

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION MEETING OCTOBER 11, 2023

6:00 P.M.

CITY HALL

## MEMBERS PRESENT

Kathy Jones, Chair  
Jami Averwater  
Reggie Harris  
Bryan Prince  
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  
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. Public Comments.

Chair Kathy Jones announced that no one signed up to speak during the Public Comments portion of the agenda.

### 4. Approve minutes of the September 20, 2023, Planning Commission meeting.

Mr. Shawn Wright made a motion to approve the minutes of the September 20, 2023 Planning Commission meeting; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones  
Jami Averwater  
Reggie Harris  
Bryan Prince

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Chase Salas

Shawn Wright

Nay: None

## 5. Old Business:

**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. Clyde Rountree (landscape architect), Mr. Manly Thweatt (design engineer), Mr. Drew Alderson and Sonia Thomas (developer's representatives) 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.

The Planning Commissioners discussed the density of the proposed development, as well as parking, lack of green space, and no commitment to preserve as many mature trees as possible.

Mr. Clyde Rountree requested for a deferral, so his client could address the townhome density count. In addition, Mr. Clyde Rountree stated he would suggest changing the overall footprint by changing the room counts.

There being no further discussion, Mr. Shawn Wright moved to defer the zoning application; the motion was seconded by Mr. Chase Salas and carried by the following vote:

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Aye: Kathy Jones  
Jami Averwater  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

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

**Annexation petition and plan of services [2023-504] for approximately 32.4 acres located along New Salem Highway and Barfield Road, including 520 linear feet of Barfield Road right-of-way, World Outreach Church of Murfreesboro Tennessee, 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. Rob Molchan of SEC, Inc. was in attendance representing the application.

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

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

Aye: Kathy Jones  
Jami Averwater  
Reggie Harris  
Brian Prince

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Chase Salas

Shawn Wright

Nay: None

**Zoning application [2023-412] to amend the existing PUD zoning (Hidden River Estates PUD) on 121 acres located along Cason Trail and Racquet Club Drive, Hidden River Holding Company, LLC 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. Clyde Rountree (landscape architect), Mr. Manly Thweatt (design engineer), Mr. Drew Alderson and Ms. Sonia Thomas (developer's representatives) 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.

1. **Mr. Mike Green, 2107 Gaston Court** – opposes this development due to the density and expressed other concerns regarding blasting, speeding, lack of buffer, and destruction of the existing natural green space.
2. **Ms. Mariah Phillips, 511 East Clark Boulevard** – opposes this development.

Chair Kathy Jones closed the public hearing.

The Planning Commission discussed the required buffering with Staff and the applicants.

There being no further discussion, Ms. Jami Averwater moved to approve the zoning amendment 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  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

**Zoning application [2023-413] to amend the existing Vintage Apartments and TDK office PUD (11.3 acres) and to rezone approximately 2.5 acres from CH to PUD located along Medical Center Parkway, Robert Rose Drive and Maplegrove Drive, TDK Construction 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. Rob Molchan (landscape architect), Mr. Ross Bradley (developer), and Mr. John Blankenship (developer) were in attendance for the meeting. Mr. Rob Molchan 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. Shawn Wright 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  
Jami Averwater

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Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

**Street renaming [2023-901] to rename a segment of Blackman Road (south of Pendleton Boulevard) to Blackman Beesley Court, City of Murfreesboro Planning Department 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.

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

There being no further discussion, Mr. Chase Salas moved to approve the Street Renaming request subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones

Jami Averwater

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

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## 7. Staff Reports and Other Business:

**Mandatory Referral [2023-729] to consider the abandonment of a portion of a drainage easement on property located along Herring Crossing, Huddleston-Steele Engineering, Inc. on behalf of Kathy Nobles, 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, Ms. Jami Averwater moved to approve the Mandatory Referral subject to all staff comments, include the recommended conditions of approval in the Staff Report; the motion was seconded Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones  
Jami Averwater  
Reggie Harris  
Bryan Prince  
Chase Salas  
Shawn Wright

Nay: None

Mr. Matthew Blomeley reminded the Planning Commissioners of upcoming continuing education opportunities. On October 27, Fair Housing training at 9:00 a.m. – 12 pm at Murfreesboro Municipal Airport and TAPA training on November 17, 2023.

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**8. Adjourn.**

There being no further business the meeting adjourned at 7:45 p.m.

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Chair

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Secretary

GM: cj