

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 5, 2021

6:00 P.M.

CITY HALL

## MEMBERS PRESENT

Kathy Jones, Chair  
Ken Halliburton, Vice-Chair  
Rick LaLance  
Warren Russell  
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  
Carolyn Jaco, Recording Assistant  
David Ives, Deputy City Attorney  
Michele Emerson, Assistant City Engineer  
Katie Noel, Project Engineer  
Sam Huddleston, Dev't Services Executive Dir.  
Mike Browning, Public Information Director

### 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. Public Hearings:

**Zoning application [2021-407] for approximately 17.25 acres located along the north side of Ashers Fork Drive to be rezoned from CF to RS-6, O'Brien Loyd, LLC 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 zoning application; therefore, Chair Kathy Jones closed the public hearing.

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

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 5, 2021

Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay:

None.

**Zoning application [2021-403] for approximately 78 acres located along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike, and Willowoak Trail to be rezoned from MU, GDO-1 and GDO-2 to PUD, CH, GDO-1 and GDO-2 (Clari Park PUD), Hines Acquisitions, LLC applicant.** Ms. Margaret Ann Green 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. Shawn Wright wanted to know the square-footage of the first-floor commercial space. Ms. Green answered the original proposal had a maximum of 10,000 square-feet. Now, the new proposal for the first-floor commercial area states that Area 5 would have a minimum of 4,000 square-feet, and Area 7 would have a minimum of 2,500 square-feet.

Vice-Chairman Ken Halliburton wanted to confirm the total number of apartments with this new proposal. Ms. Green answered 488 apartment units.

Mr. Matt Taylor of SEC, representing the application, gave a PowerPoint presentation of excerpts from the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Shawn Wright had questions regarding the single-family attached units not being sold to a rental corporation. Mr. Taylor answered they would not sell the development to a rental company; however, an individual purchasing a unit and deciding to rent it to someone would not be prohibited.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 5, 2021

Chair Kathy Jones opened the public hearing.

1. **Mr. Adam Seaborn, 2726 Crossroads Drive** - made known his concerns with the additional traffic being placed into this area and drainage. He requested for the Capital Improvement Project (CIP) for Wilkinson Pike to be considered with this development.
2. **Ms. Debbie Gray, 2660 Crosspark Drive** - requested for “Option A” from the applicant’s pattern book to be considered for this development; or, all of Area 7 be zoned Commercial Highway. In addition, she made known her concerns regarding drainage, the emergency traffic along Wilkinson Pike and asked for Wilkinson Pike to be improved to three lanes.
3. **Mr. Steve Smith, 2119 Wilkinson Pike** - stated that he knows and agrees this property would be developed. However, the safety concerns with vehicle traffic, emergency traffic, and accidents along Wilkinson Pike should be addressed before the property is developed.
4. **Mr. Adam Dill, 2125 Wilkinson Pike** - expressed his concerns with the increase of vehicle traffic, and emergency traffic occurring along Wilkinson Pike.
5. **Mr. Bill Ketron, 2510 Blanton’s Point** - expressed his concerns with the ongoing increase of traffic along Wilkinson Pike. There are no shoulders on either side of the Wilkinson Pike and water is not draining properly.

There being no one else to speak for or against the request, Chair Kathy Jones closed the public hearing.

Mr. Rick LaLance stated he would be in favor of Option B for Area 7 to be zoned for office use without a three-year caveat. Office use would provide walkability and would lower the number of units.

# **MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 5, 2021**

Mr. Shawn Wright asked Mr. Sam Huddleston to address the comments that had been made with the concerns regarding Wilkinson Pike road improvements and drainage. Mr. Huddleston stated if this is approved by the Planning Commission, he could provide additional information to City Council regarding a timeline for road improvements to Wilkinson Pike. Ms. Michele Emerson came forward making known the proposed development would include roadway plan improvements that would address some of the ongoing drainage issues in this area.

Mr. Chase Salas commented he likes the cohesiveness of this entire development and how it would be compatible with the area; however, he has concerns with the setbacks and the multi-family units instead of office space.

Chair Kathy Jones stated she had concerns for Option B. She feels there should a committed effort for commercial use.

Vice-Chairman Ken Halliburton stated he had been in favor of this development in 2020 because he is in favor of having rooftops and commercial use within the same area. He is in favor of Option A.

Mr. Rick LaLance commented that the City's yearly budget has not been approved at this time, which means Wilkinson Pike improvements may or may not occur within the next 18 months.

Mr. Matt Taylor stated that they would entertain Area 7 as a for-sale product such as a stacked condo, instead of an apartment/rental product. Mr. Walter O'Shea (developer) stated that they have heard the Planning Commission's concerns for Area 7 and agree to remove the multi-family use. He would preserve the office tenant space for three years. Also, instead of the multi-family use they would design condos or stacked flats for a total of 120 for-sale units.

After discussion, Mr. Rick LaLance moved to approve the application subject all staff comments, and to include the following:

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 5, 2021

- Change Area 7 to be 120 for-sale product;
- Provide a revised pattern book to Planning Commission detailing the changes that have been discussed before this rezoning is presented to the City Council; and
- Provide a revised site plan to the Planning Commission with the changes before this proposal is presented to the City Council.

The motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay:

None.

**Street renaming item c. [2021-902] to rename an approximately two-mile long segment of Mercury Boulevard (west of South Rutherford Boulevard) to Dr Martin Luther King Jr Boulevard, City of Murfreesboro Planning Department applicant.**

**And**

**Street renaming item d. [2021-903] to rename an approximately 600'-long segment of Mercury Boulevard (east of South Rutherford Boulevard) to John Bragg Highway, City of Murfreesboro Planning Department applicant.**

Mr. Matthew Blomeley presented the Staff Comments regarding items c. and d. from the Agenda packet. A copy of these items is maintained in the permanent files of the Planning Department and are incorporated into these Minutes by reference.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 5, 2021

Mr. Blomeley stated for the record the Planning Department had received correspondence via email from Brandi and Matthew Gallippo and Terry and Debra Holmes, all of whom oppose the street name change.

Chair Kathy Jones opened the public hearing for item c. two-mile long segment of Mercury Boulevard (west of South Rutherford Boulevard) to Dr Martin Luther King Jr Boulevard.

1. **Ms. Violet Wingo, 223 Innsbrooke Boulevard** – spoke in favor of this street renaming as being a positive change. Ms. Wingo recommended for the street to be named Dr Martin Luther King Jr Boulevard.
2. **Mr. Robert White, 4910 General Eisenhower Drive** – spoke in favor of this request for an American hero who had advocated for human rights. He recommended for the street to be named Dr Martin Luther King Jr Boulevard.

Chair Kathy Jones closed the public hearing.

Chair Kathy Jones opened the public hearing for item d. 600’-long segment of Mercury Boulevard (east of South Rutherford Boulevard) to John Bragg Highway. No one came forward to speak for or against the street rename; therefore, Chair Kathy Jones closed the public hearing.

The Planning Commission began discussing the street name change to Dr Martin Luther King Jr Boulevard. They agreed the street name with “Dr” could create confusion with the 911 software and could be mistaken for “Drive”. Therefore, the street name should be studied further by the Planning Staff.

City Council member Kirt Wade came forward to make known he had provided a list of current cities which use Dr Martin Luther King Jr Boulevard. He requested for this proposal to be studied further to make certain whether or not the title “Dr” could be used in front of the street name Martin Luther King Boulevard.

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 5, 2021

There being no further discussion, Mr. Rick LaLance made a motion to defer item c. for two weeks to further study the proposed street renaming; the motion was seconded by Mr. Warren Russell and carried by the following vote:

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

Nay:  
None.

There being no further discussion, Mr. Shawn Wright made a motion to approve item d.; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay:  
None.

**Proposed amendments to the Zoning Ordinance [2020-807] regarding townhouses, the RS-A zone, and other misc. topics and pertaining to the following sections:**

- **Section 2: Interpretation and Definitions;**
- **Section 19: Residential Districts;**
- **Section 26: Off-Street Parking, Queuing, and Loading;**
- **Chart 1: Uses Permitted by Zoning District (including Chart 1 Endnotes);**
- **Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios (including Chart 2 Endnotes); and**

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 5, 2021

- **Chart 4: Required Off-Street Parking and Queuing Spaces by Use.**

Mr. Matthew Blomeley 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 proposed amendments to the Zoning Ordinance; therefore, Chair Kathy Jones closed the public hearing.

There being no further discussion, Mr. Warren Russell made a motion to approve.; the motion was seconded and carried by the following vote:

Aye: Chair Kathy Jones

Vice-Chairman Ken Halliburton

Rick LaLance

Warren Russell

Chase Salas

Shawn Wright

Nay:

None.

## **Staff Reports and Other Business**

There being no further business the meeting adjourned at 8:50 a.m.

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**Chair**

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**Secretary**

GM: cj