

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**August 3, 2016
7:00 PM**

**Bob Lamb
Chairman**

1. Call to order

2. Determination of a quorum.

3. Public Hearings:

- a. Zoning application [2016-429] for approximately 0.8 acres located along Reid Avenue to be rezoned from RD to RS-4, Robert James & Betty French applicant.
- b. Zoning application [2016-433] for approximately 1 acre located along Bradyville Pike to be rezoned from CL (0.42 acres) and RS-10 (0.59 acres) to CF, Christine Carey applicant.
- c. Zoning application [2016-434] for approximately 10.3 acres located along North Thompson Lane and Wilkinson Pike to be rezoned from RS-15 & L-I to CM and GDO-2, Highpoint Limited LLC applicant.
- d. 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.
- e. 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.
- f. Zoning application [2016-435] for property located along Veterans Parkway to be rezoned from RM-16 to RS-8 (approximately 0.77 acres) RM-16 to CF (approximately 0.41 acres), and CF to RM-16 (approximately 1.6 acres), Cornerstone Development, LLC developer.

MURFREESBORO PLANNING COMMISSION AGENDA

PAGE 2

August 3, 2016

- g.** Zoning application [2016-432] for approximately 78.4 acres located along Asbury Lane to amend the PRD (Purlingbrook PRD), Beazer Homes applicant.
- h.** 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.

4. Staff Reports and Other Business:

5. Adjourn.

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1

AUGUST 3, 2016

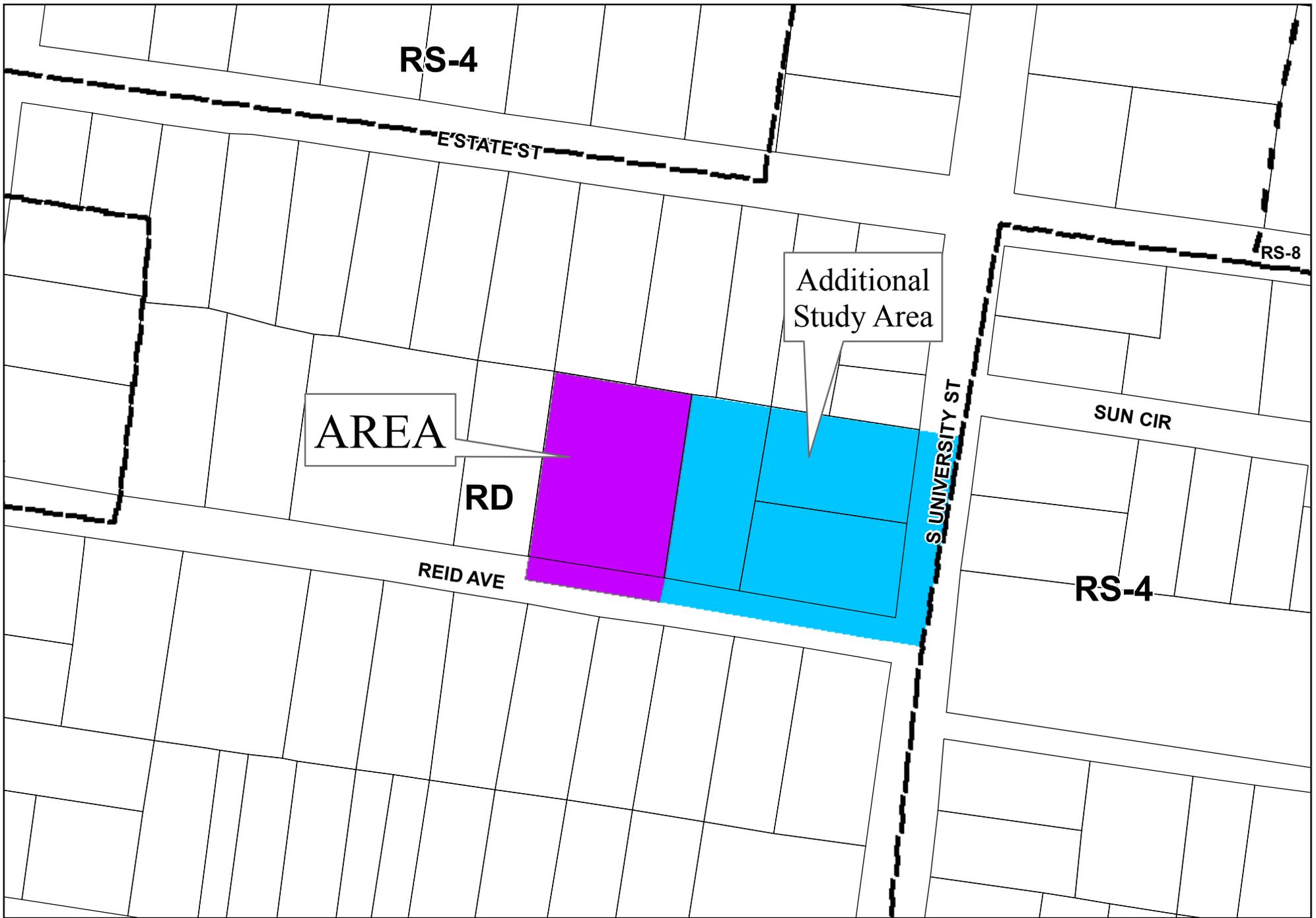
3.a. Zoning application [2016-429] for approximately 0.8 acres located along Reid Avenue to be rezoned from RD to RS-4, Robert James & Betty French applicant.

The requested property is located along the north side of Reid Avenue, east of South Highland Avenue and west of South University Street. It consists of one parcel, which is currently vacant and zoned RD (Residential Duplex). It is also located within the CCO (City Core Overlay District). Previously, there was a house and a mobile home on the property, but the mobile home has been removed and the house was destroyed by fire. The applicant wishes to transfer the property to Rutherford County Habitat for Humanity and has requested the rezoning from RD to RS-4 (Single-Family Residential District 4) so that Habitat for Humanity can resubdivide the property into two (2) lots of records.

The current RD zoning has a minimum lot size of 8,000 square-feet for single-family lots. The requested parcel is approximately 13,000 square-feet in lot area, so under the current RD zoning, the property could not be resubdivided. In order to create two (2) lots, the applicant has requested that these two parcels be rezoned to RS-4 (Single-Family Residential District 4). The RS-4 zone only requires a minimum 4,000 square-foot lot size. The Planning Commission also included the three (3) adjacent parcels to the east as additional study area. Rezoning these three (3) parcels will connect the requested parcel to area that is already zoned RS-4. The parcel directly to the east is vacant and owned by the applicants, who have no objection to this parcel being included in the rezoning. The additional parcels further to the east along University are both developed with single-family homes and do not meet the minimum lot size for duplexes, so it seems that RS-4 would be an appropriate zoning district for these parcels as well. All four (4) parcels are included in the "Patterson Park Revitalization District" of the *Maney Avenue Community Plan*. The plan recommends that "future redevelopment efforts in this area should focus on the provision of single-family, owner-occupied housing as a catalyst for positive change in the neighborhood." In that regard, this rezoning request appears to be consistent with the plan.

With the exception of the lot at the northeast corner of Highland and Reid, the entire block of Reid between Highland and University is currently zoned RD. The subject property is also bordered on its north side by RD zoning. However, while the surrounding RD zoning does contain some existing duplexes, many of the parcels in this area are developed with single-family homes instead of duplexes. The east side of South University Street, which adjoins the additional study area, is already zoned RS-4 and predominantly developed with single-family homes.

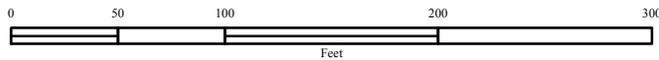
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along Reid Ave.
from RD to RS-4**



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



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

Creating a better quality of life

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: Betty French and Robert James

Address: 1511 N. Highland Ave City/State/Zip: M'boro Tn 37130

Phone: 615-848-8977 E-mail address: * Robert James.20 Bills@gmail.com

PROPERTY OWNER: Betty French and Robert James

Street Address or property description: 533 Reid Ave A and 533 Reid Ave

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

Existing zoning classification: RD

Proposed zoning classification: RS-4 Acreage: _____

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

E-mail: _____

APPLICANT'S SIGNATURE (required): _____

DATE: _____

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

Date received: 6/29/16 MPC YR.: _____ MPC #: 2016-429

Amount paid: \$600.00 Receipt #: 364019

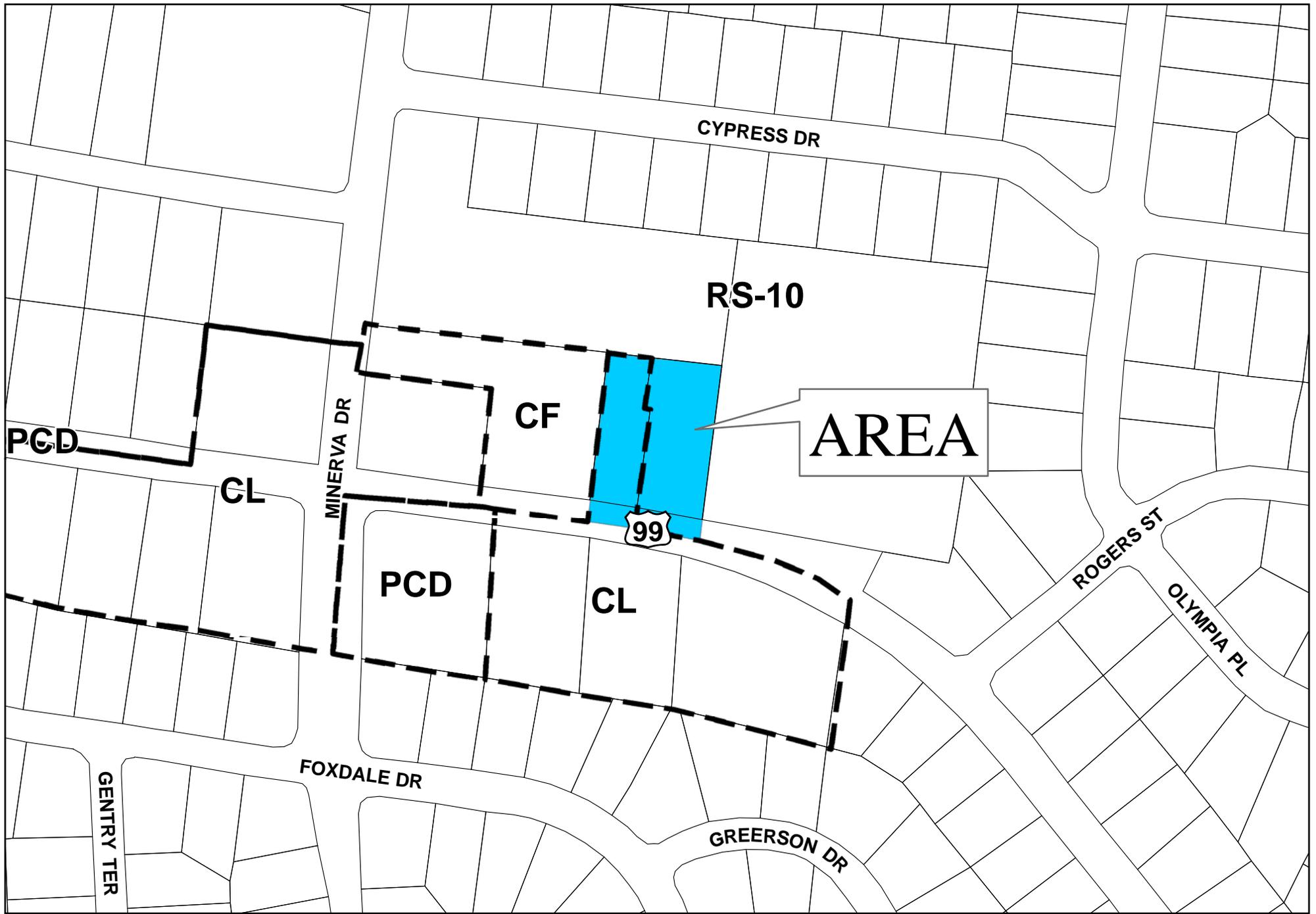
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 3, 2016**

- 3.b. Zoning application [2016-433] for approximately 1 acre located along Bradyville Pike to be rezoned from CL (0.42 acres) and RS-10 (0.59 acres) to CF, Christine Carey applicant.**

The subject area consists of 2 parcels and is located along the northern side of Bradyville Pike, just east of the intersection with Minerva Drive. The property to the north is zoned RS-10 and is the location of the Olive Branch Missionary Baptist church. The property to the east is also zoned RS-10 and is the location of a Methodist Church. The properties to the south are zoned CL and are developed with commercial and multi-family uses.

The rezone request consists of two parts. The first is to rezone a vacant parcel from CL (Local Commercial District) to CF (Commercial Fringe District). The second part is to rezone a parcel with an existing single family house from RS-10 (Single-Family Residential District) to CF. The applicant owns both properties and wishes to allow them to develop with a commercial use, although she does not have a specific development plan at this time. Neither parcel appears to be large enough to meet site design criteria on its own. Combined, the properties are approximately 1 acre and could be redeveloped with a commercial use. The properties are sandwiched between institutional and residential uses and are a good candidate for redevelopment.

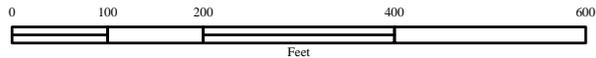
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along Bradyville Pk.
from RS-10 and CL to CF**



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

June 29, 2016

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

Re: Rezoning Request

Described as Tax Map #103J, Group L, Parcel 19.00 and 19.01, consisting of .59 ac. and .42 ac. located just east of the located just east of the 1811 Brandyville Pike, Murfreesboro, TN.

Dear Mr. Whitaker:

On behalf of our client, Christini Carey, we hereby request the rezoning of the property located at Tax Map 103J, Group L, Parcels 19.00 consisting of .59 acres, currently zoned RS-10, and Parcel 19.01 consisting of .42 acres currently zoned CL to the new zoning of CF as depicted in the exhibit provided. Thank you for considering our request.

Sincerely,



Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.

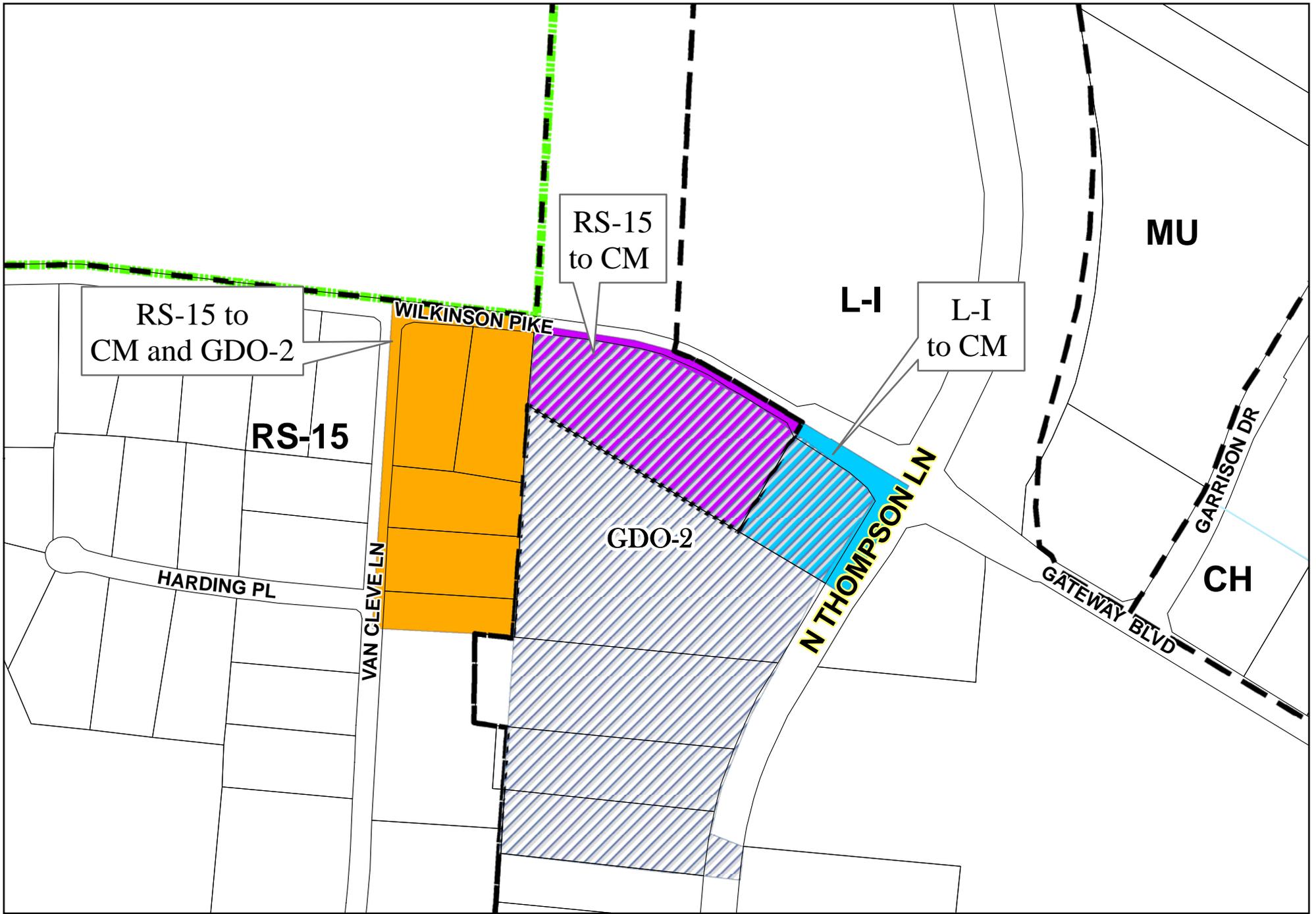
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
AUGUST 3, 2016**

- 3.c. Zoning application [2016-434] for approximately 10.3 acres located along North Thompson Lane and Wilkinson Pike to be rezoned from RS-15 & L-I to CM and GDO-2, Highpoint Limited LLC applicant.**

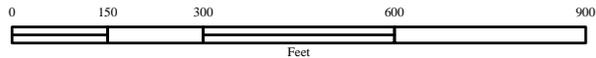
The subject area consists of 6 parcels and a portion of a 7th parcel. The subject area is located south of Wilkinson Pike, west of North Thompson Lane and east of Van Cleve Lane. A developed single family subdivision is located to the west of the study area. The battlefield is located to the north, commercial developments to the south and the St. Thomas Rutherford Hospital is to the east (zoned L-I). TrustPoint Hospital (formally Polaris) is located to the south. TrustPoint was constructed in accordance with GDO standards in 2012 and has been serving Rutherford County as an Acute Care General Hospital. The hospital provides physical medicine and rehabilitation, behavior health for adults and seniors and acute medical psychiatry services. The applicant wishes to expand the TrustPoint medical facility and has a contract to purchase additional parcels, which are the subject of this application. The rezone request is to rezone a parcel from L-I to CM (Commercial Medical District); to rezone the additional property from RS-15 to CM. The request is also to include all the parcels within the GDO-2 overlay.

The CM district allows institutional and very limited commercial uses. The purpose of this district is to provide a zoning category devoted primarily to health-related uses. This district is designed to permit the development, expansion and modernization of hospitals, clinics, medical laboratories, and medical offices.

The applicants held a neighborhood meeting on July 27th at St. Thomas Rutherford Hospital. The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along N. Thompson Ln.
from RS-15 and L-I to CM and GDO-2**



June 30, 2016

Mr. Matthew Blomeley
Murfreesboro Planning & Engineering Dept
111 W. Vine St
Murfreesboro, Tennessee 37130

RE: Rezoning Request Cover Letter
Trustpoint Hospital
Murfreesboro, Tennessee
SEC Project No. 10092

Dear Mr. Blomeley:

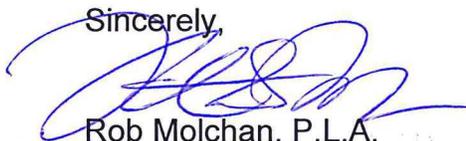
Please accept this letter along with the attached application form as our official request to the City of Murfreesboro to rezone Tax Map 79 Parcel 73.01 from L-I to CM, and to rezone Parcels 73.00, 74.00, 75.00, 76.00, 77.00 of Tax Map 79, as well as portion of Parcel 14.00 of Tax Map 92 from RS-15 to CM. The entire area for this request is approximately 10.26 acres in size. Additionally, we are requesting that Parcels 74.00, 75.00, 76.00, 77.00 of Tax Map 79, and a portion of Parcel 14.00 of Tax Map 92 be rezoned to GDO-2 to match the remaining properties.

The properties are currently undeveloped and located along N. Thompson Lane, Wilkinson Pike, and Van Cleve Lane. The existing uses range from vacant residential property, houses, and abandoned gas station.

The applicant is requesting rezoning all of these properties to allow expansion of Trustpoint Hospital's campus. Trustpoint Hospital initially opened in 2011. Since that time, the demand for their services has outpaced the current facility's capacity. The proposed expansion will provide for a 2-story medical office building, expansion of the existing hospital building, and construction of a new 2-story hospital. The ultimate build-out is projected to have approximately 222 beds on the entire campus.

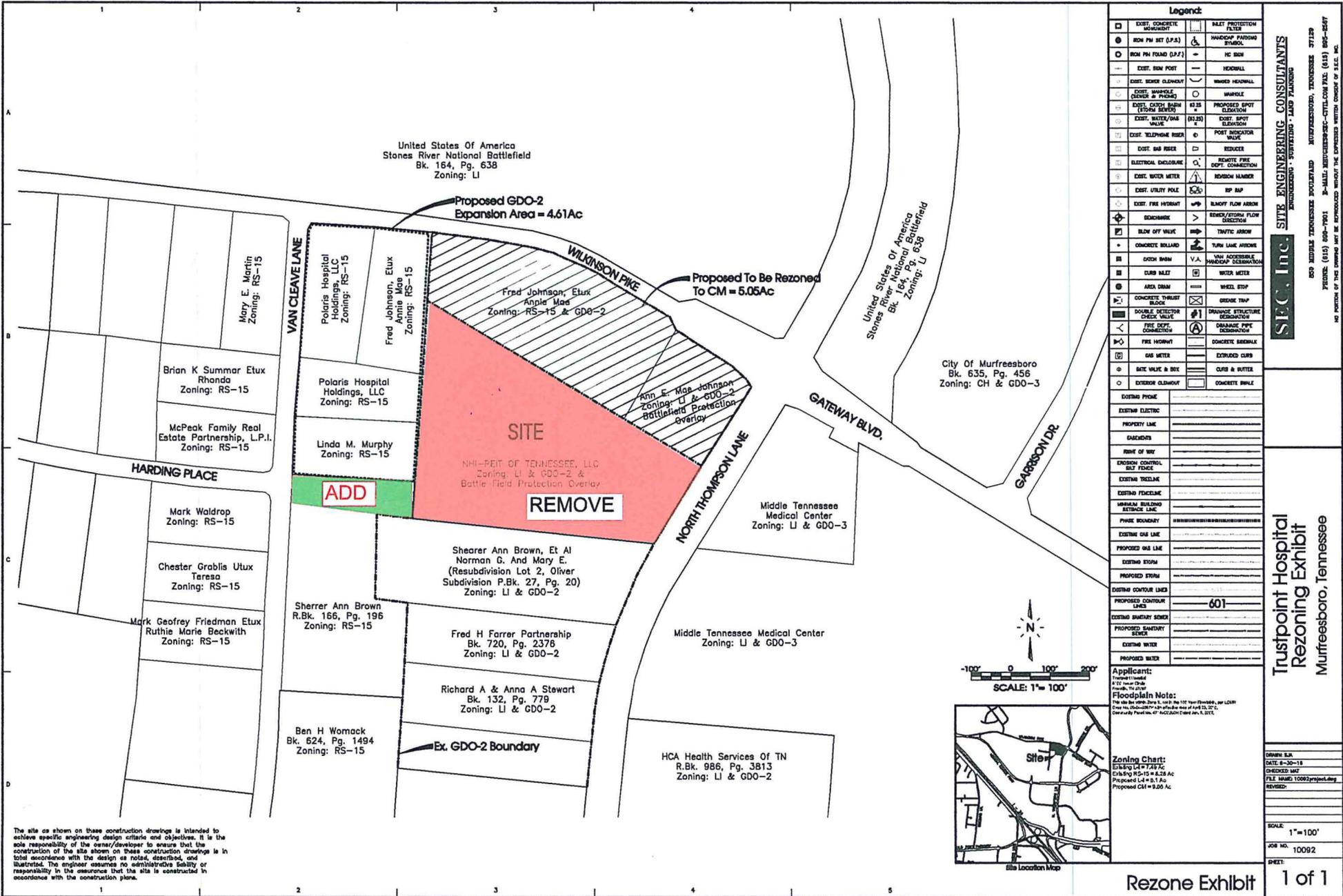
We have attached an exhibit related to this project showing the relation of this property to surrounding developments. If you should have any questions concerning this request, please feel free to call me at (615) 890-7901 or via email at rmolchan@sec-civil.com

Sincerely,



Rob Molchan, P.L.A.
SEC Inc.

RECEIVED
JUN 30 2016
BY:



United States Of America
Stones River National Battlefield
Bk. 164, Pg. 638
Zoning: LI

Proposed GDO-2
Expansion Area = 4.61Ac

Proposed To Be Rezoned
To CM = 5.05Ac

United States Of America
Stones River National Battlefield
Bk. 164, Pg. 638
Zoning: LI

City of Murfreesboro
Bk. 635, Pg. 456
Zoning: CH & GDO-3

Middle Tennessee
Medical Center
Zoning: LI & GDO-3

Middle Tennessee Medical Center
Zoning: LI & GDO-3

HCA Health Services Of TN
R.Bk. 986, Pg. 3813
Zoning: LI & GDO-2

Mary E. Martin
Zoning: RS-15

Brian K Summar Etux
Rhonda
Zoning: RS-15

McPeak Family Real
Estate Partnership, L.P.I.
Zoning: RS-15

Mark Waldrop
Zoning: RS-15

Chester Grablis Utux
Teresa
Zoning: RS-15

Mark Geoffrey Friedman Etux
Ruthie Marie Beckwith
Zoning: RS-15

Polaris Hospital
Holdings, LLC
Zoning: RS-15

Fred Johnson, Etux
Annie Mae
Zoning: RS-15

Polaris Hospital
Holdings, LLC
Zoning: RS-15

Linda M. Murphy
Zoning: RS-15

Sherrer Ann Brown
R.Bk. 166, Pg. 196
Zoning: RS-15

Ben H Womack
Bk. 624, Pg. 1494
Zoning: RS-15

Fred Johnson, Etux
Annie Mae
Zoning: RS-15 & GDO-2

Ann E. Mae Johnson
Zoning: LI & GDO-2
Battlefield Protection
Overlay

Shearer Ann Brown, Et Al
Norman G. And Mary E.
(Resubdivision Lot 2, Oliver
Subdivision P.Bk. 27, Pg. 20)
Zoning: LI & GDO-2

Fred H Farrer Partnership
Bk. 720, Pg. 2376
Zoning: LI & GDO-2

Richard A & Anna A Stewart
Bk. 132, Pg. 779
Zoning: LI & GDO-2

Ex. GDO-2 Boundary

Legend:

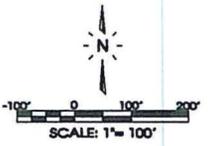
EXIST. CONCRETE MONUMENT	BAILEY PROTECTION FILTER
IRON PIN SET (P.F.S.)	HANDICAP PARKING SPACES
IRON PIN FOUND (P.F.F.)	VC SIGN
EXIST. SIGN POST	HEADWALL
EXIST. SEWER CLEWOUT	SHOWER HEADWALL
EXIST. MANHOLE (COVER & FRAME)	MANHOLE
EXIST. CATCH BASIN (UNDER MANHOLE)	PROPOSED SPOT ELEVATION
EXIST. WATER/WAS VALVE	EXIST. SPOT ELEVATION
EXIST. TELEPHONE RISER	POST INDICATOR VALVE
EXIST. GAS RISER	REDUCER
ELECTRICAL ENCLOSURE	REMOTE FIRE HOSE CONNECTION
EXIST. WATER METER	REVISION NUMBER
EXIST. UTILITY POLE	SP RAMP
EXIST. FIRE HOSEWENT	SLACOFF FLOW ARROW
EDGEMARK	SEWER/AIRFLOW DIRECTION
BLVD OFF VALVE	TRAFFIC ARROW
CONCRETE BOLLARD	TURN LANE ARROW
COUCH BURN	VAN ACCESSIBLE HANDICAP DESIGNATION
CLUB MALET	WATER METER
AREA DRAIN	WHEEL STOP
CONCRETE CURB/STREET BLOCK	GRASS TRAP
DOUBLE DETECTOR CHECK VALVE	DRAINAGE STRUCTURE ELEVATION
FIRE DEPT. CONNECTION	DRAINAGE PIPE CONNECTION
FIRE HOSEWENT	CONCRETE SIDEWALK
GAS METER	EXPLODED CURB
GAS VALVE & BOX	CURB & RUTTER
EXTERIOR CLEWOUT	CONCRETE BRINK

EXISTING PHONE	
EXISTING ELECTRIC	
PROPERTY LINE	
EASEMENTS	
ROOF OF ROOF	
EXISTING CONTROL BAY FENCES	
EXISTING TRUCKLINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	
PROPOSED GAS LINE	
EXISTING STORM	
PROPOSED STORM	
EXISTING CONTOUR LINES	
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING WATER	
PROPOSED WATER	

Applicants:
Trustpoint Hospital

Floodplain Note:
The site lies within Zone X, which is the 1% Year Floodplain, per LHM. Over the 100-year period, the site is not within the 1% Year Floodplain, per LHM. Consult the Floodplain Map of the State of Tennessee.

Zoning Chart:
EXISTING: RS-15 & GDO-2
PROPOSED: LI & GDO-2
PROPOSED CM = 5.05 Ac



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

SEC Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

650 HIGHLAND TOWNSEND BOULEVARD
MURFREESBORO, TENNESSEE 37139
PHONE: (615) 898-7901 FAX: (615) 898-8847
NO PORTION OF THIS DRAWING SHALL BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF S.E.C. INC.

**Trustpoint Hospital
Rezoning Exhibit
Murfreesboro, Tennessee**

DRAWN BY: [Name]
DATE: 6-30-18
CHECKED BY: [Name]
FILE: 10082-18-181
REVISED: [Number]

SCALE: 1"=100'
JOB NO: 10092
SHEET: 1 of 1

Rezone Exhibit



TRUSTPOINT HOSPITAL OF MURFREESBORO EXPANSION

MURFREESBORO, TENNESSEE

CONCEPTUAL SITE PLAN



16013



TRUSTPOINT HOSPITAL OF MURFREESBORO EXPANSION

MURFREESBORO, TENNESSEE

PERSPECTIVE

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1

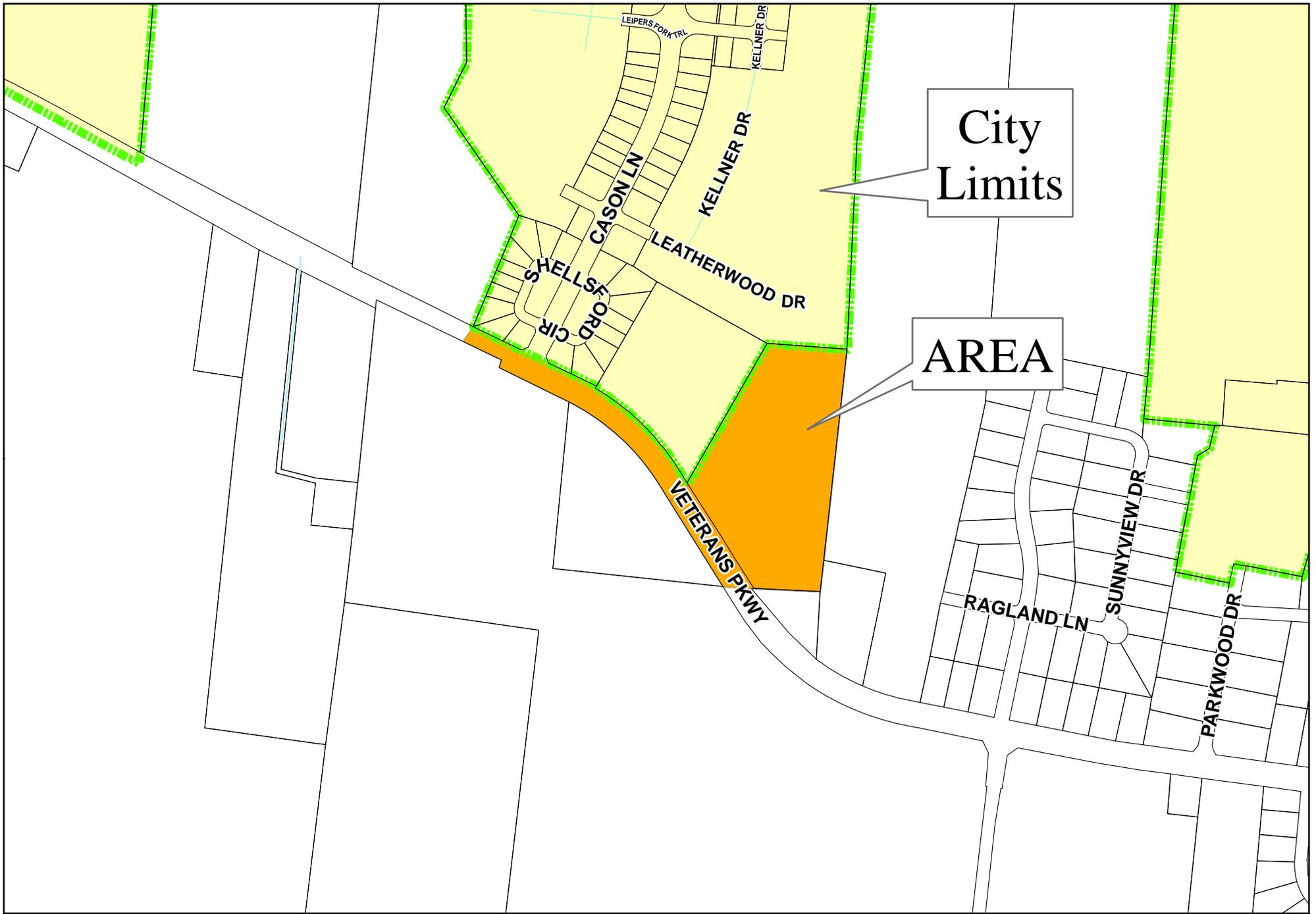
AUGUST 3, 2016

3.d. 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 has prepared an annexation feasibility study and plan of services, which is attached for the Planning Commission's review. It indicates that the City will be able to provide services to the subject property upon annexation. 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.

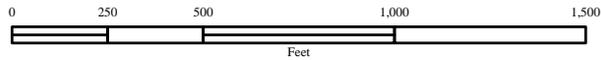
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



Annexation Request for Property Along Veterans Parkway



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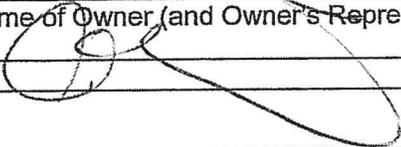


GIS Department
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

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

BY:

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

Sincerely,



Matt Taylor, P.E.
SEC Inc.

RECEIVED
MAY 20 2016

BY:

**ANNEXATION REPORT FOR PROPERTY LOCATED AT
1620 VETERANS PARKWAY
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
August 3, 2016



Annexation Request for Property Along Veterans Parkway



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



GIS Department
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, Tennessee 37138
www.murfreesborotn.gov

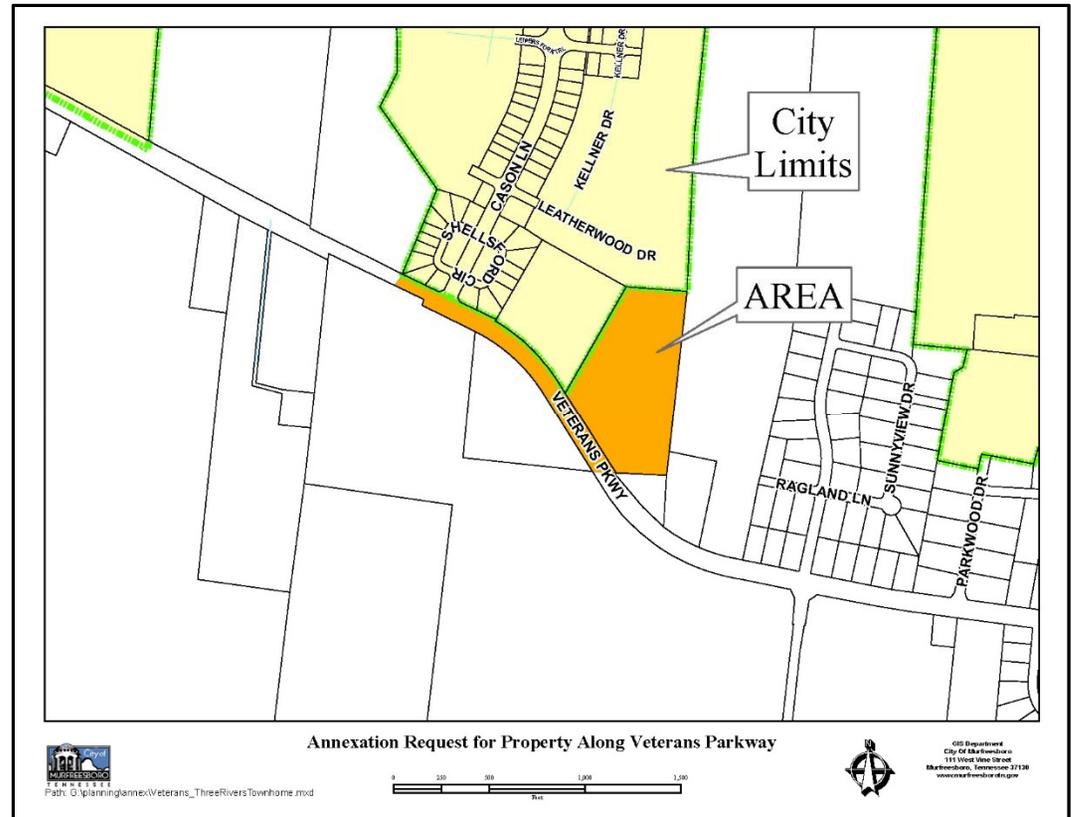
INTRODUCTION

OVERVIEW

The applicant, Matt Taylor of SEC, Inc., representing Ardavan Afrakhteh, has requested annexation of property located along the northwestern side of Veterans Parkway.

The area studied in this Plan of Services includes a 9.9-acre parcel (Tax Map 124, Parcel 5.01) and an adjacent 1,500-linear foot (approximately 3.5 acres) portion of right-of-way along Veterans Parkway.

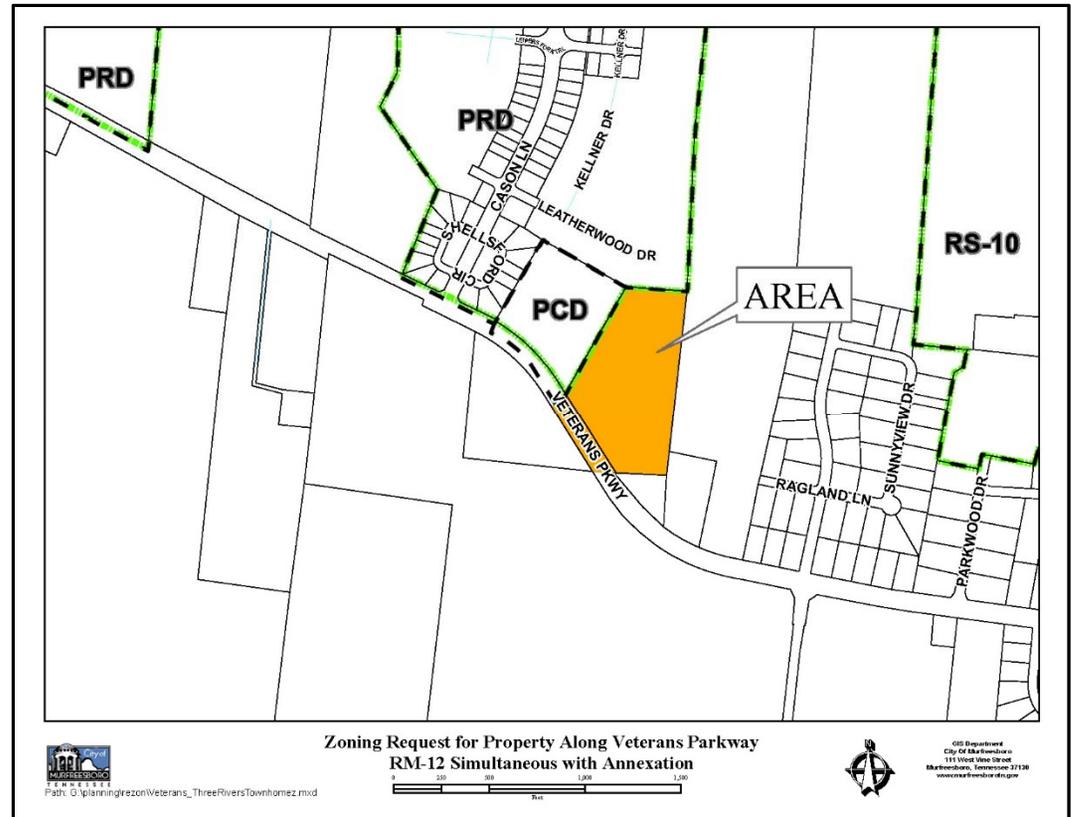
The entire study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on its north and west sides. Adjacent areas to the east and south lie within the unincorporated County.



CITY ZONING

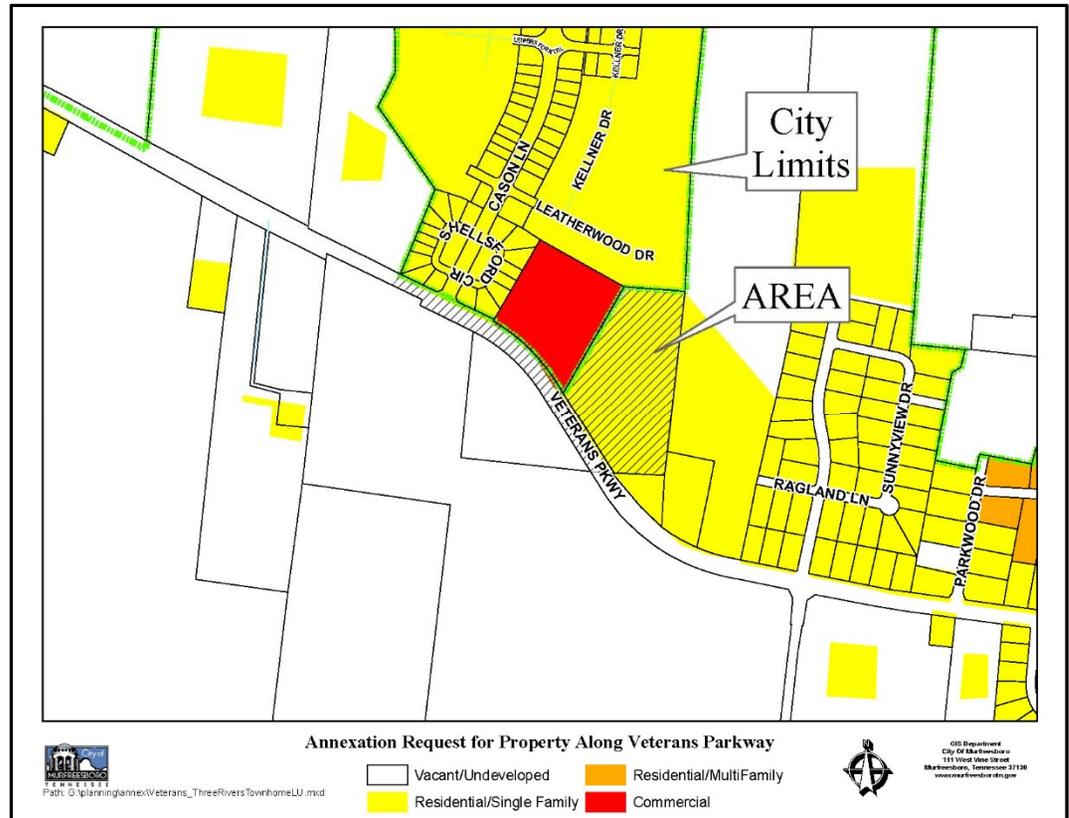
The applicant has requested rezoning to RM-12 (Multi-Family Residential) simultaneous with annexation. The entire study area is presently zoned RM (Residential – Medium Density) in the County.

The property lying adjacent to the study area on the west is zoned PCD (Planned Commercial Development). The adjacent property to the north of the study area is zoned PRD (Planned Residential Development). Adjacent properties to the east and south lie outside the City's boundaries and are zoned RM in the County.



PRESENT AND SURROUNDING LAND USE

The 9.9-acre study area presently includes one single-family house. Surrounding land uses include the Three Rivers self-storage facility to the west, the Three Rivers residential subdivision to the north, and single-family residential properties to the east. Properties to the south are used primarily for agricultural purposes.



TAXES AND REVENUE

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

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Land Development.com Inc.	10.00	\$103,000	\$115,000	\$54,500	\$692.31

These figures are for the property in its current state.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #2.

ELECTRIC SERVICE

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

STREET LIGHTING

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

STREETS AND ACCESS

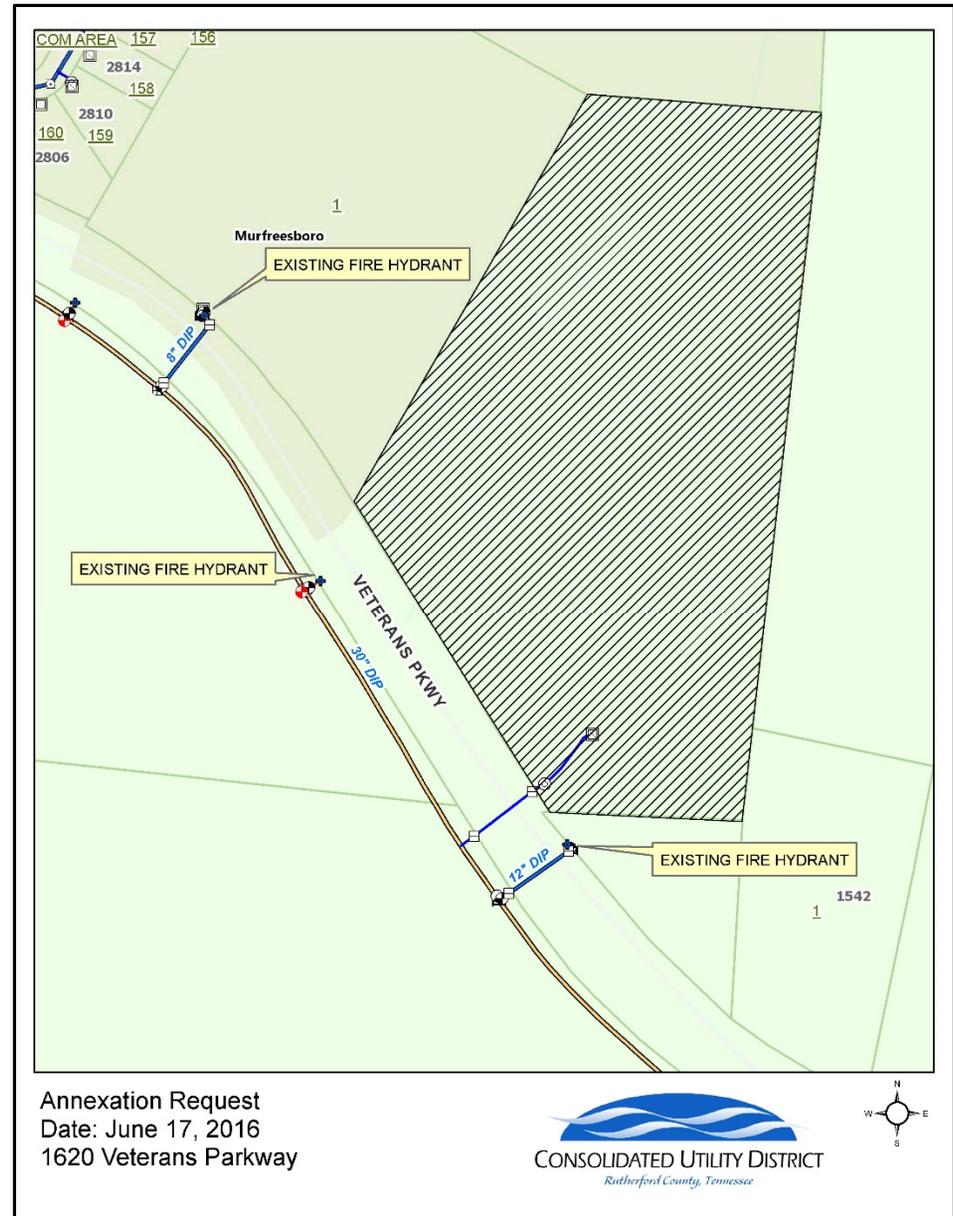
The study area has access to Veterans Parkway, a major arterial. The roadway was recently expanded to a five-lane section in this area. Under agreement with Rutherford County, the City is responsible for routine maintenance of the roadway. No significant change is anticipated as a result of this annexation.

New connections or modifications to Veterans Parkway must be reviewed and approved by the City Engineer. Any future public roadway facilities serving the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. The study area is presently served by a 30-inch water line, which runs along the southern/western side of Veterans Parkway. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to CUD.

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

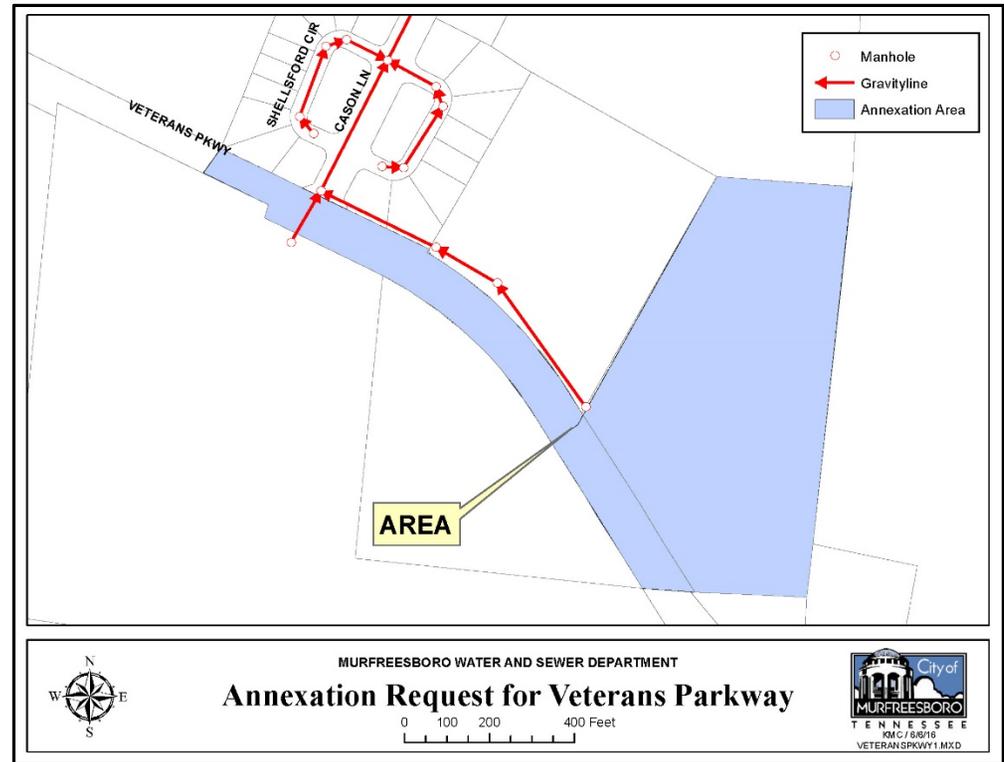


SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." Sewer service will be provided from an existing manhole located on the western side of the subject property. All sewer main improvements and easements needed to serve the subject property are to be acquired and installed by the developer in accordance with MWSD's development policies and procedures.

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

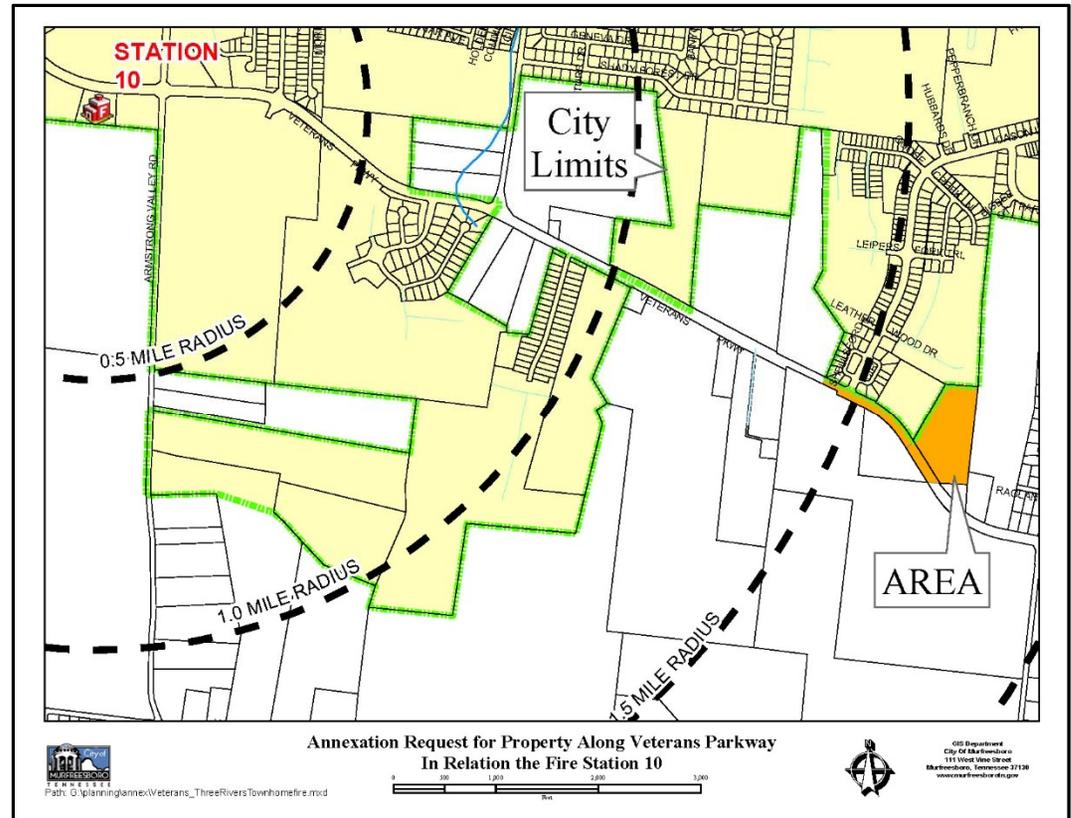
The red lines on the adjacent map represent existing sewer lines.



FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

The closest fire stations to the subject tract are Fire Station #10, located at 2563 Veterans Parkway, which is 3.4 miles from the study area, and Station #9, located at 802 Cason Lane, which is 3.4 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. In the property's current state, the Solid Waste Department will be responsible for providing one cart. This will cost the department \$75. The initial day of service will be Thursday. In its current state, no additional equipment or manpower will be needed to serve the study area.

BUILDING AND CODES

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

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one

community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Scales Elementary school zone. The school system anticipates opening a new elementary school to serve the study area and vicinity in 2018.

GEOGRAPHIC INFORMATION SYSTEMS

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

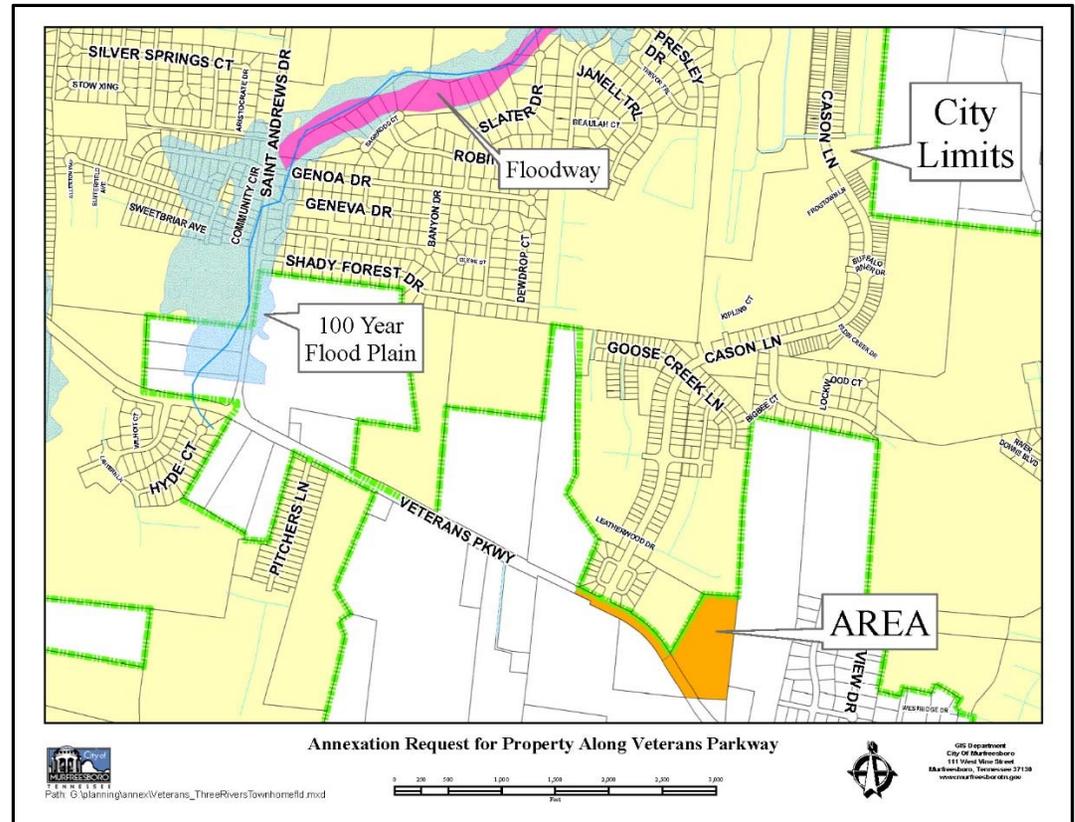
PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

FLOODWAY

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

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

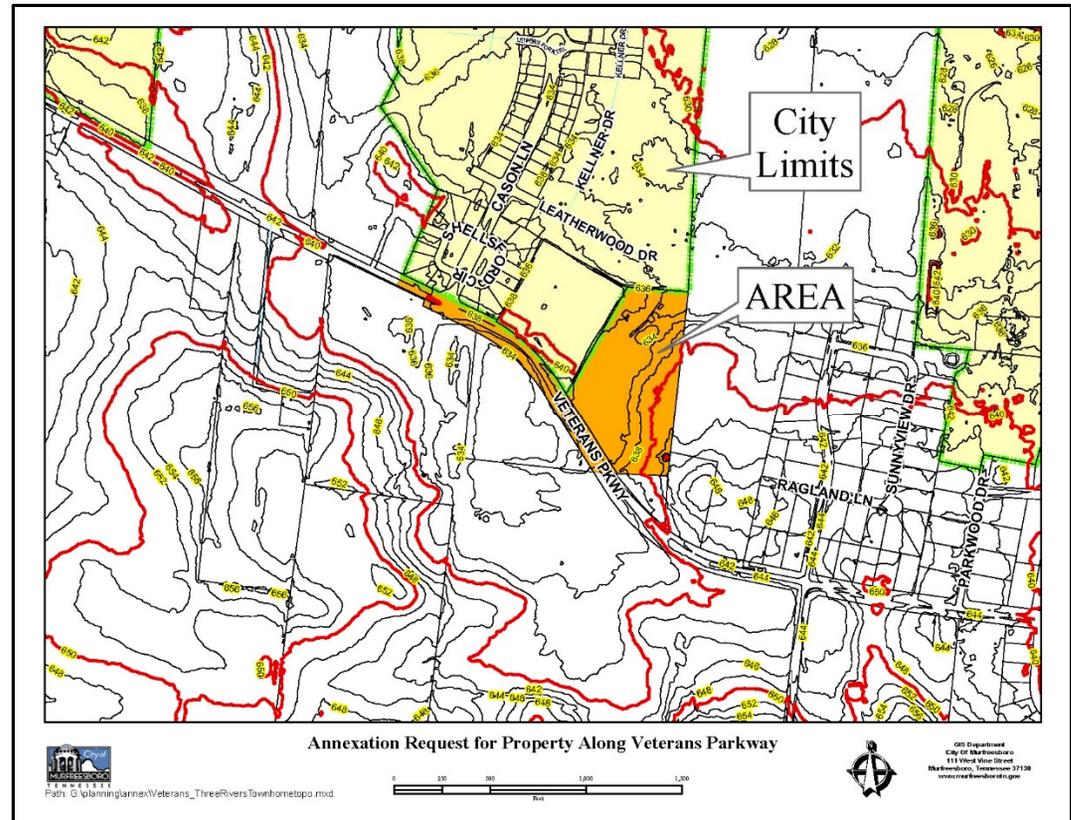


DRAINAGE

The study area drains well from the southwest to the northeast through an existing drainage way from Veterans Parkway. Both the drainage way and a small pond located near the center of the study area should be reviewed for jurisdictional status as potential Waters of the State. Significant fill will be required to properly elevate new structures. The fill must include proper placement and compaction as well as documentation of the placement by qualified personnel and appropriate testing.

Public drainage facilities available in the study area include those on Veterans Parkway, which are the responsibility of the City under agreement with Rutherford County. An existing drainage way crosses the property from southwest to northeast; upon development, this drainage way should be included in a public drainage easement. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

New development on the property must also meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed residential land use and considering applicable credits, this property has the potential to generate \$1,500 in Stormwater Utility Fees annually upon full development. The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



ANNEXATION FOLLOW-UP

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

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

- 3.e. 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.**

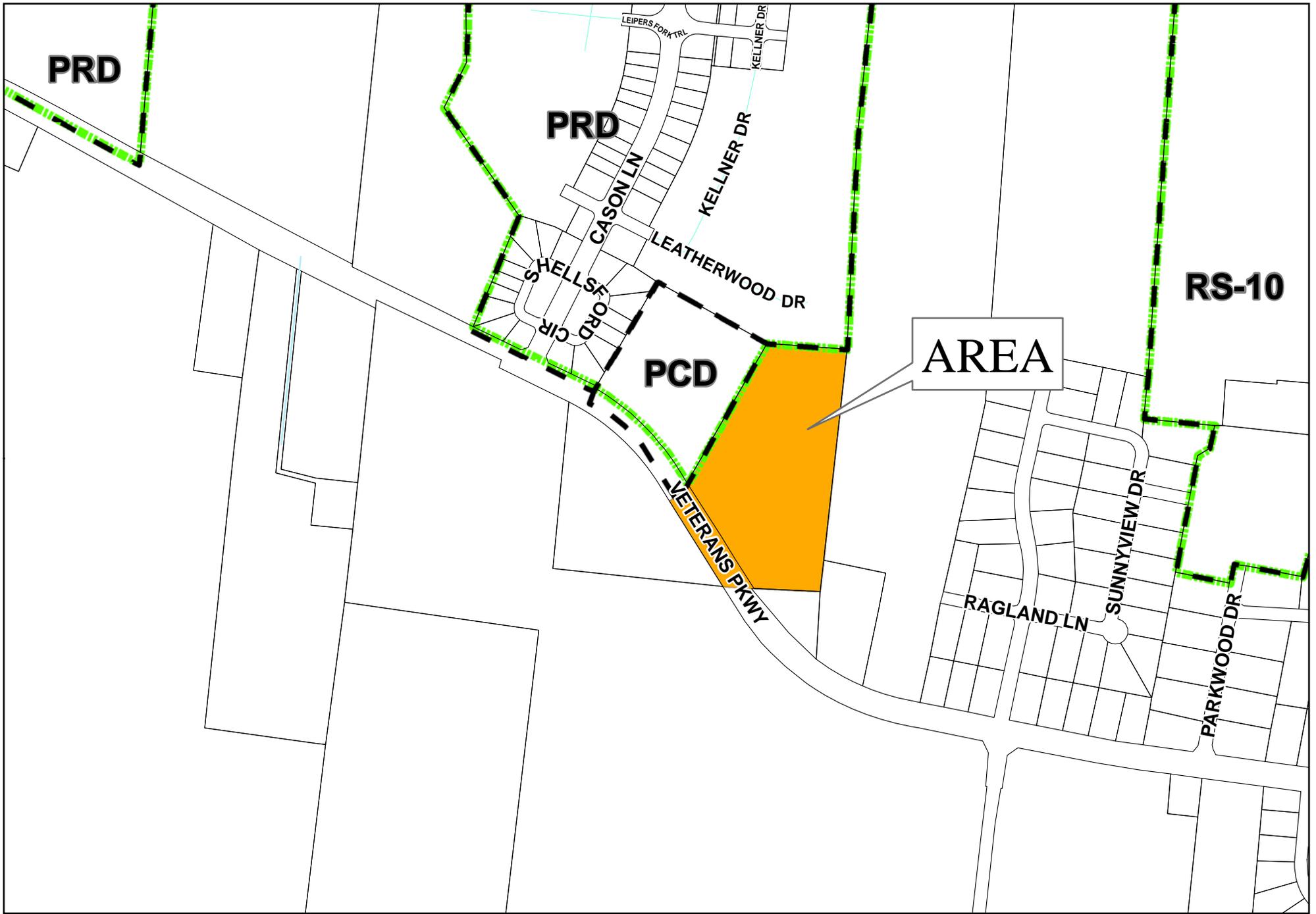
The subject property is located along the north side of Veterans Parkway just east of the intersection of Veterans Parkway and Cason Lane. Veterans Parkway was recently reconstructed in front of the subject property and, according to the Engineering Department, the construction is substantially complete. 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 density 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 detached 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 applicants and their team hosted a neighborhood meeting regarding this request on July 26th. Members of the Planning staff and approximately three (3) neighboring property owners were also in attendance.

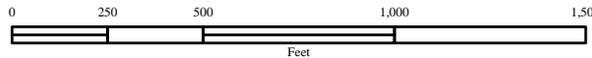
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Zoning Request for Property Along Veterans Parkway
RM-12 Simultaneous with Annexation**

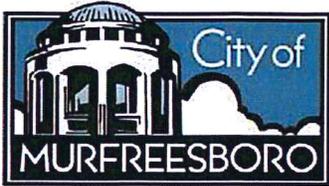


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GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

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: 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

Sincerely,



Matt Taylor, P.E.
SEC Inc.

RECEIVED
MAY 20 2016

BY:

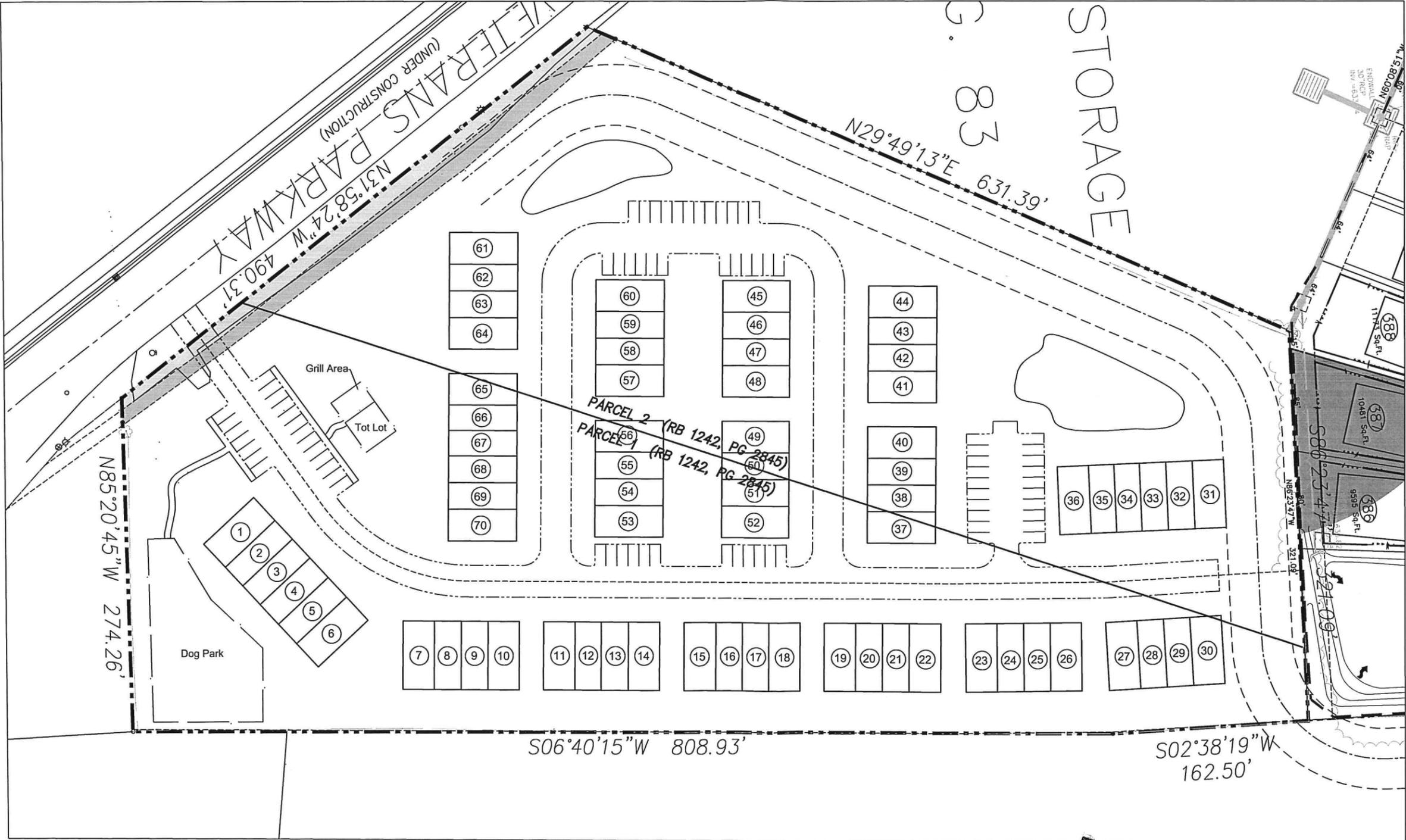
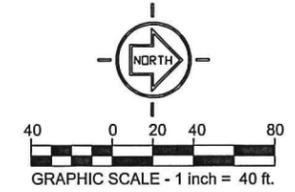


Sign-In Sheet for Neighborhood Public Meeting

	Name	Address
1	Joe Ornelas	City of M'boro
2	Robert Lewis	111 W Vine St
3	Jim + Regina Stephens	Veterans Parkway
4	Lynn Foley	2925 Berry Hill Dr Nashville TN
5		
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Neighborhood meeting-7/26/2016 - Fellowship United Methodist Church - (2016-421)
along Veterans Parkway annexation and zoning to RM-12 - Green Trails applicant

7/26/2016



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

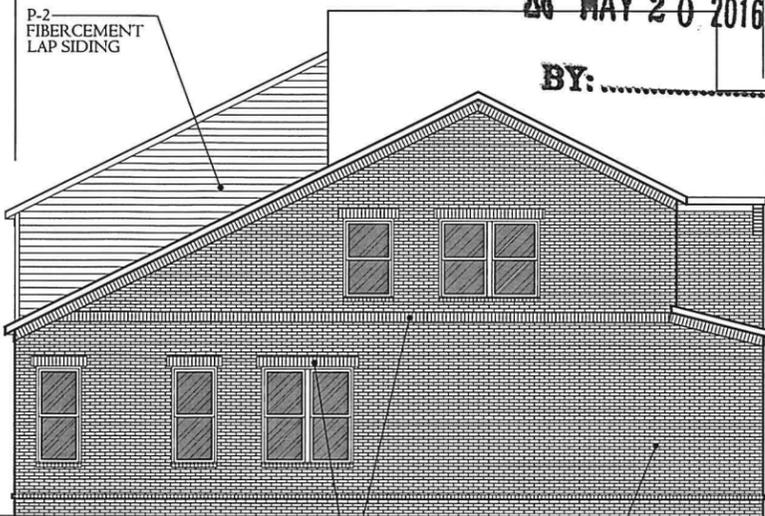
- PROPOSED
- EXISTING
- EASEMENT
- BOUNDARY

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BY:



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MAY 20 2016

BY:

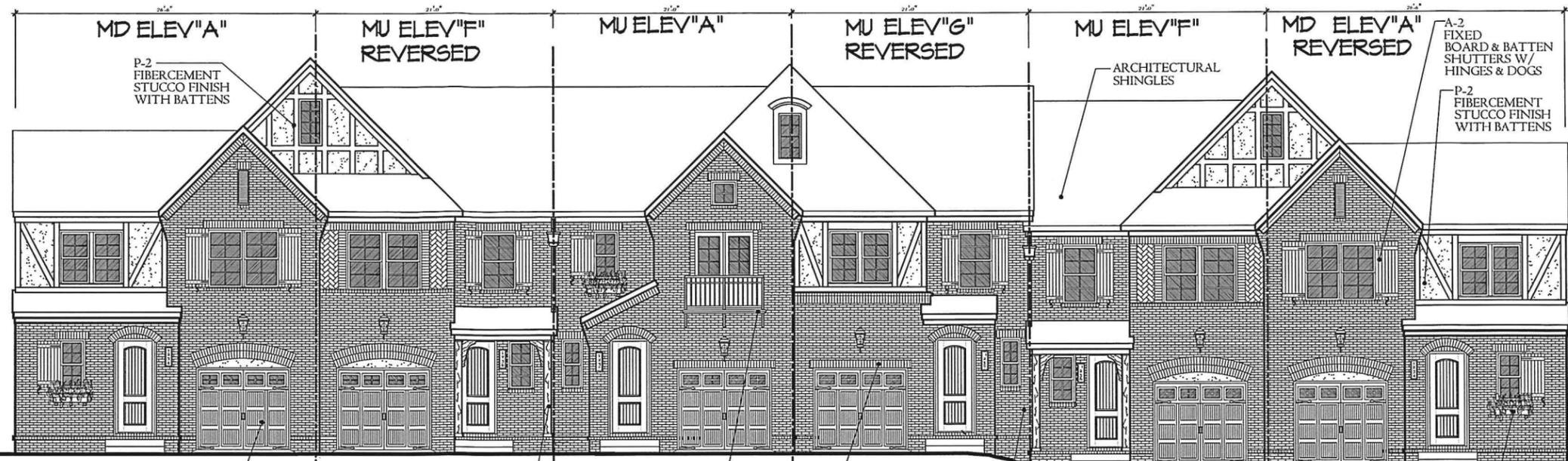


SEGMENT / UNIT 1

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

SEGMENT / UNIT 2

SEGMENT / UNIT 3

SEGMENT / UNIT 4

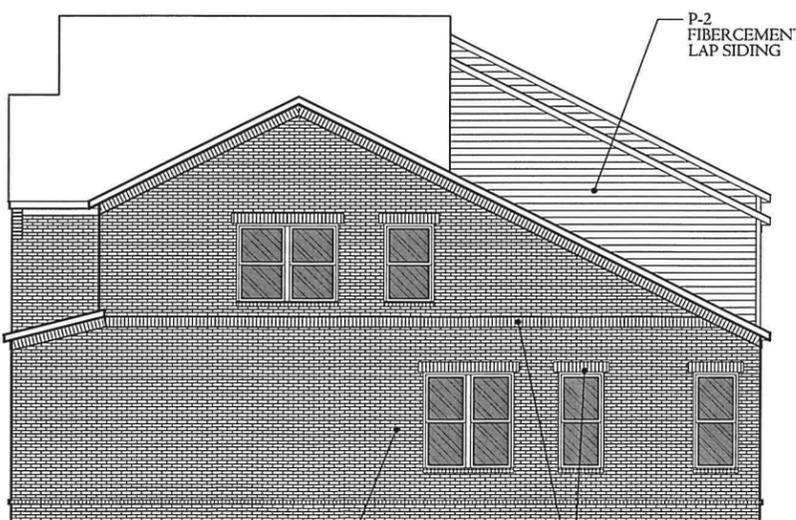
SEGMENT / UNIT 5

SEGMENT / UNIT 6

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.

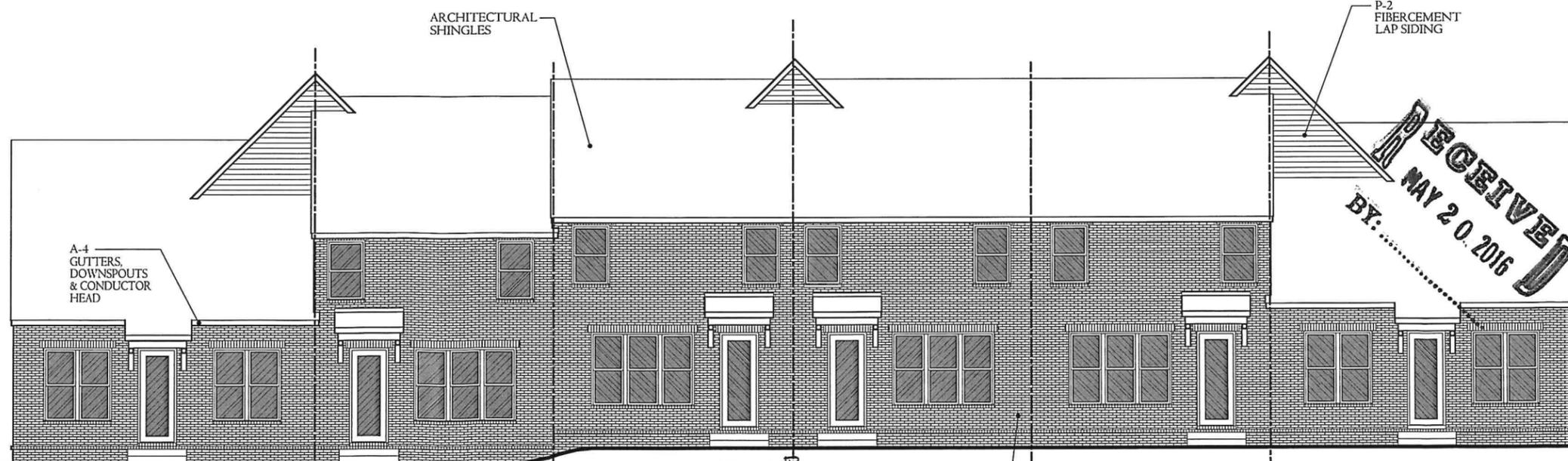
BUILDING SEGMENT RATIO	SEGMENTS / UNITS 2 - 5: Height:32'-2" Width: 21'-0"
BUILDING SEGMENT RATIO	SEGMENTS / UNITS 1 and 6: Height:28'-10" Width: 26'-6"
WINDOW AND DOOR RATIO: VARIES	
GARAGE DOORS:	Height:7' Width: 8'
ENTRY DOORS:	Height:8' Width: 3'
FIRST FLOOR WINDOWS:	Height:4' Width: 2'
SECOND FLOOR 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

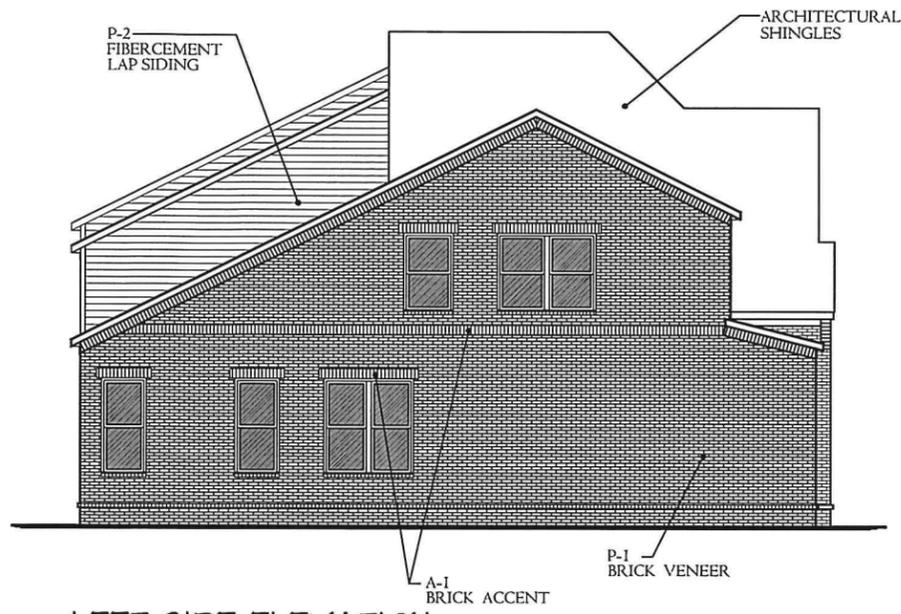
SEGMENT / UNIT 2

SEGMENT / UNIT 1

REAR ELEVATION

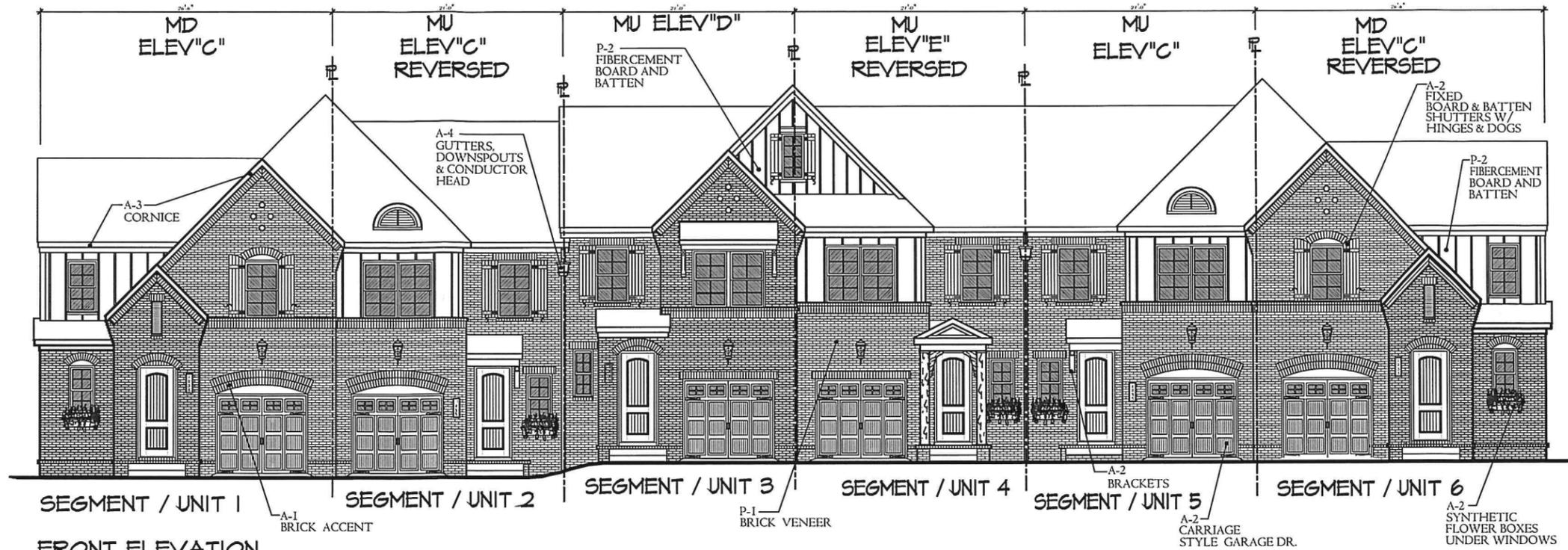
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MAY 20 2016

BY:



LEFT SIDE ELEVATION

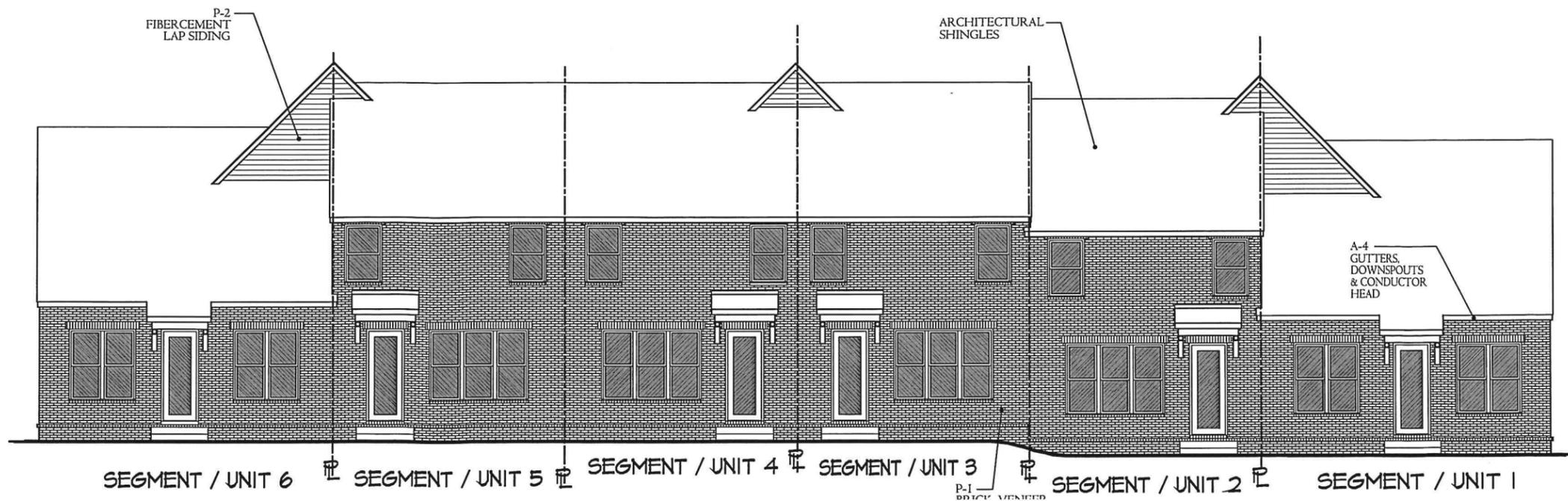
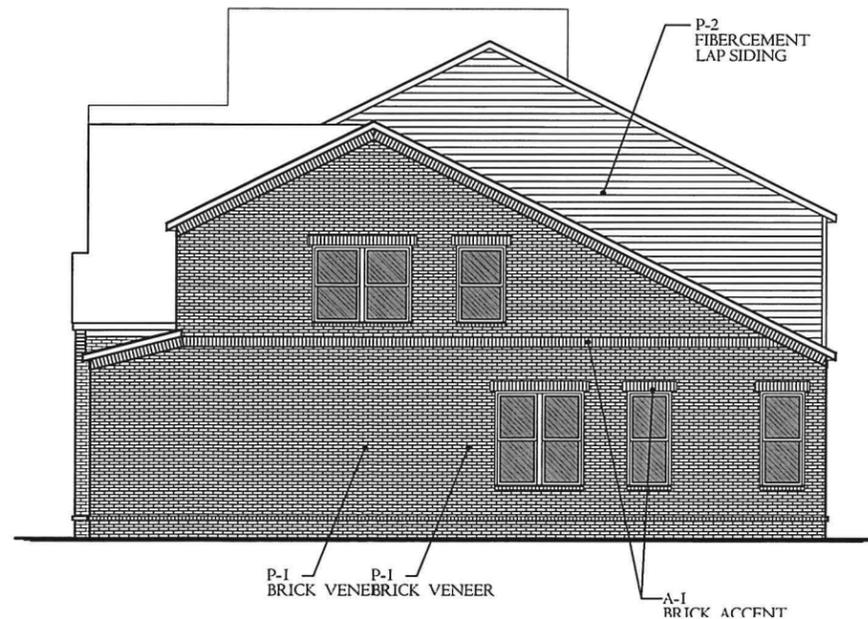
TOTAL FACADE AREA: 1186 SQ.FT.
 AREA OF WINDOWS AND DOORS: 127 SQ.FT.
 TOTAL WALL AREA FOR MATERIAL CALCULATIONS: 1059 SQ.FT.
 BRICK MATERIAL: 928 SQ.FT.
 FIBERCEMENT MATERIAL (SIDING / PANELS): 131 SQ.FT.
 REQUIRED BRICK/STONE/FIBER CEMENT: COMMERCIAL AND MIXED-USES (X .75)= 890 SQ.FT.



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"
 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'



REAR ELEVATION

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
AUGUST 3, 2016**

- 3.f. Zoning application [2016-435] for property located along Veterans Parkway to be rezoned from RM-16 to RS-8 (approximately 0.77 acres), RM-16 to CF (approximately 0.41 acres), and CF to RM-16 (approximately 1.6 acres), Cornerstone Development, LLC developer.**

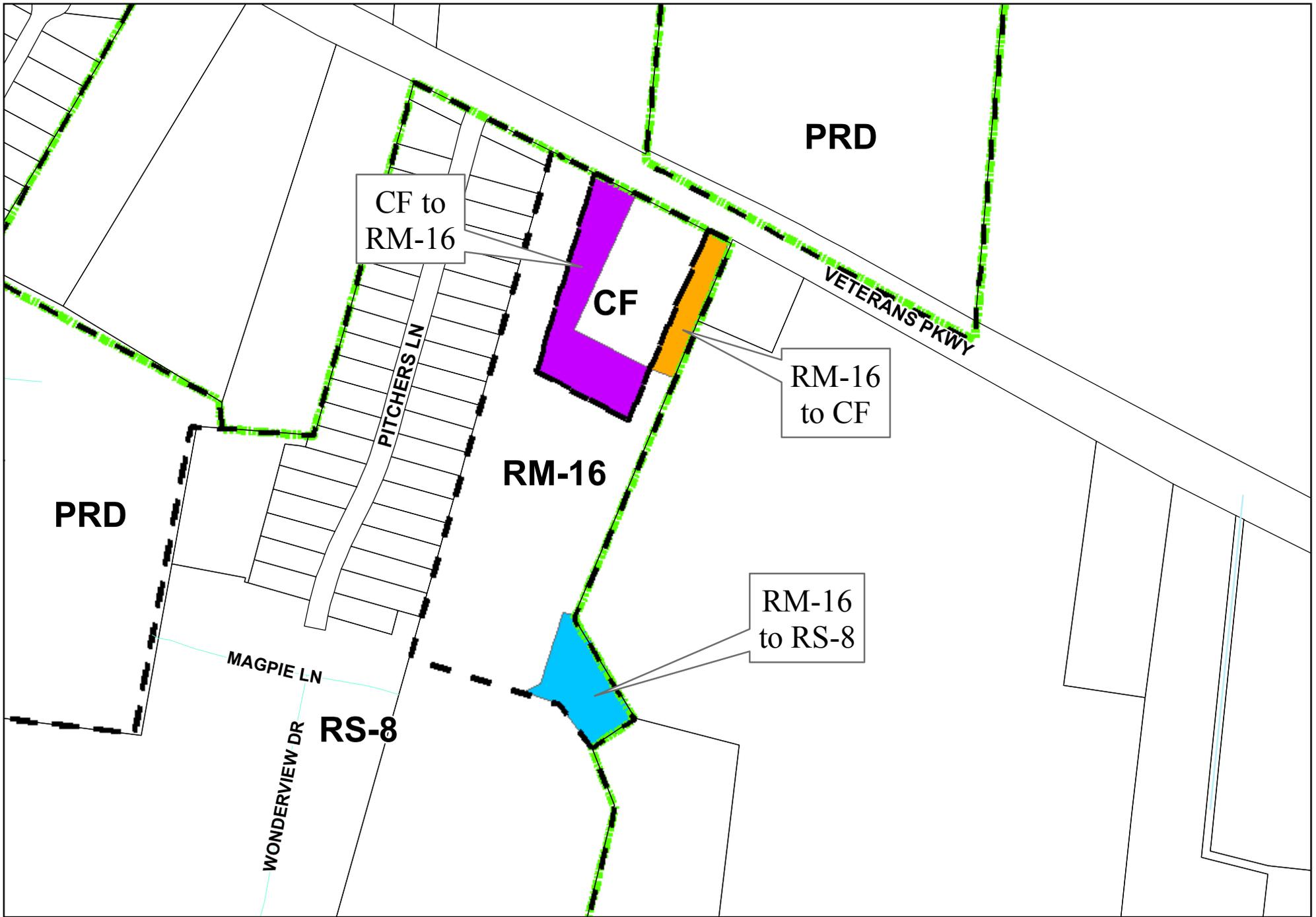
The subject property is located along the south side of Veterans Parkway just east of Saint Andrews Drive. It was originally annexed into the City and zoned as a PRD (Planned Residential District) called Kimbro Place in 2005. In 2008, it was rezoned from PRD to PUD (Planned Unit District) for a mixed-use development called Indigo. The Indigo PUD included provisions for commercial uses along Veterans Parkway and then transitioned to multi-family residential and single-family residential south of the commercial. The original Indigo vision never came to fruition. In 2012, 68.67 acres of the Indigo PUD was rezoned to RS-8 (Single-Family Residential District 8) and 25 acres was rezoned to RM-16 (Residential Multi-Family). In 2015, after the current owner purchased the property, approximately thirteen (13) acres of the remaining RM-16 zone was rezoned to RS-8 and approximately three (3) acres was rezoned to CF (Commercial Fringe).

In 2015, the applicant did not have specific plans for how he wanted to develop the RM-16- and CF-zoned property. Since that time, however, the applicant has refined his vision for the property and has engaged an engineer to design a plan. The applicant has been developing the portion of the property zoned RS-8 as the Westwind Subdivision. He would like to construct a townhome development on the portion zoned RM-16 and a daycare center on the portion zoned CF. He and his engineer have since determined that, in order to move forward with these plans, they need to “clean up” the zoning lines on this property. The request at hand contains three (3) parts. First, there is a drainage pond at the southeast corner of the tract that is zoned RM-16 but actually serves the Westwind subdivision to the south. He is requesting to rezone this 0.77 acres from RM-16 to RS-8. At the front of the site, he proposes to shift the RM-16 and CF boundaries, so that 0.41 acres would be rezoned from RM-16 to CF and 1.6 acres would be rezoned from CF to RM-16. If the entire request is approved, the CF area would shrink from 3.27 acres to 2.09 acres and the RM-16 area would increase from 8.64 acres to 9.05 acres. The 0.41 acre increase in the size of the area zoned RM-16 could result in an additional seven (7) dwelling units.

There is a single-family residence in the unincorporated County directly to the east of the subject property along Veterans Parkway. Further to the east is

undeveloped land in the unincorporated County. Directly across Veterans Parkway is the Glen Brook PRD, which has never developed. Further to the west along the south side of Veterans Parkway are several single-family residences located in the unincorporated County, as well as the Sheffield Park single-family subdivision, which is located in the City, zoned PRD, and currently under construction. As mentioned previously, the Westwind single-family residential subdivision, zoned RS-8, is developing just to the south of the subject property. The Planning Commission may wish to note that the subject property is located just outside of the *Salem Pike Land Use Plan* study area.

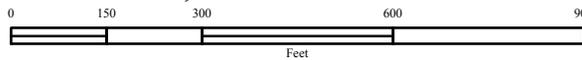
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along Veterans Parkway.
from RM-16 to CF, CF to RM-16 and RM-16 to RS-8**

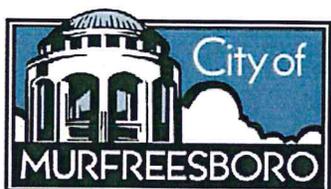


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GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

REZONING APPLICATION FORM



Creating a better quality of life

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

REZONING APPLICATION FORM
\$600.00 per application

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: same as applicant

Street Address or property description: along Veterans Parkway

and/or Tax map #: 124 **Group:** _____ **Parcel (s): 29.00**

Existing zoning classification: RM-16 & CF

Proposed zoning classification: RM-16, CF, & RS-8 **Acreage:** 11.91 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): 

DATE: 6-27-16

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

Date received: _____ **MPC YR.:** _____ **MPC #:** 2016-435

Amount paid: 600.00 **Receipt #:** 364025

Revised 1/2010

RECEIVED
JUN 30 2016
BY:

June 25, 2016

Mr. Matthew Blomeley
Murfreesboro Planning & Engineering Dept
111 W. Vine St
Murfreesboro, Tennessee 37130

RE: Rezoning Request Cover Letter
Westwind Commercial & Townhome Site
Murfreesboro, Tennessee
SEC Project No. 16134

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 29.00 of Tax Map 124. The entire area for this request is approximately 11.91 acres in size. The property is currently undeveloped and is located along Veterans Parkway.

Presently, the property is zoned a mixture of RM-16 and CF. The applicant is requesting rezoning to move the CF district to the eastern property line to allow a daycare facility to be constructed within that area and a townhome project to be constructed on the remainder of the property. The applicant has also requested rezoning the proposed detention pond in the southeastern corner of the property to RS-8 to minimize the increase in RM-16 zoning. The RS-8 zoning matches the zoning of the remainder of the Westwind development. The applicant is the developer of Westwind and intends for this property to serve as an extension of Westwind. These changes are in addition to the approximately 12.5 acres that the applicant rezoned from RM-16 to RS-8 previously.

We have attached an exhibit related to this project showing the relation of this property to surrounding developments.

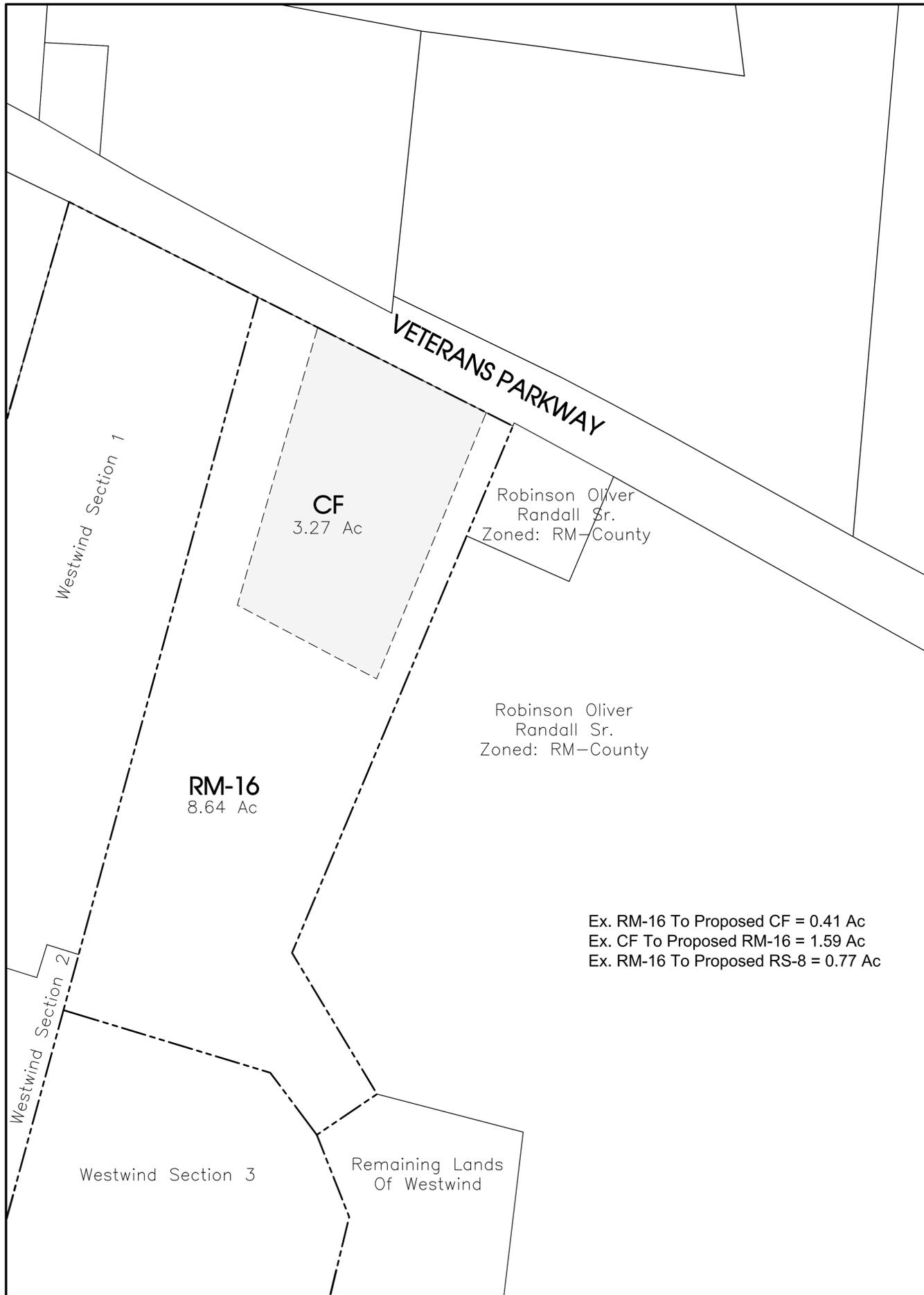
If you should have any questions concerning this request, please feel free to call me at (615) 890-7901 or via email at mtaylor@sec-civil.com

Sincerely,

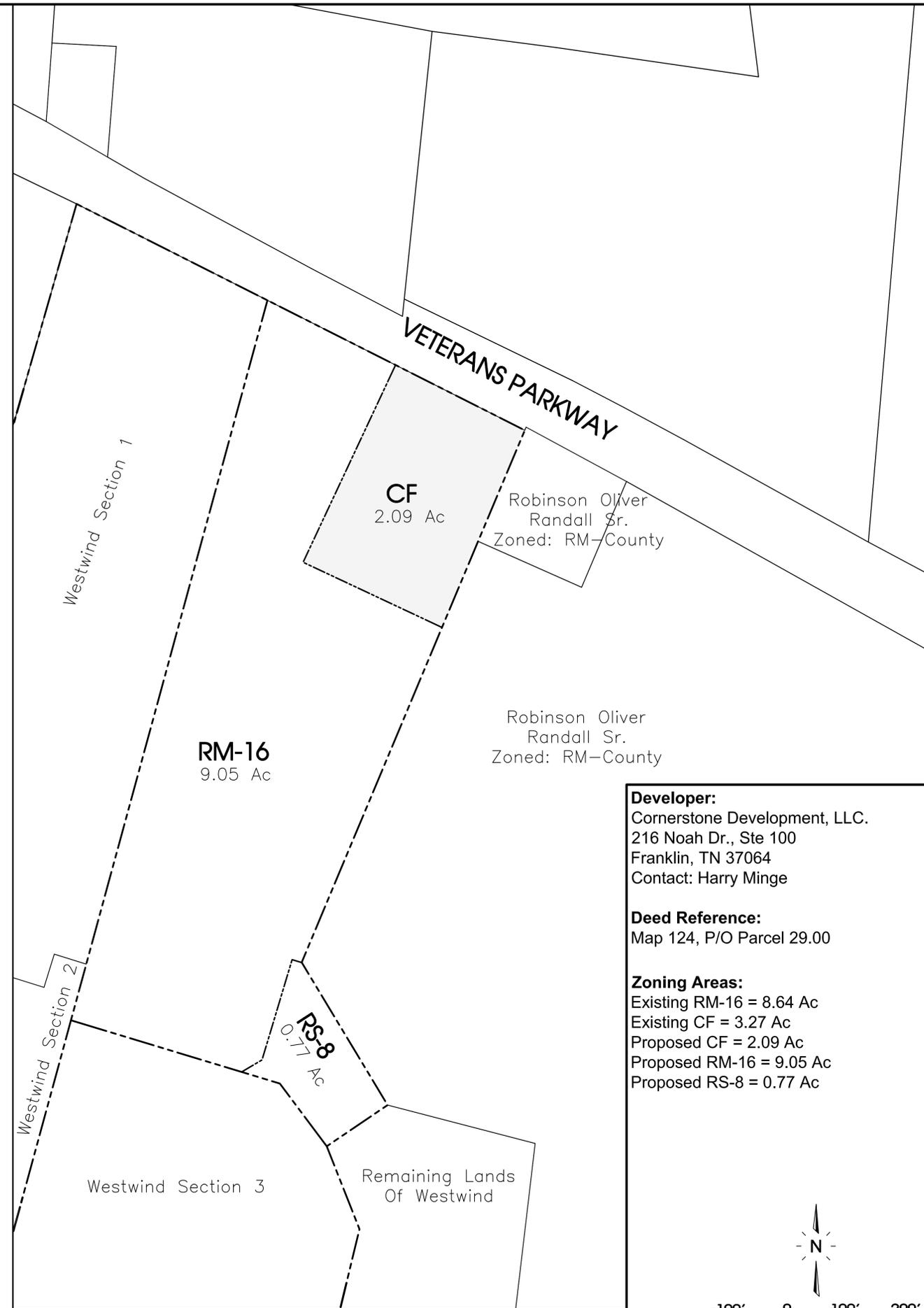


Matt Taylor, P.E.
SEC Inc.

RECEIVED
JUN 30 2016
BY:.....



EXISTING ZONING AREAS

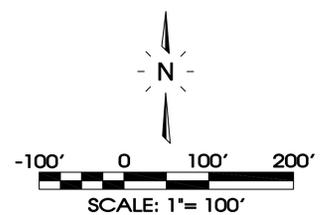


PROPOSED ZONING AREAS

Developer:
 Cornerstone Development, LLC.
 216 Noah Dr., Ste 100
 Franklin, TN 37064
 Contact: Harry Minge

Deed Reference:
 Map 124, P/O Parcel 29.00

Zoning Areas:
 Existing RM-16 = 8.64 Ac
 Existing CF = 3.27 Ac
 Proposed CF = 2.09 Ac
 Proposed RM-16 = 9.05 Ac
 Proposed RS-8 = 0.77 Ac



Westwind
 Murfreesboro, Tennessee

REZONING EXHIBIT
 (Not Intended For Construction)

1 / 1

REVISIONS:

DATE: 6-23-16
CHECKED: MAT
FILE NAME: 16134Westwind.dwg
SCALE: 1" = 100'
JOB NO. 16134
SHEET: 1 / 1

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
 PHONE: (615) 890-7901
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
 The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to verify the accuracy of the information provided and to ensure that the design complies with all applicable laws, codes, and regulations. The engineer assumes no administrative liability for the construction of the site as shown on these drawings.

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

3.g. Zoning application [2016-432] for approximately 78.4 acres located along Asbury Lane to amend the PRD (Purlingbrook PRD), Beazer Homes applicant.

The subject property is located along the west side of Asbury Lane. It consists of 78.4 acres and is undeveloped, except for one single-family residence. Overall Creek flows through the subject parcel, and a large portion of the property is encumbered by Overall Creek and its floodway and floodplain. It was originally annexed and zoned as a PRD in 2006. The original Purlingbrook PRD consisted of 168 townhome units. The Purlingbrook PRD was amended in 2008 to reduce the number of townhome units to 159 and to incorporate some other site design changes. The property has remained undeveloped ever since. The applicant has the property under contract and wishes to amend the PRD, essentially replacing the existing PRD zoning plan with a new PRD zoning plan.

The subject property is bounded on its southwest side by I-24 and on its south side by a vacant piece of property zoned RS-15 (Single-Family Residential District), both of which are located within the City limits. Further to the south, Asbury Lane intersects with Medical Center Parkway. To the north of the subject property is the Confederate Glen single-family residential subdivision located in the unincorporated County. To the east of the subject property, across Asbury Lane is a single-family residence on a large, mostly undeveloped tract located in the unincorporated County. Also to the east, across Asbury Lane, are the Ridgefield and Bridleview single-family residential subdivisions, which are also located in the unincorporated County.

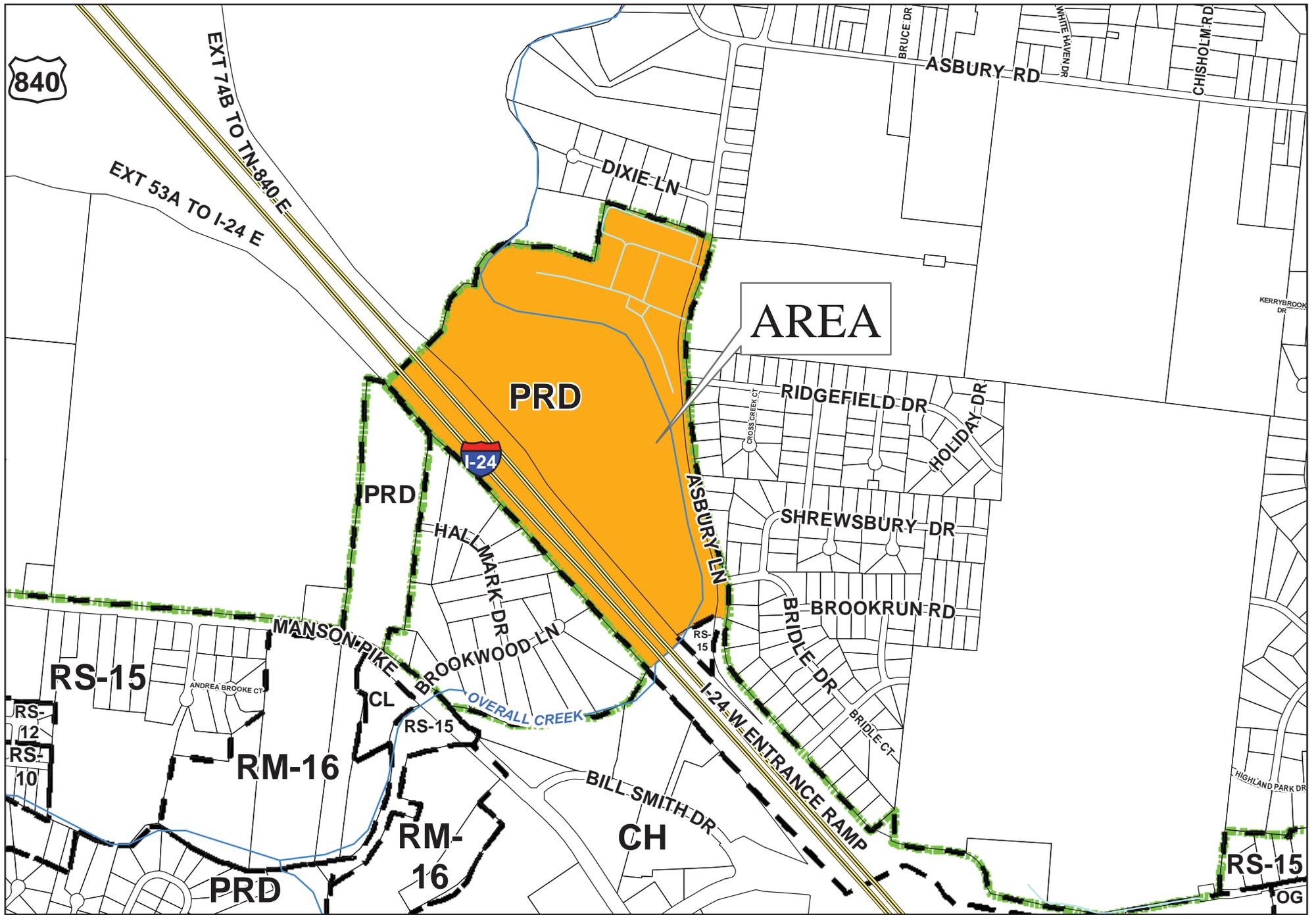
The proposed PRD zoning plan seeks to reduce the density and allow for both single-family detached homes on individual lots of record in addition to for-sale townhome units. The plan proposes to reduce the number of townhome units from 159 to 90. The plan also proposes 48 single-family residential detached lots. The total number of units will be decreased by 21, from 159 to 138. The single-family lots are proposed to be a minimum of 4,500 square-feet. The minimum square-footage for the single-family homes will be 1,850 square-feet and the minimum square-footage for the townhomes will be 1,250 square-feet. The townhomes will consist of a mixture of 2-bedroom units and 3-bedroom units. The previous plan committed to 75% brick, stone, or hardi-plank (i.e., cementitious siding) with vinyl only allowed on cornice work. The new plan proposes to change the language to require **100%** brick, stone, or hardi-plank (i.e., cementitious siding) with vinyl only allowed in the eaves and soffits.

Examples of the types of townhome and single-family buildings are included in the pattern book. The plan proposes a Type C buffer along the northern property line adjacent to the Confederate Glen subdivision. Additional details with regard to the proposed development can be found in the program book. Also of note, improvements to Asbury Lane will be required as will the dedication of right-of-way. The exact nature of the road improvements will be determined by the City Engineer.

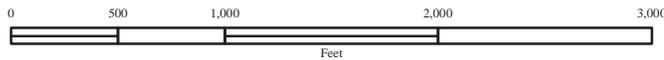
The applicant proposes two deviations from the standard zoning regulations. First, multi-family developments (and townhome developments are considered multi-family developments, even though they consist of a for-sale product) of 75 units or greater are required to provide a trash compactor. The applicant is requesting the use of a Dumpster instead.

Secondly, it is the desire of the applicant to have a 20' minimum front building setback for the single-family lots. A driveway 20' in length will only accommodate two (2) off-street parking spaces. The Zoning Ordinance requires four (4) off-street parking spaces for single-family homes. Garage spaces are not permitted to count toward minimum parking requirements. The applicants seek an exception to this requirement as a part of this PRD amendment in order to allow the garage spaces to count toward the minimum parking requirements. In order to accomplish this, they propose to restrict the use of the two-car garages so that their primary use will **not** be for the parking of boats, RVs, household storage, etc...; rather it will be for vehicular parking. The garages would be restricted both in the zoning plan and in the restrictive covenants to state that they must be available for the parking of two (2) vehicles at all times. In addition, Staff also recommends that the applicants revise the zoning plan to commit to the following two (2) requirements. First, all street rights-of-way in the single-family detached portion of the development shall be 50' wide with a 36' street width, consistent with what is required for single-family developments that are zoned RZ (Zero Lot Line Residential District). This will help to accommodate any off-street parking that will occur. Second, the garages for the single-family homes should be oversized in order to accommodate some amount of household storage. This will help to make provisions for the storage of lawn equipment and City-issued solid waste carts in addition to the parking of two (2) vehicles. Staff has tasked the developer and design team to address these two (2) items prior to the Planning Commission meeting. Staff expects to have additional information at that time.

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



Rezoning Request for Property Along Asbury Ln.
PRD Amendment



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



REZONING APPLICATION FORM



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

PUD
AMENDMENT

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.

RECEIVED
JUN 30 2016

To be completed by applicant:

APPLICANT: Civil Site Design Group, PLLC Attn: Ryan Lovelace, P.E.

Address: 630 Southgate Ave. S. - Suite A City/State/Zip: Nashville, TN 37203

Phone: (615) 248-9999 E-mail address: RyanL@civil-site.com

PROPERTY OWNER: Asbury Developments

Street Address or property description: Asbury Lane

and/or Tax map #: 79 Group: _____ Parcel (s): 55

Existing zoning classification: PRD

Proposed zoning classification: PRD Acreage: 73.5 acres

Contact name & phone number for publication and notifications to the public (if different from the applicant): Ryan Lovelace P.E.

E-mail: RyanL@civil-site.com

APPLICANT'S SIGNATURE (required): [Signature]

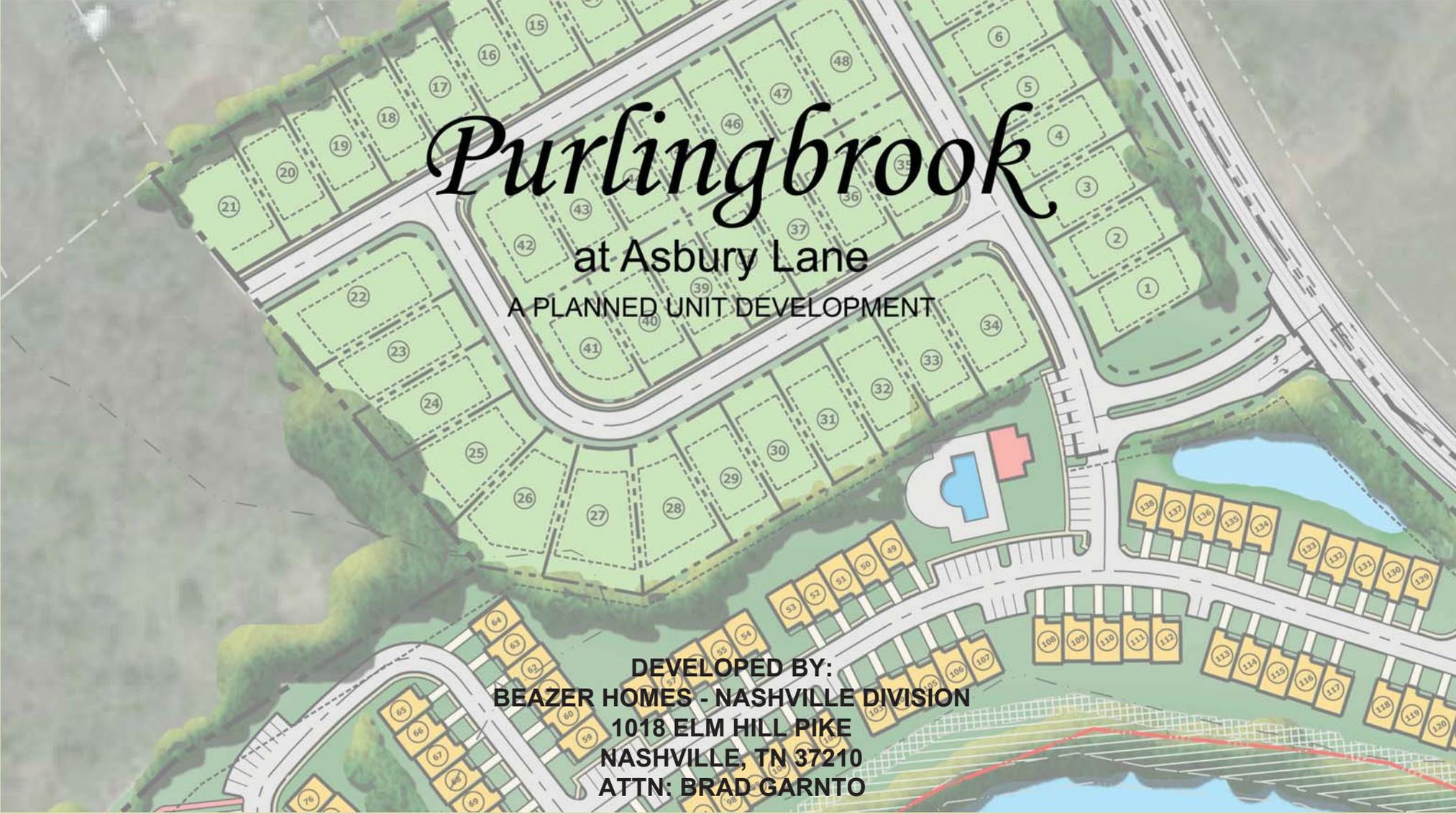
DATE: 6/30/16

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

Date received: 6-30-16 MPC YR.: _____ MPC #: 2016-432

Amount paid: \$600.00 Receipt #: 364026

Revised 1/2010



Purlingbrook

at Asbury Lane

A PLANNED UNIT DEVELOPMENT

DEVELOPED BY:
BEAZER HOMES - NASHVILLE DIVISION
1018 ELM HILL PIKE
NASHVILLE, TN 37210
ATTN: BRAD GARNTO

DATE: 7-29-16

SUBMITTED 7-29-16 FOR THE 8-3-16
COUNCIL MEETING

CIVIL-SITE

DESIGN GROUP

630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 WWW.CIVIL-SITE.COM

1. EXISTING PROJECT SUMMARY AND PLAN
2. PROPOSED CONDITIONS SUMMARY
3. ILLUSTRATIVE MASTER PLAN
4. SITE CONCEPT PLAN
5. MASTER PLAN CHARACTERISTICS
6. LOCATION MAP
7. CURRENT ZONING MAP
8. EXISTING UTILITIES
9. AERIAL AND TOPOGRAPHICAL INFORMATION
10. ROADWAY INFORMATION
11. TOWNHOMES ARCHITECTURAL ELEVATIONS
12. TOWNHOMES ARCHITECTURAL ELEVATIONS
13. TOWNHOMES ARCHITECTURAL ELEVATIONS
14. TOWNHOME FLOORPLAN
15. SINGLE FAMILY ELEVATION AND FLOORPLAN
16. SINGLE FAMILY ELEVATION AND FLOORPLAN
17. SINGLE FAMILY ELEVATION AND FLOORPLAN
18. SINGLE FAMILY ELEVATION AND FLOORPLAN
19. ARCHITECTURAL RENDERINGS
20. ARCHITECTURAL RENDERINGS
21. SECTION 13(D) (2) (9) (1-15)
22. SECTION 13(D) (2) (9) (1-15)
23. PMDP COVER
24. OVERALL PLAN
25. MASTER PLAN
26. UTILITY PLAN
27. GRADING AND DRAINAGE PLAN
28. PHASING PLAN

TABLE OF CONTENTS

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



Existing Conditions

Purlingbrook at Asbury Lane is 74.5 acres in size and is currently zoned as planned residential with multi-family attached condominium use with 159 proposed units at a density of 2.16 du/acre. The site is surrounded by existing single-family developments to the north and east and Interstate 24 to the southwest.

History of the Purlingbrook at Asbury Lane Development

Purlingbrook at Asbury Lane was originally annexed and approved as a planned development in December of 2006. The original plan was then amended in April of 2008 to include the following major improvements: A decrease in total density from 2.3 du/acre to 2.16 du/acre, increased setbacks along Overall Creek to meet water quality standards, increased building setbacks from Asbury Lane & the northern property line, and a different product mix. On behalf of Beazer Homes - Nashville Division we are submitting an amendment to the planned residential development proposing to replace the existing PRD zoning plan with the PRD zoning plan described in the following pages.

EXISTING PROJECT SUMMARY & PLAN

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee

CIVIL-SITE
DESIGN GROUP
430 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 WWW.CIVIL-SITE.COM

Proposed Development

The revised Purlingbrook at Asbury Lane - PRD now features a number of single family lots in addition to the townhomes. By providing both single family lots and townhome units we will not only provide potential buyers with more options to better suit their needs but we will also be more consistent with the surrounding neighborhood characteristics. This plan decreases the overall proposed lot yield and density once again from 159 units with a gross density of 2.16 du/ac to 138 units with a gross density of 1.9 du/acre. A pool has been added to the centrally located amenity center to be used by both townhome and single family units. All of the proposed townhomes will be fee-simple for sale units. These units shall have slab on grade or crawlspace foundations and each unit will have a minimum of a 1 car garage. The architectural standards have also been upgraded. We propose that all buildings shall consist of 100% masonry (brick, stone, or Hardie-Plank). No vinyl shall be permitted except eaves and soffits.

Items Remaining Unchanged

- Townhomes and single family units shall have a max building height of 3 stories.
- The increased setbacks along Overall Creek from the previous approval are to remain to meet water quality standards.
- The increased minimum building setbacks along Asbury Lane and the northern property line from the previous approval are to remain in place.
- We are still proposing a variety of housing types and maintaining significant architectural and aesthetic improvements.
- Provide approximately 52.0 acres of natural open space and a gravel pedestrian trail system.

PROPOSED CONDITIONS SUMMARY

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



SITE DATA:

TOTAL ACRES: 74.5±
 EXISTING ZONING: PLANNED DEVELOPMENT (TOWNHOME)
 PROPOSED ZONING: PLANNED DEVELOPMENT (SINGLE FAMILY & TOWNHOME)
 TAX MAP: 079 PARCEL: 055
 TOTAL UNITS:
 SINGLE FAMILY: 48 LOTS
 TOWNHOMES: 90 UNITS
 GROSS DENSITY: 1.9 du/acre
 F.A.R. = 0.10
 L.S.R. = 9.8
 O.S.R. = 7.2
 TOTAL UNDEVELOPED OPEN SPACE: 52.0± ACRES (70% OF SITE)



ILLUSTRATIVE MASTER PLAN

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



SITE DATA:

DEVELOPER: BEAZER HOMES - NASHVILLE DIVISION
 ACREAGE: 78.4 Ac±
 TAX MAP: 079 PARCEL: 055
 CURRENT ZONING: PRD
 PROPOSED ZONING: UNCHANGED

DWELLING UNITS:

SINGLE FAMILY LOTS: 48 LOTS
 TOWNHOME UNITS: 90 UNITS
 TOTAL: 138

MIN. SETBACKS. (SINGLE FAMILY LOTS)	
FRONT	20'
SIDE (INTERIOR LOT)	5'
SIDE (CORNER LOT)	15'
REAR	20'

TOTAL DENSITY PROPOSED: 1.9 UNITS/AC.

MIN. SINGLE FAMILY LOT SIZE: 4,500 S.F. (45'W x 100'D)
 MIN. TOWNHOME UNIT PAD: 1,000 S.F. (25'W x 40'D)

MIN. SINGLE FAMILY SQUARE FOOTAGE = 1,850 S.F.
 MIN. TOWNHOME SQUARE FOOTAGE = 1,250 S.F.

F.A.R. = 0.10
 L.S.R. = 9.8
 O.S.R. = 7.2

BUILDING MIX

BUILDING TYPE	# OF BUILDINGS	UNITS PER TYPE	END UNITS	INTERIOR UNITS
5 UNIT	8	40	16	24
6 UNIT	7	42	14	28
8 UNIT	1	8	2	6
TOTALS	16	90	32	58

PROPOSED ASBURY R.O.W. DEDICATION:	2.1 Ac
INTERNAL R.O.W. AREA:	1.8 Ac
SINGLE FAMILY LOT AREA:	7.1 Ac
TOWNHOME AREA:	15.4 Ac
OPEN SPACE AREA:	52.0 Ac
TOTAL LAND AREA:	78.4 Ac

PARKING CALCULATIONS:

REQUIRED: (48) SINGLE FAMILY UNITS x 4 PARKING SPACES / UNIT = 192 SPACES
 (81) 3 BEDROOM TOWNHOMES x 1.1 SPACES / BEDROOM = 268 SPACES
 (9) 2 BEDROOM TOWNHOMES x 1.1 SPACES / BEDROOM = 20 SPACES
TOTAL REQUIRED PARKING SPACES = 480 SPACES

PROPOSED: (48) SINGLE FAMILY UNITS (2 GARAGE * & 2 DRIVEWAY) = 192 SPACES
 (90) 2 & 3 BEDROOM TOWNHOMES (1 GARAGE * & 1 DRIVEWAY) = 180 SPACES
 GUEST PARKING AREAS = 108 SPACES
TOTAL PROPOSED PARKING SPACES = 480 SPACES

VARIANCE TO STANDARD ZONING REQUIREMENTS:

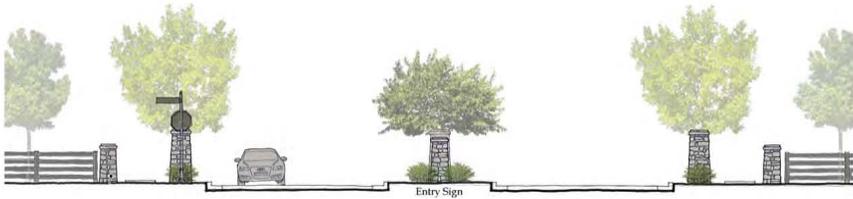
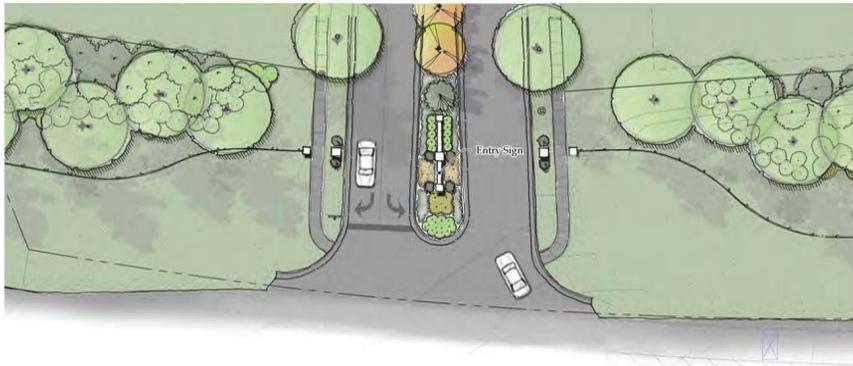
ALLOWANCE FOR GARAGE SPACES TO COUNT TOWARD MINIMUM PARKING REQUIREMENTS FOR SINGLE FAMILY.

* THIS PLAN IS COMMITTING TO THE REQUIREMENT THAT GARAGE SPACES IN BOTH THE SINGLE FAMILY AND TOWNHOME PORTIONS OF THE DEVELOPMENT WILL ONLY BE ALLOWED FOR THE PARKING OF VEHICLES AND WILL NOT BE ALLOWED TO BE USED FOR THE PARKING OF BOATS, RV'S, STORAGE, HOUSEHOLD, ETC.

SITE CONCEPT PLAN

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



ENTRANCE FEATURES



EXAMPLE OF DECORATIVE MAILBOX



EXAMPLE OF LIGHT FIXTURES IN TOWNHOME SECTION

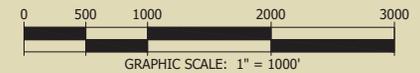


EXAMPLE OF MAILBOX KIOSK FOR TOWNHOME SECTION

MASTER PLAN CHARACTERISTICS

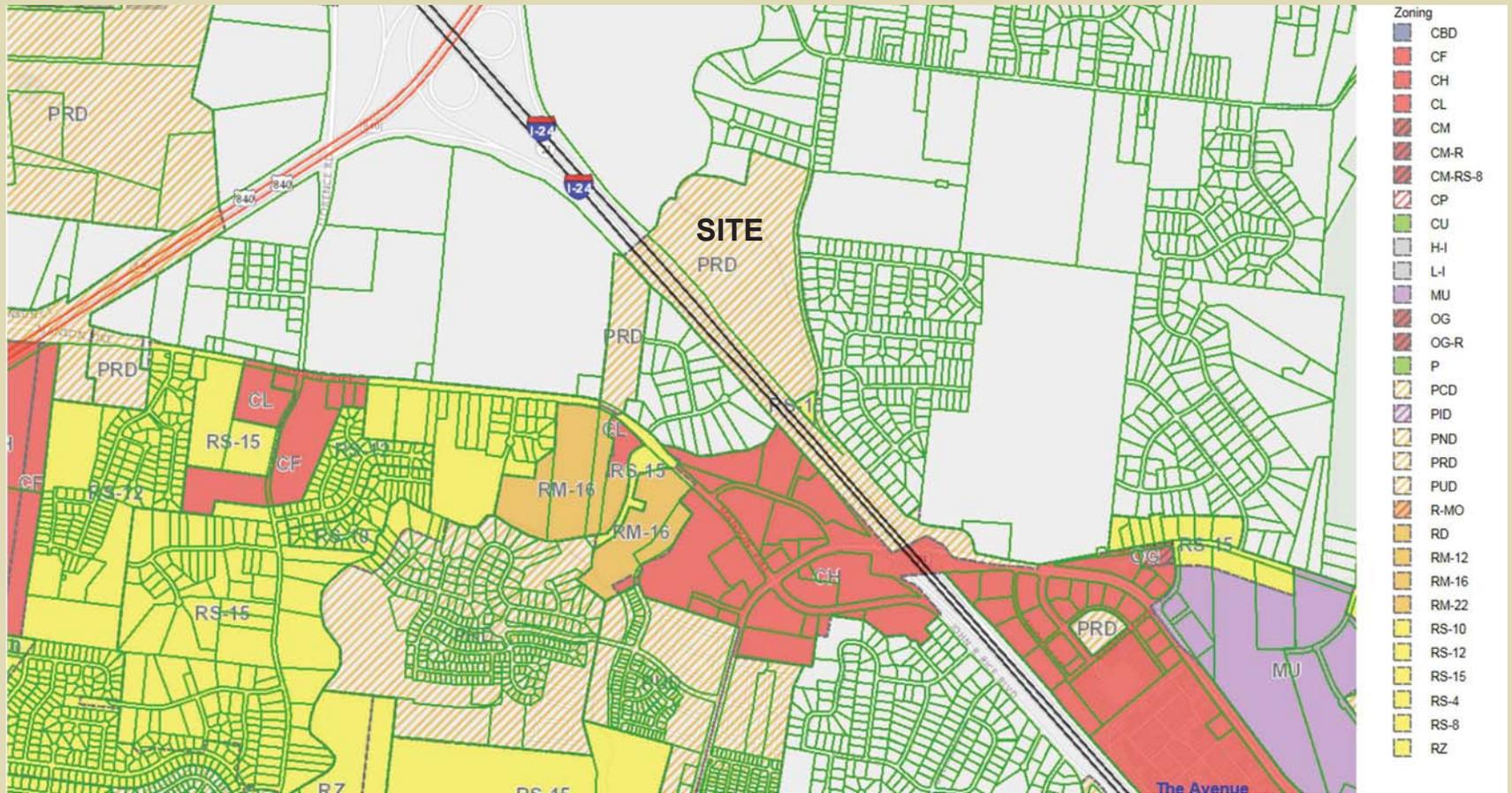
PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



GRAPHIC SCALE: 1" = 1000'

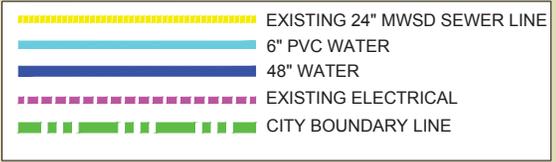
LOCATION MAP
PURLINGBROOK at ASBURY
 Murfreesboro, Rutherford County, Tennessee



ZONING MAP

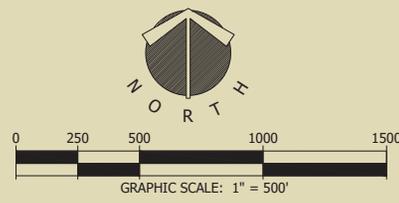
PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



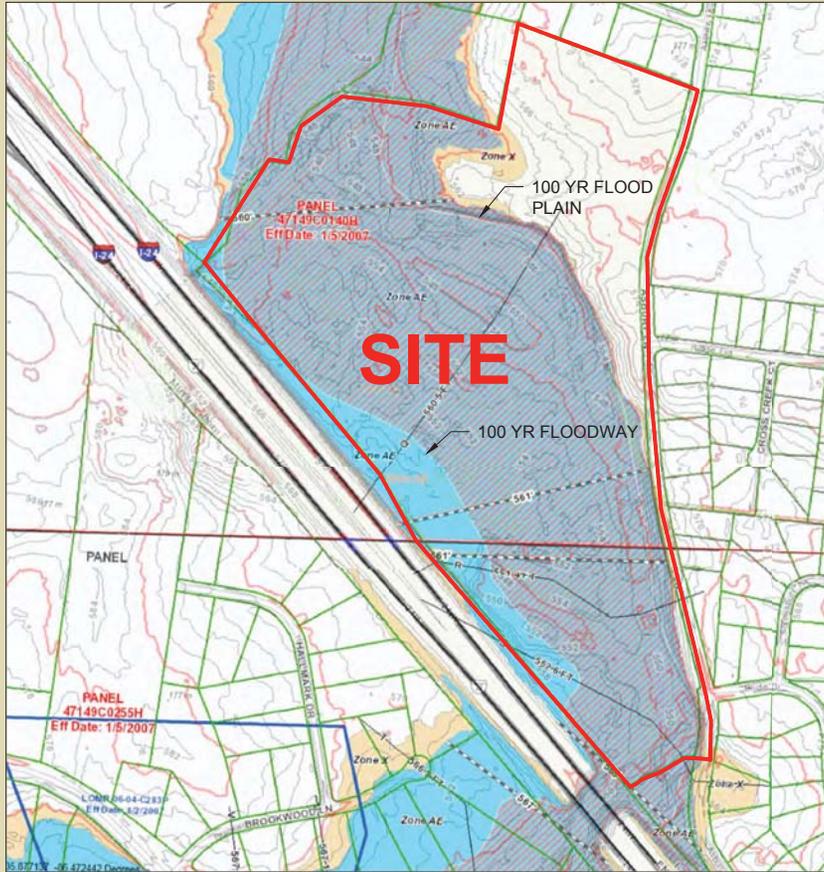
ALL UTILITIES WITHIN THE DEVELOPMENT WILL BE UNDERGROUND. CURRENTLY, THE DEVELOPER IS WORKING WITH NEIGHBORING DEVELOPER TO OBTAIN AN UTILITY EASEMENT FROM THE PROPERTY OWNERS DIRECTLY EAST OF OUR SITE (WRIGHT NANCY BYRD) TO EXTEND A WATER SUPPLY LINE FROM A 48" MAIN LOCATED APPROXIMATELY 2200 FEET DIRECTLY EAST OF THE SITE. AN ALTERNATE SOURCE OF WATER SERVICE WOULD BE A 48" LINE AT ASBURY LANE & COTTON MILL DRIVE. SANITARY SEWER SERVICE TO BE PROVIDED BY MURFREESBORO WATER AND SEWER DEPARTMENT. SOLID WASTE DISPOSAL WILL BE PROVIDED BY A PRIVATE CARRIER FOR ALL TOWNHOME UNITS. THE CITY WILL PROVIDE SOLID WASTE SERVICES TO THE SINGLE FAMILY LOTS.

- VARIANCE: WE RESPECTFULLY REQUEST A VARIANCE FROM THE CURRENT ORDINANCE WHICH REQUIRES TOWNHOME DEVELOPMENTS OVER 75 UNITS TO PROVIDE TRASH COLLECTION VIA A TRASH COMPACTOR. WE RESPECTFULLY REQUEST TO ONLY PROVIDE A DUMPSTER AND NO COMPACTOR. THE DUMPSTER ENCLOSURE WILL HAVE ARCHITECTURAL CHARACTERISTICS SIMILAR TO THAT OF WHICH IS BEING PROPOSED FOR THE DWELLING UNITS THEMSELVES.



EXISTING UTILITIES
 PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



GRAPHIC SCALE: 1" = 500'

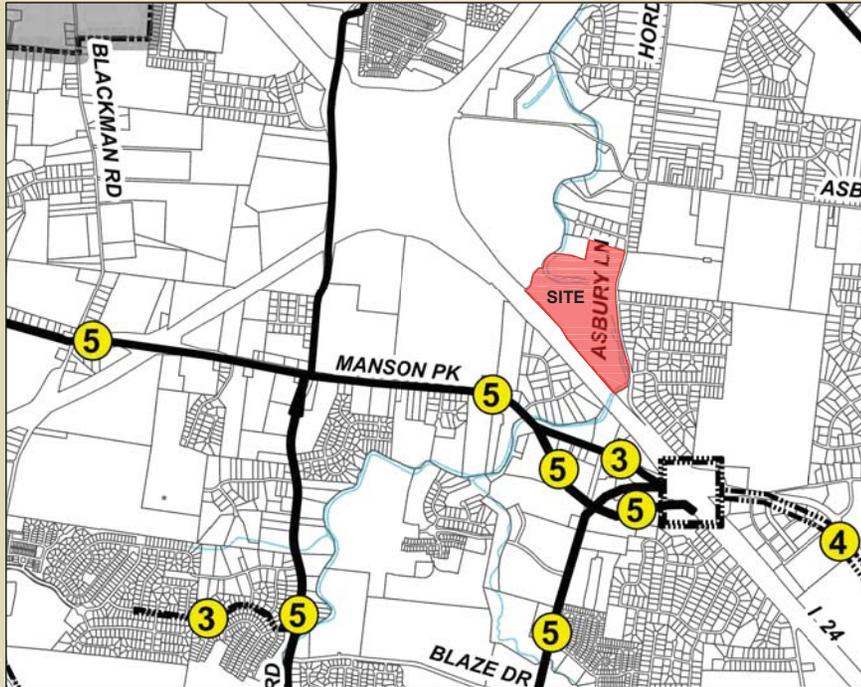
TOPOGRAPHICAL & AERIAL INFORMATION

CIVIL-SITE
 DESIGN GROUP
 430 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
 615.248.9999 www.civil-site.com

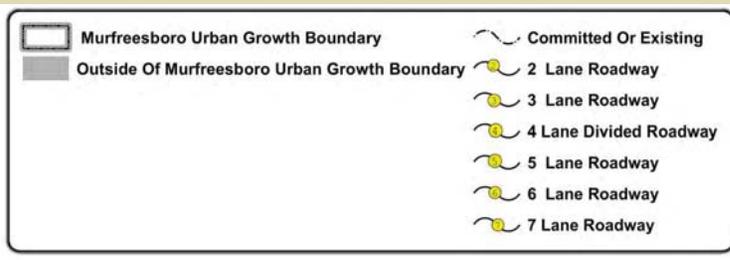
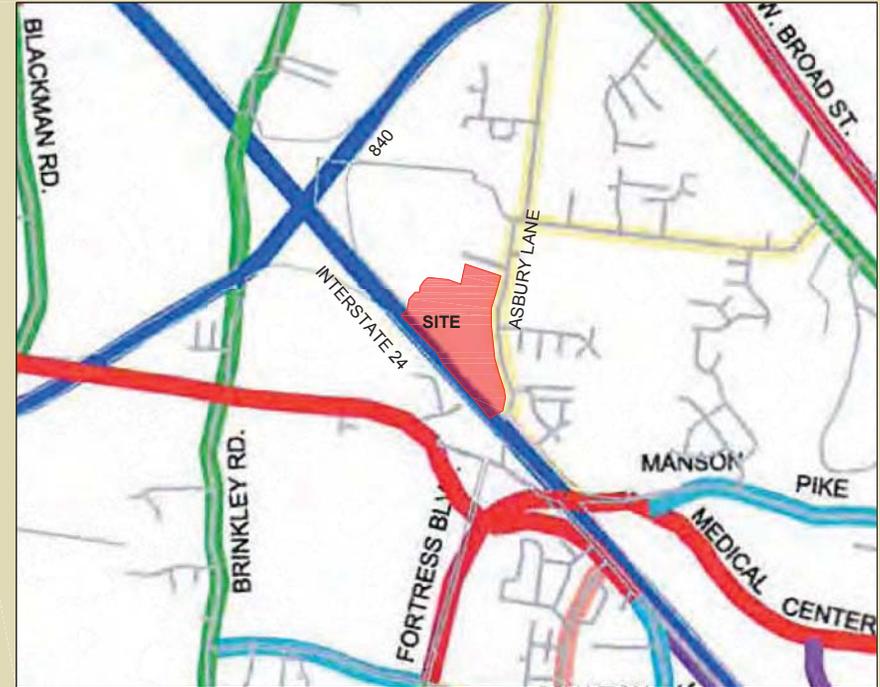
PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee

MAJOR THOROUGHFARE PLAN



ROADWAY CLASSIFICATION MAP



ASBURY LANE IS PRESENTLY CLASSIFIED AS A RESIDENTIAL COLLECTOR ON THE ROADWAY CLASSIFICATION PLAN WITH A R.O.W. WIDTH OF 50'. A LEFT TURN LANE INTO THE DEVELOPMENT WILL BE PROVIDED FROM THE NORTHWEST. DETAILED CONSTRUCTION PLANS WILL BE PROVIDED WITH SITE PLAN APPROVAL. THE MAJOR THOROUGHFARE PLAN DOES NOT CALL FOR THE UPGRADE OF THIS ROADWAY. THE ROADWAY WITHIN PURLINGBROOK TOWNHOME SECTION WILL BE PRIVATE AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE DEVELOPER WILL PARTICIPATE WITH THE CITY ON THE UPGRADE OF ASBURY LANE ADJACENT TO THIS DEVELOPMENT.



ROADWAY INFORMATION PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



UNIT # 413
ELEV. "TRL"

UNIT # 414
ELEV. "FCL"

UNIT # 415
ELEV. "FCM"

UNIT # 416
ELEV. "TRM"



UNIT # 417
ELEV. "TRL"

UNIT # 418
ELEV. "FCL"

EXAMPLE

UNIT # 419
ELEV. "FCM"

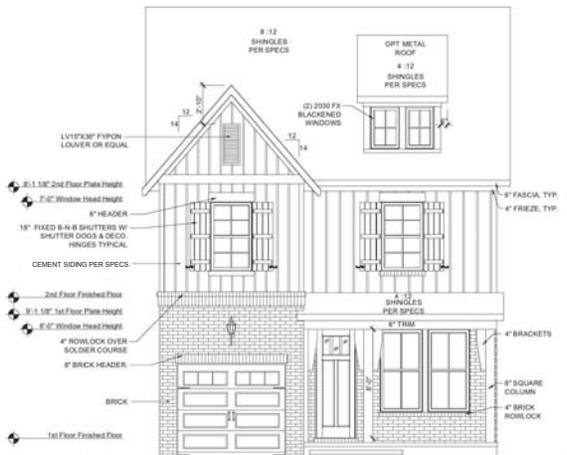
UNIT # 420
ELEV. "TRM"

THE ELEVATIONS ON THE FOLLOWING PAGES REPRESENT THE GENERAL PRODUCT THAT IS PROPOSED TO BE BUILT. HOWEVER, THERE MAY BE MINOR DESIGN CHANGES OR NEW HOUSE PLANS INTRODUCED IN THE FUTURE THAT ARE NOT CONTAINED IN THIS BOOK.

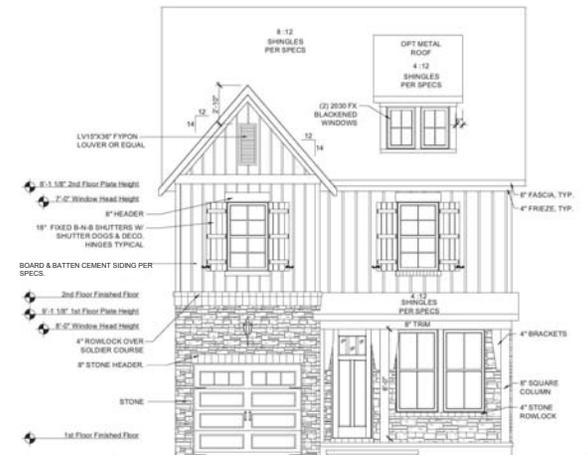
TOWNHOME ELEVATION PLANS

PURLINGBROOK at ASBURY

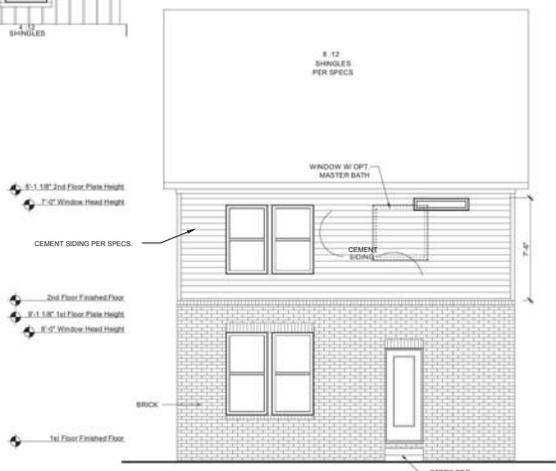
Murfreesboro, Rutherford County, Tennessee



4 FRONT ELEVATION FCM BRICK OPTION SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)

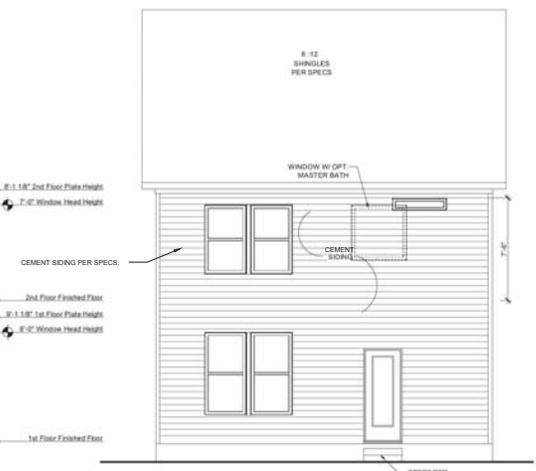


1 FRONT ELEVATION FCM SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)



3 REAR ELEVATION BRICK OPTION SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)

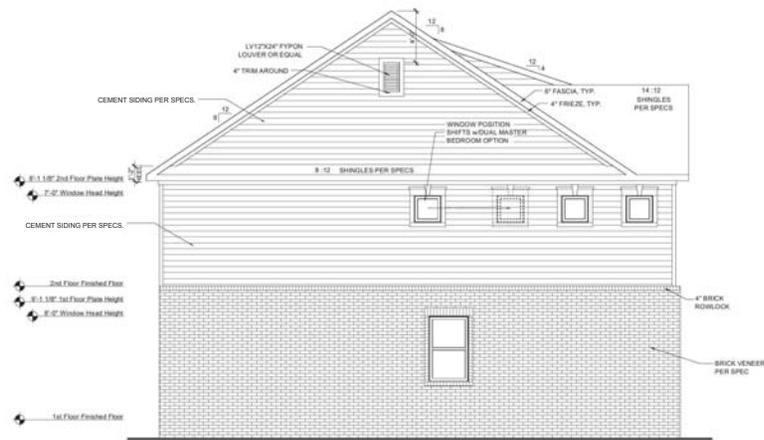
EXAMPLE



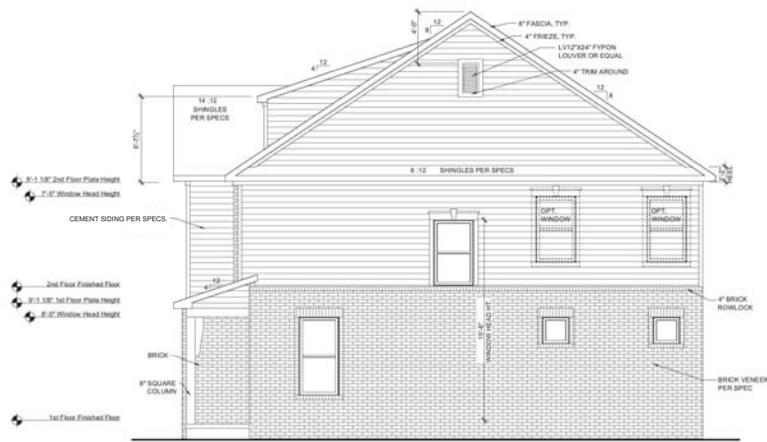
2 REAR ELEVATION SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)

TOWNHOME ELEVATION PLANS

PURLINGBROOK at ASBURY



1 LEFT ELEVATION
SCALE: 1/4"=1'-0" (1/8"=1'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/8"=1'-0" SHEET SIZE)



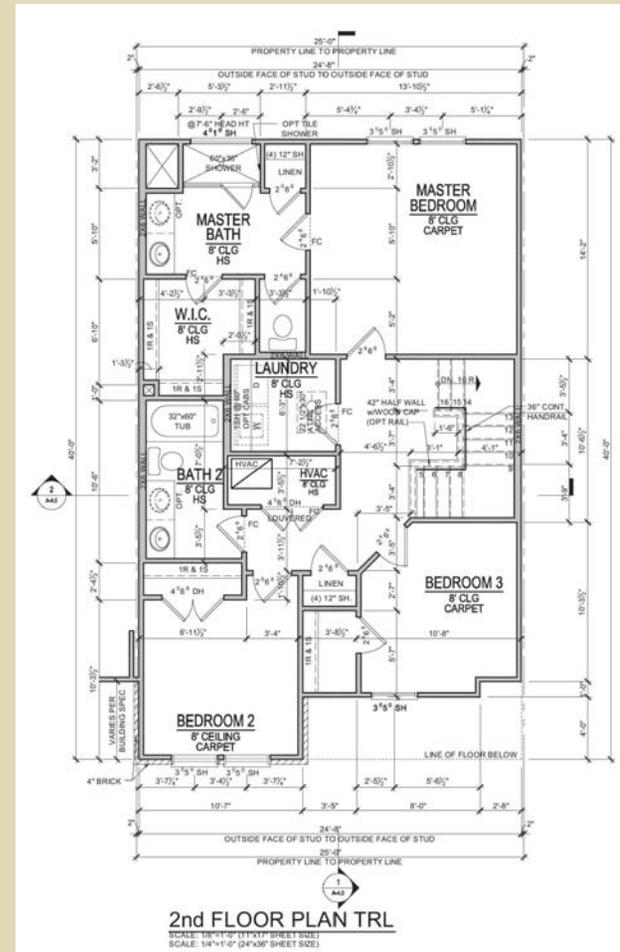
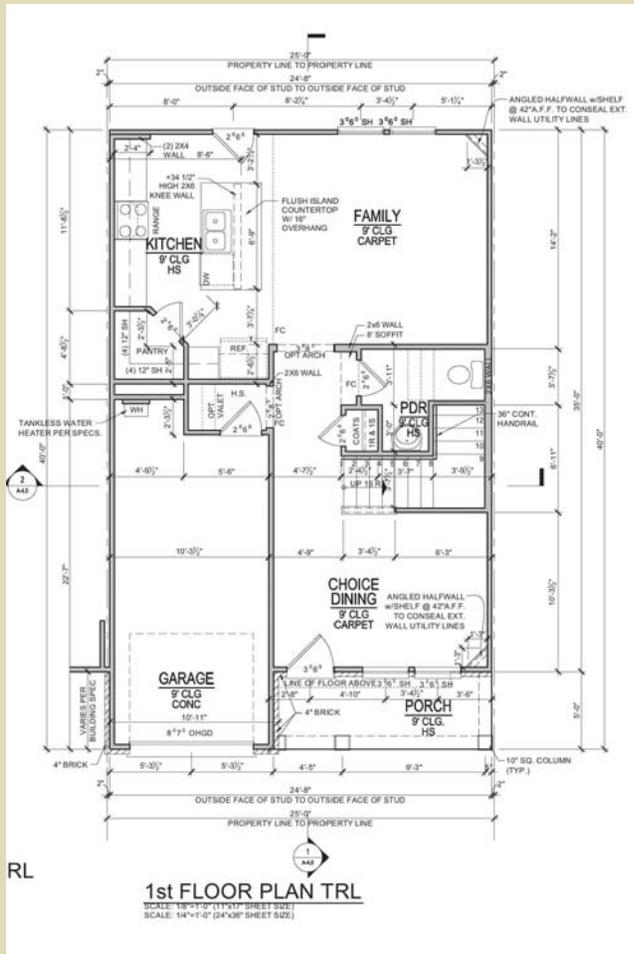
2 RIGHT ELEVATION-END UNIT
SCALE: 1/4"=1'-0" (1/8"=1'-0" SHEET SIZE)
SCALE: 1/4"=1'-0" (1/8"=1'-0" SHEET SIZE)

EXAMPLE

TOWNHOME ELEVATION PLANS

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee

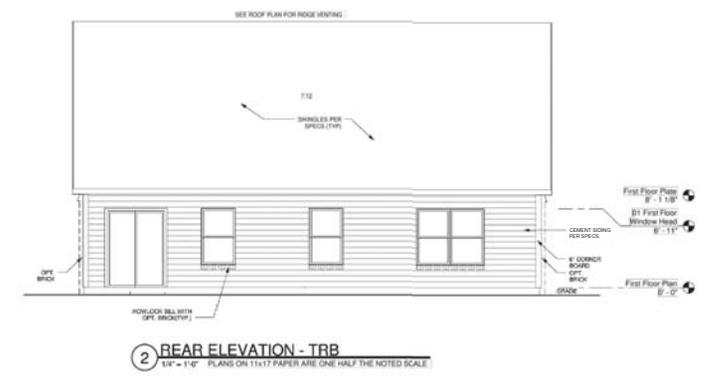
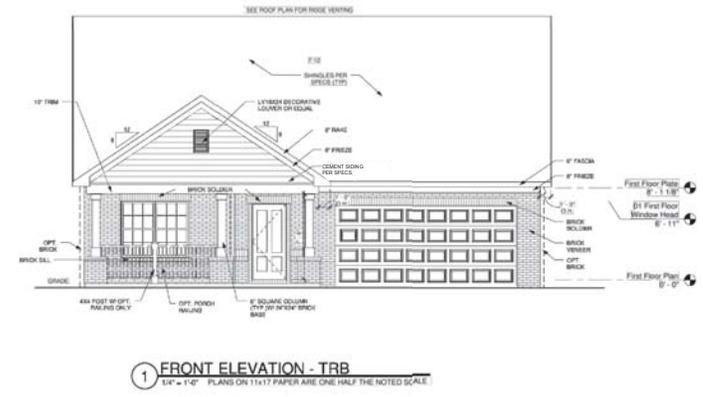
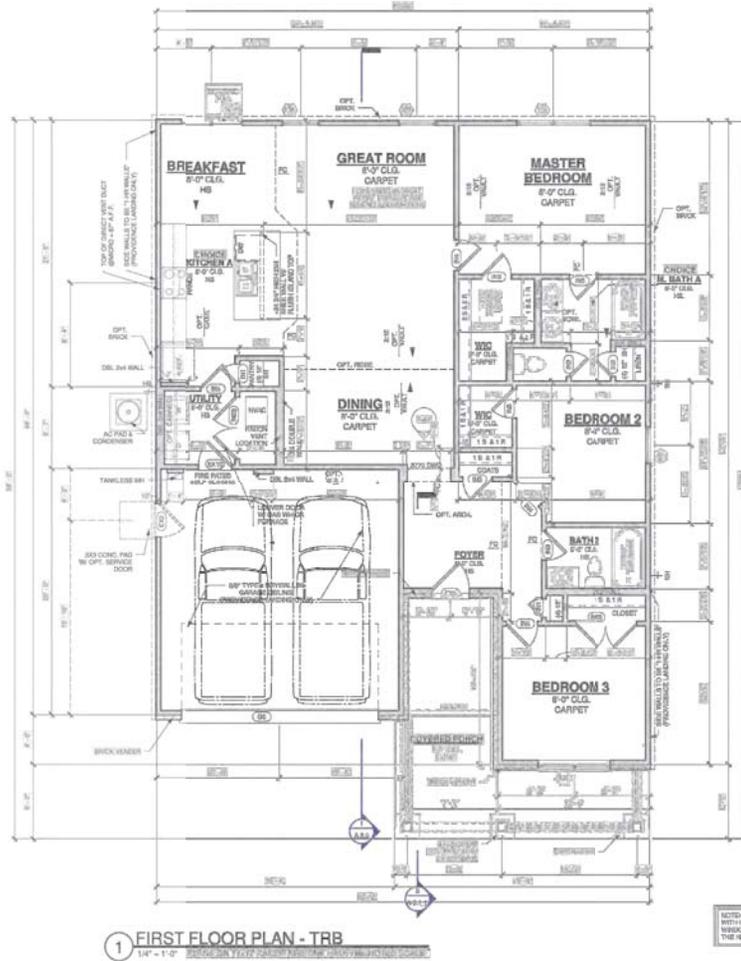


EXAMPLE

TOWNHOME FLOORPLANS

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee

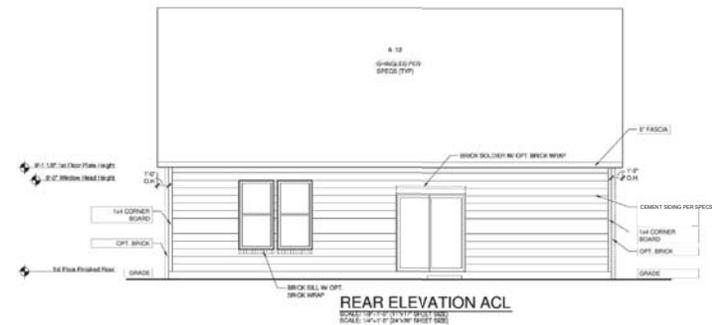
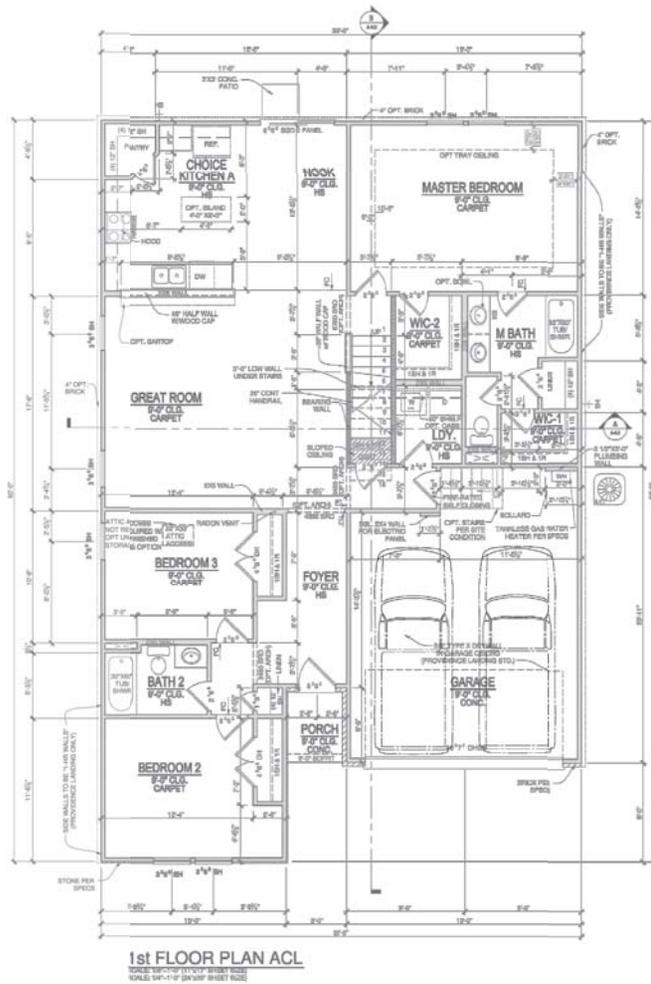


NOTED: WITH OPTIONAL 9' DOOR, ALL WINDOWS WILL BE 9' WIDE THE HIGHEST DOOR TO 7'11"

EXAMPLE

SINGLE FAMILY HOMES
PURLINGBROOK at ASBURY

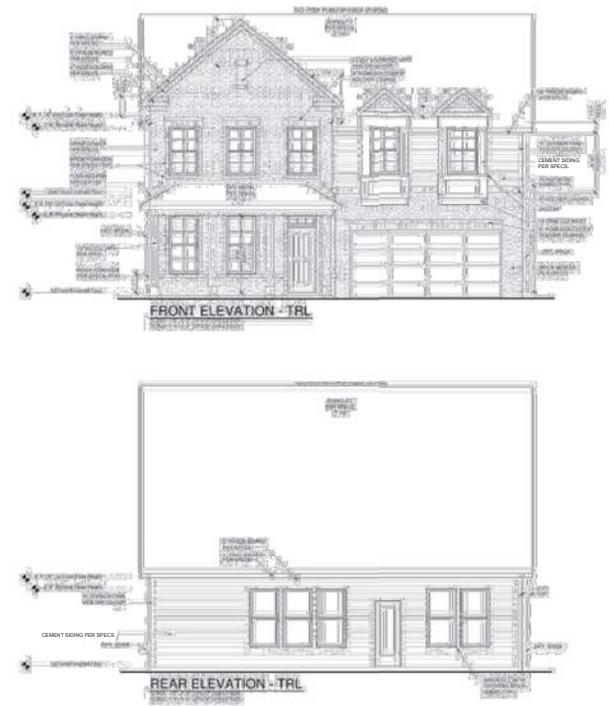
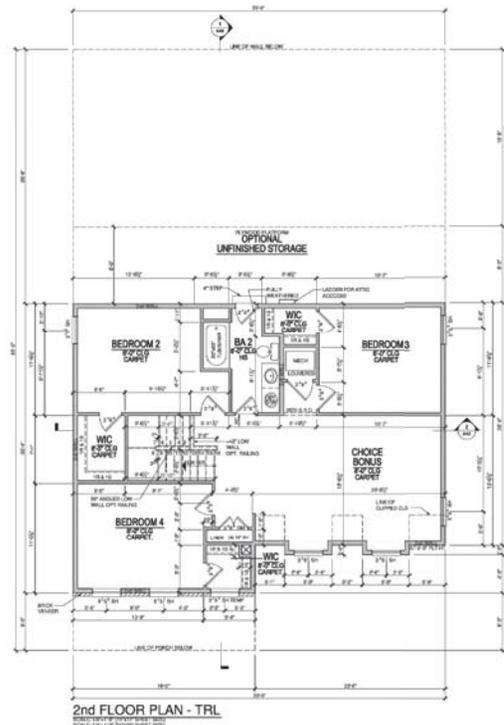
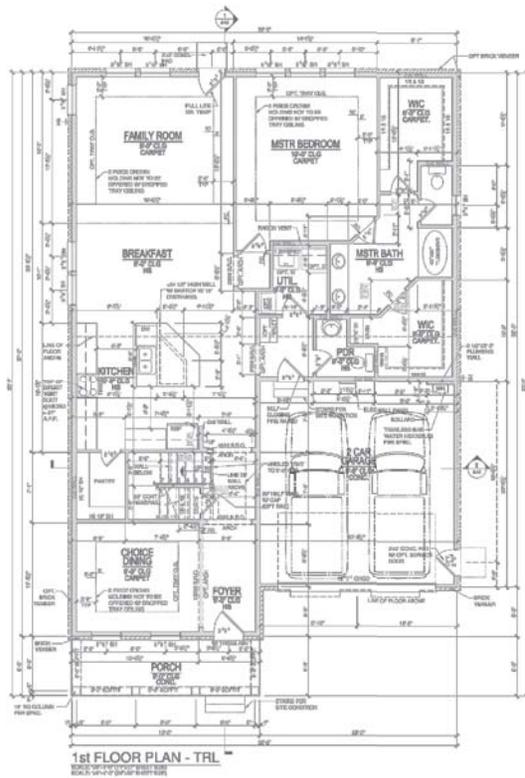
Murfreesboro, Rutherford County, Tennessee



EXAMPLE

SINGLE FAMILY HOMES
 PURLINGBROOK at ASBURY

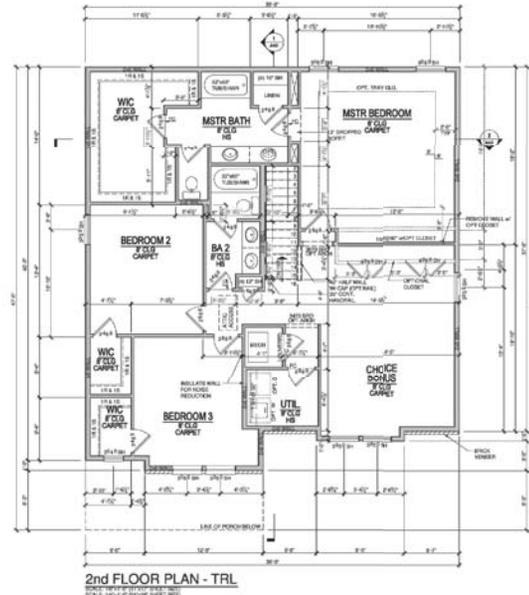
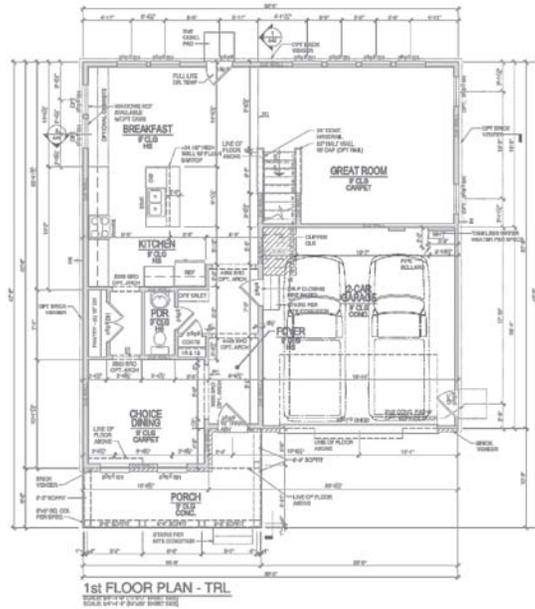
Murfreesboro, Rutherford County, Tennessee



EXAMPLE

SINGLE FAMILY HOMES
 PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



EXAMPLE

SINGLE FAMILY HOMES
PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



EXAMPLE

ARCHITECTURAL RENDERINGS

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee



EXAMPLE

ARCHITECTURAL RENDERINGS
PURLINGBROOK at ASBURY

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

RESPONSE: AN EXHIBIT SHOWING AVAILABLE UTILITIES IS GIVEN ON PAGE 8. AN EXHIBIT SHOWING PUBLIC R.O.W. IS GIVEN ON PAGE 10.

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 PROPOERTY; LOCATION AND EXTEND OF WATER COURSES, WETLANDS, FLOODWAYS, AND FLOODPLAINS ON OR WITHIN ONE HUNDRED (100) FEET OF THE SUBJECT PROPERTY; EXISTING DRAINAGE PATTERN; LOCATION AND EXTENT OF TREE COVER; AND COMMUNITY GREENWAYS AND BICYCLE PATHS AND ROUTES IN PROXIMITY TO THE SUBJECT PROPERTY.

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 9 & 27 THAT SHOWS THE EXISTING CONTOURS AND DRAINAGE PATTERNS ALONG WITH AN AERIAL PHOTOGRAPH OF THE AREA. A SIGNIFICANT PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YR FLOOD PLAIN LINE FOR OVERALL 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) FEE OF THESUBJECT PROPERTY AND THE IDENTIFICATION OF THE USE THEREOF.

RESPONSE: EXHIBITS AND AERIALS ON PAGES 6, 9, & 10 GAIVE THE LOCATION OF EXISTING STRUCTURES ON THE SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 7 GIVES THE ZONING OF THOSE SAME PROPERTIES.

4. A DRAWING DEFINING THE GENERAL LOCATION AND MAXIMUM NUMBER OF LOTS, PARCELS OR OTHER 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, BICYLCE AND VEHICULAR WAYS OR THE RESTRICTIONS PERTAINING THERETO AND THE EXTENT OF PROPOSED LANDSCAPING, PLANTING, SCREENING, OR FENCING.

RESPONSE: PAGES 3-4, & 24 -25 LISTS STANDARDS AND EXHIBITS SHOWING THE CONCEPT PLAN WHICH SHOWS EACH OF THESE ITEMS.

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

RESPONSE: PAGE 4 & 24 LISTS THIS INFORMATION

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

RESPONSE:

FLOOR AREA RATIO (F.A.R.)
TOTAL MAXIMUM FLOOR AREA = (2,800 SF x 48) + (2000 SF x 90) = 314,400 SF
TOTAL SITE AREA= 3,245,220 SF
F.A.R.= 314,400 SF / 3,245,200 SF = 0.10

LIVABILITY SPACE RATIO (L.S.R.)
TOTAL MAXIMUM FLOOR AREA = 314,400 SF
TOTAL SITE AREA= 3,245,200 SF
TOTAL DRIVE/PARKING AREA= 159,622 SF
TOTAL LIVEABLE SPACE= 3,245,200 SF – 159,622 SF = 3,085,598 SF
L.S.R.= 3,085,598 SF /314,400 SF = 9.8

OPEN SPACE RATIO (O.S.R.)
TOTAL OPEN SPACE= 2,265,120 SF
TOTAL MAXIMUM FLOOR AREA= 314,400 SF
O.S.R.= 2,265,120 SF / 314,400 SF = 7.2

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 THE NEIGHBORING PROPEPRTY IN ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THIS ARTICLE.

RESPONSE: THE PROPERTY IS CURRENTLY ZONED PRD. THE SURROUNDING AREAS HAS A MIXTURE OF SINGLE FAMILY RESIDENTIAL PROPERTIES ZONED (RS-15 & COUNTY – MEDIUM DENSITY RESIDENTIAL). THIS REVISED PLANNED RESIDENTIAL DEVELOPMENT OFFERS A NUMBER OF SINGLE FAMILY LOTS IN ADDITION TO THE TOWNHOMES WHICH IS MORE SIMILAR TO THE NEIGHBORHOOD VS THE CURRENT PRD WHICH ONLY OFFERED TOWNHOME UNITS AT A HIGHER DENSITY. WE FEEL THAT BY PROVIDING BOTH SINGLE FAMILY LOTS AND TOWNHOMES UNITS WE WILL NOT ONLY PROVIDE POTENTIAL BUYERS WITH MORE OPTIONS TO BETTER SUIT THEIR NEEDS BUT WE WILL ALSO BE MORE CONSISTANT WITH THE SURROUNDING NEIGHBORHOOD CHARACTERISTICS.

SECTION 13(D) (2) (9) (1-15)

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee

8. PROPOSED MEANS OF ASSURING THE CONTINUED MAINTANANCE 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 DEVELOPMENT PROPOSES THE CREATION OF AN HOA TO ENFORCE THE PROPOSED CCR'S.

9. 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 REGULATAIONS UNDER WHICH THE PLANNED DEVELOPMENT IS PROPOSED.

RESPONSE: (1) THE DEVELOPMENT PROPOSES A VARIANCE FROM THE CURRENT ORDINANCE WHICH REQUIRES TOWNHOME DEVELOPMENT OVER 75 UNITS TO PROVIDE TRASH COLLECTION VIA A TRASH COMPACTOR. WE RESPECTFULLY REQUEST TO ONLY PROVIDE A DUMPSTER AND NO COMPACTOR. THE DUMPSTER ENCLOSURE WILL FEATURE ARCHITECTURAL CHARACTERSTICS SIMILAR TO THAT OF WHICH IS BEING PROPOSED FOR THE DWELLING UNITS THEMSELVES.

(2) THE DEVELOPMENT PROPOSES A VARIANCE FROM THE CURRENT ORDINANCE WHICH DOES NOT ALLOW GARAGES TO COUNT TOWARD MINIMUM PARKING REQUIREMENTS FOR SINGLE FAMILY LOTS.

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

RESPONSE: THIS PROPERTY IS NOT IN THE AIRPORT OVERLAY DISTRICT (AOD), BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORICAL DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). A PORTION OF THIS PROPERTY LIES IN ZONE AE, WITHIN THE 100-FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.

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

RESPONSE: PAGE 10 SHOWS THE MAJOR THOROUGHFARE PLAN.

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

RESPONSE: THE PRIMARY REPRESENTATIVE IS RYAN LOVELACE, PRINCIPAL OF CIVIL SITE DESIGN GROUP, PLLC. DEVELOPER / APPLICANT IS BRAD GARNTO OF BEAZER HOMES. CONTACT INFO FOR BOTH IS PROVIDED ON COVER SHEET.

13. 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 BULDING MATERIALS INCLUDING THE SIDING AND ROOF MATERIALS, PORCHES, AND DECKS. THE LOCATION AND ORIENTATION OF THE EXTERIOR LIGHT FIXTURES AND OF GARAGES SHALL BE SHOWN IF SUCH ARE TO BE INCLUDED IN THE STRUCTURES.

RESPONSE: PAGES 11-20 SHOW THE ARCHITECTURAL CHARACTER OF THE PROPOSED HOMES WITH GARAGES SHOWN AND BUILDING MATERIALS LISTED.

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

RESPONSE: PAGE 5 SHOWS THE PROPOSED MAIN ENTRANCE EXAMPLE LANDSCAPING, ENTRANCE MONUMENT, AND LIGHT FIXTURES. ALL ELEMENTS OF THE SIGN WILL BE IN ACCORDANCE WITH THE CITY OF MURFREESBORO'S SIGN ORDINANCE.

SECTION 13(D) (2) (9) (1-15)

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee

PRELIMINARY MASTER DEVELOPMENT PLAN PURLINGBROOK PLANNED UNIT DEVELOPMENT

ASBURY LANE
MURFREESBORO, RUTHERFORD COUNTY, TN

SHEET INDEX

C1.00 COVER
C1.01 OVERALL MASTER PLAN
C2.00 MASTER PLAN
C3.00 UTILITY PLAN
C4.00 GRADING AND DRAINAGE PLAN
C4.00 PHASING PLAN



VICINITY MAP
N.T.S.

DEVELOPER

BEAZER HOMES - NASHVILLE DIVISION
1018 ELM HILL PIKE
NASHVILLE, TN 37210
CONTACT: BRAD GARNTO

OWNER

ASBURY DEVELOPMENTS
3320 BOURBON STREET
ENGLEWOOD, FL 34224

ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE.
SUITE A
NASHVILLE, TN 37203
CONTACT: RYAN LOVELACE, P.E.
PHONE NUMBER: 615-248-9999



CIVIL-SITE
DESIGN GROUP
REGISTERED PLANNERS - LANDSCAPE ARCHITECTS
200 WESTWOOD DRIVE, SUITE 200, NASHVILLE, TN 37203
615-248-9999 WWW.CIVIL-SITE.COM

REV: JULY 15, 2016
DATE: JUNE 30, 2016
JOB NO.: 16-073-01

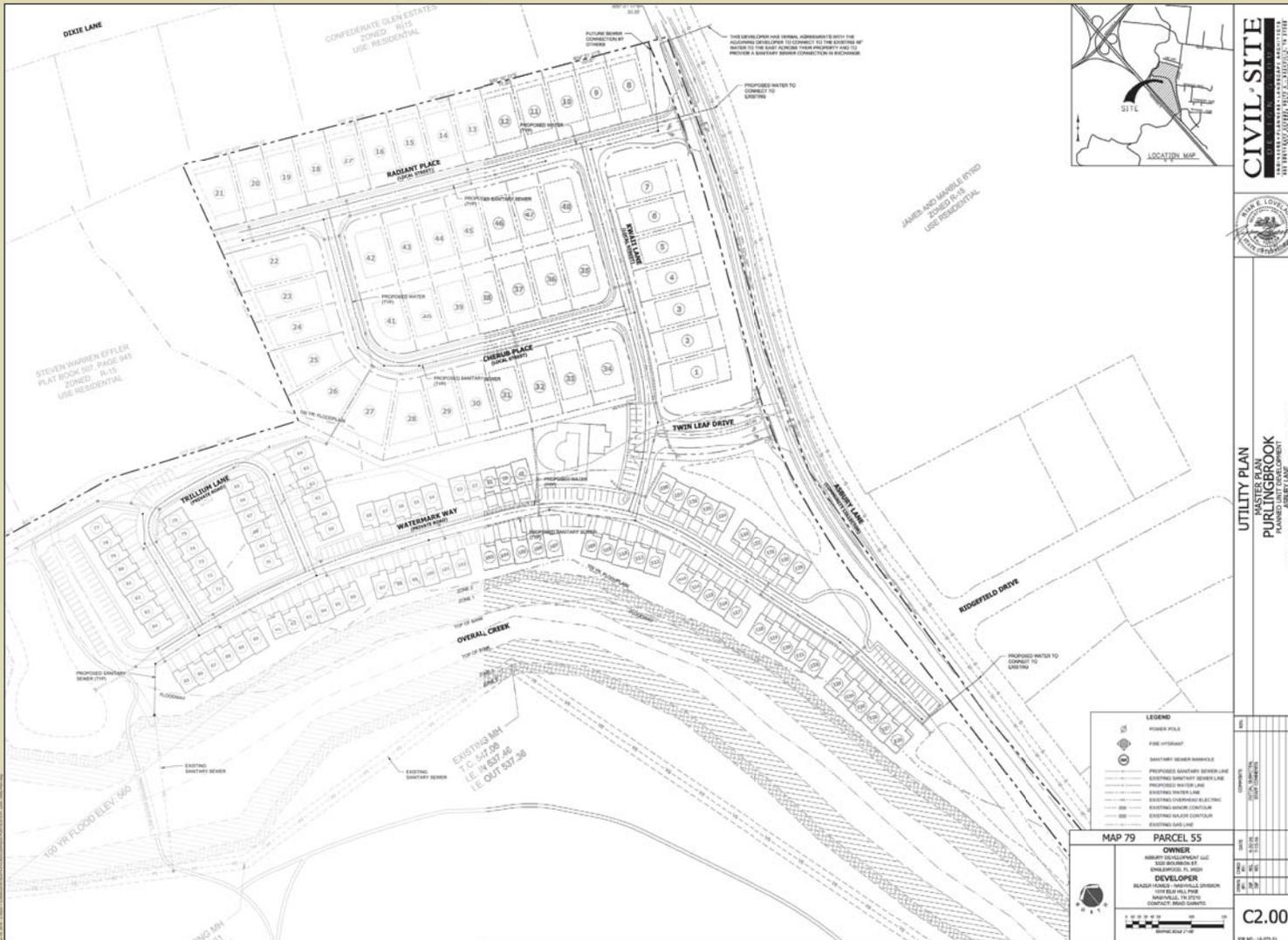
P M D P C O V E R

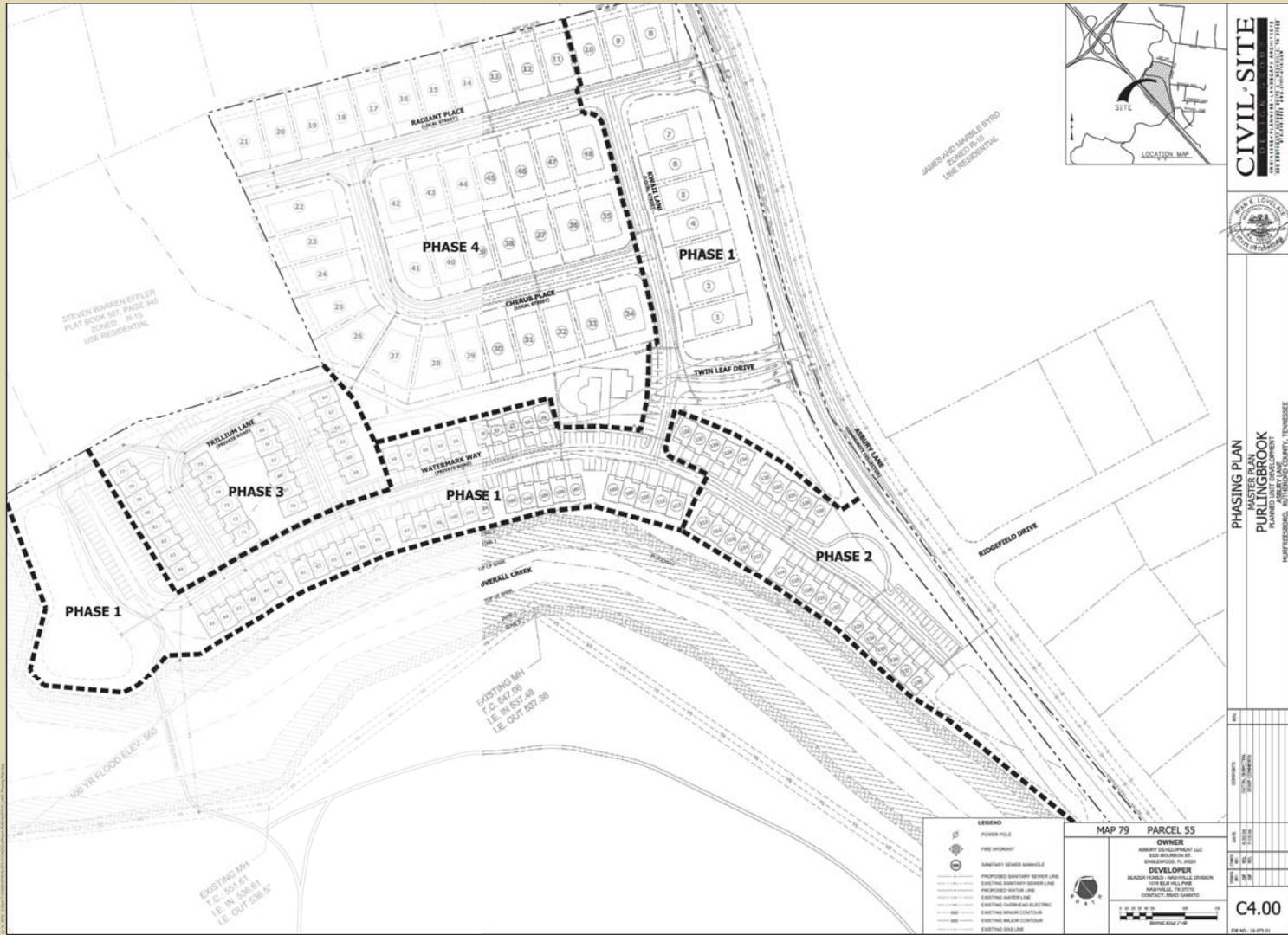
P U R L I N G B R O O K a t A S B U R Y

Murfreesboro, Rutherford County, Tennessee

CIVIL-SITE
DESIGN GROUP
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615-248-9999 WWW.CIVIL-SITE.COM

23





PHASING PLAN

PURLINGBROOK at ASBURY

Murfreesboro, Rutherford County, Tennessee

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

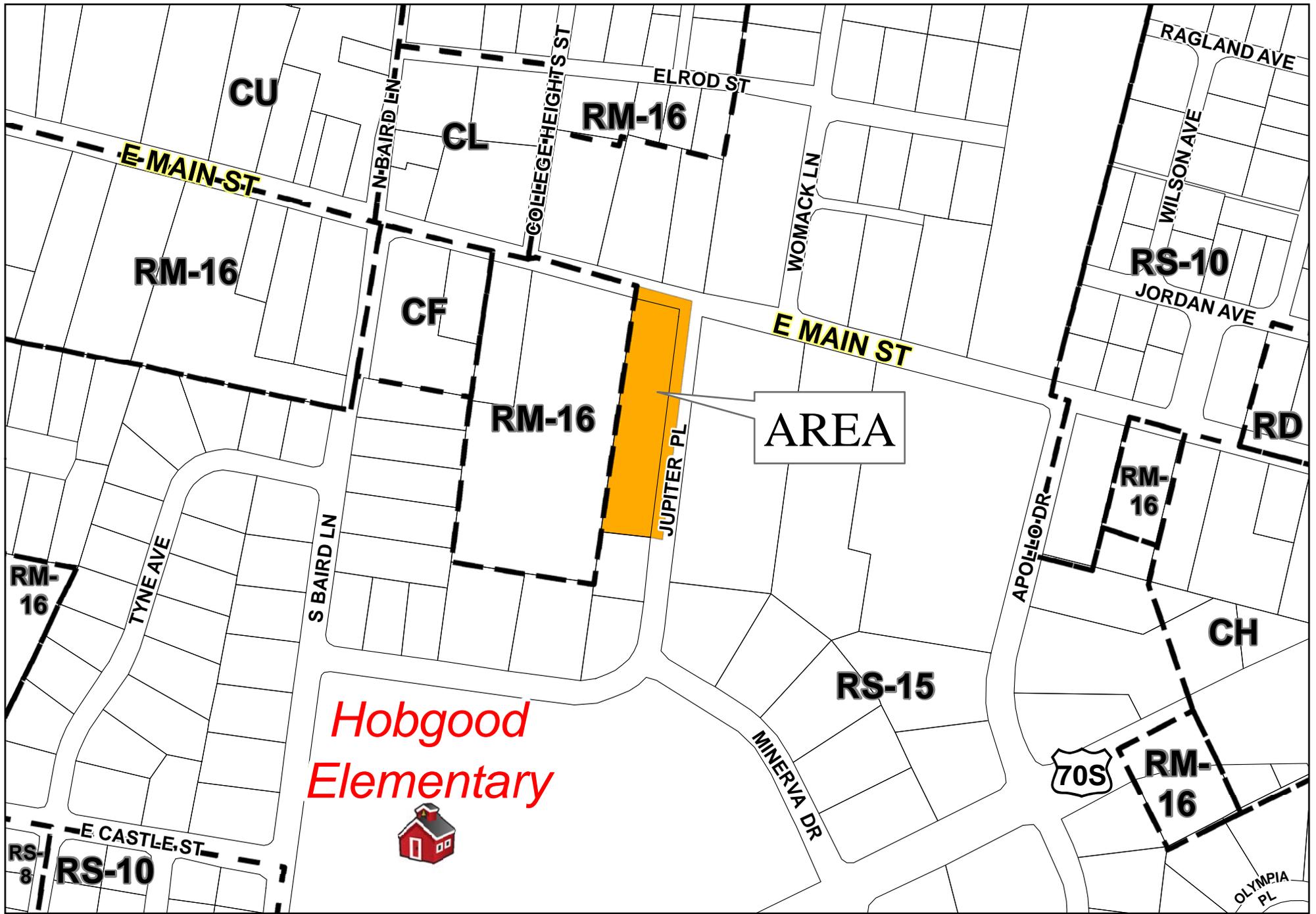
3.h. Zoning application [2016-423] for approximately 1.5 acres located along East Main Street and Jupiter Place to be rezoned from RS-15 to RM-16, East Main Quarters Partnership developer.

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 hosted a neighborhood meeting regarding this request on June 20th. Members of the Planning staff and approximately six (6) neighboring property owners were also in attendance.

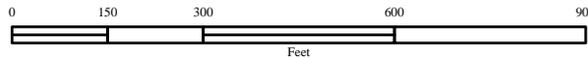
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along E. Main Street
from RS-15 to RM-16**



Path: G:\planning\rezon\emainst6_2016.mxd



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



Creating a better quality of life

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

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

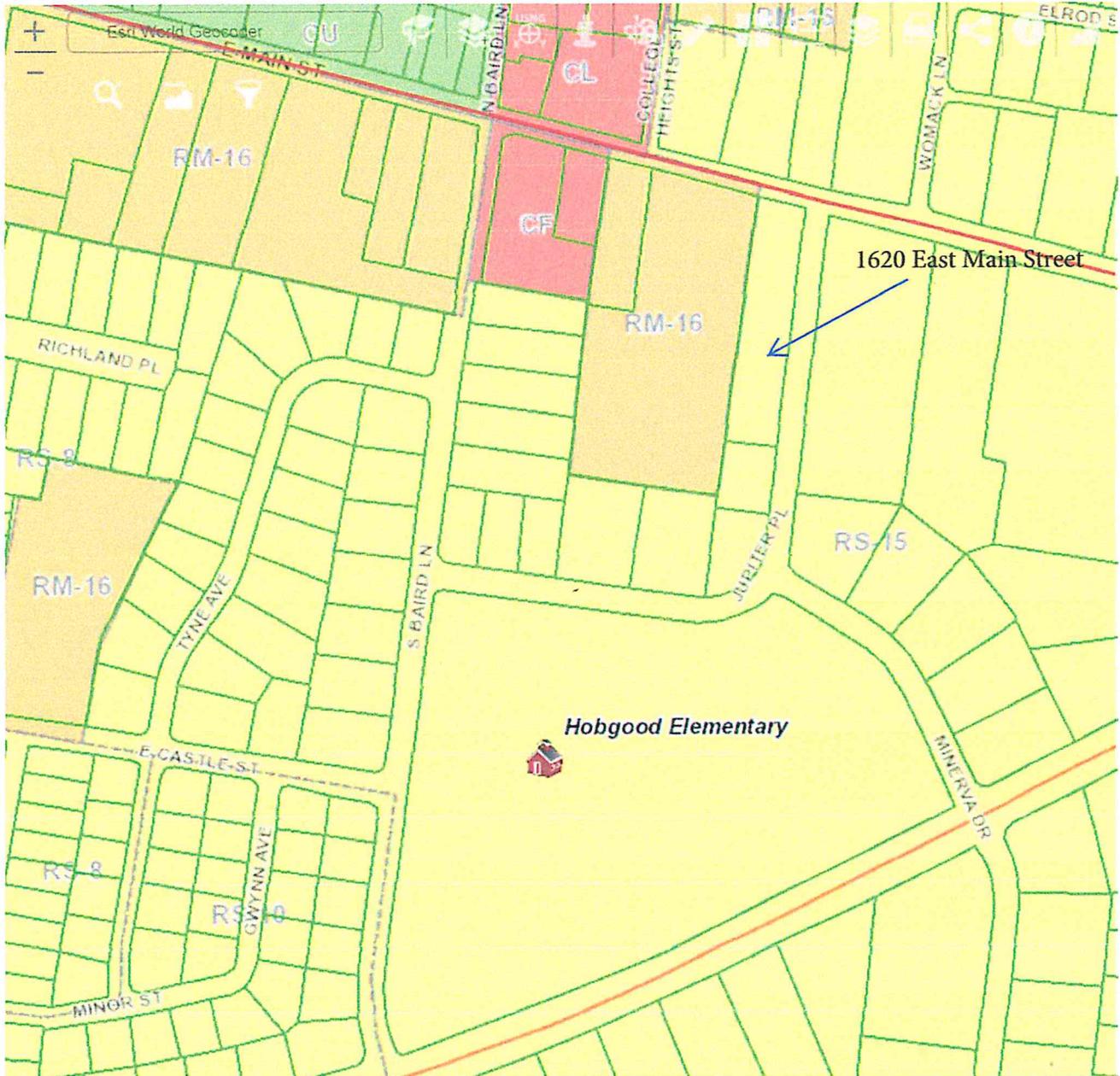
APPLICANT'S SIGNATURE (required): 

DATE: 4/27/16

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

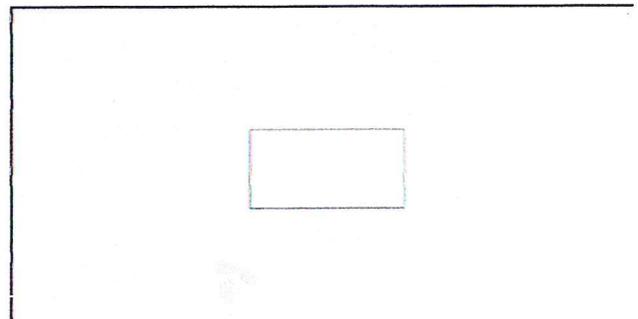
Date received: _____ **MPC YR.:** _____ **MPC #:** 2016-423

Amount paid: 600.00 **Receipt #:** 364009



300ft

35.843032 -86.369152 Degrees



1620 E MAIN ST.

6-20-16



Sign-In Sheet for Neighborhood Public Meeting

	Name	Address
1	Robert Lewis	111 W Vine St
2	Billy Pitman	574 Colchester or Murfreesboro rd
3	Matthew Blomeley	City Hall
4	Steve Westbrooks	311 Minerva DR
5	Bill Allen	119 S BAIRD LN
6	Idalee Allen	" " " "
7	Johnny Hays	211-213 S. Baird Ln.
8	John Elliott	1604 East Main
9	Chad Gilbert	" " "
10	Clyde Pountree	228 Bluegrass Circle, Lebanon
11	Harold Mudd	1620 E Main Street
12	Gary Whiteaker	111 West Vine St
13	Michael Stummich	1710 E Main Street
14	Dena J. Young	1710 E Main Street
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