

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**May 4, 2016
7:00 PM**

**Bob Lamb
Chairman**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the March 16, 2016 Planning Commission meeting.**
- 4. Public Hearings:**
 - a. Zoning application [2016-418] for approximately 22.5 acres located along Memorial Boulevard and Haynes Haven Lane to amend the PCD, National HealthCare Corp. applicant.
 - b. Zoning application [2016-417] for approximately 5.6 acres located along West Northfield Boulevard and Sulphur Springs Road to amend the PCD, Tarver Properties Inc applicant.
 - c. Annexation Plan of Services and annexation petition [2016-506] for approximately 76 acres located at along New Salem Highway, William & Caroline Waite applicant.
 - d. Zoning application [2016-415] for approximately 74 acres located along New Salem Highway to be zoned CF (approx. 26.1 acres), RM-12 (approx. 23.1 acres) and RZ (approx. 25 acres) simultaneous with annexation, William & Caroline Waite applicant.
- 5. Staff Reports and Other Business:**
- 6. Adjourn.**

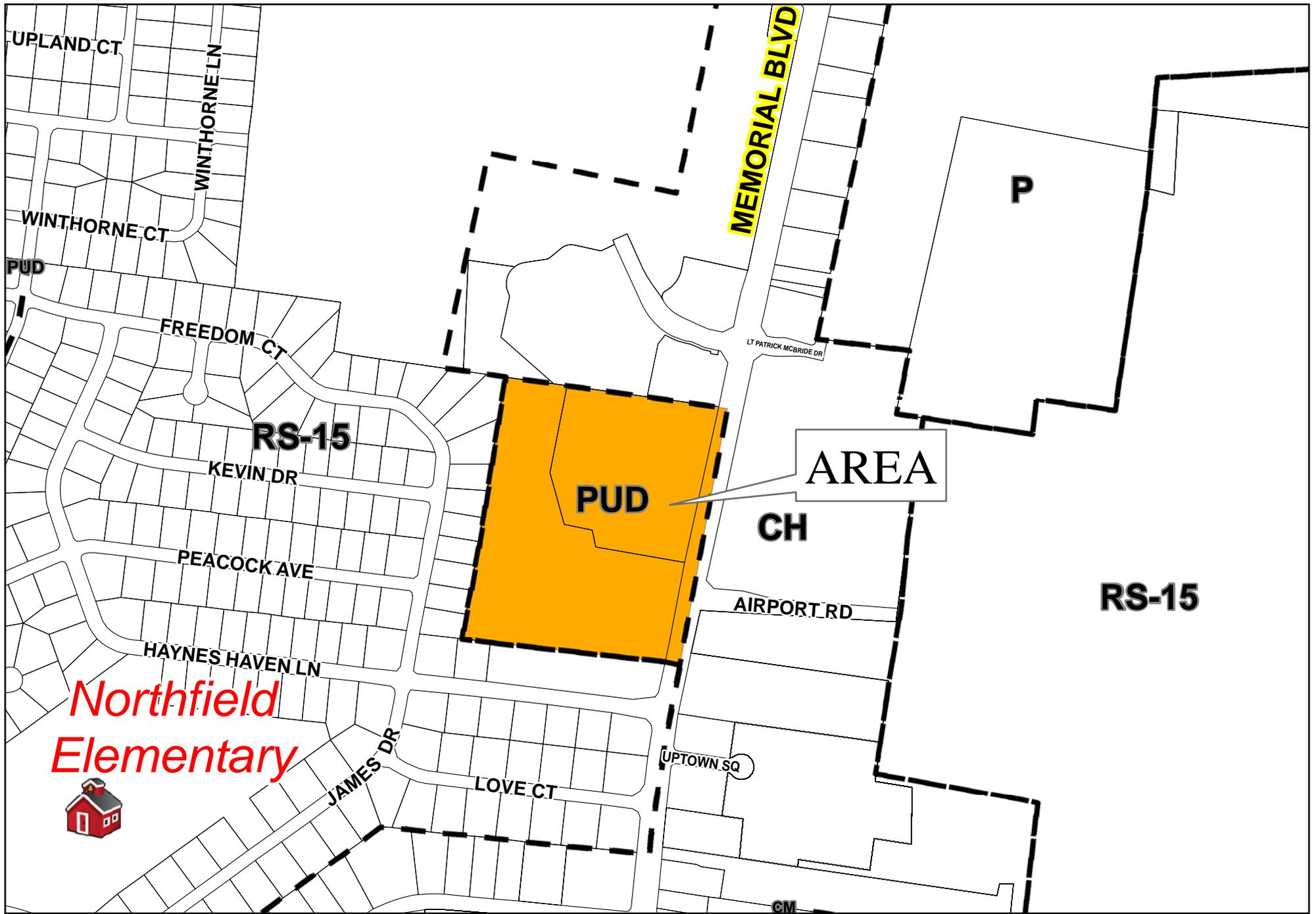
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2016**

4.a. Zoning application [2016-418] for approximately 22.5 acres located along Memorial Boulevard and Haynes Haven Lane to amend the PUD, National HealthCare Corp. applicant.

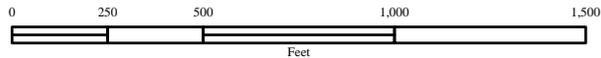
The subject property is a portion of the developed Adams Place Memory Care. The property is zoned PUD (Planned Unit District) and is located west of Memorial Boulevard. Adams Place is an existing facility with 93 unit independent living apartments, with 83 assisted living units and 90 skilled living beds. The properties to the north and east are zoned CH (Highway Commercial District). The properties to the south and west are zoned RS-15 (Single-family, residential district). The subject property was zoned PUD in 2001 with a portion of the property remaining RS-15.

The request is to amend the PCD to allow the addition of 23 units strictly for the memory care unit. This is a self-contained unit that will be served by an existing kitchen, offices and other administrative services. Originally the applicants provided the PUD amendment area as 46 acres; however they have refined the request down to 26 acres.

The applicants will be available to make a presentation regarding the proposed zoning amendment. The Planning Commission will need to conduct a public hearing regarding the zoning change request, after which it will need to formulate a recommendation for City Council.



**Rezoning Request for Property Along Memorial Blvd.
PUD Amendment**



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



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

Adams Place Memory Care Addition

PLANNED UNIT DEVELOPMENT

SHEET INDEX

1. PROJECT SUMMARY
2. SITE LOCATION AND AERIAL MAP
3. EXISTING CONDITIONS
4. ADJACANT ZONING
5. UTILITIES
6. SITE PLAN
- 7 ARCHITECTURAL ELEVATIONS/ PLAN
8. PLANNED DEVELOPMENT CRITERIA



SUBMITTED TO PLANNING COMMISSION
March 31, 2016

Plans Prepared By:

HS HUDDLESTON-STEELE
ENGINEERING, INC.

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

Development Team

Adams Place Memory Care

PLANNED UNIT DEVELOPMENT

Planning and Engineering



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

Huddleston-Steele Engineering, Inc.

Attention: Clyde Rountree, RLA

2115 N.W. Broad Street

Murfreesboro, Tn 37129

Phone: 615.893.4084

Owner

National Health Care Corporation

Attn: Thomas B. Campbell

100 Vine Street, City Center

Murfreesboro, TN 37130

615.890.2020

Jim Bailey

Johnson + Bailey Architects P.C.

100 East Vine Street

Murfreesboro, TN. 37130

615.890.4560



Project Summary

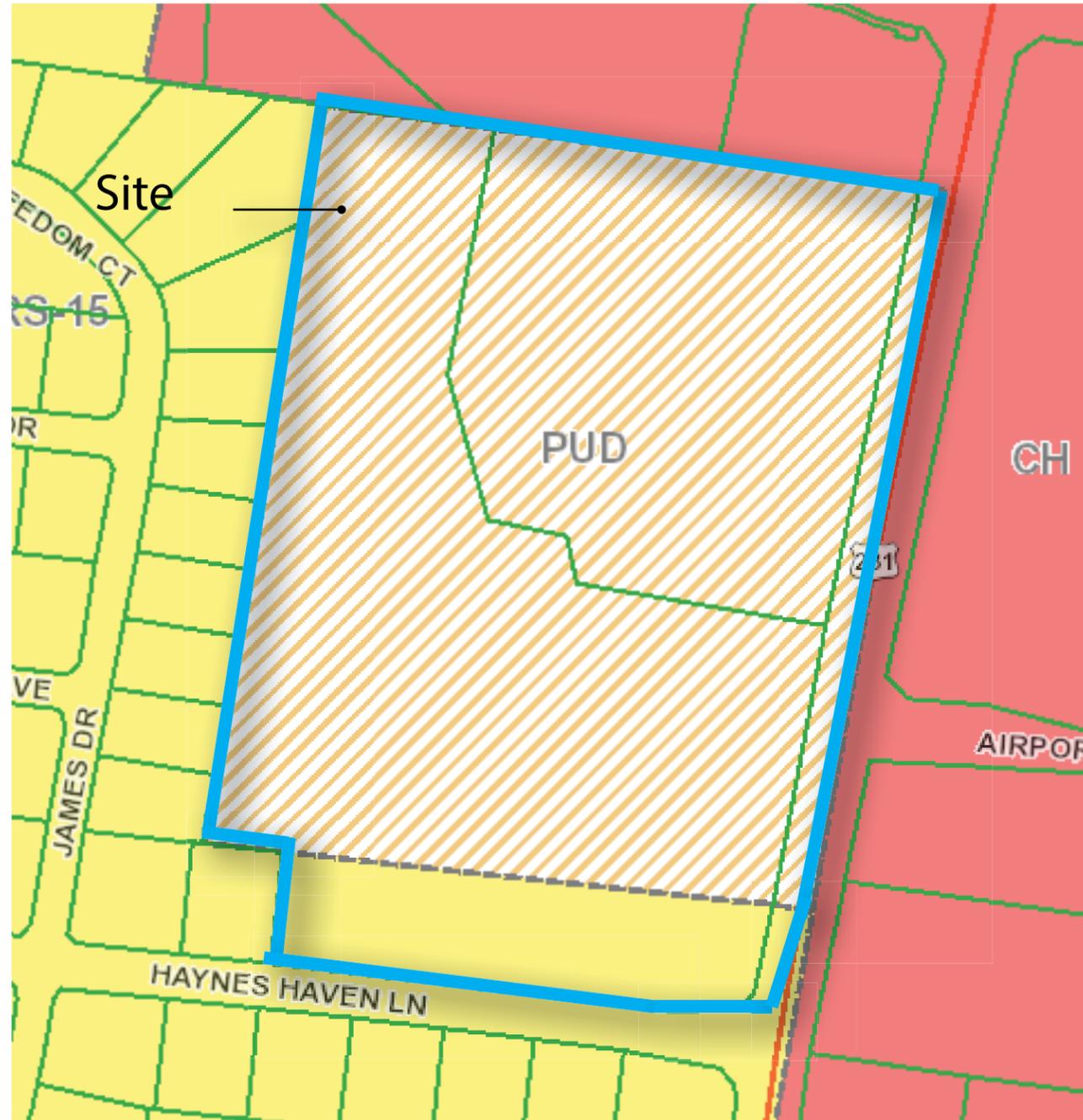
Adams Place an outstanding facility serving the needs of the elderly citizens for over 18 years is expanding their services to meet the growing needs for memory care among the elderly community.

Adams Place management believe expanding their community service profile to include the new memory care unit is a much needed service in senoir living care. This new addition will help Adams Place fulfill their desire to provide the full continuum of care for the existing and future residence. As a continuum care retirement center, Adams Place provides 93 independent living apartments, 83 assisted living units, and 90 skilled living beds.

The current plan is to add 23 units strictly for the memory care unit. This is a self contained unit, however, the new unit will be served by an existing kitchen, offices and other administrative services.

Site Location and Aerial Map

Adams Place Memory Care PLANNED UNIT DEVELOPMENT



Site Location Map



Aerial Location Map

Existing Conditions

Adams Place Memory Care PLANNED UNIT DEVELOPMENT



View of Future Building Location



View of Future Building Location



View of Future Building Location



View of Future Building Location

Utilities

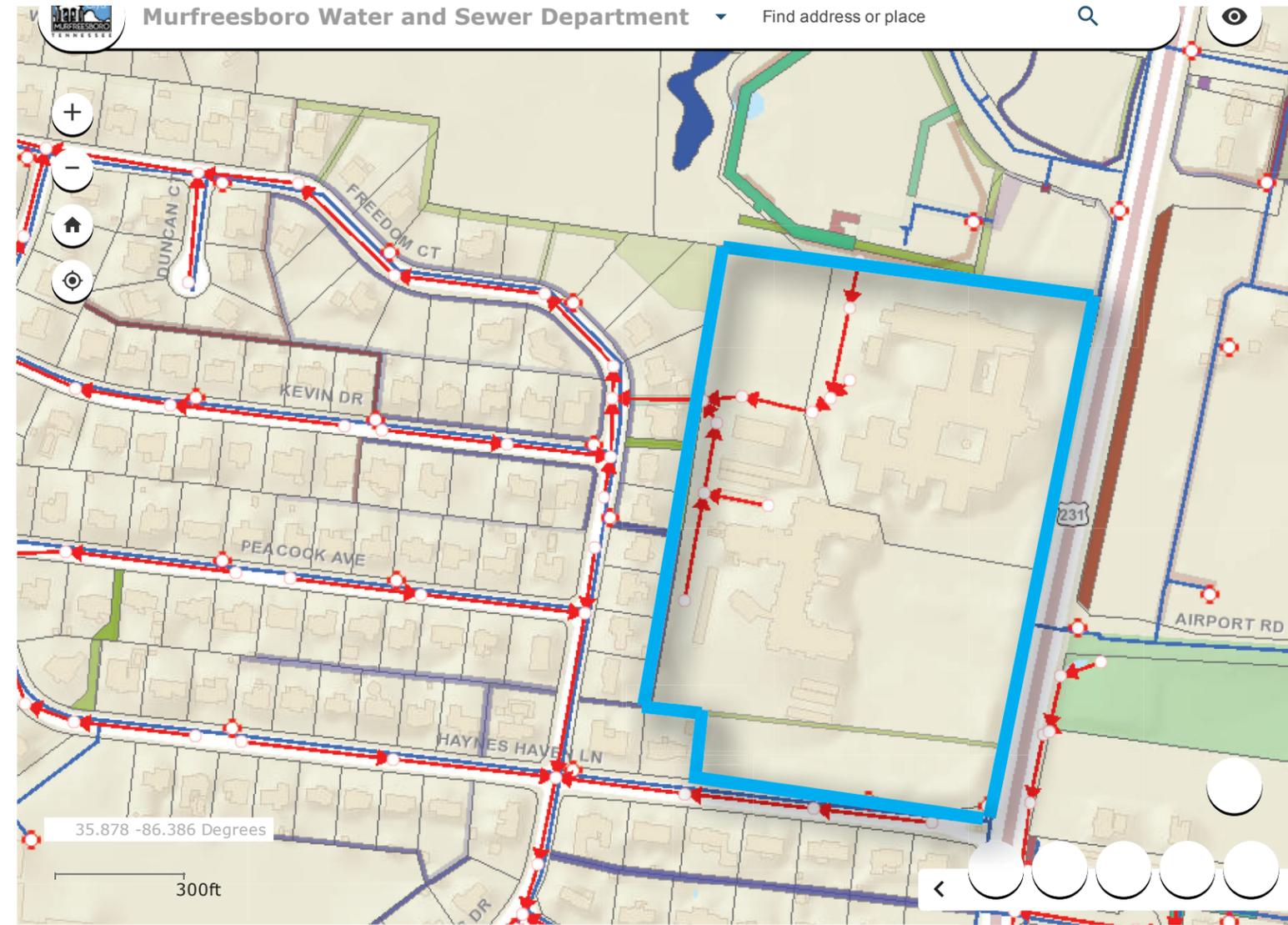
Adams Place Memory Care

PLANNED UNIT DEVELOPMENT

Murfreesboro Electric (MTEMC)
Electricity will be supplied by Murfreesboro Electric

Water will be supplied by Murfreesboro Water and Sewer

Atmos Energy
Natural gas will be supplied by Atmos Energy



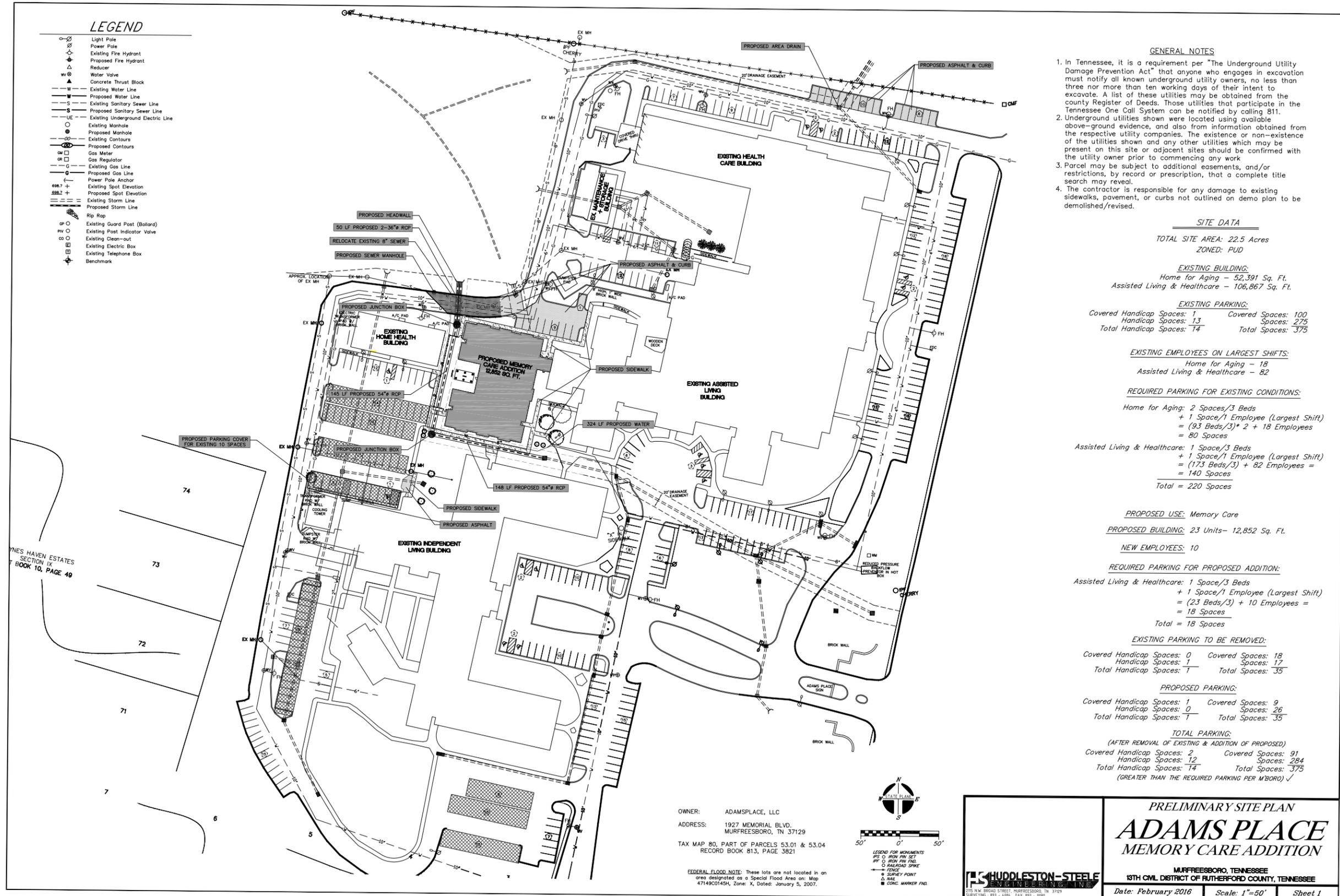
<http://rcgis.maps.arcgis.com/apps/webappviewer/index.html?id=b68d12707eb14faf96a689b2546cb3b1>

1/1

Site Plan

Adams Place Memory Care

PLANNED UNIT DEVELOPMENT



General Applicability Per Section 13 - Planned Development Regulations

1. Ownership and division of land: The site is owned National Health Care Corporation. The lot is currently zoned PUD and RS-15 in the City of Murfreesboro.
2. Waiver of BZA action: No action of the BZA shall be required for approval of this planned unit development.
3. Common open space: Due to the fact that this is an addition to an existing structure no formal open space will be added.
4. Accessibility to site: The property is accessible from Memorial Boulevard and Haynes Haven Lane.
5. Off street parking . The addition of the 23 memory care unit and additional 10 for employees will require 18 spaces, however Adams Place will be adding an additional 35 spaces..
6. Pedestrian circulation: Sidewalks will be provided to connect the new facility with the existing facility.
7. Privacy and screening: Surrounding land uses to the South and West is the Haynes Haven Subdivision which has a well established buffer. To the East is Memorial Boulevard where no buffer is required.
8. Zoning and subdivision modifications proposed: No zoning changes are proposed for the site.
9. Phasing: The project shall be completed in one phase.
10. Annexation: No annexation is required for this site.
11. Landscaping: Landscaping will be provided around the new addition and no additional buffer landscaping is required.
12. Major Throughfare Plan: The PUD is consistent with the Major throughfare plan.
13. Applicant contact information: Contact information is located on sheet 1.
14. Proposed Signage: No signage is associated with the addition.

Section 13 – Project Development Criteria Requirements

1. Identification of existing utilities: Shown in pattern book sheet 5
- 2/3. Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site: Shown in pattern book sheet 3 - 7.
- 4/5. Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation: Shown in pattern book page 6
6. Development schedule: The project is currently being projected to start immediately upon permit acquisition, August or September, 2016.
7. Relationship of the planned development to current city policies and plans: The development is consistent with the growth in the area
8. Proposed deviation from zoning and subdivision ordinance: No modifications are under consideration.
9. Site tabulation data for land area, FAR, LSR, and OSR: Data provided on Master Plan on sheet 6
10. The nature and extent of any overlay zones as described in Section 24 and 34: No overlays effect this development.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2016**

4.b. Zoning application [2016-417] for approximately 5.6 acres located along West Northfield Boulevard and Sulphur Springs Road to amend the PCD, Tarver Properties Inc applicant.

The subject property is located south of West Northfield Boulevard and west of Sulphur Spring Road. The subject property consists of one parcel which is developed with an institutional group assembly (church). A spring is also located on the property. The properties to the south and west are zoned RS-15 (Single-Family, Residential District) and are an established, single-family subdivisions. The property to the east is zoned RM-16 (Multi-family, residential district) and is the location of Haynes Manor apartment community. Sinking Creek and its floodway are located to the west, along Sulphur Springs Road. The property to the north, across West Northfield Boulevard is zoned RS-10 and is the location of single-family dwellings and an undeveloped parcel on the corner. On the northwest intersection is the Saddlebrook apartment community, which is zoned PUD.

This property was rezoned in 2005 to PCD (Planned Commercial District) called Spring Village to allow a limited amount of commercial and institutional uses. Exhibits have been included from the Spring Village program book in the packet. The uses are limited to no establishments where on premise consumption of intoxicating beverages is the primary activity, not auto sales and/or service and no amplified outdoor music. Those same conditions are staying in the PCD. The applicant has a contract to purchase the property and has requested to amend the current PCD by replacing the approved Spring Village PCD program with the Northfield Village PCD program. 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 PCD is to allow the property to be divided into two lots. Lot 1 is a proposed self-storage facility and Lot 2 is being proposed to develop as a neighborhood commercial node. The Zoning Ordinance asks that planned development applications compare the proposed PCD to an existing bulk zone and, in this case, the CF district (Fringe Commercial District) is closest to the type of development they are asking the Planning Commission to approve. The applicants have gone through the list of permitted uses and are proposing the following uses:

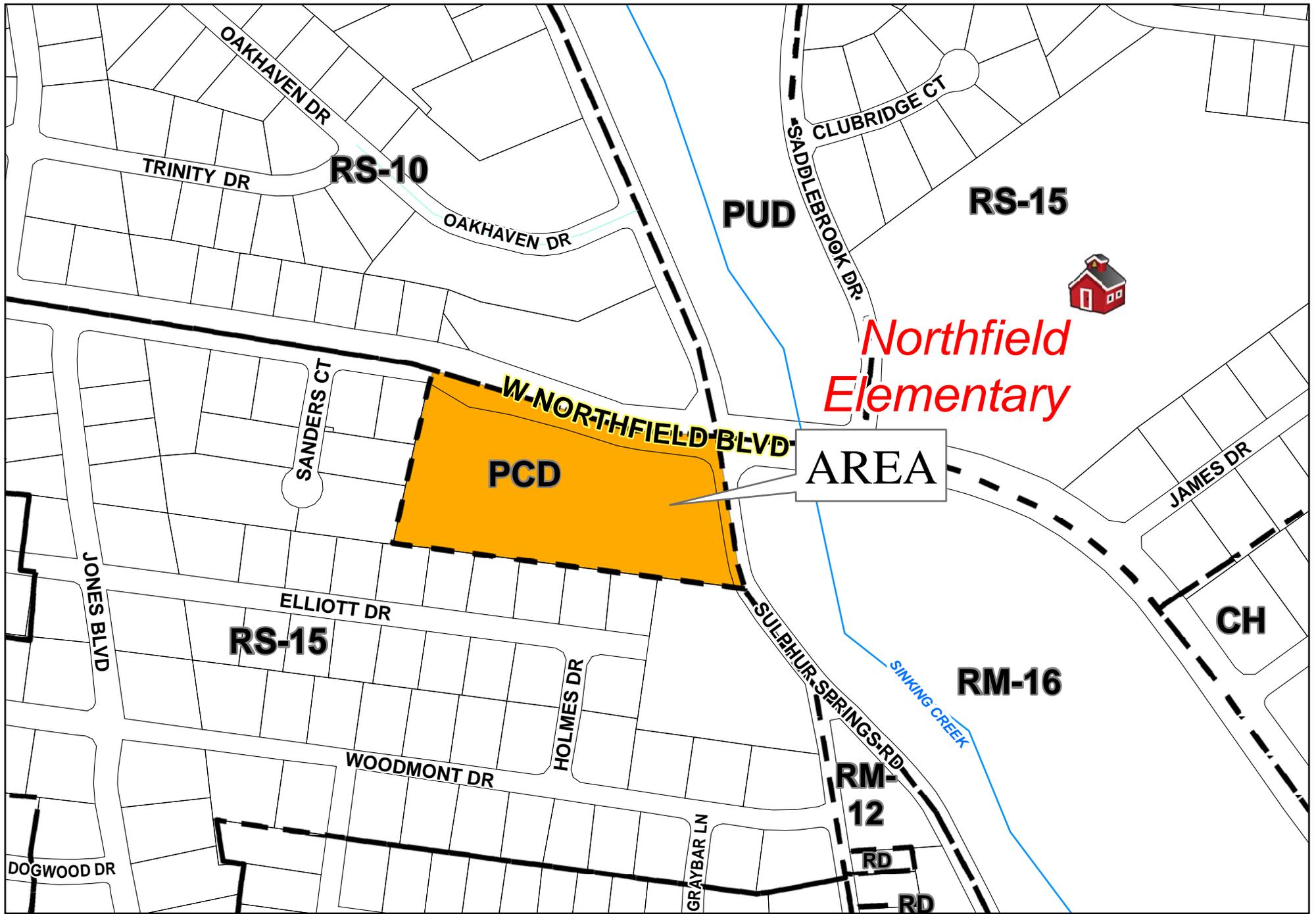
- | | |
|---------------------------------------|---|
| 1. Self-Storage Facility on Lot 1 | 11. Retail Bakery |
| 2. Daycare center | 12. Bank Branch office |
| 3. Museum | 13. Bank, Drive-up electronic teller |
| 4. Philanthropic institution | 14. Bank, Main Office |
| 5. Public building | 15. Barber or Beauty Shop |
| 6. Post office or postal facility | 16. Book or Card Shop |
| 7. Amusements | 17. Business and Communication Services |
| 8. Antique Shop <3,000 SF | 18. Catering Establishment |
| 9. Apothecaries (pharmaceutical only) | 19. Clothing Store |
| 10. Art or Photo Studio or Gallery | |

- | | |
|--|---|
| 20. Convenience Sales and Service,
Max. 5,000 sq. ft of floor area (no fuel
pumps) | 31. Karate Instruction |
| 21. Delicatessen | 32. Locksmith |
| 22. Doughnut Shop | 33. Music or Dancing Academy |
| 23. Dry Cleaning | 34. Offices |
| 24. Dry Cleaning Pick-up Station | 35. Optical Dispensaries |
| 25. Financial Service | 36. Personal Service Establishment |
| 26. Flower or Plant Store | 37. Pet Shop |
| 27. Garden & Lawn Supplies (no outdoor
storage) | 38. Pharmacies |
| 28. Glass-Stained and Leaded | 39. Photo Finishing |
| 29. Ice Cream Shop | 40. Reducing and Weight Control Service |
| 30. Interior Decorator | 41. Restaurant and Carry-out Restaurant |
| | 42. Retail Shop, other than enumerated
elsewhere |

The Planning Commission may recommend adding to the list of permitted uses or the removal of particular uses. The hours of operation for the self-storage facility will be limited to 6am-10pm. The self-storage buildings will be single story with hip, gabled or pitched roofs. The exterior materials will be brick and/or stone, EIFS details and simulated Spanish tile roofing. Illustrations have been included in the program book. These design standards apply to both Lot 1 and Lot 2.

The planned development zoning also allows for exceptions from the Zoning Ordinance or Subdivision Regulations. The applicants have requested exceptions be made to the front and rear setbacks. The CF district requires a 42' front setback from both front lot lines, 10' side setbacks and a 20 rear setback. The PCD requests 15' front setback, and 15' rear setback.

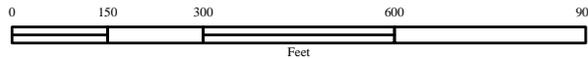
The applicants held a neighborhood meeting at Northfield Elementary on March 21, 2016. The Northfield Village PCD program book has been included with the agenda materials. The applicants will be available to make a presentation regarding the proposed zoning. The Planning Commission will need to conduct a public hearing regarding the zoning amendment request, after which it will need to formulate a recommendation for City Council. .



**Rezoning Request for Property Along W. Northfield Blvd.
PCD Amendment**



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GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
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NORTHFIELD VILLAGE



A REQUEST TO REZONE TO A PCD

Submitted March 31, 2016

SEC Project # 05010

Resubmitted on April 29, 2016 for May 4, 2016 Planning Commission Public Hearing



DEVELOPER
Tarver Properties, Inc.

Attn: Mark Tarver
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SEC, Inc.

Planning . Engineering
Landscape Architecture
SEC, Inc.

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www.sec-civil.com
MTaylor@sec-civil.com



LOWEN+ASSOCIATES, LLC

ARCHITECT
Lowen & Associates

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EXISTING CONDITIONS

Rights-Of-Way, Utilities, and Topography 6
On-Site Photos and Existing Zoning..... 8
Surrounding Off-Site Photos and Existing Zoning 10
Surrounding Roadway Photos and Existing Zoning 12
Surrounding Off-site Photos and Existing Zoning 14

PROPOSED PCD

General Development Standards (Lot 1) 16
General Development Standards (Lot 1 - Buildings)..... 18
General Development Standards (Lot 1 - Elevations)..... 20
General Development Standards (Lot 2) 22
Ingress/ Egress plan..... 26

ZONING CHAPTER 13

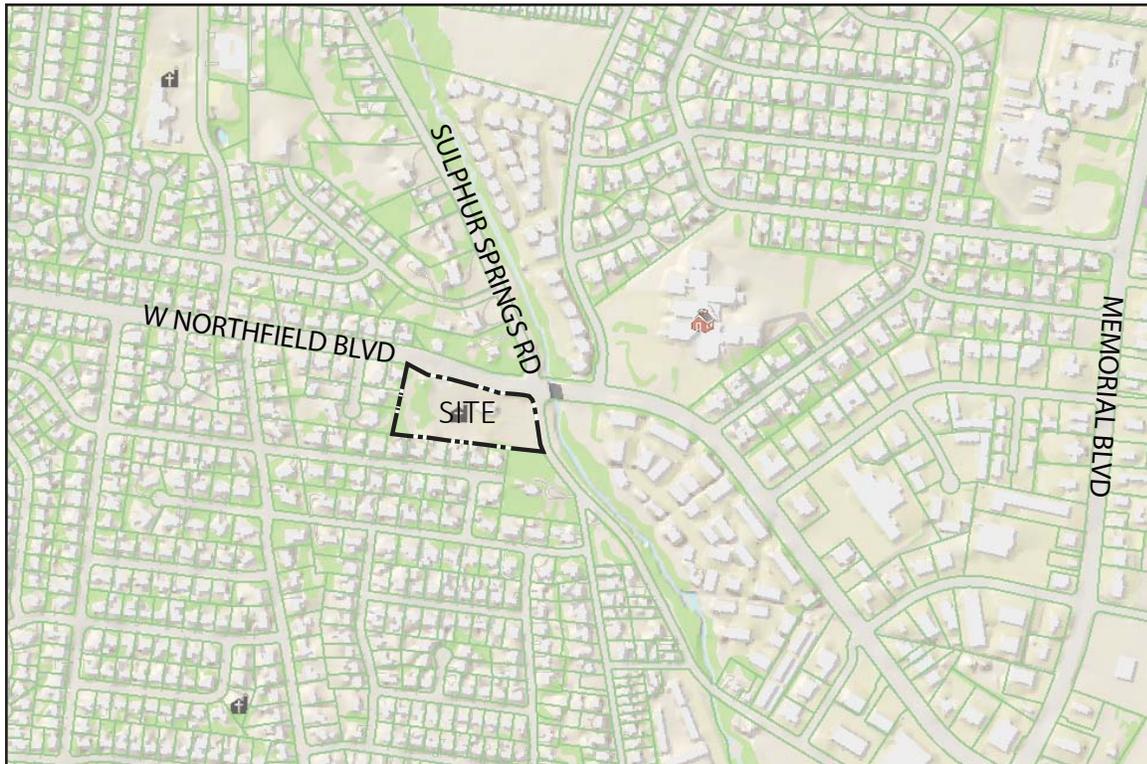
Subsection d item 2a: 1 -15..... 28





AERIAL IMAGE

↑
NOT TO SCALE



GIS IMAGE

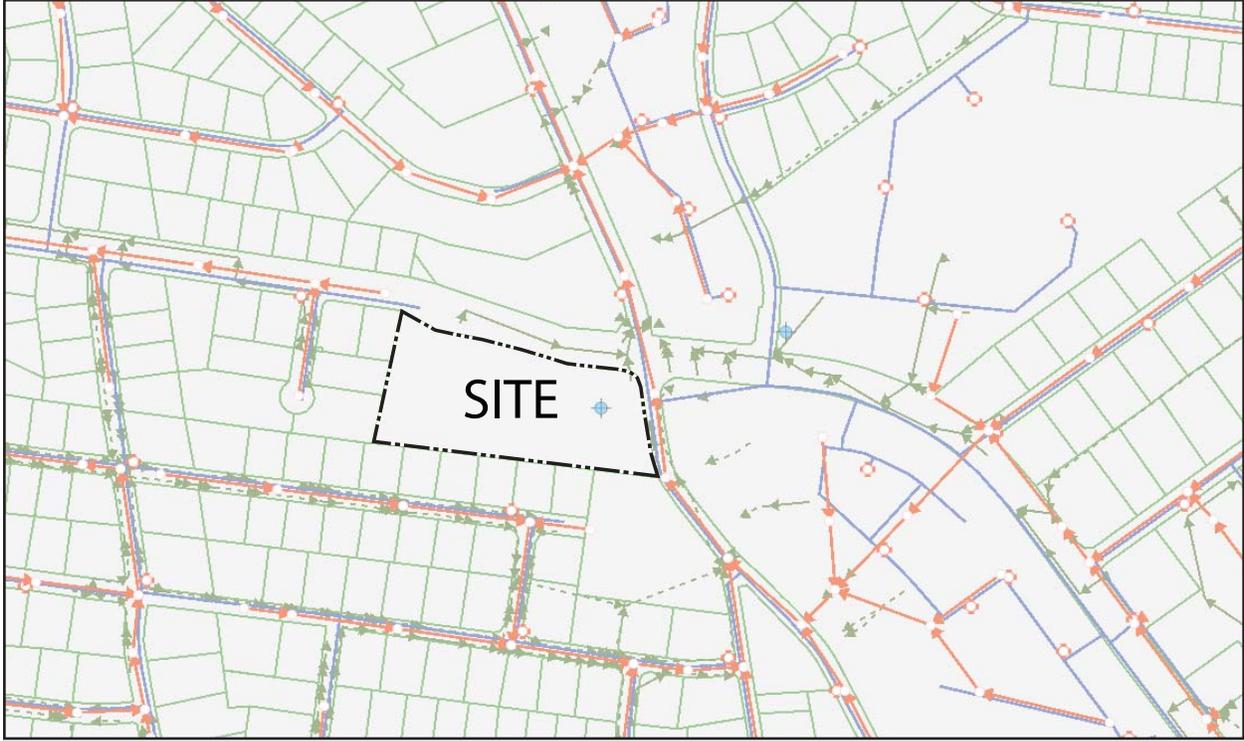
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Tarver Properties, Inc. respectfully requests to amend the current PCD for the property at 1205 Sulphur Springs Road, which is currently owned by H.W.S. Partnership. The property is located at the southwest corner of the intersection of Sulphur Springs Road and West Northfield Boulevard. The site is identified as parcel 11.00 of tax map 80k group A, and is approximately 5.60 acres.

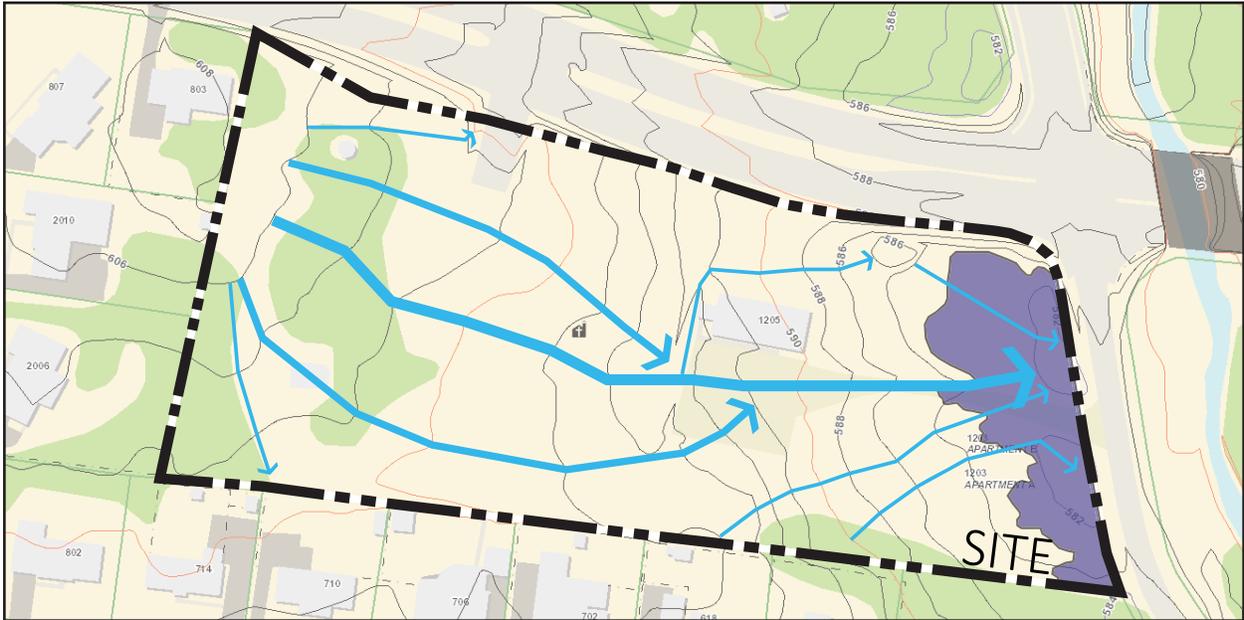
The surrounding area consists of Forest Hills Estates to the south and west, a single family residence to the north across W. Northfield Boulevard, Haynes Manor Apartments to the east across Sulphur Springs Road, and Saddlebrook Apartments on the northeast corner of the intersection.

The request to amend the PCD zoning is to specifically allow for a mini-storage facility to be constructed on Lot 1, with Lot 2 being left undeveloped at this time. A list of potential uses for Lot 2 is outlined within this booklet. 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.





UTILITIES - WATER AND SEWER



TOPOGRAPHY AND HYDROLOGY





CITY OF MURFREESBORO

The property has/will have access to public rights-of-way on Sulphur Springs Road and West Northfield Boulevard. The mini-storage lot will have direct access, as well as a shared access point on lot 2 to West Northfield Boulevard. A third point of access for the mini-storage will be provided via a shared access drive to Sulphur Springs Road along the southern edge of lot 2. Lot 2, when designed and developed, will utilize these same three ingress/egress points shared within this PCD.



MURFREESBORO WATER AND SEWER DEPARTMENT

Sanitary sewer service will connect to a 24" gravity sewer line located in the R.O.W. of Sulphur Springs. 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 10" water main located in the R.O.W. of Sulphur Springs 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 electric service will be underground. Electricity is currently located along the western R.O.W. of Sulphur Springs Road.

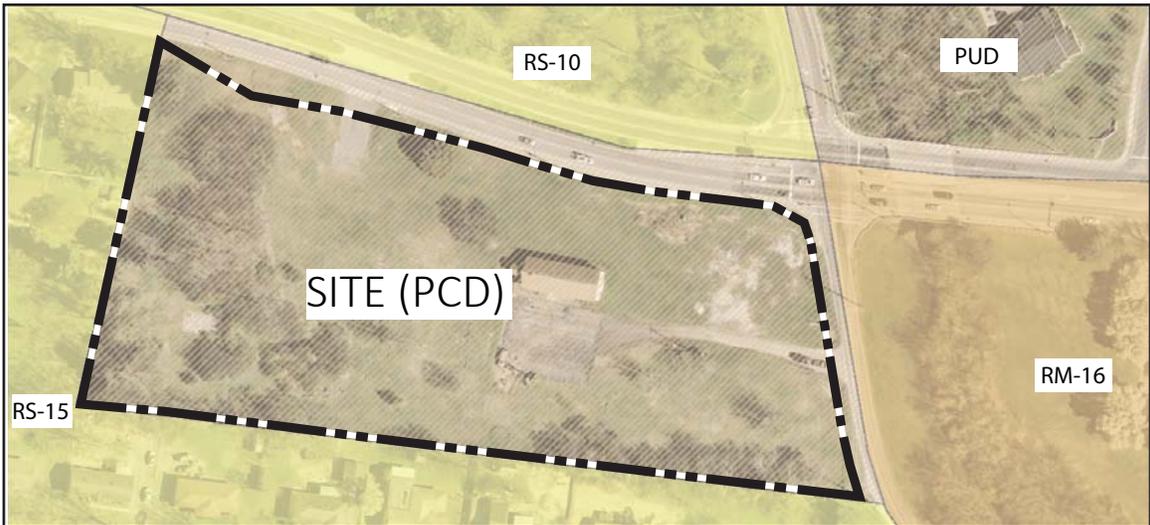
TOPOGRAPHY AND HYDROLOGY

The existing topography of the site shows the site's topography is generally from a high point along the western property line down to a low spot near the intersection. Stormwater drainage follows the topography where almost all surface drainage flows to the low point near the intersection of Sulphur Springs Road and West Northfield Boulevard. An underground storm pipe leaves the property heading north and eventually discharges into Sinking Creek.



ON-SITE PHOTOS

  SITE BOUNDARY
NOT TO SCALE



EXISTING ZONING

 NOT TO SCALE



IMAGE 1

VIEW SOUTH ONTO EXISTING BUILDING.



IMAGE 2

VIEW NORTHEAST ONTO INTERSECTION OF-NORTHFIELD BLVD. AND SULPHUR SPRINGS RD.



IMAGE 3

VIEW EAST ONTO SULPHUR SPRINGS RD., WHICH IS ADJACENT TO THE SITE BEFORE IT INTERSECTS WITH W NORTHFIELD BLVD.



IMAGE 4

VIEW SOUTH TOWARDS FOREST HILLS ESTATES.



IMAGE 5

VIEW SOUTHWEST TOWARDS FOREST HILLS ESTATES.



IMAGE 6

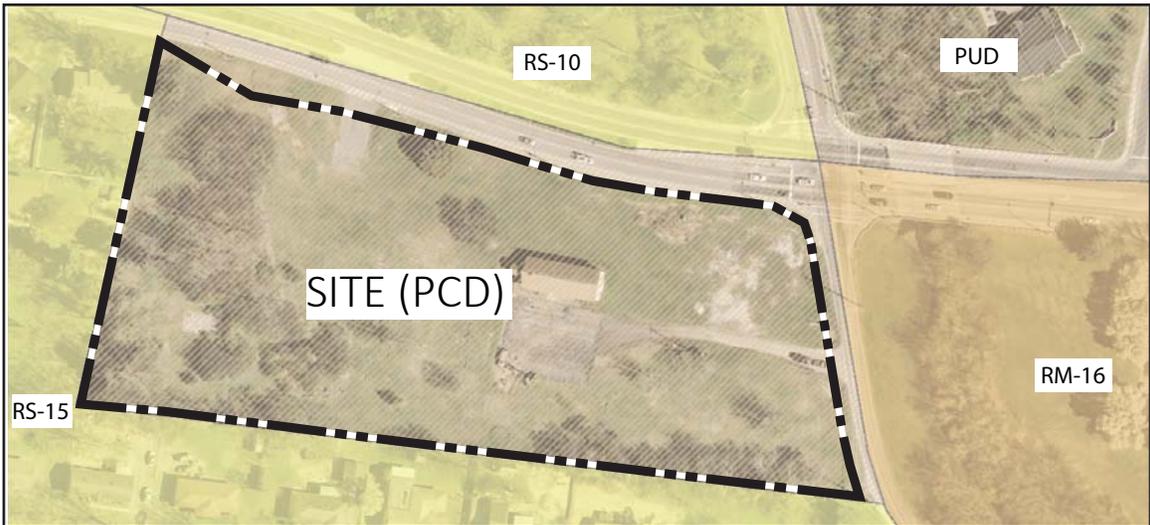
VIEW WEST TOWARDS FOREST HILLS ESTATES.



ON-SITE PHOTOS

NOT TO SCALE

▲ SITE BOUNDARY



EXISTING ZONING

NOT TO SCALE



IMAGE 7

VIEW NORTHEAST ONTO W NORTHFIELD BLVD. AS STEEP ELEVATION CHANGE SEPARATES SAID BLVD. FROM THE SITE.



IMAGE 8

VIEW NORTH ONTO SITE'S ENTRANCE/EXIT ROAD STUB.



IMAGE 9

VIEW NORTHWEST ONTO VISUAL THROUGHWAY WITH W NORTHFIELD BLVD.



IMAGE 10

VIEW SOUTHEAST ONTO THE SITE FROM PUBLIC SIDEWALK WITH ELEVATION CHANGE SEPARATING SAID SPACE WITH THE SITE.



IMAGE 11

VIEW SOUTHWEST, ACROSS W NORTHFIELD BLVD., ONTO SITE'S ENTRANCE/EXIT ROAD STUB.



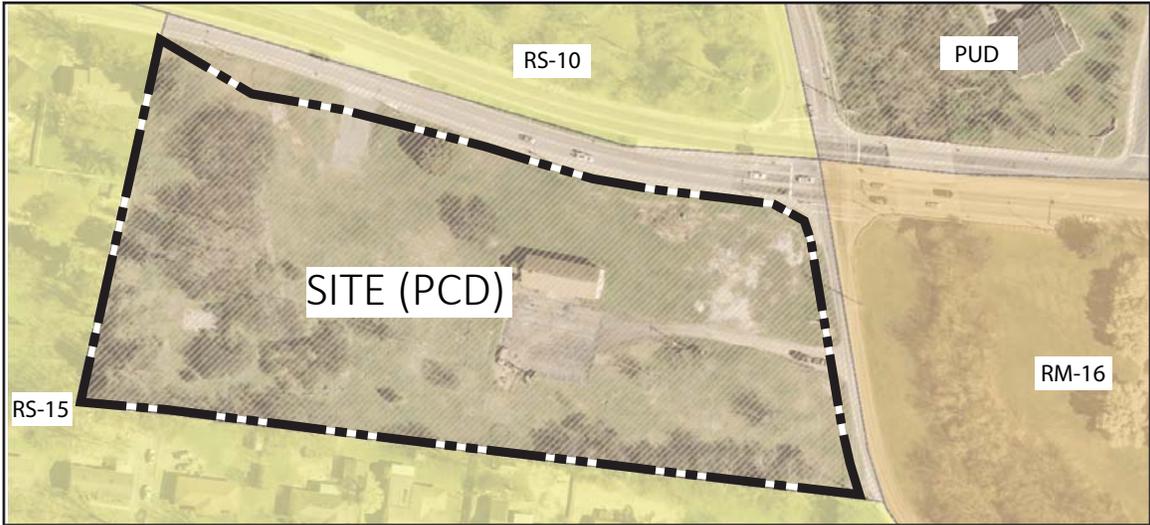
IMAGE 12

VIEW NORTH ONTO SANDERS CT. CONNECTING INTO W NORTHFIELD BLVD.



ON-SITE PHOTOS

  SITE BOUNDARY
NOT TO SCALE



EXISTING ZONING

 NOT TO SCALE



IMAGE 13

VIEW SOUTHEAST ONTO INTERSECTION OF NORTHFIELD BLVD. AND SULPHUR SPRINGS RD.



IMAGE 14

VIEW SOUTHWEST ONTO SITE FROM THE INTERSECTION OF W NORTHFIELD BLVD. AND SULPHUR SPRINGS RD.



IMAGE 15

VIEW WEST ACROSS SULPHUR SPRINGS RD. ONTO SITE.



IMAGE 16

VIEW WEST, ACROSS SULPHUR SPRINGS RD., EXISTING MATURE VEGETATION SEPERATING FOREST HILLS ESTATES FROM THE SITE.

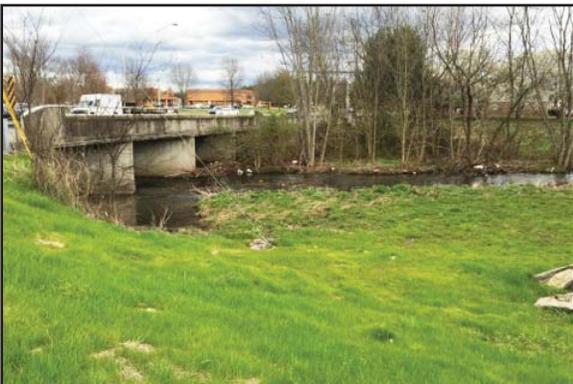


IMAGE 17

VIEW EAST, ACROSS SULPHUR SPRINGS RD., AS IT CROSSES SINKING CREEK.



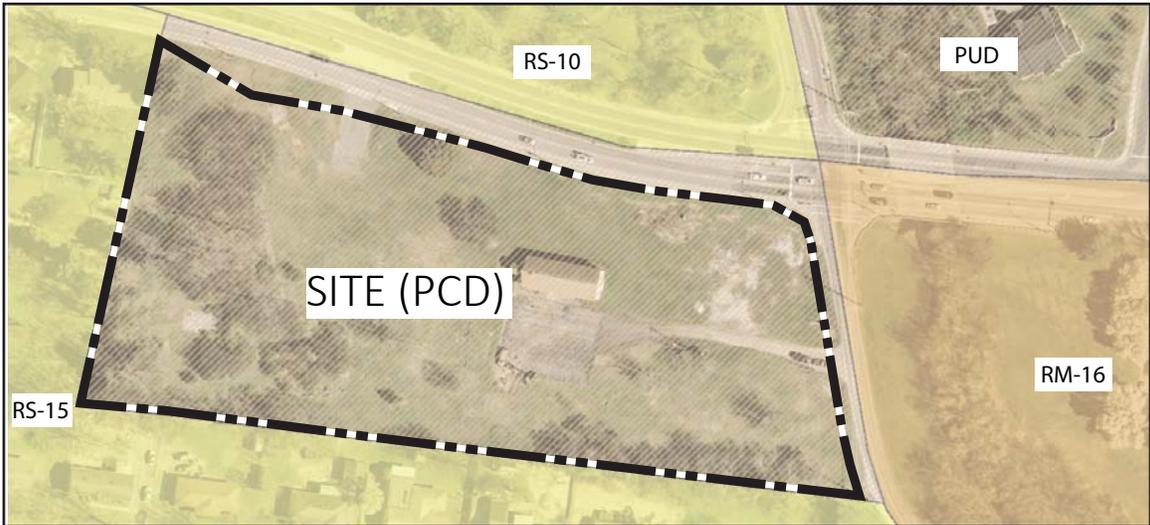
IMAGE 18

VIEW NORTHEAST, ACROSS SADDLEBROOK DR., INTO NORTHFIELD ELEMENTARY SCHOOL.



ON-SITE PHOTOS

NOT TO SCALE   SITE BOUNDARY



EXISTING ZONING

NOT TO SCALE 



IMAGE 19

VIEW NORTH FROM HOLMES DRIVE AT THE INTERSECTION WITH ELLIOTT DR.



IMAGE 20

VIEW EAST, ALONG ELLIOTT DR., ONTO FOREST HILLS ESTATES.



IMAGE 21

VIEW EAST, ALONG ELLIOTT DR., ONTO FOREST HILLS ESTATES.



IMAGE 22

VIEW EAST, ALONG ELLIOTT DR., ONTO FOREST HILLS ESTATES.



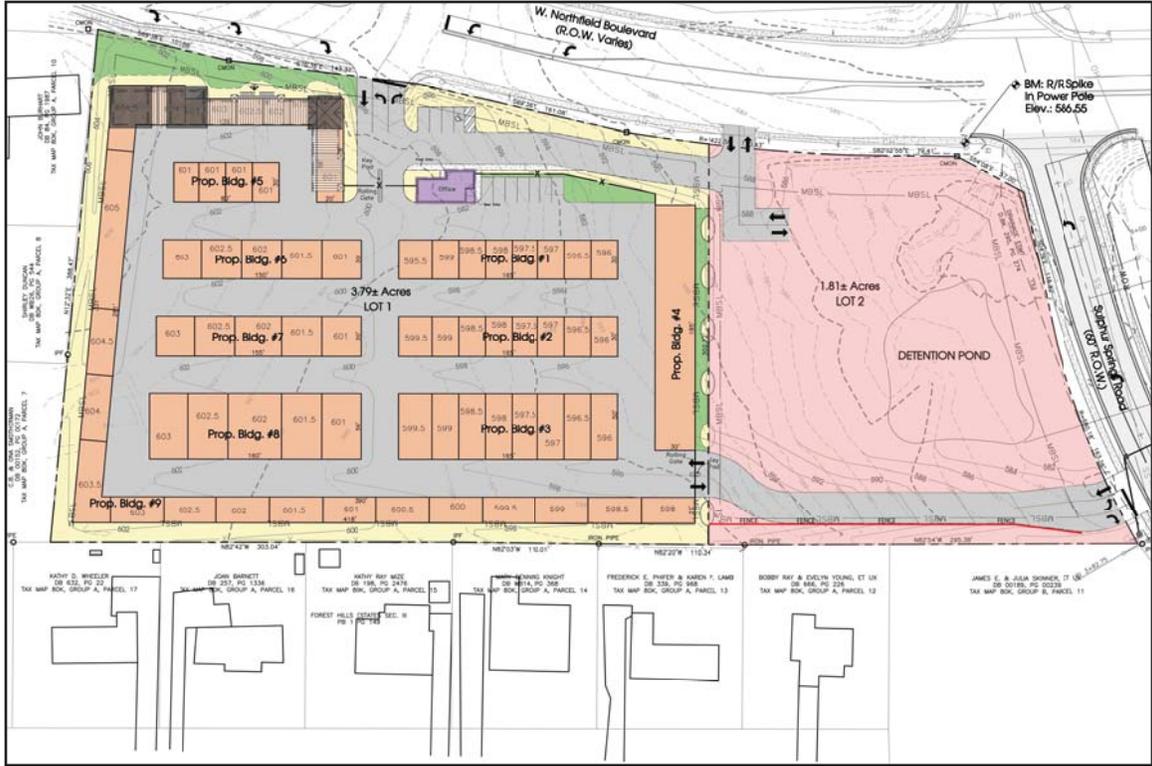
IMAGE 23

VIEW EAST, ALONG ELLIOTT DR., ONTO FOREST HILLS ESTATES.



IMAGE 24

VIEW SOUTHEAST, ALONG SANDERS CT., ONTO FOREST HILLS ESTATES.



SITE PLAN - ZOOMED IN

-  NOT TO SCALE
-  PROPOSED STORAGE UNIT
-  OFFICE
-  PAVEMENT
-  PLANT BED
-  LAWN
-  LOT 2



EXAMPLE OF SECURITY GATE - 6 FEET IN HEIGHT

Synopsis

Northfield Village consists of two lots on 5.60 acres. Lot 1 is proposed to be a mini-storage facility, while Lot 2 has no definite end-user at this time. A list of allowable use types is provided in this booklet for Lot 2. These sites will provide for adequate parking, circulation, solid waste, stormwater and landscaping. These features will be accompanied by distinctive monument signs along Sulphur Springs Road and West Northfield Boulevard.

Lot 1 - Proposed Site Characteristics:

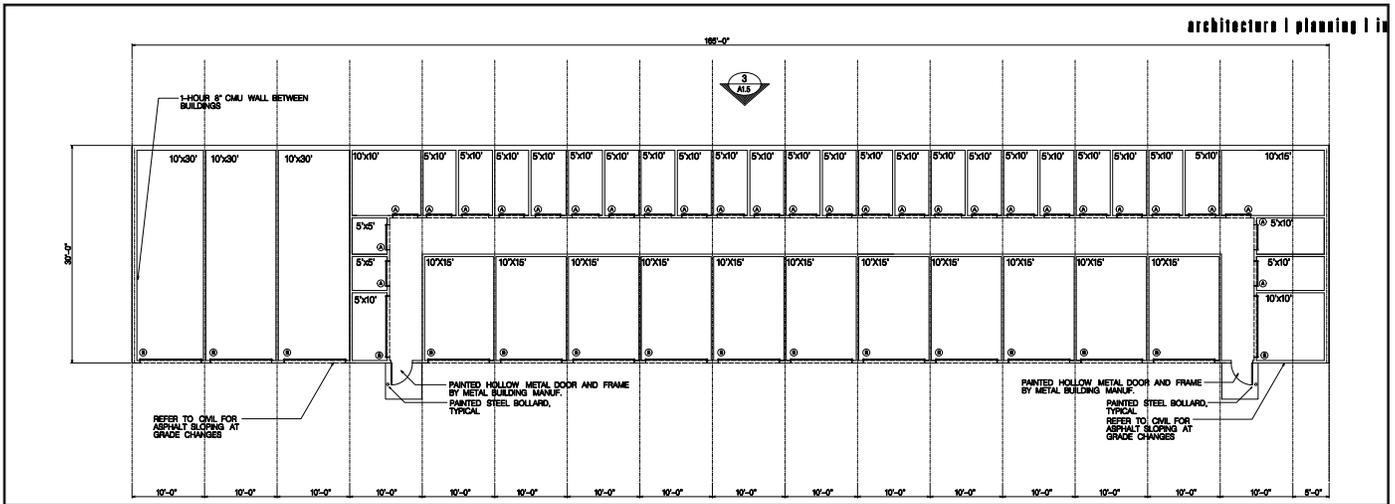
- All parking will be located at least 5 feet from property lines (side, rear, and r.o.w.)
- All parking areas to be screened from public right-of-way by landscaping.
- Any solid waste enclosures will be constructed of materials consistent with building architecture and be at least 8 feet tall with opaque gates.
- Type 'C' buffer will be constructed along the length of the western and southern boundaries of Lot 1 where building elevations face adjacent properties.
- Buildings fronting onto public rights-of-way will have a strong base established with use of landscaping.
- Monument signage located at entrances along roadways to have materials consistent with building architecture and accented with landscaping.
- All mechanical equipment (i.e. hvac and transformers) to be screened.
- All on-site utilities will be underground.
- Mini-storage business hours will be limited to 6:00 am to 10:00 pm.
- Mini-storage will have two gated entrances with key pads for access.
- On-site lighting will comply with city standards to prevent light pollution.
- Parking will comply with Murfreesboro's zoning ordinance for uses that comply with commercial fringe (CF) district and those outlined on page 22.
- All parking will have curbing.
- Construction of Lot 1, the mini-storage, is anticipated to begin within 90-120 days after zoning is completed.
- Lot 1 will be constructed in one buildout.

Minimum Building Setbacks - Lot 1:

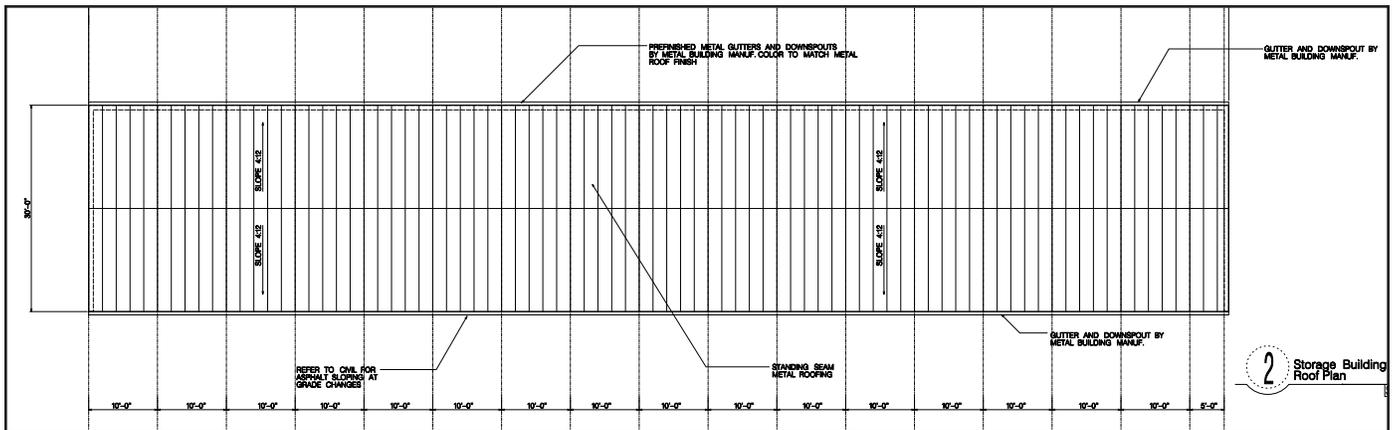
Front/R.O.W.: 15-foot

Side: 10-foot

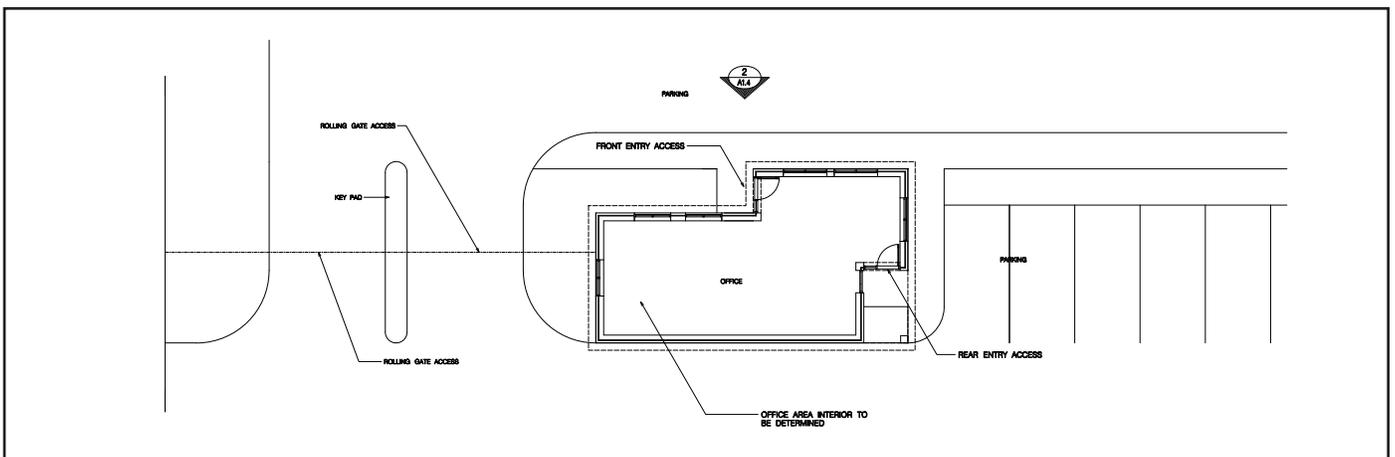
Rear: 15-foot



PROPOSED STORAGE BUILDING #1 - FLOOR PLAN



PROPOSED STORAGE BUILDING #1 - ROOF PLAN



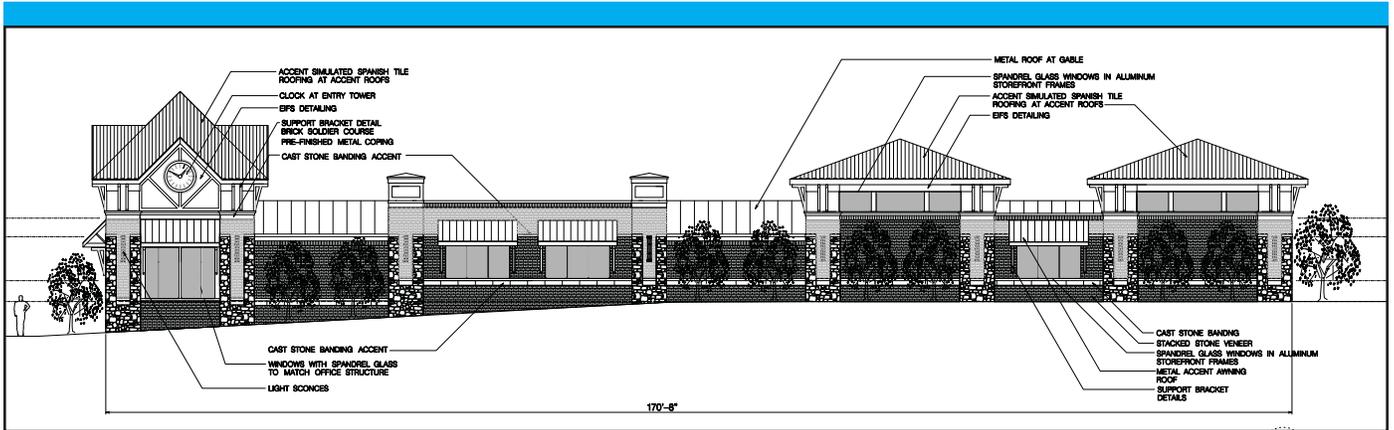
PROPOSED MINI-STORAGE OFFICE BUILDING - LAYOUT IN RELATION TO SITE

Architecture Characteristics:

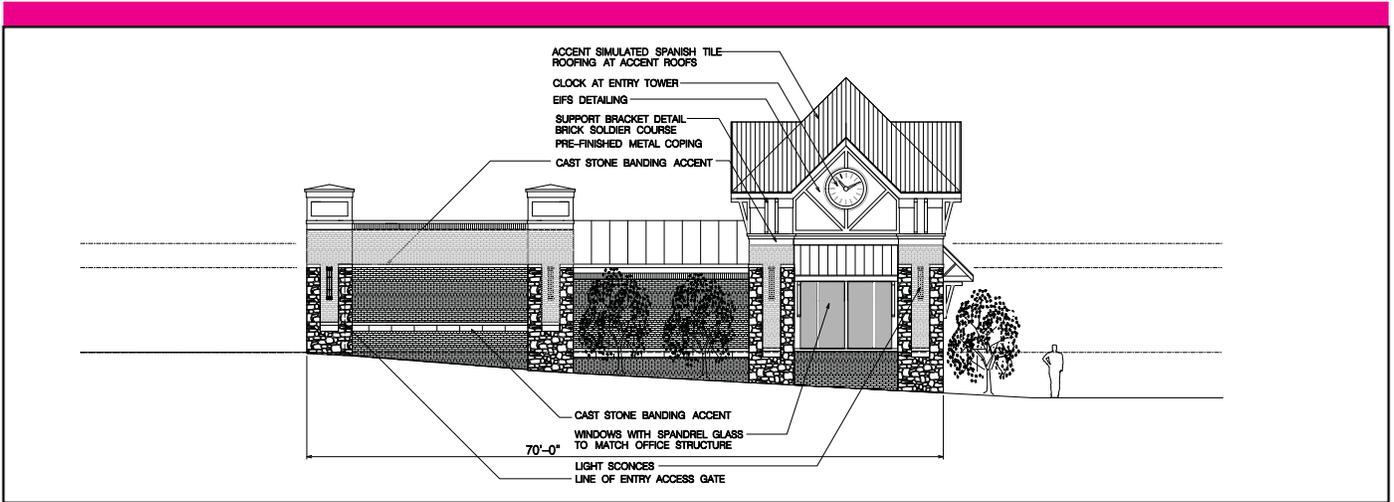
- Building heights shall not exceed 35 feet in height.
- Single story building.
- Hip, gabled, or pitched roof.

Mixture of High Quality Materials Consisting of:

- Brick
 - Stone
 - Metal roofing
 - Windows
 - Metal in trim and soffit areas
 - Simulated Spanish tile roofing
 - EIFS detailing
 - Pre-finished metal coping
 - Cast stone
 - Pilaster cap
-
- 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 materials, different colors, or change in pattern or combination of these techniques.
 - Multiple rooflines.



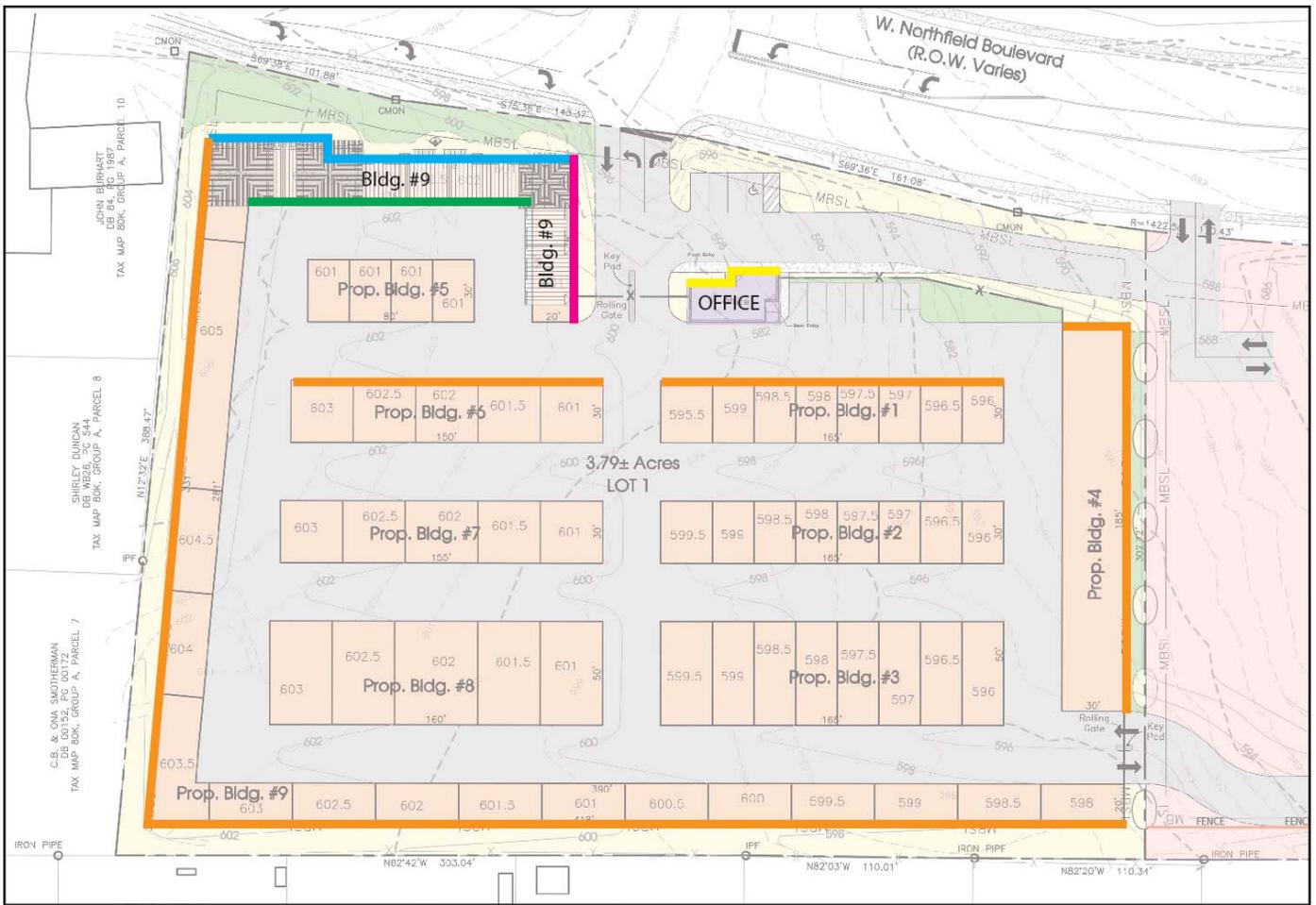
(A) PROPOSED STORAGE BUILDING #9 ELEVATION (FACING W. NORTHFIELD BOULEVARD)



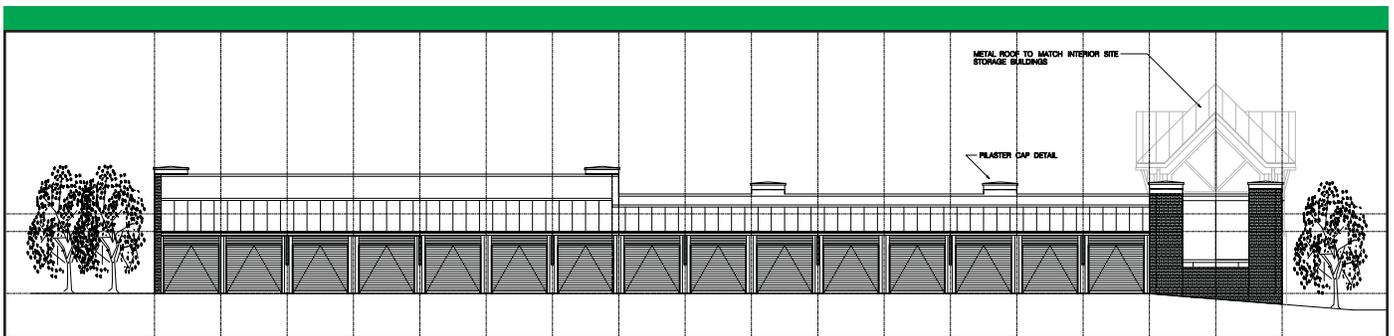
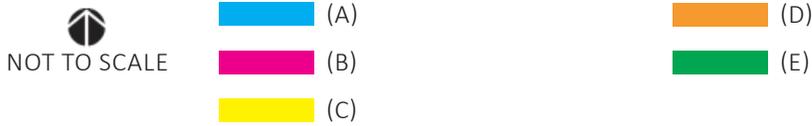
(B) PROPOSED STORAGE BUILDING #9 ELEVATION (FACING ENTRANCE/EXIT GATE)



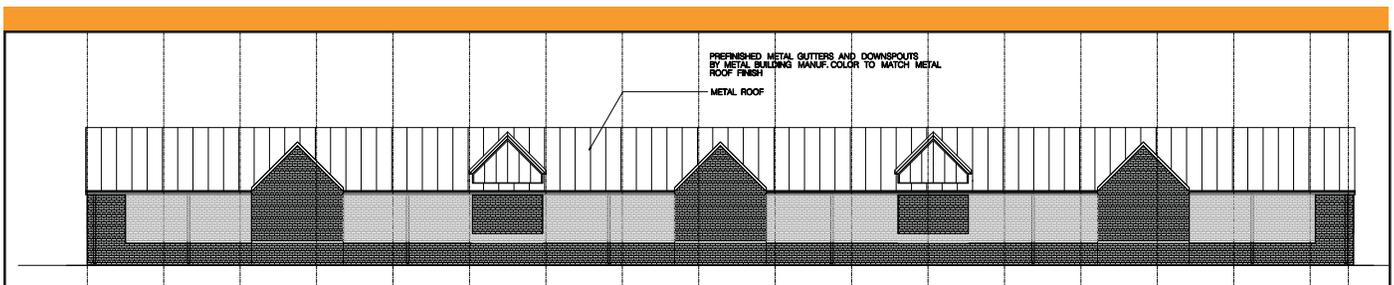
(C) PROPOSED OFFICE BUILDING ELEVATION (FACING W NORTHFIELD BOULEVARD)



SITE PLAN - ELEVATIONS MAP



(E) PROPOSED STORAGE BUILDING #9 ELEVATION (FACING PROPOSED BUILDING # 5)



(D) PROPOSED STORAGE BUILDING #1 ELEVATION (FACING W NORTHFIELD BLVD. AND PERIMETER OF DEVELOPMENT)

LOT 2 ALLOWABLE USES:

OTHER HOUSING

- Day-Care Center
- Museum
- Philanthropic Institution
- Public Building

TRANSPORTATION AND PUBLIC UTILITIES

- Post Office or Postal Facility

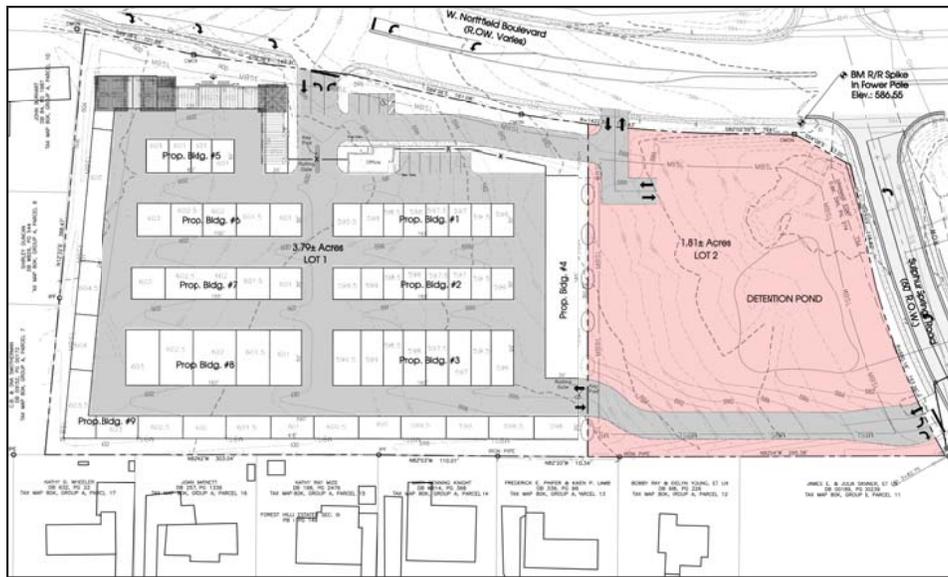


PVC BUFFER FENCE - 6 FEET IN HEIGHT

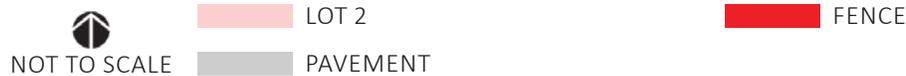
COMMERCIAL

- | | |
|---|---|
| <ul style="list-style-type: none"> • Amusements • Antique Shop <3,000 SF • Apothecaries (pharmaceutical only) • Art or Photo Studio or Gallery • Retail Bakery • Bank Branch Office • Bank, Drive-Up Electronic Teller • Bank, Main Office • Barber or Beauty Shop • Book or Card Shop • Business and Communication Service • Catering Establishment • Clothing Store • Convenience Sales and Service, max. 5,000 sf floor area (no fuel pumps) • Delicatessen • Doughnut Shop • Dry Cleaning • Dry Cleaning Pick-up Station | <ul style="list-style-type: none"> • Financial Service • Flower or Plan Store • Garden and Lawn Supplies (no outdoor storage) • Glass-Stained and Leaded • Ice Cream Shop • Interior Decorator • Karate Instruction • Locksmith • Music or Dancing Academy • Offices • Optical Dispensaries • Personal Service Establishment • Pet Shop • Pharmacies • Photo Finishing • Reducing and Weight Control Service • Restaurant and Carry-out Restaurant • Retail Shop, other than enumerated elsewhere |
|---|---|

** No establishments where on-premise consumption of intoxicating beverages is primary activity. Additional Notes: There shall be no auto sales and/or service. There shall be no amplified outdoor music.*



SITE PLAN - LOT 2



While the immediate use of Lot 2 is unknown at this time, the allowable uses for commercial zoning are outlined on page 22. Therefore, additional standards for those anticipated uses have been outlined here below. The allowable uses listed were taken from the allowable uses for Commercial Fringe (CF) District, which is intended to allow low impact commercial uses in relative close proximity to residential to provide commercial retail uses and personal services for a relatively small area.

Lot 2 - Minimum Site Characteristics:

- Building heights shall not exceed 35 feet in height.
- All parking will be located at least 5 feet from property lines (side, rear, and R.O.W.).
- All parking areas to be screened from public right-of-way by landscaping.
- Any solid waste enclosures will be constructed of materials consistent with building architecture and be at least 8 feet tall with opaque gates.
- Type 'C' buffer accompanied by a 6 foot tall opaque pvc fence to be constructed along the Lot 2 portion of the southern property line to screen the rear yards of neighbor's lots from the site's parking lot and shared access drive.
- Buildings will have a strong base established with use of landscaping.
- Monument signage located at entrances along roadways to have materials consistent with building architecture and accented with landscaping.
- All mechanical equipment (i.e. hvac and transformers) to be screened.
- All on-site utilities will be underground.
- On-site lighting will comply with city standards to prevent light pollution.
- Parking will comply with Murfreesboro's zoning ordinance for uses that comply with Commercial Fringe (CF) District and those outlined on page 22.
- All parking will have curbing.
- Construction of Lot 2 will begin once an end-user has chosen the site and receives site plan approval from the planning commission.
- All buildings on Lot 2 will have materials & architecture consistent with Lot 1 to create an overall theme of the development.

Minimum Building Setbacks - Lot 2:

- Front: 30-foot
- Side: 10-foot
- Rear: 20-foot



CONCEPTUAL LANDSCAPE PLAN

FRONTAGE LANDSCAPE: DECIDUOUS TREES



(A)



(B)

- (A) *Ulmus parvifolia* 'Emer II' / 'Emer II' Alle Elm
- (B) *Zelkova serrata* 'Green Vase' / Sawleaf Zelkova
- (C) *Buxus* x 'Green Mountain' / Boxwood
- (D) *Prunus laurocerasus* 'Otto Luyken' / Luykens Laurel
- (E) *Lagerstroemia indica* 'GAMAD VI' / Berry Dazzle Crape Myrtle
- (F) *Miscanthus sinensis* 'Adagio' / Adagio Eulalia Grass
- (G) *Liriope spicata* 'Silver Dragon' / Creeping Lily Turf
- (H) *Setcreasea pallida* 'Purple Heart' / Purple Heart Setcreasea

- (I) *Iberis sempervirens* 'Little Gem' / Little Gem Candytuft
- (J) *Liriope muscari* 'Variegata' / Variegated Lily Turf
- (K) *Magnolia grandiflora* 'D.D. Blanchard' TM/ Southern Magnolia
- (L) *Thuja standishii* x *plicata* 'Green Giant' / Green Giant Arborvitae
- (M) *Cryptomeria Japonica* 'Radi-cans' / Japanese Cedar
- (N) *Viburnum x pragense* / Prague Viburnum
- (O) *Prunus laurocerasus* 'Schipkaensis' / Schipka Laurel

FRONTAGE LANDSCAPE: EVERGREEN/DECIDUOUS SHRUBS AND GRASSES



(C)



(D)



(E)



(F)

FRONTAGE LANDSCAPE: GROUNDCOVER



(G)



(H)



(I)



(J)

TYPE 'C' LANDSCAPE BUFFER: EVERGREEN TREES



(K)



(L)



(M)

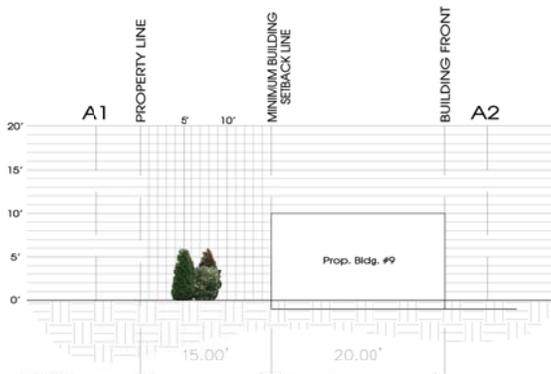
TYPE 'C' LANDSCAPE BUFFER: EVERGREEN SHRUBS



(N)



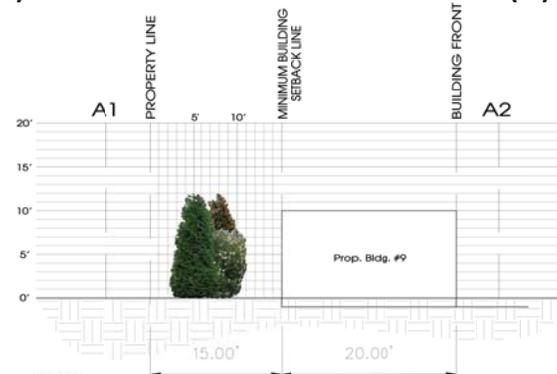
(O)



NOTES:

- The space between 'property line' and minimum building setback line may have varying elevation change not graphically demonstrated.
- Vegetation is shown at initial planting height.

INITIAL PLANTING HEIGHT



NOTES:

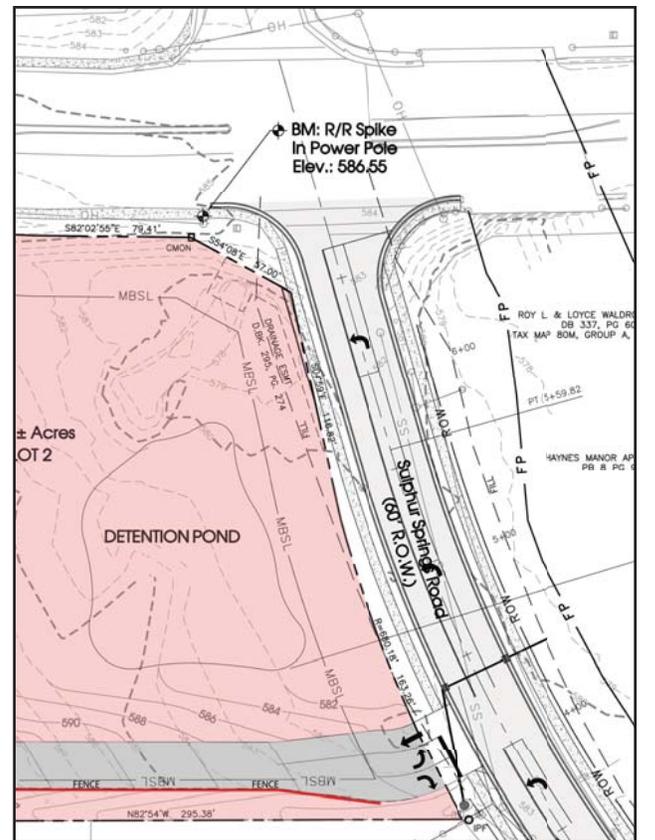
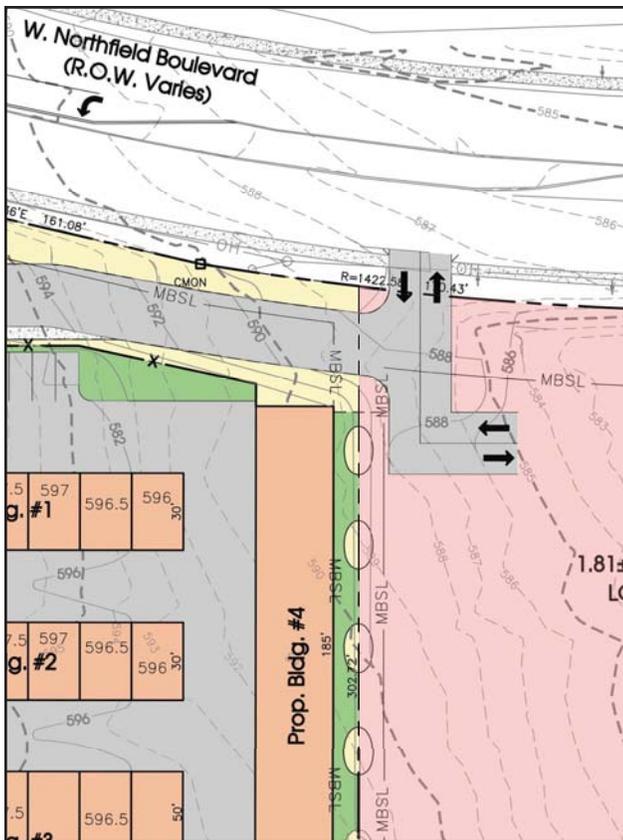
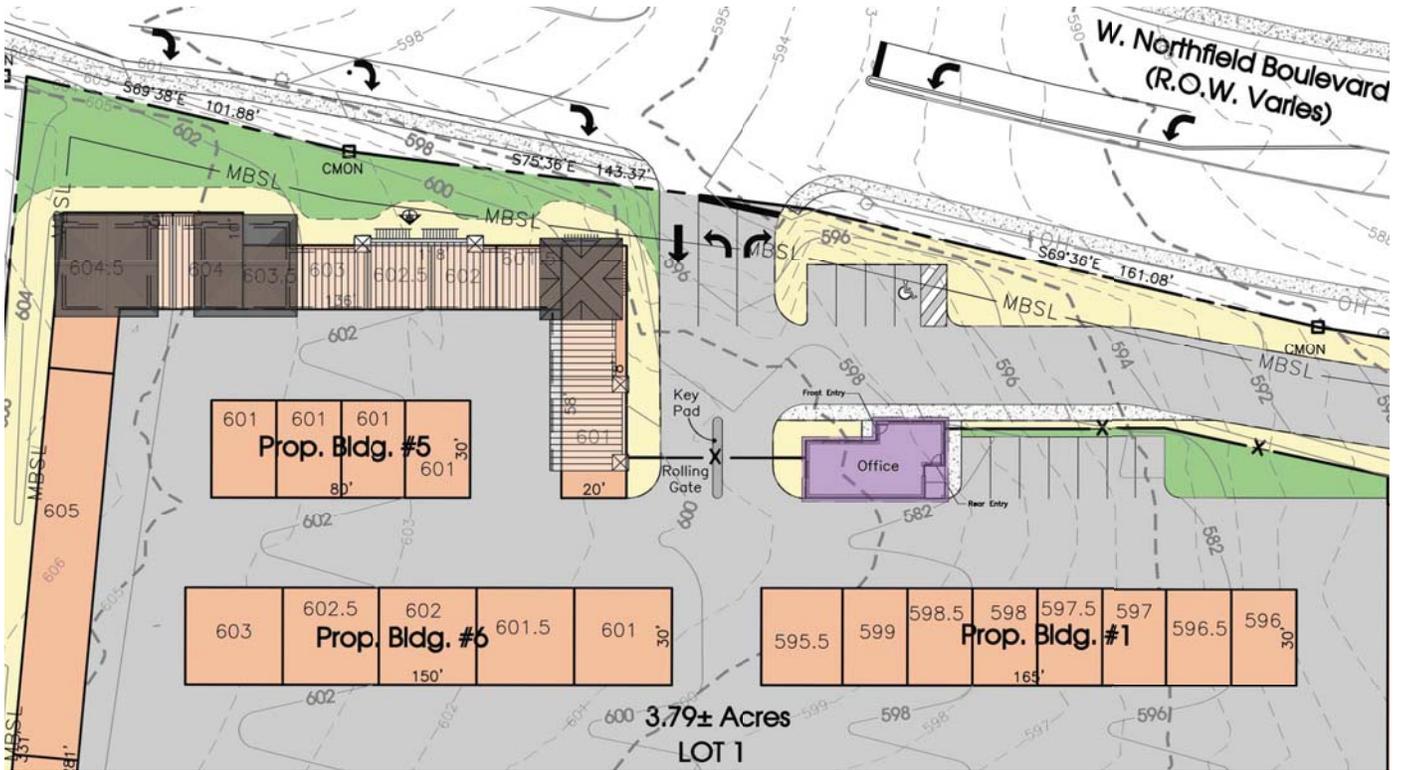
- The space between 'property line' and minimum building setback line may have varying elevation change not graphically demonstrated.
- Vegetation is shown at average height for 10 years.

10-YEAR PLANTING HEIGHT

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:

- A minimum 5 feet of landscape area between parking and all property lines.
- Public rights-of-way screened from parking by use of landscaping and/or berming.
- West and south perimeter of lot 1 will have a Type 'c' landscape buffer planted.
- The southern property line of lot 2 will have a Type 'c' landscape buffer planted including a solid opaque pvc fence (minimum 6-foot tall) to provide screening for the adjacent neighbors properties.
- 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 buildings will have at least 3 foot landscape strip.
- Monument signage 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.



INGRESS/ EGRESS PLANS

- PROPOSED STORAGE UNIT
 PLANT BED
 FENCE
- OFFICE
 LAWN
- PAVEMENT
 LOT 2

NOT TO SCALE

Pursuant to the Murfreesboro major thoroughfare plan, Sulphur Springs Road and West Northfield Boulevard are not planned to be upgraded. As per this rezoning request, the plan proposes that additional improvements be made to the roadways around the perimeter of the site. The PCD proposes improvements to both Sulphur Springs Road and West Northfield Boulevard.

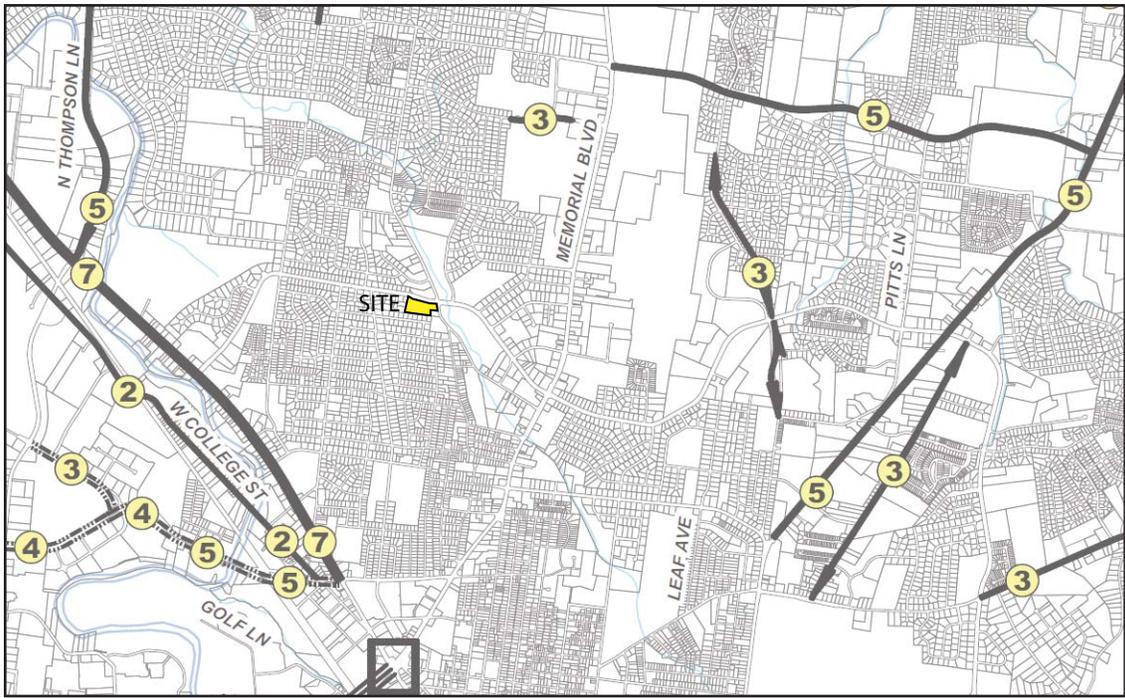
The Sulphur Springs improvements call for adding additional pavement for a dedicated left hand turn lane to W. Northfield Boulevard. Along with a dedicated left hand turn lane into the site at the shared access drive along the south property line on Lot 2.

Proposed improvements to West Northfield Boulevard include adding a dedicated left hand turn lane from west-bound-lanes into the mini-storage site. Along with a dedicated right hand turn lane off of the east-bound travel lanes on W. Northfield Boulevard into the mini-storage site. A second shared entrance off of the eastbound lanes along W. Northfield Boulevard will be provided for shared ingress/egress from Lot 2.

On-site turning movements have been planned to provide maximum stacking distances and the optimal design to minimize impact to the city's rights-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.



THOROUGHFARE PLAN

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

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 6 ALONG WITH DESCRIPTIONS OF EACH.

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

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 6 THAT SHOWS THE EXISTING CONTOURS AND DRAINAGE PATTERNS ALONG WITH AN AERIAL PHOTOGRAPH OF THE AREA. A PORTION OF THE PROPERTY IS SUBJECT TO THE FLOODPLAIN ASSOCIATED WITH SINKING CREEK. A PORTION OF THE SITE LIES WITHIN ZONE AE, PER COMMUNITY PANEL 47149C0260H EFFECTIVE DATE: 1/5/2007.

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 4-15 GIVE THE LOCATION OF EXISTING STRUCTURES ON THE SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 8 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 16-27 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 16 & 26 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 17 & 23**

(BB) THE ORDER IN WHICH THE PHASES OF THE PROJECT WILL BE BUILT; **RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 17 & 23**

(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 17 & 23**

(DD) A BREAKDOWN BY PHASE FOR SUBSECTIONS[5] AND [6] ABOVE; **RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 17 & 23**

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 PCD. THE SURROUNDING AREA HAS A MIXTURE OF USES CONSISTING OF RESIDENTIAL DETACHED AND ATTACHED STRUCTURES, CHURCHES, AND SCHOOLS, AND COMMERCIAL DEVELOPMENTS. 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 THIS 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 27 FEET LESS THAT THE REQUIRED SETBACK FOR A (CF) DEVELOPMENT. THE SIDE SETBACKS REQUESTED ARE SAME AS REQUIRED FOR A (CF) DEVELOPMENT. THE REAR SETBACKS REQUESTED ARE 5 FEET LESS THAN THE REQUIRED SETBACK FOR A (CF) DEVELOPMENT. THE MAXIMUM HEIGHT IS 10 FEET LESS THAN WHAT IS ALLOWED IN A (CF) 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

RESPONSE: THE DATA CHART BELOW IS NOT COMPLETE DUE TO THE UNKNOWN DEVELOPMENT ASSOCIATED WITH THE UNDEVELOPED LOT 2. THE DATA IN THE CHART IS ONLY BASED ON AREAS FROM LOT 1. THIS CHART WILL NOT BE ACCURATE UNTIL SUCH TIME THAT A DESIGN FOR LOT 2 IS SUBMITTED FOR APPROVAL, WHICH WILL PROVIDE REMAINING DATA TO MAKE THE CHART ACCURATE IN RELATION TO THE TOTAL SITE AREA. MAXIMUM FLOOR AREA TO BE CONSTRUCTED ON LOT 2 IS 40,000 S.F.

TOTAL SITE AREA	243663
TOTAL MAXIMUM FLOOR AREA	64357
TOTAL LOT AREA	243663
TOTAL BUILDING COVERAGE	64357
TOTAL DRIVE/ PARKING AREA	85693
TOTAL RIGHT-OF-WAY	0
TOTAL LIVABLE SPACE	93613
TOTAL OPEN SPACE	179306
FLOOR AREA RATIO (F.A.R.)	0.26
LIVABILITY SPACE RATIO (L.S.R.)	1.45
OPEN SPACE RATIO (O.S.R.)	2.79

SQUARE FOOTAGE AND RATIO CALCULATIONS (LOTS 1 AND 2)

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). THIS SITE IS NOT IN THE BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORIC DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). A PORTION OF THE PROPERTY IS SUBJECT TO THE FLOODPLAIN ASSOCIATED WITH SINKING CREEK. A PORTION OF THE SITE LIES WITHIN ZONE AE, PER COMMUNITY PANEL 47149C0260H EFFECTIVE DATE: 1/5/2007.

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 27 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. ALL CONTACT INFORMATION IS LOCATED ON THE COVER OF THIS BOOKLET.

SPRING
VILLAGE



Spring Village at Northfield • Murfreesboro, TN
HOLLOWAY-WALDRON DEVELOPMENT



Rendering by
Oliveros & Friends
2112 Bishopsgate Dr.
Toledo, OH 43614 U.S.A.
Phone: 1.419.385.8100



Potential uses for occupants of Northfield Village include:

OTHER HOUSING

- Day-Care Center
- Museum
- Philanthropic Institution
- Public Building

COMMERCIAL

- Amusements
- Antique Shop <3,000 SF
- Apothecaries (pharmaceutical only)
- Art or Photo Studio or Gallery
- Retail Bakery
- Bank Branch Office
- Bank, Drive-Up Electronic Teller
- Bank, Main Office
- Barber or Beauty Shop
- Book or Card Shop
- Business and Communication Service
- Catering Establishment
- Clothing Store
- Convenience Sales and Service, max. 5,000 sf floor area (no fuel pumps)
- Delicatessen
- Doughnut Shop
- Dry Cleaning
- Dry Cleaning Pick-up Station

- Financial Service
- Flower or Plant Store
- Garden and Lawn Supplies (no outdoor storage)
- Glass –Stained and Leaded
- Ice Cream Shop
- Interior Decorator
- Karate Instruction
- Locksmith
- Liquor Store
- Music or Dancing Academy
- Offices
- Optical Dispensaries
- Personal Service Establishment
- Pet Shop
- Pharmacies
- Photo Finishing
- Reducing and Weight Control Service
- Restaurant and Carry-out Restaurant*
- Retail Shop, other than enumerated elsewhere
- Specialty Shop
- Video Rental

TRANSPORTATION AND PUBLIC UTILITIES

- Post Office or Postal Facility

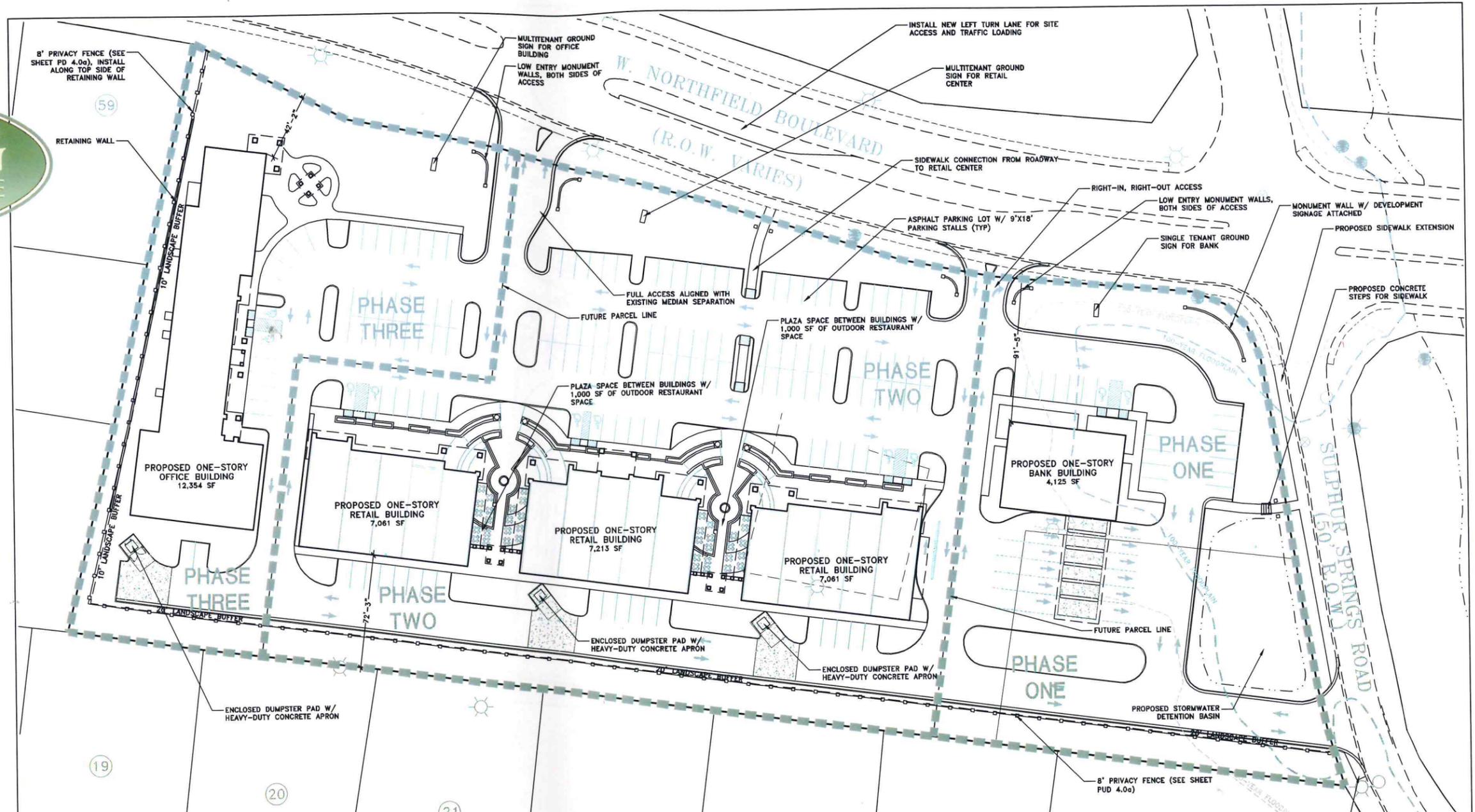
*No establishments where on-premise consumption of intoxicating beverages is primary activity.
Additional Notes: There shall be no auto sales and/or service.
There shall be no amplified outdoor music.



SITE DATA	
EXISTING ZONING:	RS15
EXISTING USAGE:	VACANT CHURCH & MULTI-FAMILY RESIDENTIAL
TOTAL ACREAGE:	5.60 AC (100% OF DEVELOPMENT AREA)
PROPOSED ZONING:	PLANNED COMMERCIAL DISTRICT (PCD)
PROPOSED USAGE:	MIXED-USE RETAIL AND OFFICE
PROPOSED USE SQUARE FOOTAGES:	
BANK:	4,125 SF
OFFICE:	12,058 SF
RETAIL:	21,333 SF
MAXIMUM SQUARE FOOTAGE IN BUILDINGS:	
LAND USES BY AREA:	37,518 SF
COMMERCIAL / RETAIL USE:	37,518 SF (0.86 AC, OR 15.4%)
OPEN SPACE:	52,005 SF (1.19 AC, OR 21.3%)
OFF-STREET PARKING AND LOADING:	92,282 SF (2.11 AC, OR 37.7%)
FLOOR AREA RATIO (FAR): 0.157	
TOTAL PARKING REQUIRED:	125 SPACES (1 SPACE / 300 SF @ 37,518 SF)
	50 SPACES (1 SPACE / 100 SF @ 5,000 SF)
	175 TOTAL SPACES
TOTAL PARKING PROVIDED:	178 SPACES
	INC. 10 HANDICAPPED SPACES (4 VAN ACCESSIBLE)



Planned Development Site Master Plan



SITE DATA

EXISTING ZONING:	RS15
EXISTING USAGE:	VACANT CHURCH & MULTI-FAMILY RESIDENTIAL
TOTAL ACREAGE:	5.60 AC (100% OF DEVELOPMENT AREA)
PROPOSED ZONING:	PLANNED COMMERCIAL DISTRICT (PCD)
PROPOSED USAGE:	MIXED-USE RETAIL AND OFFICE
PROPOSED USE SQUARE FOOTAGES:	
BANK:	4,125 SF
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FLOOR AREA RATIO (FAR):	0.157
TOTAL PARKING REQUIRED:	125 SPACES (1 SPACE / 300 SF @ 37,518 SF) 50 SPACES (1 SPACE / 100 SF @ 5,000 SF)
TOTAL PARKING PROVIDED:	175 TOTAL SPACES 176 SPACES INC. 10 HANDICAPPED SPACES (4 VAN ACCESSIBLE)

- NOTES**
1. DEVELOPMENT TO FOLLOW GATEWAY DESIGN OVERLAY DISTRICT GUIDELINES FOR LANDSCAPING AND SIGNAGE.
 2. SEE SHEET PD 4.0 FOR DUMPSTER ENCLOSURE DETAILS.
 3. OFFICE SUITE ARCHITECTURAL PLANS TO INCLUDE REAR EMERGENCY ACCESS.
 4. PROPERTY TO BE SUBDIVIDED INTO PARCELS WITH CROSS ACCESS EASEMENTS AND JOINT USE PARKING.
 5. ALL SIGNAGE TO MEET CITY OF MURFREESBORO CODES AND SIGNAGE SHALL RECEIVE APPROVAL THROUGH MURFREESBORO CODES DEPARTMENT FOR COMPLIANCE.

SIGNAGE STANDARDS

BUILDING FACADE (ATTACHED) SIGNAGE

- SINGLE TENANT: 3 SQUARE FOOT / LINEAR FOOT
- MULTITENANT: 3 SQUARE FOOT / LINEAR FOOT
- MAXIMUM 60 SF / TENANT
- MAXIMUM 2.5 FEET TALL

WINDOW SIGNS

- MAXIMUM 25% OF INDIVIDUAL WINDOW PANE AREA

MULTITENANT GROUND SIGN

- ONE PER LOT
- MAXIMUM HEIGHT - 12'
- 200 SF TOTAL (DOUBLE-FACED: 100 SF PER SIDE)

SINGLE TENANT GROUND SIGN

- ONE PER LOT
- MAXIMUM HEIGHT - 8'
- 100 SF TOTAL (DOUBLE-FACED: 50 SF PER SIDE)

DEVELOPMENT ID SIGN

- ONE PER DEVELOPMENT
- MAXIMUM HEIGHT - 8'
- 100 SF TOTAL AREA

LEGEND

- OPAQUE SLAT FENCE
- TRAFFIC DIRECTIONAL ARROW
- HEAVY DUTY CONCRETE PAD
- LIGHT POLE
- UTILITY POLE
- MANHOLE
- BUILDING ROOF OVERHANG
- END PROPOSED SIDEWALK EXTENSION

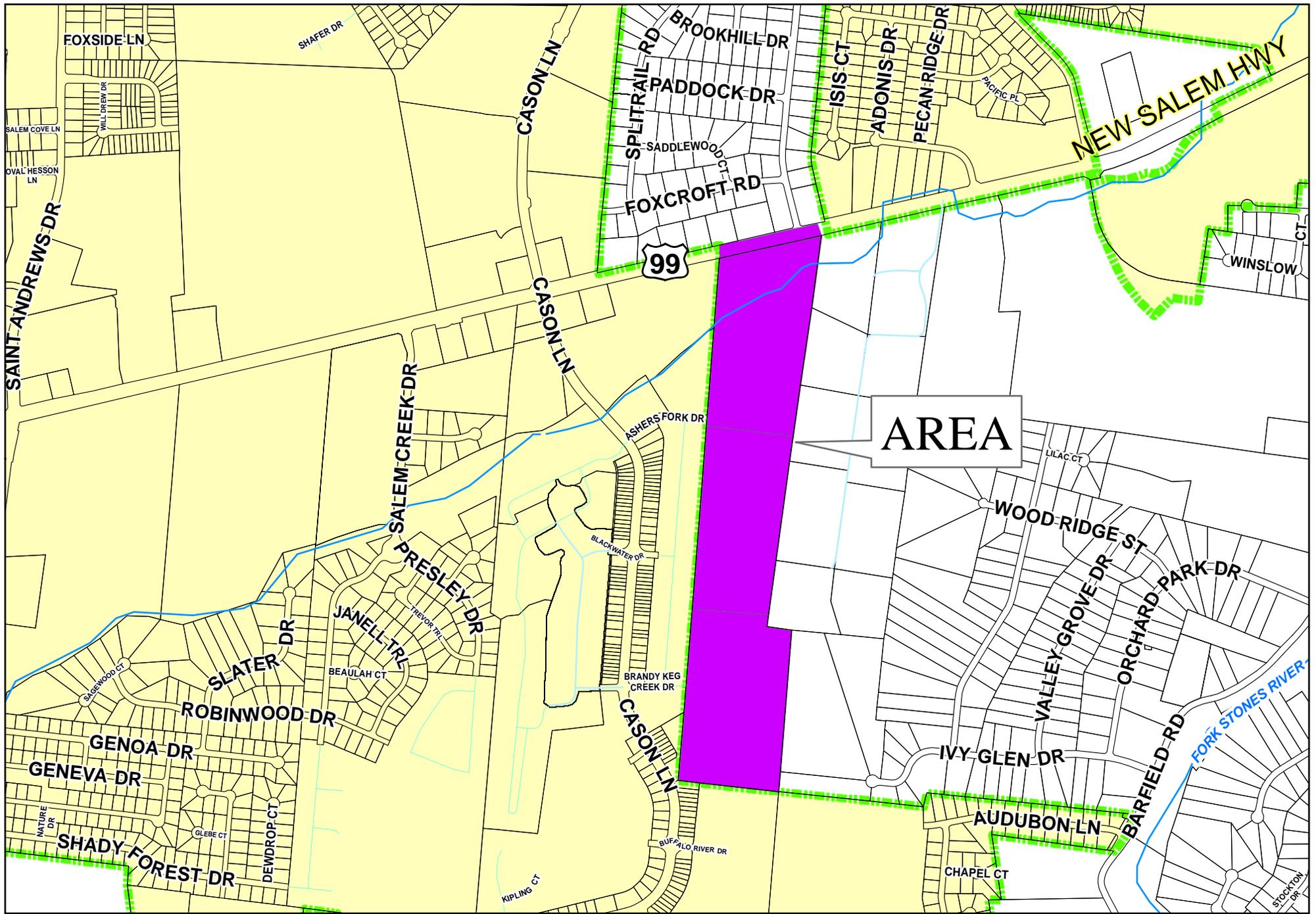
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2016**

4.c. Annexation Plan of Services and annexation petition [2016-506] for approximately 76 acres located at along New Salem Highway, William & Caroline Waite applicant.

The subject property is located along the south side of New Salem Highway just east of Cason Lane. It consists of approximately 74 acres and is currently undeveloped, with the exception of one single-family dwelling. Spence Creek, as well as its floodway and floodplain, are located at the north end of the property. The owners have submitted a petition to have the property annexed into the City limits. The next item on the agenda is a companion zoning request for the property. The applicants have requested CF (Commercial Fringe), RM-12 (Multi-Family Residential District), and RZ (Residential Zero-Lot Line) zoning simultaneous with annexation.

The subject property is contiguous with the existing City Limits to the south and to the west, it is within the City's urban growth boundary, and the owner has petitioned the City for annexation. Approximately 870 linear feet of New Salem Highway right-of-way, totaling approximately two (2) acres, is also included in the annexation study. There will be a gap left in the City limits along New Salem Highway, so that the Stonebrook, Brookhill, and Campbell Brown subdivisions to the north, which are located in the unincorporated County, will still remain contiguous with other areas of the unincorporated County. Staff is in the process of preparing an annexation plan of services. It will be ready for the Planning Commission's review prior to the public hearing.

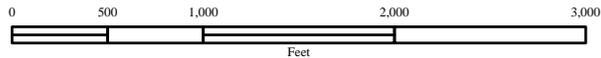
The Planning Commission will need to conduct a public hearing regarding the adoption of the Plan of Services and the annexation petition, after which it will need to formulate a recommendation for City Council. .



Annexation Request for Property Along New Salem Hwy.



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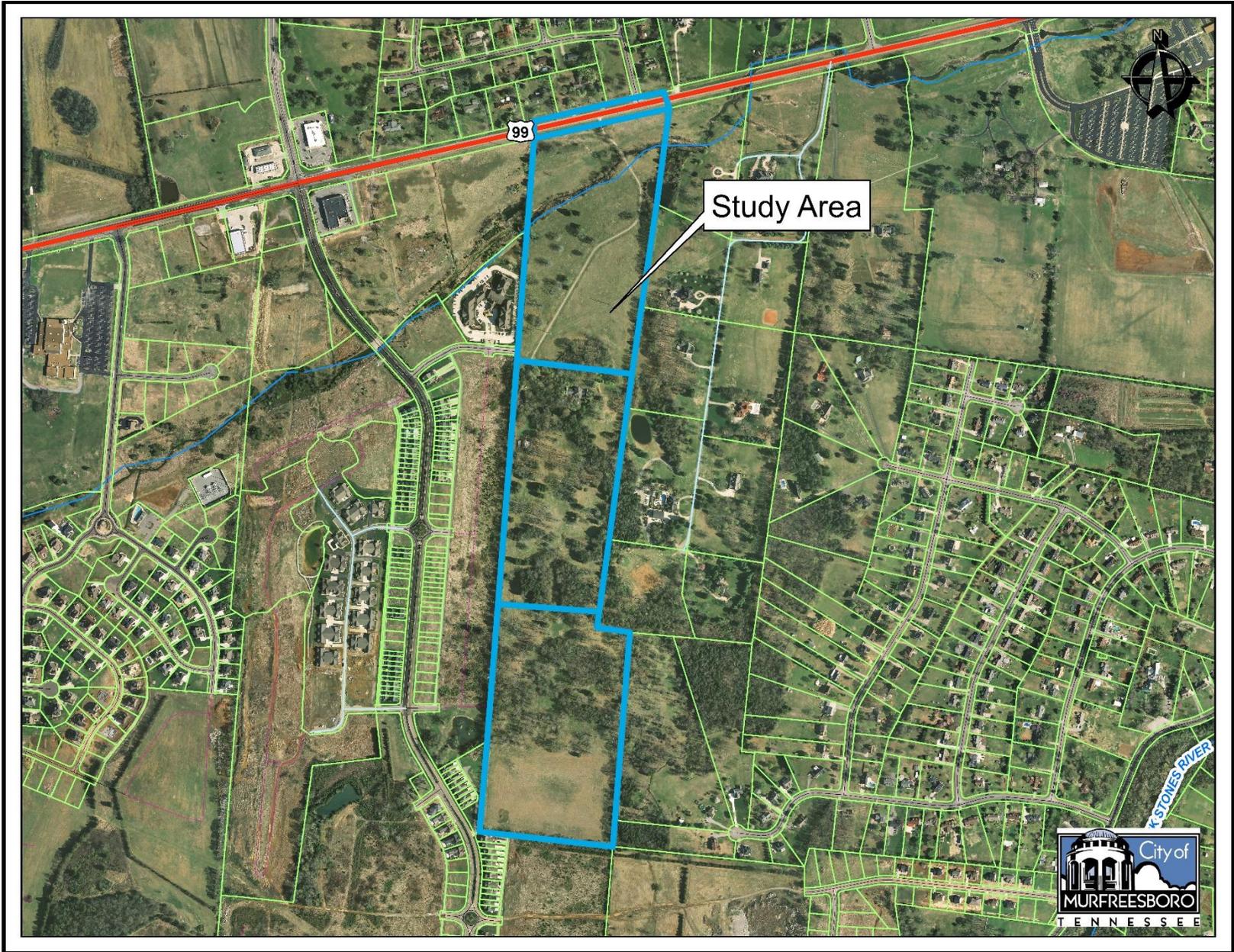


GIS Department
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, Tennessee 37130
 www.murfreesborotn.gov

**ANNEXATION REPORT FOR PROPERTY LOCATED AT
2329 NEW SALEM HIGHWAY
INCLUDING PLAN OF SERVICES**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
May 4, 2016**

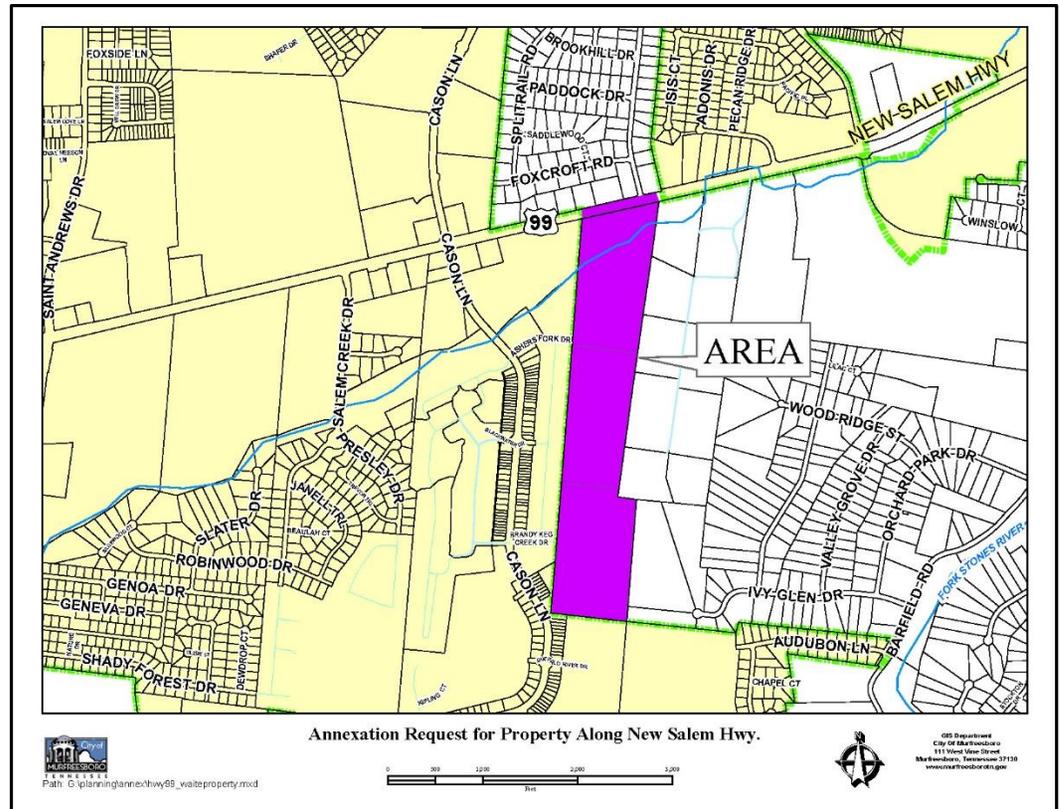


INTRODUCTION

OVERVIEW

The applicant, Clyde Rountree of Huddleston-Steele Engineering, Inc., representing William and Caroline Waite, has requested annexation of property located along the south side of New Salem Highway, east of Cason Lane.

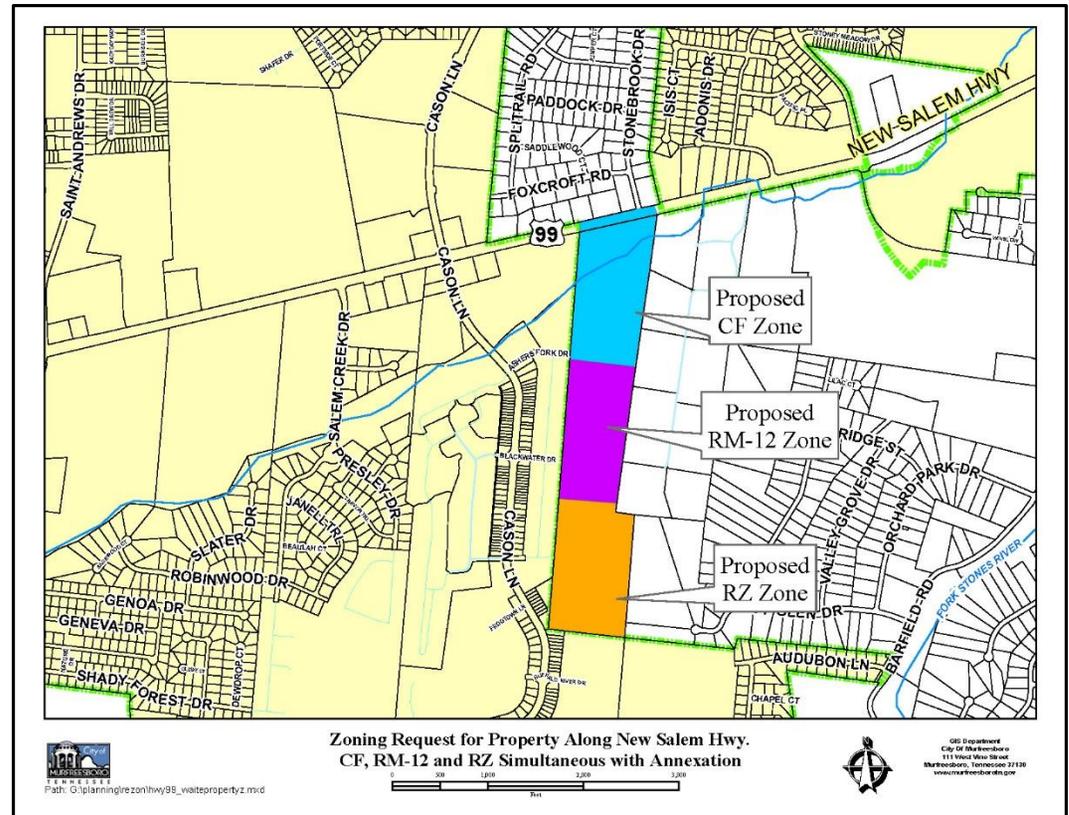
The area studied in this Plan of Services includes a 74.14-acre parcel (Tax Map 114, Parcel 14.00) as well as 1.98 acres (871 linear feet) of right-of-way along New Salem Road. The study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on the south and west. Adjacent areas to the north and east lie within the unincorporated County.



CITY ZONING

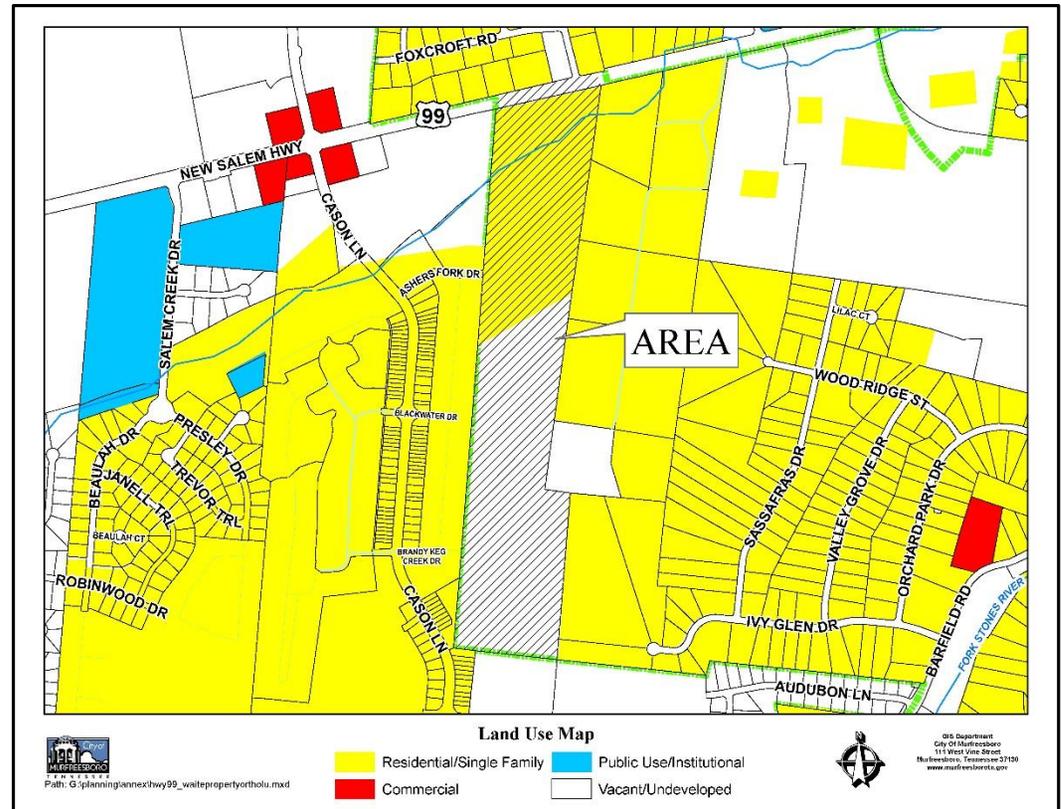
The applicant has requested rezoning simultaneous with annexation. The applicant wishes to have the northernmost 26.07 acres rezoned to CF (Commercial Fringe), the central 23.05 acres rezoned to RM-12 (Multi-Family Residential), and the southernmost 25.02 acres rezoned to RZ (Residential Zero Lot Line). The property is presently zoned RM (Residential – Medium Density) in the County.

Adjacent properties along the west side of the study area are located within the City and are zoned CH (Highway Commercial), PCD (Planned Commercial), and PRD (Planned Residential). Adjacent properties to the south are located within the City and are zoned PRD. Adjacent properties to the north and east are located within the unincorporated County and are zoned RM.



PRESENT AND SURROUNDING LAND USE

The 74.14-acre study area presently includes one single-family home. The Creekside at Three Rivers assisted living facility lies adjacent to the study area on the west along Ashers Fork Road. The Three Rivers townhouse development adjoins the study area along its western and southern boundaries. Large-lot single-family homes in the unincorporated County line the east side of the study area. Single-family homes on lots varying in size from one-half to two acres in the unincorporated County are present on the north side of New Salem Highway.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Waite William Etux Carolyn	75.76	\$919,900	\$727,800	\$411,925	\$5,232.68

These figures are for the property in its current state.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #4.

ELECTRIC SERVICE

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

STREET LIGHTING

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

STREETS AND ACCESS

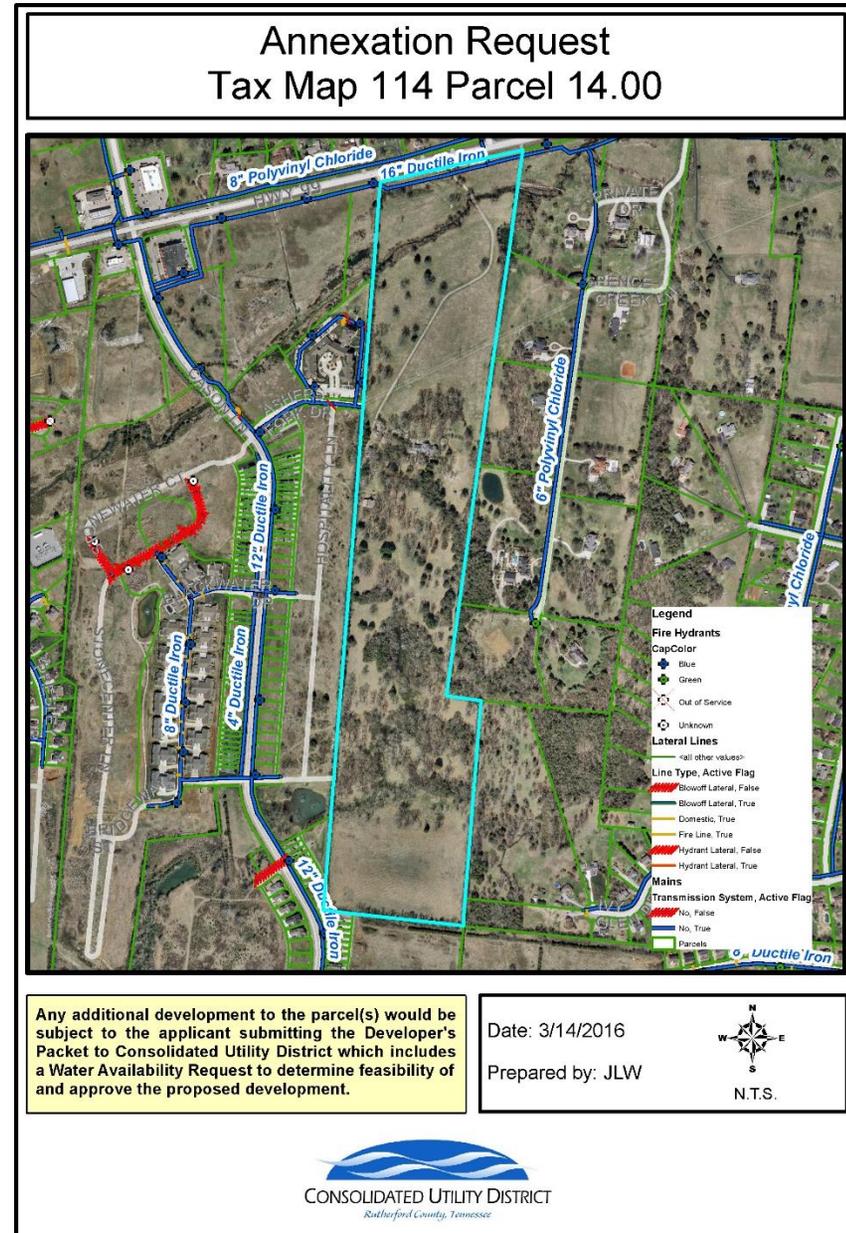
The study area currently has access to New Salem Highway, a major arterial and state route. Upon annexation, routine maintenance of the portion of New Salem Highway included in the study area will become the responsibility of the City of Murfreesboro under contract with the Tennessee Department of Transportation (TDOT). Turn-lane improvements may be warranted with future development. Additionally, TDOT has proposed a future widening project on New Salem Highway; this improvement is also on the City's Major Thoroughfare Plan.

New connections to New Salem Highway must be reviewed and approved by TDOT and the City Engineer. Any future public roadway facilities serving the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. The study area is presently served by a 16-inch water line which runs along the south side of New Salem Highway. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to CUD.

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

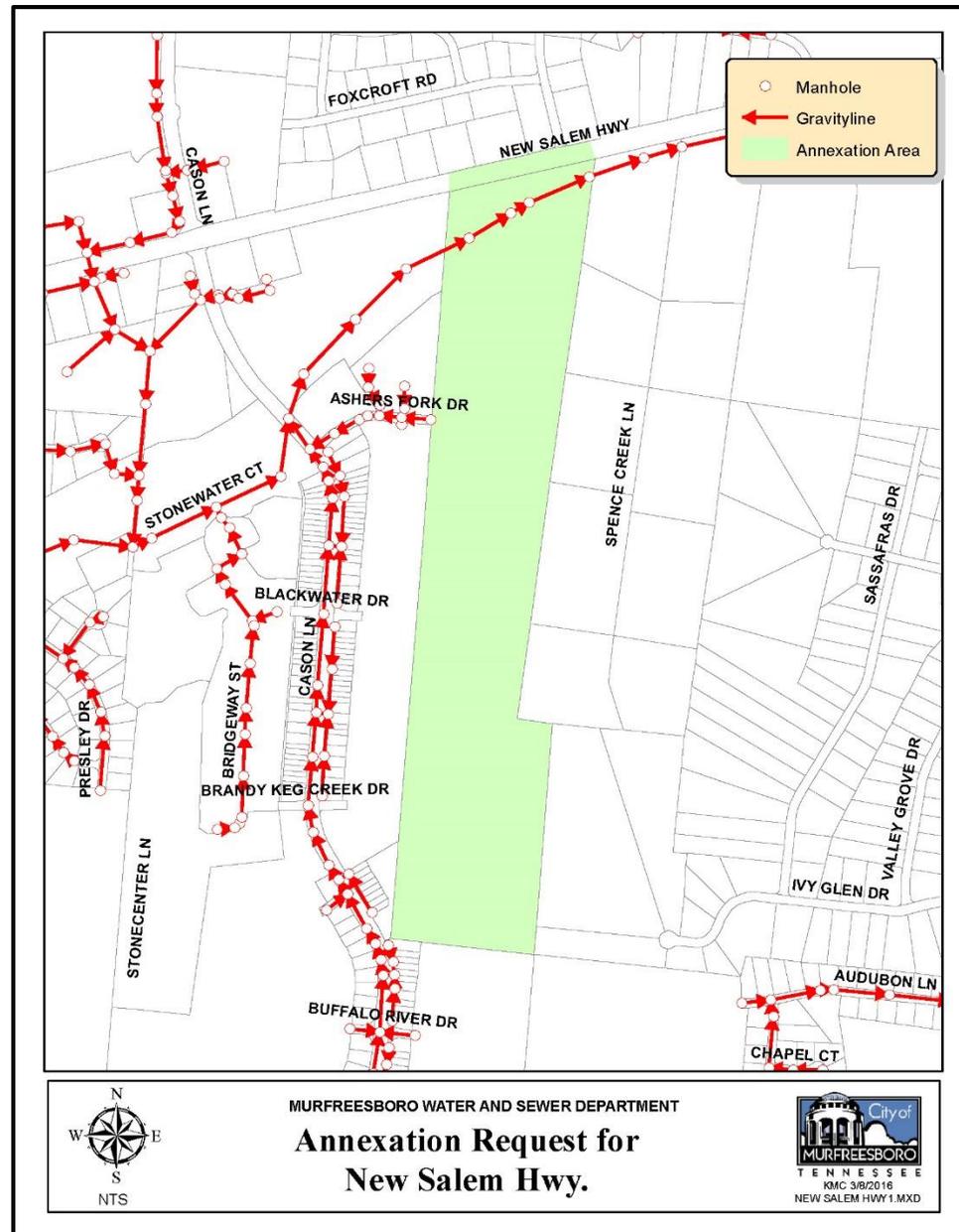


SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." Sewer service will be provided from an existing 15-inch sewer main flowing west to east located within the northern section of the study area. All sewer main improvements and easements needed to serve the subject properties are to be acquired and installed by the developer in accordance with MWSD's development policies and procedures.

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

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

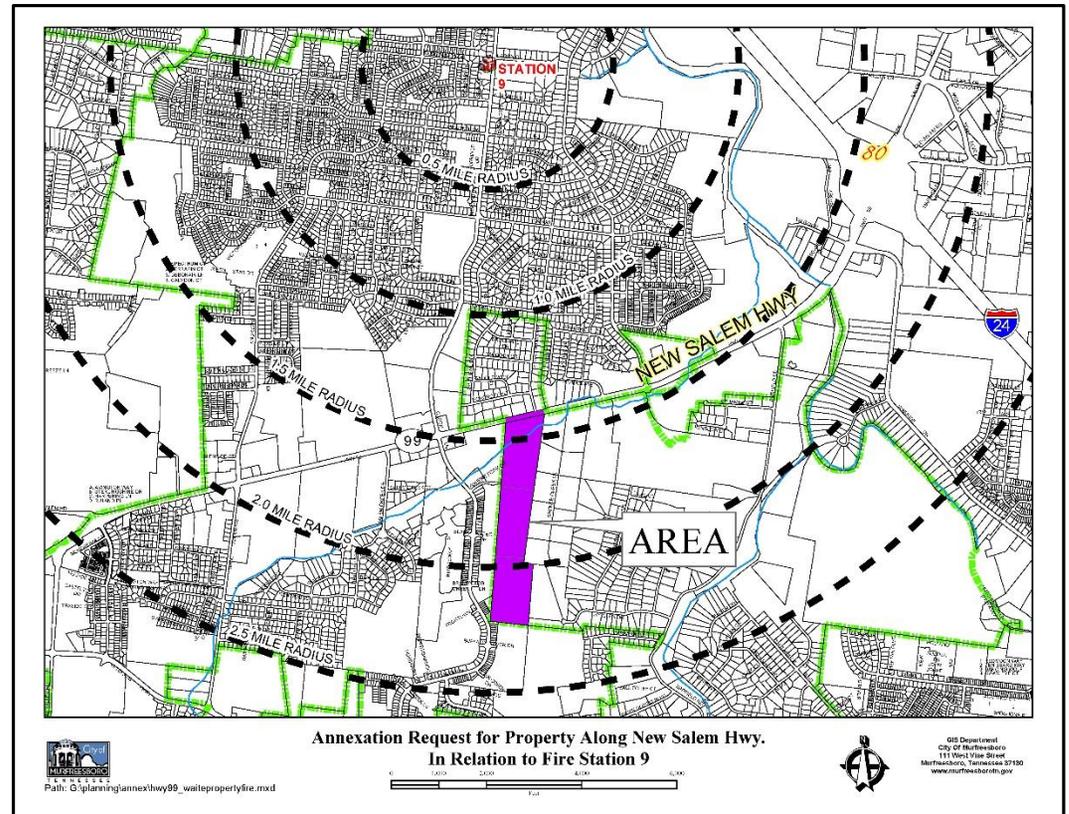


FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department (MFRD) will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation. However, because the existing house is served by a narrow driveway with a grate crossing, MFRD vehicles may have difficulty accessing the site from New Salem Highway. Additionally, there are no fire hydrants within 500 feet of the existing house.

MFRD recommends that the property be annexed only if a new fire hydrant is installed and a new driveway is constructed on the western side of the subject property, connecting the subject property to Ashers Fork Road. MFRD recommends that—prior to annexation of the subject property—the applicant execute a legal agreement with the City ensuring that these improvements will be completed within three months of the effective date of annexation.

Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures. The closest fire station to the study area is Fire Station #9, located at 802 Cason Lane, 2.1 miles from the study area. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



SOLID WASTE COLLECTION

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

BUILDING AND CODES

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

RECREATION

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

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

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Cason Lane Elementary school zone.

GEOGRAPHIC INFORMATION SYSTEMS

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

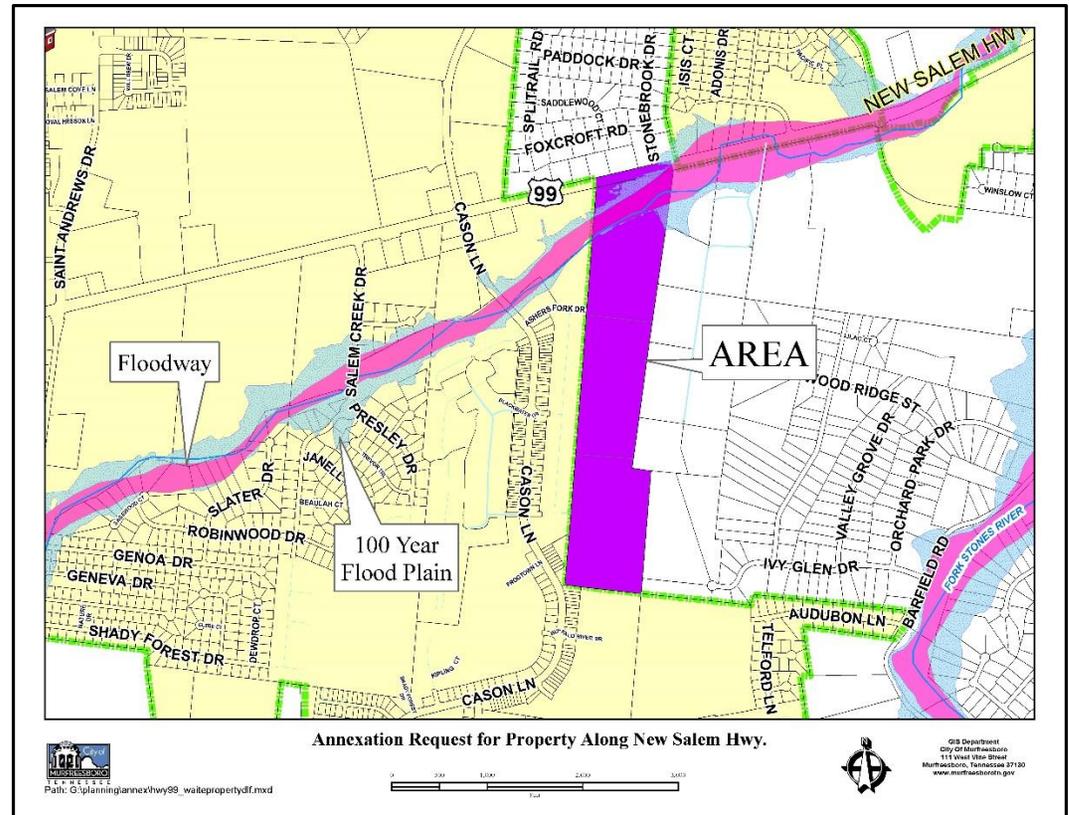
PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations. In order for the study area to be transferred to the adjacent property owner to the south, it must be combined with the parcel to the south via a compliant subdivision plat.

FLOODWAY

A portion of the study area is located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The affected portion of the property is located along the north side of the study area.

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

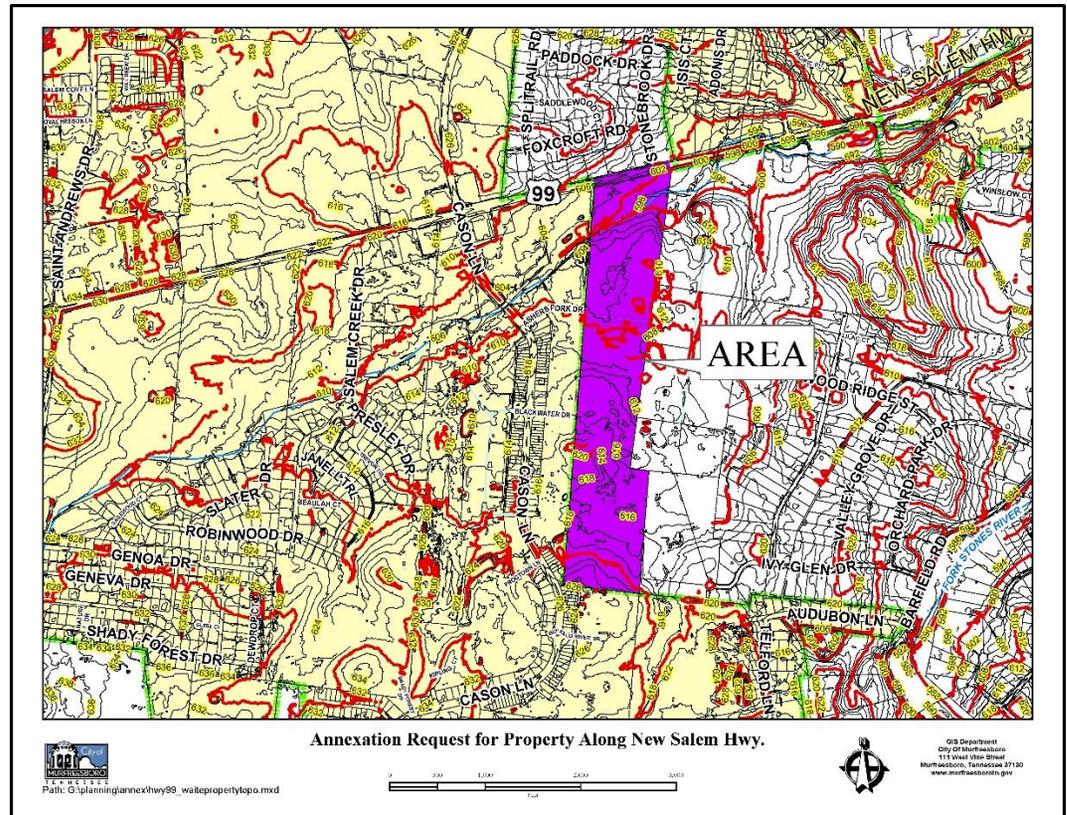


DRAINAGE

The southernmost portion of the study area drains to the east. The central portion drains to a closed depression which should be investigated during the design and planning of any future development to determine whether it is a Water of the State. Appropriate state permits will be required prior to developing the property; additionally, a 35-foot Water Quality Protection Area will be required along each side if the depression is a Water of the State.

The northernmost portion of the property drains to Spence Creek, a Water of the State that requires a 50-foot Water Quality Protection Area along both sides; appropriate state permits would be required prior to any new development. Any future development in the Spence Creek floodplain must meet all City Floodplain Management requirements. A small pond present along the eastern property line and numerous sinkholes on the subject property require further investigation. State permits may be required for development near these features.

New development on the property must meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed commercial and residential land uses and considering applicable credits, this property has the potential to generate \$12,900 in Stormwater Utility Fees annually upon full development. The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



ANNEXATION FOLLOW-UP

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

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. WILLIAM A WAITE
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: William A. Waite Status: Owner Date: 2-29-16

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

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

Signature: Caroline A. Waite Status: Owner Date: 2-29-16

23
Mailing Address (if not address of property to be annexed)

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

Signature: _____ Status: _____ Date: _____

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

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

Signature: _____ Status: _____ Date: _____

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

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes

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

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 4, 2016**

- 4.d. Zoning application [2016-415] for approximately 74 acres located along New Salem Highway to be zoned CF (approx. 26.1 acres), RM-12 (approx. 23.1 acres) and RZ (approx. 25 acres) simultaneous with annexation, William & Caroline Waite applicant.**

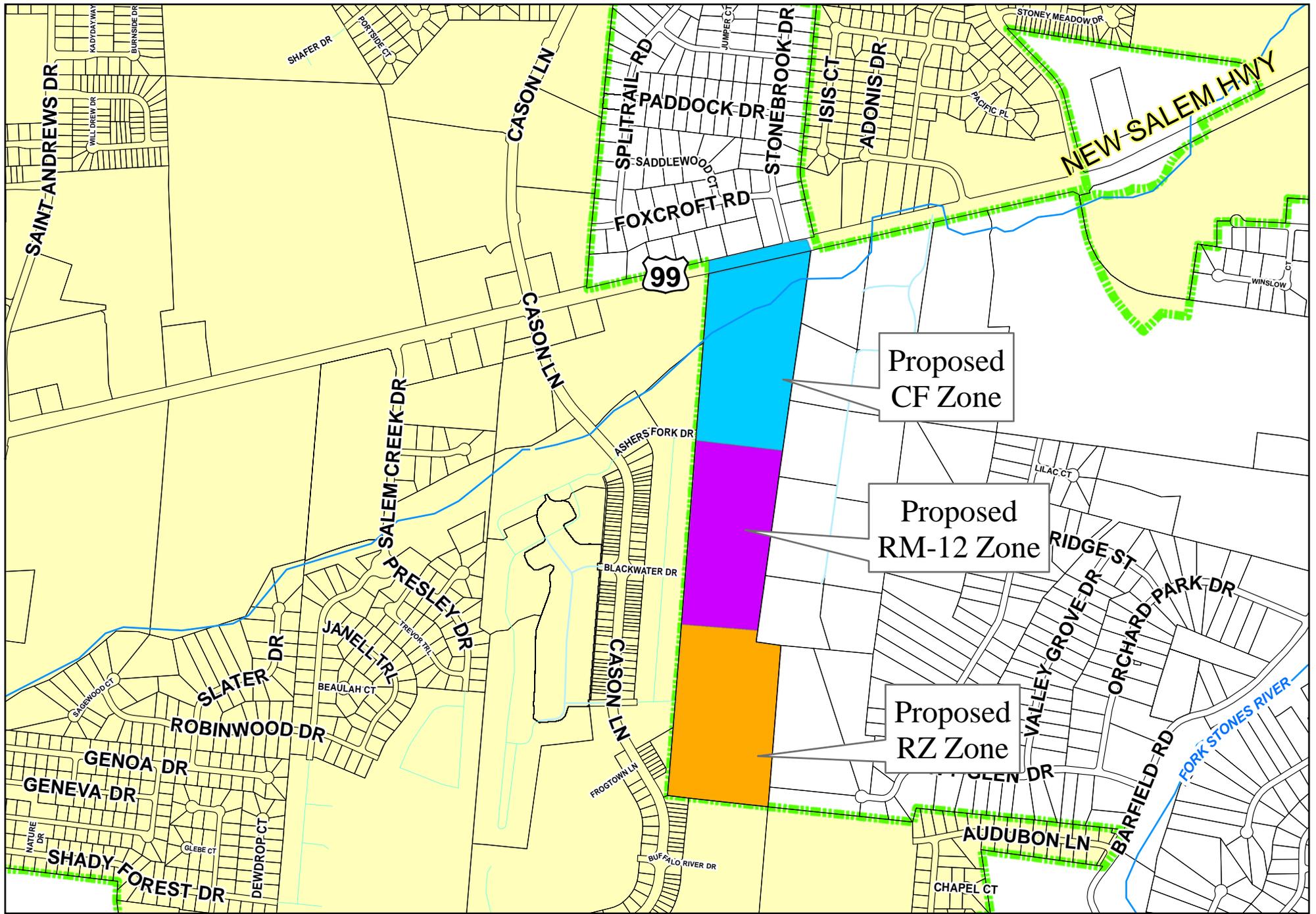
The subject property is located along the south side of New Salem Highway just east of Cason Lane. It consists of approximately 74 acres and is currently undeveloped, with the exception of one single-family dwelling. Spence Creek, as well as its floodway and floodplain, are located at the north end of the property. The property owners have submitted a petition to have the property annexed into the City limits. The annexation and plan of services was the previous item on the agenda. The applicants have also requested zoning classifications of CF (Commercial Fringe), RM-12 (Multi-Family Residential District), and RZ (Residential Zero-Lot Line) simultaneous with annexation.

The area proposed for CF zoning, which totals 26.07 acres is at the very north end of the parcel adjacent to New Salem Highway. The actual developable CF acreage on the subject property will be less, however, because of the floodway of Spence Creek. South of the proposed CF zoning is the area proposed for RM-12 zoning, which totals 23.05 acres. At twelve units per acre, this 23.05 acres could yield approximately 276 multi-family dwelling units, with the potential of additional units being considered as a density bonus if certain amenities are provided. At the southern end of the parcel is the area proposed for RZ zoning, which totals 25.02 acres. The RZ zone permits both single-family residential attached and single-family residential detached development.

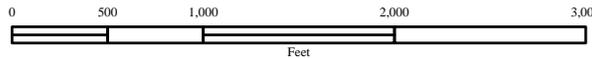
To the west of the subject property, along New Salem Highway, is CH (Commercial Highway) zoning. The Planning Commission will be considering a master plan for the future development of this tract at its March 16th meeting. Also to the west is property zoned PCD (Planned Commercial District) and OG-R (General Office District – Residential), developed with an assisted care living facility. Also to the west is the Three Rivers PRD (Planned Residential District), which is developing with single-family attached and detached homes on minimum lot sizes of approximately 3,000-4,000 square-feet to 8,400 square-feet. Further to the west is the Stonebridge at Three Rivers PRD, which is developing with an active adult condominium community. Directly to the south of the subject property is property that is zoned PRD for the development of the proposed Gardens at Three Rivers, which is an age-targeted community with single-family zero-lot line attached homes. To the east of the subject property is a single-family residential development with estate lots on Spence Creek Lane in the unincorporated County. To the northeast of the subject property, across New Salem Highway, is the Olympic Springs Subdivision, which is zoned RS-15 (Single-Family Residential District) and RS-12. Directly to the north of the subject property, also across New Salem Highway, are the Stonebrook, Brookhill, and Campbell Brown subdivisions, all of which are located in the unincorporated County.

The future land use map for the Salem Pike Land Use Plan recommends that the northern portion of the subject property develop as "Mixed Use Limited Planned Development," which is defined as "all medium and high-density residential; institutional; offices with a maximum 30% floor area ratio; and general farming." The map recommends that the balance of the property develop as "Medium-density residential," which is defined as "all single-family and two-family residential uses that involve a density of at least three units per acre but less than eight units per acre; institutional; convenience scale commercial uses on a selective and limited basis; and general farming." The text of the plan recommends the clustering of commercial uses at "major thoroughfare intersections." The proposed CF zoning would extend the existing commercial node at the intersection of New Salem Highway and Cason Lane eastward. The text of the plan also recommends "a pedestrian scale in residential areas involving the ability to walk..." to "...convenience commercial services." While portions of the request are consistent with the Salem Pike Land Use Plan and its future land use map, other portions of the request deviate somewhat from its recommendations. The Planning Commission will need to determine whether or not the proposed deviations are appropriate.

The Planning Commission will need to conduct a public hearing regarding the zoning change request, after which it will need to formulate a recommendation for City Council. .



**Zoning Request for Property Along New Salem Hwy.
CF, RM-12 and RZ Simultaneous with Annexation**



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



February 25, 2016

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

Re: Annexation and Rezoning Request

Described as Tax Map #114 and Parcel 01400, consisting of 74+/- ac. located at 2329 New Salem Road in Murfreesboro, Tennessee.

Dear Mr. Whitaker:

On behalf of our client, the Waite Family Partnership, we hereby request the annexation and rezoning of the property located at Tax Map 114, Parcel 01400, consisting of 74+/- acres, currently zoned RM in the county, to the new zoning of 26.07 acres to CF and 23.05 acres to RM-12, and 25.02 acres to RZ as depicted in the exhibit provided. Thank you for considering our request.

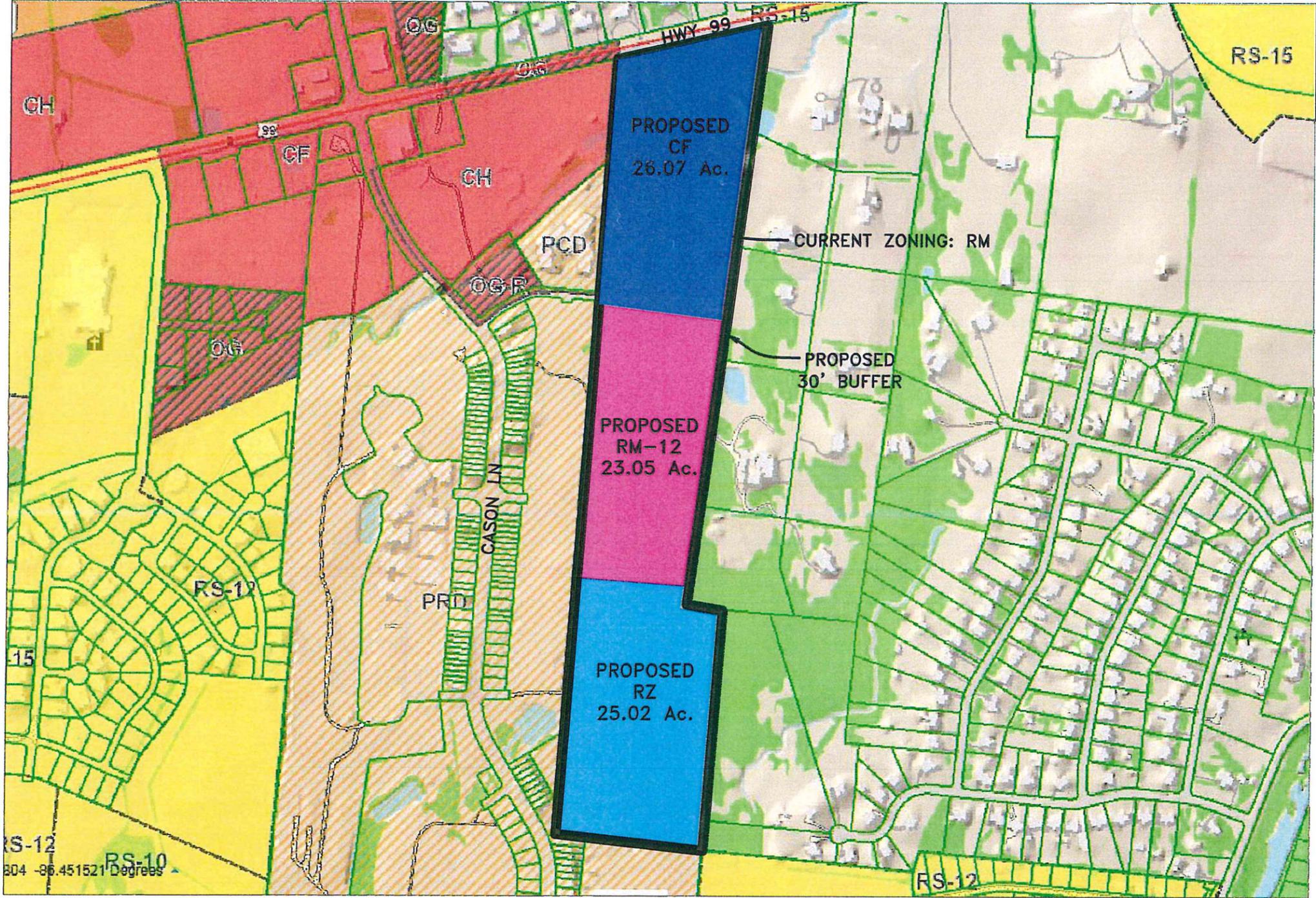
Sincerely,



Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.

Waite Rezoning Exhibit



\\VACA0035\Land Projects 2004\WILLIAM WATTE\dwg\WILLIAM WATTE.dwg, Layout1

MINUTES OF THE MURFREESBORO PLANNING DEPARTMENT MARCH 16, 2016

1:00 P.M.

CITY HALL

MEMBERS PRESENT

Bob Lamb, Chairman
Doug Young, Vice Chairman
Kirt Wade
Tom Clark
Kathy Jones
Eddie Smotherman
Ken Halliburton

STAFF PRESENT

Gary Whitaker, Planning Director
Matthew Blomeley, Principal Planner
Margaret Ann Green, Principal Planner
Joe Ornelas, Planner
Donald Anthony, Principal Planner
Carolyn Jaco, Recording Assistant
David Ives, City Attorney
Ram Balachandran, Traffic Engineer
Jay Bradley, Project Engineer
Katie Noel, Project Engineer
Cey Chase, Interim Engineer
Brad Barbee, Landscape Site Plan Inspect.

Chairman Lamb called the meeting to order after determining there was a quorum. The minutes of the February 3, 2016, Planning Commission meeting were approved as submitted.

Consent Agenda

Chairman Lamb read the following items to be considered for approval.

Haverford Lots 22 and 23 [2016-1007] preliminary plat for 2 lots on 3.8 acres zoned CH located along Old Fort Parkway, Bruce Wrather developer.

Villages of McKnight Park Lots 1 & 2 [2016-1008] preliminary plat for 2 lots on 3.1 acres zoned CH located along Memorial Boulevard, Bruce Wrather developer.

Sheffield Park Section 3 [2016-1010] preliminary plat for 11 lots on 4.5 acres zoned PRD located along Veterans Parkway, Beazer Homes Corp developer.

MINUTES OF THE MURFREESBORO PLANNING DEPARTMENT MARCH 16, 2016

Liberty Station Section 5 [2016-2022] final plat for 37 lots on 17.6 acres zoned RS-10 and RS-15 located along Alamo Ave., Howard Wall and Jim O'Brien developer.

Villages at McKnight Park Lot 2 and Resubdivision Lot 1 [2016-2027] final plat for 2 lots on 3.1 acres zoned CH located along Memorial Boulevard, IPM developer.

Evergreen Farms Section 34 [2016-2069] final plat for 38 lots on 7.2 acres zoned PRD located along Odessa Ave, Ole South Properties Inc. developer.

Hillwood Section 5 [2016-2031] final plat for 31 lots on 7 acres zoned PRD located along Almar Knot Drive, Murfreesboro Land CO. developer.

Saint Andrews Place Section 8 [2016-2033] final plat for 29 lots on 9.3 acres zoned PRD located along Mapleside Lane, Ole South Properties Inc. developer.

Warrior Drive Resubdivision Lot 3 [2016-2034] final plat for 2 lots on 2.8 acres zoned CH located along Warrior Drive and Southgate Boulevard, Pat McMillan developer.

Marymont Springs Section 2 [2016-2035] final plat for 27 lots on 13 acres zoned PUD located along Marymont Springs Boulevard, Parks Holdings LLC developer.

Del Sol Commons Section 3 [2016-2037] final plat for 23 lots on 4.8 acres zoned PRD located along Warmingfield Drive, O'Brien Loyd Venture developer.

Emerald Place Resubdivision Lot 3 [2016-2038] final plat for 3 lots on 6.6 acres zoned PUD located along Lascassas Pike, Waffle House developer.

Parks & Holden Addition Lots 32 & 36 [2016-3053] site plan for a 3 family dwelling on 0.31 acres zoned RM-16 located along East Street, Wayne & Kathryn Nobles developer.

MINUTES OF THE MURFREESBORO PLANNING DEPARTMENT MARCH 16, 2016

Storplace at Barfield Ph. 2 [2016-3058] site plan for 10,500 ft² self-service storage building on 3 acres zoned CH located along Veterans Parkway, Storplace Self-Storage developer.

Southpointe Lot 13 [2016-3062] site plan for 5,000 ft² office/warehouse on 0.91 acres zoned L-I located along Business Campus Drive, Chambers Building Group developer.

Cason Square Lot 20 [2016-3048] site plan for 8,000 ft² medical office on 0.86 acres zoned CF located along Brandies Circle, MB Enterprises developer.

Jessica Subdivision Lot 4 [2016-3050] site plan for 6,200 ft² office/warehouse on 4.6 acres zoned CH located along Middle Tennessee Boulevard, Bridgeport Properties developer.

Mandatory Referral [2016-703] for the abandonment of a utility easement at the Mercury Plaza shopping center, Kroger applicant.

Mandatory Referral [2016-702] for the abandonment of a 50' public utility & access easement located north of Maymont Drive, St. Rose of Lima Catholic Church applicants.

Chairman Bob Lamb made known a couple of items on the Consent Agenda had been revised as being the following:

- 1. Villages of McKnight Park Lots 1 & 2 [2016-1008] preliminary plat for 2 lots on 3.1 acres zoned CH located along Memorial Boulevard, Bruce Wrather developer.** Revisions had been made on item number 17 under Staff Comments.
- 2. Parks & Holden Addition Lots 32 & 36 [2016-3053] site plan for a 3 family dwelling on 0.31 acres zoned RM-16 located along East Street, Wayne & Kathryn Nobles developer.** Chairman Lamb disclosed for the record that he would be abstaining from voting on this item.

Mr. Kirt Wade made a motion to approve the consent agenda, seconded by Mr. Tom Clark. The motion passed.

MINUTES OF THE MURFREESBORO PLANNING DEPARTMENT MARCH 16, 2016

Gateway Design Overlay

Rose Corner Development [2016-3038 & 2016-6004] final design review for 18,944 ft2 multi-tenant building on 3.4 acres zoned MU and GDO-1 located along Medical Center Parkway and Robert Rose Drive, the Capital Corporation developer. Ms. Margaret Ann Green began by describing the final

design review for two new 9,472 square foot multi-tenant buildings (18,944 square feet total) located along Medical Center Parkway and Robert Rose Drive. The proposed uses are for mix restaurant and retail space in each building and is permitted by right. The proposed buildings will be a one story structure (26') and both of the buildings will be on one lot of record.

Ms. Green explained during the initial design review the applicants had agreed the area between the two buildings would become an outdoor plaza space. The outdoor plaza area would include stamp concrete with benches, planters and trash receptacles. This would be a good gathering area within this development. In the future, if the applicant would like to add additional amenities to this plan they would be required to come back to the Planning Commission for approval.

Continuing, Ms. Green made known the applicant agrees to work with Staff regarding the following items:

- Improve rear elevations
- Properly screen roof mount equipment on all four sides
- The side elevation facing Robert Rose Drive should appear as a front with brick material
- Provide a define store front with a stone base cast

MINUTES OF THE MURFREESBORO PLANNING DEPARTMENT MARCH 16, 2016

Mr. Caleb Thorne and Mr. Jason Lowe were in attendance to represent the applicant. Mr. Thorne came forward stating they have made revisions to address the GDO standards.

Mr. Doug Young wanted to know if outside dining would be provided with this development. Ms. Green stated the possibility was there. She had suggested the developer provide a fence around an area if alcohol was ever going to be served. Continuing, Ms. Green commented, if outdoor dining was not addressed at this time the applicant would have to come back before the Planning Commission for site plan approval. Mr. Thorne explained they have included a wrought iron fence with this plan in case a tenant would like to serve alcohol. They have the flexibility for outdoor dining with this plan. Ms. Green made known their plan has enough area for outdoor dining at the end caps and outdoor plaza area. Due to this development being in the GDO the applicant would be required to provide details for outdoor dining that addresses patio furniture, fencing, etc. Mr. Young stated this would be a good amenity to include with this plan.

Mr. Jason Lowe came forward to explain the proposed materials to be used for this development. Ms. Kathy Jones wanted to know if a base would be added to the store fronts. Mr. Lowe explained they would prefer not to add a base at the store fronts but they have added a base around the building. Ms. Green stated, that Staff prefers a base along the storefronts instead of it being only glass to the ground. Having a base with the required foundation plantings would improve the maintenance and the overall appearance to the buildings. Located in the Zoning Ordinance it states the building should have a defined base and cap. Mr. Doug Young reinforced how Staff has recommended this building to include a base and it is consistent with the GDO requirements.

MINUTES OF THE MURFREESBORO PLANNING DEPARTMENT MARCH 16, 2016

Mr. Eddie Smotherman agreed there should be a one-foot minimum to define a base. There have been known instances when water seeps underneath the glass. The one-foot base on their building helps pull everything together.

Ms. Kathy Jones wanted to make certain the color renderings proposed for the rear of the building were accurate, in which Mr. Lowe answered yes. Mr. Smotherman commented how he liked the proposal because it helps break up the solid color brick appearance.

Mr. Eddie Smotherman made a motion to approve subject to all staff comments, including the 1-foot minimum base, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Henley Station Phase 2 [2016-3033 & 2016-6003] final design review for 177 dwelling unit multi-family development on 11.5 acres zoned MU, RS-15, PUD, and GDO-1 located along Robert Rose Drive and Willowoak Trail, Lifestyle Communities developer.

Ms. Margaret Ann Green began by describing the final design review for a new 177 dwelling unit multi-family development on 11.5 acres located adjacent to the existing Henley Station PUD along Robert Rose Drive and Willowoak Trail. The property is zoned MU (10.3 acres), RS-15 (0.35 acres), and PUD (0.79 acres). This is a proposed Phase 2 of the Henley Station multi-family development; however, it will be maintained as a separate lot and will meet standards as such. The proposed use is permitted by right within the MU and GDO-1 districts and this property exceeds the 5-acre minimum for multiple-family developments. The maximum density permitted in the MU district is 25 dwelling units per acre; this site falls below the maximum permitted density (17. d.u./a). There are various types of building elevations which are a mix of townhouse style construction (some with parking

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garages on the first floor) and flats. The proposed buildings are three stories and consist of brick and cementitious siding. The modified design includes useable porches that adds to the streetscape and a park to be in the center of the development

Mr. Hal Clark, Mr. Chase Miller and their design team were in attendance to represent the applicant. Mr. Clark made known they have addressed all staff comments and agree to all staff comments. Mr. Chase Miller came forward presenting their material boards. He explained the purpose for using multiple colors of brick to give it more variations in creating the appearance of being two colors. Also, they will be adding siding to the façade. They will be using a dark tone material for the rear of the buildings that will add a rich color with the brick.

Last, Mr. Miller made known after the initial design review meeting he had addressed the concerns that were mentioned regarding Phase 1 buildings having missing shingles. Since that meeting the shingles have been repaired.

Ms. Jones wanted to know if the different type of details that were presented and approved for Phase 1 had been completed. Has everything been addressed regarding Phase 1 before Phase 2 is approved. Ms. Green made known the applicant had not completed adding the useable porches with Phase 1. Before final approval Staff recommends the applicant included the following:

- Add useable porches
- Request additional porches if requested by the Planning Commission
- Variations of color to the porches
- Roof details

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Mr. Gary Whitaker made known that Mr. Robert Lewis has been visiting this site making sure the details for Phase 1 have been completed.

Mr. Eddie Smotherman brought up for discussion how the site plan for the vehicles leaving this property onto Robert Rose Drive has not been accurately addressed. This area should include a right turn lane and a left turn lane onto Robert Rose Drive with the addition of adding a three lane cross section. Mr. Miller agreed to work with staff to address all traffic issues.

Mr. Ken Halliburton made a motion to approve subject all staff comments including improvements being made to their street plan with additional turn lanes and exits, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

Home 2 Suites & Tru Dual Flag [2016-3049 & 2016-6005] initial design review for 85,080 ft² hotel on 3.3 acres zoned L-I & GDO-1 located along North Thompson Lane, Boro Hotel Partners, LLC developer. Ms. Margaret Ann Green began by describing the initial design review for a new 85,080 square foot dual flag hotel located along North Thompson Lane, just north of the Tangerine salon and south of On Target shooting range. The site backs up to undeveloped property located along Van Cleve Lane. The proposed use “hotel” is permitted by right within the L-I and GDO-1 districts. The proposed building is a four story structure (60’ 3”) with two hotel brands- Home 2 Suites and Tru. The Planning Commission had approved a 91 room Home 2 Suites on this site with a potential restaurant in 2015. The developer now wishes to construct the dual brand hotel and eliminate the proposed restaurant. The hotel will share common areas, but will be divided into 2 wings, each of which will represent a different brand. A total of 154 rooms are being proposed.

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Ms. Green made known Staff had concerns with the applicant's proposed materials. She stated this plan is showing too much EIFS being on the front of the building.

Mr. Matt Taylor was in attendance to represent the applicant. Mr. Taylor came forward making known the following:

- this is a new brand from Hilton Hotel for the state of Tennessee
- this new brand hotel will be geared towards the younger millennial travelers
- this hotel will offer a cyber café
- they have increased the size of the hotel to be four stories
- the materials to be used include a mixture of brick and EIFS
- revisions have been made to their proposed materials and colors
- they have added additional parking
- this hotel will include a pool, outdoor plaza/sitting area

Ms. Green stated this hotel being in the GDO area the front of the building should have additional brick material. Mr. Doug Young agreed, the front of the building still has too much EIFS. Mr. Young asked Mr. Taylor if additional brick could be added to the front of the building, in which Mr. Matt Taylor answered he would speak with the applicant.

Mr. Eddie Smotherman commented how he would like to be consistent with the buildings in the GDO. He requested the applicant add a base to their building. This would address the concerns such as the maintenance of the building. Mr. Matt Taylor stated he would improve the aesthetic to define the bottom of the building, the middle and top of their building.

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Mr. Tom Clark made a motion to approve subject to all staff comments, seconded by Mr. Doug Young. The motion carried by unanimous vote in favor.

Zaxby's [2016-3060 & 2016-6006] initial design review for 3,650 ft² restaurant 1.6 acres zoned CH & GDO-1 located along Fortress Boulevard, Duck River Properties, LLC developer. Ms. Margaret Ann Green began by describing the initial design review for a new 3,650 square foot Zaxby's Restaurant (70 seats) located along Fortress Boulevard, just north of Manson Pike. The proposed use "carry out restaurant" is permitted by right within the CH and GDO-1 districts. The proposed building is a one story structure (20') and consists of EIFS and brick with a pitched metal roof.

Ms. Green made known Staff has requested the following concerns be addressed before final design review:

- Extend the shared access road with the joining property, Sunoco
- Add additional primary brick material

Mr. Eric Irmischer and Mr. Phillip Williams were in attendance to represent the applicant. Mr. Irmischer came forward making known this was their second restaurant being built in Murfreesboro. What is being presented is a new designed building.

The Planning Commissioners discussed how the applicant should include hardy brick to the rear and sides of their building. This primary brick material could provide more options to their franchise for consideration. Mr. Irmischer stated he would work with Staff and would bring revisions to their final design review.

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Mr. Kirt Wade made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

North Church Section 1 Phase 2A [2016-2023] final plat for 1 lot on 3.4 acres zoned MU and GDO-1 located along Fortress Boulevard, Duck River Properties developer. Ms. Margaret Ann Green began by describing the final plat review for North Church Section 1 Phase 2A commercial resubdivision located along Medical Center Parkway. The property is zoned MU and GDO-1. The purpose of this plat is to combine two existing lots 4 and 5. These combined lots will create a new Lot 4 that will become the Rose Corner Development.

Mr. Tom Clark made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

Ben H. Womack Subdivision Lot 1 [2016-2029] final plat for 1 lot on 6.4 acres zoned RS-15, MU & GDO-1 located along Van Cleve Lane, Ben H. Womack developer. Ms. Margaret Ann Green began by describing the final plat review for Ben H. Womack subdivision located along Van Cleve Lane. The property is zoned RS-15 and MU. The purpose of this plat is to create a 1 lot subdivision.

Ms. Green made known before final approval the applicant would need to add to the final plat a block for Murfreesboro Water & Sewer. The intent for this site is to build a new single family home that will be using a septic tank.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

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Plats and Plans

Three Rivers Commercial Property [2016-1009] master plan for 5 lots on 19.6 acres zoned CH located along New Salem Highway and Cason Lane, Bart and Leslie Gordon developer. Mr. Matthew Blomeley began by describing the master plan review for 5 lots on 19.6 acres zoned CH. This master plan shows proposed lot configurations and access points. If the master plan is approved, then the next step will be for the developer to submit a preliminary plat. The preliminary plat will be required to be consistent with the approved master plan.

Mr. Blomeley made known after speaking with the applicant's design Engineer, City Staff would like to revise staff comment number two being the following:

- Revise the access drive at the rear of the lots to be wide enough for three lanes south of Lot C1 only.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

Kingdom Crest [2015-1047] master plan & preliminary plat for 58 lots on 11.7 acres zoned RZ located along Jack Byrnes Drive & Charity Lane, Swanson Development developer. WITHDRAWN

The Crossings at Victory Station [2016-3056] site plan for 183,925 ft² assisted care living facility on 9.7 acres zoned PUD located along Fortress Boulevard, Murfreesboro IL-AL Investors developer. Mr. Matthew Blomeley began by describing the site plan review for a new assisted care living facility located within the Victory Station PUD along Fortress Boulevard. This portion

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of the PUD was amended in 2015 to allow for this particular use. While the configuration of the building has changed slightly, the overall design is generally consistent with the approved PUD. The architecture is consistent for the proposed three story building that includes brick and hardy siding. However, the size and shape has been changed slightly after fine tuning the internal layout of the building.

Mr. Blomeley explained with this plan City Staff has requested the following:

- The frontage of this site must comply with the Gateway Streetscape masterplan which includes decorative street lighting.
- The HVAC and other mechanical equipment will be roof mounted. Therefore, the applicant must provide a line of site diagram that will demonstrate they are compliance with the screening requirements.

Mr. Scotty Bernick was in attendance to represent the applicant.

Mr. Tom Clark made a motion to approve subject to all staff comments, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

Dill Lane Townhomes [2016-3052] site plan for a 20-unit multi-family development on 1.64 acres zoned RM-12 located along Dill Lane, Randy Friedsam developer. Mr. Matthew Blomeley began by describing the site plan review for a new townhome development located along the west side of Dill Lane. This property was rezoned from RS-15 to RM-12 earlier in 2016.

Mr. Blomeley explained the applicant has made known he would be selling the townhomes individually; therefore, this site would meet all parking requirements. However, if the applicant changes his mind and allows this

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property to become multi unit/apartments then this site plan would not meet the parking requirements.

Mr. Blomeley made known before final approval the applicant must address the following issues:

1. Dill Lane is a substandard roadway; therefore, the developer will be required to submit fees in lieu of construction and improvements to Dill Lane. The amount of fees will be determined by the City Engineer prior to the issuance of any building permits.
2. The contour lines on the grading and drainage plans that are existing and proposed would need to be labeled with the elevations
3. The two entrance drives along Dill Lane will need to include four foot offset from the edge of the travel lane
4. South eastern parking space will need to be revised
5. Northern side of the dwelling units will need to be revised to provide room for the HVAC equipment, patio, room for the stored trash carts and sidewalks.
6. The architectural orientation of the buildings facing Dill Lane should be improved to be presented as a front. The Planning Director will determine final approval regarding the architecture of the townhomes.

Mr. Randy Friedsam the applicant came forward stating his intent would be to sell the individual townhomes. He explained there would be four different models to choose from as being the following:

- Three bedroom with a garage
- Two bedroom with a garage

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- Two bedroom without a garage
- Fourth item would be determined at a later date

Chairman Bob Lamb wanted to know if the townhomes could be rented. Mr. Friedsam answered, in the worst case scenario he would have to make a decision to offset the cost for this development. Mr. Matthew Blomeley stated this should be a Horizontal Regime property so it could not become an apartment complex. Staff wants to address this as technical issue to make certain this plan, including the garages, will meet all parking requirements. Prior to the issuance of permits, the restricted covenants should specify the garages are to be used only for the parking of vehicles.

Mr. Ken Halliburton made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

Texas Roadhouse [2016-3055] site plan for 7,163 ft² restaurant on 2.3 acres zoned CH located at 116 John R Rice Boulevard, New Mountain, LLC developer. Mr. Matthew Blomeley began by describing the site plan review for a new restaurant located on the same property as the former's Corky's BBQ restaurant. The developer intends to demolish the existing restaurant building as well as the parking lot and construct a brand new building and parking lot.

Mr. Blomeley explained during June 2015 this site had come before the Planning Commission to split the property with the joining Shell gas company. Now, both properties are on its own lot of record. The applicant has a large lot and has the intentions to split the proposed Texas Roadhouse property with the northern portion of their property to create a separate lot of record. The separate lot of record could be developed separately sometime the future.

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Mr. Blomeley made known before final approval the following issues would need to be addressed:

- The applicant has requested to close the existing cross access drive with the joining property, Shell gas company.
- The applicant proposes a shared planting yard with the adjacent Old Fort Parkway and I24 with the Shell gas company lot.
- There is a five-foot appendage with the Shell company and their sign along I24. Texas Roadhouse would like to share the appendage area as a planting yard.
- A shared landscaping easement agreement must be provided between Texas Roadhouse and Shell gas company. If the owner of the Shell gas company consents to the closure of the shared access drive and shared planting yard request, this site plan can move forward. However, if the Shell gas company does not agree to these two request, the Texas Roadhouse site plan would be required to be revised so it will be in compliance.

Mr. Blomeley explained the proposed building would have two fronts, one front facing Old Fort Parkway and the second front facing John R Rice Boulevard. There will not be an access allowed into this site off of Old Fort Parkway. The front door to the building and vehicle access will be off of John R Rice Boulevard. Staff has requested for the applicant to improve the side of the building that will be facing John R Rice Boulevard with additional architectural features. The developer has agreed to work with Staff on the architectural elevations to meet the building orientation requirements.

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The Planning Commissioners discussed the large volume of traffic along John R Rice Boulevard. Mr. Blomeley explained they are proposing to keep the existing two access points. Also, along the northern portion of the property they are proposing a three lane cross section. The applicant feels the three lane cross section would be the area for the highest volume of traffic.

Mr. Gene Hinkle and Ms. Emily Bernahl were in attendance to represent the applicant. Mr. Hinkle explained they have been working with the City Traffic Engineer, Mr. Ram Balachandran, regarding the access and the proper separation points for this site. Chairman Lamb asked if Mr. Balachandran is comfortable with this plan, in which Mr. Balachandran answered yes.

Ms. Emily Bernahl came forward presenting the architectural elevations along Old Fort Parkway and John R Rice Boulevard. She made known they would replicate the front elevation along John R Rice Boulevard by adding a parapet, a sign band and a large wall sign. Mr. Kirt Wade wanted to know where their signs would be placed. Ms. Bernahl stated she was currently working with the City Sign Administrator, Ms. Amelia Kerr, regarding their signage.

Mr. Ken Halliburton made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. There was one no vote made by Mr. Eddie Smotherman. The motion passed.

Waffle House [2016-3061] site plan for 1,875 ft² restaurant on 0.57 acres zoned PUD located along Lascassas Pike, Waffle House developer. Mr. Matthew Blomeley began by describing the site plan review for a new restaurant located along the east side of Lascassas Pike north of East Northfield Boulevard. Under normal circumstances, this site plan would qualify for administrative review, based on its size. However, it is located in the Emerald Place PUD, and

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all site plans in the Emerald Place PUD are required to be approved by the Planning Commission.

Continuing, Mr. Blomeley explained with this site there would be a shared cross access to the shared drive. There would not be direct access onto Lascassas Pike. The building would be required to have masonry material on all four sides. Before any building permits are issued the developer will be required to submit architecture elevations which will be reviewed and approved by City Staff.

Ms. Kathy Jones made a motion to approve subject to all staff comments, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

New Business

Zoning application [2016-413] for approximately 9.5 acres located along Lascassas Pike and North Rutherford Boulevard to be rezoned from PCD & CF, George Huddleston applicant. Ms. Margaret Ann Green began by describing the subject property located along the east side of Lascassas Pike, south of North Rutherford Boulevard and west of Old Lascassas Road. The properties to the south are zoned CL (Local Commercial District) and RM-16 (Multi-family residential district). The properties to the east are zoned CR (Fringe Commercial District) and RM-12 (Multi-family residential district). The properties to the west are zoned CL and RM-16. The properties to the north are zoned CH (Commercial Highway District). The property was rezoned from CF, CL and RM-16 to PCD (Planned Commercial District- file 2003-450) in 2004 to allow a grocery and retail shop. Exhibits of the PCD have been included with the rezoning request. The property has not been developed as proposed in the PCD, so the applicants now wish to rezone the property to CF. Development has

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changed around this site since the PCD was approved. In 2007 a Kroger was constructed to the north. The outparcels have continued to develop since that time. The applicants do not have a specific development plan for the property.

Mr. Doug Young requested for a neighborhood meeting be conducted before the public hearing. Also, provide a curtesy letter to the Garrison Cove, Home Owners Association, to make known about the neighborhood meeting.

Mr. Doug Young made a motion to schedule a public hearing on April 6, 2016, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

Annexation Plan of Services and annexation petition [2016-507] for approximately 0.59 acres located at 4546 Veterans Parkway, Mary Reed

applicant. Mr. Matthew Blomeley began by describing the subject property located along the east side of Veterans Parkway about 1,600 feet north of Franklin Road. It is directly to the south of The Cloister subdivision. The entire parcel consists of approximately seven (7) acres. It is developed with a single-family residence and is addressed as 4546 Veterans Parkway. The rear portion of the property contains the floodway and the floodplain of Overall Creek. The majority of the parcel was annexed into the City limits in 2013. However, a 30' strip along the northern property line was not annexed. Annexing the entire property would have created an "island" of unincorporated County to the east of the subject property surrounded by the City limits. The applicant has filed a petition with the City to annex a 20' strip of the aforementioned 30' strip along the northern property line. This would leave the very northernmost 10' of the parcel in the unincorporated County so as not to create the aforementioned "island."

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Upon annexation in 2013, the majority of the property was zoned RM-16 (Multi-Family Residential District). However, he now desires to have the entire property (within the exception of the northernmost 10' strip) zoned CF (Commercial Fringe). A companion zoning request has also been filed and will be heard after this item. If the portion of the property that is already in the City limits is zoned CF without annexing the requested area, then it is likely that proposed buildings on the property would be located partially in the City's jurisdiction and partially in the County's jurisdiction. Annexing the requested area will allow any proposed development on the subject property -- with the exception of the required buffer yard along the northern property line -- to be located in one jurisdiction.

The subject property is contiguous with the existing City Limits to the south, it is within the City's urban growth boundary, and a petition for its annexation has been submitted by its owner. The adjacent 20' of Veterans Parkway right-of-way will be included in the annexation study. Staff is in the process of preparing an annexation plan of services and will be ready for the Planning Commission's review prior to the public hearing.

Mr. Tom Reed was in attendance to represent the applicant.

Ms. Kathy Jones made a motion to schedule a public hearing for the Annexation Plan of Services and annexation petition on April 6, 2016, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

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Zoning Request [2016-412] for approximately 0.55 acres located along Veterans Parkway to be zoned CF simultaneous with annexation and approximately 6.5 acres to be rezoned from RM-16 to CF, Tom Reed applicant. Mr. Matthew Blomeley began by describing the subject property located along the east side of Veterans Parkway about 1,600 feet north of Franklin Road. It is directly to the south of The Cloister subdivision. The entire parcel consists of approximately seven (7) acres. It is developed with a single-family residence and is addressed as 4546 Veterans Parkway. The rear portion of the property contains the floodway and the floodplain of Overall Creek. The majority of the parcel was annexed into the City limits in 2013 and zoned RM-16 (Multi-Family Residential District) simultaneous with annexation. However, a 30' strip along the northern property line was not annexed. Annexing the entire property would have created an "island" of unincorporated County to the east of the subject property surrounded by the City limits. The applicant has filed a petition with the City to annex a 20' strip of the aforementioned 30' strip along the northern property line. This would leave the very northernmost 10' of the parcel in the unincorporated County so as not to create the aforementioned "island."

The applicant has also requested to rezone the portion of the property that was annexed in 2013 (approximately 6.5 acres) from RM-16 to CF (Commercial Fringe) and to zone the 20' strip (0.55 acres) CF simultaneous with annexation. In 2015, the three parcels directly to the south of the subject property were requested for rezoning from RM-16 to CH. CH zoning was approved for two of the three parcels. After discussion by the City Council, the parcel directly adjacent to the subject property was zoned CF, instead of CH, in order to provide

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a transition from the CH zoning to The Cloister single-family residential subdivision to the north. The applicant also owns the CF-zoned property to the south and he would like to extend the CF zoning north to the subject property for future commercial development on these two parcels.

As stated earlier, the parcels to the south are zoned CF and CH. Further to the south of the two subject parcels is also zoned CH and is being developed with a Kroger grocery store. To the north of the subject property is The Cloister single-family residential subdivision, which is zoned PRD (Planned Residential District). The subject property is bordered by Overall Creek and its floodway to the east. Further to the east across Overall Creek are the Franklin Road Estates and Meadow Lane single-family residential subdivisions, both of which are located in the unincorporated County. To the west, across Veterans Parkway, are several large parcels in the unincorporated County developed with single-family dwellings.

The future land use map contained in the *General Development Plan for the Blackman Community* recommends “Medium Density Residential” uses for the subject parcel. It defines medium-density residential as “planned areas of single-family homes and attached or zero-lot-line units” with a density of “4.0 to 8.0 units per acre.” This zoning request is not consistent with this recommendation. However, the plan also recommends “strong support for nodal commercial development patterns centered on major street intersections.” In fact, the future land use map of the plan recommends that the intersection of Veterans Parkway and Franklin Road, just to the south of the subject property, develop as a “local” commercial node. The Planning Commission needs to determine whether or not the zoning of the subject property to CF is an appropriate extension of this

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commercial node and an appropriate deviation from the recommendation of the plan's future land use map.

Mr. Kirt Wade made a motion to schedule a public hearing for rezoning request on April 4, 2016, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

Annexation Plan of Services and annexation petition [2016-506] for approximately 76 acres located at along New Salem Highway, William & Caroline Waite applicant. Mr. Matthew Blomeley began by describing the subject property located along the south side of New Salem Highway just east of Cason Lane. It consists of approximately 74 acres and is currently undeveloped, with the exception of one single-family dwelling. Spence Creek, as well as its floodway and floodplain, are located at the north end of the property. The owners have submitted a petition to have the property annexed into the City limits. The applicants have requested CF (Commercial Fringe), RM-12 (Multi-Family Residential District), and RZ (Residential Zero-Lot Line) zoning simultaneous with annexation.

The subject property is contiguous with the existing City Limits to the south and to the west, it is within the City's urban growth boundary, and the owner has petitioned the City for annexation. Approximately 870 linear feet of New Salem Highway right-of-way, totaling approximately two (2) acres, is also included in the annexation study. There will be a gap left in the City limits along New Salem Highway, so that the Stonebrook, Brookhill, and Campbell Brown subdivisions to the north, which are located in the unincorporated County, will still remain contiguous with other areas of the unincorporated County. Staff is in the process

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of preparing an annexation plan of services. It will be ready for the Planning Commission's review prior to the public hearing.

Mr. Blomeley explained while conducting the annexation study for this property the City Fire Department has identified two major issues in providing services to this property. The City Fire Marshall has made known there is a five thousand square foot home and a three thousand square foot shop on this property. Staff has concerns due to the following:

- Access to the existing home which sits over two thousand feet away from New Salem Highway.
- Access to water for fire protection to the existing home.

Continuing, Mr. Blomeley stated, due to the concerns City Staff would like to delay the meeting until May 4, 2016. This would allow Staff adequate time to meet with the applicant and his representative at the City Fire Marshall's office.

Mr. Clyde Rountree was in attendance to represent the applicant.

Mr. Ken Halliburton made a motion to schedule a public hearing for Annexation Plan of Services and annexation petition on May 4, 2016, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

Zoning application [2016-415] for approximately 74 acres located along New Salem Highway to be zoned CF (approx. 26.1 acres), RM-12 (approx. 23.1 acres) and RZ (approx. 25 acres) simultaneous with annexation, William & Caroline Waite applicant. Mr. Matthew Blomeley began by describing the subject property located along the south side of New Salem Highway just east of Cason Lane. It consists of approximately 74 acres and is

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currently undeveloped, with the exception of one single-family dwelling. Spence Creek, as well as its floodway and floodplain, are located at the north end of the property. The property owners have submitted a petition to have the property annexed into the City limits. The applicants have also requested zoning classifications of CF (Commercial Fringe), RM-12 (Multi-Family Residential District), and RZ (Residential Zero-Lot Line) simultaneous with annexation.

The area proposed for CF zoning, which totals 26.07 acres is at the very north end of the parcel adjacent to New Salem Highway. The actual developable CF acreage on the subject property will be less, however, because of the floodway of Spence Creek. South of the proposed CF zoning is the area proposed for RM-12 zoning, which totals 23.05 acres. At twelve units per acre, this 23.05 acres could yield approximately 276 multifamily dwelling units, with the potential of additional units being considered as a density bonus if certain amenities are provided. At the southern end of the parcel is the area proposed for RZ zoning, which totals 25.02 acres. The RZ zone permits both single family residential attached and single-family residential detached development.

To the west of the subject property, along New Salem Highway, is CH (Commercial Highway) zoning. Also to the west is property zoned PCD (Planned Commercial District) and OG-R (General Office District – Residential), developed with an assisted care living facility. Also to the west is the Three Rivers PRD (Planned Residential District), which is developing with single-family attached and detached homes on minimum lot sizes of approximately 3,000-4,000 square-feet to 8,400 square-feet. Further to the west is the Stonebridge at Three Rivers PRD, which is developing with an active adult condominium community. Directly to the south of the subject property is property that is zoned PRD for the development of the proposed Gardens at Three Rivers, which is an age-

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targeted community with single family zero-lot line attached homes. To the east of the subject property is a single-family residential development with estate lots on Spence Creek Lane in the unincorporated County. To the northeast of the subject property, across New Salem Highway, is the Olympic Springs Subdivision, which is zoned RS-15 (Single-Family Residential District) and RS-12. Directly to the north of the subject property, also across New Salem Highway, are the Stonebrook, Brookhill, and Campbell Brown subdivisions, all of which are located in the unincorporated County.

The future land use map for the *Salem Pike Land Use Plan* recommends that the northern portion of the subject property develop as “Mixed Use Limited Planned Development,” which is defined as “all medium and high-density residential; institutional; offices with a maximum 30% floor area ratio; and general farming.” The map recommends that the balance of the property develop as “Medium-density residential,” which is defined as “all single-family and two-family residential uses that involve a density of at least three units per acre but less than eight units per acre; institutional; convenience scale commercial uses on a selective and limited basis; and general farming.” The text of the plan recommends the clustering of commercial uses at “major thoroughfare intersections.” The proposed CF zoning would extend the existing commercial node at the intersection of New Salem Highway and Cason Lane eastward. The text of the plan also recommends “a pedestrian scale in residential areas involving the ability to walk...” to “...convenience commercial services.” While portions of the request are consistent with the Salem Pike Land Use Plan and its future land use map, other portions of the request deviate somewhat from its recommendations.

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Mr. Clyde Rountree made known they would be conducting a neighborhood meeting before the scheduled public hearing.

Ms. Kathy Jones made a motion to schedule a public hearing for rezoning on May 4, 2016, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Zoning application [2016-416] for approximately 0.43 acre located at 1216 North Maple Street to be rezoned from PCD to CF, Nancy E. Brown applicant. Mr. Matthew Blomeley began by describing the subject property located at the southeast corner of North Maple Street and West McKnight Drive. It is developed with a single-family residence and an addition that was constructed a number of years ago for use as a dance studio. Prior to 2003, the subject property was zoned RD (Residential Duplex) and only contained the single-family dwelling. In 2003, it was rezoned from RD to PCD (Planned Commercial District) in order to allow the dance studio. The PCD zoning is limited to the use of the property for a single-family residence and a dance studio. The dance studio is still in operation at this time but will be closing in June. The owner plans on putting the property on the market around that time and believes that the property will be more marketable if it is not restricted to the limited uses that are permitted with the current PCD zoning. Her request is to rezone the property from its current PCD zoning to CF (Commercial Fringe), which would allow additional commercial uses.

Directly in front of the subject property is the intersection of Memorial Boulevard, West McKnight Drive, and North Maple Street. The uses in front of the subject property along Memorial Boulevard are zoned CH (Commercial Highway). To the southwest of the subject property across North Maple Street is

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the Blue Coast Burrito restaurant as well as a barber shop and a sign company. To the north of the subject property across West McKnight Drive is also zoned CH and is developed with a real estate office and a Christian Science reading room and bookstore. The subject property is bordered on its east and south sides by single-family residences that are zoned RD. It is bordered on its southeast corner by a duplex that is also zoned RD.

Ms. Nancy Brown the applicant was in attendance at the meeting.

Mr. Kirt Wade made a motion to schedule a public hearing for rezoning April 6, 2016, seconded by Mr. Doug Young. The motion carried by unanimous vote in favor.

Staff Reports and Other Business

There being no further business the meeting adjourned at 3:10 p.m.

Chairman

Secretary

GW:cj