

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 2, 2021

**6:00 P.M.**

**CITY HALL**

**MEMBERS PRESENT**

Kathy Jones, Chair  
Ken Halliburton, Vice-Chair  
Chase Salas  
Warren Russell  
Shawn Wright  
Rick LaLance  
Jennifer Garland

**STAFF PRESENT**

Greg McKnight, Planning Director  
Matthew Blomeley, Assistant Planning Director  
Margaret Ann Green, Principal Planner  
Marina Rush, Principal Planner  
Holly Smyth, Principal Planner  
Brad Barbee, Planner  
Joel Aguilera, Planner  
Carolyn Jaco, Recording Assistant  
David Ives, Deputy City Attorney  
Michele Emerson, Assistant City Engineer  
Sam Huddleston, Dev't Services Executive Dir.

**1. Call to order:**

Chair Kathy Jones called the meeting to order at 6:00 pm.

**2. Determination of a quorum.**

Chair Jones determined that a quorum was present.

**3. Approve minutes of the April 21, 2021 & May 5, 2021 Planning Commission meetings:**

Mr. Chase Salas moved to approve the Minutes of the April 21, 2021 and May 5, 2021 meetings; the motion was seconded by Mr. Warren Russell; there being no discussion the motion carried by the following vote:

Aye: Chair Kathy Jones  
Vice-Chairman Ken Halliburton  
Jennifer Garland  
Rick LaLance

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Warren Russell

Chase Salas

Shawn Wright

Nay:

None.

## 4. Old Business:

**Jackson Motel [2021-6006 & 2021-3046] site plan review of parking lot modifications to an existing Extended Stay Motel located on 1.4 acres zoned CH & GDO-4 located at 831 NW Broad Street, Dev P LLC developer.** Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Ms. Green distributed copies of an email she had sent to Mr. Andrew Simeri, Mr. Bill Huddleston, and Mr. Patel, regarding comments from the Planning Commission meeting on May 19, 2021. A copy of the email has been placed in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Sonny Patel, the applicant, came forward stating he was in ongoing negotiations with his insurance company regarding the fire damage to his building. The final inspection should occur sometime this week; and his contractor has already applied for a building permit. Mr. Patel said that the construction should begin within thirty days to the fire damaged area; and completed within a maximum of sixty days. During Phase 2, he would like to improve the landscaping for the following areas:

- The area closest to the motel rooms.
- The parking lot.
- The area along Medical Center Parkway.
- The parking area next to the Checker's restaurant.

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Mr. Patel distributed copies to the Planning Commissioners of the interior improvements he already made to the fire damage rooms. In addition, he requested to change the proposed six parking spaces on his site plan by adding a total of 10 parking spaces during Phase 2.

Ms. Green made known all landscaping could be placed on the site plan for Phase 1 and would have to meet minimum standards. This would include the landscape islands, parking area, driveway aisles, and landscaping around the perimeter of the property.

The Planning Commissioners began discussing the proposal and agreed that the site plan would have to be deferred until they could review a revised site plan that would address the landscaping, parking, etc.

Vice-Chairman Ken Halliburton stated that he would prefer for Phase 1 to address the landscaping being placed along Medical Center Parkway. In addition, Vice-Chairman Ken Halliburton thanked Mr. Patel for attending the meeting to provide updated information regarding the improvements he had already made to his building and for committing to repair the fire damaged area within 60 days.

There being no further discussion, Mr. Rick LaLance made a motion to defer; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay:

None.

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## 5. Public Hearings:

**Zoning application [2021-412] for approximately 4.6 acres located along West Northfield Blvd and Sulphur Springs Road to be rezoned from RS-10 to PCD (Sanders Corner), P&H Joint Venture applicant.**

Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Ms. Michele Emerson, Assistant City Engineer, came forward stating that the developer was in agreement to provide road improvements for Sulphur Springs Road and West Northfield Boulevard by providing turn lanes and multiple access points. In addition, the application includes full road access to Oakhaven Drive that would be opened and extended at the developer's expense. The first part of extending Oakhaven Drive would occur during Phase 1 and full extension could occur either during Phase 1 or Phase 2.

Mr. Matt Taylor, Engineer of SEC, and Mr. Nick Patel, the applicant, were attending the meeting. Mr. Taylor gave a PowerPoint presentation of excerpts from the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. For this application, a neighborhood meeting had been conducted at Bethel Church on Tuesday, April 12, 2021. The main concerns that had been expressed during the meeting had been the opening of Oakhaven Drive.

Mr. Rick LaLance asked if the liquor store use had been addressed during the neighborhood meeting. Mr. Taylor stated the applicant would like to keep the liquor store use. To address the neighbor's concerns, they had decreased the size of that particular building and located it as an interior building.

Chair Jones opened the public hearing.

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1. **Mr. Chris Hollandsworth, 2202 Oakhaven Drive** – opposes the zoning application. He expressed his concerns regarding the opening of the stub street, Oakhaven Drive. In addition, he opposes the proposed liquor store and gas station.
2. **Mr. Robert Swank, 2222 Oakhaven Drive** – opposes the zoning application. He expressed his concerns regarding opening of the stub street, Oakhaven Drive. He requested for a traffic study to be provided with this zoning application.
3. **Mr. Gary Eakes, 819 Trinity Drive** – opposes the zoning application. He expressed his concerns regarding opening the stub street Oakhaven Drive which would increase the traffic onto Trinity Drive.
4. **Ms. Andrea Smith, 906 Trinity Drive** – opposes the zoning application. She expressed her concerns regarding opening the stub street, Oakhaven Drive. She requested for Oakhaven Drive not to be opened with this development; however, if it is opened with this development, she requested for speed bumps to be included.
5. **Mr. Randy Johnson, 615 Elliott Drive** – opposes the zoning application. This property should have the same restrictions and standards in place like the property across the street.

There being no further speakers, Chair Jones closed the public hearing.

The Planning Commission began discussing the proposed uses that had been required with the development across the street. Ms. Green stated the property across the street currently has a vacant lot which does not permit a liquor store or gas station. The property being presented at this meeting is proposing a liquor store with operating hours from 6:00 a.m. to 11:00 p.m. being limited for liquor store use only for Building 2.

Mr. Rick LaLance commented that he was not in favor extending Oakhaven Drive due to there being multiple ways to enter and exit this property. In addition, he suggested

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the applicant should only have a liquor store or a gas station, he does not agree that there should be both. Mr. Shawn Wright agreed that Oakhaven Drive should not be opened after being a stub street for 50 years. He is not against the project and the uses that have been presented. Chair Jones stated that Staff favors connectivity with development for any type of emergency or natural disaster. Road connectivity is important for emergency vehicles to respond quickly and it is important to address connectivity on the planning side of a development. She recommended that the proposed uses for this development be compared with the uses that had been approved with the project across the street. Mr. Warren Russell commented that he appreciates the applicant removing a building from their zoning application due to it being too congested. Also, he agrees that the connectivity of Oakhaven Drive should be provided for the neighborhood. He feels this is a good project. Mr. Chase Salas agreed the proposal would create walkability in the neighborhood, with the road connectivity and the road improvements. In addition, he feels this project is needed within this area. Vice-Chairman Ken Halliburton agreed that connectivity is important; but he is not certain if Oakhaven Drive needs to be opened as part of this project. Ms. Jennifer Garland stated she was a fan of road connectivity. The design of the gas station is well done, and it contributes to the character. The one-story buildings are helpful as is the definitive location for the liquor store. The proposed building would be interior to the development with restrictive hours. Overall, she supports the concept of the development.

Vice-Chairman Ken Halliburton made a motion to approve the zoning application conditioned on Oakhaven Drive not connecting to the existing stub, seconded by Ms. Garland. The motion failed by the following vote:

Aye: Vice-Chairman Ken Halliburton

Jennifer Garland

Nay:

Rick LaLance

Chair Kathy Jones

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Warren Russell

Chase Salas

Shawn Wright

Mr. David Ives stated that Staff had requested for the entire extension of Oakhaven Drive to occur during Phase 1 instead of Phase 3. Mr. Matt Taylor stated that the liquor store use is not a definite use it is only being included as an allowed use. They are hoping for restaurant uses more than any other type of uses.

Mr. LaLance made a motion to approve the zoning application conditioned upon eliminating liquor store as a permitted use and the developer provide speed cushions on the Oakhaven Drive extension. The motion failed for lack of a second.

There being no further discussion, Mr. Shawn Wright made a motion to approve the zoning application as presented with the following condition:

- The developer would be responsible to add speed cushions with the extension of Oakhaven Drive, contingent upon further review and approval of the City speed cushion program by the appropriate City officials.

The motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Chair Kathy Jones

Jennifer Garland

Warren Russell

Chase Salas

Shawn Wright

Nay:

Vice-Chairman Ken Halliburton

Rick LaLance

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## **Annexation petition and plan of services [2021-501] for approximately 39 acres**

**located along Elam Road, Laurel H. Maples applicant.** Ms. Marina Rush presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Jones opened the public hearing. No one came forward to speak for or against the annexation petition and plan of services; therefore, Chair Jones closed the public hearing.

There being no further discussion, Mr. Chase Salas made a motion to approve the annexation petition and plan of services subject to all staff comments; the motion was seconded by Ms. Jennifer Garland and carried by the following vote:

Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay:

None.

## **Zoning application [2021-408] for approximately 39 acres located along Elam Road to be zoned G-I simultaneous with annexation, Laurel H. Maples applicant.**

Ms. Marina Rush presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Jones opened the public hearing. No one came forward to speak for or against the zoning application; therefore, Chair Jones closed the public hearing.

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There being no further discussion, Mr. Warren Russell made a motion to approve the zoning application subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Chair Kathy Jones  
Vice-Chairman Ken Halliburton  
Jennifer Garland  
Rick LaLance  
Warren Russell  
Chase Salas  
Shawn Wright

Nay:  
None.

**Zoning application [2021-409] for approximately 17.26 acres located along North Tennessee Boulevard to be rezoned from RM-16 and OG to PRD (The Pointe at Raiders Campus PRD), CREI-MTSU, LLC applicant.**

Ms. Holly Smyth presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Brick Murfree, representing the application, spoke briefly about the project making known that a neighborhood meeting had been conducted about the redevelopment of this property. Mr. Clyde Rountree of Huddleston-Steele Engineering gave a presentation on the proposed improvements. Mr. Christopher Mouron, the applicant, then came forward to explain that the redevelopment proposal would be creating a new design and would eliminate the existing purpose-built development consisting of four-bedroom units. Once this proposal is finished, it would have an increased number of units while decreasing the number of potential residents. With the unit reconfiguration they would be adding and

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upgrading many amenities. Once approved, they would begin work in 2022 and it would take fourteen to sixteen months for completion.

Chair Jones opened the public hearing.

1. **Ms. Elizabeth Abernathy, 1140 East Northfield Boulevard** –is in favor of the zoning application. She made known about the deplorable conditions that have occurred on the property and welcomes the changes.
2. **Ms. Joanna Medlen, 1130 East Northfield Boulevard** – is in favor of the zoning application. She made known she was the President of the Board for Forest Oaks 2. She welcomes the changes that are being proposed with this zoning application.

There being no further speakers, Chair Jones closed the public hearing.

Mr. Chase Salas applauded the applicant for bringing this redevelopment to our City.

There being no further discussion, Mr. Rick LaLance made a motion to approve the zoning application subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay:

None.

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Zoning application [2021-410] for approximately 0.33 acres located along Leaf Avenue to be rezoned from RS-10 to PRD (Leaf Avenue PRD), BNA Homes, LLC applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Brian Burns, the applicant, and Mr. Clyde Rountree of Huddleston-Steele Engineering were present at the meeting to represent the application. Mr. Rountree spoke briefly about the project from the Pattern Book that is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Jones opened the public hearing.

1. **Mr. Ben Jamison, 1211 Leaf Avenue** – requested to see photos of the proposed houses.

There being no further speakers, Chair Jones closed the public hearing.

Ms. Holly Smyth displayed the photos of the proposed houses from the pattern book.

Mr. David Ives announced in the applicant's pattern book on page 7, it states the homes would have one-car garages; and on page 14, it states the homes would have two-car garages. Mr. Rountree stated they would have two car garages, with parking for four vehicles. The corrections would be made to the pattern book.

Mr. Jennifer Garland commented that this is a great looking project with the surrounding area having a lot of different architectures. She feels this proposal benefits the area.

There being no further discussion, Ms. Jennifer Garland moved to approve the zoning application subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay:

None.

**Zoning application [2021-411] for approximately 0.15 acres located along East Vine Street to be rezoned from RS-8 and CCO to PRD (The Nook on Vine PRD) and CCO, BNA Homes, LLC applicant.** Ms. Holly Smyth presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Clyde Rountree of Huddleston-Steele Engineering, representing the application, gave a PowerPoint presentation of excerpts from the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Jones opened the public hearing. No one came forward to speak for or against the zoning application; therefore, Chair Jones closed the public hearing.

There being no further discussion, Vice-Chairman Ken Halliburton moved to approve the zoning application subject to all staff comments; the motion was seconded by Ms. Jennifer Garland and carried by the following vote:

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Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Jennifer Garland

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay:

None.

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

None.

There being no further business the meeting adjourned at 8:40 p.m.

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**Chair**

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**Secretary**

GM: cj