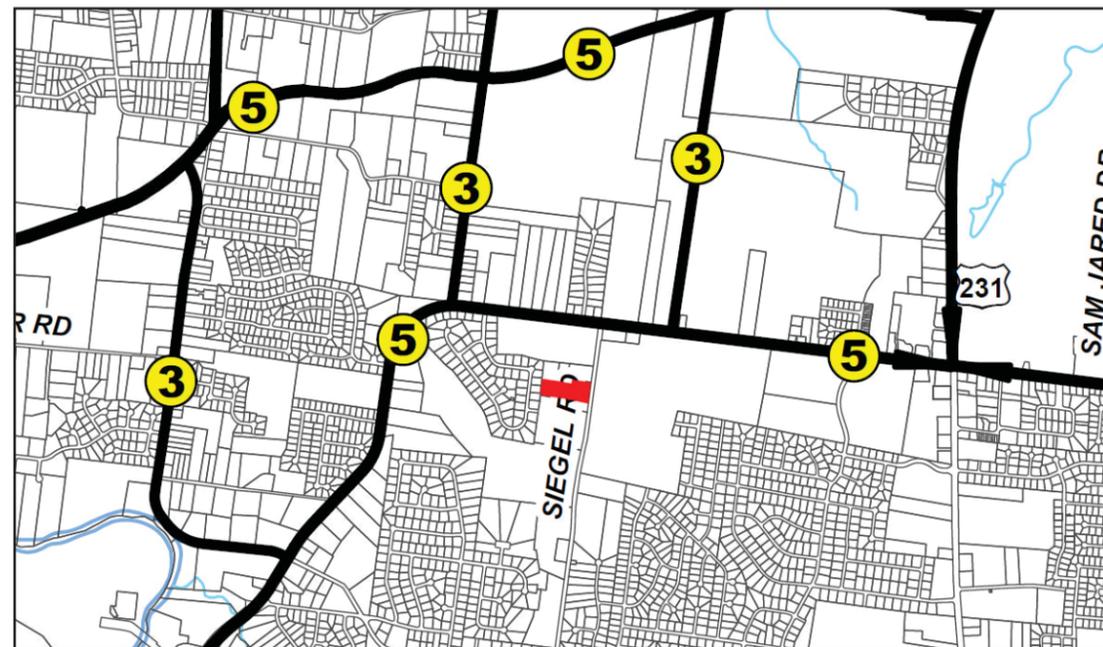




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NOT TO SCALE

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



THOROUGHFARE PLAN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Margaret Ann Green

From: Bill Lee <joyalton@hotmail.com>
Sent: Wednesday, February 03, 2016 12:19 PM
To: Margaret Ann Green; Bill Lee
Subject: Zoning change request concerns

Thank you Margaret. Concerning the Rezoning application (2016-402), I will not be at the meeting this evening so I would like for you to share copies of my concerns with the Planning Commission.

1. I would first and foremost like to request that the zoning change request be denied so that this area can remain RS 15 (Single Family Residential District). I am concerned that such a zoning change would pave the way for future zoning changes which would forever change our local single family residential setting and likely affect our property values while increasing the potential for traffic and crime.

2. If the Rezoning application is approved, I request that any questionable businesses be removed for the list of future businesses should a daycare center fail. That includes any 'mental health facility' and 'farm labor and management services' since the definitions are vague at best and because of the potential increase in traffic, crime and decrease in property value.

Thanks for letting me voice my concerns.

Sincerely, Bill Lee

3206 Windsor Green Dr., Windsor Green Subdivision

<joyalton@hotmail.com>

615-478-6943

From: Margaret Ann Green <mgreen@murfreesborotn.gov>

Sent: Wednesday, February 3, 2016 2:40 PM

To: Bill Lee

Subject: RE: Zoning change request concerns

Mr. Lee,

Thank you for reaching out to me. We are unable to postpone the public hearing this evening. Will you be able to attend tonight's meeting? You can certainly request the Planning Commission recommend removal of particular uses that you feel are incompatible. The Planning Commission will discuss the item after the close of the public hearing so your thoughtful comments are appreciated. If you are unable to attend, I can place a printed copy of this letter on their desks. Please do let me know if you'd like me to place a copy of this email on their desks.

Thank you,

- - Margaret Ann

Margaret Ann Ely Green, AICP

Principal Planner

City of Murfreesboro

(615) 893-6441

From: Bill Lee [<mailto:joyalton@hotmail.com>]
Sent: Wednesday, February 03, 2016 2:31 AM
To: Margaret Ann Green; Bill Lee
Subject: Zoning change request concerns

Hi Margaret. My name is Bill Lee. My wife Marsha and I live in Windsor Green subdivision off Thompson Lane. I just found out about the Zoning change request for a parcel of land on Siegel Rd across from Siegel High School. The parcel of land in question backs up to my subdivision as far as the water shed will allow.

Matthew Blomeley in our city hall sent me your email link along with the link containing the details about the zoning change request.

If possible, I would like to request that this particular zoning change discussion be postponed until me and my neighbors can have a chance to review this zoning change request? I emailed several but won't hear back from them until sometime Tuesday.

If it is not possible to postpone the request, I would like to voice my concern and request that this zoning change request be denied. I have looked at the list of the proposed business and other businesses the contract would allow should the original business fail. I am most concerned about a Mental Health Facility being on the list because of the potential problems, including crime, that could bring to our area and how that might affect property value.

I therefore request that plot of land and the surrounding land remain zoned for single dwelling homes.

I can be reached at [<joyalton@hotmail.com>](mailto:joyalton@hotmail.com) and 615-478-6943

Sincerely, Bill Lee

ORDINANCE 16-OZ-04 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to amend the conditions applicable to approximately 25.6 acres in the Planned Residential Development (PRD) District located along Florence Road in the Cedar Retreat PRD as indicated on the attached map; Donald Henley Construction, applicant [2016-405].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to modify the conditions of the Planned Residential Development (PRD) District, as indicated on the attached map, for the purpose of reducing the total dwelling units from 123 to 57, to eliminate single-family attached dwelling units, to increase the minimum lot size to 12,000 sq. ft., to eliminate alleys, to increase the minimum house size to 1,900 sq. ft., to establish front set-backs of 25 ft. and front-entry garage setbacks of 35 ft., and to provide for sidewalks and common open space.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be subject to all the terms and provisions of said Ordinance applicable to such districts, the plans and specifications filed by the applicant, and any additional conditions and stipulations set forth in the minutes of the Planning Commission and City Council relating to this zoning request. The City Planning Commission be and it is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon third and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

3rd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

David A. Ives
City Attorney

SEAL

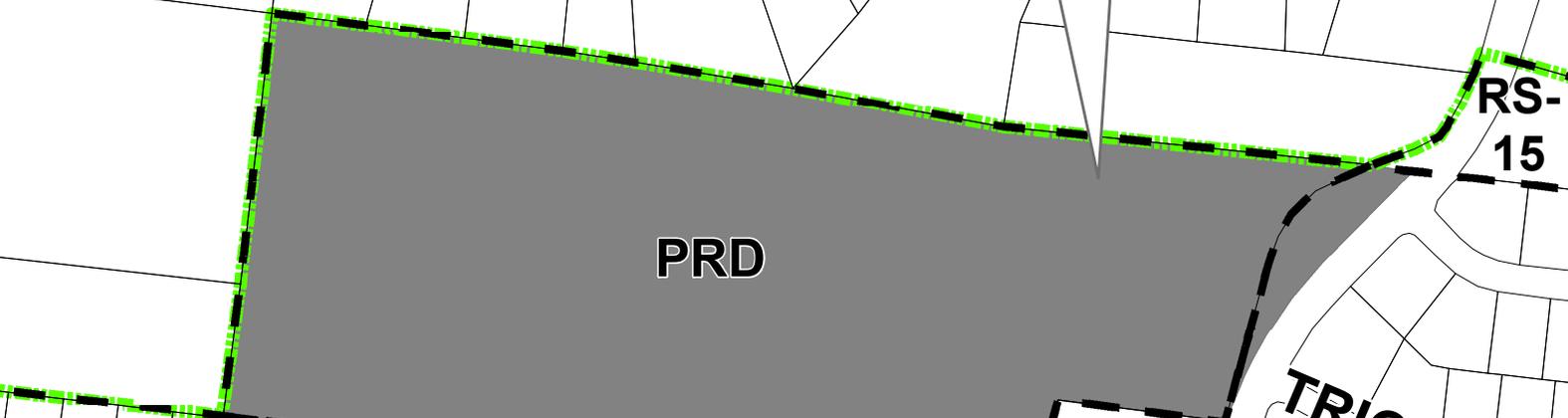


GRASSLAND DR

PRD
Amended

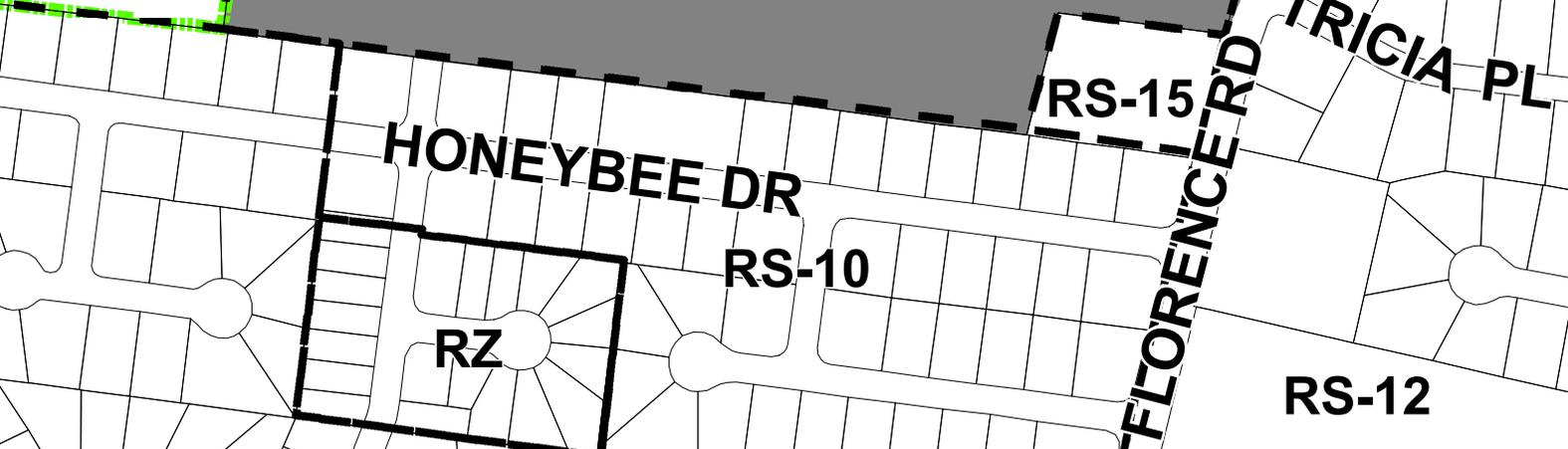
BANKS ST

KEYSTONE CT



PRD

RS-15



HONEYBEE DR

RS-15

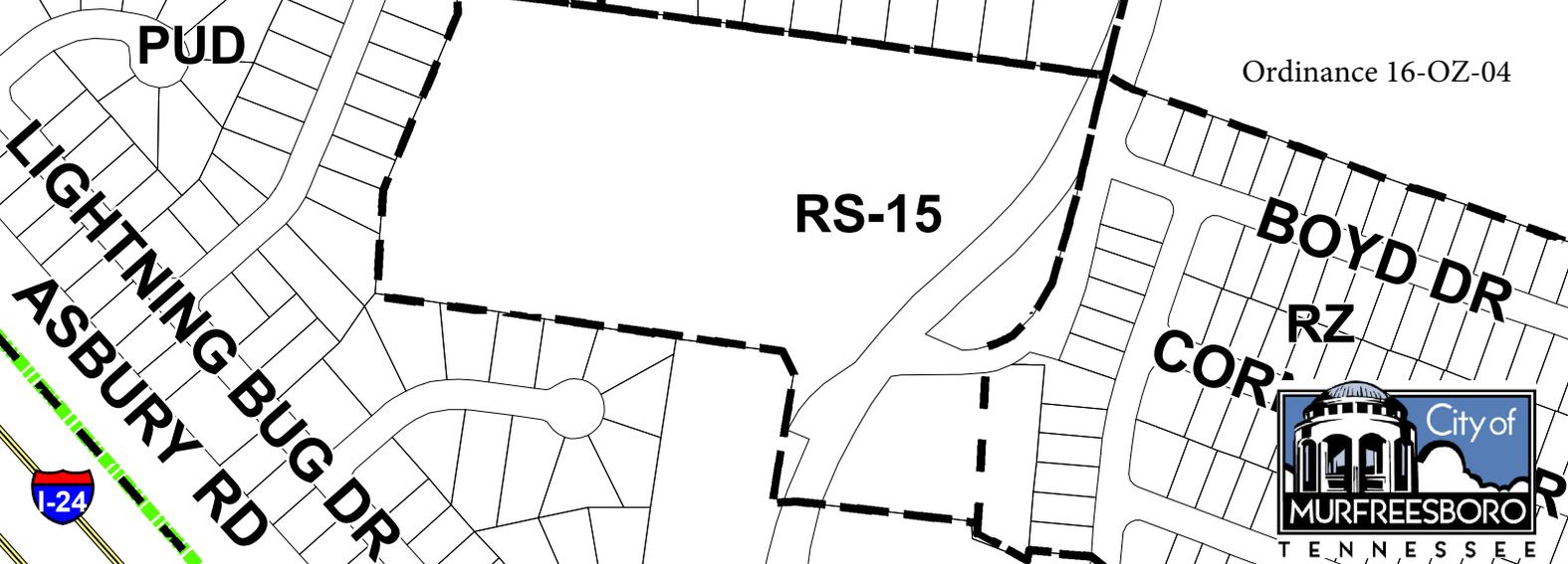
TRICIA PL

RS-10

RZ

FLORENCE RD

RS-12



PUD

RS-15

BOYD DR

LIGHTNING BUG DR
ASBURY RD

COR. R

Ordinance 16-OZ-04



ORDINANCE 16-OZ-05 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 11 acres along Manson Pike from Single-Family Residential (RS-15) District to Planned Residential Development (PRD) District (Maddington Park); David Alcorn, applicant [2016-401].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That, the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map be zoned and approved as Planned Residential Development (PRD) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts, the plans and specifications filed by the applicant, and any additional conditions and stipulations referenced in the minutes of the Planning Commission and City Council relating to this zoning request. The City Planning Commission be and it is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon third and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____
2nd reading _____
3rd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

David A. Ives
City Attorney

SEAL



840

Ordinance 16-OZ-05

Area
Rezoned from
RS-15 to PRD

MANSON PIKE

RS-15

RS-15

RS-12

URROWS AVE

LATIMER
BURROWS
AVE

OAKTON
BURROWS
DR

JOHN LEE LN

PENDER CT

PRINCETON OAKS LN

CF



TENNESSEE

ORDINANCE 16-OZ-07 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 2.3 acres at 3281 Siegel Road from Single-Family Residential (RS-15) District to Planned Commercial Development (PCD) District (Academy at Siegel); Cornerstone Development, applicant [2016-402].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That, the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map be zoned and approved as Planned Commercial Development (PCD) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts, the plans and specifications filed by the applicant, and any additional conditions and stipulations referenced in the minutes of the Planning Commission and City Council relating to this zoning request. The City Planning Commission be and it is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon third and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

3rd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

David A. Ives
City Attorney

SEAL

PRD



W-THOMPSON-LN

Area
Rezoned from
RS-15 to PCD

RS-15

PARK HILL RD

SIEGEL RD



Ordinance 16-OZ-07





... creating a better quality of life.

Regular Agenda

February 24, 2016

Honorable Mayor and Members of City Council

Re: Planning Commission recommendations

Background

During its regular meeting on February 3, 2016 the Planning Commission conducted public hearings on the matters listed below. After the public hearing on item “a”, the Planning Commission discussed the matter and then took action to recommend its approval. After the public hearing on item “b”, the Planning Commission discussed the matter and then deferred action. Item “b” was then discussed under “Old Business” at the February 17, 2016 Planning Commission regular meeting and the Planning Commission took action at that time to recommend its approval as well.

- a.** Annexation Plan of Services and annexation petition [2015-509] for approximately 16.5 acres located along West Thompson Lane, Jordan Family General Partnership and Mr. John Massey applicants.
- b.** Zoning application [2015-431] for approximately 16.5 acres located along West Thompson Lane to be zoned as General’s Landing PRD simultaneous with annexation and for approximately 16.5 acres to be rezoned from RS-15 to General’s Landing PRD, Blue Sky Construction applicant.

Recommendation

It is recommended that the City Council schedule these matters for public hearings.

Concurrences

The Murfreesboro Planning Commission has studied and conducted public hearings on these matters and recommends their approval.

Fiscal Impact

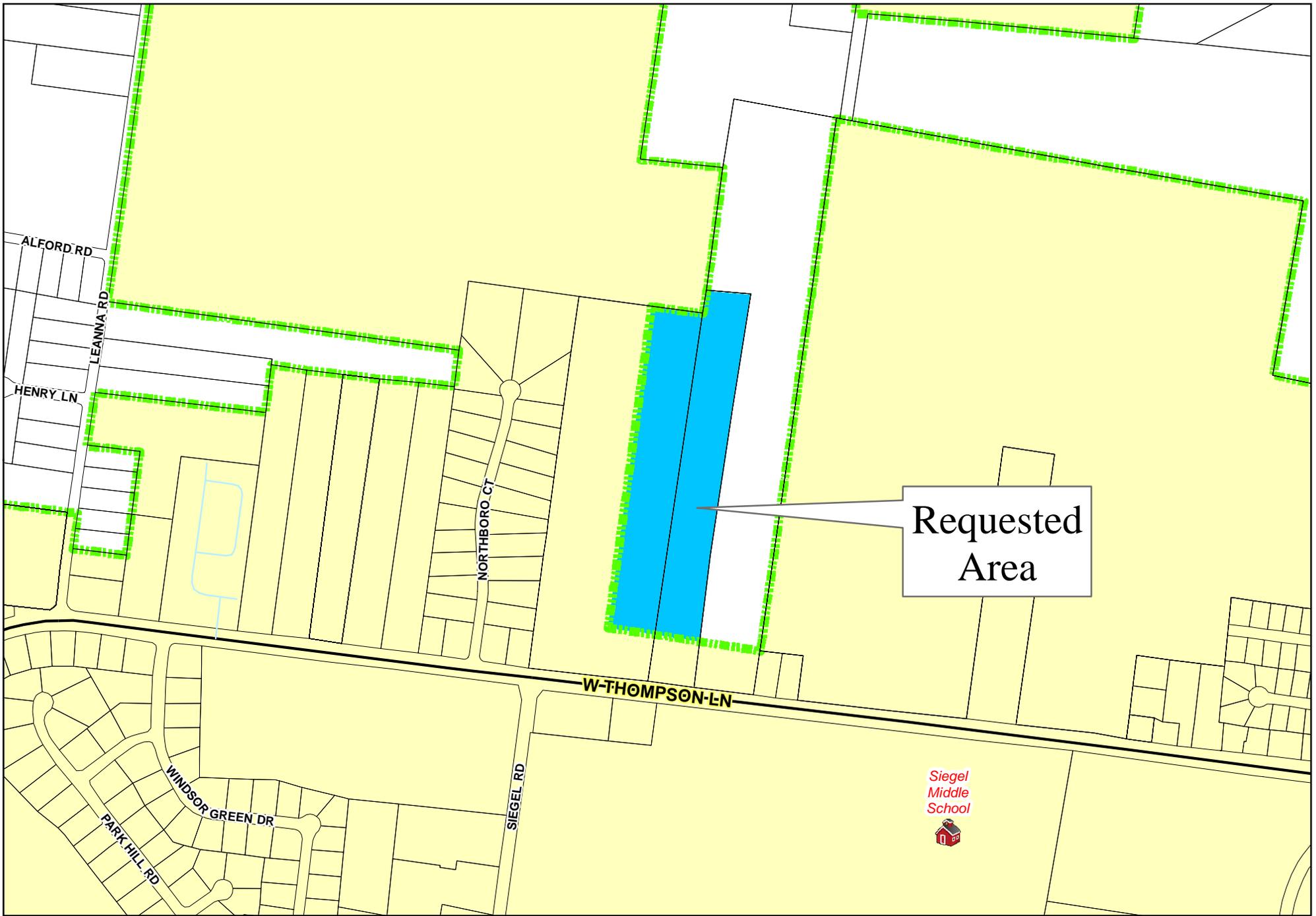
Staff is not aware of any fiscal impact that will result directly from this recommendation.

Attachments

1. Illustrations of the areas.

Respectfully Submitted,

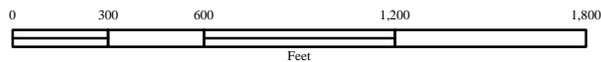
Matthew T. Blomeley, AICP
Principal Planner



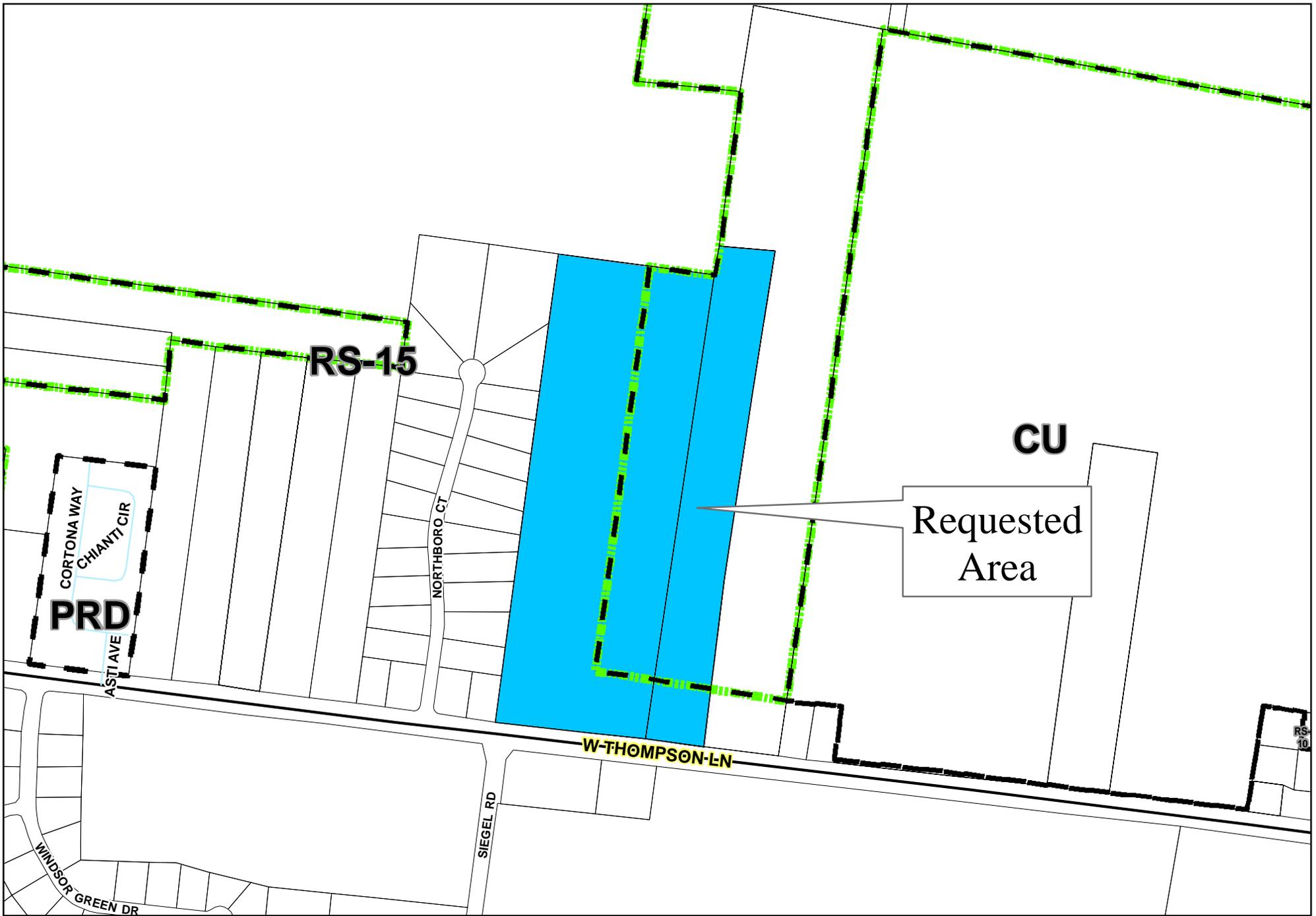
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Annexation Request For Property Along W. Thompson Ln.



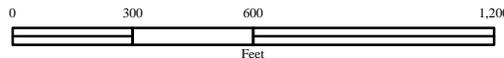
GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



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



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



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



... creating a better quality of life

REGULAR AGENDA

March 3, 2016

Honorable Mayor and Members of the City Council:

RE: Water and Sewer Board Recommendations to the City for the Council Regular Agenda from the Board meeting held February 16, 2016

A. Revisions to Policies, Procedures and General Design Guidelines – Section 1.3 Regarding Sewer Availability to Outside City Customers and State of Tennessee Law Regarding Annexation

Background

Attached are proposed revisions (in red) to Section 1.3 of MWSD's "Policies, Procedures and General Design Guidelines" (P&P) document that have come about as a consequence of the new State of Tennessee annexation law and how Murfreesboro manages providing sanitary sewer to properties outside the contiguous boundary of its City Limits. The State of Tennessee's new annexation law will only allow annexation to occur if either (i) the property requesting annexation is contiguous to current Murfreesboro City Limits, or (ii) all owners of all properties between the proposed site and current Murfreesboro City Limits also consent and request annexation. A property's ability to be annexed affects the City's position as to whether to provide sanitary sewer service to outside the City customers. The attached policy revisions address the City and Department's position on this issue more clearly to communicate to potential developers.

This issue came up as City staff started working with KKC through the Murfreesboro 2035 plan, and the question was posed whether MWSD had a formal or adopted utility extension policy. My answer was "yes", the Dept. had the referenced adopted P&P document that covers inquiry for service, expectations regarding easement acquisition and offsite improvements, approval requested within the City or as an outside the City customer, etc.

As the discussion continued to develop, the "Outside the City Customer" request came up under the backdrop of the new State of TN annexation law. I use the term "new" in light of the fact that this law has been enacted after the adoption of the referenced MWSD P&P document.

As we all contemplated the ramifications of the new state annexation law as it relates to sanitary sewer requests that typically occur for properties outside the contiguous boundary of the City Limits, the attached amendments were made to Section 1.3 of MWSD's P&P document. There are several outside the City properties that have sewer existing within their property boundary; however, they are realistically not going to be annexable in accordance with State law. Based on the value and limitations of MWSD's sewer system, these properties, under the proposed P&P revisions, will be denied sewer service until such

Water and Sewer Department

300 NW Broad Street * P.O. Box 1477 * Murfreesboro, TN 37133-1477 * Office: 615 890 0862 * Fax: 615 896 4259
TTY 615 848 3214 * www.murfreesborotn.gov

time that a request is made for annexation and the property is capable of being annexed in accordance with State law.

The revisions to the P&P document does allow utilities to be extended to an outside City customer under special circumstances. Should annexation not be recommended, service as an outside the city customer may be possible by written agreement under the following utility extension policy:

1. Only properties within the Buchanan and Elam Road Interchanges Sanitary Sewer Assessment District, as defined in City Code Section 33-206 will be considered for outside the City sewer service, and
2. Only properties may be considered outside the City sewer customers where providing sewer services is deemed a higher benefit to the public than annexation affords (e.g., parks, schools, etc.).

I anticipate this will bring into the forefront decentralized Septic Tank Effluent Pump (STEP) systems within MWSD's sewer service area. If conventional sewer service is denied, I expect developers to investigate and migrate towards STEP systems. I believe the Dept. should be ready to approve them and operate them as a treatment facility asset. There are currently a few STEP systems operated by Consolidated Utility District (CUD) in MWSD's sewer service area that were permitted and built without MWSD's knowledge; however, moving forward, I believe the Dept. should develop expertise in operating and maintaining these systems. I think a good path forward would be to learn and potentially contract with CUD until such time that MWSD is ready to operate and maintain these systems independently. Mr. William Dunnill, CUD's General Manager, has assured me that these systems are "easy" to operate and very low maintenance.

With the limitations on the East and West Fork Stones River as pertaining to future additional effluent discharges or flows, I have envisioned land application systems such as STEP in MWSD's future; independent of this current complication involving Tennessee's new annexation law. Limiting conventional sewer to outside the City customers will undoubtedly expedite MWSD's venture into this arena, but it shouldn't be an issue since these systems have now been operating successfully in Rutherford County for around 20 years.

Concurrences

The Water and Sewer Board recommended approval at its meeting of February 16, 2016.

Recommendation

It is recommended that City Council approve the revisions identified in Section 1.3 of MWSD's Policies, Procedures, and General Design Guidelines.

Fiscal Impact

The impact may affect system development charges (SDC's) in areas where sewer has been extended to properties that are determined to not be annexable. Based on the GIS map attached, there are approximately 400 acres of property (outside of the Buchanan/Elam sewer assessment area) that have sewer accessible but would be denied sewer service due to inability to be annexed into the City. This will disallow the ability to collect SDC's or in this case a special assessment. In case of the Buchanan/Elam special sanitary sewer district, the City is obligated to continue to allow connections to outside City customers due to the existing contractual obligation with the Farrer Brothers to credit them for special assessments for the next nine (9) years. There are approximately 2100 acres in this area that have sewer

accessible, but will never be annexed. All of the 2100 acres will not develop in the next nine (9) years. So the immediate fiscal impact is not that significant currently, but will most likely increase when the contract with the Farrer's expires. A good indicator will be the developing trend seen as the annual report generated for sanitary sewer special assessment districts in outlying service basins is published.

Attachments

Section 1.3 of MWSD's Policies, Procedures and General Design Guidelines

Illustrations of property having existing sanitary sewer infrastructure but not being annexable under current State of Tennessee law

Respectfully submitted,

Darren W. Gore
Director

Attachments

The Department maintains potable water and repurified system master plans and maintains a 201 Wastewater Facilities Plan (“Plan”) for sanitary sewer. Some sub-basins have been studied to a finer level of detailed study through a Sub-basin Area Master Plan (SAMP). The Department also maintains and administers an NPDES Phase 2 Stormwater Permit issued by the Tennessee Department of Environment and Conservation (TDEC).

In areas which have not been studied and which do not have a specific plan of service, the preparation of a service feasibility study or a Sub-basin Area Master Plan (SAMP) may be required. This additional detail will determine whether the existing MWSD facilities are adequate to serve the needs of the proposed development at build out or whether new MWSD facilities need to be constructed to handle the additional demands. In these cases the developer will be required to deposit the projected cost of the study with the Department in advance. The developer will be responsible for the full cost of the study, if required by the Department. If the cost of the study is less than the deposited amounts, the difference will be returned to the developer upon completion of the study. If the deposit is insufficient to cover all costs for preparing the study, the developer will be required provide the deficient amount upon completion of the study. The Department reserves the right to perform the study.

NOTE: Sanitary sewer pumping stations are not a guaranteed approved means of connection to the sanitary sewer system. See Section 5.11 for guiding principles that affect the decision of allowing a pumping station as a development solution.

1.3 Service Application and Verification of Service

A request for utility service from the Murfreesboro Water & Sewer Department is not always a straight-forward process. Several simultaneous approval tracks and a largely iterative process may be required, especially for larger developments on the periphery of MWSD’s system. The following elements are identified as a general guide as to what is expected by the Department in requesting service and verifying whether service is available:

1.3.1 Inquiry for Service to City of Murfreesboro Water & Sewer

In the event a proposed development site is desirous of obtaining potable water, repurified water, or sanitary sewer service from the Murfreesboro Water & Sewer Department and no existing MWSD infrastructure adjoins the property planned for development, the Developer must inquire in writing whether potable water, repurified water and /or sanitary sewer is available to serve said property.

MWSD will review the property location and the major milestones required prior to MWSD issuing a “Will Serve” letter as defined in Section 1.3.3.

The following categories and associated questions are representative of typical queries affecting the decision of MWSD to issue a “Will Serve” letter:

- 1) Proposed site is inside MWSD's 201 Planned Service Areas and:
 - a) Is the proposed site inside the Murfreesboro City Limits or favorable to Annex into the Murfreesboro City Limits? Note: Consistent with current state law, a proposed site not currently within the Murfreesboro City Limits must either (i) be contiguous to current Murfreesboro City Limits, or (ii) all owners of all properties between the proposed site and current Murfreesboro City Limits must also consent.
 - b) Is the proposed site inside the City's Urban Growth Boundary and favorable to be served as an outside the City Sewer Customer? Note: The utility extension policy of the City of Murfreesboro does not afford outside the City properties service to sanitary sewer, except as described in Section 1.3.2.
- 2) Proposed site is affected by MWSD's 201 Planned Improvements and:
 - a) Is the 201 Planned improvement considered a priority to MWSD?
 - b) Has a detailed Sub-basin Area Master Plan ("SAMP") been completed as pertaining to proposed development site?
 - c) Are offsite property owners favorable to donating easements to the proposed development?
- 3) Downstream MWSD infrastructure determination of handling increased loading of proposed development:
 - a) Does the site conform to the densities presumed in MWSD's sanitary sewer hydraulic model?
 - b) Has a flow monitoring study been performed in downstream infrastructure that would support planned loading?
- 4) Funding of offsite improvements are secured by Developer or jointly agreed upon by Developer and City.

The Developer may be required to provide satisfactory evidence of off-site easement agreements, Murfreesboro Planning Commission and Rutherford County Planning Commission approvals, hydraulic loading calculations in conformance with system capacity and development master plans prior to MWSD considering further consideration of providing service to a proposed development. MWSD makes no guarantee that the Murfreesboro Water & Sewer Board or the Murfreesboro City Council will approve any development for water or sewer service even if all requirements established by MWSD staff are met.

1.3.2 Approval Required for Utility Service Outside the Murfreesboro City Limits

If the proposed development is not included within the City Limits of Murfreesboro, the developer must file a formal request for annexation into the City pursuant to Section 33-2.1.1 of the Murfreesboro City Code. The written request for annexation must be submitted to the City's Planning Director for action by the City Planning Commission and Murfreesboro City Council. The request must adhere to the requirements of the Planning Department accompanied with the appropriate fees as determined by the Planning Department. Plan of Service should be confirmed prior to commencing the annexation process if utility service is the impetus behind the annexation request.

The City Planning Commission and City Council will make a determination as to annexation in the ordinary course of business. **Annexation into the City does not automatically confer the rights to any utility service provided by MWSD.**

Should annexation not be recommended service as an outside the city customer may be possible by written agreement under the following utility extension policy:

- 1)-Only properties within the Buchanan and Elam Road Interchanges Sanitary Sewer Assessment District, as defined in City Code Section 33-206 will be considered for outside the City sewer service, and
- 2) Only properties may be considered outside the City sewer customers where providing sewer services is deemed a higher benefit to the public than annexation affords (e.g., parks, schools, etc.).

Denying annexation does not automatically confer rights to any utility service as an outside the city customer. Service as an outside the city customer must be approved by the City Planning Commission and City Council.

In the event that service is approved as an outside the City customer, the Developer must receive approval of the proposed development by both the City of Murfreesboro Planning and Engineering Department as well as the Rutherford County Planning and Engineering Department. Service by MWSD outside the City's Urban Growth Boundary is highly unlikely.

1.3.3 “Will Serve” Request Letter

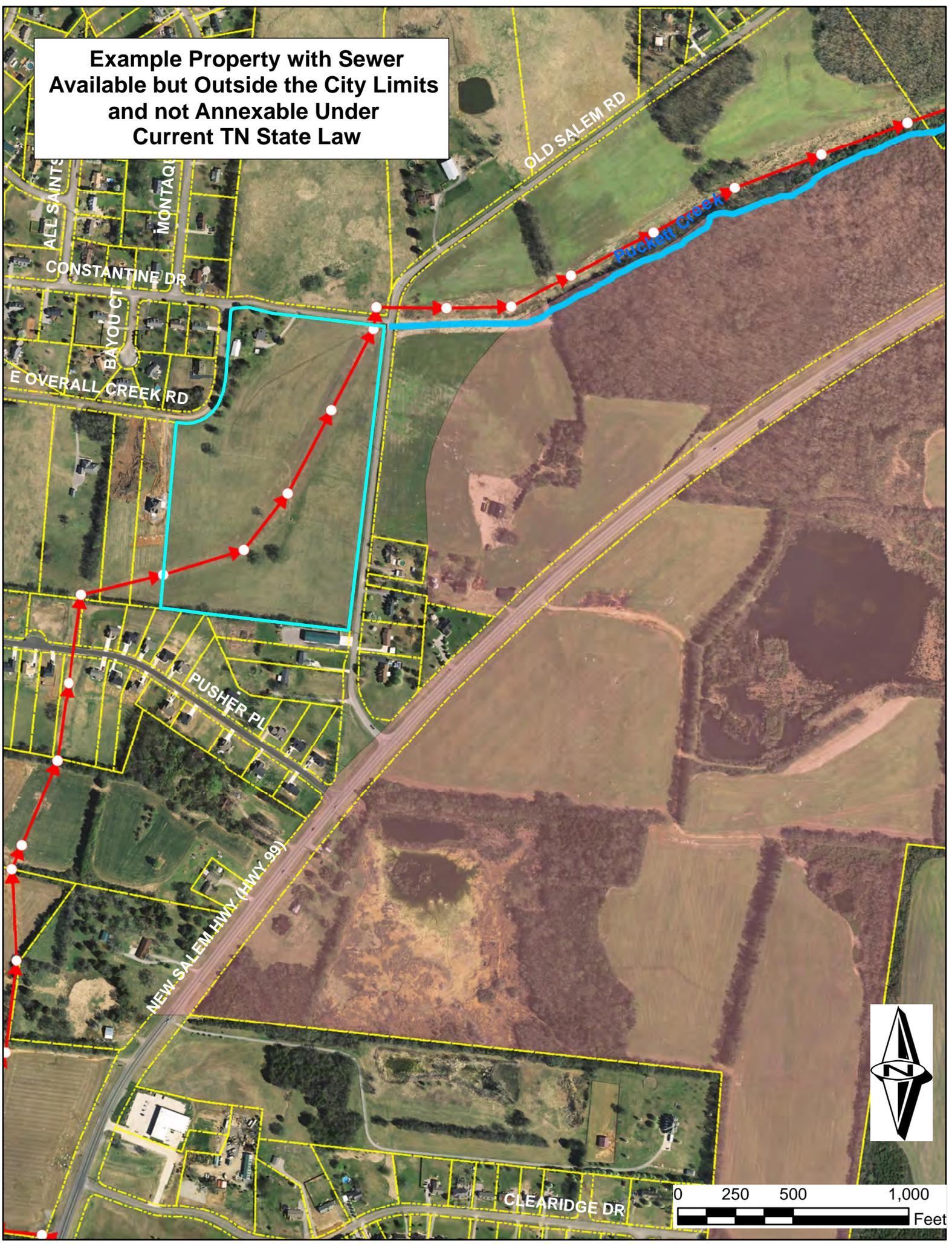
For proposed developments within the boundaries of the City of Murfreesboro, and having sewer adjoining the proposed development site, or having satisfied inquiry for service request requirements defined in Section 1.3.1, the developer must provide a written request for a “Will Serve” letter from the Department. The Developer must provide along with the written request for a “Will Serve” letter including but not limited to the following:

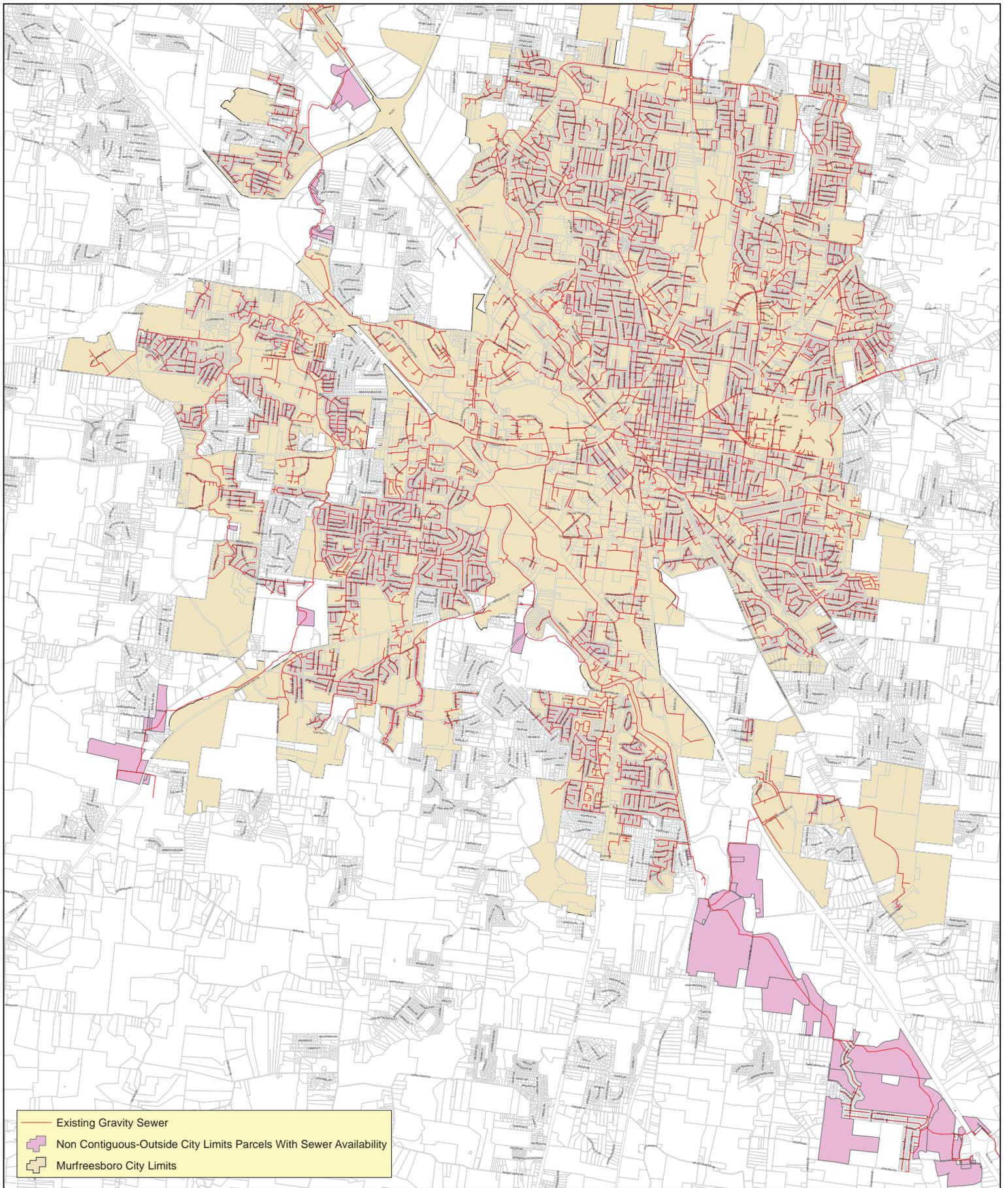
- 1) Development Master Plan or Site Plan with preliminary hydraulic loading calculations
- 2) Offsite easement agreements (if infrastructure does not already adjoin site).
- 3) Verified invert elevation of point of connection manhole.
- 4) Preliminary profiles indicating extent of gravity sewer service capability.
- 5) Pumping station report and location, in the event that gravity service cannot be achieved for the entire site.
- 6) Temporary flow monitoring report may be required in the event that a recent study (w/in 2-yrs of time of request) is not available.

1.3.4 Development Master Plans or Development Site Plans

Accompanying a request for a “Will Serve” letter, the Developer shall supply two (2) sets of plans (development master plans or development site plan – see Section 2.1) showing the location of the service requested. At this point it will be determined whether the request will be handled as a “subdivision project” (typically single family residential

Example Property with Sewer Available but Outside the City Limits and not Annexable Under Current TN State Law

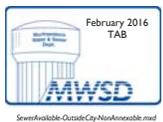




Scale: 1" = 2,000'

MURFREESBORO WATER AND SEWER DEPARTMENT

Parcels Outside & Not Contiguous With City Limits Containing Sewer





. . . creating a better quality of life.

March 3, 2016

Members of City Council

RE: Recommended Reappointments – Airport Commission

Reappointments

As an item for the City Council agenda, I am recommending the reappointments of Gail Zlotky, Steve Waldron, Clay Cook and John Polk as reflected on the memo from Airport Manager Chad Gehrke.

Sincerely,

Shane McFarland
Mayor



... creating a better quality of life

MEMORANDUM

TO: Mayor Shane McFarland
FROM: Chad L. Gehrke, Airport Manager
DATE: 2-19-2016
RE: Airport Commission member terms

According to the list of the Airport Commission members terms it appears that four members need to be updated. I believe this is in line with our recent discussions.

Gail Zlotky: Attendance: Very good, has only missed a very few meetings.

Length of term served: Served since 2-29-96. Consistent contact and representative with the MTSU Aerospace Department. We have had several Department Chairs and Deans while Gail has served on the Airport Commission.

Willingness to work with Staff: Gail has worked with me on many issues and joint programs that the Airport and Aerospace Department have done together. She is assisting with the Air Race Classic this June.

Steve Waldron: Attendance: Excellent, very involved, New Chair of the Airport Commission

Length of term served: May 2009

Willingness to work with Staff: Excellent, Steve is working with me on and other City Staff on several projects such as the Terminal and development of the area around Taxiway Echo.

John Polk: Attendance: Very good, has only missed a very few meetings

Length of term served: Served since 7-19-2001, Neighborhood representative

Willingness to work with Staff: Excellent, has worked with me on several lease agreements and interviews with potential companies interested in basing their business at the Murfreesboro Airport.

Clay Cook: Attendance: Very good, has only missed a very few meetings

Length of term served: March 2013

Willingness to work with Staff: Excellent to work with. He is very involved in the EAA Chapter and the based aircraft customers. Excellent representative for those organizations and the Airport/Airport Commission.

The Airport Commission chart needs to be updated to reflect the retirement of Dr. Payne Hardison and the appointment of James "Butch" Jones. Dr. Ron Ferrara has retired from the MTSU Aerospace Department. I would leave that space blank for now while Dr. Wendy Bechman, Interim Chair, has a little more time to get her new responsibilities and administration in order. George Huddleston should be recorded as the Vice Chair and Steve Waldron the Chair.

Thank you for your assistance and support of the Airport Commission. The Airport Commission members are working very well together and it is truly a pleasure to be working with them on some very exciting projects right now.

The **AIRPORT COMMISSION** oversees the operations, maintenance, and leasing arrangements of the Murfreesboro Municipal Airport located at 1930 Memorial Boulevard. The Commission consists of 7 members and 2 ex officio members. Members serve 3-year terms. (M.C.C. §3-51)

	TERM EXPIRES
Payne Hardison	02/28/2017
George Huddleston, Jr. (Chair)	02/28/2017
Clay Cook	02/28/2016
John H. Polk (Area Resident)	02/28/2016
Steve Waldron	02/28/2015
Gail Zlotky	02/28/2015
Bill Shacklett (Council Member)	Council
Ron Ferrara (MTSU Rep.)	Ex-Officio
Robert J. Lyons (City Manager)	Ex-Officio



Murfreesboro Municipal Airport

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 TDD 615 849 2689 www.murfreesborotn.gov



. . . creating a better quality of life.

March 3, 2016

Members of City Council

RE: Recommended Reappointments – Evergreen Cemetery Board

Board Appointments

As an item for the City Council agenda, I am recommending the reappointment of the following to the Evergreen Cemetery Board:

Chuck Clark
Billy Miller
Laws McCullough
Myers Parsons

Sincerely,

Shane McFarland
Mayor