

**ORDINANCE 22-OZ-16** amending Ordinance 21-OZ-16 to correct the zoning boundary between the PUD and CH zones along the northeast side of Medical Center Parkway in between Willowoak Trail and Robert Rose Drive for the Clari Park PUD along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike, and Willowoak Trail, Planning Staff, applicant [2021-403].

**WHEREAS**, Hines Acquisitions LLC presented a zoning application in 2021 [2021-403] to rezone approximately 78 acres along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike, and Willowoak Trail from Mixed Use (MU) District, Gateway Design Overlay One (GDO-1) District and Gateway Design Overlay Two (GDO-2) District to Planned Unit Development (PUD) District (Clari Park PUD), Highway Commercial (CH) District, Gateway Design Overlay One (GDO-1) District and Gateway Design Overlay Two (GDO-2); and

**WHEREAS**, the Murfreesboro City Council approved the zoning request via Ordinance 21-OZ-16 on second and final reading on July 8, 2021; and,

**WHEREAS**, Planning Staff recently discovered that the map prepared for the rezoning and attached to Ordinance 21-OZ-16, had been drawn incorrectly in that there were two areas erroneously depicted as being rezoned to CH when they should have been depicted as being rezoned to PUD, consistent with the materials submitted with the rezoning application; and,

**WHEREAS**, Planning Staff requests an amendment of Ordinance 21-OZ-16 to correct this scrivener's error, wherein the zoning shown on the City's zoning map so that two areas depicted as being rezoned to CH are correctly depicted as being rezoned to PUD.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:**

SECTION 1. That, the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map be zoned and approved as Gateway Design Overlay One (GDO-1) District, Gateway Design Overlay Two (GDO-2); Planned Unit Development (PUD) District and Highway Commercial (CH) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts, the plans and specifications filed by the applicant, and any additional conditions and stipulations referenced in the minutes of the Planning Commission and City Council relating to this zoning request. The City Planning Commission is hereby authorized

and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.


SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

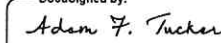
1<sup>st</sup> reading June 8, 2022  
2<sup>nd</sup> reading June 23, 2022

  
Shane McFarland, Mayor

ATTEST:

  
Jennifer Brown  
City Recorder

APPROVED AS TO FORM:

DocuSigned by:  
  
Adam F. Tucker  
City Attorney



# Ordinance 22-OZ-16

The existing GDO-1 and GDO-2 boundaries will not change with this zoning request.

