

# CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Room 218

June 22, 2016  
1:00 PM

Bob Lamb  
Chairman

1. Call to order.
2. Determination of a quorum.
3. Approve minutes of the May 4, 2016, May 18, 2016 & June 8, 2016 Planning Commission meetings.
4. Old Business:
  - a. Discussion of 2035 Comprehensive Plan Chapter 4 Land Use and Character and 4.3 Future Land Use Map with presentation from representatives of KKC (Kendig Keast Collaborative).
5. Consent Agenda:
  - a. Muirwood Section 5 [2016-1018] preliminary plat for 25 lots on 6.6 acres served as an outside the City sewer customer and zoned RM located along Oak Drive, TN Contractors Inc, developer.
  - b. Blackman Meadows Section 9 [2016-1020] preliminary plat for 13 lots on 4.6 acres zoned RS-12 located along Burrows Ave., Riverspring Group LLC developer.
  - c. Sheffield Park Section 4 [2016-1021] preliminary plat for 31 lots on 13.2 acres zoned PRD located along Kybald Court, Beazer Homes Corp developer.
  - d. Cason Square Lot 27 [2016-2062] final plat for 1 lot on 0.99 acres zoned CH located along Rideout Lane, Cason Square LLC developer.
  - e. Stratford Hall Section 5, Phase 3 [2016-2063] final plat for 10 lots on 2.5 acres zoned PRD located along Charleston Boulevard, Benefield Parks developer.
  - f. First National Bank [2016-3095] site plan for 5,413 ft<sup>2</sup> financial institution on 1.14 acres zoned CH located along Memorial Boulevard, First National Bank developer.

# MURFREESBORO PLANNING COMMISSION AGENDA

## PAGE 2

June 22, 2016

- g. Sledge Craft [2016-3096] site plan for 20,284 ft<sup>2</sup> addition on 5.8 acres zoned H-I located at 1133 Samsonite Boulevard, Sledge Craft Inc. developer.
- h. Westlawn Amenity Center [2016-3101] site plan for 1,800 ft<sup>2</sup> building on 2.3 acres zoned PUD located along Shores Road and Westlawn Boulevard, DR Horton Inc. developer.
- i. Discount Tire Company [2016-3094] site plan for 7,373 ft<sup>2</sup> building on 1.23 acres zoned H-I located at 802 Old Fort Parkway, Discount Tire Co. developer.
- j. Adams Place Memory Care addition [2016-3090] site plan for 13,874 ft<sup>2</sup> memory care addition to 22.5 acres zoned PUD & RS-15 located at 1925 & 1927 Memorial Boulevard, NHC developer.
- k. Mandatory Referral [2016-706] for the abandonment of variable width drainage easement located within the Henley Station Phase 2 development along Willowoak Trail, Joseph Haddix applicant.

### 6. Gateway Design Overlay:

- a. Vintage at the Avenue [2016-3086 & 2016-6007] final design & site plan review for 203 unit multi-family development on 5.5 acres zoned PRD & GDO-1 located along Conference Center Boulevard, Greshampark Drive, and Avenue Way, TDK Development Co. developer.
- b. Springfield Luxury Apartments [2016-3087 & 2016-6008] final design & site plan review for 270 unit multi-family complex on 17.5 acres zoned PRD and GDO-1 located at 3726 Manson Pike, Bonavic Development developer.
- c. Andy's Frozen Custard [2016-3093 & 6009] initial design review for 1,167 ft<sup>2</sup> specialty restaurant on 0.76 acres zoned CH & GDO-1 located along North Thompson Lane, Ranchers Custard Co. LLC developer.
- d. Slim Chickens Subdivision [2016-2055] final plat for 2 lots on 4.9 acres zoned CH & GDO-1 located along North Thompson Lane, R & B Partnership developer.
- e. North Church Section 1 Lot 2 [2016-2065] final plat for 1 lot on 11.5 acres zoned MU & GDO-1 located along Robert Rose Drive, North Church LLC developer.

### 7. Plats and Plans:

- a. Stones River Mall [2016-3099] site plan for 47,000 ft<sup>2</sup> movie theater on 35.2 acres zoned CH & PSO located at 1720 Old Fort Parkway, Sterling Organization developer.

# MURFREESBORO PLANNING COMMISSION AGENDA

## PAGE 3

June 22, 2016

- b. Cedar Retreat Section 1 [2016-1019] master plan & preliminary plat for 28 lots on 10.7 acres zoned PRD located along Florence Road, Donald Henley Construction, developer.
- c. Kingdom Crest Section 1 [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.
- d. Three Rivers Mini Storage [2016-3073] site plan for 91,725 ft<sup>2</sup> self-storage facility on 7.3 acres zoned CF located along Cason Lane, Todd Harms developer.
- e. Country Meadows Lots 35 & 36 [2016-3092] site plan for 2 four-family dwellings on 0.73 acres zoned RM-12 located along Hastings Street, Mac Morales developer.
- f. M.T. Elite [2016-3097] site plan for 8,000 ft<sup>2</sup> building on 0.69 acres zoned L-I located along Southpointe Court, Jerry Manning developer.

### 8. New Business:

- a. Zoning application [2016-422] for approximately 150.5 acres located along Joe B Jackson Parkway to amend the PID (Parkway Place), Joe Swanson, Jr. applicant.
- b. Zoning application [2016-425] for approximately 13.5 acres located along Brinkley Road to be rezoned from CF to PRD (Wilkerson Downs), Robert E. Frances & Jeffrey Gill applicant.
- c. Zoning application [2016-426] for approximately 4.5 acres located along Cason Lane, Parkwood Drive, and Eldin Creek Drive to amend the Three Rivers PRD, Highpoint Limited LLC applicant.
- d. Zoning application [2016-427] for approximately 0.97 acres located along North Rutherford Boulevard and Old Lascassas Road to be rezoned from CF to CH, Eric Lowman applicant.
- e. Zoning application [2016-428] for approximately 44 acres located along Armstrong Valley Road to be rezoned from RS-15 to RS-8, Cornerstone Development applicant.
- f. Annexation Plan of Services and annexation petition [2016-508] for approximately 13.4 acres located along Veterans Parkway east of Cason Lane, Ardavan Afrakhteh applicant.
- g. Zoning application [2016-421] for approximately 9.9 acres located along Veterans Parkway east of Cason Lane to be zoned RM-12 simultaneous with annexation, Green Trails, LLC applicant.

# **MURFREESBORO PLANNING COMMISSION AGENDA**

## **PAGE 4**

**June 22, 2016**

- h.** Annexation Plan of Services and annexation petition [2016-509] for approximately 28.3 acres located along New Salem Highway, James Rowland applicant.
- i.** Zoning application [2016-424] for approximately 22.5 acres located along New Salem Highway to be zoned RM-16 simultaneous with annexation and for approximately 0.9 acres to be rezoned from RS-15 to RM-16, James Rowland applicant.
- j.** Zoning application [2016-423] for approximately 1.5 acres located along East Main Street and Jupiter Place to be rezoned from RS-15 to RM-16, East Main Quarters Partnership developer.

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

- a.** Hear report from Planning Director regarding base of building design standard.

### **10. Adjourn.**

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

- 4.a. Discussion of 2035 Comprehensive Plan Chapter 4 Land Use and Character and 4.3 Future Land Use Map with presentation from representatives of KKC (Kendig Keast Collaborative).**

Representatives of KKC will give a short presentation to the Planning Commission on the Comprehensive Plan Chapter 4 and the Future Land Use Map.

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

5.a. Muirwood Section 5 [2016-1018] preliminary plat for 25 lots on 6.6 acres served as an outside the City sewer customer and zoned RM located along Oak Drive, TN Contractors Inc, developer.

This is the preliminary plat review for 25 lots on 6.6 acres zoned PRD. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.



## **Staff Comments:**

- 1) Revise the note regarding the installation of sidewalks to be the responsibility of the builder, not the owner.
- 2) Show the traffic control elements on the preliminary plat and on the construction plans.
- 3) The Engineering Department point of contact for this project is Katie Noel (615-893-6441 or KNoel@MurfreesboroTN.gov).
- 4) Add handicap ramps at intersections.
- 5) Add street name signs and stop signs at intersections.
- 6) All grading on lots should be complete prior to signing the final plat and the release of building permits.
- 7) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

## **Stormwater Comments:**

- 1) Construction plans must be approved by the City Engineer as outlined in the Subdivision Regulations [www.murfreesborotn.gov/planning](http://www.murfreesborotn.gov/planning) and shall be submitted to the City Engineer's office for review and approval for all subdivisions requiring construction of streets, drainage ditches or pipes, and/or public utilities.
- 2) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.
- 3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
- 4) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
- 5) New development and redevelopment involving increase of 10,000 square feet of impervious area, on a lot or within a common plan of development of at least one acre must comply with the city's stormwater quality design standards.
- 6) Public infrastructure except final asphalt must be accepted by City prior to placement into warranty period and signing the final plat.
- 7) Construction plans require the approval of the City Engineer. PFD's of the construction plans should be submitted to the engineering point of contact to be reviewed.
- 8) An engineer's certification will be required for public infrastructure and stormwater facilities at the final plat.
- 9) This site is required to comply with all stormwater requirements. Stormwater calculations should be provided with construction plans demonstrating compliance.

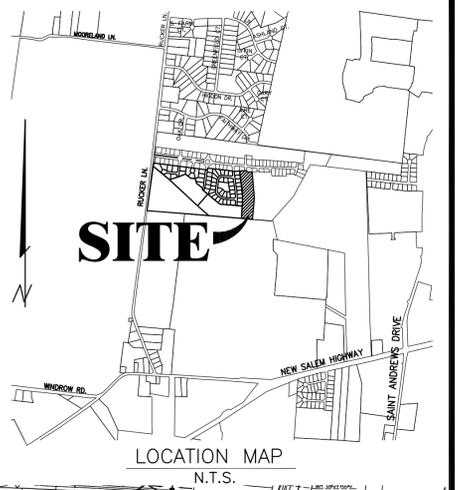
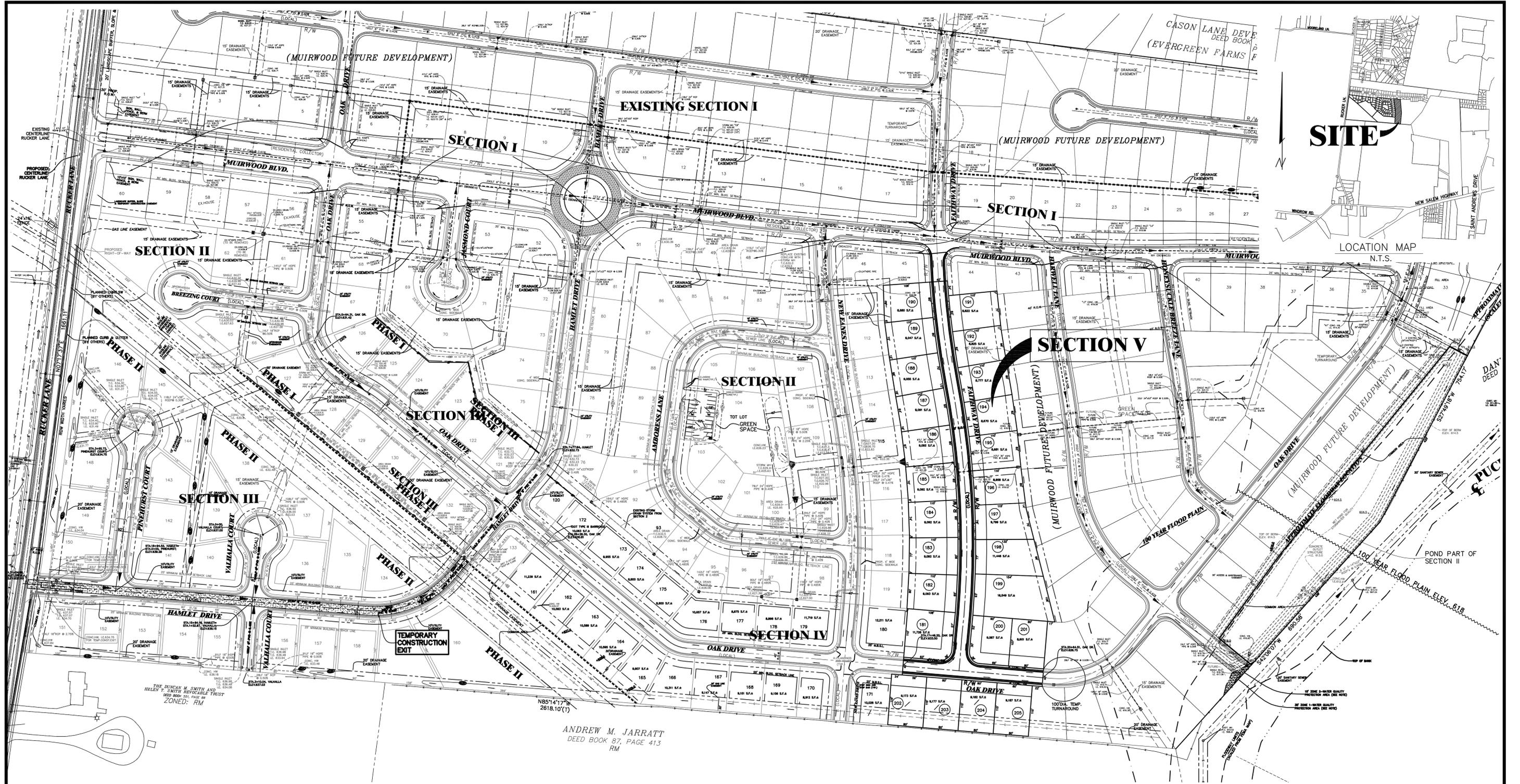
- 10) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Management Record Sheet.
- 11) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
- 12) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan and Agreement.

### **Standard Staff Comments:**

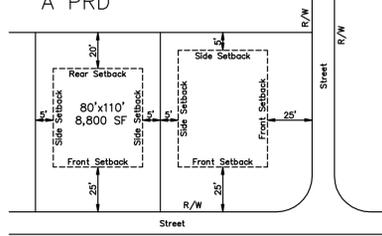
- 1) This preliminary plat is not affected by the City's Major Thoroughfare.
- 2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Show electric and/or utility easements not in public right of way (ROW).
- 2) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 3) A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com).
- 4) Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com). Contact CUDRC's Engineering Department (615-225-3339) for further information.
- 5) TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
- 6) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
- 7) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com).
- 8) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 9) Resubmit two sets of plans to MWSD for the review of the sewer.
- 10) MWSD must receive contract prior to approving the plans.
- 11) Submit a copy of the final Grading & Drainage Plan to MWSD.



MUIRWOOD NEIGHBORHOOD:  
RM(COUNTY) WITH A  
PREVIOUSLY-APPROVED  
CONDITIONAL USE PERMIT FOR A PRD



Typical Building Setback Detail  
80' Lots

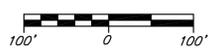
NOTES:

- APPROVAL BY RUTHERFORD COUNTY PLANNING COMMISSION IS SUBJECT TO THE CONDITIONAL USE PERMIT FILE NO. A-791. GRANTED BY THE RUTHERFORD COUNTY BOARD OF COMMISSIONERS AT THE NOVEMBER 16TH, 2006 MEETING.
- THIS PROPERTY IS IN COUNTY COMMISSIONERS' DISTRICT 7.

**APPROVED FOR CONSTRUCTION**  
THE PLANS BEARING THIS STAMP HAS BEEN REVIEWED BY THE MURFREESBORO ENGINEERING DEPARTMENT AND ARE HEREBY APPROVED FOR CONSTRUCTION  
*THIS REVIEW AND APPROVAL IS FOR GENERAL COMPLIANCE WITH THE APPLICABLE POLICES AND REGULATIONS OF THE MURFREESBORO ENGINEERING DEPARTMENT AND ASSUMES THAT THE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AS ENDORSED BY THE SIGNATURE OF THE ENGINEER OF RECORD. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO ENGINEERING DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.*  
APPROVAL DATE: \_\_\_\_\_  
APPROVAL EXPIRES IN 12 MONTHS  
BY: \_\_\_\_\_

**APPROVED FOR CONSTRUCTION**  
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT  
UNDER THE AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL AND IS HEREBY APPROVED FOR CONSTRUCTION.  
*THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.*  
APPROVAL DATE: \_\_\_\_\_  
APPROVAL EXPIRES IN 12 MONTHS  
BY: \_\_\_\_\_

MASTER PLAN WITH P.R.D.  
APPROVED APRIL, 2006.



SECTION V: 25 LOTS - 6.6 ACRES±

- LEGEND FOR MONUMENTS
- IPS O IRON PIN SET
  - IPF O IRON PIN END
  - RAILROAD SPIKE
  - FENCE
  - SURVEY POINT
  - ▲ NAIL
  - CONC. MARKER FND.

DEVELOPER: TENN. CONTRACTORS, INC.  
ADDRESS: P.O. BOX 314  
FRANKLIN, TN 37065-0314  
TAX MAP: 115 PARCEL: 11.00  
RECORD BOOK: 576, PAGE: 1302  
FLOOD MAP PANEL: 47149C 0255H ZONE: X  
FLOOD MAP DATED: JANUARY 5, 2007

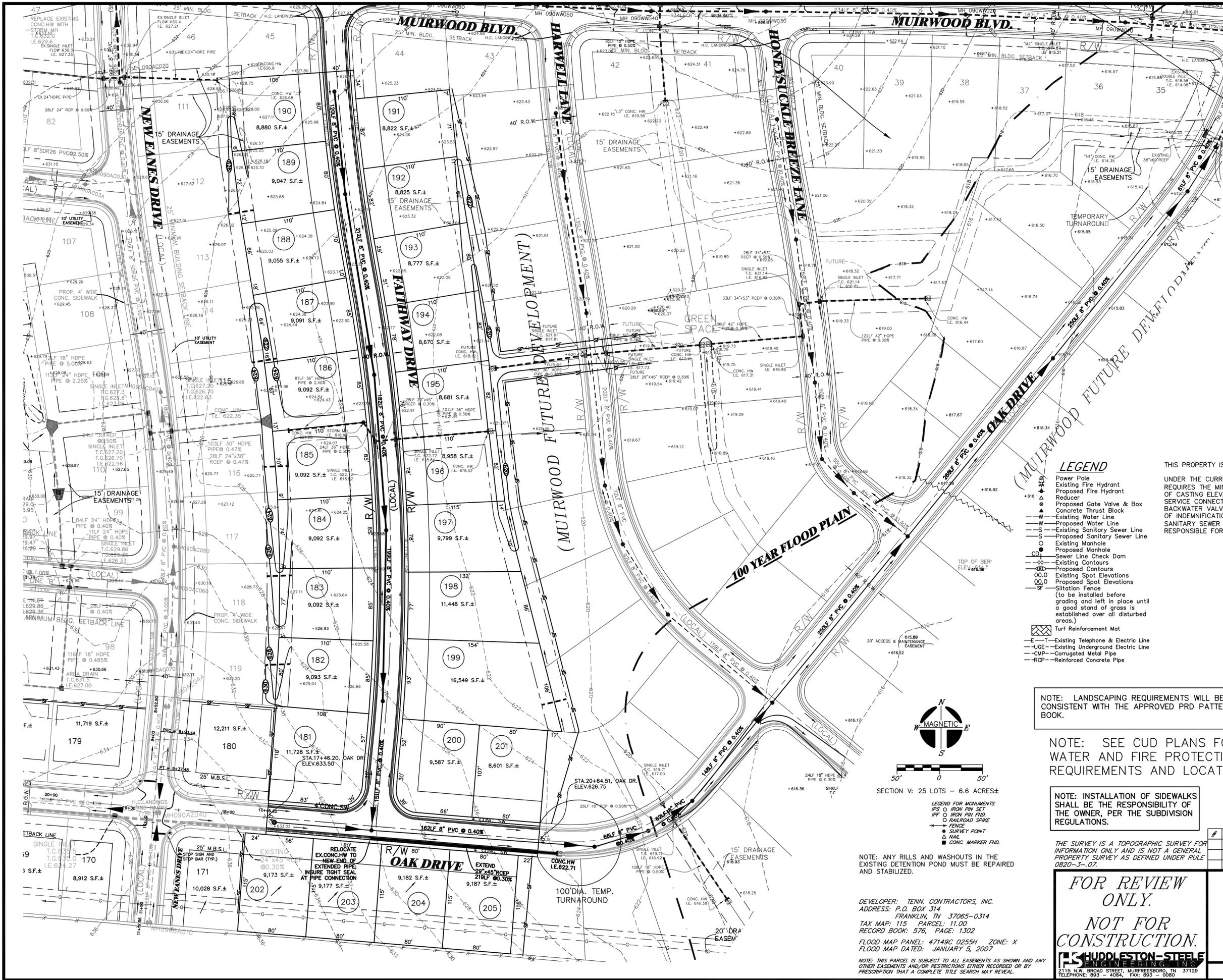
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

**FOR REVIEW ONLY.**  
**NOT FOR CONSTRUCTION.**  
**HUDDLESTON-STEEL ENGINEERING INC.**  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE: 893 - 4084, FAX: 893 - 0080

#	DATE	REVISION DESCRIPTION

**MASTER PLAN**  
**MUIRWOOD S/D**  
**SECTION V**  
12th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
DATE: MAY, 2016 SCALE 1"=100' SH. 1 OF 6



**APPROVED FOR CONSTRUCTION**  
 THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE  
**MURFREESBORO WATER AND SEWER DEPARTMENT**  
 UNDER AUTHORITY GRANTED BY THE  
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
 DIVISION OF WATER SUPPLY  
 AND IS HEREBY APPROVED FOR CONSTRUCTION.  
 THIS APPROVAL SHALL NOT BE CONSIDERED AS CREATING A PRESUMPTION  
 OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO  
 WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES  
 WILL REACH THE DESIGNED GOALS.  
 APPROVAL DATE \_\_\_\_\_  
 APPROVAL EXPIRES IN 18 MONTHS  
 BY \_\_\_\_\_

- LEGEND**
- Power Pole
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Reducer
  - Proposed Gate Valve & Box
  - Concrete Thrust Block
  - Existing Water Line
  - Proposed Water Line
  - Existing Sanitary Sewer Line
  - Proposed Sanitary Sewer Line
  - Existing Manhole
  - Proposed Manhole
  - Sewer Line Check Dam
  - Existing Contours
  - Proposed Contours
  - Existing Spot Elevations
  - Proposed Spot Elevations
  - Siltation Fence  
(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
  - Turf Reinforcement Mat
  - Existing Telephone & Electric Line
  - Existing Underground Electric Line
  - Corrugated Metal Pipe
  - Reinforced Concrete Pipe

THIS PROPERTY IS WITHIN THE OVERALL CREEK ASSESSMENT DISTRICT.  
 UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO  
 REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP  
 OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER  
 SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOMEOWNER SHALL INSTALL A  
 BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE  
 OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE  
 SANITARY SEWER CONNECTION. THE BUILDER AND/OR HOMEOWNER SHALL BE  
 RESPONSIBLE FOR COMPLIANCE WITH THIS REQUIREMENT.

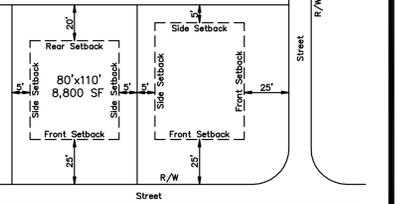
**NOTES:**  
 1. HOMEOWNERS ASSOCIATION TO BE CREATED FOR THE  
 PURPOSE OF MANAGING THE COMMON AREAS TO INCLUDE THE  
 ROUNDABOUT, MEDIAN IN THE BOULEVARD AND SIGN AREAS.  
 2. ALL BUILDERS MUST FIRST RECEIVE APPROVAL FROM THE  
 PLANNING STAFF PRIOR TO THE ISSUANCE OF EACH INDIVIDUAL  
 BUILDING PERMIT IN ORDER TO ENSURE COMPLIANCE WITH THE  
 ARCHITECTURAL REQUIREMENTS OF THE APPROVED PRD.

**MUIRWOOD NEIGHBORHOOD:**  
 RM(COUNTY) WITH A  
 PREVIOUSLY-APPROVED  
 CONDITIONAL USE PERMIT FOR  
 A PRD

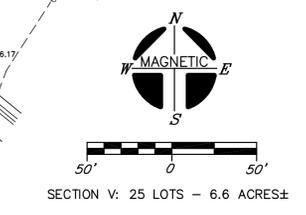
NOTE: LANDSCAPING REQUIREMENTS WILL BE  
 CONSISTENT WITH THE APPROVED PRD PATTERN  
 BOOK.

NOTE: SEE CUD PLANS FOR  
 WATER AND FIRE PROTECTION  
 REQUIREMENTS AND LOCATIONS.

NOTE: INSTALLATION OF SIDEWALKS  
 SHALL BE THE RESPONSIBILITY OF  
 THE OWNER, PER THE SUBDIVISION  
 REGULATIONS.



Typical Building Setback Detail  
 80' Lots



SECTION V: 25 LOTS - 6.6 ACRES±  
**LEGEND FOR MONUMENTS**  
 IPS O IRON PIN SET  
 IPF O IRON PIN FND.  
 R RAILROAD SPIKE  
 F FENCE  
 S SURVEY POINT  
 NAIL  
 CONC. MARKER FND.

NOTE: ANY RILLS AND WASHOUTS IN THE  
 EXISTING DETENTION POND MUST BE REPAIRED  
 AND STABILIZED.

DEVELOPER: TENN. CONTRACTORS, INC.  
 ADDRESS: P.O. BOX 314  
 FRANKLIN, TN 37065-0314  
 TAX MAP: 115 PARCEL: 11.00  
 RECORD BOOK: 576, PAGE: 1302  
 FLOOD MAP PANEL: 47149C 0255H ZONE: X  
 FLOOD MAP DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY  
 OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY  
 PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

**FOR REVIEW ONLY.**  
**NOT FOR CONSTRUCTION.**  
**H.S. HUDDLESTON-STEEL**  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 TELEPHONE: 893-4084, FAX: 893-0080

#	DATE	REVISION DESCRIPTION

**PRELIMINARY PLAT**  
**MUIRWOOD S/D**  
**SECTION V**  
 12th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
 DATE: MAY, 2016 SCALE 1"=50' SH. 3 OF 6

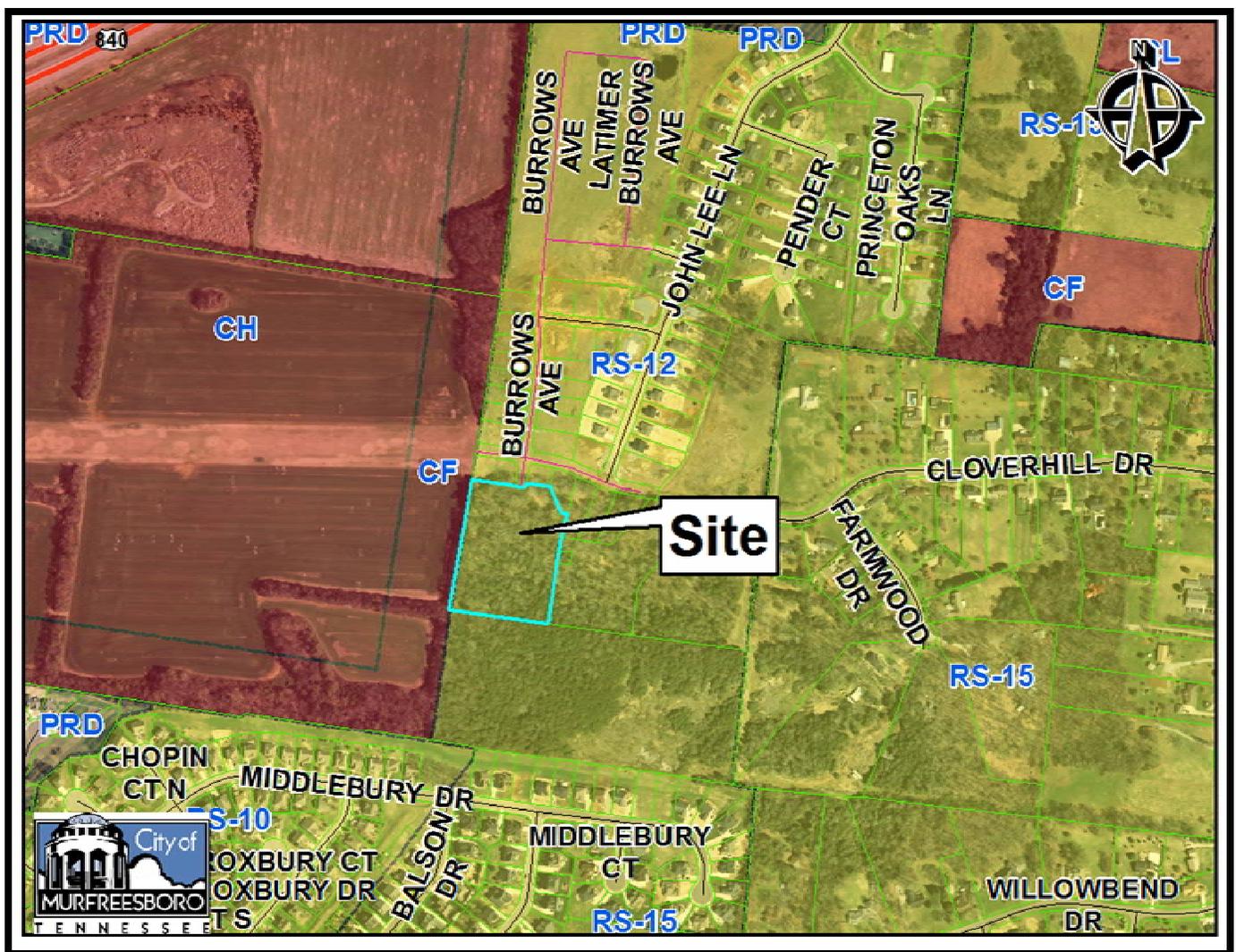
# MURFREESBORO PLANNING COMMISSION

## STAFF COMMENTS, PAGE 1

JUNE 22, 2016

- 5.b. **Blackman Meadows Section 9 [2016-1020] preliminary plat for 13 lots on 4.6 acres zoned RS-12 located along Burrows Ave., Riverspring Group LLC developer.**

This is the preliminary plat review for 13 lots on 4.55 acres zoned RS-12. These lots are a part of the Blackman Meadows subdivision and have a minimum lot size of 12,000 square feet. Each of the proposed lots meets the minimum lot size. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.



## **Staff Comments:**

- 1) On the master plan, revise the name of Jacqueline Court to the correct street name approved in Section 8.
- 2) A number of the zoning classifications labeled on surrounding properties are incorrect on both the master plan and preliminary plat sheets. Please update.
- 3) Revise the building envelope for the rear MBSL on lot 102 to run parallel with the lot lines.
- 4) Provide confirmation that all lots meet the 70'ft minimum lot width at the front setback line.
- 5) Is the building envelope for lot 101 adequate for the builder's house plan? Add a note that a surveyor will be required to lay out the footing for this lot.
- 6) The Engineering Department point of contact for this project is Katie Noel (615-893-6441 or [KNoel@MurfreesboroTN.gov](mailto:KNoel@MurfreesboroTN.gov)).
- 7) Check grading in the ditch to the rear of lots 109 and 110 to ensure that no water will spill onto the McDonald property.
- 8) Provide drainage pipe and structure tables.
- 9) Public infrastructure except final asphalt must be accepted by City prior to placement into warranty period and signing the final plat.
- 10) Construction plans require the approval of the City Engineer. PFD's of the construction plans should be submitted to the engineering point of contact to be reviewed.
- 11) An engineer's certification will be required for public infrastructure and stormwater facilities at the final plat.
- 12) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

## **Stormwater Comments:**

- 1) Construction plans must be approved by the City Engineer as outlined in the Subdivision Regulations [www.murfreesborotn.gov/planning](http://www.murfreesborotn.gov/planning) and shall be submitted to the City Engineer's office for review and approval for all subdivisions requiring construction of streets, drainage ditches or pipes, and/or public utilities.
- 2) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.
- 3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
- 4) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

- 5) New development and redevelopment involving increase of 10,000 square feet of impervious area, on a lot or within a common plan of development of at least one acre must comply with the city's stormwater quality design standards.
- 6) This site is required to comply with all stormwater quality requirements. Stormwater calculations should be provided with construction plans demonstrating compliance.
- 7) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Management Record Sheet.
- 8) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
- 9) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan and Agreement.

### **Standard Staff Comments:**

- 1) This preliminary plat is not affected by the City's Major Thoroughfare.
- 2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Show electric and/or utility easements not in public right of way (ROW).
- 2) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 3) A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
- 4) Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@ cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
- 5) TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
- 6) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
- 7) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to subdivisions@ cudrc.com.
- 8) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.

- 9) Resubmit two sets of plans to MWSD for the review of the sewer.
- 10) Add the Release & Covenant Not to Sue note to the plat. This replaces Note 11.
  - a. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- 11) MWSD must receive contract prior to approving the plans.
- 12) Submit a copy of the final Grading & Drainage Plan to MWSD.

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

**5.c. Sheffield Park Section 4 [2016-1021] preliminary plat for 31 lots on 13.2 acres zoned PRD located along Kybald Court, Beazer Homes Corp developer.**

This is the preliminary plat review for 31 lots on 13.23 acres zoned PRD. These lots are a part of the Sheffield Park subdivision and have minimum lot sizes of 8,000 and 12,000 square feet, respectively. Each of the proposed lots meets the minimum lot size. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.



## **Staff Comments:**

- 1) Provide E-911 approved street names for the two unnamed streets on the preliminary plat, including a new street name for the
- 2) In the site data table, the 15,000 square-foot minimum lot size is incorrect. Please correct.
- 3) Per the Subdivision Regulations, the minimum lot width at the ROW line must be 40'ft. Revise lot 85 so that it meets this requirement.
- 4) Confirm that the builder has a house plan that will fit Lot 85. Add a note that a surveyor will be required to lay out the footing for Lot 85.
- 5) Under the site data table flood map, state that the property is in zone x.
- 6) The Engineering Department point of contact for this project is Katie Noel (615-893-6441 or KNoel@MurfreesboroTN.gov).
- 7) Provide necessary stop signs and street name signs at all intersections.
- 8) Provide drainage structure and pipe tables.
- 9) Provide an outlet to the detention pond and provide details.
- 10) Rock on access easement shall be maintained by the developer.
- 11) Water from the rear of lots 53, 54, 82 – 85 needs to be directed to the detention pond for treatment.
- 12) Water from the rear of lots 86 – 87 needs to be captured and directed to the pond.
- 13) Public infrastructure except final asphalt must be accepted by City prior to placement into warranty period and signing the final plat.
- 14) Construction plans require the approval of the City Engineer. PFD's of the construction plans should be submitted to the engineering point of contact to be reviewed.
- 15) An engineer's certification will be required for public infrastructure and stormwater facilities at the final plat.
- 16) Approval of this preliminary plat is contingent upon the applicant providing evidence that Rutherford County E-911 has approved all new street names. This should be submitted at the time of initial submittal to the Planning Department for review.
- 17) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

## **Stormwater Comments:**

- 1) Construction plans must be approved by the City Engineer as outlined in the Subdivision Regulations [www.murfreesborotn.gov/planning](http://www.murfreesborotn.gov/planning) and shall be submitted to the City Engineer's office for review and approval for all subdivisions requiring construction of streets, drainage ditches or pipes, and/or public utilities.
- 2) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.

- 3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
- 4) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
- 5) New development and redevelopment involving increase of 10,000 square feet of impervious area, on a lot or within a common plan of development of at least one acre must comply with the city's stormwater quality design standards.
- 6) This site is required to comply with all stormwater quality requirements. Stormwater calculations should be provided with construction plans demonstrating compliance.
- 7) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Management Record Sheet.
- 8) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
- 9) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan and Agreement.

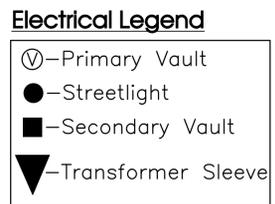
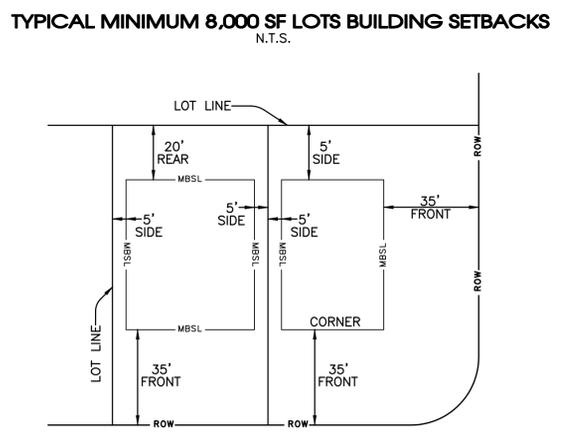
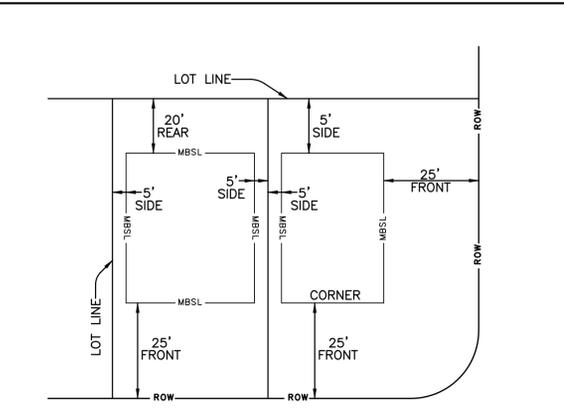
### **Standard Staff Comments:**

- 1) This preliminary plat is not affected by the City's Major Thoroughfare.
- 2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Show electric and/or utility easements not in public right of way (ROW).
- 2) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 3) A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
- 4) Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@ cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
- 5) TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.

- 6) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
- 7) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to [subdivisions@ cudrc.com](mailto:subdivisions@ cudrc.com).
- 8) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 9) Resubmit two sets of plans to MWSD for the review of the sewer.
- 10) MWSD must receive contract prior to approving the plans.
- 11) Submit a copy of the final Grading & Drainage Plan to MWSD.



**NOTES:**  
 1) Main utility trench & conduit # & sizes is shown for location & coordination only. Coordinate final location, # & size of conduits with provider. Gas, CATV, and telephone shown were designed by those respective utilities.  
 2) Gasline is shown for coordination only. Coordinate final location, size, & crossings with Atmos Gas.  
 3) Waterline design to be provided by Consolidated Utility District's consultant. Waterline shown is for graphic purposes only and does not represent a design. The locations of all fire hydrants and waterlines will be determined by C.U.D. in compliance with the current Subdivision Regulations.  
 4) Sidewalks will be responsibility of lot owner/builder in accordance with Subdivision Regulations.  
 5) MPE's are due to Local Drainage.  
 6) All street signs shall meet MUTCD Requirements. Coordinate with City Traffic Engineer.

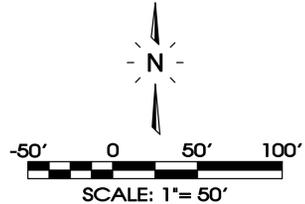
**Conduit Requirements**

**Primary Conduit:**  
 Lantern Lane: 3-2" Conduits

**Secondary Conduits:**  
 Secondary Conduits: 1-3" Conduits  
 Streetlight Stubouts: 1-1" Conduit  
 Service Stubouts: 1-2.5" Conduit

**Water Provider: Consolidated Utility District Of Rutherford County**

**APPROVED FOR CONSTRUCTION**  
 THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT UNDER THE AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL AND IS HEREBY APPROVED FOR CONSTRUCTION.  
 THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.  
 APPROVAL DATE \_\_\_\_\_  
 APPROVAL EXPIRES IN 12 MONTHS  
 BY \_\_\_\_\_  
**FOR SANITARY SEWER ONLY**



Legend:			
□	EXIST. CONCRETE MONUMENT	○	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	○	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	○	HC SIGN
+	EXIST. SIGN POST	—	HEADWALL
○	EXIST. SEWER CLEANOUT	—	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
○	EXIST. CATCH BASIN (STORM SEWER)	63.25	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25)	EXIST. SPOT ELEVATION
⊕	EXIST. TELEPHONE RISER	⊗	POST INDICATOR VALVE
⊕	EXIST. GAS RISER	▽	REDUCER
⊕	ELECTRICAL ENCLOSURE	⊕	REMOTE FIRE DEPT. CONNECTION
⊕	EXIST. WATER METER	⊕	REVISION NUMBER
○	EXIST. UTILITY POLE	⊕	RIP RAP
○	EXIST. FIRE HYDRANT	→	RUNOFF FLOW ARROW
⊕	BENCHMARK	→	SEWER/STORM FLOW DIRECTION
⊕	BLOW OFF VALVE	→	TRAFFIC ARROW
●	CONCRETE BOLLARD	→	TURN LANE ARROWS
⊕	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊕	CURB INLET	⊕	WATER METER
⊕	AREA DRAIN	⊕	WHEEL STOP
⊕	CONCRETE THRUST BLOCK	⊕	GREASE TRAP
⊕	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊕	FIRE DEPT. CONNECTION	#1	DRAINAGE PIPE DESIGNATION
⊕	FIRE HYDRANT	⊕	CONCRETE SIDEWALK
⊕	GAS METER	⊕	EXTRUDED CURB
⊕	GATE VALVE & BOX	⊕	CURB & GUTTER
○	EXTERIOR CLEANOUT	⊕	CONCRETE SWALE
—	EXISTING PHONE	—	PH
—	EXISTING ELECTRIC	—	OH
—	PROPERTY LINE	—	
—	EASEMENTS	—	
—	RIGHT OF WAY	—	ROW
—	EROSION CONTROL SILT FENCE	—	SF SF
—	EXISTING TREELINE	—	
—	EXISTING FENCELINE	—	
—	MINIMUM BUILDING SETBACK LINE	—	MBSL
—	PHASE BOUNDARY	—	
—	EXISTING GAS LINE	—	GAS GAS
—	PROPOSED GAS LINE	—	GAS GAS
—	EXISTING STORM	—	STM STM
—	PROPOSED STORM	—	STM STM
—	EXISTING CONTOUR LINES	—	601
—	PROPOSED CONTOUR LINES	—	601
—	EXISTING SANITARY SEWER	—	SS
—	PROPOSED SANITARY SEWER	—	SS
—	EXISTING WATER	—	W W
—	PROPOSED WATER	—	W W

**Developers/Owner:**  
 Beazer Homes Corp.  
 1018 Elm Hill Dr.  
 Nashville, TN 37210

**Land Data:**  
 31 Lots on 13.23± Acres  
 28 Buildable Lots  
 Min. Lot Size: 15,000 Sq. Ft.

**Deed Reference:**  
 R.Bk. 1251, Pg. 3112  
 Tax Map 114, Parcel 21.04

**Zoning: PRD**  
**Flood Map:**  
 No portion of this site lies within the 100 Year Flood Zone per map 47149C0255H Dated January 5, 2007.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on \_\_\_\_\_

Preliminary Plat approval shall not constitute final approval for recording purposes.

**SEC, Inc.**  
 SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129  
 PHONE: (615) 890-7901 E-MAIL: MTA@SEC-CIVIL.COM FAX: (615) 895-2567  
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

**REVIEW SHEET**  
 (Not intended for construction)

**Sheffield Park**  
**Section 4**  
 Murfreesboro, Tennessee

**Preliminary Plat**

DRAWN: SJA, CFB3  
 DATE: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 MAT \_\_\_\_\_  
 FILE NAME: 14400-project4  
 SCALE: 1"=50'  
 JOB NO. 14400  
 SHEET: \_\_\_\_\_

**5 of 11**

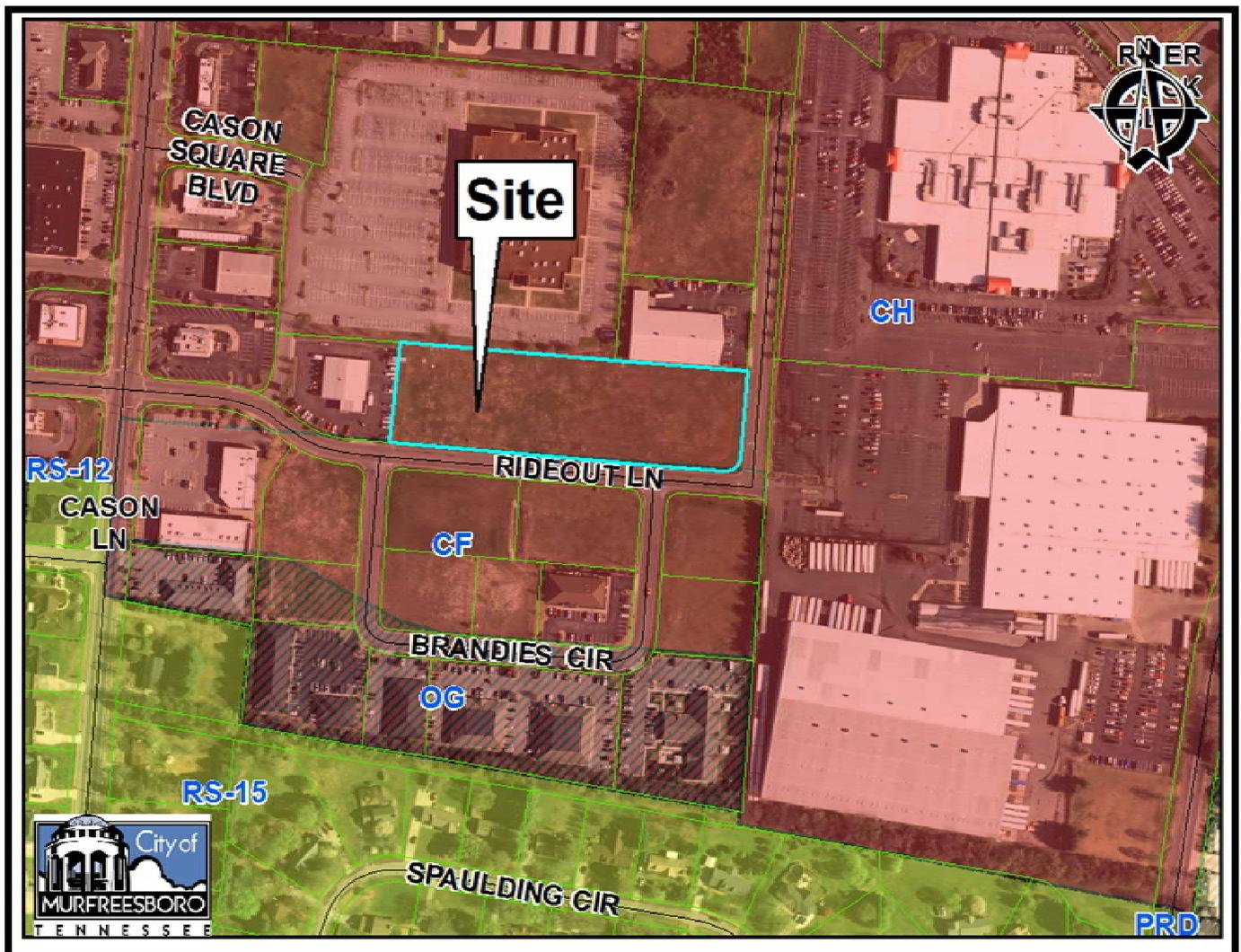
# MURFREESBORO PLANNING COMMISSION

## STAFF COMMENTS, PAGE 1

JUNE 22, 2016

- 5.d. Cason Square Lot 27 [2016-2062] final plat for 1 lot on 0.99 acres zoned CH located along Rideout Lane, Cason Square LLC developer.

This is the final plat review for Cason Square Section 7 Lot 27 commercial subdivision located along Rideout Lane. The property is zoned CH. The purpose of this plat is to create a 1 lot subdivision. Staff recommends that any approval of this final plat be made subject to all staff comments.



### **Staff Comments:**

- 1) Label the book and page numbers for all existing easements.
- 2) Include a signature block for the City Engineer's signature.
- 3) A repayment assessment fee for Rideout Lane may be required prior to signing the final plat. The amount will be determined by the City Engineer.
- 4) The development of this lot will be required to meet the City's stormwater quality requirements.
- 5) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

### **Standard Staff Comments:**

- 1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This plat is not affected by the City's Major Thoroughfare Plan.
- 3) Send a copy of the entire set of staff-approved plans in pdf format to [mely@murfreesborotn.gov](mailto:mely@murfreesborotn.gov). Send dwg and dgn layers to [glee@murfreesborotn.gov](mailto:glee@murfreesborotn.gov) with the projection in Tennessee State Plane, NAD 83 (U.S. feet) per Gerald Lee. For additional questions contact Gerald Lee.
- 4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Show electric and/or Utility easements not in public right of way (ROW).

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ BLAKE SMITH, CHIEF MANAGER  
DEED BOOK 612, PAGE 171 CASON SQUARE, LLC  
A TENNESSEE LIMITED LIABILITY COMPANY

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC, INC.  
DATE \_\_\_\_\_ REGISTERED SURVEYOR  
TENN. R.L.S. No. \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
CITY OF MURFREESBORO WATER SERVICE JURISDICTION

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE \_\_\_\_\_ MURFREESBORO WATER AND SEWER OFFICIAL

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWAGE WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE \_\_\_\_\_ MURFREESBORO WATER AND SEWER OFFICIAL

**CERTIFICATE OF APPROVAL FOR ELECTRIC POWER**

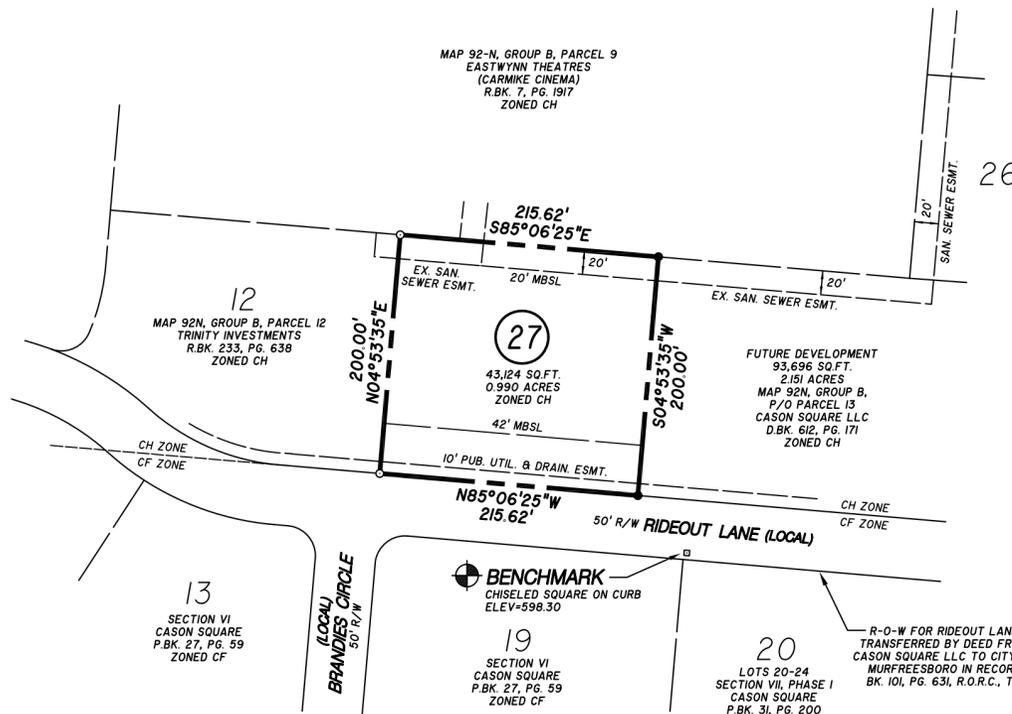
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

DATE \_\_\_\_\_ MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

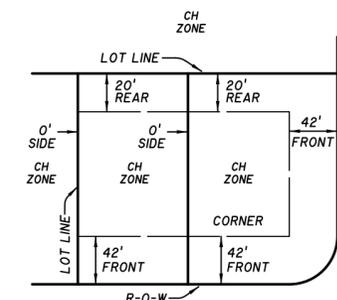
DATE \_\_\_\_\_ PLANNING COMMISSION SECRETARY



LOCATION MAP  
N.T.S.

**GENERAL NOTES**

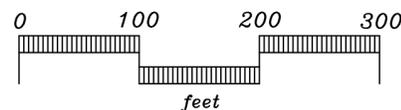
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A COMMERCIAL LOT FOR SALE.
- BEARING SYSTEM IS BASED ON A BOUNDARY SURVEY BY S.E.C., INC. OF THE MILDRED N. DARK ESTATE, DATED 3-13-97.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0255 H, EFFECTIVE DATE JANUARY 5, 2007.
- ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED CH. MINIMUM BUILDING SETBACKS FOR THIS PROPERTY ARE: FRONT = 42 FT. / SIDE = 0 FT. (ABUTTS CH ZONE) / REAR = 20 FT. REAR SETBACK TO BE DETERMINED BY BUILDING ORIENTATION ON CORNER LOTS.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 10 FT. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.



TYPICAL MINIMUM BUILDING SETBACKS  
FOR CH ZONING  
N.T.S.

**LEGEND**

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)



DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**OWNER/DEVELOPER:**  
CASON SQUARE LLC  
107 NORTH MAPLE STREET  
MURFREESBORO, TN 37130  
**DEED REFERENCE:**  
DEED BOOK 612, PG. 171, R.O.R.C.  
MAP 92N, GROUP B, P/O PARCEL 13  
**SITE DATA:**  
TOTAL AREA LOT 27 = 0.99 ACRES  
AREA IN RIGHT-OF-WAY = 0.0 ACRES  
MINIMUM LOT AREA = N/A  
ZONING = CH

**FINAL PLAT**

**LOT 27**  
**SECTION 7, PHASE II**  
**CASON SQUARE**

CITY OF MURFREESBORO, TENNESSEE  
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
WWW.SEC-CIVIL.COM  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 97036	DATE: 5-10-16 REV.:	FILE: CSQSEC7P2LOT27PLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 100'	SHEET 1 OF 1
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# MURFREESBORO PLANNING COMMISSION

## STAFF COMMENTS, PAGE 1

JUNE 22, 2016

- 5.e. Stratford Hall Section 5, Phase 3 [2016-2063] final plat for 10 lots on 2.5 acres zoned PRD located along Charleston Boulevard, Benefield Parks developer.

This is the final plat review for Stratford Hall Section 5 Phase 3 single-family residential subdivision located along Charleston Boulevard. The property is zoned PRD. These lots are a part of the Stratford Hall subdivision and have a minimum lot size of 5,625 square feet. Each of the proposed lots meets the minimum lot size. The purpose of this plat is to create a 10 lot subdivision. Staff recommends that any approval of this final plat be made subject to all staff comments.



## **Staff Comments:**

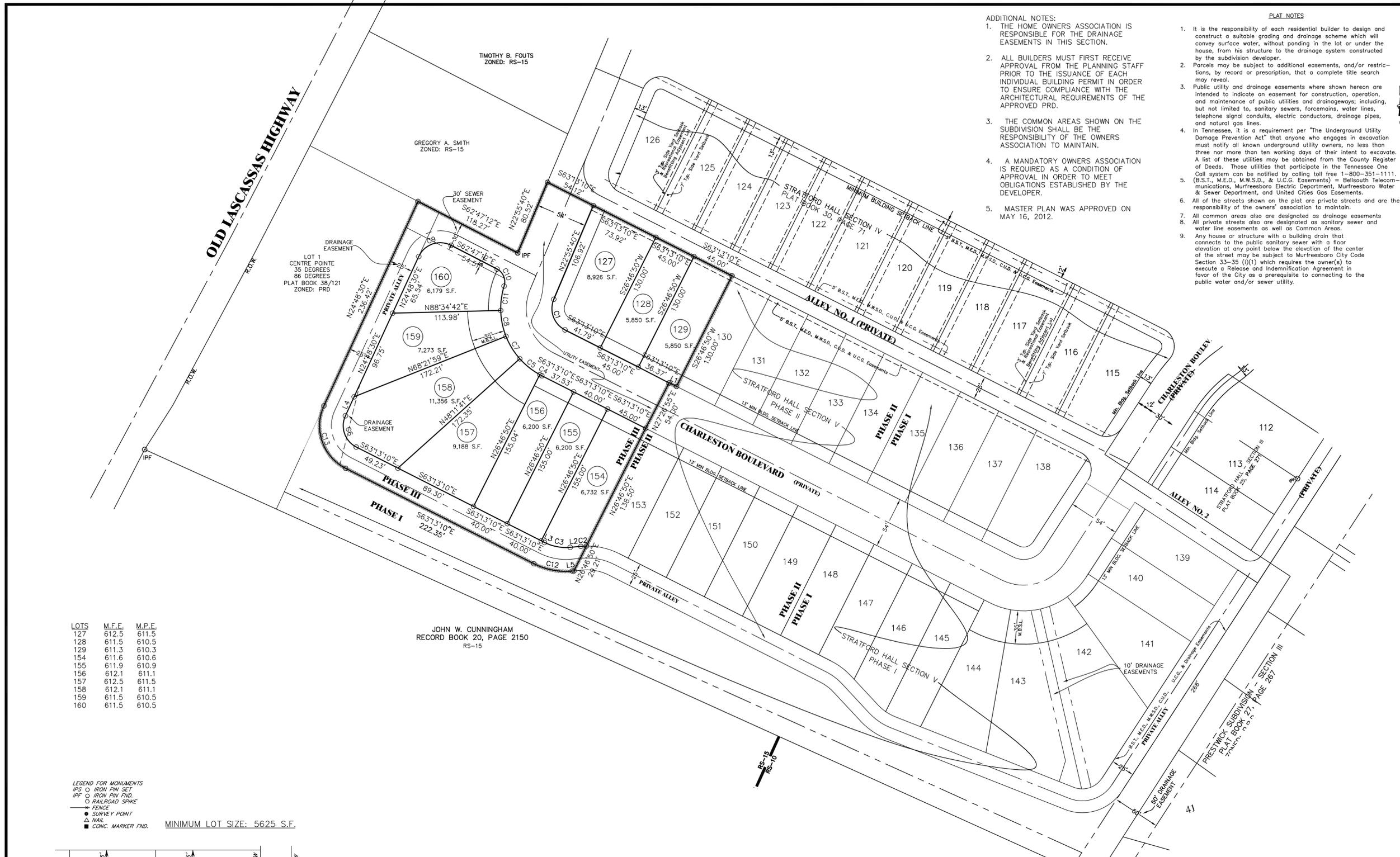
- 1) Old Lascassas Highway should be relabeled as Old Lascassas Road.
- 2) Provide a more legible location map. In addition, on the location map, Old Lascassas Pike should be Old Lascassas Road and New Lascassas Road should be Lascassas Pike.
- 3) Label the street classification for Old Lascassas Road (Community Collector).
- 4) Label the book and page numbers for existing easements on adjacent properties.
- 5) Why is there a 35' minimum front building setback on lots 157-159? Confirm whether or not this is correct.
- 6) Prior to the recording of this phase, surveyor's certificates of correction must be recorded for Sections 3 and 4 changing the name of Amelia Way to Charleston Boulevard.
- 7) The Engineering Department point of contact for this project is Katie Noel. She can be reached at 615-893-6441 or [KNoel@MurfreesboroTN.gov](mailto:KNoel@MurfreesboroTN.gov).
- 8) This development is required to comply with the City's Stormwater Quality requirements.
- 9) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
- 10) The existing detention pond has been acting as a temporary sediment basin during construction. The pond capacity should be confirmed with this certification.
- 11) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan.
- 12) Prior to submitting the final plat to the Planning and Engineering Department for signatures, provide a signed stormwater post-construction BMP maintenance agreement.
- 13) Add the Notation of future projects- "Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction."
- 14) Approval of this final plat is contingent upon the applicant providing evidence that Rutherford County E-911 has approved all new street names. This should be submitted at the time of initial submittal to the Planning Department for review.
- 15) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

### **Standard Staff Comments:**

- 1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This plat is not affected by the City's Major Thoroughfare Plan.
- 3) Send a copy of the entire set of staff-approved plans in pdf format to [mely@murfreesborotn.gov](mailto:mely@murfreesborotn.gov). Send dwg and dgn layers to [glee@murfreesborotn.gov](mailto:glee@murfreesborotn.gov) with the projection in Tennessee State Plane, NAD 83 (U.S. feet) per Gerald Lee. For additional questions contact Gerald Lee.
- 4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

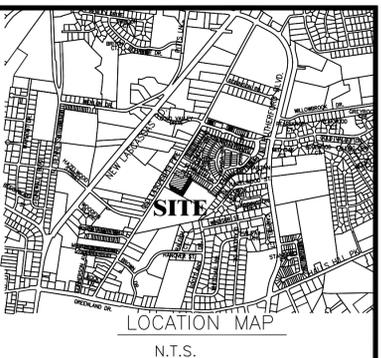
### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Show electric and/or utility easements not in public right of way (ROW).
- 2) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 3) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to [subdivisions@ cudrc.com](mailto:subdivisions@ cudrc.com).
- 4) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 5) Resubmit two sets of plans to MWSD for the review of the sewer.
- 6) MWSD must receive contract and surety prior to signing the plat.



- ADDITIONAL NOTES:
- THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE DRAINAGE EASEMENTS IN THIS SECTION.
  - ALL BUILDERS MUST FIRST RECEIVE APPROVAL FROM THE PLANNING STAFF PRIOR TO THE ISSUANCE OF EACH INDIVIDUAL BUILDING PERMIT IN ORDER TO ENSURE COMPLIANCE WITH THE ARCHITECTURAL REQUIREMENTS OF THE APPROVED PRD.
  - THE COMMON AREAS SHOWN ON THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
  - A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
  - MASTER PLAN WAS APPROVED ON MAY 16, 2012.

- PLAT NOTES
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
  - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
  - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
  - In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111. (B.S.T., M.E.D., M.W.S.D., & U.G.C. Easements) = BellSouth Telecommunications, Murfreesboro Electric Department, Murfreesboro Water & Sewer Department, and United Cities Gas Easements.
  - All of the streets shown on the plat are private streets and are the responsibility of the owners' association to maintain.
  - All common areas also are designated as drainage easements.
  - All private streets also are designated as sanitary sewer and water line easements as well as Common Areas.
  - Any house or structure with a building drain that connects to the public sanitary sewer with a floor elevation at any point below the elevation of the center of the street may be subject to Murfreesboro City Code Section 33-35 (b)(1) which requires the owner(s) to execute a Release and Indemnification Agreement in favor of the City as a prerequisite to connecting to the public water and/or sewer utility.



Certificate of Ownership and Dedication  
 I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all street, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

Date: \_\_\_\_\_  
 Jerry Benefield

Certificate of Approval for Recording  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register of Deeds provided that it is so recorded within one year of this date.

Date: \_\_\_\_\_  
 Planning Commission Secretary

Certificate of Approval of Private Streets and Drainage  
 I hereby certify that the private streets, private drainage structures, private drainage improvements, and private stormwater quality controls for the subdivision shown hereon have been installed in accordance with city specifications.

Date: \_\_\_\_\_  
 Engineer of Record

Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of Consolidated Utility District of Rutherford County  
 I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with city codes and specifications, or the specifications of the Consolidated Utility District of Rutherford County if they are more stringent, and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the Consolidated Utility District of Rutherford County to assure completion of same.

Date: \_\_\_\_\_  
 Consolidated Utility District Official

Certificate of Approval of Sewer Systems  
 I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date: \_\_\_\_\_  
 Murfreesboro Water and Sewer Department Official

Certificate of Approval for Electric Power  
 I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the Owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

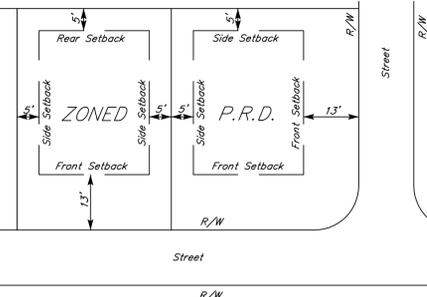
Date: \_\_\_\_\_  
 Murfreesboro Electric Department Official

LOTS	M.E.E.	M.P.E.
127	612.5	611.5
128	611.5	610.5
129	611.3	610.3
154	611.6	610.6
155	611.9	610.9
156	612.1	611.1
157	612.5	611.5
158	612.1	611.1
159	611.5	610.5
160	611.5	610.5

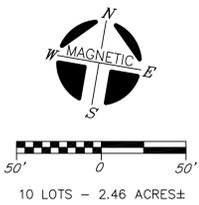
JOHN W. CUNNINGHAM  
 RECORD BOOK 20, PAGE 2150  
 RS-15

- LEGEND FOR MONUMENTS
- IPS ○ IRON PIN SET
  - IPF ○ IRON PIN FND.
  - RAILROAD SPIKE
  - \* FENCE
  - SURVEY POINT
  - ▲ NAIL
  - CONC. MARKER FND.

MINIMUM LOT SIZE: 5625 S.F.



TYPICAL BUILDING SETBACK DETAIL  
 N.T.S.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	86°08'50"	25.00	37.59	34.15	N20°08'45"W
C2	4°28'01"	75.00	5.85	5.85	S87°00'31"W
C3	32°00'19"	50.00	27.93	27.57	N79°13'19"W
C4	1°47'27"	79.00	2.47	2.47	S62°19'26"E
C5	19°37'24"	79.00	27.06	26.92	S51°37'01"E
C6	88°01'40"	25.00	38.41	34.74	N19°12'20"W
C7	20°10'18"	79.00	27.81	27.67	S31°43'10"E
C8	20°12'43"	79.00	27.87	27.72	S11°31'40"E
C9	92°24'18"	25.00	40.32	36.09	N71°00'39"E
C10	80°13'59"	15.00	21.00	19.33	S22°40'13"E
C11	18°52'05"	79.00	26.02	25.90	S08°00'44"W
C12	32°00'19"	75.00	41.89	41.35	N79°13'19"W
C13	88°01'40"	50.00	76.82	69.48	N19°12'20"W

LINE TABLE	
LINE	BEARING
L1	8.63 N63°13'10"W
L2	11.32 S84°46'31"W
L3	3.85 N63°13'10"W
L4	21.98 N24°48'30"E
L5	1.68 S84°46'31"W

OWNER: BENEFIELD/PARKS  
 ADDRESS: 630 BROADMOR, SUITE 140  
 MURFREESBORO, TN 37129  
 TAX MAP: 90 PART OF PARCEL: 14.05

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 470168 0280H ZONE: X DATED: JAN. 05, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

PRELIMINARY FOR REVIEW ONLY  
 HUDDLESTON-STEEL ENGINEERING INC.  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 TELEPHONE: (615)893-4084, FAX: (615)893-0080

DATE OF RECORDING: \_\_\_\_\_  
 TIME OF RECORDING: \_\_\_\_\_  
 PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

FINAL PLAT  
 SECTION V, PHASE III  
 STRATFORD HALL  
 13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
 DATE: MAY 2016 SCALE 1"=50' SH. 1 OF 1

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS  
JUNE 22, 2016**

5.f. First National Bank [2016-3095] site plan for 5,413 ft<sup>2</sup> financial institution on 1.14 acres zoned CH located along Memorial Boulevard, First National Bank developer.

This is the site plan review for the construction of a new bank on an existing outparcel in front of the Publix grocery store on Memorial Boulevard. The property is zoned CH and the proposed use is permitted by right. Staff recommends that any approval of this site plan be made subject to all staff comments.



## **Staff Comments**

- 1) Shift the building to the north by approximately 10' and increase the size of the landscape strip along the south property line in order to improve the turning movement into the site from the access drive to the south.
- 2) Label the angle of the parking spaces in order to confirm that they meet dimensional requirements.
- 3) Submit a photometric lighting plan and any other information necessary to demonstrate compliance with the lighting requirements in Section 18 of the Zoning Ordinance.
- 4) Show and label the location of the HVAC equipment and required screening. If the HVAC equipment is to be roof-mounted, then provide a line-of-sight diagram demonstrating compliance with the screening requirements in Section 18 of the Zoning Ordinance.
- 5) Provide a detail of the solid waste enclosure. It should be a minimum of 8' in height to properly screen the Dumpster.
- 6) Please label Memorial Blvd as the East side under the "required perimeter landscaping".
- 7) The point of contact for the Engineering Dept. is Cey Chase at 615/893-6441 or [cchase@murfreesborotn.gov](mailto:cchase@murfreesborotn.gov). The Planning Department point of contact is Matthew Blomeley at 615-893-6441 or [mblomeley@murfreesborotn.gov](mailto:mblomeley@murfreesborotn.gov).
- 8) Show sidewalk along Memorial Boulevard.
- 9) Show sidewalk from Memorial Boulevard west into the shopping center either along the access drive to the south or along the access drive to the north. Also, show sidewalk connectivity into the site.
- 10) This site must meet the City's Stormwater Quality requirements.
- 11) Demonstrate how runoff from all new impervious surface is to be treated and managed to comply with the City's stormwater quality standards.
- 12) Call out the discharge from the roof drains.
- 13) Identify who will be responsible for the long term operation and maintenance of this stormwater facility. A long-term operation and maintenance plan and agreement (<http://www.murfreesborotn.gov/index.aspx?NID=500>) for the stormwater facilities must be signed and notarized prior to issuance of certificate of completion.
- 14) Erosion and sediment control plans (EPSC) should be in 2 phases prior to a land disturbance permit.
- 15) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of development or sale will require a NPDES Stormwater Construction General Permit (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>) to the Engineering Dept. prior to starting any construction activities and prior to issuance of a land disturbance permit.

- 16) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (<http://www.murfreesborotn.gov/index.aspx?nid=499>) and 2 copies of the SWPPP/EPSC/NOC must be submitted to the Engineering Department.
- 17) Prior to the issuance of a land disturbance permit and building permit, submit to the Engineering Dept. three (3) hard copies of the site plan, 1 hard copy of the stormwater report with design and calculations and 1 hard copy of the stormwater management record sheet, long-term operation and maintenance plan and agreement for the stormwater facilities (<http://www.murfreesborotn.gov/index.aspx?NID=441>).
- 18) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>) will be required prior to certificate of occupancy (CO).
- 19) An Engineer's Certification of the construction of the stormwater facilities (<http://www.murfreesborotn.gov/index.aspx?NID=441>) will be required prior to certificate of occupancy (CO).
- 20) Publix sign is shown on First National Bank Lot # 5 on site plan, must be resubdivided to remove sign from First National Bank lot.
- 21) Any sign in a Utility Easement will require easement holders and BZA approval.

### **Standard Staff Comments:**

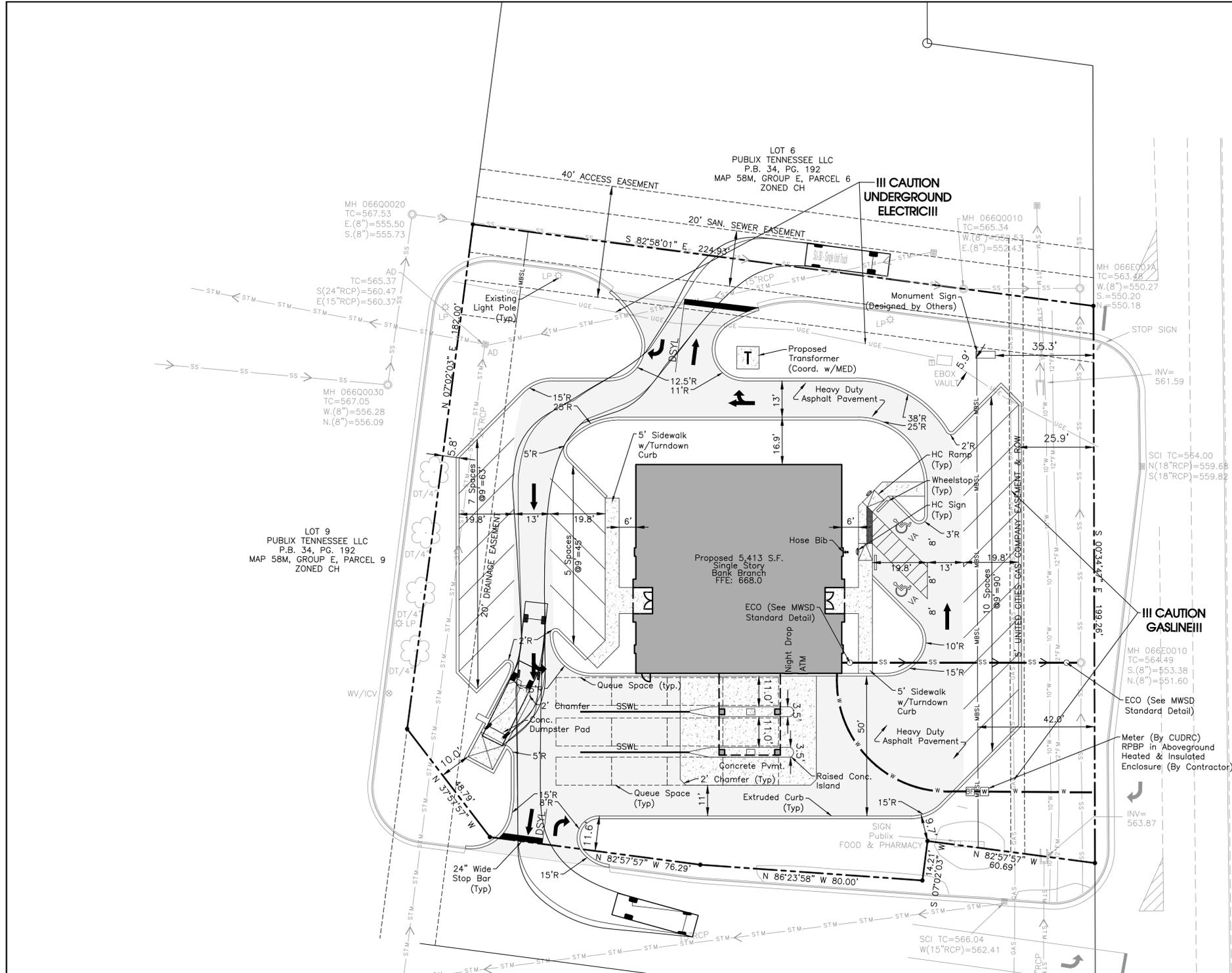
- 1) Per the engineer's certification on this plan, the property lies within Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This site plan is affected by the City's Major Thoroughfare Plan, as Memorial Boulevard is planned to be improved to a 5-lane cross-section north of West Thompson Lane.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 4) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
- 6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.
- 7) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

- 8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

**Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to [jnguyen@medtn.com](mailto:jnguyen@medtn.com).
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)  
Overhead – 40ft. 20ft either side of nearest power pole  
Down Guys – 5ft x 30ft  
Underground – 15ft x total underground trench length
- 5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
- 6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
- 7) All fire hydrants must be located 4ft from nearest electric facility.
- 8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
- 10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 11) Fire access road width must be no less than 20 feet, unobstructed and capable of withstanding fire apparatus weight. IFC 503
- 12) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 13) A CUDRC Developer's Packet; which includes an overview of the construction process and required submittals, can be found online at [cudrc.com](http://cudrc.com).
- 14) A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study.

- 15)The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial.
- 16)A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
- 17)Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@ cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
- 18)All main water line taps are to be made by CUDRC.
- 19)Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to subdivisions@ cudrc.com. The form can be found at <http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx>
- 20)Field locate and show existing water lines on plans
- 21)Show water service to be served from the existing 8" in parking lot of Publix
- 22)Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 23)Building permits are not to be issued until fees are paid.
- 24)The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 25)The owner/developer must sign a Sign within a City Easement Agreement with MWSD.
- 26)All canopy trees must be located 10' minimum from all public water/sewer main(s).
- 27)Submit construction details of the signage to MWSD regarding its proximity to the water/sewer main(s).
- 28)Submit a copy of the final Site Lighting Plan to MWSD.



LOT 9  
PUBLIX TENNESSEE LLC  
P.B. 34, PG. 192  
MAP 58M, GROUP E, PARCEL 9  
ZONED CH

LOT 6  
PUBLIX TENNESSEE LLC  
P.B. 34, PG. 192  
MAP 58M, GROUP E, PARCEL 6  
ZONED CH

**Owner/Developer:**  
First National Bank Of Middle Tennessee  
200 E. Main St.  
McMinnville, TN 37110

**Deed Reference:**  
R.Bk. 1432, Pg. 3705  
Map 58M, Group E, Parcel 5.00  
P.Bk. 34, Pg. 192 Lot 5

**Yard Requirements:**  
Front: 42'  
Side: 0' (10' if against RS)  
Rear: 20'

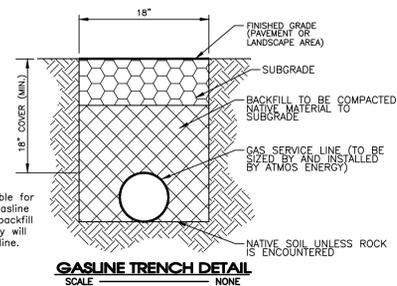
**Intended Use:**  
Bank Branch Office

**Land Use Data:**  
Zoned: CH  
1-Story Building  
Building Ht.: -'-"  
Total Floor Area: 5,413 Sq.Ft.  
1 Lot on: 1.14± Acres

**Parking Requirement:**  
1.88± x 5,432 Sq.Ft. = 18 Spaces Required  
300 Sq.Ft.  
Provided: 22 Regular + 2 H.C. = 24 Total Spaces Provided

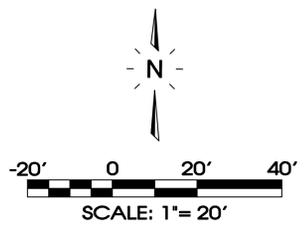
**Flood Map No.:**  
This site lies within Zone X, not in the  
100 Year Floodplain, per Community Panel  
47149C0145H dated January 5, 2007.

**NOTES:**  
Main utility trench, conduit #, & sizes are shown for location & coordination only. Coordinate final location, # & size of conduits with provider. CATV and telephone lines to be designed by those respective utilities.



Contractor is responsible for opening and closing gasoline trench and providing backfill material. ATMOS Energy will supply and install gasoline.

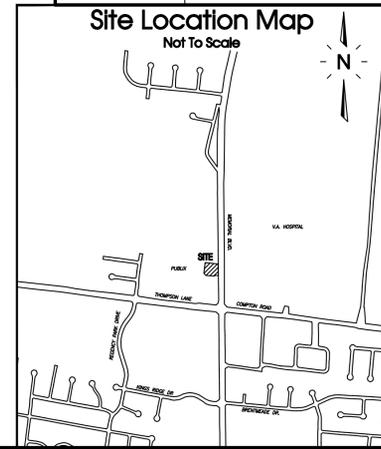
MEMORIAL BOULEVARD (US-231/SR-10)  
(Major Arterial)



**Legend:**

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊕	HC SIGN
—	EXIST. SEWER CLEANOUT	⊕	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊕	EXIST. CATCH BASIN (STORM SEWER)	—	WHEEL STOP
⊕	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊕	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊕	EXIST. GAS RISER	—	CURB & GUTTER
⊕	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊕	EXIST. WATER METER	↔	TURN LANE ARROWS
⊕	EXIST. UTILITY POLE	⊕	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊕	POST INDICATOR VALVE	⊕	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	→	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	→	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	⊕	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	→	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊕	CATCH BASIN
⊕	GATE VALVE & BOX	⊕	CURB INLET
⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	—	HEADWALL
⊕	GREASE TRAP	⊕	WINGED HEADWALL
⊕	EXTERIOR CLEANOUT	⊕	CONCRETE SWALE
⊕	MANHOLE	⊕	TYPE- X- HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	EEL EEL EEL
EXISTING TREELINE	---
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM STM
PROPOSED STORM	STM STM STM
EXISTING CONTOUR LINES	---601---
PROPOSED CONTOUR LINES	---601---
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W



**SEC, Inc.**  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
850 MIDDLE TENNESSEE BOULEVARD  
MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

**REVIEW SET**  
(Not Interfered With)  
A TAYLOR  
REGISTERED PROFESSIONAL ENGINEER  
MEMBER OF THE STATE OF TENNESSEE

**First National Bank**  
Murfreesboro, Tennessee

**Site & Utility Plan**

REVISIONS:  
DRAWN: SJA, CFB3  
DATE: 5-26-16  
CHECKED:  
MAT  
FILE NAME:  
15326project.dwg  
SCALE:  
1" = 20'  
JOB NO.  
15326  
SHEET:  
4 of 9



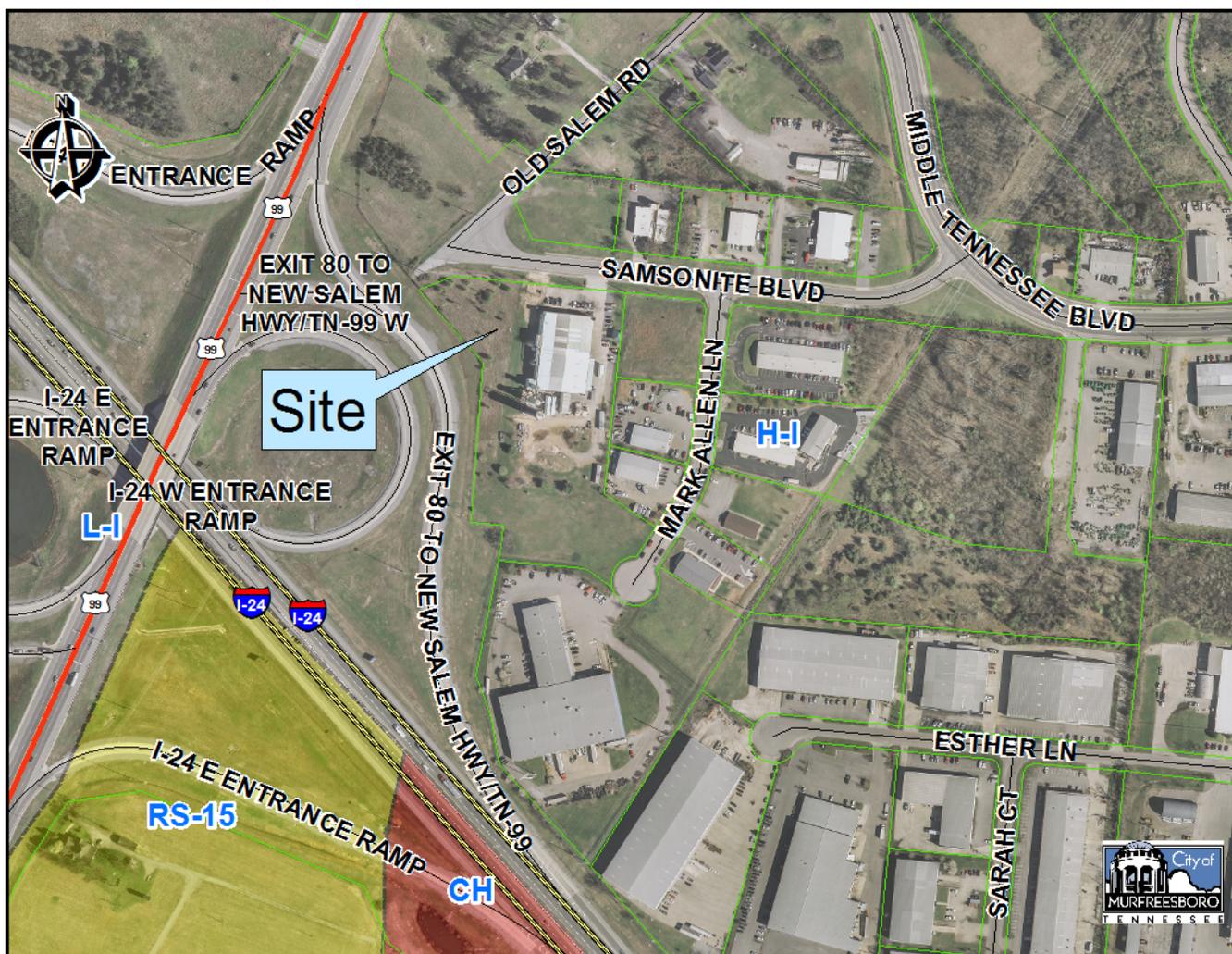
# MURFREESBORO PLANNING COMMISSION

## STAFF COMMENTS, PAGE 1

JUNE 22, 2016

5.g. Sledge Craft [2016-3096] site plan for 20,284 ft<sup>2</sup> addition on 5.8 acres zoned H-I located at 1133 Samsonite Boulevard, Sledge Craft Inc. developer.

This is the site plan review for the construction of an addition to the existing Sledgecraft facility on Samsonite Boulevard. The property is zoned H-I and the proposed use is permitted by right. A site plan was recently approved for an addition on the south side of the existing building and that addition is currently under construction. The proposed addition will be located on the west side of the existing building. Staff recommends that any approval of this site plan be made subject to all staff comments.



## **Staff Comments**

- 1) Please revise the landscape plan to provide landscape islands with associated landscaping as required in the row of parking adjacent to the building. The front row of parking exceeds the maximum number of spaces without a landscape island.
- 2) The current landscape plan does not seem to correspond with the plant material list. Please revise or clarify.
- 3) Submit architectural elevations, as required by the Zoning Ordinance.
- 4) Submit a photometric lighting plan and any other information necessary to demonstrate compliance with the lighting requirements in Section 18 of the Zoning Ordinance.
- 5) Will there be any doors on the addition? If so, show and label.
- 6) Will any new HVAC units be installed in conjunction with the addition? If so, show and label. Also, provide required screening for the HVAC equipment. If HVAC is to be roof-mounted, then provide a line-of-sight diagram to demonstrate compliance with the screening requirements noted in Section 18 of the Zoning Ordinance.
- 7) Provide parking tabulations to demonstrate compliance with the minimum parking requirements.
- 8) Provide a truck simulation for the entire site.
- 9) A ROW Excavation permit and bond will be required before beginning any work in the right of way.
- 10) Note in one place a label mislabels a proposed building as an "existing building."
- 11) Note and correct apparent bust in elevation from pond to ditch.
- 12) Check for completeness of pond design. Is this a retention pond with an overflow/spillway rather than outlet weir?
- 13) The spillway appears to be incomplete.
- 14) Provide curbing along drive and landscape island.
- 15) Engineering point of contact for this project is Jay Bradley 615-893-6441 or [jbradley@murfreesborotn.gov](mailto:jbradley@murfreesborotn.gov). Planning point of contact is Matthew Blomeley at 615-893-6441 or [mblomeley@murfreesborotn.gov](mailto:mblomeley@murfreesborotn.gov).
- 16) A Right of Way Permit and bond may be required for work in the right of way. Contact Danny Lowe in the Engineering Department for additional details.
- 17) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Planning and Engineering Department and must be approved by the City Engineer.
- 18) This development is required to comply with the City's Stormwater Quality requirements.
- 19) Prior to any permit, submit a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements.
- 20) Prior to Certificate of Occupancy submit a Stormwater Management Record Sheet.

- 21) Prior to Certificate of Occupancy submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
- 22) Prior to Certificate of Occupancy submit a Stormwater Facilities Operation and Maintenance Plan and Agreement.
- 23) Demonstrate treatment / calculations for compliance with stormwater quality requirements
- 24) Remove existing sign currently located in Parking Lot.
- 25) Show proposed signage on Site/Utility and Landscaping plans.
- 26) Any sign in a Utility Easement will require easement holders and BZA approval.

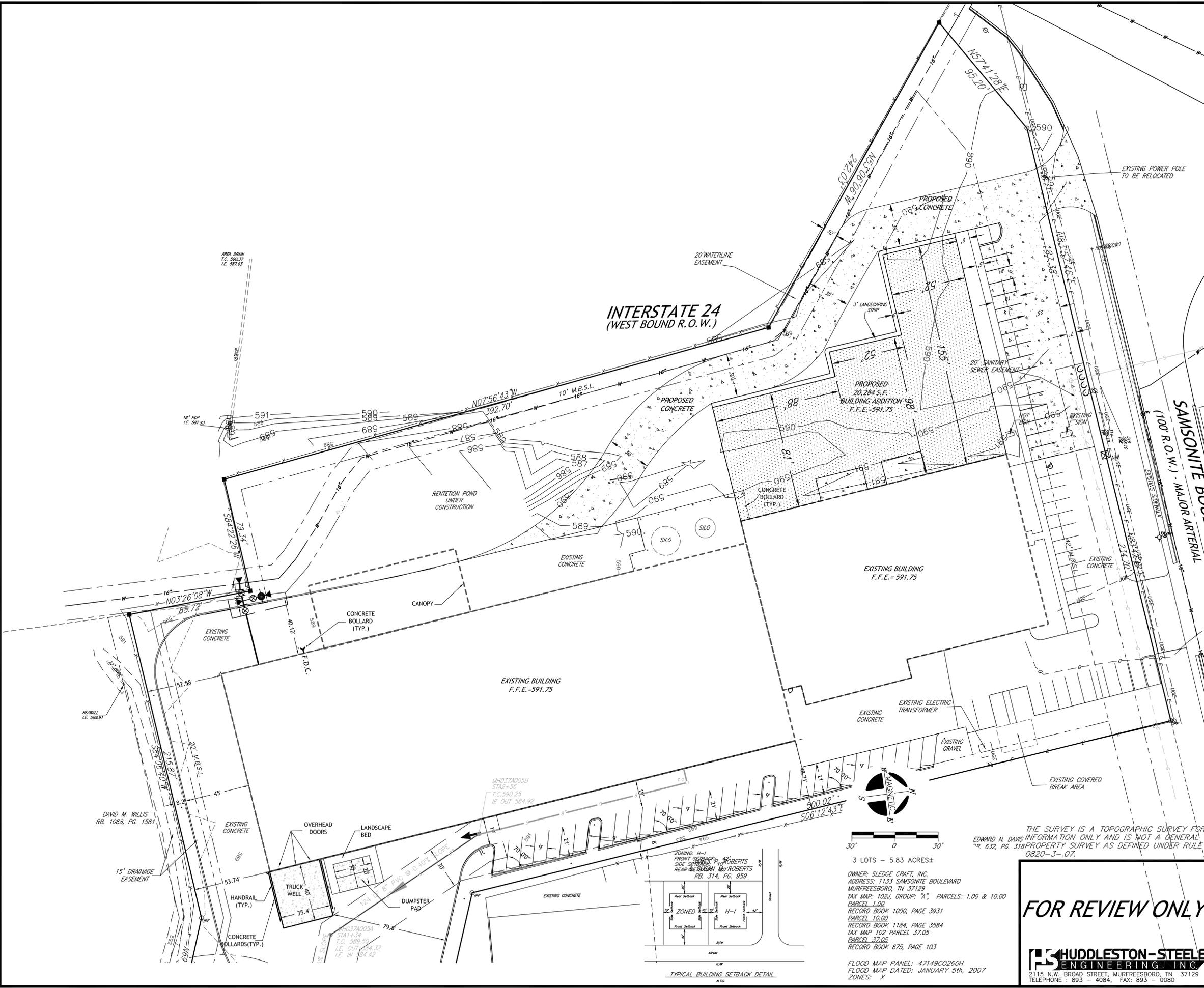
### **Standard Staff Comments:**

- 1) Per the engineer's certification on this plan, the property lies within Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This site plan is not affected by the City's Major Thoroughfare Plan.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 4) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
- 6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.
- 7) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.
- 8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

## **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Fire access roads must have an unobstructed vertical clearance of not less than 13 feet 6 inches. IFC 503
- 2) Submit hydraulic calculations for sprinkler system capacity for new additions to assure adequate coverage exists with the existing system.
- 3) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 4) Add the Release & Covenant Not to Sue note to the plan:

Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- 5) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 6) All canopy trees must be located 10' minimum from all public water/sewer main(s).
- 7) On-site private cleanouts must use the details found at the following link:  
<http://www.murfreesborotn.gov/DocumentCenter/View/279>



- STANDARD NOTES:**
- IN ACCORDANCE WITH TCA SECTION 7-59-310(d)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDERS' EXPENSE.
  - ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, TO BE PROVIDED TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
  - A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
  - FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.
  - CONTRACTOR TO COORDINATE WITH THE TRAFFIC ENGINEER IN THE CITY TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF WORK IN THIS AREA TO AVOID DAMAGE TO TRAFFIC SIGNAL DEVICES.
  - A TDOT PERMIT MAY BE REQUIRED. EVIDENCE OF TDOT APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
  - A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME MUST BE PROVIDED.
  - AN ENGINEER'S CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO CERTIFICATE OF OCCUPANCY.
  - A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
  - UPON INSTALLATION OF TREE PROTECTION PLEASE CONTACT KANE ADAMS WITH MURFREESBORO URBAN ENVIRONMENTAL DEPARTMENT AT 895-8059 FOR A TREE PROTECTION INSPECTION. ANY PRESERVED TREES DAMAGED OR REMOVED DURING CONSTRUCTION MAY HAVE TO BE REPLANTED PRIOR TO CERTIFICATE OF OCCUPANCY TO FULFILL PERIMETER PLANTING REQUIREMENTS.

- IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
- UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING
- A SEPARATE R.O.W. EXCAVATION PERMIT ISSUED AT THE STREET DEPARTMENT WILL BE REQUIRED FOR ANY EXCAVATION OR CONSTRUCTION IN THE PUBLIC R.O.W.
- MAIN LINE WATER TAPS WILL BE MADE BY MURFREESBORO WATER AND SEWER DEPARTMENT.
- THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
- CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.

**LEGEND FOR MONUMENTS**

- IP S IRON PIN SET
- IP O IRON PIN FND.
- IP R IRON PIN S.W.
- RAILROAD S.W.
- FENCE
- SURVEY POINT
- ▲ MAIL
- CONC. MARKER FND.

**LEGEND**

- ⊕ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- ⊕ Existing Spot Elevations
- ⊕ Proposed Spot Elevations
- Siltation Fence (To be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Siltation Fence (Initial Measure)
- Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

3 LOTS - 5.83 ACRES±

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR EDWARD N. DAVIS INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

OWNER: SLEDGE CRAFT, INC.  
 ADDRESS: 1133 SAMSONITE BOULEVARD  
 MURFREESBORO, TN 37129  
 TAX MAP: 102J, GROUP "A", PARCELS: 1.00 & 10.00  
 PARCEL 1.00  
 RECORD BOOK 1000, PAGE 3931  
 PARCEL 10.00  
 RECORD BOOK 1184, PAGE 3584  
 TAX MAP 102 PARCEL 37.05  
 PARCEL 37.05  
 RECORD BOOK 675, PAGE 103

FLOOD MAP PANEL: 47149CO260H  
 FLOOD MAP DATED: JANUARY 5th, 2007  
 ZONES: X

**FOR REVIEW ONLY**

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

**SITE PLAN**  
**SLEDGE CRAFT, INC.**  
 NEW ADDITION  
 LOTS 1 & 10  
 SAMSONITE BOULEVARD  
 OFFICE PARK  
 MURFREESBORO - RUTHERFORD COUNTY - TN.

DATE: MAY, 2016 SCALE 1"=30' SH. 2 OF 4

TYPICAL BUILDING SETBACK DETAIL

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

5.h. Westlawn Amenity Center [2016-3101] site plan for 1,800 ft<sup>2</sup> building on 2.3 acres zoned PUD located along Shores Road and Westlawn Boulevard, DR Horton Inc. developer.

This is the site plan review for the construction of an amenity center for the developing Westlawn single-family residential subdivision. The amenity center will consist of a pool, pool house, and a playground. The use of the subject property as an amenity center is consistent with the approved Westlawn PUD zoning. Staff recommends that any approval of this site plan be made subject to all staff comments.



## **Staff Comments**

- 1) The Engineering Department point of contact for this project is Katie Noel (615-893-6441 or KNoel@MurfreesboroTN.gov). The Planning Department point of contact is Matthew Blomeley at 615-893-6441 or mblomeley@murfreesborotn.gov.
- 2) Provide sidewalk connectivity to the Right of Way.
- 3) Show existing striping in the Right of Way of Westlawn Blvd.
- 4) Shores Road is a substandard street. The developer is required to participate in those improvements.
- 5) This site is required to comply with all stormwater quality requirements. At this time no controls are shown. Demonstrate how this site will comply.
- 6) This development is required to comply with city stormwater requirements.
- 7) New development and redevelopment involving increase of 10,000 square feet of impervious area, on a lot or within a common plan of development of at least one acre must comply with the city's stormwater quality design standards. This development is required to comply with the City Stormwater Quality requirements.
- 8) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior to construction progressing.
- 9) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
- 10) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
- 11) Prior to a building permit, the Stormwater Management Plan must be submitted, reviewed and approved.
- 12) Prior to a building permit, submit a Stormwater Management Record Sheet.
- 13) Prior to certificate of occupancy, submit a Stormwater Facilities Maintenance Agreement signed by the owner.
- 14) Prior to certificate of occupancy, submit an Engineer's Certification of the construction of the stormwater management facilities.
- 15) Indicate the disturbed acreage in the site data table on the site plan sheet.
- 16) Should there not be fencing and a gate separating the playground from the pool?
- 17) Submit a photometric lighting plan and any other information necessary to demonstrate compliance with the requirements of Section 18 of the Zoning Ordinance.
- 18) Provide details of the playground equipment.

- 19)The PRD zoning plan called for trails to be constructed from the amenity area back into the subdivision. This site plan does not make provisions for the construction of these trails. Provide a timeline for when these trails will be constructed.
- 20)Show and label proposed HVAC and pool equipment and provide required screening.
- 21)Provide a detail of the solid waste enclosure.
- 22)Photographs representative of the proposed pool house building have been submitted with this site plan. Submit architectural elevations, as required by the Zoning Ordinance.
- 23)The PRD zoning plan showed that clusters of trees around the amenity area were to be preserved. Consistent with the PRD zoning plan, demonstrate that these clusters of trees will be preserved and provide tree protection as needed.
- 24)Submit an irrigation plan.
- 25)The Urban Environmental Department may have additional comments on the landscape plan prior to the issuance of the permit.

**Standard Staff Comments:**

- 1) Per the engineer's certification on this plan, the property lies within Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This site plan is not affected by the City's Major Thoroughfare Plan.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 4) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
- 6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.
- 7) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.
- 8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the

providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Final Approval - Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 2) Owner Beware - Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 3) Assessment Districts - Property is within the \_Overall Creek\_\_\_\_\_ assessment district.  
Add
- 4) Resubmit two sets of plans to MWSD for the review of the Sewer
- 5) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.
- 6) Building permits are not to be issued until sewer fees are paid
- 7) Plat Notes
- 8) Add the Release & Covenant Not to Sue note to the (plat / plan):  

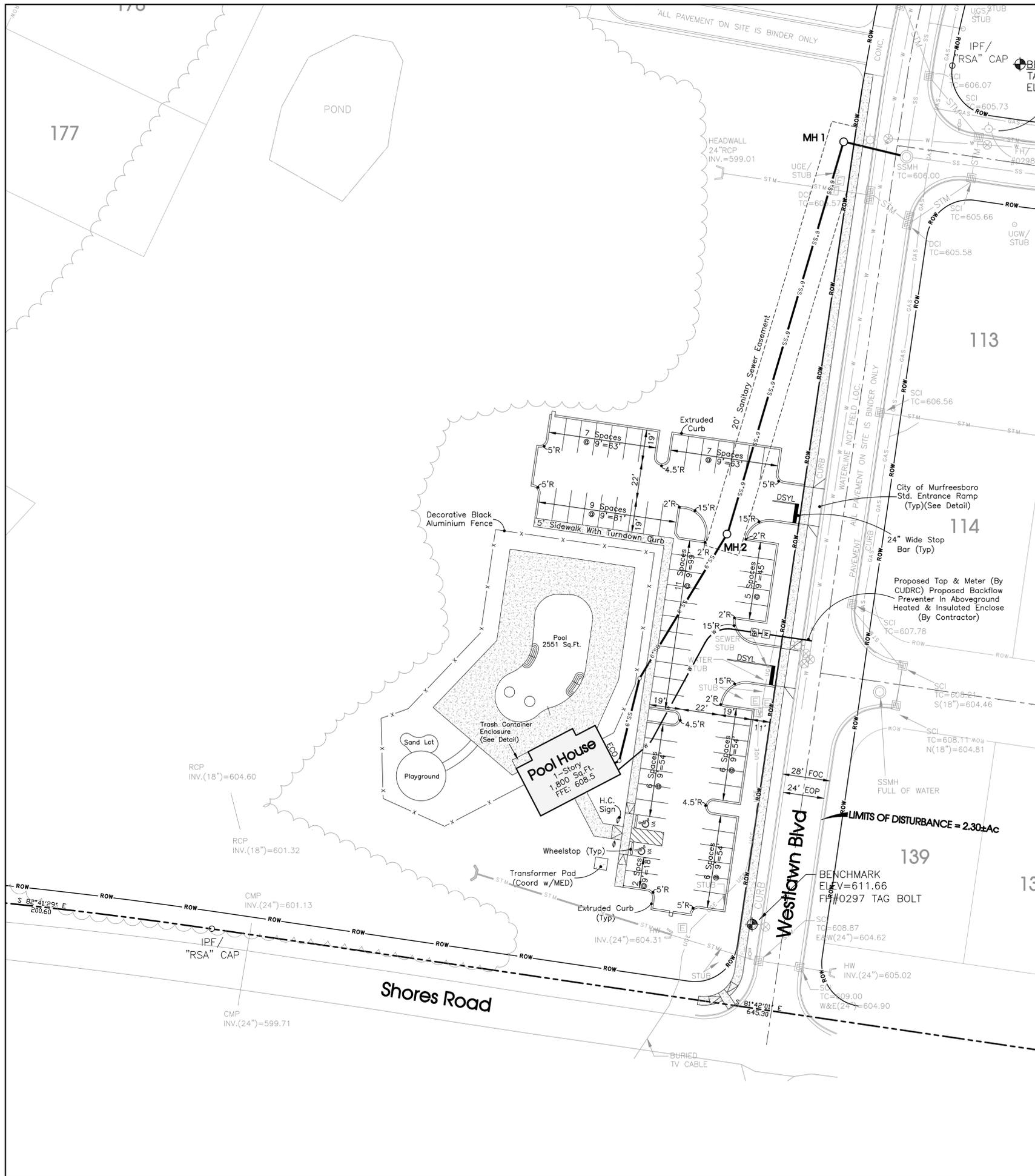
Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- 9) MWSD must receive contract, off site easement and surety prior to approving the plans.
- 10) Pool service lines must connect to the sanitary sewer.
- 11) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 12) The owner/developer must sign a Fence within a City Easement Agreement with MWSD.
- 13) The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet.
- 14) All canopy trees must be located 10' minimum from all public water/sewer main(s).
- 15) On-site private cleanouts must use the details found at the following link:  
<http://www.murfreesborotn.gov/DocumentCenter/View/279>
- 16) Submit a copy of the final Site Lighting Plan to MWSD.
- 17) Submit a copy of the final Landscaping/Planting Plan to MWSD.
- 18) Submit a copy of the final Grading & Drainage Plan to MWSD.
- 19) A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2

– 6” adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.

20)The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWSD for review and approval.

21)All new sanitary sewer taps, connections, and manhole adjustments are to be per MWSD specifications and be made under MWSD supervision by a MU licensed utility contractor.

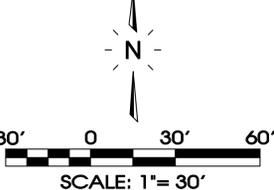
22)This project is within Consolidated Utility District water service area.



**APPROVED FOR CONSTRUCTION**  
 THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE  
**MURFREESBORO WATER AND SEWER DEPARTMENT**  
 UNDER THE AUTHORITY DELEGATED BY THE  
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
 DIVISION OF WATER POLLUTION CONTROL  
 DIVISION OF WATER SUPPLY  
 AND IS HEREBY APPROVED FOR CONSTRUCTION.  
 THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION  
 OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO  
 WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES  
 WILL REACH THE DESIGNED GOALS.  
 APPROVAL DATE \_\_\_\_\_  
 APPROVAL EXPIRES IN 12 MONTHS  
 BY \_\_\_\_\_

**NOTE:**  
 Pool must drain to Sanitary Sewer.

Water Provider: Consolidated Utility District Of  
 Rutherford County



Legend:			
□	EXIST. CONCRETE MONUMENT	□	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⊙	HC SIGN
+	EXIST. SIGN POST	—	HEADWALL
○	EXIST. SEWER CLEANOUT	—	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
⊕	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
⊞	EXIST. TELEPHONE RISER	⊙	POST INDICATOR VALVE
⊞	EXIST. GAS RISER	▽	REDUCER
⊞	ELECTRICAL ENCLOSURE	⊞	REMOTE FIRE DEPT. CONNECTION
⊞	EXIST. WATER METER	⊞	REVISION NUMBER
⊞	EXIST. UTILITY POLE	⊞	RIP RAP
⊞	EXIST. FIRE HYDRANT	→	RUNOFF FLOW ARROW
⊞	BENCHMARK	↘	SEWER/STORM FLOW DIRECTION
⊞	BLOW OFF VALVE	→	TRAFFIC ARROW
•	CONCRETE BOLLARD	↔	TURN LANE ARROWS
⊞	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊞	CURB INLET	⊞	WATER METER
⊞	AREA DRAIN	⊞	WHEEL STOP
⊞	CONCRETE THRUST BLOCK	⊞	GREASE TRAP
⊞	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊞	FIRE DEPT. CONNECTION	#1	DRAINAGE PIPE DESIGNATION
⊞	FIRE HYDRANT	⊞	CONCRETE SIDEWALK
⊞	GAS METER	⊞	EXTRUDED CURB
⊞	GATE VALVE & BOX	⊞	CURB & GUTTER
○	EXTERIOR CLEANOUT	⊞	CONCRETE SWALE
—	EXISTING PHONE	—	PH
—	EXISTING ELECTRIC	—	OH
—	PROPERTY LINE	—	
—	EASEMENTS	—	
—	RIGHT OF WAY	—	ROW
—	EROSION CONTROL SILT FENCE	—	SF SF
—	EXISTING TREELINE	—	
—	EXISTING FENCELINE	—	X X
—	MINIMUM BUILDING SETBACK LINE	—	MBSL
—	PHASE BOUNDARY	—	■■■■■■■■■■
—	EXISTING GAS LINE	—	GAS GAS
—	PROPOSED GAS LINE	—	GAS GAS
—	EXISTING STORM	—	STM STM
—	PROPOSED STORM	—	STM STM
—	EXISTING CONTOUR LINES	—	601
—	PROPOSED CONTOUR LINES	—	601
—	EXISTING SANITARY SEWER	—	SS
—	PROPOSED SANITARY SEWER	—	SS
—	EXISTING WATER	—	W W
—	PROPOSED WATER	—	W W

**Developers:**  
 D.R. Horton Inc.  
 7175 Nolensville Rd., Suite 202  
 Nolensville, TN 37135  
 Contact: David Reisen

**Owner:**  
 Reo Funding Solutions III, LLC  
 PO Box 56607  
 Atlanta, GA 30343-0607

**Deed Reference:**  
 R.Bk. 1214, Pg. 3357  
 Tax Map 93, P/O Parcel 1.00

**Building Data**  
 1,800 Sq.Ft.  
 12'-0" Ht. 1-Story

**Land Use Data:**  
 Zoned: PUD

**Parking Requirements:**  
 1 Space/150 Sq.Ft. Water Surface = 2,551 Sq.Ft./150 = 17 Required Spaces = 17  
 Provided Spaces = 59 Regular + 2 H.C. = 61 Total Spaces

**Flood Map:**  
 No portion of this site lies within the 100 Year Flood Zone per Map 47149C0235H Dated January 5, 2007.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on \_\_\_\_\_.

**SFC, Inc.**  
 SITE ENGINEERING • SURVEYING • LAND PLANNING  
 ENGINEERING • SURVEYING • LAND PLANNING  
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129  
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SFC-CIVIL.COM FAX: (615) 895-2667

**REVIEW SHEET**  
 (Not Intended for Construction)

**Westlawn Amenity Center**  
 Murfreesboro, Tennessee

**Site & Utility Plan**

REVISIONS:  
 DRAWN: SJA, CFB3  
 DATE: 5-26-16  
 CHECKED:  
 MAT  
 FILE NAME:  
 15264amenity  
 SCALE:  
 1" = 30'  
 JOB NO.  
 15264  
 SHEET:  
 5 of 8



**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

**5.i. Discount Tire Company [2016-3094] site plan for 7,373 ft2 building on 1.23 acres zoned H-I located at 802 Old Fort Parkway, Discount Tire Co. developer.**

This is the site plan review for a new 7,373 square foot automotive repair to be located at the intersection of Old Fort Parkway and Ordway Street. The site was formally developed with a BP gas station and a self-service vehicle wash, which will be demolished. The property is zoned H-I and the proposed use is permitted within the H-I district. The site will have access to Ordway Street with two access points. A shared access onto Old Fort Parkway, which is located on the adjacent property, is proposed to remain. The proposed building is one story (26') and is a mostly split-face C.M.U. building with decorative EIFS banding and cornice. The building has been oriented so that the proposed bay door faces Ordway Street, the street with the lower functioning classification. The primary entrance is also located on Ordway Street; however elements have been added to the front facing Old Fort Parkway (Major Arterial) to address the requirement that the structure shall be oriented with the front facing toward the street with the higher functional classification. The Zoning Ordinance states: the front of a structure shall be that elevation of the structure containing the formal or main entryway or containing such other architectural elements as would lead a reasonable person to perceive it as the front of the structure. The roof is flat but is accented with EIFC cornice and metal coping. Staff recommends any approval of the site plan be subject to all staff comments.



## **Staff Comments**

- 1) A final plat to create this lot must be recorded prior to the issuance of a Certificate of Occupancy.
- 2) Identify the use on the site plan as identified on Chart 4 of the Zoning Ordinance and identify the associated parking calculation (please show the math).
- 3) A TDoT permit is required for modifications along Old Fort Parkway (Highway 96). The City Engineer must approve the proposed modifications before they are submitted to TDoT. Provide evidence of TDoT permit prior to construction progressing in the TDoT ROW.
- 4) Show the location of the adjacent access easement intended to allow this site access to Old Fort Parkway.
- 5) Add a sidewalk connection to from the building to the public sidewalk network.
- 6) The preliminary architectural elevations must demonstrate that mechanical, utilities, or other building elements that are roof mounted shall be located and screened so that are not visible from any point six feet above ground level or from any public right-of-way.
- 7) If mechanical units are not roof-top mounted, then please locate them on the Site Plan and on the Landscape Plan.
- 8) The Dumpster area screening detail should be increased to 8' tall to appropriately screen the solid waste elements.
- 9) Show on the plan how the exterior service, loading, storage and utility areas will be screened or sheltered to reduce visibility from public right of way.
- 10) Will there be any outside storage of merchandise? If yes, then outside storage areas must be shown on the site plan.
- 11) Will there be any outdoor vending (i.e. ice, video kiosks, and propane tanks)? If yes, these elements need to be shown on the site plan.
- 12) Provide a lighting plan, details and photometric plan that demonstrate compliance with the Zoning Ordinance.
- 13) Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations.
- 14) Show proposed ground signage on Site/Utility and Landscaping plans
- 15) Any sign in a Utility Easement will require easement holders and BZA approval.  
*Informational comment*
- 16) Staff is concerned with future visibility issues of building and signs with current proposed landscape design. Staff suggests use groupings of trees in the frontage to open views sheds to the building and signs.
- 17) Foundation plantings are required on the front and two sides of a building with a 3' planting bed. Please add the required plantings and bed space.
- 18) Staff suggests adding additional hose bibs to simplify irrigation.

- 19) Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material.
- 20) Please add a note and a typical diagram to the landscape plan that all service areas, mechanical equipment, trash containers, and field set above-ground utility boxes must be screened from the public ROW on three sides (leaving door access open) with required evergreen plant material. Please identify what screening material will be used. Plant materials must meet or exceed the height of the structure that is to be screened.
- 21) All parking rows are required to be originated and terminated with a landscape island and a shade tree.
- 22) Staff suggests selecting another tree in place of the proposed red maples in parking lot islands due to the trees lack of tolerance of reflective heat from the pavement (sun scald).
- 23) Due to local maintenance practices, Crape Myrtles cannot receive credit as ornamental trees. Please choose another tree for ornamental tree credit.
- 24) Based on the grading and site plans, the tree identified to remain are not eligible for credit. Please add additional trees along the northern property line as required.
- 25) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at <http://www.murfreesborotn.gov/index.aspx?NID=276>
- 26) Please specify woody ornamental shrubs as container (no gallon sizes) or B&B and specify a minimum height.
- 27) Please revise the landscaping plan to provide the required trees and shrubs in the frontage planting yard along Ordway Street.
- 28) The point of contact for the Engineering Dept. is Cey Chase at (615) 893-6441 or [cchase@murfreesborotn.gov](mailto:cchase@murfreesborotn.gov).
- 29) A ROW Excavation permit and bond will be required before beginning any work in the right of way of Ordway Street.
- 30) Provide a proper handicap ramp with detectable truncated dome at the corner radius of Ordway St. and Old Fort Parkway.
- 31) Provide temporary erosion and sediment controls and final stabilization measures.
- 32) Provide a concrete wash out area.
- 33) Provide information on existing, proposed and net impervious surface on the site plan.
- 34) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (<http://www.murfreesborotn.gov/index.aspx?nid=499>) and 2 copies of the SWPPP/EPSC/NOC must be submitted to the Engineering Department.
- 35) Prior to the issuance of a land disturbance permit and building permit, submit to the Engineering Dept. 2 hard copies of the site plan, 1 hard copy of the long term operation and maintenance plan and 1 hard copy of the stormwater management record sheet (<http://www.murfreesborotn.gov/index.aspx?NID=441>).

## **Stormwater Comments:**

- 1) The layout of piping shown on the site plan and the detail for Hydro unit does not match.
- 2) Plan shows shallow angle bypass; detail shows right angles.
- 3) Detail of elevations for discharge outlet from Hydro unit seems to have an elevation discrepancy.
- 4) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of development or sale will require a NPDES Stormwater Construction General Permit (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>) to the Engineering Dept. prior to starting any construction activities and prior to issuance of a land disturbance permit.
- 5) A long-term operation and maintenance plan and agreement (<http://www.murfreesborotn.gov/index.aspx?NID=500>) for the stormwater facilities must be signed and notarized prior to issuance of certificate of completion.
- 6) An Engineer's Certification of the construction of the stormwater facilities (<http://www.murfreesborotn.gov/index.aspx?NID=441>) will be required prior to certificate of occupancy (CO). Provide information on existing, proposed and net impervious surface on the site plan.
- 7) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>) will be required prior to certificate of occupancy (CO).

## **Standard Staff Comments:**

- 1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This site plan is affected by the City's Major Thoroughfare Plan; improvements to Old Fort Parkway are identified.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 4) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
- 6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.

- 7) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.
- 8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to [jnguyen@medtn.com](mailto:jnguyen@medtn.com).
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)
  - Overhead – 40ft. 20ft either side of nearest power pole
  - Down Guys – 5ft x 30ft
  - Underground – 15ft x total underground trench length
- 5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
- 6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
- 7) All fire hydrants must be located 4ft from nearest electric facility.
- 8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
- 10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 11) Refer to IFC 2012 Table 903.2 for occupancies required to be sprinklered
- 12) Show existing fire hydrant locations.

- 13) High-hazard commodity (IFC 3203.6) must assure compliance with IFC Table 3206.2 and IFC Chapter 34 regarding tire storage.
- 14) All existing sewer services not being used must be cut and capped at the sewer mainline.
- 15) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 16) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 17) Resubmit two sets of plans to MWSD for the review of the sewer.
- 18) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.
- 19) Add the Release & Covenant Not to Sue note to the plan.
  - Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- 20) MWSD must receive contract prior to approving the plans.
- 21) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 22) The owner/developer must sign a Sign within a City Easement Agreement with MWSD.
- 23) The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet.
- 24) All canopy trees must be located 10' minimum from all public water/sewer main(s).
- 25) Submit construction details of the signage to MWSD regarding its proximity to the water/sewer main(s).
- 26) On-site private cleanouts must use the details found at the following link:  
<http://www.murfreesborotn.gov/DocumentCenter/View/279>
- 27) Backflow prevention must be upgraded to meet current standards.
- 28) Submit a copy of the final Site Lighting Plan to MWSD.
- 29) Submit a copy of the final Landscaping/Planting Plan to MWSD.
- 30) Submit a copy of the final Grading & Drainage Plan to MWSD.
- 31) A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
- 32) The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification

Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWSD for review and approval.

- 33) All new sanitary sewer taps, connections, and manhole adjustments are to be per MWSD specifications and be made under MWSD supervision by a MU licensed utility contractor.
- 34) The sanitary sewer service must connect into an existing manhole, existing tap, or proposed manhole.

**FINISH LEGEND**

- Ⓐ MANUFACTURER'S STANDARD COLOR TO MATCH DURANAR UC40597 XL "BANNER RED"
- Ⓑ INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) TO MATCH SW 7714 "OAK BARREL"
- Ⓒ INTEGRAL COLOR C.M.U. TO MATCH SW 7714 "OAK BARREL"
- Ⓓ INTEGRAL COLOR C.M.U. TO MATCH SW 6119 "ANTIQUÉ WHITE"
- Ⓔ PAINT SHERWIN WILLIAMS SW 6119 "ANTIQUÉ WHITE"
- Ⓕ ACCENT BAND PAINTED SW 7585 "SUNDRIED TOMATO"
- Ⓖ METAL COPING - FACTORY PAINTED/FACTORY FINISH TO MATCH SW 7714 "OAK BARREL"
- Ⓗ EXPOSED STEEL PAINTED SW 7714 "OAK BARREL"
- Ⓘ BOLLARDS PAINTED SW 7714 "OAK BARREL"
- Ⓝ HOLLOW METAL DOORS PAINTED SW 7714 "OAK BARREL"
- Ⓚ PAINT SHERWIN WILLIAMS SW 7714 "OAK BARREL"



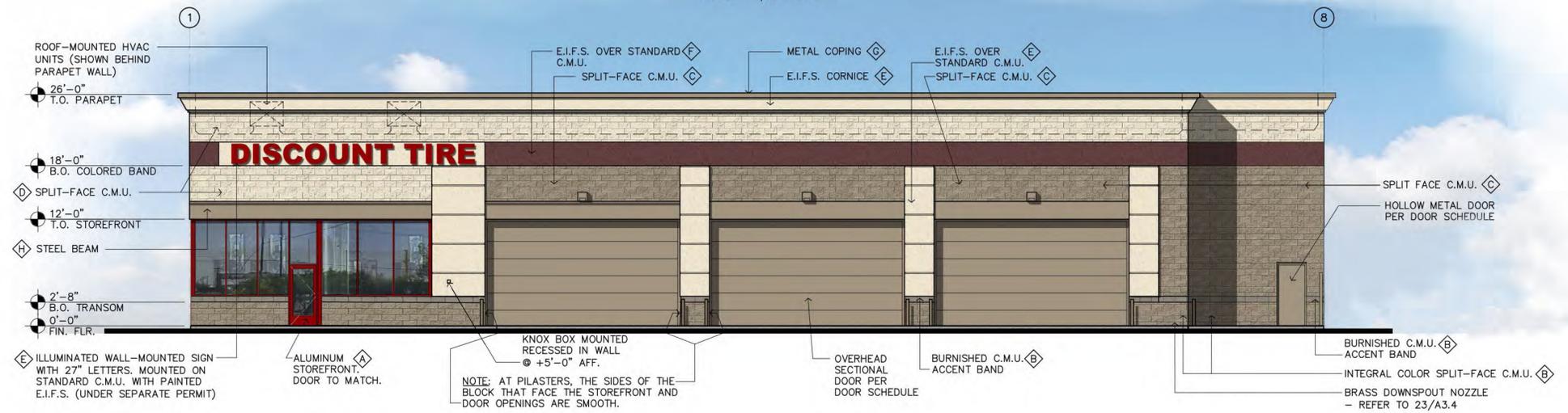
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



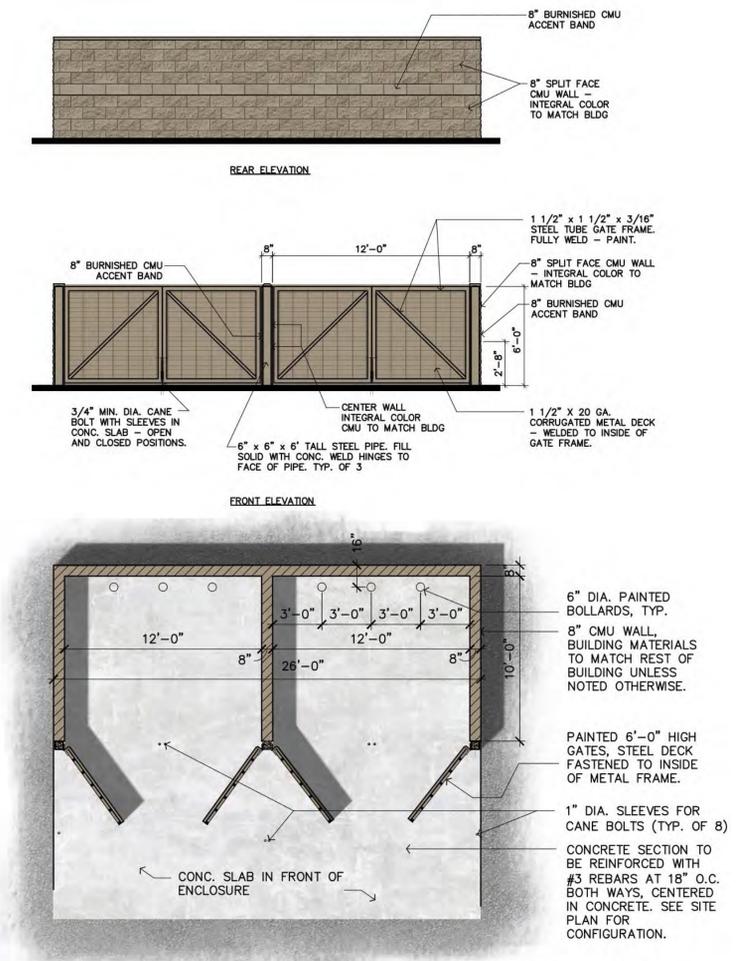
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**TRASH ENCLOSURE PLAN / ELEVATIONS**  
SCALE: NOT TO SCALE

REV.  
DATE: 3.15.16  
JOB No.: TNN-11032



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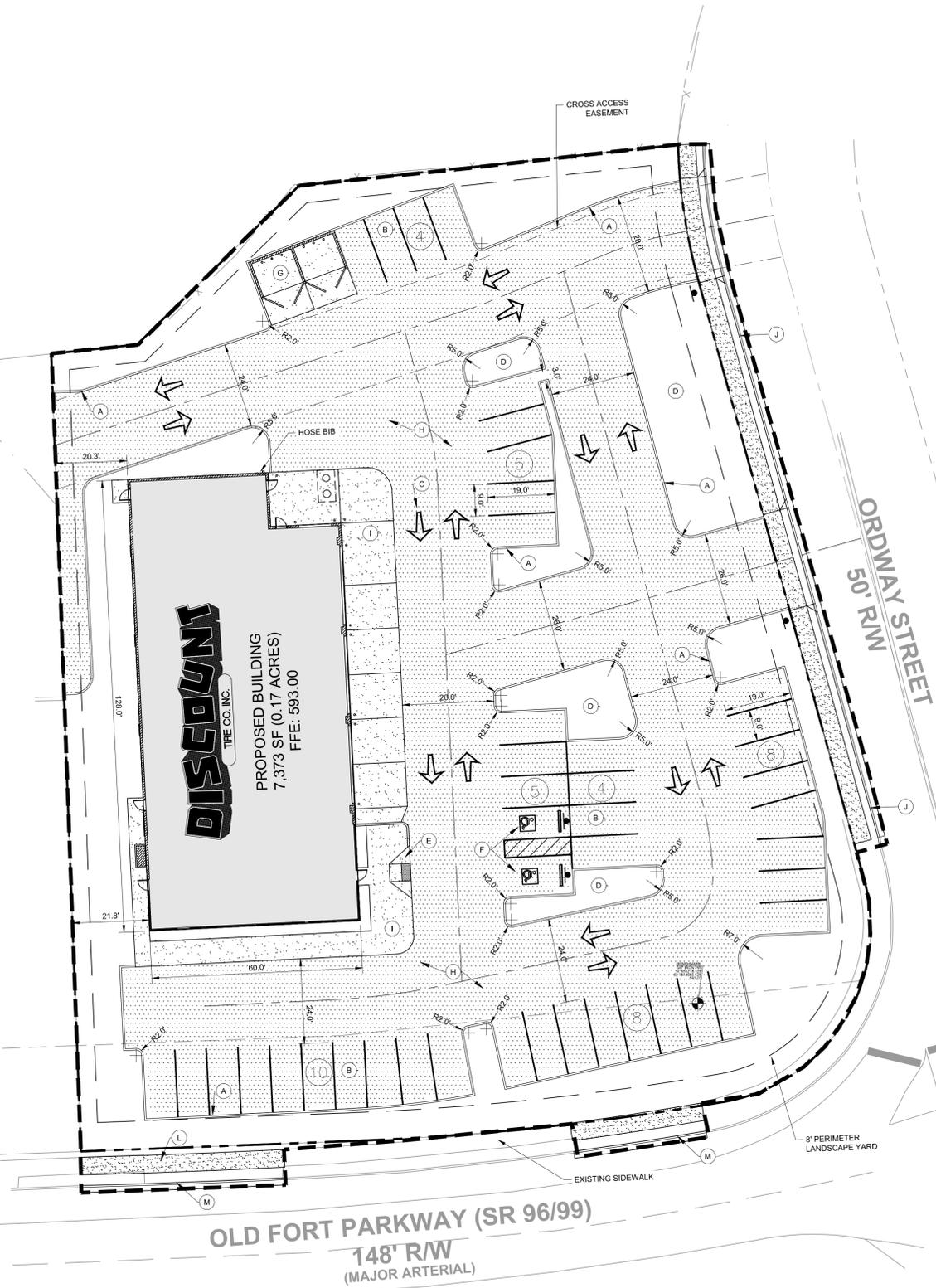
**CONCEPTUAL ELEVATIONS**  
**802 OLD FORT PARKWAY**  
**MURFREESBORO, TENNESSEE**



99 e. virginia ave. ste 120  
phoenix, az 85004  
602-307-5399 | v  
www.art.team.com

Sheet No.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE		
SITE ADDRESS	802 OLD FORT PARKWAY, MURFREESBORO, TN	
TAX MAP	091J	
OVERALL AREA		
SITE AREA	1.23 AC	
DISTURBED AREA	1.30 AC	
IMPERVIOUS AREA	0.99 AC	
PERVIOUS AREA	0.24 AC	
BUILDING DATA		
REQUIRED	PROVIDED	
DIMENSIONS	NA	60 X 128 FT
HEIGHT	NA	26 FT
STORIES	NA	1
F.A.R.	NA	0.13
BUILDING SETBACKS		
REQUIRED	PROVIDED	
FRONT: SOUTH	42 FT	62 FT
REAR: NORTH	10 FT	37 FT
SIDE: EAST	42 FT	117 FT
SIDE: WEST	20 FT	20.5 FT
PARKING		
REQUIRED	PROVIDED	
STANDARD SPACES	29	44
ACCESSIBLE / VAN ACCESSIBLE	2 / 1 VAN	2 / 1 VAN
LAND USE DATA		
ZONING - CITY OF MURFREESBORO	HI (HEAVY INDUSTRY)	
ON-SITE AREA		
TOTAL SITE AREA	53,697 SF	
BUILDING AREA	7,373 SF	
EXISTING BUILDING AREA	5,224 SF	
ON-SITE OPEN SPACE AREA	10,454 SF	
ON-SITE SIDEWALK AREA	152 SF	
OFFSITE AREA		
OFFSITE SIDEWALK AREA	1,500 SF	
DRIVEWAY APRON/TURNOUT AREA	520 SF	
OFF SITE ROADWAY IMPROV.	NA	

- SITE PLAN KEY NOTE LEGEND**
- (A) STANDARD CONCRETE CURB, SEE SHEET C8-00 DETAIL 1
  - (B) 19' x 9' PARKING STALL (TYP.)
  - (C) PAINTED TRAFFIC ARROW (TYP.)
  - (D) LANDSCAPE ISLAND
  - (E) ADA RAMP (REFER TO 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN)
  - (F) ADA PARKING SPACE WITH ACCESSIBLE PARKING SIGN, SEE SITE DETAILS C8-02
  - (G) WASTE ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
  - (H) ASPHALT (SEE DETAIL SHEET C8-00 DETAIL 3)
  - (I) CONCRETE (SEE DETAIL SHEET C8-00 DETAIL 4)
  - (J) CONCRETE CURB AND GUTTER PER MURFREESBORO STANDARD, SEE SITE DETAILS SHEET C8-02 DETAIL 2
  - (K) COMMERCIAL DRIVE, SEE SITE DETAILS SHEET C8-02 DETAIL 1
  - (L) MANHOLE FRAME AND COVER, SEE SITE DETAILS SHEET C8-02 DETAIL 3
  - (M) CURB AND GUTTER PER TDOT STANDARD DRAWING RP-NMC-10

- PAVEMENT LEGEND**
- (Pattern) CONCRETE SIDEWALK PAVING (SEE DETAIL SHEET C8-03)
  - (Pattern) ASPHALT PAVEMENT SECTION (SEE DETAIL SHEET C8-00)

- SITE LAYOUT NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL AISLE DIMENSIONS ARE TO THE OUTSIDE EDGE OF THE GUTTER UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PROVIDED AS ALTA SURVEY SHEET.
  - ALL PROPOSED UTILITY CONNECTIONS SHALL BE FIELD VERIFIED AND SUBJECT TO CHANGE.
  - ALL TRAFFIC CONTROL, SIGNS AND PAVEMENT MARKING SHALL COMPLY WITH THE MOST RECENT MUTCD STANDARDS.
  - ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. Justice Dept.

- PAVING NOTES**
- EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES.
  - WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE/INVERTED GUTTER PITCH.

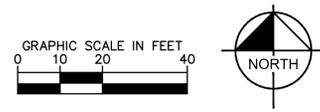
**Kimley»Horn**  
 214 OceanSide Drive, Nashville, TN 37204  
 Main: 615.564.2701 | [www.kimley-horn.com](http://www.kimley-horn.com)  
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**DISCOUNT**  
 THE CO. INC.  
 OLD FORT PARKWAY  
 MURFREESBORO, TENNESSEE



NO.	DATE	BY	REVISIONS

DESIGNED BY: PHN  
 DRAWN BY: WES/LH  
 CHECKED BY: JP  
 DATE: 05/28/2016  
 KIMLEY-HORN PROJECT NO. 115082022



LAYOUT PLAN  
 SHEET NUMBER  
**C2-00**

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

**5.j. Adams Place Memory Care addition [2016-3090] site plan for 13,874 ft<sup>2</sup> memory care addition to 22.5 acres zoned PUD & RS-15 located at 1925 & 1927 Memorial Boulevard, NHC developer.**

This is the site plan review for a 13,874 square foot memory care facility to be a part of the Adams Place development located at 1925 & 1927 Memorial Boulevard. The property is zoned PUD and RS-15. The PUD does not allow the proposed expansion. The applicants have applied for a zoning amendment to revise the PUD to allow the memory care addition. The City Council has not reviewed the application; however the assistant City Manager is allowing this site plan to be reviewed prior to the City Council's review. The site will have access to Memorial Boulevard and Haynes Haven Lane. The proposed building is one story and is brick with stone lintels and keystones and has stone quoins and bands. The roof is gabled and has asphalt shingles and is designed with translucent skylight. Staff recommends any approval of the site plan be subject to all staff comments.



## **Staff Comments**

- 1) Is this one lot or two separate lots of record? If it's two separate lots, then staff is concerned with potential setback violations.
- 2) Add the STANDARD NOTES listed in section 7. J. of the Zoning Ordinance to the site plan.
- 3) Provide an easy to read location map on the site plan.
- 4) On the site plan show adjoining public rights-of-ways with centerlines and traffic lanes noted.
- 5) On the site plan show the location of streets and driveways that intersect the adjoining public rights of ways adjacent to or across from the development tract.
- 6) On the site plan, label the height of proposed structures (height must be given in stories *and* feet) as defined by Building Height in the Murfreesboro Zoning Ordinance.
- 7) The preliminary architectural elevations must demonstrate that mechanical, utilities, or other building elements that must be roof mounted shall be located and screened so that are not visible from any point six feet above ground level *or* from any public right-of-way.
- 8) If mechanical units are not roof-top mounted, then please locate them on the Site Plan and on the Landscape Plan.
- 9) How will solid waste be managed for the memory care unit?
- 10) If lighting is being installed, then provide a lighting plan, details and photometric plan that demonstrate compliance with the Zoning Ordinance.
- 11) Point of Contact for this project is Jay Bradley 615-893-6441 or [jbradley@murfreesborotn.gov](mailto:jbradley@murfreesborotn.gov)
- 12) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Planning and Engineering Department and must be approved by the City Engineer

## **Stormwater Comments:**

- 1) This development is required to comply with the City's Stormwater Quality requirements.
- 2) Prior to any permit, submit a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements
- 3) Prior to Certificate of Occupancy submit a Stormwater Management Record Sheet
- 4) Prior to Certificate of Occupancy submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance
- 5) Prior to Certificate of Occupancy submit a Stormwater Facilities Operation and Maintenance Plan and Agreement
- 6) Demonstrate treatment / calculations for compliance with stormwater quality requirements

## **Standard Staff Comments:**

- 1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

- 2) This site plan is not affected by the City's Major Thoroughfare Plan.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 4) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
- 6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.
- 7) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.
- 8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to [jnguyen@medtn.com](mailto:jnguyen@medtn.com).
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)
  - Overhead – 40ft. 20ft either side of nearest power pole
  - Down Guys – 5ft x 30ft
  - Underground – 15ft x total underground trench length
- 5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.

- 6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
- 7) All fire hydrants must be located 4ft from nearest electric facility.
- 8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
- 10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 11) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 12) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 13) Resubmit two sets of plans to MWSD for the review of the water and sewer.
- 14) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.
- 15) Any future tenants that are food service type must have a minimum of a 1000 gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
- 16) All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
- 17) Submit calculations for grease interceptor sizing approval by MWSD. Minimum required size is 1000 gallons and must meet MWSD specifications.
- 18) The FOG applications must be completed and submitted to MWSD.
- 19) Add the Release & Covenant Not to Sue note to the plan.
  - Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- 20) MWSD must receive contract prior to approving the plans.
- 21) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 22) The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet.
- 23) All canopy trees must be located 10' minimum from all public water/sewer main(s).

- 24) On-site private cleanouts must use the details found at the following link:  
<http://www.murfreesborotn.gov/DocumentCenter/View/279>
- 25) Backflow prevention must be upgraded to meet current standards.
- 26) Submit a copy of the final Site Lighting Plan to MWSD.
- 27) Submit a copy of the final Landscaping/Planting Plan to MWSD.
- 28) Submit a copy of the final Grading & Drainage Plan to MWSD.
- 29) Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWSD's Water & Sewer Board, and by the Murfreesboro City Council.
- 30) A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
- 31) The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWSD for review and approval.
- 32) All new sanitary sewer taps, connections, and manhole adjustments are to be per MWSD specifications and be made under MWSD supervision by a MU licensed utility contractor.
- 33) Locate and raise all existing manhole castings per MWSD specifications.
- 34) Relocate sewer main from under garage.
- 35) Must execute private fire line agreement.

Memory Care  
Addition  
Adams Place

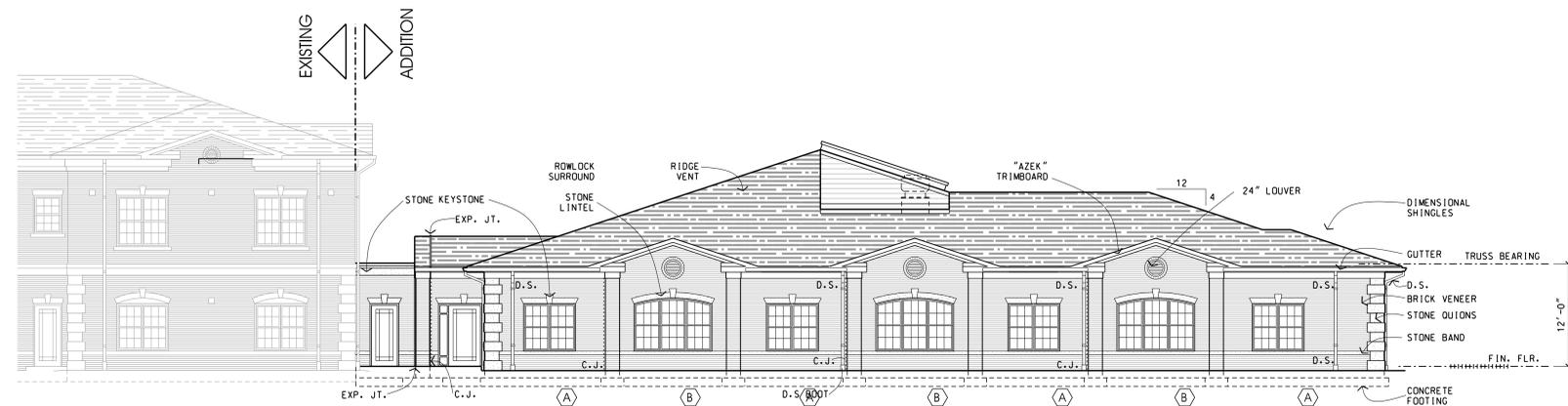
1927 Memorial Blvd.  
Murfreesboro, TN 37129

REVISION      DATE

NOTES:

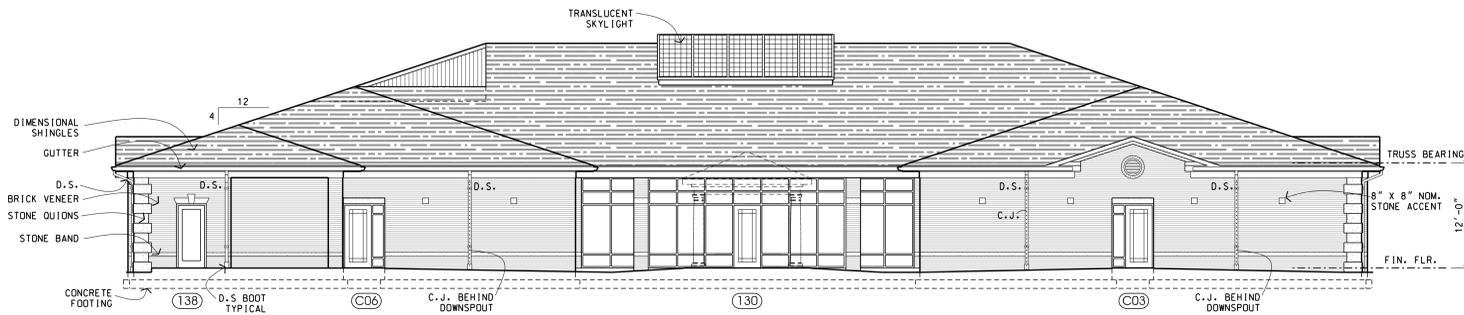
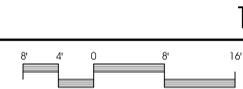
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PROJECT NO.      1521  
DATE                05/26/16  
DRAWN BY        J.R.P.  
CHECKED BY      -----



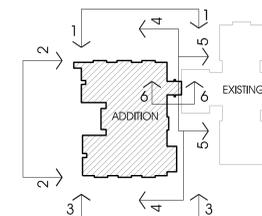
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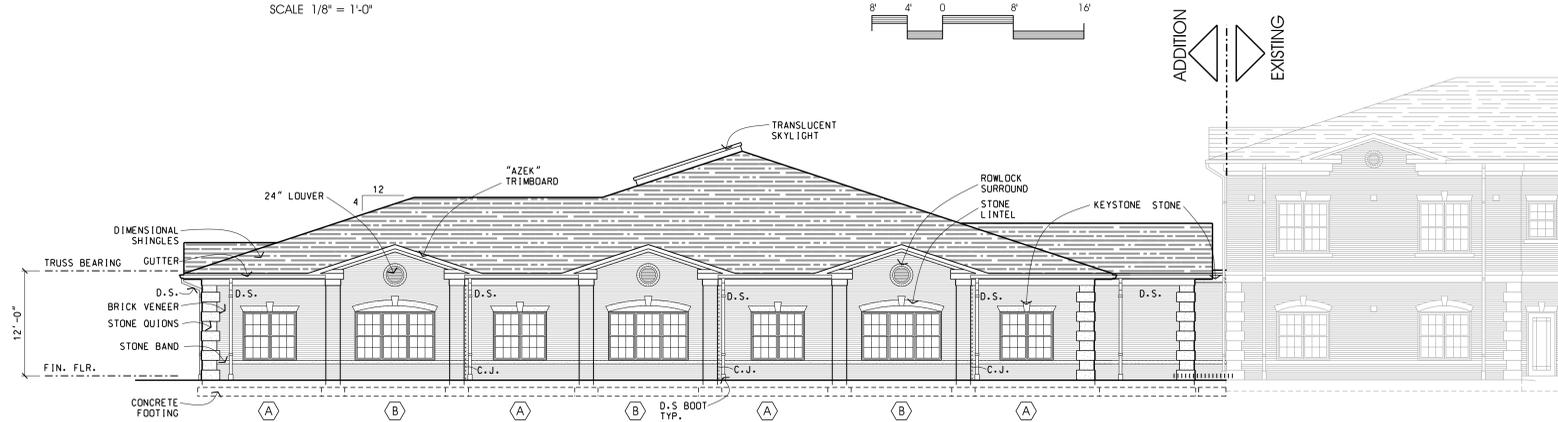


EXTERIOR ELEVATION

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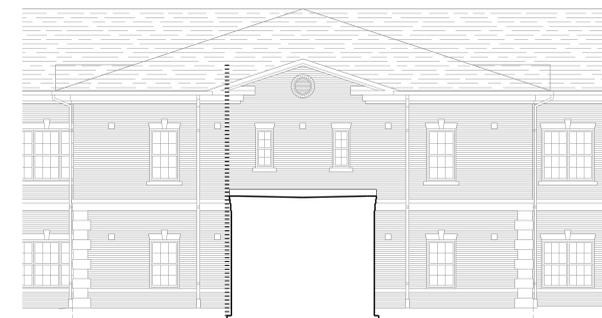


KEY PLAN



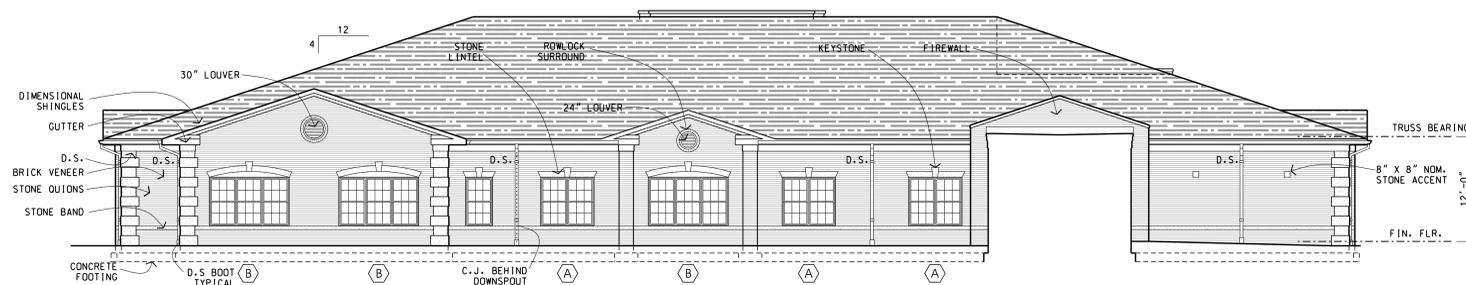
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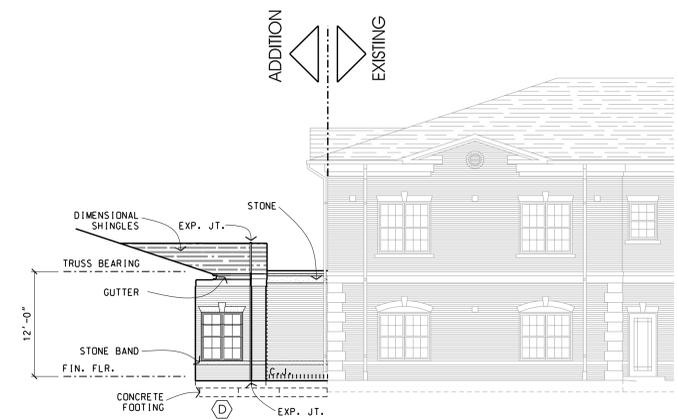
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EXTERIOR ELEVATION

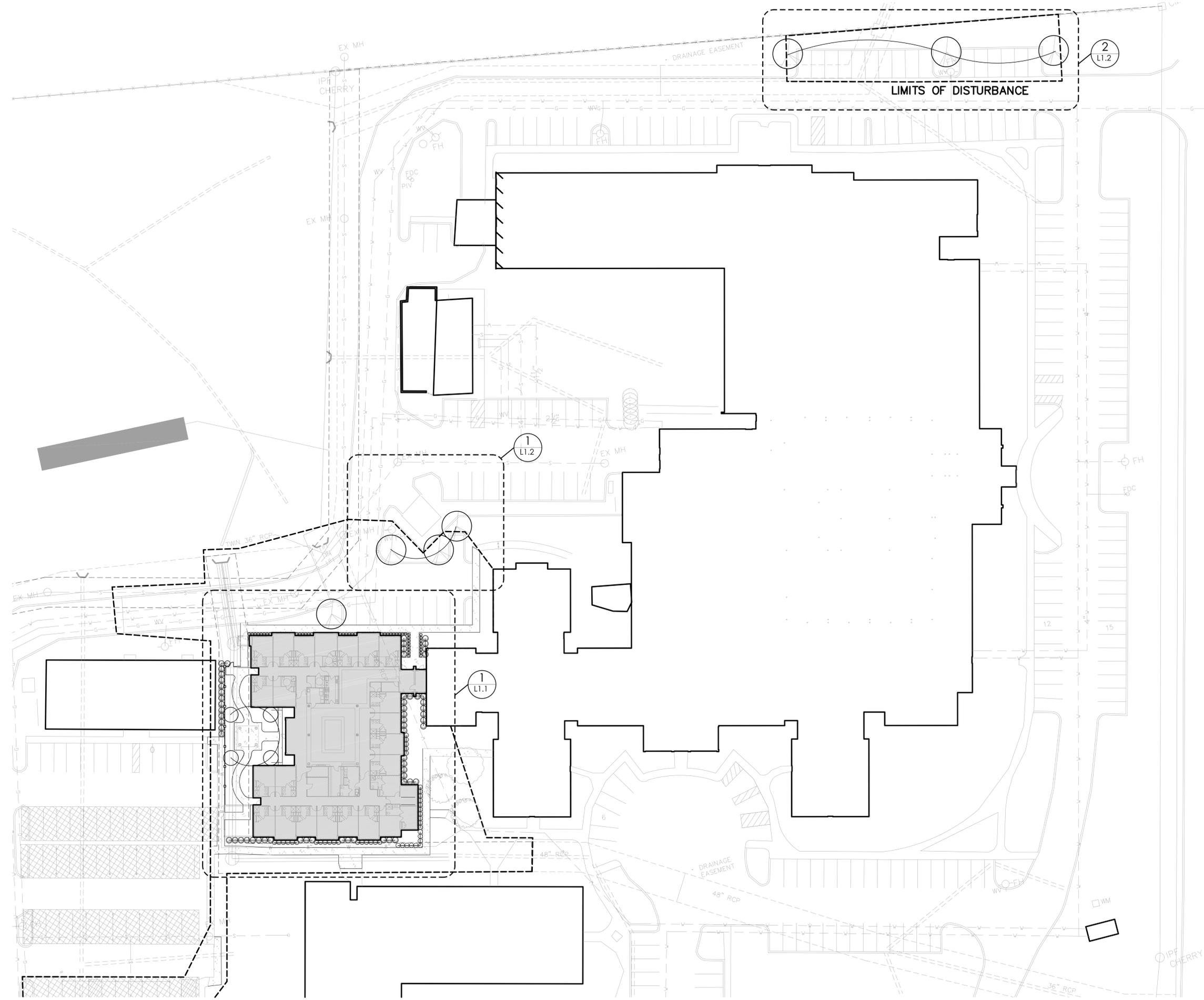
SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"





**JB**  
 Johnson +  
 Bailey  
 Architects  
 P.C.

City Center  
 100 East Vine St.  
 Murfreesboro Tennessee  
 37130  
 615-890-4560  
 Fax: 615-890-4564

Memory Care  
 Addition  
**Adams  
 Place**

1927 Memorial Blvd.  
 Murfreesboro, TN 37129

REVISION	DATE

NOTES:  
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PROJECT NO. 1521  
 DATE 05/26/16  
 DRAWN BY CL  
 CHECKED BY JH

1 LANDSCAPE PLAN



**L 1.0**

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

**6.a. Vintage at the Avenue [2016-3086 & 2016-6007] final design & site plan review for 203 unit multi-family development on 5.5 acres zoned PRD & GDO-1 located along Conference Center Boulevard, Greshampark Drive, and Avenue Way, TDK Development Co. developer.**

This is the final design review for a new 203 unit multi-family development located along Conference Center Boulevard, Greshampark Drive and Avenue Way. The use is permitted within the proposed PRD, for which passed 3<sup>rd</sup> and Final reading on May 12, 2016. The PRD allows 203 units with a density of 37 dwelling units/acre. The property is also located within the GDO-1 district. The plan proposes two separate buildings fronting along Conference Center Boulevard (Building 2) and Greshampark Drive (Building 1). Building 1 is four stories and Building 2 other is five stories (approximately 70' tall) and has a rooftop deck.

The PRD allows a reduction in the minimum number of parking spaces. The Zoning Ordinance requires 378 regular, off-street parking spaces and the PRD was approved with 334 spaces. Also, the Zoning Ordinance does not allow access to one parking space through one other parking space in multi-family residential uses. The applicant is providing parking spaces in front of the garage doors which are available to the resident who rents the garage. The parking calculations refer to these type spaces as "tandem" parking spaces and they are including "tandem spaces" in the minimum number being provided.

The design team and the developer should address all GDO comments prior to final design review at the Planning Commission. Staff recommends any approval of the final design review and site plan review be made subject to all staff comments.



## GDO Comments

- 1) Demonstrate the building has incorporated useable porches in the design. Additional information may be needed to demonstrate the porches are in sized appropriately to be useable.
- 2) Provide information to demonstrate the dwellings have raised foundations. The first floor elevation shall be a minimum of one foot above the finished grade, unless a special accessibility requirement dictates otherwise.
- 3) Below is a breakdown of the amount, in percentage, of all exterior building materials proposed for the overall project.

	<b>Building 1</b>	<b>Building 2</b>	<b>Total %</b>
<b>Primary (brick, cementitious siding, Cementitious Board &amp; Batten, cast stone)</b>	70.9%	67.1%	<b>69%</b>
<b>Fenestration</b>	29.1%	32.9%	<b>31%</b>

- 4) Provide color renderings for all elevations of both buildings. These should be provided with every submittal.
- 5) If there are any roof mounted units, then demonstrate on the architectural plans how they will be properly screened. Mechanical, utilities or other building elements that must be roof mounted shall be located and screened so they are not visible from any point six feet above ground level or from any public right of way. The appurtenances shall be grouped and enclosed by screens that are designed to be compatible with the building architecture. The screens shall be set back from the roof edge a distance of no less than one and one half times their height. *These elements are shown above the parapet. Please provide information that the units will not be visible from Avenue Way. Also, are the condensing units set back from the roof edge a distance of no less than one and one half times their height?*
- 6) Prior to final design review the building materials board shall clearly identify where the material or color is to be used *and* shall include a 3" x 5" blank space in the lower right corner.
- 7) Provided calculations of required and provided open space and an area plan identifying areas proposed to be counted as open space. Verify that what is being counted toward the minimum open space requirements meets the criteria to be considered as open space, as specified in the GDO regulations. *The open space area plan on page C4.1 needs to identify the square feet of the areas as stated above.*
- 8) Provided calculations of required and provided formal open space and an area plan identifying areas proposed to be counted as formal open space. Verify that what is being counted toward the minimum formal open space requirements meets the criteria to be considered as formally designed landscape areas which may include hardscape improvements, street furnishings and amenity structures (i.e., gazebos, arbors, bandshells, etc.). Residential developments shall provide one or more formal open spaces equal to 5% of the site's developable area and has a minimum area of 5,000 square feet. *The formal open space plan on page C4.1 is incomplete and calculations are missing. The open space*

*area plan on page C4.1 needs to identify the square feet of the areas to demonstrate the minimum areas are being met. The formal open space elements should be included as callouts or details on the plans.*

- 9) A phasing plan must be submitted and approved prior to the issuance of Final Design Review. The site must meet open space requirements & formal open space with each phase.
- 10) The applicant must provide drawings and/or visual aids illustrating all exterior signage graphics, art, lighting, and street furniture. When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a uniform theme throughout the site. This entails the selection and specifications of products based on a harmonious design and compatibility with the architecture of the site and in conformance with standards adopted by the City. *These elements should be included as callouts or details on the plans (open space plan, landscape plan, or other appropriate sheets). All submittals that cannot be included as callouts/details need to be clearly identified with the project name.*
- 11) Provide a lighting plan with specifications of site lighting layout, fixture selection, fixture height (including the base), and fixture photometric. Shoebox-style lighting fixtures shall not be used for poles of sixteen feet or less in height. White light is required and low-sodium lighting is prohibited. All lighting fixtures and poles will be reviewed for aesthetic quality and compatibility. *This needs to be revised. The calculations show a zero foot-candle within the parking lot (page E-2.01). Street lights required as a part of the Gateway Streetscape Master Plan do not need to be included in photometric calculations. The lighting plan lists pole heights above 30 feet, which is not permitted, and should be revised. Please note the maximum mounting heights 30' and the maximum lighting beyond the property line cannot exceed 0.5 foot-candles.*
- 12) Provide staff with more information regarding the café lights to determine if they are parking of the site lighting or string lights as described in the sign ordinance.
- 13) Show the locations of all site utilities, such as solid waste elements, utility boxes and HVAC units, on the site plan and landscape plan and demonstrate how the negative impacts of utilities such as electrical transformers and other mechanical equipment will be screened either with evergreen planting, building and equipment orientation, fencing, screening walls, grading and/or berming. Grouping these items together will usually make treatment more efficient and effective.
- 14) The Landscape Architect should contact all utility providers to locate any above ground structures that will be required for the site. After they have been located, adequate screening should be provided.
- 15) Outdoor display or sale of merchandise is prohibited. *Informational comment.*
- 16) The applicant must provide a construction facilities plan and schedule to include the location and description of temporary signage, construction trailers and materials staging in storage area, construction access locations and parking.
- 17) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Planning and Engineering Department with seventy-two

hours advance written notice. The Planning and Engineering staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans. *Informational comment.*

- 18) Submission of utility drawings. At the end of the construction period, by phase, the owner shall submit to the Planning and Engineering Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system. *Informational comment.*

### **Staff Comments:**

- 1) Label the street names on the location map.
- 2) Revise the submittals to make the project name consistent (vintage at the gateway vs. Vasari lofts).
- 3) On the site plan, provide the following information:
  - ❖ The number of dwelling units proposed.
  - ❖ a density calculation indicating the number of units and number of units per acre proposed.
  - ❖ a tabulation of the number and size of dwelling units broken down by the number of bedrooms in each dwelling unit;
  - ❖ The number of parking spaces being provided differs from the PRD program book. Please review.
  - ❖ On the site plan, label the height of each proposed structure (height must be given in stories and feet) as defined by Building Height in the Murfreesboro Zoning Ordinance
- 4) Show the Sight Triangle at the intersection of the access drive and Avenue Way and Greshampark Drive. Any landscaping located in the sight triangle must meet the requirements of the Zoning Ordinance (no landscaping object or plant material, those meeting the requirements of the Zoning Ordinance, shall be allowed within the sight triangle at an elevation greater than 30 inches above the crown of pavement on the adjacent roadway.)
- 5) Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations (informational comment).
- 6) Prior to installing any plant material in the ROW please contact the Urban Environmental Department at 895-8059 for a permit to plant in the ROW.
- 7) Ground signs in utility easements must get Easement holder(s) and BZA approval. *Information comment*
- 8) The Engineering Department point of contact for this project is Katie Noel (615-893-6441 or KNoel@MurfreesboroTN.gov) *Information comment*
- 9) A sidewalk maintenance agreement will be required prior to the issuance of the Certificate of Occupancy.
- 10) A Right of Way permit will be required for all work taking place in the public Right of Way. This permit will be required prior to the issuance the Land Disturbance.
- 11) Right of Way improvement plans will require the approval of the City Engineer.

- 12) A Right of Way permit will be required for all work taking place in the public Right of Way. This permit will be required prior to the issuance of the Land Disturbance Permit.
- 13) All Striping in the public Right of Way needs to be thermoplastic.
- 14) Provide details for the underground detention system.
- 15) Underground detention system should not be greyed out on the grading and drainage sheets.
- 16) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior to the city issuing a Land Disturbance Permit. Contact Danny Lowe for additional details.
- 17) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
- 18) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

### **Stormwater Comments:**

- 1) New development and redevelopment involving increase of 10,000 square feet of impervious area, on a lot or within a common plan of development of at least one acre must comply with the city's stormwater quality design standards.
- 2) This site is required to comply with the City Stormwater Quality requirements. Provide calculations to demonstrate how this is being accomplished.
- 3) Prior to the issuance of the first building permit, a Stormwater Management Record Sheet must be submitted to the Planning and Engineering Department.
- 4) Prior to the issuance of the final Certificate of Occupancy, submit an Engineer's Certification of Stormwater Quality Controls.
- 5) Prior to the issuance of the final certificate of occupancy, a Stormwater Facilities Operation and Maintenance plan must be submitted to and approved by the Engineering Department.
- 6) Prior to the issuance of final certificate of occupancy, submit a signed Stormwater Facilities Operation and Maintenance Agreement to the Planning and Engineering Department.

### **Standard Staff Comments:**

- 1) This site plan is not affected by the Major Thoroughfare Plan.
- 2) Per the design engineer's certification on this plan, this property lies in Zones X, areas designated as outside the floodway and 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department. For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum

proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.

- 4) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

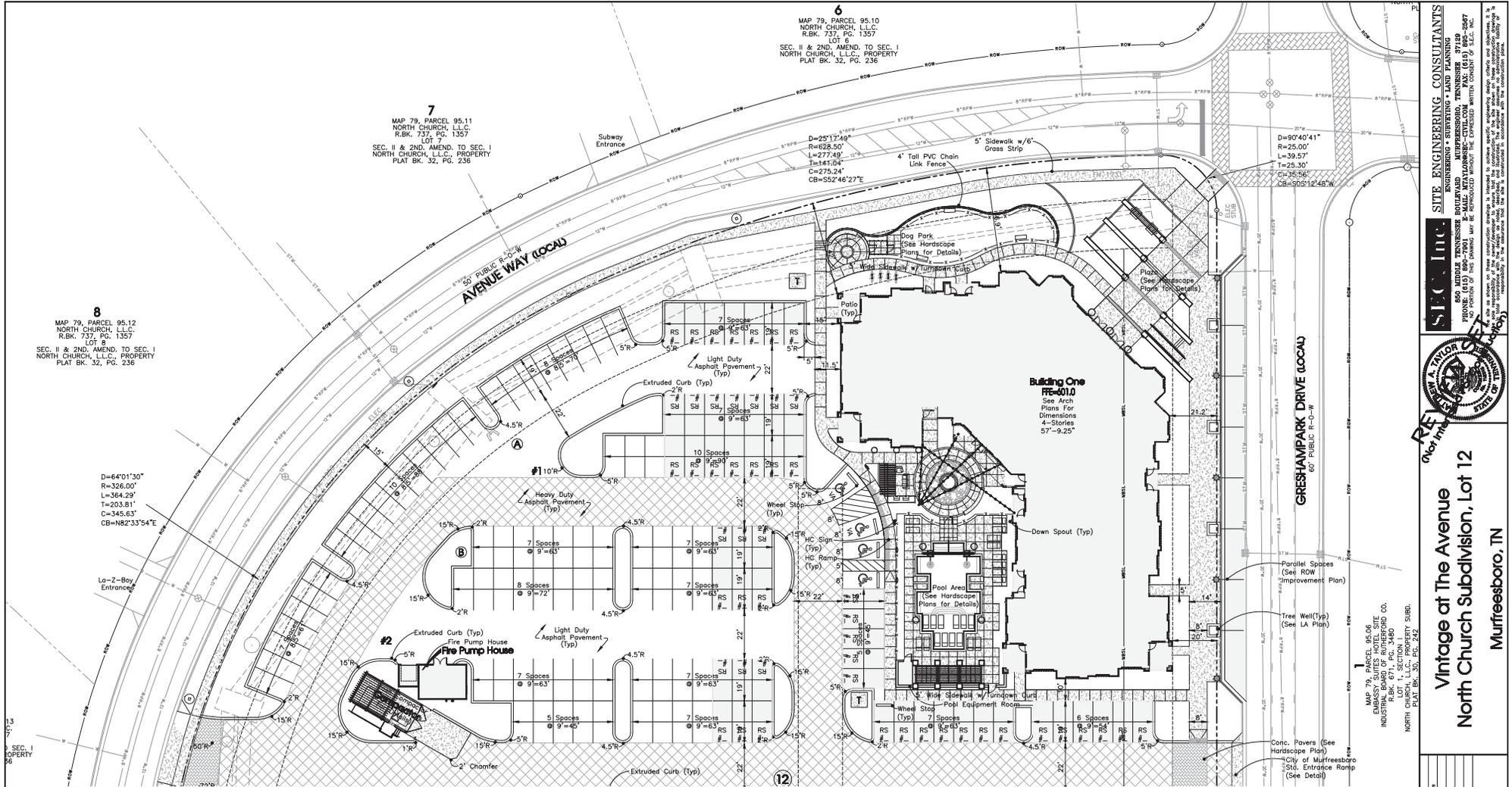
### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to [jnguyen@medtn.com](mailto:jnguyen@medtn.com).
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)
  - Overhead – 40ft. 20ft either side of nearest power pole
  - Down Guys – 5ft x 30ft
  - Underground – 15ft x total underground trench length
- 5) All fire hydrants must be located 4ft from nearest electric facility.
- 6) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 7) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
- 8) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 9) Show fire department connection (FDC).
- 10) Fire hydrant must be located within 150 feet of FDC.
- 11) An approved Knox StorzGuard FDC with a 30 degree elbow and locking cap sized 5" Storz X 4" NPT is required by MFRD.
- 12) An approved Knox 3200 Series surface or recess mounted locking box is required near the riser room access door by MFRD.
- 13) An external horn / strobe (NOT a Water Motor Gong) is required above the FDC by MFRD.
- 14) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 15) A CUDRC Developer's Packet; which includes an overview of the construction process and required submittals, can be found online at [cudrc.com](http://cudrc.com).
- 16) A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study.

- 17)The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial.
- 18)A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
- 19)Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@ cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
- 20)All main water line taps are to be made by CUDRC.
- 21)Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to subdivisions@ cudrc.com. The form can be found at <http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx>
- 22)Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.
- 23)TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
- 24)All canopy trees are to be located a minimum of ten feet from water lines.
- 25)Developer is required to submit a "Private Fire System Agreement" with the City of Murfreesboro to CUDRC for signature.
- 26)Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 27)Resubmit two set of plans to MWSD for the review of the sewer and repurified water.
- 28)Building permits are not to be issued until water and sewer construction plans are approved by MWSD.
- 29)Building permits are not to be issued until fees are paid.
- 30)Any future tenants that are food service type must have a minimum of a 1000 gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
- 31)All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
- 32)Submit calculations for grease interceptor sizing approval by MWSD. Minimum required size is 1000 gallons and must meet MWSD specifications.
- 33)The FOG applications must be completed and submitted to MWSD.
- 34)MWSD must receive contract prior to approving the plans.
- 35)The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 36)All canopy trees must be located 10' minimum from all public water/sewer main(s).
- 37)Submit a copy of the final Site Lighting Plan to MWSD.
- 38)Submit a copy of the final Landscaping/Planting Plan to MWSD.

39) Submit a copy of the final Grading & Drainage Plan to MWSD.





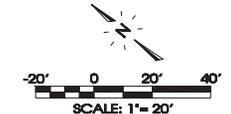
**Legend:**

EXIST. CONCRETE MONUMENT	BENCHMARK	EXIST. FIRE HYDRANT	1# DRAINAGE STRUCTURE DESIGNATION	EXTERIOR CLEANOUP	CONCRETE SWALE	EXISTING GAS LINE	PROPOSED GAS LINE
IRON PIN SET (P.F.S)	HANDICAP PARKING SYMBOL	POST INDICATOR VALVE	A DRAINAGE PIPE DESIGNATION	MANHOLE	TYPE-X HEADWALL	EXISTING STORM	PROPOSED STORM
IRON PIN FOUND (P.F.F.)	V.A. VAW ACCESSIBLE HANDICAP DESIGNATION	BLOW OFF VALVE	RP RAP	EXISTING PHONE		EXISTING ELECTRIC	PROPOSED ELECTRIC
EXIST. SIGN POST	HC SIGN	REDUCER	INLET FILTER PROTECTION	EXISTING ELECTRIC		EXISTING CONTOUR LINES	PROPOSED CONTOUR LINES
EXIST. SEMER CLEANOUT	REMOTE FIRE DEPT. CONNECTION	CONCRETE THRUST BLOCK	4.3.25 PROPOSED SPOT ELEVATION	PROPERTY LINE		EXISTING CONTOUR LINES	PROPOSED CONTOUR LINES
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	WHEEL STOP	4.3.25 EXIST. SPOT ELEVATION	RIGHT OF WAY		EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER
EXIST. CATCH BASIN (STORM SEWER)	CONCRETE SEDIMENT	CONCRETE SEDIMENT	SEWER/STORM FLOW DIRECTION	EROSION CONTROL SILT FENCE		EXISTING WATER	PROPOSED WATER
EXIST. WATER/GAS VALVE	EXTRUDED CURB	FIRE HYDRANT	CATCH BASIN	EROSION CEL		EXISTING WATER	PROPOSED WATER
EXIST. TELEPHONE RISER	CURB & GUTTER	GATE VALVE & BOX	CURB INLET	EXISTING TREELINE		EXISTING WATER	PROPOSED WATER
EXIST. GAS RISER	TRAFFIC ARROW	WATER METER	AREA DRAIN	EXISTING FENCELINE		EXISTING WATER	PROPOSED WATER
ELECTRICAL ENCLOSURE	TURN LANE ARROWS	GAS METER	HEADWALL	MINIMUM BUILDING SETBACK LINE		EXISTING WATER	PROPOSED WATER
EXIST. WATER METER	REVISION NUMBER	GREASE TRAP	WINGED HEADWALL	PHASE BOUNDARY		EXISTING WATER	PROPOSED WATER
EXIST. UTILITY POLE						EXISTING WATER	PROPOSED WATER

**Land Use Data:**  
 203 Dwelling Units  
 F.A.R. =  $\frac{203 \times 100}{100 \times 100} = 0.848$   
 Total Floor Area = 202,846 Sq.Ft.  
 Building Coverage = 51,821 Sq.Ft. (21.67%)  
 Density =  $\frac{203}{100 \times 100} = 36.98 \text{ units/acre}$

**RS** = Reserved Space

**Note:**  
 Reserved Spaces will be paid for by Tenants.



**SJC Inc.** SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
 1000 W. MAIN ST., SUITE 200, MURFREESBORO, TN 37132  
 PHONE: (615) 898-7200 FAX: (615) 898-2887  
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

MAP 79, PARCEL 95.10 NORTH CHURCH, L.L.C. R.B.K. 737, PG. 1357 LOT 6 SEC. II & 2ND. AMEND. TO SEC. I NORTH CHURCH, L.L.C., PROPERTY PLAT BK. 32, PG. 236

MAP 79, PARCEL 95.11 NORTH CHURCH, L.L.C. R.B.K. 737, PG. 1357 LOT 7 SEC. II & 2ND. AMEND. TO SEC. I NORTH CHURCH, L.L.C., PROPERTY PLAT BK. 32, PG. 236

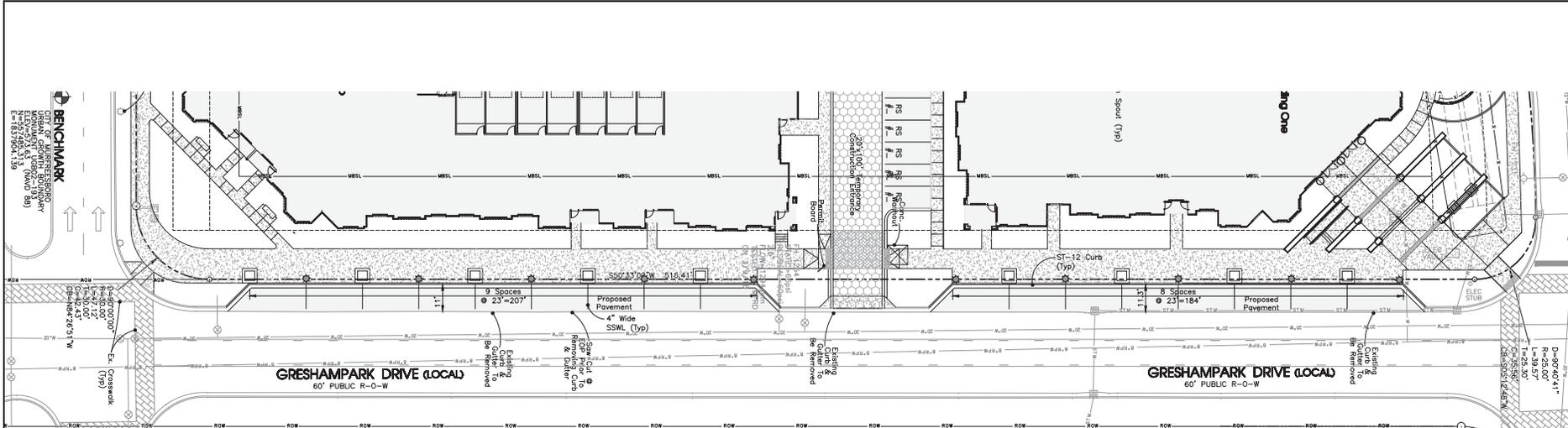
MAP 79, PARCEL 95.12 NORTH CHURCH, L.L.C. R.B.K. 737, PG. 1357 LOT 8 SEC. II & 2ND. AMEND. TO SEC. I NORTH CHURCH, L.L.C., PROPERTY PLAT BK. 32, PG. 236

MAP 79, PARCEL 95.08 EMBASSY SUITES HOTEL SITE MURFREESBORO, TENNESSEE R.B.K. 671, PG. 3480 LOT 1, SECTION 11, TOWN OF MURFREESBORO NORTH CHURCH, L.L.C. PROPERTY SUBD. PLAT BK. 30, PG. 242

**811** Know what's below. Call before you dig.

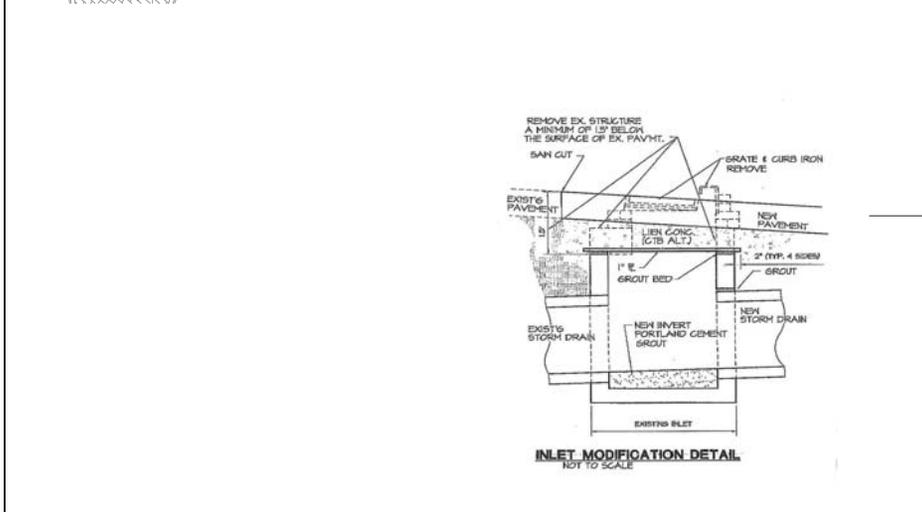
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 5-15-16: IFC Comments  
 DRAWN/SIA, CFB3  
 DATE: 5-26-16  
 CHECKED:  
 MAT:  
 FILE NAME: 06114m12.dwg  
 SCALE: 1"=20'  
 JOB NO.: 06114  
 SHEET: C2.1

**SJC Inc.**  
 Site Plan  
 Vintage at the Avenue  
 North Church Subdivision, Lot 12  
 Murfreesboro, TN



**SJC Inc.**  
 SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
 1000 W. MAIN STREET, SUITE 200  
 MURFREESBORO, TN 37132  
 PHONE: (615) 892-7000 FAX: (615) 892-2887  
 WWW.SJCINC.COM  
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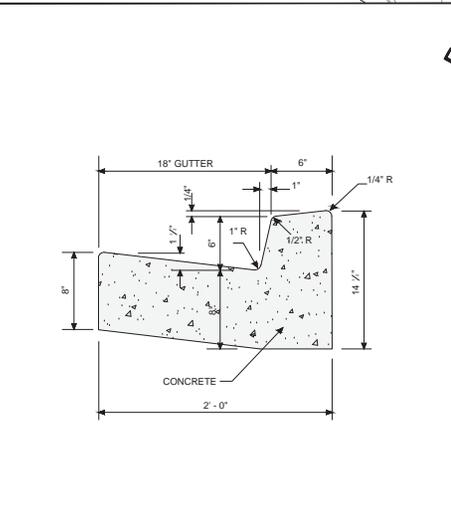
DATE: 07/2009  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: 1"=20'  
 SHEET: C2.2



COMBINATION ASPHALT CONCRETE AND AGGREGATE BASE (MINIMUM REQUIRED THICKNESS \*)

CLASSIFICATION	MINERAL AGGREGATE BASE COURSE	ASPHALT PAVEMENT					TOTAL THICKNESS
		"AS"	"A"	"BM"	"D"	"E"	
RESIDENTIAL COLLECTORS, SUB-COLLECTORS AND LOCAL STREETS	6"	-	-	2.5"	-	1.5"	10"
COMMUNITY COLLECTORS AND COMMERCIAL COLLECTORS	8"	-	3"	2"	1.5"	-	14.5"
MAJOR ARTERIALS AND MINOR ARTERIALS	8"	3"	3"	2"	1.5"	-	17.5"

\* THE CITY ENGINEER MAY REQUIRE PERFORMANCE GRADE ASPHALT BASED ON PROJECTED TRAFFIC LOADINGS. ADDITIONAL THICKNESS OR A DETAILED PAVEMENT DESIGN BASED ON A GEOTECHNICAL ANALYSIS MAY ALSO BE REQUIRED.



**Legend:**

EXIST. CONCRETE MONUMENT	BENCHMARK	EXIST. FIRE HYDRANT	1	DRAINAGE STRUCTURE DESIGNATION	2	EXTERIOR CLEANOUT	3	CONCRETE SWALE	4	EXISTING GAS LINE	5
IRON PIN SET (P.F.S.)	HANDICAP PARKING SYMBOL	POST INDICATOR VALVE	6	DRAINAGE PIPE DESIGNATION	7	MANHOLE	8	TYPE - X - HEADWALL	9	PROPOSED GAS LINE	10
IRON PIN FOUND (P.F.F.)	WAY ACCESSIBLE HANDICAP DESIGNATION	BLOW OFF VALVE	11	RIP RAP	12	EXISTING PHONE	13		14	EXISTING STORM	15
EXIST. SIGN POST	HC SIGN	REDUCER	16	RUNOFF FLOW ARROW	17	EXISTING ELECTRIC	18		19	PROPOSED STORM	20
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	REMOTE FIRE DEPT. CONNECTION	21	INLET FILTER PROTECTION	22	PROPERTY LINE	23		24	EXISTING CONTOUR LINES	25
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	CONCRETE THRUST BLOCK	26	EXIST. SPOT ELEVATION	27	EASIMENTS	28		29	PROPOSED CONTOUR LINES	30
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	DOUBLE DETECTOR CHECK VALVE	31	EXIST. SPOT ELEVATION	32	RIGHT OF WAY	33		34	EXISTING SANITARY SEWER	35
EXIST. WATER/GAS VALVE	CONCRETE SDOBALK	FIRE DEPT. CONNECTION	36	SEWER/STORM FLOW DIRECTION	37	EROSION CONTROL SILT FENCE	38		39	PROPOSED SANITARY SEWER	40
EXIST. TELEPHONE RISER	EXTRUDED CURB	FIRE HYDRANT	41	CATCH BASIN	42	EROSION CEL	43		44	EXISTING WATER	45
EXIST. GAS RISER	CURB & GUTTER	GATE VALVE & BOX	46	CURB INLET	47	EXISTING TREELINE	48		49	PROPOSED WATER	50
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	WATER METER	51	AREA DRAIN	52	EXISTING FENCELINE	53		54		
EXIST. WATER METER	TURN LANE ARROWS	GAS METER	55	HEADWALL	56	MINIMUM BUILDING SETBACK LINE	57		58		
EXIST. UTILITY POLE	REVISION NUMBER	GREASE TRAP	59	WINGED HEADWALL	60	PHASE BOUNDARY	61		62		

TYPICAL PAVEMENT THICKNESS  
 ST-9 July 2009

CONCRETE CURB AND GUTTER (TYPE 6-24)  
 ST-12 July 2009

811  
 Know what's below.  
 Call before you dig.

SCALE: 1"=20'

City of MURFREESBORO, TENNESSEE

**Vintage at The Avenue**  
 North Church Subdivision, Lot 12  
 Murfreesboro, TN

R.O.W. Improvements

DATE: 5-28-18  
 CHECKED:  
 FILE NAME: 06114m12.dwg  
 SCALE: 1"=20'  
 JOB NO. 06114  
 SHEET: C2.2



FRONT ELEVATION

SIDE 2 ELEVATION

Finish Schedule  
Main Building

Exterior Wall	001 Red Brick
Window Sill	002 Red Brick
Window Head	003 Red Brick
Board and Batten	004 Blue Board
Roofline	005 Red Brick



REAR 2 ELEVATION



BLDG TYPE I ELEVATIONS

A 414

VASARI LOFTS AT THE AVENUE

TDK CONSTRUCTION

Jan 28, 2016

MURFREESBORO, TN

HPA#15656



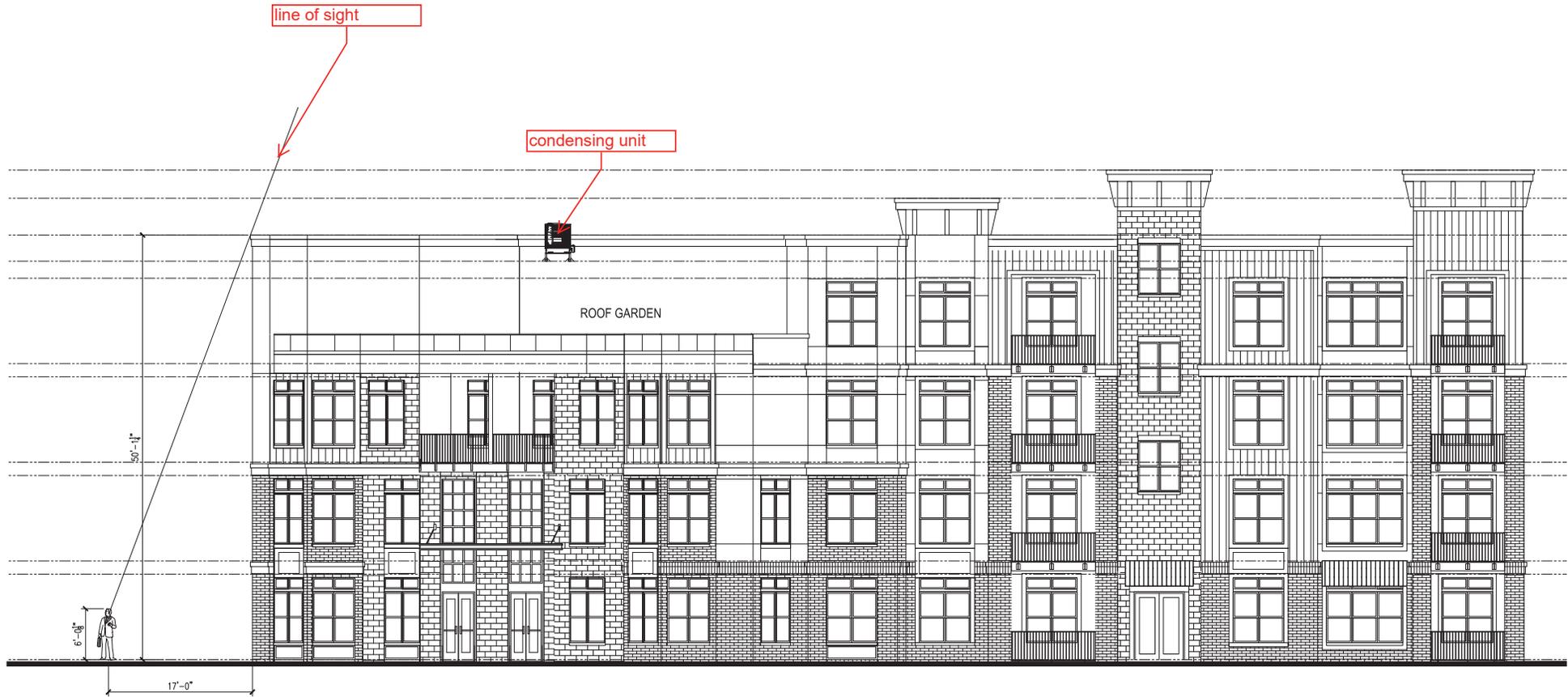
HUMPHREYS & PARTNERS ARCHITECTS L.P.

5339 Alpha Road, Suite 300, Dallas, TX 75240 (972) 701-9636 (972) 701-9639

www.humphreys.com marketing@humphreys.com

DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE

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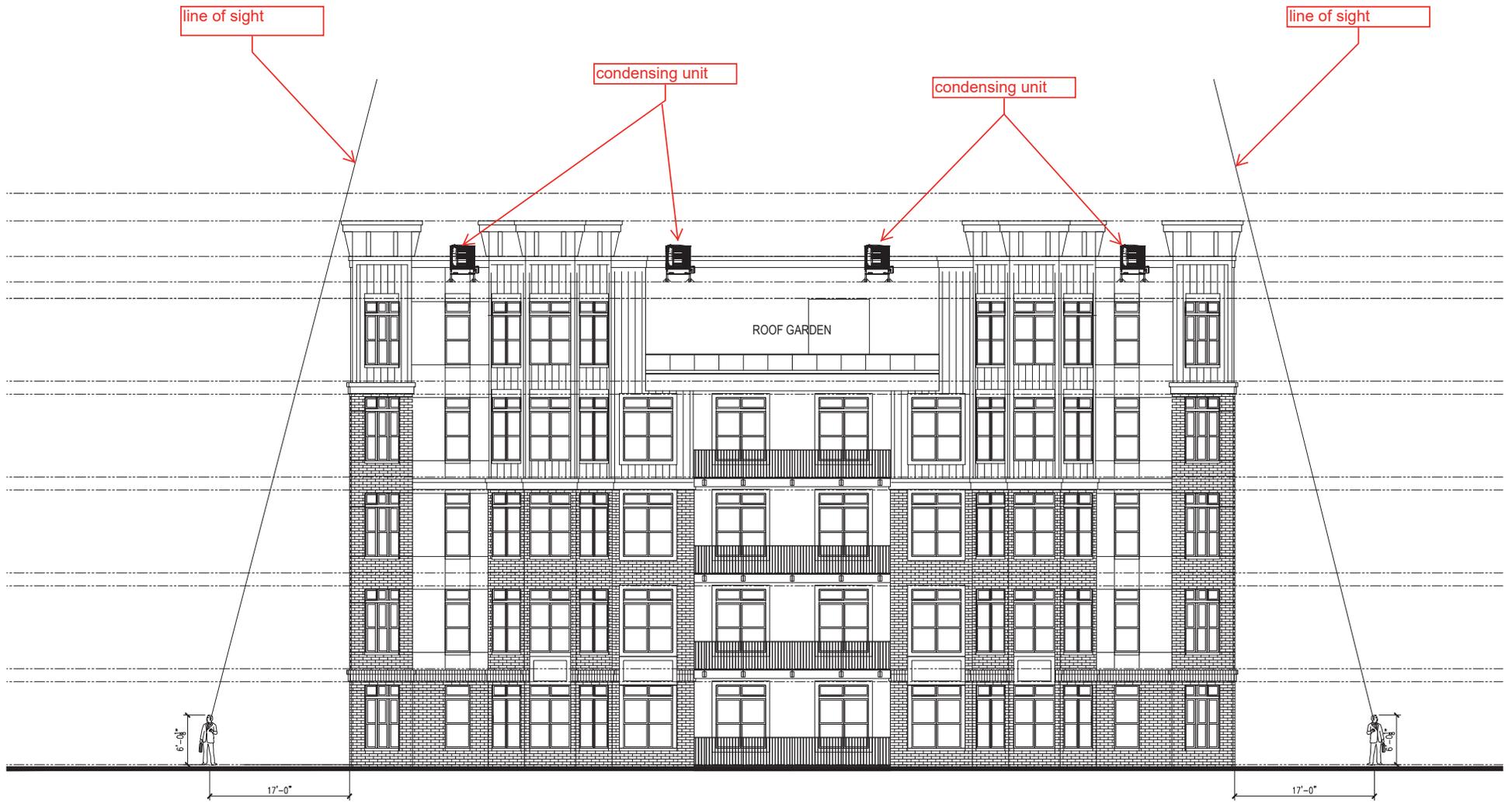


















**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

**6.b. Springfield Luxury Apartments [2016-3087 & 2016-6008] initial design review for 270 unit multi-family complex on 17.5 acres zoned PRD and GDO-1 located at 3726 Manson Pike, Bonavic Development developer..**

This is the final design review for a 270 unit apartment complex located along Manson Pike. The proposed use is permitted within the PRD and GDO districts. The proposed buildings are a range of two and three story structures, some with garages on the first floor. Also proposed are stand alone garage spaces.

The PRD allowed a reduction in the minimum number of parking spaces. The Zoning Ordinance requires 570 regular, off-street parking spaces and the PRD was approved with 538 spaces. Also, the Zoning Ordinance does not allow access to one parking space trough one other parking space in multi-family residential uses. The applicant is providing parking spaces in front of the garage doors which are available to the resident who rents the garage. The parking calculations refer to these type spaces as “tandem” parking spaces and they are including “tandem spaces” in the minimum number being provided

The design team and the developer should address all GDO comments prior to final design review at the Planning Commission. Staff recommends any approval of the final design review and site plan review be made subject to all staff comments.



## GDO Comments

- 1) Submit paper copies of the color elevations with each submittal to the Planning Department.
- 2) Provide information that demonstrates the first floor elevation is a minimum of one foot above the finished grade, unless a special accessibility requirement dictates otherwise. .
- 3) Prior to final design review the building materials board shall clearly identify where the material or color is to be used and shall include a 3" x 5" blank space in the lower right corner.
- 4) The trash compactor enclosure should also have a defined base and a cap.
- 5) A 100 foot wide buffer is required extending along the western right-of-way line of I-24 along the entire boundary of this project (per PRD). This buffer shall not be used as a storage area, access, parking, and structure placement. All existing trees located within this buffer are to be preserved. Clear cutting is not permitted. *Informational comment.*
- 6) Please note that landscape islands must be a minimum on 200 sq. ft. to count toward open space. Please revise the opens space calculations accordingly.
- 7) A 5 foot minimum width landscape strip shall be provided along the front and sides adjacent to the base of buildings or separated from buildings by a sidewalk. Such strip shall be planted with shrubs, trees, or other landscape materials. *Please add the required plantings and bed space. A diagrammatic plan is required. A hatch-pattern plan is not acceptable.*
- 8) Articulation of main entries should be emphasized and reinforced by creating a focal point with specimen plant material. Seasonal color can be considered wherever possible for special interest areas. *This needs to be done.*
- 9) Prior to Final Design Review, submit an irrigation plan indicating the location and extent of automatic underground irrigation systems including the location of any connection to the City's repurified water system;
- 10) Provide a lighting plan with specifications of site lighting layout, fixture selection, fixture height (including the base), and fixture photometric. Shoebox-style lighting fixtures shall not be used for poles of sixteen feet or less in height. White light is required and low-sodium lighting is prohibited. All lighting fixtures and poles will be reviewed for aesthetic quality and compatibility. *Street lights required as a part of the Gateway Streetscape Master Plan do not need to be included in photometric calculations. Please provide maximum mounting heights on the lighting plans.*
- 11) Show the locations of all site utilities, such as solid waste elements, utility boxes and HVAC units, on the site plan and landscape plan and demonstrate how the negative impacts of utilities such as electrical transformers and other mechanical equipment will be screened either with evergreen planting, building and equipment orientation, fencing, screening walls, grading and/or berming. Grouping these items together will usually make treatment more efficient and effective.
- 12) The Landscape Architect should contact all utility providers to locate any above ground structures that will be required for the site. After they have been located, adequate screening should be provided.

- 13) A phasing plan must be approved prior to the issuance of Final Design Review. The site must meet open space requirements & formal open space with each phase.
- 14) Outdoor display or sale of merchandise is prohibited. *Informational comment*
- 15) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Planning and Engineering Department with seventy-two hours advance written notice. The Planning and Engineering staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans. *Informational comment.*
- 16) Submission of utility drawings. At the end of the construction period, by phase, the owner shall submit to the Planning and Engineering Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system. *Informational comment.*

### **Staff Comments:**

- 1) Include a location map on the landscape plans and architectural cover sheet.
- 2) Label the Roadway Classification for Manson Pike.
- 3) Please show calculations for all GDO landscaping requirements. Staff acknowledges sheet showing totals, however, is unable to identify as to where the numbers are derived from.
- 4) Please show areas to receive tree protection and a tree protection detail on the grading and landscape plans. Add a note to the grading plan that upon installation of tree protection please call Brad Barbee with Murfreesboro Urban Environmental Department at 895-8059 for a Tree Protection Inspection and that any preserved trees damaged or removed during construction may have to be replanted prior to Certificate of Occupancy to fulfill perimeter planting requirements. Tree protection fencing that does not go to or exceed the preserved trees drip line will not be accepted.
- 5) Please revise tree protection requirements on Sheet 8. Tree specifications under requirement 9 are incorrect for this site, please revise accordingly.
- 6) Please revise the irrigation plan to minimize trenching within the CRZ of any preserved tree. The current irrigation plan appears to show a trench for the irrigation line within the CRZ along the eastern property line.
- 7) Ornamental trees are required to count for 25%-40% of required trees.
- 8) Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations (informational comment).
- 9) Please add a note and a typical diagram to the landscape plan that all service areas, mechanical equipment, trash containers, and field set above-ground utility boxes must be screened from the public ROW on three sides (leaving door access open) with required evergreen plant material. Please identify what screening material will be used. Plant materials must meet or exceed the height of the structure that is to be screened.
- 10) The Engineering Department point of contact for this project is Katie Noel (615-893-6441 or [KNoel@MurfreesboroTN.gov](mailto:KNoel@MurfreesboroTN.gov)). *Informational comment.*

- 11) Show pavement parking at the second entrance.
- 12) Per Fire Marshall drive between buildings 8 and 9 leading to building 17 exceeds 150 feet and a turnaround should be added near the existing smokehouse.
- 13) Provide turf mat or other means of stabilization to protect against scour at pond inlet.
- 14) Provide an emergency spillway at the detention pond.
- 15) Provide details for the emergency spillway and the pond outlet box.
- 16) Erosion control plans should be in 3 phases.
- 17) Drainage inlets are driveway locations need to be plated and relocated to the radii.
- 18) A Right of Way permit will be required for all work taking place in the public Right of Way. Contact Danny Lowe in the engineering department for additional details.
- 19) Drainage inlets are driveway locations need to be plated and relocated to the radii.
- 20) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit. Contact Danny Lowe for additional details.
- 21) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
- 22) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition

### **Stormwater Comments:**

- 1) New development and redevelopment involving increase of 10,000 square feet of impervious area, on a lot or within a common plan of development of at least one acre must comply with the city's stormwater quality design standards.
- 2) Prior to the issuance of the first building permit, a Stormwater Management Record Sheet must be submitted to the Planning and Engineering Department.
- 3) Prior to the issuance of the final Certificate of Occupancy, submit an Engineer's Certification of Stormwater Quality Controls.
- 4) Prior to the issuance of the final certificate of occupancy, a Stormwater Facilities Operation and Maintenance plan must be submitted to and approved by the Engineering Department.
- 5) Prior to the issuance of final certificate of occupancy, submit a signed Stormwater Facilities Operation and Maintenance Agreement to the Planning and Engineering Department.

### **Standard Staff Comments:**

- 1) This site plan is affected by the Major Thoroughfare Plan, as Manson Pike is to be widened.
- 2) Per the design engineer's certification on this plan, this property lies in Zones X, areas designated as outside the floodway and 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.

- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department. For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 4) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

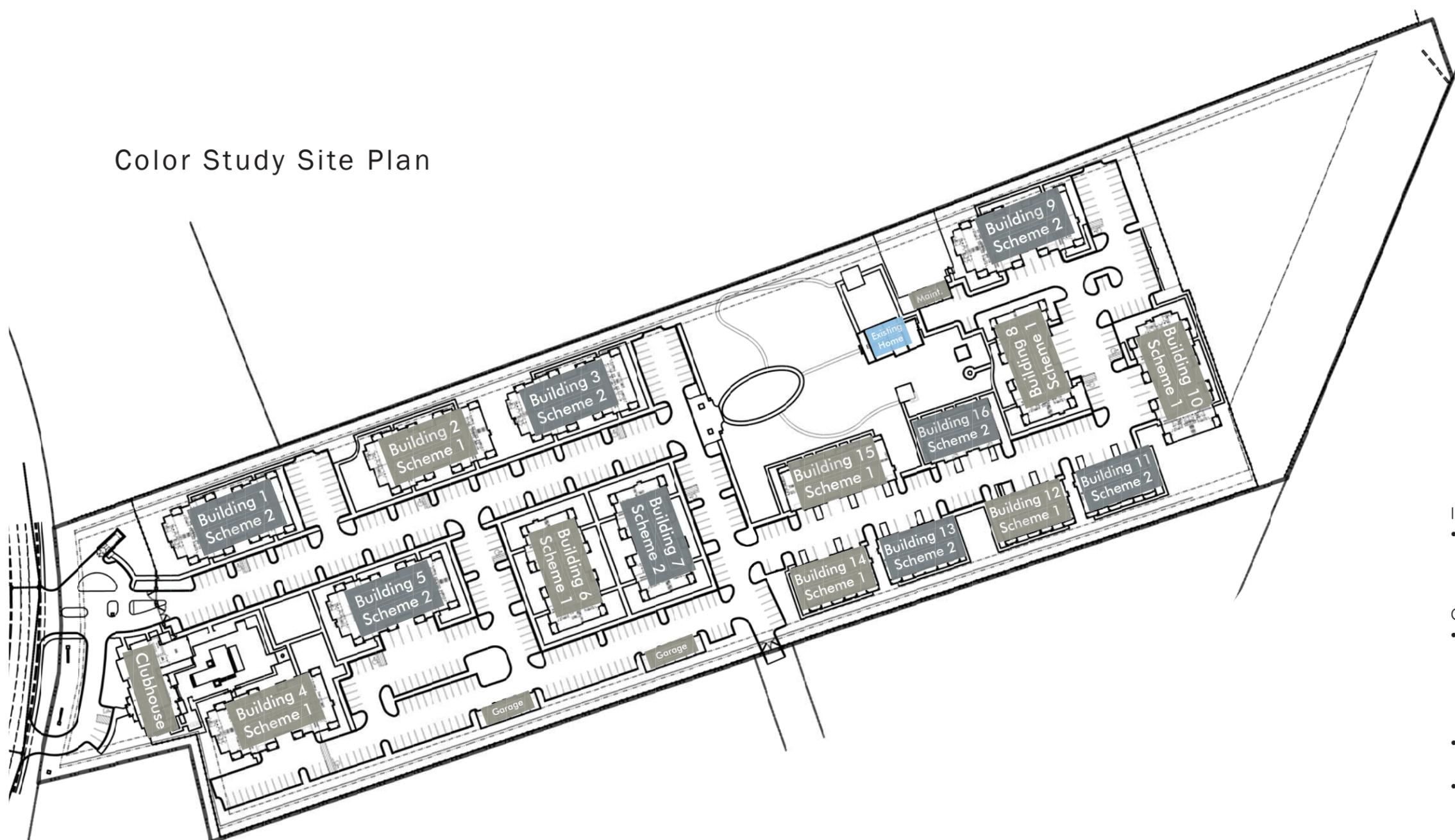
### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to [jnguyen@medtn.com](mailto:jnguyen@medtn.com)
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)
  - Overhead – 40ft. 20ft either side of nearest power pole
  - Down Guys – 5ft x 30ft
  - Underground – 15ft x total underground trench length
- 5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
- 6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
- 7) All fire hydrants must be located 4ft from nearest electric facility.
- 8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
- 10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 11) Show fire department connection (FDC).
- 12) Fire hydrant must be located within 150 feet of FDC.
- 13) Dedicated fire lines must be inspected and approved by FMO prior to being covered with fill.
- 14) Submit a Utility Site Plan for FMO review and approval.

- 15)A 'Private Water Agreement' with CUD must be filed and recorded PRIOR to Permitting.
- 16)All buildings and access roads must be identified throughout project (Temporary Signage Permitted). IFC 505
- 17)Fire access road width must be no less than 20 feet, unobstructed and capable of withstanding fire apparatus weight. IFC 503
- 18)Show turn radius template for fire department apparatus through site. IFC 503
- 19)Building addresses, numbers, lettering and placement must be reviewed and approved by FMO. IFC 505
- 20)An approved Knox StorzGuard FDC with a 30 degree elbow and locking cap sized 5" Storz X 4" NPT is required by MFRD.
- 21)An approved Knox 3200 Series surface or recess mounted locking box is required near the riser room access door by MFRD.
- 22)An external horn / strobe (NOT a Water Motor Gong) is required above the FDC by MFRD.
- 23)Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 24)A CUDRC Developer's Packet; which includes an overview of the construction process and required submittals, can be found online at [cudrc.com](http://cudrc.com).
- 25)A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study.
- 26)The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial.
- 27)A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to [subdivisions@cudrc.com](mailto:subdivisions@cudrc.com).
- 28)Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to [subdivisions@cudrc.com](mailto:subdivisions@cudrc.com). Contact CUDRC's Engineering Department (615-225-3339) for further information.
- 29)All main water line taps are to be made by CUDRC.
- 30)Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to [subdivisions@cudrc.com](mailto:subdivisions@cudrc.com). The form can be found at
- 31) <http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx>
- 32)Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.
- 33)TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
- 34)Developer is required to submit a "Private Fire System Agreement" with the City of Murfreesboro to CUDRC for signature.
- 35)Sheet 5-Call out CUD Master Meter "See CUD water plans for connection"
- 36)Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.

- 37) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 38) Resubmit two sets of plans to MWSD for the review of the sewer.
- 39) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.
- 40) Building permits are not to be issued until fees are paid.
- 41) Any future tenants that are food service type must have a minimum of a 1000 gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
- 42) MWSD must receive contract, surety, and offsite easements prior to approving the plans.
- 43) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 44) All canopy trees must be located 10' minimum from all public water/sewer main(s).
- 45) On-site private cleanouts must use the details found at the following link:  
<http://www.murfreesborotn.gov/DocumentCenter/View/279>
- 46) Submit a copy of the final Site Lighting Plan to MWSD.
- 47) Submit a copy of the final Landscaping/Planting Plan to MWSD.
- 48) Submit a copy of the final Grading & Drainage Plan to MWSD.
- 49) A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
- 50) The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWSD for review and approval.
- 51) All new sanitary sewer taps, connections, and manhole adjustments are to be per MWSD specifications and be made under MWSD supervision by a MU licensed utility contractor.
- 52) Move sign out of sewer easement.

# Color Study Site Plan



## Building Color Chart

Note: Schemes to be read left to right when facing the front of the buildings

Building Type	Scheme	Bldg. #
Type 1	1	4
	2	1,3,9
Type 2	1	2,10
	2	5
Type 3	1	6,8
	2	7
Townhome	1	12,14,15
	2	11,13,16
Clubhouse	1	
Garage and Maintenance	1	

- IMPLEMENTATION NOTE:**
- Vertical corner trim to match body color. Utility Doors to match adjacent body color. Utility Boxes and Dryer Vents to match body color.

- GENERAL NOTES:**
- All colors to be tested in the field and approved by owner prior to painting. Related questions may be directed to Debbie Dix or Paige Ishmael: Dix Hite + Partners, Inc., 407-667-1777
  - Refer to original color swatches for accurate color representation.
  - Prior to final painting, a mock up is to be reviewed by Paige Ishmael to ensure color accuracy and color break patterns.

### Scheme 1

- 1** Painted Brick : SW 7104 : Cotton White (Also used on door and window trim, columns, horizontal siding where indicated, soffits, ceilings except where indicated)
- 2** Horizontal Siding : SW 7017 : Dorian Gray
- 3** Horizontal Siding : SW 9131 : Cornwall Slate

### Scheme 2

- 1** Painted Brick : SW 7104 : Cotton White (Also used on door and window trim, columns, horizontal siding where indicated, soffits, french doors)
- 4** Horizontal Siding : SW 7032 : Warm Stone
- 5** Horizontal Siding (where indicated): SW 6234 : Uncertain Gray

### Accents

- 6** SW 7020 : Black Fox (To be used on Fascia, Shutters, Unit entry doors, all metal railings)
- 7** SW 2802 : Rookwood Red (To be used on Exterior Doors where indicated)
- 8** Courtyard Art : SW 6506 : Vast Sky (To be used on balcony ceilings)

### Materials

- 9** Red Brick
- 10** Shingles

SEE MATERIAL SAMPLE BOARD IN ARCHITECTURE SET FOR MATERIAL SPECIFICATIONS



### Scheme 1

- 1 Painted Brick :  
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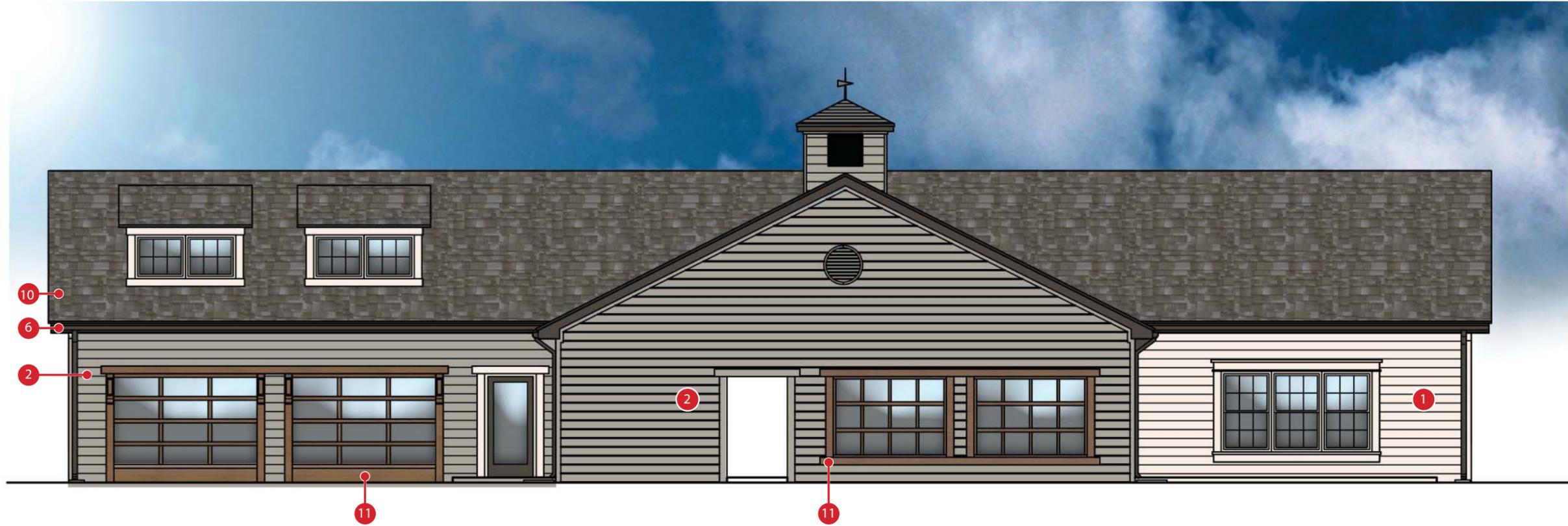
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(To be used on balcony ceilings)

### Materials

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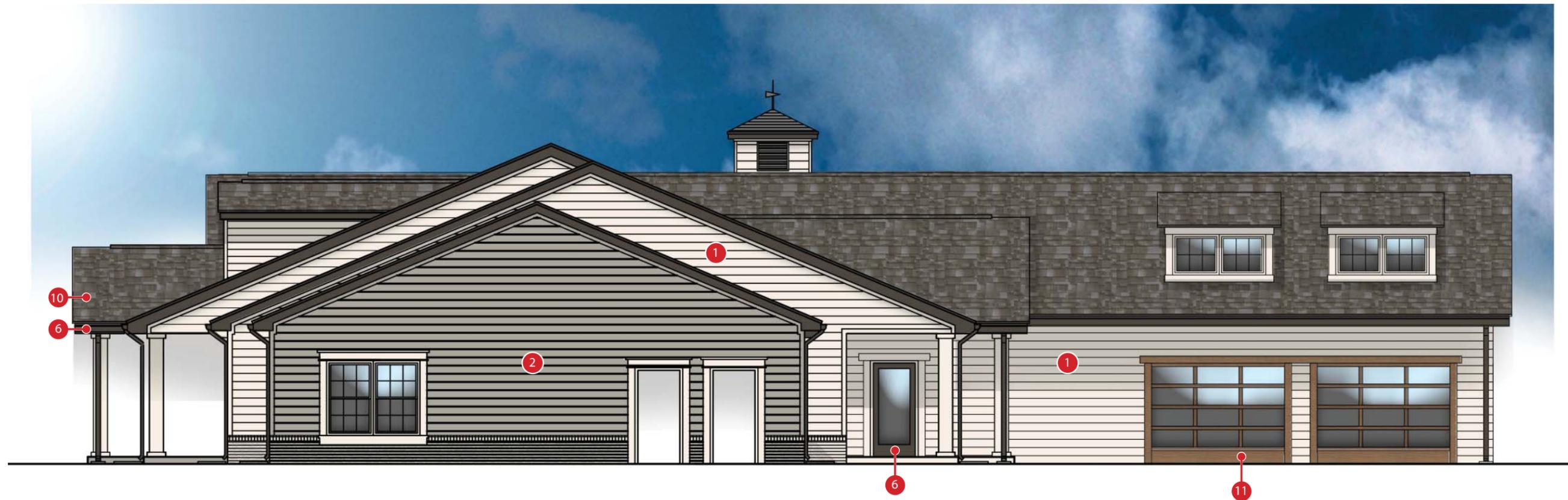
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**Materials**

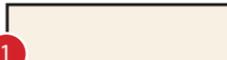
- 9 Red Brick
- 10 Shingles
- 11 Cedar



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### Materials

- 9  Red Brick
- 10  Shingles
- 11  Cedar



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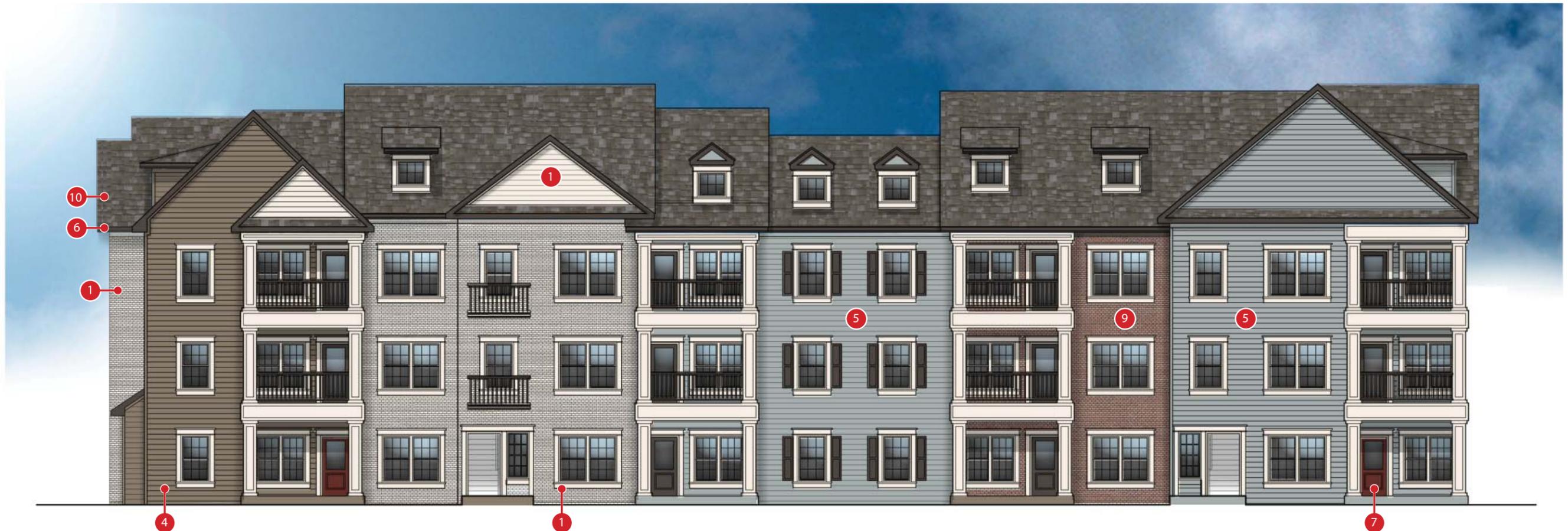
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Type 1-Front Elevation [Buildings 1,3,9]

Scheme 2

May 26, 2016

SPRINGFIELD  
Bonavic Development  
color study





Left Elevation

Right Elevation

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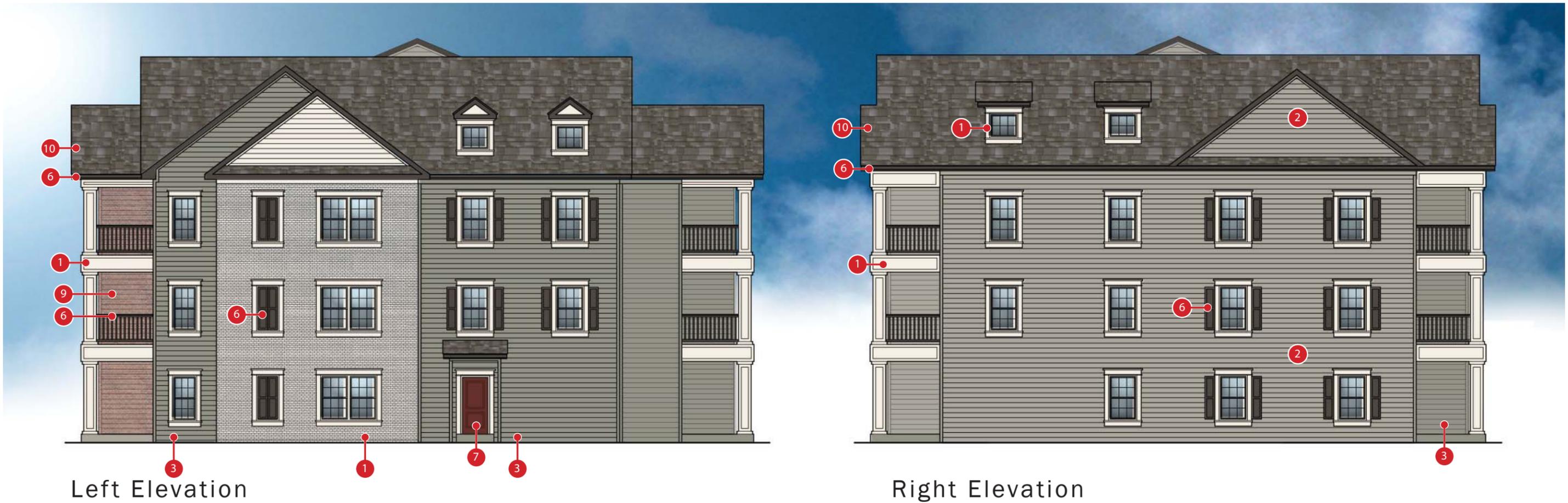
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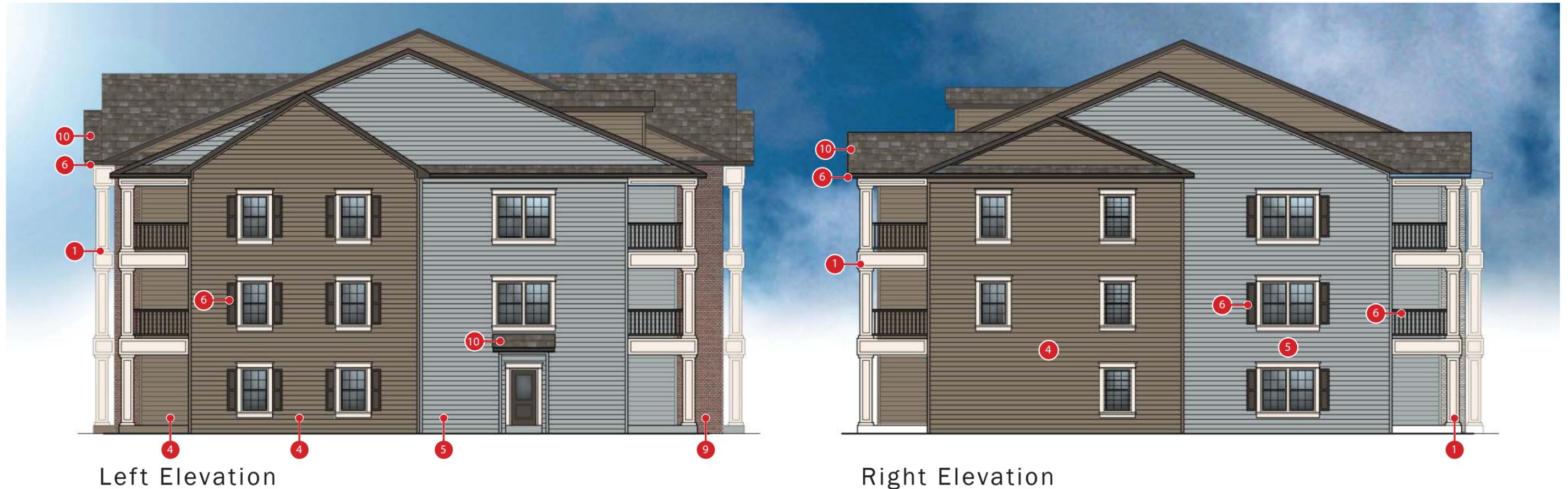
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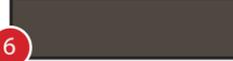
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(Also used on door and window trim, columns,  
horizontal siding where indicated, soffits,  
ceilings except where indicated)
- 2  Horizontal Siding :  
SW 7017 : Dorian Gray
- 3  Horizontal Siding :  
SW 9131 : Cornwall Slate

### Scheme 2

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(Also used on door and window trim, columns,  
horizontal siding where indicated, soffits, french doors)
- 4  Horizontal Siding :  
SW 7032 : Warm Stone
- 5  Horizontal Siding (where indicated):  
SW 6234 : Uncertain Gray

### Accents

- 6  SW 7020 : Black Fox  
(To be used on Fascia, Shutters, Unit  
entry doors, all metal railings)
- 7  SW 2802 : Rookwood Red  
(To be used on Exterior Doors where  
indicated)
- 8  Courtyard Art :  
SW 6506 : Vast Sky  
(To be used on balcony ceilings)

### Materials

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- 10  Shingles



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Scheme 2

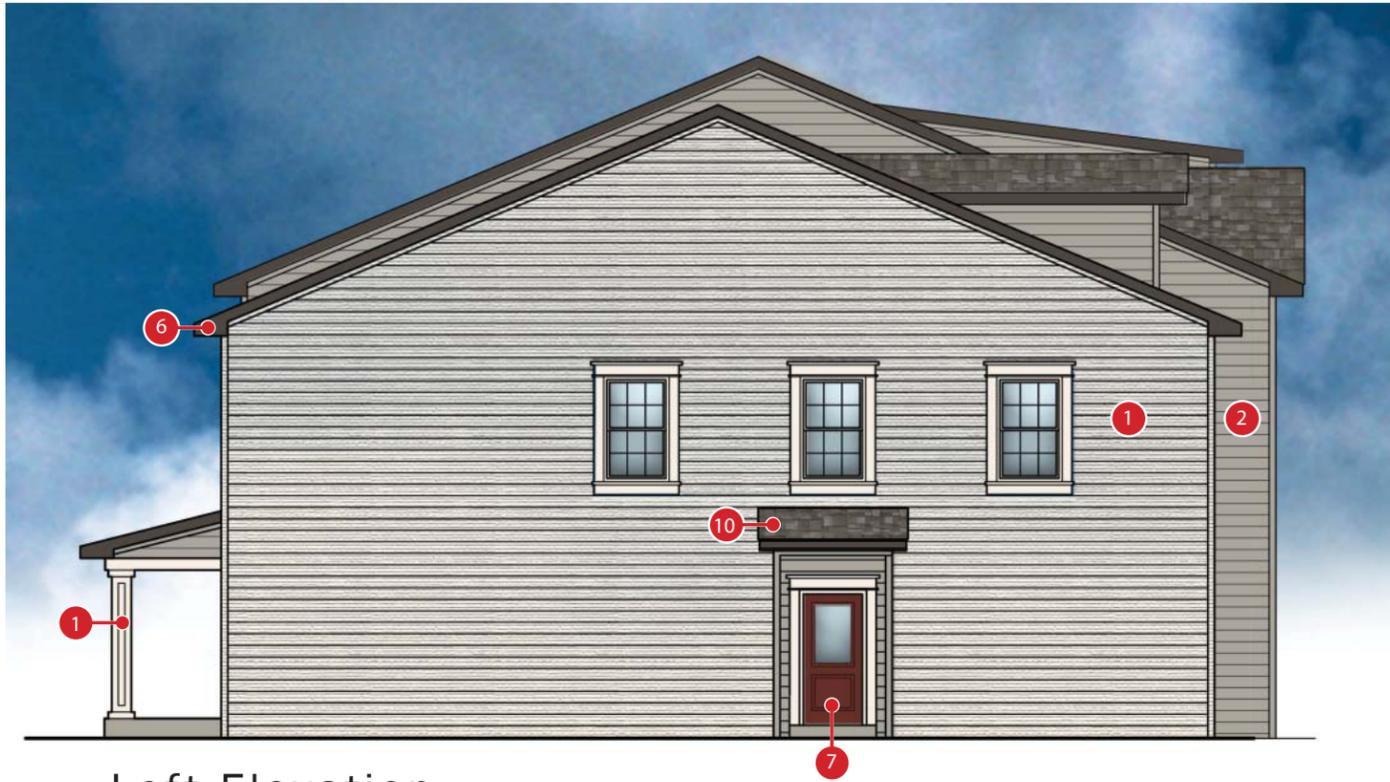
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Left Elevation



Right Elevation

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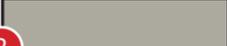
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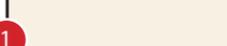
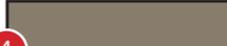
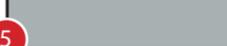
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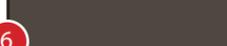
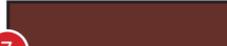
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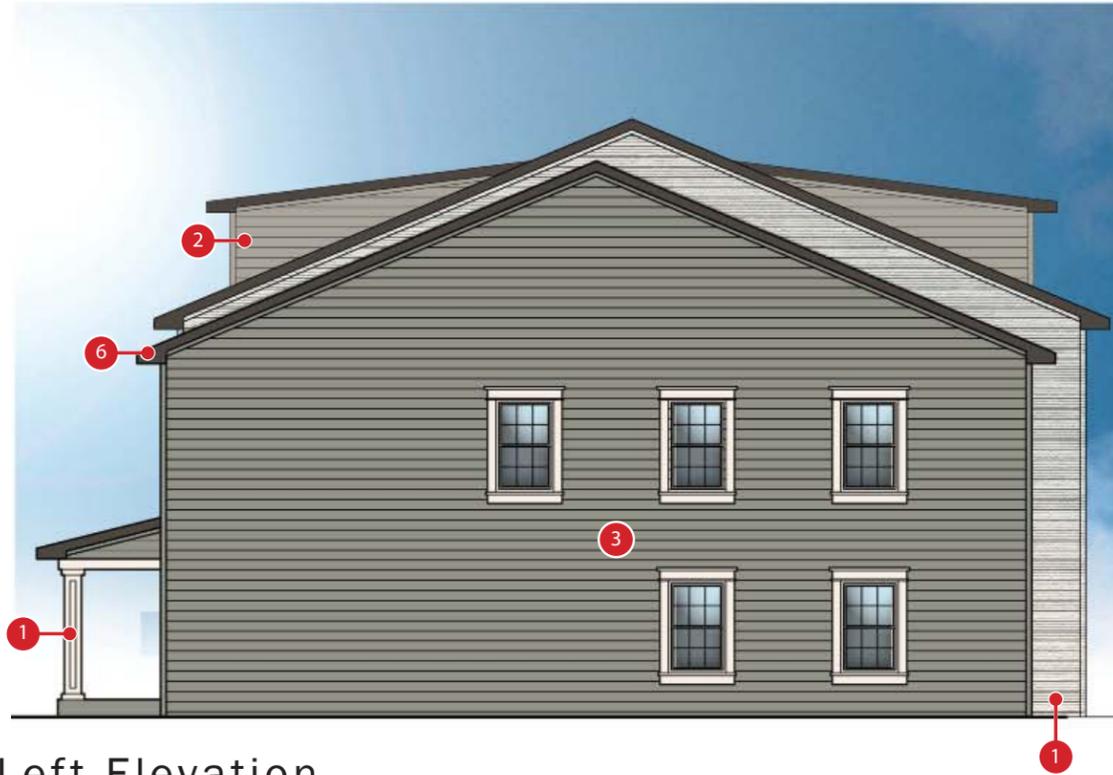
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Right Elevation

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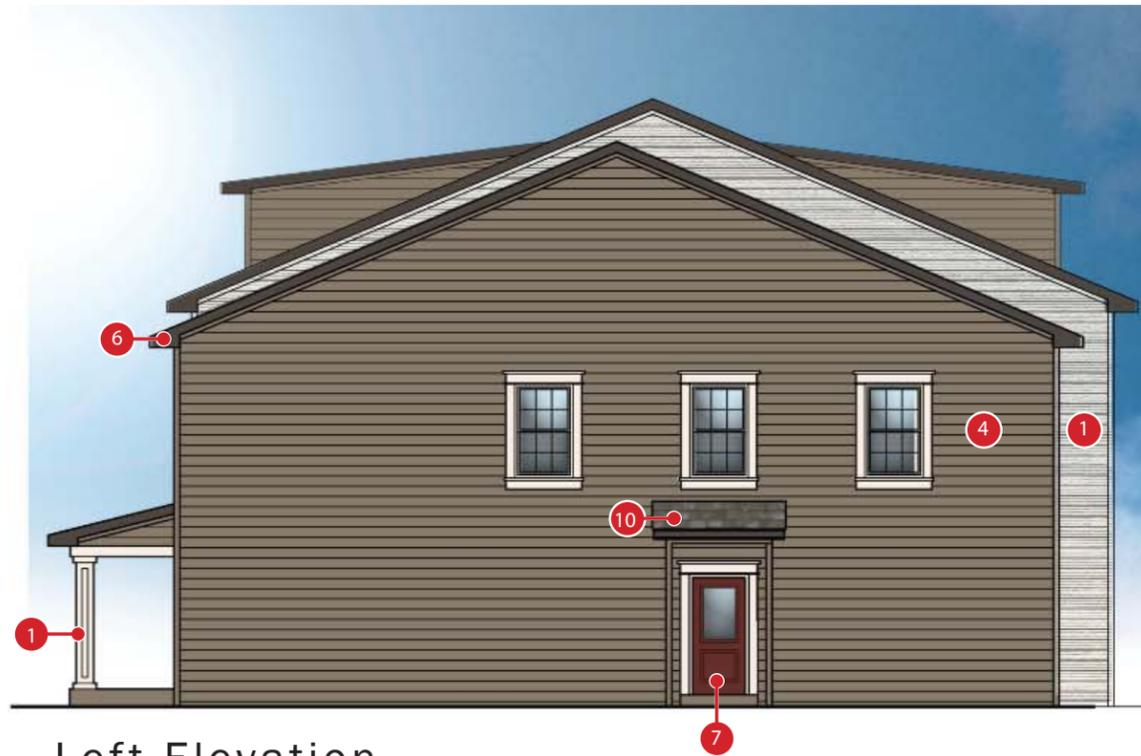
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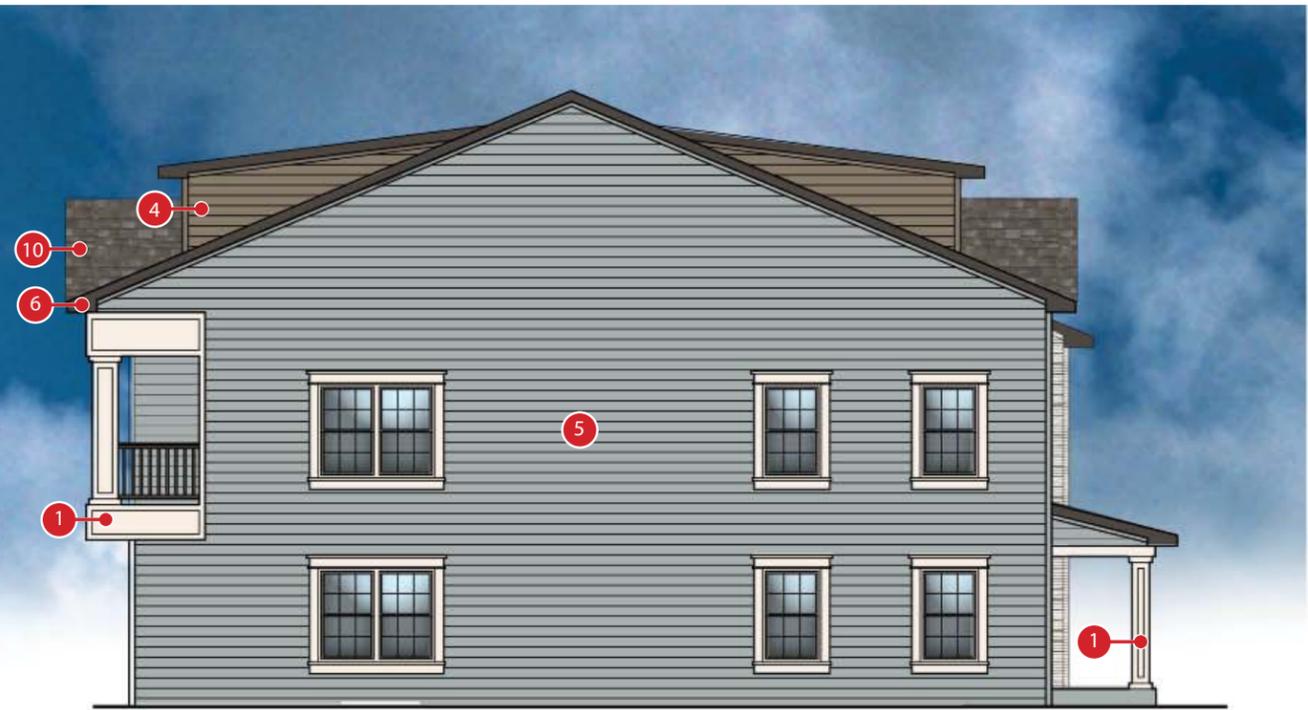
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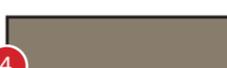


Right Elevation

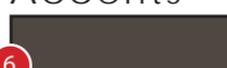
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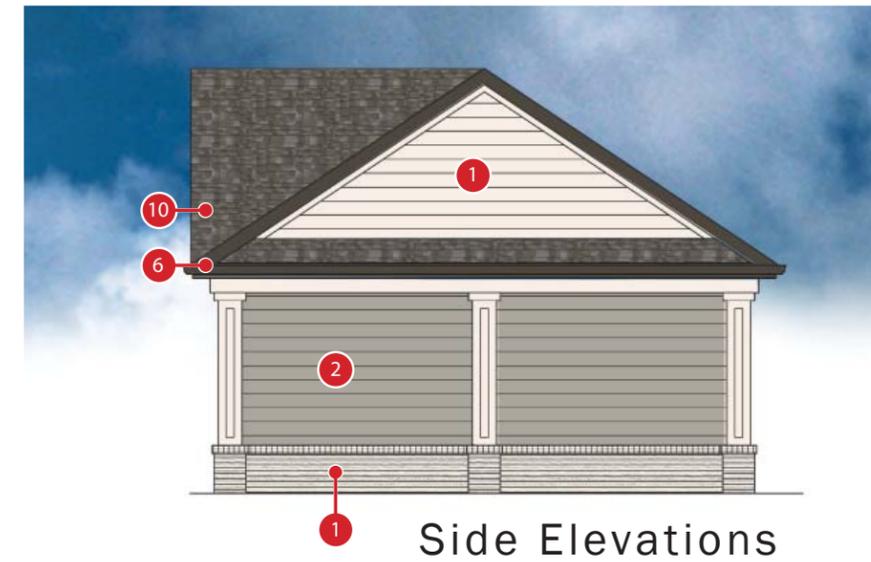
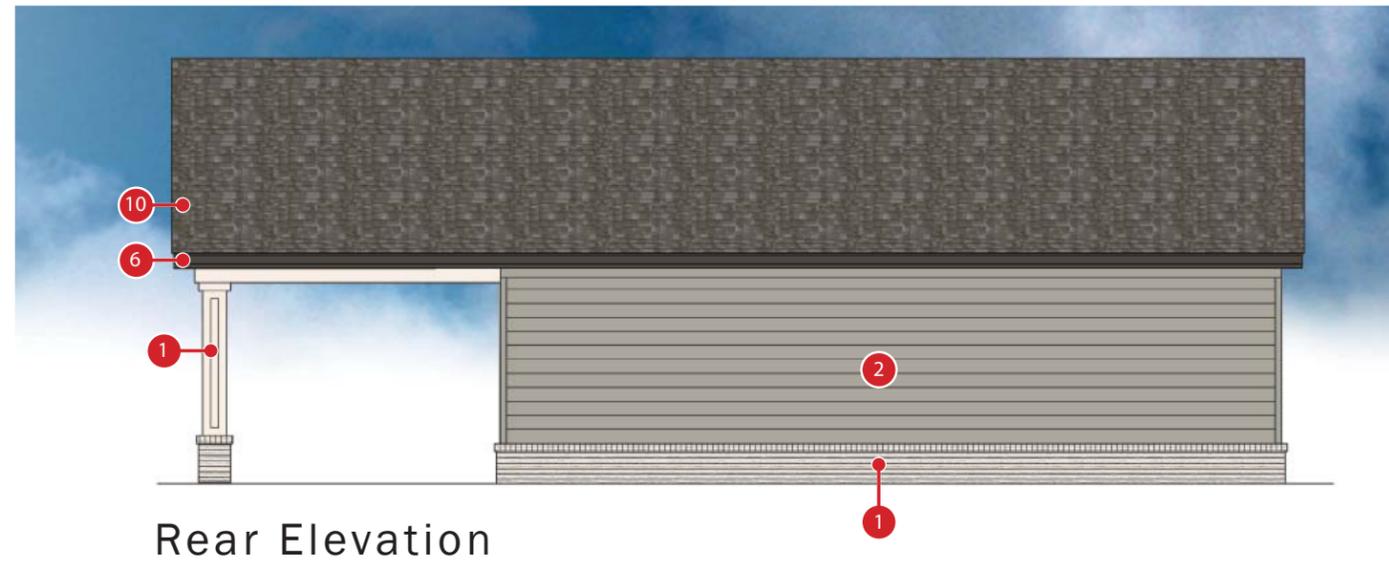
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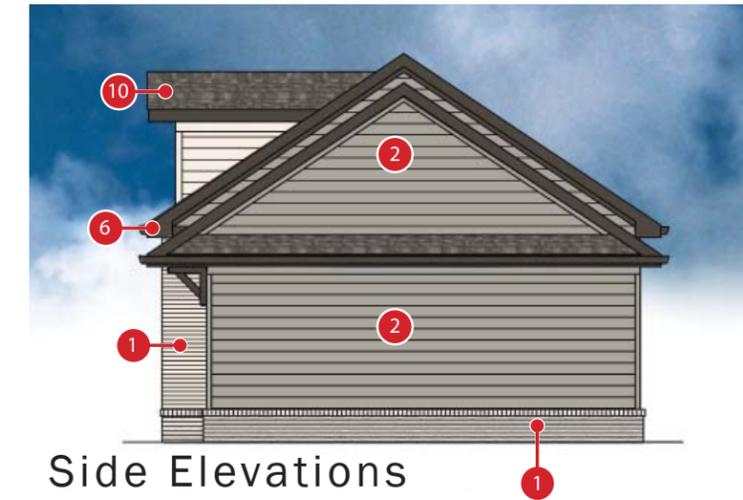
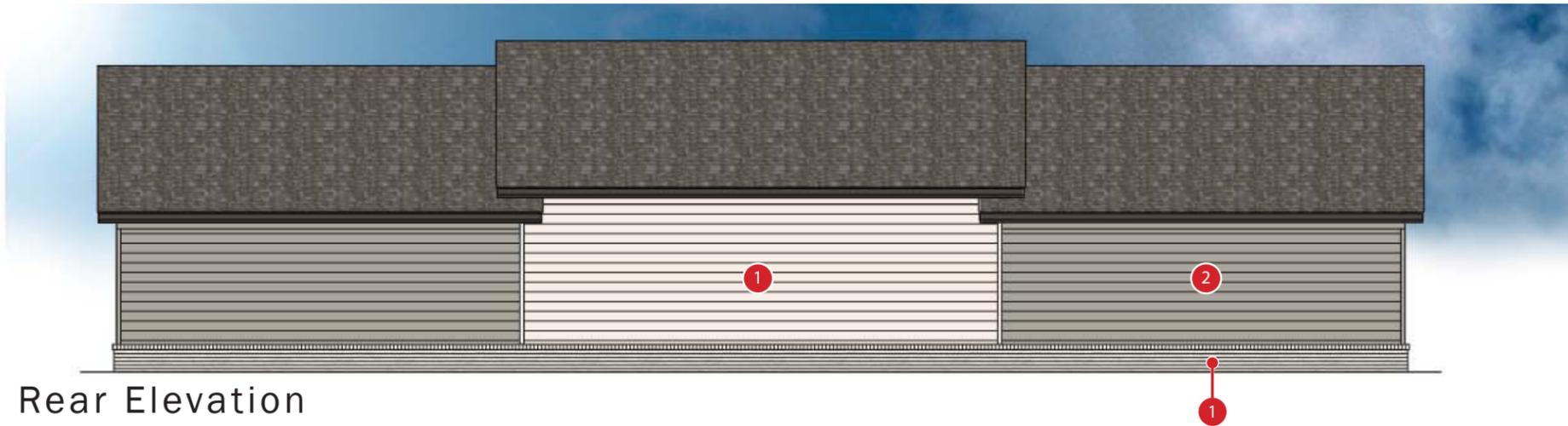
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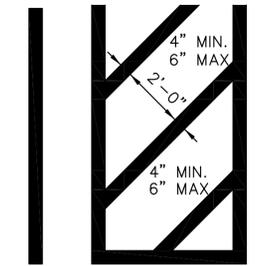
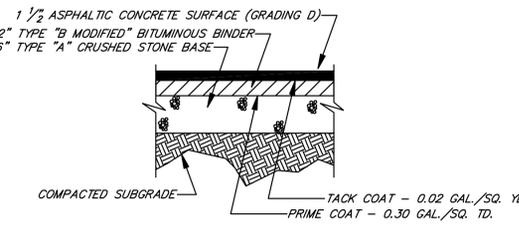
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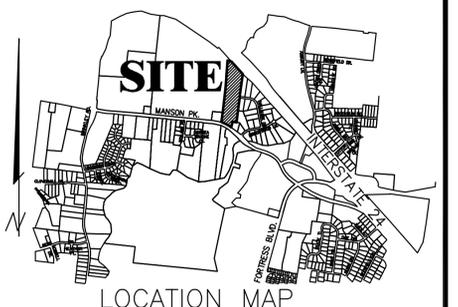
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STANDARD CITY OF MURFREESBORO NOTES:

- In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults and laterals, referred to as "equipment," to be provided at each such providers' expense.
- All signage, including flags and flagpoles, is subject to independent review by the Building and Codes Department. All signage must conform to their requirements and require separate sign permits.
- A Land Disturbance Permit may be required. Determination whether a Land Disturbance Permit is required shall be made by the City Engineer. A separate Land Disturbance Permit application shall be made with the office of the City Engineer for review and upon approval for issuance of a Land Disturbance Permit.
- For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the office of the City Engineer prior to construction commencement.
- Contractor to coordinate with the Traffic Engineer in the City Transportation Department prior to commencement of work in this area to avoid damage to traffic signal devices.
- A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the streambank protection volume must be provided.
- An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
- A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
- A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit.
- The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.



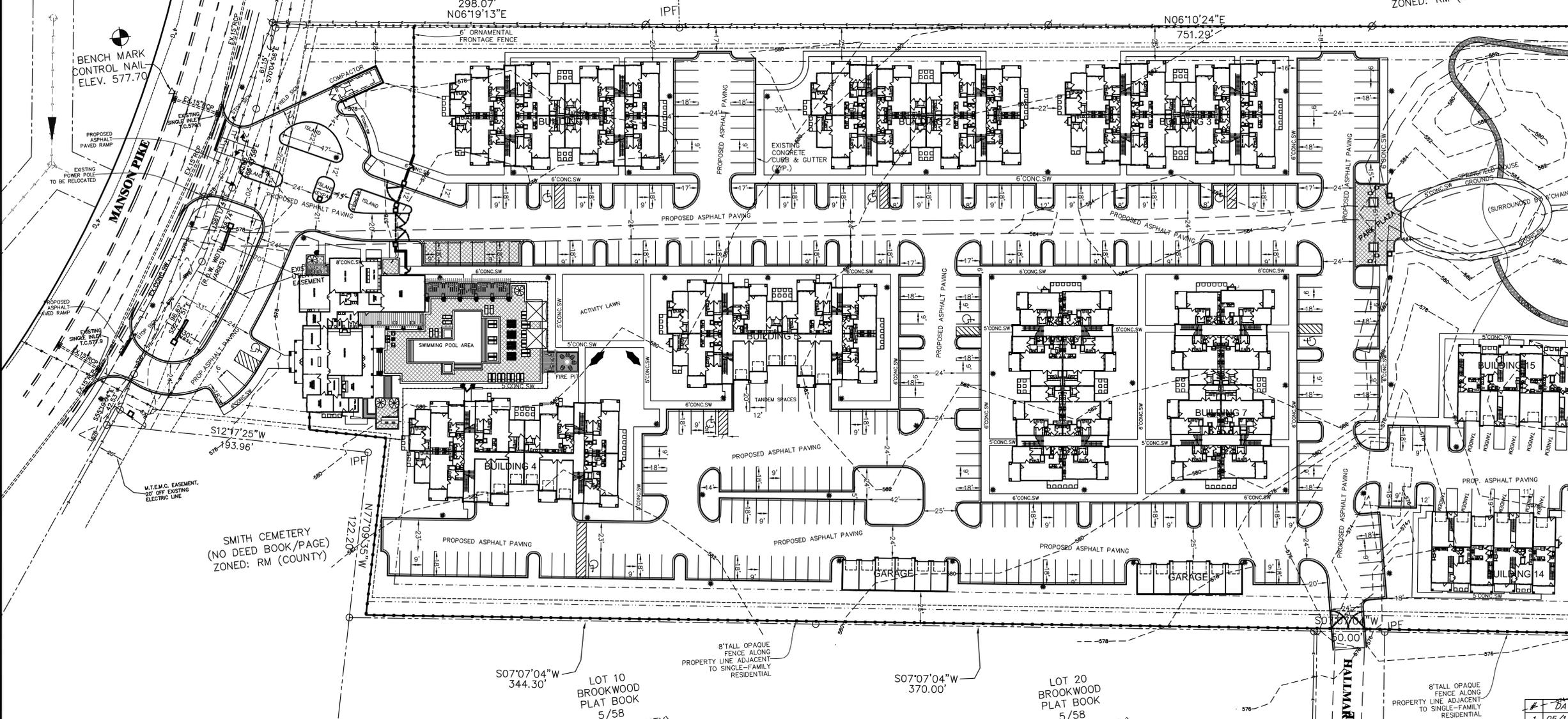
PARKING SPACE MARKINGS  
IN ACCORDANCE WITH MUTCD,  
2009 EDITION



LOCATION MAP  
N.T.S.

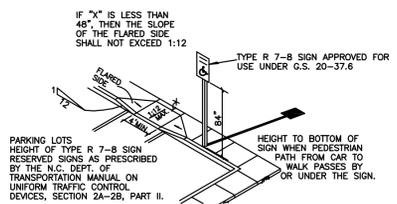
ANIMAL HOSPITAL PROPERTIES  
REC.BK.892/1839  
ZONED: RM (COUNTY)

STATE OF TENNESSEE  
MTSU  
143/267  
ZONED: RM (COUNTY)



LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- Existing Telephone & Electric Line
- Existing Underground Electric Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe



H.C. SIGN AND RAMP DETAILS  
N.T.S.

SITE DATA:  
PROPOSED USE FROM ZONING ORDINANCE, CHART 4: MULTIPLE-FAMILY DWELLINGS

ZONING: P.R.D.

TOTAL UNITS PROPOSED: 270 UNITS (91-1BR, 144-2BR, 35-3BR)  
(484 TOTAL BEDROOMS)

TOTAL BUILDING FLOOR AREA: 143762 S.F.± FOOTPRINT; 258229 S.F.± GROSS  
FLOOR AREA RATIO: 258229 / 761006 = 0.34

BLDG HEIGHTS: BLDGS 1-10,15,16: 3 STORIES, 47'-4"  
BLDG 11-14: 2 STORIES, 34'-10"  
GARAGES: 1 STORY, 19'-10"

TOTAL DRIVEWAY & PARKING AREA: 185718 S.F.±

TOTAL LAND AREA: 17.47 AC., 761006 S.F.±

TOTAL PARKING SPACES PROVIDED PER PRD:  
SURFACE: 388  
GARAGE: 81  
TANDEM: 51 (ACCEPTED TANDEM SPACES)  
520 TOTAL SPACES PROVIDED, PLUS 11 HC, PLUS 2 VAN ACCESSIBLE

TOTAL GROUND AREA COVERAGE: 587,709 S.F.±  
NUMBER OF UNITS PER ACRE: 270/17.47 = 15.4 UNITS/ACRE

ZONING: PLANNED RESIDENTIAL DEVELOPMENT (MULTI-FAMILY)  
FRONT SETBACK: PER APPROVED P.R.D. BOOKLET  
SIDE SETBACK: PER APPROVED P.R.D. BOOKLET  
REAR SETBACK: PER APPROVED P.R.D. BOOKLET

- NOTES:
- IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
  - UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

- LEGEND FOR MONUMENTS
- IPS O IRON PIN SET
  - IPF O IRON PIN FIND
  - O RAILROAD SPIKE
  - FENCE
  - SURVEY POINT
  - ▲ WALL
  - CONC. MARKER FIND

17.47 ACRES± TOTAL SITE ACREAGE

DEVELOPER: BONAVIC DEVELOPMENT  
ADDRESS: 6045 SOUTHERN INDUSTRIAL DRIVE, SUITE 200  
BIRMINGHAM, AL 35235

TAX MAP: 79 PARCEL: 58  
FLOOD MAP PANEL: 470168 0255 & 0140 H ZONE: X  
DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

#	DATE	REVISION DESCRIPTION
1	05/13/16	ADDRESSED CITY STAFF COMMENTS

FOR REVIEW ONLY.  
NOT FOR CONSTRUCTION.

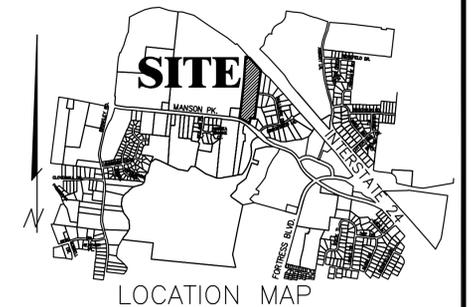
HSHUDDLESTON-STEEL ENGINEERING INC.  
2115 N. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE: (615)893-4084, FAX: (615)893-0080

FINAL DESIGN REVIEW

SITE LAYOUT PLAN  
SPRINGFIELD  
LUXURY APARTMENTS  
MANSON PIKE

6TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

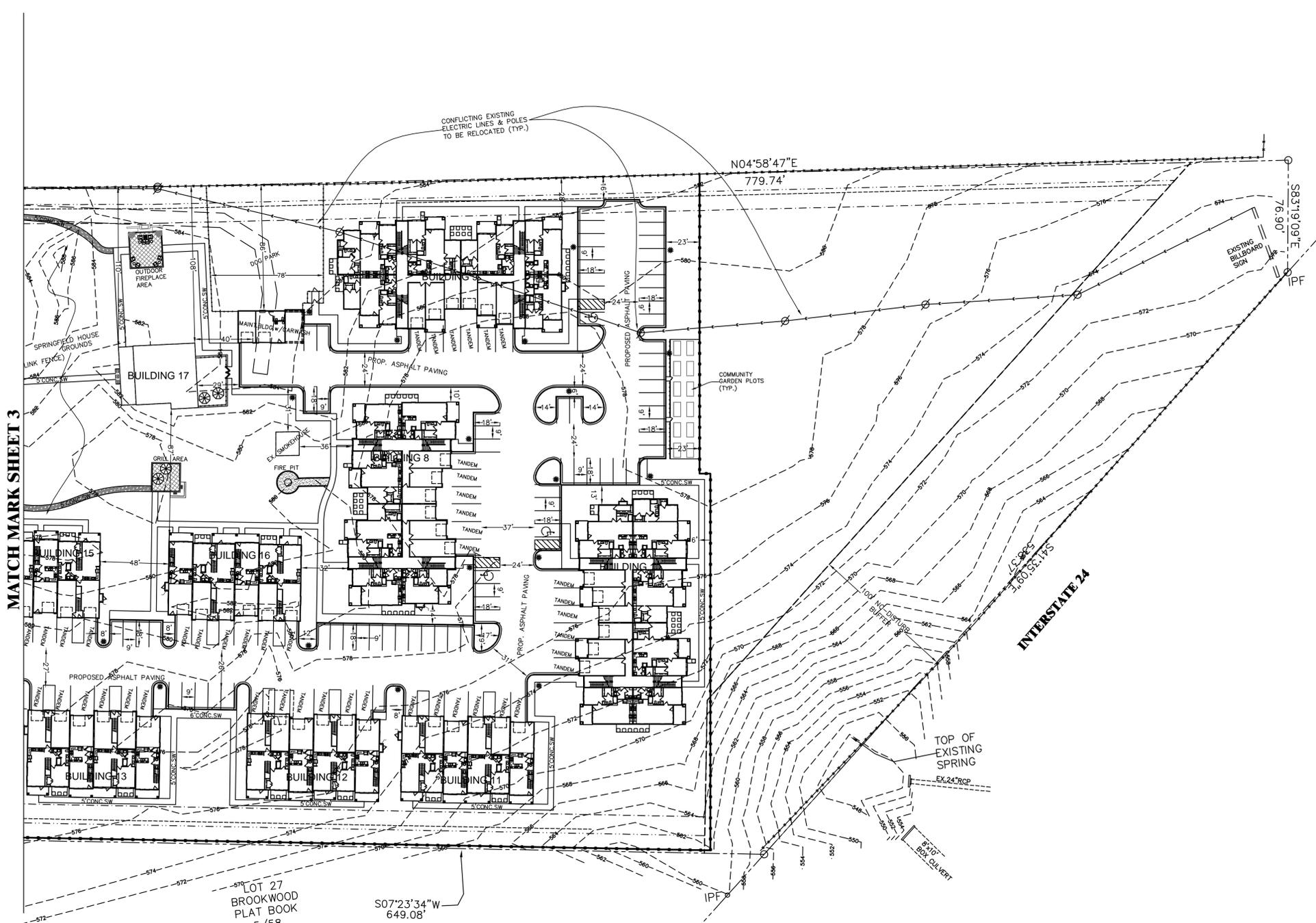
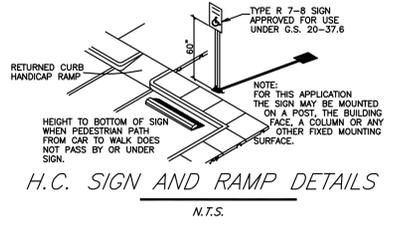
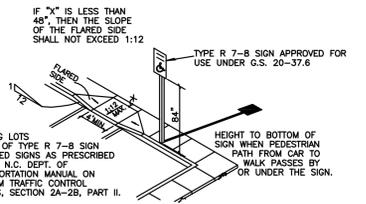
DATE: MAY 26, 2016 SCALE 1"=40' SH. 3 OF 9



LOCATION MAP  
N.T.S.

LEGEND

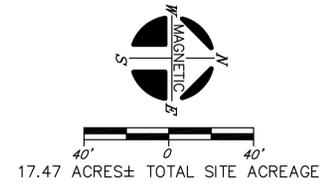
- ⊗ Power Pole
- ⊗ Existing Fire Hydrant
- ⊗ Proposed Fire Hydrant
- ⊗ Reducer
- ⊗ Proposed Gate Valve & Box
- ▲ Concrete Thrust Block
- W— Existing Water Line
- W— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line Check Dam
- 00— Existing Contours
- 00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- SF— Situation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- E— Existing Telephone & Electric Line
- UGE— Existing Underground Electric Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe



ZONING: PLANNED RESIDENTIAL DEVELOPMENT (MULTI-FAMILY)  
 FRONT SETBACK: PER APPROVED P.R.D. BOOKLET  
 SIDE SETBACK: PER APPROVED P.R.D. BOOKLET  
 REAR SETBACK: PER APPROVED P.R.D. BOOKLET

- NOTES:
- IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE: 1-800-351-1111.
  - UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

- LEGEND FOR MONUMENTS
- IPS ○ IRON PIN SET
  - IPF ○ IRON PIN FND.
  - RAILROAD SPIKE
  - FENCE
  - SURVEY POINT
  - ▲ NAIL
  - CONC. MARKER FND.



DEVELOPER: BONAVIC DEVELOPMENT  
 ADDRESS: 6045 SOUTHERN INDUSTRIAL DRIVE, SUITE 200  
 BIRMINGHAM, AL 35235  
 TAX MAP: 79 PARCEL: 58  
 FLOOD MAP PANEL: 470168 0255 & 0140 H ZONE: X  
 DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

**FOR REVIEW ONLY.**  
**NOT FOR CONSTRUCTION.**



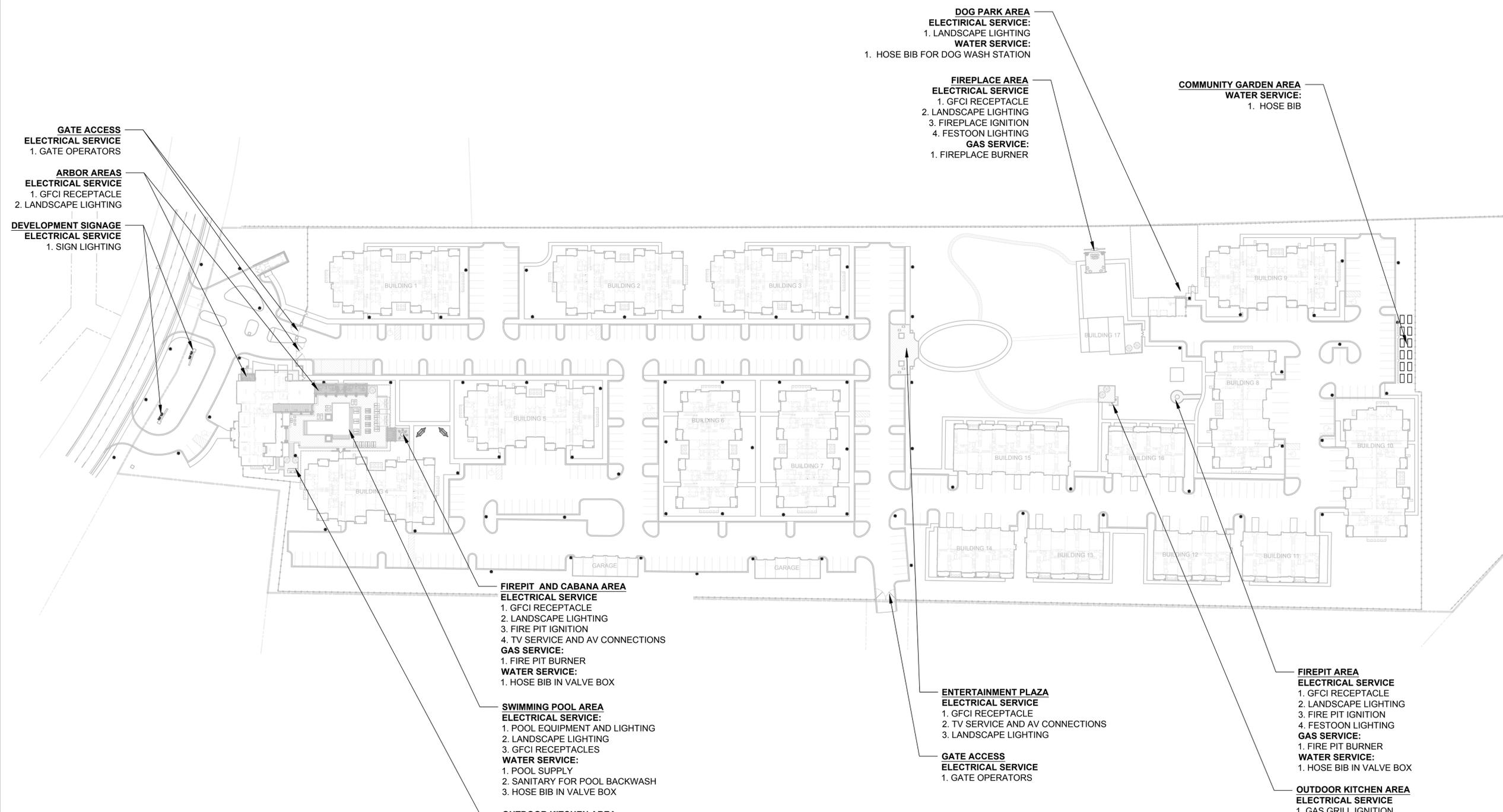
#	DATE	REVISION DESCRIPTION
1	05/13/16	ADDRESSED CITY STAFF COMMENTS

**FINAL DESIGN REVIEW**

**SITE LAYOUT PLAN**  
**SPRINGFIELD**  
**LUXURY APARTMENTS**  
**MANSON PIKE**  
 6TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MAY 26, 2016 SCALE 1"=40' SH. 4 OF 9

Date:	5/26/2016
Drawn by:	MO/MP
Reviewed by:	RCC
Job Number:	31519.1
Revision:	Date:



- GATE ACCESS**  
ELECTRICAL SERVICE  
1. GATE OPERATORS
- ARBOR AREAS**  
ELECTRICAL SERVICE  
1. GFCI RECEPTACLE  
2. LANDSCAPE LIGHTING
- DEVELOPMENT SIGNAGE**  
ELECTRICAL SERVICE  
1. SIGN LIGHTING

- DOG PARK AREA**  
ELECTRICAL SERVICE:  
1. LANDSCAPE LIGHTING  
WATER SERVICE:  
1. HOSE BIB FOR DOG WASH STATION
- FIREPLACE AREA**  
ELECTRICAL SERVICE  
1. GFCI RECEPTACLE  
2. LANDSCAPE LIGHTING  
3. FIREPLACE IGNITION  
4. FESTOON LIGHTING  
GAS SERVICE:  
1. FIREPLACE BURNER

- COMMUNITY GARDEN AREA**  
WATER SERVICE:  
1. HOSE BIB

- FIREPIT AND CABANA AREA**  
ELECTRICAL SERVICE  
1. GFCI RECEPTACLE  
2. LANDSCAPE LIGHTING  
3. FIRE PIT IGNITION  
4. TV SERVICE AND AV CONNECTIONS  
GAS SERVICE:  
1. FIRE PIT BURNER  
WATER SERVICE:  
1. HOSE BIB IN VALVE BOX

- SWIMMING POOL AREA**  
ELECTRICAL SERVICE:  
1. POOL EQUIPMENT AND LIGHTING  
2. LANDSCAPE LIGHTING  
3. GFCI RECEPTACLES  
WATER SERVICE:  
1. POOL SUPPLY  
2. SANITARY FOR POOL BACKWASH  
3. HOSE BIB IN VALVE BOX

- OUTDOOR KITCHEN AREA**  
ELECTRICAL SERVICE  
1. GAS GRILL IGNITION  
2. LANDSCAPE LIGHTING  
3. GFCI RECEPTACLES  
GAS SERVICE:  
1. (2) GAS GRILL BURNERS  
WATER SERVICE:  
1. HOSE BIB IN VALVE BOX

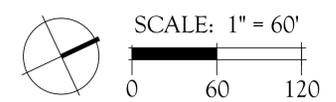
- ENTERTAINMENT PLAZA**  
ELECTRICAL SERVICE  
1. GFCI RECEPTACLE  
2. TV SERVICE AND AV CONNECTIONS  
3. LANDSCAPE LIGHTING

- GATE ACCESS**  
ELECTRICAL SERVICE  
1. GATE OPERATORS

- FIREPIT AREA**  
ELECTRICAL SERVICE  
1. GFCI RECEPTACLE  
2. LANDSCAPE LIGHTING  
3. FIRE PIT IGNITION  
4. FESTOON LIGHTING  
GAS SERVICE:  
1. FIRE PIT BURNER  
WATER SERVICE:  
1. HOSE BIB IN VALVE BOX

- OUTDOOR KITCHEN AREA**  
ELECTRICAL SERVICE  
1. GAS GRILL IGNITION  
2. LANDSCAPE LIGHTING  
3. GFCI RECEPTACLES  
GAS SERVICE:  
1. (2) GAS GRILL BURNERS

TABLE OF CONTENTS	
SHEET NUMBER	SHEET NAME
LA1.00	SITE LIGHTING AND UTILITY COORDINATION
LA1.10	OVERALL SITE PLAN
LA1.20 - LA1.21	FORMAL OPEN SPACE ENLARGEMENTS
LA1.40 - LA1.41	FURNISHING PLANS
LA2.03	MONUMENT SIGN DETAIL
LA2.04	VEHICULAR GATE DETAIL
LA2.31	FENCE DETAILS
LA2.60	SITE AMENITY AND FURNITURE DETAILS



Springfield  
 Murfreesboro, TN  
 Bonavic Development  
 Birmingham, AL  
 DIX . HITE  
 + PARTNERS  
 150 W. JESSUP AVENUE  
 LONGWOOD, FL 32750  
 FAX 407.667.1779

FINAL DESIGN REVIEW SUBMITTAL-  
 HARDSCAPE PLAN  
 SITE LIGHTING AND UTILITY  
 COORDINATION

Sheet Number:  
**LA1.00**

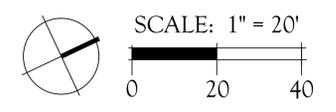
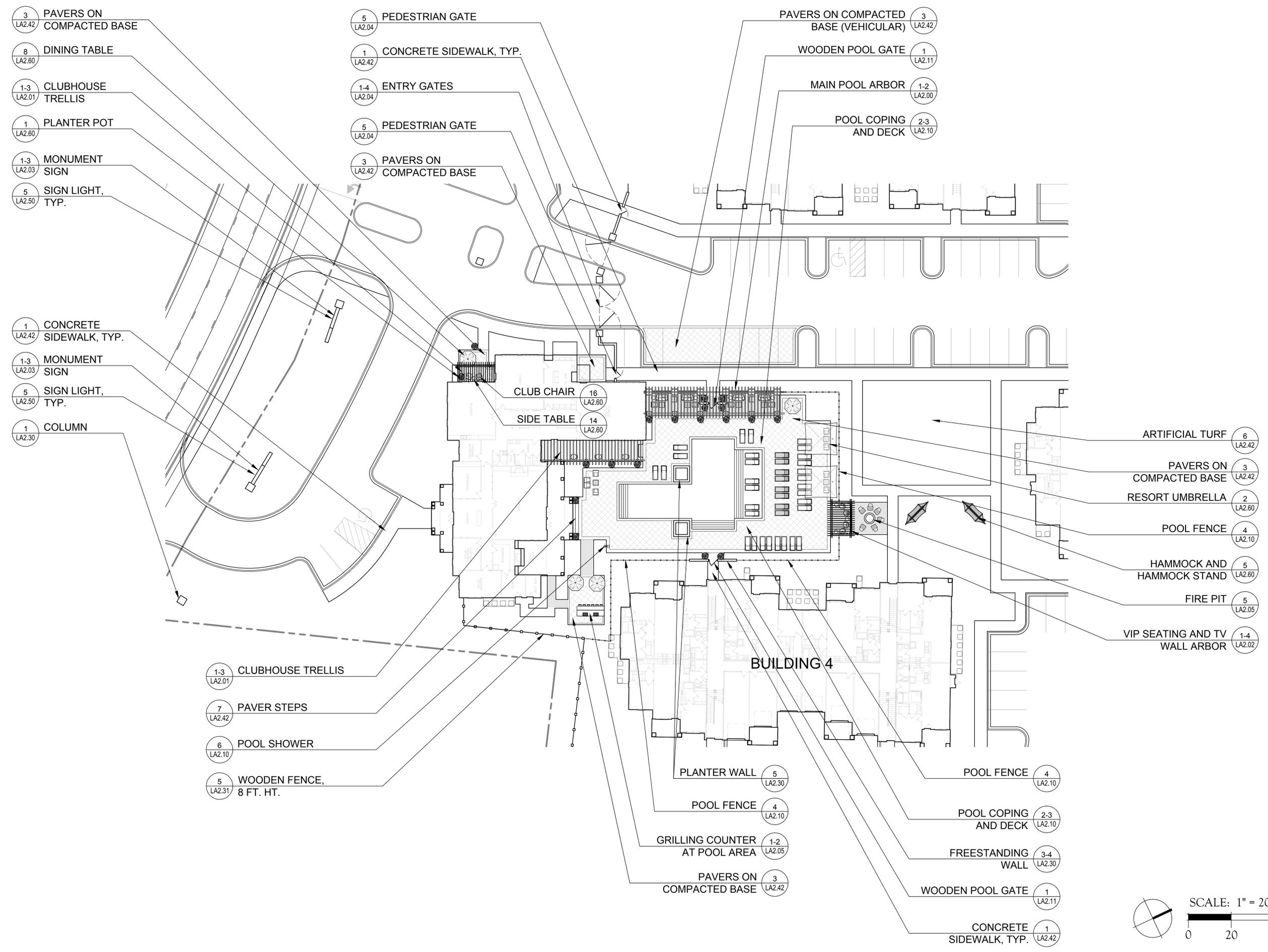
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Drawn by:	MO/MP
Reviewed by:	RCC
Job Number:	31519.1
Revision:	Date:

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Birmingham, AL

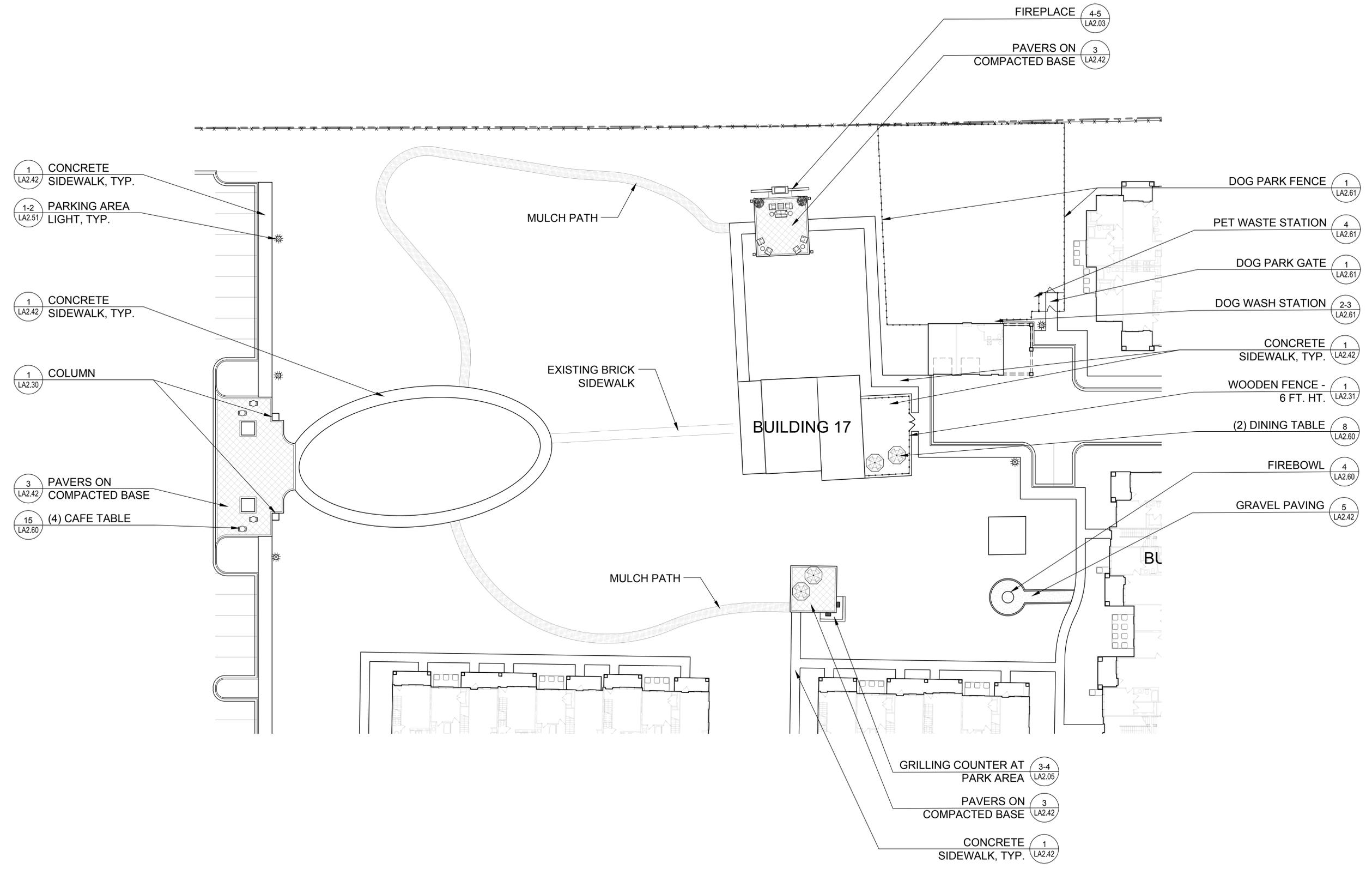
**DIX-HITE**  
+ PARTNERS  
150 W. JESSUP AVENUE  
LONGWOOD, FL 32750  
FAX 407.667.1779

FINAL DESIGN REVIEW SUBMITTAL-  
HARDSCAPE PLAN  
FORMAL OPEN SPACE ENLARGEMENT

Sheet Number:  
**LA1.20**



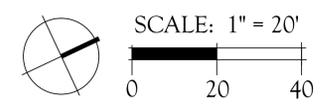
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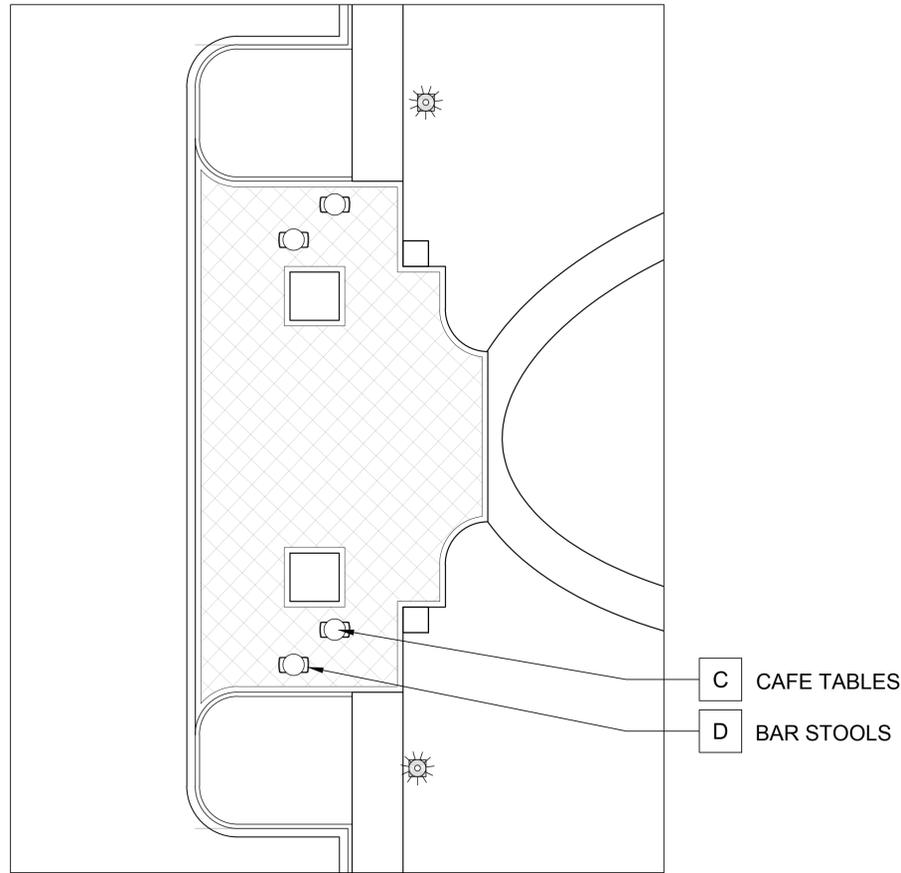
FINAL DESIGN REVIEW SUBMITTAL-  
 HARDSCAPE PLAN  
 FORMAL OPEN SPACE ENLARGEMENT



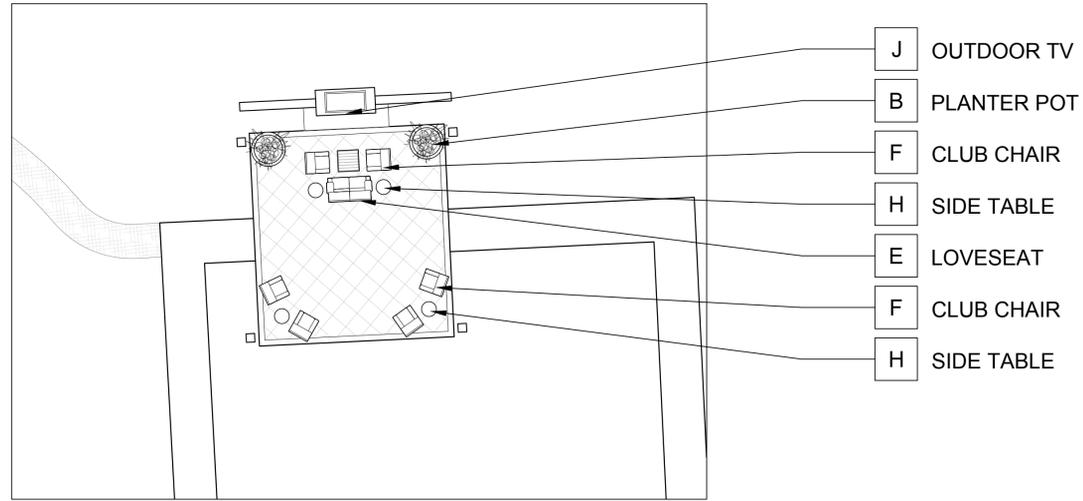
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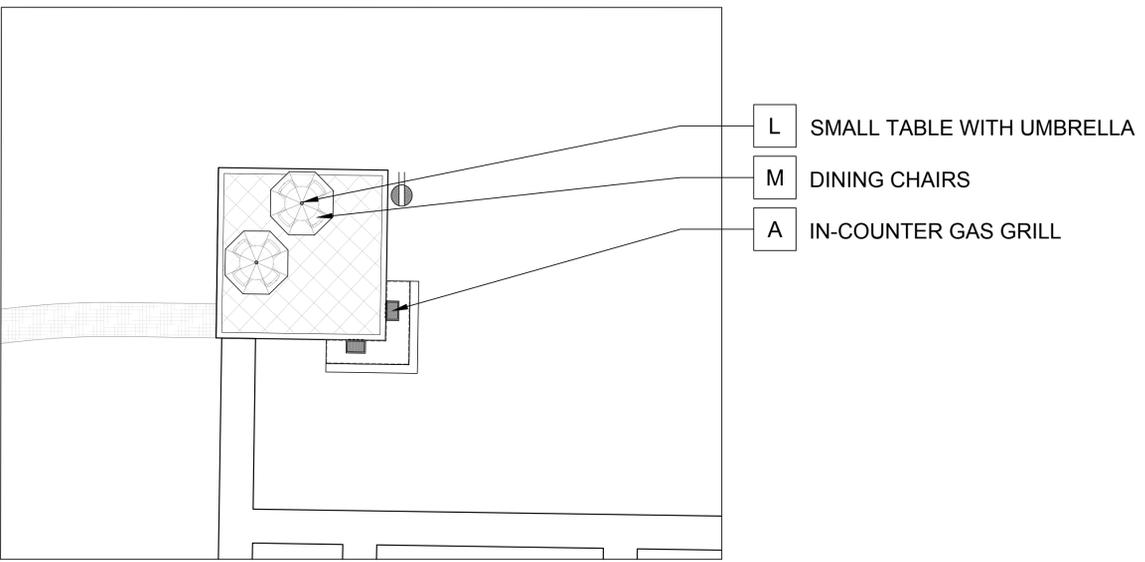
Date:	5/26/2016
Drawn by:	MO/MP
Reviewed by:	RCC
Job Number:	31519.1
Revision:	Date:



1 PARK PLAZA  
LA1.41 SCALE: 1" = 10'-0"



2 FIREPLACE AREA  
LA1.41 SCALE: 1" = 10'-0"



3 GRILLING AREA AT PARK  
LA1.41 SCALE: 1" = 10'-0"

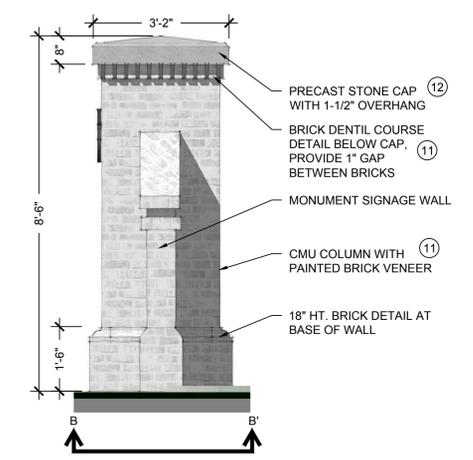
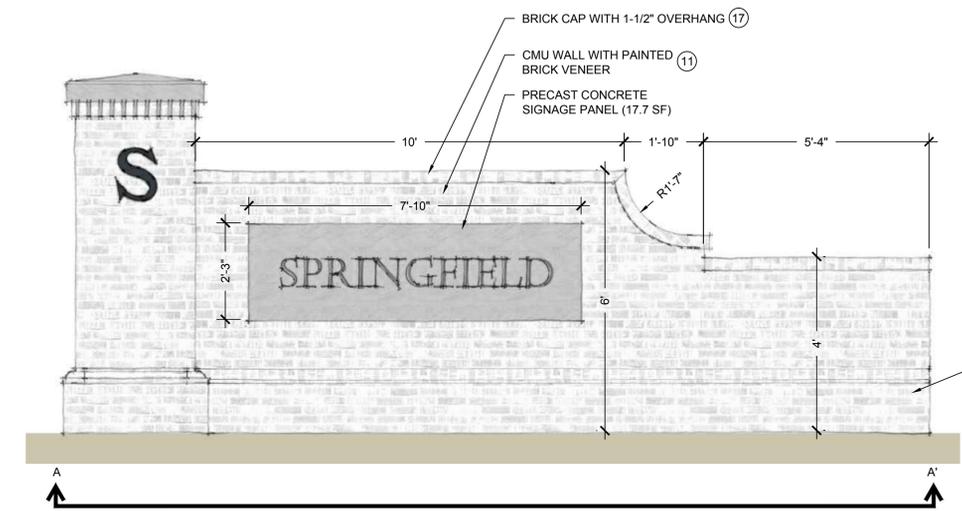
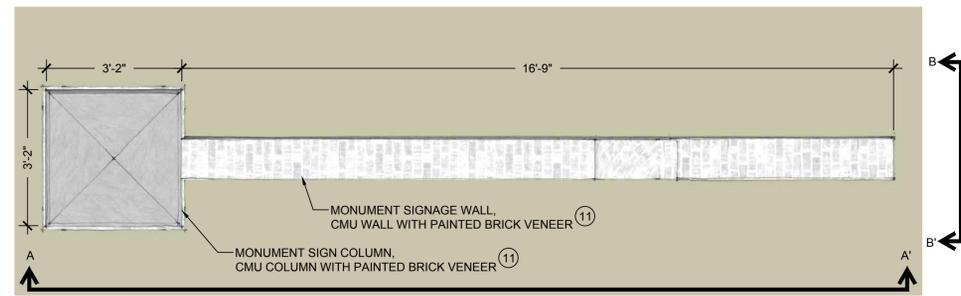
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Murfreesboro, TN  
Bonavic Development  
Birmingham, AL



FINAL DESIGN REVIEW SUBMITTAL  
HARDSCAPE PLAN  
AMENITY AREA FURNISHING PLAN



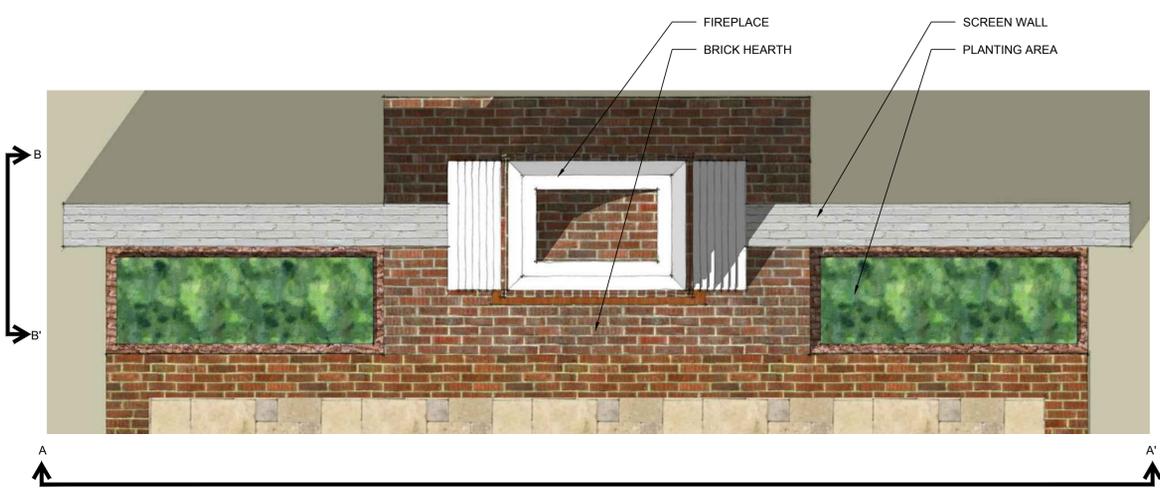
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Drawn by:	MO/MP
Reviewed by:	RCC
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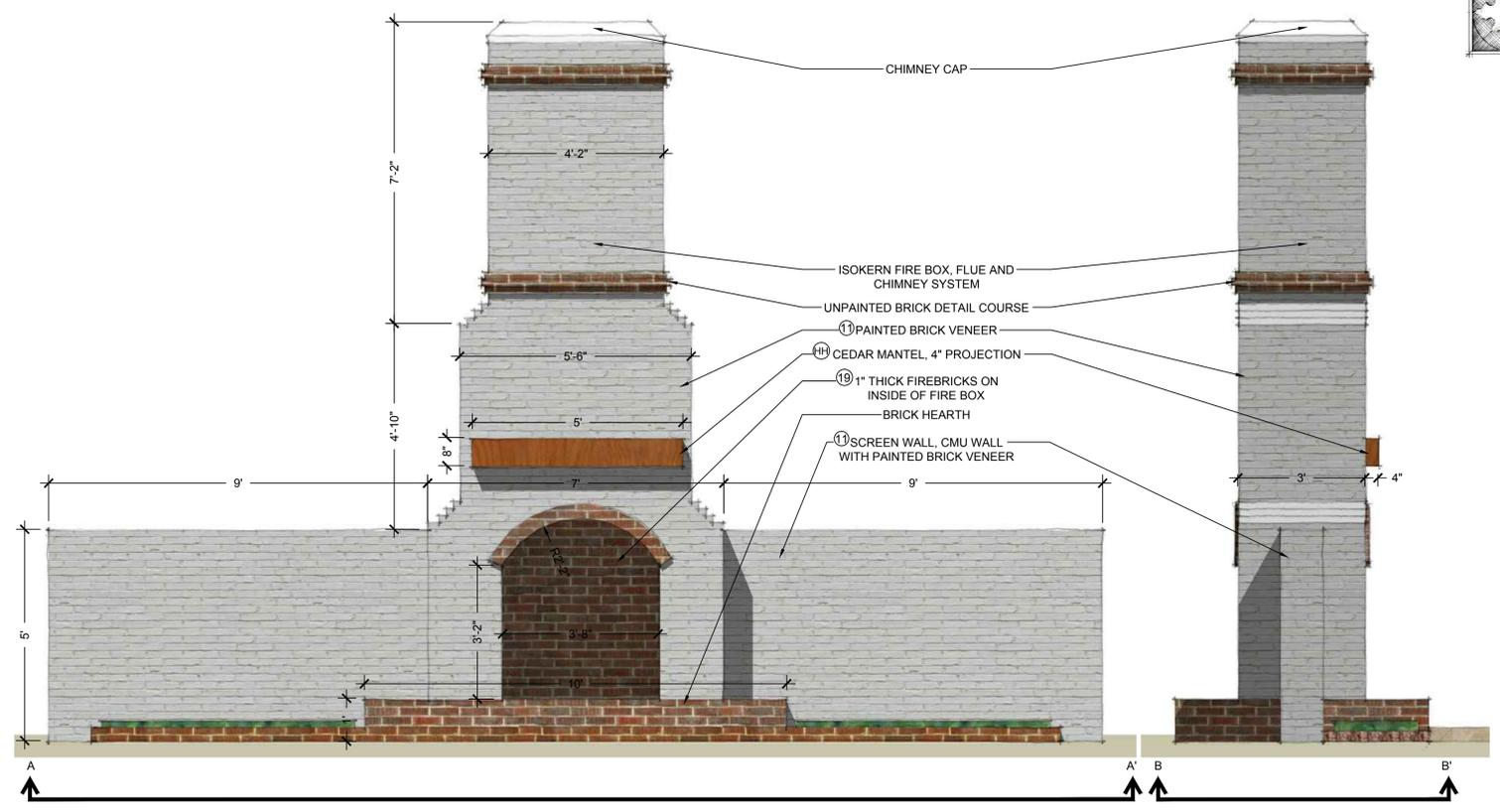
1 MONUMENT SIGN - PLAN  
LA2.03 SCALE: 1/2" = 1'-0"

2 MONUMENT SIGN - ELEVATION A-A'  
LA2.03 SCALE: 1/2" = 1'-0"

3 MONUMENT SIGN - ELEVATION B-B'  
LA2.03 SCALE: 1/2" = 1'-0"



4 FIREPLACE - PLAN  
LA2.03 SCALE: 1/2" = 1'-0"



5 FIREPLACE - ELEVATIONS  
LA2.03 SCALE: 1/2" = 1'-0"

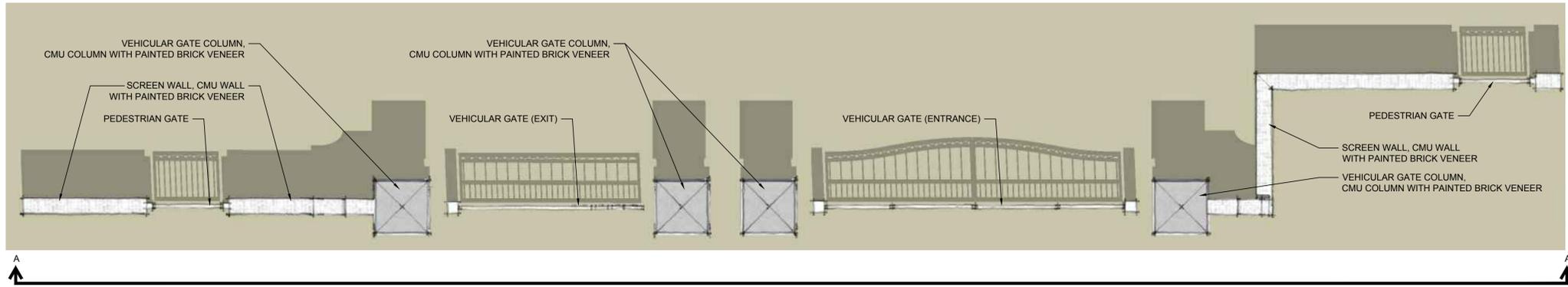
Springfield  
Murfreesboro, TN  
Bonavic Development  
Birmingham, AL



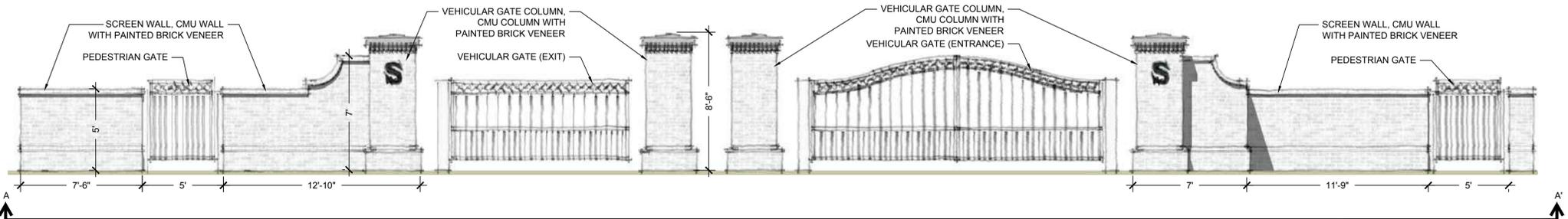
FINAL DESIGN REVIEW SUBMITTAL  
HARDSCAPE PLAN  
MONUMENT SIGN  
AND FIREPLACE DETAILS

Sheet Number:  
LA2.03

Date:	5/26/2016
Drawn by:	MO/MP
Reviewed by:	RCC
Job Number:	31519.1
Revision:	Date:



1 VEHICULAR GATE - PLAN  
LA2.04 SCALE: 1/4" = 1'-0"

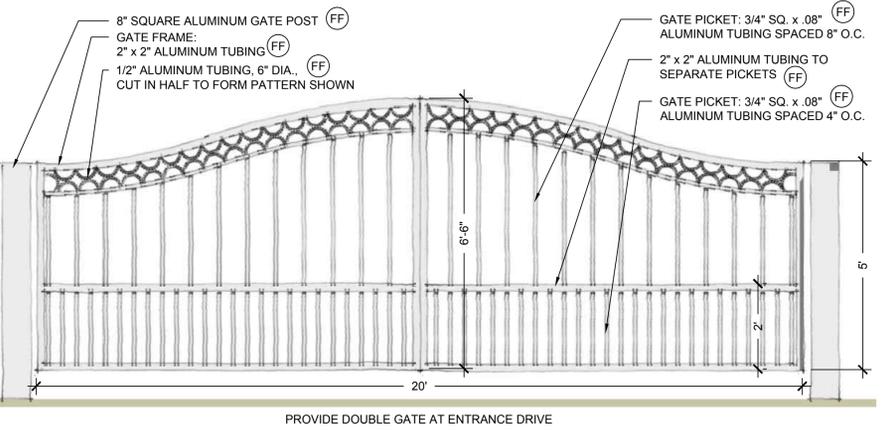


2 VEHICULAR GATE - ELEVATION A-A'  
LA2.04 SCALE: 1/4" = 1'-0"

SUBMIT SHOP DRAWINGS FOR FENCE AND GATES. INCLUDE ALL INFORMATION NECESSARY TO BUILD AND INSTALL FENCE, GATES AND GATE POSTS.

ALL FENCE AND GATE COMPONENTS TO BE STRUCTURAL ALUMINUM. ALL JOINTS SHALL BE WELDED, NO MECHANICAL FASTENERS.

SWING GATE MECHANISM BY OTHERS. VERIFY ALL GATE DIMENSIONS PRIOR TO FABRICATION.

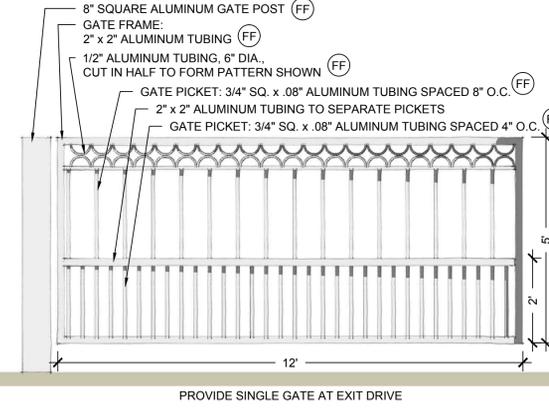


3 ENTRANCE GATE - ELEVATION  
LA2.04 SCALE: 1/2" = 1'-0"

SUBMIT SHOP DRAWINGS FOR FENCE AND GATES. INCLUDE ALL INFORMATION NECESSARY TO BUILD AND INSTALL FENCE, GATES AND GATE POSTS.

ALL FENCE AND GATE COMPONENTS TO BE STRUCTURAL ALUMINUM. ALL JOINTS SHALL BE WELDED, NO MECHANICAL FASTENERS.

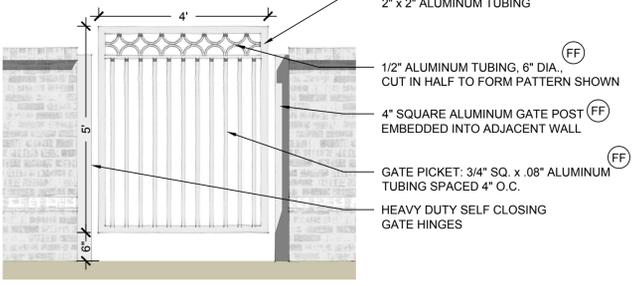
SWING GATE MECHANISM BY OTHERS. VERIFY ALL GATE DIMENSIONS PRIOR TO FABRICATION.



4 EXIT GATE - ELEVATION  
LA2.04 SCALE: 1/2" = 1'-0"

SUBMIT SHOP DRAWINGS FOR FENCE AND GATES. INCLUDE ALL INFORMATION NECESSARY TO BUILD AND INSTALL FENCE, GATES AND GATE POSTS.

ALL FENCE AND GATE COMPONENTS TO BE STRUCTURAL ALUMINUM. ALL JOINTS SHALL BE WELDED, NO MECHANICAL FASTENERS.



5 PEDESTRIAN GATE - ELEVATION  
LA2.04 SCALE: 1/2" = 1'-0"

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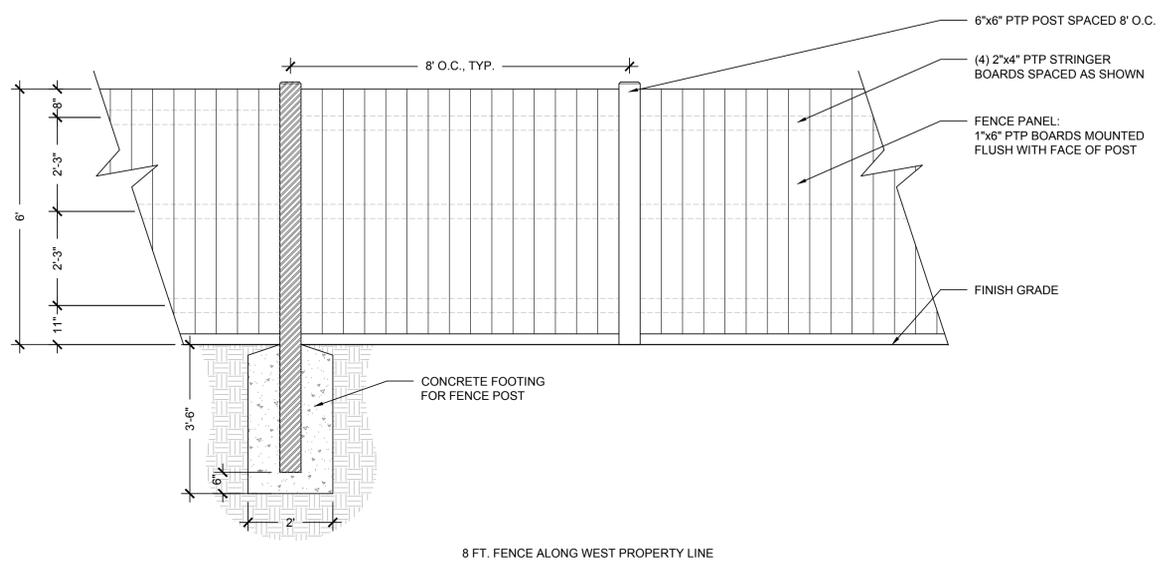
Bonavic Development  
Birmingham, AL



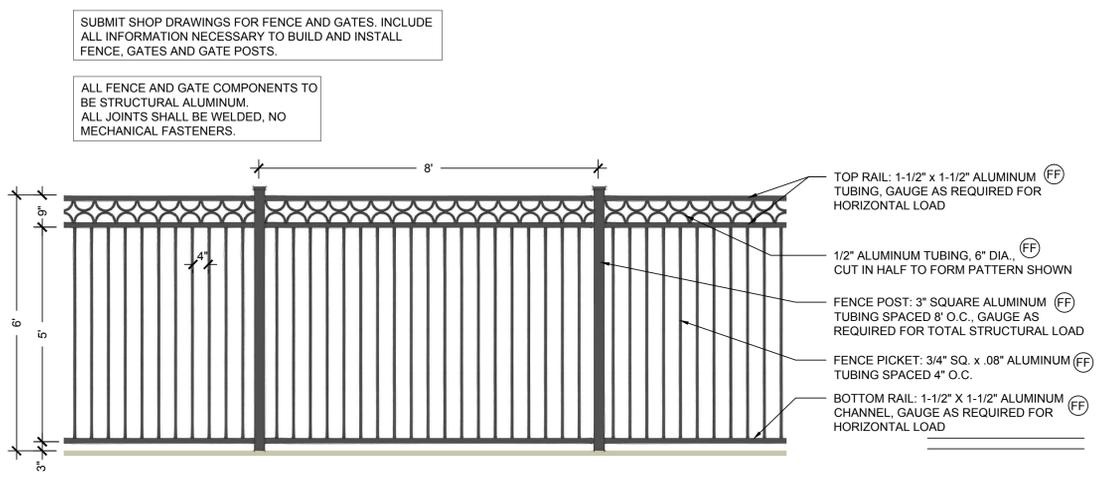
FINAL DESIGN REVIEW SUBMITTAL-  
HARDSCAPE PLAN

VEHICULAR GATE DETAILS

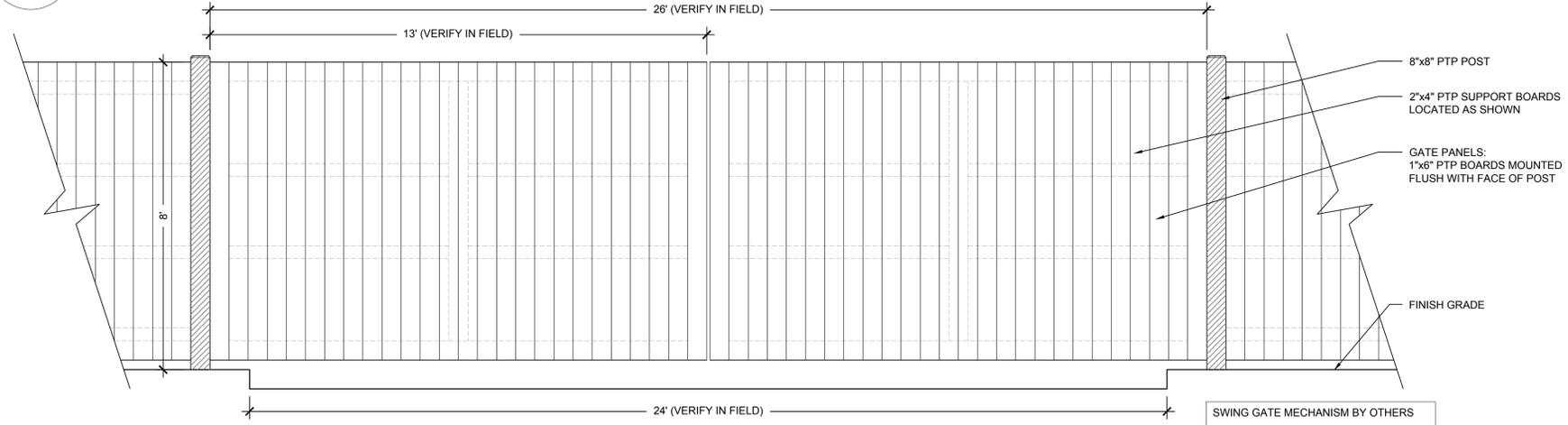
Date:	5/26/2016
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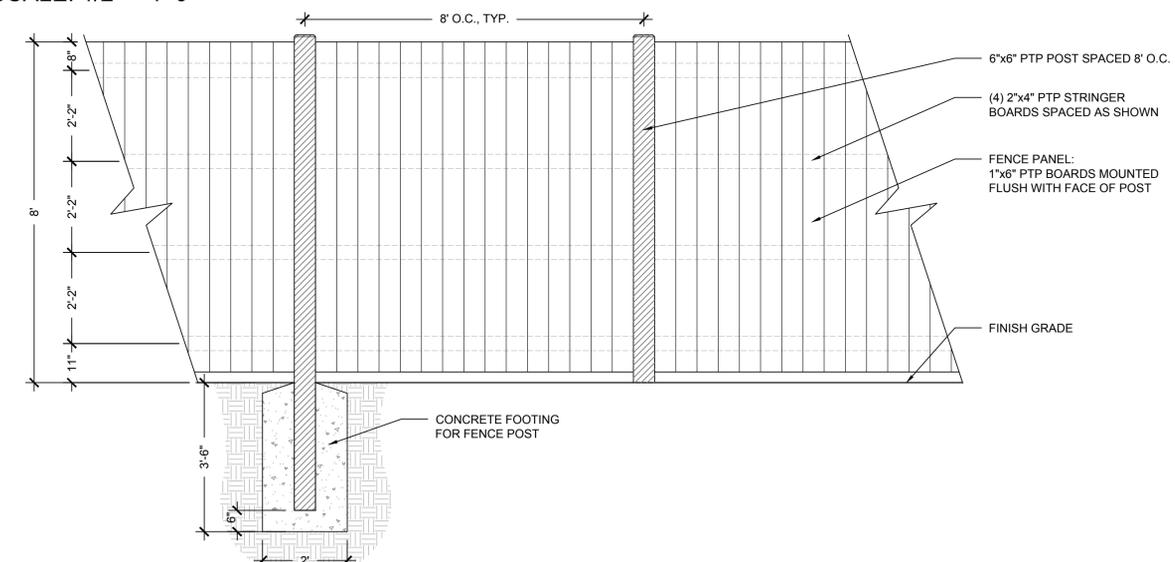
**1** WOODEN FENCE - 6 FT. HEIGHT  
LA2.31 SCALE: 1/2" = 1'-0"



**2** FRONTAGE FENCE  
LA2.31 SCALE: 1/2" = 1'-0"



**4** WOODEN VEHICULAR GATE  
LA2.31 SCALE: 1/2" = 1'-0"



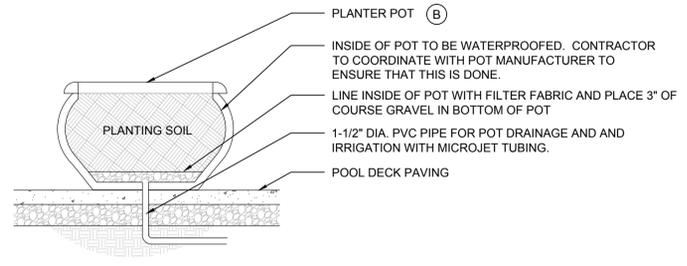
**5** WOODEN FENCE - 8 FT. HEIGHT  
LA2.31 SCALE: 1/2" = 1'-0"

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 DIXIE PARTNERS  
 150 W. JESSUP AVENUE  
 LOUISVILLE, KY 40203  
 FAX 402.667.1779

FINAL DESIGN REVIEW SUBMITTAL  
 HARDSCAPE PLAN  
 FENCE DETAILS

Sheet Number:  
**LA2.31**

Date:	5/26/2016
Drawn by:	MO/MP
Reviewed by:	RCC
Job Number:	31519.1
Revision:	Date:



(K)

OFFSET SINGLE POST PYRAMID UMBRELLA BY SHADE SYSTEMS, INC. (800) 609-6066

SIZE: 15' x 15'

CANOPY FABRIC COLOR: SEE SHEET LA3.00

POST COLOR: SEE SHEET LA3.00



(A)

GAS GRILL AVAILABLE THROUGH: CAL FLAME, WWW.CALFLAMEBBQ.COM 800-225-7727



(V)

SIMPLICITY EDGE 40"x19" WITH 5" LIP 4.5" HOLE CENTERED SMOOTH #90 COLOR TBD

WWW.CONCRETECREATIONS.LA.COM

NOTE: INCLUDE ALL WEATHER ELECTRONIC IGNITION STARTER. STANDARD CAPACITY 290K BTU

1 PLANTER DETAIL  
LA2.60 SCALE: 1/2" = 1'-0"

2 RESORT STYLE UMBRELLA  
LA2.60

3 IN-COUNTER GRILL  
LA2.60

4 FIRE BOWL  
LA2.60

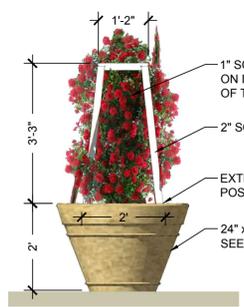


(R)

PRODUCT: LARGE WHITE POLYESTER ROPE HAMMOCK MODEL: P-13

PRODUCT: ORIGINAL ROMAN ARC II CYPRESS HAMMOCK STAND MODEL: SAR-2

AVAILABLE THROUGH: HATTERAS HAMMOCKS WWW.HATTERASHAMMOCKS.COM



NOTES:

- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR TRELIS PRIOR TO FABRICATION
- ALL TRELIS MEMBERS TO BE WELDED STRUCTURAL ALUMINUM WITH NO MECHANICALLY FASTENED JOINTS
- ALL ALUMINUM TO BE POWDER COATED, FINAL COLOR TBD



(S)

ADIRONDACK CHAIR: PB CLASSIC ADIRONDACK CHAIR BY POTTERY BARN

WWW.POTTERYBARN.COM



TEAK DINING TABLE: CHELMSFORD 51 IN. DIA. WITH UMBRELLA BY COUNTRY CASUAL (L)

TEAK DINING CHAIRS: CALYPSO DINING CHAIRS BY COUNTRY CASUAL (M)

WWW.COUNTRYCASUAL.COM

5 HAMMOCK AND HAMMOCK STAND  
LA2.60

6 PLANTER WITH TRELIS  
LA2.60

7 ADIRONDACK CHAIR  
LA2.60

8 DINING TABLE AND CHAIR  
LA2.60



(Y)

ALUMINUM CHAISE LOUNGE: URBAN LOFT SLING CHAISE LOUNGE, MODEL 3928S BY TEXACRAFT

WWW.TEXACRAFT.COM



(X)

SUN SHELF CHAISE LOUNGE: IN-POOL LOUNGER BY TEXACRAFT

WWW.TEXACRAFT.COM



(N)

TEAK CHAISE LOUNGE: MAYA TEAK SLING LOUNGER, MODEL 16771DP BY WESTMINSTER TEAK

WWW.WESTMINSTERTEAK.COM



(D)

TEAK BAR STOOL: SHOREHAM BAR STOOL BY COUNTRY CASUAL

WWW.COUNTRYCASUAL.COM



(O)

BENCH: CLIFTON 4 FT. BENCH BY COUNTRY CASUAL

WWW.COUNTRYCASUAL.COM

9 ALUMINUM CHAISE LOUNGE  
LA2.60

10 SUN SHELF CHAISE LOUNGE  
LA2.60

11 TEAK CHAISE LOUNGE  
LA2.60

12 BAR STOOL  
LA2.60

13 BENCH  
LA2.60



(H)

TEAK SIDE TABLE: ROUND SIDE TABLE BY COUNTRY CASUAL

WWW.COUNTRYCASUAL.COM



(C)

TEAK CAFE TABLE: FOXHALL BAR TABLE WITH TEAK TOP BY COUNTRY CASUAL

WWW.COUNTRYCASUAL.COM



(F)

CLUB CHAIR: TANGIER ARMCHAIR BY KANNOA

WWW.KANNOA.COM



(E)

LOVESEAT: TANGIER END PIECE BY KANNOA

COMBINE (2) END PIECES TO FORM LOVESEAT

WWW.KANNOA.COM



(G)

OTTOMAN: TANGIER SQUARE OTTOMAN BY KANNOA

WWW.KANNOA.COM

14 SIDE TABLE  
LA2.60

15 CAFE TABLE  
LA2.60

16 CLUB CHAIR  
LA2.60

17 LOVESEAT  
LA2.60

18 OTTOMAN  
LA2.60



(W)

VIP DEEP SEATING: HALO DAYBED BY KANNOA

WWW.KANNOA.COM



(Q)

WASTE RECEPTACLE: STEELITES SERIES, MODEL: NSDC-36 WITH OPTIONAL DOME LID BY VICTOR STANLEY

WWW.VICTORSTANLEY.COM

19 VIP DEEP SEATING  
LA2.60

20 WASTE RECEPTACLE  
LA2.60

HARDSCAPE PRICING SET  
NOT FOR CONSTRUCTION

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 Bonavac Development  
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 PARTNERS  
 150 W. JESSUP AVENUE  
 LOUISVILLE, KY 40203  
 TEL: 502.637.1779  
 FAX: 502.637.1779  
 FINAL DESIGN REVIEW SUBMITTAL  
 HARDSCAPE PLAN  
 SITE AMENITIES

Sheet Number:  
LA2.60

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

**6.c. Andy’s Frozen Custard [2016-3093 & 6009] initial design review for 1,167 ft2 specialty restaurant on 0.76 acres zoned CH & GDO-1 located along North Thompson Lane, Ranchers Custard Co. LLC developer.**

This is the initial design review for a new 1,167 square foot Andy’s Frozen Custard located west of North Thompson Lane. The proposed use “specialty restaurant” is permitted by right within the CH and GDO-1 districts. The proposed building is a one-story structure (approximately 23 feet). The Planning Commission should discuss the architectural design to determine if its architectural character is in keeping with the GDO standards. The building’s exterior architectural expression and design should be compatible with neighboring projects. The size, massing, spatial relationships, organization, architectural style, detail, color and material are some to the criteria to determine if the architectural treatments and character are appropriate. The architectural design must provide an appropriate level of interest in the roofline, relate the building’s features or articulation to the assets of the site, emphasize architectural detailing for curb appeal and positive visual impact (esp. related to entrances), and create interest in site design in keeping with the intended character and quality of the GDO district.

The design team and the developer should address all GDO comments prior to initial design review at the Planning Commission. Standard staff comments and other staff comments have been provided as a courtesy to the design engineer. This review should not be construed as a full site-plan review by the Planning and Engineering staff. Full site-plan review will be undertaken after initial design review is complete. Staff recommends any approval of the initial design review be made subject to all staff comments.



## GDO Comments

- 1) The developer needs to submit a list of all variances that will be required for the plan, if any, and be prepared to justify them during initial design review with the Planning Commission.  
*None requested*
- 2) Provide color renderings with each submittal.
- 3) The building's exterior architectural expression and design should be compatible with neighboring projects. The size, massing, spatial relationships, organization, architectural style, detail, color and material are some to the criteria to determine if the architectural treatments and character are appropriate. The architectural design must provide an appropriate level of interest in the roofline, relate the building's features or articulation to the assets of the site, emphasize architectural detailing for curb appeal and positive visual impact (esp. related to entrances), and create interest in site design in keeping with the intended character and quality of the GDO district

Commercial Building design must meet the following criteria:

- Buildings shall not be designed to have long uninterrupted facades. Variations in the roof line or the wall plane shall be used to break up the mass of the building.
  - Buildings shall have a defined base and cap. *The proposed building does not have a defined base or cap. Staff has contacted the architect to discuss ways to accomplish this design criterion.*
  - All facades visible from public access ways shall be similar to the primary facade in material and design.
  - Roof forms shall be appropriate to the building's design and scale.
- 4) The building has metal columns on the front elevation which are inconsistent with architectural treatments in the GDO. Staff has contacted the architect to discuss wrapping these in brick, stone or rock to be consistent or cantilevering the roof so that they are no longer necessary.
  - 5) The GDO provides a framework for the basic palette of architectural materials as follows:
    - ❖ **Primary materials:** Brick, Pre-cast architectural concrete, or Natural stone-limestone granite or cultured stone
    - ❖ **Secondary materials:** Stucco or synthetic stucco, Glazed curtain walls, Integrally colored split-face concrete block, and cementitious composition siding may be a secondary material

*The structure's primary materials appear to be brick veneer.*

- 6) The architect needs to provide a breakdown of the amount, in percentage, of all exterior building materials proposed for this project (including glass). Please note that the information must be provided for the overall project as well as for each elevation.
- 7) Final architectural elevations showing all exterior building elevations indicating building height, materials fenestrations and details must be submitted to the Planning Department prior to final design review. Any visible roof projections and visible mechanical equipment must be shown.

- 8) Provide a detail of the proposed solid waste enclosure. The screening detail should appropriately screen the solid waste elements (minimum of 8 feet tall to screen a standard Dumpster), made of a masonry enclosure to match the proposed building, with an opaque gate.
- 9) If there are any roof mounted units, then demonstrate on the architectural plans how they will be properly screened. Mechanical, utilities or other building elements that must be roof mounted shall be located and screened so they are not visible from any point six feet above ground level or from any public right of way. The appurtenances shall be grouped and enclosed by screens that are designed to be compatible with the building architecture. The screens shall be set back from the roof edge a distance of no less than one and one half times their height.
- 10) Prior to final design review, provide a compliant building materials board with colored architectural renderings must be submitted to the Planning Department.
- 11) The applicant must provide drawings and/or visual aids illustrating all exterior signage graphics, art, lighting, and furniture. When incorporated into the site, furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a uniform theme throughout the site. This entails the selection and specifications of products based on a harmonious design and compatibility with the architecture of the site and in conformance with standards adopted by the City.
- 12) The site must comply with the Gateway Streetscape Master Plan.
- 13) A minimum of 10 feet is required between the proposed buildings and the parking lot/access drives.
- 14) A minimum of 15 feet is required between the parking and adjacent property.
- 15) Provide calculations of required and provided open space and an area plan identifying areas proposed to be counted as open space. Verify that what is being counted toward the minimum open space requirements meets the criteria to be considered as open space, as specified in the GDO regulations.
- 16) A 5 foot minimum width landscape strip shall be provided along the front and sides adjacent to the base of buildings or separated from buildings by a sidewalk. Such strip shall be planted with shrubs, trees, or other landscape materials.
- 17) All parking areas shall be screened and buffered from public right of way by berms or planting (or a combination thereof) which shall have a minimum height of three feet at the time of installation.
- 18) Show the required front landscaping yards (25' along arterials). *Shown*
- 19) The GDO regulations call for existing trees to be preserved where possible. Provide a tree survey for all existing trees that can be preserved. *None preserved*
- 20) Articulation of main entries should be emphasized and reinforced by creating a focal point with specimen plant material. Seasonal color can be considered wherever possible for special interest areas.

- 21) All plant material is required to be irrigated. All landscape plans should indicate diagrammatically the limits of proposed areas to be irrigated. The area of irrigation must extend from the back of curb into the site. *This needs to be provided prior to Initial Design Review.*
- 22) Prior to Final Design Review, submit an irrigation plan indicating the location and extent of automatic underground irrigation systems including the location of any connection to the City's repurified water system;
- 23) The Landscape Architect should contact all utility providers to locate any above ground structures that will be required for the site. After they have been located, adequate screening should be provided.
- 24) Show the locations of all site utilities, such as solid waste elements, utility boxes and HVAC units, on the site plan and landscape plan and demonstrate how the negative impacts of utilities such as electrical transformers and other mechanical equipment will be screened either with evergreen planting, building and equipment orientation, fencing, screening walls, grading and/or berming. Grouping these items together will usually make treatment more efficient and effective.
- 25) Provide a lighting plan with specifications of site lighting layout, fixture selection, fixture height (including the base), and fixture photometric. Shoebox-style lighting fixtures shall not be used for poles of sixteen feet or less in height. White light is required and low-sodium lighting is prohibited. All lighting fixtures and poles will be reviewed for aesthetic quality and compatibility.
- 26) Outdoor display or sale of merchandise is prohibited. *Informational comment.*
- 27) The applicant must provide a construction facilities plan and schedule to include the location and description of temporary signage, construction trailers and materials staging in storage area, construction access locations and parking.
- 28) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Planning and Engineering Department with seventy-two hours advance written notice. The Planning and Engineering staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans. *Informational comment.*
- 29) Submission of utility drawings. At the end of the construction period, by phase, the owner shall submit to the Planning and Engineering Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system. *Informational comment.*

### **Staff Comments:**

- 1) A final plat to create this lot must be reviewed prior to the issuance of a building permit and must be recorded prior to the issuance of a Certificate of Occupancy.
- 2) Identify the use on the site plan as identified on Chart 4 of the Zoning Ordinance and provide the appropriate calculation.
- 3) Add the STANDARD NOTES listed in section 7. J. of the Zoning Ordinance to the site plan.

- 4) On the site plan, label the height of proposed structures (height must be given in stories and feet) as defined by Building Height in the Murfreesboro Zoning Ordinance.
- 5) On the site plan show adjoining public rights-of-ways with centerlines and traffic lanes noted.
- 6) On the site plan show the location of streets and driveways across from the development tract.
- 7) Submit a truck turn simulation with the accompanying data.
- 8) Please revise the landscaping plan to keep plant materials on site. Plant materials should not be proposed off site with the exception of required street trees.
- 9) Staff does not believe that owner has authority to remove trees offsite and relocate onto their property. Existing materials shall remain in the existing location and cannot be credited toward site requirements.
- 10) Please revise the landscaping plan to clearly show all property lines and provide a dimension of each perimeter planting yard at its most narrow point. Revise to provide minimum planting yards and separations if necessary.
- 11) Please add the required mulch detail on landscape plan.
- 12) Please add the required ANSI note on landscape plan.
- 13) Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations.
- 14) Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material.
- 15) Please add a note and a typical diagram to the landscape plan that all service areas, mechanical equipment, trash containers, and field set above-ground utility boxes must be screened from the public ROW on three sides (leaving door access open) with required evergreen plant material. Please identify what screening material will be used. Plant materials must meet or exceed the height of the structure that is to be screened.
- 16) All parking rows are required to be originated and terminated with a landscape island and a shade tree.
- 17) Staff is concerned with future visibility issues of building and signs with current proposed landscape design. Staff suggests use groupings of trees in the frontage to open views sheds to the building and signs.
- 18) Please include a definition of "Matched" in the planting notes section of the landscape plan. Trees of the same species shall have the following characteristics: matched by branching height, caliper, height of tree, spread of branches and branching structure, and overall canopy shape.
- 19) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at <http://www.murfreesborotn.gov/index.aspx?NID=276>
- 20) Please add a boxed note on the sheet with the plant material schedule, that the property owner is responsible for maintaining all landscaping materials, including turf, and irrigation materials both on site inside the ROW.

- 21) Please revise the landscape plant to provide curvilinear beds with multiple layers of interest along Thompson Lane.
- 22) Please revise the minimum size on the Natchez Crepe Myrtle to a 2" caliper.
- 23) Show proposed signage on Site/Utility and Landscaping plans
- 24) Any sign in a Utility Easement will require easement holders and BZA approval. Informational comment.
- 25) The point of contact for the Engineering Dept. is Cey Chase at 615/893-6441 or [cchase@murfreesborotn.gov](mailto:cchase@murfreesborotn.gov).
- 26) A final plat to create this lot must be recorded prior to the issuance of a Certificate of Occupancy.
- 27) Provide floodplain information on the site plan.
- 28) Show proposed contours on the grading and drainage plan.
- 29) This development must comply with the Gateway Streetscape Improvement Plans.
- 30) Show decorative street lighting within the ROW of North Thompson Ln. on the utility and landscape plan.
- 31) Show the entrance off N Thompson Lane to be city standard Commercial Concrete ramp, DW-4 with a full access 2 lane cross section.
- 32) Show the entrance off the access road to be 1 inbound lane and 2 exits.
- 33) This site must comply with the Zoning Ordinance Section 34 Floodplain.
- 34) FEMA Elevation Certificate will be required during building construction to confirm that construction meets the City Floodplain Management requirements.
- 35) A ROW Excavation permit and bond will be required before beginning any work in the right of way of Thompson Ln.
- 36) Erosion and sediment control plans (EPSC) should be in 2 phases prior to a land disturbance permit. And should include any utility construction offsite for the benefit of this development.
- 37) This site is not required to comply with the City's Stormwater Quality requirements.
- 38) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>) will be required prior to certificate of occupancy (CO).
- 39) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of development or sale will require a NPDES Stormwater Construction General Permit (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>) to the Engineering Dept. prior to starting any construction activities and prior to issuance of a land disturbance permit.

- 40) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (<http://www.murfreesborotn.gov/index.aspx?nid=499>) and 2 copies of the SWPPP/EPSC/NOC must be submitted to the Engineering Department.
- 41) Prior to the issuance of a land disturbance permit and building permit, submit to the Engineering Dept. three (3) hard copies of the site plan, 1 hard copy of the stormwater report with design and calculations and 1 hard copy of the stormwater management record sheet, long-term operation and maintenance plan and agreement for the stormwater facilities (<http://www.murfreesborotn.gov/index.aspx?NID=441>).

### **Standard Staff Comments:**

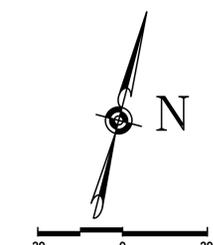
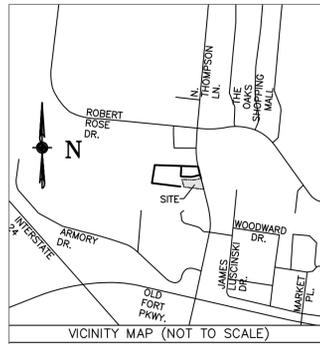
- 1) This site plan is affected by the Major Thoroughfare Plan, as North Thompson Lane has been identified for improvement.
- 2) Per the design engineer's certification on this plan, this property lies in Zone X, areas designated as outside the floodway and 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department. For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 4) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to [jnguyen@medtn.com](mailto:jnguyen@medtn.com).
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)
  - Overhead – 40ft. 20ft either side of nearest power pole
  - Down Guys – 5ft x 30ft
  - Underground – 15ft x total underground trench length
- 5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.

- 6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
- 7) All fire hydrants must be located 4ft from nearest electric facility.
- 8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
- 10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 11) Fire access road width must be no less than 20 feet, unobstructed and capable of withstanding fire apparatus weight. IFC 503
- 12) Curbing detail must be approved by FMO on all fire access roads.
- 13) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 14) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 15) Resubmit two sets of plans to MWSD for the review of the water and sewer.
- 16) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.
- 17) Any future tenants that are food service type must have a minimum of a 1000 gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
- 18) All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
- 19) Submit calculations for grease interceptor sizing approval by MWSD. Minimum required size is 1000 gallons and must meet MWSD specifications.
- 20) The FOG applications must be completed and submitted to MWSD.
- 21) Add the Release & Covenant Not to Sue note to the plan.
  - Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- 22) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 23) The owner/developer must sign a Sign within a City Easement Agreement with MWSD.

- 24)The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet.
- 25)All canopy trees must be located 10' minimum from all public water/sewer main(s).
- 26)On-site private cleanouts must use the details found at the following link:  
<http://www.murfreesborotn.gov/DocumentCenter/View/279>
- 27)Water service is by MWSD.
- 28)Submit a copy of the final Site Lighting Plan to MWSD.
- 29)Submit a copy of the final Landscaping/Planting Plan to MWSD.
- 30)Submit a copy of the final Grading & Drainage Plan to MWSD.
- 31)Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWSD's Water & Sewer Board, and by the Murfreesboro City Council.
- 32)A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
- 33)The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWSD for review and approval.
- 34)All new sanitary sewer taps, connections, and manhole adjustments are to be per MWSD specifications and be made under MWSD supervision by a MU licensed utility contractor.
- 35)Water main must extend along Thompson and connect at YMCA.
- 36)20' easement is to be dedicated.



**PROJECT INFORMATION**  
**ANDY'S FROZEN CUSTARD**  
 Ranchers Custard, LLC  
 2124 W. Chesterfield Blvd  
 Suite D201, Box 9  
 Springfield, MO 65807  
 ISSUE  
**INITIAL DESIGN REVIEW SET**

**MAY 25, 2016**  
**PROJECT DESIGNER**  
 Hufft Projects  
 3612 Karnes Blvd., Kansas City, MO 64111  
 P: 816-531-0200 / F: 816-531-0201  
 www.hufft.com

**IN ASSOCIATION WITH THE ARCHITECT**  
 R.H. Sweeres II, Proprietor  
 R.H. Sweeres, Architect  
 rhes@sweeresarch.com

**CIVIL ENGINEER:**  
**Carlson Consulting Engineers, Inc.**  
 7068 Ledgestone Commons, Bartlett, TN 38133  
 P: 901-384-0404 / F: 901-384-0710  
 www.carlsonconsulting.net

**STRUCTURAL ENGINEER:**  
**Mettmeyer Engineering, LLC**  
 2101 W. Chesterfield Blvd. B105  
 Springfield, MO 65807  
 P: 417-890-8002 / F: 417-890-8003  
 www.mett-engr.com

**M.E.P. ENGINEER:**  
**Malone, Finkle, Ehardt & Collins, Inc.**  
 7780 W. 119th Street  
 Overland Park, Kansas 66213  
 P: 913-922-1400  
 www.mfetc.com

**NOTES:**

**ANDY'S PARCEL 0.76 ACRES**  
**ROW DEDICATION 0.00 ACRES**  
**TOTAL SITE 0.76 ACRES**

**SITE DATA**

BUILDING AREA	1,167 SF
CUSTOMER PARKING	18
ACCESSIBLE PARKING	1
RATIO	16.28
REQUIRED PARKING	8

**LEGEND**

	- PROPERTY LINE
	- HEAVY DUTY CONCRETE
	- HEAVY DUTY ASPHALT
	- BUILDING SIDEWALK
	- DETECTABLE WARNING STRIP
	- CUSTOMER PARKING COUNT
	- SIGN
	- DOUBLE SOLID YELLOW LINE
	- SINGLE SOLID WHITE LINE
	- APPROXIMATE SAWCUT LIMITS
	- 6" RAISED CONCRETE CURB & GUTTER
	- LIGHT POLE

- NOTES:**
- DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
  - ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
  - SEE BUILDING PLANS FOR PARKING LOT LIGHTING.
  - TRAFFIC SIGN NUMBERS REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - ALL RADII TO BE 3' UNLESS NOTED OTHERWISE.
  - BUILDING TIES SHOWN FROM THE CORNER OF BUILDING TO A POINT PERPENDICULAR TO THE PROPERTY LINE.
  - ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
  - ALL DELTA ANGLES ARE 90° UNLESS NOTED OTHERWISE.
  - ALL PAINTED PAVEMENT MARKINGS SUCH AS HANDICAP SYMBOLS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
  - CONNECT TO EXISTING CURB AND/OR SIDEWALK. MATCH EXISTING IN GRADE, TYPE AND ALIGNMENT.
  - CONNECT TO EXISTING EDGE OF PAVEMENT. MATCH EXISTING IN GRADE AND ALIGNMENT.
  - REFER TO THE ARCHITECTURAL PLANS FOR PIPE BOLLARD PLACEMENT AROUND THE BUILDING.
  - TYPE A CURB & GUTTER.
  - 2"x3" DETECTABLE WARNING STRIP WITH TRUNCATED DOMES.
  - PEDESTRIAN CROSSING STRIPING. 4" WHITE STRIPES 90"-2" O.C. (TYP), W/6" END STRIPES. SEE DETAIL.
  - COORDINATE FIRE LANE STRIPING AND SIGN REQUIREMENTS WITH LOCAL FIRE DEPARTMENT. PROVIDE ALL REQUIRED SIGNS AND STRIPING AS A PART OF THE CONTRACT.
  - DUMPSTER ENCLOSURE WITH MASONRY SCREEN WALL. REFER TO BUILDING PLANS FOR DUMPSTER ENCLOSURE DETAILS.
  - SEE DETAIL SHEET FOR CONCRETE PAVEMENT JOINT REQUIREMENTS.
  - REFERENCE STRUCTURAL PLANS FOR SIDEWALK TIES AT BUILDING ENTRIES.
  - CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AS SHOWN TO ALLOW FOR A CLEAN, STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES. CONTRACTOR TO REMOVE ALL PAVEMENT, BASE MATERIALS, CURBING, ETC. WITHIN SAWCUT LIMITS OF CONSTRUCTION.
  - REFER TO SIDEWALK PLAN, THIS SET, FOR ADDITIONAL INFORMATION ON PATIO AND BUILDING SIDEWALKS.
  - SLOPE ON ALL ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1:20 IN THE DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE. THE SLOPE WITHIN ALL ADA PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS. SEE ADA PLAN, THIS SET, FOR ADDITIONAL INFORMATION.
  - 6" VERTICAL CURB.
  - 1000 GALLON GREASE INTERCEPTOR (REF. ARCH./MEP PLANS).
  - TYPE B CURB & GUTTER WHERE ADJACENT TO CONCRETE PAVING.
  - EXISTING VEGETATION TO BE REMOVED CONSTRUCTION FOR CONSTRUCTION OF ANDY'S FROZEN CUSTARD ENTRANCE DRIVES ALONG ACCESS STREET. REFER TO PLANTING PLAN.
  - DRIVE-THRU MENU BOARD, REFER TO ARCHITECTURAL PLANS.
  - WALK UP MENU BOARD, REFER TO ARCHITECTURAL PLANS.

**SITE PLAN**

**REVISION SCHEDULE**


**PRELIMINARY - NOT FOR CONSTRUCTION**

THIS DRAWING PREPARED UNDER MY SUPERVISION, AND I DISCLAIM ANY RESPONSIBILITY FOR THE EXISTING BUILDING, CONSTRUCTION ELEMENTS, SITE CONDITIONS, OR ANY DOCUMENT WHICH DO NOT BEAR MY SIGNATURE AND SEAL.

Drawn By: R. BIRCHAM  
 Project Number: Andy's  
 Multifac000

Engineer: J. PARSLEY  
 TN License Number: 00110147



**CAUTION - NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, APPURTENANCES AND IMPROVEMENTS WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.

**GDO INITIAL DESIGN REVIEW** **MAY 25, 2016**

PROPOSED DEVELOPMENT NAME: ANDY'S FROZEN CUSTARD  
 FORMER NAME & LOT NUMBER: LOT 3 OF R&B PARTNERSHIP FORMERLY SLIM CHICKENS SUBDIVISION

**01 OF 13**

**MINIMUM SETBACKS**

FRONT YARD BUILDING SETBACK	42'
SIDE YARD BUILDING SETBACK	10'
REAR YARD BUILDING SETBACK	20'
FRONT YARD LANDSCAPE BUFFER	25'
SIDE YARD LANDSCAPE BUFFER	10'
REAR YARD LANDSCAPE BUFFER	10'

**NOTE:**  
 THE PROJECT SITE IS LOCATED WITHIN GDO-1 DISTRICT.

**NOTE:**  
 THE PROJECT SITE IS NOT LOCATED ALONG THE PORTION OF NORTH THOMPSON LANE DESIGNATED AS PART OF THE MAJOR THOROUGHFARE PLAN.

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# MURFREESBORO PLANNING COMMISSION

## STAFF COMMENTS, PAGE 1

JUNE 22, 2016

- 6.d. Slim Chickens Subdivision [2016-2055] final plat for 2 lots on 4.9 acres zoned CH & GDO-1 located along North Thompson Lane, R & B Partnership developer.

This is the final plat review for the Slim Chickens commercial subdivision located along North Thompson Lane. The property is zoned GDO-1 and CH. The purpose of this plat is to resubdivide an existing lot in order to create two (2) lots. Staff recommends that any approval of this final plat be made subject to all staff comments.



### **Staff Comments:**

- 1) The plat should be titled as follows: "Resubdivision of Lot 2, Slim Chickens Subdivision." Unless an amendment plat to the original plat is submitted and recorded voiding and vacating the original plat, the name of the subdivision must remain Slim Chickens.
- 2) According to GIS, the property does not appear to be in the floodplain. Confirm whether or not the flood note and the flood boundary are accurate.
- 3) Remove the new 20' drainage easement.
- 4) Print the name of the owner under the "Certificate of Ownership and Dedication".
- 5) Increase the font size for the setback table and typical setback diagram, so that it is more legible.
- 6) The acreage at the bottom of the plat appears to be incorrect. 4.87 acres includes Lot 1, which is not a part of this resubdivision plat. Revise the acreage to only include Lots 2 and 3.
- 7) Revise the purpose note as follows: "The purpose of this plat is to resubdivide Lot 2 into Lots 2 and 3."
- 8) Label the book and page numbers of all existing easements.
- 9) North Thompson Lane should be labeled as a *Major Arterial*.
- 10) Provide signature blocks for MED and the City Engineer.
- 11) Add the Notation of future street extension- "Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation."
- 12) Add the Notation of future street construction- "The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision."
- 13) Add the Notation of future projects- "Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction."
- 14) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

### **Standard Staff Comments:**

- 1) Per the engineer's certification on this plan, the property lies in Zones X and AE, outside and inside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro. However, the City GIS indicates that the property is entirely in Zone X. The surveyor of record needs to confirm the correct flood zone for the subject property.
- 2) This plat is not affected by the City's Major Thoroughfare Plan.

- 3) Send a copy of the entire set of staff-approved plans in pdf format to [mely@murfreesborotn.gov](mailto:mely@murfreesborotn.gov). Send dwg and dgn layers to [glee@murfreesborotn.gov](mailto:glee@murfreesborotn.gov) with the projection in Tennessee State Plane, NAD 83 (U.S. feet) per Gerald Lee. For additional questions contact Gerald Lee.
- 4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

**Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Show electric and/or utility easements not in public right of way (ROW).
- 2) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 3) The developer is financially responsible for providing sewer service to each lot.
- 4) Show all easements on lots 2 and 3 including water along Thompson Lane and onsite sewer main.

**PLAT NOTES**

- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- (B.S.T., M.E.D., M.W.S.D., & U.C.G. Easements) = BellSouth Telecommunications, Murfreesboro Electric Department, Murfreesboro Water & Sewer Department, and United Cities Gas Easements.

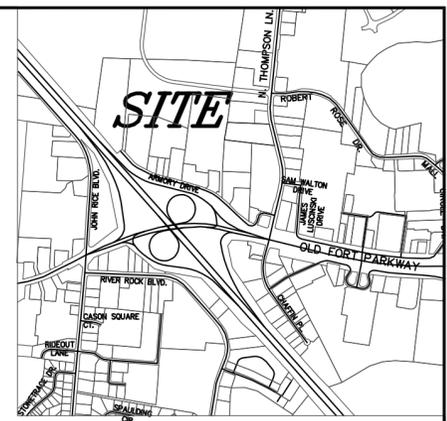
**NOTES:**

- IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
- UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
- A SEPARATE R.O.W. EXCAVATION PERMIT ISSUED AT THE STREET DEPARTMENT WILL BE REQUIRED FOR ANY EXCAVATION OR CONSTRUCTION IN THE PUBLIC R.O.W.
- MAIN LINE WATER TAPS WILL BE MADE BY MURFREESBORO WATER AND SEWER DEPARTMENT.
- THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
- CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.

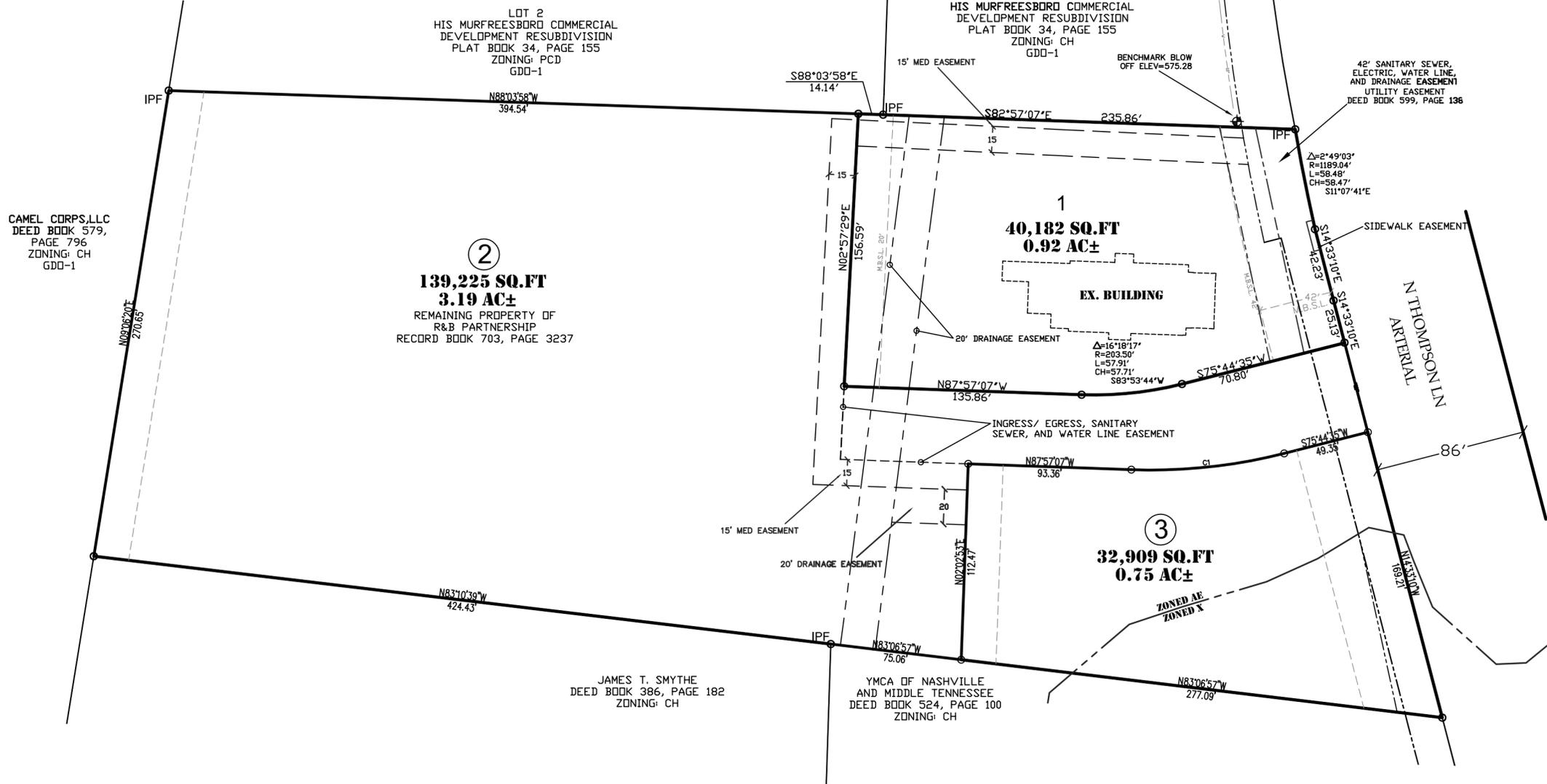
**NOTE:**  
"Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction."

**LEGEND**

- Power Pole
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Reducer
  - Proposed Gate Valve & Box
  - Concrete Thrust Block
  - Proposed Water Line
  - Existing Water Line
  - Proposed Sanitary Sewer Line
  - Existing Sanitary Sewer Line
  - Proposed Manhole
  - Existing Manhole
  - Sewer Line Check Dam
  - Existing Contours
  - Proposed Contours
  - Existing Spot Elevations
  - Proposed Spot Elevations
  - Siltation Fence
  - Siltation Fence (Initial Measure)
  - Turf Reinforcement Mat
  - Stone Check Dam
- LEGEND FOR MONUMENTS**
- IPF IRON PIN SET
  - IPF IRON PIN FND.
  - RAILROAD SPIKE
  - CONC. MARKER FND.
  - SOIL SITE STAKE FOUND (WITH RED RIBBON)
  - SOIL SITE STAKE FOUND (WITH ORANGE RIBBON)
  - APPARENT PERCOLATION TEST HOLE, FOUND



LOCATION MAP  
N.T.S.



CAMEL CORPS,LLC  
DEED BOOK 579,  
PAGE 796  
ZONING: CH  
GDD-1

②  
**139,225 SQ.FT**  
**3.19 AC±**  
REMAINING PROPERTY OF  
R&B PARTNERSHIP  
RECORD BOOK 703, PAGE 3237

1  
**40,182 SQ.FT**  
**0.92 AC±**

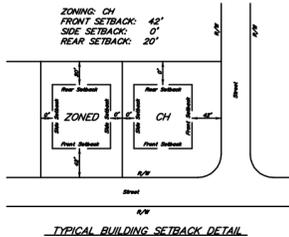
③  
**32,909 SQ.FT**  
**0.75 AC±**

**CURVE TABLE**

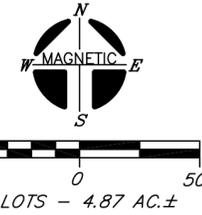
CURVE	LENGTH	RADIUS
C1	88.22	310.00

THE PURPOSE OF THIS PLAT IS TO MAKE 1 LOT INTO 2.

THIS PROPERTY IS LOCATED INSIDE THE GDD-1 OVERLAY DISTRICT



Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.



OWNER: R&B PARTNERSHIP  
PROPERTY ADDRESS: 225 N THOMPSON LN  
OWNER ADDRESS: 131 INDUSTRIAL DR  
LAVERGNE TN, 37086

TAX MAP: 92 PARCEL: 27.03  
TAX MAP: 92 PARCEL: 30.03

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

A PORTION OF THIS PROPERTY IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 47149C0260H ZONE(S): AE & X  
DATED: JAN. 05, 2007

I hereby certify that this is a Category "T" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.

**SHUDDLESTON-STEEL**  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE: (615)893-4084, FAX: (615)893-0080

**Certificate of Ownership and Dedication**  
I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all street, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
Deed Book: 703  
Page: 3237

**Certificate of Accuracy**  
I hereby certify that this is a category "T" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

Date \_\_\_\_\_ Surveyor \_\_\_\_\_  
Tennessee Reg. No. \_\_\_\_\_

**Certificate of Approval for Recording**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register Of Deeds provided that it is so recorded within one year of this date.

Date \_\_\_\_\_ Planning Commission Secretary \_\_\_\_\_

**Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of the City of Murfreesboro**  
I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with the city codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date \_\_\_\_\_ Murfreesboro Water and Sewer Official \_\_\_\_\_

**Certificate of Approval of Sewer Systems**  
I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date \_\_\_\_\_ Murfreesboro Water and Sewer Official \_\_\_\_\_

DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

RESUBDIVISION PLAT OF LOT 2 & 3

**R&B PARTNERSHIP**  
(FORMERLY SLIM CHICKENS SUBDIVISION)

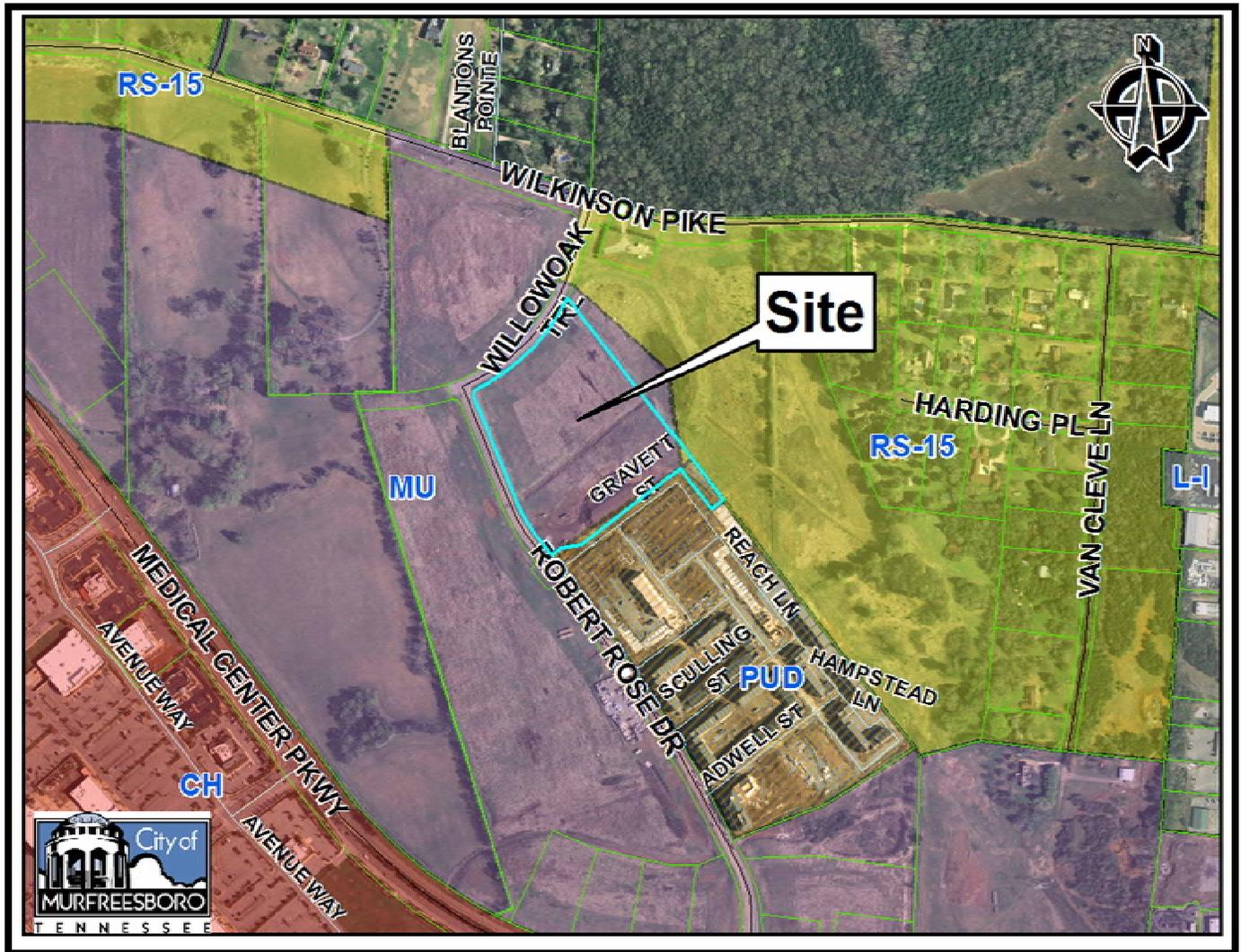
FOR REVIEW ONLY

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
DATE: MARCH 2015 SCALE 1"=50' SH. 1 OF 1

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

6.e. North Church Section 1 Lot 2 [2016-2065] final plat for 1 lot on 11.5 acres zoned MU & GDO-1 located along Robert Rose Drive, North Church LLC developer.

This is the final plat review for North Church Section 1 Lot 2 commercial subdivision located along Robert Rose Drive. The property is zoned GDO-1 and MU. The purpose of this plat is to create resubdivide an existing lot into two (2) lots. Staff recommends that any approval of this final plat be made subject to all staff comments.



## **Staff Comments:**

- 1) It appears that the subject property was never subdivided from Lot 2 via a subdivision plat. Therefore, this plat is creating two lots of record from the original lot 2 that is shown on PB 26, PG 263. Show the entirety of the resulting two lots on this plat and give the proposed Henley Station Phase 2 lot a new lot number.
- 2) Consistent with Comment #1 above, rename the plat as follows: "Final Plat, Resubdivision of Lot 2, North Church LLC Subdivision Section 1."
- 3) The mandatory referral must be approved by the City Council and the drainage easement must be quitclaimed prior to the recording of this plat.
- 4) Replace the circle around the lot number 2 with a dashed circle to show it is being subdivided.
- 5) Add and label the MBSLs on the lot on the final plat.
- 6) Label roadway classifications on the final plat.
- 7) Show benchmark location on the final plat.
- 8) Add a separate north arrow for the vicinity map.
- 9) Label the surrounding zoning classifications of abutting properties.
- 10) Revise Note #5 to replace the reference to the Battlefield Protection Overlay District (which no longer exists) with the GDO-1 and GDO-2 zones.
- 11) Add the setback information to Note #5 found in the Zoning Ordinance in Section 15(B)(2)(u, v, and w).
- 12) Remove all utility lines and curbing, as these are not needed on the final plat.
- 13) Show and label zoning boundary lines.
- 14) Print the name of the owner under the "Certificate of Ownership and Dedication".
- 15) Add the Notation of future street extension- "Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation."
- 16) Add the Notation of future street construction- "The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision."
- 17) Add the Notation of future projects- "Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction."
- 18) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

## **Standard Staff Comments:**

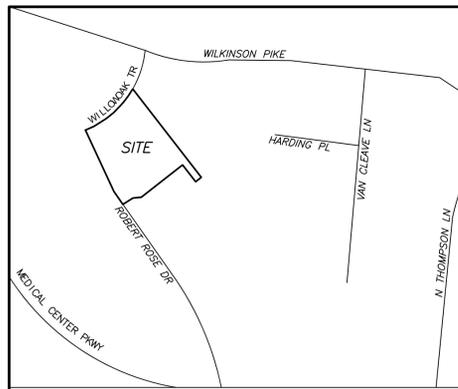
- 1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

- 2) This plat is not affected by the City's Major Thoroughfare Plan.
- 3) Send a copy of the entire set of staff-approved plans in pdf format to [mely@murfreesborotn.gov](mailto:mely@murfreesborotn.gov). Send dwg and dgn layers to [glee@murfreesborotn.gov](mailto:glee@murfreesborotn.gov) with the projection in Tennessee State Plane, NAD 83 (U.S. feet) per Gerald Lee. For additional questions contact Gerald Lee.
- 4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

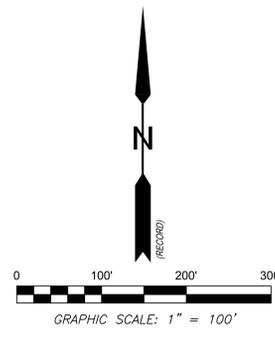
**Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Show electric and/or utility easements not in public right of way (ROW).
- 2) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 3) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to [subdivisions@ cudrc.com](mailto:subdivisions@ cudrc.com).
- 4) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 5) Property is within the Overall Creek and Medical Center Pkwy. assessment districts. Add this note to the plat.
- 6) The developer is financially responsible for providing repurified water and sewer service to each lot.
- 7) Building permits are not to be issued until sewer and repurified water are approved and fees are paid.
- 8) Add the Release & Covenant Not to Sue note to the plat.

Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be



VICINITY MAP  
N.T.S.



CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

Certificate of Approval of Streets and Drainage - I hereby certify that (1) the streets, drainage structures, drainage improvements, and stormwater quality controls for the subdivision shown herein have been installed in accordance with city specifications, or that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date \_\_\_\_\_ City Engineer \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
 Wilkerson Pike Drainage Association  
 Deed book: 1182, Page 3007, R.O.R.C., TN

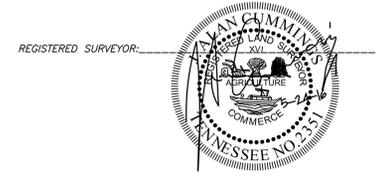
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Date \_\_\_\_\_ Owner \_\_\_\_\_  
 C.M. Gatton, Trustee  
 Deed book: 871, Page: 1345, R.O.R.C., TN

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE MURFREESBORO, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.



REGISTERED SURVEYOR: \_\_\_\_\_

CERTIFICATE OF APPROVAL OF WATER SYSTEMS LOCATED IN THE WATER SERVICE JURISDICTION OF THE CITY OF MURFREESBORO

Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of the City of Murfreesboro - I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown herein have been installed in accordance with city codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Murfreesboro Water and Sewer Official \_\_\_\_\_  
 Date \_\_\_\_\_

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer lines and appurtenances for the sewer system of the subdivision shown herein have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Murfreesboro Water and Sewer Official \_\_\_\_\_  
 Date \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

Certificate of Approval for Electric Power - I hereby certify that the subdivision shown herein has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the Owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

Murfreesboro Electric Department Official \_\_\_\_\_  
 Date \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register of Deeds provided that it is so recorded within one year of this date.

Date \_\_\_\_\_ Planning Commission Secretary \_\_\_\_\_

RECORDING REFERENCE

DATE OF RECORDING: \_\_\_\_\_  
 TIME OF RECORDING: \_\_\_\_\_  
 PLAT BOOK / RECORD BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
3. BEARINGS ARE BASED ON THE FINAL PLAT OF RECORD.
4. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF PART OF LOT 2 OF "NORTH CHURCH, LLC SUBDIVISION, (SECTION ONE), LOTS 1 AND 2", RECORDED IN PLAT BOOK 36, PAGE 263, R.O.R.C., TENNESSEE.
5. SUBJECT SITE IS CURRENTLY ZONED: MU, PARTIALLY WITHIN A BATTLEFIELD PROTECTION OVERLAY. SETBACKS ARE AS FOLLOWS: FRONT-15', REAR-20', SIDE-10'.
6. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE LIES IN ZONE "X" PER FEMA/FIRM NO. 47149C0260H, DATED: JANUARY 5TH, 2007. AND FEMA/FIRM NO.09-04-3567P-470168 DATED: APRIL 23RD, 2010.

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	15°35'42"	595.00'	161.95'	81.48'	S29°42'40"E		161.45'
C2	85°49'21"	25.00'	37.45'	23.24'	S20°59'51"W		34.04'
C3	45°42'17"	730.00'	582.32'	307.65'	N41°03'23"E		567.00'

**LEGEND**

(00) PARCEL NUMBER	I.R.(O) IRON ROD	-W-	WATER LINE
(1) LOT NUMBER	I.R.(N) IRON ROD (NEW)	-SA-	SEWER LINE
(S) SANITARY MANHOLE		-G-	GAS LINE
(F) FIRE HYDRANT		-P-	PROPERTY LINE
		-DHP-	UTILITY LINE
		-X-	FENCE LINE

P.U. & D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT  
 R.O.R.C., TN - REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE

AREA SUMMARY

LOT AREA: 498,622± SQFT OR 11.45 ± ACRES  
 R.O.W AREA : 2821± SQFT OR .06 ± ACRES  
 TOTAL AREA: 501,443± SQFT OR 11.51± ACRES

PLAT REFERENCE

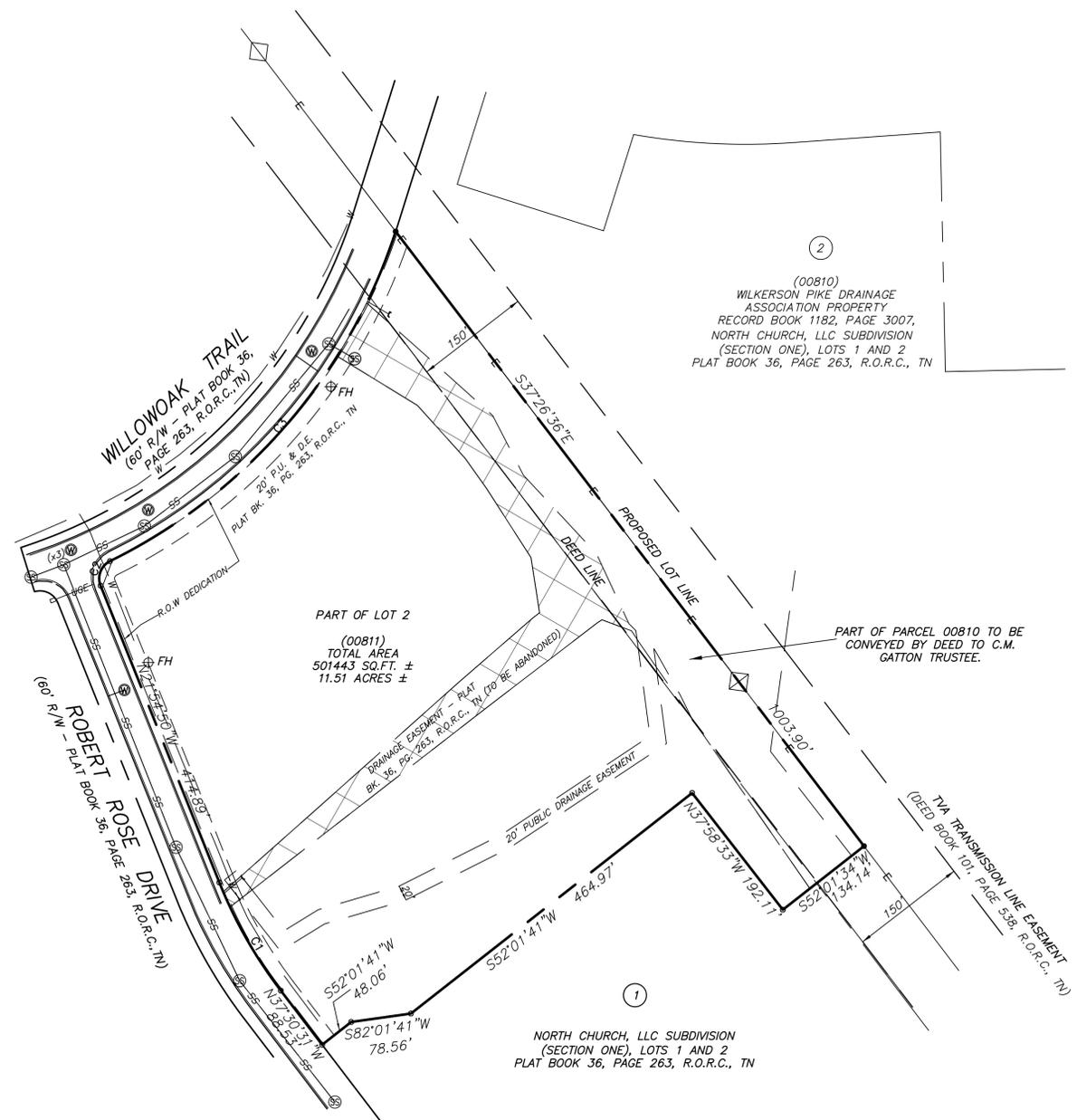
BEING A PART OF LOT 2 OF "NORTH CHURCH, LLC SUBDIVISION, (SECTION ONE), LOTS 1 AND 2", RECORDED IN PLAT BOOK 36, PAGE 263, R.O.R.C., TENNESSEE  
 BEING A PART OF NORTH CHURCH, LLC SUBDIVISION (SECTION ONE), LOTS 1 AND 2 PLAT BOOK 36, PAGE 263, R.O.R.C., TN

PROPERTY MAP REFERENCE

PARCELS 092 00811, AND 092 00810 ON RUTHERFORD COUNTY TAX MAP SYSTEM

DEED REFERENCE

TO: C. M. GATTON, TRUSTEE  
 FROM: NORTH CHURCH, LLC  
 RECORD: R.B. 871, PG. 1345, R.O.R.C., TN  
 TO: WILKERSON PIKE DRAINAGE ASSOCIATION  
 FROM: C.M. GATTON, TRUSTEE  
 RECORD: R.B. 1182, PG. 3007, R.O.R.C., TN



2025 RELEASE UNDER E.O. 14176

**FINAL PLAT**  
**PART OF LOT 2**  
**NORTH CHURCH, LLC SUBDIVISION**  
**(SECTION ONE) LOTS 1 AND 2,**  
**SEVENTH CIVIL DISTRICT, CITY OF MURFREESBORO,**  
**RUTHERFORD COUNTY, TENNESSEE**

DATE: 4-26-16 CCPC JOB NO. 15-086  
 REVISED DATE: 5-24-16

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

**7.a. Stones River Mall [2016-3099] site plan for 47,000 ft<sup>2</sup> movie theater on 35.2 acres zoned CH & PSO located at 1720 Old Fort Parkway, Sterling Organization developer.**

This is the site plan review for a 47,000 square foot movie theater to be located within the Stone River Mall development. The property is zoned CH and PSO and the proposed use is permitted within the CH district. The theater is proposed to have 1,018 seats and will also serve lunch/dinner for patrons inside the theaters with an accessory restaurant/bar with patio seating. Staff has advised the applicant to review the proposed sign package to see if it conforms to the PSO district, with the potential of a future PSO if needed. The site has access to Stones River Mall Boulevard, Mall Circle Drive and Old Fort Parkway through existing private drives. The Books A Million and food court will be demolished to accommodate the movie theater. The proposed Carmike Cinemas will be physically separated from the mall but will be connected with a pedestrian plaza. The site plans include a hardscape plan for the areas around the building. The proposed building is one story (48') and is mostly EIFS with a brick base. The building is designed with EIFS, CMU split-face panels, and metallic finish EIFS. The roof is flat, with various roof planes to add interest and is capped with prefinished copings. The Planning Commission should review the building to determine if the façade facing Old Fort Parkway (Highway 96) meets the requirement that it contain architectural elements as would lead a reasonable person to perceive it as the front of the structure.

Staff recommends any approval of the site plan be subject to all staff comments.



## **Staff Comments**

- 1) Please label the overall proposed use as “regional shopping center” with the associated parking calculations (1 for each 300 square feet of f.a. plus 3 queuing spaces for each drive-up window or drive-thru lane associated with a non-restaurant use and 10 queuing spaces for each drive-up window associated with a restaurant use).
- 2) On the site plan, label the height of proposed structures (height must be given in stories *and* feet).
- 3) The preliminary architectural elevations must demonstrate that the front of the structure is oriented to face the front lot lines. The architect should contact Planning Staff to discuss.
- 4) The preliminary architectural elevations must demonstrate that mechanical, utilities, or other building elements that must be roof mounted shall be located and screened so that are not visible from any point six feet above ground level or from any public right-of-way.
- 5) If mechanical units are not roof-top mounted, then please locate them on the Site Plan and on the Landscape Plan.
- 6) How will solid waste be managed? If a Dumpster is being installed, then provide a detail that appropriately screens the solid waste elements. Please note that the enclosure should be a minimum of 8 feet tall to adequately screen a standard Dumpster, made of a masonry enclosure to match the proposed building, with an opaque gate to screen the Dumpster. The enclosure should also be screened on three sides with evergreen plant materials.
- 7) Show on the plan how the exterior service, loading, storage and utility areas will be screened or sheltered to reduce visibility from public right of way.
- 8) Will there be any outdoor vending? If yes, these elements need to be shown on the site plan.
- 9) Provide a lighting plan, details and photometric plan that demonstrate compliance with the Zoning Ordinance.
- 10)The point of contact for the Engineering Dept. is Cey Chase at 615/893-6441 or [cchase@murfreesborotn.gov](mailto:cchase@murfreesborotn.gov).
- 11)The pavement marking for stop bar and lane on the main access drive should be re-align with the drive aisle.
- 12)Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations.
- 13)Foundation plantings are required on the front and two sides of a building with a 3' planting bed. Please add the required plantings and bed space.
- 14)Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
- 15)Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material.
- 16)Please add a note and a typical diagram to the landscape plan that all service areas, mechanical equipment, trash containers, and field set above-ground utility boxes must be screened from the public ROW on three sides (leaving door access open) with required

evergreen plant material. Please identify what screening material will be used. Plant materials must meet or exceed the height of the structure that is to be screened.

- 17) All parking rows are required to be originated and terminated with a landscape island and a shade tree.
- 18) Due to local maintenance practices, Crape Myrtles cannot receive credit as ornamental trees. Please choose another tree for ornamental tree credit.
- 19) Please revise the plant material schedule. Plant material sizes must meet all City of Murfreesboro minimums.
- 20) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at <http://www.murfreesborotn.gov/index.aspx?NID=276>
- 21) Please specify woody ornamental shrubs as container (no gallon sizes) or B&B and specify a minimum height.
- 22) Please revise Sheet L2-02 to provide a detail for the tree wells that are proposed.
- 23) Staff is concerned with future visibility issues of building and signs with current proposed landscape design. Staff suggests use groupings of trees in the frontage to open views sheds to the building and signs.

### **Standard Staff Comments:**

- 1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This site plan is affected by the City's Major Thoroughfare Plan, as Old Fort Parkway (Highway 96) is to be identified.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 4) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
- 6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.
- 7) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

- 8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

**Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to [jnguyen@medtn.com](mailto:jnguyen@medtn.com).
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)
  - Overhead – 40ft. 20ft either side of nearest power pole
  - Down Guys – 5ft x 30ft
  - Underground – 15ft x total underground trench length
- 5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
- 6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
- 7) All fire hydrants must be located 4ft from nearest electric facility.
- 8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
- 10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 11) Additional fire hydrants will be required for this site.
- 12) Fire hydrant must be located within 150 feet of FDC.
- 13) Upon completion of the fire water line, a 2 hour 200 pound pressure test must be witnessed and approved by the FMO>
- 14) An approved Knox StorzGuard FDC with a 30 degree elbow and locking cap sized 5" Storz X 4" NPT is required by MFRD.
- 15) An approved Knox 3200 Series surface or recess mounted locking box is required near the riser room access door by MFRD.
- 16) An external horn / strobe (NOT a Water Motor Gong) is required above the FDC by MFRD.

- 17)The 3" meter must be in a non-traffic area within water easement.
- 18)Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 19)Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 20)Resubmit two sets of plans to MWSD for the review of the water and sewer.
- 21)Building permits are not to be issued until water and sewer construction plans are approved by MWSD.
- 22)Building permits are not to be issued until grease interceptor is approved and easement is abandoned.
- 23)Any future tenants that are food service type must have a minimum of a 1000 gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
- 24)All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
- 25)Submit calculations for grease interceptor sizing approval by MWSD. Minimum required size is 1000 gallons and must meet MWSD specifications.
- 26)The FOG applications must be completed and submitted to MWSD.
- 27)Add the Release & Covenant Not to Sue note to the plan.
  - Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- 28)MWSD must receive contract and surety prior to approving the plans.
- 29)The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 30)All canopy trees must be located 10' minimum from all public water/sewer main(s).
- 31)On-site private cleanouts must use the details found at the following link:  
<http://www.murfreesborotn.gov/DocumentCenter/View/279>
- 32)Backflow prevention must be upgraded to meet current standards.
- 33)Submit a copy of the final Site Lighting Plan to MWSD.
- 34)Submit a copy of the final Landscaping/Planting Plan to MWSD.
- 35)Submit a copy of the final Grading & Drainage Plan to MWSD.
- 36)Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWSD's Water & Sewer Board, and by the Murfreesboro City Council.

- 37) A maximum of 2 – 6” (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6” adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
- 38) The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWSD for review and approval.
- 39) All new sanitary sewer taps, connections, and manhole adjustments are to be per MWSD specifications and be made under MWSD supervision by a MU licensed utility contractor.

**SITE DATA TABLE**

**SITE DATA CHART**  
 PROJECT NAME: STONES RIVER MALL  
 MAP/PARCEL #: MAP # 0911 A / PARCEL 018-00-000  
 ADDRESS: 1700 OLD FORT PARKWAY, MURFREESBORO, TENNESSEE  
 EXISTING ZONING: CH  
 OTHER APPLICABLE OVERLAYS: PLANNED SIGNAGE OVERLAY  
 ACREAGE OF SITE: 35.20

**OWNER:** SVAP II STONE RIVER, LLC  
 Address: 340 ROYAL POINCIANA WAY, SUITE 316 PALM BEACH, FLORIDA 33480  
 Phone: 561-835-1810  
 Email: DHICKS@STERLINGORGANIZATION.COM  
**Contact Name:** DUSTIN HICKS

**APPLICANT:** KIMLEY-HORN & ASSOCIATES  
 Address: 214 OCEANSIDE DRIVE NASHVILLE, TN 37204  
 Phone: 615-564-2701  
 Email: JOSH.GULLICK@KIMLEY-HORN.COM  
**Contact Name:** JOSH GULLICK

**OVERALL MALL PARKING**  
 OVERALL EXISTING GROSS LEASABLE AREA (GLA): 598,238 SF  
 PARKING REQUIREMENT: 1 SPACE PER 300 SF  
 REQUIRED PARKING COUNT: 1,992 SPACES  
 OVERALL EXISTING PARKING PROVIDED: 2,661 SPACES

**OVERALL PARKING COUNTS AFTER DEMOLITION**  
 AREA BEING DEMOLISHED: 28,369 S.F.  
 PARKING REQUIREMENTS BEING REMOVED: 98  
 PARKING REQUIRED WITHOUT DEMOLISHED BLDG: 1,992 - 98 = 1,894

**OVERALL PARKING WITH THEATRE**  
 THEATRE SEATS: 1,018  
 REQUIRED PARKING FOR THEATRE: 1 SPACE PER 4 SEATS (255 SPACES)  
 PARKING SPACES BEING REMOVED: 39  
 PARKING REQUIRED: 255 - 39 = 167 ADDITIONAL SPACES  
 TOTAL PARKING REQUIRED: 1,892 + 167 = 2,059 TOTAL PARKING PROVIDED: 2,661 - 39 = 2,622 TOTAL PROVIDED



NEW OPEN SPACE (1/4-11,250)  
 FORMAL OPEN SPACE / PLAZA AT THEATER ENTRANCE (1/4-11,800)

APPROX. PROPOSED ENTRANCE LOCATION TO EX. BUILDING. SEE ARCHITECTURAL PLANS FOR FINAL LOCATION.

EXISTING STONES RIVER MALL BUILDING TO REMAIN

MALL BUILDING AREA (INCLUDING DILLARDS AND JC PENNY) 459,065 SQ. FT. 1A- TRACT 1

EXISTING STONES RIVER MALL BUILDING TO REMAIN

BUILDING SQUARE FOOTAGE: 447,000 SF  
 PARKING SPACES ADJUSTED: 39

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 PARKING SPACES ADJUSTED: 39

EXISTING SEARS STORE

**SITE PLAN KEY NOTES**

- 1 4" POST CURB
- 2 8" SIDEWALK
- 3 4" PLANTING AREA
- 4 6" EXTRUDED CURB
- 5 TRANSFORMER LOCATION (HEAVY LANDSCAPE)
- 6 SCREENED TRASH ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
- 7 HANDICAP SIGN
- 8 PAINTED ADA SYMBOL (TYP.)
- 9 4" PARKING STRIPE (TYP.)
- 10 20' W&S EASEMENT
- 11 EXISTING LIGHT
- 12 STOP SIGN
- 13 WHITE THERMOPLASTIC STOP BAR (TYP.)
- 14 PEDESTRIAN CROSSING (TYP.)
- 15 PEDESTRIAN CROSSING SIGN
- 16 WHEELSTOP (TYP.)
- 17 DOUBLE SOLID YELLOW LINE (TYP.)
- 18 RELOCATED LIGHTS
- 19 PLANTERS
- 20 DROP-OFF ONLY / 15 MIN. PARKING SIGN

**GENERAL NOTES**

1. IN ACCORDANCE WITH TCA SECTION 54B-108(b)(1), COMPETITIVE CABLE AND MICRO SERVICES ARE IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL FILE ALL PROPOSERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROPOSED INSTALLATION OF CONDUIT, FEEDSTAYS OR VAULTS, AND MATERIALS REFERRED TO AS "REQUIREMENT" TO BE PROVIDED AT EACH AND EVERY PROPOSED SERVICE. ALL SERVICE INSTALLATIONS TO THEIR REQUIREMENTS AND RESOLVE SEPARATE TO THE CITY ENGINEER'S OFFICE.
2. ALL SERVICE INSTALLATIONS INCLUDING FLAGS AND FLAGPOLES IS SUBJECT TO THE CITY ENGINEER'S OFFICE AND CODES DEPARTMENT. ALL SERVICE INSTALLATIONS TO THEIR REQUIREMENTS AND RESOLVE SEPARATE TO THE CITY ENGINEER'S OFFICE.</



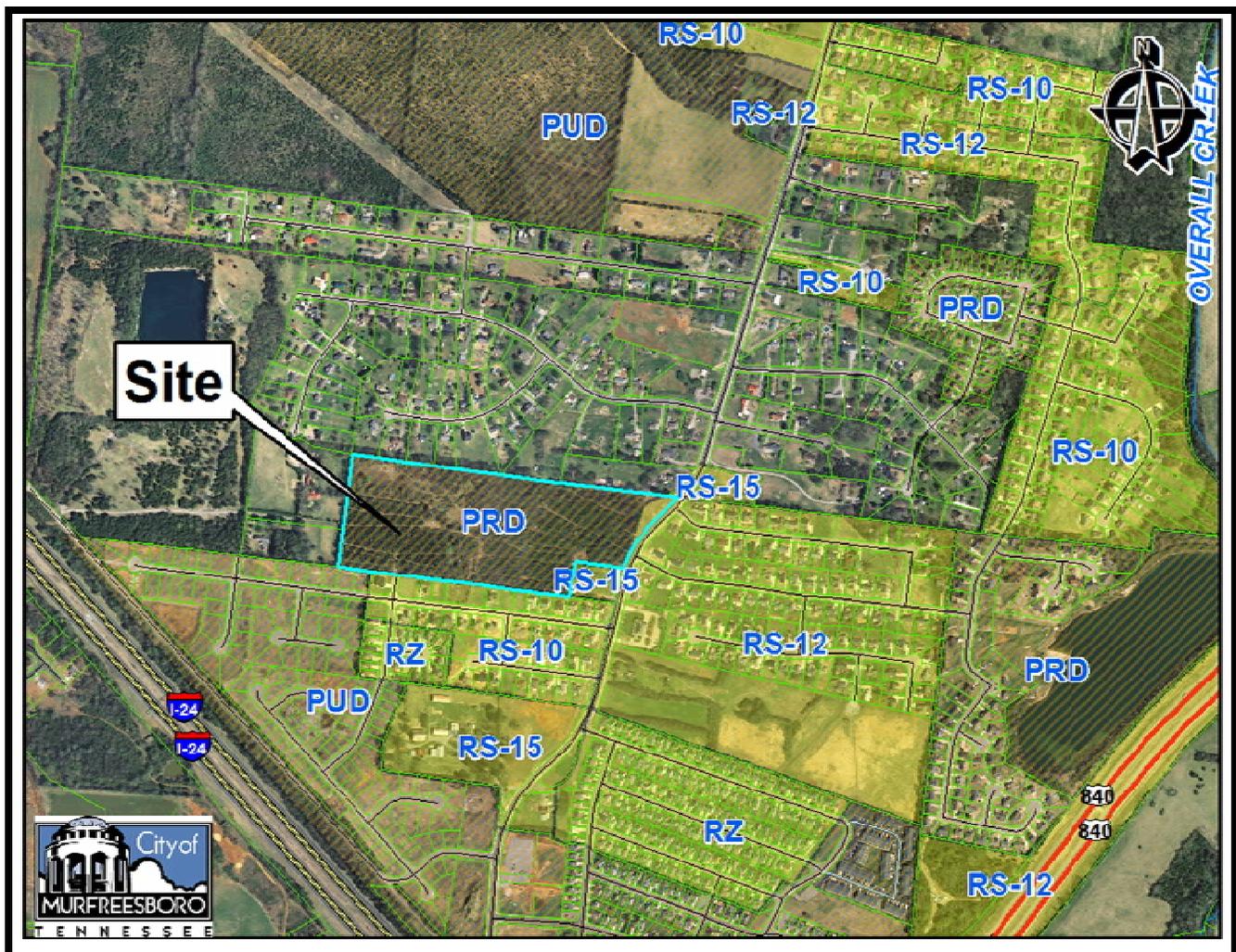
# MURFREESBORO PLANNING COMMISSION

## STAFF COMMENTS, PAGE 1

JUNE 22, 2016

- 7.b. Cedar Retreat Section 1 [2016-1019] master plan & preliminary plat for 28 lots on 10.7 acres zoned PRD located along Florence Road, Donald Henley Construction, developer.

This is the preliminary plat review for 28 lots on 10.7 acres zoned PRD. The purpose of this plat is to create a 28 lot subdivision. This item also includes the master plan for the subdivision. These lots are a part of the Cedar Retreat subdivision and have a minimum lot size of 12,000 square feet. Each of the proposed lots meets the minimum lot size. Both the master plan and preliminary plat are generally consistent with the approved PRD zoning. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this master plan and preliminary plat be made subject to all staff comments.



## **Staff Comments:**

- 1) The subdivision phasing is different from the phasing plan presented in the PRD zoning plan. Submit a request to the Planning Director for approval prior to the 6/22 Planning Commission meeting in order to request a minor deviation to the PRD zoning, including the reasons why the phasing has changed.
- 2) Confirm whether or not the excess Florence Road ROW has been quitclaimed by the City and recorded.
- 3) Label Florence Road as a Minor Arterial on the master plan sheet.
- 4) Provide evidence of E-911 approval for all proposed street names. Replace the Cypress Court street name with a different street name, as there is already a Cypress Drive in Murfreesboro.
- 5) State the minimum lot size for this PRD in the site data table on the preliminary plat.
- 6) Will there be a development entrance sign at the entrance on Butterfly Bend? If so, show a proposed sign easement.
- 7) Revise the rear MBSL on Lot 12 to go all the way from Lot 11 to Lot 13.
- 8) Under the site data table flood map, state that this is in Zone X.
- 9) Confirm with the builder that the building envelope on Lot 9 has adequate depth. Add a note to the plat that a surveyor will be required to lay out the footing for Lot 9.
- 10) The Engineering Department point of contact for this project is Katie Noel (615-893-6441 or KNoel@MurfreesboroTN.gov).
- 11) Provide pipe and structure tables.
- 12) This site is required to comply with stormwater quality requirements. A dry pond alone does not meet that requirement. Demonstrate how those requirements will be met.
- 13) Stormwater from the neighboring subdivision appears to be bypassing this treatment and therefore equivalency cannot be used for treatment.
- 14) Provide details for the pond outfall box and emergency spillway.
- 15) Public infrastructure except final asphalt must be accepted by City prior to placement into warranty period and signing the final plat.
- 16) Construction plans require the approval of the City Engineer. PFD's of the construction plans should be submitted to the engineering point of contact to be reviewed.
- 17) An engineer's certification will be required for public infrastructure and stormwater facilities at the final plat.
- 18) Approval of this preliminary plat is contingent upon the applicant providing evidence that Rutherford County E-911 has approved all new street names. This should be submitted at the time of initial submittal to the Planning Department for review.
- 19) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

### **Stormwater Comments:**

- 1) Construction plans must be approved by the City Engineer as outlined in the Subdivision Regulations [www.murfreesborotn.gov/planning](http://www.murfreesborotn.gov/planning) and shall be submitted to the City Engineer's office for review and approval for all subdivisions requiring construction of streets, drainage ditches or pipes, and/or public utilities.
- 2) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.
- 3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
- 4) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
- 5) New development and redevelopment involving increase of 10,000 square feet of impervious area, on a lot or within a common plan of development of at least one acre must comply with the city's stormwater quality design standards.
- 6) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Management Record Sheet.
- 7) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
- 8) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan and Agreement.

### **Standard Staff Comments:**

- 1) This preliminary plat is affected by the City's Major Thoroughfare Plan, as Florence Road has been improved to a 3-lane cross-section.
- 2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Show electric and/or utility easements not in public right of way (ROW).
- 2) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.

- 3) A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
- 4) Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@ cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
- 5) TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
- 6) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
- 7) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to subdivisions@ cudrc.com.
- 8) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 9) Resubmit two sets of plans to MWSD for the review of the sewer.
- 10) MWSD must receive contract prior to approving the plans.
- 11) Submit a copy of the final Grading & Drainage Plan to MWSD.
- 12) Property is within the Overall Creek assessment district. Add this note to the plat. Remove Basin "C" comment.



RESUBDIVISION OF LOTS 2-31, 33 AND 36-50  
SECTION I  
YOUNGSTOWN SUBDIVISION PLAT BK. 12, PG. 181  
ZONED: RM

66  
YOUNGSTOWN SUBDIVISION  
SECTION II  
&  
RESUBDIVISION OF LOT 51 PLAT BK.  
11, PG. 353  
ZONED: RM

MAP 71, PARCEL 20.02  
PAUL GRATTON ET UX  
R.B. 369, PG. 1348  
ZONED: RM

MAP 71, PARCEL 20.03  
JAMES R. POWELL ET UX  
D.B. 274, PG. 365  
ZONED: RM

70  
69  
68  
THISTLE DOWNS SUBDIVISION  
SECTION II  
PLAT BK. 38, PG. 159  
ZONED: PRD

BENCHMARK  
CHISELED SQUARE  
ON CURB  
E.L.=578.53

38  
Tie To Ex. Pymt.  
With Smooth  
Transition

STORMWATER  
RETENTION AREA  
(PART OF LOT 35)

Water Provider: Consolidated Utility District Of  
Rutherford County

**Legend:**

□	EXIST. CONCRETE MONUMENT	□	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⊙	HC SIGN
+	EXIST. SIGN POST	—	HEADWALL
○	EXIST. SEWER CLEANOUT	—	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
⊙	EXIST. CATCH BASIN (STORM SEWER)	63.25	PROPOSED SPOT ELEVATION
⊙	EXIST. WATER/GAS VALVE	(63.25)	EXIST. SPOT ELEVATION
⊙	EXIST. TELEPHONE RISER	⊙	POST INDICATOR VALVE
⊙	EXIST. GAS RISER	▽	REDUCER
⊙	ELECTRICAL ENCLOSURE	⊙	REMOTE FIRE DEPT. CONNECTION
⊙	EXIST. WATER METER	⊙	REVISION NUMBER
⊙	EXIST. UTILITY POLE	⊙	RIP RAP
⊙	EXIST. FIRE HYDRANT	→	RUNOFF FLOW ARROW
⊙	BENCHMARK	→	SEWER/STORM FLOW DIRECTION
⊙	BLOW OFF VALVE	→	TRAFFIC ARROW
⊙	CONCRETE BOLLARD	→	TURN LANE ARROWS
⊙	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊙	CURB INLET	⊙	WATER METER
⊙	AREA DRAIN	⊙	WHEEL STOP
⊙	CONCRETE THRUST BLOCK	⊙	GREASE TRAP
⊙	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊙	FIRE DEPT. CONNECTION	#1	DRAINAGE PIPE DESIGNATION
⊙	FIRE HYDRANT	⊙	CONCRETE SIDEWALK
⊙	GAS METER	⊙	EXTRUDED CURB
⊙	GATE VALVE & BOX	⊙	CURB & GUTTER
⊙	EXTERIOR CLEANOUT	⊙	CONCRETE SWALE

EXISTING PHONE	— PH —
EXISTING ELECTRIC	— OH —
PROPERTY LINE	— — — —
EASEMENTS	— — — —
RIGHT OF WAY	— ROW —
EROSION CONTROL SILT FENCE	— SF — SF —
EXISTING TREELINE	— x — x —
EXISTING FENCELINE	— — — —
MINIMUM BUILDING SETBACK LINE	— MBSL —
PHASE BOUNDARY	— — — —
EXISTING GAS LINE	— GAS — GAS —
PROPOSED GAS LINE	— GAS — GAS —
EXISTING STORM	— STM — STM —
PROPOSED STORM	— STM — STM —
EXISTING CONTOUR LINES	— 601 —
PROPOSED CONTOUR LINES	— 601 —
EXISTING SANITARY SEWER	— SS —
PROPOSED SANITARY SEWER	— SS —
EXISTING WATER	— W — W —
PROPOSED WATER	— W — W —

**SFC, Inc.**  
SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
850 MIDDLE TENNESSEE BOULEVARD  
MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 E-MAIL: MTA@SFC-CIVIL.COM FAX: (615) 895-2667  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.F.C. INC.

**REVIEW SHEET**  
(Not intended for construction)  
Cedar Retreat  
Section 1  
Murfreesboro, Tennessee

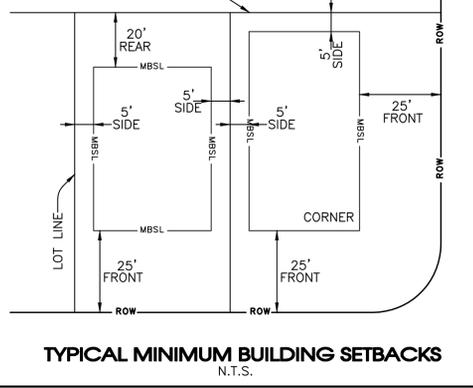
**Developers/Owner:**  
Donald Henley Construction LLC.  
804 Files Lane  
Auburntown, TN 37016  
Contact: Don Henley  
**Land Data:**  
28 Lots on 10.70± Acres  
**Deed Reference:**  
R.Bk. 1431, Pg. 2580  
**Tax Map:** 71, Parcel 20.06  
**Zoning:** PRD  
**Setbacks:**  
Front: 25'  
Side: 5'  
Rear: 20'  
**Flood Map:**  
No portion of this site lies within the 100 Year Flood Zone per Map 47149C0140H Dated January 5, 2007.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on \_\_\_\_\_.

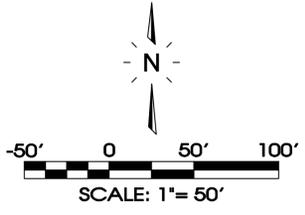
Preliminary Plat approval shall not constitute final approval for recording purposes.

**All streets to utilize decorative streetlights & street signs.**

REVISIONS:  
DRAWN: SJA, CFB3  
DATE: 5-26-16  
CHECKED:  
MAT  
FILE NAME:  
15322project1  
SCALE:  
1"=50'  
JOB NO.  
15322  
SHEET:  
5 of 17



- NOTES:**
- 1) Main utility trench & conduit # & sizes are shown for location & coordination only. Coordinate final location, # & size of conduits with provider. Gas, CATV, and telephone shown were designed by those respective utilities.
  - 2) Gasline is shown for coordination only. Coordinate final location, size, & crossings with Atmos Gas.
  - 3) Waterline design to be provided by Consolidated Utility District's consultant. Waterline shown is for graphic purposes only and does not represent a design. The locations of all fire hydrants and waterlines will be determined by C.U.D. in compliance with the current Subdivision Regulations.
  - 4) Sidewalks will be responsibility of lot owner/builder in accordance with Subdivision Regulations.
  - 5) MPE's are due to Local Drainage.
  - 6) All Signage Shall Meet Current MUTCD Requirements. Coordinate With Ram Balachandran.



**APPROVED FOR CONSTRUCTION**  
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE  
**MURFREESBORO WATER AND SEWER DEPARTMENT**  
UNDER THE AUTHORITY DELEGATED BY THE  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
DIVISION OF WATER POLLUTION CONTROL  
DIVISION OF WATER SUPPLY  
AND IS HEREBY APPROVED FOR CONSTRUCTION.  
THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION  
OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO  
WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES  
WILL REACH THE DESIGNED GOALS.  
APPROVAL DATE \_\_\_\_\_  
APPROVAL EXPIRES IN 12 MONTHS  
BY \_\_\_\_\_  
**FOR SANITARY SEWER ONLY**

**TYPICAL MINIMUM BUILDING SETBACKS**  
N.T.S.

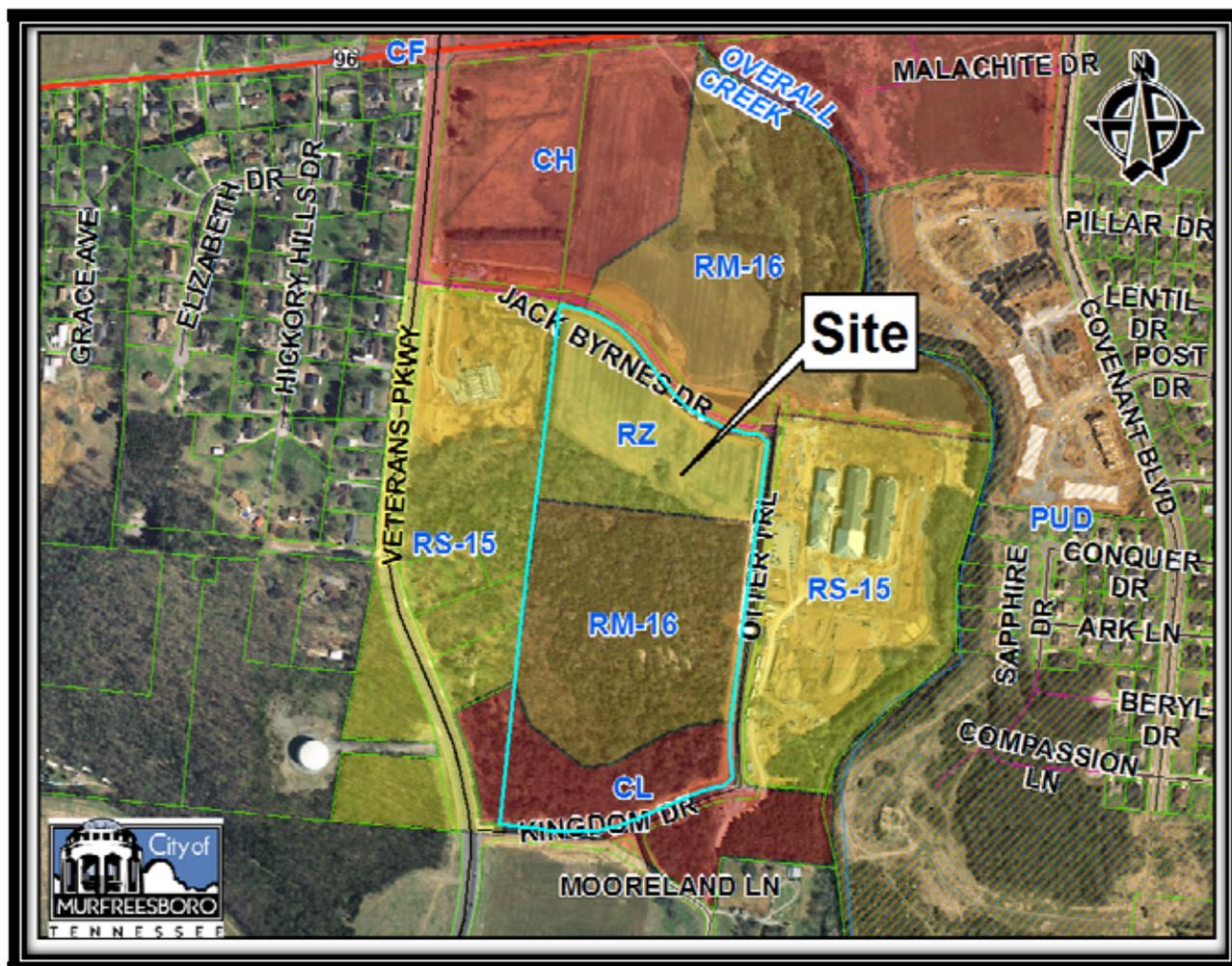
# MURFREESBORO PLANNING COMMISSION

## STAFF COMMENTS, PAGE 1

JUNE 22, 2016

- 7.c. Kingdom Crest Section 1 [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.

This is the master plan and preliminary plat review for 58 lots on 11.69 acres zoned RZ. (The master plan refers to the Kingdom Crest Subdivision only and not the remainder of the development tract.) The purpose of this preliminary plat is to create a 58 lot subdivision. These lots have a minimum lot size of 3,000 square-feet. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.



## **Staff Comments:**

- 1) The design engineer needs to confirm with the developer/builder whether or not the building envelopes on Lots 7, 47, and 55-58 are adequate for a proposed single-family home. Any hardships for variance requests on this lot will be self-created. Add a note that a surveyor will be required to lay out the footing for this lot.
- 2) HOA documents must be submitted to the Planning Department for review prior to the signing of the final plat. The HOA documents shall include language that the HOA will be responsible for the perpetual maintenance of all common areas as well as the landscape easement along the back of Lot 25-30. These HOA documents must be recorded prior to the release of permits.
- 3) The developer and design engineer should be aware that the 20' drainage easement on Lots 1-7 (which also doubles as the rear setback for the principal structure) will limit the ability to construct accessory structures, decks, etc... on these lots.
- 4) Four (4) off-street parking spaces are required for each lot. Prior to the issuance of each building permit, the builder must demonstrate that each lot will meet minimum parking requirements. The RZ zone allows garage spaces to be counted toward minimum parking requirements. If the developer wishes for garage spaces to be counted, then a restriction must be included in the HOA documents that states that the use of garages is limited to the parking of motor vehicles. Add a note to the plat stating this.
- 5) Prior to the issuance of each building permit, the builder will be required to demonstrate compliance with the following requirement: "The required front yard shall have a minimum of 50% grass or landscape area exclusive of parking, walkways, or sidewalks." Add a note to the plat stating this.
- 6) Provide sidewalk on the south side of Truth Way.
- 7) Please complete the Plant Schedule. Provide all information and provide the correct spelling of all plant materials proposed with this plan. (Cryptomeria, Grandiflora, etc.)
- 8) Please specify woody ornamental shrubs as container (no gallon sizes) or B&B and specify a minimum height.
- 9) Landscape designer should review the plant material locations and confirm that all plant materials are meeting the required separation from the respective utilities.
- 10) The current design proposes planting within multiple easements. The developer must obtain permission from the easement holders to plant in these areas.
- 11) The Magnolia grandiflora is a very large growing evergreen tree. Staff suggests eliminating this and the other plantings from the front yard area of lots 31-33 as the proposed plantings will likely be too large for a front yard.
- 12) The Engineering Department point of contact for this project is Katie Noel (615-893-6441 or [KNoel@MurfreesboroTN.gov](mailto:KNoel@MurfreesboroTN.gov)).
- 13) Provide detail of concrete outlet structure.
- 14) Proposed contours for the proposed regional pond should tie back into existing contours.
- 15) Regional stormwater pond needs to be completed and certified by the engineer prior to signing the final plat.

- 16) Add speed limit and watch for children signs at each subdivision entrance.
- 17) The storm pipe between lots 31 and 32 needs to be tied into the system along Jack Byrnes Drive so that there are no ditches in front yards as prohibited in the subdivision regulations.
- 18) Water Quality buffer should be shown as zone 1 and zone 2.
- 19) Provide a detail for the emergency spillway.
- 20) Show the flood plain and floodway lines.
- 21) Specify the type of permanent stabilization to be used on the pond.
- 22) Grading on lots must be complete before release of building permits.
- 23) Geotechnical reports on lots with fill will be required prior to release of building permits.
- 24) Construction plans must be approved by the City Engineer as outlined in the Subdivision Regulations [www.murfreesborotn.gov/planning](http://www.murfreesborotn.gov/planning) and shall be submitted to the City Engineer's office for review and approval for all subdivisions requiring construction of streets, drainage ditches or pipes, and/or public utilities.
- 25) As with all developments of more than one acre, this development will require a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing. This development will require a State of Tennessee Construction General Permit.
- 26) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Planning and Engineering Department and must be approved by the City Engineer.
- 27) This development is required to comply with the City's Stormwater Quality requirements.
- 28) Prior to any permit, submit a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements.
- 29) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Management Record Sheet.
- 30) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
- 31) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan and Agreement.

### **Standard Staff Comments:**

- 1) This preliminary plat is not affected by the City's Major Thoroughfare.
- 2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the

providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

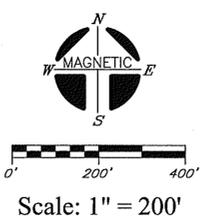
**Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Show electric and/or utility easements not in public right of way (ROW).
- 2) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 3) TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
- 4) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
- 5) Submit a Master Plan to CUD for review.
- 6) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
- 7) Resubmit two sets of plans to MWSD for the review of the sewer.
- 8) MWSD must receive contract prior to approving the plans.
- 9) Submit a copy of the final Grading & Drainage Plan to MWSD.



Sheet No.	Description
1	Master Plan
2	Preliminary Plat
3	Grading & Drainage Plan
4	Regional Detention Pond
5	Sewer Profiles
6	Road Profiles
7	Landscape Plan

NO.	DATE	DESCRIPTION
0	02-24-16	Section I Issue
1	05-25-16	Revised for Resubmittal



OWNER: Swanson Developments, LP  
 Attn: Joe Swanson, Jr.  
 ADDRESS: 1188 Park Avenue  
 Murfreesboro, TN 37129  
 Tax Map 93, Part of Parcel 70.00  
 Part of Record Book 811, Page 2367

THESE LOTS ARE NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470168, PANEL NO. 0255 H, ZONE: X, DATED: 01/05/07.



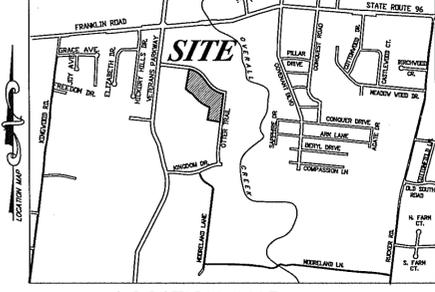
**MASTER PLAN**  
**KINGDOM CREST**  
 City of Murfreesboro, Rutherford County, Tennessee

Date: February, 2016      Scale: 1"=200'      Sheet 1 of 7

C:\Land Projects\Swanson - Veterans Parkway\dwg\SwansonLand Plan.dwg, 5/25/2016 2:44:58 PM, ACAD109

**LEGEND**

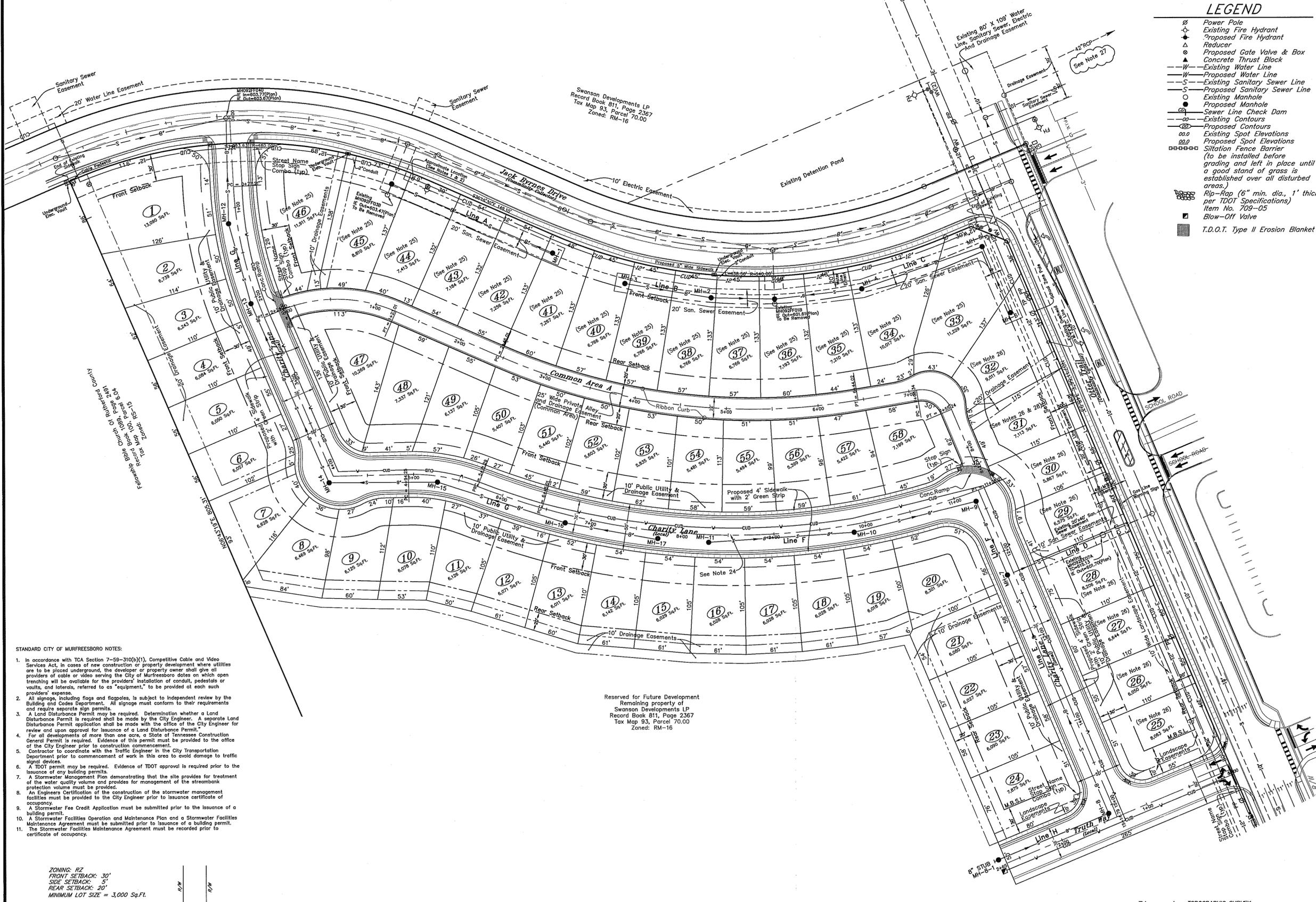
- ⊕ Power Pole
- ⊙ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- ⊕ Existing Manhole
- ⊕ Proposed Manhole
- ⊕ Sewer Line Check Dam
- ⊕ Existing Contours
- ⊕ Proposed Contours
- ⊕ Existing Spot Elevations
- ⊕ Proposed Spot Elevations
- ⊕ Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ⊕ Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05
- ⊕ Blow-Off Valve
- ⊕ T.D.O.T. Type II Erosion Blanket



**LOCATION MAP**  
N.T.S.

**PLAT NOTES**

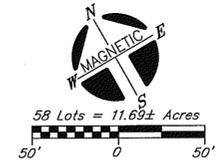
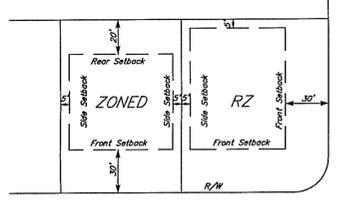
1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available ground evidence, and also information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from the structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown herein are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot owners on this construction.
6. Water service, domestic and fire protection, are provided by Consolidated Utility District (C.U.D.). The owner/developer should contact C.U.D. for related fees to project which may be substantial. All main waterline taps are to be made by C.U.D. See plans by C.U.D. for Water Line requirements.
7. As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.
8. A Land Disturbance Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.
9. An erosion prevention and sediment control plan will be required with an application for a Land Disturbance Permit. This plan will include a temporary sediment basin. Appropriate street signs must be placed prior to the release of building permits by the Planning and Engineering Department.
10. Construction Plans will be subject to review and approval by the City Engineer and Murfreesboro Water and Sewer Department.
11. Final approval subject to approval of construction drawings and hydraulic calculations by M.W.S.D.
12. Property is within the Overall Creek Assessment District.
13. All builders must first receive approval from the Planning Staff prior to the issuance of each building permit in order to ensure compliance with the architectural requirements of the approved PUD.
14. Sidewalks indicated along the front of subdivision lots will be the responsibility of the future owners (not the developer) of the adjoining lots to construct.
15. For this City of Murfreesboro, this development is required to comply with the City's Stormwater Quality Requirements. Prior to any permit, submit a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality Requirements and submit a Stormwater Management Record Sheet. Submit an EPSC inspection report prior to signing of final plat. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan and Agreement. A Quality Assessment Quality control of the EPSC/SWPPP will be required. EPSC plans should be in 3 phases. A temporary sediment basin will be required. Provide design and calculations on EPSC/SWPPP.
16. For the City of Murfreesboro, an Owners Association must be responsible for the maintenance of all common elements including stormwater management areas and landscaped medians.
17. For the City of Murfreesboro, grading on lots must be complete before release of building permits. Geotechnical reports on lots with fill will be required prior to release of building permits.
18. For the City of Murfreesboro, construction plans must be approved by the City Engineer as outlined in the Subdivision Regulations [www.murfreesborotn.gov/planning](http://www.murfreesborotn.gov/planning) and shall be submitted to the City Engineer's office for review and approval for all subdivision requiring construction of streets, drainage ditches or pipes, and/or public utilities.
19. For the City of Murfreesboro, in accordance with TCA Section 7-29-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
20. For the City of Murfreesboro, under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
21. For the City of Murfreesboro, water service, domestic, fire and/or irrigation, is provided by C.U.D.
22. For the City of Murfreesboro, prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
23. The apparent lot located at Station 8+50 of Charly Lane shall be subject to a geotechnical evaluation and plan of remediation by a professional engineer.
24. Lots 33-16 shall face Jack Byrnes Drive but have no direct vehicular access to Jack Byrnes Drive.
25. Lots 31 & 32 shall face Otter Trail but have no direct vehicular access to Otter Trail. Lots 23-30 shall have no direct vehicular access to Otter Trail and will face Charly Lane.
26. Regional stormwater detention will be provided for this property on other property owned by the developer downstream of the existing 42' RCP which is located north of the intersection of Otter Trail and Jack Byrnes Drive, at the termination point of the 42' RCP just west of Overall Creek.
27. For the City of Murfreesboro, the driveway location for lot 31 to be approved by the traffic engineer.
28. For C.U.D.C. water service for Lots 31-45 will be served from Otter Trail and Jack Byrnes Drive.
29. For the City of Murfreesboro, grading on lots must be complete before release of building permits.
30. For the City of Murfreesboro, geotechnical reports on lots with fill will be required prior to release of building permits.



- STANDARD CITY OF MURFREESBORO NOTES:**
1. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
  2. All signage, including flags and flagpoles, is subject to independent review by the Building and Codes Department. All signage must conform to their requirements and require separate sign permits.
  3. A Land Disturbance Permit may be required. Determination whether a Land Disturbance Permit is required shall be made by the City Engineer. A separate Land Disturbance Permit application shall be made with the office of the City Engineer for review and upon approval for issuance of a Land Disturbance Permit.
  4. For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the office of the City Engineer prior to construction commencing.
  5. Contractor to coordinate with the Traffic Engineer in the City Transportation Department prior to commencement of work in this area to avoid damage to traffic signal devices.
  6. A TDDI permit may be required. Evidence of TDDI approval is required prior to the issuance of any building permits.
  7. A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the streambank protection volume must be provided.
  8. An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
  9. A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
  10. A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance agreement must be submitted prior to issuance of a building permit.
  11. The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

Reserved for Future Development  
Remaining property of  
Swanson Developments LP  
Record Book 811, Page 2367  
Tax Map 93, Parcel 70.00  
Zoned: RM-16

ZONING: RZ  
FRONT SETBACK: 30'  
SIDE SETBACK: 5'  
REAR SETBACK: 20'  
MINIMUM LOT SIZE = 3,000 Sq.Ft.



- LEGEND FOR MONUMENTS**
- IPF ○ IRON PIN SET
  - IPF ○ IRON PIN FND.
  - RAILROAD SPIKE
  - SURVEY POINT
  - ▲ NAIL
  - CONV. MARKER FND.

OWNER: Swanson Developments, LP  
Attn: Joe Swanson, Jr.  
ADDRESS: 1188 Park Avenue  
Murfreesboro, TN 37129  
Tax Map 93, Part of Parcel 70.00  
Part of Record Book 811, Page 2367

THESE LOTS ARE NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470168, PANEL NO. 0255 H, ZONE: X, DATED: 01/05/07.

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

**Huddleston-Steele Engineering Inc.**  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
SURVEYING: 893 - 4084, FAX: 893 - 0080

NO.	DATE	DESCRIPTION
0	02-24-16	Original Issue - Preliminary Plat
1	03-10-16	Revised Per MPC Comments
1	05-25-16	Revised for Resubmittal

**PRELIMINARY PLAT SECTION I KINGDOM CREST**  
City of Murfreesboro, Rutherford County, Tennessee  
Date: February, 2016 Scale: 1"=50' Sheet 2 of 7

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

7.d. Three Rivers Mini Storage [2016-3073] site plan for 91,725 ft<sup>2</sup> self-storage facility on 7.3 acres zoned CF located along Cason Lane, Todd Harms developer.

This is the site plan review for a self-service storage facility consisting of 11 structures totaling approximately 91,725 square feet located along the west side of Cason Lane, south of New Salem Highway. The property is zoned CF and a special use permit was granted for this use by the Board of Zoning Appeals in late 2015. The proposed site plan is consistent with the approved special use permit. The site has access to Cason Lane via a shared driveway located along the site's northern boundary. The proposed structures are one story (24') with stone, EIFS, and metal exteriors. Staff recommends that any approval of the site be subject to all staff comments.



## **Staff Comments**

- 1) The Planning point of contact for this project is Matthew Blomeley (615-893-6441, mblomeley@murfreesborotn.gov). The Engineering point of contact is Cey Chase (615-893-6441, cchase@murfreesborotn.gov).
- 2) At the scale submitted, the site and utility plan sheet reads more like a master plan. Matchline the sheets at a scale that will allow better readability, similar to how the grading and landscape plans have been submitted.
- 3) Provide dimensions of all property lines on the site layout sheet.
- 4) Provide a site data table, including parking tabulations, on the site plan sheet.
- 5) The “size” listed in the “Building size” chart for buildings 1, 2, and 4 appears to be incorrect. Because of this, the total building square-footage also appears to be incorrect. Please correct.
- 6) The 324’ measurement on the west side of Building 11 is incorrect.
- 7) Show and label HVAC equipment and provide required screening. If any HVAC units are to be roof-mounted, then provide a line-of-sight diagram to demonstrate that they are screened per Section 18 of the Zoning Ordinance.
- 8) Add maximum building height (24’ as shown on the elevations) to the site data chart on the cover sheet.
- 9) Will this development be phased? If the development will be phased, include a phasing schedule.
- 10) More clearly identify any fencing on the site layout with “x” marks. Provide fence and gate details.
- 11) Indicate that Cason Lane is a community collector on the site layout.
- 12) Add one parking space. ( $91,725 / 5,000 = 18$ . The site layout shows 17 spaces. Accessible spaces do not count toward the minimum required parking.) Add a parking table to the cover sheet and/or site layout sheet.
- 13) Label parking stall lengths and driveway aisle widths to demonstrate compliance with the dimensional requirements in the Zoning Ordinance.
- 14) Provide a lighting plan, photometric plot, and manufacturer’s cut sheet or equivalent in order to demonstrate compliance with the lighting requirements in Section 18 of the Zoning Ordinance.
- 15) Submit building elevations for the west side of Buildings 6 and 7 and the north side of Buildings 4, 5, and 6. All of these elevations face exterior property lines. The materials used on these building elevations should demonstrate compatibility with the adjacent developments.
- 16) Provide additional information on how solid waste will be managed. Investigate whether a Dumpster is necessary. Staff envisions a need for a Dumpster as customers clean out

their units and need to dispose of refuse. If a Dumpster is provided, then, per the CF zoning regulations, it should be located the maximum distance possible from residential zoning.

- 17) Submit a subdivision plat be to create this lot of record.
- 18) Provide required base of building landscaping around the front and sides of buildings 1, 2, and 11.
- 19) Please label adjacent property zoning. If zoning areas of incompatibility are present, please propose the required buffer plantings.
- 20) Please revise the Type A and Type D landscape buffers to include more broad growing evergreen trees to satisfy the Type A and D requirements.
- 21) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
- 22) Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material.
- 23) Please show how the stormwater management areas are being screened on the landscape plan. Detention or retention areas shall be landscaped by use of a combination of vegetation, earth berm, walls, or other materials. Please add or reallocate plant materials to screen the northern most pond from the view shed of Cason Lane.
- 24) Confirm if the existing well will be abandoned.
- 25) Show the flow line of Spence Creek on the site plan.
- 26) Provide a WQPA within 50' of Spence Creek top of bank on the site plan and grading and drainage plan.
- 27) Provide circulation at shared entrance to assist staff in understanding its effects on neighboring property and the ROW.
- 28) Additional fire hydrant would be required as requested by MFRD. Please confirm with the Fire Marshal.
- 29) Open cut of Cason Lane for utility will require the approval of the City Manager and City Engineer.
- 30) Provide detail of the open cut.
- 31) Show the limits and repair work to the pavement surface to be 50' from centerline of the cut.
- 32) Provide a detail of the weir box for structure 1, 10 and 15.
- 33) A ROW Excavation permit and bond will be required before beginning any work in the right of way.
- 34) Provide a construction phase plan.
- 35) Provide a screen or rack at the orifice for both ponds.

- 36) Confirm the height of the outlet structure at the south pond with the proposed bottom of the pond and the top of the structure.
- 37) Show proposed elevation or contour for the extended detention outlet.
- 38) It appears that the headwall and pipe A may extend into pond too far in the grading and drainage plan.
- 39) Provide pipe sizes at water quality boxes in and out. E.g. 15-15A
- 40) Provide detail of the Water Quality units.
- 41) This site must meet the City's Stormwater Quality requirements.
- 42) Identify who will be responsible for the long term operation and maintenance of this stormwater facility. A long-term operation and maintenance plan and agreement (<http://www.murfreesborotn.gov/index.aspx?NID=500>) for the stormwater facilities must be signed and notarized prior to issuance of certificate of completion.
- 43) Erosion and sediment control plans (EPSC) should be in 3 phases prior to a land disturbance permit. And should include any utility construction offsite for the benefit of this development.
- 44) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of development or sale will require a NPDES Stormwater Construction General Permit (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>) to the Engineering Dept prior to starting any construction activities and prior to issuance of a land disturbance permit.
- 45) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (<http://www.murfreesborotn.gov/index.aspx?nid=499>) and 2 copies of the SWPPP/EPSC/NOC must be submitted to the Engineering Department.
- 46) Prior to the issuance of a land disturbance permit and building permit, submit to the Engineering Dept. three (3) hard copies of the site plan, 1 hard copy of the stormwater report with design and calculations and 1 hard copy of the stormwater management record sheet, long-term operation and maintenance plan and agreement for the stormwater facilities (<http://www.murfreesborotn.gov/index.aspx?NID=441>).
- 47) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (<http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit>) will be required prior to certificate of occupancy (CO).
- 48) An Engineer's Certification of the construction of the stormwater facilities (<http://www.murfreesborotn.gov/index.aspx?NID=441>) will be required prior to certificate of occupancy (CO).

## **Standard Staff Comments**

- 1) Per the engineer's certification on this plan, the property lies partially in Zone AE, within an area designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This site plan is not affected by the City's Major Thoroughfare Plan.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 4) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 5) Any Ground sign or freestanding wall sign (monument style) within a public utility or drainage easement must receive permission from the easement holder for the sign location and BZA approval for a Variance for a sign within a Public Utility or Drainage Easement.
- 6) All site and building signage must be permitted and installed prior to Certificate of Occupancy. Proposed site signage to be installed shall be shown on Utility and Site plans. Proposed building signage shall be shown on elevation drawings.
- 7) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.
- 8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

## **Water & Sewer, Fire & Rescue; Building & Codes, & MED Staff Comments**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)

Overhead – 40ft. 20ft either side of nearest power pole

Down Guys – 5ft x 30ft

Underground – 15ft x total underground trench length

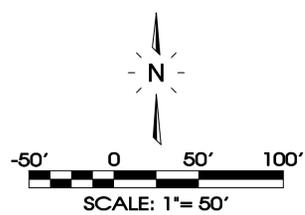
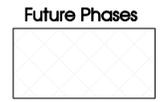
- 5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
- 6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
- 7) All fire hydrants must be located 4ft from nearest electric facility.
- 8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
- 10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 11) Refer to IFC 2012 Table 903.2 for occupancies required to be sprinklered
- 12) Additional fire hydrants will be required for this site.
- 13) Submit a Utility Site Plan for FMO review and approval.
- 14) A 'Private Water Agreement' with CUD must be filed and recorded PRIOR to Permitting.
- 15) Fire access road width must be no less than 20 feet, unobstructed and capable of withstanding fire apparatus weight. IFC 503
- 16) Gates MUST operate in "Yelp" mode for Fire Department and Emergency access. IFC 503
- 17) An approved Knox 3200 Series surface or recess mounted locking box is required near the riser room access door by MFRD.
- 18) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
- 19) A CUDRC Developer's Packet; which includes an overview of the construction process and required submittals, can be found online at [cudrc.com](http://cudrc.com).
- 20) A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study.
- 21) The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial.
- 22) A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to [subdivisions@cudrc.com](mailto:subdivisions@cudrc.com).

- 23) Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com). Contact CUDRC's Engineering Department (615-225-3339) for further information.
- 24) All main water line taps are to be made by CUDRC.
- 25) Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com). The form can be found at <http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx>
- 26) TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction
- 27) Developer is required to submit a "Private Fire System Agreement" with the City of Murfreesboro to CUDRC for signature.
- 28) Property is within the Salem/Barfield assessment district. Add this note to the plan.
- 29) Building permits are not to be issued until fees are paid.
- 30) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
- 31) All canopy trees must be located 10' minimum from all public water/sewer main(s).
- 32) Submit a copy of the final Site Lighting Plan to MWSD.



**Building Size**

Building #	Size
1	5,200 Sq.Ft.
2	2,300 Sq.Ft.
3	10,200 Sq.Ft.
4	9,600 Sq.Ft.
5	8,700 Sq.Ft.
6	6,450 Sq.Ft.
7	6,300 Sq.Ft.
8	6,900 Sq.Ft.
9	6,150 Sq.Ft.
10	5,700 Sq.Ft.
11	24,225 Sq.Ft.
Total	91,725 Sq.Ft.



**Legend:**

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	+	HC SIGN
+	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
⊙	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊙	EXIST. CATCH BASIN (STORM SEWER)	—	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊞	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊞	EXIST. GAS RISER	—	CURB & GUTTER
⊞	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊞	EXIST. WATER METER	→	TURN LANE ARROWS
⊞	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊞	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊞	POST INDICATOR VALVE	⊗	DRAINAGE PIPE DESIGNATION
⊞	BLOW OFF VALVE	⊗	RIP RAP
⊞	REDUCER	→	RUNOFF FLOW ARROW
⊞	REMOTE FIRE DEPT. CONNECTION	□	INLET FILTER PROTECTION
⊞	CONCRETE THRUST BLOCK	63.25 x	PROPOSED SPOT ELEVATION
⊞	DOUBLE DETECTOR CHECK VALVE	(63.25) x	EXIST. SPOT ELEVATION
⊞	FIRE DEPT. CONNECTION	×	SEWER/STORM FLOW DIRECTION
⊞	FIRE HYDRANT	⊞	CATCH BASIN
⊞	GATE VALVE & BOX	⊞	CURB INLET
⊞	WATER METER	⊞	AREA DRAIN
⊞	GAS METER	—	HEADWALL
⊞	GREASE TRAP	⊞	WINGED HEADWALL
⊞	EXTERIOR CLEANOUT ECO	⊞	CONCRETE SWALE
⊞	MANHOLE	⊞	TYPE- X- HEADWALL

EXISTING PHONE	_____
EXISTING ELECTRIC	_____
PROPERTY LINE	_____
EASEMENTS	_____
RIGHT OF WAY	_____
EROSION CONTROL SILT FENCE	_____
EROSION EEL	_____
EXISTING TREELINE	_____
EXISTING FENCELINE	_____
MINIMUM BUILDING SETBACK LINE	_____
PHASE BOUNDARY	_____
EXISTING GAS LINE	_____
PROPOSED GAS LINE	_____
EXISTING STORM	_____
PROPOSED STORM	_____
EXISTING CONTOUR LINES	_____ 601 _____
PROPOSED CONTOUR LINES	_____ 601 _____
EXISTING SANITARY SEWER	_____
PROPOSED SANITARY SEWER	_____
EXISTING WATER	_____
PROPOSED WATER	_____

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

**REVIEW SET**  
 (Not Interfering with Construction)

**Three Rivers Subdivision Mini-Storage**  
 Murfreesboro, TN

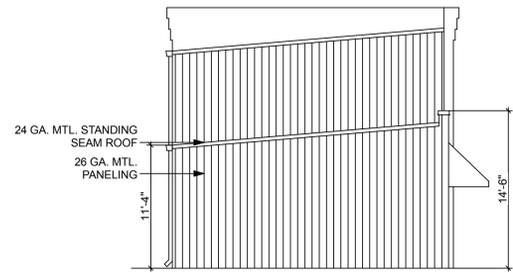
**Site & Utility Plan**

REVISIONS:  
 DRAWN: SJA  
 DATE: 10-29-15  
 CHECKED:  
 MAT  
 FILE NAME:  
 07106project.dwg  
 SCALE:  
 1" = 50'  
 JOB NO.  
 07106  
 SHEET:  
 4 of 7

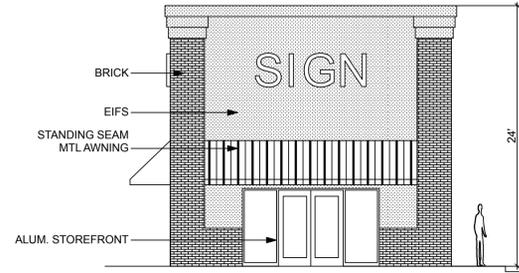


**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

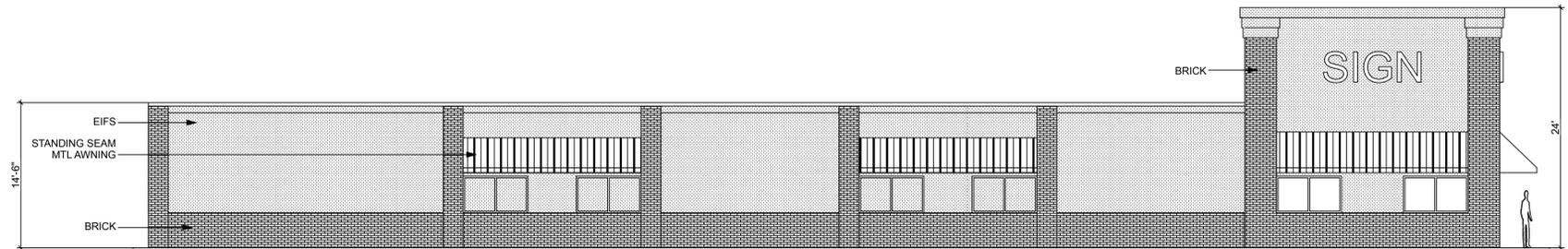
404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com



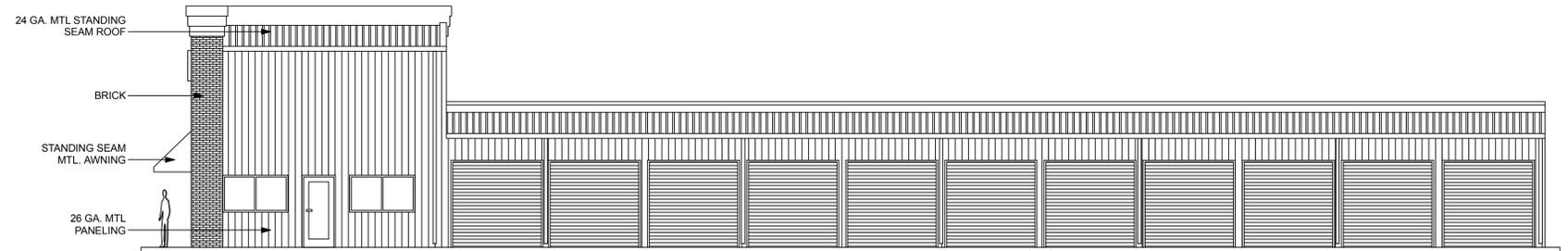
**4** BLDG. #1 SOUTH ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"



**3** BLDG. #1 NORTH ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"



**1** BLDG. #1 EAST ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"



**2** BLDG. #1 WEST ELEVATION  
A4.1 SCALE: 1/8" = 1'-0"

NEW STORAGE BUILDINGS FOR  
**CASON LANE**  
**MINI STORAGE**  
MURFREESBORO, TENNESSEE

BLDG. #1 EXTERIOR  
ELEVATIONS

DATE: 24 MAY 2016  
JOB #: 16006  
PROJ MGR: GES

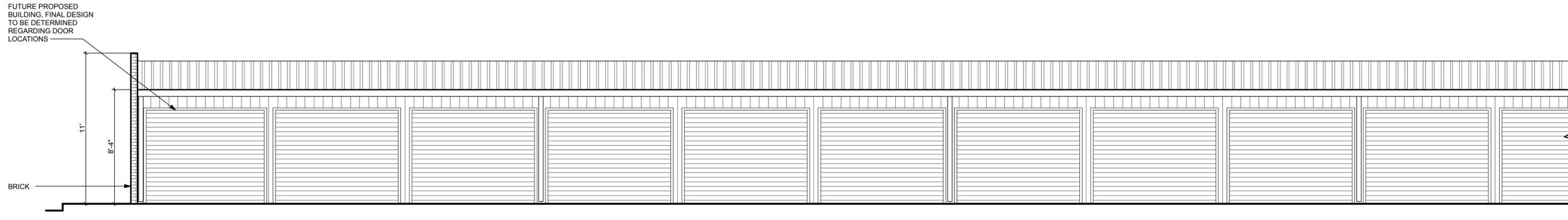
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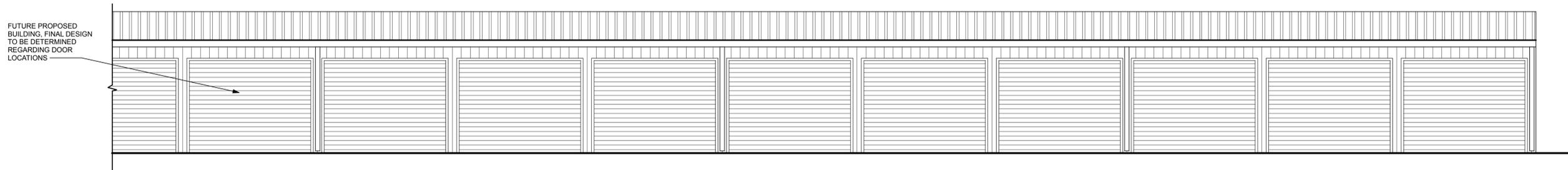


**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

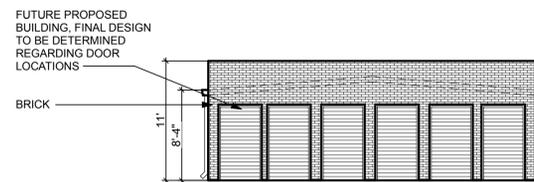
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Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
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**6**  
**A4.7** BLDG. 7,8,9 & 10 TYP. ELEVATION  
SCALE: 1/4" = 1'-0"



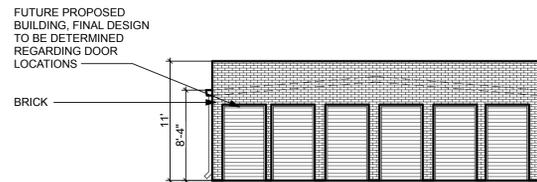
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**A4.7** BLDG. 7,8,9 & 10 TYP. ELEVATION  
SCALE: 1/4" = 1'-0"



**4**  
**A4.7** BLDG. 10 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**3**  
**A4.7** BLDG. 9 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**2**  
**A4.7** BLDG. 8 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**1**  
**A4.7** BLDG. 7 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

NEW STORAGE BUILDINGS FOR  
**CASON LANE**  
**MINI STORAGE**  
MURFREESBORO, TENNESSEE

BLDG. 7,8,9 & 10 EXTERIOR  
ELEVATIONS

DATE: 24 MAY 2016  
JOB #: 16006  
PROJ MGR: GES

**A4.7**

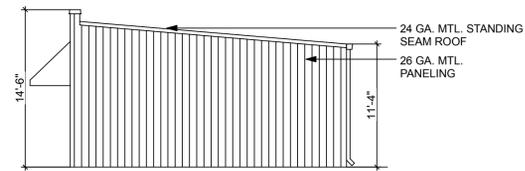
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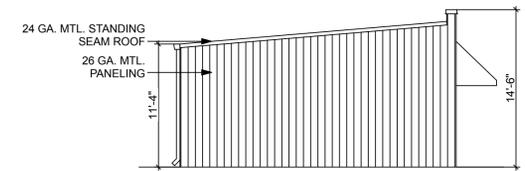
**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

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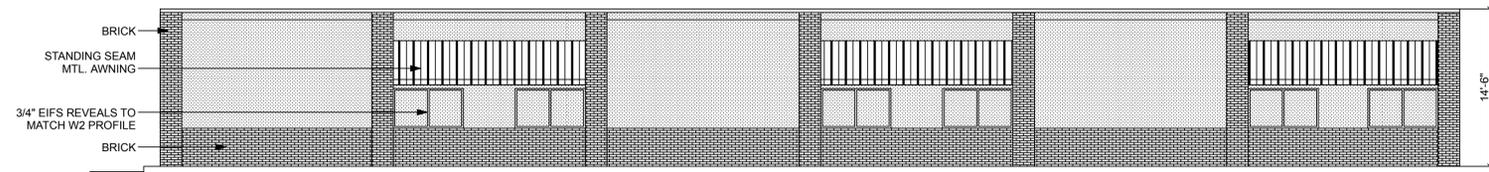
NEW STORAGE BUILDINGS FOR  
**CASON LANE  
MINI STORAGE**  
MURFREESBORO, TENNESSEE



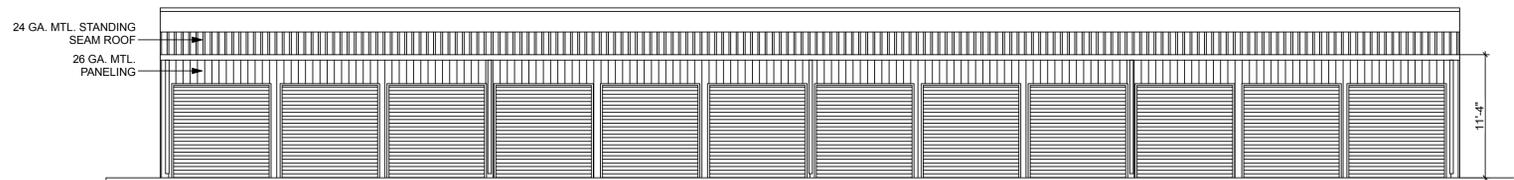
**4**  
**A4.2** BLDG. #2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**3**  
**A4.2** BLDG. #2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**2**  
**A4.2** BLDG. #2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**1**  
**A4.2** BLDG. #2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

BLDG. #2 EXTERIOR  
ELEVATIONS

DATE: 24 MAY 2016  
JOB #: 16006  
PROJ MGR: GES

**A4.2**

P:\Projects\2016\16006 - Todd Harms - Cason Lane Mini Storage - Todd Harms - Cason Lane Mini Storage\16006 - Cason Lane Mini Storage - PROPOSED ELEVATIONS.dwg



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ARCHITECT**

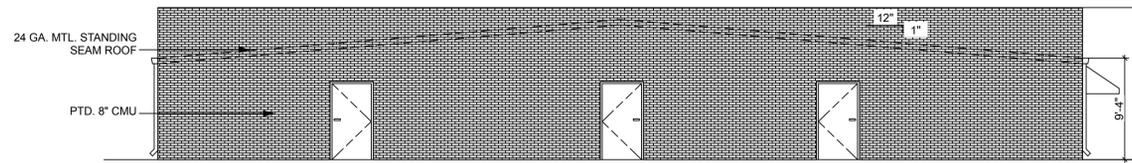
404 Bearden Park Circle  
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NEW STORAGE BUILDINGS FOR  
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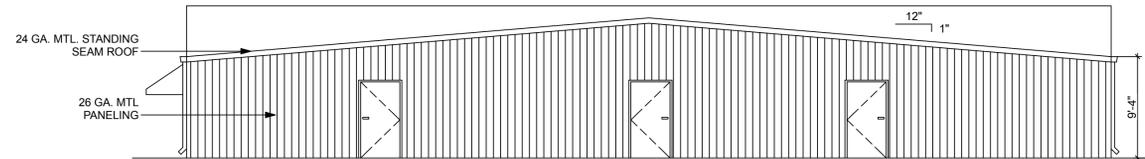
**BLDG. #11 EXTERIOR  
ELEVATION**

DATE: 24 MAY 2016  
JOB #: 16006  
PROJ MGR: GES

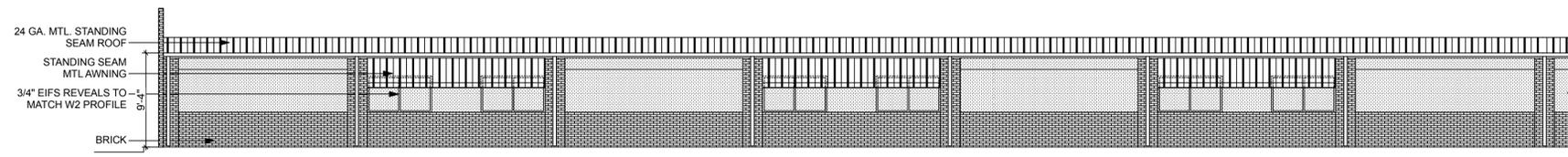
**A4.11**



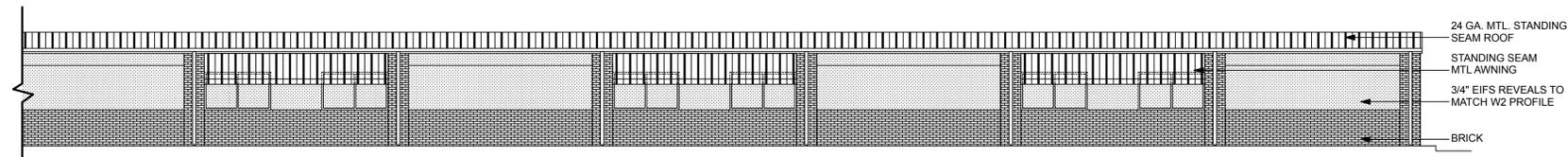
**6 BLDG. #11 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



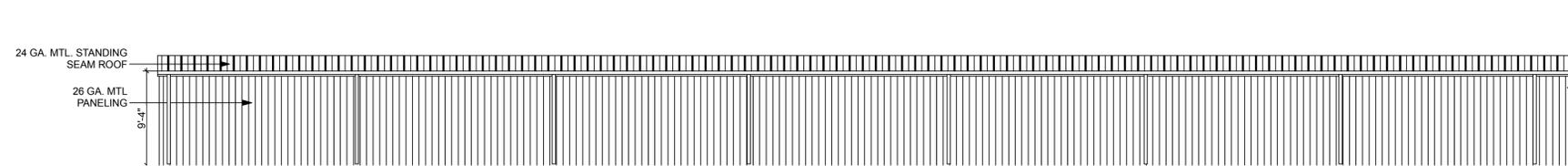
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SCALE: 1/8" = 1'-0"



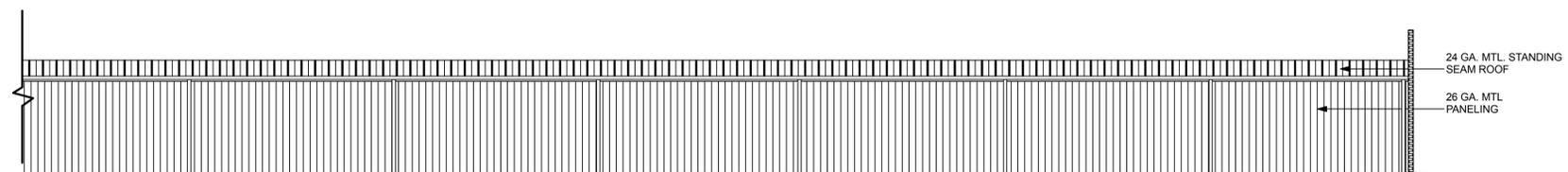
**4 BLDG. #11 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 BLDG. #11 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BLDG. #11 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 BLDG. #11 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

**7.e. Country Meadows Lots 35 & 36 [2016-3092] site plan for 2 four-family dwellings on 0.73 acres zoned RM-12 located along Hastings Street, Mac Morales developer.**

This is the site plan review for the construction of two new quadrplexes on existing lots along the east side of Hastings Street. The property is zoned RM-12 and four-family dwellings are permitted by right in the RM-12 zone, provided that the lots have a minimum lot size of 15,000 square-feet. In order for the use to be permitted, the site plans need to demonstrate that each of the lots contains the required minimum lot area for a four-family dwelling. Staff recommends that any approval of this site plan be made subject to all staff comments.



## **Staff Comments**

- 1) The design engineer should contact the City Planning Department to schedule a meeting to discuss this plan prior to the 6/22 Planning Commission meeting.
- 2) Make the lot lines a different line type to help them stand out.
- 3) Hastings Drive should be Hastings *Street*. Please correct.
- 4) Show and label the public utility and drainage easements that are on the recorded plat for these two lots (PB 10, PG 70).
- 5) Provide developer and owner contact information on the site plan sheet.
- 6) The side setback in the setback table and in the typical setback diagram is incorrect and the side MBSLs are also incorrect. Use the setback for four-family dwellings provided in Chart 2 of the Zoning Ordinance. Section 15(B)(2)(l) also applies. Revise the typical setback diagram, the setback table, and the side MBSLs accordingly.
- 7) The driveway aisles are shown to be 21'-wide. A minimum of 22' in width is needed and a least 2' of separation from the driveway aisle to the buildings. Revise the plans accordingly.
- 8) Provide information on how solid waste will be managed. Show enclosures and screening as required.
- 9) Where will the HVAC units be located? Show and label and provide required screening around the HVAC units.
- 10) Submit a photometric lighting plan and any other information needed to demonstrate compliance with the lighting requirements in Section 18 of the Zoning Ordinance.
- 11) Submit architectural elevations, as required by the Zoning Ordinance.
- 12) Label adjacent zoning and owner information on all sheets.
- 13) Provide the area of each lot. A minimum 15,000 square-lot size is required for four-family dwellings.
- 14) Provide parking tabulations.
- 15) Why are there two driveways onto Hastings Street for Lot 36? Staff recommends eliminating the middle driveway and connecting the two parking lots. An access easement will be required for this.
- 16) Show the existing driveways across Hastings Street.
- 17) Show exterior door locations as well as the locations of any stoops, porches, patios, etc... Any rear doors on most of the units, as the site plan is currently designed, will open up directly into the parking lot. This is not functional and the plans need to be revised to remedy this.
- 18) Revise the angled parking on Lot 35 to be 90-degrees, consistent with the adjacent parking.
- 19) Please label all adjacent property zoning on the landscape plan and provide the required landscape buffers. A 12'-wide Type C buffer is required adjacent to Lots 19 & 20.
- 20) Please enlarge the tree planting detail so that the font is more legible.
- 21) Please add the required ANSI note on landscape plan.

- 22) Foundation plantings are required on the front and two sides of a building with a 3' planting bed. Please add the required plantings and bed space (Lot 36).
- 23) Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations.
- 24) Please demonstrate on the landscape plan how the site will be irrigated.
- 25) Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material.
- 26) Please revise the typical utility screening detail to specify screening on only 3 sides of the structure leaving the access side open. Please match the common and botanical name of the plant material specified.
- 27) Please add additional trees along the property line between Lots 35 & 36 to satisfy the perimeter planting yard requirement.
- 28) Please show the symbol for the shrub materials at a more realistic size.
- 29) Are there any doors on the front or sides of these buildings? If so, please show them on the landscaping plan and adjust any landscaping as necessary. Base of building landscaping should be located so as to obstruct access to doors.
- 30) Engineering point of contact for this project is Jay Bradley 615-893-6441 or [jbradley@murfreesborotn.gov](mailto:jbradley@murfreesborotn.gov). Planning Department point of contact is Matthew Blomeley at 615-893-6441 or [mblomeley@murfreesborotn.gov](mailto:mblomeley@murfreesborotn.gov).
- 31) A Right of Way Permit and bond may be required for work in the right of way. Contact Danny Lowe in the Engineering Department for additional details
- 32) A Land Disturbance Permit will be required. A separate Land Disturbance Permit application shall be made with the City Engineer's office for review and approval prior building permit.
- 33) This site is not required to comply with stormwater quality requirements since the site is less than an acre however the site would be eligible for a reduced stormwater fee with the use of low impact design elements.

### **Standard Staff Comments:**

- 1) Per the engineer's certification on this plan, the property lies within Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This site plan is not affected by the City's Major Thoroughfare Plan.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 4) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.

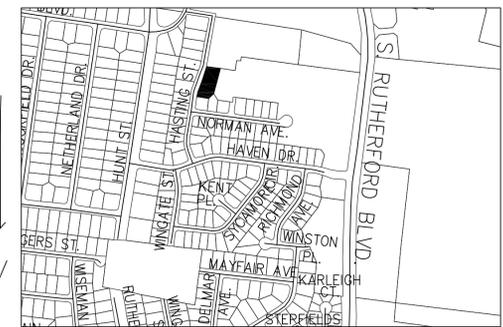
- 5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
- 6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.
- 7) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.
- 8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to [jnguyen@medtn.com](mailto:jnguyen@medtn.com).
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)  
Overhead – 40ft. 20ft either side of nearest power pole  
Down Guys – 5ft x 30ft  
Underground – 15ft x total underground trench length
- 5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
- 6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
- 7) All fire hydrants must be located 4ft from nearest electric facility.
- 8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.

- 10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 11) Refer to IFC 2012 Table 903.2 for occupancies required to be sprinklered.
- 12) Show fire department connection (FDC).
- 13) Fire hydrant must be located within 150 feet of FDC.
- 14) Fire apparatus turn around will be required for dead end roads greater than 150 feet. IFC 503
- 15) An approved Knox StorzGuard FDC with a 30 degree elbow and locking cap sized 5" Storz X 4" NPT is required by MFRD.
- 16) An approved Knox 3200 Series surface or recess mounted locking box is required near the riser room access door by MFRD.
- 17) An external horn / strobe (NOT a Water Motor Gong) is required above the FDC by MFRD.
- 18) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
- 19) Add the Release & Covenant Not to Sue note to the plan:

Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- 20) On-site private cleanouts must use the details found at the following link:  
<http://www.murfreesborotn.gov/DocumentCenter/View/279>
- 21) Water service is by MWSD.
- 22) Show meters and sizes.



LOCATION MAP  
N.T.S.

- STANDARD NOTES:
1. IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDERS' EXPENSE.
  2. ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
  3. A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
  4. FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.
  5. CONTRACTOR TO COORDINATE WITH THE TRAFFIC ENGINEER IN THE CITY TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF WORK IN THIS AREA TO AVOID DAMAGE TO TRAFFIC SIGNAL DEVICES.
  6. A TDOT PERMIT MAY BE REQUIRED. EVIDENCE OF TDOT APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
  7. A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME MUST BE PROVIDED.
  8. AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO CERTIFICATE OF OCCUPANCY.
  9. A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  10. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  11. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

BUILDING DIMENTIONS:

A: 42.58' x 16.71'	711.51 SQ FT
B: 42.58' x 16.71'	711.51 SQ FT
C: 42.58' x 16.71'	711.51 SQ FT
D: 42.58' x 16.71'	711.51 SQ FT
E: 34.18' x 18.00'	615.24 SQ FT
F: 53.12' x 18.00'	956.16 SQ FT
G: 45.20' x 18.00'	813.60 SQ FT
H: 34.40' x 18.00'	619.20 SQ FT

1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.

2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

#	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		

SITE PLAN  
**LOTS 35 AND 36**  
HASTINGS DRIVE

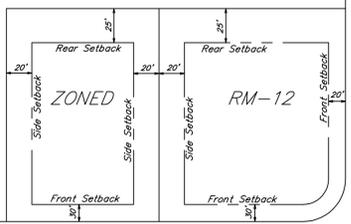
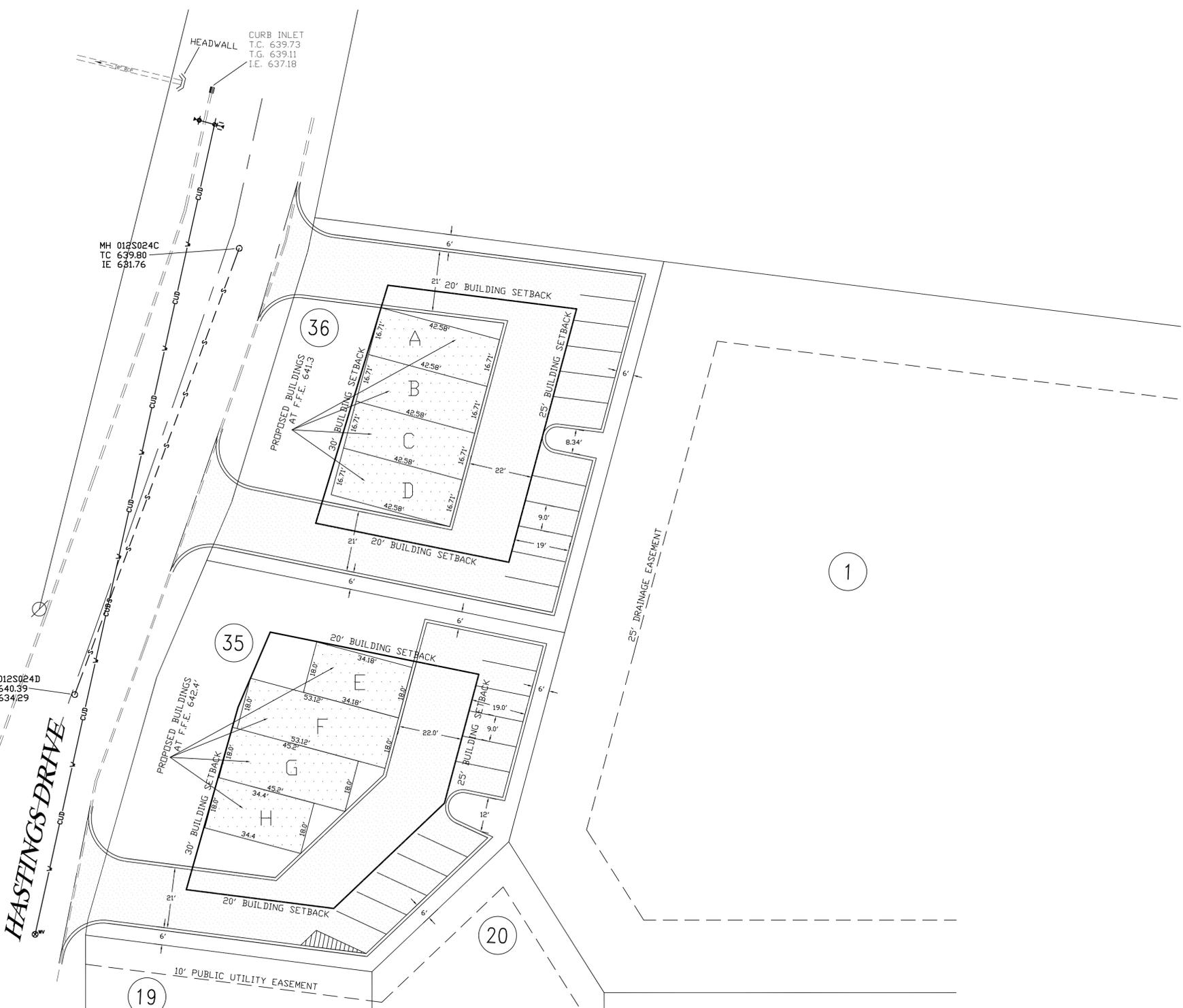
13th Civil District of Rutherford County, Tennessee

Date: May, 2016 Scale: 1"=20' Sheet 2 of 4

**PRELIMINARY FOR REVIEW ONLY**

**HUDDLESTON-STEELE ENGINEERING, INC.**

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



Parcel 103J H 04200  
Parcel 103J H 04300  
ZONING: RM-12  
FRONT SETBACK: 30'  
SIDE SETBACK: 20'  
REAR SETBACK: 25'

This parcel is not included in areas designated as "Special Flood Hazard Area" on the National Flood Insurance Program Community Map 47149, Panel No. 0280H, Zone: X, dated: 01-05-07.

MAGNETIC

2 Lots = 0.73± Acres

LEGEND FOR MONUMENTS  
 ○ IRON PIN SET  
 ○ IRON PIN FND.  
 ○ RAILROAD SPIKE  
 --- EXISTING FENCE  
 --- PROPOSED FENCE  
 ● SURVEY POINT  
 ▲ NAIL  
 ■ CONG. MARKER FND.

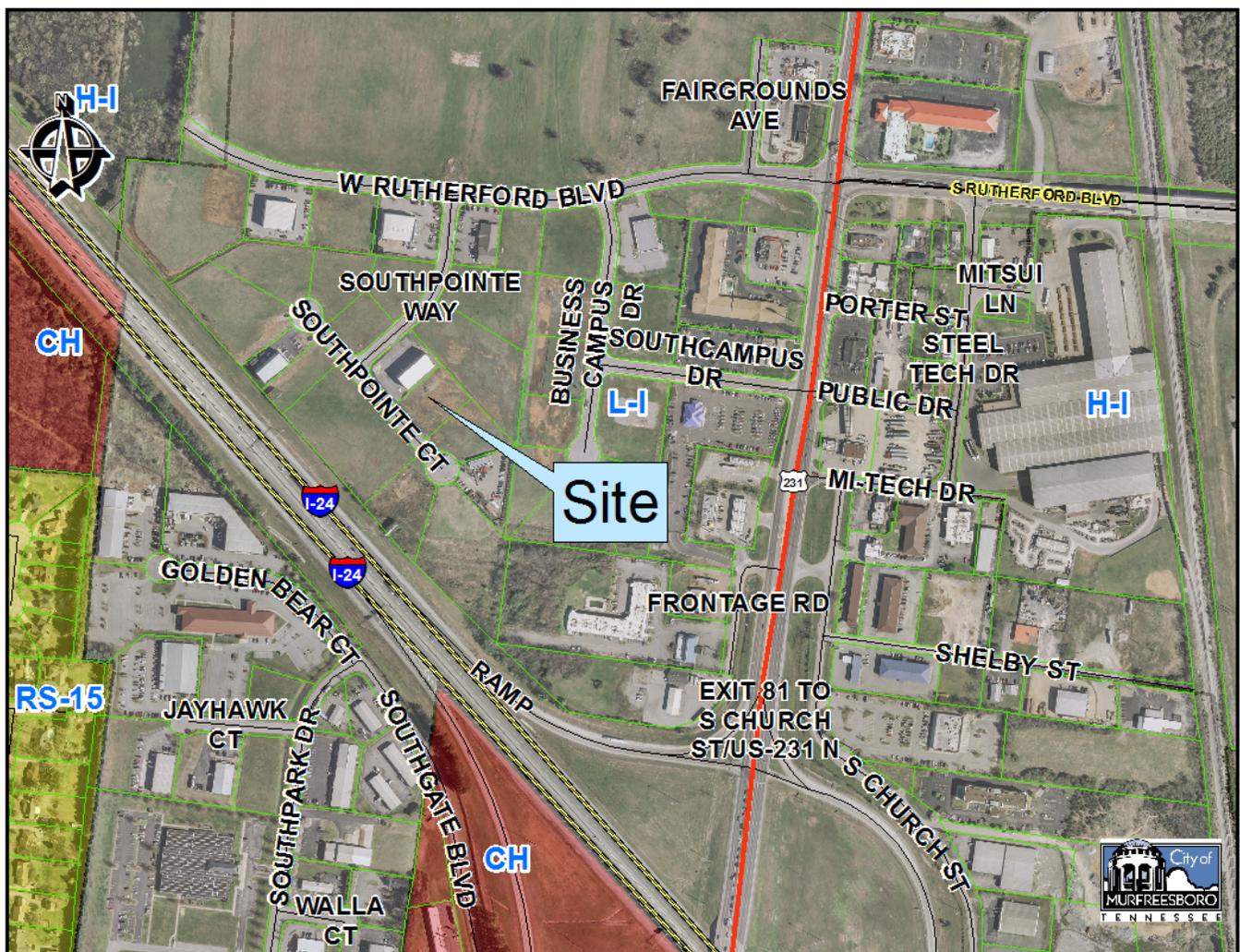
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TC 639.80  
IE 637.16

MH 012S024D  
TC 640.39  
IE 634.29

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

7.f. M.T. Elite [2016-3097] site plan for 8,000 ft<sup>2</sup> building on 0.69 acres zoned L-I located along Southpointe Court, Jerry Manning developer.

This is the site plan review for the construction of a commercial building that is proposed to be used for baseball instruction. Inside of the building there will be batting cages and a pitching mound and lessons will be provided to clients. In addition, according to the developer, the facility will be available for baseball-themed birthday parties and gatherings. The property is zoned L-I and the proposed use is permitted by right. Staff recommends that any approval of this site plan be made subject to all staff comments.



## **Staff Comments**

- 1) Provide confirmation that the use of City carts will be sufficient for the amount of solid waste generated by the proposed business. Even if the proposed use does not warrant a Dumpster, the design engineer may wish to include a Dumpster in the design of this plan for use by future occupants, who may need one.
- 2) Provide a detail of the fence that is proposed to be used to screen the trash can storage area. Also, provide required landscape screening around this area.
- 3) Submit architectural elevations, as required by the Zoning Ordinance.
- 4) Submit a photometric lighting plan and any other information necessary to demonstrate compliance with the lighting requirements in Section 18 of the Zoning Ordinance.
- 5) Show and label the proposed HVAC locations and provide required screening. If the HVAC units are to be roof-mounted, provide a line-of-sight diagram in order to demonstrate that the units have been screened per the requirements of Section 18 of the Zoning Ordinance.
- 6) Staff has determined that the most approximate use in Chart 4 of the Zoning Ordinance to this use is "Music or Dancing Academy", which is parked at a ratio of 1 space for each 300 square-feet of floor area. Based on this formula, 27 spaces are required. Only 21 are provided. The parking tabulations should be revised accordingly and the plans should be revised to demonstrate compliance with minimum parking requirements. The developer has indicated that the proposed use will offer birthday parties and other gatherings. Staff wants to ensure that adequate parking is provided on-site, so that customer parking does not spill out onto Southpointe Court.
- 7) Please specify the type of mulch provided for this project.
- 8) No one tree species shall comprise more than sixty percent of the total number of trees provided.
- 9) Please provide the required trees in the front landscaping yard along Southpointe.
- 10) Staff suggest moving the trees along the eastern perimeter planting yard up and out of the drainage easement.
- 11) Please demonstrate on the landscape plan how the site will be irrigated.
- 12) Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material. Trash enclosure has not been screened.
- 13) Staff recommends providing a 2.5' clear zone in front of parking stalls along Southpointe Court to prevent conflict between the bumper overhang and required plant materials.
- 14) Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations.
- 15) Engineering point of contact for this project is Jay Bradley 615-893-6441 or [jbradley@murfreesborotn.gov](mailto:jbradley@murfreesborotn.gov). Planning Department point of contact is Matthew Blomeley at 615-893-6441 or [mblomeley@murfreesborotn.gov](mailto:mblomeley@murfreesborotn.gov).
- 16) A Right of Way Permit and bond may be required for work in the right of way. Contact Danny Lowe in the Engineering Department for additional details
- 17) A Land Disturbance Permit will be required. A separate Land Disturbance Permit application shall be made with the City Engineer's office for review and approval prior building permit.

18) This site is not required to comply with stormwater quality requirements since the site is less than an acre however the site would be eligible for a reduced stormwater fee with the use of low impact design elements.

### **Standard Staff Comments:**

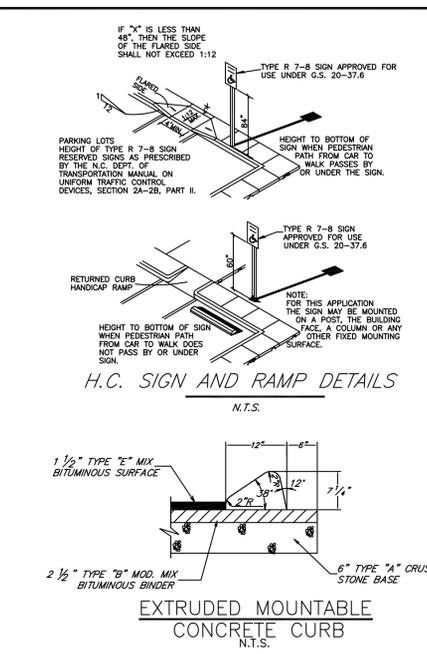
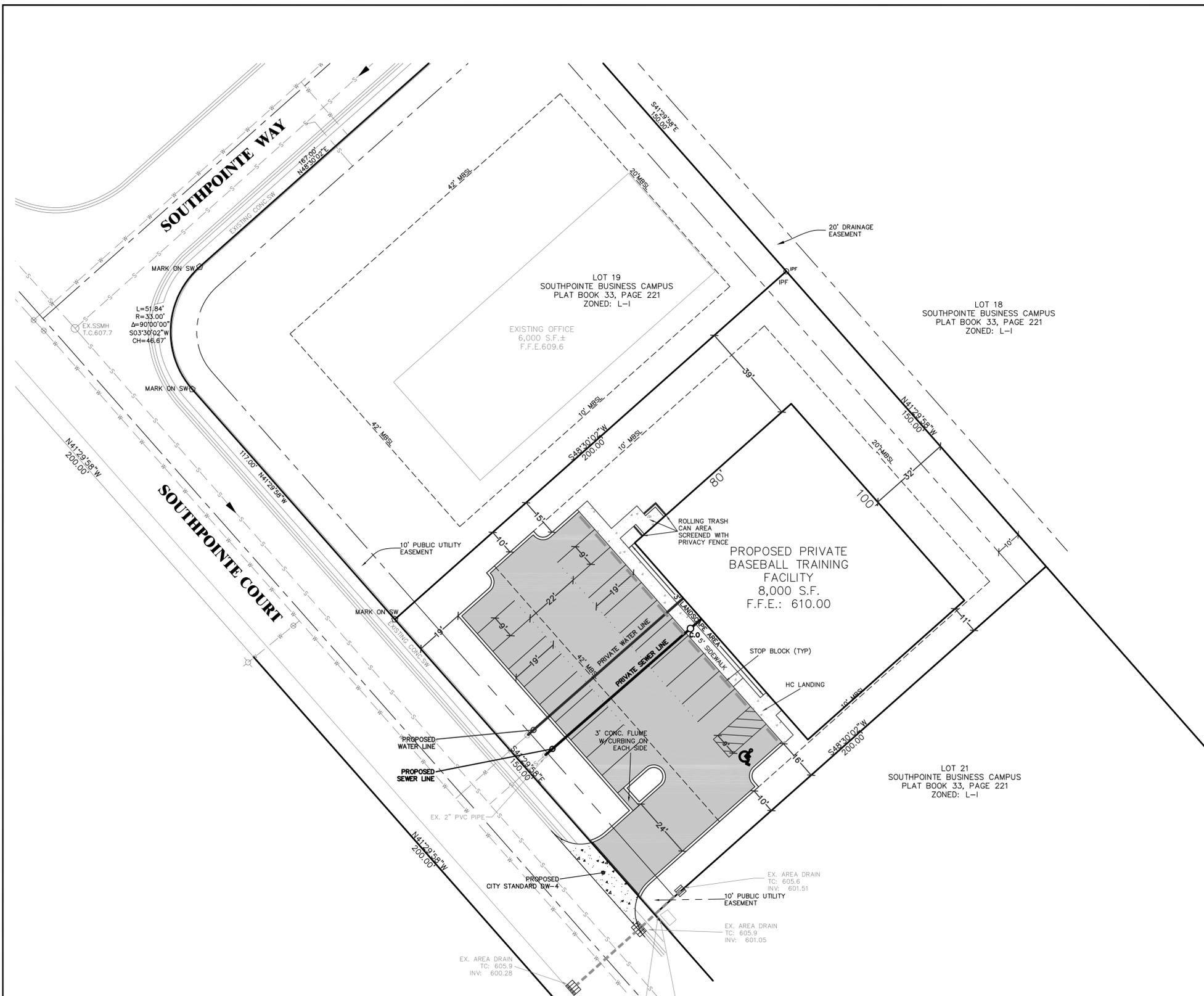
- 1) Per the engineer's certification on this plan, the property lies within Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
- 2) This site plan is not affected by the City's Major Thoroughfare Plan.
- 3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 4) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for flagpole(s) are established in the Sign Ordinance.
- 5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
- 6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.
- 7) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.
- 8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at each such providers' expense.

### **Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:**

- 1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to [jnguyen@medtn.com](mailto:jnguyen@medtn.com).
- 2) Show existing Electric.
- 3) Show approved MED conduit design and approved MED transformer pad location.
- 4) Provide an Electric easement for Electric not in public right of way (ROW)  
Overhead – 40ft. 20ft either side of nearest power pole  
Down Guys – 5ft x 30ft

Underground – 15ft x total underground trench length

- 5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
- 6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
- 7) All fire hydrants must be located 4ft from nearest electric facility.
- 8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
- 9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
- 10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
- 11) Refer to IFC 2012 Table 903.2 for occupancies required to be sprinklered.



N.T.S.

**LEGEND**

- ⊘ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- △ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- W— Existing Water Line
- W— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- SF— Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ⊕ Turf Reinforcement Mat
- E— Existing Telephone & Electric Line
- UGE— Existing Underground Electric Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe

- Complete specifications for the water lines, Water Line Specifications and Drawings, March 2014 Ed., are on file at the Murfreesboro Water & Sewer Department Engineering Annex and can also be found online at <http://www.murfreesborotn.gov/index.aspx?NID=286>.
- Complete specifications for the sewer lines, Sewer Line Specifications and Drawings, March 2014 Ed., are on file at the Murfreesboro Water & Sewer Department Engineering Annex and can also be found online at <http://www.murfreesborotn.gov/index.aspx?NID=284>.
- Complete specifications for the repurified water lines, Repurified Water Specifications and Drawings, March 2014 Ed., are on file at the Murfreesboro Water & Sewer Department Engineering Annex and can also be found online at <http://www.murfreesborotn.gov/index.aspx?NID=283>.
- (Water / Sewer / Repurified water) construction must be in accordance with all MWSO specifications and drawings.
- Concerning (water / repurified water) line construction, restraints such as rods or kickers shall be installed at any change in direction where fittings are required, at all dead-ends, and at any location as directed by the Water & Sewer Department.
- Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.
- All main line (water / repurified water) taps will be made by the Murfreesboro Water & Sewer Department.
- Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- Regarding the sanitary sewer, the M.P.E. must extend to the edge of the curb and be verified prior to acceptance of the project. For corner lots the M.P.E. only has to extend to the side of the lot which has the sewer service.
- Trench check dams, as called out in the MWSO Specifications, are to be installed at the discretion of the Water & Sewer Department.
- The existing sewer mains and/or manholes must be (tested / televised) before and after construction. Should the sewer not be (tested / televised) prior to construction any defects found after construction will be the responsibility of the contractor to repair at his or her expense.
- All proposed manholes must be wrapped in a Conesol, or an approved equal, 12" minimum water and soil barrier wrap at each manhole section joint and at any other manhole component as directed by MWSO.
- No more than 25 percent of the dollar amount of the Contract may be awarded to subcontractors.
- A maximum of 2" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2" (6 in.) adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
- All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via an in-line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the National Association of Sewer Service Companies' (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.

**SITE DATA**

PROPOSED USE: PRIVATE BASEBALL TRAINING FACILITY

3 BATTING CAGES

1 PITCHING MOUND

8,000 SQ. FT.

**BUILDING HEIGHT:**

**PARKING SPACES NEEDED:**

10 SPACES PER OWNER

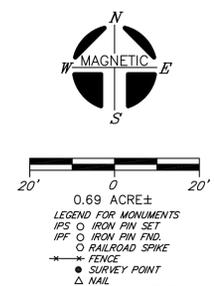
**PARKING SPACES PROVIDED:**

21 PARKING SPACES + 1 HC

**PARKING LOT STRIPING MUST BE WHITE AND IN CONFORMANCE WITH M.U.T.C.D.**

**STANDARD NOTES:**

- IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL OBTAIN ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDER'S EXPENSE.
- ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
- A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
- FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.
- ANY HOUSE OR STRUCTURE WITH A BUILDING DRAIN TO THE PUBLIC SANITARY SEWER WITH A FLOOR ELEVATION AT ANY POINT BELOW THE ELEVATION OF THE CENTER OF THE STREET MAY BE SUBJECT TO MURFREESBORO CITY CODE SECTION 33-35 (1)(1) WHICH REQUIRES THE OWNER(S) TO EXECUTE A RELEASE AND INDEMNIFICATION AGREEMENT IN FAVOR OF THE CITY AS A PREREQUISITE TO CONNECTING TO WATER AND/OR SEWER SERVICES.



**OWNER:** AMANDA TREADWAY  
**ADDRESS:** PO BOX 12346  
 MURFREESBORO, TN 37129

**DEVELOPER:** JERRY MANNING  
**ADDRESS:** PO BOX 532  
 PULLASKI, TN 38478

**TAX MAP:** 113C, "C" PART OF PARCEL: 20.00

**FLOOD MAP PANEL:** 470168 0260 H ZONE: X  
**FLOOD MAP DATED:** JANUARY 5, 2007

FOR REVIEW ONLY.  
 NOT FOR CONSTRUCTION.

**HUDDLESTON-STEELE ENGINEERING INC.**  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 TELEPHONE: (615)893-4084, FAX: (615)893-0080

**SITE PLAN**  
 LOT 20, SECTION II  
 SOUTHPOINTE BUSINESS CAMPUS  
 MT ELITE

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: OCTOBER, 2014 SCALE 1"=20' SH. 2 OF 4

#	DATE	REVISION DESCRIPTION
1	5/24/16	ORIGINAL ISSUE

**ZONING:** L-1  
**FRONT SETBACK:** 42'  
**SIDE SETBACK:** 10'  
**REAR SETBACK:** 20'

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

**8.a. Zoning application [2016-422] for approximately 150.5 acres located along Joe B Jackson Parkway to amend the PID (Parkway Place), Joe Swanson, Jr. applicant.**

The subject area consists of three (3) parcels and is located along the southern side of Joe B. Jackson Parkway, and north of Elam Road. The largest of these three parcels went before the Planning Commission on March 5, 2008, to consider rezoning the property from RS-15 to LI. The Planning Commission recommended the applicant revisit the plan for this property and prepare a planned development if he still desired a zoning change. The applicant has submitted a pattern book and called it Parkway Place. The county subdivision Magnolia Trace is to the south and Aurora Place Condominiums are to the north. Industrial Developments are located to the west along Joe B. Jackson Parkway, including Amazon distribution warehouse. Interstate 24 and an interchange is less than one roadway mile to the west.

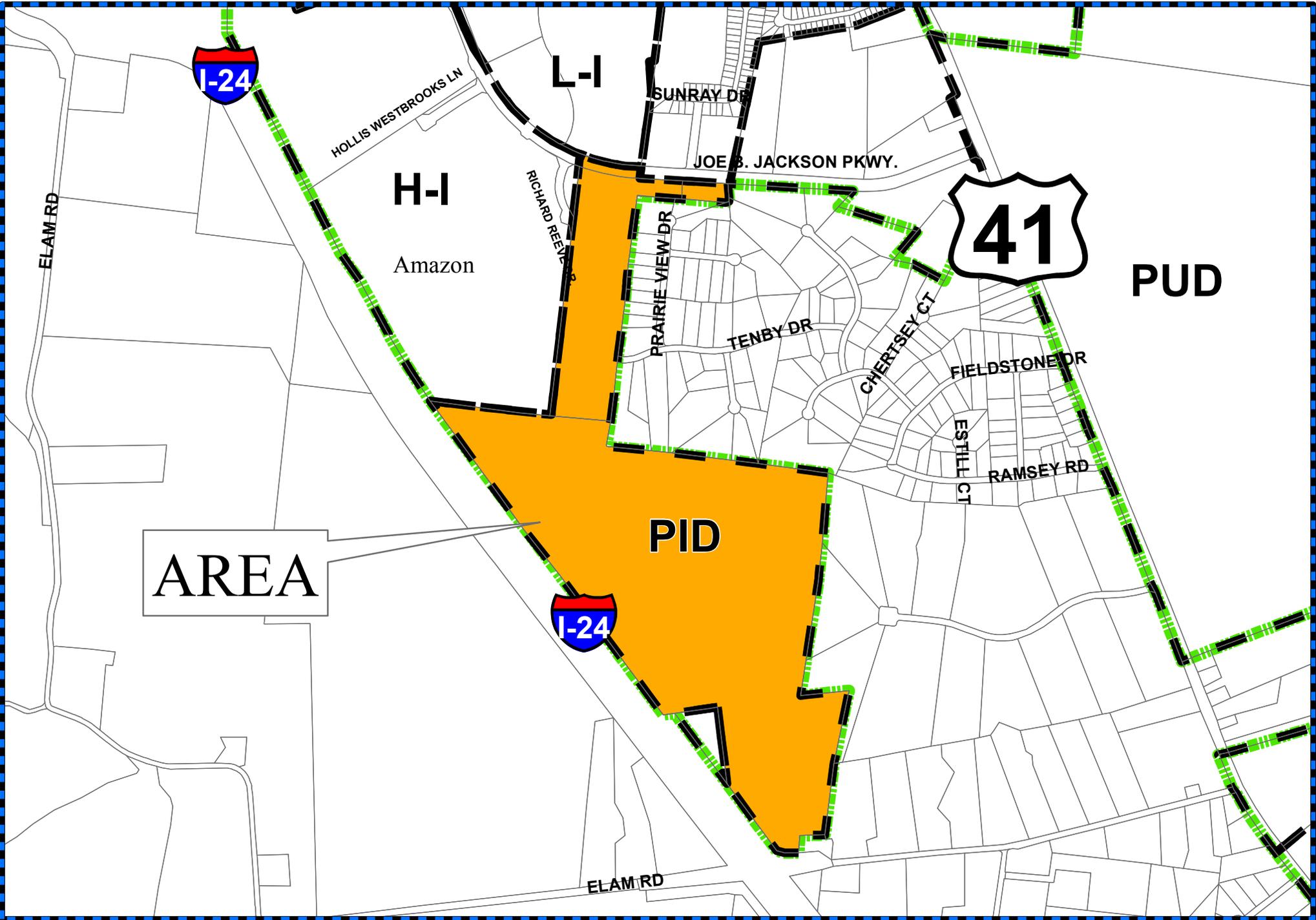
By zoning this property PID, the applicant was able to address some questions and concerns the Planning Commission had with the request to rezone most of the area to L-I. First, the location of the connector road which runs along region 3 was located along the westernmost property line to stay as far from the houses in Magnolia Trace as possible. Secondly, the plan, which will become the zoning for the property, requires an undisturbed buffer along the northern and eastern property lines in Region 1 which varies in width from 25 feet to 125 feet. There was concern that leaving this area zoned RS-15 was inadequate because it didn't mandate the preservation and maintenance of a buffer and RS-15 zoning allows the development of single-family houses. Lastly, there was some concern from the residents and staff that the L-I zone permitted some uses that just weren't compatible with the area. By utilizing the PID, the list of permitted uses can be hand-picked to ensure that they are appropriate for this location. The PID package has divided the study area into regions. Each region allows a different array of uses varying in type and intensity.

In 2012, Pinnacle Financial Partners made an application to amend the PID to relocate the main road accessing the east side of the property instead of the west side. The change was needed because the location for Richard Reeves Drive (a signalized intersection) was needed to align with the access into the Interstate Warehouse facility on the north side of Joe B Jackson Parkway. The alignment of this street as it enters the subject property makes it almost impossible to achieve the alignment of the PID zoning plan. Additionally, a commitment was made to add 6-foot high earthen berm in addition to the Type E buffer.

The property has since been sold and the current owners have more defined plans for some parts of the property. The site is still divided into regions, and the proposed buffers are remaining a part of the plan. The site layout, building design, and uses permitted

have changed. As such, a revised program is being presented for the Planning Commission's review.

The Planning Commission will need to discuss this zoning change request and schedule it for a public hearing.



Map Document: (G:\planning\rezon\joebjacksonPID\_Amend.mxd)  
 9/10/2012 -- 8:46:13 AM

Proposed PID Amendment Along  
 Joe B. Jackson Pkwy

0 500 1,000 2,000  
 Feet



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

**An Application to Amend  
The Planned Industrial  
Development for:**

# **PARKWAY PLACE**

**SEC, Inc.**

**Planning, Engineering,  
& Landscape Architecture**

**SEC, INC.**

**850 Middle Tennessee Blvd  
Murfreesboro, TN 37129  
Contact: Rob Molchan, PLA  
615-890-7901**

**SUBMITTED ON MAY 26, 2016  
RESUBMITTED JUNE 16, 2016 FOR JUNE 22, 2016 PLANNING COMMISSION WORKSHOP**

**Swanson**

developments | real estate | construction

**Developer**

**Swanson Development, LP.**

**1188 Park Avenue  
Murfreesboro, TN 37128  
Contact: Joe Swanson  
615-896-0000**

# PARKWAY PLACE

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### PROPOSED SITE

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# INTRODUCTION

## The Request

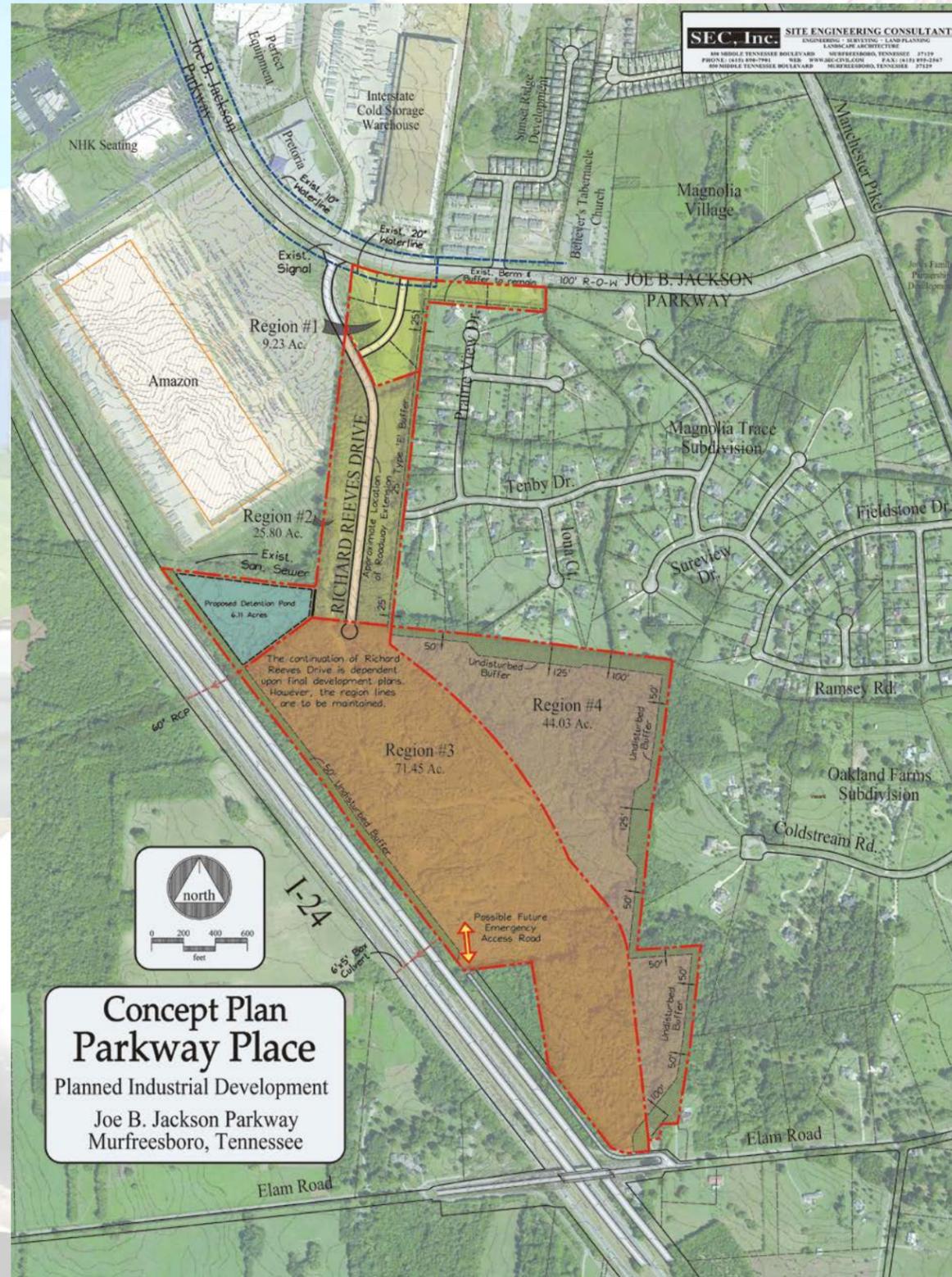
Swanson Development, LP respectfully requests to amend the existing Parkway Place PID. The proposed development is located along the south side of Joe B Jackson Parkway, east of the Amazon Fulfillment Center, west of Magnolia Trace & Oakland Farms subdivisions, and north of Interstate 24. The site is identified as Parcel 50.19 of Tax Map 126 (23.80 acres) and Parcel 2.00 of Tax Map 135 (125.36 acres). Parcel 22.05 of Tax Map 135B Group A (1.30 acres) which is currently owned by the City of Murfreesboro.

This request is to amend the approved PID to refine the four regions of the property based on a conceptual program the new developer has designed with a certain market end-user more in place today, than it was eight years ago when the PID was initially approved back in 2008. Swanson Developments background in industrial warehouse development has identified a specific type of facility they believe is good use for a portion of the PID.

Region 1 will be a mixture of lots that will allow for individual businesses to offer commercial, office and restaurant uses to the area to support the business community and residents located in this region.

Region 2 proposes to extend Richard Reeves Drive southward through the center of the region toward the larger portion of the PID located along Interstate 24. On both sides of the roadway, the developer is proposing flex warehouse buildings being coined 'Incubator Industry'. These buildings allow for small businesses to grow and evolve as their business does.

Regions 3 & 4 will remain the same in regards to their location within the PID, aside from Region 2 expanding into Region 3 to square up to the existing boundary line of the property. The proposed types of uses, architectural characteristics and buffers previously approved with both of these regions, will remain unchanged from the previously approved PID.



# PARKWAY PLACE

## Vision & Commitment

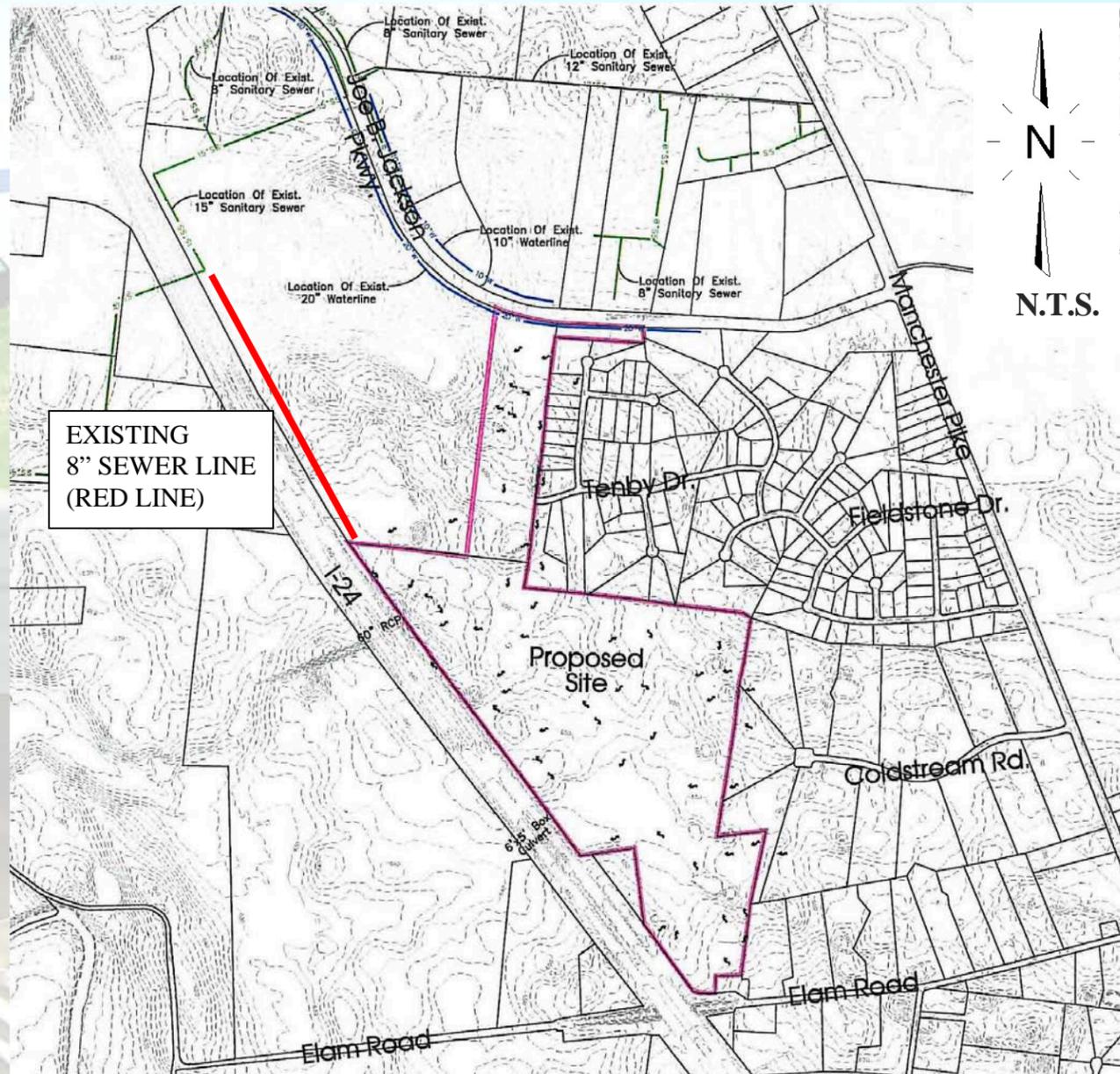
Swanson Development, LP the developer of Parkway Place is committed to creating a quality Planned Industrial Development to attract potential users that can not only provide gainful employment to residents of the City of Murfreesboro and Rutherford County, but also provide a new destination for commerce to grow and develop. The developer has chosen to proceed with the Planned Industrial Development option to ensure the City of Murfreesboro and surrounding residents of the quality and characteristics of the development.

North Up  
N.T.S.

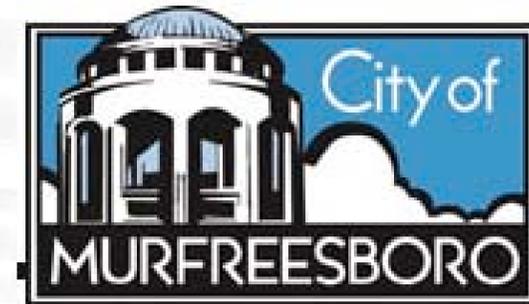
# PARKWAY PLACE

## EXISTING CONDITIONS

### RIGHTS-OF-WAY, UTILITIES, & TOPOGRAPHY



Existing topography indicates that the site has several closed depressions on-site. In general, the site drains toward the right-of-way of I-24. On-site stormwater detention will be provided and final locations will be determined as each site is developed. Final design for on-site detention will be done in a manner to limit the post-development peak flows to pre-development levels in accordance with City of Murfreesboro and TDOT requirements.



The property has access to three public rights-of-way. The main access will be along Joe B Jackson and Richard Reeves Drive. While an emergency access point has been shown along the frontage road located on the south side of the property.



Sewer service is located at 2 locations close to the property. One point (8-inch) is located along the south side of Joe B Jackson Parkway and runs to the north through the Sunset Ridge Development. The other location (8-inch) is located in the rear of the Amazon property. In both instances, the sewer will have to be extended by this development. Sanitary sewer will be provided by Murfreesboro Water and Sewer Department.



Water service (20-inch) is located along the south side of Joe B Jackson Parkway. Water will be provided by the Consolidated Utility District.



Gas service (4-inch) is along the north side of Joe B Jackson Parkway and is provided by Atmos Energy.



Murfreesboro Electric Department will be providing service to the development.

## EXISTING CONDITIONS (CONT.)

### PHYSICAL FEATURES



#1 (Example of foliage to remain)

Presently the majority of the site is covered in a mixture of hardwoods and evergreens with a few open areas where the cover is pasture or scrub.



#2  
(Portion of Buffer to remain taken from the Oakland Farm S/D side)



#3  
(Portion of Buffer to remain taken from Magnolia Trace side)

Portions of the property have large outcroppings of rock existing. There is only one known structure on-site and that is a old barn which will be removed.



#4  
(Portion of Buffer to remain taken from Magnolia Trace side)

# PARKWAY PLACE

## EXISTING CONDITIONS (CONT.)

### PHYSICAL FEATURES



#5 (Existing clearing on-site)



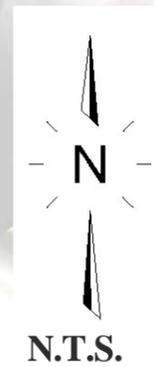
#7 (Portion of existing foliage to remain)



#8 (Portion of existing foliage to remain)



#6 (Existing scrub on-site)



# PARKWAY PLACE

## EXISTING CONDITIONS (CONT.)

### PHYSICAL FEATURES



#9

(Existing treeline along Magnolia Trace to remain)



#11 (Existing street stub from Magnolia Trace )



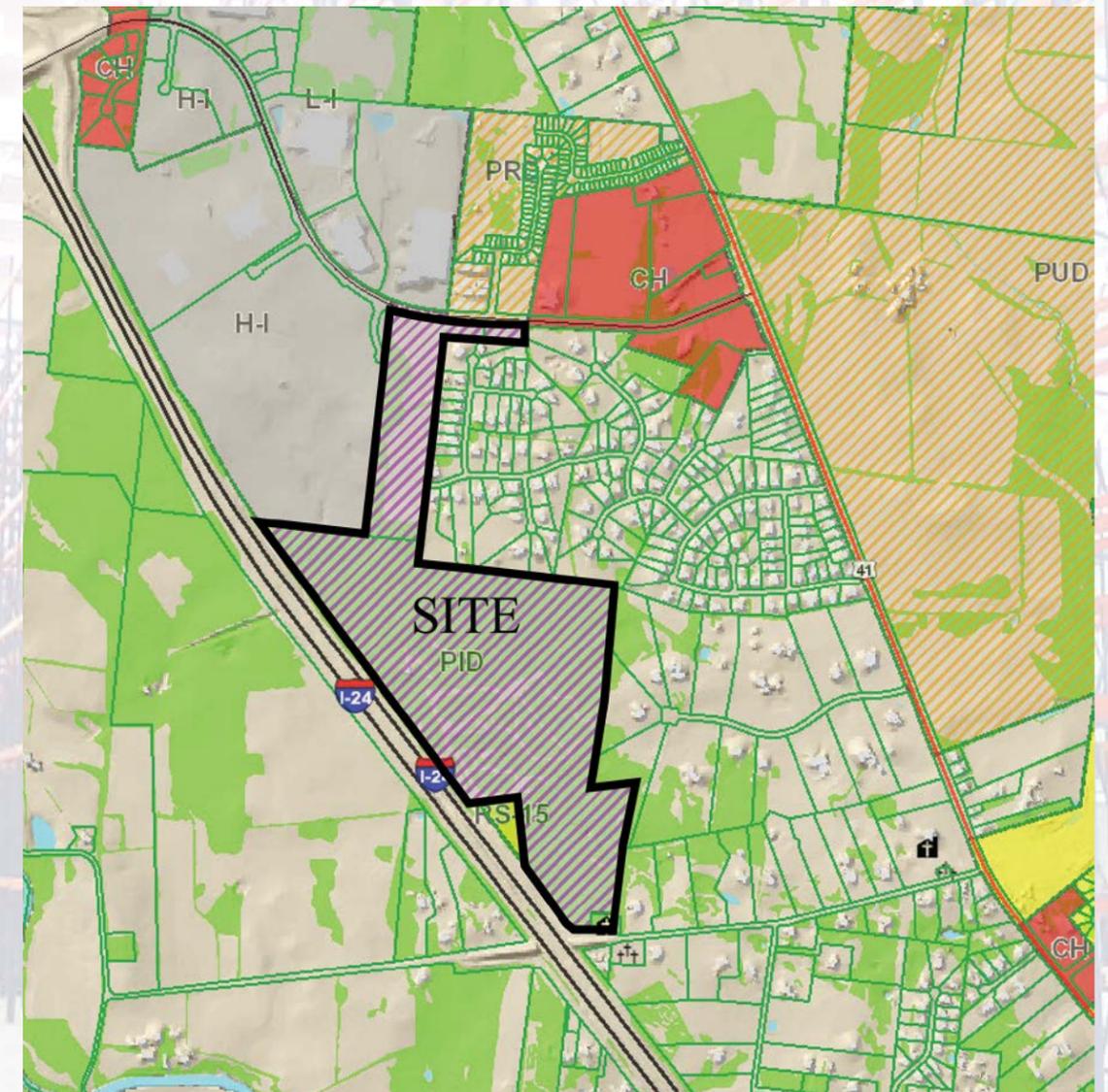
#10 (Existing buffer to remain)



## EXISTING CONDITIONS (CONT.)

### SURROUNDING USES AND ZONINGS

Surrounding zonings are made up of CH, LI, HI, RS-15, PRD, PUD, and RM (county).



The Interstate Warehousing site is located directly north of the subject property on the opposite side of Joe B Jackson Parkway.



N.T.S.

# PARKWAY PLACE

## PROPOSED SITE

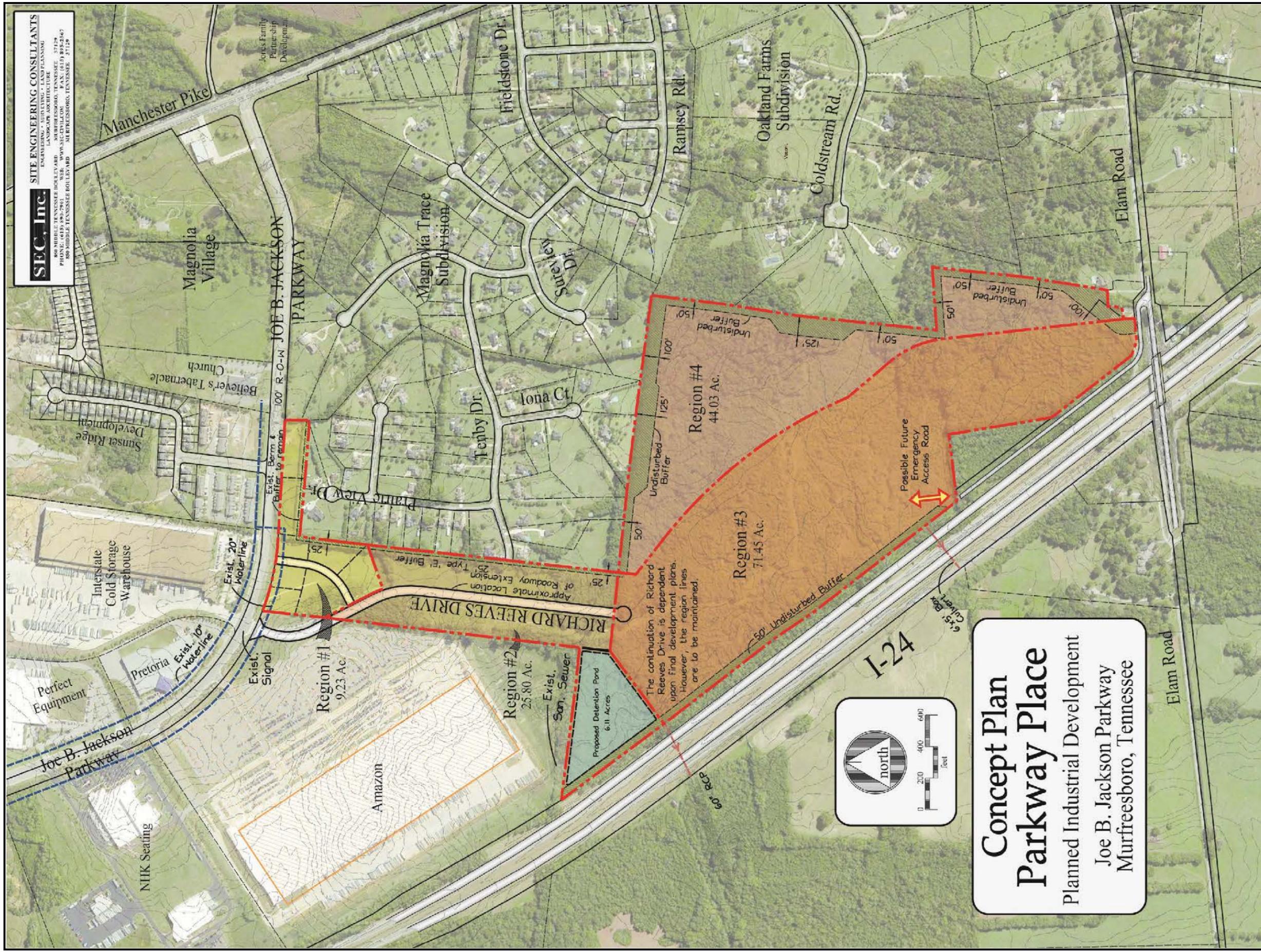
## PROPOSED SITE REQUIREMENTS



**N.T.S.**

- Entire development consists of 150.5 acres broken into four (4) regions according to allowable uses and heights. The region lines have been shown on the plan to the left. These are not property lines.
- Undisturbed buffers have been called out on the plan. These areas are to remain in their present condition. The only exception to this will be if additional landscaping is added, however existing vegetation shall not be removed. At the time of development for each site located in Region #4, buffers shall meet the planting requirements equivalent to a Type 'E' Buffer from the City's landscape ordinance.
- The undisturbed buffers have been called out as 50 feet along the right-of-way of I-24, 50 feet minimum along the eastern and northern boundaries of Region #1 with certain "sensitive" areas enlarged.
- The eastern boundary of Region #2 has a 25 foot wide Type 'E' buffer and masonry wall called out. The existing tree and fence line in this location is to remain and to be supplemented with a landscaping buffer and a masonry wall that is to be a minimum of 8 feet tall.
- The southern boundary of Region #1 has an existing evergreen buffer that is to remain. Presently this buffer is a Type 'B' Buffer.
  - Only emergency access will be allowed on the frontage road located along the southern property line
- Lighting fixtures and lighting plan design will meet the City of Murfreesboro regulations in order to contain the light on-site and produce no glare.
- Any and all mechanical units shall be located on the roof or in a mechanical yard screened by evergreen landscape plantings.
- Parking areas with more than 200 spaces will be broken into sub-lots by the utilization of landscape strips at least 20 feet in width.
  - All parking will be screened from right-of-ways by use of trees, shrubs and/or low landscape mounds.
    - Sites shall utilize curb & gutter throughout, no extruded curb will be accepted.
    - Adequate room for truck turning movements at any loading areas should be provided.
- All entry points into sites as well as the parking areas are to be adequately planned to allow for proper turning and maneuvering movements. If truck parking is anticipated, then truck sized parking spaces shall be allocated in the design. Normal spaces for passenger vehicle will not be used for this purpose.
- No truck parking areas shall be allowed between any proposed building and the northern and eastern property lines of Region #4.
- Any truck docks located in Region #1, 3, or 4 shall be oriented away from the neighboring residential neighborhood. Also, truck dock areas shall be screened from public right-of-ways.
- Signage will comply with City of Murfreesboro's sign ordinance pursuant to its requirements for a Planned Industrial Development (PID) and will be cohesive with the architectural character of each site while being complemented by landscaping.
  - All utilities shall be underground. This applies for both public infrastructure as well as on-site.
  - Stormwater management areas should be screened from view if not being aesthetically enhanced
- Foundation plantings shall be utilized along the fronts of buildings. Truck dock areas are exempt from this requirement.
  - Building Height Restrictions (maximum) shall be as such:
    - Region #1 = 35 feet
    - Region #2 = 25 feet
    - Region #3 = 75 feet
    - Region #4 = 45 feet

**SEC, Inc.**  
 SITE ENGINEERING CONSULTANTS  
 ENGINEERING, SURVEYING & LAND PLANNING  
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129  
 PHONE: (615) 890-7901 WEB: WWW.SEC-CV.COM FAX: (615) 898-2467  
 609 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129



**Concept Plan**  
**Parkway Place**  
 Planned Industrial Development  
 Joe B. Jackson Parkway  
 Murfreesboro, Tennessee

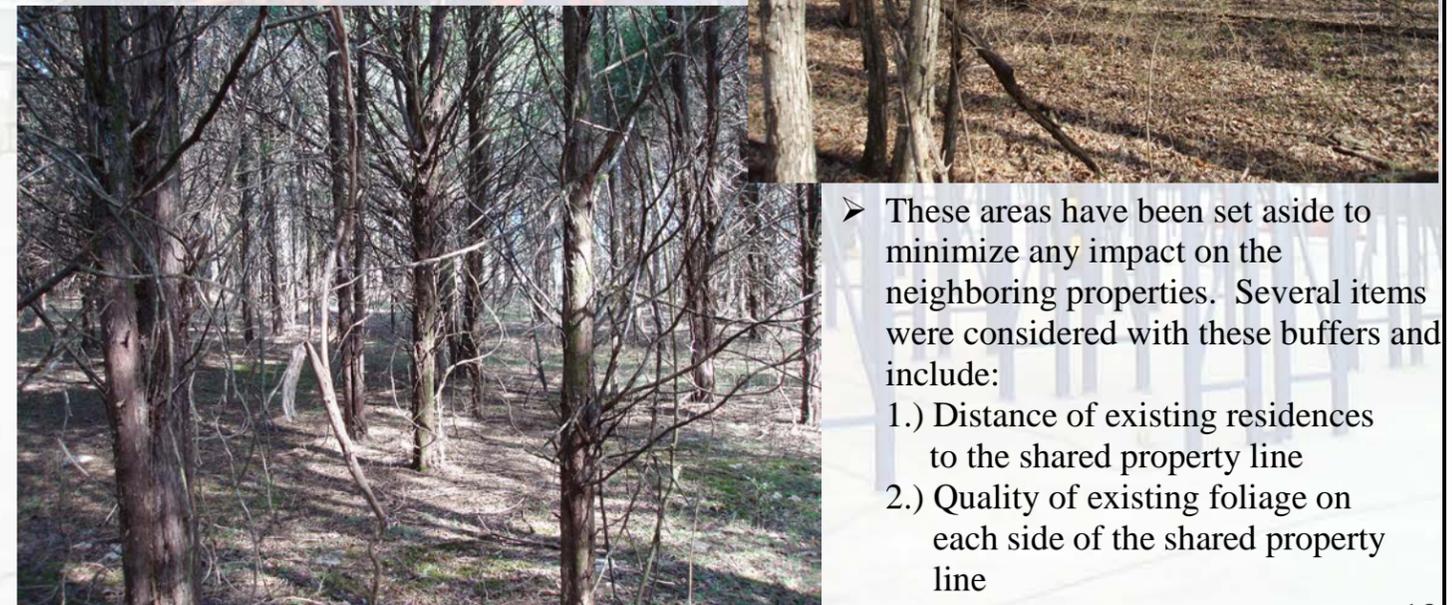
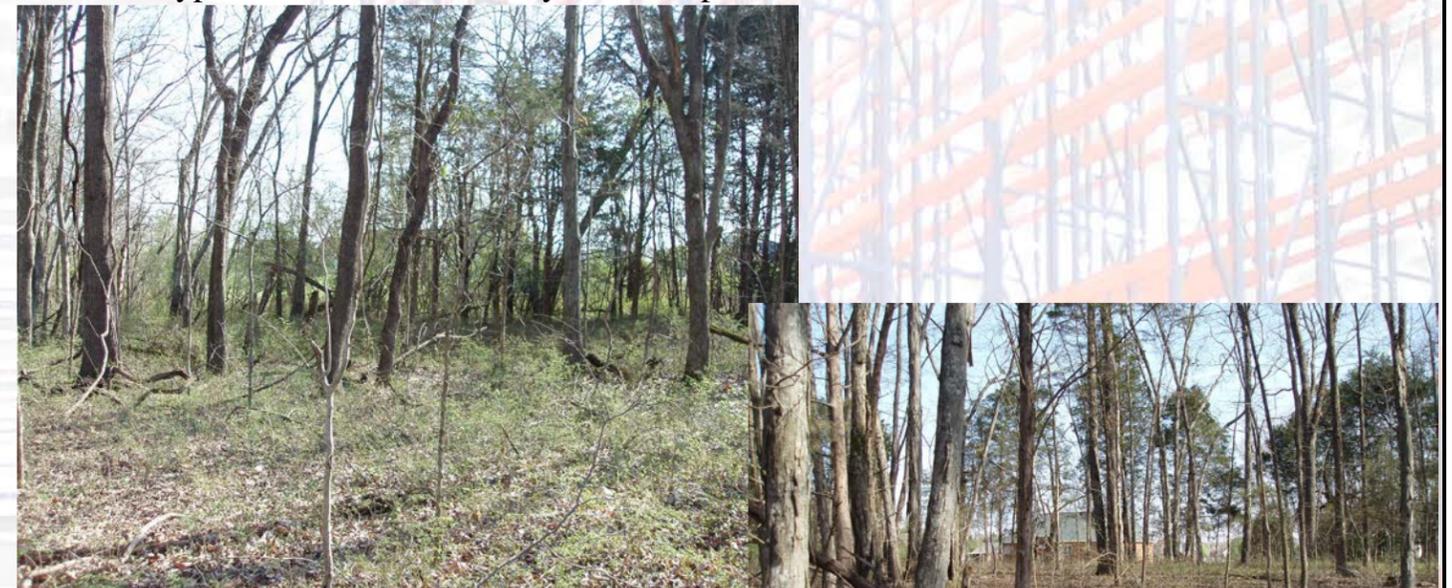
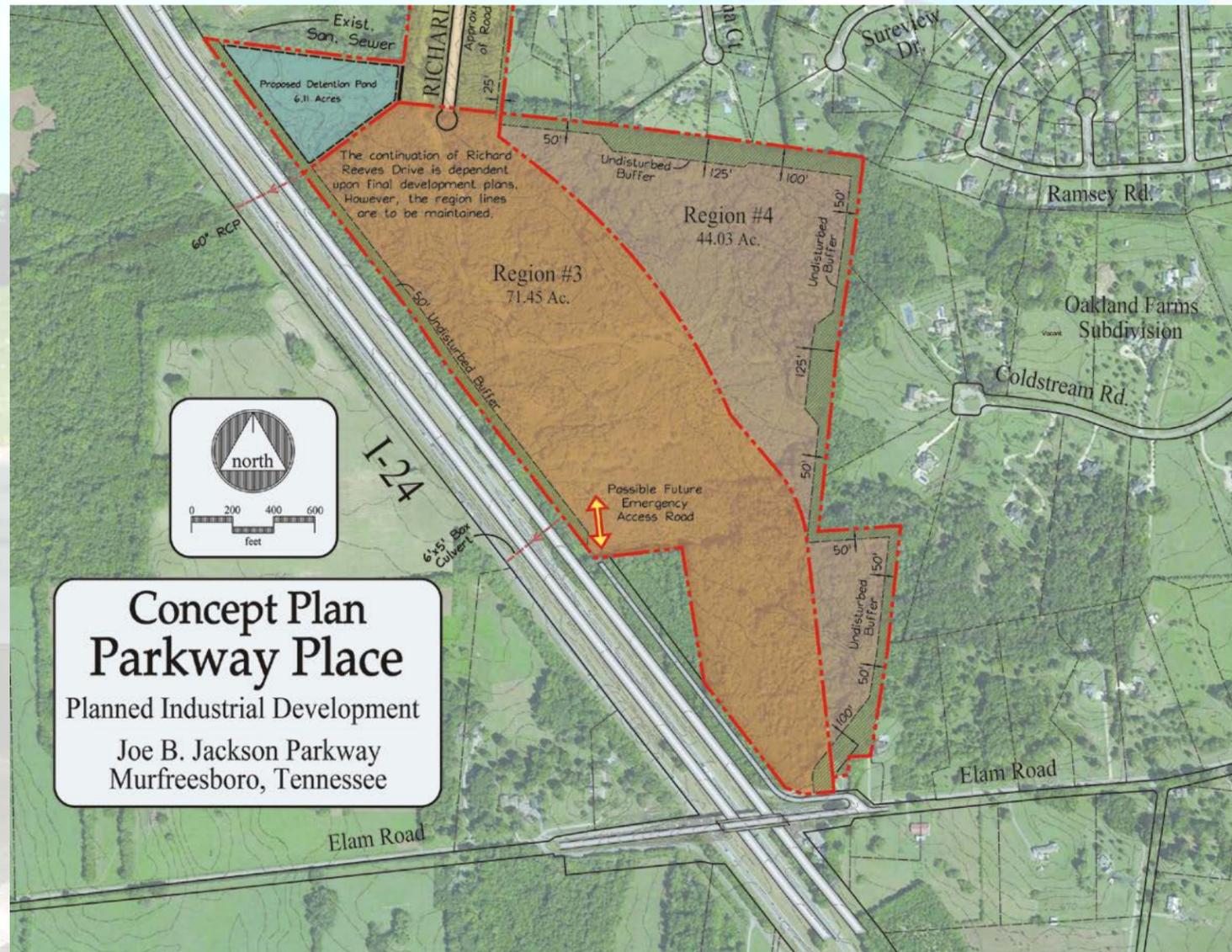
1"=600'



# PARKWAY PLACE

## LANDSCAPE REQUIREMENTS (cont)

➤ Shown to the left are Regions #3 & #4 with the previously mentioned undisturbed buffers shown. Also provided here are some pictures of the existing vegetation within these undisturbed areas. These areas are to remain completely undisturbed with no grading allowed in these areas. In addition, extra precautions shall be utilized during construction to make sure the existing vegetation is not harmed in these areas. The only disturbance of these areas that will be allowed is if additional landscaping is added to supplement the existing vegetation. At the time of development for each site located in Region #4, a tree survey shall be performed and these buffers shall meet the planting requirements equivalent to a Type E Buffer from the City's landscape ordinance.



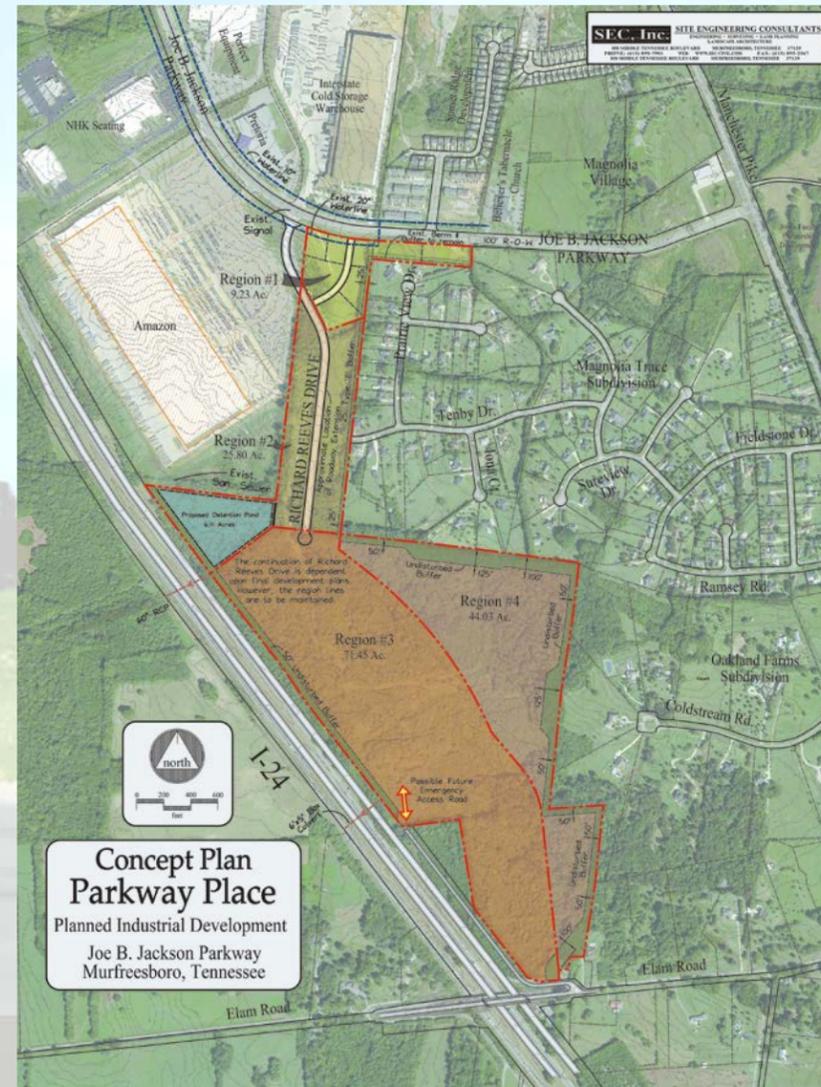
➤ These areas have been set aside to minimize any impact on the neighboring properties. Several items were considered with these buffers and include:

- 1.) Distance of existing residences to the shared property line
- 2.) Quality of existing foliage on each side of the shared property line

**NORTH UP  
N.T.S.**

# INGRESS/EGRESS

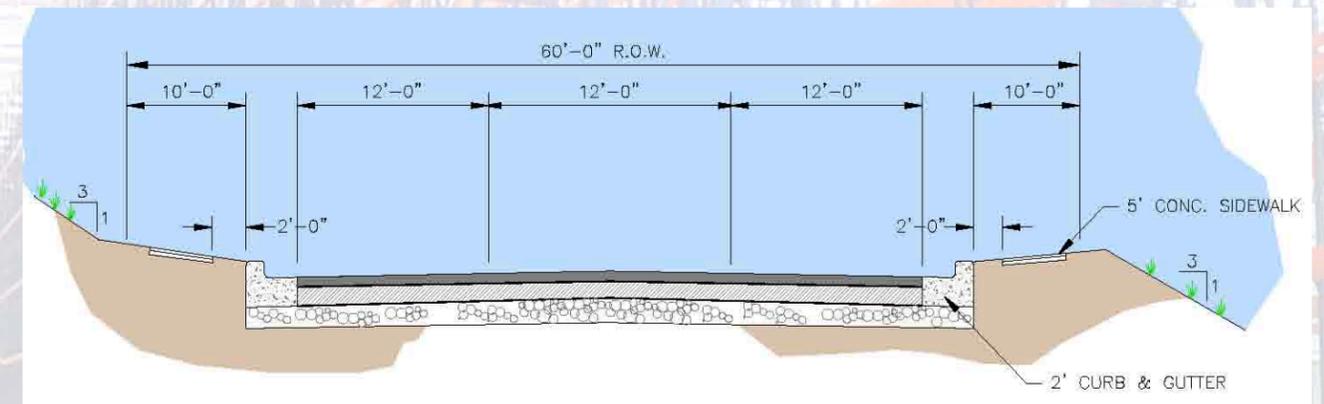
# PARKWAY PLACE



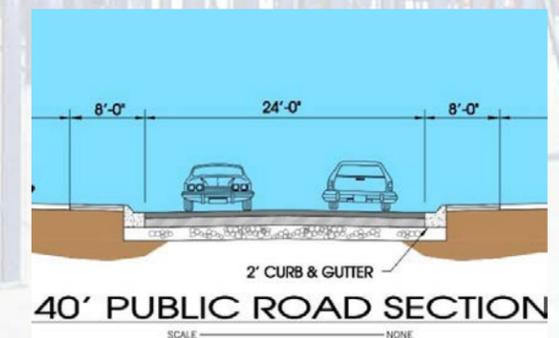
Parkway Place has been planned to have its main access off of Joe B Jackson Parkway via two roadways. The first will be extending Richard Reeves Drive, a public road, through the center of Region #2 and down to Regions #3 & #4. A temporary cul-de-sac will terminate the new roadway when it enters Region #3. Richard Reeves Drive will eventually be extended to serve Regions #3 & #4 when those areas are developed in the future. The road is planned to have a 60 foot right-of-way with a 3-lane cross section. The typical section is shown below. The second access off of Joe B Jackson Parkway will be a new public 40 foot right-of-way that will bisect Region 1 and provide another link to Richard Reeves Drive. This new roadway provide access to new lots in Region #1.

While these internal roads will serve the development itself, the surrounding area has several roads that are planned to be improved or have recently been constructed which will accommodate the traffic volume for this area. Interstate 24 is conveniently located and accessed by the interchange located to the northwest of this site. In addition to Interstate 24, Murfreesboro's Major Thoroughfare Plan (MMTP) calls for Manchester Highway to be widened to 5 lanes on the north side of Joe B Jackson Parkway and widened to 3 lanes on the south side of Joe B Jackson Parkway. The MMTP also calls for The Joe B Jackson Parkway to be extension to the west with a 5-lane cross section was recently completed. The 5 lane section transitions to a 3-lane section after it crosses over the river and the railroad tracks to the west of the Interstate 24 interchange. The completed MMTP roadway now extends all the way over to South Church Street next to the new Walmart.

In addition to adequate roadway infrastructure, the individual sites need to be planned adequately to provide truck turning movements. These need to be planned for at key locations like truck docks, truck parking areas, site entrances, and any internal turning movements. Internally to the site, all turning movements shall be carefully planned for to allow truck circulation through the sites.

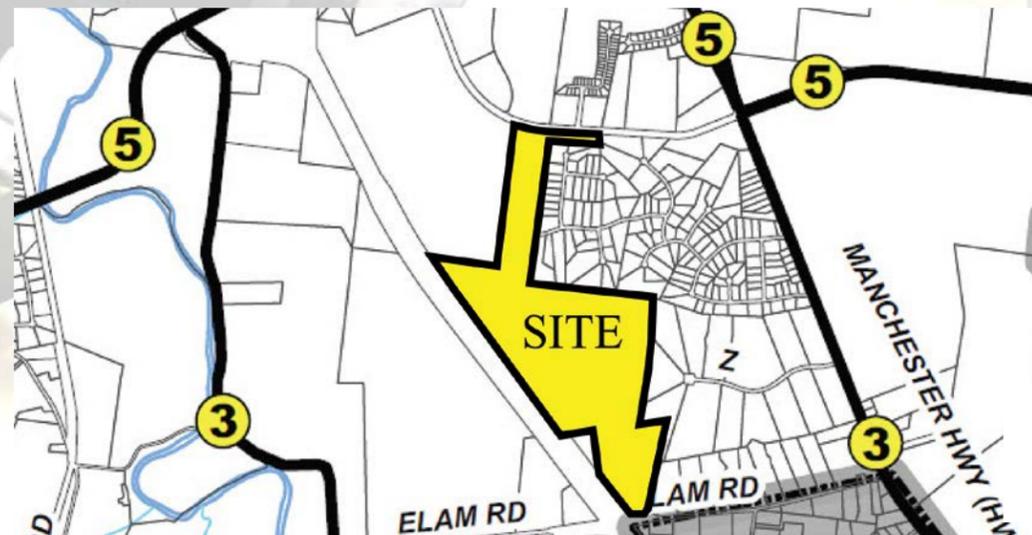


60' PUBLIC ROAD SECTION



40' PUBLIC ROAD SECTION

NORTH UP  
N.T.S.



5 Lane Roadway 3 Lane Roadway

# PROPOSED ARCHITECTURE REGION #2, 3, & 4

## Architectural Features

- The main entrances are to be well defined and easily recognizable by use of raised rooflines, canopies, glazing, change in materials, change in colors, and change in building planes
- Any enclosures (mechanical or trash) shall match the building architecture of that site through material, color, and character
- Truck docks shall be positioned to face away from the neighboring residential developments in Region #4 and screened from public right-of-ways in Regions #2, 3, & 4. In Region #2, a 25 feet wide Type 'E' buffer and 8 feet tall masonry wall shall screen the 'Incubator Industry' buildings from the neighboring residential developments.



Example of Building Entrance

## INTENT

It is intended that the proposed architectural styles, elements, colors and materials outlined in this section be approved only as an architectural guideline and sampling palate for final building designs. The Planning Commission shall have review authority and shall be allowed to provide input and influence for the final architectural building design for each site. This shall be done as part of the final site plan approval process.

Region #3 and 4 are anticipated to have mostly industrial uses and have been limited to those uses with this pattern book. Region #2 has allowable uses that fall into industrial uses as well as office and retail uses. Due to this reason, Region #2 has been included in both sets of architectural guidelines. However, the use of each site will dictate which set of guidelines apply.



Example of Building Entrance

## Building Materials

- Integrally Colored Split Face Block will be allowed
  - Tilt-up precast concrete wall will be allowed
- Dryvit will be allowed, but only in combination with other materials. No single elevation shall be all dryvit.
  - Brick will be allowed.
  - Textured metal will be allowed on the elevations
- No corrugated metal will be allowed on the elevations, however it will be allowed for the roofs
  - Stone will be allowed
  - Cast stone will be allowed
  - Asphalt shingles will be allowed
  - Glazing will be allowed
- Glass, aluminum, and stone cladding will be allowed

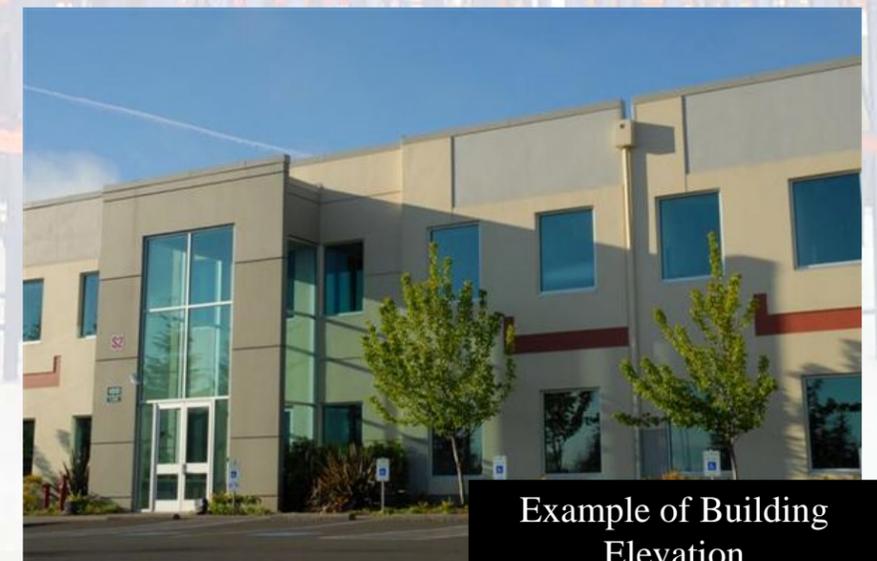
# PARKWAY PLACE



Example of Building Elevation

## Architectural Features

- If mechanical units are on the roof, and should be screened from view of any public rights-of-way
- Maximum height of building in Region #2=25 feet (*see pg. 15*)
- Maximum height of building in Region #3=75 feet (*see pg. 15*)
- Maximum height of building in Region #4=45 feet (*see pg. 15*)



Example of Building Elevation

# PROPOSED ARCHITECTURE REGION #1 & #2

## Architectural Features

- The main entrances are to be well defined and easily recognizable by use of raised rooflines, canopies, glazing, change in materials, change in colors, and change in building planes
- Any enclosures (mechanical or trash) shall match the building architecture of that site through material, color, and character
- Truck docks in Regions #1 & 2 shall be and screened from public right-of-ways. In Region #2, a 25 feet wide Type 'E' buffer and 8 feet tall masonry wall shall screen the 'Incubator Industry' buildings from the neighboring residential developments
- Foundation Plantings shall be utilized at retail or office buildings
- Varying rooflines and multiple building planes shall be utilized on all office and retail buildings
- Multiple materials shall be utilized on every elevation of all office and retail buildings

Example of Retail Building

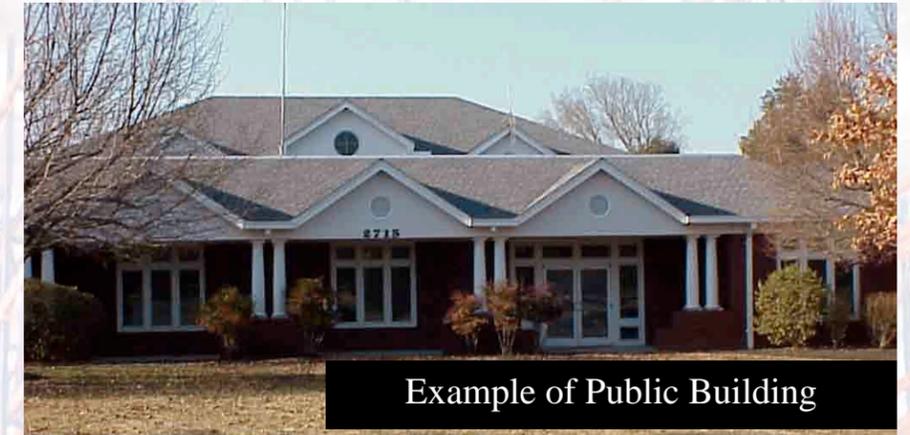


Example of Retail Building

## Building Materials

- Integrally Colored Split Face Block will be allowed
  - Tilt-up precast concrete wall will be allowed
- Dryvit will be allowed, but only in combination with other materials. No single elevation shall be all dryvit
  - Brick will be allowed
  - Textured metal will be allowed on the elevations
- No corrugated metal will be allowed on the elevations, however it will be allowed for the roofs
  - Stone will be allowed
  - Cast stone will be allowed
  - Asphalt shingles will be allowed
    - Glazing will be allowed
    - Canopies will be allowed
- Glass, aluminum, and stone cladding will be allowed

# PARKWAY PLACE



Example of Public Building

## Architectural Features

- If mechanical units are on the roof, then they should be screened from view
  - Maximum height of building in Region #1=35 feet & Region #2=25 feet (*see pg. 15*)
- All roll up doors shall be screened from public rights-of-way.



Example of Office Building

PROPOSED  
ARCHITECTURE  
REGION #2

PARKWAY PLACE



## PROPOSED ARCHITECTURE



### Building Heights

- Maximum height of building in Region #1=35 feet
- Maximum height of building in Region #2=25 feet
- Maximum height of building in Region #3=75 feet
- Maximum height of building in Region #4=45 feet

## PARKWAY PLACE

Included within this pattern book are restrictions that set the maximum height of the buildings as shown in the lower left hand corner of this page. These height restrictions were set to minimize impact on the neighboring properties. By keeping the previously mentioned undisturbed buffers in place which have tall mature hardwoods, the building height restriction will keep any of the residents from seeing a tall, imposing structure overlooking their homes. Again, these restrictions were based on the Regions depicted in this pattern book and the relationship between the residential homes and the proposed development; hence the reason Region #3 is the least restrictive.

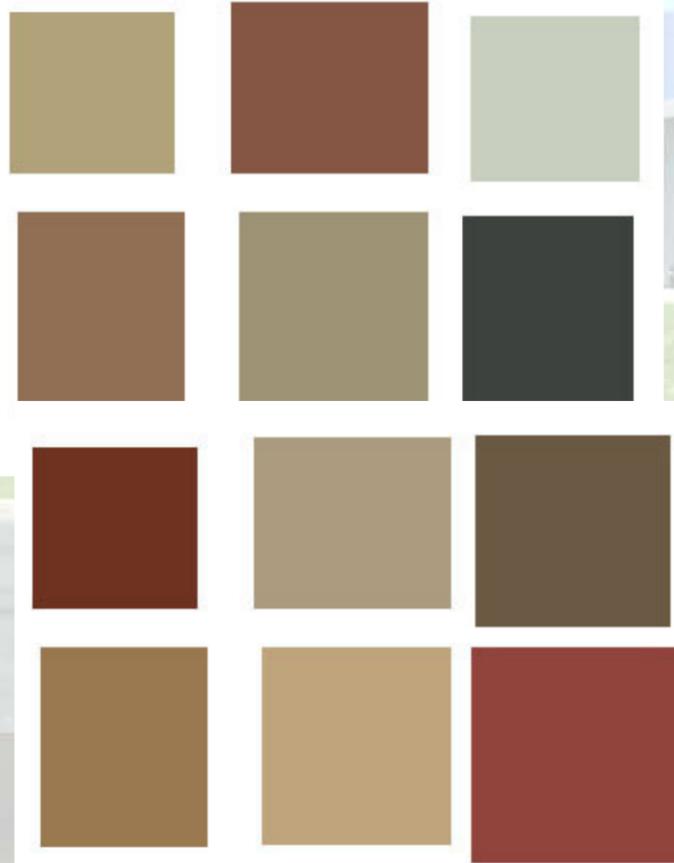
Provided to the left and below, are pictures of readily identifiable buildings in our community. For points of reference, the heights of these buildings have been measured and shown on the pictures. The heights were determined from field run survey measurements and not from the plans so they have been shown to the nearest foot only.



# PARKWAY PLACE

## PROPOSED ARCHITECTURE (cont.)

### Building Color Palette Primary Colors



### Building Color Palette Accent Colors



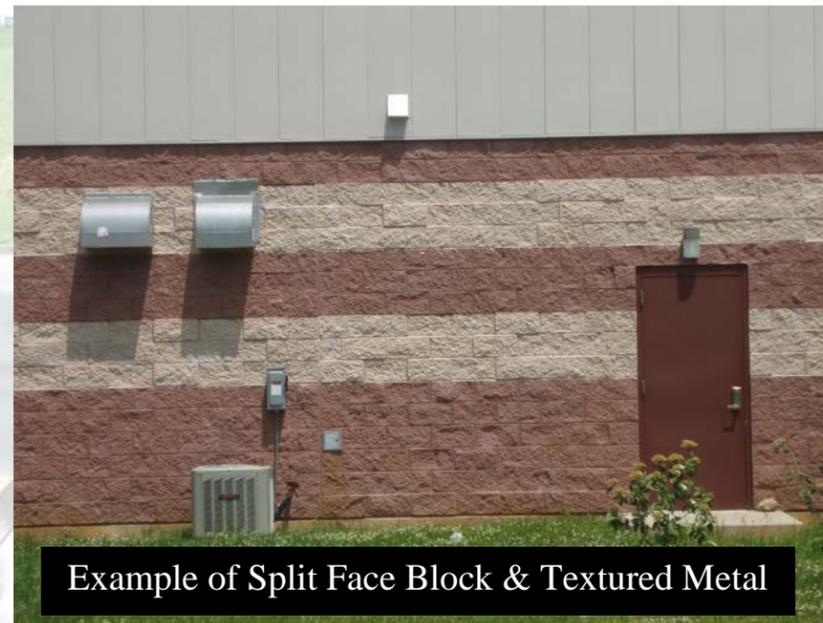
Example of Brick



Example of Cast Stone



Example of Stone Veneer



Example of Split Face Block & Textured Metal



Example of Tilt-up Concrete

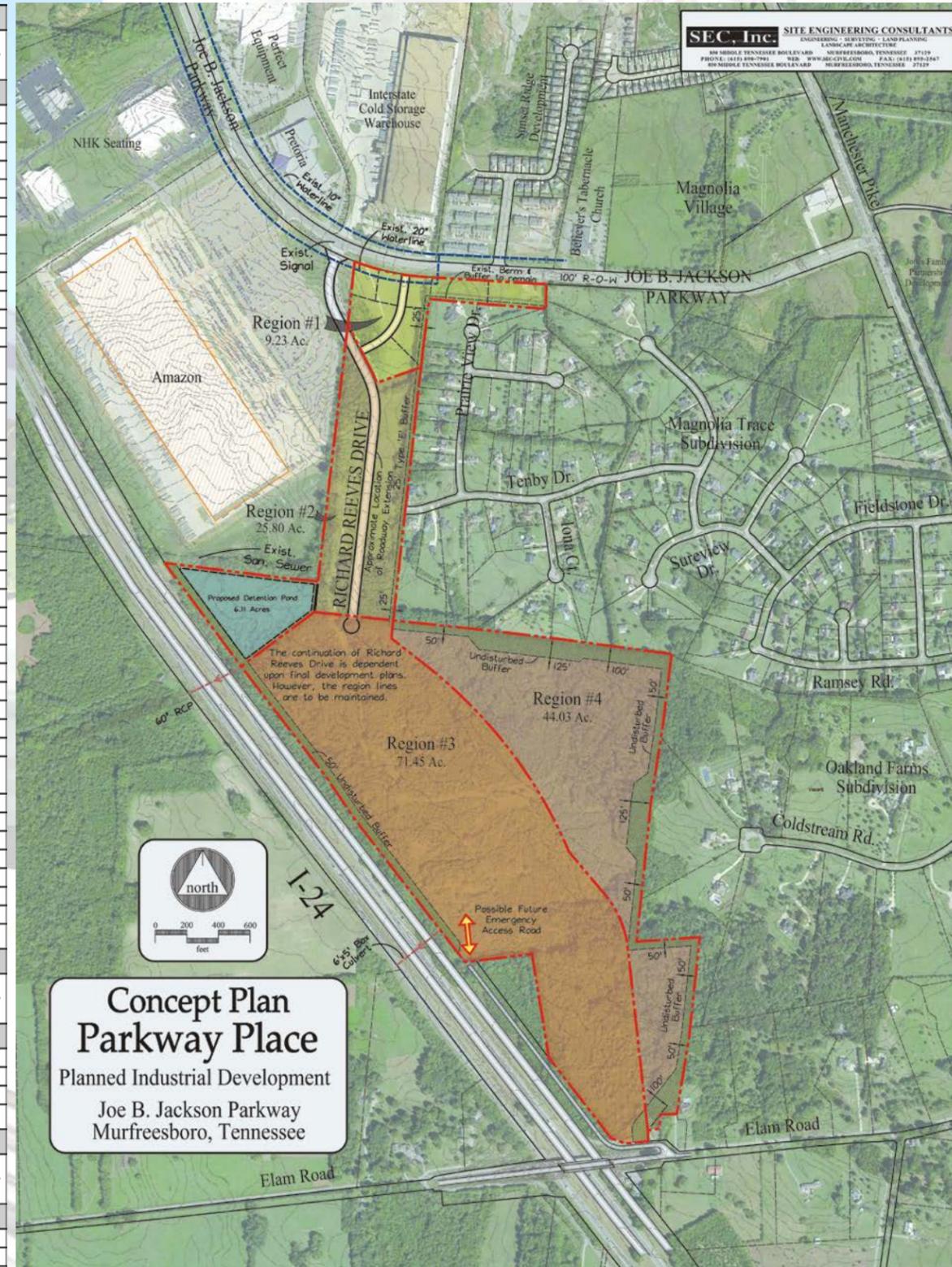


# PROPOSED ALLOWABLE USES

# PARKWAY PLACE

USES PERMITTED	ZONES			
	Region 1	Region 2	Region 3	Region 4
<b>COMMERCIAL</b>				
Amusements, Commercial Indoor		X	X	
Animal Grooming Facility	X	X	X	
Antique Mall		X		
Antique Shop <3,000 sq. ft.	X	X	X	
Apothecaries (pharmaceuticals only)	X			
Art or Photo Studio or Gallery	X	X	X	
Bakery, Retail	X			
Bank, Branch Office	X			
Bank, Drive-Up Electronic Teller	X			
Bank, Main Office	X			
Barber or Beauty Shop	X	X		
Boat Rental, Sales, or Repair			X	
Book or Card Shop	X			
Business School	X	X	X	
Business and Communication Service		X	X	X
Catering Establishment		X	X	X
Clothing Store	X			
Commercial Center	X			
Convenience Sales and Service, maximum 5,000 sq. ft. floor area	X			
Delicatessen	X			
Department or Discount Store		X		
Dry Cleaning	X	X		
Financial Service (Check Cash)	X	X		
Fireworks Retailer		X	X	
Fireworks Seasonal Retailer		X	X	
Flower or Plant Store	X	X	X	
Funeral Home	X			
General Service and Repair Shop		X	X	
Glass--Auto, Plate, and Window		X	X	X
Glass--Stained and Leaded	X	X		
Group Assembly, <250 persons		X	X	
Health Club	X	X	X	X
Interior Decorator	X	X		
Iron Work		X		
Janitorial Service		X		
Karate, Instruction	X	X		
Keys, Locksmith	X	X		
Laboratories, Medical		X		
Laboratories, Testing	X	X		
Lawn, Tree, and Garden Service		X		
Lumber, Building Material			X	
Music or Dancing Academy	X	X		
Offices	X	X	X	X
Optical Dispensaries	X	X		
Personal Service Establishment	X	X	X	X
Pet Shops	X			
Pharmacies	X			
Photo Finishing				
Radio, TV, or Recording Studio		X	X	
Reducing and Weight Control Service	X	X		
Restaurant and Carry-Out Restaurant	X			
Restaurant, Drive-in	X			
Restaurant, Specialty	X			
Restaurant, Specialty -Limited	X	X		
Retail Shop, other than enumerated elsewhere	X	X	X	X
Salvage and Surplus Merchandise		X	X	
Sheet Metal Shop		X	X	
Shopping Center, Community			X	
Shopping Center, Neighborhood			X	
Shopping Center, Regional			X	X
Specialty Shop	X	X		
Towing			X	
Veterinary Office	X	X		
Veterinary Clinic	X	X		
Vehicle Wash		X		
Warehousing, Transporting		X		
Wholesaling		X	X	

USES PERMITTED	ZONES			
	Region 1	Region 2	Region 3	Region 4
<b>INDUSTRIAL</b>				
<b>Manufacture, Storage, Distribution of:</b>				
Abrasive Products		X	X	X
Automobile Parts and Components Manufacture			X	X
Automobile Seats Manufacture			X	
Bakery Goods		X	X	X
Bottling Works			X	X
Brewery		X	X	X
Candy		X	X	X
Canned Goods			X	
Contractor's Storage, Indoor		X	X	X
Contractor's Yard or Storage, Outdoor			X	
Cosmetics			X	
Custom Wood Products		X	X	X
Electrical or Electronic Equipment, Appliances, and Instruments		X	X	
Fabricated Metal Products and Machinery			X	
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery			X	X
Furniture and Fixtures		X	X	X
Jewelry		X	X	X
Leather and Leather Products except tanning and finishing		X	X	X
Leather and Leather Products, Tanning and Finishing			X	
Lumber and Wood Products			X	
Metal or Rubber Stamps			X	
Musical Instruments			X	X
Novelties		X	X	X
Office/Art Supplies			X	X
Paints			X	
Paper Products excluding paper and pulp mills			X	
Pharmaceuticals			X	X
Photographic Film Manufacture			X	
Pottery, Figurines, and Ceramic Products		X	X	X
Primary Metal Distribution and Storage			X	
Primary Metal Manufacturing			X	
Printing and Publishing		X	X	X
Rubber and Plastic Products except rubber or plastic manufacture			X	
Silverware and Cutlery			X	X
Soap			X	
Sporting Goods			X	X
Stone, Clay, Glass, and Concrete Products			X	
Toiletries			X	
Toys		X	X	
Transportation Equipment			X	
<b>USES PERMITTED</b>				
	Region 1	Region 2	Region 3	Region 4
<b>INSTITUTIONS</b>				
Church	X			
Day-Care Center	X			
Public Building	X			
<b>USES PERMITTED</b>				
	Region 1	Region 2	Region 3	Region 4
<b>TRANSPORTATION AND PUBLIC UTILITIES</b>				
Post Office or Postal Facility		X	X	X
Telephone Service Center		X	X	X
<b>OTHER</b>				
Recycling center			X	
Self-Service Storage Facility			X	X
Warehouse		X	X	X
Wholesale Establishments		X	X	X



**Concept Plan Parkway Place**  
Planned Industrial Development  
Joe B. Jackson Parkway  
Murfreesboro, Tennessee

N.T.S.

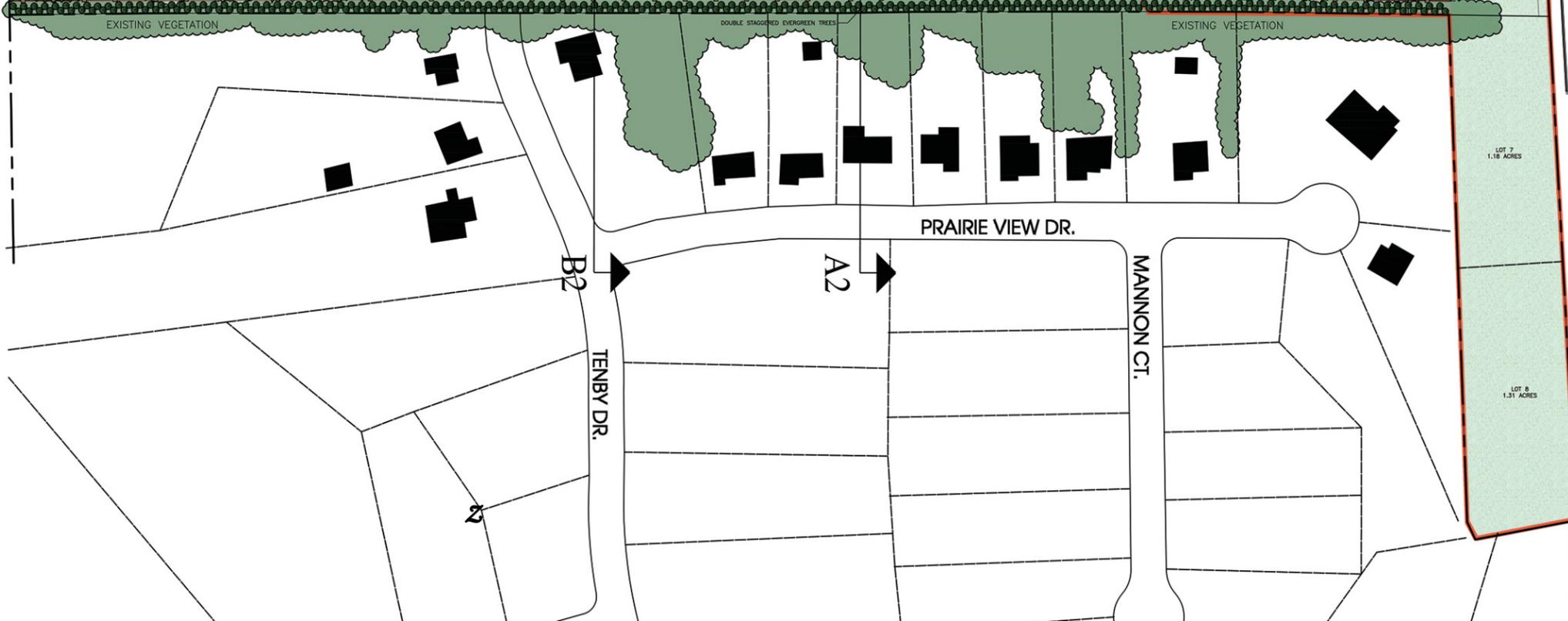
The uses for the development were selected and restricted to help protect the existing residents and ensure a successful development. The less intense uses have been placed abutting the residential zones while the more intense uses will be buffered from the residential zones. In addition to considering the abutting residential zones, the allowable uses of each Region inside the development were considered to ensure the long term success of the development itself. By maintaining appropriate uses within each Region, proper transitions between land uses will occur and keep activities restricted to certain areas therefore protecting each individual site itself as well as the entire development and surrounding region.

266,136 s.f.  
6.11 acres

AMAZON FULFILLMENT CENTER

REGION #2

REGION #1



North Up  
Scale: 1" = 200'

AMAZON FULFILLMENT CENTER

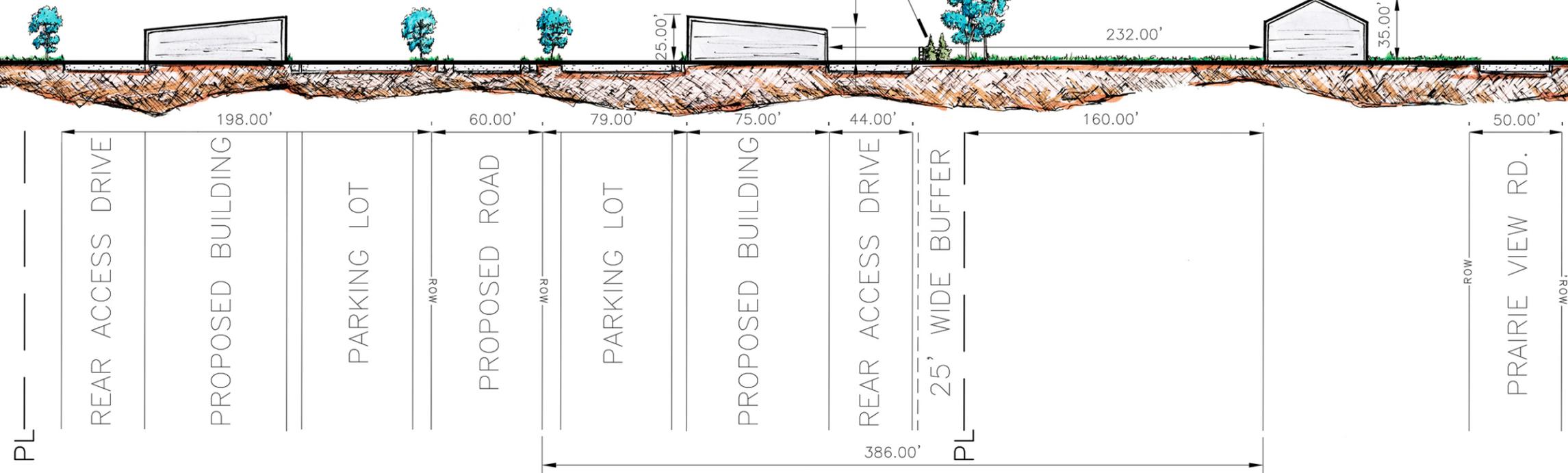
MAGNOLIA TRACE SUBDIVISION

PROPOSED 8' TALL WALL & BUFFER

EXISTING TREELINE

A1

A2



AMAZON FULFILLMENT CENTER

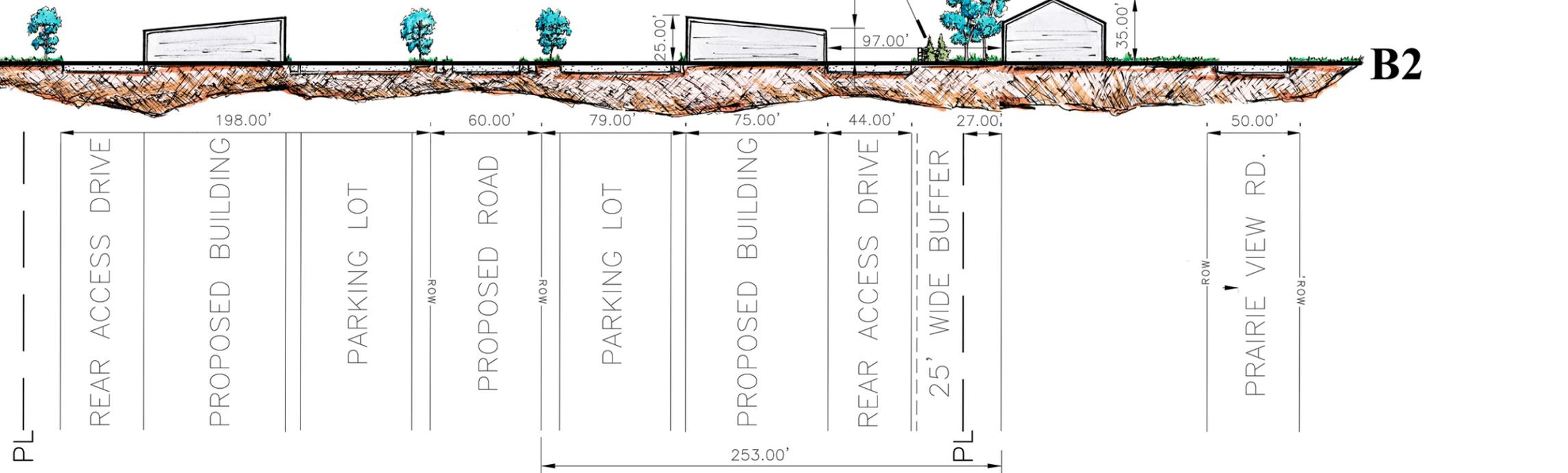
MAGNOLIA TRACE SUBDIVISION

PROPOSED 8' TALL WALL & BUFFER

EXISTING TREELINE

B1

B2



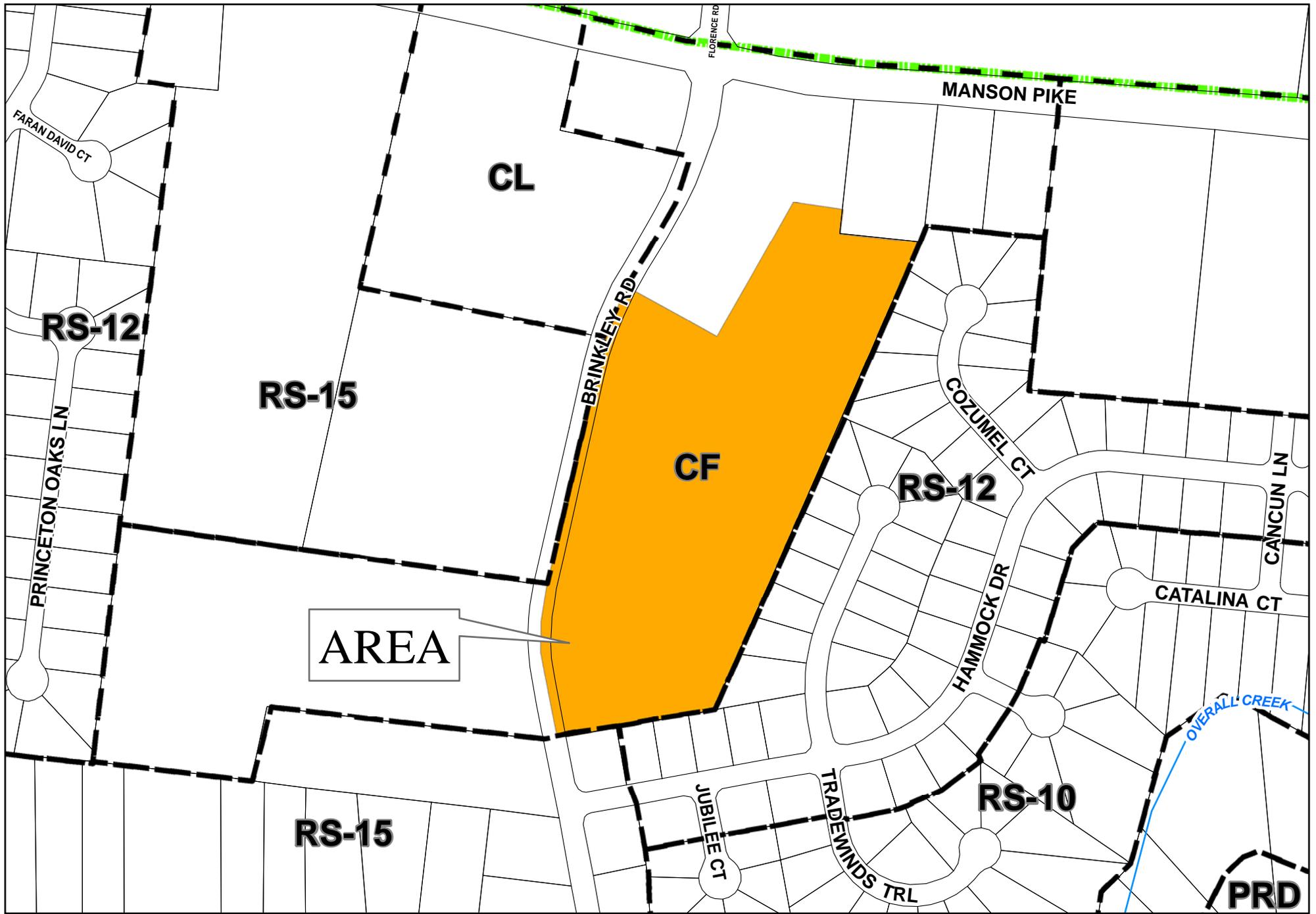
**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

- 8.b. Zoning application [2016-425] for approximately 13.5 acres located along Brinkley Road to be rezoned from CF to PRD (Wilkerson Downs), Robert E. Frances & Jeffrey Gill applicant.**

The subject area consists of a portion of property located along the eastern side of Brinkley Road, and south of Manson Pike. The properties to the east are zoned RS-12 (Single-Family Residential) and is the developed Wilkerson Trace single-family subdivision. The properties to the north are zoned CF (Commercial Fringe District). Brinkley Road runs along the western boundary of the property. Just across Brinkley Road are properties zoned CF (proposed self-storage facility) and RS-15 (undeveloped).

The proposed PRD is to allow 110 multi-family dwelling units on 13.5 acres, for a density of 8.1 d.u./acre. The rear of the units are proposed to face Brinkley Road, so it will need to be appropriately bermed, landscaped and fenced. Alternatively, the units could be designed to front onto Brinkley Road. It appears the applicants are requesting a reduced buffer between the proposed multi-family and the existing commercial zone district.

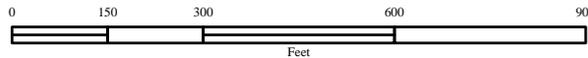
A copy of the program book has been included in the agenda materials. The Planning Commission will need to discuss this zoning change request and schedule it for a public hearing.



### Rezoning Request for Property Along Brinkley Road from CF to PRD



Path: G:\planning\rezon\WilkersonDownsCF\_PRD.mxd



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

# Site Plan

Proposed Total Impervious Area = 311,371 Sq. Ft.  
 Open Space Ratio: Open Space/Floor Area = 427,221 Sq. Ft./174,800 Sq. Ft. = 2.44  
 Floor Area Ratio: Floor Area / Cross land Area = 174,800 Sq. Ft./586,528 Sq. Ft. = 29.80%  
 Livability Space Ratio: Livability Space/ Floor Area = 275,157 Sq. Ft./ 174,800 Sq. Ft. = 1.57

Outparcel not in rezoning

Entrance off of Brinkley

Pavilion

Mail Kiosk

Private Access Road

Amenity Area

Site Data:  
 Town Homes  
 Area=13.47 +/- Ac. = 586,589 Sq. Ft  
 Proposed Use = Multiple - Family Dwellings  
 Proposed Units = 110  
 Max Height of Proposed Structures = 2 Stories = 30'-4"  
 Number of Bedrooms = 110 Units = 280 Bedrooms  
 Parking Required = 280 Bedrooms x 1.1Space/Bedroom = 308  
 Parking Provided: 47 Double Garages + 47 Double Driveways = 188 Spaces  
 63 Single Garages + 63 Single Driveways = 126 Spaces  
 Community Spaces = 27

Total Spaces: 341



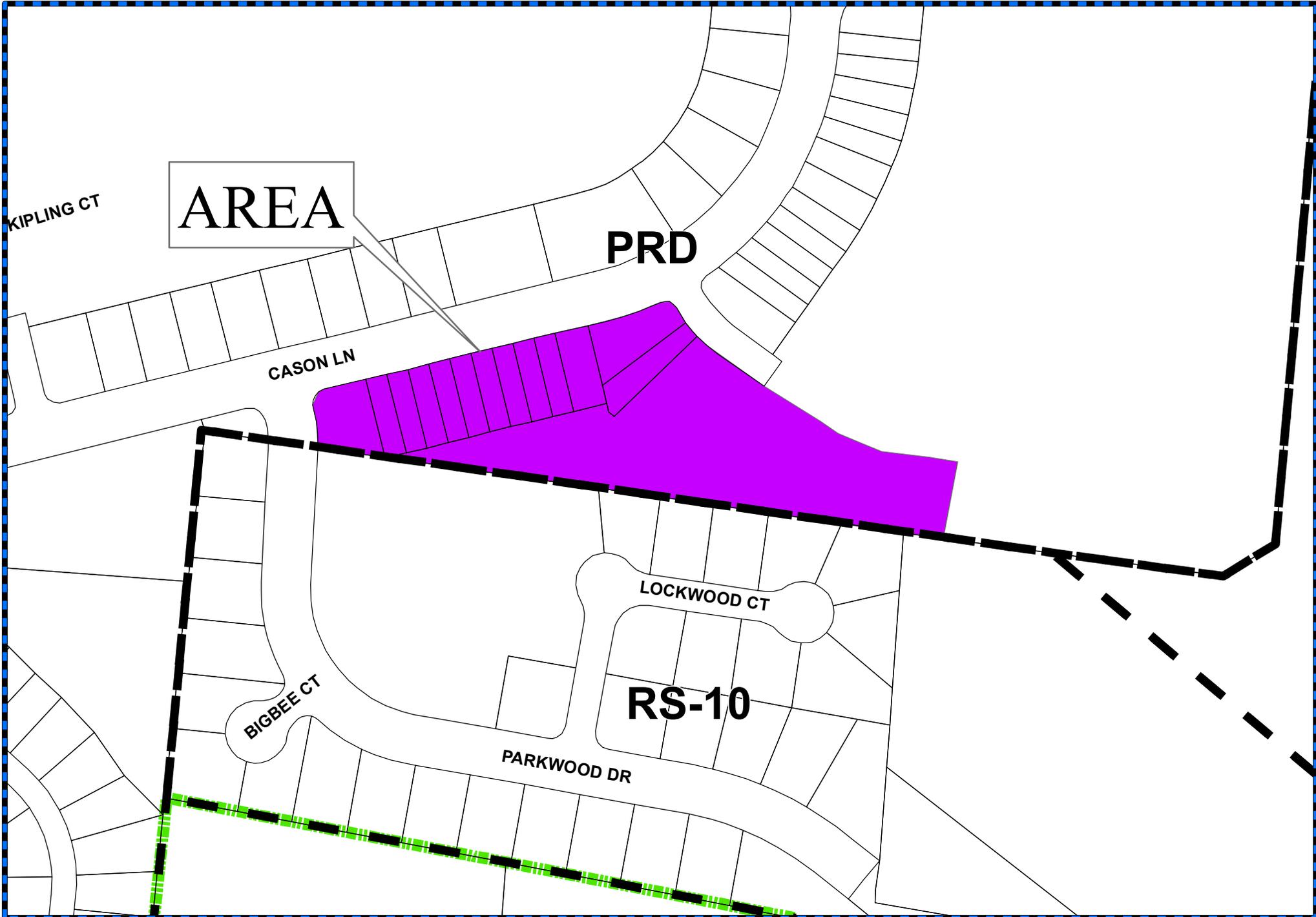
**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

- 8.c. Zoning application [2016-426] for approximately 4.5 acres located along Cason Lane, Parkwood Drive, and Eldin Creek Drive to amend the Three Rivers PRD (The Villas at Three Rivers), Highpoint Limited LLC applicant.

The subject area consists of 13 parcels which are a part of the Three Rivers PRD. These properties are located along Cason Lane, Parkwood Drive and Eldin Creek Drive and back up to Rivers Edge section one, which is zoned RS-10.

The proposed PRD amendment is to allow 44 dwelling units on 4.5 acres for a density of 9.8 d.u./acre. The current PRD requires individual lots to be sold for development. The proposed amendment will allow the property to develop as multi-family residential and the units to be sold under a horizontal property regime. The units will be a minimum of 1,200 square feet.

A copy of the program book has been included in the agenda materials. The Planning Commission will need to discuss this zoning change request and schedule it for a public hearing.



Map Document: (G:\planning\rezon\joebjacksonPID\_Amend.mxd)  
9/10/2012 -- 8:46:13 AM

### Proposed PRD Amendment Along Cason Lane



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

# THE VILLAS AT THREE RIVERS



## REZONING TO A PRD

SUBMITTED MAY 26, 2016

SEC PROJECT # 07106

RESUBMITTED JUNE 16, 2016 FOR JUNE 22, 2016 PLANNING COMMISSION WORKSHOP

# SEC, Inc.

**DEVELOPER**  
**HIGHPOINT LIMITED**

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

ATTN: JOEY SMITH  
 5664 FRANKLIN PIKE CIRCLE  
 FRANKLIN, TN 37027  
 C: 615-308-1885  
 JOEYSMITH@ME.COM

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

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GOOGLE EARTH AERIAL IMAGE



NOT TO SCALE



GIS IMAGE



NOT TO SCALE

Highpoint Limited respectfully requests to amend a portion of Three Rivers PRD to create The Villas at Three Rivers. The property is located along the south side of Cason Lane, and east of Parkwood Drive. The site is identified as parcel 15.05 of tax map 15.05 and all of parcels 36.00-47.01 of map 114 N Group A, and is approximately 4.5 acres.

The surrounding area consists of Three Rivers and Rivers Edge (Zoned PRD in the city). The request for amending the PRD is to create The Villas at Three Rivers. The development will consist of 44 townhomes on 4.5 acres, i.e. 9.8 dwelling units per acre. This new section is envisioned to offer a slightly different homestyle in Three Rivers development. 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 5 and 6 units per building. Parking for residents and guests will be provided in surface parking adjacent to the townhome buildings as well as garages on a portion of the units. This site and common areas; which include building exteriors, parking areas, stormwater facilities, and all other property around the site, will be added to the existing Three Rivers H.O.A.



**GOOGLE EARTH ISOMETRIC VIEW**





## CITY OF MURFREESBORO

The property has/will have access to the existing public rights-of-way onto Parkwood Drive to the west and Eldin Creek Drive to the east.



## MURFREESBORO WATER AND SEWER DEPARTMENT

Sanitary sewer service will connect to a 8” gravity sewer line located on the property and in the Cason Lane R.O.W. 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.



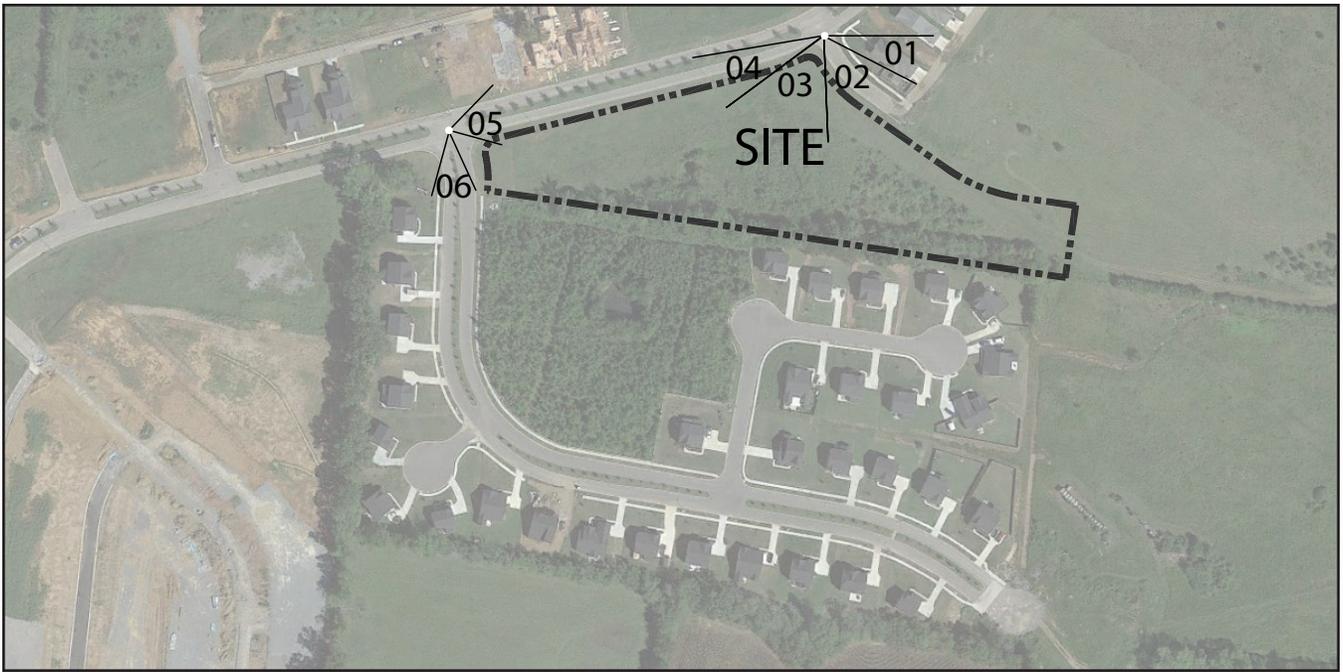
## CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

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 Parkwood Drive for service into the site. There is also a water line associated with the R.O.W. of Eldin Creek Drive, that we anticipate CUDRC 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

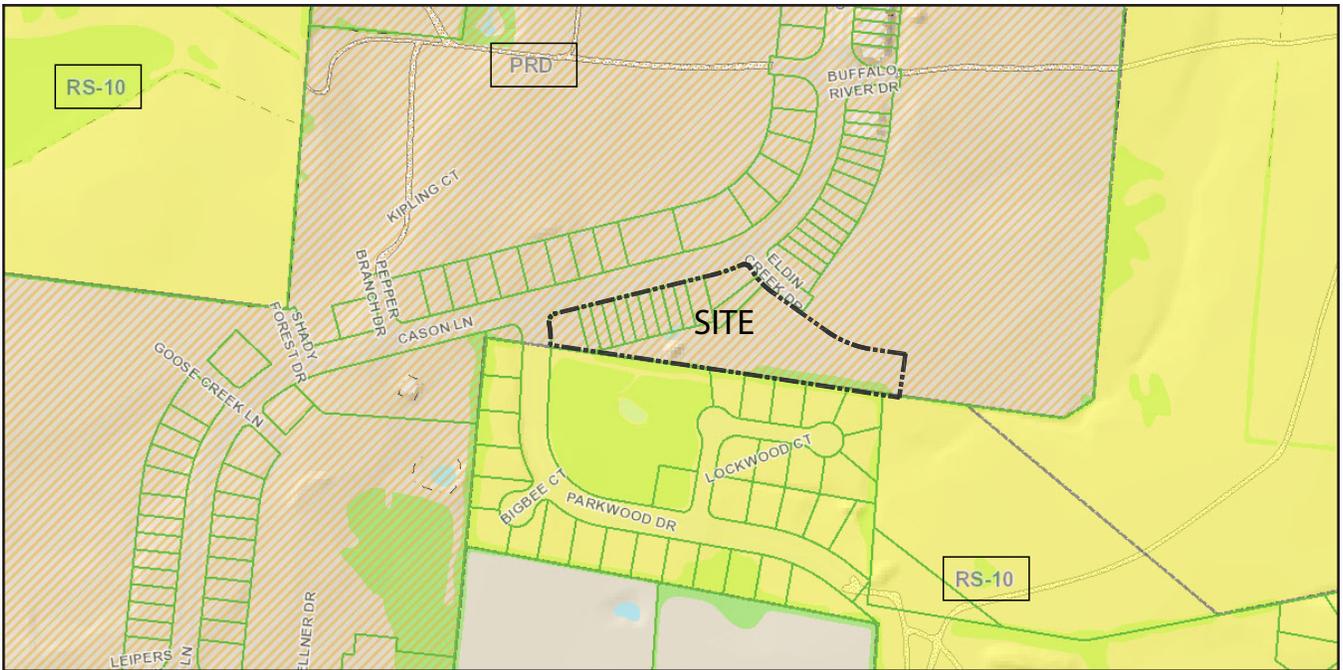
Murfreesboro Electric Department will be providing electrical service. All electric service will be underground. Underground electricity is currently located along the roads.



SURROUNDING OFF-SITE PHOTOS MAP



NOT TO SCALE



ZONING MAP



NOT TO SCALE



**IMAGE 01**

VIEW SOUTHEAST FROM INTERSECTION OF CASON LANE AND ELDIN CREEK DRIVE SHOWING DETACHED SINGLE FAMILY HOMES ADJACENT TO THE SITE.



**IMAGE 02**

VIEW SOUTHEAST ONTO ELDIN CREEK DRIVE FROM CASON LANE



**IMAGE 03**

VIEW SOUTHWEST ONTO THE SITE FROM THE INTERSECTION OF CASON LANE AND ELDIN CREEK DRIVE.



**IMAGE 04**

VIEW SOUTHWEST ONTO THE EDGE OF THE SITE ADJACENT TO CASON LANE AT ELDIN CREEK DRIVE.



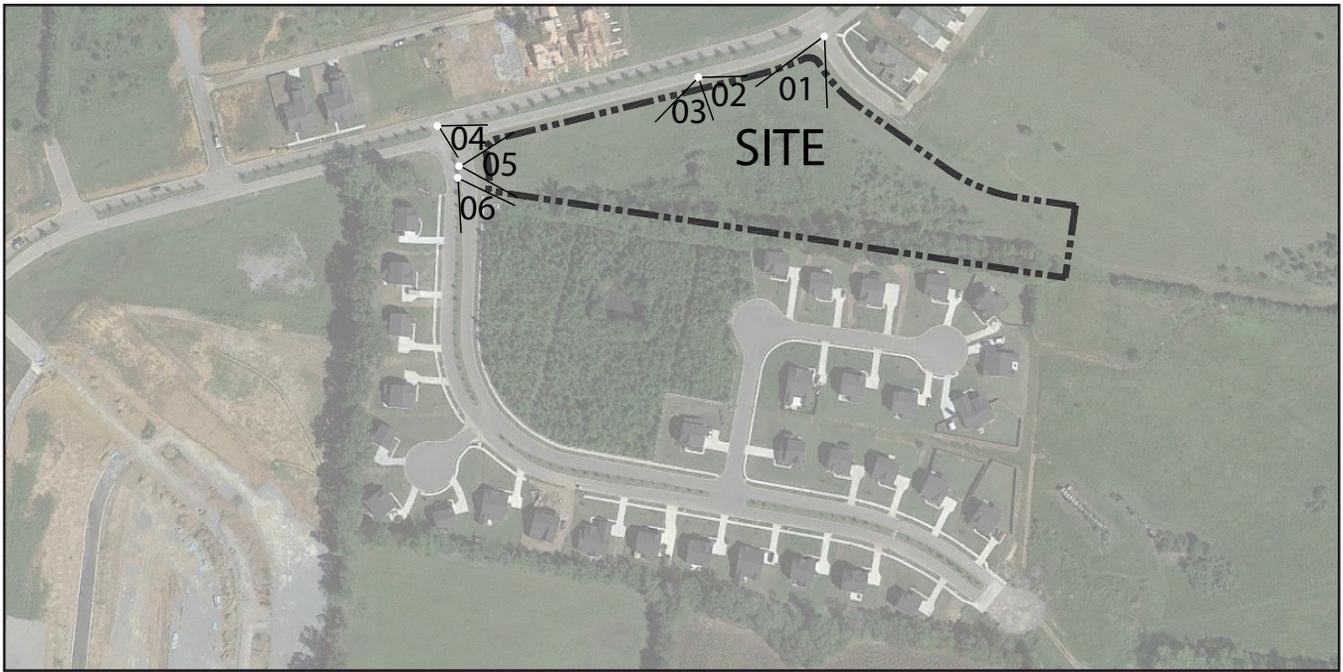
**IMAGE 05**

VIEW NORTHEAST ONTO THE EDGE OF THE SITE ADJACENT TO CASON LANE.



**IMAGE 06**

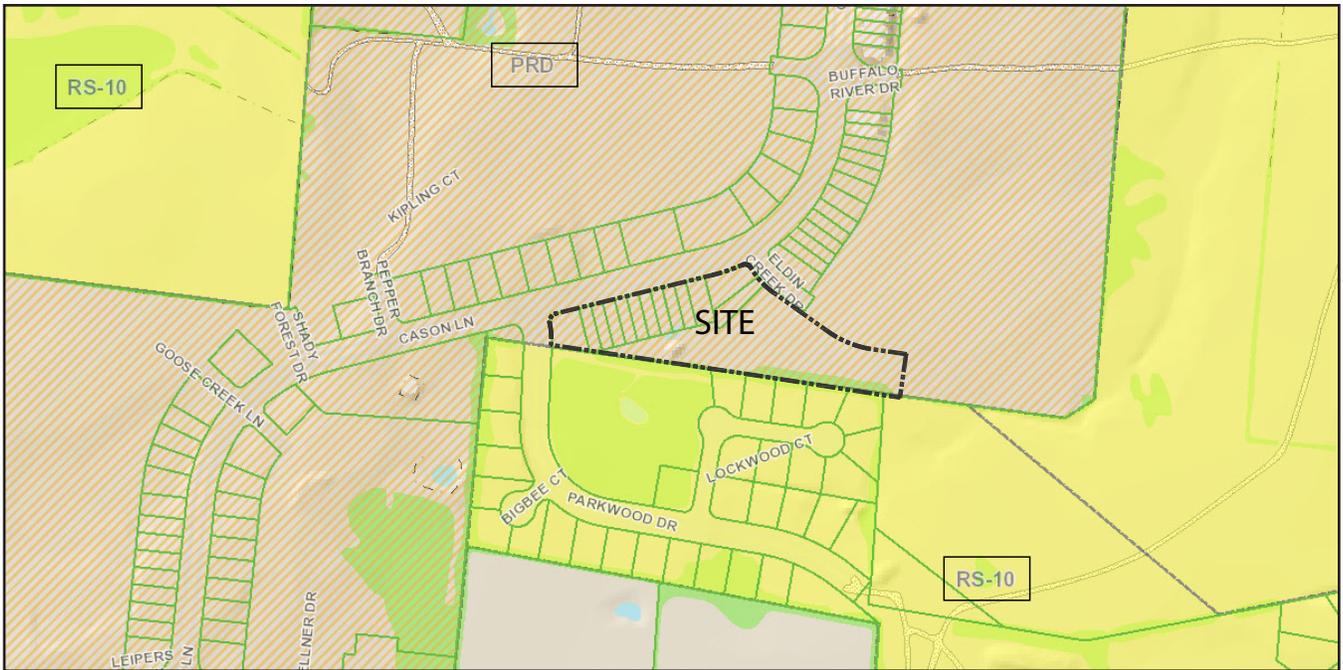
VIEW SOUTH ONTO PARKWOOD DR. AND RIVERS EDGE SECTION 1 SUBDIVISION FROM CASON LANE.



ON-SITE PHOTOS MAP



NOT TO SCALE



ZONING MAP



NOT TO SCALE



**IMAGE 01**

VIEW SOUTHWEST ONTO THE CORNER OF THE SITE AT CASON LANE AND ELGIN CREEK DRIVE.



**IMAGE 02**

VIEW SOUTHEAST ONTO THE SITE FROM CASON LANE.



**IMAGE 03**

VIEW SOUTH ONTO THE SITE FROM CASON LANE.



**IMAGE 04**

VIEW SOUTHEAST ONTO THE CORNER OF THE SITE AT THE INTERSECTION OF CASON LANE AND PARKWOOD DRIVE.



**IMAGE 05**

VIEW EAST ONTO THE EDGE OF THE SITE ADJACENT TO PARKWOOD DRIVE.

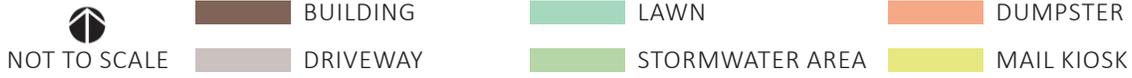


**IMAGE 06**

VIEW SOUTHEAST ONTO A UTILITY BOX LOCATED DIRECTLY BEHIND THE SITE'S PROPERTY LINE.



### TOPOGRAPHY AND HYDROLOGY



EXAMPLE 1



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4

## **Synopsis**

The Villas at Three Rivers consists of 44 townhome units on 4.50 acres for a density of 9.8 dwelling units per acre. This request is to amend the 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, stormwater facilities, and all other property around the site.

### **Proposed Site Characteristics:**

- 44 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 cement board siding. A representation of elevation material mixtures are outlined on page 14-15: Architectural Characteristics.
- A Type 'C' Landscape Buffer will be constructed along the length of the southern boundary.
- All mechanical equipment (i.e. hvac and transformers) to be screened and located at the rear of buildings.
- 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 11 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.
- 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: 10-feet

Side: 5-feet

Rear: 10-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

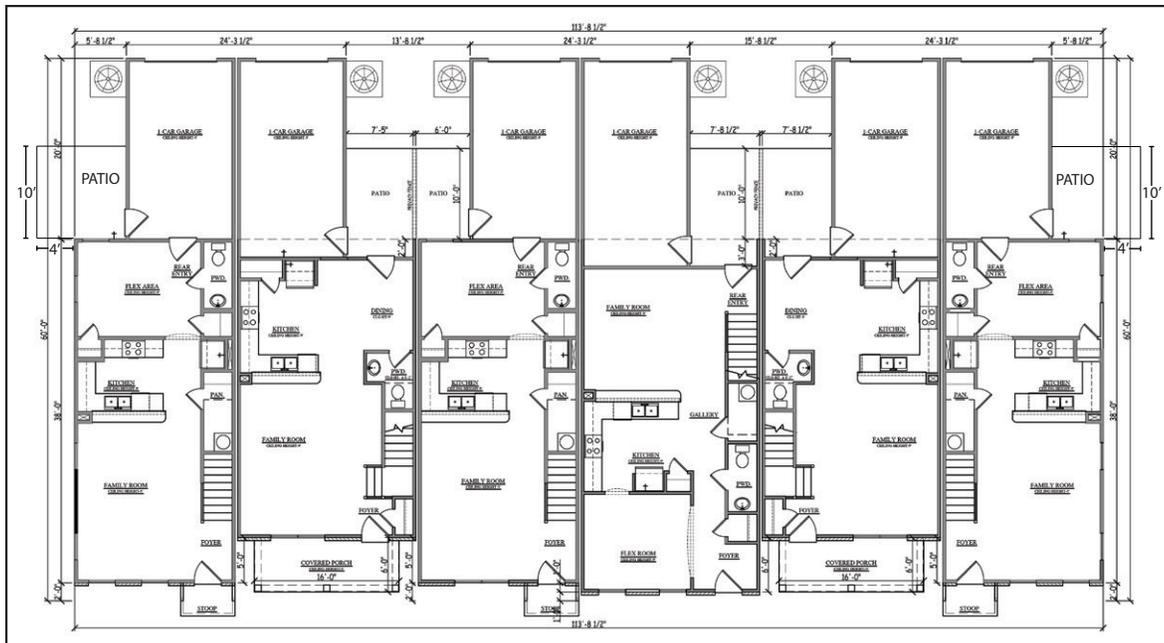


**Architecture Characteristics:**

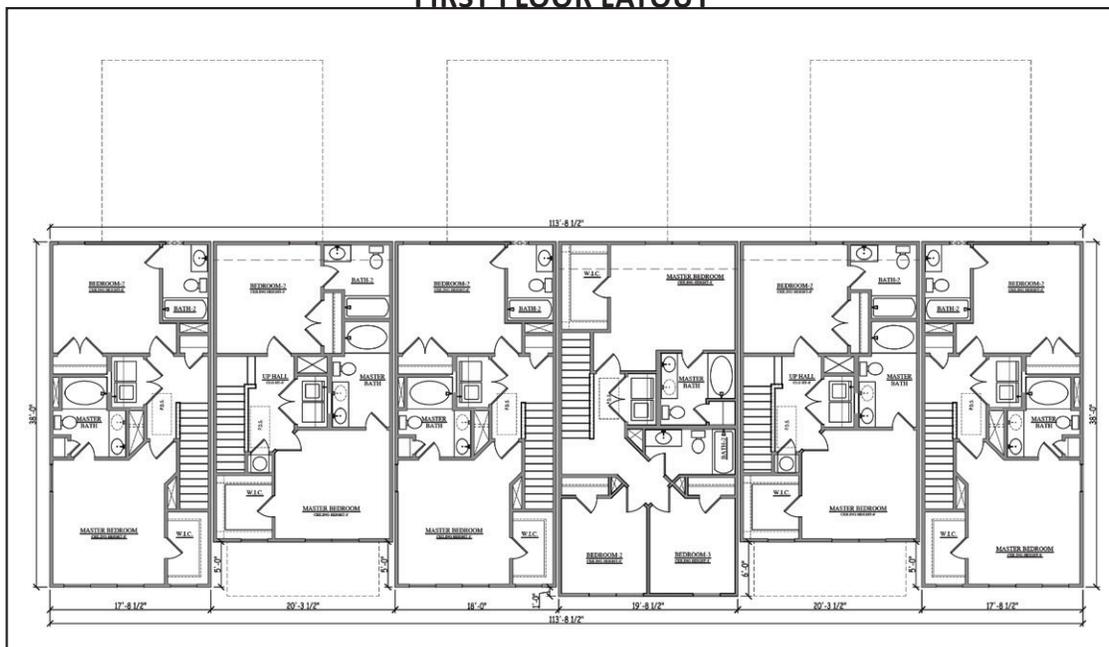
- Building heights shall not exceed 35 feet in height.
- The buildings will be 2-stories.
- All dwelling units will have at least 2 bedrooms.
- All the units will have eaves on the front and rear elevations. No eaves on side elevations.
- All units will have a covered front porch or stoop.
- Units with garages will have a small courtyard area at the rear of the unit.
- Individual units will have offsets to create articulation of the front facades to add interest to the elevations
- All townhomes will be sold under a horizontal property regime.
- Units without garages will have patios at the rear of the units.

**Building Elevation Materials:**

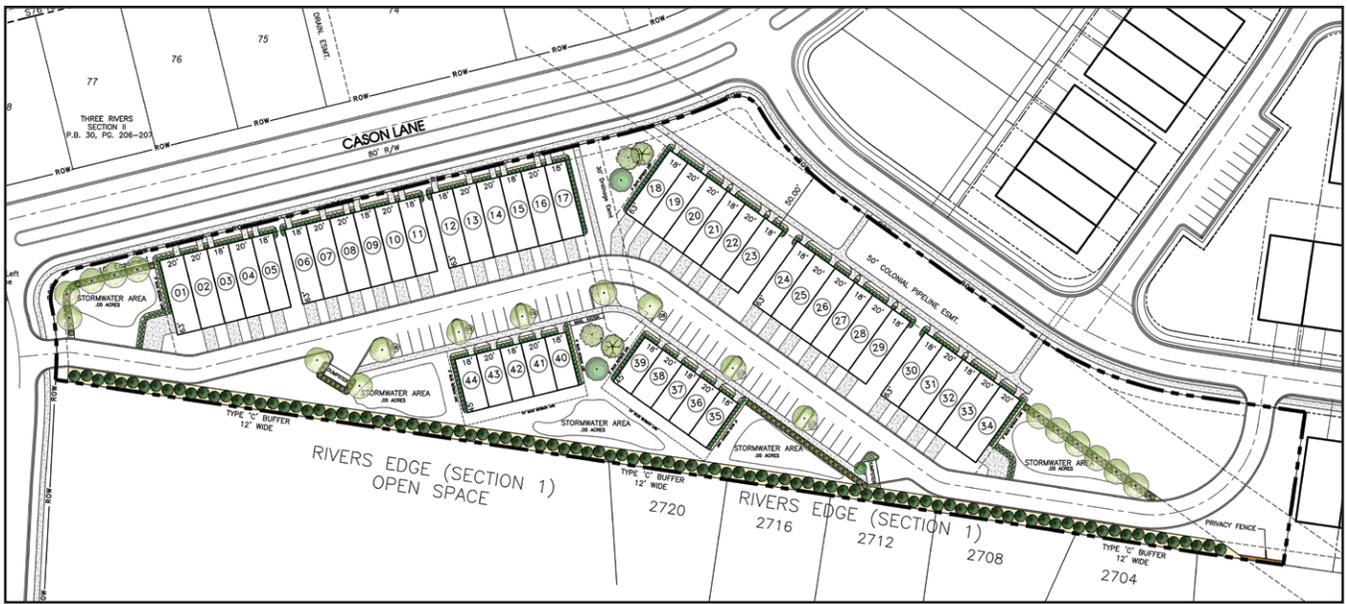
- Front: Mixture of brick, stone and cement fiber board
- Sides: Cement fiber board
- Rear: Cement fiber board
- Trim and Soffits: Vinyl siding



**FIRST FLOOR LAYOUT**



**SECOND FLOOR LAYOUT**



**CONCEPTUAL LANDSCAPE PLAN**



PLANT BED

NOT TO SCALE

**EXAMPLE OF 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 PPLICATA 'GREEN GIANT'/ GREEN GIANT ARBORVITAE
- (M) CRYPTOMERIA JAPONICA 'RADICANS'/ JAPANESE CEDAR
- (N) VIBURNUM X PRAGENSE/ PRAGUE VIBURNUM
- (O) PRUNUS LAUROCERASUS 'SCHIPKAENSIS'/ SCHIPKA LAUREL

**EXAMPLE OF LANDSCAPE: EVERGREEN/DECIDUOUS SHRUBS AND GRASSES**



(C)



(D)



(E)



(F)

**EXAMPLE OF LANDSCAPE: GROUNDCOVER**



(G)



(H)



(I)



(J)

## TYPE 'C' LANDSCAPE BUFFER: EVERGREEN TREES



(K)



(L)



(M)

## TYPE 'C' LANDSCAPE BUFFER: EVERGREEN SHRUBS



(N)

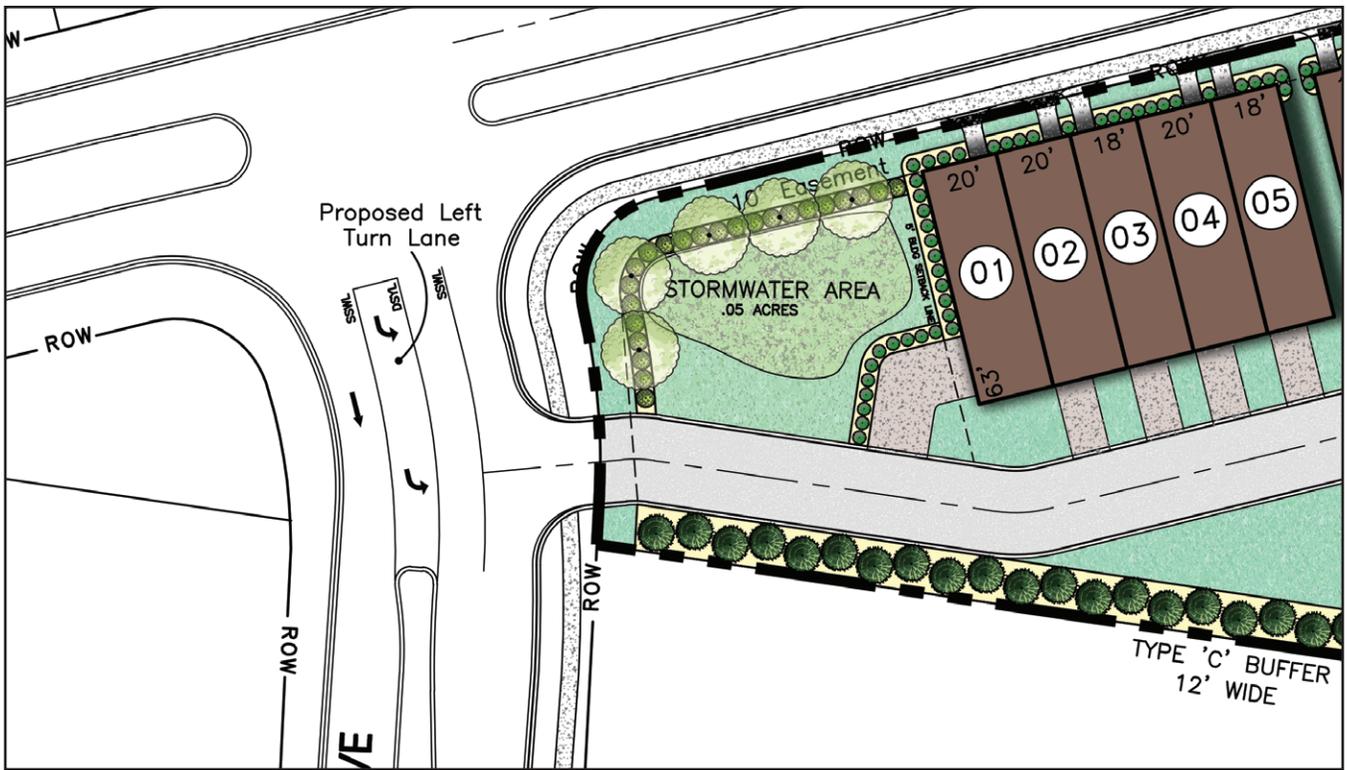


(O)

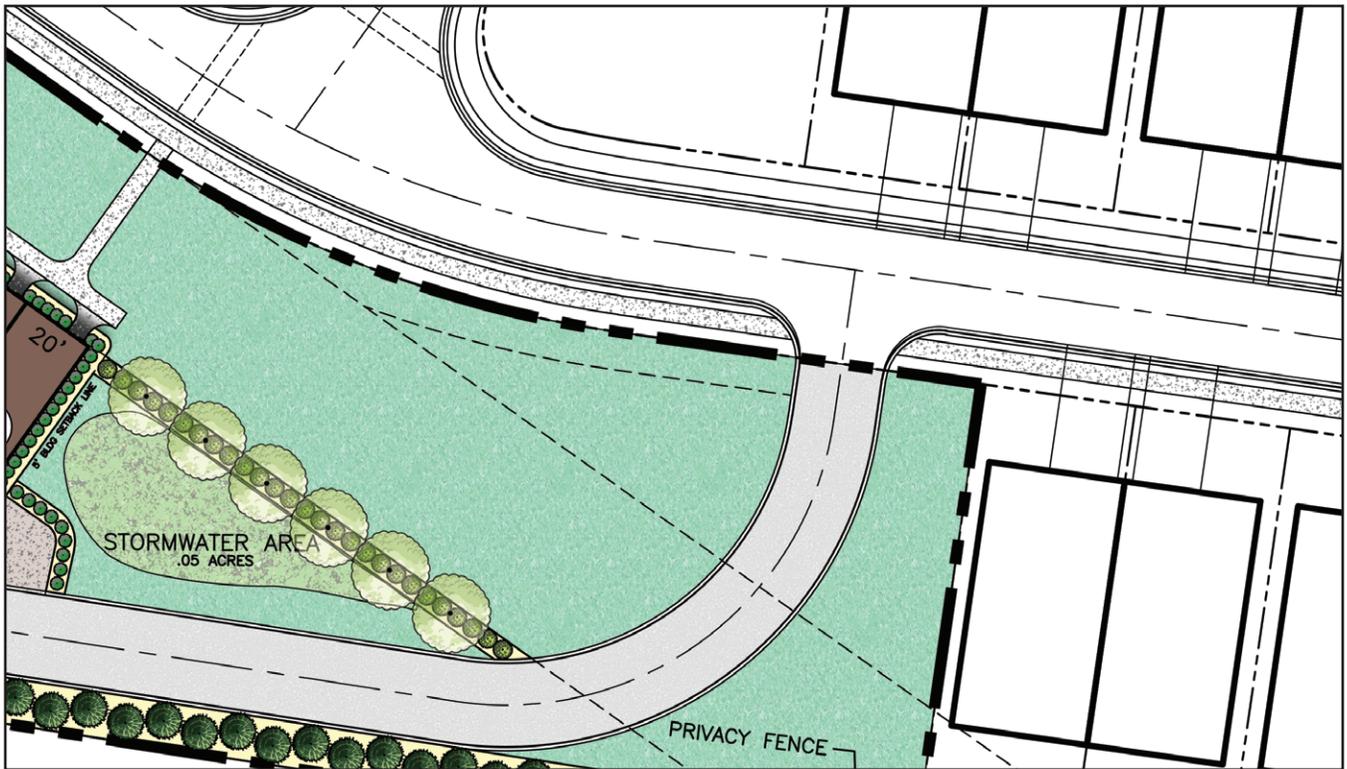
The site has been designed with ample landscaping to provide not only an aesthetically pleasing experience for the residents, but to aid in mitigating impacts to the surrounding areas. To ensure these characteristics, some standards are outlined below as well as a sample palette provided.

### **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 south 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. A single row of evergreen shrubs shall be planted in the spaces between the evergreen trees to temporarily fill in the void between trees till they fill out the space. Evergreen shrubs will be a minimum 4 feet tall at the start of planting.
- 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.



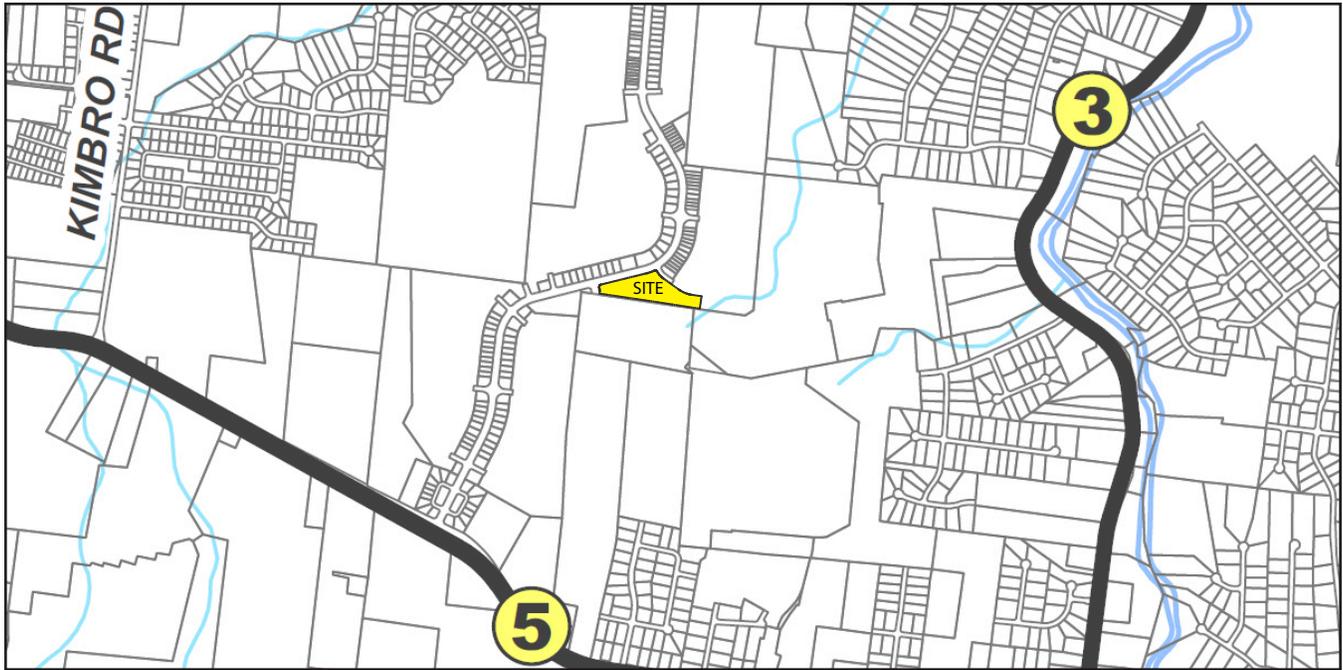
ENTRY/EXIT ONTO PARKWOOD DRIVE



ENTRY/EXIT ONTO ELDIN CREEK DR.

Pursuant to the Murfreesboro Major Thoroughfare Plan, none of the roadways that lead to the site are slated for improvements at this time. Cason Lane, which is the major thoroughfare for the majority of vehicular trips generated by this development, is currently built out to the 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 Parkwood Drive and Eldin Creek Lane out to Cason Lane. 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.



**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:** Exhibits are shown on Pages 4-5 that shows the existing contours and drainage patterns along with an aerial photograph of the area. No portion of the property is subject to floodplains or floodways, and the site ultimately drains to 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	196018
TOTAL MAXIMUM FLOOR AREA	61864
TOTAL LOT AREA	196018
TOTAL BUILDING COVERAGE	49284
TOTAL DRIVE/ PARKING AREA	50194
TOTAL RIGHT-OF-WAY	0
TOTAL LIVABLE SPACE	96540
TOTAL OPEN SPACE	146734
<b>FLOOR AREA RATIO (F.A.R.)</b>	0.32
<b>LIVABILITY SPACE RATIO (L.S.R.)</b>	1.56
<b>OPEN SPACE RATIO (O.S.R.)</b>	2.37

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

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

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

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

**Response:** 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:** Exceptions are being requested to allow front setbacks to be 20 feet less than RM-12, and for the rear setbacks to be 10 feet less than RM-12.

**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 20-21 discusses the Major Thoroughfare Plan.

**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 Highpoint Limited. 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.



**CONCEPTUAL SITE AND LANDSCAPE PLAN**

SCALE: 1" = 80'

	BUILDING	LAWN	DUMPSTER
	DRIVEWAY	STORMWATER AREA	MAIL KIOSK

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

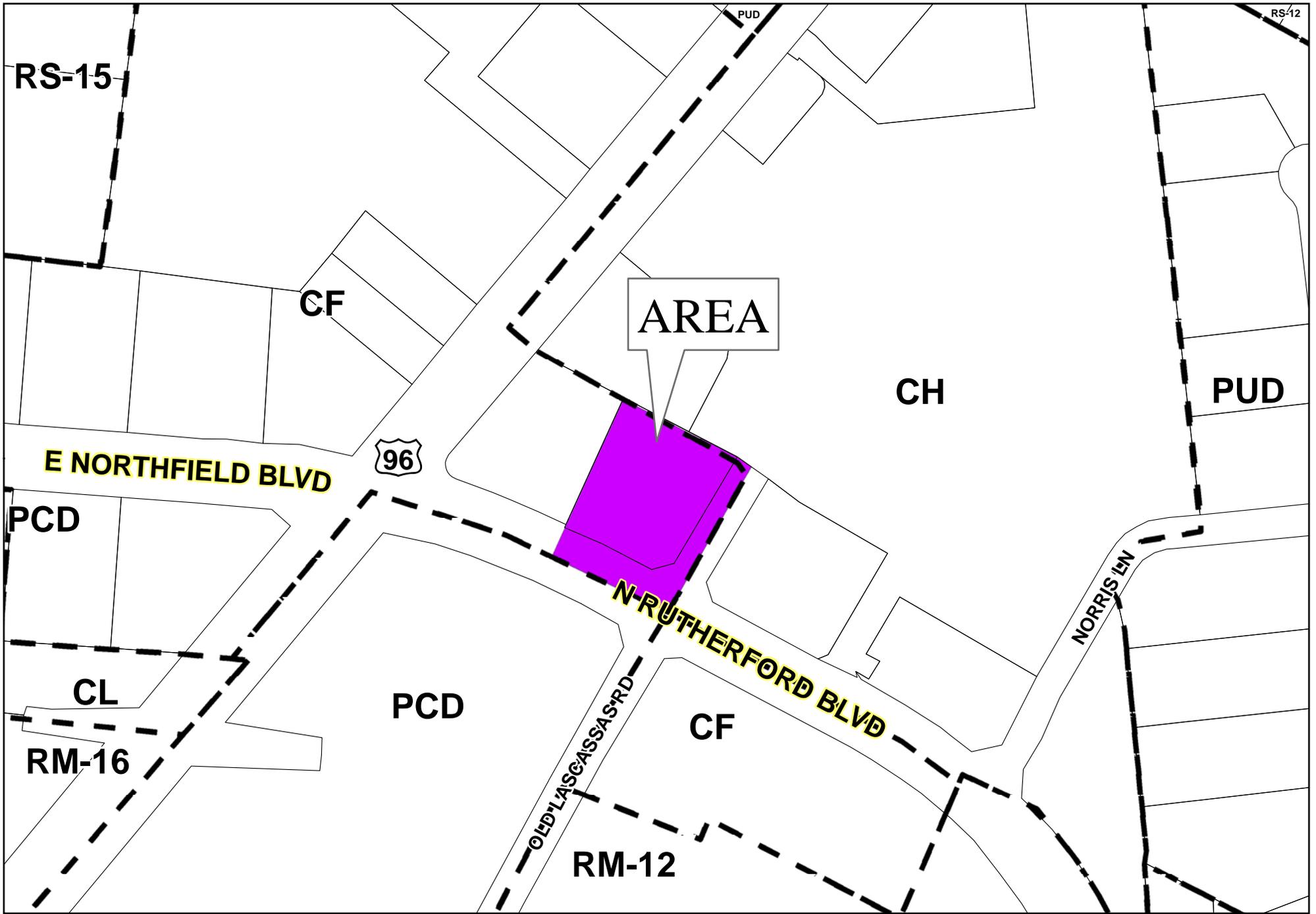
- 8.d. Zoning application [2016-427] for approximately 0.97 acres located along North Rutherford Boulevard and Old Lascassas Road to be rezoned from CF to CH, Eric Lowman applicant.**

The subject property is located along North Rutherford Boulevard and Old Lascassas Road. The properties to the north and east are zoned CH and is the location of the Kroger grocery store and McDonalds. The property to the west is zoned CF and is a Burger King. The property to the south, across North Rutherford Boulevard is zoned PCD, however the City Council has recently approved a request to rezone it to CF.

The subject property was zoned interim RS-15 when it was annexed in 1986. Six year later the CF district was created and this intersection was rezoned to CF. In 2003, an application was made to zone the adjacent properties to PCD to allow Kroger. After the Kroger was constructed, it was rezoned to CH. This parcel and the adjacent Burger King parcel were under a different ownership and they were not included in the zoning change to PCD or CH.

The applicant wishes to purchase the property to develop it with an automated car wash. The proposed use is not permitted within the CF district. As such, the applicant has requested a zone change to CH. The Planning Commission may wish to include the adjacent parcel as additional study area.

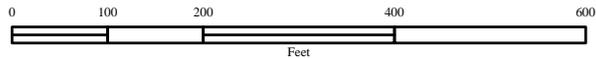
The Planning Commission will need to discuss this rezoning request and schedule it for a public hearing.



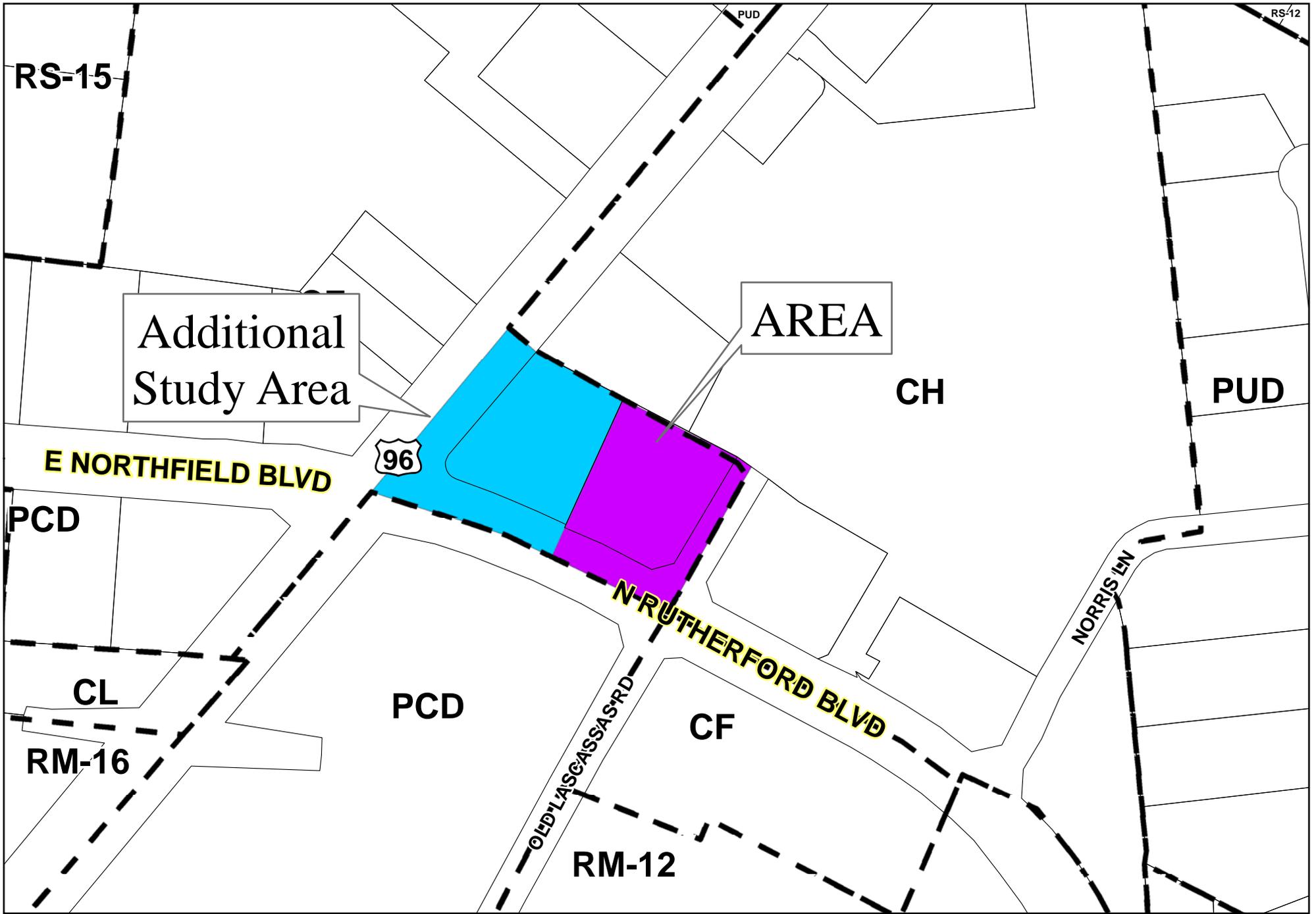
**Rezoning Request for Property Along N Rutherford Blvd.  
from CF to CH**



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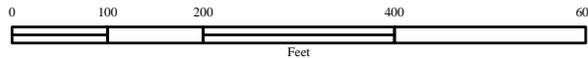
GIS Department  
City of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
www.murfreesborotn.gov



**Rezoning Request for Property Along N Rutherford Blvd.  
from CF to CH**



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

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

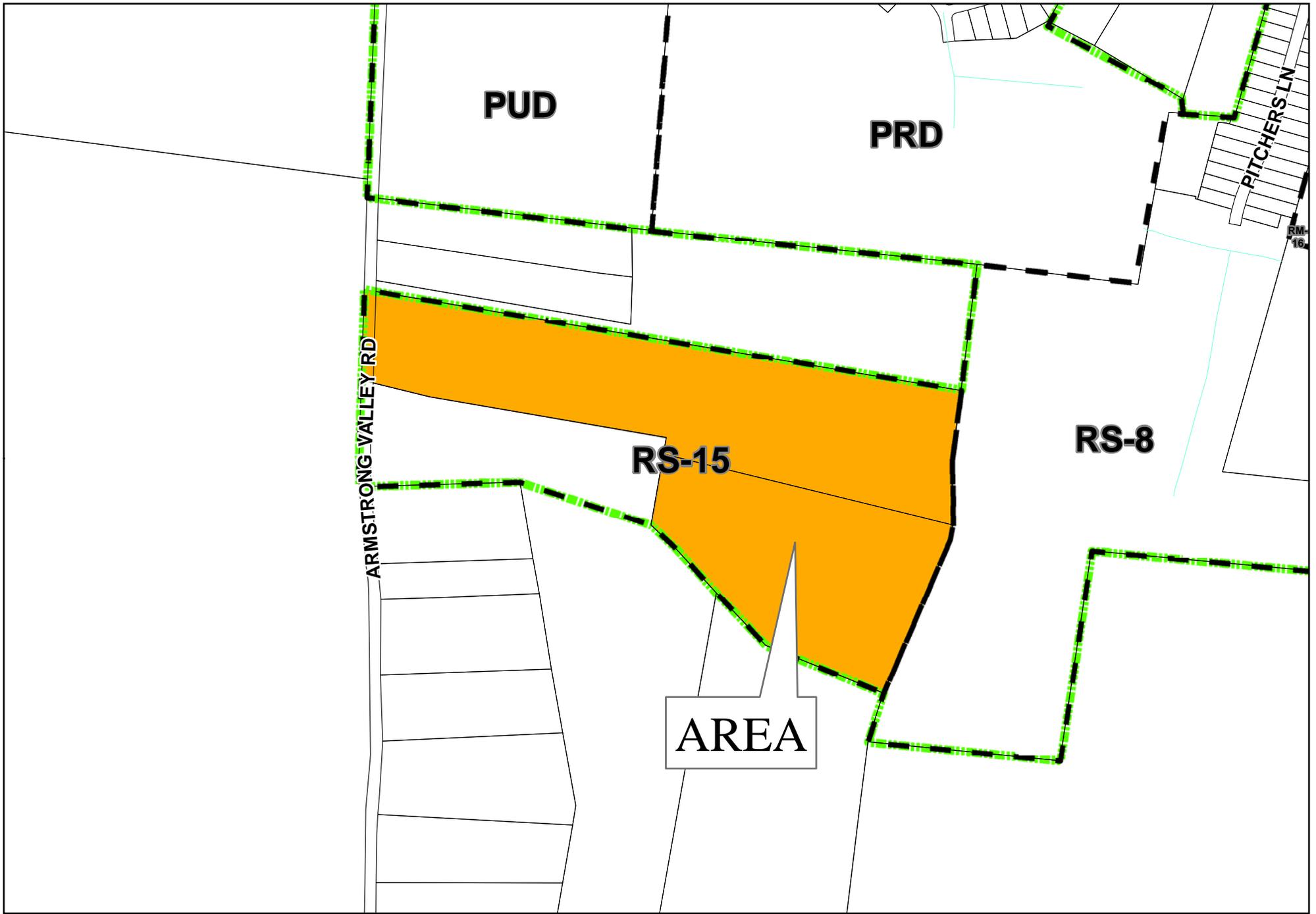
- 8.e. Zoning application [2016-428] for approximately 44 acres located along Armstrong Valley Road to be rezoned from RS-15 to RS-8, Cornerstone Development applicant.**

The subject property is located along the east side of Armstrong Valley Road. It consists of 44 undeveloped acres and is currently zoned RS-15 (Single-Family Residential District 15). It was annexed in 2008 and zoned PRD (Planned Residential District) simultaneous with annexation. The PRD permitted the development of an active adult community called Three Oaks at Armstrong Valley consisting of 165 residential condominiums on 53 acres. This development never moved forward. In 2011, at the request of the property owner, the property was rezoned to RS-15. Approximately nine (9) acres of the 53 acres were subsequently sold to an adjacent property owner.

The applicant has a contract on the remaining 44 acres. He is the developer of the Westwind single-family residential subdivision, which is located directly to the east of the subject property. Westwind is zoned RS-8 (Single-Family Residential District 8), and the applicant has requested that the subject property be rezoned to RS-8 to match the zoning for Westwind. He envisions the 44 acres to be incorporated into the Westwind development. The RS-8 zone requires a minimum lot size of 8,000 square-feet. Staff calculates that the approximate maximum number of lots that could be created on 44 acres in the RS-8 zone is 179, but the actual lot count would likely be less than this number. The subject property is just outside the boundaries of the *Salem Pike Land Use Plan* study area.

As mentioned previously, the subject property is bordered on its east side by the Westwind tract, which is zoned RS-8. Directly to the north are three single-family residential estate lots in the unincorporated County. Further to the north is the Sheffield Park subdivision, which is zoned PRD and consists of 8,000, 10,000, 12,000, and 15,000 square-foot single-family residential lots. The undeveloped southern half of the Weston Park PUD (Planned Unit District) is also to the north of the subject property. It is zoned for a variety of small-lot single-family attached and detached dwellings, as well as a "retail village." To the south of the subject property are several estate lots in the unincorporated County as well as some undeveloped tracts. To the west across Armstrong Valley Road is undeveloped agricultural land located in the unincorporated County.

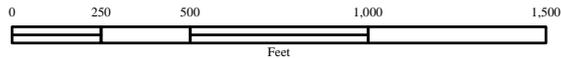
The Planning Commission will need to discuss this rezoning request and schedule it for a public hearing.



**Rezoning Request for Property Along Armstrong Valley Road  
from RS-15 to RS-8**



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

REZONING APPLICATION FORM



Creating a better quality of life

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

REZONING APPLICATION FORM
\$600.00 per application

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: Cornerstone Development, LLC c/o Harry Minge

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

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

PROPERTY OWNER: Buford Brewer Jr & James Travis

Street Address or property description: 1995 Armstrong Valley Rd

and/or Tax map #: 124 Group: Parcel (s): 30.01 & 30.00

Existing zoning classification: RS-15

Proposed zoning classification: RS-8 Acreage: 44 ACRES

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

E-mail: mtaylor@sec-civil.com

APPLICANT'S SIGNATURE (required): Cornerstone Development, LLC By Harry Minge
DATE: 5-26-16

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

Date received: 6/26/16 MPC YR.: MPC #: 2016-428

Amount paid: 600.00 Receipt #: 364015

Revised 1/2010

**SEC, Inc.**

SITE ENGINEERING CONSULTANTS

Engineering • Surveying • Land Planning  
850 Middle Tennessee Blvd, Murfreesboro, TN 37129  
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

June 1, 2016

Mr. Matthew Blomeley  
Murfreesboro Planning & Engineering Dept  
111 W. Vine St  
Murfreesboro, Tennessee 37130

RE: Rezoning Request Cover Letter  
Armstrong Valley Road  
Murfreesboro, Tennessee  
SEC Project No. 07094

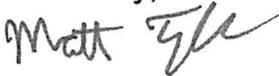
Dear Mr. Blomeley:

Please accept this letter along with the attached application form as our official request to the City of Murfreesboro to rezone Parcel 30.00 & 30.01 of Tax Map 124. The entire area for this request is approximately 44 acres in size. The property is currently undeveloped and is located along Armstrong Valley Road. Presently, the property is zoned RS-15. It was previously annexed and zoned as a PRD to allow for 165 detached active adult dwelling units. That specific development did not occur and the original property owners retained ownership of the property and requested a rezoning to RS-15. The applicant is requesting rezoning to RS-8 to allow the zoning to match the neighboring Westwind Subdivision. The applicant is also the developer of Westwind and intends for this property to serve as an extension of Westwind.

We have attached an exhibit related to this project showing the relation of this property to surrounding developments.

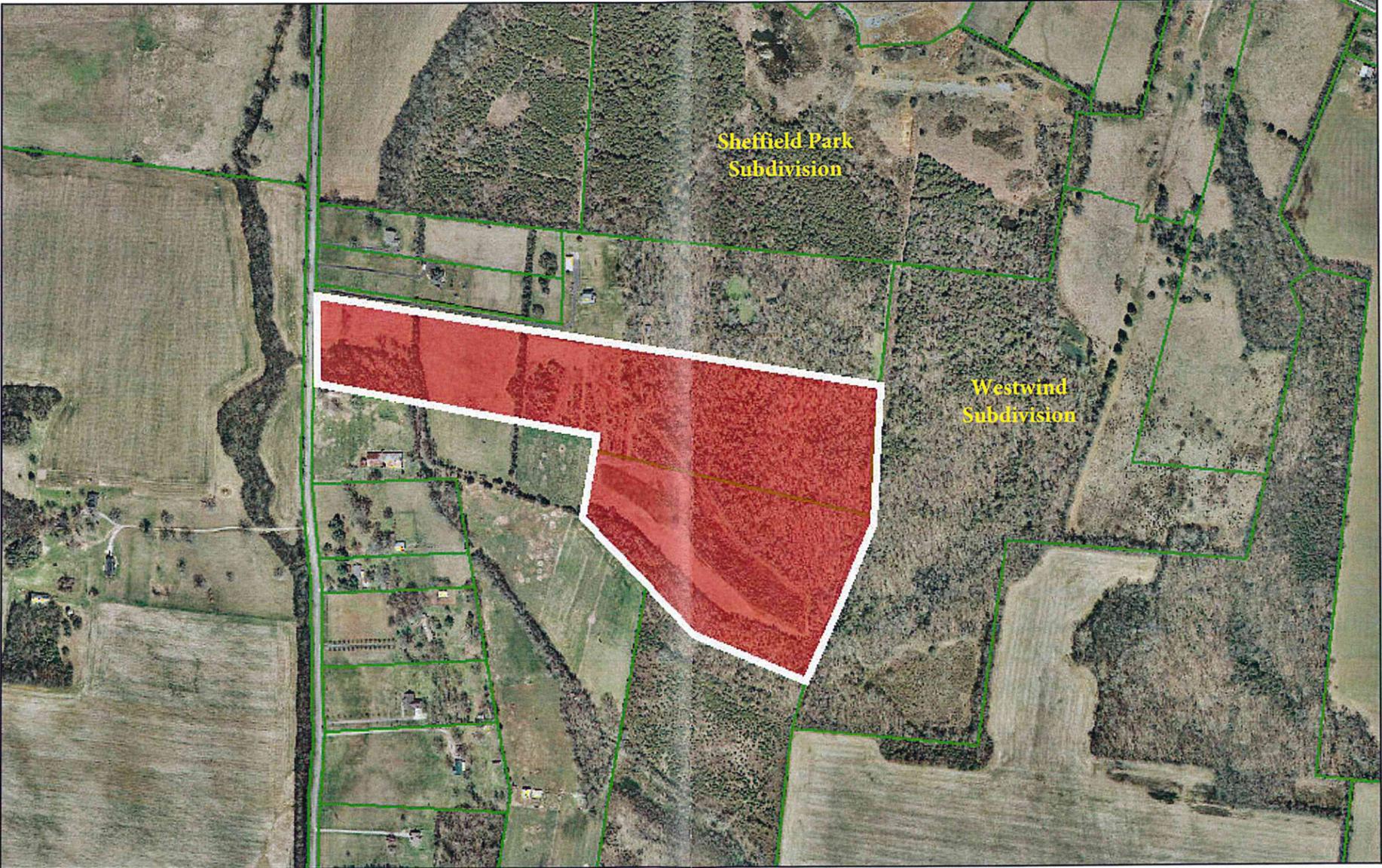
If you should have any questions concerning this request, please feel free to call me at (615) 890-7901 or via email at [mtaylor@sec-civil.com](mailto:mtaylor@sec-civil.com)

Sincerely,



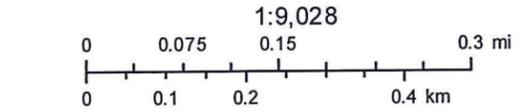
Matt Taylor, P.E.  
SEC Inc.

# Murfreesboro Web Map



June 1, 2016

- PARKS
- Schools
- Street Centerline**
  - INTERSTATE
  - US/STATE HWY
- MAJOR RD
- Parcels



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

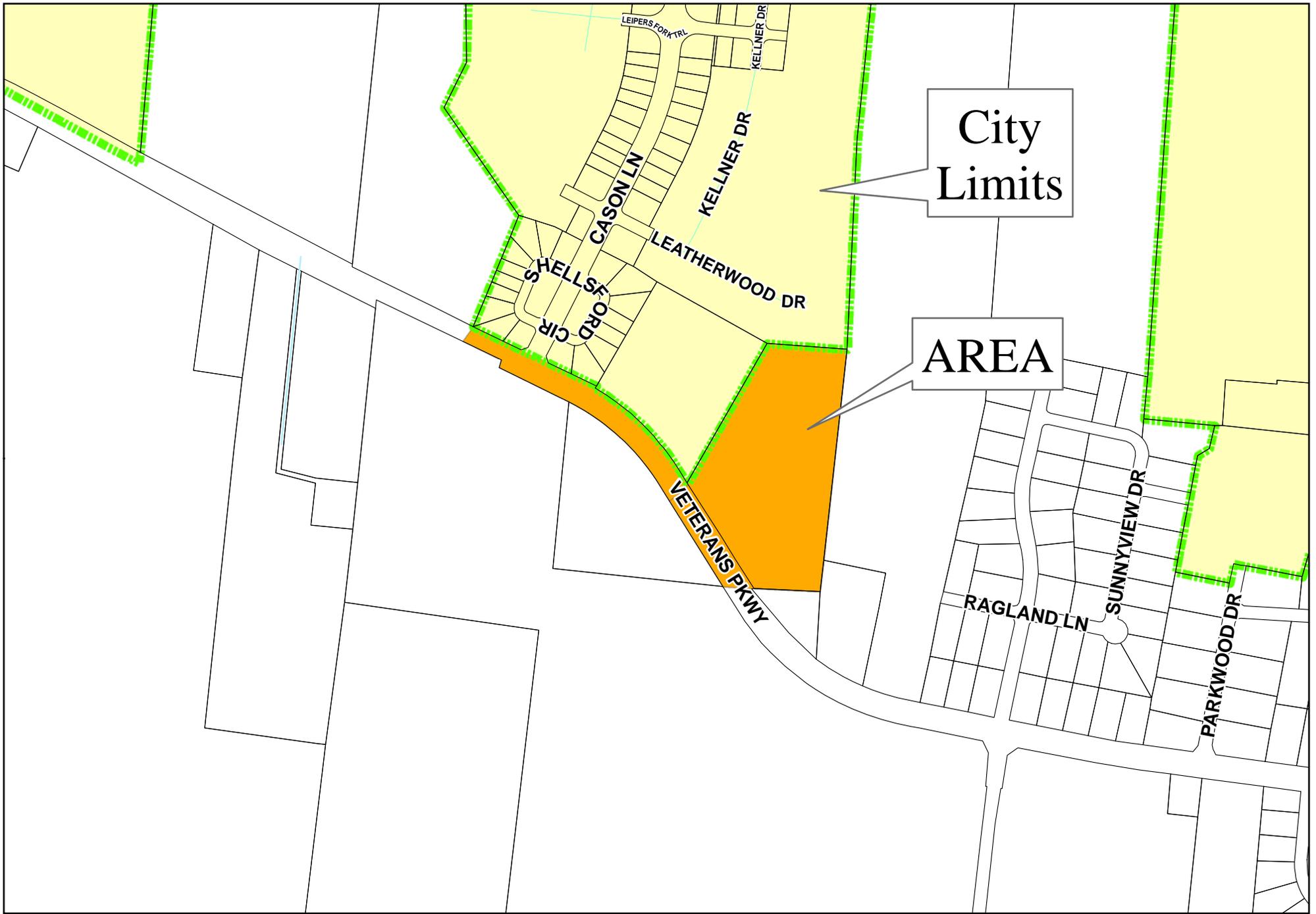
**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

- 8.f. Annexation Plan of Services and annexation petition [2016-508] for approximately 13.4 acres located along Veterans Parkway east of Cason Lane, Ardavan Afrakhteh applicant.**

The subject property is located along the north side of Veterans Parkway just east of the intersection of Veterans Parkway and Cason Lane. Veterans Parkway was recently reconstructed in front of the subject property and, according to the Engineering Department, the construction is substantially complete. The subject parcel totals 9.9 acres. There is an existing single-family residence on the subject property as well as an outbuilding. The property owner has requested annexation in order for future development on the property to benefit from City services, including sanitary sewer.

The subject property is contiguous with the existing City Limits to the north and west. It is within the City's urban growth boundary. In addition, the property owner has petitioned the City for the annexation. Staff is preparing an annexation feasibility study and plan of services, which will be ready for the Planning Commission's review prior to the public hearing. In addition to the requested parcel, the right-of-way of Veterans Parkway in front of the subject parcel as well as the right-of-way in front of the two developments to the west has been included. The entire study area, including the Veterans Parkway right-of-way, totals approximately 13.4 acres. The zoning application to have the requested property zoned RM-12 (Multi-Family Residential District 12) simultaneous with annexation is the next item on the agenda.

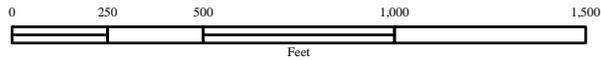
The Planning Commission will need to discuss this annexation petition and schedule it for a public hearing.



### Annexation Request for Property Along Veterans Parkway



Path: G:\planning\annex\Veterans\_ThreeRiversTownhome.mxd

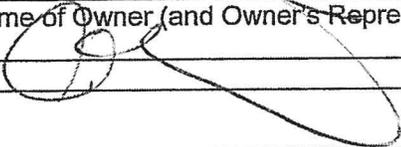


GIS Department  
 City of Murfreesboro  
 111 West Vine Street  
 Murfreesboro, Tennessee 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

**PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO**

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

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

1. ARDAVAN AFRAKHTEH  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature:  Status: President Date: 05/17/16  
Mailing Address (if not address of property to be annexed)

2. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

3. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

4. \_\_\_\_\_  
Printed Name of Owner (and Owner's Representative, if Owner is an entity)  
Signature: \_\_\_\_\_ Status: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: \_\_\_\_\_ Yes

Power of Attorney applies and is attached: \_\_\_\_\_ Yes \_\_\_\_\_ No

**RECEIVED**  
**MAY 20 2016**

**SEC, Inc.**

SITE ENGINEERING CONSULTANTS

Engineering • Surveying • Land Planning  
850 Middle Tennessee Blvd, Murfreesboro, TN 37129  
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

May 20, 2016

Mr. Gary Whitaker  
Murfreesboro Planning & Engineering Dept  
111 W. Vine St  
Murfreesboro, Tennessee 37130

RE: Rezoning Request Cover Letter  
Veterans Parkway Townhome Site  
Murfreesboro, Tennessee  
SEC Project No. 14064

Dear Mr. Whitaker:

Please accept this letter along with the attached application form as our official request to the City of Murfreesboro to rezone Parcel 5.01 of Tax Map 124. The entire parcel is approximately 9.85 acres in size. The property is currently undeveloped and is located along the north side of Veterans Parkway and east of Cason Lane. Presently, the property is located within the unincorporated area of Rutherford County and has been requested for annexation simultaneously with this rezoning request. The applicant is requesting rezoning to RM-12 to prepare for a townhome development per the attached concept and building elevations.

If you should have any questions concerning this letter, please feel free to call me at (615) 890-7901 or via email at [mtaylor@sec-civil.com](mailto:mtaylor@sec-civil.com)

Sincerely,



Matt Taylor, P.E.  
SEC Inc.

**RECEIVED**  
MAY 20 2016

BY: .....

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

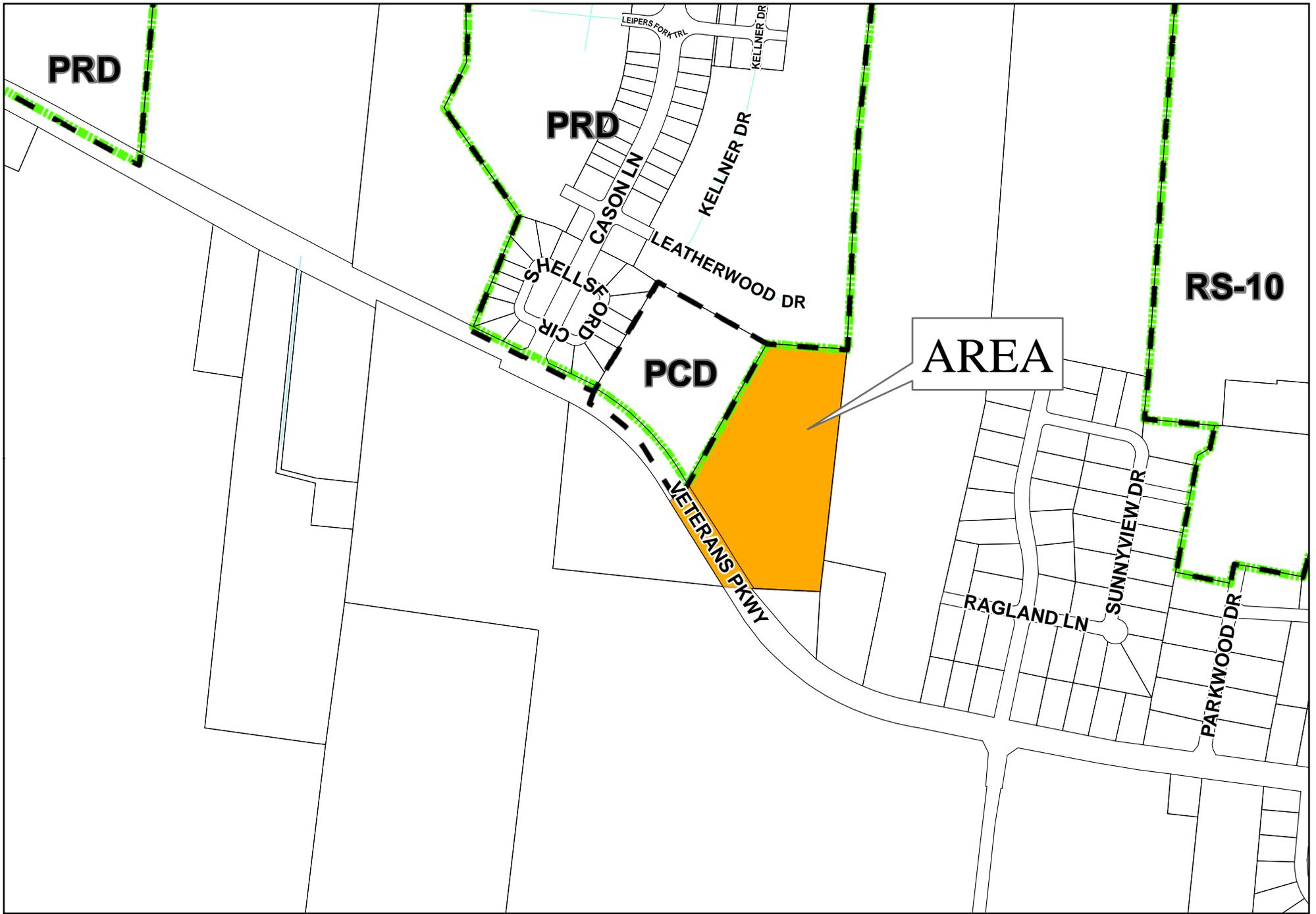
- 8.g. Zoning application [2016-421] for approximately 9.9 acres located along Veterans Parkway east of Cason Lane to be zoned RM-12 simultaneous with annexation, Green Trails, LLC applicant.**

The subject property is located along the north side of Veterans Parkway just east of the intersection of Veterans Parkway and Cason Lane. Veterans Parkway was recently reconstructed in front of the subject property and, according to the Engineering Department, the construction is substantially complete. The subject parcel totals approximately 9.9 acres. There is an existing single-family residence on the subject property as well as an outbuilding. The property owner has requested annexation in order for future development on the property to benefit from City services, including sanitary sewer. The annexation petition and plan of services was the previous item on the agenda.

A request has been made to zone the property RM-12 (Multi-Family Residential District 12) simultaneous with annexation. The RM-12 zone permits multi-family residential uses at a maximum of twelve (12) dwelling units per acre. At 9.9 acres, the property has the potential to yield approximately 118 dwelling units. (It should be noted, though, that density bonuses for additional units could be granted based on amenities provided.) The applicant has a contract on the subject property. He wishes to construct a residential condominium development on the subject property. Included in the agenda materials is a conceptual site plan and conceptual architectural elevations of the proposed buildings. However, it should be noted that, because the proposed zoning is not a planned development, the development plan and elevations submitted are for informational purposes only and are not binding.

The subject property is bordered on its west side by a self-storage development that is zoned PCD (Planned Commercial District). Further to the west and to the north is the Three Rivers PRD (Planned Residential District). The southern portion of the Three Rivers subdivision is comprised of small single-family residential lots. To the south, across Veterans Parkway, is agricultural land located in the unincorporated County. Directly to the east of the subject property are two large single-family residential parcels in the unincorporated County as well as the Barfield Meadows single-family residential subdivision, which is also located in the unincorporated County. It should be noted that the subject property is located just outside of the boundaries of the *Salem Pike Land Use Plan*.

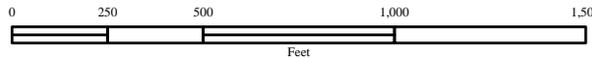
The Planning Commission will need to discuss this zoning request and schedule it for a public hearing.



**Zoning Request for Property Along Veterans Parkway  
RM-12 Simultaneous with Annexation**



Path: G:\planning\rezon\Veterans\_ThreeRiversTownhomez.mxd



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

REZONING APPLICATION FORM



Creating a better quality of life

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

REZONING APPLICATION FORM
\$600.00 per application

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: Green Trails, LLC c/o Kevin Estes

Address: 2925 Berry Hill Drive City/State/Zip: Nashville, TN 37204

Phone: 615-300-8496 E-mail address: kestes@dewey-estes.com

PROPERTY OWNER: LandDevelopment.Com, Inc

Street Address or property description: North of Veterans Parkway & East of Cason Lane

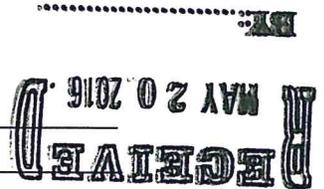
and/or Tax map #: 124 Group: Parcel (s): 5.01

Existing zoning classification: RM - County

Proposed zoning classification: RM-12 Acreage: 9.85

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

E-mail: mtaylor@sec-civil.com



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

DATE: 5/16/2016

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

Date received: MPC YR.: MPC #: 2016-421508

Amount paid: 600.00 Receipt #: 364000

Revised 1/2010

**SEC, Inc.**

SITE ENGINEERING CONSULTANTS

Engineering • Surveying • Land Planning  
850 Middle Tennessee Blvd, Murfreesboro, TN 37129  
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

May 20, 2016

Mr. Gary Whitaker  
Murfreesboro Planning & Engineering Dept  
111 W. Vine St  
Murfreesboro, Tennessee 37130

RE: Rezoning Request Cover Letter  
Veterans Parkway Townhome Site  
Murfreesboro, Tennessee  
SEC Project No. 14064

Dear Mr. Whitaker:

Please accept this letter along with the attached application form as our official request to the City of Murfreesboro to rezone Parcel 5.01 of Tax Map 124. The entire parcel is approximately 9.85 acres in size. The property is currently undeveloped and is located along the north side of Veterans Parkway and east of Cason Lane. Presently, the property is located within the unincorporated area of Rutherford County and has been requested for annexation simultaneously with this rezoning request. The applicant is requesting rezoning to RM-12 to prepare for a townhome development per the attached concept and building elevations.

If you should have any questions concerning this letter, please feel free to call me at (615) 890-7901 or via email at [mtaylor@sec-civil.com](mailto:mtaylor@sec-civil.com)

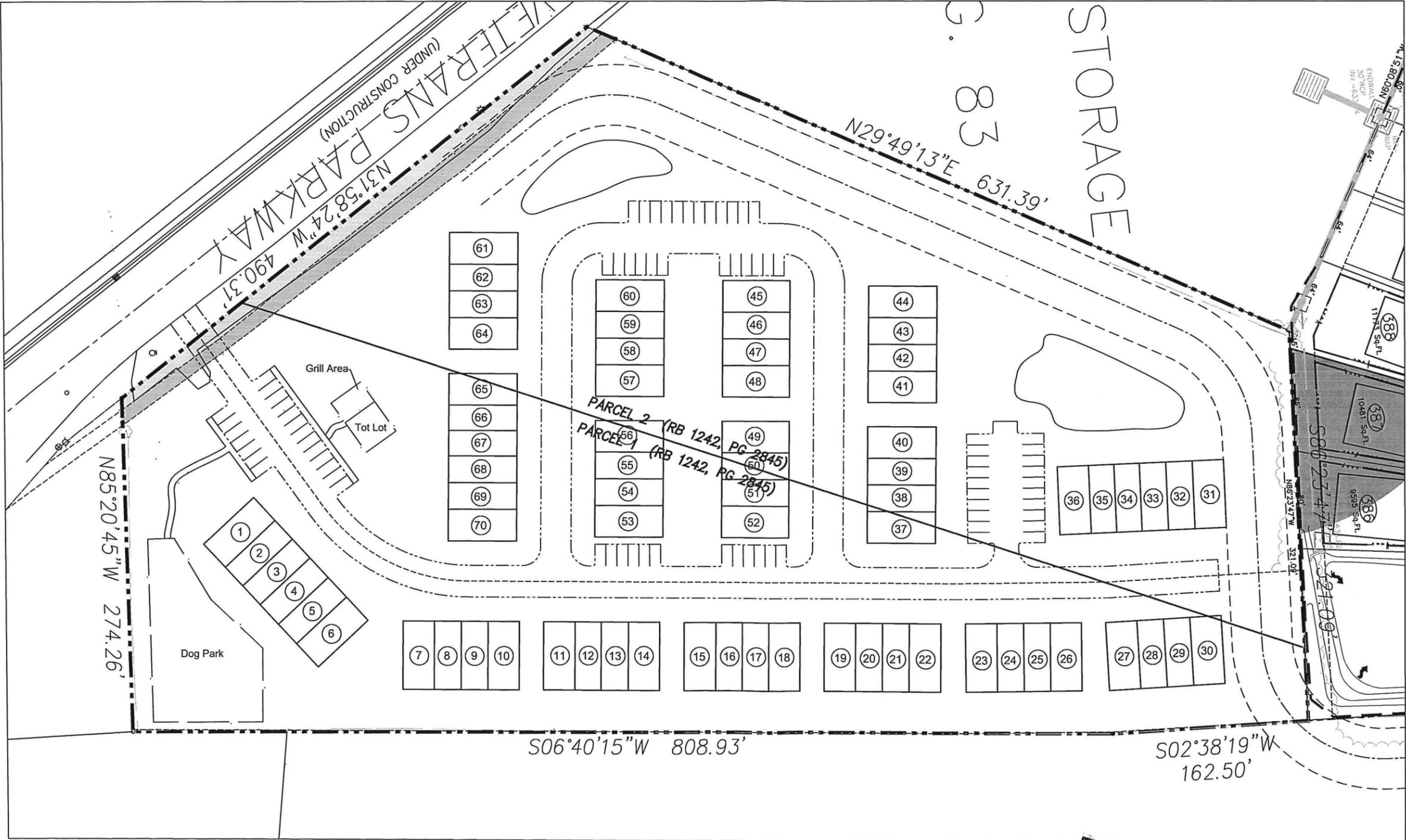
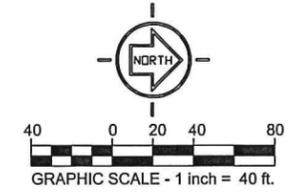
Sincerely,



Matt Taylor, P.E.  
SEC Inc.

**RECEIVED**  
MAY 20 2016

BY: .....



LAND SOLUTIONS  
COMPANY, LLC  
2825 Berry Hill Drive, Nashville, TN 37204

Three Rivers Townhomes  
Site Plan  
Being Parcels 5.01 on Tax Map 124  
Murfreesboro, Tennessee

ISSUANCE/REVISION NOTES  
- PLAN DATE February 22, 2016

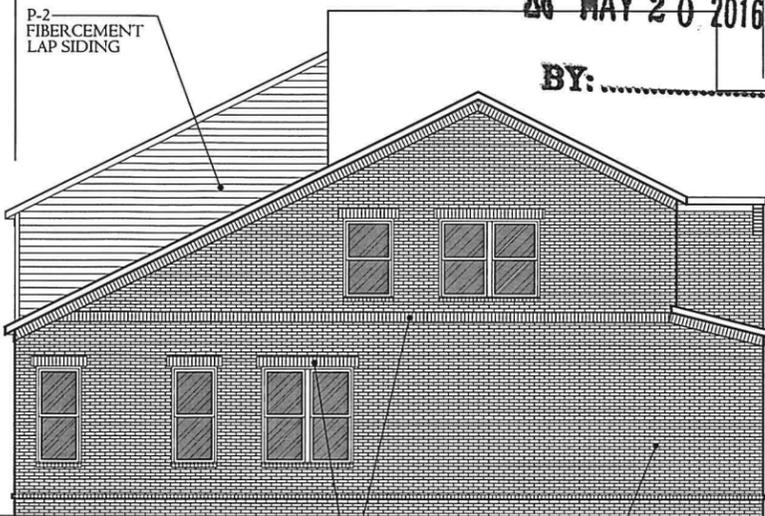
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RECEIVED  
MAY 20 2016  
BY: .....



**RECEIVED**  
MAY 20 2016

BY: .....



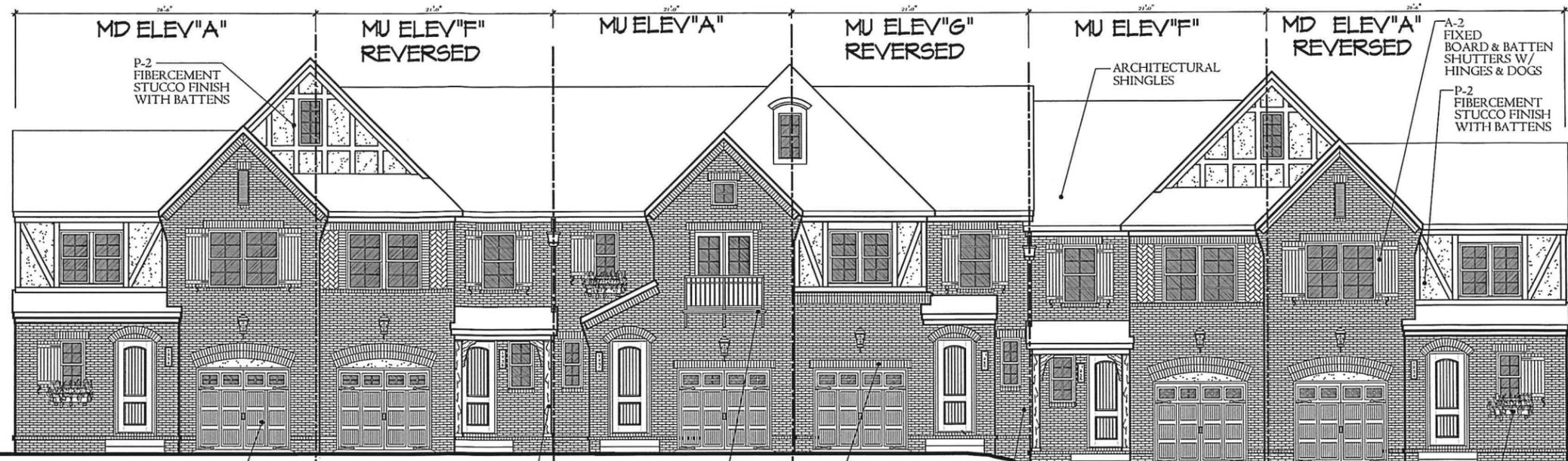
SEGMENT / UNIT 1

A-1 BRICK ACCENT

P-1 BRICK VENEER

**LEFT SIDE ELEVATION**

TOTAL FACADE AREA:	1172 SQ.FT.
AREA OF WINDOWS AND DOORS:	127 SQ.FT.
TOTAL WALL AREA FOR MATERIAL CALCULATIONS:	1045 SQ.FT.
BRICK MATERIAL:	914 SQ.FT.
FIBERCEMENT MATERIAL (SIDING / PANELS):	131 SQ.FT.
REQUIRED BRICK/STONE/FIBER CEMENT: COMMERCIAL AND MIXED-USES (X .75)=	879 SQ.FT.



SEGMENT / UNIT 1

A-2 CARRIAGE STYLE GARAGE DR.

SEGMENT / UNIT 2

A-2 SYNTHETIC COLUMNS W/ BRACKETS

SEGMENT / UNIT 3

DECORATIVE WROUGHT IRON BALCONY

SEGMENT / UNIT 4

A-1 BRICK ACCENT

P-1 BRICK VENEER

SEGMENT / UNIT 5

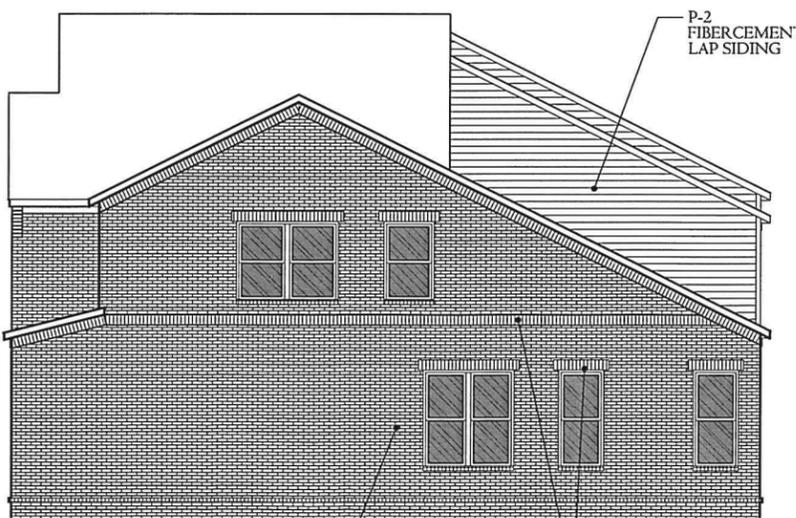
SEGMENT / UNIT 6

A-2 SYNTHETIC FLOWER BOXES UNDER WINDOWS

**FRONT ELEVATION**

TOTAL FACADE AREA:	3011 SQ.FT.
AREA OF WINDOWS AND DOORS:	870 SQ.FT.
TOTAL WALL AREA FOR MATERIAL CALCULATIONS:	2141 SQ.FT.
BRICK MATERIAL:	1793 SQ.FT.
FIBERCEMENT MATERIAL (SIDING / PANELS):	348 SQ.FT.
REQUIRED BRICK/STONE/FIBER CEMENT: COMMERCIAL AND MIXED-USES (X .75)=	2258 SQ.FT.

BUILDING SEGMENT RATIO SEGMENTS / UNITS 2 - 5: Height: 32'-2" Width: 21'-0"
BUILDING SEGMENT RATIO SEGMENTS / UNITS 1 and 6: Height: 28'-10" Width: 26'-6"
WINDOW AND DOOR RATIO: VARIES
GARAGE DOORS: Height: 7' Width: 8'
ENTRY DOORS: Height: 8' Width: 3'
FIRST FLOOR WINDOWS: Height: 4' Width: 2'
SECOND FLOOR WINDOWS: Height: 5' Width: 3'

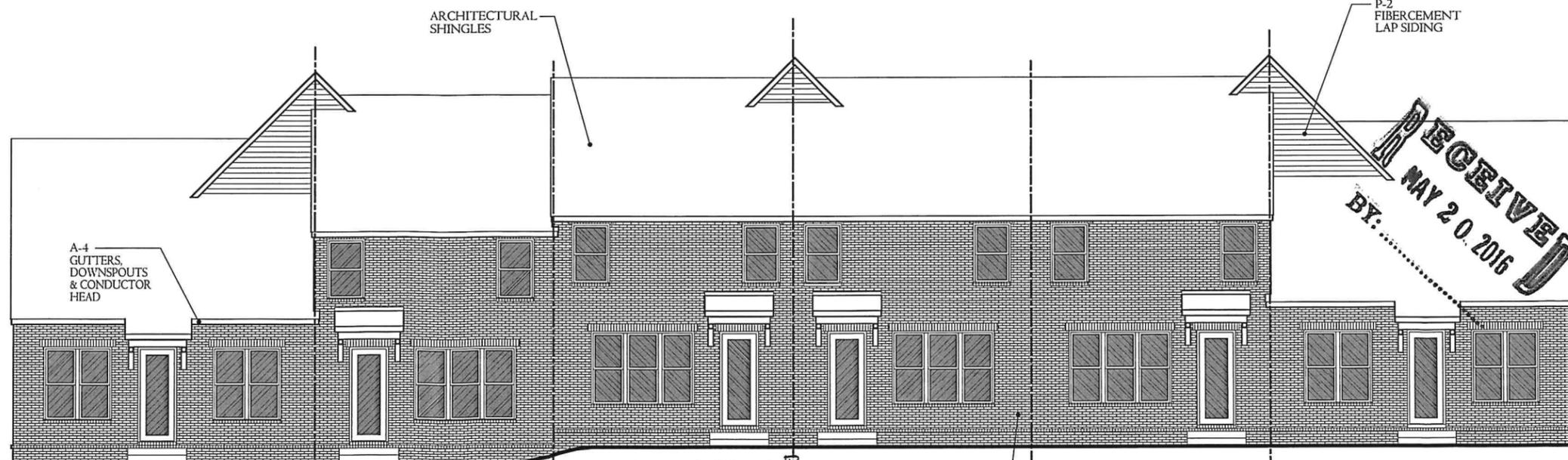


SEGMENT / UNIT 6

P-1 BRICK VENEER

A-1 BRICK ACCENT

RIGHT SIDE ELEVATION



SEGMENT / UNIT 6

SEGMENT / UNIT 5

SEGMENT / UNIT 4

SEGMENT / UNIT 3

P-1 BRICK VENEER

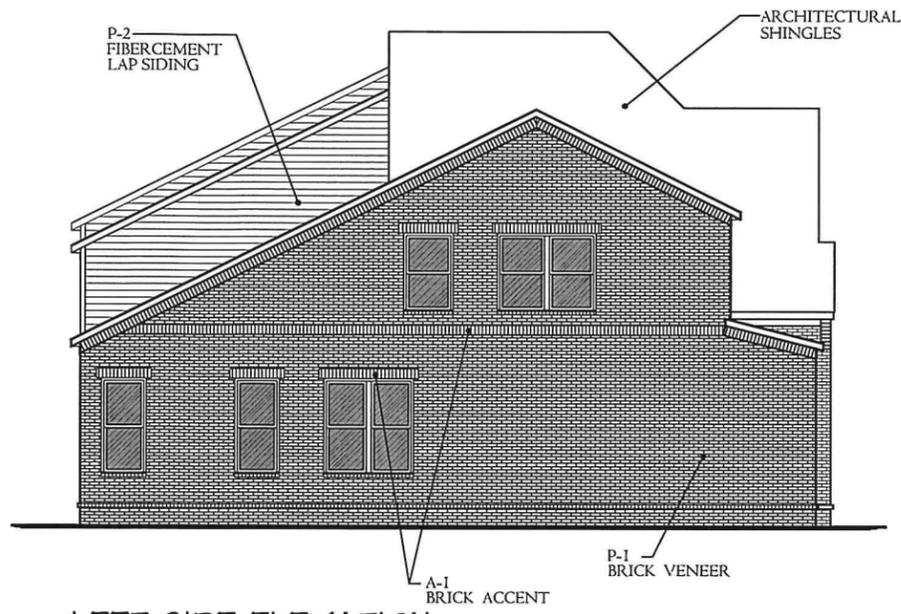
SEGMENT / UNIT 2

SEGMENT / UNIT 1

REAR ELEVATION

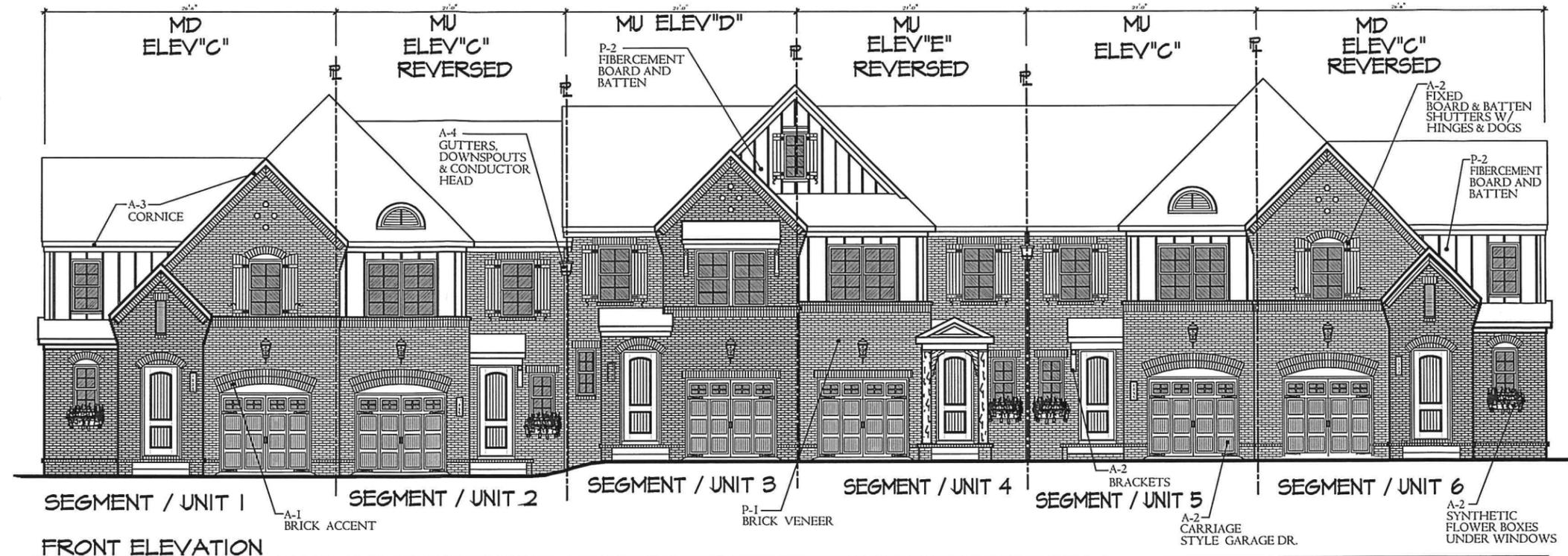
**RECEIVED**  
MAY 20 2016

20



LEFT SIDE ELEVATION

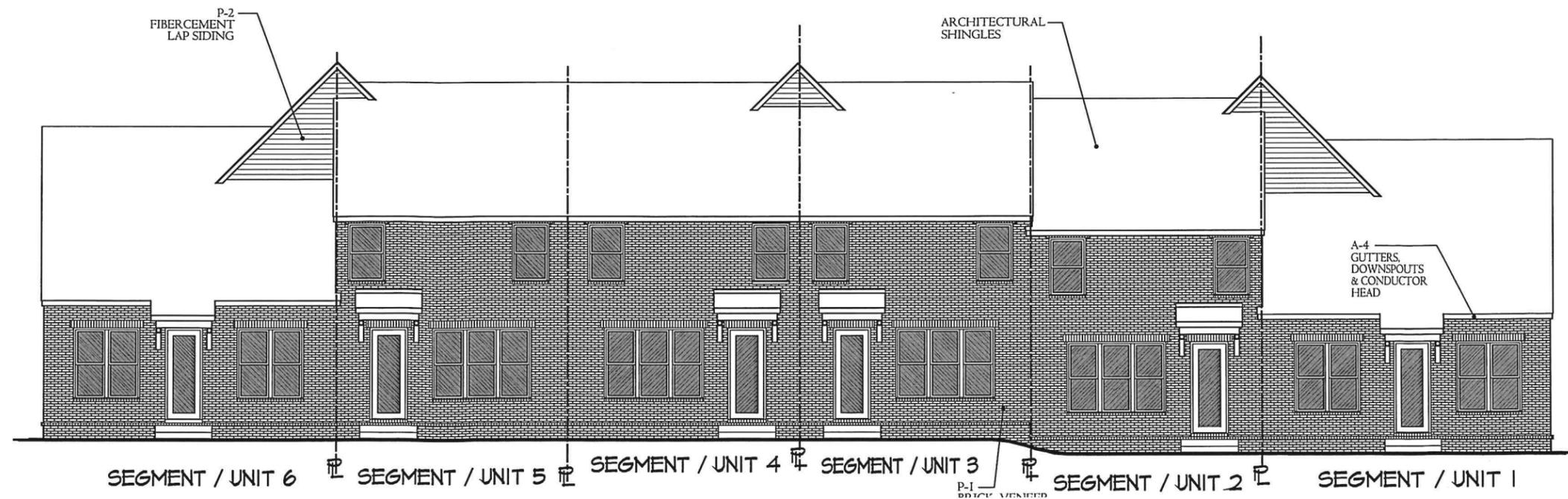
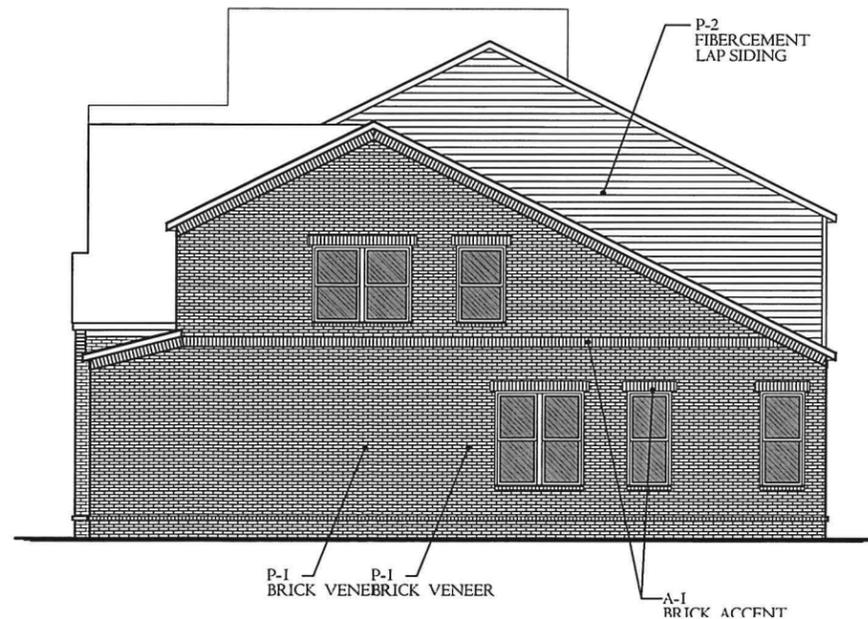
TOTAL FACADE AREA:	1186 SQ.FT.
AREA OF WINDOWS AND DOORS:	127 SQ.FT.
TOTAL WALL AREA FOR MATERIAL CALCULATIONS:	1059 SQ.FT.
BRICK MATERIAL:	928 SQ.FT.
FIBERCEMENT MATERIAL (SIDING / PANELS):	131 SQ.FT.
REQUIRED BRICK/STONE/FIBER CEMENT: COMMERCIAL AND MIXED-USES (X .75)=	890 SQ.FT.



FRONT ELEVATION

TOTAL FACADE AREA:	3011 SQ.FT.
AREA OF WINDOWS AND DOORS:	870 SQ.FT.
TOTAL WALL AREA FOR MATERIAL CALCULATIONS:	2141 SQ.FT.
BRICK MATERIAL:	1793 SQ.FT.
FIBERCEMENT MATERIAL (SIDING / PANELS):	348 SQ.FT.
REQUIRED BRICK/STONE/FIBER CEMENT: COMMERCIAL AND MIXED-USES (X .75)=	2258.25 SQ.FT.

BUILDING SEGMENT RATIO	SEGMENTS / UNITS 2 - 5: Height:32'-2" Width: 21'-0"
BUILDING SEGMENT RATIO	SEGMENTS / UNITS 1 and 6: Height:28'-10" Width: 24'-6"
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SECOND FLOOR WINDOWS:	Height:5' Width: 3'



**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

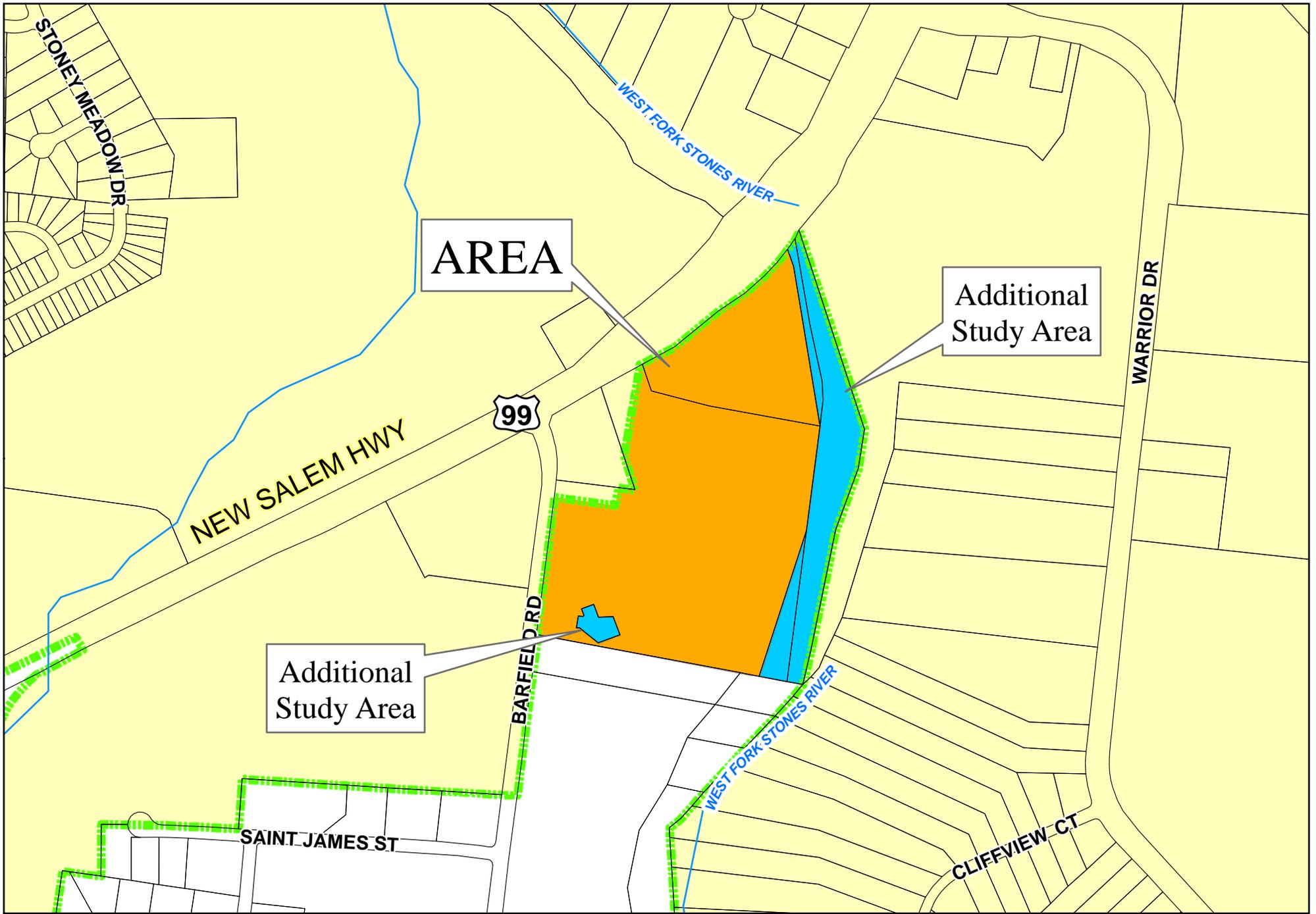
**8.h. Annexation Plan of Services and annexation petition [2016-509] for approximately 28.3 acres located along New Salem Highway, James Rowland applicant.**

The subject property is located along the south side of New Salem Highway and along the east side of Barfield Road. It is located south of the World Outreach Church sports fields and east of its main campus. There is a single-family residence as well as some outbuildings on the northern half of the property, and a communications tower is located on the southern half of the property. The two parcels requested to be annexed total 23.4 acres. However, 0.9 acres of one of the two parcels is already located inside the City limits, leaving a balance of 22.5 acres proposed to be annexed.

A written petition has been filed by the property owner requesting annexation. The subject property is located within the City's Urban Growth Boundary and it is contiguous with the City limits. Staff has also included four (4) City-owned parcels as additional study area. Three of the parcels are located to the east of the requested property and are developed with the Stones River Greenway. The fourth parcel is entirely surrounded by the requested property and is used for Murfreesboro Water and Sewer Department purposes. If the Planning Commission decides to study the entire area, the total study area will include 28.3 acres.

Staff is preparing an annexation feasibility study and plan of services, which will be ready for the Planning Commission's review prior to the public hearing. No right-of-way is included in the annexation study, as the New Salem Highway and Barfield Road rights-of-way adjacent to the subject parcel are already inside the City limits. The property owner has also filed a request to have the property zoned RM-16 (Multi-Family Residential District 16) simultaneous with annexation. All of the parcels in the additional study area are zoned RM (Medium Density Residential) in the unincorporated County, and if annexed, will be given an interim zoning classification of RS-15 (Single-Family Residential District 15).

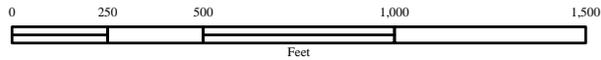
The Planning Commission will need to discuss this annexation petition and schedule it for a public hearing.



**Annexation Request for Property Along New Salem Hwy.**



Path: G:\planning\annex\hwy99\_RowlandProp.mxd



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

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. JAMES ROWLAND

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

Signature: [Signature] Status: OWNER Date: 5-19-16

Mailing Address (if not address of property to be annexed) 1773 New Salem Hwy Murfreesboro, TN 37128

2.

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

Signature: Status: Date:

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

3.

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

Signature: Status: Date:

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

4.

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

Signature: Status: Date:

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

(Attach additional signature pages if necessary)

Legal Description is attached: Yes

Power of Attorney applies and is attached: Yes

RECEIVED MAY 26 2016

BY: .....

May 20, 2016

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

Re: Rezoning Request

Described as Tax Map #113 and Parcels, 5.0, consisting of 23.4 ac. located at 1773 New Salem Road in Murfreesboro, Tennessee.

Dear Mr. Whitaker:

On behalf of our client, James Rowland, we hereby request the rezoning of the property located at Tax Map 113, Parcel 5.0 consisting of 23.4 acres, currently zoned RM and RS-15, to the new zoning of RM-16 as depicted in the exhibit provided. We are also requesting 22.5 acres to be annexed into the City of Murfreesboro. Thank you for considering our request.

Sincerely,

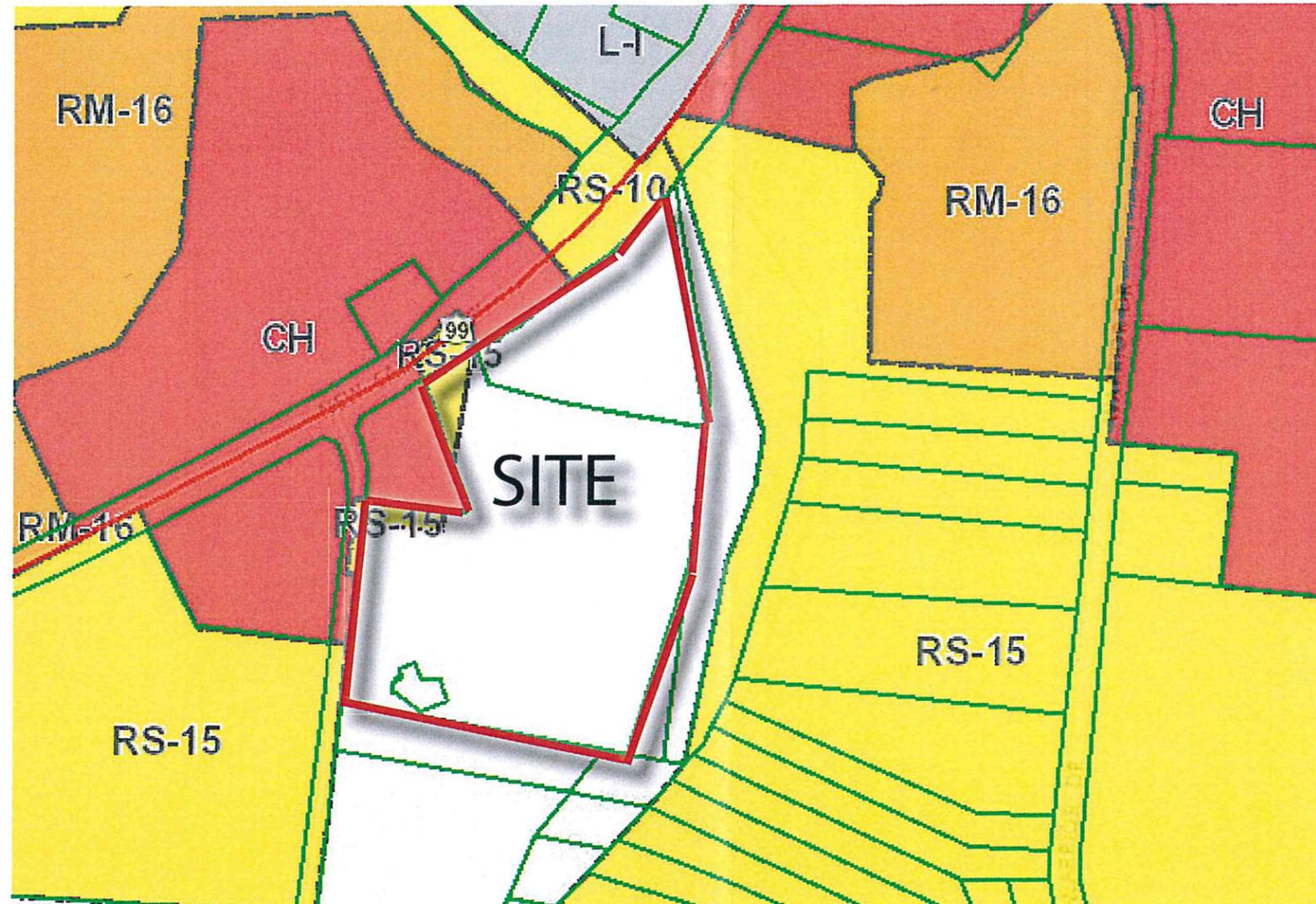


Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.

**RECEIVED**  
MAY 26 2016  
BY: .....

## Zoning Exhibit



Zoning Request: We are requesting the annexation of 22.5 ac. and rezoning of 23.4 ac. The zoning we are seeking is RM-16; the property is currently zoned RM (22.5 ac.) in the county and RS-15 (.9 ac.) in the city.

**RECEIVED**  
MAY 26 2016  
BY: .....

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

- 8.i. **Zoning application [2016-424] for approximately 22.5 acres located along New Salem Highway to be zoned RM-16 simultaneous with annexation and for approximately 0.9 acres to be rezoned from RS-15 to RM-16, James Rowland applicant.**

The subject property is located along the south side of New Salem Highway and along the east side of Barfield Road. It is located south of the World Outreach Church sports fields and east of its main campus. There is a single-family residence as well as some outbuildings on the northern half of the property, and a communications tower is located on the southern half of the property. A portion of the property is encumbered by the floodway and floodplain of the Stones River. The previous item on the agenda pertained to the annexation of this property, while this item pertains to the zoning. The applicant has requested that the 0.9 acres already in the City be rezoned from RS-15 (Single-Family Residential District 15) to RM-16 (Multi-Family Residential District 16) and the 22.5 acre balance to be zoned RM-16 simultaneous with annexation. (There is no zoning request for the additional study area considered with the annexation. As such, if annexed, it will be given an interim zoning classification of RS-15.)

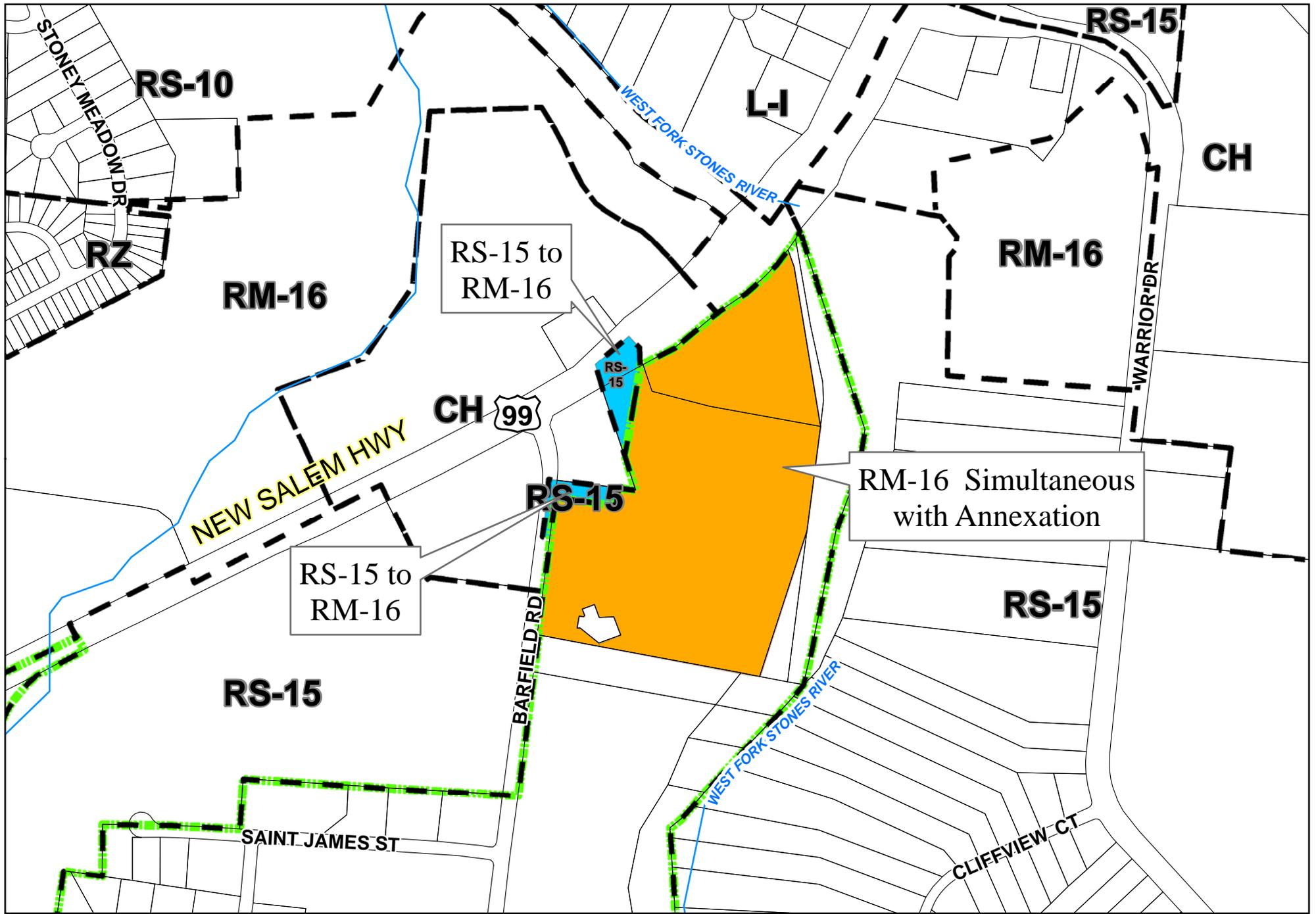
The two parcels requested to be zoned RM-16 total 23.4 acres. The RM-16 zone permits multi-family residential uses at a maximum density of 16 dwelling units per acre. At 23.4 acres, approximately 374 dwelling units could be developed on the subject property. (As an aside, additional dwelling units could be constructed if density bonuses are approved based on amenities provided.) Based on discussions Staff has had with the applicant's team, he does not intend to develop the property; rather, he would like to market the property for multi-family residential development. The communications tower that is already located on the property was properly approved by Rutherford County, so regardless of how it is zoned, it will be considered a lawfully-established non-conforming use.

As previously mentioned, the subject property is located across New Salem Highway from property owned by World Outreach Church, some of which is vacant and some of which is developed with athletic fields. The World Outreach Church property along the north side of New Salem Highway is zoned CH (Commercial Highway) and RM-16. To the west, across Barfield Road, is the main campus of World Outreach Church, which is zoned CH and RS-15. There is an existing lot directly adjacent to the subject property on the southeast corner of New Salem and Barfield that is also zoned CH. Directly to the south of the subject property are several single-family residential estate lots located in the unincorporated County. Directly to the east of the subject property is the Stones River and the Stones River Greenway. Further to the east across the river are some single-family residential estate lots zoned RS-15 and the proposed Riverwatch apartment development zoned RM-16. To the northeast along New Salem Highway is

land zoned CH and L-I that is expected to develop with interstate-oriented commercial uses.

The subject property is located within the study area of the *Salem Pike Land Use Plan*. The future land use map included in that plan recommends that the eastern and southern portions of the subject property develop as “Mixed Use Limited Planned Development,” which the plan defined as “All medium (3-8 dwelling units/acre) and high-density residential (greater than 8 dwelling units/acre); institutional; offices with a maximum 30% floor area ratio; and general farming.” The portion of the property closer to the intersection of New Salem and Barfield is recommended to be developed as a “Convenience Commercial Node,” which the plan defined as “Convenience-scale commercial uses that serve an adjoining and limited residential market.”

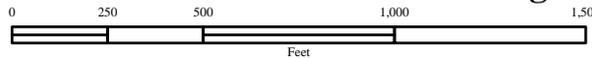
The Planning Commission will need to discuss this zoning request and schedule it for a public hearing.



**Zoning Request for Property Along New Salem Hwy.  
 RM-16 Simultaneous with Annexation and Rezoning from RS-15 to RM-16**

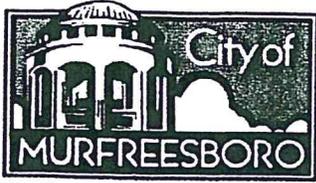


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GIS Department  
 City of Murfreesboro  
 111 West Vine Street  
 Murfreesboro, Tennessee 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

REZONING APPLICATION FORM



T E N N E S S E E  
Creating a better quality of life

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

REZONING APPLICATION FORM  
\$600.00 per application

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: JAMES ROWLAND  
 Address: 1773 New Salem City/State/Zip: Murfreesboro TN 37128  
 Phone: 615-895-5263 E-mail address: JCR@JCRGLOBAL.COM

PROPERTY OWNER: SAME  
 Street Address or property description: SAME  
 and/or Tax map #: #113 Group: \_\_\_\_\_ Parcel (s): 5.00  
 Existing zoning classification: RS-15, RM  
 Proposed zoning classification: RM-16 Acreage: 23.4

RECEIVED  
MAY 26 2016  
BY: .....

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

Clyde Rountree 615.893.4084  
 E-mail: rountree.associates@yahoo.com

APPLICANT'S SIGNATURE (required):

DATE: 5-19-16

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

Date received: \_\_\_\_\_ MPC YR.: \_\_\_\_\_ MPC #: 2016-424

Amount paid: \$1000.00 Receipt #: 364010

Revised 1/2010

May 20, 2016

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

Re: Rezoning Request

Described as Tax Map #113 and Parcels, 5.0, consisting of 23.4 ac. located at 1773 New Salem Road in Murfreesboro, Tennessee.

Dear Mr. Whitaker:

On behalf of our client, James Rowland, we hereby request the rezoning of the property located at Tax Map 113, Parcel 5.0 consisting of 23.4 acres, currently zoned RM and RS-15, to the new zoning of RM-16 as depicted in the exhibit provided. We are also requesting 22.5 acres to be annexed into the City of Murfreesboro. Thank you for considering our request.

Sincerely,

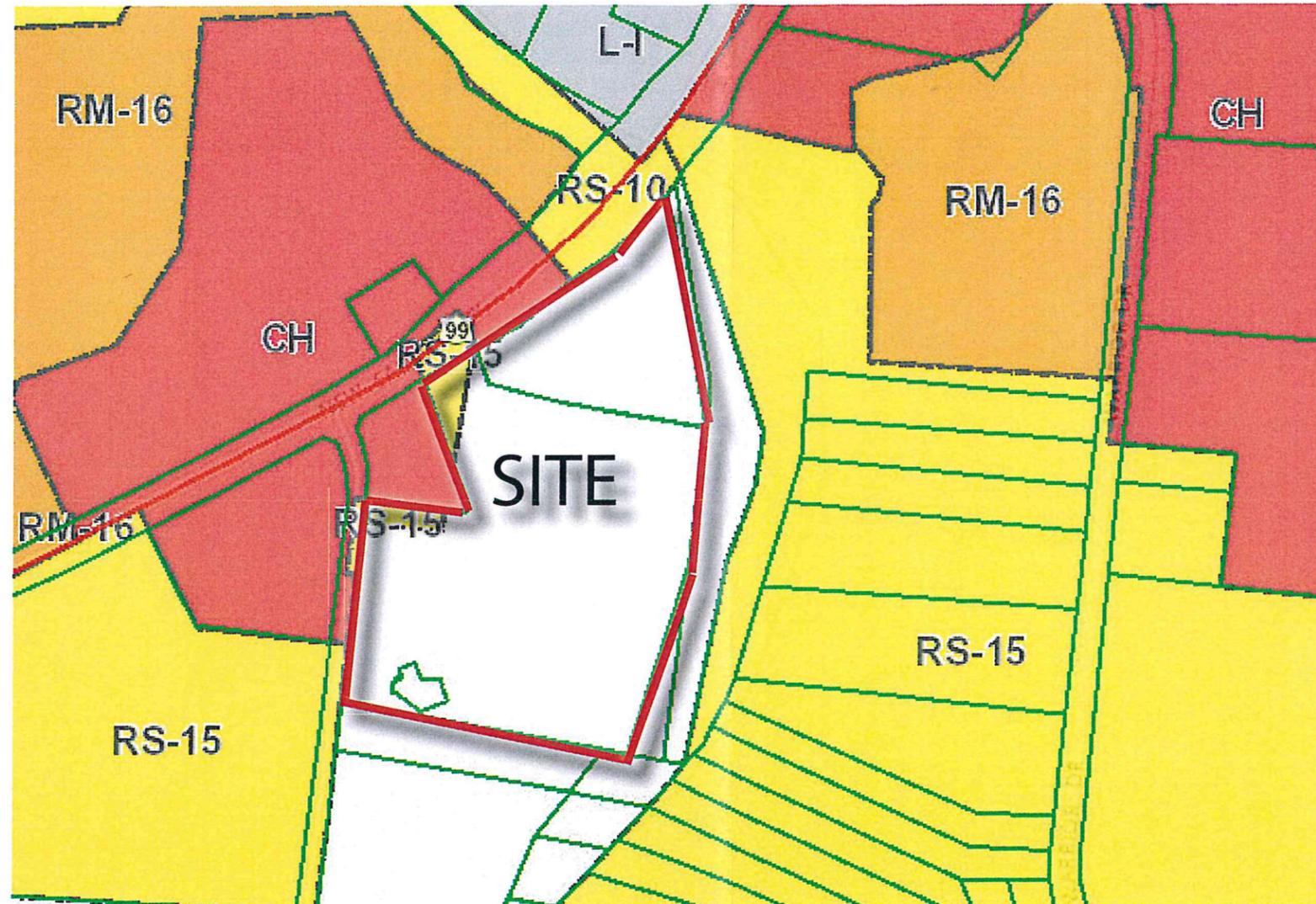


Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.

**RECEIVED**  
MAY 26 2016  
BY: .....

## Zoning Exhibit



Zoning Request: We are requesting the annexation of 22.5 ac. and rezoning of 23.4 ac. The zoning we are seeking is RM-16; the property is currently zoned RM (22.5 ac.) in the county and RS-15 (.9 ac.) in the city.

**RECEIVED**  
MAY 26 2016  
BY: .....

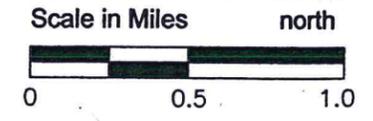
# FUTURE LAND USE MAP

## Salem Pike Study Area

### Murfreesboro, Tennessee

### LEGEND

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



north

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

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

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

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

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

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

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

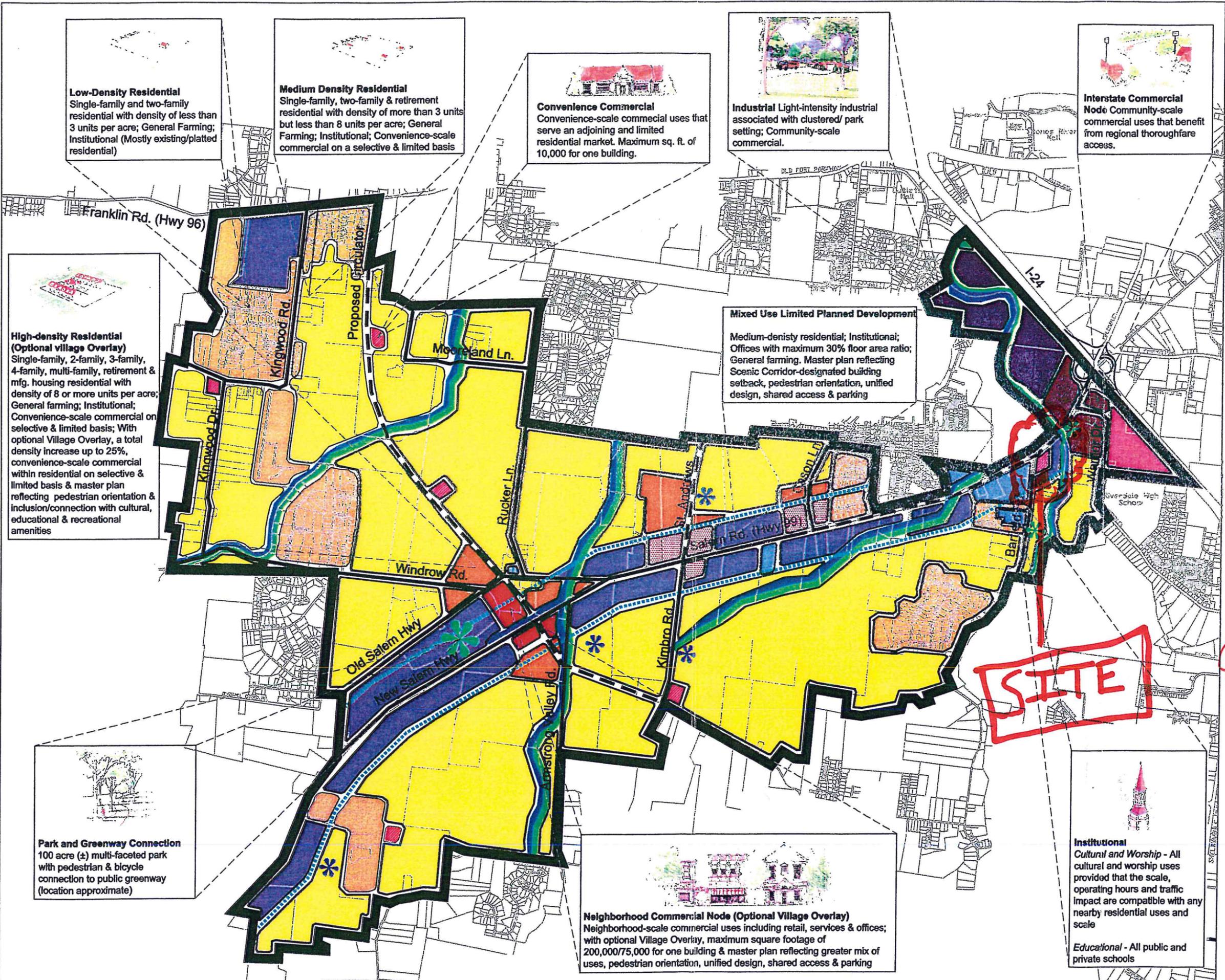
**Neighborhood Commercial Node (Optional Village Overlay)**  
Neighborhood-scale commercial uses including retail, services & offices; with optional Village Overlay, maximum square footage of 200,000/75,000 for one building & master plan reflecting greater mix of uses, pedestrian orientation, unified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

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

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

**Educational** - All public and private schools

**SITE**



**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
JUNE 22, 2016**

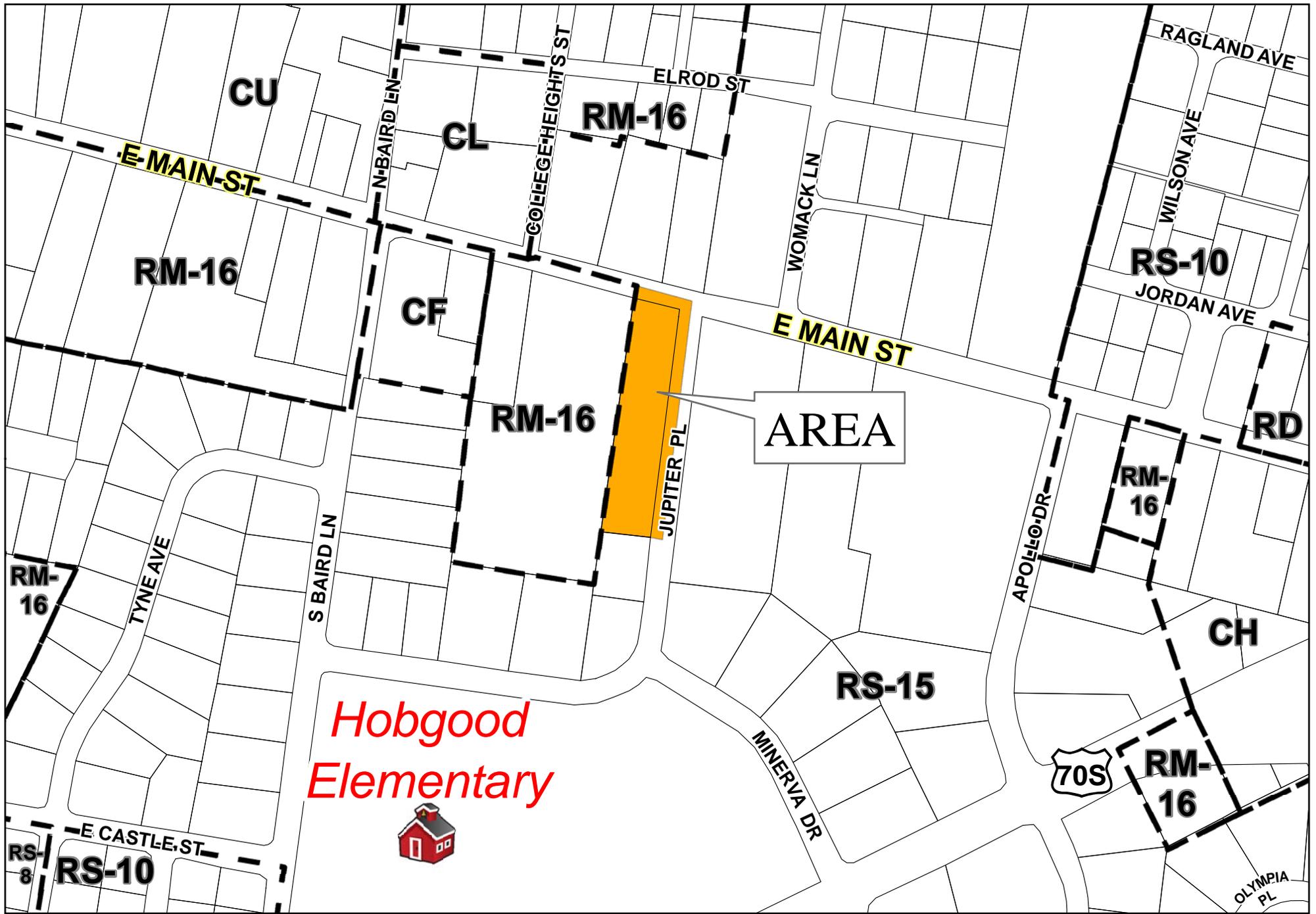
- 8.j. Zoning application [2016-423] for approximately 1.5 acres located along East Main Street and Jupiter Place to be rezoned from RS-15 to RM-16, East Main Quarters Partnership developer.**

The subject property is located at the southwest corner of East Main Street and Jupiter Place. It is currently zoned RS-15 (Single-Family Residential District 15) and is developed with one (1) single-family residence, which is located toward the south end of the property. Directly to the west of the subject property is the East Main Quarters apartment complex, which is nearing completion. The East Main Quarters development is zoned RM-16 (Multi-Family Residential District 16). While the northwesternmost 0.75 acres of the East Main Quarters property was rezoned to RM-16 in 2015, the majority of that property has been zoned RM-16 (and its precursor RML) since at least the 1980s. East Main Quarters consists of 63 4-bedroom units on 5.66 acres. The developers of East Main Quarters have a contract on the subject property. They wish to purchase the property and develop a second phase of the apartment complex. To this end, they have requested a rezoning of the subject property from RS-15 to RM-16. The RM-16 zone allows a maximum of sixteen (16) dwelling units per acre (which can be increased if density bonuses are granted for amenities provided). At approximately 1.5 acres, the subject property will yield approximately 24 additional dwelling units.

As mentioned previously, the property is bordered on its west side by RM-16 zoning. Further to the west are two parcels located at the southeast corner of East Main Street and South Baird Lane that were rezoned CF (Commercial Fringe District) last year but have not yet been redeveloped with commercial uses. West of Baird along the south side of Main are several older apartment complexes zoned RM-16. There are single-family residential lots zoned RS-15 to the south of the subject property. There are also large single-family residential lots zoned RS-15 located to the east across Jupiter Place and to the north across East Main Street.

The applicants and their team will be hosting a neighborhood meeting regarding this request on June 20<sup>th</sup>. Staff will have additional comments regarding the neighborhood meeting at the Planning Commission meeting.

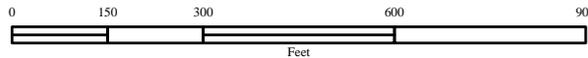
The Planning Commission will need to discuss this rezoning request and schedule it for a public hearing.



**Rezoning Request for Property Along E. Main Street  
from RS-15 to RM-16**



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GIS Department  
City of Murfreesboro  
111 West Vine Street  
Murfreesboro, Tennessee 37130  
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3

**REZONING APPLICATION FORM**  
**\$600.00 per application**

**Procedure for applicant:**

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

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

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

**To be completed by applicant:**

**APPLICANT:** East Main Quarters Partnership

**Address:** 109 Lyon Street **City/State/Zip:** McMinnville TN 37110

**Phone:** 931-473-1818 or 931-212-6741 **E-mail address:** johne@cci-tn.com

**PROPERTY OWNER:** Harold Shackelford

**Street Address or property description:** 1620 East Main Street

**and/or Tax map #: 103A** **Group:** F **Parcel (s):** 013.00-000

**Existing zoning classification:** RS 15

**Proposed zoning classification:** RM 16 **Acreage:** 1.5 Acres

**Contact name & phone number for publication and notifications to the public (if different from the applicant):** John Elliott **Phone** 931-212-6741

**E-mail:** johne@cci-tn.com

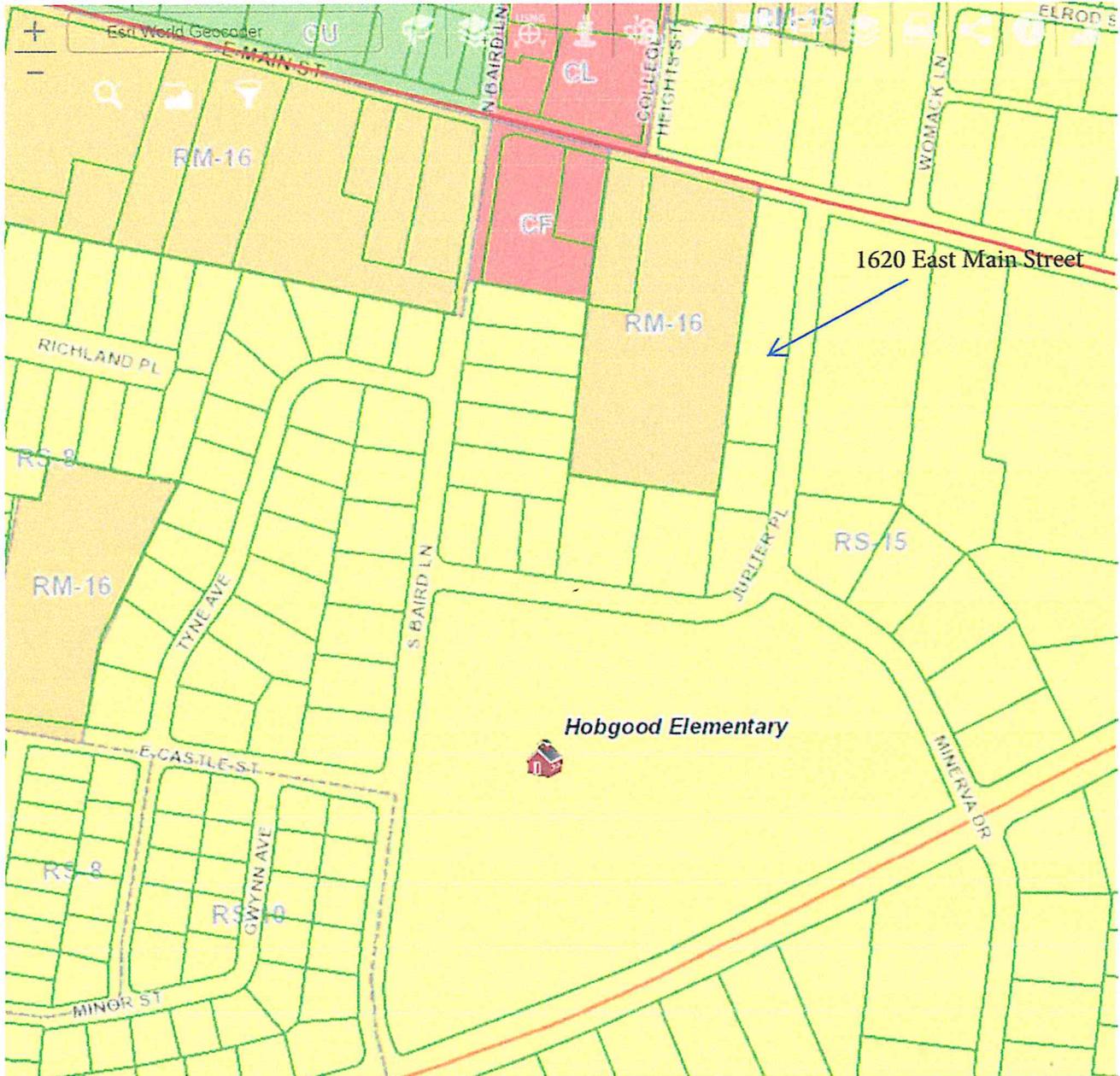
**APPLICANT'S SIGNATURE (required):** 

**DATE:** 4/27/16

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

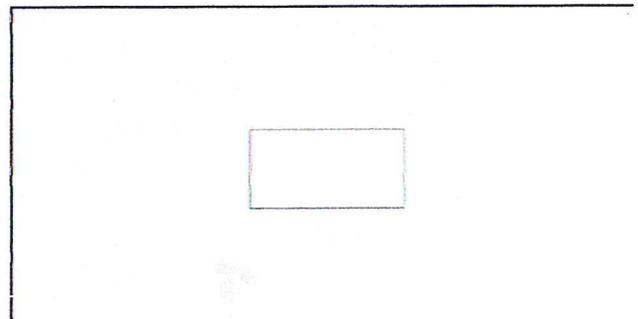
**Date received:** \_\_\_\_\_ **MPC YR.:** \_\_\_\_\_ **MPC #:** 2016-423

**Amount paid:** 600.00 **Receipt #:** 364009



300ft

35.843032 -86.369152 Degrees



# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016

**7:00 p.m.**

**City Hall**

## **Members Present**

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

## **Staff Present**

Gary Whitaker, Planning Director  
Margaret Ann Green, Principal Planner  
Robert Lewis, Planner  
Joe Ornelas, Planner  
Carolyn Jaco, Recording Assistant  
David Ives, Assistant City Attorney  
Ram Balachandran, Traffic Engineer  
Sam Huddleston, Environmental Eng.

**Chairman Lamb called the meeting to order after determining there was a quorum. The minutes of the March 16, 2016, Planning Commission meeting were approved as submitted.**

## **Public Hearings**

**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.** Ms. Margaret Ann Green began by describing the subject property being 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.

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

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.

Mr. Bricke Murfree, Mr. Clyde Rountree and Mr. Tom Campbell were in attendance to represent the applicant. Mr. Bricke Murfree came forward to explain the proposal would be a memory care unit for individuals with dementia. The architecture for the one story building would be the same as the existing structures on their campus. Continuing, Mr. Murfree made known they had reached out to the area residents by sending mail outs explaining the rezoning proposal. Also, they had conducted a neighborhood meeting which had been sparsely attended. The additional facility would have no impact to the neighbors due to the applicant being prepared to make things right.

Mr. Clyde Rountree came forward explaining the proposed 14,000 square foot structure would be attached behind an existing building. There would be no visual changes along Memorial Boulevard or from Haynes Haven Lane. Due to the new structure, an existing parking area would be displaced and redistributed on campus. Also, there should be no impact along the rear buffer line that is joined with residential property. All construction traffic would be at the northern portion of the property off of Memorial Boulevard. Last, all drainage concerns have been addressed with this new facility which will meet all City Stormwater Regulations.

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

Mr. Tom Campbell came forward making known the proposed facility would include the following:

- The 14,000 square foot building would be added to their campus of 250,000 square feet. This will increase their campus by 5 percent
- This facility will be very important to the community and NHC
- The senior market will continue to double over the next 20 years
- They have identified a gap in providing a memory care facility. With this new facility they will be able to provide additional quality care
- 1 out of 3 people die with Alzheimer's disease or a form of dementia

Chairman Bob Lamb opened the public hearing. No one came forward to speak for or against the rezoning request; therefore, Chairman Bob Lamb closed the public hearing.

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

**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.** Ms. Margaret Ann Green began by describing the subject property located south of West Northfield Boulevard and west of Sulphur Springs 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

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

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 had been included from the Spring Village program book with the Planning Commission Agenda 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 proposed 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 be developed 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 provided a list of permitted uses which have been included with their program book.

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

Continuing, Ms. Green made known the applicants are requesting a 15-foot, front setback and a 15 foot, rear setback with this proposal. A neighborhood meeting had been conducted on March 21, 2016, in which valuable feedback had been made during the meeting.

Mr. Bricke Murfree and Mr. Matt Taylor were in attendance to represent the applicant. Mr. Brick Murfree came forward to begin a power point presentation making known the applicant's request as being the following:

- Lot 2, is 1.8 acre corner lot on Northfield Boulevard and Sulphur Springs Road that is to be reserved for a future commercial development
- Lot 1, is being proposed for a mini warehouse facility
- A mini warehouse facility would have less traffic than a commercial retail use
- The applicants have committed at their expense to add turn lanes on Sulphur Springs Road and Northfield Boulevard
- The applicants have committed at their expense to construct both a right in and left in turn lanes along Northfield Boulevard
- The turning lanes have been designed to be long enough and wide enough to accommodate moving vans and trailers
- No electrical plugs will be installed in the mini storage units
- Storm water drainage will be addressed and improved with this proposal
- Traffic concerns will be addressed and improved with this proposal

Next, Mr. Matt Taylor came forward to begin a power point presentation identifying the applicant's program book as being the following:

- 9 buildings totaling 63,000 square feet of mini storage warehouse

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

- All of buildings would be one story and approximately 10 feet in height
- The buildings would include vertical features, bandings and variations to the roofline
- Building materials include EIFS, cast stone, pre finished metal coping, brick etc.
- The 1.8 acre out parcel would include a detention storm water feature to Sulphur Springs Road
- They will meet all City stormwater requirements
- This site will include 3 access points. Two access points along Northfield Boulevard and one access point along Sulphur Springs Road
- All access points will be constructed during Phase 1 with the mini storage warehouse
- The mini storage would be gated with a key pad
- This site would be enclosed with solid walls and thick landscaping
- Road improvements along Sulphur Springs Road would include turn lanes with curb and gutter
- A Type C buffer would be added along the western and southern boundary of the property. Along the eastern side of the property joined with the outparcel would meet all landscaping requirements. The southern boundary of the out parcel would include a solid fence and a Type C buffer that would be installed along the entry drive at Sulphur Springs Road
- Formal landscaping along all public roadways.
- Proposed uses for this request has been submitted with the applicant's program book

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016

Chairman Bob Lamb wanted to know how many storage units were being proposed, in which Mr. Matt Taylor stated it was uncertain at this time. However, they are certain about the depth because of the variety of the buildings around the site. Vice Chairman Young asked if the stormwater would be leaving this site underneath Sulphur Springs Road into Sinking Creek. Mr. Taylor answered, the stormwater would be collected into a stormwater system. Next, it would be treated and held up to 24 – 48 hours. This will allow sediment and pollution settle out before it is discharged into Sinking Creek.

Mr. Ken Halliburton wanted to know if Sulphur Springs Road improvements would occur at the same time as the mini storage development. Mr. Taylor stated the road improvements and turn lanes would occur during the same time as the development of the mini storage warehouse.

Chairman Bob Lamb opened the public hearing.

1. **Mr. Randy Johnson 615 Elliott Drive** – presented a list of prohibited uses and requested for the list to be added with this rezoning request. Second, Mr. Johnson requested for Lot 2 be cleaned up, add the buffer and add the fence with the initial development. He would like Lot 2 be neat, clean, attractive with the neighborhood. Currently, this property is an eyesore to the community.
2. **Mr. David Leverette 2007 Sanders Court** – came forward making known he has the approval from several of his long time neighbors and himself, were in favor of this rezoning request.

Chairman Bob Lamb closed the public hearing.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016

Mr. Bricke Murfree came forward making known the applicant has agreed to add the list that had been distributed by Mr. Randy Johnson would be included in the prevented uses in the applicant's program book. Ms. Green made known the uses that had been distributed are currently prohibited by Murfreesboro City Codes within this zone. Mr. Murfree commented how auction sales are the only use that would be a legal procedure. Auctions sales are considered to have small contents when a storage unit must be cleaned out. Last, the applicant agrees and will commit for Lot 2 be cleaned up and maintained with the development.

**Mr. Eddie Smotherman made a motion to approve the rezoning request and to include the additional comments, seconded by Ms. Kathy Jones. 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.** Ms. Margaret Ann Green 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. There is a companion zoning request with this 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

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

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 small 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, would remain contiguous with other areas of the unincorporated County. Staff has prepared an annexation plan of services that has been provided to the Planning Commission with this annexation request.

Ms. Margaret Ann Green made known the Murfreesboro Fire Department had concerns with this request due to the existing house being served by a narrow driveway that has a grate crossing. She made known the Fire Department vehicles would have difficulty assessing this site from New Salem Highway. There are no fire hydrants within 500 feet of the existing house. Therefore, Murfreesboro Fire Department recommends this 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, to connect the subject property to Ashers Fok Road. The Fire Department recommends that prior to annexation of the subject property the applicant execute a legal agreement to the City of Murfreesboro ensuring the improvements would be completed within three months from the effective date of annexation. Last, Ms. Green made known sewer and water is available on this property.

Chairman Bob Lamb opened the public hearing. No one came forward to speak for or against the annexation request; therefore, Chairman Lamb closed the public hearing.

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

**Mr. Doug Young made a motion to approve the Annexation Plan of Services and annexation petition, seconded by Mr. Ken Halliburton. 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.** Ms. Margaret Ann Green 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 property owners have submitted a petition to have the property annexed into the City limits. The annexation and plan of services have been included with this rezoning request. 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,

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

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 had considered a master plan for the future development of this tract during 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

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

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.

Mr. Bricke Murfree, Mr. Clyde Rountree and Mr. Larry Sims were in attendance to represent the applicant. Mr. Bricke Murfree came forward making known the applicants have made their home on this property for over 30 years. Now, the applicants are ready to downsize and would like to rezone their property. Mr. Murfree explained the 74-acre proposal that would be sensitive to the joining neighbors. With their request a list of prohibited uses have been included with this rezoning request. Mr. Murfree stated he had personally contacted the joining neighbors to personally let them know of the proposal. Also, they had conducted a small meeting in his office before they would conduct a neighborhood meeting. Most of the neighbor’s concerns had been drainage, setbacks, buffering up to their estate size lots. Mr. Murfree made known there

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

is a significant amount of existing that buffer that would be preserved with this request.

Mr. Clyde Rountree came forward and distributed information with photos that displayed the existing buffer within the area. Continuing, Mr. Rountree made known the following:

- The different request for zoning on this property would be a good transition with the adjacent property owners
- The proposed rear access for this property would be onto Cason Lane
- Some of the area within the CF zone would not be developed due to the existing waterways and the TVA lines on this property
- The existing tree line and buffer line would stay intact. The only gap which does not have a tree line is the location of the TVA easement
- There will not be any road connection into Three Rivers development with this property
- The existing tree line beside Three Rivers could be a potential area for a future three story structure

Mr. Rountree stated he and the applicant had a working relationship with the neighbors regarding this rezoning request. With a site plan they would address the design and orientation of the buildings so there would be no visual obstruction, noise obstruction, or light obstruction onto the neighbors. Anything sensitive to the adjacent neighbors would be addressed during a site plan submittal.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016

Chairman Bob Lamb opened the public hearing.

1. **Mr. Wayne Overman - 133 Spence Creek**- has concerns with the high density and security regarding his property. He made known there were ponds along the back of several properties. Therefore, he requested that a security fence be included with any future development to make certain people would not have any access onto his property and the joining neighbors. He requested for the Planning Commission to follow the master plan that had been approved for this area.
2. **Ms. Martha Price - 154 Spence Creek** – made known her concerns regarding the type of uses that could be permitted in a Commercial Fringe zone. She wanted to make certain Liquor Stores would not be allowed in the Commercial Fringe zone. Continuing, the proposed RM-12 zone would be joining her property. Ms. Price requested the proposed structures to be developed would have a maximum height of two stories. Last, Ms. Price requested with any future development all parking lights and swimming pools be kept away from their property.

Mr. Bricke Murfree came forward explaining the conditions of the property having mature/large trees, including an existing treeline with a heavy dense buffer. With any future development they are proposing to keep these conditions intact. Ms. Green asked if there would be any restrictions placed on this property regarding the existing buffer being maintained or would this buffer be meet by all City standards. Mr. Murfree answered their intent, would be to maintain the existing property line by keeping the trees intact. Ms. Green requested for the buffer to be wider than the minimum standards. Continuing, she stated in the Zoning Ordinance the buffer requirements could include a 30-foot buffer which

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 4, 2016**

would allow the existing tree line being used towards tree credits if there are healthy trees.

Mr. Bricke Murfree stated he would provide specifics before City Council that would state this property would be regard to preserve the existing tree line around the perimeter of the property and provide additional buffer with future development. In closing, they would provide restricted covenants and possible uses would be recorded with the Commercial Fringe zoning once approved.

**Mr. Doug Young made a motion to approve the rezoning application and to include all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.**

## **Staff Reports and Other Business**

**There being no further business the meeting adjourned at 8:30 p.m.**

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**Chairman**

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**Secretary**

**GW:cj**

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016

**1:00 P.M.**

**CITY HALL**

## **MEMBERS PRESENT**

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

## **STAFF PRESENT**

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

Chairman Lamb called the meeting to order after determining there was a quorum. The minutes of the April 20, 2016, Planning Commission meeting were approved as submitted.

## **Consent Agenda**

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

**Blackman Meadows Section 8 [2016-1017] preliminary plat for 14 lots on 6 acres zoned RS-12 located along Cloverhill Drive and Jacqueline Court, Riverspring Group LLC developer.**

**Chestnut Hill Section 6 [2016-1016] preliminary plat for 20 lots on 16.5 acres zoned RS-12 located along County Farm Road, New South Development developer.**

**Liberty Cove Section 2 Phase 2 [2016-2057] final plat for 14 lots on 7.1 acres zoned RS-10 located along Lady Thatcher Drive, Wall and Obrien developer.**

**Academy Daycare Lot 1 [2016-2056] final plat for 1 lot on 2.3 acres zoned PCD located along Siegel Road, Cornerstone Development LLC developer.**

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016**

**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.**

**Franklin Road Baptist Church [2016-3076] site plan for 22,814 ft2 classroom addition on 25.1 acres zoned PUD & RM located at 3148 Franklin Road and served as an Outside the City Sewer Customer, Franklin Road Baptist Church developer.**

**Mandatory Referral [2016-704] for the abandonment of 20' drainage easement located within the Adams Place development along Memorial Boulevard, Enoch Jarrell applicant.**

**Mandatory Referral [2016-5] for the abandonment of 20' water easement located within the Stones River Manor development along Memorial Boulevard, Enoch Jarrell applicant.**

**Mr. Kirt Wade made a motion to approve the consent agenda, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.**

## **Gateway Design Overlay**

**Zaxby's [2016-3060 & 2016-6006] final design & site plan 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 final 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 (24') and consists of brick and cementation siding with a pitched metal roof. The Planning Commission discussed the architectural design at initial design review and made recommendations to the design team that additional brick be added so that the building meets the primary materials standard in the GDO. Continuing, the applicant addressed staff comments to raise the parapet so that

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016

it would completely screen the rooftop units. In addition, staff would like to request for the proposed building to include a galvanized roof.

Ms. Green made known the site layout has been changed due to the revision of the lot size with the Twin B. Farms master plan, preliminary plat and final plat.

Mr. Eric Irmscher was in attendance to represent the applicant. Mr. Irmscher came forward explaining the proposed building having a farmhouse look that will include awnings over the windows. Mr. Irmscher agreed to continue working with City staff.

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

**Alive Hospice (Waterstone Lot 13) [2016-3024 & 2016-6002] final design & site plan review for 20,592 ft<sup>2</sup> building on 2.1 acres zoned CH, L-I & GDO located along Williams Drive, Alive Hospice developer.** Ms. Margaret Ann Green began by describing the final design review for a new 20,592 square foot hospice located along Williams Drive (public right of way) and Carl Adams (privately owned public way). The proposed use is permitted by right within the CH, L-I and GDO-3 districts. The proposed building is a one story (19') structure and is comprised of 55 % brick and 27% cementitious composition siding. Brick is a permitted primary material for commercial structures and cementitious siding is allowable as a commercial secondary material. The roof is gabled with a pop-up reveal and a center courtyard.

Continuing, Ms. Green explained the applicant had provided additional information for their formal opens space. This area would be located in the interior to the building with formal elements being displayed for the healing garden. Before final approval this plan will reviewed by the Design Review Committee.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016

Mr. Matt Taylor was present to represent the applicant. Mr. Taylor came forward to explain their material board and to make known they had addressed staff's comments.

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

**Home 2 Suites & Tru Dual Flag [2016-3049 & 2016-6005] final design & site plan review for 85,080 ft<sup>2</sup> 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 final 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 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 proposed.

Ms. Green made known the applicant had meet with City staff and have made the following revisions:

- Improved the architecture of the building by increasing the brick material in the front up two levels so it will be more proportional building
- Improved the end caps with brick colors to add dimension and shadow lines
- The metal crates will be a bronze color with a bronze window frame

Mr. Matt Taylor was in attendance to represent the applicant.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016

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.

**Vintage at the Avenue [2016-3086 & 2016-6007] initial design review for 203 unit multi-family development on 5.5 acres zoned PRD & GDO-1 located along Conference Center Boulevard, Greshampark Drive, and Avenue Way, TDK Development Co. developer.** Ms. Margaret Ann Green began by describing the initial design review for a new 203 unit multi-family development located along Conference Center Boulevard, Greshampark Drive and Avenue Way. The use is permitted within the proposed PRD, for which zoning is not yet effective. The PRD allows 203 units with a density of 37 dwelling units/acre. The property is also located within the GDO-1 district. There are two separate buildings each with a rooftop deck.

The PRD allowed a reduction in the minimum number of parking spaces. The Zoning Ordinance requires 378 regular, off-street parking spaces and the PRD was approved with 334 spaces. Also, the Zoning Ordinance does not allow access to one parking space through one other parking space in multifamily residential uses. The applicant is providing parking spaces in front of the garage doors which are available to the resident who rents the garage. The parking calculations refer to these type spaces as “tandem” parking spaces and they are including “tandem spaces” in the minimum number being provided.

Ms. Green explained the concept for these two buildings would create an urban feel hospitality campus for a lifestyle that allows walking to area shops, area businesses and restaurants.

Chairman Bob Lamb and Ms. Kathy Jones voiced their concerns regarding this plan being viewed as an initial design and there are no color renderings to review for consideration. Chairman Lamb requested for future meetings applicants should include color renderings during the initial design review process.

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016**

Mr. Matt Taylor was present to represent the applicant. Mr. Taylor came forward to make known the design for this site would include the following:

- This site plan includes two buildings.
  1. Building 1 will be four story, to will be facing Greshampark Drive and Avenue Way
  2. Building 2 will be five story, to be parallel with Conference Center and Gresham park Drive
- Both buildings will include a roof top garden. Additional details for the roof top garden will be provided before the final design review
- All parking will be along the side and rear of the buildings
- Building 2 will have garages with tandem spaces behind the garages
- The garages will have direct access into the buildings
- The building elevations are urban in nature that coincide with the streetscape, wide sidewalks, and on street parking
- Materials for the structures are consistent with the zoning, brick, fiber cement, cementitious panels and cast stone
- Color renderings will be provided before the final design review
- They have additional details to the plaza area and dog park area that will be provided before the final design review

Chairman Lamb wanted to know if the units with garages were stacked, in which Mr. Taylor answered yes. From the garage you would enter into a hallway that would led to the elevator or stairs. All of the units are flat units.

Chairman Lamb wanted to know if the two buildings would be constructed at the same time, in which Mr. Taylor answered they would be constructed simultaneously. Mr. Eddie Smotherman inquired about the garage doors and what type material the doors

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016

would be. Mr. Taylor made known they would be residential carriage style door made of aluminum type material.

Chairman Bob Lamb wanted to make certain there would be restrictions placed on the garages to be used for vehicles only, in which Mr. Taylor, replied he would make certain the garages would have restrictions.

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

**Springfield Luxury Apartments [2016-3087 & 2016-6008] initial design review for 270 unit multi-family complex on 17.5 acres zoned PRD and GDO-1 located at 3726 Manson Pike, Bonavic Development developer.**

Ms. Margaret Ann Green began by describing the initial design review for a 270 unit apartment complex located along Manson Pike. The proposed use is permitted within the PRD and GDO districts. The proposed buildings are a range of two and three story structures, some with garages on the first floor. Also proposed are stand alone garage spaces.

The PRD allowed a reduction in the minimum number of parking spaces. The Zoning Ordinance requires 570 regular, off-street parking spaces and the PRD was approved with 538 spaces. Also, the Zoning Ordinance does not allow access to one parking space through one other parking space in multifamily residential uses. The applicant is providing parking spaces in front of the garage doors which are available to the resident who rents the garage. The parking calculations refer to these type spaces as “tandem” parking spaces and they are including “tandem spaces” in the minimum number being provided.

Mr. Charles Haskett was in attendance to represent the applicant. Mr. Haskett came forward to explain the intent for this development is to provide luxury style townhomes. The materials and colors that are being proposed had been researched as the time period during the historic home so the development would be similar with the early American

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016

architecture. Continuing, Mr. Haskett stated the rooftops for the buildings would include large style gables, dormers and carriage style garage doors. Overall, the site plan has not changed since the approval process of their PRD (Planned Residential Development).

Chairman Bob Lamb requested for future meetings the applicant should include color renderings, a site location map during the initial design and final design review process. Ms. Green requested for the applicant to explain the materials for the proposed club house. Mr. Haskett made known the materials for the clubhouse would include cementitious siding and brick. Also, they have incorporated columns along the front porch. These elements had been pulled from the existing house.

Ms. Green began to explain the proposed buildings that included the following:

- the proposed colors
- pitch roofs, faux dormers and patios
- the end units facing Manson Pike would include windows to break up the ends

Mr. Charles Haskett made known there would be four different type of buildings that would have different elevations. Also, there would be two different schemes of color that would be similar but different to provide a continuity for the buildings. When placing the buildings side by side it will appear to be a different set of buildings.

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

## **Plats and Plans**

**Chick-fil-A [2016-3075] site plan for 4,676 ft<sup>2</sup> restaurant on 1.2 acres zoned CH located along Memorial Boulevard, Chick-fil-a developers.** Ms. Margaret Ann Green began by describing the site plan review for a 4,676 square foot carry-out

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016

restaurant located east of Memorial Boulevard. The property is zoned CH and the proposed use is permitted by right. The site will have access to Memorial Boulevard and to the signalized intersection at Lieutenant Patrick McBride through a shared access drive. The proposed building is one story (25') with brick siding and a flat roof.

Mr. Gary Rouse was in attendance to represent the applicant. Mr. Rouse came forward to make known this site would have two access points. This includes a one way flow off of Memorial Boulevard and from a new access road onto Lieutenant Patrick McBride. Mr. Rouse made known they had worked with staff to maximize their stacking. With this site plan they are proposing with the drive thru lane up to twenty cars. Also, there will be additional 10/12 vehicles stacked in parking spaces toward Memorial Boulevard. This would keep the flow going as easy as possible in the parking area. Ms. Green made known this site would include double stacking capabilities. This would allow the double stacking to go around the side, rear, towards the drive isles. Also, the double lanes would be combined into one line and a bypass line. The design of the building details for the pickup window being in front of the building.

Chairman Lamb requested for directional signage to be added around this site for the customers to know there is access onto Memorial Boulevard and access to the newly constructed Lt. Patrick McBride Drive. Mr. Gary Whitaker requested Mr. Rouse continue working with Mr. Ram Balachandran, Traffic Engineer, regarding the placement of internal signage to be added. This would assist drivers to use Lt. Patrick McBride Drive which would led them towards the traffic signals to Memorial Boulevard. Mr. Rouse agreed with this request to add internal and directional signage with this site plan.

**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.**

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**Academy at Siegel [2016-3080] site plan for 15,652 ft2 daycare center on 2.3 acres zoned PCD located at 3281 Siegel Road, Cornerstone Development LLC developer.** Mr. Donald Anthony began by describing the site plan review for a 15,652 square foot daycare building on 2.33 acres located along the western side of Siegel Road. The property is zoned PCD. The site has access to Siegel Road. The proposed structure is one story (17' – 10") with a primarily brick exterior. With this site plan the applicant will be installing around the joining residential area a Type B buffer. Also, the applicant will install along the northern property line a six foot opaque fence.

Mr. Eddie Smotherman wanted to know if the back of the property includes a detention area, in which Mr. Matt Taylor answered yes. Mr. Smotherman wanted to know if the detention area would be fenced. Mr. Matt Taylor explained the areas that were going to be fenced were around the playground areas. The detention area would not be fenced. The detention area would be along the back of the property where no children should be. The detention area would be a shallow area being 3 feet maximum. This is considered a dry pond due to it holding water for only one or two days after a rainy day event. This would allow sediment to fall out and drain to dry. Mr. Gary Whitaker wanted to know what would the bank slope be for this detention pond, in which Mr. Taylor made known it would be a three or four to one slope.

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

**Salem Academy Daycare [2016-3084] site plan for 5,642 ft2 daycare center on 0.73 acres zoned OG located along Oval Hesson Drive, Decker Investments LLC developer.** Mr. Donald Anthony began by describing the site plan review for a 5,642 square foot daycare building on 0.73 acres located along the southern side of Oval Hesson Lane. The property is zoned OG. The site has access to Oval Hesson Lane. The proposed structure is one story (26' – 7") with a primarily brick exterior. This

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016

addition is an extension of the daycare. This will be second building on this site that will have its own driveway, parking lot and its own entrances. Mr. Anthony explained that children would be divided up into different age groups with the two buildings.

Mr. Matt Taylor was in attendance to represent the applicant.

**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.**

**Gross Builders Corporate Office (Victory Station Lot 10) [2016-3078] site plan for 11,766 ft<sup>2</sup> offices located on 1.2 acres zoned PUD located along Luke Court, Gross Builders developer.** Mr. Donald Anthony began by describing the site plan review for an 11,776 square foot office building on 1.16 acres located along Luke Court. The property is zoned PUD. The site has access to Luke Court. The proposed structure is one-story (16') with a primarily brick exterior. Mr. Anthony explained due to the size of building it could accommodate up to three office suites.

Ms. Kathy Jones inquired if this was going to be a multi tenant building. Mr. Anthony explained the applicant has not made known who would be accessing this building.

Mr. Bill Huddleston and Mr. Tony Stevenson were in attendance to represent the applicant. Mr. Huddleston explained the applicant's intent is to construct a corporate office building for them to use only half of the building. The other half of the building could be used for medical purposes. This site plan will meet all parking requirements. Mr. Stevenson came forward stating sometime in the future they would eventually grow into the entire building.

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

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016

**Ed's Supply [2016-3082] site plan for 20,125 ft2 office/showroom & warehouse on 1.5 acres zoned L-I located along Warrior Drive and Beasie Road, Steve Byram developer.** Mr. Donald Anthony began by describing the site plan review for a 20,125 square foot warehouse, office, and retail shop on 1.50 acres located at the northwestern corner of the intersection of Warrior Drive and Beasie Road. The property is zoned L-I. The site has access to Warrior Drive and Beasie Road.

Mr. Anthony made known the applicant is planning to relocate from their current location from Middle Tennessee Boulevard to this new location. Continuing, Mr. Anthony requested for improvements to be made on the architecture along the south and east façades of this structure.

Chairman Lamb requested for directions to be included on this site plan.

**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.**

## **New Business**

**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.** Ms. Margaret Ann Green began by describing the subject property 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.

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016**

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 have requested exceptions be made to the front, sides and rear setbacks to 15'. Also, an exception is being requested to not install a buffer between the Indian Creek single-family homes and the proposed development. A buffer is being proposed adjacent to the County single-family subdivisions.

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. The Planning Commission will need to consider the matter and then schedule it for a public hearing.

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

- this is an extension of Indian Creek subdivision having similar density with similar type of buildings
- materials include brick and vinyl
- 70 units being proposed
- Individual units for sale as horizontal regime

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 18, 2016**

- 2 public street connections Myatt Drive and Indian Creek Drive
- Sidewalk along Myatt Drive towards the amenity area
- This development will be annexed with the existing HOA
- New mail kiosk
- Detention area for stormwater
- Dumpster, gazebo and pedestrian friendly connection
- Type C & Type D buffer to be added with the existing trees after grading

**Ms. Kathy Jones made a motion to schedule a public hearing on June 8, 2016, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.**

## **Staff Reports and Other Business**

**Mr. Gary Whitaker made known he would be providing a power point report at the next Planning Commission meeting in regards to base lines.**

There being no further business the meeting adjourned at 2:15 p.m.

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Chairman

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Secretary

GW:cj

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 8, 2016

7:00 p.m.

City Hall

## **Members Present**

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

## **Staff Present**

Gary Whitaker, Planning Director  
Margaret Ann Green, Principal Planner  
Matthew Blomeley, Principal Planner  
Robert Lewis, Planner  
Joe Ornelas, Planner  
Carolyn Jaco, Recording Assistant  
David Ives, Assistant City Attorney  
Ram Balachandran, Traffic Director  
Sam Huddleston, Environmental Eng.

**Chairman Bob Lamb called the meeting to order after determining there was a quorum.**

## **Public Hearings**

**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.** Ms. Margaret Ann Green began by describing the subject property 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.

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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 The Preserve at Indian Creek, 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.

Continuing, Ms. Green made known Ole South properties would like to add this parcel of property to Indian Creek's Home Owners Association and to the existing amenities. Also, the applicant will need to make revisions to their program book so it shows the property including a 15 foot setback. 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 had been included with the agenda materials.

Mr. Matt Taylor and Mr. Dan Bobo were in attendance to represent the applicant. Mr. Taylor came forward making known the intent for this PRD rezoning request was to become part of the existing development Indian Creek. The proposed

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townhomes would mimic the existing Indian Creek townhomes. Mr. Taylor began a power point presentation to explain the proposal from the applicant's program book as being the following:

- **Underground utilities**
- **Horizontal Property Regime**
- **2 story units**
- **Minimum 1200-1400 square foot homes**
- **Private streets and private sidewalks maintained by HOA**
- **A sidewalk would be constructed from this development to Maya Drive**
- **Landscaping buffer will be added around the entire perimeter of the property**
- **A trash enclosure and mail kiosk will be included with this development**
- **Building materials include a mixture of brick, siding, board, batten and shakes**
- **This development includes existing amenities and gazebo**
- **Two access points include Maya Drive and Spike Trail / Foxfire Court for everyday traffic**

**Chairman Bob Lamb opened the public hearing.**

1. **Mr. Adam Rose 2628 Foxfire Court** - made known he had 106 signatures from Deerfield subdivision whom oppose this development having interconnectivity into their county subdivision. He has concerns with the increase in traffic that would be stopping directly in front of his home.

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2. **Mr. Richard Murr 116 Vassar Court** – stated he is not against development however he does oppose 70 townhomes being development by a single family subdivision. He requested for the applicant construct single family detach homes.
3. **Ms. Geri Dority 2622 Foxfire Court** - opposes this being a townhome development. She requested for this property be developed as single family homes.
4. **Ms. Teresa Farmer 846 Spike Trail** – opposes a townhome development beside a county subdivision. She has concerns with safety due to increase of traffic onto substandard county streets. Also, she commented on no emergency city vehicles would be permitted access into a county subdivision traveling thru a city subdivision. She prefers single family homes to be developed.
5. **Ms. Amy Barbieri 815 Spike Trail** - opposes a townhome development beside a county subdivision. She requested the property mimic the surrounding area or eliminate any connectivity into their county subdivision.
6. **Ms. Jessica Ambuehl 3728 Southbend Drive** – prefers single family homes be constructed on this property. If townhomes are approved she requested for the trash enclosure be located away from her property.
7. **Mr. Eric McCullough 605 Spike Trail** - does not oppose progress, however, he has concerns with the increase of traffic. He requested this development not allow interconnectivity into their county subdivision.

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8. **Mr. George Russell 2604 Foxfire Court** - wanted to know if the lawsuit that had been made against the City of Murfreesboro would protect the Deerfield area. What are the guidelines from that lawsuit?
9. **Mr. George Erdel 713 Spike Trail** - opposes this rezoning request. He does not want any connectivity be permitted into their subdivision.
10. **Mr. George Houk 567 Spike Trail** – wanted to know why there was no neighborhood meeting. He has concerns with safety due to an increase in traffic. He requested there be no connectivity into their subdivision.
11. **Ms. Zarahelia McCullough 605 Spike Trail** - loves her community. She has concerns with the increase of traffic and does not want any connectivity into their county subdivision.
12. **Ms. Michelle Santos 822 Spike Trail** – requested no connectivity be allowed into their county subdivision. She has safety concerns regarding the substandard county roads.
13. **Ms. Richard Murr 116 Vassar Court** - opposes this type of development, she requested for the property be developed as single family homes.
14. **Ms. Melissa Cook 834 Spike Trail** - opposes this request. She has concerns how this could lead into an increase in crime.

**Chairman Bob Lamb closed the public hearing.**

Mr. David Ives, began to address the comment that had been made regarding an annexation lawsuit, within this area, that had been made against the City of

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Murfreesboro. A lawsuit had been filed against the annexation which had blocked the annexation until the court ruled if it should go further. Before a ruling had been made from the court, our state law changed. Under current state law, being a practical matter, no property can be annexed unless the owner of the property wants to be annexed. The lawsuit against the City had been dismissed. Since the change in state law, for the past two years', annexation into the City of Murfreesboro has decreased significantly. Chairman Lamb wanted to know if emergency vehicles were permitted to travel from an unincorporated area to reach an incorporated area. Mr. Ives explained, there is no prohibition for emergency vehicles using public streets. In a practical matter, service vehicles and emergency traffic, try to avoid going thru non city streets. However, if there is an emergency situation, an emergency vehicle will take the shortest route.

Mr. Ken Halliburton wanted to know if other entrances and exits for this development could be discussed. Mr. Taylor described the applicant would consider eliminating Spike Trail and Foxfire Court or would consider a gate for emergency traffic only. The applicant feels the best route that would be used for this development would be Maya Drive. Continuing, Mr. Taylor made known over eight years ago Indian Creek had made a road connection in the county subdivision with Deerfield Drive. The connection with Deerfield Drive had the same possibilities as this proposed connection being considered with this rezoning request.

Mr. Sam Huddleston made known city staff reviewed this proposal and saw two public streets. There were two stub streets created with this property for future purposes. The County subdivision created a stub street with Spike Trail and Foxfire

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Court to this six acre tract and a City subdivision had created a stub street with Maya Drive to this six acre tract. It was anticipated that someday this property would be developed and would need city services and utilities. It is good planning to see interconnectivity into subdivisions. The County residents will be able to drive thru a City subdivision and the City residents will be able to drive thru a County subdivision. Both City and County residents will have destinations to Fortress Boulevard and John R Rice Boulevard, which will benefit everyone.

Ms. Green addressed the concern regarding the trash enclosure would not be placed in a resident's backyard. The proposed structures would be pulled away from the county subdivision with a Type C buffer. Chairman Lamb commented, if this property was developed as residential, the homes could be two stories. Ms. Green answered yes, the homes could be constructed up to 35 feet with no buffer. The aesthetics for this subdivision includes sidewalks, curb, gutter, street lights, fire hydrants, drainage improvements etc.

Mr. Doug Young stated, Deerfield Subdivision had been developed over 20 years ago. Rutherford County had approved to stub out Spike Trail and Foxfire Court as a feeder street. Mr. Sam Huddleston replied, Spike Trail and Foxfire Court were intentionally built as public streets. Continuing, Mr. Doug Young made known this decision had been made over 20 years ago by Rutherford County. Mr. Huddleston commented that was a correct observation.

Mr. Eddie Smotherman stated this proposal is about planning a City to provide homes to people who come to live in our City. More people will continue to come to Murfreesboro and we have to continue to build. He understands the changes but this

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property will be developed. There will be changes made that will help improve drainage in the area. The City and County are a team and we have to accommodate the people that come to live in this area. The property owner and the developer are doing what is allowable within the City guidelines. A crash gate at Spike Trail and Foxfire Court would allow emergency vehicles but it would prevent interconnectivity. Mr. Smotherman made known he feels that interconnectivity is important for easy access to area parks, schools etc., and for the protection of the residents during any emergency situation.

Ms. Jones wanted to know the details for the dumpster enclosure. Mr. Taylor answered it would have a brick enclosure, with solid gates, being screened with evergreens. They are proposing to place the dumpster enclosure along the southwestern corner of the property. Chairman Lamb wanted to know if one entrance and exit into this development would be adequate for seventy units. Mr. Taylor answered yes, according to TDOT's guidance, but two entrances and exits would be better. Mr. Ram Balachandran came forward stating that one entrance and one exit for this proposal would be cutting it too close. This is an operational issue 365 days each year. The one entrance and one exit in the past has created hectic conditions with the city receiving telephone calls due to the difficulty entering or leaving a site that is similar to what is being proposed. Mr. Gary Whitaker agreed that connectivity will always be the best approach for the future. Mr. Ken Halliburton commented that he understands the impact of the traffic. However, past history has taught us that we need interconnectivity as part of this development.

**Mr. Doug Young made a motion to approve, seconded by Mr. Ken Halliburton. There was one no vote made by Mr. Eddie Smotherman. The motion carried.**

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## Staff Reports and Other Business

Ms. Margaret Ann Green made known June 20<sup>th</sup>, 2016, is the starting to begin remodeling City Hall, Council Chambers. This project is expected to be completed around July 15, 2016. Due to the renovations of the Council Chambers the July 2016 Planning Commission meetings have been scheduled at two different locations as being the following:

- June 22, 2016 Room 218 at 1:00 p.m.
- July 13, 2016, Public Hearings at Patterson Park Room C at 7:00 p.m.

**Mr. David Ives distributed a letter to the Planning Commission information regarding Sale of Property, Murfreesboro Electric Department. A substantial offer had been made to MED by Quickway Transportation for property located at West Molloy Lane and South Malloy Lane. A Letter of Intent has been submitted to purchase MED property and the buyer being Quickway Transportation. In order to expedite the proposed transaction this matter is required by State Law to present to the Planning Commission for consideration, to further recommend to City Council.**

**Mr. Ken Halliburton made a motion to approve, seconded by Mr. Eddie Smotherman. The motion carried by unanimous vote in favor.**

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**There being no further business the meeting adjourned at 8:05 p.m.**

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**Chairman**

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**Secretary**

**GW:cj**