

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MAY 17, 2023

1:00 P.M.

CITY HALL

## MEMBERS PRESENT

Kathy Jones, Chair  
Jami Averwater  
Bryan Prince  
Warren Russell  
Chase Salas  
Shawn Wright

## STAFF PRESENT

Greg McKnight, Exec. Director Dev. Services  
Matthew Blomeley, Assistant Planning Director  
Margaret Ann Green, Principal Planner  
Holly Smyth, Principal Planner  
Brad Barbee, Planner  
Joel Aguilera, Planner  
Katie Noel, Project Engineer  
Gabriel Moore, Project Engineer  
Jennifer Knauf, Project Engineer  
Carolyn Jaco, Recording Assistant  
Roman Hankins, Assistant City Attorney  
David Ives, Deputy City Attorney

### 1. Call to order.

Chair Kathy Jones called the meeting to order at 1:00 p.m.

### 2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

### 3. Approve minutes of the May 3, 2023 Planning Commission meetings.

Ms. Jami Averwater moved to approve the minutes of the May 3, 2023 Planning Commission meeting; the motion was seconded by Mr. Warren Russell and carried by the following vote:

Aye: Kathy Jones  
Jami Averwater  
Bryan Prince  
Warren Russell  
Chase Salas

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Shawn Wright

Nay: None

#### 4. Consent Agenda:

**Gene Sloan No. 2, Resubdivision of Lot 1 and Givan Court, Resubdivision of Lot 9 [2023-2033]** final plat for 2 lots on 0.36 acres zoned RM-16 located along Greenland Drive and Givan Court, Robert T. Stroop developer.

**Kingdom Crest, Section 1, Lot 2 [2023-2034]** horizontal property regime private element plat for 7 units on 1.4 acres zoned CH located along Franklin Road, JBL Partners, LLC developer.

**Shelton Square, Section 6, Resubdivision of Lots 460-467 [2023-2035]** final plat for 8 lots on 1.4 acres zoned PRD located along Chatfield Drive, Crescent Homes TN, LLC and Ole South Properties, Inc. developers.

**Salem Landing Townhomes, Phase 2 [2023-2037]** final plat for 1 lot and horizontal property regime plat for 43 units on 4.7 acres zoned RS-A, Type 2 located along Valerian Drive, Salem Land Company, LLC developer.

**BNA Highland, Lots 1 & 2 [2023-2040]** final plat for 2 lots on 0.27 acres zoned OG-R & CCO located along North Highland Avenue and Evergreen Street, BNA Homes, LLC developer.

**The Gardens of Three Rivers, Resubdivision of Lot 114 [2023-2036]** final plat for 4 lots on 0.35 acres zoned PRD located along Camrose Way, HVH Three Rivers, LLC developer.

**Learning Zone at Berkshire, Lot 2 [2023-2041]** final plat for 1 lot on 3.4 acres zoned PCD located along Blackman Road, Cornerstone Development, LLC developer.

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**Tiger Hill Townhomes, Lots 1-3 [2023-2043]** final plat for 3 lots on 14.6 acres zoned CH and PRD located along Christie Knob Way, Charlie B. Mitchell, Jr. developer.

**Budget Brakes, Lots 1 & 2 [2023-2039]** final plat for 2 lots on 1.6 acres zoned L-I located along South Church Street, Harrison Smith Partnership developer.

**Mandatory Referral [2023-718]** to consider grant of guy easements to MTEMC, Legal Department applicant.

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. Warren Russell and carried by the following vote:

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

Nay: None

## 5. GDO:

### On Motion

**Clari Park, Lot 1 (Whataburger) [2023-6017 & 2023-3127] final design & site plan review of a 3,318 ft2 restaurant with drive-thru located on 1.4 acres zoned CH and GDO-1 located along Medical Center Parkway and Willowoak Trail, Whataburger Restaurants, LLC developer.** 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.

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There being no further discussion, Mr. Shawn Wright moved to approve the final design and site plan review subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

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

Nay: None

**Robert Rose Drive Commercial Center, Lot 3 (MWRD Administrative Building) [2023-6005 & 2023-3038] final design & site plan review of a government office building for a parking lot expansion and addition of a service kiosk on 2.7 acres zoned CH, L-I, & GDO-1 located at 316 Robert Rose Drive, Murfreesboro Water Resources Department developer.** Mr. Bryan Prince and Ms. Jami Averwater announced each would be abstaining from all discussion and vote.

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.

There being no further discussion, Mr. Warren Russell moved to approve the final design and site plan review subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones  
Warren Russell  
Chase Salas

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Shawn Wright

Nay: None

Abstain: Jami Averwater

Bryan Prince

**Robert Rose Village East, Lot 10 (Tidal Wave) [2023-6006 & 2023-3049] initial design review of a 4,800 ft2 vehicle wash located on 1.3 acres zoned CH and GDO-1 located along Medical Center Parkway, W4 Development, LLC developer.** 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. Tom Morgan (architect) and Mr. Marty Murphy (developer) were in attendance to represent the application. Mr. Marty Murphy explained the design elements, materials, and how the vehicle wash would function. Mr. Tom Morgan requested to remove the top horizontal mullions that had been designed over the vertical window.

The Planning Commission discussed the applicant's request to remove the top horizontal mullions. They suggested the applicant bring renderings with and without the horizontal mullions for final design review.

There being no further discussion, Mr. Warren Russell moved to approve the initial design review subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

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Shawn Wright

Nay: None

**Puckett Creek Station, Lot 1 (Sonic) [2023-3052] initial design review of an outdoor walk-in freezer and condenser located on 0.91 acres zoned CH and GDO-1 located at 1129 Fortress Boulevard, Cooper Rentals developer.** 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. Jimmy Mann (architect) was in attendance to represent the application. Mr. Jimmy Mann explained the EIFS material would be changed to an off-white aluminum composite material, which would hold up better for all weather conditions. This would only affect the color of the awning and trim on the building.

Ms. Margaret Ann Green requested approval for both the initial design review and final design review for the walk-in freezer and changes to be made on the outside of the brick structure.

There being no further discussion, Mr. Shawn Wright moved to approve the initial design review and final design review (including site plan review) subject to all staff comments; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

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## 6. Plats and Plans:

### On Motion

**Dutch Bros. Coffee [2023-3051] site plan review of a 950 ft2 specialty restaurant with drive-thru located on 0.8 acres zoned CH located at 1950 Old Fort Parkway, Dutch Bros Coffee, LLC developer.** 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.

Ms. Grace Wooten (landscape architect) and Mr. Paul Schaffer (property owner) were in attendance representing the application. Ms. Grace Wooten explained the proposed traffic design for this site with the primary exit at the rear of the property. She also explained the materials to be used for the proposed building.

The Planning Commission voiced their concerns with the traffic management design for this property being located at a major intersection and it being a small lot. There was discussion about this issue between the Planning Commission, the applicant, and staff. The Planning Commission agreed the applicant needed to continue working with their design team regarding access and traffic management. Ms. Grace Wooten agreed she would continue working to address the Planning Commission's concerns.

There being no further discussion, Mr. Warren Russell moved to defer the site plan to the July 19, 2023 regular meeting; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones  
Jami Averwater  
Bryan Prince  
Warren Russell

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Chase Salas

Nay: Shawn Wright

**Mercury Park, Blocks 2 & 3 [2023-3039] site plan for 34 multi-family residential dwelling units on approximately 4.4 acres zoned PUD located along Minor Street and South Bilbro Avenue, Murfreesboro Housing Authority developer.** 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. Thomas Rowe (Executive Director at MHA), and Ms. Margaret Butler (architect) were in attendance to represent the application.

There being no further discussion, Mr. Chase Salas moved to approve the site plan subject to all staff comments including modifying Planning staff comment #3 to add “Confirm that the enclosures do not conflict with the traffic sight distance for residents backing out of their driveways”; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Jami Averwater

Bryan Prince

Warren Russell

Chase Salas

Shawn Wright

Nay: None

**Hearthwood Development [2023-1014] amended master plan for 5 lots and remainder on approximately 8.4 acres zoned CH and RM-12 located along South Rutherford Boulevard and Chandler Place, Hearthwood Development, LLC developer.** Ms. Holly

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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.

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

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

Nay: None

**Graystone, Section 1, Phase 1 [2023-1012] amended master plan and amended preliminary plat for 19 lots on approximately 76.3 acres zoned PRD located north of Veals Road and west of Double Springs Road, Meritage Homes developer.** 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) was in attendance to represent the application.

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

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

Nay: None

**North Maple Townhomes [2023-3055] site plan for 3 single-family attached dwelling units (townhomes) on 0.3 acres zoned RM-12 & CCO located along North Maple Street, Hensley Group, LLC developer.** 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. Ryan Long (developer) was in attendance to represent the application.

There being no further discussion, Mr. Shawn Wright moved to approve the site plan subject to all staff comments, including the clarification on the building material colors as provided by staff; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

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## 7. New Business:

**Mandatory Referral [2023-717] to consider the abandonment of a portion of a public utility easement and a portion of Ashers Fork Drive public right-of-way (ROW), Huddleston-Steele Engineering, Inc. applicant.** Mr. Joel Aguilera 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, Mr. Bryan Prince moved to schedule a public hearing on June 7, 2023; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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

Nay: None

**Mandatory Referral [2023-715] to consider the abandonment of an approximately 815ft segment of alley right-of-way located west of Kings Highway, City of Murfreesboro Planning Department applicant.** Mr. Brad Barbee 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, Mr. Chase Salas moved to schedule a public hearing on June 7, 2023; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

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

Nay: None

**9. Adjourn.**

There being no further business the meeting adjourned at 3:00 p.m.

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Chair

\_\_\_\_\_  
Secretary

GM: cj