

**ORDINANCE 13-O-53** amending Murfreesboro City Code Appendix A—  
Zoning, Section 24, Article III, pertaining to the GDO, Gateway Design  
Overlay District.

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

SECTION 1. Appendix A, Section 24, Article III, GDO, Gateway Design Overlay  
District, of the Murfreesboro City Code is hereby amended by deleting the section in its  
entirety and substituting in lieu thereof the following:

**ARTICLE III. GDO, GATEWAY DESIGN OVERLAY DISTRICT**

(A) *Purpose and intent.* The purpose of the GDO, Gateway Design Overlay District  
regulations is to establish a framework for site planning and design to ensure  
development of a high quality. These regulations set standards for all development  
within the Gateway Design Overlay Districts including commercial, residential,  
institutional, industrial, and office uses. It is the intent of these regulations to  
establish standards that will be reflective and protective of the community amenities  
and historic sites along the Medical Center Parkway, Fortress Blvd., Thompson  
Lane, Robert Rose Drive, Wilkinson Pike, Manson Pike, and other streets in the  
Gateway Design Overlay District and to enhance the quality of life for the citizens of  
Murfreesboro and Rutherford County. It is the intent of the Gateway Design Overlay  
District regulations to protect and enhance the character of the land throughout the  
district.

The purposes of the GDO, Gateway Design Overlay District regulations shall include  
the following:

- (1) encourage high quality development as a strategy for investing in the City's  
future;
- (2) emphasize the interstate access at Medical Center Parkway/Fortress Blvd. and  
Interstate 24 as a major entryway into the City;
- (3) recognize and support the historic significance of the Stones River National  
Battlefield and the other related areas with historic significance and to minimize  
the negative impacts of development in their vicinity;
- (4) maintain and enhance the quality of life for Murfreesboro's citizens;
- (5) shape the District's appearance, aesthetic quality, and spatial form;
- (6) reinforce the civic pride of citizens through appropriate development;
- (7) increase awareness of aesthetic, social, and economic values;
- (8) protect and enhance property values;
- (9) minimize negative impacts of development on the natural environment;
- (10) provide property owners, developers, architects, engineers, builders, business  
owners, and others with a clear and equitable set of regulations for developing  
land;
- (11) enhance the City's sense of place and contribute to the sustainability and  
lasting value of the City; and,
- (12) shape and develop the District in a manner that is beneficial to the district and  
to the entire City.

(B) *Application of regulations.*

- (1) The GDO, Gateway Design Overlay District, shall overlay land located as shown  
on the official zoning map of the City. In order to carry out the purposes of this

article the GDO, Gateway Design Overlay District is divided into sub-districts: GDO-1, GDO-2, GDO-3, and GDO-4. The general regulations applicable in the GDO and which are applicable in the various sub-districts are described in this section.

- (2) Any use and/or structure permitted by right or by special permit in the underlying zoning classifications shall also be permitted by the GDO and the various subsections in like manner unless specifically listed as excluded or otherwise limited by this subsection. Where there is a conflict between the provisions of this subsection and those of the underlying zoning district, the provisions of this subsection shall apply. Where there is a conflict between the provisions of this subsection and those of another overlay district the more restrictive regulations shall apply.

(C) *Use, setback, and height regulations.*

(1) Temporary outdoor uses of land:

- (a) The following temporary outdoor uses of land shall be prohibited:

- [1] carnivals
- [2] circuses
- [3] fireworks sales
- [4] Christmas tree sales

- (b) Tents shall be permitted within the GDO District provided that a tent shall not be used for retail sales of merchandise. Permits issued for tents shall be valid for a period not in excess of fourteen consecutive days.

(2) Itinerant and/or temporary outdoor sales of retail merchandise shall be prohibited, including but not limited to the following:

- (a) sale of vacuum cleaners, fans and other appliances;
- (b) sale of rugs, carpets, toys, T-shirts, license plates, velvet paintings and artwork;
- (c) sale of landscaping materials not grown on-site;
- (d) sale of vegetables and produce not grown on-site;
- (e) sale of souvenirs and mementos;
- (f) sale of tropical plants, potted plants, and bouquets of flowers;
- (g) sale of stone, clay, glass, or concrete figurines;
- (h) sale of chairs, sofas, tables, or other furniture; and,
- (i) sale of food and beverages.

(3) Outdoor display or sale of merchandise, other than motor vehicles, is prohibited. Provided, however, an outdoor display of items regularly offered for sale indoors will be permitted on an infrequent and incidental basis. No such items may be displayed within any required landscape area.

(4) Chain link, woven wire, or barbwire fencing shall be prohibited in any required front yard or in any area visible from the public right-of-way. Provided that woven wire fence or barbwire fence shall be permitted on land used for agricultural uses when such fencing is used for the keeping of livestock on the property and that chain link fencing necessary for safety or security during a construction project shall be allowed but it must be removed prior to issuance of a certificate of occupancy.

(5) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in any of the GDO Districts:

OTHER HOUSING

Fraternity/Sorority

Mobile Homes

Family Crisis Shelter  
Family Violence Shelter  
Mission  
Student Dormitory  
Transitional Home

INSTITUTIONS

Airport/Heliport  
Cemetery  
Pet Cemetery

COMMERCIAL

Adult Cabaret  
Adult Entertainment Center  
Adult Motel  
Adults-only Book Store  
Adults-only Motion Picture Theater  
Amusements, Commercial Outdoor Motorized  
Amusements, Commercial Outdoor Motorized Except Carnivals  
Beer, Packaged  
Carnivals  
Communications Tower  
Contractor's Storage Yard  
Contractor's Yard or Storage Outdoors  
Crematory  
Drive-in Theater  
Ice Retail  
Kennels  
Laundries, Self Service  
Livestock Auction  
Lumber, Building Material  
Manufactured Home Sales  
Massage Parlor  
Mobile Home Sales  
Pawn Shop  
Pet Crematory  
Pet Funeral Home  
Rap Parlor  
Salvage and Surplus Merchandise  
Sauna  
Tattoo Parlor  
Tavern  
Taxidermy Studio  
Wrecker Service  
Wrecker Service Storage Yard

INDUSTRIAL

Animal or Poultry Slaughter, Stockyards, Rendering  
Automobile Dismantlers and Recyclers  
Mobile Home Construction  
Paper Mills  
Petroleum and Coal Products Refining

Primary Metals Distribution and Storage  
Saw Mills  
Scrap Processing Yard  
Scrap Metal Processors  
Scrap Metal Distribution and Storage  
Secondary Material Dealers  
Stone, Clay, Glass, and Concrete Products

TRANSPORTATION AND PUBLIC UTILITIES

Garbage or Refuse Collection Service  
Refuse Processing Treatment and Storage  
Landfill  
Railroad Switching Yard, Terminal, Piggyback Yard  
Taxicab Dispatching Station  
Truck or Motor Freight Terminal, Service Facility

OTHER

Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing  
Temporary Mobile Recycling Center

- (6) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in the GDO-3 District:

INSTITUTIONS

Nursery School

COMMERCIAL

Amusements, Commercial Indoor  
Amusements, Commercial Outdoor Excluding Motorized  
Animal Grooming Facility  
Automotive Repair  
Barber or Beauty Shop  
Beer, Packaged  
Convenience Sales and Service, Maximum 5,000 Sq.Ft. Floor Area  
Funeral Home  
Garden and Lawn Supplies  
Gas—Liquified Petroleum, Bottled and Bulk  
Gas Station  
General Service and Repair Shop  
Glass—Auto, Plate, and Window  
Glass—Stained and Leaded  
Greenhouse or Nursery  
Ice Retail  
Janitorial Service  
Karate, Instruction  
Keys, Locksmith  
Laundries, Self Service  
Liquor Store  
Motor Vehicle Sales  
Motor Vehicle Service  
Music or Dance Academy  
Optical Dispensaries  
Veterinary Clinic  
Veterinary Hospital  
Vehicle Sales  
Vehicle Wash  
Video Rental

INDUSTRIAL  
Contractors Storage, Indoor  
Printing and Publishing.

(7) *Setbacks and buffer zones.*

(a) *Additional required setbacks.* In addition to the buffer zone requirements established in Section 27 of this article for every one foot that any proposed building exceeds thirty-five feet in height the required building setback on the side of the property where the buffer zone is required shall be increased an additional one foot of width.

(b) *Wilkinson Pike Buffer.*

[1] A one hundred foot wide buffer area shall be required along the south side of Wilkinson Pike extending from the intersection of Wilkinson Pike and Medical Center Parkway eastward to Van Cleave Lane.

[2] Single family residential dwellings shall be permitted within the Wilkinson Pike Buffer and shall be allowed to have driveway access to Wilkinson Pike provided the underlying zoning allows single family dwellings as a permitted use and the following requirements are met:

Minimum lot area of 43,560 square feet (1 acre)

Minimum front setback of 80 feet from the Wilkinson Pike right-of-way

Minimum lot width of 125 feet

Minimum side setback of 12.5 feet

Minimum rear setback of 30 feet

Maximum height of 35 feet

[3] The buffer zone shall not be utilized as a storage area.

[4] Parking lots, parking structures, accessory structures, dumpsters, temporary structures, storage facilities, or maintenance structures shall not be located within this buffer zone.

[5] The following building setbacks will be required along this buffer zone:

Multi-family Residential ..... 100 feet

Office..... 100 feet

Commercial..... 100 feet

[6] If any buffer requirements are required in accordance with the requirements of Section 27 of this article they shall be placed in addition to the one hundred foot requirement of this buffer area.

(c) *I-24 Buffer Yard.* There shall be a fifty foot wide buffer yard extending along the eastern right-of-way line of I-24 along the entire boundary of the GDO District from Medical Center Parkway southward. In this buffer yard the following shall apply:

[1] the buffer yard shall not be utilized as a storage area;

[2] no automotive access, parking, storage facilities, maintenance structures, place of business, or dwelling units shall be placed within this buffer yard;

[3] all parking areas, service areas, and rear of buildings shall be screened from this buffer yard and I-24; and,

[4] a survey prepared by a qualified arborist shall be submitted for review by the City Horticulturist and Planning Staff. All existing trees located within this buffer with a 6" D.B.H. (diameter at breast height) and greater shall be field located and shown on proposed landscape plans including their size and species. Said trees shall not be removed and shall be preserved. Selected tree removal may be permitted with the review and written approval of the Urban Environmental and Planning Departments. Clear cutting of these trees shall not be permitted.

(8) *Floor area ratio (F.A.R.) requirements.* The maximum F.A.R. permitted in areas with the underlying zoning being Office General (OG) district shall be 0.5.

(9) Height regulations

(a) *GDO-1 Height regulations.* The following height regulations shall apply in the GDO-1 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, that buildings for the following uses may be constructed to a maximum height as listed below:

Office.....	150'
Other commercial.....	75'
Hotel.....	150'
Hospital.....	150'
Multiple family residential.....	75'

(b) *GDO-2 Height regulations.* The following height regulations shall apply in the GDO-2 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, that buildings for the following uses may be constructed to a maximum height as listed below:

Office.....	75'
Other commercial.....	45'
Hotel.....	75'
Hospital.....	75'
Multiple family residential.....	45'

(c) *GDO-3 Height regulations.* The following height regulations shall apply in the GDO-3 district.

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, buildings for the following uses may be constructed to a maximum height as listed below:

Office.....	150'
Other commercial.....	75'
Hotel.....	150'
Hospital.....	150'
Multiple family residential.....	75'

(d) *GDO-4 Height regulations.* The maximum building height for all uses in the GDO-4 district shall be 35 feet.

(10) Existing single family structures exempted. Existing single family dwellings used for single family residences shall be exempt from all requirements of this ARTICLE III. GDO, GATEWAY DESIGN OVERLAY DISTRICT.

(D) *Design review process.*

(1) *Design development and review procedure.* The design review process applies to site plan development and building design and consists of four phases that are to be conducted and coordinated with the Planning Department and Planning Commission; and in GDO-3 the Administration Department. They are:

- Pre-Design Conference (to include Planning Staff and other staff as needed)

- Master Plan Review (to include Planning Staff, other staff as needed, and Planning Commission)
- Initial Design Review (to include Planning Staff, other staff as needed, and Planning Commission)
- Final Design Review (to include Planning Staff, other staff as needed, and Planning Commission)

This process is intended to provide a basis for communication and to ensure that the purposes and intents of this section are achieved throughout the entire design and development process. Not all developments, particularly for site plans on existing lots will require submittal of plans for all phases as outlined in this section and this determination shall be made by the Planning Director during the pre-design conference. An applicant may submit master plan review and initial design review materials simultaneously and request that they be reviewed concurrently. All building construction and site improvements must be reviewed in accordance with Section 7 of this article, the City's Subdivision Regulations and other development regulations of the City before any on-site construction commences. Prior to the Planning Commission taking action when such action is required, plans must be formally submitted to and reviewed by the Planning staff.

(a) *New development.* Any proposed improvement to any property within any Gateway Design Overlay District requires submission to and approval in accordance with the provisions of this article. Each phase of the process has specific materials and information to be submitted by the applicant or designated agent. These materials will be necessary to adequately describe the intent, extent and character of the proposed project. At each stage of review, the reviewing body may approve a submission with or without conditions, disapprove based on identified failure to conform to these GDO requirements, defer pending additional information and/or on-site review, and/or require a re-submission with changes.

(b) *Modifications to existing buildings, structures and developments.* The GDO requirements shall be applicable to existing buildings, structures and developments under the following circumstances:

- [1] If an existing building or structure is expanded by fifty percent (50%) or more in size, then the entire building or structure and site shall comply with the requirements of this section.
- [2] If the estimated cost of a renovation of an existing building, structure, or development equals fifty percent (50%) or more of the total appraised value of the existing building, structure, or development, then the entire building, structure or development including the entire parking lot shall comply with the requirements of this section.
- [3] If there is a change in use of an existing building, structure or development, which requires issuance of a special use permit, then the entire building, structure, or development and site including parking area shall comply with the requirements of this section.
- [4] If there is change in use of an existing building, structure or development, which requires rezoning of the property from one zoning district to another zoning district, other than to or from a planned development district, to allow the new use, then the entire building, structure, or development and site including parking area shall comply with the requirements of this section.
- [5] If the number of existing parking spaces for an existing building, structure or development is expanded by twenty-five percent (25%) to forty nine

percent (49%), then the area of expansion shall comply with the requirements of this section.

[6] If the number of existing parking spaces for an existing building, structure or development is expanded by fifty percent (50%) or more, then the entire parking lot shall comply with the requirements of this section.

[7] If a new and separate building, structure or development is constructed on the same lot of record as an existing building, structure or development, only the separate and new building, structure or development must meet the requirements of this section. However, if the new building, structure or development is connected physically to the existing building or structure so as to make it appear the existing and new building or structure are part of the same business or establishment, this exception shall not apply.

(c) *Modifications or Alteration During Construction.* Any modifications to or deviations from approved plans, including landscape plans shall be submitted for review by the Planning staff and the Urban Environmental Department staff which shall evaluate the deviations to determine whether they are substantial or minor deviations. If the deviations provide for less density than the approved plan; if it provides for greater open space by the elimination or reduction in the size of buildings on the site; or if it modifies the orientation of buildings or their location provided such changes do not significantly alter or adversely affect the relationship of such buildings to the total development, any of its elements and screening, or its relationship to adjacent rights of way then the deviations shall be determined to be minor deviations.

[1] *Minor deviations.* If the Planning staff determines the modification or alteration is a minor deviation from the approved plan, the Planning Staff shall approve the revised plan and no application to the Planning Commission shall be required.

[2] *Substantial deviations.* If the Planning staff determines the development plan deviates substantially from the approved development plan, the applicant shall apply for an amendment of the development plan as provided in this section.

[3] *Amendments.* A development plan may be amended in accordance with the procedure that governs its original approval as provided in this section.

[4] *Landscape deviations.* Any modifications to or deviations from approved landscape plans shall be submitted for review by the City Horticulturist or designee who shall evaluate the deviations to determine whether the deviations require re-submittal and re-approval in accordance with the requirements of Section 27(G) of this article.

(d) *Variances.* Variances from the provisions of this article shall be made in accordance with Section 10 of this article.

Any submittal for which a variance from the GDO regulations may be requested must include specific identification of the variance request and the reasons therefore. It is the applicant's responsibility to identify any item for such proposed variances. Approval of an applicant's final construction documents does not constitute approval of a variance unless that variance has been specifically requested in writing by the applicant, identified on the plans submitted for the initial design review as described in this subsection, and specifically approved in writing by the Board of Zoning Appeals.

Each applicant for a variance shall have the burden of proving that compliance with these GDO standards would be extraordinarily difficult

because of one or more unusual characteristics of the property or because of characteristics of the use that cause an unusual conflict with these regulations (e.g., vehicular access into a building or drive-up windows for a bank). Generally such characteristic may not have been created by deliberate action of the owner or the owner's representative. Each applicant for a variance must prove that an alternative and equivalent means of compliance is not viable. In considering a variance request, cost alone is not an extraordinary difficulty and it does not justify granting a variance. Applicants not able to demonstrate an extraordinary difficulty but whose plans are consistent with the intent and purposes of this section are encouraged to pursue application for zoning as a planned development in accordance with the requirements and limitations of Section 13 of this article.

(2) *Procedures for gateway design overlay review.*

- (a) *Pre-design conference.* Not more than six months prior to submitting plans for development within the GDO, Gateway Design Overlay District, the applicant shall request a pre-design conference with the Planning Director to evaluate whether the applicant is proceeding under the proper section of this article; to advise the Planning Director of the location, scope, and nature of the proposed development; to clarify issues; to determine whether a master plan will be required; and to discuss other matters as may be relevant to the design review and approval process. This pre-application conference shall be attended by the Planning Director; applicable City staff the Planning Director may determine are needed to assist in the pre-design conference; and the applicant and/or the applicant's design team which may include professional engineers, architects, landscape architects, or land planners retained by the applicant to assist in the preparation of the development plans. In the event more than six months elapse before plans are submitted for review in accordance with the requirements of this section, the applicant shall request an additional pre-design conference.

The pre-design conference is an opportunity for an exchange of information and ideas between the applicant, the design team, and the City Staff. The applicant, along with applicant's other appropriate consultants, may review and clarify planning, engineering, master planning, design and development criteria with the Planning staff. The conference is intended to establish the compatibility of the proposed development with the Gateway Design Overlay District regulations and whether the proposed development requires a change in the underlying zoning or a variance from the GDO regulations. During the conference, the applicant and design team are encouraged to discuss major ideas, site elements, architectural design, and site development program requirements with the Planning staff. Other topics for discussion should include the characteristics of the particular site, technical issues related to review procedures, stormwater management, ingress and egress, and proposed on-site signage. Applicants are encouraged to discuss architectural design, style, concept, and materials. The design team should bring to the pre-design conference property surveys, conceptual site plans, conceptual subdivision plats, preliminary elevations, and photographs or sketches of similar projects done elsewhere.

The applicant must complete the following Project Information Form prior to the pre-design conference and submit it along with a location map or aerial photograph of the area under consideration to the Planning Director a minimum of forty-eight hours in advance of the scheduled pre-design

conference. The pre-design conference will proceed generally as described on the Project Information Form in the Outline For Pre-Design Conference.

**Gateway Design Overlay District  
PROJECT INFORMATION FORM  
Pre-Design Conference**

Date: \_\_\_\_\_ Type of Review (Check one):  
Master Plan: \_\_\_\_\_ Initial Design Review: \_\_\_\_\_ Final Design Review: \_\_\_\_\_

**APPLICANT INFORMATION**

Name: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

**DESIGN TEAM INFORMATION**

Architect's Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Architects Company Name: \_\_\_\_\_  
Engineer's Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Engineer's Company Name: \_\_\_\_\_  
Landscape Architect's Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Landscape Architect's Company Name: \_\_\_\_\_

**SITE INFORMATION**

Land Parcel Location: (Attach Map or Aerial Photo)  
Tax Map: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel No. \_\_\_\_\_  
Site Acreage: \_\_\_\_\_  
Proposed Use (Attach additional pages as necessary):  
\_\_\_\_\_  
\_\_\_\_\_

**Outline for Pre-Design Conference Meeting**

The Planning Director or Staff Planner will serve as meeting facilitator.

1. Introduction of City Staff and Project Team
2. Description of Site Location and Proposed Use by Applicant
3. Discussion of Traffic/Access, On-site Circulation, Public Roadway Improvements, and Parking
4. Discussion of Stormwater Management and Site Grading
5. Discussion of Utility Service (Water, Sewer, Electric)
6. Discussion of Building Appearance, Architectural Themes, and Signage
7. Discussion of Landscaping, Buffering, Streetscape Elements, and Site Lighting
8. Discussion of Solid Waste Management
9. Discussion of Zoning Changes and/or Variances
10. Discussion of Owners Associations
11. Discussion of Project Timing, Critical Dates, and Phasing
12. Discussion of Other Matters

- (b) *Master plan review.* Based on the information discussed during the pre-design conference the applicant shall submit a master plan of the development tract for review by the Planning staff and the Planning Commission. If it is determined by the Planning Director during the pre-design conference that a master plan is not required because it is not necessary, then the applicant shall not be required to submit a master plan as described in this sub-section.

The purpose of the master plan review is to assure the coordination of the individual developments within the Gateway Design Overlay District particularly in those instances when a development will involve multiple phases to be developed over a period of time. Master plan review shall not constitute site plan review or administrative site plan review as described in Section 7 of this article nor shall it constitute preliminary or final plat submittal as described in the Subdivision Regulations.

The master plan shall be drawn at a scale of no smaller than 1" = 200' on sheets measuring no greater than 24" x 36". Use of plan sheets greater than 24" x 36" requires advance approval of the Planning Director. Ten copies of the master plan shall be submitted to the Planning Department on or before the submittal deadline as identified on the Planning Department's calendar for submittals and shall include the information contained in the following checklist:

**CITY OF MURFREESBORO  
GATEWAY DESIGN OVERLAY  
MASTER PLAN REVIEW CHECKLIST**

**A. FORMAT:**

- \_\_\_\_(1) Sheet sizes measuring no greater in size than 24" X 36" unless a larger sheet size is approved in advance by the Planning Director;
- \_\_\_\_(2) Engineering scale no smaller than 1" = 200';
- \_\_\_\_(3) A title block which shall be located in the lower right corner that includes:
  - a. Designation as **GDO Master Plan**;
  - b. The proposed development name and the name and lot number of any former subdivision of the property;
  - c. The sheet number(s);
  - d. The date of preparation;
- \_\_\_\_(4) A true north indicator;
- \_\_\_\_(5) A graphic or bar scale;
- \_\_\_\_(6) A legend of symbols and line types used on the plan;
- \_\_\_\_(7) A brief description and the date of all revisions with post-submittal revisions noted and/or identified on the plan;
- \_\_\_\_(8) A location sketch map with its own true north indicator depicting the relationship of the site to the surrounding area including the adjoining streets;

**B. GENERAL INFORMATION:**

- \_\_\_\_(1) The owner's name and address and, if different, the developer's name and address;
- \_\_\_\_(2) The names, contact information, and business names of the design professionals who participated in preparing the submitted plans;

- \_\_\_\_(3) The area of the land to be developed in acres and square feet;
- \_\_\_\_(4) The map, group, and parcel numbers for the property as recorded on the land tax maps of Rutherford County;
- \_\_\_\_(5) The location of existing and proposed property lines;
- \_\_\_\_(6) The names of adjoining property owners and/or subdivisions;
- \_\_\_\_(7) All public utility easements;
- \_\_\_\_(8) Denotation of all easements upon the land;
- \_\_\_\_(9) The existing and proposed elevation contours at a vertical interval of no more than two feet based on sea level with existing contours shown as dashed lines and proposed grading contours shown in solid lines and with high points, depressions, and significant spot elevations noted (for GDO Master Plan submittal the City's GIS contour mapping will be acceptable);
- \_\_\_\_(10) The location and arrangement of proposed and existing structures;
- \_\_\_\_(11) The location of railroads upon or adjoining the site;
- \_\_\_\_(12) The location of cemeteries upon the development tract and the name of those responsible for their upkeep and maintenance;
- \_\_\_\_(13) The location of any existing buildings/structures and significant natural/historic features upon or adjacent to the proposed development;
- \_\_\_\_(14) The location of rock outcroppings, marshes, springs, sinkholes, natural storm drains, tree groups, and other outstanding topographic features;
- \_\_\_\_(15) Anticipated phase lines;
- \_\_\_\_(16) Existing and proposed fences with type of construction materials noted (i.e., chain link, wood, masonry);
- \_\_\_\_(17) A notation of any variances that the Board of Zoning Appeals may have granted relevant to the property with the date of the Board's action noted;
- \_\_\_\_(18) The jurisdiction of the water provider;

**C. ZONING:**

- \_\_\_\_(1) The present and proposed zoning classification(s) of the land proposed for development;
- \_\_\_\_(2) A table of the required minimum setbacks as per Chart 2 of this article including the footnotes contained therein;
- \_\_\_\_(3) The minimum building setback lines as per Chart 2 of this article including the footnotes contained therein;
- \_\_\_\_(4) The zoning classification(s) of adjoining land;
- \_\_\_\_(5) A notation of any overlay districts such as airport zones, flood zones, battlefield protection districts, gateway design overlay districts, and historic districts;
- \_\_\_\_(6) A notation of the existence of any applicable streetscape master plans affecting adjoining streets and an identification of the property owners responsible for its implementation;
- \_\_\_\_(7) The proposed use for the subject property;

**D. ACCESS, CIRCULATION, AND PARKING:**

- \_\_\_\_(1) Adjoining public right(s)-of-way(s) with centerlines, medians, median openings and traffic lanes noted;
- \_\_\_\_(2) The location of streets and driveways that intersect the adjoining public right(s)-of-way(s) adjacent to or across from the development tract;

- \_\_\_\_(3) The names and functional classifications of all public ways both existing and proposed on or within close proximity of the property and designation as a state highway or local city street;
- \_\_\_\_(4) The relationship of the property to the Major Thoroughfare Plan and Greenways, Blueways, and Bikeways Master Plan and the classification of proposed and existing streets according to the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time;
- \_\_\_\_(5) The location of proposed access connections within the development and onto public streets;

**E. FLOODING, DRAINAGE, AND WATER QUALITY:**

- \_\_\_\_(1) The limits of special flood hazard areas including the floodway, the Base Flood Elevation (BFE), and 100 year flood line as noted on the Flood Insurance Rate Maps (FIRM), special flood studies, or best available information;
- \_\_\_\_(2) The minimum floor elevation(s) (MFE) and the minimum pad elevation(s) (MPE);
- \_\_\_\_(3) The regulatory flood protection elevation according to the Flood Insurance Rate Maps (FIRM) or flood studies as required and in accordance with Section 34 Floodplain Zoning of this article;
- \_\_\_\_(4) The Flood Insurance Rate Map (FIRM) community and panel numbers, effective date, and flood zones of the subject property;
- \_\_\_\_(5) The location of water courses, including stormwater conveyances, intermittent streams, and blue line streams, upon or adjoining the development tract and any associated WQPAs (Water Quality Protection Areas) in accordance with Section 27 ½ of the Murfreesboro City Code;
- \_\_\_\_(6) The proposed drainage system and stormwater concept plan with major off-site stormwater elements included;
- \_\_\_\_(7) The location of all stormwater outfalls and discharge locations;

**F. UTILITIES:**

- \_\_\_\_(1) The location, size, and direction of flow of existing and proposed sanitary sewers;
- \_\_\_\_(2) The location and size of existing water mains and fire hydrants;
- \_\_\_\_(3) The location of gas lines;
- \_\_\_\_(4) The location of overhead and underground utility lines, including electric, telephone, cable television lines, City of Murfreesboro traffic signal lines, fiber optic communications cables, and cable television lines;
- \_\_\_\_(5) The location and size of existing repurified or re-use water lines and systems;
- \_\_\_\_(6) Where sanitary sewer is not available, the areas to be used for sewage disposal and their percolation results, or any other data acceptable to the Water and Sewer Department Director to show that the site can be served effectively by septic tanks or other sanitary waste disposal system;

**G. MULTI-FAMILY AND ZERO-LOT LINE DEVELOPMENTS:**

- \_\_\_\_(1) A tabulation of the number of units and a density calculation indicating the number of units per acre proposed;

- \_\_\_\_(2) The number of proposed stories;
- \_\_\_\_(3) Any additional required setbacks along buffer yards required by the GDO regulations;

**H. LANDSCAPING AND SCREENING:**

- \_\_\_\_(1) The location of individual trees and/or groups of trees six inch caliper or larger;
- \_\_\_\_(2) A landscape treatment plan for areas along streets identified in the Gateway Streetscape Master Plan;
- \_\_\_\_(3) Identification of existing vegetation to be saved or removed;
- \_\_\_\_(4) The location and type of buffers required by Section 27 of this article;
- \_\_\_\_(5) The location of the I-24 and/or Wilkinson Pike buffer yard if applicable.

(c) *Initial design review.* Based on the pre-design conference and the master plan approved by the Planning Commission, the applicant shall submit plans of the proposed development to the Planning Department for inclusion on the Planning Commission agenda in sufficient detail to clearly communicate major elements of the project design, including structure elevations, finish materials, circulation, and site development. This initial design review shall not constitute site plan submittal for Planning Commission site plan review or administrative site plan review as described in Section 7 of this article necessary to obtain building and development permits nor shall it constitute subdivision plat approval as described in the Subdivision Regulations. If during the Pre-Design Conference it is determined that there will be an application for rezoning to a Planned Development zone under the authority of Section 13 of this article in order to allow the development as proposed, the application for initial design review may proceed coterminously with the application for zoning. However, final design review shall not proceed until the application for zoning has been acted upon by the City Council and become effective. The Planning staff shall review the plans to confirm conformance with the requirements of the GDO regulations.

The initial design plans shall be drawn and submitted at a scale of no smaller than 1" = 50' on sheets measuring no greater than 24" x 36". Use of plan sheets greater than 24" x 36" requires advance approval of the Planning Director. The initial design shall be submitted to the Planning Department on or before the submittal deadline as identified on the Department's calendar for submittals for inclusion on the Planning Commission agenda and shall contain the following:

- Revised project information form,
- The approved master plan for the total development tract; and,
- Ten sets of drawings of the proposed project providing the information contained in the following checklist:

**CITY OF MURFREESBORO  
GATEWAY DESIGN OVERLAY  
INITIAL DESIGN REVIEW CHECKLIST**

**A. FORMAT:**

- \_\_\_\_(1) Sheet size measuring no greater in size than 24" X 36" unless approved in advance by the Planning Director for a larger sheet size;

- \_\_\_\_(2) Engineering scale no smaller than 1" = 50';
- \_\_\_\_(3) A title block which shall be located in the lower right corner that includes:
  - e. Designation as **GDO Initial Design Review**;
  - f. The proposed development name and the name and lot number of any former subdivision of the property;
  - g. The sheet number(s);
  - h. The date of preparation;
- \_\_\_\_(4) A true north indicator;
- \_\_\_\_(5) A graphic or bar scale;
- \_\_\_\_(6) A legend of symbols and line types used on the plan;
- \_\_\_\_(7) A brief description and the date of all revisions with post-submittal revisions noted and/or identified on the plan;
- \_\_\_\_(8) A location sketch map with its own true north indicator depicting the relationship of the site to the surrounding area including the adjoining streets;

**B. GENERAL INFORMATION:**

- \_\_\_\_(1) The owner's name and address and, if different the developer's name and address;
- \_\_\_\_(2) The names, contact information, and business names of the design professionals who participated in preparing the submitted plans;
- \_\_\_\_(3) The area of the land to be developed in acres and square feet;
- \_\_\_\_(4) The map, group, and parcel numbers for the property as recorded on the land tax maps of Rutherford County;
- \_\_\_\_(5) The location of existing and proposed property lines with dimensions noted;
- \_\_\_\_(6) The names of adjoining property owners and/or subdivisions;
- \_\_\_\_(7) All public utility easements;
- \_\_\_\_(8) Denotation of all easements upon the land;
- \_\_\_\_(9) The existing and proposed elevation contours at a vertical interval of no more than two feet based on sea level with existing contours shown as dashed lines and proposed grading contours shown in solid lines and with high points, depressions, and significant spot elevations noted;
- \_\_\_\_(10) The location and arrangement of proposed structures;
- \_\_\_\_(11) The height of proposed structures noted in stories and feet;
- \_\_\_\_(12) The square footage of all proposed structures;
- \_\_\_\_(13) The location of railroads upon or adjoining the site;
- \_\_\_\_(14) The location of cemeteries upon the development tract and the name of those responsible for their upkeep and maintenance;
- \_\_\_\_(15) The location of any existing buildings/structures and significant natural/historic features upon or adjacent to the proposed development;
- \_\_\_\_(16) The location of rock outcroppings, marshes, springs, sinkholes, natural storm drains, tree groups, and other outstanding topographic features;
- \_\_\_\_(17) Anticipated phase lines;
- \_\_\_\_(18) Existing and proposed fences with type of construction materials noted (i.e., chain link, wood, masonry);
- \_\_\_\_(19) The proposed location for elements of solid waste management including the locations of enclosures for garbage containers, dumpsters, or compactors and the location of screening for these site elements;
- \_\_\_\_(20) A notation of any variances that the Board of Zoning Appeals may have granted relevant to the property with the date of the Board's action noted;

\_\_\_\_\_(21) The jurisdiction of the water provider;

**C. ZONING:**

- \_\_\_\_\_(1) The present and proposed zoning classification(s) of the land proposed for development;
- \_\_\_\_\_(2) A table of the required minimum setbacks as per Chart 2 of this article including the footnotes contained therein;
- \_\_\_\_\_(3) The minimum building setback lines as per Chart 2 of this article including the footnotes contained therein;
- \_\_\_\_\_(4) The zoning classification(s) of adjoining land on both the site plan and landscape plan;
- \_\_\_\_\_(5) A notation of any overlay districts such as airport zones, flood zones, battlefield protection districts, gateway design overlay districts, and historic districts;
- \_\_\_\_\_(6) A notation of the existence of any applicable streetscape master plan elements that affect adjoining streets;
- \_\_\_\_\_(7) The proposed use for the subject property;
- \_\_\_\_\_(8) A specific identification and description of any proposed variances from the requirements of these regulations;

**D. ACCESS, CIRCULATION, AND PARKING:**

- \_\_\_\_\_(1) Adjoining public right(s)-of-way(s) with centerlines, medians, median openings and traffic lanes noted;
- \_\_\_\_\_(2) The location of streets and driveways that intersect the adjoining public right(s)-of-way(s) adjacent to or across from the development tract;
- \_\_\_\_\_(3) The names and functional classifications of all public ways both existing and proposed on or within close proximity of the property and designation as a state highway or local city street;
- \_\_\_\_\_(4) The relationship of the property to the Major Thoroughfare Plan and Greenways, Blueways, and Bikeways Master Plan and the classification of proposed and existing streets according to the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time;
- \_\_\_\_\_(5) The location and dimensions of existing and proposed driveways and curb cuts with directional arrows shown;
- \_\_\_\_\_(6) Existing and proposed traffic control devices on or adjacent to the site;
- \_\_\_\_\_(7) Existing and proposed curbs;
- \_\_\_\_\_(8) Proposed median openings;
- \_\_\_\_\_(9) Proposed and existing sidewalks and other pedestrian connections both on-site and within the adjoining public right(s)-of-way(s);
- \_\_\_\_\_(10) The location of all existing or proposed parking spaces, loading areas, and access aisles with dimensions noted in accordance with Section 26 of this article;
- \_\_\_\_\_(11) Parking calculations indicating the number of required spaces in accordance with the requirements of Section 26 of this article, the number of provided spaces, and the number of proposed handicapped spaces;

**E. FLOODING, DRAINAGE, AND WATER QUALITY:**

- \_\_\_\_(1) The limits of special flood hazard areas including the floodway, the Base Flood Elevation (BFE), and 100 year flood line as noted on the Flood Insurance Rate Maps (FIRM), special flood studies, or best available information;
- \_\_\_\_(2) The minimum floor elevation(s) (MFE) and the minimum pad elevation(s) (MPE);
- \_\_\_\_(3) The regulatory flood protection elevation according to the Flood Insurance Rate Maps (FIRM) or flood studies as required and in accordance with Section 34 Floodplain Zoning of this article;
- \_\_\_\_(4) The Flood Insurance Rate Map (FIRM) community and panel numbers, effective date, and flood zones of the subject property;
- \_\_\_\_(5) The location of water courses, including stormwater conveyances, intermittent streams, and blue line streams, upon or adjoining the development tract and any associated WQPAs (Water Quality Protection Areas) in accordance with Section 27 ½ of the Murfreesboro City Code;
- \_\_\_\_(6) The proposed drainage system and stormwater concept plan with major off-site stormwater elements included;
- \_\_\_\_(7) Proposed drainage retention or detention areas;
- \_\_\_\_(8) The location and invert elevations of proposed and existing bridges, culverts, drainage ditches, drainage swales, drain pipes and other drainage structures and storm drainage flow arrows;
- \_\_\_\_(9) The location and limits of all stormwater quality elements, areas, or structures;
- \_\_\_\_(10) The location of all stormwater outfalls and discharge locations;

**F. UTILITIES:**

- \_\_\_\_(1) The location, size, and direction of flow of existing and proposed sanitary sewers;
- \_\_\_\_(3) The location and size of existing and proposed water mains and fire hydrants;
- \_\_\_\_(5) The location of gas lines;
- \_\_\_\_(6) The location of overhead and underground utility lines, including electric, telephone, City of Murfreesboro traffic signal lines, fiber optic communications cables, and cable television lines;
- \_\_\_\_(7) The location of water meter connections;
- \_\_\_\_(8) The location of sanitary sewer connections and clean-outs;
- \_\_\_\_(9) The location of back-flow preventers;
- \_\_\_\_(10) The location and size of existing and proposed repurified or re-use water lines and systems;
- \_\_\_\_(11) Where sanitary sewer is not available the areas to be used for sewage disposal and their percolation results, or any other data acceptable to the Water and Sewer Department Director to show that the site can be served effectively by septic tanks or other sanitary waste disposal system;

**G. MULTI-FAMILY AND ZERO-LOT LINE DEVELOPMENTS:**

- \_\_\_\_(1) A tabulation of the number of units and a density calculation indicating the number of units per acre proposed;
- \_\_\_\_(2) A tabulation of the number and size of dwelling units broken down by the number of bedrooms in each dwelling unit;

- \_\_\_\_(3) A tabulation of proposed amenities and, if a density bonus is requested, information to support an application for amenity incentives as provided in section 14A of this article;

**H. LANDSCAPING AND SCREENING:**

- \_\_\_\_(1) A separate landscape plan for the entire site incorporating the requirements of Section 27 of this article regardless of the size of the property;
- \_\_\_\_(2) The location, caliper, species, and condition of individual trees and/or groups of trees six inch caliper or larger;
- \_\_\_\_(3) A landscape treatment plan for areas along streets identified in the Gateway Streetscape Master Plan;
- \_\_\_\_(4) Identification of existing vegetation to be saved or removed;
- \_\_\_\_(5) A diagrammatic irrigation plan for all areas proposed to be irrigated;
- \_\_\_\_(6) A calculation of required and provided open space and/or formal open space including an identification of formal open space locations;
- \_\_\_\_(7) The location and type of buffers required by Section 27 of this article;
- \_\_\_\_(8) The location of any free standing signs which shall be shown on the site plan as well as on the landscaping plan;
- \_\_\_\_(9) The location of the I-24 and/or Wilkinson Pike Buffer yard if applicable;

**I. PUBLIC STREET IMPROVEMENTS:**

- \_\_\_\_(1) Any applicable streetscape elements, e.g. Medical Center Parkway Streetscape;
- \_\_\_\_(2) Sidewalk and pedestrian access elements within public rights of ways which shall meet accessibility requirements;
- \_\_\_\_(3) Existing and proposed roadway drainage elements;
- \_\_\_\_(4) Existing and proposed traffic control devices and pavement markings;

**J. ARCHITECTURE**

- \_\_\_\_(1) Preliminary architectural drawings showing all exterior building elevations indicating building height and materials including any visible roof projections and visible mechanical equipment;
- \_\_\_\_(2) A description of all proposed exterior materials;
- \_\_\_\_(3) Conceptual description and/or visual aids illustrating all exterior signage, graphics, art, lighting, and street furniture;

**K. OTHER:**

- \_\_\_\_(1) The location of any free standing signs which shall be shown on the site plan as well as on the landscaping plan;
- \_\_\_\_(2) Any other information necessary for the Planning Commission and Planning Director to adequately review the site plan;

(d) *Final design review.* The purpose of the final design review is to confirm that final plans, details and specifications comply with the initial design approved by the Planning Commission and shall constitute site plan review in accordance with Section 7 of this article. Construction shall not begin until grading, building, and other development permits have been obtained. Signs shall not be installed until a separate sign permit has been obtained. This

checklist is in addition to any other requirement of this article. Plans and specifications shall be prepared by an architect, landscape architect, professional engineer, and land surveyor (as appropriate) registered under Tennessee law, bearing the signature, seal and certificate of such professionals.

The final design plan shall be drawn and submitted at a scale of no smaller than 1" = 50' on sheets measuring no greater than 24" x 36". Color and material samples shall be permanently mounted and submitted on rigid boards of durable construction with maximum dimensions of 18" x 24" and no greater than 3 inches in thickness including the board and material samples; multiple boards may be submitted if necessary to contain all materials and samples thereon. Full size block or brick samples are not acceptable. Use of plan sheets greater than 24" x 36" or color and material sample boards greater than 18" x 24" shall not be accepted without advance approval by the Planning Director. Ten copies of the final design plans and one copy of the color and material sample board(s) shall be submitted to the Planning Department on or before the submittal deadline as identified on the Department's calendar for submittals for inclusion on the Planning Commission agenda. Submittal of plans in an electronic format, while permitted, shall not be a substitute for the required number of copies, size, or scale required by this subsection. The final design plans and the color and material sample board(s) shall include the information contained in the following checklist:

**CITY OF MURFREESBORO  
GATEWAY DESIGN OVERLAY  
FINAL DESIGN REVIEW CHECKLIST**

**A. FORMAT:**

- \_\_\_\_(1) Sheet size measuring no greater in size than 24" X 36" unless approved in advance by the Planning Director for a larger sheet size;
- \_\_\_\_(2) Engineering scale no smaller than 1" = 50';
- \_\_\_\_(3) A title block which shall be located in the lower right corner that includes:
  - a. Designation as **GDO Final Design Review**;
  - b. The proposed development name and the name and lot number of any former subdivision of the property;
  - c. The sheet number(s);
  - d. The date of preparation;
- \_\_\_\_(4) A true north indicator;
- \_\_\_\_(5) A graphic or bar scale;
- \_\_\_\_(6) A legend of symbols and line types used on the plan;
- \_\_\_\_(7) A brief description and the date of all revisions with post-submittal revisions noted and/or identified on the plan;
- \_\_\_\_(8) A location sketch map with its own true north indicator depicting the relationship of the site to the surrounding area including the adjoining streets;

**B. GENERAL INFORMATION:**

- \_\_\_\_(1) The owner's name and address and, if different the developer's name and address;
- \_\_\_\_(2) The names, contact information, and business names of the design professionals who participated in preparing the submitted plans;
- \_\_\_\_(3) The area of the land to be developed in acres and square feet;
- \_\_\_\_(4) The map, group, and parcel numbers for the property as recorded on the land tax maps of Rutherford County;
- \_\_\_\_(5) The location of existing and proposed property lines with dimensions noted;
- \_\_\_\_(6) The names of adjoining property owners and/or subdivisions;
- \_\_\_\_(7) All public utility easements;
- \_\_\_\_(8) Denotation of all easements upon the land;
- \_\_\_\_(9) The existing and proposed elevation contours at a vertical interval of no more than two feet based on sea level with existing contours shown as dashed lines and proposed grading contours shown in solid lines and with high points, depressions, and significant spot elevations noted;
- \_\_\_\_(10) The location and arrangement of proposed structures;
- \_\_\_\_(11) The height of proposed structures noted in stories and feet;
- \_\_\_\_(12) The square footage of all proposed structures;
- \_\_\_\_(13) The location of railroads upon or adjoining the site;
- \_\_\_\_(14) The location of cemeteries upon the development tract and the name of those responsible for their upkeep and maintenance;
- \_\_\_\_(15) The location of any existing buildings/structures and significant natural/historic features upon or adjacent to the proposed development;
- \_\_\_\_(16) The location of rock outcroppings, marshes, springs, sinkholes, natural storm drains, tree groups, and other outstanding topographic features;
- \_\_\_\_(17) Anticipated phase lines;
- \_\_\_\_(18) Existing and proposed fences with type of construction materials noted (i.e., chain link, wood, masonry);
- \_\_\_\_(19) The proposed location for elements of solid waste management including the locations of enclosures for garbage containers, dumpsters, or compactors and the location of screening for these site elements;
- \_\_\_\_(20) A notation of any variances that the Board of Zoning Appeals may have granted relevant to the property with the date of the Board's action noted;
- \_\_\_\_(21) The jurisdiction of the water provider;

**C. ZONING:**

- \_\_\_\_(1) The present and proposed zoning classification(s) of the land proposed for development;
- \_\_\_\_(2) A table of the required minimum setbacks as per Chart 2 of this article including the footnotes contained therein;
- \_\_\_\_(3) The minimum building setback lines as per Chart 2 of this article including the footnotes contained therein;
- \_\_\_\_(4) The zoning classification(s) of adjoining land;
- \_\_\_\_(5) A notation of any overlay districts such as airport zones, flood zones, battlefield protection districts, gateway design overlay districts, and historic districts;
- \_\_\_\_(6) A notation of the existence of any applicable streetscape master plans affecting adjoining streets;
- \_\_\_\_(7) The proposed use for the subject property;

- \_\_\_\_(8) A description of any variances granted by the Board of Zoning Appeals and a notation of the date the action was taken;

**D. ACCESS, CIRCULATION, AND PARKING:**

- \_\_\_\_(1) Adjoining public right(s)-of-way(s) with centerlines, medians, median openings and traffic lanes noted;
- \_\_\_\_(2) The location of streets and driveways that intersect the adjoining public right(s)-of-way(s) adjacent to or across from the development tract;
- \_\_\_\_(3) The names and functional classifications of all public ways both existing and proposed on or within close proximity of the property and designation as a state highway or local city street;
- \_\_\_\_(4) The relationship of the property to the Major Thoroughfare Plan and Greenways, Blueways, and Bikeways Master Plan and the classification of proposed and existing streets according to the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time;
- \_\_\_\_(5) The location and dimensions of existing and proposed driveways and curb cuts with directional arrows shown;
- \_\_\_\_(6) Existing and proposed traffic control devices on or adjacent to the site;
- \_\_\_\_(7) Existing and proposed curbs;
- \_\_\_\_(8) Proposed median openings;
- \_\_\_\_(9) Proposed and existing sidewalks and other pedestrian connections both on-site and within the adjoining public right(s)-of-way(s);
- \_\_\_\_(10) The slope and gradient of proposed streets and driveways;
- \_\_\_\_(11) The location of all existing or proposed parking spaces, loading areas, and access aisles with dimensions noted in accordance with Section 26 of this article;
- \_\_\_\_(12) Parking calculations indicating the number of required spaces in accordance with the requirements of Section 26 of this article, the number of provided spaces, and the number of proposed handicapped spaces;
- \_\_\_\_(13) A traffic control plan for work to be performed within the public right(s)-of-way(s);

**E. FLOODING, DRAINAGE, AND WATER QUALITY:**

- \_\_\_\_(1) The limits of special flood hazard areas including the floodway, the Base Flood Elevation (BFE), and 100 year flood line as noted on the Flood Insurance Rate Maps (FIRM), special flood studies, or best available information;
- \_\_\_\_(2) The minimum floor elevation(s) (MFE) and the minimum pad elevation(s) (MPE);
- \_\_\_\_(3) The regulatory flood protection elevation according to the Flood Insurance Rate Maps (FIRM) or flood studies as required and in accordance with Section 34 Floodplain Zoning of this article;
- \_\_\_\_(4) The Flood Insurance Rate Map (FIRM) community and panel numbers, effective date, and flood zones of the subject property;
- \_\_\_\_(5) The location of water courses, including stormwater conveyances, intermittent streams, and blue line streams, upon or adjoining the development tract and any associated WQPAs (Water Quality Protection Areas) in accordance with Section 27 ½ of the Murfreesboro City Code;

- \_\_\_\_(6) The proposed drainage system and stormwater concept plan with major off-site stormwater elements included;
- \_\_\_\_(7) Proposed drainage retention or detention areas with calculations prepared by a professional engineer;
- \_\_\_\_(8) The location and invert elevations of proposed and existing bridges, culverts, drainage ditches, drainage swales, drain pipes and other drainage structures and storm drainage flow arrows;
- \_\_\_\_(9) Drainage calculation summary for all drainage structures included above and the square footage of all impervious areas (eg. building footprint, sidewalks, parking areas);
- \_\_\_\_(10) The location and limits of all stormwater quality elements, areas, or structures;
- \_\_\_\_(11) The location of all stormwater outfalls and discharge locations;

**F. UTILITIES:**

- \_\_\_\_(1) The location, size, and direction of flow of existing and proposed sanitary sewers;
- \_\_\_\_(2) Profiles of proposed and inverts of existing sanitary sewers;
- \_\_\_\_(3) The location and size of existing and proposed water mains and fire hydrants;
- \_\_\_\_(4) The location of gas lines;
- \_\_\_\_(5) The location of overhead and underground utility lines, including electric, telephone, City of Murfreesboro traffic signal lines, fiber optic communications cables, and cable television lines;
- \_\_\_\_(6) The location and size of water meter connections;
- \_\_\_\_(7) The location, size and blocking for valves and fittings for main line water lines;
- \_\_\_\_(8) The location and size of sanitary sewer connections and clean-outs;
- \_\_\_\_(9) The location of back-flow preventers;
- \_\_\_\_(10) The location and size of existing and proposed repurified or re-use water lines and systems;
- \_\_\_\_(11) Where sanitary sewer is not available the areas to be used for sewage disposal and their percolation results, or any other data acceptable to the Water and Sewer Department Director to show that the site can be served effectively by septic tanks or other sanitary waste disposal system;

**G. MULTI-FAMILY AND ZERO-LOT LINE DEVELOPMENTS:**

- \_\_\_\_(1) A tabulation of the number of units and a density calculation indicating the number of units per acre proposed;
- \_\_\_\_(2) A tabulation of the number and size of dwelling units broken down by the number of bedrooms in each dwelling unit;
- \_\_\_\_(3) A tabulation of proposed amenities and, if a density bonus is requested, information to support an application for amenity incentives as provided in section 14A of this article;
- \_\_\_\_(4) The building footprints and legal building envelope of all lots in a zero-lot line development;
- \_\_\_\_(5) The projected location of future lot lines to be established after construction has begun of all zero-lot line structures;

**H. LANDSCAPING AND SCREENING:**

- \_\_\_\_(1) A separate landscape plan for the entire site incorporating the requirements of Section 27 of this article regardless of the size of the property;
- \_\_\_\_(2) The location, caliper, species, and condition of individual trees and/or groups of trees six inch caliper or larger;
- \_\_\_\_(3) A landscape treatment plan for areas along streets identified in the Gateway Streetscape Master Plan;
- \_\_\_\_(4) Identification of existing vegetation to be saved or removed;
- \_\_\_\_(5) An irrigation plan indicating the location and extent of automatic underground irrigation systems including the location of any connection to the City's repurified water system;
- \_\_\_\_(6) A calculation of required and provided open space and/or formal open space and an illustration identifying formal open space locations;
- \_\_\_\_(7) The location and type of buffers required by Section 27 of this article;
- \_\_\_\_(8) Calculations that demonstrate adherence to all landscaping requirements of this section and of Section 27 of this article;
- \_\_\_\_(9) The location of any free standing signs which shall be shown on landscaping plans as well as the site plan;
- \_\_\_\_(10) Screening for stormwater management areas;

**I. CONSTRUCTION PHASE:**

- \_\_\_\_(1) The location and description of temporary signage, construction trailers, construction materials and equipment storage area(s), construction access location, and construction employee and visitor parking;
- \_\_\_\_(2) Temporary ditches, dikes, vegetation and/or mulching to be used to protect exposed areas during development or construction;
- \_\_\_\_(3) Sediment basins (debris basins, de-silting basins or silt traps) to be installed and maintained to remove sediment from runoff waters during development;
- \_\_\_\_(4) Temporary mulching or grassing to be used to control erosion during the construction project;
- \_\_\_\_(5) Temporary topsoil storage areas;
- \_\_\_\_(6) Construction track-out drives;
- \_\_\_\_(7) Erosion prevention and sediment control (EPSC) plan demonstrating elements necessary to maintain adequate erosion prevention and sediment control;
- \_\_\_\_(8) The location and site of all temporary and permanent erosion prevention and sediment control measures;
- \_\_\_\_(9) Construction phasing and implementation plan indicating the proposed progression of work from initial activities to completion;
- \_\_\_\_(10) Site access restriction elements such as temporary fences;
- \_\_\_\_(11) Temporary construction debris and waste management location such as portable waste containers, concrete washout areas and portable toilets;

**J. PUBLIC STREET IMPROVEMENTS:**

- \_\_\_\_(1) Separate plan sheets for any public street improvements in accordance with the Subdivision Regulations and Standard Street Specifications;
- \_\_\_\_(2) Any applicable streetscape elements, e.g. Medical Center Parkway Streetscape;

- \_\_\_\_(3) Sidewalk and pedestrian access elements within public rights of ways which shall meet accessibility requirements;
- \_\_\_\_(4) Existing and proposed roadway drainage elements;
- \_\_\_\_(5) Existing and proposed traffic control devices and pavement markings;

**K. ARCHITECTURE**

- \_\_\_\_(1) Final architectural drawings showing all exterior building elevations indicating building height and materials including any visible roof projections and visible mechanical equipment, screening for these elements, and accurately depicting proposed colors and textures;
- \_\_\_\_(2) A description of all proposed exterior materials including roof materials with a breakdown of the percentage of exterior building materials (e.g., brick, stone, stucco, glass) for each side of the building(s) and for the total project;
- \_\_\_\_(3) Drawings and/or visual aids illustrating all exterior signage graphics, art, lighting, and street furniture;
- \_\_\_\_(4) A description and depiction of the location of all site utilities, including solid waste elements, utility boxes, and HVAC units;
- \_\_\_\_(4) Color boards and material samples of exterior architectural and site materials and surfaces which shall be permanently mounted and submitted on rigid boards of durable construction with maximum dimensions of 18" x 24" and no greater than 3 inches in thickness including the board and material sample. Such exhibits shall be clearly labeled with the project name, shall clearly identify where the material or color is to be used, and shall include a 3" x 5" blank space in the lower right corner;

**L. OTHER:**

- \_\_\_\_(1) The location and arrangement of all outdoor lighting in accordance with Section 18, 21, and/or 24 of this article including site lighting layout, fixture selections, fixture height, and fixture photometrics;
- \_\_\_\_(2) For proposed flagpole(s), the flagpole(s) must be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The requirements for flagpole(s) are established in the Sign Ordinance;
- \_\_\_\_(3) The location of any free standing signs which shall be shown on the site plan as well as on the landscaping plan;
- \_\_\_\_(4) Handicap accessibility elements such as parking stalls, handicap ramps, tactile warning strips, etc.;
- \_\_\_\_(5) Any other information necessary for the Planning Commission and Planning Director to adequately review the site plan;

**M. STANDARD NOTES:**

**(1) *The following standard notes shall appear on all site plans:***

- a. In accordance with T.C.A. Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the

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

- b. All signage, including flags and flagpoles, is subject to independent review by the Building and Codes Department. All signage must conform to their requirements and require separate sign permits.
- c. A Land Disturbance Permit may be required. Determination whether a Land Disturbance Permit is required shall be made by the City Engineer. A separate Land Disturbance Permit application shall be made with the office of the City Engineer for review and upon approval for issuance of a Land Disturbance Permit.
- d. For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the office of the City Engineer prior to construction commencement.
- e. An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
- f. A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
- g. A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit.
- h. The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.
- i. Main line water and sewer taps will be made by the Murfreesboro Water and Sewer Department for all water taps on main lines within the jurisdiction of the Murfreesboro Water and Sewer Department.
- j. The owner/developer, for budget purposes, should check with the Murfreesboro Water and Sewer Department for connection fees which may be substantial.
- k. Contractors for water and sewer work must be approved by the Murfreesboro Water and Sewer Department.

(2) ***For any work proposed in the public right-of-way, the following note shall be added to the plans:*** Contractor to coordinate with the Traffic Engineer in the City Transportation Department prior to commencement of work in this area to avoid damage to traffic signal devices.

(3) ***The following standard note shall appear on all site plans with frontage along a state highway:*** A TDOT permit may be required. Evidence of TDOT approval is required prior to the issuance of any building permits.

(4) ***The following standard note shall appear on all site plans that are not exempt from providing a Stormwater Management Plan:*** A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the stream bank protection volume must be provided.

(e) ***Construction notification and review.*** Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Planning and Engineering Departments with seventy-two hours advance written notice. The staff of the Planning and Engineering departments may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations

and to assure that the construction is proceeding in accordance with the previously approved plans.

(3) *Miscellaneous provisions.*

- (a) *Administration.* The provisions of this section shall be implemented by the Planning, Engineering, Building and Codes Water and Sewer, Transportation, and Urban Environmental Departments.
- (b) *As-built.* As-built drawings of all utilities on the site including but not limited to irrigation, water, sewer, gas, telephone, cable, and electric shall be provided to the Planning Department upon completion of the project prior to the issuance of final certificates of occupancy.
- (c) *Accuracy of information.* Any persons submitting plans to the City shall be responsible for verification and accuracy of all components of such submissions, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans.
- (d) *Representation of applicants.* The applicant represents, by the act of entering into the design review process established by this section, that all representatives of the applicant, including, but not limited to, applicant's architect, engineer, landscape architect, other design consultants, contractors, sub-contractors, and their agents and employees, shall be made aware by the applicant of all applicable requirements of the City and shall abide by these district regulations with respect to approval of development plans and specifications.
- (e) *Regulatory compliance.* Plans submitted for review in accordance with these GDO overlay regulations must comply with all applicable building codes, other zoning regulations and the requirements of all agencies having jurisdiction over the project. It is the responsibility of the applicant to obtain all necessary permits.

(E) *Site planning and design.*

- (1) *General approach.* A site's natural assets and its relationship to its immediate surroundings should have a significant influence on the site design and each individually developed parcel or project within the Gateway Design Overlay Districts should incorporate existing site specific characteristics such as vegetation, topography, hydrology and views. Topography, vegetation and hydrology are closely interrelated and have a direct effect on each other. Disruption to any one element will have repercussions to the others, which must be carefully considered.
- (2) *Views and Topography.* Site planning and design must be sensitive to views, both into and out of development parcels. Because viewsheds are directly related to the topographic conditions and roadway alignments of a site, the impact of grades on views should be considered to and from right-of-ways as well as adjacent properties. The preservation and enhancement of desirable views should be realized through sensitive and creative placement of all site elements on the site.
- (3) *Grading and drainage.* Each site development will need to consider grading and drainage in terms of preservation or creation of topographic features. The relation of existing and proposed grades to wetlands, rivers or drainage ways, tree masses, and stormwater detention areas as well as the relationship between buildings, surface or structured parking, roads, service courts, and adjacent properties to each other and to the site will have a significant influence on the success of the development in terms of its overall impression and aesthetic appeal.

Stormwater will be detained in accordance with the standards for drainage design and stormwater management of the City. Construction details, general concepts and standards to be applied to drainage planning and design are an integral part of these regulations. The design intent for treatment of stormwater drainage is to preserve and enhance existing drainage ways. New drainage ways shall be designed to appear natural and blend with the landscape. This includes the use of broad, grassed swales, aesthetic stormwater quality facilities with very gentle side slopes, the use of natural stone weirs, or the creation of naturalistic streambeds. Headwalls and other drainage structures should be used sparingly. The sensitive integration of these types of structures into the landscape setting will be a major criteria used by the City in determining the appropriate and acceptability of design proposals in this regard.

All development parcels shall consider and apply stormwater drainage techniques that minimize culverts, underground structures, or other visually and environmentally intrusive techniques in favor of a lower impact approach. No modification of existing drainage ways shall be allowed without specific prior written consent of the City Engineer.

Detention ponds and/or water quality facilities may be required and will be preliminarily designed and coordinated at master plan stage. Such detention and water quality facilities should be designed to serve multiple sites and should serve as regional facilities to the extent possible. Detention and retention areas shall be landscaped and screened by use of a combination of vegetation, earth berms, walls, and/or other materials consistent with Section 27 of this article. Final design of these elements will be required at Final Design Review stage.

(4) *Circulation and parking.* Plans for vehicular circulation and parking must consider safety and aesthetic factors relative to the movement of vehicles. This includes efforts to minimize conflicts between vehicles and pedestrians, to limit paved areas, and to screen and soften the visual impact of parking areas, both interior and perimeter.

(a) *Street design.* A consistent streetscape treatment along public rights-of-way enhances the appearance of the public domain and provides an attractive unified setting for the variation among individual developments and sites. Landscaping and building facades should dominate the public roadway frontage of any site. Therefore, the following standards shall apply to streets constructed within the Gateway Design Overlay District:

[1] Sidewalks shall be required on both sides of all streets. Sidewalks shall be of similar material throughout the area of the Gateway Design Overlay District in which they are located. Sidewalks shall be set back a minimum of six feet behind the street curbs and shall be a minimum of five feet wide unless otherwise required by the Gateway Streetscape Master Plan or with the approval of the City Engineer.

[2] Sidewalks shall be developed to connect with adjacent properties and developments in order to promote and reinforce pedestrian connectivity. Sidewalks shall connect building entries within and between developments and should connect the site to the public right of way.

[3] Unless otherwise required by the Gateway Streetscape Master Plan street trees shall be installed in a planting zone a minimum of six feet wide located between the back of the street curb and the sidewalk noted above. Said trees may not be counted towards the minimum landscape requirements and shall be in addition to any other trees required in this

section or this article. Street trees shall be large-maturity, canopy trees of a species approved by the City Horticulturist with a minimum caliper inch D.B.H. (diameter at breast height) of three inches. A canopy tree shall be installed for every fifty linear feet of roadway frontage and shall conform to the automotive sight triangle requirements and specifications set forth in Section 27(P) of this article.

[4] When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a uniform theme throughout the site. This entails the selection and specifications of products based on a harmonious design and compatibility with the architecture of the site and in conformance with standards adopted by the City.

[5] Site plans for properties along existing streets where there are no existing sidewalks shall include sidewalks along the entire street frontage as part of the site development.

(b) *Surface parking.* The design of surface parking shall be carefully considered to minimize the visual impact on surrounding streets and developments. In order to accomplish this, the following standards shall apply:

[1] number of parking spaces and size of spaces required shall meet the requirements specified in Section 26 of this article;

[2] shared parking between developments shall be allowed and will be encouraged for sites containing two or more buildings having complimentary parking requirements. Shared accesses are encouraged between different sites via cross access agreements. Approved shared parking or access plans may allow waiver of other applicable design requirements, e.g., subsection (4) below;

[3] minimum space between buildings and parking and/or access drives: ten feet on lots of 1.5 acres or more and seven feet on lots of less than 1.5 acres;

[4] minimum space between parking and/or access drives and adjacent property: fifteen feet on lots of 1.5 acres or more and ten feet on lots of less than 1.5 acres;

[5] curbing (continuous concrete) required in all parking areas;

[6] tree quantities and sizes, buffering, and other planting requirements shall meet those specified in Section 27 of this article; and,

[7] environmentally sensitive parking lot construction designs and methods including but not limited to grass pavers, pervious pavers, and light colored asphalt may be permitted upon approval by the City Engineer provided the site architect or engineer can demonstrate their construction will be satisfactory for the purpose to be served.

(c) *Parking structures.*

[1] exterior design shall be architecturally harmonious with the development;

[2] screening at perimeter of deck shall be provided at grade level so that vehicles are screened;

[3] ramps leading into the parking garage shall be screened or buffered from adjacent rights of way or sensitive view sheds; and,

[4] all parking spaces shall be delineated with painted lines.

(5) *Natural vegetation areas.* Efforts shall be made to maintain existing tree rows and trees six inches in caliper or over. Clearing limit lines of natural areas and trees six inches in caliper or over to be preserved shall be clearly delineated on all plans. These areas shall require the following treatment:

- (a) Trees or vegetative areas, which are to remain undisturbed, shall be protected with a fence during the construction phase prior to the use of grading equipment. (See Figure IV-1) Such fencing shall provide adequate protection for all trunks, branches and root systems. Fencing shall not be removed until commencement of landscape planting.
  - (b) When areas of natural vegetation occur within twenty feet of the point of intersection of vehicular drives and streets, vehicular drives and pedestrian walks or two or more drives or streets, the vegetation shall be limited to a height not to exceed three feet, or in the case of trees, no branches below six feet.
  - (c) In general, areas of natural vegetation may be cleared of undergrowth.
- (6) *Historical features/areas.* The City encourages the preservation of historical features and recommends a coordination meeting with the Stones River National Battlefield management to assist in the identification and location of historic features/areas. It may be possible for these areas to be completely dedicated to the Stones River National Battlefield for their ownership, responsibility of development, and maintenance. Any such dedicated area can count toward meeting the maximum F.A.R. (floor area ratio) and maximum density, and may be credited toward open space requirements with up to a 1/3 maximum credit.
- (7) *Reserved greenway areas.* The City may be willing to accept existing natural areas for City ownership, responsibility of development and maintenance. Said areas would be utilized to link greenway systems together that would connect to the existing Stones River Greenway in order to promote pedestrian friendly connectivity, appropriate mixed use transition areas, and quality of life. This dedicated area can count toward meeting the maximum floor area ratio (F.A.R.), maximum density, and up to 1/3 of the required open space.
- (8) *Open space.* Open space development is critical to creating a sense of place for the Gateway Design Overlay District development. Consideration shall be given by the individual developers of each site to develop a land plan that considers creating open space that provides visual, aesthetic and environmental amenities appropriate to the scale and character of the Gateway Design Overlay District. A plan demonstrating conformance with the following minimum standards shall be required:
- (a) *General requirements.*
    - [1] a minimum of twenty percent (20%) open space shall be required on each site;
    - [2] all landscape areas or natural areas greater than two hundred square feet may constitute open space; and,
    - [3] phased developments shall provide the required minimum twenty percent (20%) open space with each phase.
  - (b) *Formal open space requirements.* Each site shall be required to contain formal open spaces which may be part of the open space required as described above. Formal open space is defined as planned and structured areas, including formally designed landscape areas, streetscape furnishings, plaza areas, recreational improvements and street improvements. Following are general requirements for these spaces.
    - [1] residential developments shall provide one or more formal open spaces equal to five percent (5%) of the site's developable area. A minimum area of five thousand square feet shall be required for any formal open space and may include hardscape improvements, street furnishings and amenity structures (i.e., gazebos, arbors, bandshells, etc.). However, individual lots in a subdivision for single family residential lots shall not be required

to provide formal open space on each lot as described in this subsection;  
and,

[2] commercial/office developments, which exceed five acres or forty thousand square feet of floor area, shall provide one or more formal open spaces equal to three percent (3%) of the site's developable area and shall contain no less than two thousand five hundred square feet.

- (9) *Pedestrian circulation.* Pedestrian circulation systems shall promote free and safe movement of pedestrians and bicyclists within each part of the Gateway Design Overlay District and shall create an alternative transportation mode and open space network throughout the entire Gateway Design Overlay District. A network of walkways, paths or trails will ultimately link the various grounds and land uses of the Gateway Design Overlay District together, including connections with current and future parts of the Murfreesboro Greenway system. All sites shall provide pedestrian access from parking areas and public streets to building entries and shall provide pedestrian access from the public right-of-way into the development site.

Sidewalks along public streets shall conform to the requirements of the Gateway Streetscape Master Plan or otherwise shall have a minimum unobstructed width of five feet and be constructed in accordance with the Subdivision Regulations. All sidewalks shall meet accessibility standards for disabled users as required by appropriate government authorities. The Planning staff or Planning Commission may require additional sidewalk widths when there are multiple users along the sidewalks and the additional width is necessary to accommodate the additional users. Sidewalk widths greater than the otherwise required minimums may be required to accommodate multiple uses and expected high pedestrian usage.

- (a) *Single family and multifamily:* sidewalks shall be required throughout single-family subdivisions on both sides of all streets. Linkages of the sidewalk system shall be provided to adjoining areas and to identifiable pedestrian destinations and common areas.
- (b) *Multifamily development:* shall incorporate pedestrian sidewalks and walkways throughout, including links to the sidewalk system in public right-of-ways.
- (c) *Commercial:* all commercial areas shall provide adequate pedestrian circulation within and between individual developments and shall provide pedestrian linkage to common areas.
- (10) *Building orientation.* The orientation of buildings shall be considered an integral and crucial part of the site planning process. Views to and from roadways, surrounding parcels and significant existing or proposed site features should be incorporated into the siting of building(s) to limit any potential negative impacts while taking advantage of any benefits.

Site and building entries should be considered as a sequential experience that is logical and easily understood by all. As appropriate, the separation of various actions can add clarity to how efficiently a site works, as well as its aesthetic impression. This type of approach may include separation of service, visitor, and employee entries depending on the specific nature of the site's use. Service areas, loading docks, and storage areas shall be incorporated into the building design and oriented so that they are screened from adjacent right-of-ways and properties. The existing and proposed topography of a site should have a direct impact on building orientation and other site development elements, such as parking areas and drives. Sensitivity to grading, significant stands of existing

vegetation, and drainage patterns are important in assuring that a site is developed in a manner that minimizes negative impacts and blends the development with its site in a harmonious manner.

General requirements for building orientation are:

(a) *Residential.*

- [1] the primary facades for all residential buildings, including single family and multiple family buildings, shall front on a public street;
- [2] the rear of buildings shall not face onto any street including Manson Pike, Wilkinson Pike, Medical Center Parkway, Robert Rose Drive, Old Nashville Highway, Fortress Blvd. and Thompson Lane unless the rear of the building is screened with a minimum of a Type C buffer as described in Section 27 of this article;
- [3] rear alleys will be considered as an alternative for garage and parking access; and,
- [4] standard building setbacks and heights for the underlying zoning district shall apply provided that if these GDO regulations are more restrictive, the GDO regulations shall apply and if the GDO regulations are less restrictive the GDO regulations shall apply.

(b) *Commercial.*

- [1] standard building setbacks and heights for the underlying zoning district shall apply provided that if these GDO regulations are more restrictive, the GDO regulations shall apply and if the GDO regulations are less restrictive the GDO regulations shall apply; and,
- [2] buildings are encouraged to be sited on internal streets rather than parking lots so that parking does not dominate the streetscape.

(11) *Site utilities.* The utility appurtenances and mechanical equipment will be considered as part of the overall site planning and design process in order to incorporate these items in an acceptable manner. Evergreen planting, building and equipment orientation, fencing, screening walls, grading and berming may be used to mitigate the negative impacts of electrical transformer and telephone switching boxes or any other utility or mechanical equipment to be located on-site. Grouping these items together will usually make treatment more efficient and effective. All utilities shall be underground.

(12) *Site lighting.* Exterior lighting is an essential part of the total design of all projects. Well conceived lighting can extend the use of outdoor areas, create a sense of well-being and add interest to the nighttime landscape.

Lighting should satisfy the objectives of security while creating a pleasing visual environment. In an effort to reduce glare in the landscape, down lighting should be emphasized while limiting the use of spotlights. Selective site and building accent lighting is encouraged. For public protection and security, walkways and parking areas, as well as non-defensible public space (i.e., hidden nooks, exterior stairwells, dead end spaces) should be adequately lighted.

Lighting plans and schedules shall be provided in the initial design review. The following considerations should be addressed during the review process:

- (a) Lighting levels shall meet applicable standards for safety and security for parking, pedestrian and service areas.
- (b) All light sources for a project shall be coordinated, including consideration of adjacent light sources.

- (c) All lighting fixtures shall be shielded to prevent glare. Light shall not be distributed beyond an angle of thirty-five (35°) degrees from a vertical plane onto surrounding properties.
- (d) Lighting shall be designed so that illumination does not exceed one-half (1/2) foot candle beyond the property line. All lighting shall have the intensities and uniformity ratio consistent with the Lighting Handbook of the Illuminations Engineering Society of North America (IESNA).
- (e) On-site lighting fixtures in residential developments shall not exceed sixteen feet in height. For nonresidential developments with structures thirty-five feet or less in height, fixtures shall not exceed twenty feet in height. For nonresidential developments with structures greater than thirty-five feet in height, fixtures shall not exceed a height of thirty feet. Shoebox-style lighting fixtures shall not be used for poles of sixteen feet or less in height. The pole or fixture height shall include any base that it may be mounted upon.
- (f) Poles may be located within landscaped areas or islands; however, to avoid conflicts with required landscaping, poles shall not displace or conflict with required parking lot landscaping.
- (g) Attached building or wall pack lighting shall be screened by the building's architectural features or contain a thirty-five (35°) degree cutoff shield.
- (h) Ground-oriented, pedestrian-scale lighting shall be considered as an alternative to pole-mounted fixtures along pedestrian walkways.
- (i) No lighting fixtures shall have blinking, flashing or fluttering lights or other illuminating devices which have changing light intensity, brightness or color, nor shall any beacon light be permitted, except those required for fire alarm and/or emergency systems.
- (j) White light shall be required. Metal halide, color-corrected mercury-vapor and color-corrected high-pressure sodium lamps are permitted. Low-pressure sodium lighting is prohibited.
- (k) Fixtures used for architectural lighting, such as facade, feature, and landscape lighting, shall be aimed or directed to preclude light projection beyond immediate objects intended to be illuminated.
- (l) Internally illuminated canopies shall have flush or recessed lenses.
- (m) No glare shall project into public right-of-way.
- (n) Lighting shall be sensitive to the Stones River National Battlefield to avoid intrusions of lighting onto the land within its authorized boundary.
- (o) All lighting fixtures and poles will be reviewed for aesthetic quality and compatibility.

(F) *Landscape development.*

- (1) *Goals and objectives.* The development of the site landscape is integral to the total building design. It should respond to the architecture and reflect a relationship to the site. The landscape design concept must accomplish the following aesthetic and functional purposes:
  - (a) Reinforce the design objectives of the building. Articulation of main entries should be emphasized and reinforced by creating a focal point with specimen plant material. Seasonal color can be considered wherever possible for special interest areas.
  - (b) Screen (with evergreen plants) service areas, mechanical equipment, trash containers, etc. from adjacent buildings.
  - (c) Integrate existing topography, as well as natural vegetation, to the landscape design. Steep sites require special attention to prevent erosion and ease of maintenance.
  - (d) Preserve desirable views while obtaining privacy.

- (e) Long-term viability of landscape, ease of upkeep, disease resistance and drought tolerance should be included in the selection criteria.
- (2) *Relationship with Section 27--Landscaping and Screening.* The provisions of this section shall be required in addition to the provisions of Section 27 of this article as regards landscaping, screening, and buffering. The provisions of Section 27 shall apply except in instances where the provisions of this section are more stringent or demanding.
- (3) *Requirements.*
- (a) *Landscape plan.* A separate landscape plan prepared in accordance with this article shall be submitted and gain approval from the City Horticulturist prior to issuance of a building permit for any development within the Gateway Design Overlay District. The provisions of this section shall be in addition to the requirements of Section 27 of this article and where there is conflict, the provisions of this section shall control.
- (b) *Irrigation.* All landscape areas shall be irrigated with an automatic underground irrigation system on lots of 1.5 acres or more. Developers and property owners are encouraged to use repurified water for irrigation where it is available. As-built drawings of all irrigation systems shall be submitted by each owner or related user upon completion of the installation of any such system. Permanent irrigation need not be provided for areas to be maintained as existing natural areas or areas to be restored as natural areas. However, temporary irrigation systems may be required for reestablishment of such areas.
- (c) *Undeveloped areas.* Undeveloped areas or portions of a parcel held in reserve for future building(s) or pavement and which have been disturbed by land development activities do not need to be fully landscaped or irrigated. Such areas shall be seeded with a turf mix to minimize erosion and reduce weed growth, and shall be properly maintained.
- (d) *Additional landscape requirements.* In addition to parking lot screening and buffer yard planting requirements, the following additional landscaping requirements shall be met:
- [1] *Required front landscaping yard.* Landscape areas are required adjacent to and contiguous with all right-of-ways. The width of these landscape areas shall be measured from the right-of-way and shall be dependent on the roadway classification as determined by the Major Thoroughfare Plan Roadway Classification Map as follows:
- Arterial = 25 foot width
  - Collector = 20 foot width
  - Local = 15 foot width
- [2] *Required trees.* The number and location of required perimeter trees shall be determined based on the requirements of Section 27 of this article provided, however, the following additional requirements shall be met to determine the size and minimum number of required trees.
- [aa] each newly developed site shall be required a minimum A.C.I. (acquired caliper inch) of sixty caliper inches of proposed trees per acre of development site. Trees in required buffer yards may not be counted toward this requirement;
- [bb] twenty percent (20%) of required trees shall be a minimum four caliper inches in size;
- [cc] twenty percent (20%) of required trees shall be a minimum three caliper inches in size;

[dd] no proposed canopy, under-story, or ornamental tree planted with a size less than two caliper inches shall be counted as a required tree;

[ee] a minimum of twenty-five percent (25%) and maximum of forty percent (40%) of required trees shall be under-story and/or ornamental trees; and

[ff] multi-stem trees shall have a minimum cane size of ¾" caliper and have sufficient canes to meet the required aggregate of 2 caliper inches.

[3] *Required shrubs.*

[aa] each newly developed site shall be required to be landscaped with shrubs in accordance with the requirements of Section 27 of this article provided, however, a minimum of thirty eighteen-inch shrubs per acre shall be required for each site. Parking lot screening shall not be counted toward this requirement unless the site is less than 1.5 acres in size; and,

[bb] shrubs in required buffer yards shall not be counted toward this requirement.

[4] *Ground cover.* Large areas with uninterrupted areas of gravel, pine straw or bark mulch or bare soil are prohibited. Such areas shall be landscaped with turf, seed, sod or groundcover.

[5] *Street landscaping requirement.* All streets shall be landscaped and irrigated in accordance with Section (E)(4)(a) prior to the owner of the site adjacent to the street occupying the site, provided, however, performance bonds may be posted in accordance with the requirements of Section 27 of this article. All areas, which have been landscaped and irrigated, shall continue to be maintained by the site owner in accordance with the approved plan.

[6] Section 27(J)(3)(b) shall not apply within the GDO District.

[7] A five (5) foot minimum width landscape strip shall be provided along the front and sides adjacent to the base of buildings or separated from buildings by a sidewalk. Such strip shall be planted with shrubs, trees, or other landscape materials. Provided, however, no such landscape strip shall be required within five (5) feet of a building entrance or in such a manner as to block access to a door or other significant building element.

[8] The base of building landscaping requirement in subsection [7] above shall not apply to drive-thru pick up windows, remote bank teller drive-thru lanes, or loading areas that are not visible from a public right-of-way. In accordance with Section 26 of this article drive-up/drive-thru lanes that are accessory to building with drive-up windows or other facilities shall be designed with a landscape area between the drive-up/drive-thru lane(s) and the building to which it is accessory except in the immediate area of the drive up window necessary for its use. This landscape area may be used for menu boards to the extent otherwise permitted by this article and other regulations of the City. Provided, however, that this area shall be planted with shrubs and trees in the same manner as parking lot islands in accordance with Section 27 of this article.

(e) *Parking areas.*

[1] *Landscape islands.*

[aa] A landscape island shall be provided and constructed for every twelve parking spaces in the manner illustrated in Figure V-1. Such islands shall be a minimum of nine feet wide by eighteen feet long and shall not count toward the required open space requirement unless they contain a contiguous area of two hundred square feet. Landscape

islands shall be planted with one canopy tree per island and shall have the remaining surface planted with appropriate turf, ground cover, or shrubs.

- [bb] At least one canopy tree with a minimum three inch caliper shall be placed in each island. (Note: These canopy trees can be used toward the overall sixty inch A.C.I. per acre minimum requirement.)
- [cc] The backfill material for landscape islands shall be free of asphaltic, construction and/or trash materials. (See Figure V-2). The following note is to be placed on all site plans: Note: No asphaltic, construction trash and/or materials are to be left in the backfill and/or subgrade of any proposed landscape parking area islands and/or planting strips.
- [dd] Landscape islands shall not be used for parking lot lighting if such lighting will displace or be in conflict with parking lot landscaping.
- [2] *Parking lot screening.* All parking areas shall be screened and buffered from public right-of-way by berms or planting or a combination thereof which shall have a minimum height of three feet at the time of installation.
- [3] *Landscape parking island strip.*
  - [aa] For every two hundred parking spaces a maximum of one twenty foot wide landscape strip that runs the length of the parking bay shall be provided to divide the parking spaces into sub parking lots. (See Figure V-3).
  - [bb] The backfill material for such twenty foot strip is to be free of asphaltic, construction and/or materials. (See Figure V-2).
  - [cc] For every forty L.F. of planting strip, one - three inch caliper shade tree shall be planted plus one – twenty-four inch high shrub for every one hundred S.F. of planting strip area. Plantings shall consist of fifty percent (50%) evergreen shrubs. Shrubs and trees shall count toward the minimum shrub and tree requirements.
- (f) *Landscape screening.* Landscape screening shall conform to the requirements of Section 27 of this article. All utility boxes, service areas, mechanical equipment, trash containers, dumpsters, and similar unaesthetic site elements shall be screened with the use of appropriate plant material, fences or walls, berming and grading with a general sensitivity to location of a site to minimize or eliminate any negative impacts. Screening and overall location of such elements is part of the review process.
- (g) *Sight triangle standards.* Proposed landscaping within an automotive sight triangle area shall conform to the requirements and specifications set forth in Section 27(P) of this article.
- (h) *Enforcement.* All proposed landscape designs submitted for review in accordance with the requirements of this section are subject to change and must be approved in accordance with the requirements of this article.

Any proposed landscaping that dies after installation shall be replaced with the same size and type of landscape material, unless otherwise approved by the City Horticulturist. Landscaping shall be maintained continuously in a consistent manner.

Revisions to the landscape plan shall be approved in advance by the City Horticulturist and a revised landscape plan shall be submitted.

- (i) *Maintenance.* All required landscaping shall be maintained in accordance with the requirements of Section 27 of this article, provided, however, the owner of land developed in the GDO district shall continue to maintain

required landscaping at an appropriate standard that reflects the natural environment and the intent and purposes of this section and article after expiration of any performance or warranty surety that may be posted to assure its installation or survival.

(G) *Construction phase.*

(1) *Soil erosion prevention.*

- (a) Expose smallest practical area of cleared land during construction.
- (b) Temporary ditches, dikes, vegetation and/or mulching shall be used to protect exposed areas during development or construction.
- (c) Sediment basins (debris basins, de-silting basins or silt traps) shall be installed and maintained to remove sediment from runoff waters during development.
- (d) The permanent landscaping shall be installed as soon as practicable after construction activities and, in general, within thirty days of completion of major buildings and site construction. Longer periods of time shall be permitted due to inclement weather upon advance approval by the City Horticulturist.
- (e) Temporary mulching or grassing shall be used to control erosion on construction projects.
- (f) Temporary grassing shall be used for topsoil storage areas.

(2) *Storage and equipment.* Construction storage and equipment yards shall be identified on site plans and shall be located on the site in a manner to minimize their impact on adjacent properties and public streets.

(3) *Maintenance of construction sites.* Construction sites shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and emptied weekly or as necessary to maintain a neat and orderly construction site.

(4) *Construction access.* Construction access shall be coordinated with the Engineering and Traffic Departments. Special care shall be taken to protect existing pavements and landscaped areas from damage.

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

(H) *Architectural design.*

(1) *General character.* The architectural design concepts are based on a comprehensive approach to development, with respect to the intended character and integrity of existing site features. Architectural character is an important part of the image conveyed by the various aspects of the Gateway Design Overlay District. To produce an orderly and aesthetically pleasing environment of high architectural quality; architectural treatments and character must be approved by the City by way of the design review process prior to any issuance of building permits or project construction. A building's exterior architectural expression and design compatibility with neighboring projects are the primary concern of this section. Size, massing, spatial relationships, organization, architectural style, detail, color and material will be among the criteria used for evaluation. Appropriate architectural design shall:

- (a) Provide an appropriate level of interest in the roofline.
- (b) Relate the building's features or articulation to the assets of the site.
- (c) Emphasize architectural detailing for curb appeal and positive visual impact especially related to entrances.
- (d) Create interest in site design in keeping with the intended character and quality of the GDO district.

- (e) Include a heavy reliance on masonry materials as a building material for exterior elements.
- (2) *Building construction and design.* Building construction and design shall be used to create a structure with attractive, high quality exterior elevations on all sides. Accessory buildings and enclosures, as well as other site elements, whether attached to or detached from the main building, shall be of similar compatible design and materials.
  - (a) *Commercial design specifics.*
    - [1] Buildings shall not be designed to have long uninterrupted facades. Variations in the roof line or the wall plane shall be used to break up the mass of the building.
    - [2] Buildings shall have a defined base and cap.
    - [3] All facades visible from public access ways shall be similar to the primary facade in material and design.
    - [4] Roof forms shall be appropriate to the building's design and scale.
  - (b) *Residential (single family and multiple family) design specifics.*
    - [1] Variation in building elevations is desirable. Repetition of similar designs should be avoided.
    - [2] All dwelling units with attached garages shall have garages accessed from either the side or rear. Front loading garages shall be prohibited. Houses with garages that project substantially in front of the rest of the dwelling unit shall be prohibited.
    - [3] The incorporation of usable porches is encouraged.
    - [4] Dwellings shall have raised foundations. The first floor elevation shall be a minimum of one foot above the finished grade, unless a special accessibility requirement dictates otherwise.
- (3) *Building materials (exterior).* Exterior materials shall conform to and be in harmony with the overall Gateway Design Overlay District purposes and intent, as described throughout these regulations, as well as the design of neighboring structures and parcels. Large, uninterrupted expanses of a single material are discouraged. Long, uninterrupted building planes are not recommended. Buildings should be designed and arranged with offsetting surfaces and planes to provide a varied street appearance. A heavy reliance on masonry materials for all structures is encouraged.

The basic palette of architectural materials for Gateway Design Overlay District includes:

- (a) Commercial primary materials:
  - [1] Brick
  - [2] Pre-cast architectural concrete
  - [3] Natural stone - limestone, granite or cultured stone
- (b) Commercial secondary materials:
  - [1] Stucco or synthetic stucco (E.I.F.S.)
  - [2] Glazed curtain walls
  - [3] Integrally colored split-face concrete block
  - [4] Cementitious composition siding
- (c) Residential materials:
  - [1] Brick
  - [2] Cementitious composition siding
  - [3] Natural stone - limestone, granite or cultured stone
  - [4] Dimensional composition roof shingles

(d) *Prohibited materials.*

- [1] The use of materials such as split-face or exposed concrete block, wood siding, or corrugated metal siding shall be prohibited on portions of residential buildings that are visible from the public right-of-way or from adjoining properties.
- [2] The use of vinyl as a primary material shall be prohibited. However, vinyl is allowable as a secondary exterior material on some portions of residential buildings in the GDO based on the following considerations:
  1. The property is zoned as a Planned Development under the authority of Section 13 of the Murfreesboro zoning regulations and the use of vinyl is specifically approved as part of the zoning approval.
  2. Vinyl may only be applied to building facades or the portions of building facades that are not visible from a public right-of-way.
  3. Vinyl may not be applied to a façade that is a primary entrance into a building.
  4. Vinyl may not be applied to a building facade that faces a major access drive or a major pedestrian route within a development.
  5. Vinyl may be applied to portions of buildings that are visible from adjoining properties under separate ownership but only if there is a physical separation of at least 300 feet from the closest portion of the proposed vinyl to the adjoining property line.
  6. Vinyl may be used for soffits, eaves, gables, and other hard to maintain areas of a secondary nature of a building.
  7. When used as a siding material vinyl must be at least a 6 ½ inch beaded single plank with wood texture with a minimum thickness of .044 inches. The Planning Commission may accept a demonstrably substantial equivalent.
  8. When used as a siding material vinyl must include multiple colors to define and differentiate the base and vertical features of a building's façade.
  9. The colors of the vinyl must be complimentary with the masonry materials used elsewhere on a building and are subject to approval by the Planning Commission.
  10. Vinyl may only be used as a siding material when appropriate architectural elements are used to minimize blank wall spaces and to minimize visible seams.
- [3] Vinyl shall be prohibited for use in the GDO-3 district.

(4) *Roof design.*

- (a) *Rooftops.* All penetrations through the roof (for example, mechanical equipment or skylights) must be organized in a manner that is integral to the architectural form of the building.

To ensure the preservation of views, all rooftop surface material, texture, equipment and accessories shall be reviewed according to the following regulations:

- [1] Roof-mounted mechanical equipment, vents and stacks shall be minimized and eliminated where possible. Equipment should be consolidated to be located within the same screened area.
- [2] Exposed ductwork, pipes, conduit, fans, vents or other similar building elements shall be screened from the view at pedestrian level from all public roadways and vehicular access ways.
- [3] Mechanical, utilities or other building elements that must be roof mounted shall be located and screened so they are not visible from any point six feet above ground level or from any public right-of-way. The

appurtenances shall be grouped and enclosed by screens that are designed to be compatible with the building architecture. The screens shall be set back from the roof edge a distance of no less than one and one half (1½) times their height.

- [4] All rooftop equipment and penetrations shall be painted and designed to be compatible with the building architecture.
- [5] Rooftop solar collectors, skylights, and any other potentially reflective rooftop building elements shall be designed and installed in a manner which prevents reflected glare and obstruction of views of other sites and structures.
- [6] Roof-mounted radio, TV and microwave antennae and towers are prohibited unless they can be screened so that they are not visible from public right-of-way or adjoining properties. Special technology requirements shall be reviewed and discussed during the pre-design conference.

(5) *Exterior utilities.* All exterior service, loading, storage, and utility areas (including transformers, cooling towers, etc.) will be located at the side or rear of the building and shall be screened or sheltered so as not to be visible from the right-of-way or from adjacent parcels.

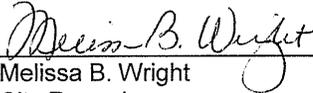
SECTION 2. That this Ordinance shall take effect fifteen (15) days after its passage upon third and final reading, the public welfare and the welfare of the City requiring it.

Passed:

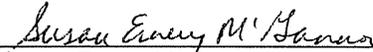
1<sup>st</sup> reading      December 5, 2013  
2<sup>nd</sup> reading      December 19, 2013  
3<sup>rd</sup> reading      January 9, 2014

  
\_\_\_\_\_  
Tommy Bragg, Mayor

ATTEST:

  
\_\_\_\_\_  
Melissa B. Wright  
City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Susan Emery McGannon  
City Attorney

SEAL