

**CITY OF MURFREESBORO
PLANNING COMMISSION
AGENDA**

City Hall, 111 W. Vine Street, Council Chambers

**June 8, 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 [2016-419] for approximately 6 acres located along Spike Trail and Maya Drive to be zoned PRD simultaneous with annexation, Ole South Properties Inc, applicant.
- 5. Staff Reports and Other Business:**
 - a. Hear report from principal planner regarding meeting locations during City Council Chamber remodel.
- 6. Adjourn.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 8, 2016**

4.a. Zoning application [2016-419] for approximately 6 acres located along Spike Trail and Maya Drive to be zoned PRD simultaneous with annexation (Villas at Indian Creek Section 4), Ole South Properties Inc, applicant.

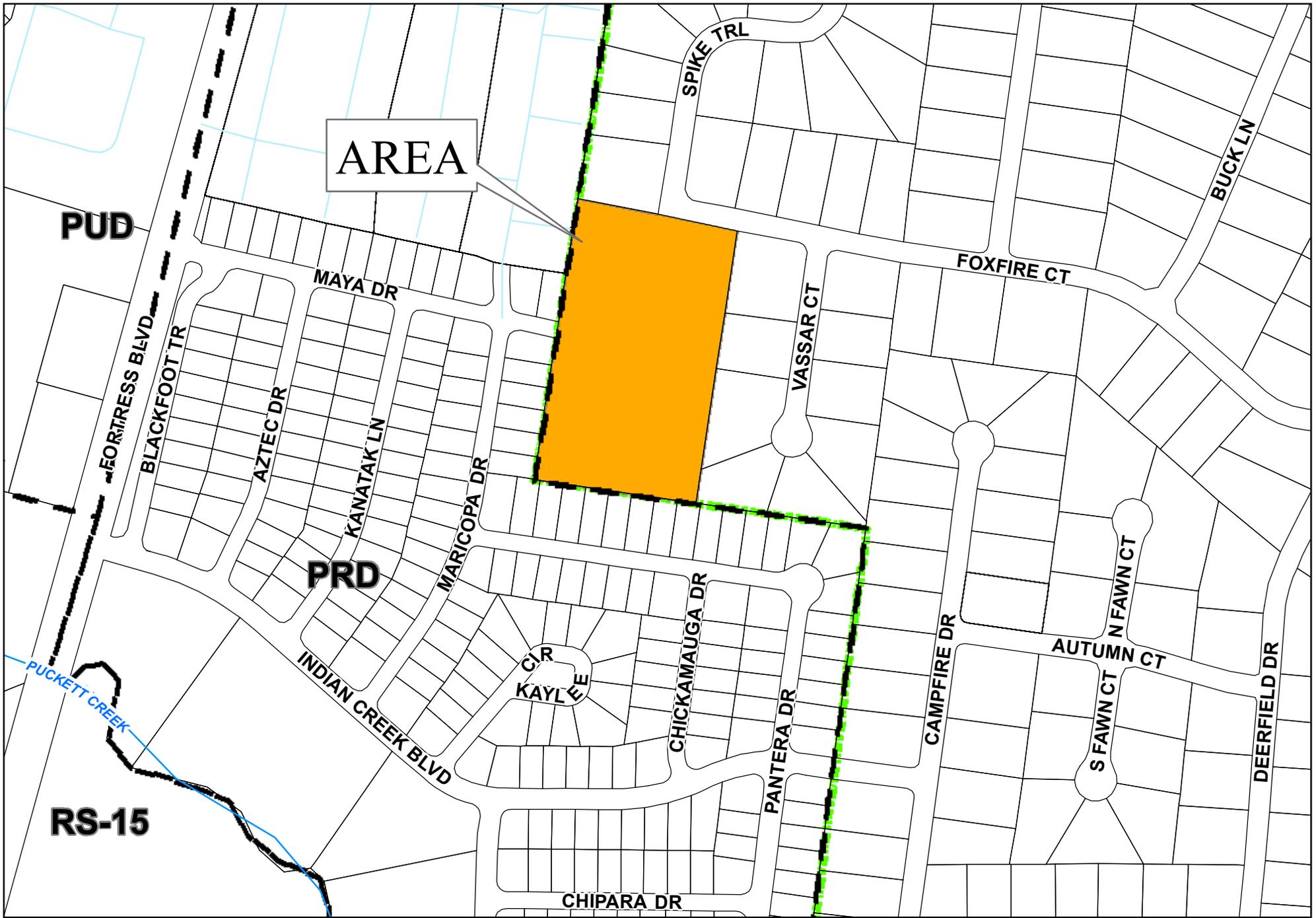
The subject property is located east of Maya Drive, which is a part of the Preserve at Indian Creek single-family subdivision and south of the Foxfire Court/ Spike Trail intersection. The subject property consists of one parcel which is developed with a single-family house. The properties to the south and west are zoned PRD (Planned Residential District) and are the Indian Creek development. The properties to the north and east are developed single-family subdivisions in the unincorporated area of Rutherford County.

The Planning Commission and City Council considered a request to annex this property several months ago. The City Council held action to annex the property until a proper driveway could be installed for City service providers.

The applicant has a contract to purchase this property and wishes to make it a part of the Indian Creek subdivision. This property is directly adjacent to the single-family portion in Indian Hills, however the PRD application is to develop the site similar to the multi-family portion of Indian Creek. The proposed Villas at Indian Creek Section 4 PRD allow 70 dwelling units on 6 acres for a density of 11.7 dwelling units/acre. None of the units will have attached garages; parking will be provided in the parking lot. The PRD is also committing to provide an excess of 18 parking spaces.

The planned development zoning also allows for exceptions from the Zoning Ordinance or Subdivision Regulations. The applicants need to clearly specify in the PRD program book any exceptions which would be required in the similar RM-12 district.

The Villas at Indian Creek Section 4 program book has been included with the agenda materials. The applicants will be available to make a presentation regarding the proposed zoning change. 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.



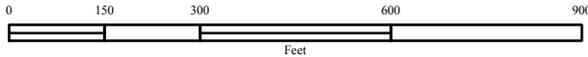
AREA

PUD

PRD

RS-15

**Zoning Request for Property Along Foxfire Ct.
To PRD Simultaneous with Annexation**



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



THE VILLAS AT INDIAN CREEK

SECTION 4



A REQUEST TO ZONE TO A PRD

Submitted: April 28, 2016

SEC Project # 03122

Resubmitted: May 17, 2016 For May 18, 2016 Planning Commission Workshop



Developer
Ole South Properties, Inc.

Dan Bobo
Ole South Properties, Inc.
262 Robert Rose Drive, Suite 300
Murfreesboro, Tennessee 37129
(615) 896-0019 Office
www.olesouth.com

Planning . Engineering
Landscape Architecture
SEC, Inc.

Attn: Matt Taylor, P.L.A.
850 Middle Tennessee Blvd.
Murfreesboro, TN. 37129
P: 615-890-7901
www.sec-civil.com
mtaylor@sec-civil.com



**The Villas at Indian Creek
Section 4**

CONCEPT PLAN

LAND USE DATA:
 TOTAL LAND AREA: ±5.96 ACRES
 TOTAL NUMBER OF UNITS: 70 UNITS
 YIELD: 70 UNITS/8.0 ACRES= 11.67 UNITS/ACRE
 TOTAL OPEN SPACE/STORMWATER: ±0.41 ACRES
 MINIMUM UNIT PAD: 00000
 MINIMUM PAD WIDTH AT FRONT SETBACK: 17 FEET

TOWNHOME UNIT MIX

BUILDING TYPE	# OF BUILDINGS	UNITS PER TYPE	END UNITS	INTERNAL UNITS
4 UNIT	2	8	4	4
5 UNIT	10	50	20	30
6 UNIT	2	12	4	8
TOTAL	14 BUILDINGS	70 UNITS	28 END	42 INTERNAL

2 BEDROOM INTERNAL UNITS = 42 UNITS
 3 BEDROOM CORNER UNITS = 28 UNITS

PARKING
 (28) 3.3 BEDROOM UNITS X 1.1 PER BEDROOM = 93 SPACES
 (42) 2 BEDROOM UNITS X 1.1 PER BEDROOM = 93 SPACES
 PARKING REQUIRED = 186 SPACES
 PARKING PROVIDED = 206 SPACES (20 SPACE SURPLUS)

- BUILDING
- DETENTION
- GAZEBO
- PAVEMENT
- MAIL KIOSK
- FRONT PORCH
- LAWN
- DUMPSTER
- BACK PORCH

CONCEPTUAL SITE AND LANDSCAPE PLAN

SCALE: 1" = 40'

Synopsis..... 4

EXISTING CONDITIONS

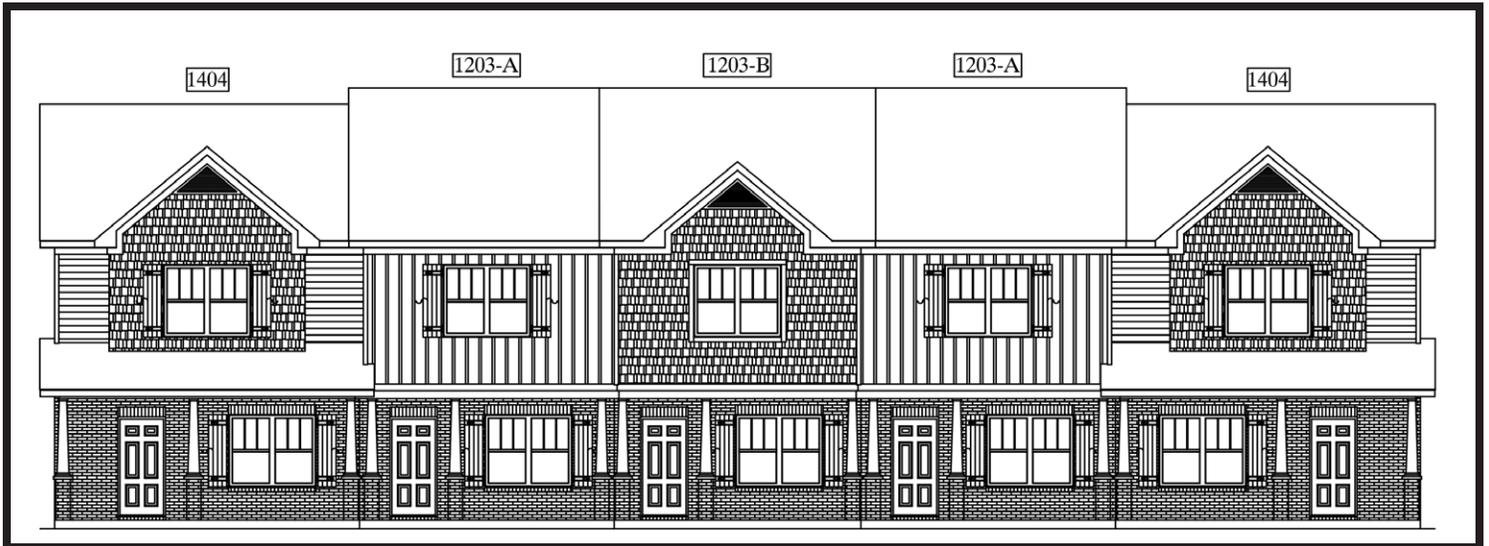
Rights-Of-Way, Utilities, and Topography 6
On-Site Photos and Existing Zoning 8
Surrounding Off-Site Photos and Existing Zoning 10

PROPOSED PRD

General Development Standards 12
General Development Standards (Elevations) 14
Ingress/ Egress 16
Conceptual Landscape Plan 18

ZONING CHAPTER 13

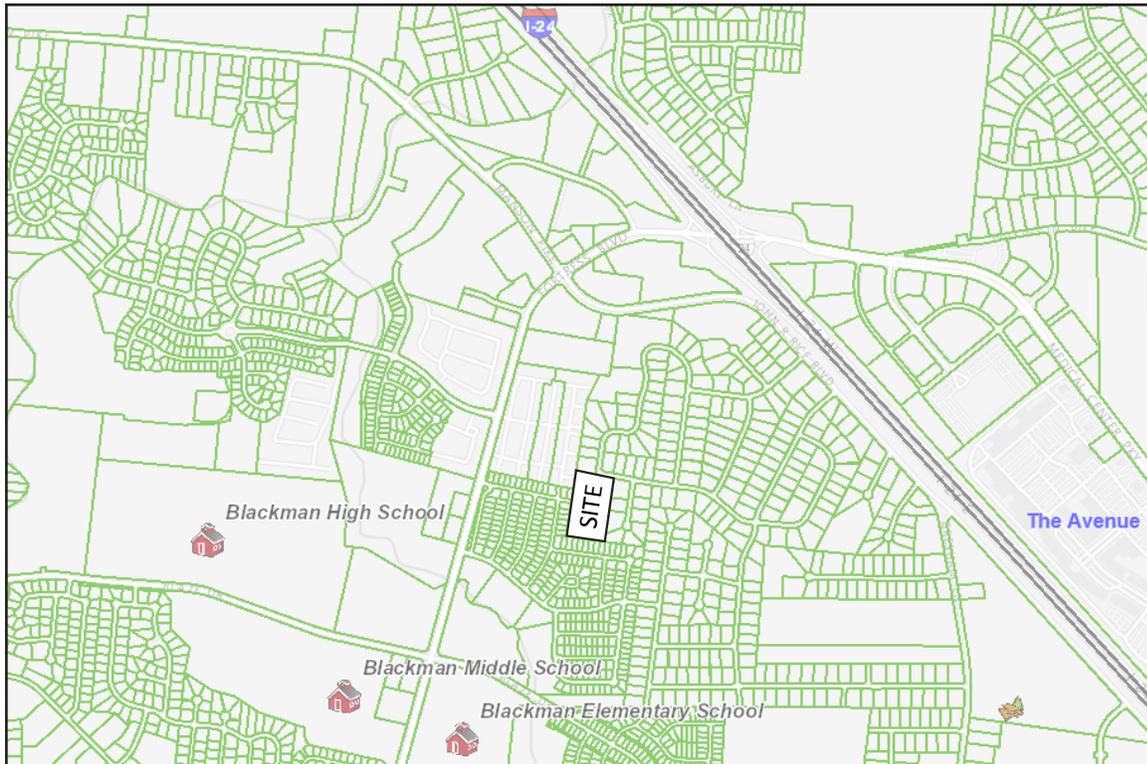
Subsection D Item 2a: 1-7 20
Subsection D Item 2a: 8-12 21





AERIAL IMAGE

NOT TO SCALE



GIS IMAGE

NOT TO SCALE

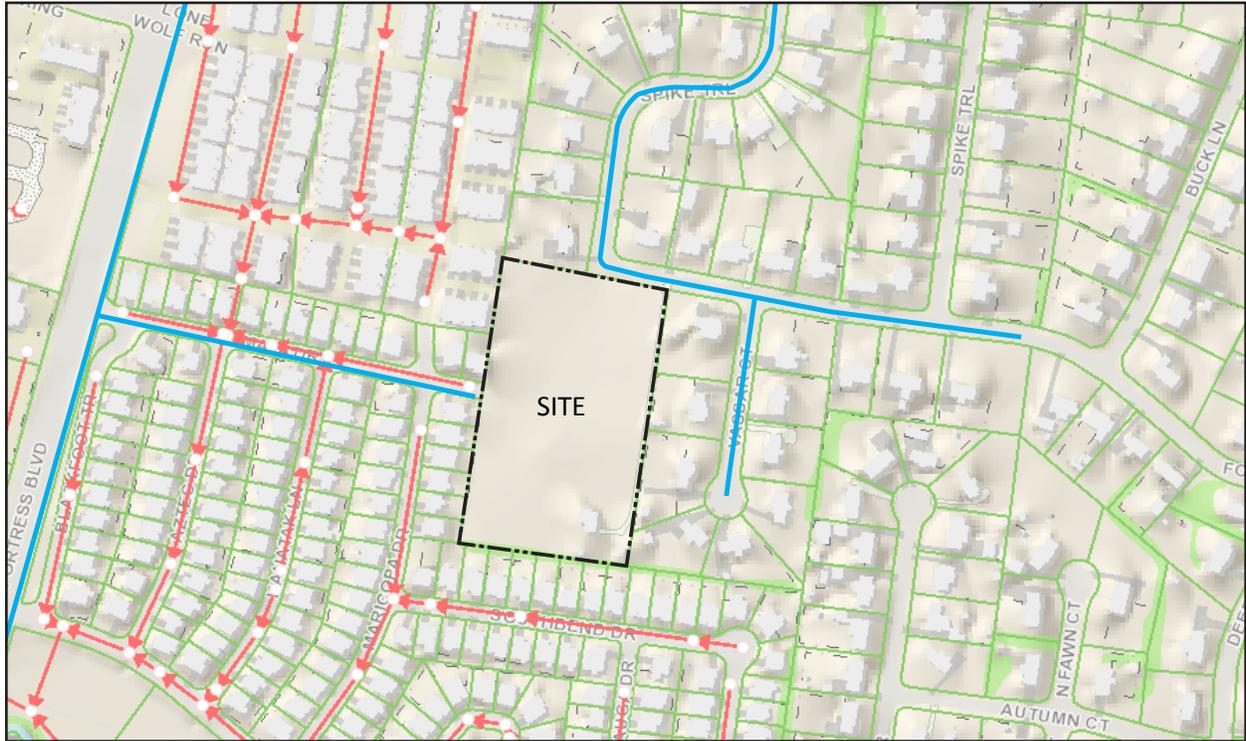
Ole South Properties, Inc. respectively requests to zone the Linda A. Smith property at 2631 Foxfire Court from RM (Medium Density Residential) to PRD (Planned Residential Development) to create The Villas at Indian Creek Section 4. The property is located along the south side of Foxfire Court, and at the end of Maya Drive off of Fortress Boulevard. The site is identified as parcel 1.00 of tax map 92, and is approximately 5.96 acres.

The surrounding area consists of The Villas at Indian Creek Section 3 & The Preserve at Indian Creek Section 2 (Zoned PRD in the city) to the west, The Preserve at Indian Creek Section 3 (Zoned PRD in the city) to the south. The property is bordered by Deerfield Stables Subdivision to the north, and by Deerfield Subdivision to the east. Both of those subdivisions are single family detached lots zoned RM in the county.

The request for rezoning to PRD is to create Section 4 of The Villas at Indian Creek. The development will consist of 70 townhomes on 5.96 acres, i.e. 11.74 dwelling units per acre. This new section is envisioned to be an extension of The Villas at Indian Creek townhome development adjacent to this new section. The architecture and floor plans of these townhomes in this new section will be the same as the previous styles in the existing sections. The units will be sold under a horizontal property regime. The proposed townhomes will range in size from 1,200 SF. up to 1,450 SF., and will consist of a mixture of two and three bedroom units. The townhome buildings will be a mixture of 4, 5 and 6 units per building. Parking for residents and guests will be provided in surface parking adjacent to the townhome buildings. This site and common areas; which include building exteriors, parking areas, a gazebo, stormwater facilities, and all other property around the site, will be added to the existing villas at Indian Creek H.O.A.



ISOMETRIC AERIAL IMAGE



UTILITIES - WATER AND SEWER



TOPOGRAPHY AND HYDROLOGY





CITY OF MURFREESBORO

The property has/will have access to the existing public rights-of-way onto Maya Drive to the west. Maya Drive will provide direct access back to Fortress Boulevard.



RUTHERFORD COUNTY

The property has/will have access to the existing public rights-of-way onto Foxfire Court to the north.



MURFREESBORO WATER AND SEWER DEPARTMENT

Sanitary sewer service will connect to a 8” gravity sewer line located in the R.O.W. of Maya Drive. 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.



CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

There are two points of connection for this site for providing water service. There is an existing 8" water line in the R.O.W. of Maya Drive for service into the site. There is also a water line associated with the R.O.W. of Foxfire Court, that we anticipate CDU tying into to create a loop in this area of the city. The developer will be responsible for extending the waterline into the site for domestic and fire water service. Water service will be provided by Consolidated Utility District.



MURFREESBORO ELECTRIC DEPARTMENT

Murfreesboro Electric Department will be providing electrical service. All electric service will be underground. Underground electricity is currently located along Maya Drive.

TOPOGRAPHY AND HYDROLOGY

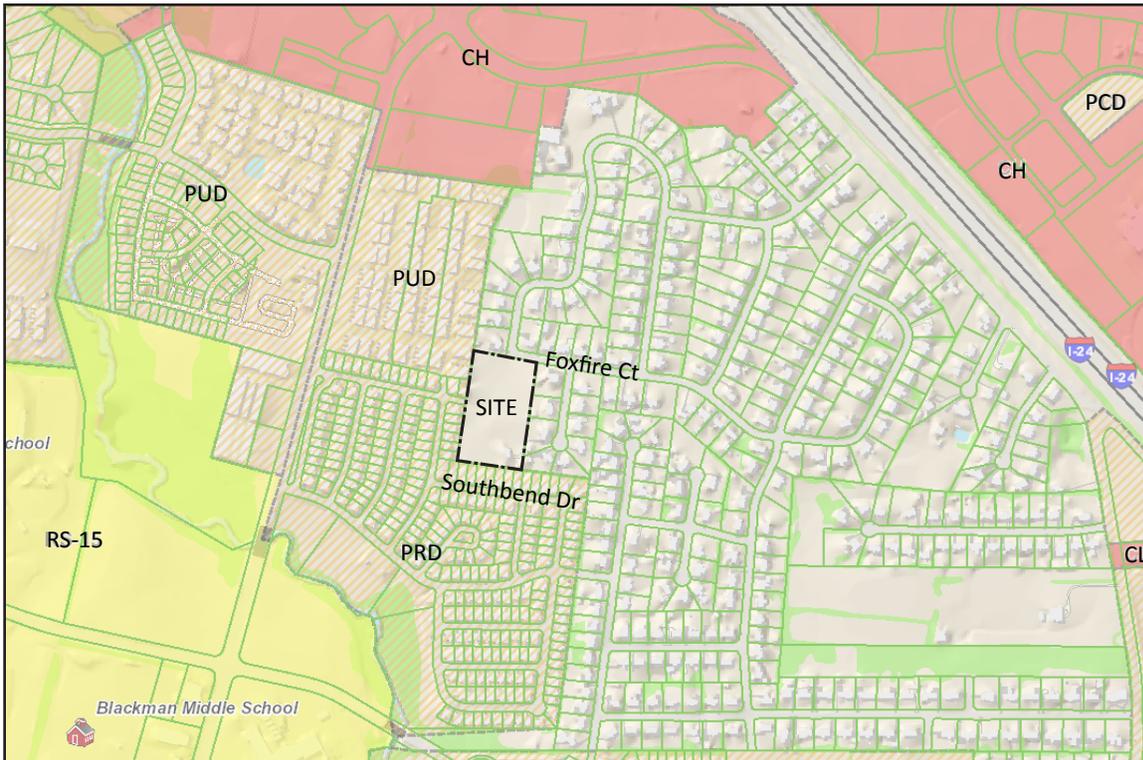
The existing topography of the site shows the site’s topography is generally from a high points along the north and east property lines down to a low spot in the southwest corner of the site. Stormwater follows the topography where almost all surface drainage flows to this low point in the property. Stormwater is collected in an underground storm pipe to the south in The Preserve of Indian Creek Section 3 which flows towards the south, and eventually discharges into Puckett Creek.



ON-SITE PHOTOS



NOT TO SCALE



EXISTING ZONING



NOT TO SCALE

***IMAGES TAKEN USING GOOGLE EARTH'S STREET VIEW FEATURE.**



IMAGE 1

VIEW SOUTHWEST ONTO THE CORNER OF THE SITE.



IMAGE 2

VIEW SOUTH ONTO THE CENTRAL PORTION OF THE SITE.



IMAGE 2 (ZOOMED IN)

VIEW SOUTH ONTO THE SITE.



IMAGE 3

VIEW SOUTHEAST ONTO THE CORNER OF THE SITE.



IMAGE 4

VIEW SOUTH ONTO GRAVEL DRIVEWAY ADJACENT TO THE SITE.

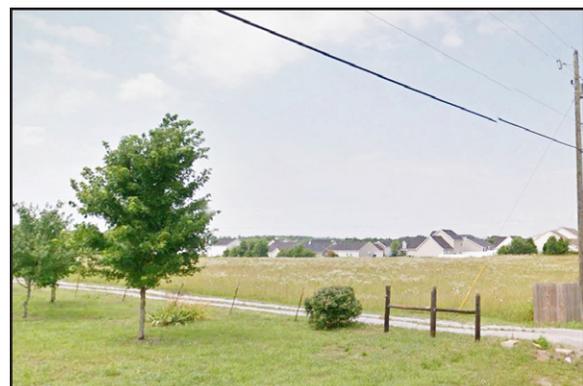


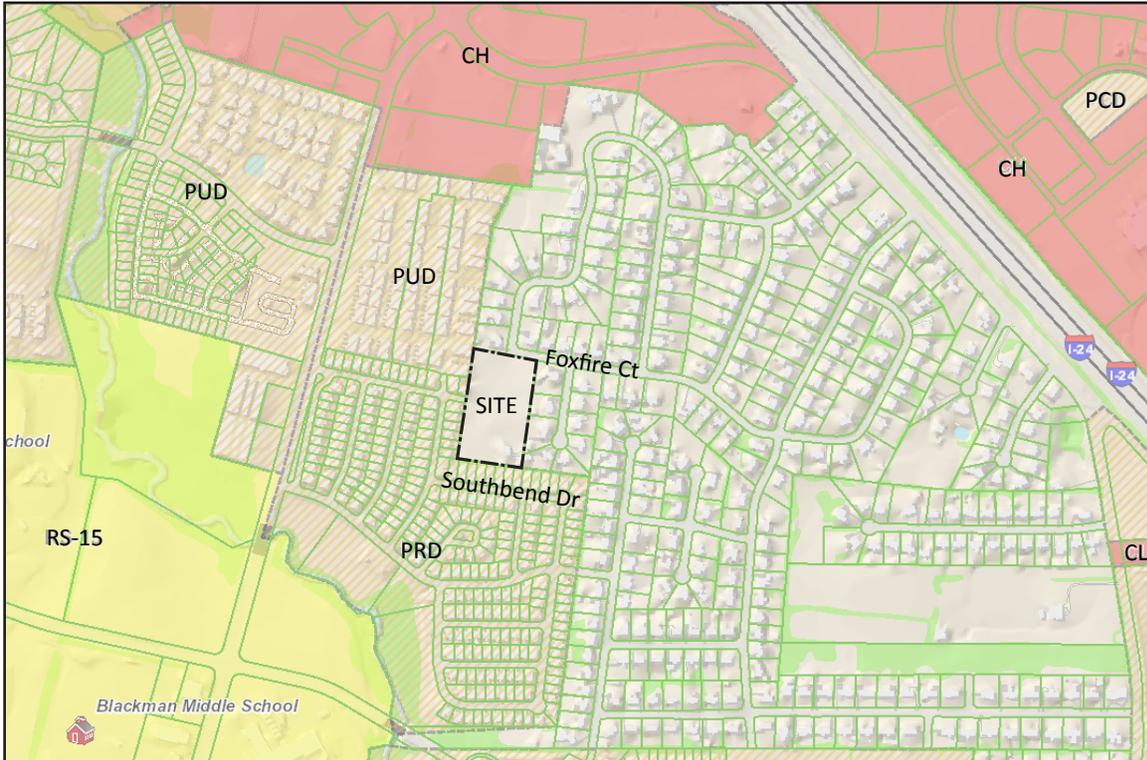
IMAGE 5

VIEW SOUTHWEST ONTO THE SIDE OF THE SITE.



OFF-SITE PHOTOS

↑
NOT TO SCALE



EXISTING ZONING

↑
NOT TO SCALE

***IMAGES TAKEN USING GOOGLE EARTH'S STREET VIEW FEATURE.**



IMAGE 6

VIEW WEST ONTO RESIDENTIAL PROPERTY
(DEERFIELD STABLES SUBDIVISION).



IMAGE 7

VIEW NORTHEAST ONTO RESIDENTIAL
PROPERTIES ALONG FOXFIRE CT (DEERFIELD
STABLES SUBDIVISION).



IMAGE 8

VIEW SOUTHEAST ONTO RESIDENTIAL PROPERTY
(DEERFIELD STABLES SUBDIVISION, SECTION II).



IMAGE 9

VIEW SOUTHWEST ONTO RESIDENTIAL
PROPERTIES (DEERFIELD STABLES SUBDIVISION,
SECTION II).



IMAGE 10

VIEW SOUTHEAST ONTO RESIDENTIAL PROPERTIES (PRD)
AT ENTRANCE TO THE PRESERVE AT INDIAN CREEK.

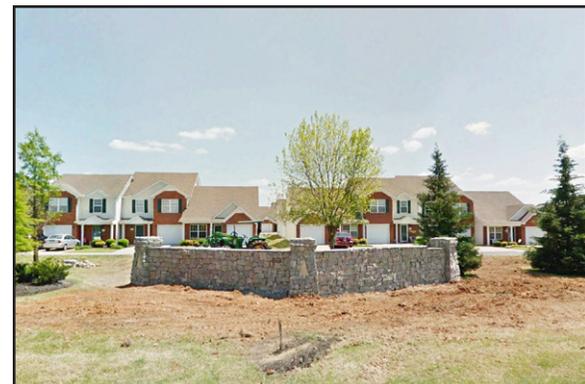


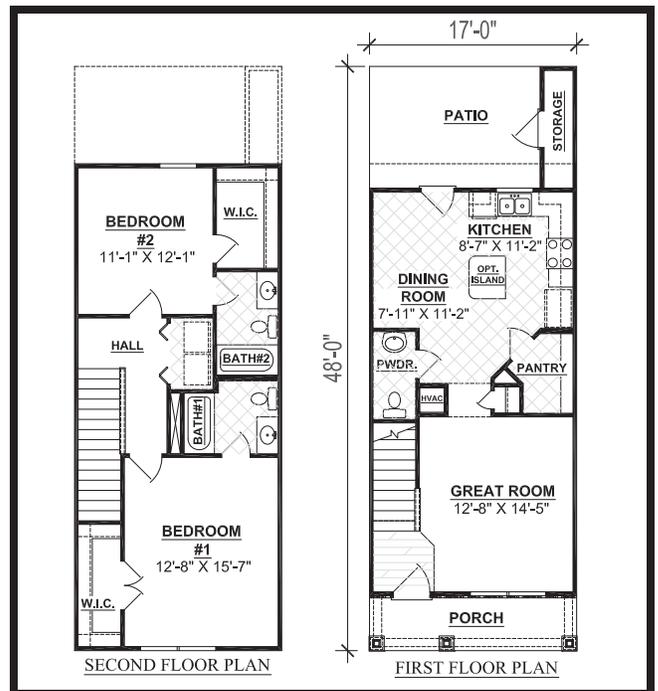
IMAGE 11

VIEW EAST ONTO RESIDENTIAL PROPERTY (PUD)
AT THE VILLAS AT INDIAN CREEK.



CONCEPTUAL SITE AND LANDSCAPE PLAN - ZOOMED IN

- NOT TO SCALE
- BUILDING
- DETENTION
- PAVEMENT
- LAWN
- MAIL KIOSK
- DUMPSTER
- GAZEBO
- FRONT PORCH
- BACK PORCH



Synopsis

The Villas at Indian Creek Section 4 consists of 70 townhome units on 5.96 acres for a density of 11.94 dwelling units per acre. This request is to rezone the 5.96 acres from RM (County) to a Planned Residential Development (PRD). The units will be sold under a horizontal property regime. There will be an H.O.A. to maintain common areas, which will include building exteriors, parking areas, a gazebo, stormwater facilities, and all other property around the site.

Proposed Site Characteristics:

- 70 townhome units with 2 or more bedrooms.
- The units will range in size from 1,200 SF. to 1,450 SF.
- The development will be constructed in 1 phase.
- All units to be sold under a horizontal property regime
- The exteriors of the buildings and common spaces will be maintained by an H.O.A.
- All parking areas and sidewalks will be private and maintained by the H.O.A.
- Sidewalks will be provided throughout the development to create a pedestrian friendly community
- Building elevations will consist of brick and vinyl siding. A representation of elevation material mixtures are outlined on page 15: Architectural Characteristics.
- A Type 'C' Landscape Buffer will be constructed along the length of boundaries of the site adjacent to Deerfield and Deerfield Stables subdivisions.
- Type 'B' Landscape buffer will be constructed along the length of the boundaries of the site adjacent to the Preserve at Indian Creek Section 2 & 3, but not along boundaries of the existing villas at Indian Creek section 3.
- 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.
- Any solid waste enclosures will be constructed of materials consistent with building architecture and be at least 8 feet tall with opaque gates and enhanced with landscaping.
- Parking for the residential units will comply with the City of Murfreesboro requirements, which has a surplus of 20 parking spaces.
- All parking areas will have curbing.
- All on-site drive aisles and parking spaces will be designed to comply with the City of Murfreesboro design standards.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
- A gazebo will be provided at a gathering space for residents.
- Mail service will be provided via a kiosk for all postal deliveries.
- All home owners will be required to be a member of the H.O.A.
- Construction is anticipated to begin within 90-120 days after zoning is completed.

Minimum Building Setbacks to Site Boundary:

Front: 15-feet

Side: 15-feet

Rear: 15-feet

Minimum Building Setbacks Internal to the Site:

Front: 10-feet from parking and drive aisles

Side: 10-feet between buildings, and from parking and drive aisles

Rear: 20-feet between buildings



PROPOSED FRONT ELEVATION



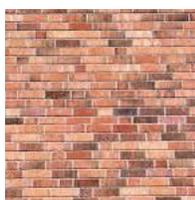
EXAMPLE OF A PROPOSED GAZEBO

Architecture Characteristics:

- Building heights shall not exceed 35 feet in height.
- There will be a mixture of 1-story and 2-story buildings.
- All dwelling units will have at least 2 bedrooms.
- All the units will have eaves.
- All units will have a covered front porch.
- All units will have a patio area at the rear of the unit.
- Individual units will be offset 2 feet to create articulation of the front facades to add interest to the elevations
- All townhomes will be sold under a horizontal property regime.

Building Elevation Materials:

- Front: Brick on first story porch and base of column pedestals
- Front: Vinyl siding on the second story, board & batten and shake styles
- Sides: Standard horizontal vinyl siding
- Rear: Standard horizontal vinyl siding
- Trim and Soffits: Vinyl siding



Example of Brick
(different colors will be allowed)



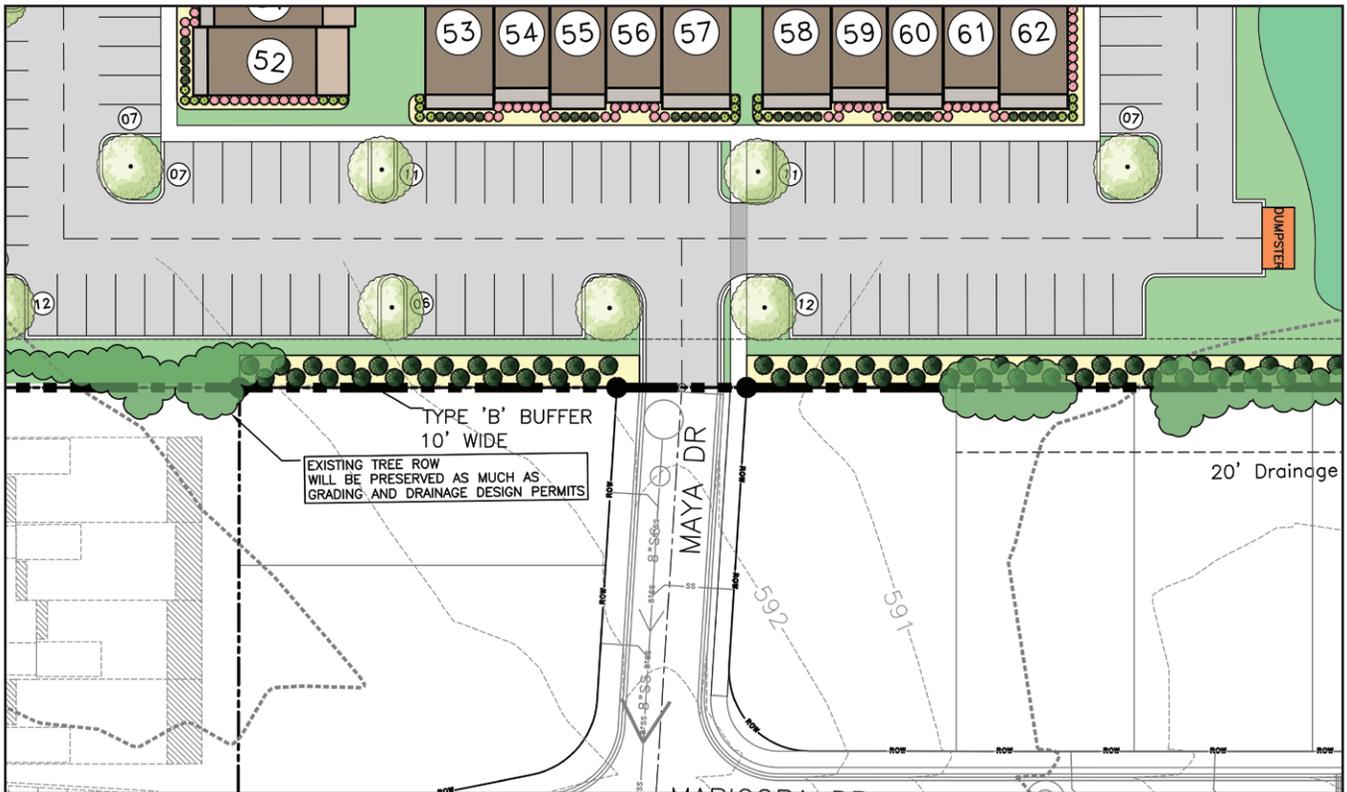
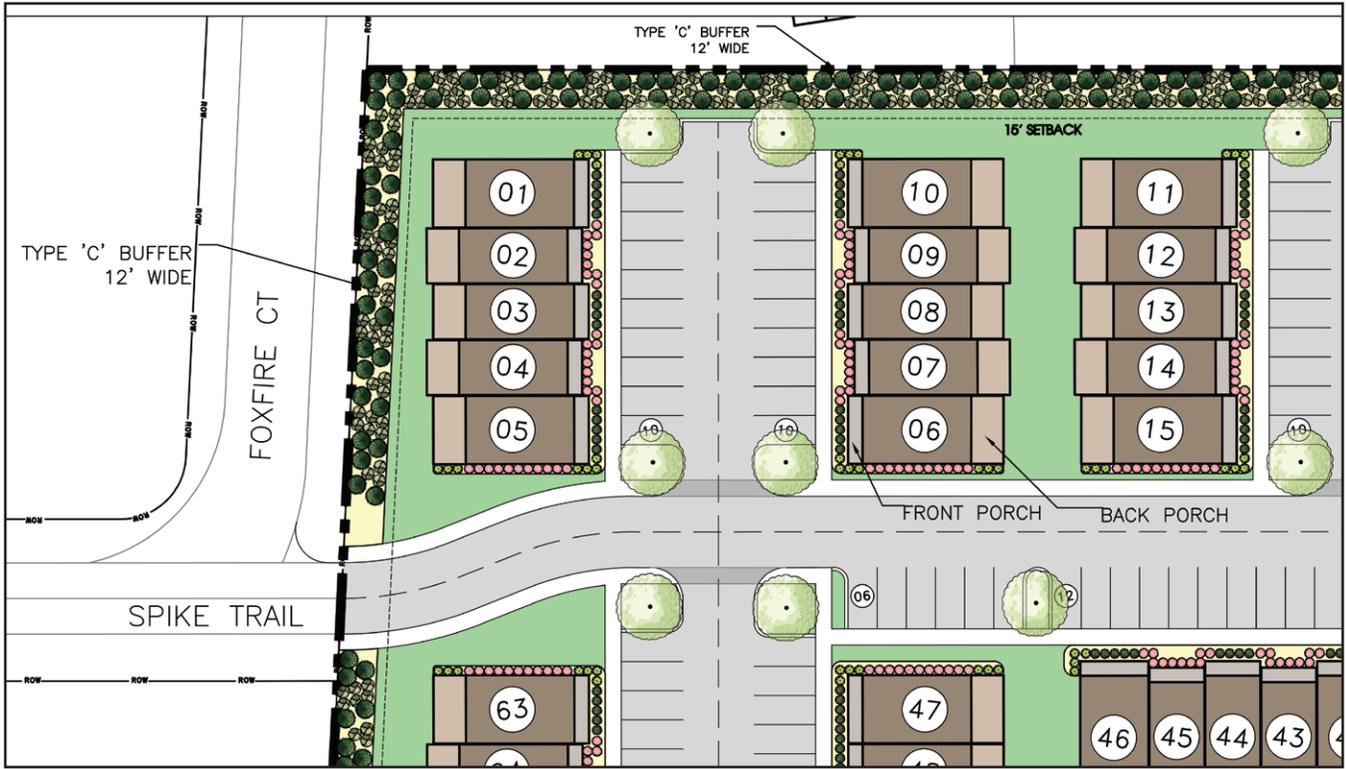
Example of Vinyl Siding -Traditional Lap Vinyl Siding
(different colors will be allowed)



Example of Vinyl Siding - Board and Batten Vinyl Siding
(different colors, patterns will be allowed)



Example of Vinyl Siding - Shakes Vinyl Siding
(different colors, patterns will be allowed)



INGRESS/ EGRESS PLANS

- NOT TO SCALE
- BUILDING
- PAVEMENT
- LAWN
- DETENTION
- DUMPSTER
- FRONT PORCH
- BACK PORCH

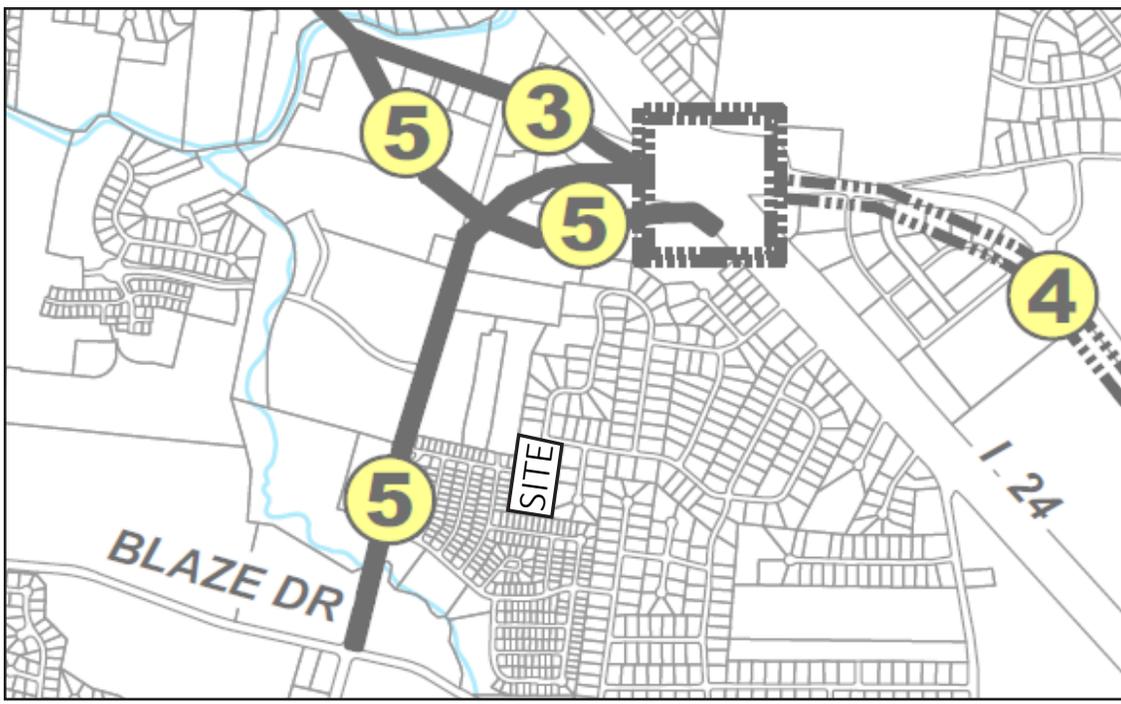
Pursuant to the Murfreesboro Major Thoroughfare Plan, none of the roadways that lead to the site are slated for improvements at this time. Fortress Boulevard, which is the major thoroughfare for the majority of vehicular trips generated by this development, is currently built out to the 5 lane cross-section recommended by the Major Thoroughfare Plan. As per this rezoning request, the plan proposes no additional improvements be made to any of the roadways around the perimeter of the site.

As stated above, the primary means of ingress/egress from this site will be via Maya Drive out to Fortress Boulevard. The majority developments vehicular traffic will pass through Sections 1 & 2 of The Preserve at Indian Creek in order to get to Fortress Boulevard. The secondary means of ingress/egress from the development will be driveway connection to Foxfire Drive on the north side of the development.

All on-site drive aisles 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.

As part of this project, a sidewalk extension is proposed from the western boundary of the site back to intersection of Maya Drive and Maricopa Drive. The sidewalk extension will be along the south side of the Maya Drive inside the R.O.W., will tie into the existing driveway on Lot 50 in Section 2 for The Preserve at Indian Creek. The existing sidewalk on Maya Drive picks up on the west side of the driveway and turns the corner heading south on Maricopa Drive. This will allow residents to walk to the open space playground along Puckett Creek at the south end of The Preserve at Indian Creek.



THOROUGHFARE PLAN



LANDSCAPE MATERIALS SAMPLES: 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

LANDSCAPE MATERIAL SAMPLES: EVERGREEN/DECIDUOUS SHRUBS AND GRASSES



(C)



(D)



(E)



(F)

LANDSCAPE MATERIAL SAMPLES: GROUNDCOVER



(G)



(H)



(I)



(J)

LANDSCAPE BUFFER: EVERGREEN TREES



(K)



(L)



(M)

LANDSCAPE BUFFER: EVERGREEN TREES AND SHRUBS



(N)



(O)

The site has been designed with ample landscaping to provide not only an aesthetically pleasing experience for the residents, 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 10 feet of landscape area between parking and all property lines.
- Public rights-of-way screened from parking by use of landscaping and/or berming.
- The north and east perimeter of the property will have a 12 foot wide Type 'C' Landscape Buffer planted consisting of a double staggered row of evergreen trees planted 8 feet on center to provide screening for the adjacent properties and their residents. Evergreen trees will be a minimum of 6 feet tall at the time of planting. In addition to the evergreen trees, single row of evergreen shrubs will fill in the gaps between the evergreen trees during the first few years of the buffer till the trees mature and fill in the buffer. The evergreen shrubs will be a minimum 4 feet tall at the time of planting.
- The west and south perimeter of the property will have a 10 foot wide Type 'B' landscape buffer consisting of a single staggered row of evergreen trees.
- All above ground utilities and mechanical equipment screened with landscaping and/or walls.
- Solid waste enclosure screened with a masonry wall and enhanced with landscaping.
- The fronts and sides at the base of buildings will have at least 3 foot wide landscape strip.
- Landscaping will be in conformance with the City of Murfreesboro's landscaping ordinance.

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: Exhibits are shown on Pages 4-6 that shows the existing contours and drainage patterns along with an aerial photograph of the area. No portion of the property is subject to floodplains or floodways, and the site ultimately drains to Puckett Creek.

3.) A plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on-site and within two hundred (200) feet of the subject property and the identification of the use thereof.

Response: Exhibits and photographs on Page 8 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 general location and maximum number of lots, parcels or sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, school sites, public buildings and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto and the extent of proposed landscaping, planting, screening, or fencing.

Response: The attached 11x17 page lists standards and exhibits showing the concept plan which shows each of these items.

5.) A tabulation of the maximum number of dwelling units proposed including the number of units with two (2) or less bedrooms and the number of units with more than two (2) bedrooms.

Response: The attached 11x17 page lists standards and exhibits showing the concept plan which shows each of these items.

6.) A tabulation of the maximum floor area proposed to be constructed, the F.A.R. (Floor Area Ratio), the L.S.R. (Livability Space Ratio), and the O.S.R. (Open Space Ratio). These tabulations are for the PRD.

TOTAL SITE AREA	259478
TOTAL MAXIMUM FLOOR AREA	89838
TOTAL LOT AREA	259478
TOTAL BUILDING COVERAGE	59892
TOTAL DRIVE/ PARKING AREA	74796
TOTAL RIGHT-OF-WAY	0
TOTAL LIVABLE SPACE	124790
TOTAL OPEN SPACE	199586
FLOOR AREA RATIO (F.A.R.)	0.35
LIVABILITY SPACE RATIO (L.S.R.)	1.39
OPEN SPACE RATIO (O.S.R.)	2.22

7.) A written statement generally describing the relationship of the proposed planned development to the current policies and plans of the city and how the proposed planned development is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this article.

Response: The property is currently zoned RM. The surrounding areas has a mixture of residential properties. The concept plan and development standards combined with the architectural requirements of the homes shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complete the development in this area.

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

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

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

9.) Proposed means of assuring the continued maintenance of common space or other common elements and governing the use and continued protection of the planned development. For this purpose, the substance of any proposed restrictions or covenants shall be submitted.

Response: This requirement has been addressed on Page 12.

10.) A statement setting forth in detail either (1) the exceptions which are required from the zoning and subdivision regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed.

Response: No exceptions are requested with this PRD.

11.) The nature and extent of any overlay zone as described in Section 24 of this article and any special flood hazard area as described in Section 34 of this article

Response: This property is not in the Airport Overlay District (AOD), Battlefield Protection District (BPD), Historic District (H-1), or Planned Signage Overlay District (PS). No portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel. Property is within Gateway Design Overlay District (GDO-1).

12.) The location and proposed improvements of any street depicted on the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time.

Response: Page 16-17 discusses the Major Thoroughfare Plan. manson pike is planned to be upgraded to a 5-lane roadway.

13.) The name, address, telephone number, and facsimile number of the applicant and any professional engineer, architect, or land planner retained by the applicant to assist in the preparation of the planned development plans. A primary representative shall be designated.

Response: The primary representative is Matt Taylor of SEC, Inc. developer/ applicant is Ole South Properties, Inc. content info for both is provided on cover.

14.) Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. The plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. The location and orientation of exterior light fixtures and of garages shall be shown if such are to be included in the structures.

Response: Pages 14-15 show the architectural character of the proposed buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built. A detailed photometric plan will be provided at site plan phase.

15.) If a development entrance sign is proposed the application shall include a description of the proposed entrance sign improvements including a description of lighting, landscaping, and construction materials.

Response: No entrance sign is proposed at this time.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 8, 2016**

4.a. Hear report from principal planner regarding meeting locations during City Council Chamber remodel.

The City Council chambers will be undergoing renovations beginning June 20, 2016, and will be unavailable for meeting space. The renovations are anticipated to be completed on July 13, 2016. As such, the Planning Commission Workshop meeting on June 22, 2016, will be located in City Hall Room 218. The Planning Commission public hearing meeting on July 13, 2016, is anticipated to be located at the Patterson Park Community Center.

Staff expects to have additional comments at the meeting.

2016 Murfreesboro

Planning Commission & Administrative Plans Calendar Dates & Review



December 31, 2015 submittal deadline

Planning Commission meetings held on the first Wednesday are reserved primarily for public hearings involving rezoning, annexations, and ROW abandonment. Meetings held on the third Wednesday are for plats, plans, new business items and staff reports. The submittal deadlines for plans to be reviewed Administratively as the same as for plans to be reviewed by the Planning Commission. Resubmittal Monday before PC at 3:00 p.m. unless holiday is on Monday (it is Tuesday at 9:00 a.m.).

PC meeting dates are noted with a box. PC meetings are held on first & third Wednesday with the 1st meeting at 7:00 p.m. and 2nd meeting at 1:00 p.m. of each month, unless otherwise noted. PC deadlines are noted with a circle, resubmittal deadlines are noted with a hexagon. **Please note that Plat/Plan submittal deadline is 10:00 a.m.** City observed holidays are noted with a star. Meeting and submission times and dates are subject to change. The Planning Commission will review its calendar periodically and if conditions warrant, it may change its calendar to increase or decrease the number of meetings per month; special called meetings may be scheduled at the discretion of the Planning Commission. Please contact the Murfreesboro Planning Department at (615)893-6441 or www.murfreesborotn.gov to confirm meeting and submission dates.

January

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17	★ 18	19	20	21	22	23
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February

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December

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25	★ 26	27	28	29	30	31