

MURFREESBORO CITY COUNCIL
AGENDA

August 18, 2016

7:00 p.m.

Council Chambers

PRAYER

MS. MADELYN SCALES HARRIS

PLEDGE OF ALLEGIANCE

CEREMONIAL ITEMS

Consent Agenda

1. A. Consider recommendations of the Project Engineer: Mandatory Referral for drainage easement at Autumn Wood Apartments.
- B. Request to hang a banner across East Main Street from Parks & Recreation Facilities Coordinator: December 22, 2016-**January 1, 2017 (Event: New Year's Day 5K)**.

Minutes

2. July 21, 2016 - Special Meeting (Public Comment).

New Business

3. Consider for approval a Certificate of Compliance for Wine in Retail Stores for Sean Blom a at Aplus #234, 1209 Fortress Boulevard.
4. A. Pursuant to RESOLUTION 16-R-PH-29.1 adopted by the City Council on July 21, 2016, conduct a public hearing to consider zoning approximately 74 acres located along New Salem Highway as Commercial Fringe (CF) District (approximately 26.1 acres), Residential Multi-Family Twelve (RM-12) District (approximately 23.1 acres) and Residential Zero-Lot Line (RZ) District (approximately 25 acres), simultaneous with annexation; William & Caroline Waite, applicants [2016-415]. Notice of said public hearing was published in the August 1, 2016 issue of a local newspaper.
- B. Consider for passage on first reading ORDINANCE 16-OZ-29 to zone an area along New Salem Highway as Commercial Fringe (CF) District, Residential Multi-Family Twelve (RM-12) District and Residential Zero-Lot Line (RZ) District, simultaneous with annexation [2016-415].
5. A. Pursuant to RESOLUTION 16-R-PH-33 adopted by the City Council on July 21, 2016, conduct a public hearing to consider amending approximately 150.5 acres in the Planned Industrial Development (PID) District (Parkway Place) located along Joe B. Jackson Parkway; Joe Swanson, applicant [2016-422]. Notice of said public hearing was published in the August 1, 2016 issue of a local newspaper.
- B. Consider for passage on first reading ORDINANCE 16-OZ-33 to amend the conditions applicable to an area in the Planned Industrial Development (PID) District (Parkway Place) located along Joe B. Jackson Parkway; Joe Swanson, applicant [2016-422]. \
6. A. Pursuant to RESOLUTION 16-R-PH-34 adopted by the City Council on July 21, 2016, conduct a public hearing to consider rezoning approximately 13.5 acres located along Brinkley Road from Commercial Fringe (CF) District to Planned Residential Development (PRD) District (Wilkerson Downs); Robert E. Frances and Jeffrey Gill, applicants [2016-425]. Notice of said public hearing was published in the August 1, 2016 issue of a local newspaper.
- B. Consider for passage on first reading ORDINANCE 16-OZ-34 to rezone an area located along Brinkley Road to Planned Residential Development (PRD) District [2016-425].
7. A. Pursuant to RESOLUTION 16-R-PH-35 adopted by the City Council on July 21, 2016, conduct a public hearing to consider rezoning approximately 2 acres located along North Rutherford Boulevard and Old Lascassas Road from Commercial Fringe (CF) District to Highway Commercial (CH) District; Eric Lowman, applicant [2016-427]. Notice of said public hearing was published in the August 1, 2016 issue of a local newspaper.
- B. Consider for passage on first reading ORDINANCE 16-OZ-35 to rezone an area located along North Rutherford Boulevard and Old Lascassas Road to Highway Commercial (CH) District [2016-427].

MURFREESBORO CITY COUNCIL
A G E N D A

August 18, 2016

(Continued)

8. A. Pursuant to RESOLUTION 16-R-PH-36 adopted by the City Council on July 21, 2016, conduct a public hearing to consider rezoning approximately 44 acres located along Armstrong Valley Road from Single-Family Residential Fifteen (RS-15) District to Single-Family Residential Eight (RS-8) District; Cornerstone Development, applicant [2016-428]. Notice of said public hearing was published in the August 1, 2016 issue of a local newspaper.
- B. Consider for passage on first reading ORDINANCE 16-OZ-36 to rezone an area located along Armstrong Valley Road to Single-Family Residential Eight (RS-8) District [2016-428].
9. Consider recommendations of the Principal Planner to schedule public hearings for rezoning along Reid Avenue (RS-4); rezoning along Bradyville Pike (CF); rezoning along North Thompson Lane/Wilkinson Pike (CM) (GDO-2); rezoning along Veterans Parkway (RS-8) (CF) (RM-16); Amend an area along Asbury Lane in the Purlingbrook PRD; Annexation Petition & Plan of Services for an area along Veterans Parkway, east of Cason Lane; and zoning along Veterans Parkway, east of Cason Lane (RM-12), simultaneous with annexation.
10. Consider recommendations of the Interim Murfreesboro Parks & Recreation Director: Change Orders No. 1 & No. 2 from Trinity Builders for Miracle Field Project.
11. Consider recommendations of the City Manager: Traffic Signal at Veterans Parkway & Barfield Road.

Board & Commission Appointments

12. Reappointment to Senior Center Commission: Ms. Marie Trott.

Beer Permits

Payment of Statements

Other Business from Staff or City Council

Adjourn



Consent Agenda

August 12, 2016

Honorable Mayor McFarland and Members of City Council

RE: Mandatory Referral and – Drainage easement at Autumn Wood Apartments

On its regular meeting of August 17, 2016, Murfreesboro Planning Commission will consider a request to abandon a drainage easement as shown on the Wright Bros. Subdivision Final Plat. The Mandatory Referral presented as a Consent Agenda item for your consideration and approval. If this item is not approved at the August 17, 2016 Planning Commission meeting staff will remove the item from the consent agenda.

Background

The Autumn Wood Apartment complex is currently under construction. The current easement as it is recorded does not fit with their proposed site plan. New drainage easements will be dedicated with the Autumn Wood Apartments Final Plat.

The attached exhibit shows existing drainage easement to be abandoned.

Concurrence

The Planning Commission will consider approval at its meeting of August 17, 2016.

Fiscal Impact

The Mandatory Referral will not have a fiscal impact.

Recommendation

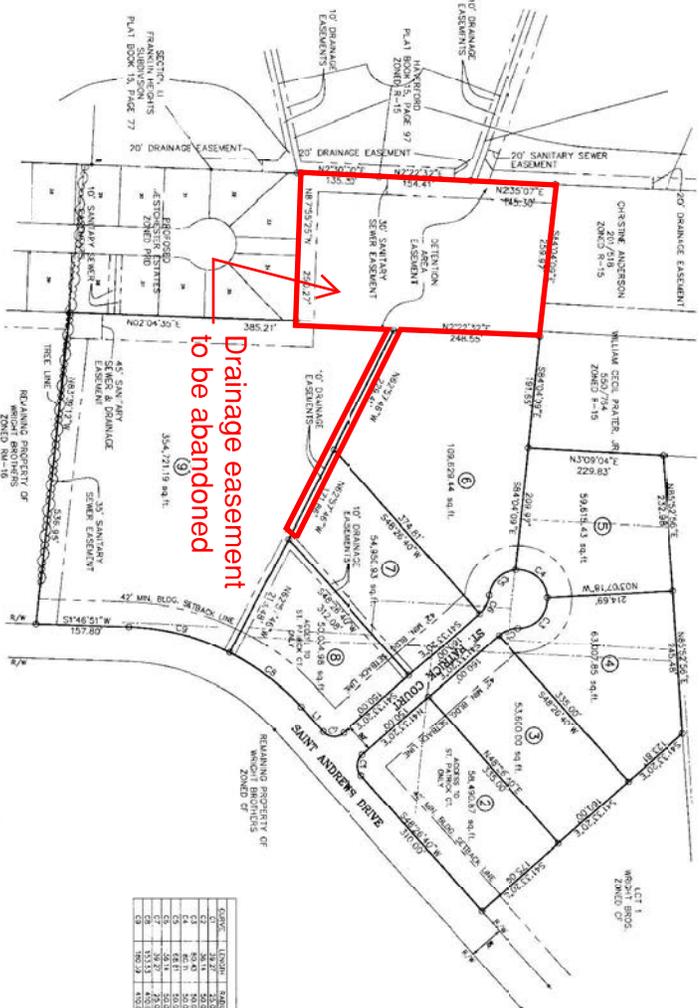
Staff has reviewed the request and recommends approval of the Mandatory Referral subject to final approval of the legal description provided by Autumn Wood Partnership.

Additionally, staff recommends authorization for the Mayor to execute the easement document subject to review and approval by the City Attorney.

Sincerely,

Katie Noel, PE, CPESC
Project Engineer

Attachment: Wight Bros. Plat showing easement to be abandoned.



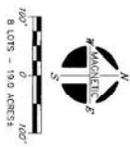
Drainage easement to be abandoned

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ZONING: 5th DISTRICT OF FRANKLIN HEIGHTS PLAT BOOK 15, PAGE 77

REMAINING PROPERTY OF ZONED SA-15

REMAINING PROPERTY OF ZONED SA-15



DATE OF RECORDING: November 21, 2003
 TIME OF RECORDING: 1:37 PM
 PLAT BOOK: 27 PAGE: 38



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 TIME OF RECORDING: 1:37 PM
 PLAT BOOK: 27 PAGE: 38

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 TIME OF RECORDING: 1:37 PM
 PLAT BOOK: 27 PAGE: 38

NOTE: Any house or structure with a building permit to be placed on the site before the expiration of the...
 Madison, Wisconsin City Code Section 33.38 (9) which requires the owner to construct a building and...
 as a prerequisite to commencing to erect another...
 sewer system.

DATE: 11/21/03
 SURVEYOR: [Signature]
 COUNTY: [Signature]



LOCATION MAP

N.T.S.

DATE: 11/21/03

SURVEYOR: [Signature]

COUNTY: [Signature]

DATE: 11/21/03

SURVEYOR: [Signature]

COUNTY: [Signature]

DATE: 11/21/03

SURVEYOR: [Signature]

COUNTY: [Signature]



PARKS & RECREATION

August 1, 2016

To the Mayor and City Council,

Murfreesboro Parks and Recreation is requesting to hang a banner across East Main Street from December 22 to January 1 to promote the City of Murfreesboro New Year's Day 5k which will be held Sunday, January 1, 2017. Georgia Meshotto has indicated these dates are available.

Thank you,

A handwritten signature in cursive script that reads "Melinda Tate".

Melinda Tate
Facilities Coordinator
Murfreesboro Parks & Recreation
(615) 893-2141

July 21, 2016

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in special session in the Council Chambers at City Hall at 6:30 p.m. on Thursday, July 21, 2016, with Mayor Shane McFarland present and presiding and with the following Council Members present and in attendance, to wit:

Rick LaLance
Bill Shacklett
Eddie Smotherman
Ron Washington
Doug Young

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

The following representatives of the City were also present:

Rob Lyons, City Manager
Jennifer Moody, Assistant City Manager
Melissa Wright, City Recorder/
Finance Director/City Treasurer
Craig Tindall, City Attorney
David Ives, Assistant City Attorney
Georgia A. Meshotto, Administrative Aide II

Mayor McFarland announced that this special meeting was being held to hear from the citizens of Murfreesboro. He reviewed the procedures for speaking and invited those present to step up to the podium.

Mr. Bob Woods, 411 West Lytle Street, addressed the Lytle Street revitalization project and the negative effect that losing 9 parking spaces would have on his business. Property owners should have been notified to see what their concerns would have been regarding delivery of products and specific needs as relates to parking.

Mr. Ron Smith, 302 Fayre Lane, addressed the MED Power Board retaining their autonomy; no co-mingling of monies with other City departments or entities; written reports from MED to City Council quarterly; MED designee present at all City Council meetings; Council continue to have presence on the Power Board; and more communication between MED and City Council. Mr. Smith suggested that the City look into purchasing a helicopter or two for the Police Department to address high speed chases.

Ms. Shawn Hackinson, owner of The Alley on Main located at 1710 E. Main Street, addressed "food trucks" and the growth of the downtown area. He felt it is important to protect brick and mortar and keep city dollars in the city which will help new restaurants stabilize before allowing "food trucks" to locate in the downtown area.

Mr. Bobby Turman, 420 E. Burton Street, addressed "food trucks" and the ordinance that will regulate this type of business. He wants steps in place to allow "food trucks" but also safeguards in place to protect the brick and mortar businesses. It is important to keep the dollars here instead of going back to Nashville, Franklin, etc.

Mr. Travis Millwood, owner of Substop Murfreesboro on Vine Street, addressed the issue of "food trucks" and felt there should be restrictions that will govern where they are allowed to set up and locations limited.

Mr. Richard Baines, 1319 Parkview Terrace, addressed opportunities for biking on the greenway with the destination beginning in the downtown area.

Mayor McFarland and Mr. Smotherman responded to some of the issues presented by the speakers.

Mayor McFarland adjourned this session of the public comment meeting at 6:58 p.m.

SHANE MCFARLAND - MAYOR

ATTEST:

MELISSA B. WRIGHT - CITY RECORDER



... creating a better quality of life.

Agenda

August 12, 2016

Honorable Mayor and Members of City Council

Re: Public Hearings to be held on August 18, 2016

Background

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

- a.** Zoning application [2016-415] for approximately 74 acres located along New Salem Highway to be zoned CF (approx. 26.1 acres), RM-12 (approx. 23.1 acres) and RZ (approx. 25 acres) simultaneous with annexation, William & Caroline Waite applicants. The Planning Commission voted to recommend approval unanimously.
- b.** Zoning application [2016-422] for approximately 150.5 acres located along Joe B Jackson Parkway to amend the PID (Parkway Place), Joe Swanson, Jr. applicant. The Planning Commission voted to recommend approval unanimously.
- c.** Zoning application [2016-425] for approximately 13.5 acres located along Brinkley Road to be rezoned from CF to PRD (Wilkerson Downs), Robert E. Frances & Jeffrey Gill applicant. The Planning Commission voted to recommend approval unanimously.
- d.** Zoning application [2016-427] for approximately 2 acres located along North Rutherford Boulevard and Old Lascassas Road to be rezoned from CF to CH, Eric Lowman applicant. The Planning Commission voted to recommend approval unanimously.
- e.** Zoning application [2016-428] for approximately 44 acres located along Armstrong Valley Road to be rezoned from RS-15 to RS-8, Cornerstone Development applicant. The Planning Commission voted to recommend approval unanimously.

Recommendation

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

Concurrences

During its regular meeting on May 4, 2016, the Planning Commission conducted a public hearing on item a. After the public hearing, the Planning Commission discussed the matter and then took action to recommend its approval. Public hearings for this item and the companion annexation request were then scheduled for the June 23, 2016, City Council meeting. After the public hearing regarding the annexation, the City Council voted to approve the annexation petition and plan of services. After Staff's presentation regarding the zoning request but before the public hearing was held, the applicant's representative requested that the City Council defer action on the zoning request, so that he could have additional dialogue with the adjacent property owners. The City Council honored the applicant's request to defer action, and no public hearing on the zoning request was held that night. The public hearing is now scheduled for August 18, 2016.

The Planning Commission conducted public hearings on the other items on July 13, 2016. It is the recommendation of the Planning Commission that all these items be approved.

Attachments

1. Staff Comments from the May 4, 2016 Planning Commission meeting
2. Staff Comments from the July 13, 2016, Planning Commission meeting
3. Illustrations of the areas
4. Miscellaneous exhibits and materials pertaining to each item
5. Minutes from the May 4, 2016 Planning Commission meeting
6. Minutes from the July 13, 2016 Planning Commission meeting

Respectfully Submitted,

Margaret Ann Green, AICP

Principal Planner

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

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

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

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

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

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

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



SAINT ANDREWS DR

CASON LN

99

Site

BARFIELD RD

GENOA DR
GENEVA DR

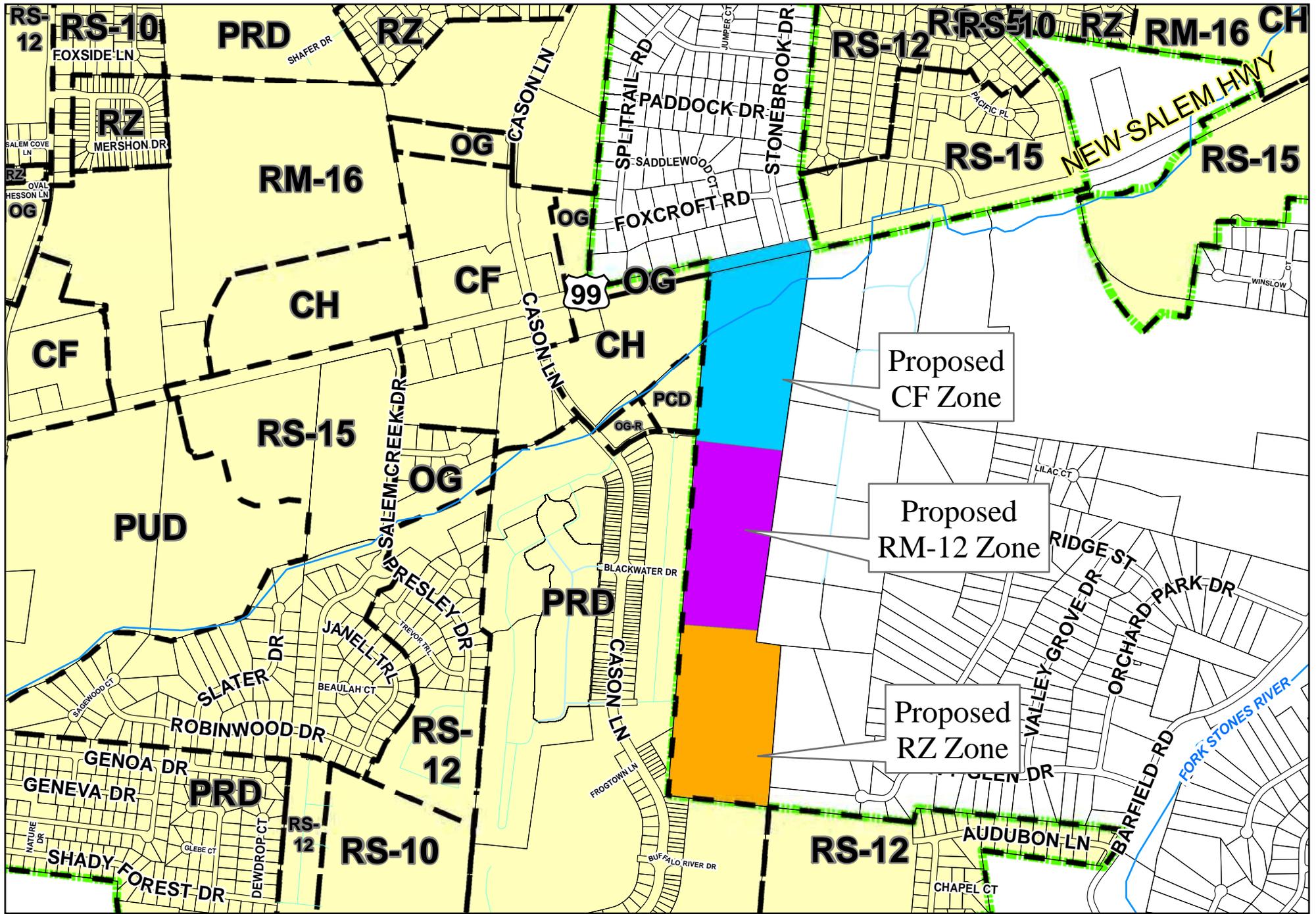
CASON LN

SOUTH RIDGE BLVD

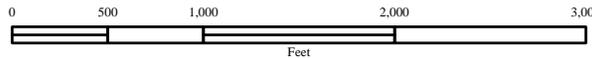
BARFIELD RD

VETERANS PKWY





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



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





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: WILLIAM A. WAITE & CAROLINE WAITE

Address: 2329 SALEM ROAD City/State/Zip: MURFREESBORO, TN 37128

Phone: 615.896.0633 E-mail address:

PROPERTY OWNER: SAME AS ABOVE

Street Address or property description: "

and/or Tax map #: 114 Group: Parcel (s): 01400

Existing zoning classification: RM

Proposed zoning classification: 26.07 AC CF Acreage: 74 AC +/-
23.05 AC RM-12
25.02 AC RZ

Contact name & phone number for publication and notifications to the public (if different from the applicant): CLYDE ROUNTREE 615.509.5930

E-mail: rountree.associates@yahoo.com

APPLICANT'S SIGNATURE (required): x Caroline A. Waite x William A. Waite

DATE: 2-24-16

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

Date received: MPC YR.: MPC #: 2016-415

Amount paid: \$600.00 Receipt #: 922593 2016-506

February 25, 2016

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

Re: Annexation and Rezoning Request

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

Dear Mr. Whitaker:

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

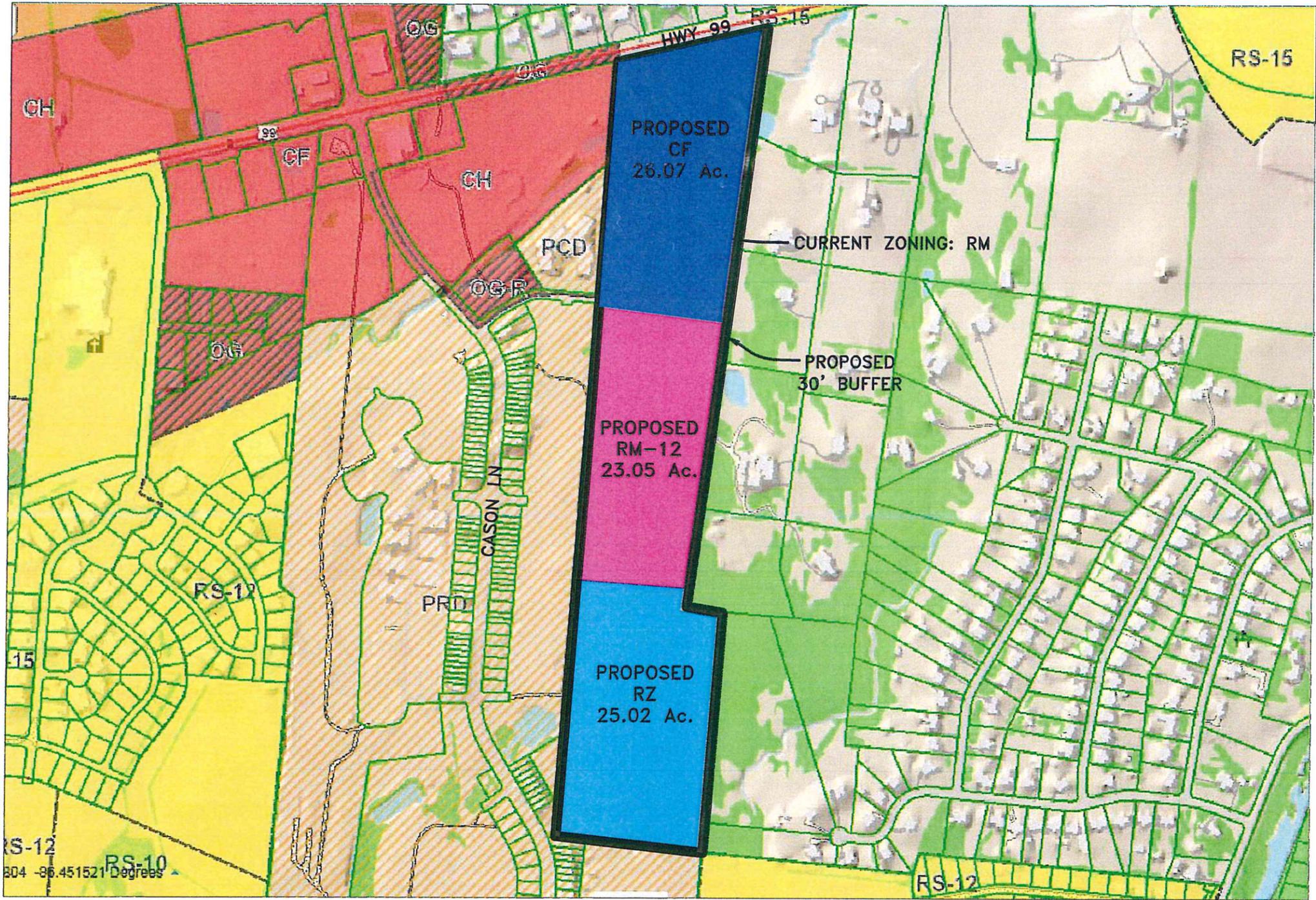
Sincerely,



Clyde Rountree, RLA

HUDDLESTON-STEELE ENGINEERING, INC.

Waite Rezoning Exhibit



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

FUTURE LAND USE MAP

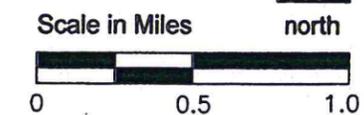
Salem Pike Study Area

Murfreesboro, Tennessee

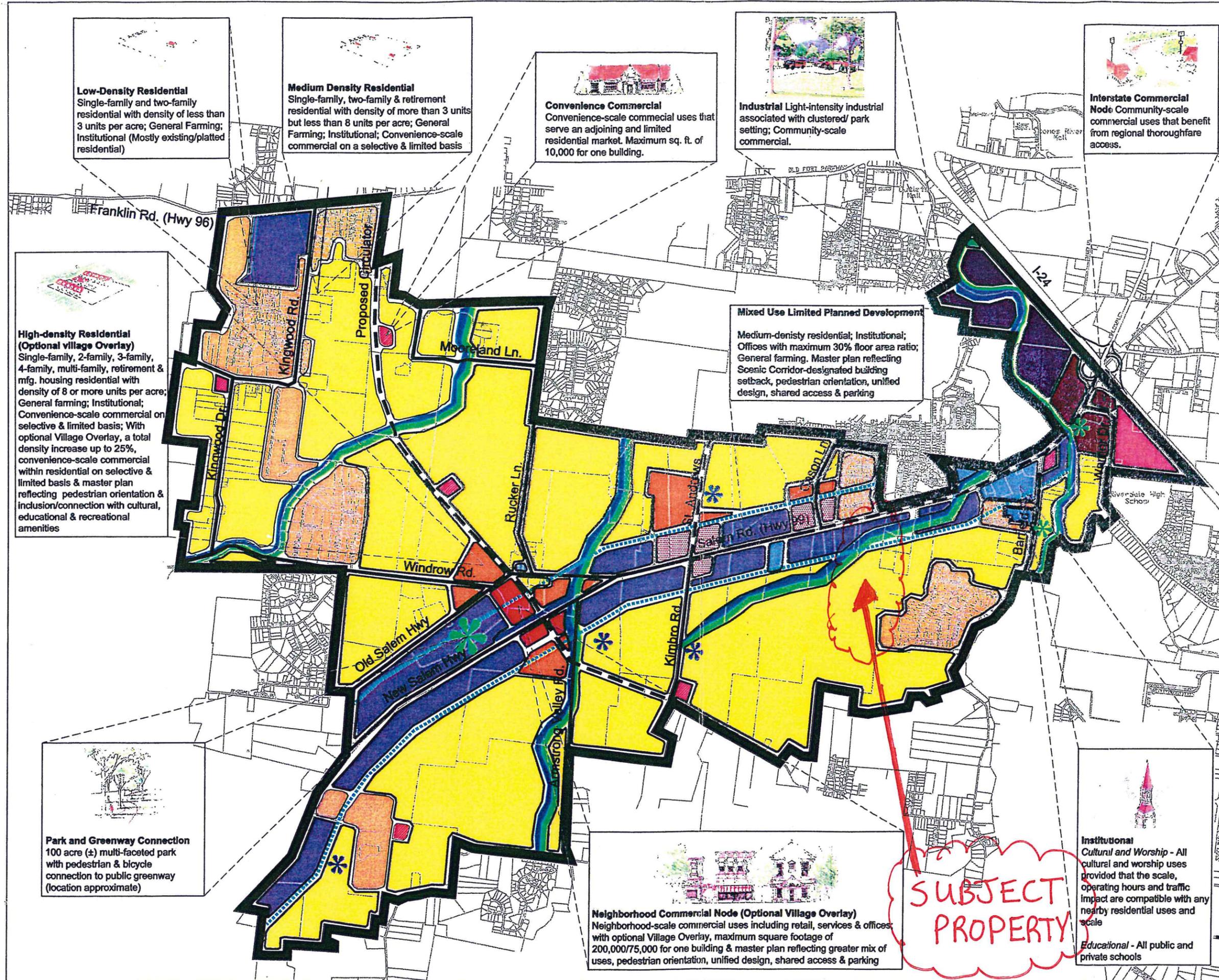
LEGEND

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Community Commercial Planned Development
- Interstate Commercial Node
- Neighborhood Commercial Node-Village Overlay
- Neighborhood Commercial Node
- Convenience Commercial Node
- Industrial
- Potential School Site
- Institutional (Cultural/Worship)
- Potential Park Site
- Greenway
- Mixed Use Limited Planned Development
- Scenic Corridor Overlay

- Major Thoroughfares
- Major Thoroughfare Improvements



north



SUBJECT PROPERTY

MINUTES OF THE MURFREESBORO PLANNING COMMISSION

DRAFT

MAY 4, 2016

Mr. Doug Young made a motion to approve the Annexation Plan of Services and annexation petition, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

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

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

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

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**MINUTES OF THE MURFREESBORO
PLANNING COMMISSION
MAY 4, 2016**

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which totals 25.02 acres. The RZ zone permits both single-family residential attached and single-family residential detached development.

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

The future land use map for the Salem Pike Land Use Plan recommends that the northern portion of the subject property develop as “Mixed Use Limited Planned Development,” which is defined as “all medium and high-density

MINUTES OF THE MURFREESBORO PLANNING COMMISSION

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MAY 4, 2016

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

Mr. Bricke Murfree, Mr. Clyde Rountree and Mr. Larry Sims were in attendance to represent the applicant. Mr. Bricke Murfree came forward making known the applicants have made their home on this property for over 30 years. Now, the applicants are ready to downsize and would like to rezone their property. Mr. Murfree explained the 74-acre proposal that would be sensitive to the joining neighbors. With their request a list of prohibited uses have been included with this rezoning request. Mr. Murfree stated he had personally contacted the joining neighbors to personally let them know of the proposal. Also, they had conducted a small meeting in his office before they would conduct a neighborhood meeting. Most of the neighbor’s concerns had been drainage, setbacks, buffering up to their estate size lots. Mr. Murfree made known there

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**MINUTES OF THE MURFREESBORO
PLANNING COMMISSION
MAY 4, 2016**

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is a significant amount of existing that buffer that would be preserved with this request.

Mr. Clyde Rountree came forward and distributed information with photos that displayed the existing buffer within the area. Continuing, Mr. Rountree made known the following:

- The different request for zoning on this property would be a good transition with the adjacent property owners
- The proposed rear access for this property would be onto Cason Lane
- Some of the area within the CF zone would not be developed due to the existing waterways and the TVA lines on this property
- The existing tree line and buffer line would stay intact. The only gap which does not have a tree line is the location of the TVA easement
- There will not be any road connection into Three Rivers development with this property
- The existing tree line beside Three Rivers could be a potential area for a future three story structure

Mr. Rountree stated he and the applicant had a working relationship with the neighbors regarding this rezoning request. With a site plan they would address the design and orientation of the buildings so there would be no visual obstruction, noise obstruction, or light obstruction onto the neighbors. Anything sensitive to the adjacent neighbors would be addressed during a site plan submittal.

DRAFT

**MINUTES OF THE MURFREESBORO
PLANNING COMMISSION
MAY 4, 2016**

DRAFT

Chairman Bob Lamb opened the public hearing.

1. **Mr. Wayne Overman - 133 Spence Creek**- has concerns with the high density and security regarding his property. He made known there were ponds along the back of several properties. Therefore, he requested that a security fence be included with any future development to make certain people would not have any access onto his property and the joining neighbors. He requested for the Planning Commission to follow the master plan that had been approved for this area.
2. **Ms. Martha Price - 154 Spence Creek** – made known her concerns regarding the type of uses that could be permitted in a Commercial Fringe zone. She wanted to make certain Liquor Stores would not be allowed in the Commercial Fringe zone. Continuing, the proposed RM-12 zone would be joining her property. Ms. Price requested the proposed structures to be developed would have a maximum height of two stories. Last, Ms. Price requested with any future development all parking lights and swimming pools be kept away from their property.

Mr. Bricke Murfree came forward explaining the conditions of the property having mature/large trees, including an existing treeline with a heavy dense buffer. With any future development they are proposing to keep these conditions intact. Ms. Green asked if there would be any restrictions placed on this property regarding the existing buffer being maintained or would this buffer be meet by all City standards. Mr. Murfree answered their intent, would be to maintain the existing property line by keeping the trees intact. Ms. Green requested for the buffer to be wider than the minimum standards. Continuing, she stated in the Zoning Ordinance the buffer requirements could include a 30-foot buffer which

**MINUTES OF THE MURFREESBORO
DRAFT PLANNING COMMISSION
MAY 4, 2016**

would allow the existing tree line being used towards tree credits if there are healthy trees.

Mr. Bricke Murfree stated he would provide specifics before City Council that would state this property would be regard to preserve the existing tree line around the perimeter of the property and provide additional buffer with future development. In closing, they would provide restricted covenants and possible uses would be recorded with the Commercial Fringe zoning once approved.

Mr. Doug Young made a motion to approve the rezoning application and to include all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

Staff Reports and Other Business

There being no further business the meeting adjourned at 8:30 p.m.

Chairman

Secretary

GW:cj

DRAFT

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 13, 2016**

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

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

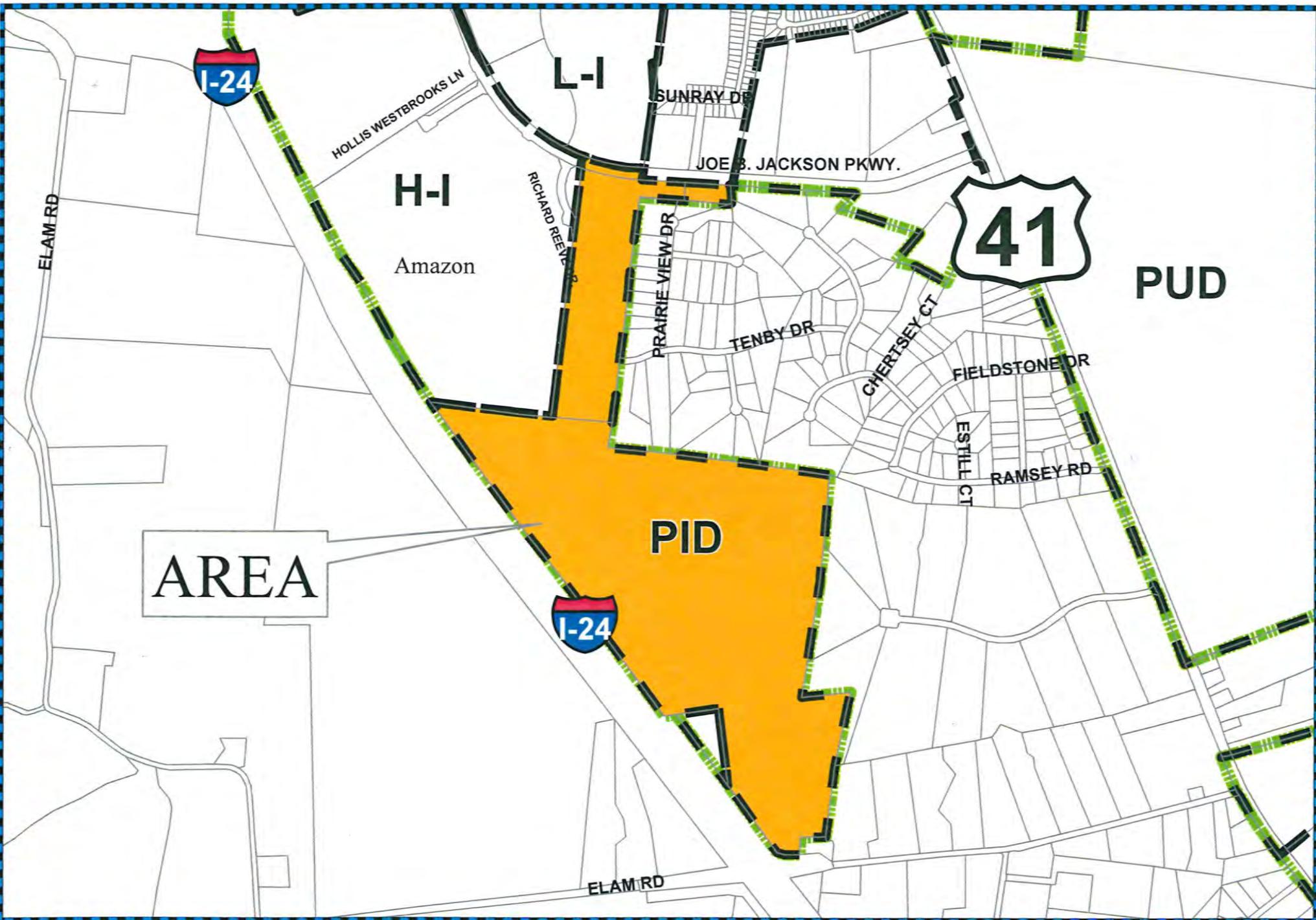
By zoning this property PID, the applicant was able to address some questions and concerns the Planning Commission had with the request to rezone most of the area to L-I. First, the location of the connector road which runs along region 3 was located along the westernmost property line to stay as far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

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

The property has since been sold and the current owners have more defined plans for some parts of the property. The site is still divided into regions, and the proposed buffers are remaining a part of the plan. In addition, an 8' tall masonry wall is being

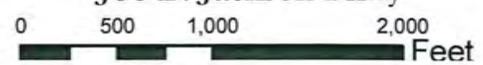
proposed in some areas. The site layout, building design, and uses permitted have changed. As such, a revised program is being presented for the Planning Commission's review.

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



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

Proposed PID Amendment Along
 Joe B. Jackson Pkwy



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

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

PARKWAY PLACE

SEC, Inc.

**Planning, Engineering,
& Landscape Architecture**

SEC, INC.

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

SUBMITTED ON MAY 26, 2016
RESUBMITTED JUNE 16, 2016 FOR JUNE 22, 2016 PLANNING COMMISSION WORKSHOP
RESUBMITTED JULY 1, 2016 FOR JULY 13, 2016 PLANNING COMMISSION WORKSHOP
RESUBMITTED AUGUST 2, 2016 FOR AUGUST 18, 2016 CITY COUNCIL PUBLIC HEARING



Developer

Swanson Development, LP.

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

PARKWAY PLACE

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INTRODUCTION

The Request

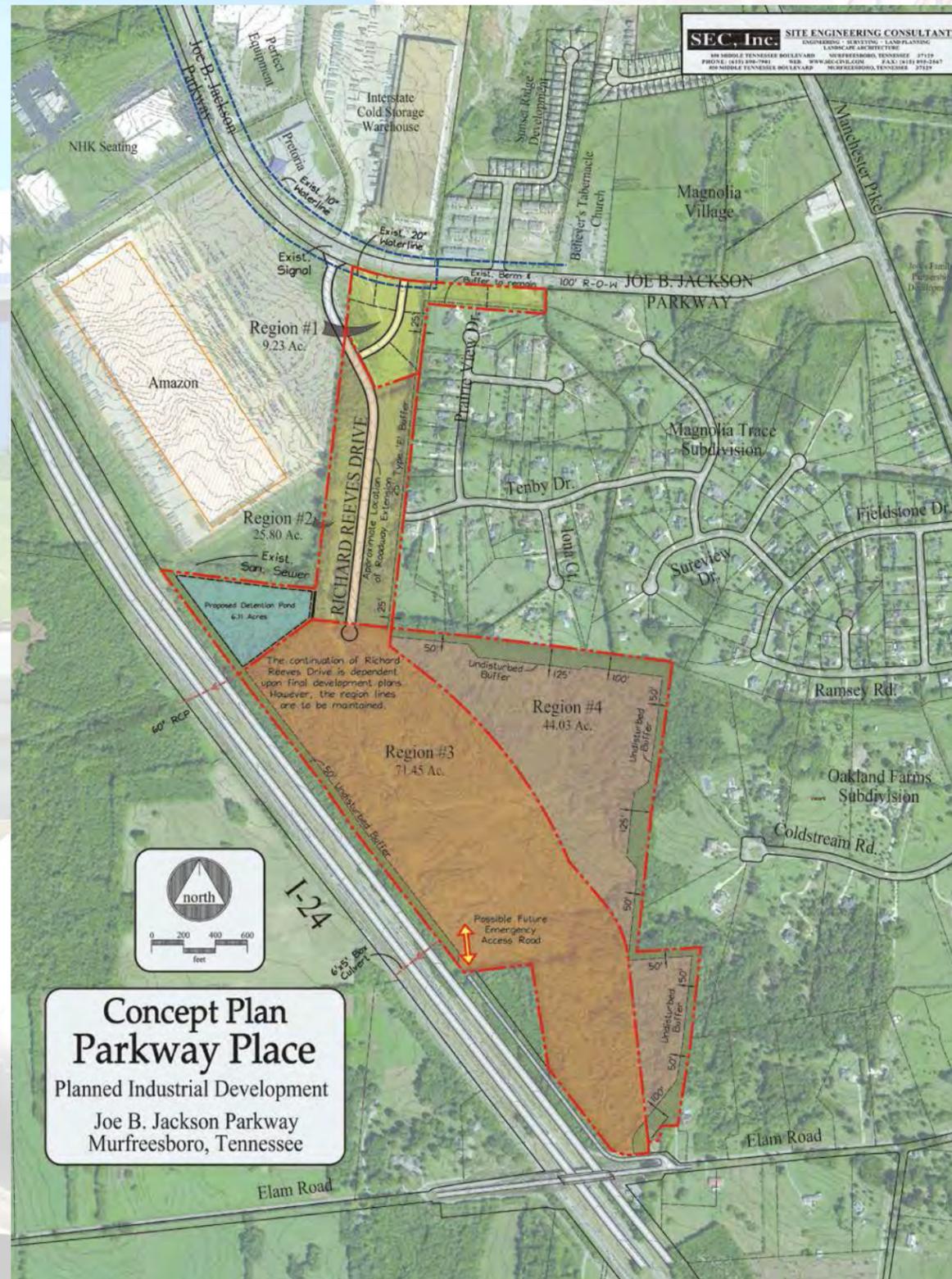
Swanson Development, LP respectfully requests to amend the existing Parkway Place PID. The proposed development is located along the south side of Joe B Jackson Parkway, east of the Amazon Fulfillment Center, west of Magnolia Trace & Oakland Farms subdivisions, and north of Interstate 24. The site is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

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

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

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

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



PARKWAY PLACE

Vision & Commitment

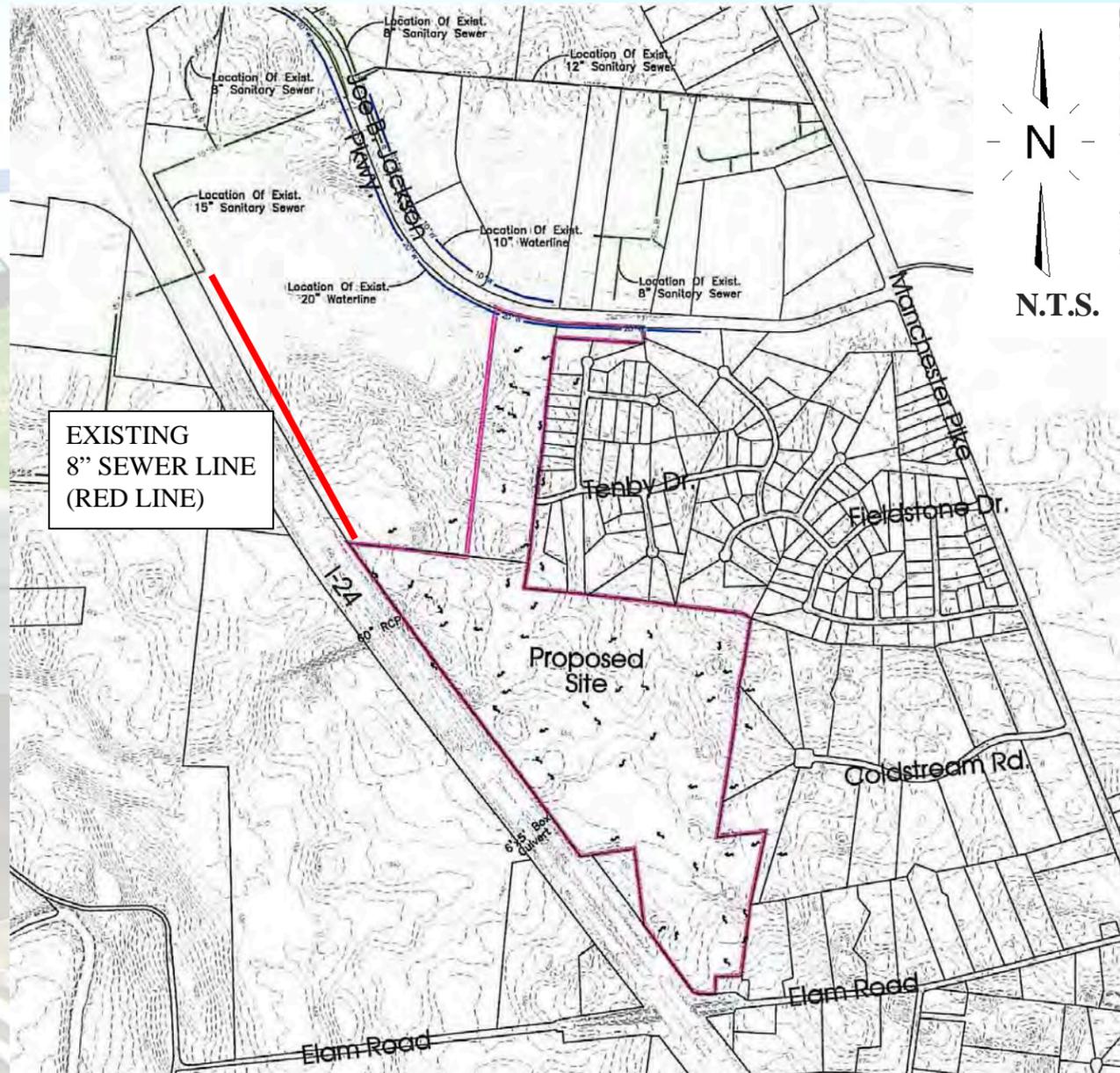
Swanson Development, LP the developer of Parkway Place is committed to creating a quality Planned Industrial Development to attract potential users that can not only provide gainful employment to residents of the City of Murfreesboro and Rutherford County, but also provide a new destination for commerce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

North Up
N.T.S.

PARKWAY PLACE

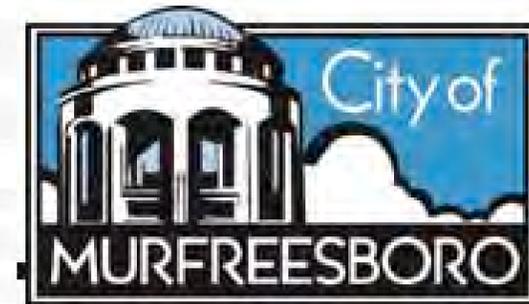
EXISTING CONDITIONS

RIGHTS-OF-WAY, UTILITIES, & TOPOGRAPHY



EXISTING
8" SEWER LINE
(RED LINE)

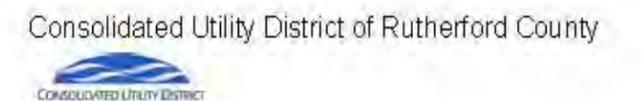
Existing topography indicates that the site has several closed depressions on-site. In general, the site drains toward the right-of-way of I-24. On-site stormwater detention will be provided and final locations will be determined as each site is developed. Final design for on-site detention will be done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



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



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



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



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



Murfreesboro Electric Department will be providing service to the development.

PARKWAY PLACE

EXISTING CONDITIONS (CONT.)

PHYSICAL FEATURES

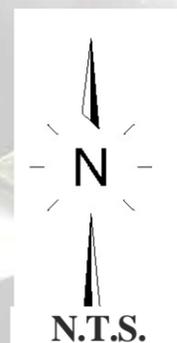


#1 (Example of foliage to remain)

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



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



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

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



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

PARKWAY PLACE

EXISTING CONDITIONS (CONT.)

PHYSICAL FEATURES



#5 (Existing clearing on-site)



#7 (Portion of existing foliage to remain)



#6 (Existing scrub on-site)



#8 (Portion of existing foliage to remain)

PARKWAY PLACE

EXISTING CONDITIONS (CONT.)

PHYSICAL FEATURES



#9

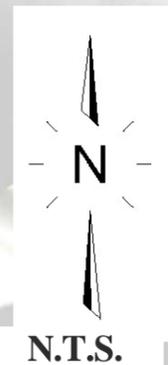
(Existing treeline along Magnolia Trace to remain)



#11 (Existing street stub from Magnolia Trace)



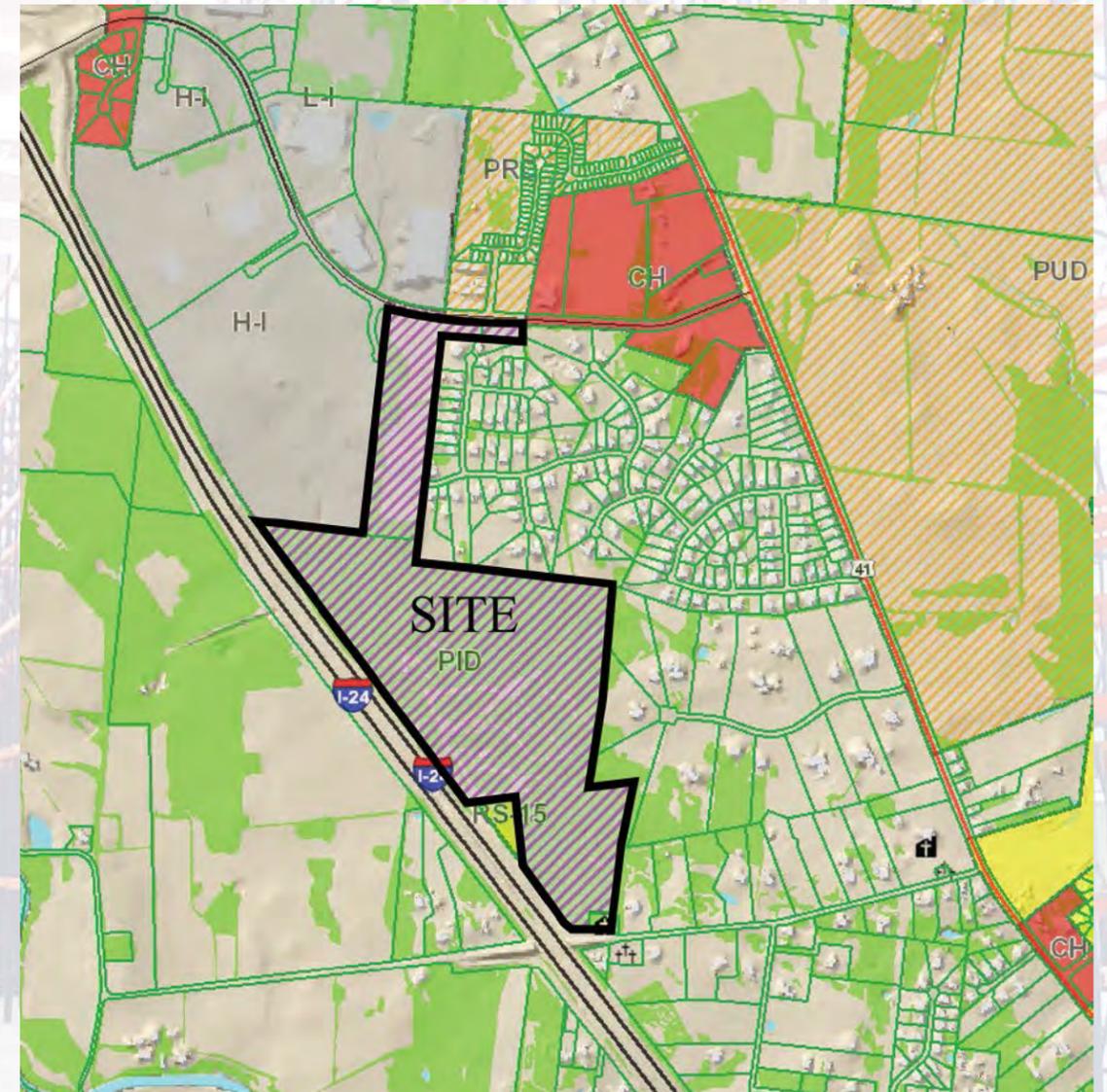
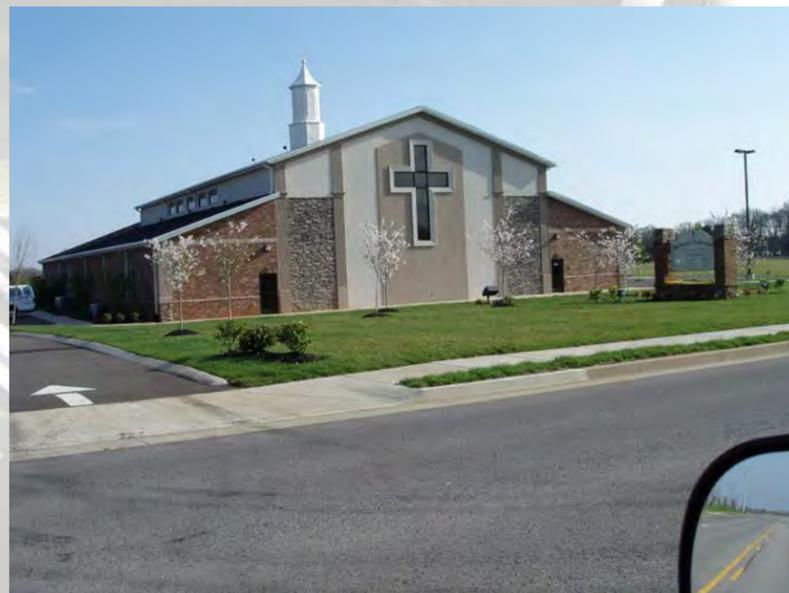
#10 (Existing buffer to remain)



EXISTING CONDITIONS (CONT.)

SURROUNDING USES AND ZONINGS

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



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

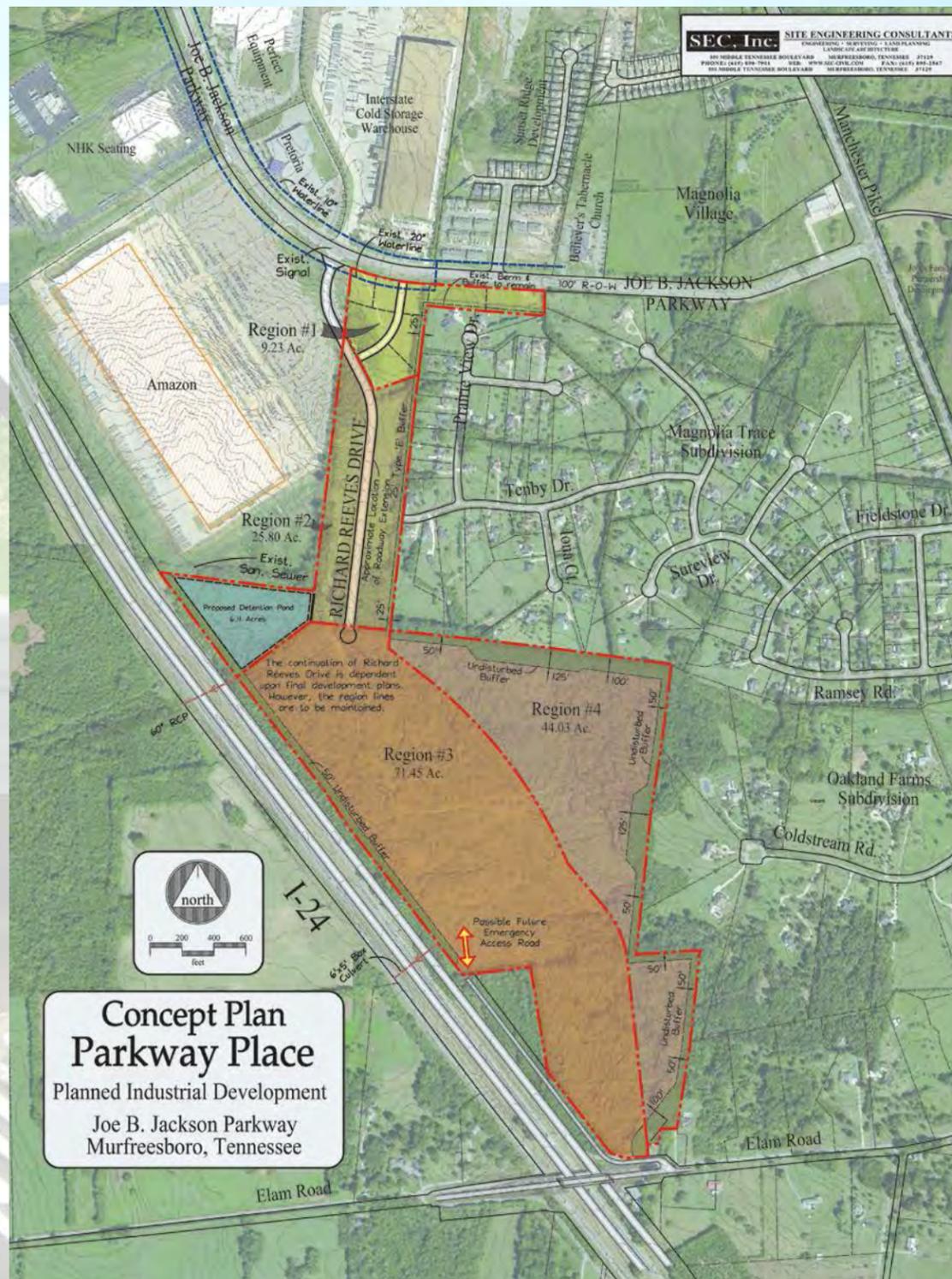


N.T.S.

PARKWAY PLACE

PROPOSED SITE

PROPOSED SITE REQUIREMENTS

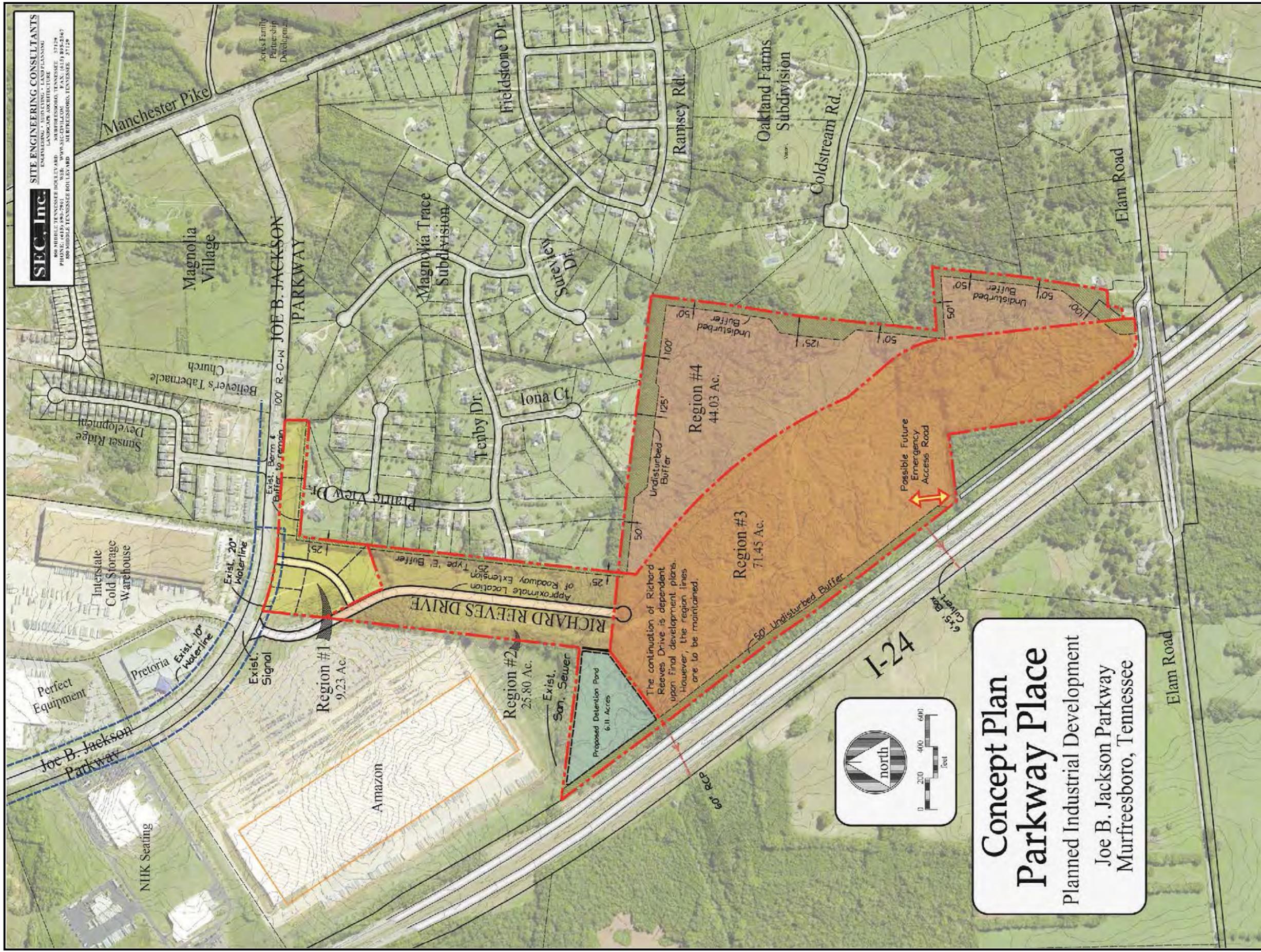


**NORTH UP
N.T.S.**

- Entire development consists of 150.5 acres broken into four (4) regions according to allowable uses and heights. The region lines have been shown on the plan to the left. These are not property lines.
- Undisturbed buffers have been called out on the plan. These areas are to remain in their present condition. The only exception to this will be if additional landscaping is added, however existing vegetation shall not be removed. At the time of development for each site located in Region #4, buffers shall meet the planting requirements equivalent to a Type 'E' Buffer from the City's landscape ordinance.
- The undisturbed buffers have been called out as 50 feet along the right-of-way of I-24, 50 feet minimum along the eastern and northern boundaries of Region #4 with certain "sensitive" areas enlarged.
- The eastern boundary of Region #1 & #2 has a 25 foot wide Type 'E' buffer and masonry wall called out. The existing tree and fence line in this location is to remain and to be supplemented with a landscaping buffer and a masonry wall that is to be a minimum of 9 feet tall.
- The southern boundary of Region #1 has an existing evergreen buffer that is to remain. Presently this buffer is a Type 'B' Buffer.
 - Only emergency access will be allowed on the frontage road located along the southern property line
- Lighting fixtures and lighting plan design will meet the City of Murfreesboro regulations in order to contain the light on-site and produce no glare.
- Any and all mechanical units shall be located on the roof or in a mechanical yard screened by evergreen landscape plantings.
- Parking areas with more than 200 spaces will be broken into sub-lots by the utilization of landscape strips at least 20 feet in width.
 - All parking will be screened from right-of-ways by use of trees, shrubs and/or low landscape mounds.
 - Sites shall utilize curb & gutter throughout, no extruded curb will be accepted.
 - Adequate room for truck turning movements at any loading areas should be provided.
- All entry points into sites as well as the parking areas are to be adequately planned to allow for proper turning and maneuvering movements. If truck parking is anticipated, then truck sized parking spaces shall be allocated in the design. Normal spaces for passenger vehicle will not be used for this purpose.
- No truck parking areas shall be allowed between any proposed building and the northern and eastern property lines of Region #4.
- Any truck docks located in Region #1, 3, or 4 shall be oriented away from the neighboring residential neighborhood. Also, truck dock areas shall be screened from public right-of-ways.
- Signage will comply with City of Murfreesboro's sign ordinance pursuant to its requirements for a Planned Industrial Development (PID) and will be cohesive with the architectural character of each site while being complemented by landscaping.
 - All utilities shall be underground. This applies for both public infrastructure as well as on-site.
 - Stormwater management areas should be screened from view if not being aesthetically enhanced
- Foundation plantings shall be utilized along the fronts of buildings. Truck dock areas are exempt from this requirement.

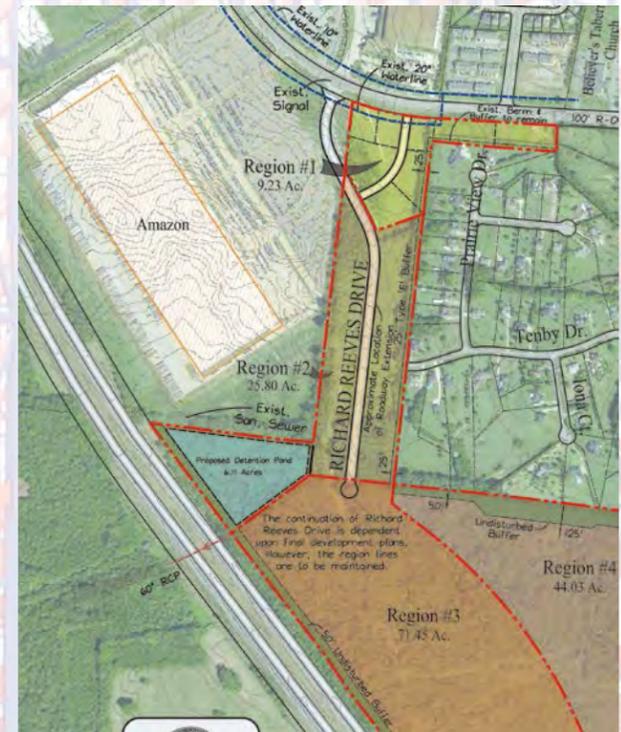
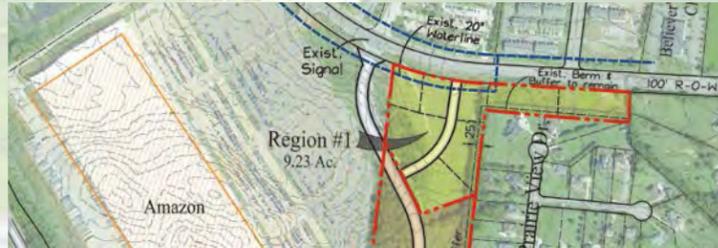
- Building Height Restrictions (maximum) shall be as such:
 - Region #1 = 35 feet
 - Region #2 = 25 feet
 - Region #3 = 75 feet
 - Region #4 = 45 feet

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING, SURVEYING & LAND PLANNING
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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 809 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129



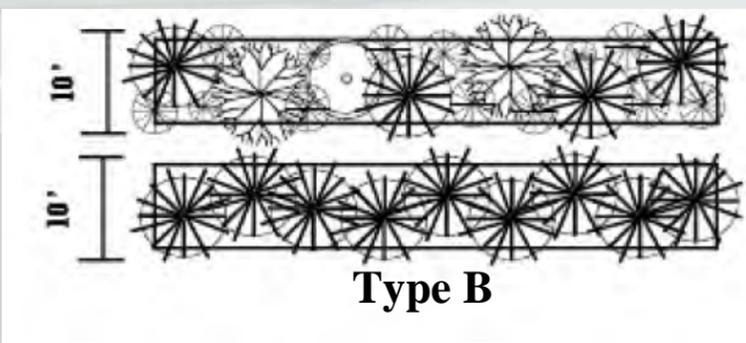
1"=600'

LANDSCAPE REQUIREMENTS

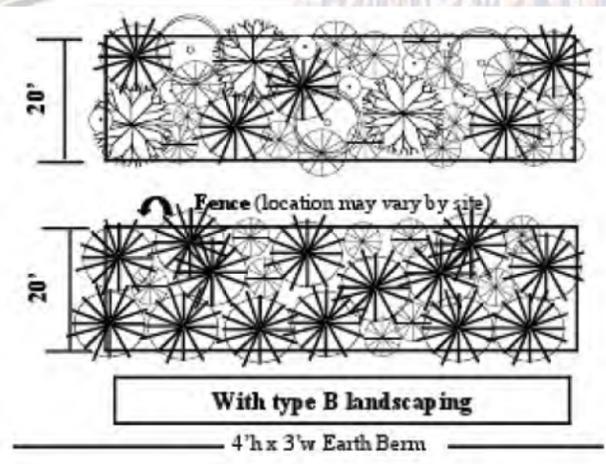


PARKWAY PLACE

- Shown to the left are some pictures of the existing buffer located along the southern buffer of Region #4. Presently this is a Type B Buffer.
- Shown to the right are some pictures of the existing tree line located along the eastern boundary of Region #2. These trees are to remain and be supplemented with a 25 foot wide landscape buffer with a masonry wall. This buffer shall meet the Type E requirements shown below and the masonry wall shall be at least 9 feet tall. In addition, any new evergreen trees planted shall be a minimum of 6 feet tall at the time of planting.



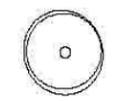
North Up
N.T.S.



North Up
N.T.S.



Shade Tree: A large tree growing to over 40' in height at maturity, usually deciduous, that is planted to provide canopy cover shade. **Minimum 2 1/2 - 3 inch caliper at planting**



Ornamental Tree: A small to medium tree, growing 15' to 40' in height at a maturity, that is planted for aesthetic purposes such as colorful flowers, interesting bark, or fall foliage. **Minimum 1 1/2 inch caliper at planting**



Evergreen Tree: A tree having foliage that remains green throughout the year, that is planted for aesthetic or screening purposes. **Minimum 6 ft ht. at planting**



Large Shrub: An upright plant growing 10' to 20' in height at maturity that is planted for ornamental or screening purposes. **Minimum 3 ft. ht. at planting**



Medium Shrub: A plant growing 5' to 10' in height at maturity that is planted for ornamental or screening purposes. **Minimum 2 ft. ht. at planting**



Small Shrub: A plant growing to less than 5' in height at maturity that is planted for ornamental or screening purposes. **Minimum 18 in. at planting**



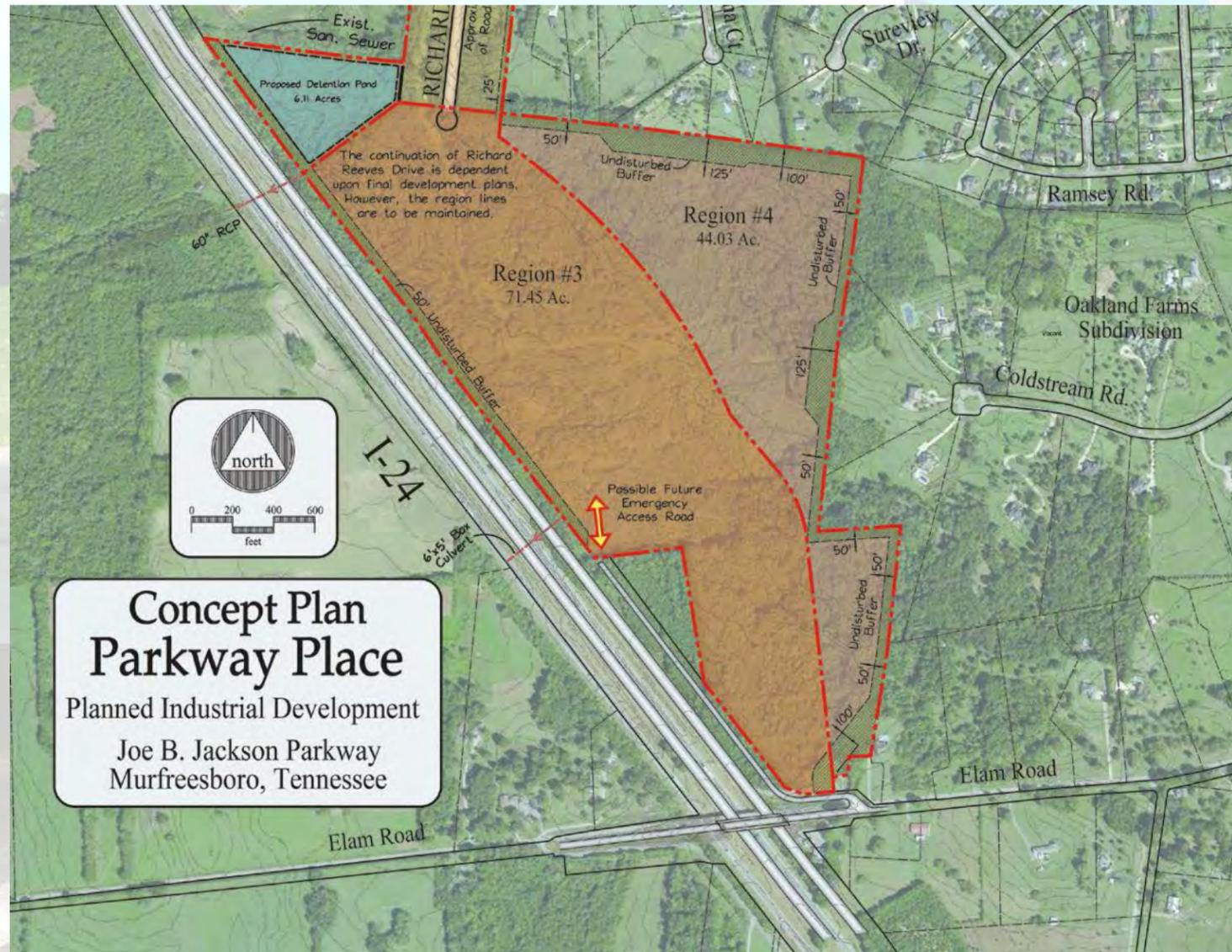
Evergreen Shrub: A shrub having foliage that remains green throughout the year, that in this instance is planted for screening purposes.



PARKWAY PLACE

LANDSCAPE REQUIREMENTS (cont)

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

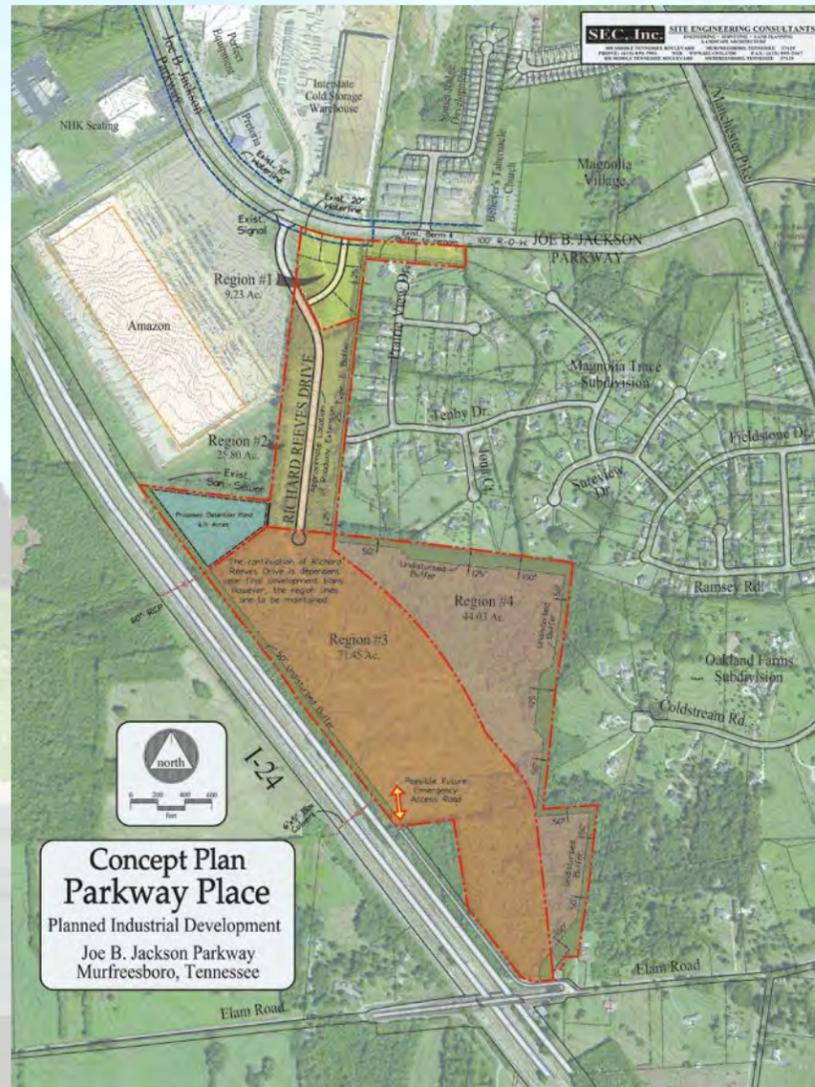


➤ These areas have been set aside to minimize any impact on the neighboring properties. Several items were considered with these buffers and include:

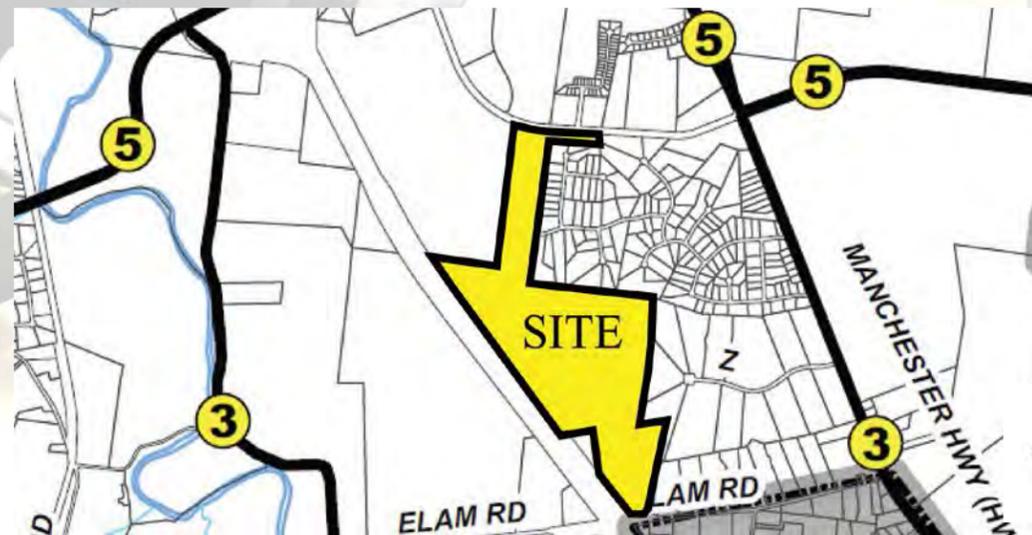
- 1.) Distance of existing residences to the shared property line
- 2.) Quality of existing foliage on each side of the shared property line

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

INGRESS/EGRESS



NORTH UP
N.T.S.



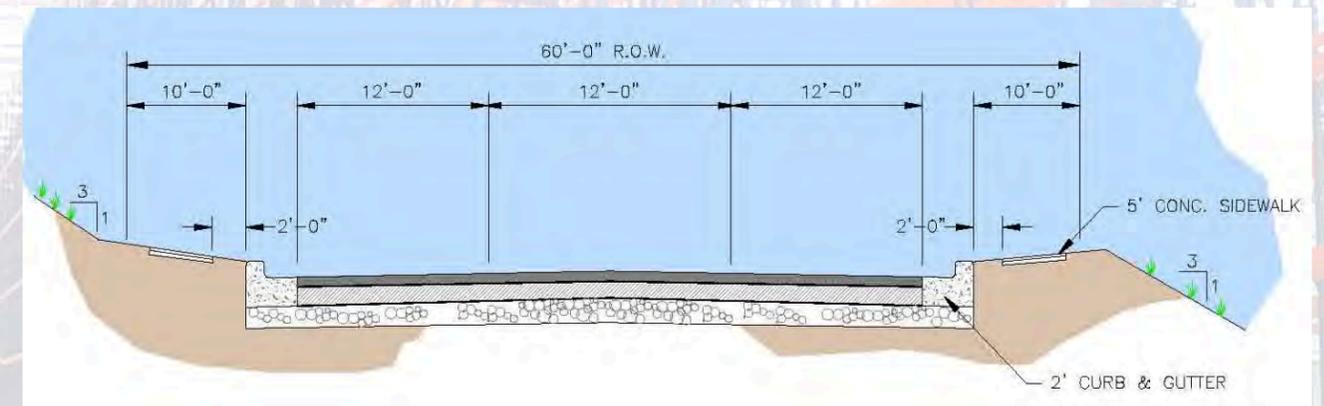
5 5 Lane Roadway **3** 3 Lane Roadway

PARKWAY PLACE

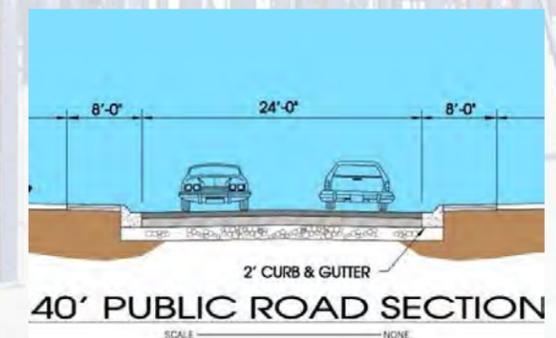
Parkway Place has been planned to have its main access off of Joe B Jackson Parkway via two roadways. The first will be extending Richard Reeves Drive, a public road, through the center of Region #2 and down to Regions #3 & #4. A temporary cul-de-sac will terminate the new roadway when it enters Region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

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

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



60' PUBLIC ROAD SECTION



40' PUBLIC ROAD SECTION

PROPOSED ARCHITECTURE REGION #2, 3, & 4

Architectural Features

- The main entrances are to be well defined and easily recognizable by use of raised rooflines, canopies, glazing, change in materials, change in colors, and change in building planes
- Any enclosures (mechanical or trash) shall match the building architecture of that site through material, color, and character
- Truck docks shall be positioned to face away from the neighboring residential developments in Region #4 and screened from public right-of-ways in Regions #2, 3, & 4. In Region #2, a 25 feet wide Type 'E' buffer and 9 feet tall masonry wall shall screen the 'Incubator Industry' buildings from the neighboring residential developments.



Example of Building Entrance

INTENT

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

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



Example of Building Entrance

Building Materials

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

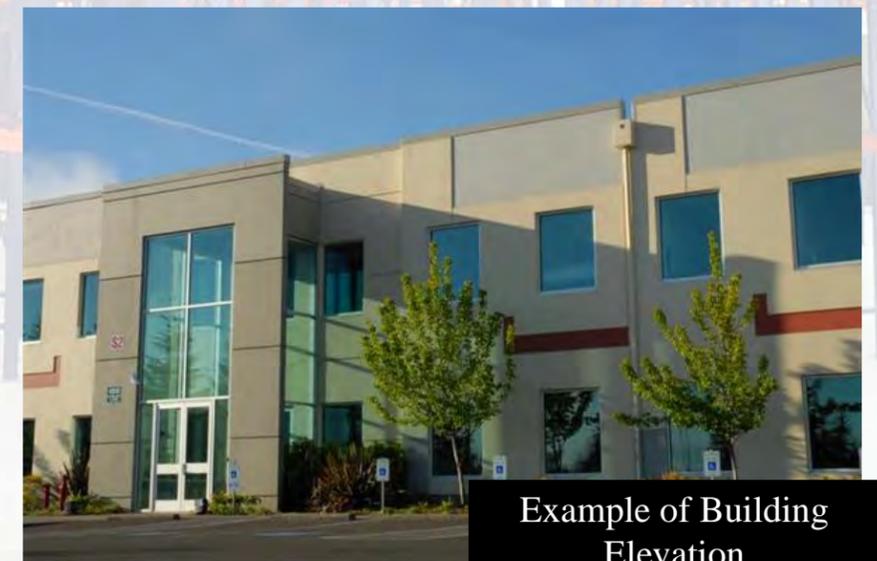
PARKWAY PLACE



Example of Building Elevation

Architectural Features

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



Example of Building Elevation

PROPOSED ARCHITECTURE REGION #1 & #2

Architectural Features

- The main entrances are to be well defined and easily recognizable by use of raised rooflines, canopies, glazing, change in materials, change in colors, and change in building planes
- Any enclosures (mechanical or trash) shall match the building architecture of that site through material, color, and character
- Truck docks in Regions #1 & 2 shall be and screened from public right-of-ways. In Region #2, a 25 feet wide Type 'E' buffer and 9 feet tall masonry wall shall screen the 'Incubator Industry' buildings from the neighboring residential developments
- Foundation Plantings shall be utilized at retail or office buildings
- Varying rooflines and multiple building planes shall be utilized on all office and retail buildings
- Multiple materials shall be utilized on every elevation of all office and retail buildings



Example of Retail Building

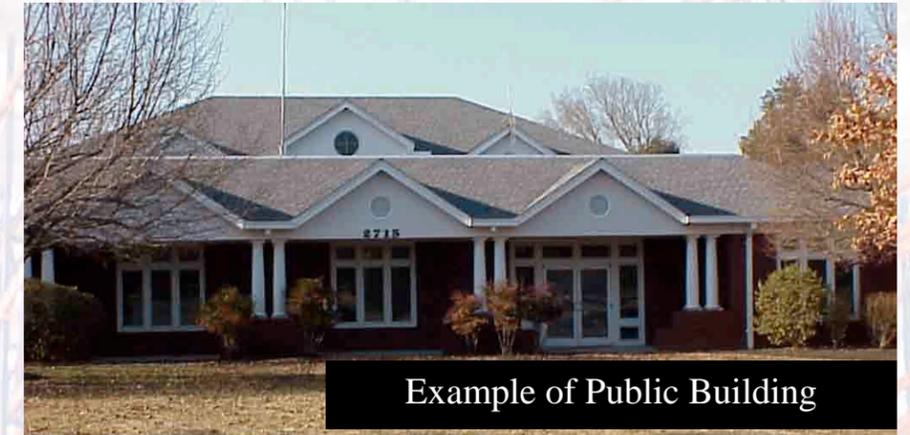
Building Materials

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



Example of Retail Building

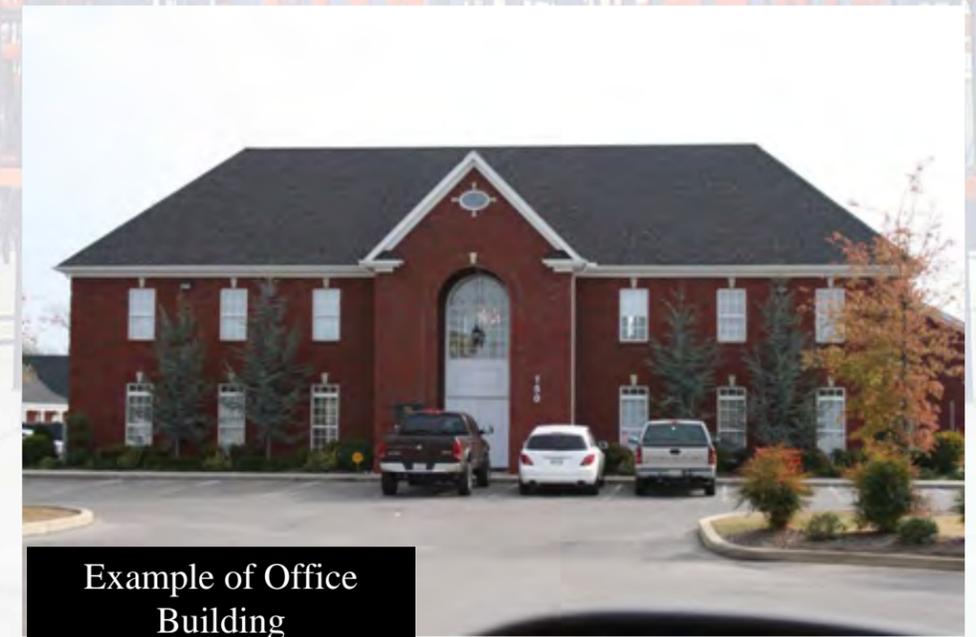
PARKWAY PLACE



Example of Public Building

Architectural Features

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



Example of Office Building

PROPOSED
ARCHITECTURE
REGION #2

PARKWAY PLACE



PROPOSED ARCHITECTURE



Building Heights

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

PARKWAY PLACE

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

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



PARKWAY PLACE

PROPOSED ARCHITECTURE (cont.)

Building Color Palette Primary Colors



Example of Brick



Example of Cast Stone



Example of Stone Veneer



Example of Split Face Block & Textured Metal



Building Color Palette Accent Colors



Example of Tilt-up Concrete

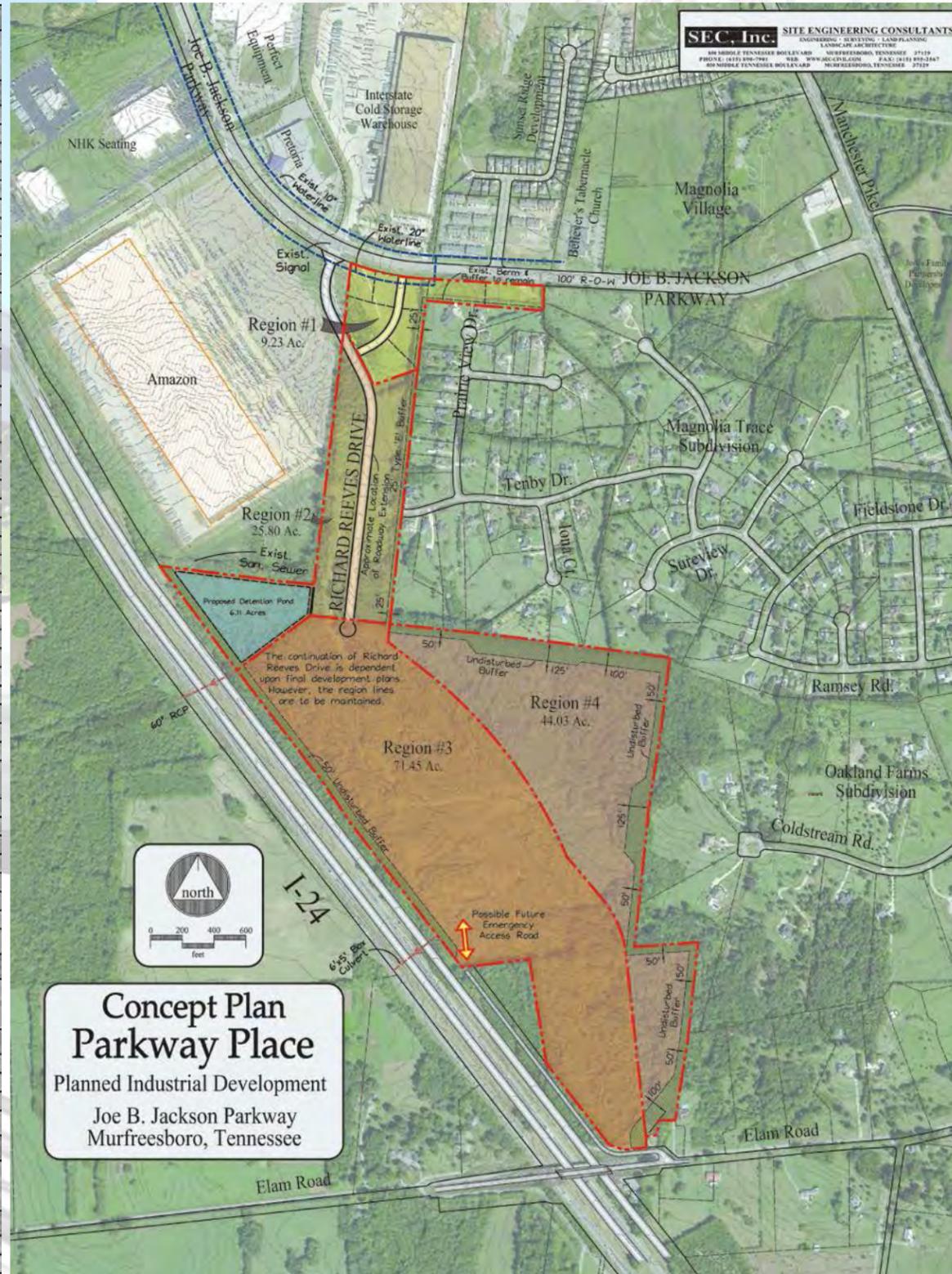


PROPOSED ALLOWABLE USES

PARKWAY PLACE

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

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

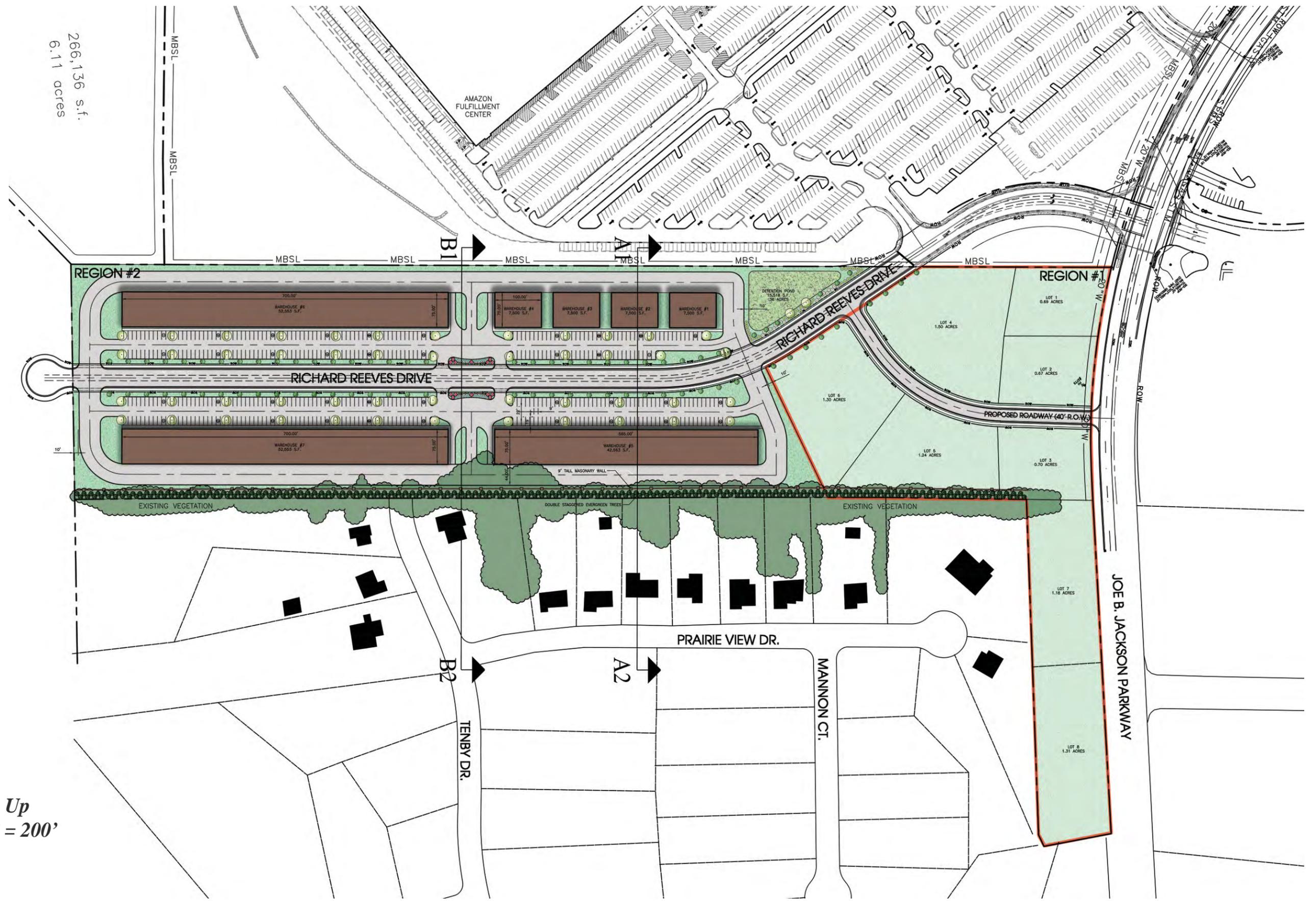


Concept Plan Parkway Place
Planned Industrial Development
Joe B. Jackson Parkway
Murfreesboro, Tennessee

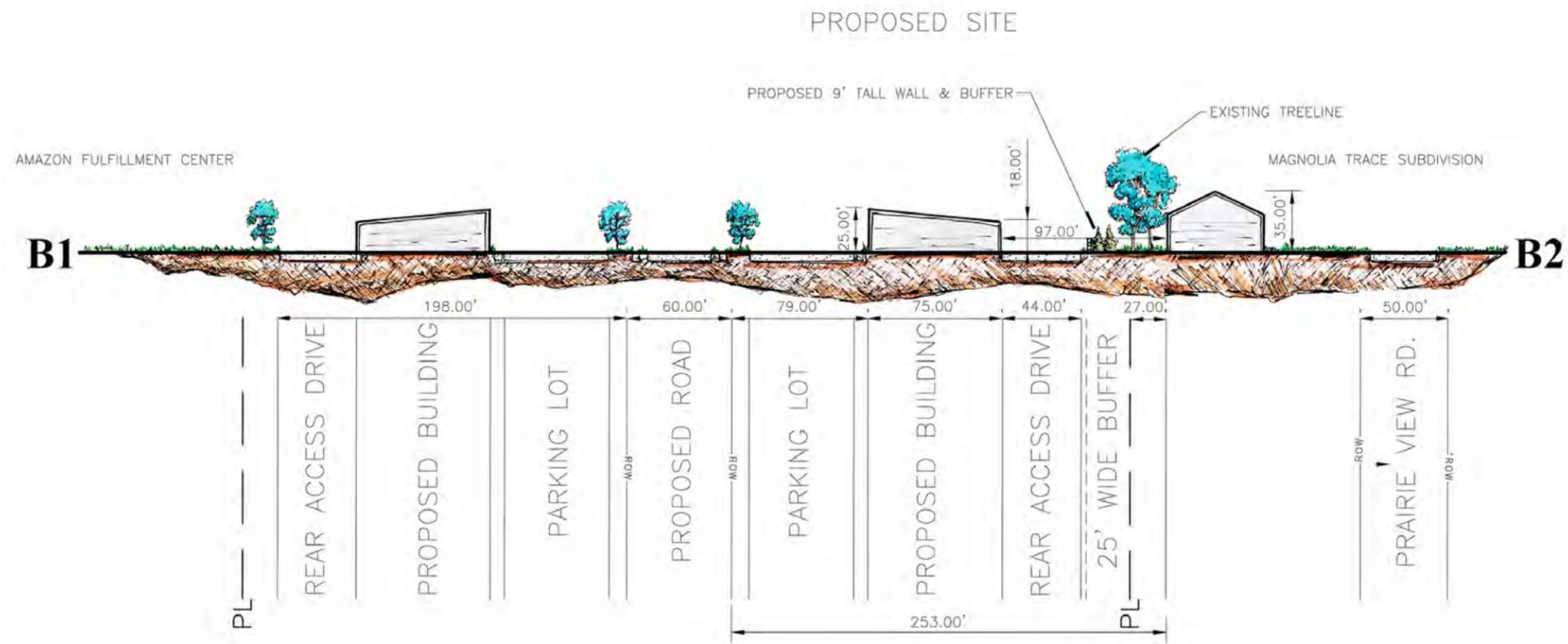
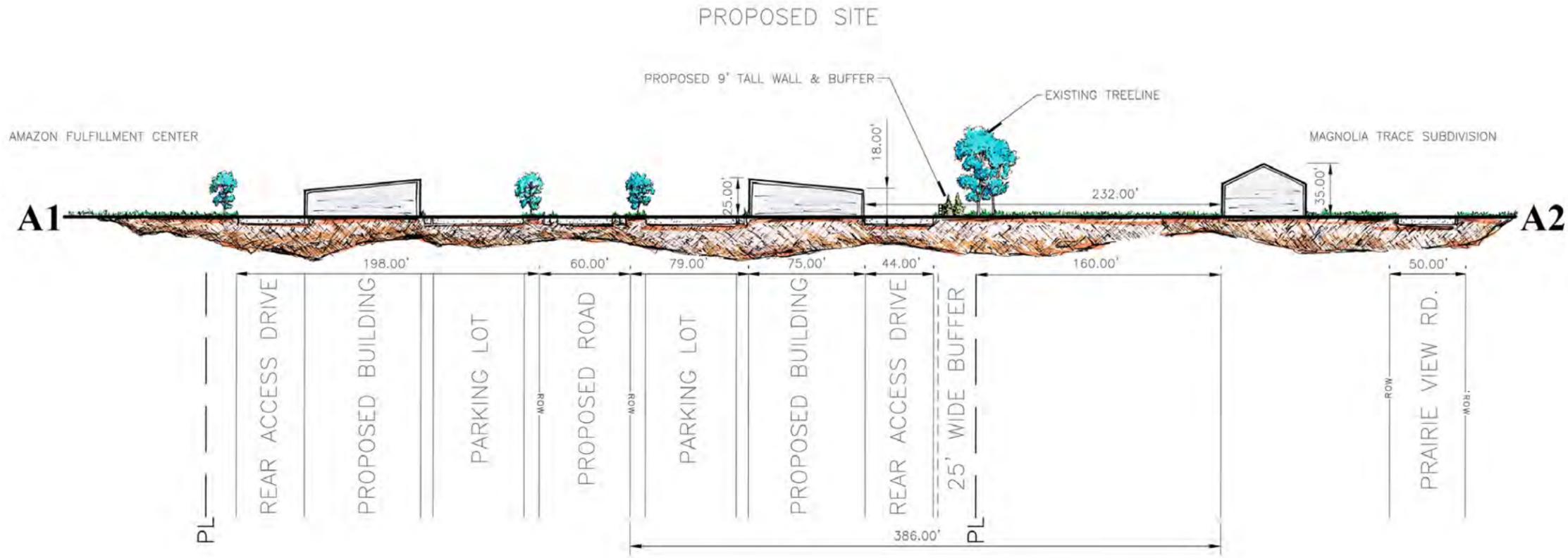
N.T.S.

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

266,136 s.f.
6.11 acres



North Up
Scale: 1" = 200'



PROPOSED SITE

ZONING CHAPTER 13: SUBSECTION D ITEM 2B

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

RESPONSE: AN EXHIBIT IS GIVEN ON PAGE 2 ALONG WITH DESCRIPTIONS OF EACH.

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

RESPONSE: AN EXHIBIT IS GIVEN ON PAGES 1-5 THAT SHOWS THE EXISTING CONTOURS AND DRAINAGE PATTERNS ALONG WITH A GENERAL LAYOUT OF THE AREA. NO PORTION OF THE PROPERTY IS SUBJECT TO FLOODPLAINS OR FLOODWAYS.

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

RESPONSE: EXHIBITS AND PHOTOGRAPHS ON PAGES 1, 3, 4, 5, 7, 8, 9, 10, 11, 17 GIVE THE LOCATION OF EXISTING STRUCTURES ON THE SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 6 GIVES THE ZONING OF THOSE SAME PROPERTIES.

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

RESPONSE: PAGES 9-19 LISTS STANDARDS AND EXHIBITS SHOWING THE CONCEPT PLAN WHICH SHOWS EACH OF THESE ITEMS.

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

RESPONSE: PAGES 11 & 18 DIAGRAM CIRCULATION THROUGH AND OUT OF THE DEVELOPMENT.

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

(AA) THE APPROXIMATE DATE WHEN CONSTRUCTION OF THE PROJECT CAN BE EXPECTED TO BEGIN; RESPONSE: APPROXIMATELY 120 DAYS AFTER REZONING IS COMPLETED.

(BB) THE ORDER IN WHICH THE PHASES OF THE PROJECT WILL BE BUILT; RESPONSE: REGIONS 1 & 2 WILL BE DEVELOPED FIRST. REGIONS 3 & 4 ARE UNKNOWN AT THIS TIME.

(CC) THE MINIMUM AREA AND THE APPROXIMATE LOCATION OF COMMON SPACE AND PUBLIC IMPROVEMENTS THAT WILL BE REQUIRED AT EACH STAGE; RESPONSE: TO BE DETERMINED WITH CONSTRUCTION PLANS DUE TO UNKNOWN USES AT THIS TIME.

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

RESPONSE: THE PROPERTY IS CURRENTLY ZONED PID. THE CONCEPT PLAN AND DEVELOPMENT STANDARDS COMBINED WITH THE ARCHITECTURAL REQUIREMENTS ARE SHOWN WITHIN THIS BOOKLET. SEE PAGE 17 FOR THE PROPOSED ALLOWABLE USES. THE DEVELOPMENT VISION STATEMENT IS LOCATED ON PAGE 1.

PROPOSED SITE

ZONING CHAPTER 13: SUBSECTION D ITEM 2B

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

RESPONSE: PROPOSED SITE REQUIREMENTS ARE DISCUSSED ON PAGE 7.

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

REGION #2 SITE CALCULATIONS

TOTAL SITE AREA	796003
TOTAL MAXIMUM FLOOR AREA	177669
TOTAL LOT AREA	796003
TOTAL BUILDING COVERAGE	177669
TOTAL DRIVE/ PARKING AREA	482470
TOTAL RIGHT-OF-WAY	109818
TOTAL LIVABLE SPACE	135864
TOTAL OPEN SPACE	508516
FLOOR AREA RATIO (F.A.R.)	0.22
LIVABILITY SPACE RATIO (L.S.R.)	0.76
OPEN SPACE RATIO (O.S.R.)	2.86

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

RESPONSE: THIS PROPERTY IS IN THE URBAN GROWTH BOUNDARY AND CITY LIMITS. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.

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

RESPONSE: PAGE 11 DISCUSSES THOROUGHFARES WITHIN THE DEVELOPMENT AS WELL AS THE CITY'S MAJOR THOROUGHFARE PLAN.

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

RESPONSE: THE PRIMARY REPRESENTATIVE IS ROB MOLCHAN OF SEC, INC.

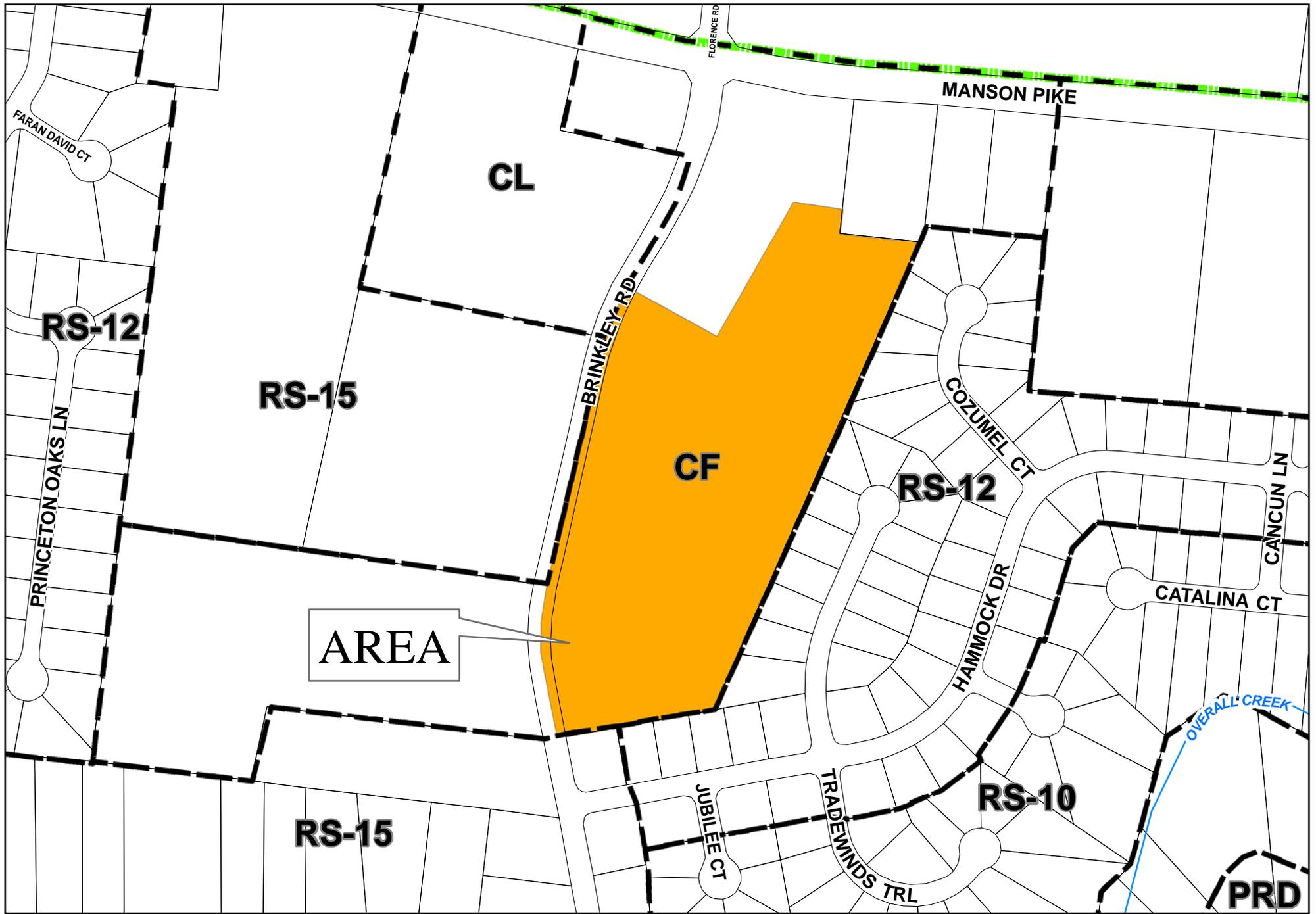
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 13, 2016**

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

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

The proposed PRD is to allow 110 multi-family dwelling units on 13.5 acres, for a density of 8.1 d.u./acre. The rear of the units are proposed to face Brinkley Road, so it will need to be appropriately bermed, landscaped and fenced. The proposed units are very similar to the townhomes currently located within the Puckett Creek Crossing development. The units proposed in the Wilkerson Downs will have fiber cement board siding, not vinyl.

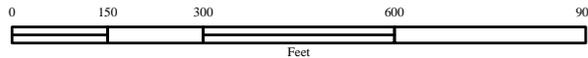
A copy of the program book has been included in the agenda materials. The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



Rezoning Request for Property Along Brinkley Road from CF to PRD



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



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

Wilkerson Downs

A Planned Residential Development

SUBMITTED TO MURFREESBORO PLANNING DEPARTMENT
June 30, 2016.

City Council August 18, 2016

Plans Prepared By:



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

Sheet Index

1. SHEET INDEX
2. PROJECT INTRODUCTION & DEVELOPER PROFILE
3. PROJECT SUMMARY
4. AERIAL AND SITE LOCATION
5. UTILITY MAP
6. ADJACENT ZONING
7. EXISTING CONDITIONS
8. EXISTING CONDITIONS
9. MAJOR THOROUGHFARE PLAN
10. SITE PLAN
11. ARCHITECTURAL ELEVATIONS
12. ARCHITECTURAL FLOOR PLANS
13. ARCHITECTURAL FLOOR PLANS
14. CONCEPTUAL LANDSCAPE PLAN
15. BRINKLEY ROAD LANDSCAPING
16. PHASING PLAN
17. STANDARD ZONING VERSES PRD COMPARISON
18. AMENITIES
19. PLANNED DEVELOPMENT CRITERIA

Project Introduction & Developer Profile

Project Introduction

The City of Murfreesboro is expanding at a growth rate well above the national average. The Blackman Community is considered one of the epicenters of this growth. Wilkerson Downs is a new planned residential development located at the intersection of Manson Pike and Brinkley Road within the Blackman community. Over 100 new homes are planned for the 13 acre site.

Developer Profile

Since 1986, Ole South has been known for building the very best new home value in Middle Tennessee.

New homes built by Ole South can be found in the most convenient locations of Nashville, Murfreesboro, Smyrna, Gallatin, Fairview, Clarksville, and Spring Hill TN - close to major highways, neighborhood schools, recreation areas, and shopping.

Locally owned and operated, Ole South is consistently recognized among the Top 100 Home Builders in the nation by Builder Magazine and we are proud to call Middle Tennessee home. We are active in our local communities and proud to make a difference in the quality of life that Middle Tennessee has to offer.

Developer Contact:

Dan Bobo
(615) 210-2827
Ole South Properties, Inc.
262 Robert Rose Dr., Suite 300
Murfreesboro, TN 37129



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

Project Summary

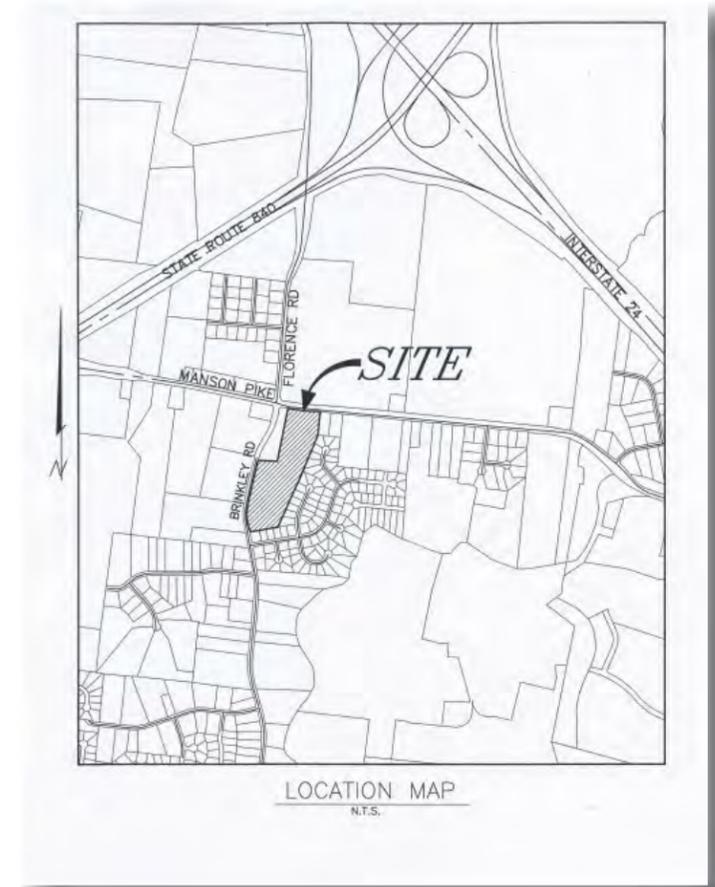
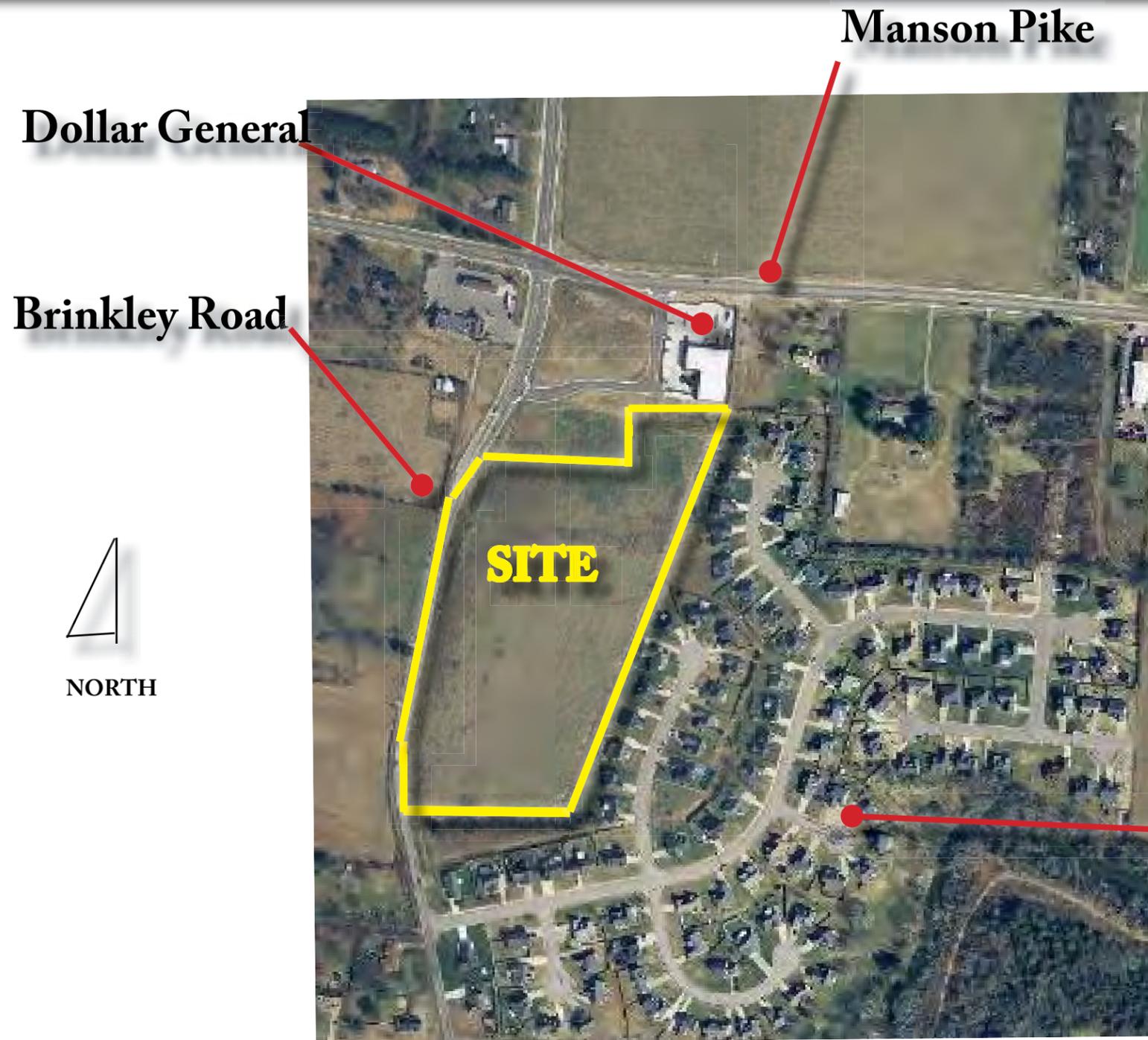
Project Summary

Wilkerson Downs is a planned residential development consisting of 110 homes on a strategically located 13.47 acre site at the intersection of Brinkley Road and Manson Pike. Located within the Blackman community, the project offers an attached home with individual ownership and governed by an HOA.

The homes will be divided with two and three bedrooms with one and two garage option. The homes have a craftsman style appearance. The homes are nicely detailed with decorative garage doors, craftsman style front doors, quaint front porches, and varying roof lines, with a combination of large and small gables, and dormers.

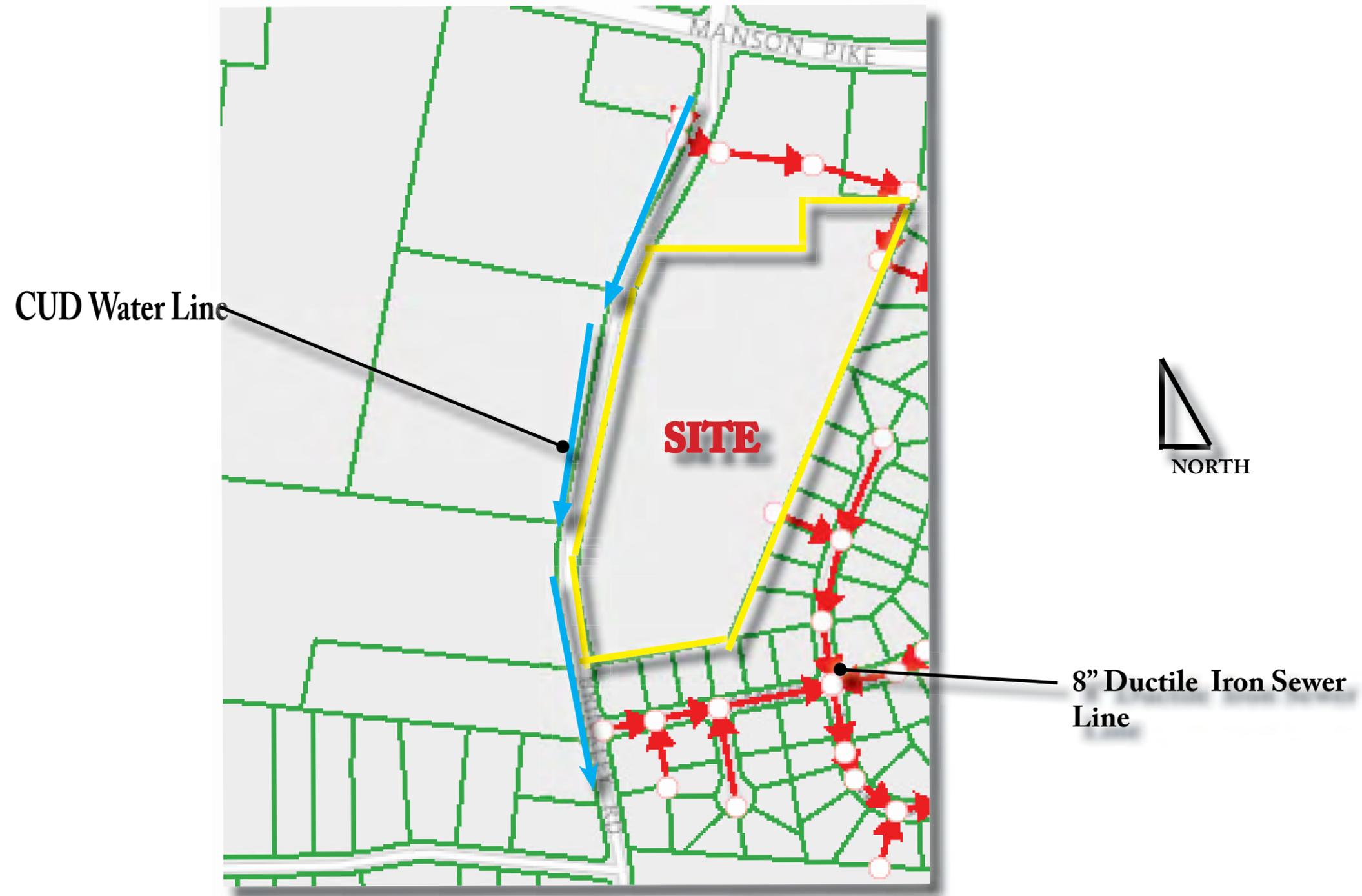
The project will have an amenity area with a pavilion which will provide the opportunity to meet your neighbors and for children to play together. The large amount of green space associated with the plan adds a feeling of spaciousness across the development.

Aerial & Site Location

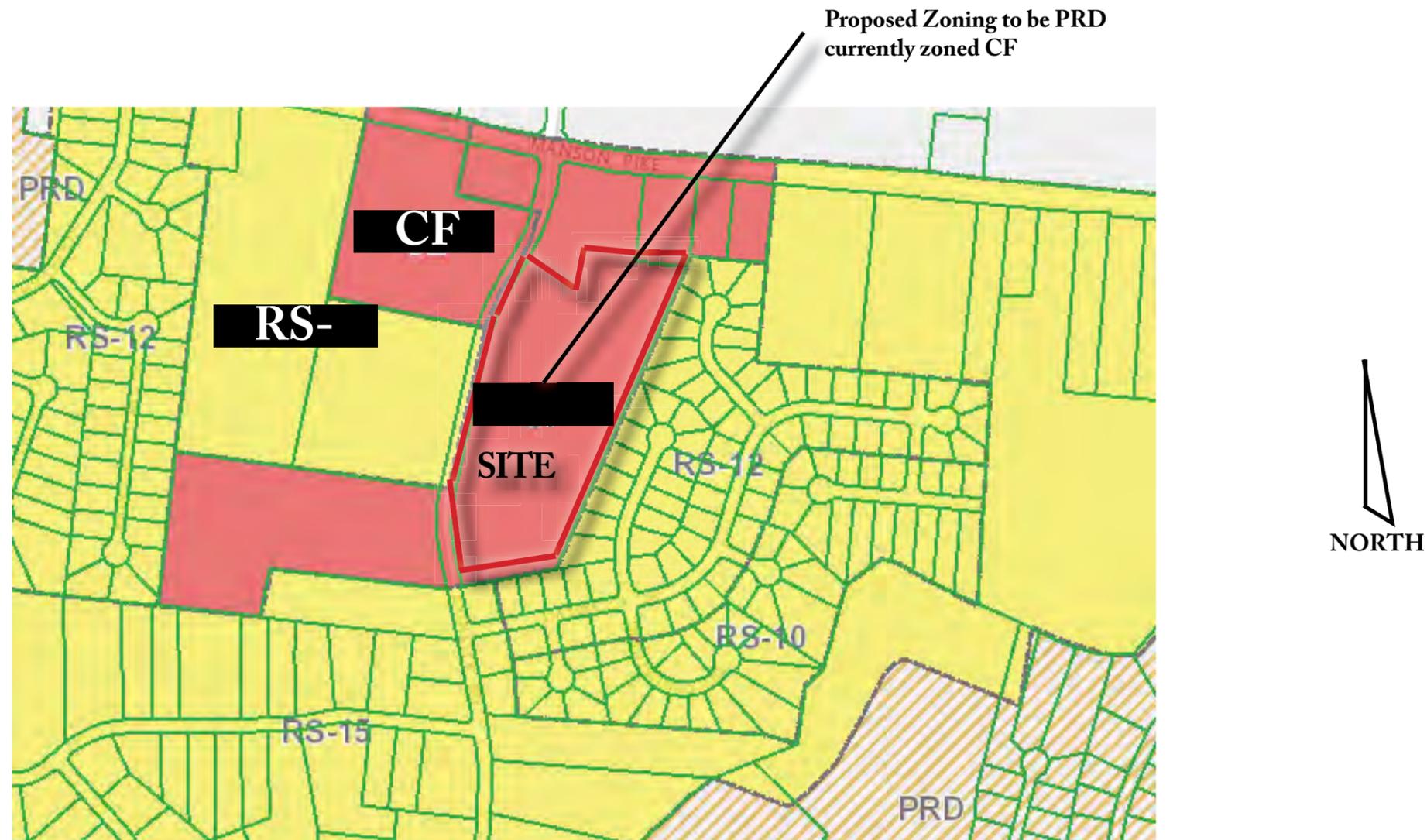


Wilkerson Trace Subdivi-

Utility Map



Adjacent Zoning



Adjacent Zoning

The site is surrounded by the CF and the RS-12 zones. At the northeast corner of the site is the new Dollar General.

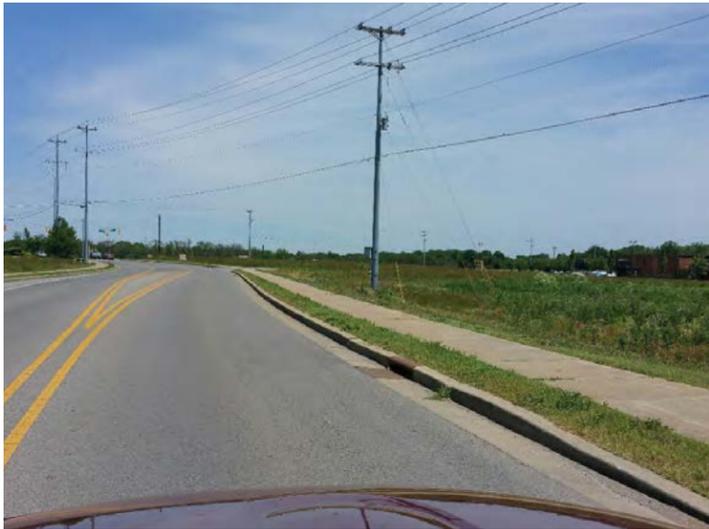
Existing Conditions



Access road off Brinkley to north of site



View across site from Brinkley looking east



View looking northeast from Brinkley



View from access road looking southeast



View looking at intersection from Manson Pike



View looking north from access road to intersection

Existing Conditions



View of property looking from the adjacent neighborhood



View of the Dollar General adjacent to site

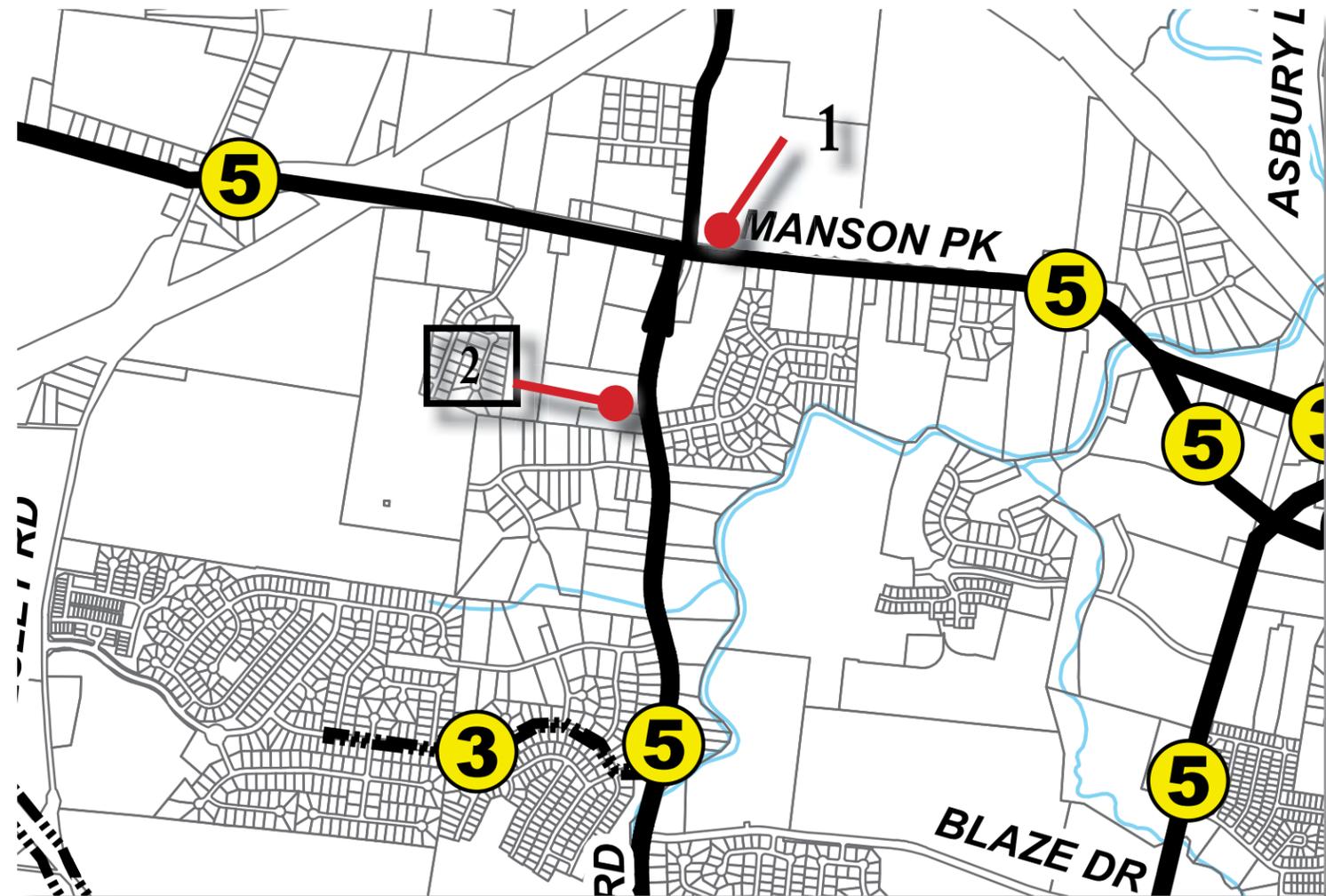
Major Thoroughfare

TABLE

- 1. Manson Pike - Expanded to 5 lanes
- 2. Brinkley Road - Expanded to 5 lanes

All proposed lanes are identified on the 2025 Major Thoroughfare Plan

Note: R.O.W. will be donated for minor adjustments to Brinkley Road to match the latest version of the Brinkley Road plan.



Site Plan

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

Outparcel not in rezoning

Mail Kiosk

Entrance off of Brinkley

Pavilion

Private Access Road

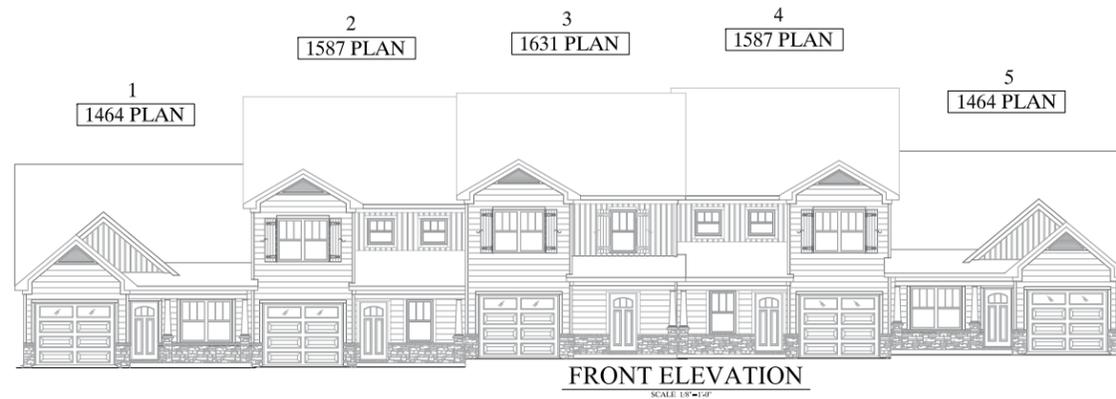
Amenity Area

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

Total Spaces: 341



Architectural Elevations



Architectural Element

- Stone Veneer Foundations
- Hardie Board Lap Siding
- Hardie Board and Batten
- Varying Gable Roof Lines
- Decorative Shutters
- Alternating Front Porches
- Craftsman Style Front Doors



Architectural Floor Plans

Town Homes

Proposed Use = Multiple - Family Dwellings

Proposed Units = 110

Max Height of Proposed Structures = 2 Stories = 30'-4"

Number of Bedrooms = 110 Units = 280 Bedrooms

1464 plan	2 bedroom 2.5 bath
1 st Floor	1018
2 nd Floor	460
Total Footage	1478

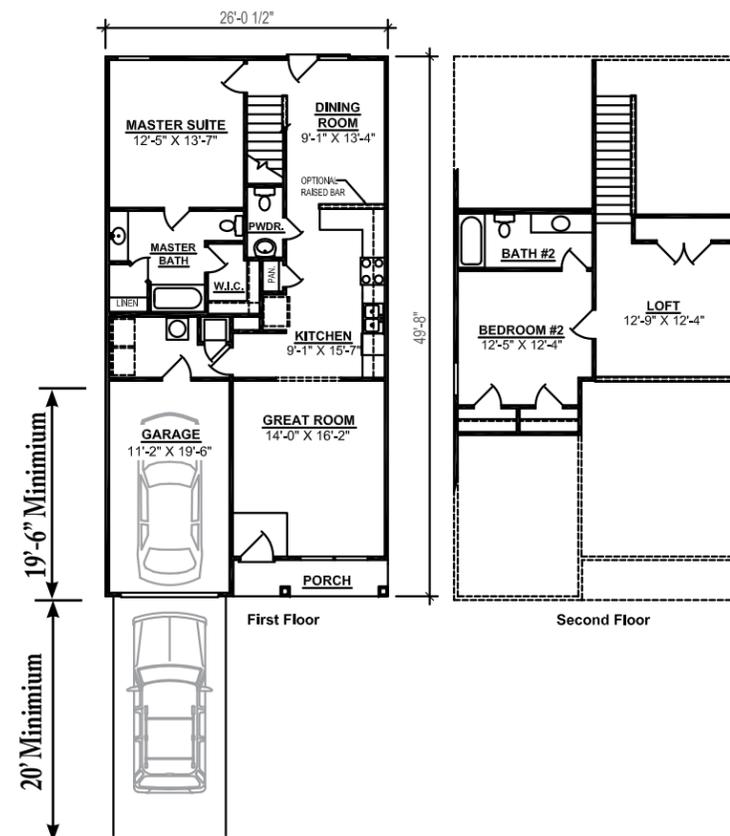
1587 plan	3 bedroom 2.5 bath
1 st Floor	821
2 nd Floor	776
Total Footage	1597

1631 plan	3 bedroom 2.5 bath
1 st Floor	754
2 nd Floor	887
Total Footage	1631

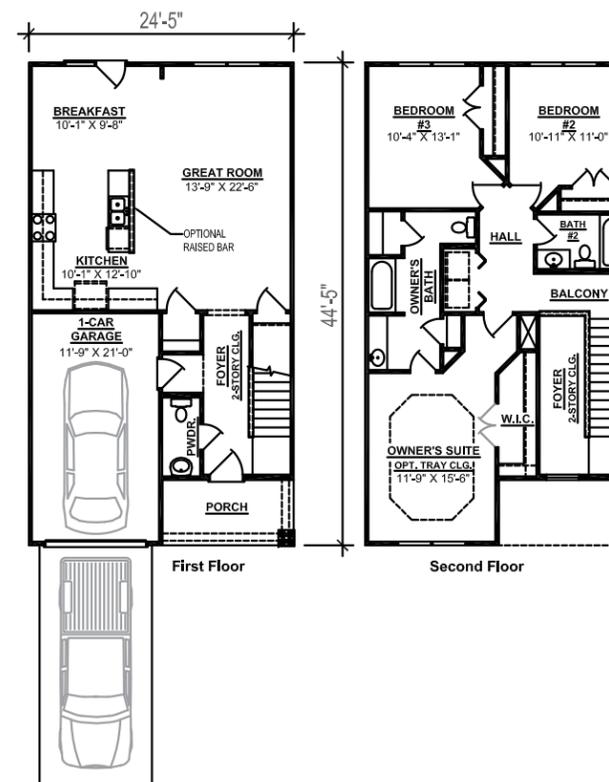
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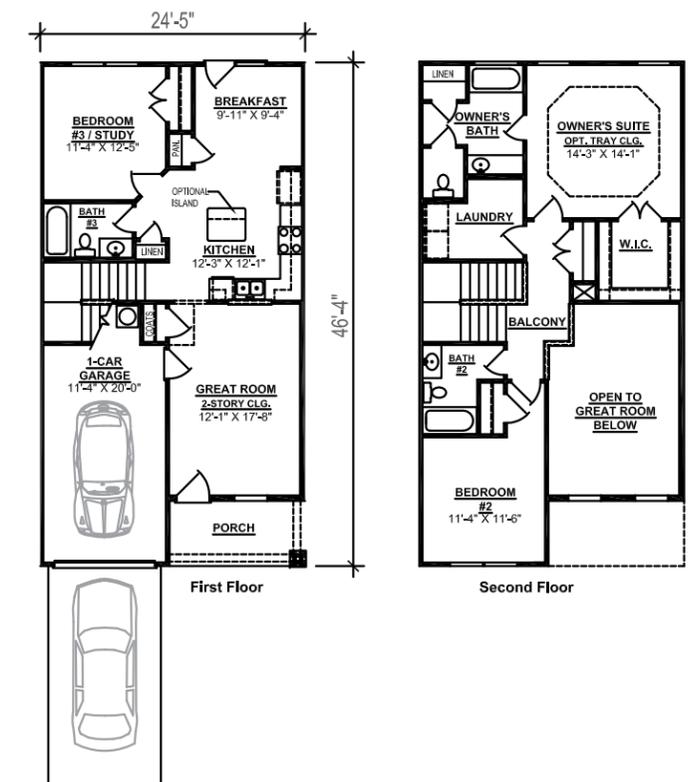
1464 Plan



1631 Plan



1587 Plan



One Car Garages

Note: Garages are to be used for car parking as their primary function

Architectural Floor Plans

Town Homes

Proposed Use = Multiple - Family Dwellings

Proposed Units = 110

Max Height of Proposed Structures = 2 Stories = 30'-4"

Number of Bedrooms = 110 Units = 280 Bedrooms

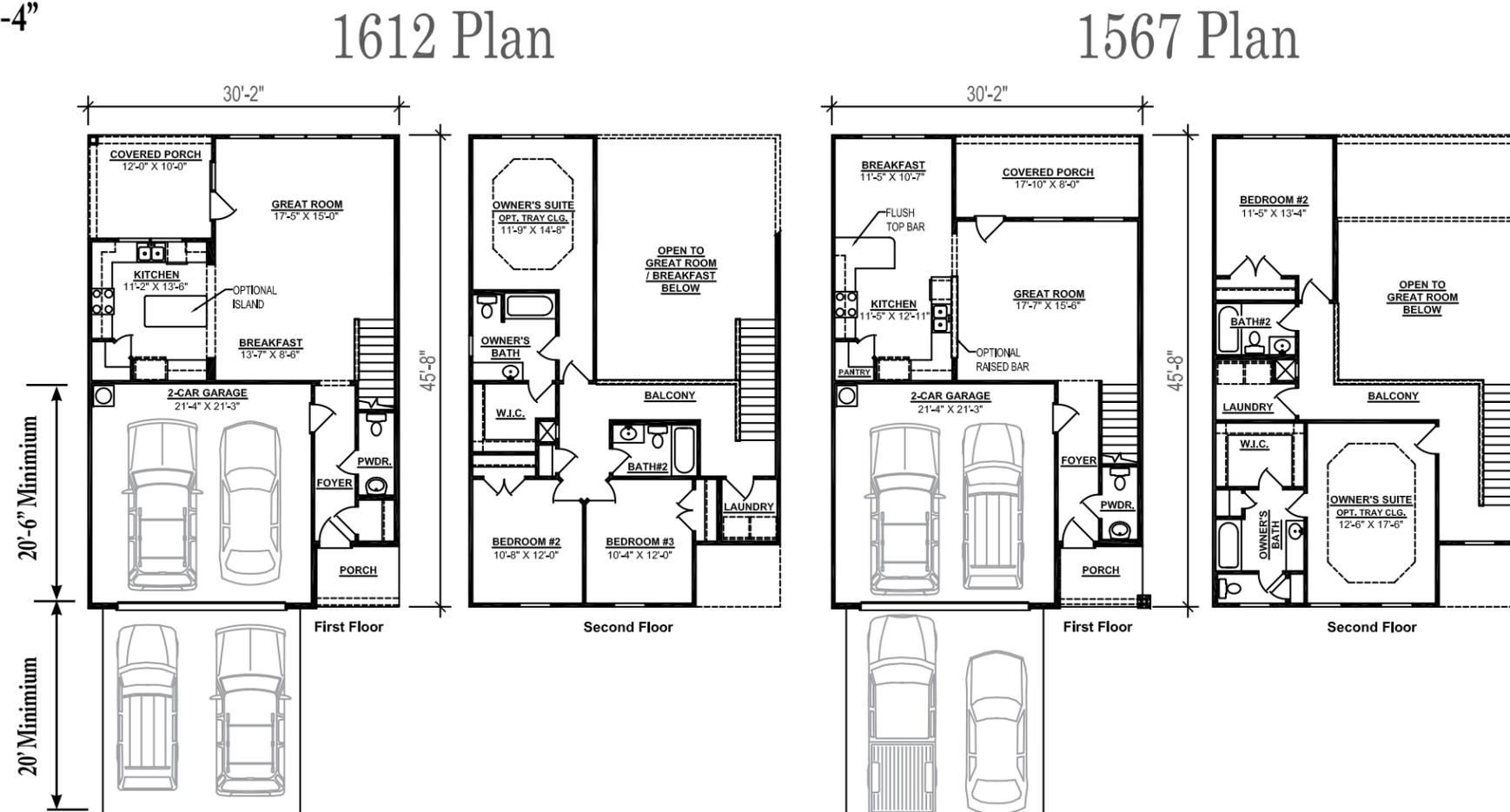
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2 nd Floor	460
Total Footage	1478



Two Car Garages

Note: Garages are to be used for car parking as their primary function

Conceptual Landscape Plan

Berm, Fence and Landscaping
(See sheet 15)

Entrance Sign and Landscaping

Type 'C' Buffer

Landscape Screening at Compactor

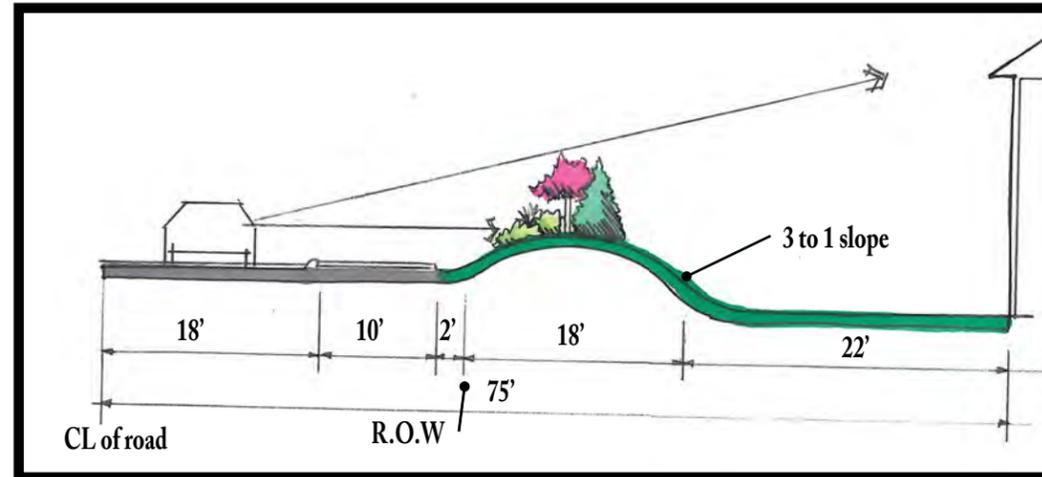
Type 'C' Buffer



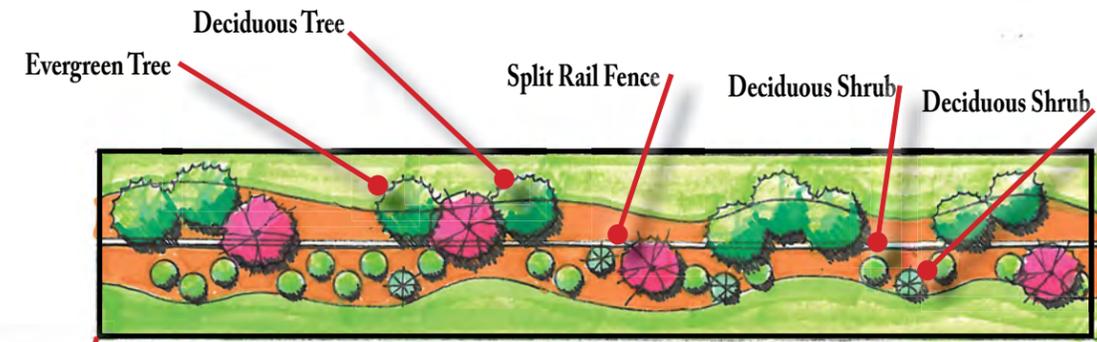
Type 'C' Buffer

Detention Pond with Landscape Screening

Brinkley Road Landscaping



Berm Section



Berm Planting



Phasing Plan



Standard Zoning verses PRD Comparison

RM-12 (Single-family with zero lot line attached/detached)

Minimum Lot: (Area) 3750 SF Width: 18'

Minimum Yard Requirements:

Front: 30'

Side: 10'

Rear: 25'

Max. Density: 12 (D.U./Acre)

PRD

Lot (Area) 3000 SF Width: Min. 25'

Minimum Yard Requirements:

Max. Density: $110/13.74 \text{ ac.} = 8.2$ (D.U/Acre)

No exceptions are required for the PRD

Amenities



Wilkerson Downs will provide residents with a nice amenity area which will have a 20' x 20' community pavilion, picnic tables, a nice green space for playing, large trees to provide shade, with adjacent parking easily accessible to the green space.

Wilkerson Downs will also have decorative fencing, beautiful landscaping, and curb and gutter streets.

All utilities will be underground, and the trash compactor will be screened with a brick or stone enclosure.

Planned Development Criteria

1. **Ownership and division of land:** *The site is owned by Robert Frances and is currently zoned Commercial Fringe in the City of Murfreesboro.*
2. **Waiver of BZA action:** *No action of the BZA shall be required for approval of this planned residential development.*
3. **Common open space:** *Common open space is proposed with this project, the exact quantity will be determined in site planning.*
4. **Accessibility to site:** *The property is accessible from both Manson Pike and Brinkley Road.*
5. **Off street parking.** *The developer will be providing off street parking for all residences at the parking ratio provided under the current ordinance, see sheet 10 for parking calculations.*
6. **Pedestrian circulation:** *Sidewalks are planned throughout the subdivision.*
7. **Privacy and screening:** *Surrounding land use to the South and East are an existing neighborhood and will have a Type 'C' buffer as recommended by the City staff, the property to the North is zoned commercial and a Type 'C' buffer is require. To the West is Brinkley Road and it will have a sizable berm, fence and nicely designed continuous landscape bed.*
8. **Zoning and subdivision modifications proposed:** *The property owner is requesting the property be rezoned from the current CF designation to a Planned Residential Development. Once approved as a PRD only the uses specified will be permitted.*
9. **Phasing:** *The project is planned to be completed in multiple phases to supply market demand. See sheet 16 for the phasing plan.*
10. **Annexation:** *Annexation is not requested with this zoning request.*
11. **Landscaping:** *Landscaping buffers, and berming are shown on the conceptual landscape plan see sheet 14.*
12. **Major Thoroughfare Plan:** *The PRD is consistent with the Major thoroughfare plan. Both Manson Pike and Brinkley Road are proposed to be 5 lanes in the future. See sheet 9.*
13. **Applicant contact information:** *Contact information is located on sheet 2*
14. **Proposed Signage:** *Signage location will be included with the site plan. Signage will be masonry construction. Final sign design is to completed.*

Section 13 – Project Development Criteria Requirements

1. **Identification of existing utilities:** *Shown in pattern book sheet 5.*
- 2/3. **Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site:** *Shown in pattern book sheet 7-8*
- 4/5. **Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation:** *Shown in pattern book page 10*
6. **Development schedule:** *The project is currently being projected to start immediately upon permit acquisition.*
7. **Relationship of the planned development to current city polices and plans:** *The development is consistent with the city policies. See sheet 17.*
8. **Proposed deviation from zoning and subdivision ordinance:** *See sheet 17 for this information. No exceptions are being requested for this development.*
9. **Site tabulation data for land area, FAR, LSR, and OSR:** *Data provided on Master Plan on sheet 10.*
10. **The nature and extent of any overlay zones as described in Section 24 and 34:** *The Blackman Land Use Plan has been considered and this development fits within the objectives of the land use study. No overlays impact this site.*

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
PATTERSON PARK COMMUNITY CENTER
ROOM E-3, 521 MERCURY BOULEVARD
JULY 13, 2016 7:00 P.M.**

raising the 8-foot fence to an 10-foot fence. Mr. Molchan explained the masonry wall runs several hundred feet down the property line. The structure load, the footing, and the support system of a ten foot masonry fence would increase the expense significantly. Mr. Doug Young wanted to know if there was an 8 foot masonry fence anywhere in Murfreesboro, in which Ms. Green stated, not that she was aware of. Mr. Smotherman suggested Mr. Swanson consider a compromise of a 9 foot fence, in which Mr. Swanson agreed he would change the 8 foot masonry fence to a 9 foot masonry fence.

Mr. Eddie Smotherman made a motion to approve the rezoning request, including the increase of the 8 foot masonry fence to a 9 foot masonry fence, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

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

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

The proposed PRD is to allow 110 multi-family dwelling units on 13.5 acres, for a density of 8.1 d.u./acre. The rear of the units are proposed to face Brinkley Road, so it will need to be appropriately bermed, landscaped and fenced. The proposed units are very similar to the townhomes currently located within the Puckett Creek Crossing development. The units proposed in the Wilkerson Downs will have fiber cement board siding, not vinyl.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 13, 2016**

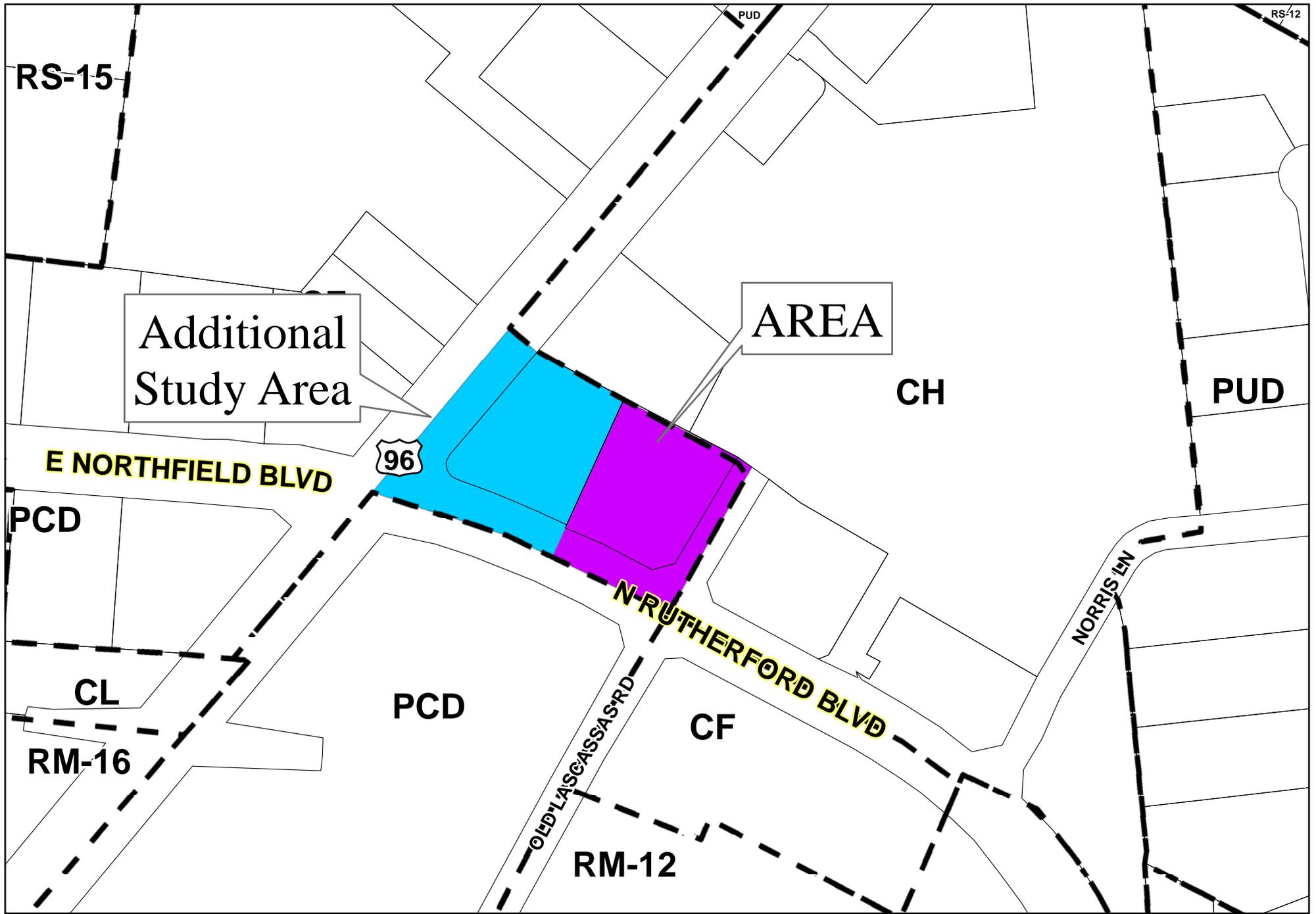
- 3.d. Zoning application [2016-427] for approximately 0.97 acres located along North Rutherford Boulevard and Old Lascassas Road to be rezoned from CF to CH, Eric Lowman applicant.**

The subject properties are located along North Rutherford Boulevard and Old Lascassas Road. The properties to the north and east are zoned CH and is the location of the Kroger grocery store and McDonalds. The property to the south, across North Rutherford Boulevard is zoned PCD, however the City Council has recently approved a request to rezone it to CF.

The subject property was zoned interim RS-15 when it was annexed in 1986. Six year later the CF district was created and this intersection was rezoned to CF. In 2003, an application was made to zone the adjacent properties to PCD to allow Kroger. After the Kroger was constructed, it was rezoned to CH. This parcel and the adjacent Burger King parcel were under a different ownership and they were not included in the zoning change to PCD or CH.

The applicant wishes to purchase the property to develop it with an automated car wash. The proposed use is not permitted within the CF district. As such, the applicant has requested a zone change to CH. The Planning Commission included the adjacent CF zoned parcel (Burger King) as additional area to study. The parcels are located along two major arterials and are not adjacent to residential uses.

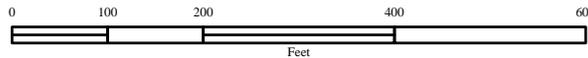
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along N Rutherford Blvd.
from CF to CH**



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



Site

E NORTHFIELD-BLVD

OLD LASCASSAS RD

OLD LASCASSAS RD

N RUTHERFORD-BLVD

NORRIS LN

HIGGINS LN

DONALD BRADLEY CT

96

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 13, 2016**

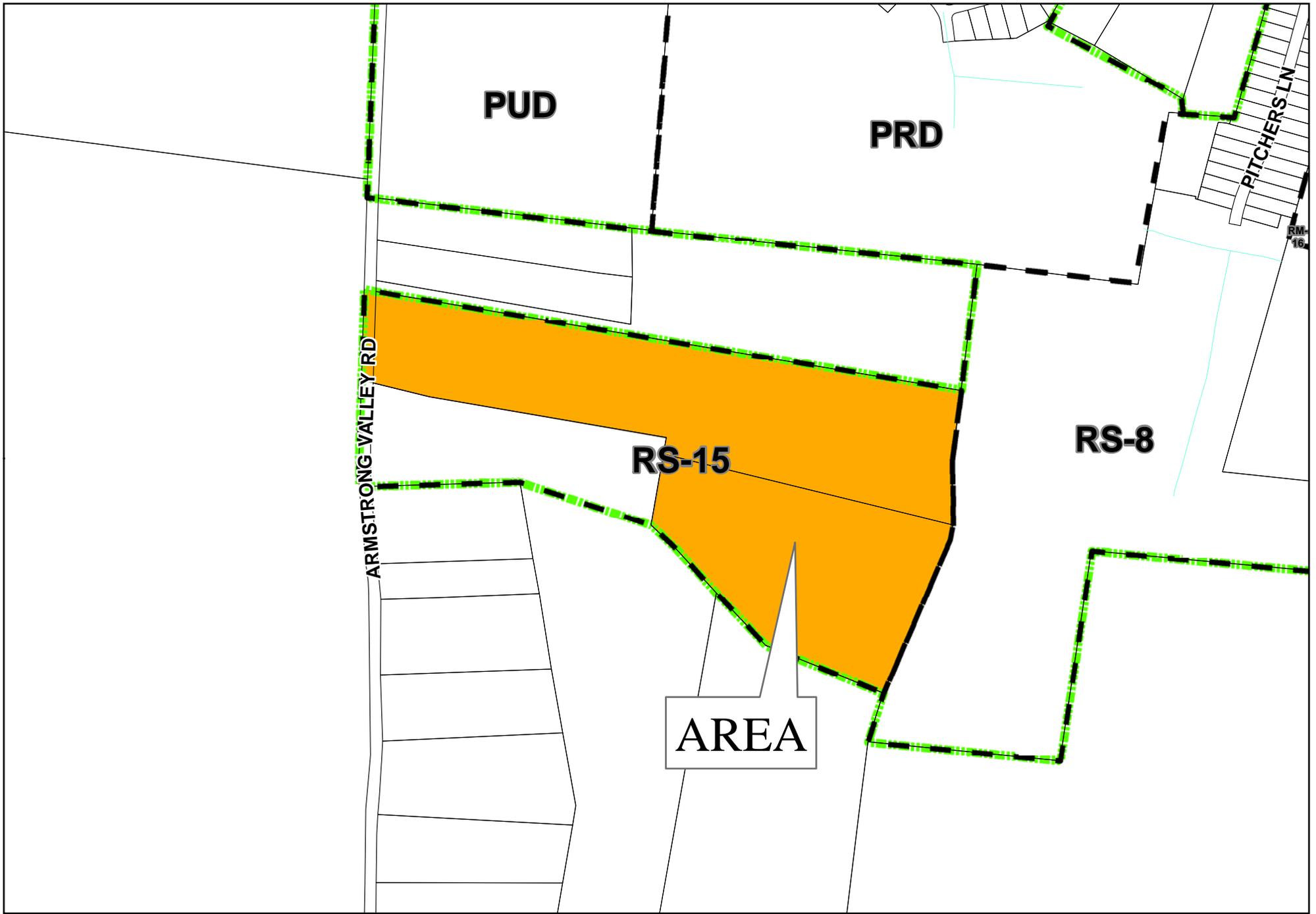
- 3.e. Zoning application [2016-428] for approximately 44 acres located along Armstrong Valley Road to be rezoned from RS-15 to RS-8, Cornerstone Development applicant.**

The subject property is located along the east side of Armstrong Valley Road. It consists of 44 undeveloped acres and is currently zoned RS-15 (Single-Family Residential District 15). It was annexed in 2008 and zoned PRD (Planned Residential District) simultaneous with annexation. The PRD, which was called Three Oaks at Armstrong Valley, permitted the development of an active adult community consisting of 165 residential condominiums on 53 acres. This development never moved forward. In 2011, at the request of the property owner, the property was rezoned to RS-15. Approximately nine (9) acres of the 53 acres were subsequently sold to an adjacent property owner.

The applicant has a contract on the remaining 44 acres. He is the developer of the Westwind single-family residential subdivision, which is located directly to the east of the subject property. Westwind is zoned RS-8 (Single-Family Residential District 8), and the applicant has requested that the subject property be rezoned to RS-8 to match the zoning for Westwind. He envisions the 44 acres to be incorporated into the Westwind development. The RS-8 zone requires a minimum lot size of 8,000 square-feet. Staff calculates that the approximate maximum number of lots that could be created on 44 acres in the RS-8 zone is 179, but the actual lot count would likely be less than this number. The subject property is just outside the boundaries of the *Salem Pike Land Use Plan* study area.

As mentioned previously, the subject property is bordered on its east side by the Westwind tract, which is zoned RS-8. Directly to the north are three single-family residential estate lots in the unincorporated County. Further to the north is the Sheffield Park subdivision, which is zoned PRD and consists of 8,000, 10,000, 12,000, and 15,000 square-foot single-family residential lots. The undeveloped southern half of the Weston Park PUD (Planned Unit District) is also to the north of the subject property. It is zoned for a variety of small-lot single-family attached and detached dwellings, as well as a "retail village." To the south of the subject property are several estate lots in the unincorporated County as well as some undeveloped tracts. To the west across Armstrong Valley Road is undeveloped agricultural land located in the unincorporated County.

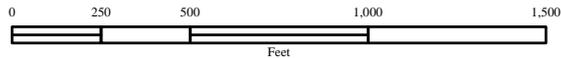
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Rezoning Request for Property Along Armstrong Valley Road
from RS-15 to RS-8**



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

REZONING APPLICATION FORM



Creating a better quality of life

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

REZONING APPLICATION FORM
\$600.00 per application

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: Cornerstone Development, LLC c/o Harry Minge

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

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

PROPERTY OWNER: Buford Brewer Jr & James Travis

Street Address or property description: 1995 Armstrong Valley Rd

and/or Tax map #: 124 Group: Parcel (s): 30.01 & 30.00

Existing zoning classification: RS-15

Proposed zoning classification: RS-8 Acreage: 44 ACRES

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

E-mail: mtaylor@sec-civil.com

APPLICANT'S SIGNATURE (required): Cornerstone Development, LLC By Harry Minge
DATE: 5-26-16

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

Date received: 6/26/16 MPC YR.: MPC #: 2016-428

Amount paid: 600.00 Receipt #: 364015

Revised 1/2010

June 1, 2016

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

RE: Rezoning Request Cover Letter
Armstrong Valley Road
Murfreesboro, Tennessee
SEC Project No. 07094

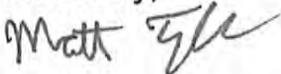
Dear Mr. Blomeley:

Please accept this letter along with the attached application form as our official request to the City of Murfreesboro to rezone Parcel 30.00 & 30.01 of Tax Map 124. The entire area for this request is approximately 44 acres in size. The property is currently undeveloped and is located along Armstrong Valley Road. Presently, the property is zoned RS-15. It was previously annexed and zoned as a PRD to allow for 165 detached active adult dwelling units. That specific development did not occur and the original property owners retained ownership of the property and requested a rezoning to RS-15. The applicant is requesting rezoning to RS-8 to allow the zoning to match the neighboring Westwind Subdivision. The applicant is also the developer of Westwind and intends for this property to serve as an extension of Westwind.

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

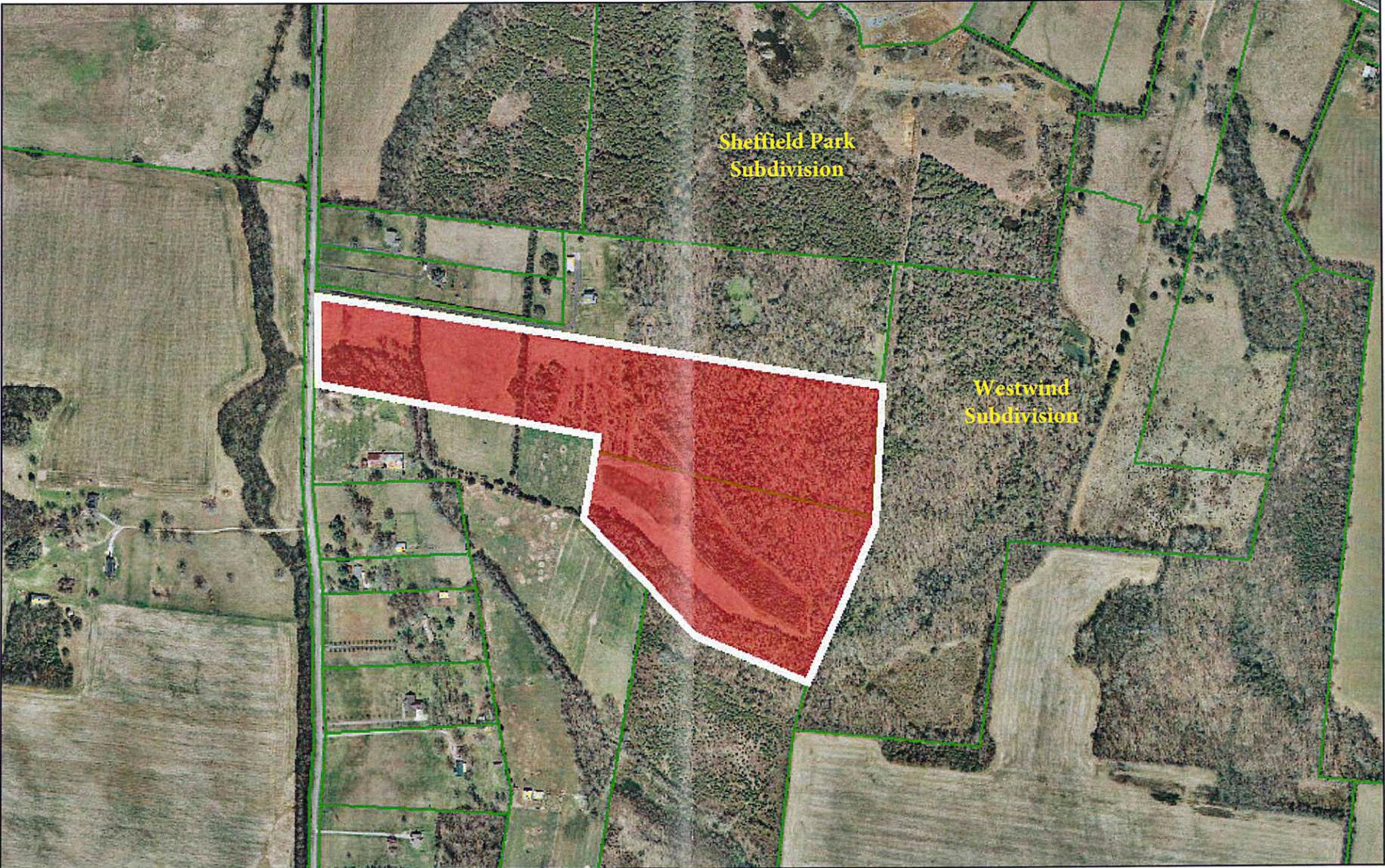
If you should have any questions concerning this request, please feel free to call me at (615) 890-7901 or via email at mtaylor@sec-civil.com

Sincerely,



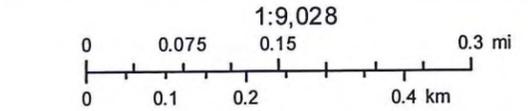
Matt Taylor, P.E.
SEC Inc.

Murfreesboro Web Map



June 1, 2016

- PARKS
- Schools
- Street Centerline**
 - INTERSTATE
 - US/STATE HWY
- MAJOR RD
- Parcels



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

ORDINANCE 16-OZ-29 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect to zone approximately 74 acres along New Salem Highway as Commercial Fringe (CF) District (approx. 26.1 acres), Residential Multi-Family Twelve (RM-12) District (approx. 23.1 acres), and Residential Zero Lot-Line (RZ) District (approx. 25 acres) simultaneous with annexation; William and Caroline Waite, applicants. [2016-415]

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

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

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

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

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Craig D. Tindall
City Attorney

SEAL



New Salem Highway RS-15

OG

CF

CH

Area Zoned CF

Murfreesboro City Limits

PCD

OG-R

Area Zoned RM-12

OG

Area Zoned RZ

RS-12

CASON LN

SASSAFRAS DR

PRD

IVY GLEN DR

RS-10

RS-12



Ordinance 16-OZ-29

ORDINANCE 16-OZ-33 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to amend the conditions applicable to approximately 150.5 acres in the Planned Industrial Development (PID) District (Parkway Place) located along Joe B. Jackson Parkway as indicated on the attached map; Mr. Joe Swanson, applicant [2016-422].

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

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to modify the conditions of the Planned Industrial Development (PID) District, as indicated on the attached map, for the purpose of realigning Richard Reeves Drive, revising the list of uses permitted within the PID, modifying the site design for Region 1 and Region 2 of the PID, and adding a wall to the buffer adjacent to the Magnolia Trace subdivision.

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

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

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Craig D. Tindall
City Attorney

SEAL



LIS WESTBROOKS LN

L-I

Joe B Jackson Parkway

PUD

H-I

RICHARD REVE DR

MANNON CT

TENBY DR

MABRY DR

PID

PID Amended



ELAM RD

W GUM RD

MOUNT TABOR RD



Ordinance 16-OZ-33

ORDINANCE 16-OZ-34 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 13.5 acres along Brinkley Road from Commercial Fringe (CF) District to Planned Residential Development (PRD) District (Wilkerson Downs); Robert E. Frances and Jeffrey Gill, applicants [2016-425].

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

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

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

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

Passed:

Shane McFarland, Mayor

1st reading _____

2nd reading _____

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Craig D. Tindall
City Attorney

SEAL



MANSON PIKE

CL

RS-15

BRINKLEY RD

CF

COZUMEL CT

RS-12

HEADWATER CT

HAMMOCK DR

RS-10

CLOVERHILL DR

RS-15

PRD

Area
Rezoned from
CF to PRD



Ordinance 16-OZ-34

PRETORIA RUN

ORDINANCE 16-OZ-35 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 2 acres along North Rutherford Boulevard and Old Lascassas Road from Commercial Fringe (CF) District to Highway Commercial (CH) District; Eric Lowman, applicant [2016-427].

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

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

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

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

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Craig D. Tindall
City Attorney

SEAL

RS-15



PUD

Lascassas Pike

CH



E

NORTHFIELD BLVD

Area
Rezoned from
CF to CH

CF

CL

N-RUTHERFORD BLVD

OLD LASCASSAS RD

RM-12

CL

RM-16

RS-15

Ordinance 16-OZ-35



ORDINANCE 16-OZ-36 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 44 acres along Armstrong Valley Road from Single-Family Residential Fifteen (RS-15) District to Single-Family Residential Eight (RS-8) District; Cornerstone Development, applicant [2016-428].

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

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

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Single-Family Residential Eight (RS-8) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission be and it is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

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

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Craig D. Tindall
City Attorney

SEAL



PUD

PRD

BLACKWELL BLVD

LANTERN LN

HYDE CT

ARMSTRONG VALLEY RD

RS-15

RS-8

Area
Rezoned from
RS-15 to RS-8

Ordinance 16-OZ-36

THOMPSON RD

YEARGAN RD

ASHLEY DR





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Regular Agenda

August 11, 2016

Honorable Mayor and Members of City Council

Re: Planning Commission recommendations

Background

During its regular meeting on August 3, 2016 the Planning Commission conducted public hearings on the matters listed below. After the public hearings, the Planning Commission discussed the matters and then took action to recommend their approval:

- 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 applicants.
- 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, Christini 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-1 to CM and GDO-2, Highpoint Limited, LLC applicant.
- d. 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.
- e. Zoning application [2016-432] for approximately 78.4 acres located along Asbury Lane to amend the PRD (Purlingbrook PRD), Beazer Homes applicant.
- f. Annexation Plan of Services and annexation petition [2016-508] for approximately 13.4 acres located along Veterans Parkway east of Cason Lane, Ardavan Afrakhteh applicant.

- g. Zoning application [2016-421] for approximately 9.9 acres located along Veterans Parkway east of Cason Lane to be zoned RM-12 simultaneous with annexation, Green Trails, LLC applicant.

Recommendation

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

Concurrences

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

Fiscal Impact

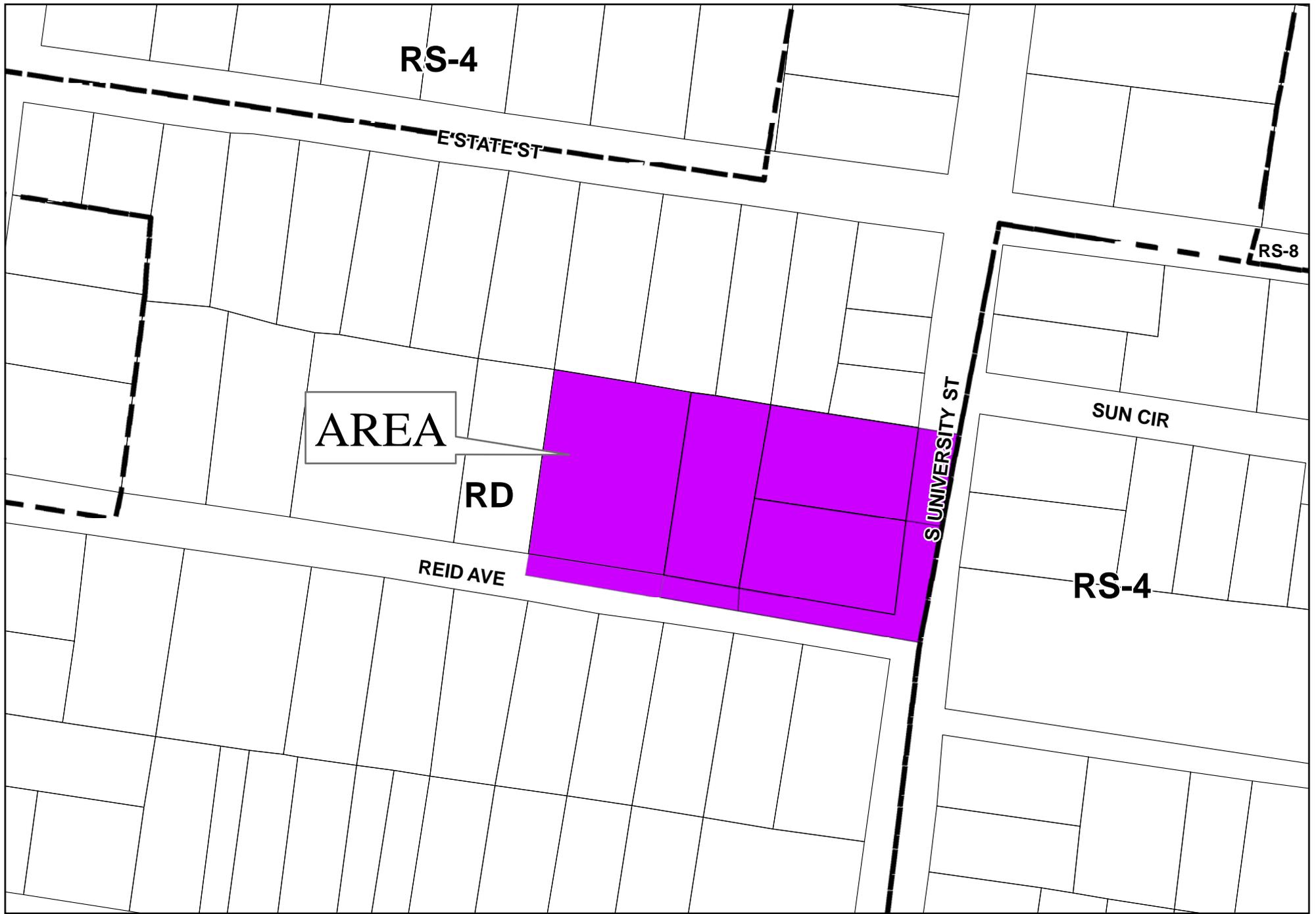
Staff is not aware of any fiscal impact that will result directly from this recommendation.

Attachments

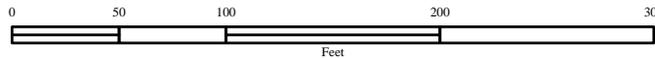
1. Illustrations of the areas.

Respectfully Submitted,

Matthew T. Blomeley, AICP
Principal Planner



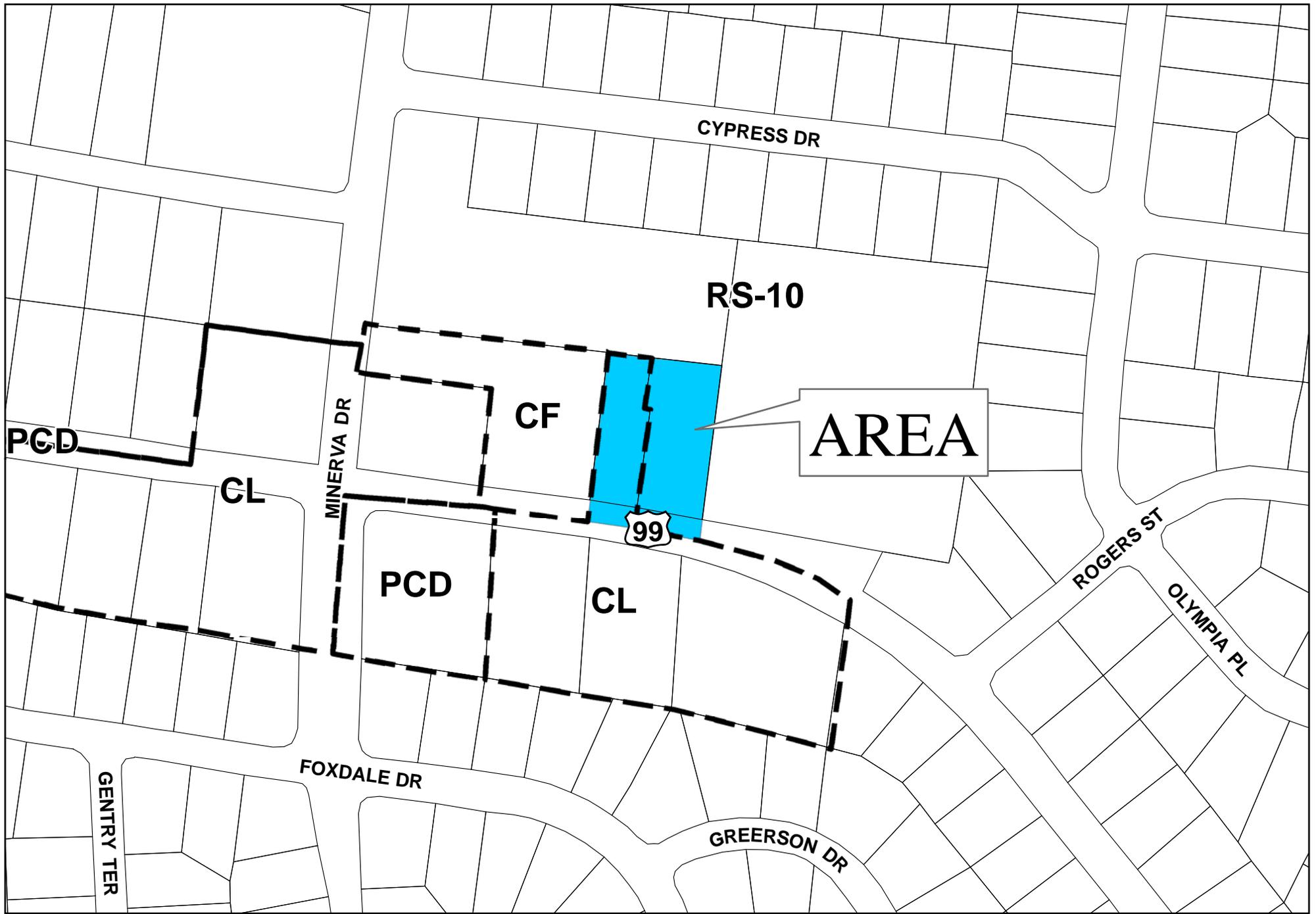
**Rezoning Request for Property Along Reid Ave.
from RD to RS-4**



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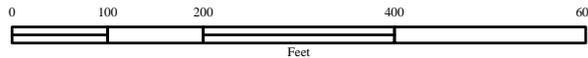
GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



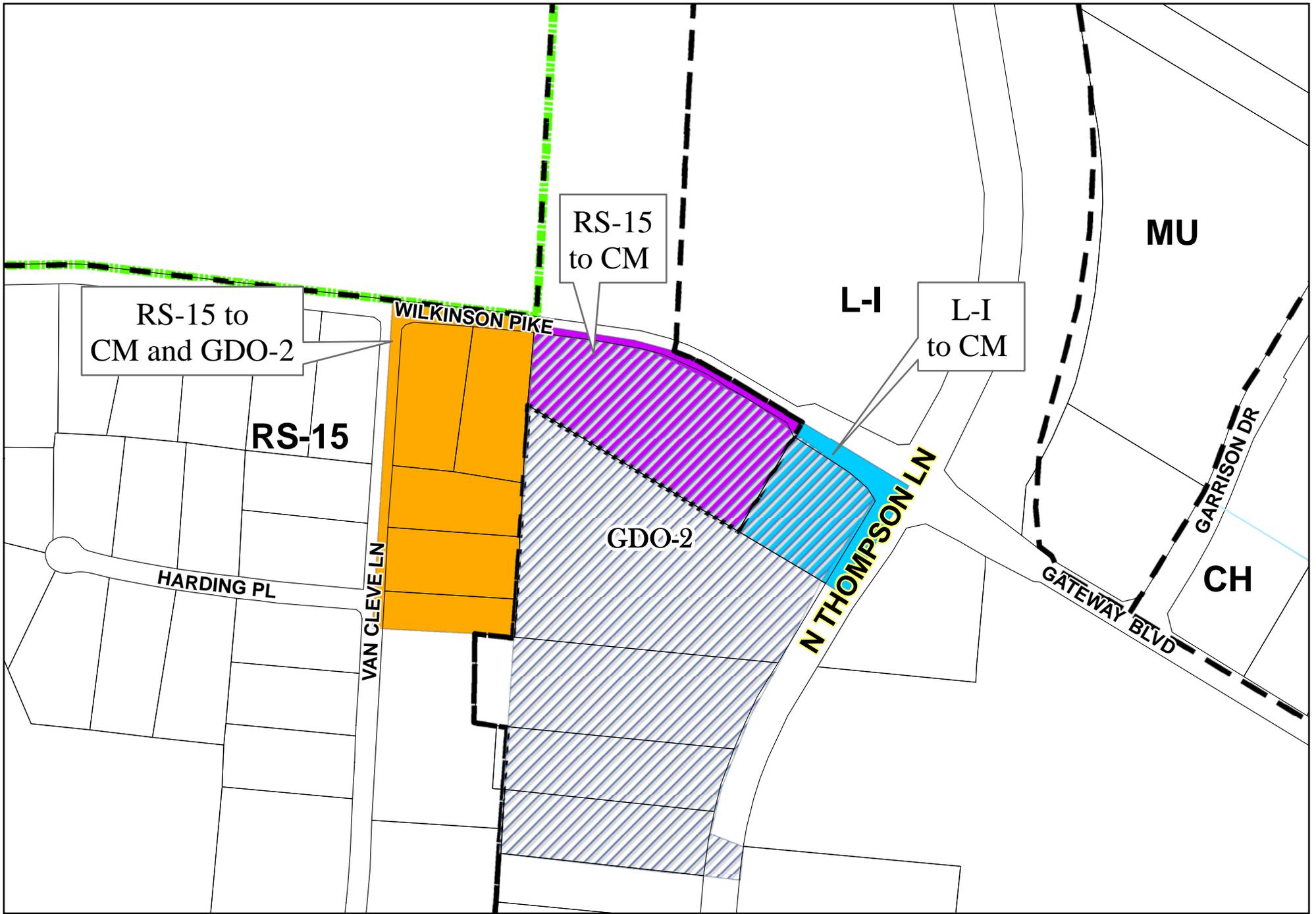
**Rezoning Request for Property Along Bradyville Pk.
from RS-10 and CL to CF**



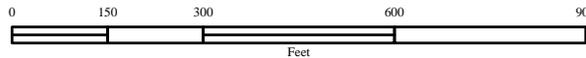
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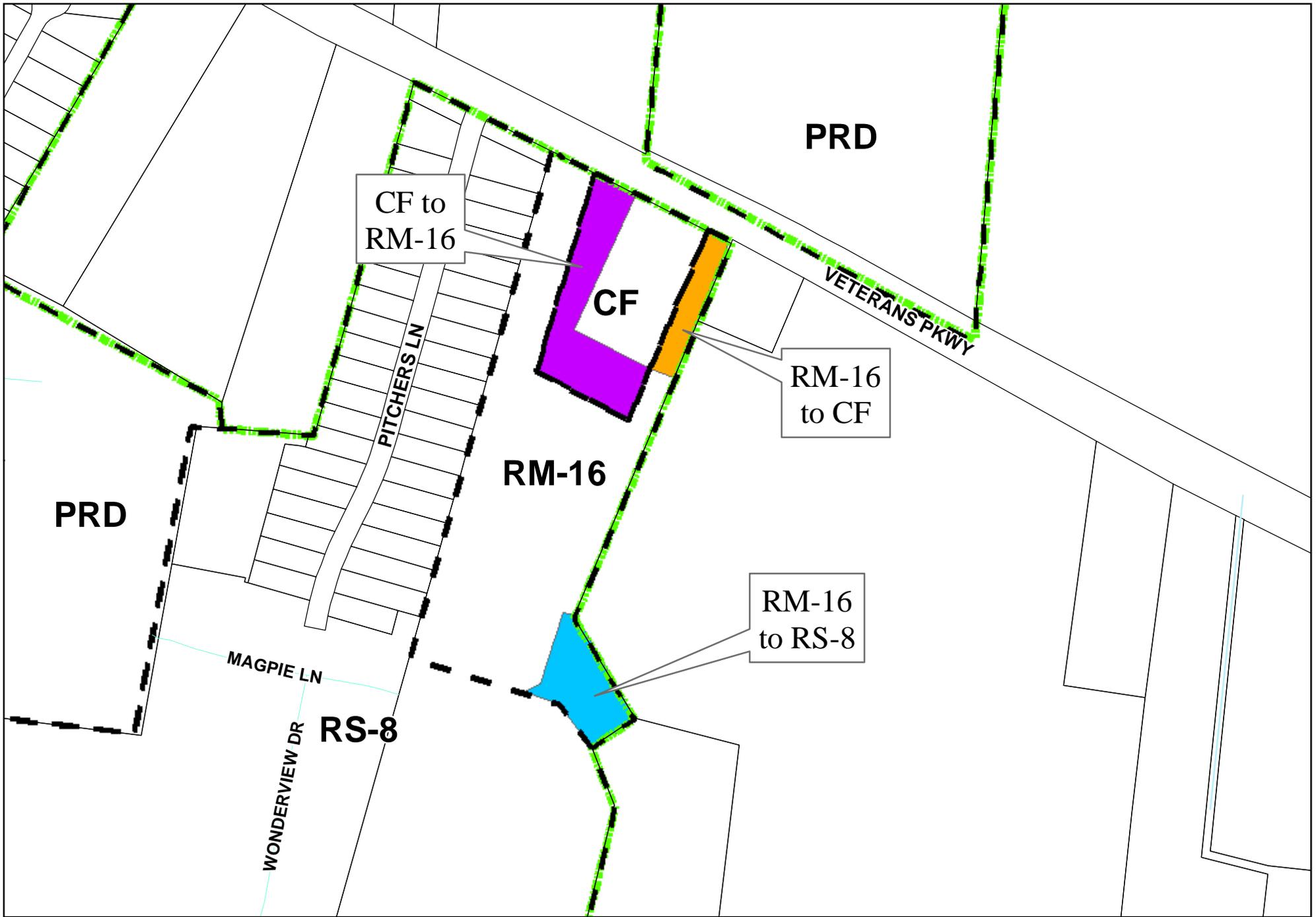


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**Rezoning Request for Property Along N. Thompson Ln.
from RS-15 and L-I to CM and GDO-2**

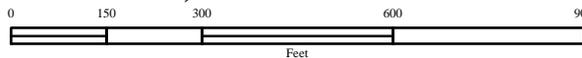




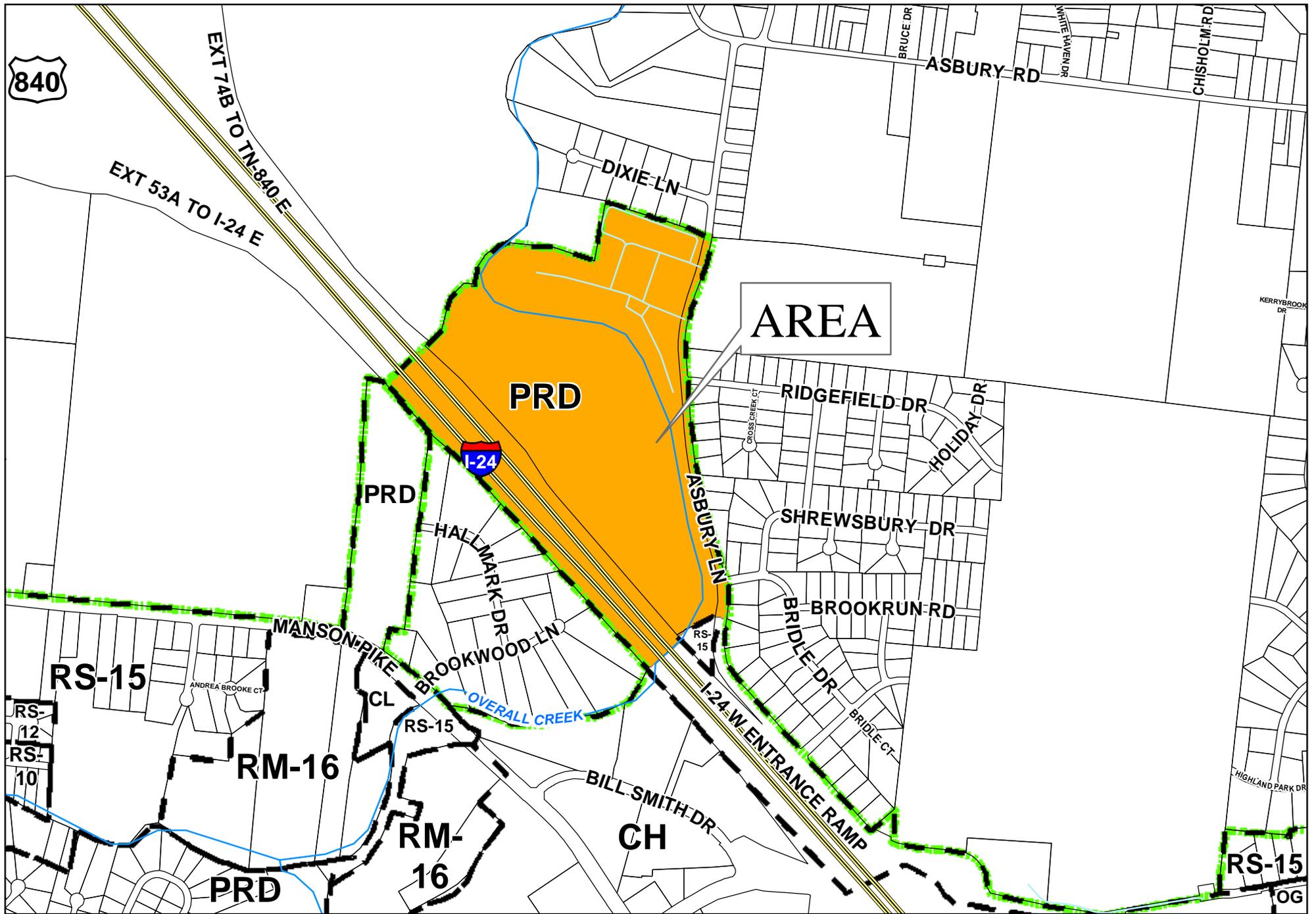
**Rezoning Request for Property Along Veterans Parkway.
from RM-16 to CF, CF to RM-16 and RM-16 to RS-8**



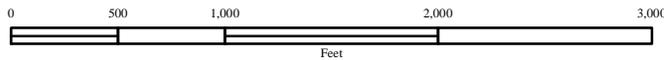
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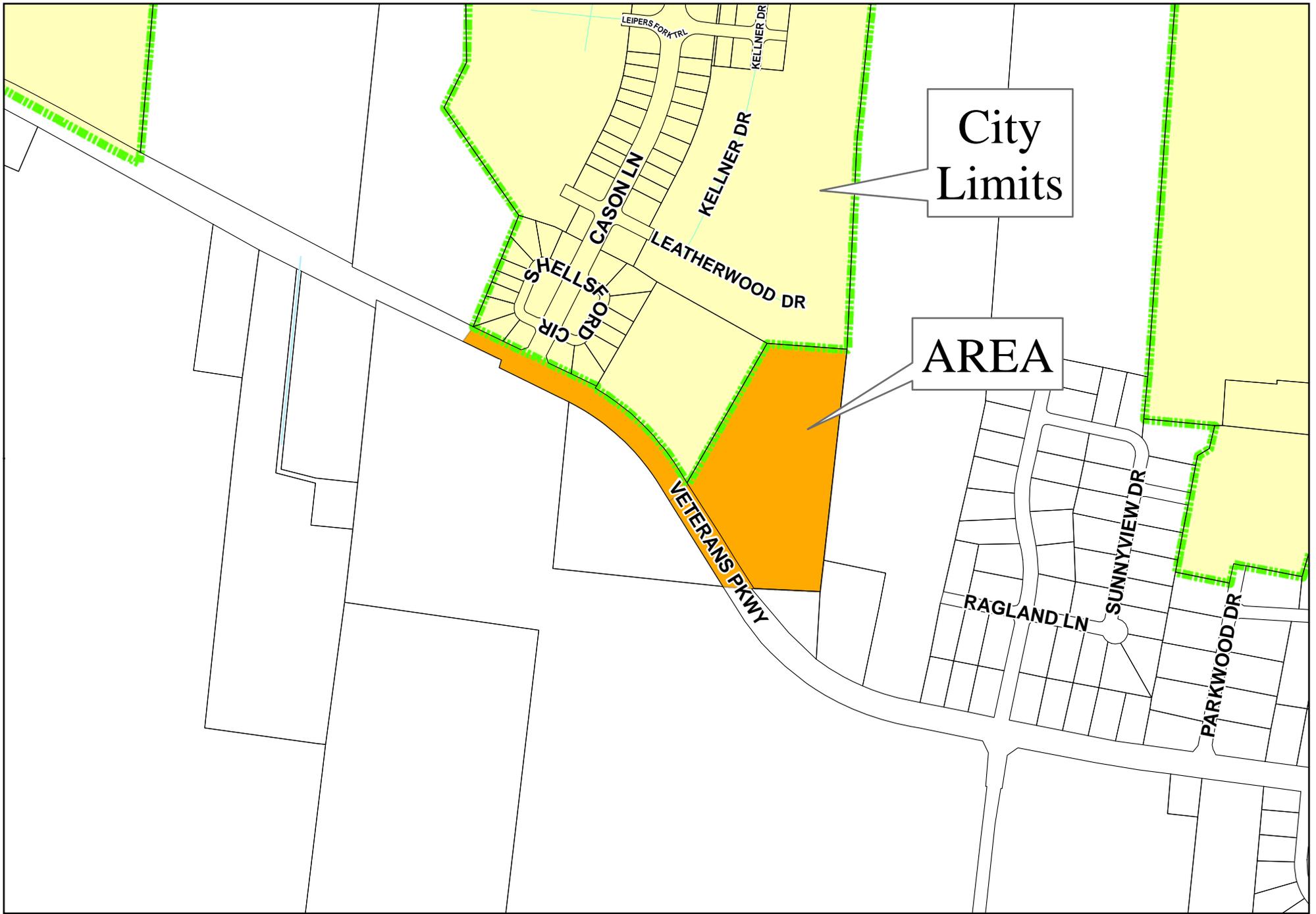


Rezoning Request for Property Along Asbury Ln.
PRD Amendment



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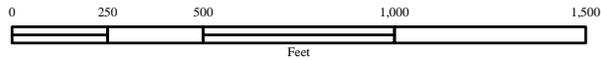




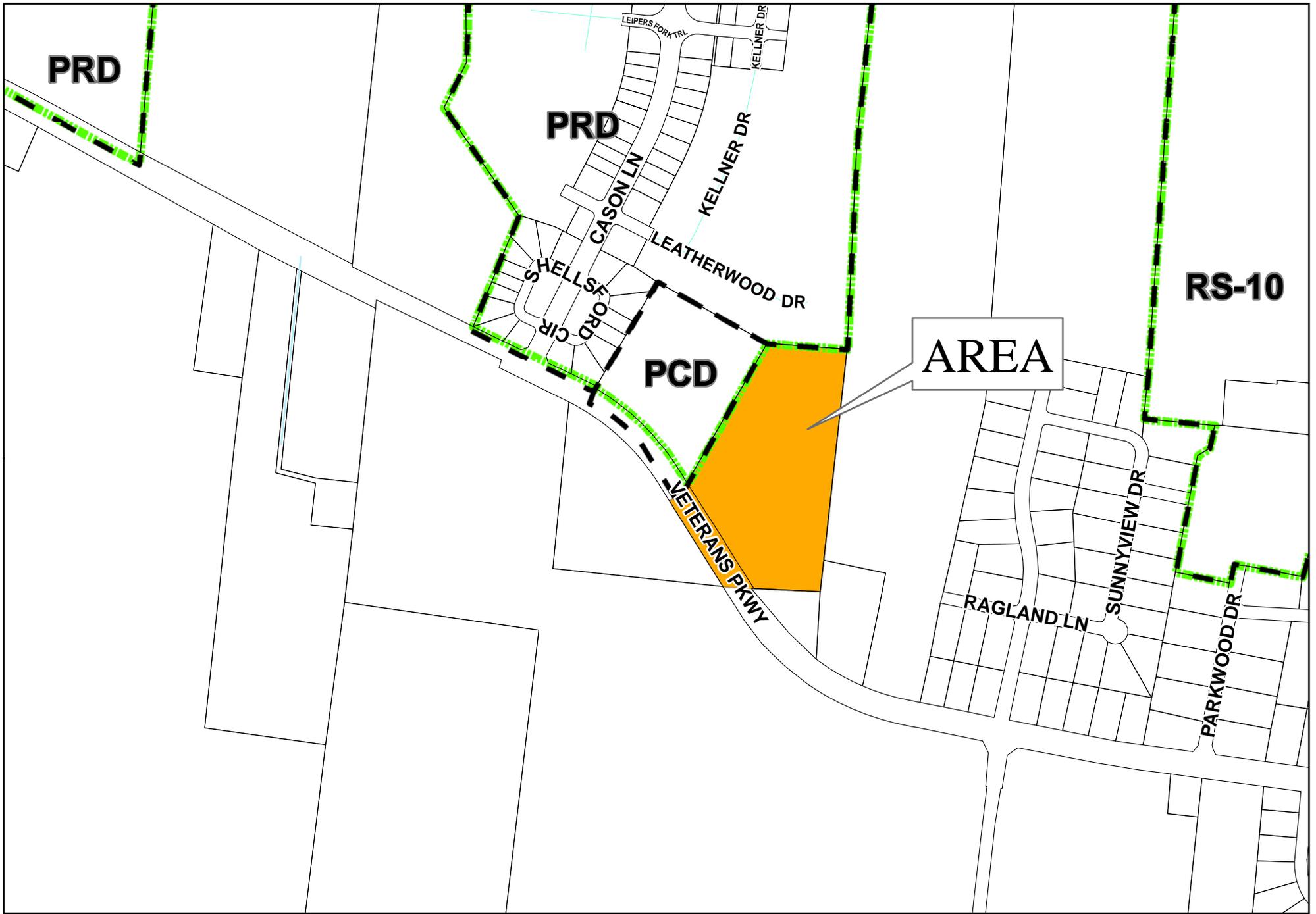
Annexation Request for Property Along Veterans Parkway



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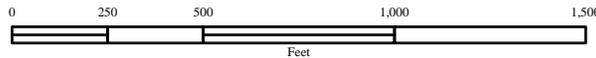
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Murfreesboro, Tennessee 37130
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**Zoning Request for Property Along Veterans Parkway
RM-12 Simultaneous with Annexation**



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August 18, 2016



Honorable Mayor and Members of City Council:

RE: Change Orders #1 and #2 from Trinity Builders for Miracle Field Project

As an item for the **Regular Agenda**, it is recommended that Council approve two change orders from Trinity Builders regarding the Miracle Field Project.

Background

The Miracle Field is being developed for the special needs community at McKnight Park (in front of Sports Com where the two temporary fields once were). The field will be custom-designed and will be built with a cushioned, rubberized surface, accessible dugouts, and amenities. The project is a partnership between Project One Four (a charitable foundation founded by former Murfreesboro resident and current Major League Pitcher David Price) and the City of Murfreesboro. Mr. Price's parents, Bonnie and Debbie Price, are providing the leadership for the project and are in charge of the fundraising to try to cover the majority of the project's costs. There are still grant opportunities available as well.

Fiscal Impact

The original contract amount was \$2,828,067. Trinity Builders has submitted two change orders for the project as follows: Change Order #1 in the amount of \$175,424 for a playground product substitution including installation and necessary site adjustments and Change Order #2 in the amount of \$14,307 to cover the City water and sewer tap fee. The two change orders (totaling \$189,731) would bring the total contract amount to \$3,017,798. To date, \$375,000 has been donated for the project, and \$2,750,000 is available in CIP funding. Project One Four continues to seek donations for the construction of the Miracle Field and has commitments to cover the funds needed.

Concurrence

Murfreesboro Parks and Recreation staff and City Administration are agreeable to Change Orders #1 and #2 as described.

Recommendation

I respectfully request Council's approval of Change Orders #1 and #2 for the Miracle Field Project, which will increase the project's contract total from \$2,828,067 to \$3,017,798.

Respectfully,

Angela Jackson, CPRP
MPRD Interim Director



REGULAR AGENDA

August 15, 2016

Honorable Mayor and Members of City Council:

RE: Traffic Signal at Veterans Parkway and Barfield Road

As an item for the agenda of August 18, 2016, it is recommended that City Council approve the installation of a traffic signal at the intersection of Veterans Parkway and Barfield Road.

Background

In 2005, an interlocal agreement was signed by the City and County for the construction of the southwest loop, now known as Veterans Parkway. While this location is outside of the City limits, the City Attorney believes that the agreement puts the responsibility for the signal on the City.

The City's Traffic Engineer has determined that it meets the warrants for a traffic signal.

Financial Impact

There are two components to the needed improvements: the traffic signal itself and the required roadway improvements to Barfield Road.

The traffic signal improvements are an estimated \$100,000 under the City's existing contract with S&W.

The Transportation Director, Assistant Transportation Director and City Engineer have met on site to observe the conditions and begin to develop some geometry improvements. They believe improvements to Barfield Road will be critical to the performance of a traffic signal at the intersection. Currently, there is a very short left turn lane on both approaches of Barfield Road.

Improvements to Barfield road would include adding a 100 foot turn lane (storage for 5 cars) and an estimated 150 to 200-foot taper. The approach from the north has road side ditches while the approach from the south sheet flows off the road into the adjacent yards or parking areas. Based on using our annual contracts for construction, the City can complete the roadway improvements for \$300,000.

According to the Veterans Parkway plans, additional right-of-way is needed for the improvements. Mr. Griffith has asked Wisner to verify but it appears the County only has 36 and 42 feet of ROW on the north and south approach. A ROW of at least 50 feet would be needed to complete the improvements. It is recommended that Wisner prepare the ROW documents and doing some cross sections of the geometry since the approach from the south is in a superelevated curve.

Administration Department

111 West Vine Street * PO Box 1139 * Murfreesboro, Tennessee 37133-1139 * Phone 615 849 2629 * Fax 615 849 2679
TDD 615 849 2689 www.murfreesborotn.gov

Recommendation

It is recommended that the traffic signal be installed at the intersection of Veterans Parkway and Barfield Road. The City will prepare the right-of-way documents, purchase the right-of-way, prepare the preliminary engineering drawings and install the signal.

It is further recommended that the County Highway Department construct the Barfield Road improvements. Mayor Burgess has given me preliminary indications that this is acceptable.

Robert J. Lyons
City Manager

C: Mayor Burgess
Chris Griffith
Jim Kerr
Ram Balachandran
Commissioner Kusch



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August 18, 2016

Members of City Council

RE: Recommended Reappointment – Senior Center Commission

Reappointment

As an item for tonight's City Council agenda, I am recommending the reappointment of Ms. Marie Trott to the Senior Center Commission.

Reappointment - Ms. Marie Trott

Sincerely,

A handwritten signature in blue ink that reads "Shane McFarland". The signature is written in a cursive style.

Shane McFarland
Mayor