

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JUNE 21, 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  
Marina Rush, 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

### 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. Consent Agenda:

**Laurelstone, Resubdivision of Lot 23 [2023-2044]** final plat for 2 lots on 0.23 acres zoned PRD located along Laurelstone Drive, Clayton Properties Group, Inc. developer.

**Westview [2023-2048]** final plat for 1 lot on 1.2 acres zoned RM-12 located along Battle Avenue and South Kings Highway, Westvue Church of Christ developer.

**Hastings Property, Lots 2-5 [2023-1016]** preliminary plat for 4 lots on 5.5 acres zoned CH located along Joe B Jackson Parkway and Manchester Pike, Denny Hastings Family Ltd Partnership II developer.

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**Daniel, Lots 1 & 2 [2023-2046]** final plat for 2 lots on 0.74 acres zoned RS-10, H-1, & CCO located along North Bilbro Avenue and East Lytle Street, Rick Heard and Debra Daniel developers.

**Rutherford Collegiate Prep, Lot 1 [2023-2047]** final plat for 1 lot on 8.2 acres zoned PND located along Manson Pike, Noble Education Initiative, Inc. developer.

**BNA Highland, Lots 3 & 4 [2023-2049]** final plat for 2 lots on 0.34 acres zoned OG-R & CCO located along North Highland Avenue, BNA Homes, LLC developer.

**Murfreesboro Housing Authority – Parkside, Lot 1 [2023-2050]** final plat for 1 lot on 2.8 acres zoned PUD and CCO located along South Highland Avenue and East Castle Street, Murfreesboro Housing Authority developer.

**Fountain Place, Resubdivision of Lots 6, 7, & 8 [2023-2051]** final plat for 3 lots on 4 acres zoned OG & CF located along East Northfield Boulevard and Pitts Lane, Hassan Eslami developer.

**Rutherford Collegiate Prep Academy [2023-3064]** site plan for 64,260 ft<sup>2</sup> charter school on 8.2 acres zoned PND located along the north side of Manson Pike, Noble Education Initiative, Inc. developer.

There being no further discussion, Mr. Shawn Wright moved to approve the Consent Agenda 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

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Chase Salas

Shawn Wright

Nay: None

## 4. Old 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.

Mr. Bill Huddleston (design engineer) came forward stating he had spoken with the adjoining property owner, Mr. Tim Seneker, regarding drainage. Mr. Seneker expressed concerns during the public hearing on June 7, 2023.

There being no further discussion, Mr. Shawn Wright moved to approve the mandatory referral subject to all staff comments, including all recommended conditions of approval in the staff report; 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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**Dutch Bros. Coffee [2023-3051] site plan review of a 950 ft2 Specialty Restaurant with drive-thru located on 0.80 acres zoned CH located at 1950 Old Fort Parkway, Dutch Bros Coffee, LLC developer.** Mr. Matthew Blomeley stated the applicant had requested an extension of their deferral to allow additional time to work on the site design. Staff anticipates a site plan may be ready for the Planning Commission meeting on August 16, 2023.

Mr. Bricke Murfree (attorney) representing the applicant came forward requesting to defer the site plan for additional time up to 180 days starting from May 17, 2023.

There being no further discussion, Mr. Warren Russell moved to defer this site plan up to 180 days starting from the May 17, 2023, Planning Commission meeting; 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

## 5. GDO:

### On Motion

**Robert Rose Village East, Lot 10 (Tidal Wave) [2023-6006 & 2023-3049] final design & site plan 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.** Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is

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maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Tom Morgan (architect) presented the revisions that had been made to remove the top horizontal mullions from the side windows so it would be easier to clean the windows located at the wash bay area. However, the windows on the front of the building facing Medical Center Parkway would still have the top horizontal mullions. In addition, they have made improvements to the architecture, water table, and dormers. Mr. Matthew Blomeley requested for the applicant to continue working with staff on the design of the bypass lane to help channel traffic in the correct direction.

There being no further discussion, Mr. Warren Russell moved to approve the final design and site plan subject to all staff comments, including the applicant continuing to work with staff on the design of the bypass lane; 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

**Fountains at Gateway, Phase 2 [2023-6007] mass grading plan review located on 8.1 acres zoned MU and GDO-3 located along Medical Center Parkway, Hearthstone Properties developer.** 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.

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Mr. Scott Graby (developer) and Mr. Preston Ayer (civil engineer) were in attendance representing the application.

There being no further discussion, Mr. Shawn Wright moved to approve the request 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

**Clari Park, Lot 2 (7-eleven) [2022-6008 & 2022-3060] initial design review of a 4,874 ft2 convenience store and 3,333 ft2 gasoline canopy on 1.8 acres zoned CH and GDO-1 located along Medical Center Parkway and Willowoak Trail, SE Murfreesboro Medical, LLC developer.** 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.

Ms. Morgan Salsman (civil design team) and Ms. Kylee Trimble (architect team) were present representing the application. Ms. Kylee Trimble explained the changes that had been made from the original design of the building and canopy with earth tone materials. In addition, the canopy had been relocated away from the residential area to be in front of the building facing Medical Center Parkway.

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There being no further discussion, Mr. Chase Salas moved to approve the initial design 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

## 6. Plats and Plans:

### On Motion

**Westlawn Commercial East, Lot 5 (Hendricks MOB) [2023-3072] site plan review of a 27,660 ft2 Medical Office Building located on 1.9 acres zoned PUD located along Veterans Parkway and Blackman Road, Hendrick Dental Specialists developer.** 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.

Mr. Matt Taylor (design engineer) and Mr. Jim McGrath (architect) were in attendance representing the application. Mr. Matt Taylor explained the building would be a three-story medical office building. Some of the building would be used by Dr. Hendrick and the remaining is speculative at this time.

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There being no further discussion, Mr. Shawn Wright moved to approve the site 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

**Westlawn Pavilion, Lot 3 (Wells Fargo) [2023-3065] site plan review of a 2,668 ft<sup>2</sup> bank with drive-thru located on 1.5 acres zoned PUD located along Veterans Parkway, Wells Fargo Bank developer.** 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.

Mr. Brian Crutchfield (civil engineer) and Mr. Tom Chapman (architect) were in attendance representing the application. Mr. Brian Crutchfield explained the layout for the site and Mr. Tom Chapman explained the architecture features for the building which would conform to the GDO requirements.

Chair Kathy Jones requested for the right turn into this site include a curve so the flow of traffic would have to go right. Mr. Brian Crutchfield stated they could accommodate this with striping and signage.

There being no further discussion, Mr. Warren Russell moved to approve the site plan subject to all staff comments including improvements to the right turn into the site to



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include striping and signage to assist with the flow of traffic; 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

**Viewpoint [2023-3074] site plan for 171 single-family attached townhome units on 22.1 acres zoned PRD and RM-16 located along Veterans Parkway and Otter Trail, The BTR Group developer.** 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), Ms. Margaret Butler (architect), and Mr. Mack Furlough (developer) were in attendance to represent the application. Mr. Taylor and Ms. Butler explained the site design and architecture.

There being no further discussion, Mr. Warren Russell moved to approve the site plan 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

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Chase Salas

Shawn Wright

Nay: None

**Rutherford Warehouse Murfree Property [2023-3063] site plan for four industrial buildings totaling 703,200 ft2 of warehouses on 87.7 acres zoned H-I and G-I located along South Rutherford Boulevard, Distribution Realty Group 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. Warren Russell asked if this site plan was in one of the business innovation nodes on the future land use map. Ms. Smyth answered, yes; however, the applicant is not requesting a zoning change. The current industrial zone H-I and G-I remains and allows distribution uses. Mr. Warren Russell commented on how the building layout with this site plan would attract the appropriate uses for this site to generate good salaries and manufacturing possibilities.

Mr. Matt Taylor was in attendance to represent the application. Mr. Matt Taylor explained the proposed site design.

There being no further discussion, Mr. Shawn Wright moved to approve the site plan 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

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Chase Salas

Shawn Wright

Nay: None

**Rutherford Warehouse Murfree Property [2023-1015] preliminary plat for 4 lots on approximately 87.7 acres of land zoned H-I and G-I located along South Rutherford Boulevard, Distribution Realty Group 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 was in attendance to represent the application.

There being no further discussion, Mr. Warren Russell moved to approve the preliminary plat 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

Shawn Wright

Nay: None

**Riley, Section 1 [2023-1017] master plan and preliminary plat for 41 lots on 16.7 acres zoned PRD located along Highway 99, Patterson Company, LLC developer.** Ms. 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.

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Mr. Matt Taylor was in attendance representing the application.

There being no further discussion, Mr. Shawn Wright moved to approve the master plan and preliminary plat 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

**Cherry Blossoms Downs [2023-1018] preliminary plat for 52 lots on 10.1 acres zoned PRD located north of West Thompson Lane, BA Homes, LLC developer.** 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.

Mr. Matt Taylor was in attendance representing the application.

There being no further discussion, Mr. Warren Russell moved to approve the preliminary plat 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

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Chase Salas

Shawn Wright

Nay: None

## 7. **New Business:**

**Zoning application [2023-405] for approximately 34.2 acres located west of Memorial Boulevard to be rezoned from RS-15 to PRD (Northridge Park PRD), Brightland Homes applicant.** 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.

Mr. Clyde Rountree (landscape architect), Mr. Chris Lynch (developer), and Mr. Enoch Jarrell (design engineer) were in attendance to represent 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.

The Planning Commission discussed the major improvements that had been made to address the neighbor concerns, such as decreasing the number of homes, increasing the size of lots, all homes would have side-entry garages, improvements to the street network, connections with stub streets, and hosting a neighborhood meeting.

There being no further discussion, Mr. Shawn Wright moved to schedule a public hearing on July 12, 2023; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Jami Averwater

Bryan Prince

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Warren Russell

Chase Salas

Shawn Wright

Nay: None

**Zoning application [2023-407] for approximately 16.5 acres located along Veterans Parkway to be rezoned from CH to PRD (approx. 12.8 acres) and PCD (approx. 3.7 acres), Cornerstone Development, LLC applicant.** Mr. 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.

The Planning Commission began discussing the PRD exceptions that had been presented regarding garage and solid waste carts and expressed their concerns.

Mr. Matt Taylor and Mr. John Harney were in attendance representing the application. Mr. Matt Taylor came forward to explain the reason for the exception to the solid waste requirements.

There being no further discussion, Mr. Shawn Wright moved to schedule a public hearing on July 12, 2023; 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

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**Zoning application [2023-406] for approximately 0.64 acres located along East Vine Street to be rezoned from RS-8 and CCO to PRD and CCO (East Vine Manor PRD), 520 Vine Street, LLC 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. Ms. Holly Smyth stated the applicant's pattern book would have to be refined before the public hearing.

Mr. Matt Taylor (design engineer) was in attendance representing the application.

There being no further discussion, Mr. Warren Russell moved to schedule a public hearing on July 12, 2023; 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

**Zoning application [2023-408] for approximately 1.2 acres located along North Maney Avenue and Lee Street to be rezoned from OG-R and CCO to PRD and CCO (Maney Estates PRD), BNA Homes 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. Bryan Prince commented that he did not like the proposal with one half of the property being proposed as townhouses and the other half of the property being single-family

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detached. He asked if the applicant would consider changing the appearances of townhomes along Lee Street to look like single-family homes.

Mr. Clyde Rountree (landscape architect) and Mr. Brian Burns (developer) were in attendance representing the application. Mr. Brian Burns stated he had already built a similar complex within this area. He favors each individual unit to have its own individual look, so he personally prefers what he has proposed. Mr. Shawn Wright stated this proposal would be a major improvement to this area; however, he would prefer the applicant to continue improving the architecture, so it would be more in line with the North Highland Avenue planning study.

There being no further discussion, Mr. Shawn Wright moved to schedule a public hearing on July 12, 2023; 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

## 8. Staff Reports and Other Business:

**Mandatory Referral [2023-720] to consider the abandonment of a sanitary sewer easement and the dedication of a sanitary sewer easement on properties located southeast of Racquet Club Drive, Huddleston-Steele Engineering, Inc. on behalf of Brian Burns applicant.** Mr. Brad Barbee presented the Staff Comments regarding this



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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. Shawn Wright moved to approve the mandatory referral subject to all staff comments, including all recommended conditions of approval in the staff report; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

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

Nay: None

**Mandatory Referral [2023-721] to consider the abandonment of a portion of a waterline easement at 2540 Burgess Street, Mr. Jaime A. Guzman 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. Shawn Wright moved to the mandatory referral subject to all staff comments, including all recommended conditions of approval in the staff report; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Kathy Jones  
Jami Averwater  
Bryan Prince

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Warren Russell  
Chase Salas  
Shawn Wright

Nay: None

Mr. Matthew Blomeley reminded everyone that, due to the 4<sup>th</sup> of July holiday, the next Planning Commission meeting would be on July 12, 2023.

**9. Adjourn.**

There being no further business the meeting adjourned at 3:35 p.m.

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Chair

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Secretary

GM: cj