

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 19, 2022

1:00 P.M.

CITY HALL

## MEMBERS PRESENT

Warren Russell, Chair  
Jami Averwater  
Chase Salas  
Shawn Wright

## STAFF PRESENT

Greg McKnight, Planning Director  
Matthew Blomeley, Asst. Planning Director  
Margaret Ann Green, Principal Planner  
Marina Rush, Principal Planner  
Holly Smyth, Principal Planner  
Brad Barbee, Planner  
Joel Aguilera, Planner  
Carolyn Jaco, Recording Assistant  
David Ives, Deputy City Attorney  
Roman Hankins, Assistant City Attorney  
Darren Gore, Assistant City Manager

### 1. Call to order.

In the absence of both the Chair and the Vice-Chair, Mr. Matthew Blomeley called the meeting to order, representing the Planning Commission Secretary and acting as Chair Pro Tem.

### 2. Determination of a quorum.

Mr. Matthew Blomeley determined that a quorum was present. Therefore, the first portion of this meeting would be to elect a Chair for this meeting.

Mr. Chase Salas moved to elect Mr. Warren Russell as Chair for this Planning Commission meeting; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 19, 2022

## 3. Approve minutes of the January 12, 2022, Planning Commission meeting.

Mr. Chase Salas moved to approve the Minutes of the January 12, 2022, Planning Commission meeting; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

## 4. Consent Agenda:

**City of Murfreesboro Transit Center [2021-2127]** final plat for 1 lot on 5.4 acres zoned PND located along Bridge Avenue and New Salem Highway, City of Murfreesboro developer.

**One East College, Lot 1 [2021-2129]** final plat for 1 lot on 2.4 acres zoned PUD located along North Church Street, East College Street, North Spring Street, and East Lytle Street, 705 4th Avenue Holding Company, LLC developer.

**City Church [2021-2120]** final plat for 2 lots on 9.3 acres zoned CF located along Bridge Avenue, City Church developer.

**The Crossings of Three Rivers, Resubdivision of Lots 35-36 & 42-43 [2021-2121]** final plat for 8 lots on 0.73 acres zoned PRD located along Hospitality Lane, Lennar Homes of Tennessee, LLC developer.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 19, 2022

**Still Waters at Lands End, Section 1, Phase 1 [2021-1037]** preliminary plat for 1 lot on 22.5 acres zoned PRD located along New Salem Highway, Bell Tower Investments, LLC developer.

**Still Waters at Lands End, Section 1, Phase 1 [2021-2122]** final plat for 1 lot on 22.5 acres zoned PRD located along New Salem Highway, Bell Tower Investments, Inc. developer.

**Bell Tower Apartments [2021-3161]** renewal of a site plan for 384 apartment units on 22.56 acres zoned PRD located along New Salem Highway, Bell Tower Investments, LLC developer.

**Evergreen Farms, Section 38, Phase 1A [2021-2124]** final plat for 20 lots and 1 common area on 12.62 acres zoned PRD located north of Perlino Drive, Evergreen Farms Development, Inc. developer.

**Regal Square, Phase 3 Townhomes [2021-3167]** site plan review for 78 single-family attached dwellings on 7.8 acres zoned PRD located along Suzanne Landon Drive and Cedar View Drive, Halo Homes developer.

There being no further discussion, Ms. Jami Averwater moved to approve the Consent Agenda subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 19, 2022

5. GDO:

**On Motion**

**North Church, LLC, 2nd Resubdivision of Lot 2 [2021-2123] final plat for 1 lot on 30.8 acres zoned RS-15, MU, GDO-1, & GDO-2 located along Robert Rose Drive, Willowoak Trail, and Wilkinson Pike, Wilkinson Pike Drainage Association developer.** Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

There being no further discussion, Mr. Chase Salas moved to approve the final plat subject to all staff comments, the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

**Avenue [2021-6013 & 2021-3172] initial design review and site plan review for plaza redesign on 97.5 acres zoned CH, GDO-1, & PSO located along Medical Center Parkway, Big V developer.** Ms. Margaret Ann Green presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Kevin Guenther (landscape architect) was in attendance to represent the application. Mr. Guenther requested for a deferral to continue working with Staff and Transportation to address the safety concerns discussed by the Planning Commissioners.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 19, 2022

There being no further discussion, Mr. Shawn Wright moved to defer action in order for the applicant to continue working on the traffic and safety concerns; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

## 6. **Plats and Plans:**

### **On Motion**

**Waites Creek Crossing, Section 6 [2021-1039] master plan amendment & preliminary plat for 43 lots on 10.9 acres zoned RS-6 located along Ashers Fork Drive, O'Brien Loyd Venture developer.** Mr. Brad Barbee presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

There being no further discussion, Ms. Jami Averwater moved to approve the master plan amendment and preliminary plat subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 19, 2022

Wyngate [2021-1041] preliminary plat for 77 lots on 33.6 acres zoned RS-8 and CF located along Franklin Road, Lennar developer. WITHDRAWN BY APPLICANT

- c. Westlawn Commercial East [2021-1040] preliminary plat for 7 lots on 23.3 acres zoned PUD located along Veterans Parkway and Blackman Road, Oscar Properties, LLC developer. Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

There being no further discussion, Ms. Jami Averwater moved to approve the preliminary plat subject to all staff comments, including that the applicants must secure consent from Vanderbilt for the portion of the roadway proposed on its property; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

Westlawn Commercial East [2021-2128] final plat for 7 lots on 23.3 acres zoned PUD located along Veterans Parkway and Blackman Road, Oscar Properties, LLC developer. Mr. Joel Aguilera presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

There being no further discussion, Ms. Chase Salas moved to approve the final plat subject to all staff comments including that the applicants must secure consent from Vanderbilt for the portion of the roadway proposed on its property; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 19, 2022

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

**Westlawn Commercial North, Lot 1 (Westlawn Retail Center) [2021-3170] site plan review of an 11,480 ft<sup>2</sup> commercial center and 3,952 ft<sup>2</sup> gas station located on 1.9 acres zoned PUD located along Veterans Parkway and Westlawn Boulevard, Mike Chaudhary developer. WITHDRAWN BY THE APPLICANT**

## 7. New Business:

### Schedule Public Hearings

**Annexation petition and plan of services [2021-516] for approximately 258.8 acres located along Northwest Broad Street, Hord Family applicant.** Ms. Marina Rush presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

There being no further discussion, Mr. Shawn Wright moved to schedule a public hearing on February 2, 2022; seconded by Mr. Chase Salas, the motion carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 19, 2022

**Zoning application [2021-433] for approximately 258.8 acres located along Northwest Broad Street to be zoned CH and GDO-1 simultaneous with annexation, SEC, Inc. on behalf of Legacy Sports Tennessee applicant.** Ms. Marina Rush presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

There being no further discussion, Mr. Chase Salas moved to schedule a public hearing on February 2, 2022; seconded by Mr. Shawn Wright, the motion carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

**Hear updates from the Planning Director regarding the Future Land Use Map Amendments proposed outline of events and to schedule a public hearing.** Mr. Greg McKnight presented the following tentative schedule to the Planning Commission.

January 19, 2022; Initial discussion with a proposal to schedule a Public Hearing.

February 9, 2022: Planning Commission and City Council Joint Work Session Meeting at Murfreesboro Airport Business Center 11:30 a.m.

February 23, 2022: Community Meeting at City Hall Rotunda 5:00 P.M.-7:00 P.M.

March 16, 2022: Planning Commission Public Hearing and Adoption.

March 24, 2022: City Council approval of Resolution of Support and Acknowledgement of the Planning Commission's action.



# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 19, 2022

There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on March 16, 2022; seconded by Ms. Jami Averwater, the motion carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

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

### **2021 Sanitary Sewer Allocation Report**

Mr. Darren Gore gave a PowerPoint presentation to the Planning Commission regarding the Murfreesboro Water Resources Department's annual report on the Sanitary Sewer Allocation Ordinance.

## **9. Adjourn.**

There being no further business, Mr. Chase Salas moved to adjourn the meeting; seconded by Ms. Jami Averwater, the motion carried by the following vote:

Aye: Warren Russell  
Jami Averwater  
Chase Salas  
Shawn Wright

Nay: None.

The meeting was adjourned at 2:20 PM.

**MINUTES OF THE MURFREESBORO  
PLANNING COMMISSION  
JANUARY 19, 2022**

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Chair

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Secretary

GM: cj