

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 18, 2023

CITY HALL

1:00 PM

MEMBERS PRESENT

Kathy Jones, Chair
Jami Averwater
Reggie Harris
Bryan Prince
Chase Salas
Shawn Wright

STAFF PRESENT

Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Holly Smyth, Principal Planner
Amelia Kerr, Planner
Joel Aguilera, Planner
Brad Barbee, Planner
Katie Noel, Project Engineer
Gabriel Moore, Project Engineer
Jennifer Knauf, Project Engineer
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney
Greg McKnight, Exec. Director of Dev't Serv.

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. Public Comments.

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

4. Consent Agenda:

Northstar Industrial Park, Resubdivision of Lots 1, 7, and 8 [2023-2077] final plat for 1 lot on 18.8 acres zoned L-I located along Northwest Broad Street and Northstar Drive, Metro Trailer Leasing, Inc. developer.

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Emerald Place, Resubdivision of Lot 4 and 3rd Resubdivision of Lot 3 [2023-2080]

final plat for 1 lot on 19.8 areas zoned PUD located along Lascassas Pike and Herring Crossing, Equity Programmers, Inc. developer.

Rockbridge Cove Townhomes (Annex) [2023-2081]

horizontal property regime plat for 17 units on 19.8 acres zoned PUD located along Lascassas Pike and Herring Crossing, Equity Programmers, Inc. developer.

Waites Creek Crossing, Resubdivision of Lots 43 and 44 [2023-2082]

final plat for 4 lots on 0.38 acres zoned RS-A, Type 1 located along Barringer Lane, O'Brien Loyd Venture developer.

Hastings Property, Lots 2-5 [2023-2085]

final plat for 4 lots and a common area on 5.4 acres zoned CH located along Joe B Jackson Parkway and Manchester Pike, Shane Hastings developer.

Varsity Fieldhouse [2023-3138]

site plan for a 18,284 ft² athletic training facility on 2.21 acres zoned CH located along Rideout Lane, Mt. Oread Properties, LLC developer.

Cason Square, Lot 27 (Varsity Fieldhouse) [2023-1023]

preliminary plat for 1 lot on 2.2 acres zoned CH located along Rideout Lane, Mt. Oread Properties, LLC developer.

Westwind Reserve, Section 4 [2023-2078]

final plat for 26 lots on 17.6 acres zoned RS-6 located along Hallanday Drive and Drysdale Drive, Cornerstone Development, LLC developer.

Knight Condominium, Amendment to Lot 52A [2023-2079]

amended horizontal property regime plat for 2 units on 4 acres zoned CH located along Memorial Boulevard and MTCS Road, Tom J. Glenn developer.

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Hidden River Estates, Phase 1A [2023-2083] amended horizontal property regime plat for 91 units on 12.2 acres zoned PUD located along Cason Trail, Hidden River Development Company, LLC developer.

Barney Gump, Lots 1 & 3 [2023-2084] easement plat for 2 lots on 7.8 acres zoned RM-16 and PUD located along Old Lascassas Road, Greenland Drive, and Brown Drive, College Pointe Partnership developer.

Brady Estates, Section 2, Phase 2 [2023-2086] final plat for 31 lots on 10.8 acres zoned RS-10 located along Pathfinder Drive, Imer Development, LLC developer.

Kingdom Ridge, Parcel B [2023-2087] final plat for 3 lots on 14.1 acres zoned PUD located along Franklin Road, Covenant Boulevard, and Conquest Road, Swanson Developments, LP developer.

W.J. Thurston Farm, Lot A (5430 NW Broad St) [2023-3140] site plan review of an 8,718 ft² commercial center with pick-up window located on 1.1 acres zoned CH located at 5430 Northwest Broad Street, Sanjaykumar Patel developer.

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. Chase Salas 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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5. Old Business:

Racquet Club Subdivision, Lot 1 – Commercial Center [2023-3123] site plan for two multi-tenant commercial buildings totaling 12,840 ft² on 8.03 acres zoned CH located at 605 River Rock Boulevard, Eric Dill 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. Ms. Marina Rush stated that the plans were in much better order but that any outstanding comments would need to be addressed prior to the issuance of permits.

Mr. Bill Huddleston (design engineer) was in attendance to represent the application.

There being no further discussion, Mr. Chase Salas made a motion to approve the site plan application subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

Aye: Kathy Jones

Jami Averwater

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

6. GDO:

On Motion

Clari Park, Lot 7 (P.F. Chang's) [2023-6010 & 2023-3100] final design & site plan review of a 6,611 ft² restaurant located on 1.7 acres zoned CH and GDO-1 located along Medical Center Parkway, Honeylocust Lane, and Roby Corlew Lane, P.F.

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Murfreesboro (Medical), 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. Matt Taylor (design engineer) was in attendance to represent the application.

The Planning Commission discussed the artwork proposed to be added onto the building. Ms. Green stated that this could be brought back to the Planning Commission for review once the applicant provides details. Ms. Jami Averwater voiced her concerns regarding the proposed horse being in front of the building facing Medical Center Parkway. Mr. Matt Taylor stated the horse was part of their branding and would be approximately 70 feet away from Medical Center Parkway.

There being no further discussion, Mr. Shawn Wright made a motion to approve the final design and site plan review subject to all staff comments and to the condition that the architectural feature would be brought back to Planning Commission for review and approval; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

Aye: Kathy Jones

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: Jami Averwater

Clari Park, Lot 10 (Raising Canes) [2023-6011 & 2023-3122] final design & site plan review of a 2,899 ft2 carry-out restaurant on 1.4 acres zoned CH and GDO-1 located along Medical Center Parkway and Roby Corlew Lane, Raising Cane's Restaurants, L.L.C. developer. Ms. Margaret Ann Green 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.

Ms. Emma Donnelly-Bullington (design engineer) was in attendance to represent the application.

There being no further discussion, Ms. Jami Averwater made a motion 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
Jami Averwater
Reggie Harris
Bryan Prince
Chase Salas
Shawn Wright

Nay: None

7. **Plats and Plans:**

On Motion

Hooper One Lot, Lots 2-9 and the 2nd Resubdivision of Lot 1 [2023-2076] final plat for 9 lots on 34.5 acres zoned RS-15 located along Siegel Road, W. Bruce Hooper developer. WITHDRAWN BY APPLICANT

The Arbors at Compton, Sections 2 & 3 [2023-1022] preliminary plat for 88 lots on 28.5 acres zoned PRD located along Compton Road and Emery Court, Lennar Homes of Tennessee, 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.

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Mr. Matt Taylor (design engineer) was in attendance to represent the application. Mr. Matt Taylor agreed to continue working with staff regarding the impact the drainage plan on the functionality of the lots.

There being no further discussion, Mr. Chase Salas made a motion to approve the 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

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

8. New Business:

Mandatory Referral/ROW Abandonment [2023-728] to consider the abandonment of a right-of-way on property at 1935 Northwest Broad Street, Huddleston-Steele Engineering, Inc. on behalf of 84 Lumber Company applicant. Ms. Amelia Kerr 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) was in attendance to represent the application.

There being no further discussion, Mr. Chase Salas made a motion to schedule a public hearing on November 1, 2023; the motion was seconded by Ms. Jami Averwater 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 [2023-414] for approximately 0.35 acres located along Van Cleve Lane to be rezoned from RS-15 to L-I, Norman Brown 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. Bill Huddleston (design engineer) and Mr. Clyde Rountree were in attendance to represent the application.

There being no further discussion, Ms. Jami Averwater made a motion to schedule a public hearing on November 1, 2023; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones
Jami Averwater
Reggie Harris
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Shawn Wright

Nay: None

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Zoning application [2023-411] for approximately 0.15 acres located along East Castle Street to be rezoned from RD and CCO to PRD and CCO (East Castle Manor PRD), BA Homes, 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.

Mr. Matt Taylor (design engineer) and Mr. Brian Burns (developer) were in attendance to represent the application.

There being no further discussion, Ms. Jami Averwater made a motion to schedule a public hearing on November 1, 2023; seconded by Mr. Shawn Wright, the motion carried by the following vote:

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

Nay: None

Annexation petition and plan of services [2023-503] for approximately 5.2 acres located west of Sanctuary Place, W. Andrew Adams 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. Bricke Murfree (attorney) and Mr. Bill Huddleston (design engineer) were in attendance to represent the application.

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There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on November 1, 2023; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

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

Nay: None

Zoning application [2023-416] for 5.2 acres located west of Sanctuary Place to be zoned PUD (Marymont Springs PUD) simultaneous with annexation, W. Andrew Adams 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. Bricke Murfree (attorney) and Mr. Bill Huddleston (design engineer) were in attendance to represent the application.

There being no further discussion, Mr. Bryan Prince made a motion to schedule a public hearing on November 1, 2023; 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

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Shawn Wright

Nay: None

9. Staff Reports and Other Business:

Consideration of 2024 Planning Commission meeting calendar. Mr. Matthew Blomeley presented the 2024 Planning Commission meeting calendar, 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 made a motion to approve the 2024 Planning Commission calendar; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Kathy Jones

Jami Averwater

Reggie Harris

Bryan Prince

Chase Salas

Shawn Wright

Nay: None

Consideration of 2024 Plans Review calendar. Mr. Matthew Blomeley presented the 2024 Plans Review calendar, 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 made a motion to approve the 2024 Plans Review calendar; seconded by Mr. Bryan Prince, the motion carried by the following vote:

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

Nay: None

Amendment to 2023 Planning Commission calendar. Mr. Matthew Blomeley presented the amended 2023 amendment Planning Commission calendar, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference. The proposed amendment was to change the time of the December 13th meeting from 2:30 PM to 1:00 PM.

There being no further discussion, Mr. Bryan Prince made a motion to approve the amendment to 2023 Planning Commission calendar; 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

Lastly, Mr. Matthew Blomeley stated that Staff is trying to schedule a special workshop meeting for the Planning Commission. The meeting would be to discuss amendments to the Zoning Ordinance. The Planning Commission discussed various dates in November.

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There being no further business the meeting adjourned at 2:15 p.m.

Chair

Secretary

GM: cj