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FOR IMMEDIATE RELEASE (Aug. 8, 2013)

Public meeting on the City's Gateway District Overlay set

MURFREESBORO, Tenn. –The City of Murfreesboro Planning Department will hold a public meeting Aug. 19 from 5 to 7 p.m. in the Rutherford County Chamber of Commerce, 3050 Medical Center Pkwy, Rooms A and B to examine possible changes in the City's Gateway District Overlay (GDO) and the creation of a new Mixed Use (MU) district that may be applicable in the Gateway area.

The Gateway is an area through which the Medical Center Parkway extends on both sides of Interstate 24 all the way from Memorial Boulevard almost to the Blackman School Campus.

"Medical Center Parkway is the spine of the area," Murfreesboro Planning Director Joseph Aydelott said. Primarily undeveloped until the City purchased a portion of the area in early 2000's, the investment has been made back many times over.

"The meeting will give the public a chance to comment on improvements proposed by the department for the GDO, which has existed for a decade and is in need of updating," Aydelott said. The GDO adds protections and standards over existing zonings in the 360-acre area.

"I think that the GDO regulations have been very successful in achieving an upscale environment around the Medical Center Parkway and Gateway area," Aydelott said. "After 10 years of experience with these regulations it is very appropriate for the City to take stock in what we as a community have learned about them and look for ways to improve upon them."

The property was largely undeveloped before Medical Center Parkway was built. As development has occurred, the City has learned that updating is necessary. And the director wants all stakeholders and others to be involved in the process.

"We really want the public's input because the public has always been a big part of the Gateway's development," he said recently. "I have made a staff report to the Planning Commission and there seems to be a great deal of interest."

"The City will make every effort to make sure residents are aware of this meeting on the 19th," he said. "Spots are running on CityTV and an interactive page where residents can make comments is on the City's web page."

"We have already placed signs in the area to let people know about the meeting," he said.

“The proposed Mixed Use district would offer opportunities that do not currently exist in the Gateway area,” he continued. “These opportunities include the possibility that both a vertical and horizontal mix of land uses could be achieved that would better utilize the infrastructure in the area.”

“In retrospect, it appears that some of the land in the Gateway area may not be appropriately zoned and this is a good time to engage stakeholders in a discussion of what changes, if any, should be made,” he said.