

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 5, 2023

7:00 P.M.

CITY HALL

## MEMBERS PRESENT

Kathy Jones, Chair  
Ken Halliburton, Vice-Chair  
Jami Averwater  
Bryan Prince  
Warren Russell  
Chase Salas  
Shawn Wright

## STAFF PRESENT

Greg McKnight, Executive Dir. Dev. Services  
Matthew Blomeley, Assistant Planning Director  
Marina Rush, Principal Planner  
Holly Smith, Principal Planner  
Brad Barbee, Planner  
Carolyn Jaco, Recording Assistant  
Roman Hankins, Assistant City Attorney

### 1. Call to order.

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

### 2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

### 3. Approve minutes of the March 15, 2023 Planning Commission meeting.

Ms. Jami Averwater moved to approve the minutes of the March 15, 2023 Planning Commission meeting; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 5, 2023

## 4. Public Hearings and Recommendations to City Council:

Zoning application [2023-402] for approximately 22 acres located along Wenlon Drive to be rezoned from RM-12 to PRD (The Murph PRD), Eastman Residential applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Clyde Rountree (landscape architect) and Mr. Michael Picklesimer (architect) were in attendance representing the application. Mr. Clyde Rountree gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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

There being no further discussion, Mr. Warren Russell moved to approve the zoning application subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones  
Ken Halliburton  
Jami Averwater  
Bryan Prince  
Warren Russell  
Chase Salas  
Shawn Wright

Nay: None

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 5, 2023

Zoning application [2023-403] for approximately 17.98 acres located along East Northfield Boulevard and North Tennessee Boulevard to be rezoned from CF to PRD (Northfield Acres PRD – 14.7 acres) and PCD (Northfield Acres PCD – 3.28 acres), Haury & Smith Contractors, Inc. applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer), Mr. Tommy Smith (property owner), and Mr. Matt Smith (developer) were in attendance representing the application. Mr. Matt Taylor gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Matt Taylor stated they had hosted a neighborhood meeting that was very well attended with approximately 40 residents. After the meeting, revisions had been made to the pattern book. In addition, they have made a commitment not to sell homes to any rental companies and have included this commitment in the pattern book.

Chair Kathy Jones opened the public hearing.

1. Ms. Elizabeth Abernathy, 1140 East Northfield Boulevard – she opposes the request due to traffic safety with an access point near an existing curve.
2. Ms. JoAnna Midland, 1130 East Northfield Boulevard – she opposes the request due to traffic safety and drainage ponding on the streets.
3. Mr. Mike Hensley, 1103 Flagfin Lane – expressed concerns with the proposed access being near an existing curve and requested that a gas station not be permitted on this property.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 5, 2023

4. **Mr. Harold Van Patton, 1114 Javelin Lane** – expressed concerns with the proposed access being near an existing curve and requested that a gas station not be permitted on this property.
5. **Ms. Debbie Johnson, 1117 Javelin Lane** – opposed the request due to the proposed access being near an existing curve and the negative impact of placing a gas station in a residential area.
6. **Mr. Thomas Davis, 1118 Javelin Lane** – opposed the request due to traffic safety and the gas station.

Chair Kathy Jones closed the public hearing.

The Planning Commission expressed their concerns regarding the proposed access points that need to be improved due to the existing curve. They also expressed that the applicant should consider removing the gas station from the plan.

Mr. Matt Taylor asked to defer the application so they could evaluate the proposed gas station use further.

Vice-Chairman Ken Halliburton expressed support for the proposed residential development but stated some concerns regarding a gas station at this location. Ms. Jami Averwater stated there needs to be improvements made to eliminate congestion between the residential and commercial components and steps taken to minimize the impact to neighboring residents.

There being no further discussion, Mr. Shawn Wright made a motion to defer the zoning application; the motion was seconded by Ms. Jami Averwater and carried by the following vote.

Aye: Kathy Jones

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 5, 2023

Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

**Annexation petition and plan of services [2023-502] for approximately 8.6 acres located along Manson Pike, Marsha Love applicant.** Ms. Marina Rush presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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

There being no further discussion, Mr. Shawn Wright made a motion to approve the annexation petition and plan of services subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote.

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 5, 2023

Zoning application [2023-404] for approximately 8.2 acres located along Manson Pike to be zoned PND (Rutherford Collegiate Prep PND) simultaneous with annexation, Ryan Companies US, Inc. applicant. Ms. Marina Rush presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer), Mr. Tyler Lohmiller, and Mr. Max Bosso (applicants) were in attendance representing the application. Mr. Matt Taylor gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

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

Vice-Chairman Ken Halliburton asked if crossing guards would be provided. Mr. Matt Taylor answered this has not yet been determined yet with the City's Transportation Department. However, crossing guards would be implemented if needed.

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

Aye: Kathy Jones  
Ken Halliburton  
Jami Averwater  
Bryan Prince  
Warren Russell  
Chase Salas  
Shawn Wright

Nay: None

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 5, 2023

5. **Staff Reports and Other Business:**

**Mandatory Referral [2023-708] to consider the dedication of electric easements located on City-owned properties along North Thompson Lane, Bradyville Pike, and Searcy Street, Middle Tennessee Electric applicant.** Mr. Roman Hankins presented the

Staff Comments regarding this item, a copy of 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 made a motion to approve the mandatory referral subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote.

Aye: Kathy Jones

Ken Halliburton

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

6. There being no further business the meeting adjourned at 7:55 p.m.

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Chair

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Secretary

GM: cj