

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**MARCH 11, 2020
6:00 PM**

**Kathy Jones
Chair**

1. Call to order

2. Determination of a quorum.

3. New Business:

- a. Zoning application [2019-447] to amend the Old Fort Plaza PUD for approximately 5.4 acres located along Old Fort Parkway in order to modify the site and building design, Autumn Plaza Partners applicant. (Project Planner: Marina Rush)
- b. Zoning application [2020-401] for approximately 0.36 acres located along East Vine Street and South Bilbro Avenue to be rezoned from RS-8 to PRD (Bilbro & Vine Towns PRD), Gregg Stanley applicant. (Project Planner: Amelia Kerr)
- c. Zoning application [2019-434] for approximately 2.42 acres located along East College Street, North Spring Street, East Lytle Street, and North Church Street to be rezoned from OG-R to PUD (One East College PUD), 705 4th Avenue South Holding Company applicant. (Project Planner: Amelia Kerr)
- d. Annexation plan of services and annexation petition [2020-501] for approximately 26.8 acres located along New Salem Highway and Barfield Road, New Salem Land Development, LLC applicant. (Project Planner: Marina Rush)
- e. Zoning application [2020-402] for approximately 26.8 acres located along New Salem Highway and Barfield Road to be zoned CH simultaneous with annexation and approximately 1.1 acres to be rezoned from RS-15 to CH, New Salem Land Development, LLC applicant. (Project Planner: Marina Rush)
- f. Zoning Ordinance amendment [2020-801] for outdoor storage, temporary and accessory structures and uses, review time limits, lighting, and yard encroachments, City of Murfreesboro Planning Department applicant. (Project Planner: Margaret Ann Green)

4. Staff Reports and Other Business:

5. Adjourn.

**MURFREESBORO PLANNING COMMISSION
 STAFF COMMENTS, PAGE 1
 MARCH 11, 2020
 PROJECT PLANNER: MARINA RUSH**

3.a. Zoning application [2019-447] to amend the Old Fort Plaza PUD for approximately 5.4 acres located along Old Fort Parkway in order to modify the site and building design, Autumn Plaza Partners, applicant.

The applicant, Autumn Plaza Partners, is requesting to amend the Old Fort Plaza Planned Unit District (PUD) zoning, located at the southwest corner of Old Fort Parkway and Autumn Towne Way, to allow modification of the site and building design. The property is identified as Tax Map 92, Parcel 114.00. The Old Fort Plaza PUD was approved by the City Council on December 15, 2016.

The applicant is requesting an amendment to the PUD to modify the design of the buildings, bedroom unit count, and location and siting of the structures. The PUD amendment request pertains to Phases 2 and 3, which are the senior apartments and assisted living elements of the PUD. Phase 1, which is the multi-family/retail building at the front of the site is not affected by this request. The following table summarizes the changes to the program book for each building.

| CURRENT – OLD FORT PLAZA PUD PROGRAM BOOK | | | | | |
|--|--|-------|--|------------------|-------------------------------------|
| | Building footprint / no. stories | Units | Unit Count | Parking | Setbacks |
| Senior Apartments | 27,961 ft ² and 2 stories | 52 | 1BR = 28 <u>2BR = 24</u> 76 beds | 95 + 4 HC spaces | S = 10 ft S = 12 ft R = 25 ft |
| Senior Assisted Living | 28,334 ft ² and 2 stories w/partial 3 story | 85 | 1BR = 85 <u>2 BR = 0</u> 85 beds | 41 + 2 HC spaces | S = 10 ft |

| PROPOSED – OLD FORT (AUTUMN) PLAZA PUD PROGRAM BOOK | | | | | |
|--|----------------------------------|-------|--|------------------|--|
| | Building footprint / no. stories | Units | Unit Count | Parking | Setbacks |
| Senior Apartments | 27,529 and 2 stories | 52 | 1BR = 38 <u>2BR = 14</u> 66 beds | 88 + 4 HC spaces | S = 10 ft S = 12 ft R = 25 ft Building will be addl. 4 ft from Type C |
| Senior Assisted Living | 26,253 and 3 stories | 65 | 1BR = 45 <u>2BR = 20</u> 85 beds | 40 + 2 HC spaces | S = 10 ft |

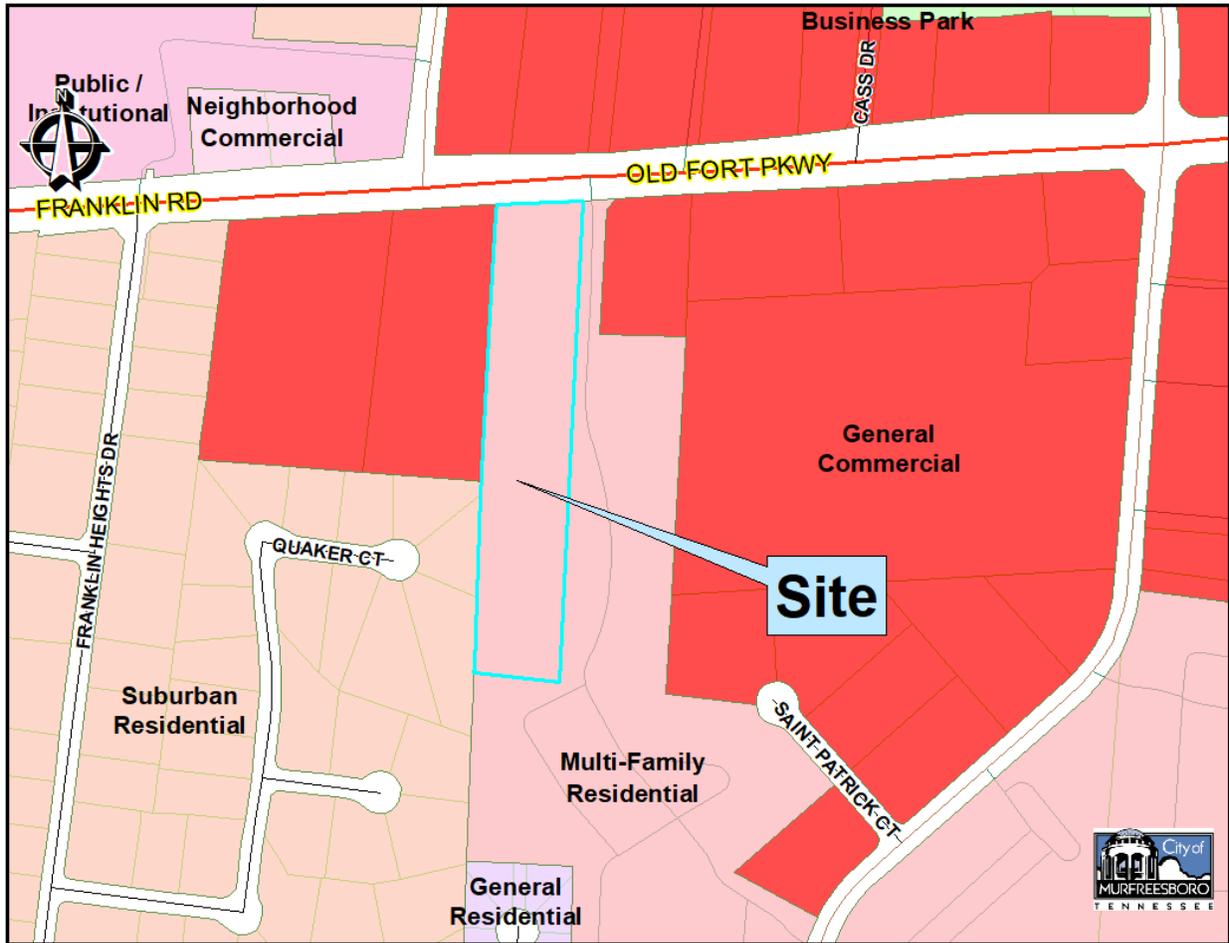
The architectural design was changed, but the building materials remain as predominantly brick façade, EIFS cornices, and white precast limestone lintels with keystones above the windows and doors. See attached program book for details and elevations.

Adjacent Zoning and Land Uses

The adjacent zoning on the properties to the north, west and east is CH (Commercial Highway District) and to the southeast is RM-16 (Multi-Family Residential District 16), and to the southwest is unincorporated Rutherford County RM (Medium-Density Residential). The adjacent land uses are commercial, apartments, and single-family residences.

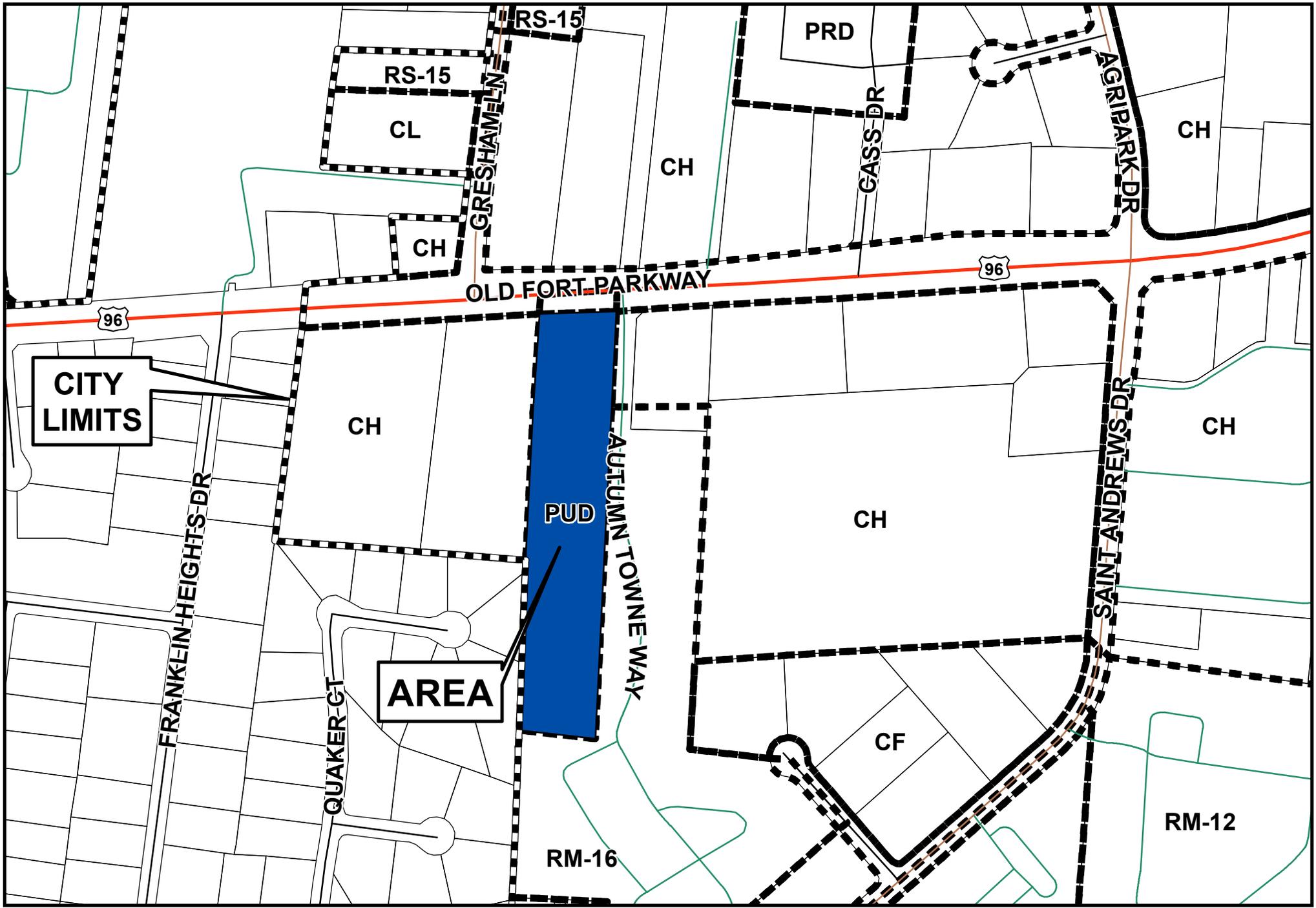
Future Land Use Map

The future land use map of the *Murfreesboro 2035 Comprehensive Plan* indicates that Multi-Family Residential is the most appropriate land use for the project area. The PUD zoning is generally consistent with this land use designation. In addition, it should be noted that the three land uses identified in the approved PUD pattern book (multi-family/retail, senior apartments, and assisted living) are the same land uses proposed in the proposed PUD amendment. No additional land uses are proposed.

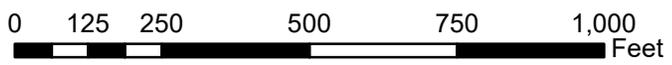


Action Needed

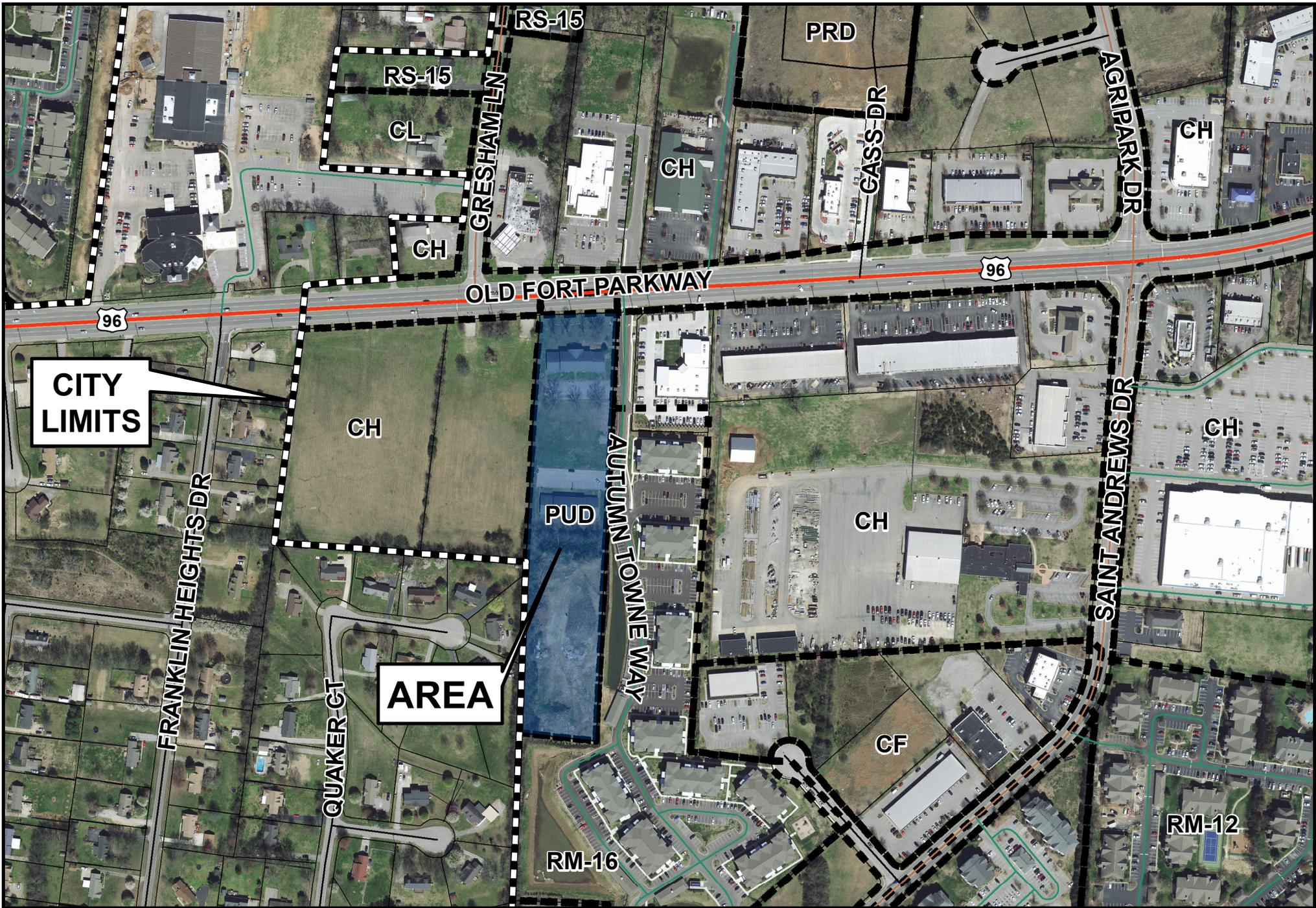
The Planning Commission will need to conduct a public hearing on this rezoning request, after which it will need to discuss this matter and then formulate a recommendation for the City Council.



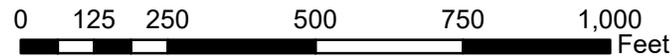
**Zoning Request Along Old Fort Parkway
PUD Amendment (Old Fort Plaza PUD)**



Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



**Zoning Request Along Old Fort Parkway
PUD Amendment (Old Fort Plaza PUD)**



Planning Department
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



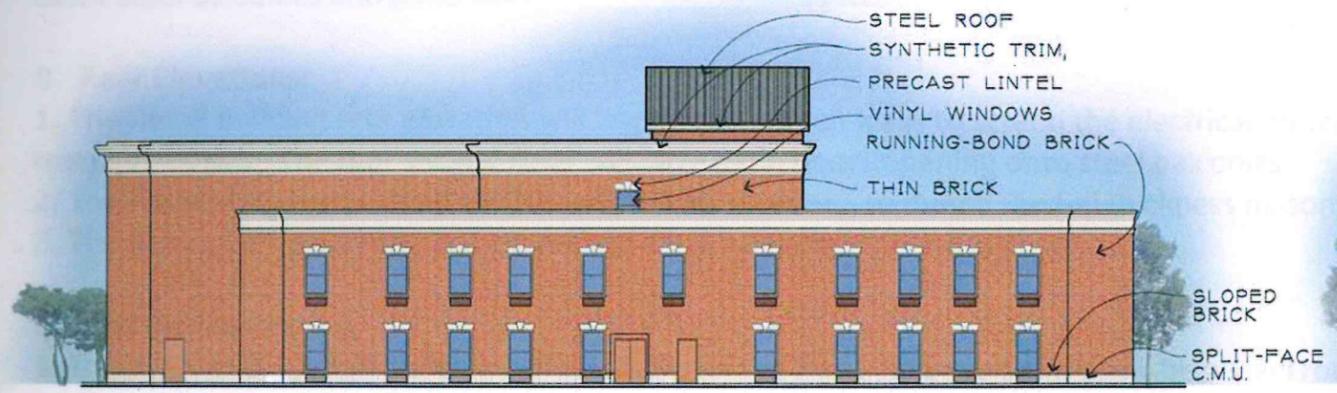
THE WATERFORD IN MURFREESBORO ASSISTED LIVING BUILDING EAST ELEVATION



| No. | Revision | Date |
|-----|----------|------|
| | | |

| No. | Revision | Date |
|-----|----------|------|
| | | |

| No. | Revision | Date |
|-----|--------------------|---------|
| 1 | PLANNING SUBMITTAL | 8-22-18 |
| 2 | PLANNING REVISIONS | 9-18-18 |



THE WATERFORD IN MURFREESBORO ASSISTED LIVING BUILDING SOUTH ELEVATION



THE WATERFORD IN MURFREESBORO ASSISTED LIVING BUILDING NORTH ELEVATION



MATERIAL LEGEND

| | |
|--------------------------|--|
| SYNTHETIC TRIM | |
| PRECAST LINTEL | |
| STEEL ROOF | |
| RUNNING-BOND BRICK | |
| SPLIT-FACE C.M.U. | |
| VINYL WINDOW | |
| P.T.A.C. AIR CONDITIONER | |
| ALUMINUM STOREFRONT | |
| WOOD SCREEN FENCE | |



THE WATERFORD IN MURFREESBORO ASSISTED LIVING BUILDING WEST ELEVATION



A Development of
Old Fort Group
10640 Cedar Grove Rd., Smyrna, TN 37167

DOOLEY ASSOCIATES
6319 PERCY DRIVE, NASHVILLE, TN 37205
(615) 975-2137
ALAN@DA-ARC.COM

SHEET NO:
17 **AL1**
OF

ASSISTED LIVING (PHASE 3)



EAST ELEVATION (FACING AUTUMN TOWNE WAY)



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

| DESCRIPTION | FINISH |
|---|---|
| EIFS-1 CORNICE/CORBEL TRIM | BENJAMIN MOORE WHITE HERON OC-57 |
| BRICK-1 FIELD | ACME PEABODY BLEND MODULAR |
| BRICK-2 INSETS | PALMETTO WHITE STONE MODULAR |
| STONE-1 | ARRISCRAFT LIMESTONE ROCK FACE WHITE |
| FIBER CEMENT-1 5" EXPOSURE | HARDIEPLANK LAP SIDING SELECT CEDARMILL MATCH BRICK-1 |
| STOREFRONT, WINDOWS | WHITE |
| PRECAST LIMESTONE LINTELS | MATCH STONE 1 |
| HOLLOW METAL DOORS AND FRAMES | MATCH ADJACENT COLOR |
| VTAC GRILLES, LOUVERS, VENTS AND COPING | MATCH ADJACENT COLOR |
| METAL ROOFING, BALCONIES, DUMPSTER GATES, MAILBOXES, LIGHT FIXTURES | DARK BRONZE |

1/8" = 1'-0"
0 4 8

**AUTUMN PLAZA
SENIOR RESIDENCE**
 MURFREESBORO, TENNESSEE
WWW.DAVIDRCARTER.NET
DAVID R. CARTER AND ASSOCIATES

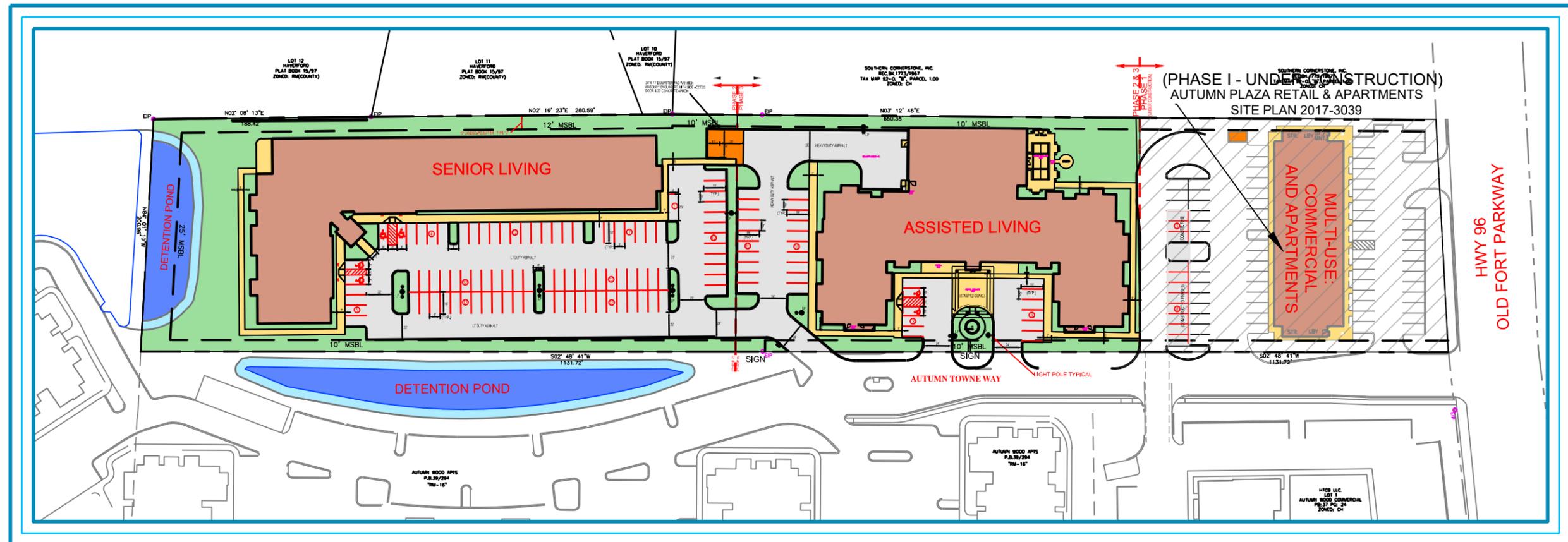
ISSUE DATE 01-02-20
▲ REVISION LOG

PROJECT 00736

24 x 36

OLD FORT PLAZA PUD(Amendment)

2915 OLD FORT PARKWAY



DEVELOPER: AUTUMN PLAZA PARTNERS

CONTACT:
DR. MURALIDHAR BETHI
1451 ELM HILL PIKE, SUITE-317
NASHVILLE, TN 37210
931.216.9702

PLANS PREPARED BY:



CONTACT:
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1427 KENSINGTON SQ CT
MURFREESBORO, TN 37130
615.278.1500

esbrock@wiserconsultants.com

Submitted on February 13, 2020 for the March 11, 2020
Planning Commission Meeting
Proposed Amendment to PUD #2016-437

SUMMARY OF DEVELOPMENT CONCEPT

AUTUMN PLAZA PARTNERS IS REQUESTING TO AMEND THE OLD FORT PLAZA PUD (2016-437) IN ORDER TO MODIFY THE FOLLOWING:

THE “SENIOR LIVING” APARTMENTS BUILDING SIZE WILL BE REDUCED FROM 55,920 GSF TO 55,059 GSF, AND THE BUILDING’S FOOTPRINT WILL CHANGE SOMEWHAT, AND THE NUMBER OF 1-BEDROOM AND 2-BEDROOM UNITS WILL BE RECONFIGURED.

THE ASSISTED LIVING FACILITY BUILDING SIZE WILL BE INCREASED FROM 65,466 GSF TO 66,925 GSF, THE BUILDING WILL CHANGE FROM A 2-STORY W/PARTIAL 3 -STORY TO A FULL 3-STORY. THE BUILDING’S FOOTPRINT WILL CHANGE SIGNIFICANTLY AND MOVE 6.4 FEET CLOSER TO THE WEST PROPERTY LINE, AND THE NUMBER OF 1- AND 2-BEDROOM UNITS WILL BE RECONFIGURED.

THIS REQUEST FOR PUD AMENDMENT IS NECESSARY DUE TO CHANGES MADE TO BOTH PHASE 2 AND PHASE 3 OVERALL BUILDING SHAPES. THE LAND USE, PARKING REQUIREMENTS, ACCESS AND GENERAL PARKING LAYOUT, ALONG WITH THE OVERALL CHARACTER OF THE SITES WILL REMAIN UNCHANGED FROM THE APPROVED PUD, BUT THE SHAPE AND DIMENSIONS OF THE PROPOSED BUILDINGS WERE REVISED TO THE EXTENT THAT SOME OF THE BUILDING CORNERS WERE MOVED BEYOND THE FIVE FOOT MAXIMUM DISTANCE THRESHOLD ALLOWED FOR ADMINISTRATIVE APPROVAL AND REQUIRED PUD AMENDMENT.

EXISTING CONDITIONS:

THE PROPERTY IS LOCATED IN MURFREESBORO AT 2915 OLD FORT PARKWAY NEAR THE CITY LIMITS. THE CURRENT USE IS MIXED-USE COMMERCIAL AND RESIDENTIAL (AUTUMN PLAZA-UNDER CONSTRUCTION). THE PROPERTY IS CURRENTLY ZONED PUD, CONTAINS APPROXIMATELY 5.17 ACRES, AND IS IDENTIFIED AS PARCEL 92 OF TAX MAP 114. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF OLD FORT PARKWAY (SR-96), AND IS WEST AND NORTHWEST OF AUTUMN WOOD APARTMENTS, EAST OF A RACETRAC FUELING STATION/CONVENIENCE MARKET (UNDER CONSTRUCTION), AND NORTH AND EAST OF HAVERFORD SUBDIVISION, A RUTHERFORD COUNTY SUBDIVISION.

PROPOSED DEVELOPMENT PLANS:

THE AMENDED PUD WILL CONSIST OF:

- MIXED-USE COMMERCIAL AND RESIDENTIAL [AUTUMN PLAZA-UNDER CONSTRUCTION]
- ASSISTED LIVING [AUTUMN PLAZA SENIOR RESIDENCE]
- SENIOR LIVING [AUTUMN TOWNE SENIOR LIVING]

THE PROPOSED DEVELOPMENT WILL HAVE 3 PARTS OR PHASES ALL ON ONE LOT OF RECORD.

- THE MIXED-USE COMMERCIAL AND RESIDENTIAL CONSISTS OF 9600 SF COMMERCIAL AREA ON THE LOWER FLOOR WITH 16 ONE BEDROOM APARTMENT UNITS ABOVE. THIS SITE IS CURRENTLY UNDER CONSTRUCTION (SITE PLAN 2017-3039)
- THE ASSISTED LIVING FACILITY WILL INCLUDE (45) ONE BEDROOM DWELLING UNITS AND (20) TWO BEDROOM UNITS IN A 3 STORY BUILDING WITH 66,925 GSF.
- THE SENIOR LIVING FACILITY WILL CONSIST OF (38) ONE BEDROOM UNITS AND (14) TWO BEDROOM UNITS IN A 2 STORY BUILDING WITH 55,059 GSF.

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PROPOSED DEVELOPMENT PLANS

AUTUMN PLAZA PARTNERS REQUEST AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT (2016-437 PUD). THE DEVELOPMENT WILL CONSIST OF MIXED-USE COMMERCIAL AND RESIDENTIAL, ASSISTED LIVING, AND SENIOR LIVING. THE DEVELOPMENT WILL INCLUDE:

- MIXED-USE COMMERCIAL AND RESIDENTIAL WITH COMMERCIAL (LOWER LEVEL) AND RESIDENTIAL (UPPER LEVEL)
 - FOR THE COMMERCIAL AREA ON THE FIRST FLOOR OF THE MIXED-USE BUILDING, ALL USES ALLOWED IN THE CH ZONE WILL BE PERMITTED EXCEPT THOSE IN THE “LIST OF USES PROHIBITED”.
 - FOR THE RESIDENTIAL AREA ON THE SECOND FLOOR OF THE MIXED-USE BUILDING, THE RESIDENTIAL SPACE WILL BE 16 ONE BEDROOM APARTMENTS.
- ASSISTED LIVING WITHIN A 3-STORY BUILDING CONTAINING 45 ONE BEDROOM UNITS AND 20 TWO BEDROOM UNITS.
- SENIOR LIVING WITH 2 STORIES AND CONTAINING 38 ONE BEDROOM UNITS AND 14 TWO BEDROOM UNITS.
 - THESE RESIDENTIAL UNITS ARE PLANNED AS INDEPENDENT SENIOR LIVING, WITH MARKETING TARGETED TO THE 55 PLUS AGE GROUP.
 - SERVICES SUCH AS CLEANING, MEALS, ETC. WILL BE MADE AVAILABLE TO RESIDENTS OF THE SENIOR LIVING FACILITY BY THE STAFF OF THE ASSISTED LIVING FACILITY, BUT THE DEVELOPMENT PLAN DOES NOT INCLUDE THE FULL LIST OF SERVICES TO QUALIFY AS A HOME FOR THE AGED UNDER CITY OF MURFREESBORO ZONING RULES.
 - THE ASSISTED LIVING AND SENIOR LIVING BUILDINGS WILL HAVE OVERLAPPING SERVICES, BUT THEY WILL NOT NECESSARILY HAVE THE SAME OWNERSHIP OR JOINT MANAGEMENT.
 - THE SENIOR LIVING BUILDING INCLUDES A COMMON AREA WITHIN THE BUILDING.

EACH OF THE BUILDINGS PLANNED TO BE A SEPARATE PHASE OF THE DEVELOPMENT, WITH EACH HAVING ITS OWN DEDICATED PARKING SPACES, ACCESS DRIVES, AND UTILITIES. THE INTENT IS THAT EACH BUILDING CAN OPERATE INDEPENDENTLY, REGARDLESS OF THE TYPE OF OWNERSHIP OR MANAGEMENT. TIMING OF THE PHASES WILL DEPEND ON THE TIMELINE FOR THE SITE PLAN APPROVAL PROCESS, THE DEVELOPMENT OF ARCHITECTURAL PLANS, AND MARKET DEMAND. AT THIS TIME THE PLAN WOULD BE FOR MIXED-USE COMMERCIAL, THEN SENIOR LIVING, THEN THE ASSISTED LIVING FACILITY.

LIST OF USES PROHIBITED

- AMUSEMENTS, COMMERCIAL INDOOR
- AMUSEMENTS, COMMERCIAL OUTDOOR (EXCLUDING MOTORIZED)
- AMUSEMENTS, COMMERCIAL OUTDOOR MOTORIZED (EXCLUDING CARNIVALS)
- AUTOMOTIVE REPAIR
- BOAT RENTALS, SALES, OR REPAIR
- CAMPGROUND, TRAVEL-TRAILER PARK
- CARNIVALS
- CREMETORY
- DRIVE-IN THEATER
- FIREWORKS PUBLIC DISPLAY
- FIREWORKS RETAILER
- FIREWORKS SEASONAL RETAILER
- FUNERAL HOME
- GARAGE, PARKING
- GARDEN AND LAWN SUPPLIES
- GAS-LIQUIFIED PETROLEUM, BOTTLED AND BULK
- GAS STATION
- GENERAL SERVICE AND REPAIR SHOP
- HEALTH CLUB
- IRON WORK
- JANITORIAL SERVICE
- LAWN, TREE, AND GARDEN SERVICES
- LIVESTOCK AUCTION
- LUMBER, BUILDING MATERIAL
- MANUFACTURED HOME SALES
- MOBILE HOME SALES
- MOTOR VEHICLE SALES
- MOTOR VEHICLE SERVICE
- PET CREMETORY
- PET FUNERAL HOME
- RADIO AND TELEVISION TRANSMISSION TOWER
- RAP PARLOR
- RESTAURANT, DRIVE-IN
- SALVAGE AND SURPLUS MERCHANDISE
- SHEET METAL SHOP
- TOWING
- VETERINARY HOSPITAL
- VEHICLE SALES
- VEHICLE WASH
- WAREHOUSING, TRANSPORTING
- WHOLESALING
- WRECKER SERVICE
- WRECKER SERVICE STORAGE

LIST OF USES PROHIBITED ARE USES DELETED FROM THE CH ZONING LIST IN THE MURFREESBORO ZONING REGULATIONS, CHART 1, USES PERMITTED BY ZONING DISTRICT.

AUTUMN TOWNE SENIOR LIVING APARTMENTS

SITE AREA = 2.37 ACRES
 1 BR UNITS = 38
 2 BR UNITS = 14
 52 TOTAL UNITS

PARKING REQUIREMENTS
 1 BR UNIT = 1.5 SPACES PER BR = 38 x 1.5 = 57
 2 BR UNIT = 1.1 SPACES PER BR = 14(2) x 1.1 = 31
 REQUIRED SPACES = 88
 PROVIDED = 88 SPACES + 4 HC

SETBACKS
 FRONT: NA
 SIDE: 12' & 10' (W & E SIDES)
 REAR: 25'

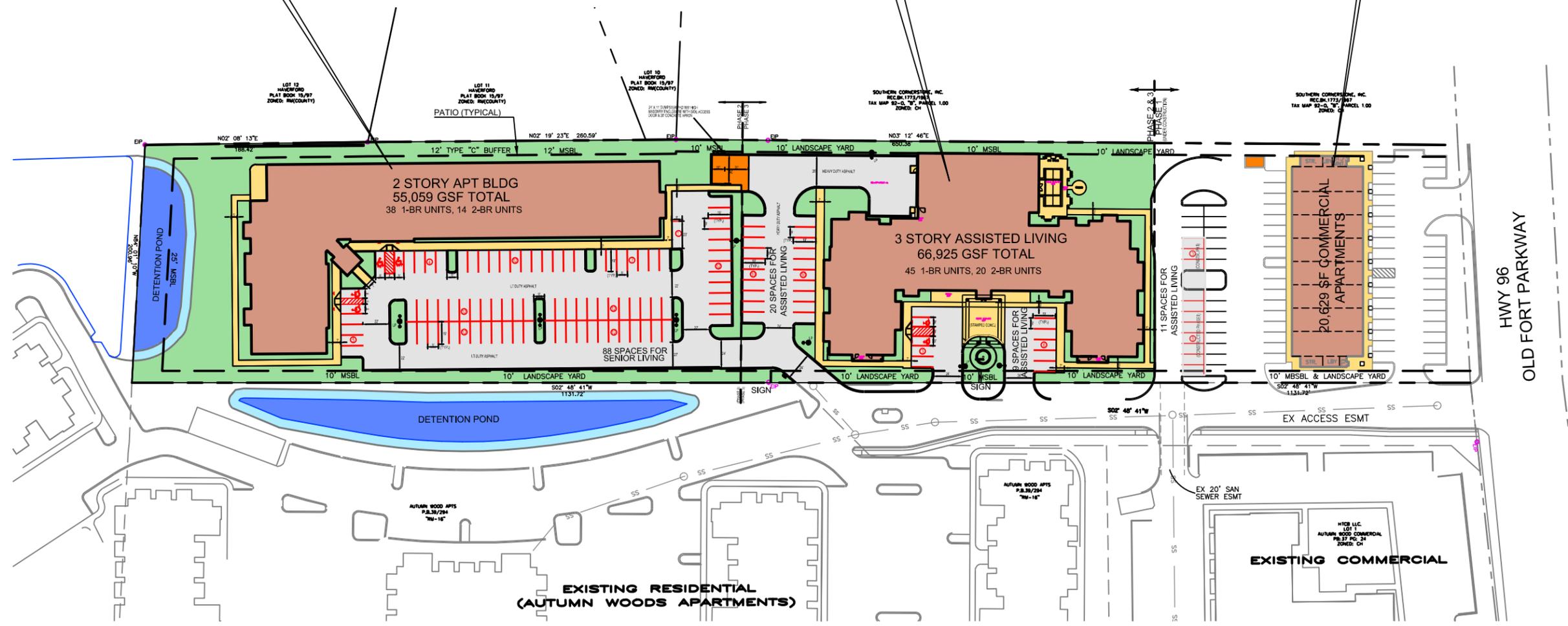
AUTUMN PLAZA SENIOR RESIDENCE

SITE AREA = 1.80 ACRES
 1 BR UNITS = 45
 2 BR UNITS = 20

PARKING REQUIREMENTS
 1 SPACE PER 3 BEDS + EMPLOYEES (12)
 REQUIRED = 45+20(2)/3 + 12 = 40 SPACES
 PROVIDED = 40 SPACES + 2 HC

SETBACKS
 FRONT: NA
 SIDE: 10'
 REAR: NA

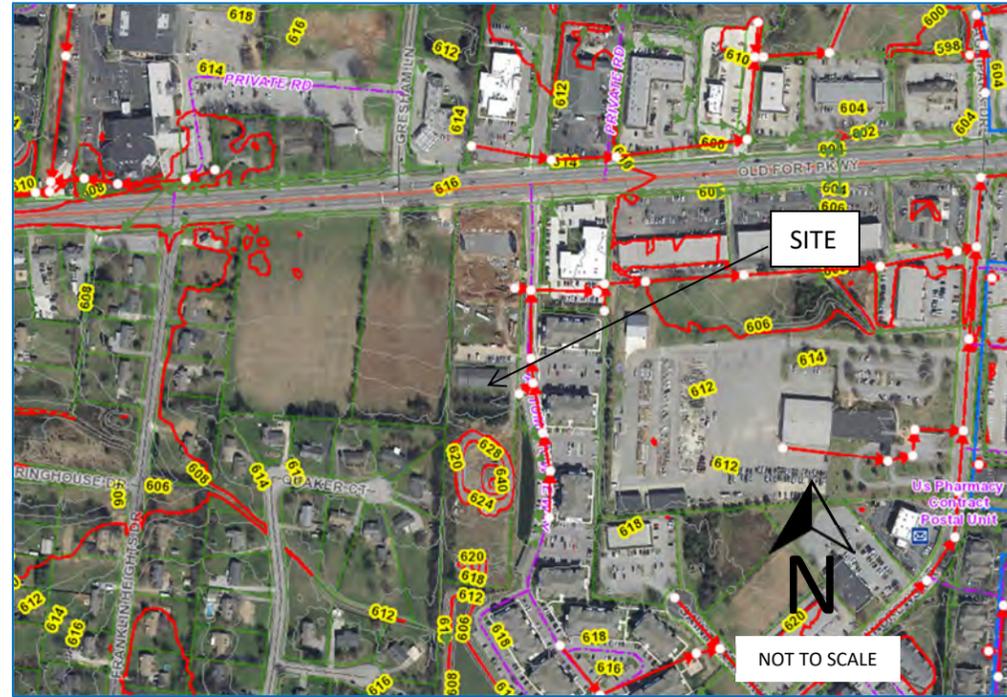
PHASE 1 AUTUMN PLAZA RETAIL & APARTMENTS
 SITE PLAN 2017-3039
 (UNDER CONSTRUCTION)



TOTAL SITE AREA = ~5.17 ACRES
 MAP 092
 PARCEL 11400
 DEVELOPER: AUTUMN PLAZA PARTNERS

- BUILDING PAD
- OPEN SPACE
- DRIVEWAY/PARKING AREA
- SIDEWALK
- DUMPSTER LOCATION

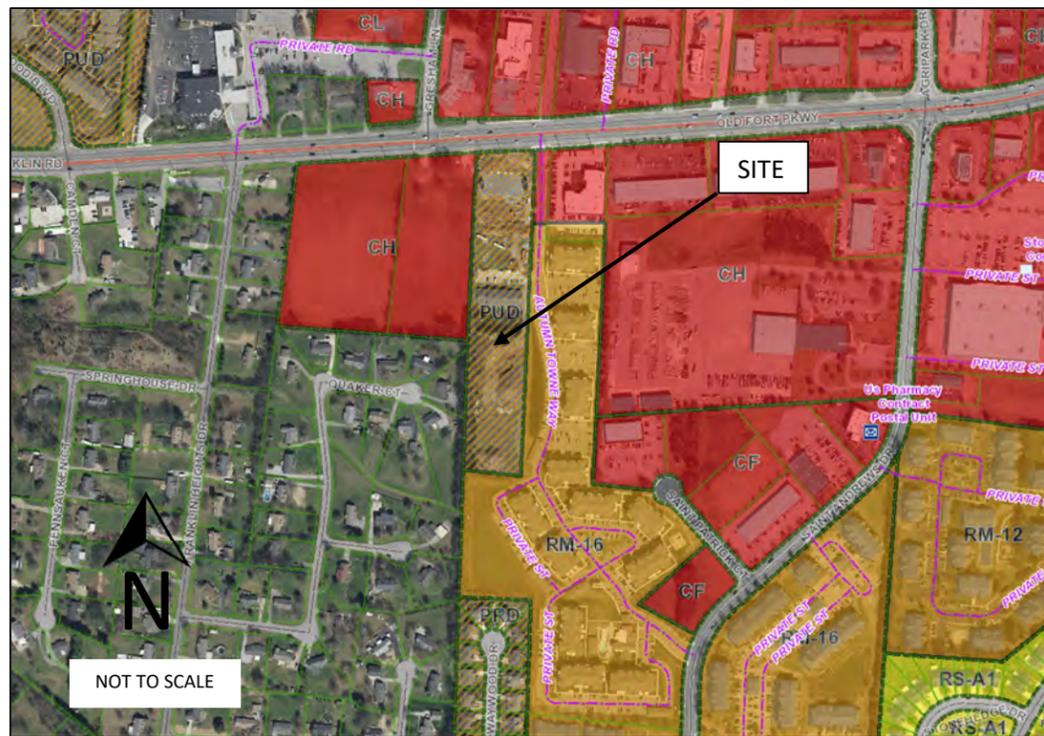




AERIAL VIEW OF THE SITE:
 SHOWING COMMERCIAL DEVELOPMENTS ALONG SR-96 AND RESIDENTIAL
 AREA TO THE SOUTHWEST

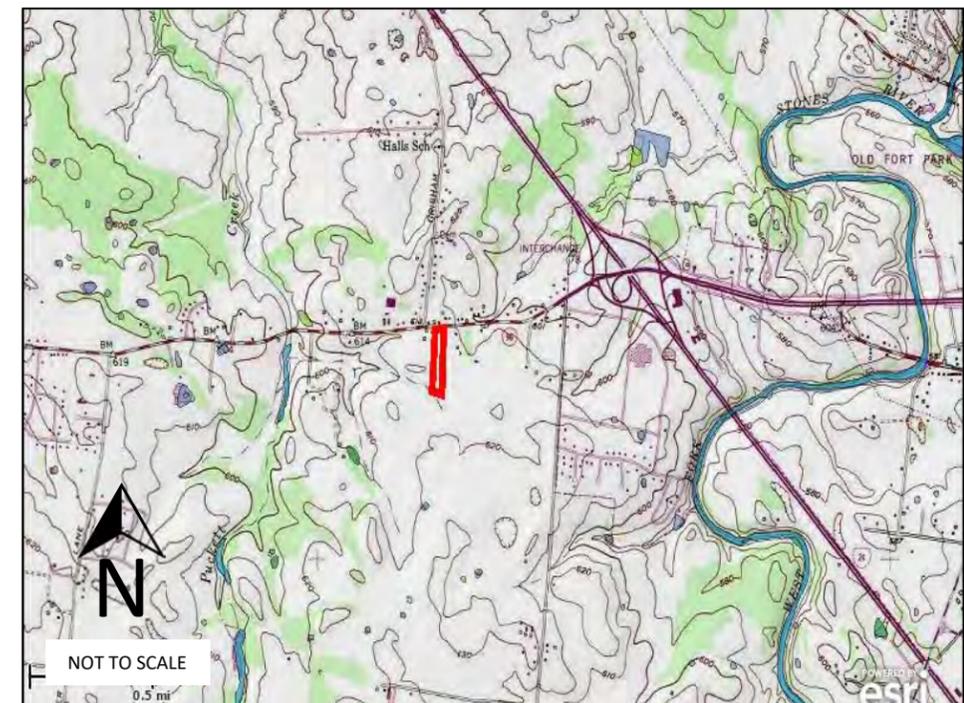


SURROUNDING AREA:
 SHOWING EXISTING DEVELOPMENT AND ROADWAY PATTERNS,
 INCLUDING I-24



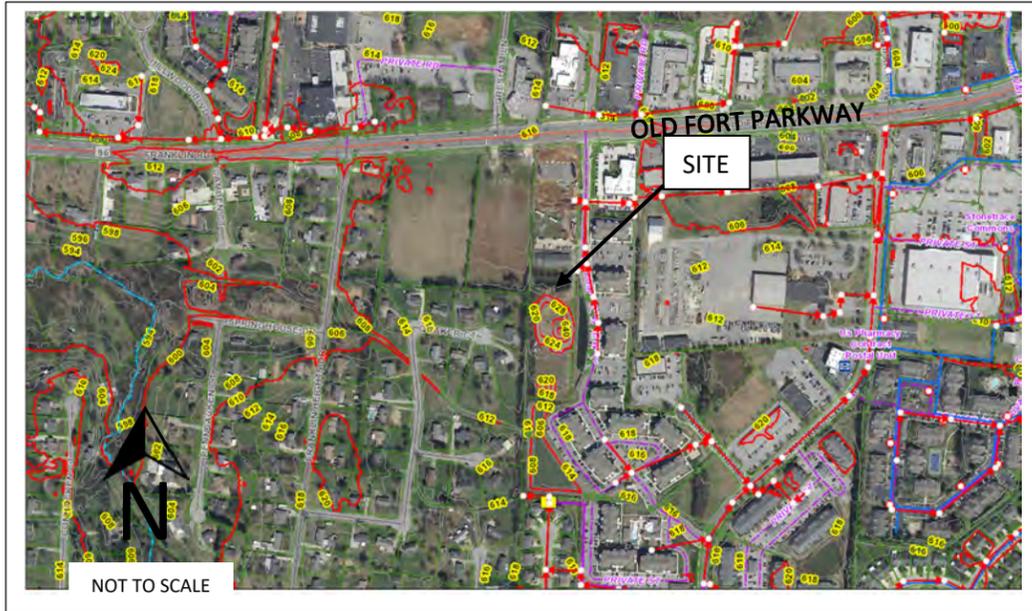
EXISTING ZONING:
 CH ALONG SR-96 TO THE EAST, WEST, AND NORTH,
 RM TO THE EAST AND SOUTH, AND COUNTY RESIDENTIAL TO THE SW

Source: Murfreesboro GIS (top left & bottom left)



SITE LOCATION RELATIVE TO STREAMS AND RIVERS:
 (NO ON-SITE STREAMS)

Source: TDEC GIS (top right),
 U.S. Fish and Wildlife Services (bottom right)



CITY OF MURFREESBORO

THE PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY ALONG OLD FORT PARKWAY (SR-96). THE DEVELOPMENT WILL CONNECT TO OLD FORT PARKWAY (SR-96) AS ITS SOLE MEANS OF INGRESS AND EGRESS. SINCE OLD FORT PARKWAY (SR-96) HAS ALREADY BEEN WIDENED TO 5 LANES WITH SHOULDERS, CURB AND GUTTER, AND SOME SIDEWALK, THERE ARE NO FURTHER IMPROVEMENTS ON THE MAJOR THOROUGHFARE PLAN MAP. THE SITE WILL HAVE ONE ACCESS DIRECTLY FROM THE PROPERTY ONTO SR-96. THE OTHER ACCESS WILL BE FROM A JOINT ACCESS EASEMENT ALONG THE EAST SIDE OF THE PROPERTY.



MURFREESBORO WATER AND SEWER DEPARTMENT

SANITARY SEWER SERVICE WILL BE BY MURFREESBORO WATER AND SEWER DEPARTMENT (MWSD). THERE IS AN EXISTING SEWER MANHOLE JUST TO THE EAST OF THE PROPERTY, AND THE DEVELOPERS HAVE OBTAINED AN EASEMENT FOR THAT MANHOLE. SEWER MAINS WILL BE WITHIN PUBLIC EASEMENTS, AND MWSD WILL REQUIRE A SEWER MAIN EXTENSION TO THE ADJOINING PROPERTY TO THE WEST.



MURFREESBORO ELECTRIC DEPARTMENT

ELECTRICAL SERVICE WILL BE BY MURFREESBORO ELECTRIC DEPARTMENT (MED). THE NEW ELECTRICAL SERVICE WILL BE RUN FROM THE OVERHEAD POWERLINES ON THE SOUTH SIDE OF AND PARALLEL TO OLD FORT PARKWAY.



CONSOLIDATED UTILITY DISTRICT

WATER SERVICE WILL BE BY CONSOLIDATED UTILITY DISTRICT (C.U.D.). THE DEVELOPER WILL BE RESPONSIBLE FOR THE WATERLINE INSTALLATION, BOTH DOMESTIC AND FIRE SERVICE. THE WATER SERVICE WAS INSTALLED DURING PHASE 1, AND FIRE AND DOMESTIC LINES WERE STUBBED OUT IN ORDER TO EXTEND TO THE SOUTH ALONG THE WEST BOUNDARY FOR PHASES 2 & 3.



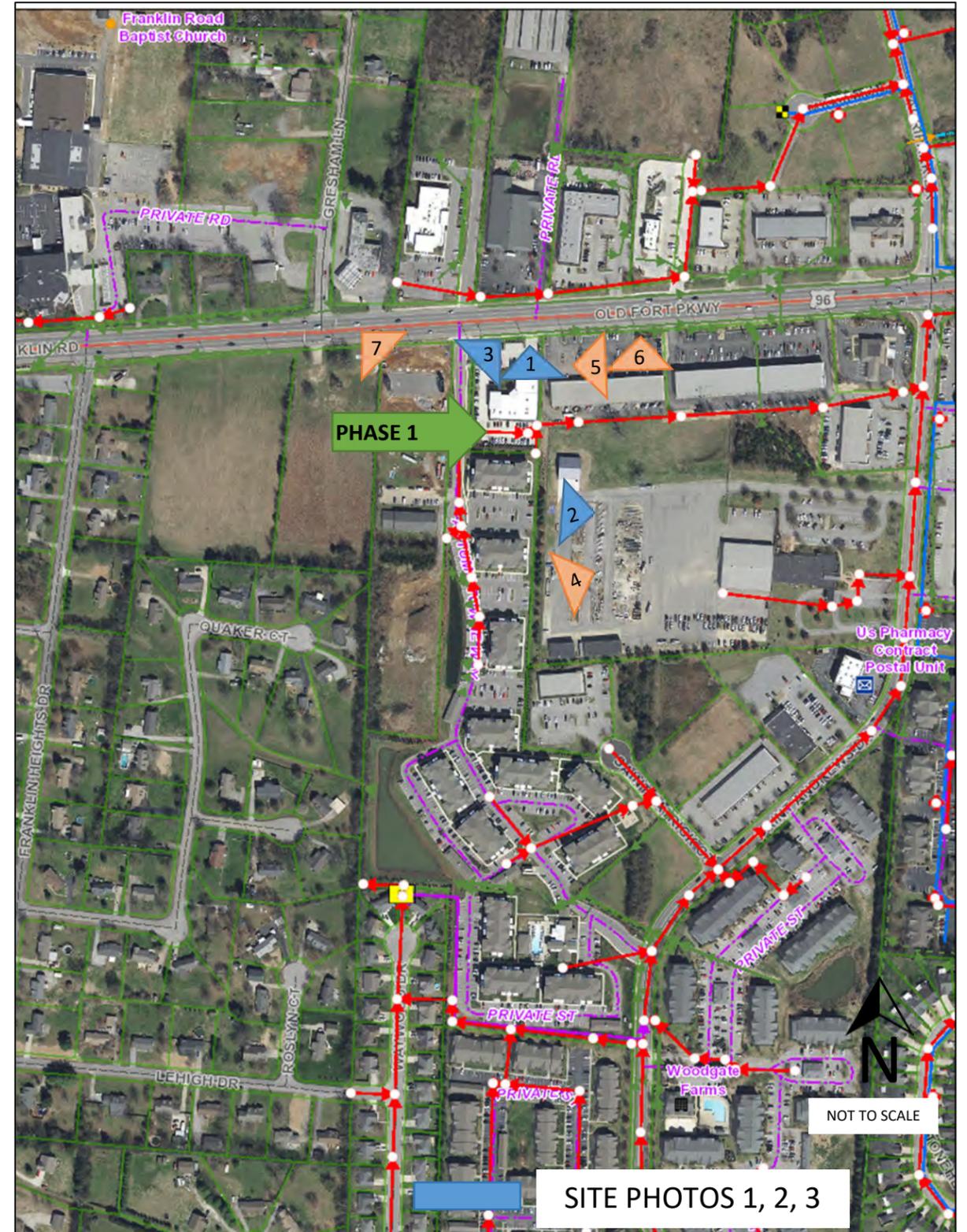
IMAGE 1
 PHASE 1-AUTUMN PLAZA RETAIL & APARTMENTS
 FROM SR-96
 (UNDER CONSTRUCTION)



IMAGE 2
 EXISTING REAR OF PHASE 1
 (UNDER CONSTRUCTION)



IMAGE 3
 EXISTING NEW CONSTRUCTION WEST OF PHASE 1



SITE PHOTOS 1, 2, 3



IMAGE 4

VIEW OF PHASE 2 ENTRANCE LOCATION FROM
AUTUMN TOWNE WAY



IMAGE 5

VIEW TO EAST OF SR-96 FROM EXISTING
APARTMENT DRIVEWAY ENTRANCE



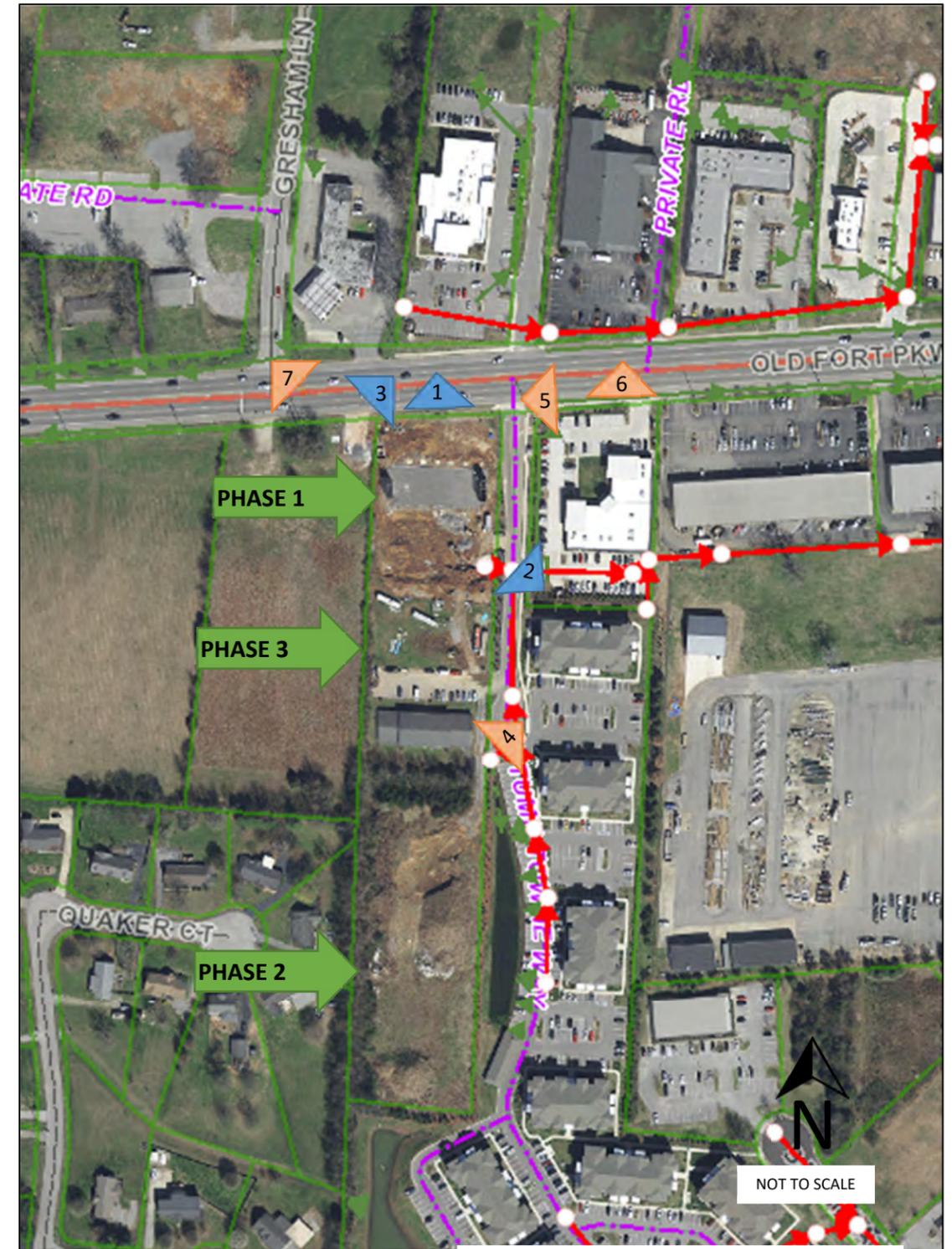
IMAGE 6

VIEW OF ADJACENT AUTUMN WOODS PLAZA



IMAGE 7

VIEW OF EXISTING VACANT PROPERTY TO THE
WEST, INCLUDING TRAFFIC SIGNALS AT
GRESHAM LANE



OFF-SITE PHOTOS 4, 5, 6, 7

ADJACENT SITE PHOTOS

DEVELOPMENT STANDARDS

- SETBACKS:
 - MIXED USE COMMERCIAL AND RESIDENTIAL: THESE SETBACKS ARE SIMILAR TO THE ADJACENT CH ZONING REQUIREMENTS.
 - FRONT = 42 FEET FROM R.O.W OF SR-96
 - SIDE = 10 FEET FROM ADJACENT PROPERTY LINES (EAST AND WEST)
 - REAR = NA
 - ASSISTED LIVING: THESE SETBACKS ARE SIMILAR TO THE ADJACENT CH ZONING REQUIREMENTS.
 - SIDE = 10 FEET FROM THE ADJACENT PROPERTY LINE ON THE EAST SIDE ALONG THE AUTUMN WOODS PROPERTY, AND 10 FEET ALONG THE WESTERN PROPERTY LINE.
 - SENIOR LIVING: THESE SETBACKS WERE REDUCED FROM THE TYPICAL RM-16 ZONING REQUIREMENTS (20' SIDE). A LANDSCAPE BUFFER TYPE-C IS PROPOSED ALONG THE WEST PROPERTY LINE ADJACENT TO THE SINGLE-FAMILY SUBDIVISION, AND THE EXISTING MATURE TREELINE WILL REMAIN AS A VISUAL SCREEN.
 - SIDE = 10 FEET FROM ADJACENT PROPERTY LINES ON THE EAST SIDE ALONG THE AUTUMN WOOD PROPERTY
 - SIDE = 12 FEET FROM ADJACENT PROPERTY LINE ON THE WEST SIDE ALONG THE EXISTING SUBDIVISION TO ALLOW FOR A TYPE-C LANDSCAPE BUFFER
 - REAR = 25 FEET

- PARKING: EACH BUILDING IS PLANNED TO COMPLY WITH CITY PARKING REQUIREMENTS BASED ON ITS USE: (SEE SITE PLAN SHEETS FOR ADDITIONAL DETAIL.)

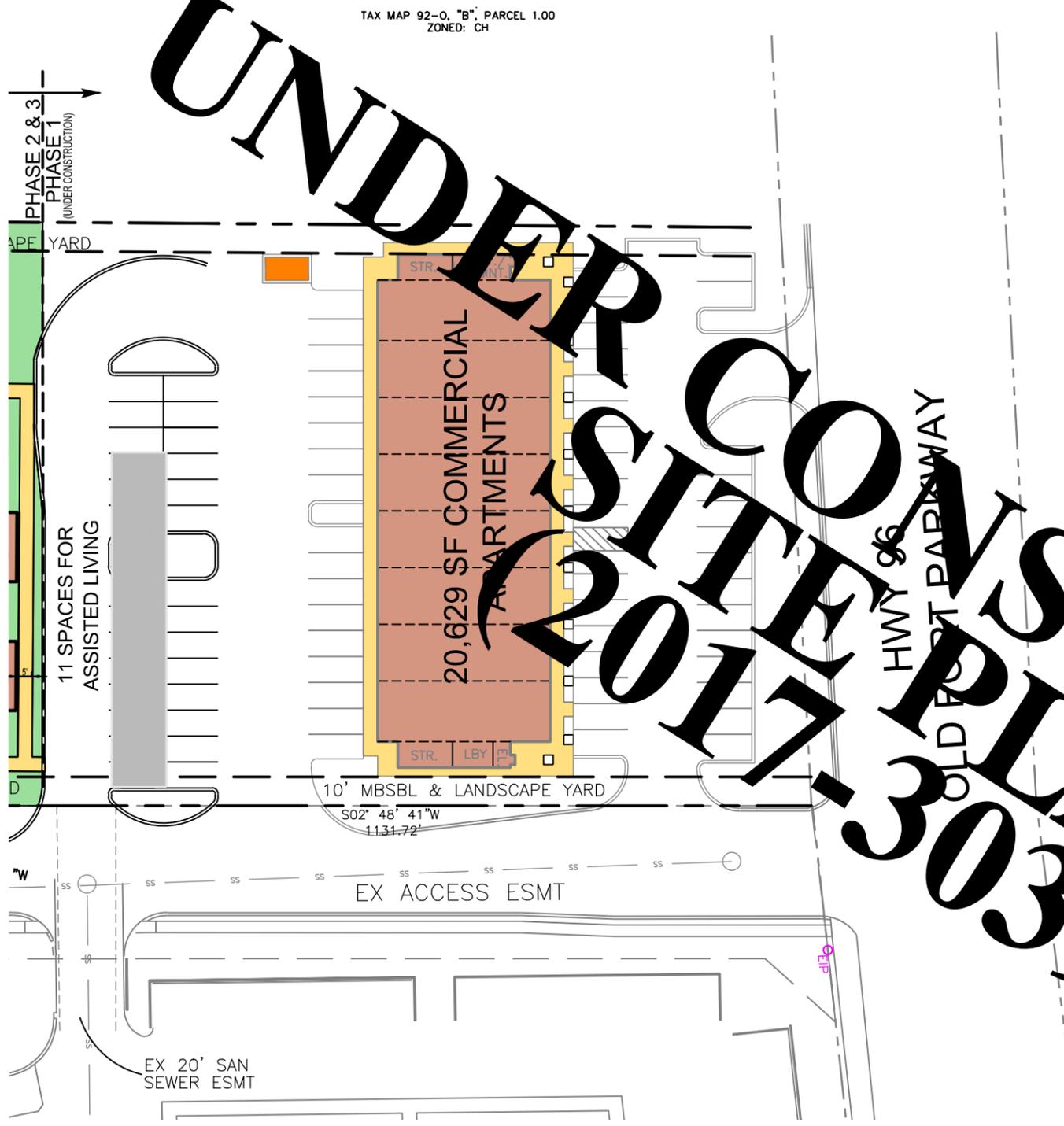
THE PROJECT WILL COMPLY WITH OTHER CITY OF MURFREESBORO ZONING & DEVELOPMENT STANDARDS. PLANS FOR OTHER ASPECTS OF DEVELOPMENT WITH BE SUBMITTED DURING THE SITE PLAN AND BUILDING PERMIT APPROVAL PROCESS, SUCH AS

- SIGNS: EACH PHASE WILL INCLUDE AN ENTRANCE SIGN, AND AN OVERALL SIGN AT OLD FORT PARKWAY. ALL SIGNS WILL BE SUBJECT TO THE SIGN REGULATIONS FOR PUD ZONING, INCLUDING THE REQUIREMENT FOR A MASONRY BASE.
- STORMWATER: THE PROJECT WILL COMPLY WITH STORMWATER REQUIREMENTS THROUGH THE USE OF A FILTER STRIP, BIORETENTION BASIN, AS WELL AS EXTENDED WET & DRY DETENTION PONDS. BASED ON INITIAL DISCUSSION WITH THE CITY ENGINEERING STAFF AND THE ADJACENT DEVELOPERS OF AUTUMN WOOD APARTMENTS, A JOINT DETENTION AREA IS PROPOSED AT THE REAR OF THE SITE. A BIORETENTION BASIN IS PLANNED TO BE LOCATED ON THE NORTHWEST PORTION OF THE PHASE 3 SITE, AND A 25 FOOT FILTER STRIP WILL BE LOCATED ALONG THE EAST SIDE OF THE PHASE 2 SITE. THESE STORMWATER QUANTITY/QUALITY BMP'S WILL RECEIVE STORMWATER RUNOFF FROM THE PARKING AREAS AND ROOF DRAINS IN ORDER TO MEET THE STORMWATER REQUIREMENTS.
- LANDSCAPING: THE PROJECT WILL COMPLY WITH LANDSCAPING AND BUFFER REQUIREMENTS. THE EXISTING MATURE TREES ALONG THE PROPERTY LINES ARE TO REMAIN AND WHERE FEASIBLE.
- LIGHTING: THE PROJECT WILL COMPLY WITH LIGHTING REQUIREMENTS.

REFER TO THE TABLES BELOW FOR A COMPARISON BETWEEN THE APPROVED PUD AND THE AMENDED PUD FOR THE PHASE 2 AND PHASE 3 SITES

| PHASE 2 SITE – SENIOR LIVING APARTMENTS | | |
|---|--------------|-------------|
| | APPROVED PUD | REVISED PUD |
| LAND AREA | 2.42 ACRES | 2.37 ACRES |
| BUILDING (LEVELS) | 2 – STORY | 2- STORY |
| BUILDING FOOTPRINT | 27,961 SF | 27,529 SF |
| 1 - BR UNITS | 28 | 38 |
| 2 – BR UNITS | 24 | 14 |
| PARKING/LOADING AREA | 37,398 SF | 33,430 SF |

| PHASE 3 SITE – ASSISTED LIVING (SENIOR RESIDENCE) | | |
|---|-------------------------------|-------------|
| | APPROVED PUD | REVISED PUD |
| LAND AREA | 1.78 ACRES | 1.80 ACRES |
| BUILDING (LEVELS) | 2 – STORY W/PARTIAL 3 - STORY | 3- STORY |
| BUILDING FOOTPRINT | 28,334 SF | 26,253 SF |
| 1 - BR UNITS | 85 | 45 |
| 2 – BR UNITS | 0 | 20 |
| PARKING/LOADING AREA | 27,631 SF | 27,125 SF |



TAX MAP 92-0, "B", PARCEL 1.00
ZONED: CH

AUTUMN PLAZA COMMERCIAL & APARTMENTS PHASE 1
MIXED-USED COMMERCIAL / RESIDENTIAL
 9,600 SF COMMERCIAL
 SITE AREA = 0.97 ACRES
 1 BR UNITS = 16

PARKING REQUIREMENTS
 COMMERCIAL 1 SPACE PER 250 SF = 38
 RESIDENTIAL 1.5 SPACES PER 1BR UNIT=24
 PROVIDED = 63 SPACES + 4 HC

SETBACKS
 FRONT: 42'
 SIDE: 10'
 REAR: NA

AUTUMN PLAZA MIXED-USE

DEVELOPMENT AT THE FRONT OF SITE AT 2915 OLD FORT PARKWAY WILL INCLUDE A MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING WITH COMMERCIAL SPACE ON THE LOWER LEVEL AND RESIDENTIAL ON THE UPPER LEVEL.

- FOR THE COMMERCIAL AREA ON THE FIRST FLOOR OF THE MIXED-USE BUILDING, ALL USES ALLOWED IN THE CH ZONE WILL BE PERMITTED, EXCEPT FOR THOSE LISTED ON PAGE 3. ALLOWED USES ARE SIMILAR TO THE USES IN OTHER COMMERCIAL CENTERS NEARBY ALONG OLD FORT PARKWAY
- FOR THE RESIDENTIAL AREA ON THE SECOND FLOOR OF THE MIXED-USE BUILDING, THE RESIDENTIAL SPACE WILL BE 1 BEDROOM APARTMENTS.

THE MIXED-USE SITE WILL HAVE ACCESS FROM THE JOINT ACCESS EASEMENT ON THE EAST SIDE OF THE PROPERTY, AS WELL AS AN ENTRANCE DIRECTLY ON OLD FORT PARKWAY.

SETBACKS MIXED-USE COMMERCIAL AND RESIDENTIAL: THESE SETBACKS ARE SIMILAR TO THE ADJACENT CH ZONING REQUIREMENTS.

- FRONT = 42 FEET FROM R.O.W OF SR-96
- SIDE = 10 FEET FROM ADJACENT PROPERTY LINES (EAST AND WEST)
- REAR = NA

PARKING WHICH BUILDING IS PLANNED TO COMPLY WITH CITY PARKING REQUIREMENTS BASED ON ITS USE. FOR THE MIXED-USE BUILDING, THE FRONT PARKING, AND A PART OF THE REAR PARKING, ARE ASSIGNED TO THE COMMERCIAL USES. PARKING FOR THE APARTMENTS WILL BE AT THE REAR OF THE BUILDING, WITH DRIVEWAY ACCESS FROM THE JOINT ACCESS EASEMENT. CONSTRUCTION OF THE PARKING AREA IS PLANNED WITH PERMEABLE PAVERS. WASTE MANAGEMENT WILL BE HANDLED AT A DUMPSTER LOCATION AT THE REAR OF THE BUILDING. A MASONRY ENCLOSURE WILL BE PROVIDED FOR THE DUMPSTER AREAS.

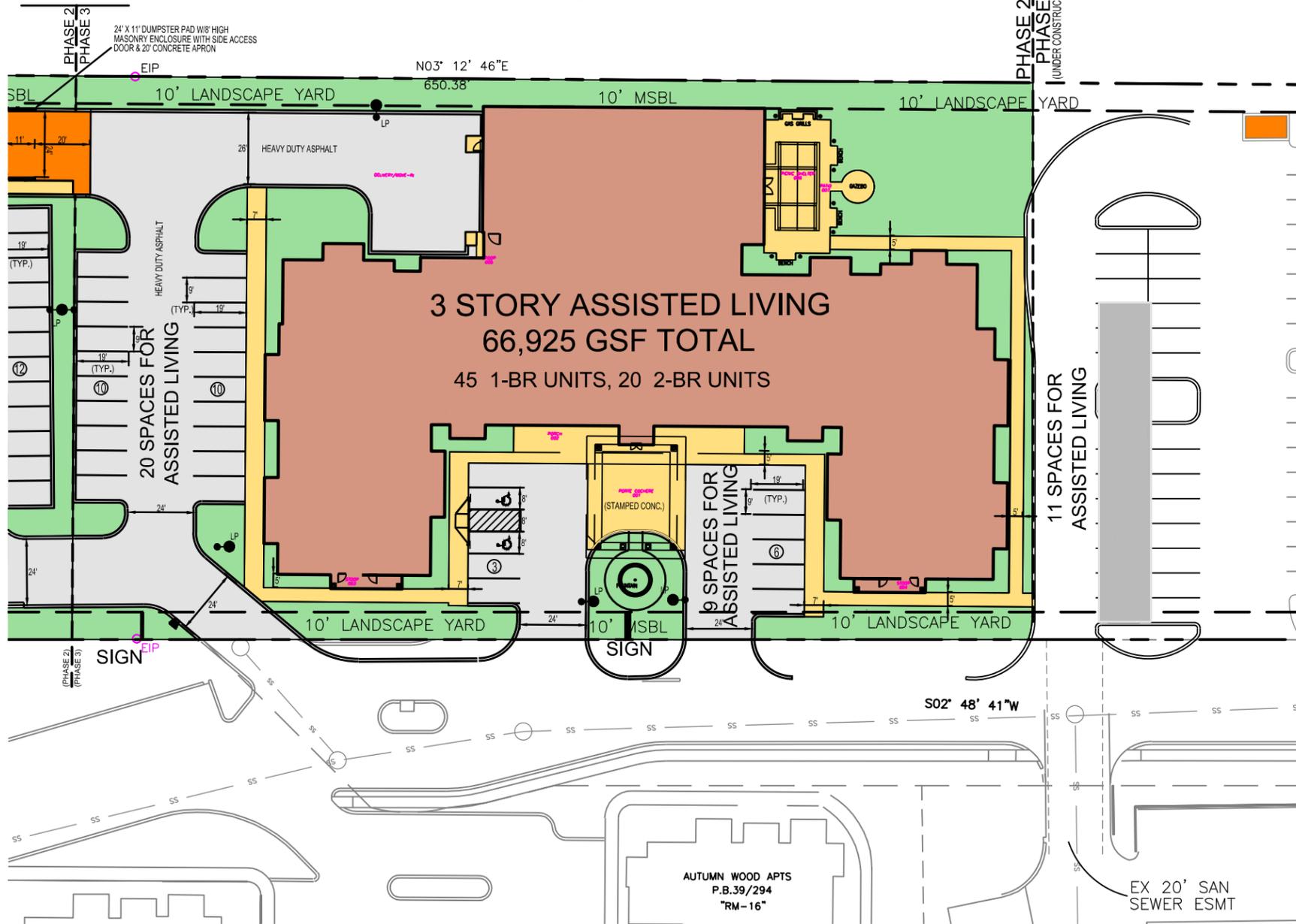
THE LANDSCAPING NORMALLY PROVIDED AT THE BASE OF THE BUILDING ALONG THE SIDES OF THE COMMERCIAL BUILDING WILL BE PROVIDED IN THE ADJACENT LANDSCAPE YARDS. THE PROJECT WILL COMPLY WITH OTHER CITY OF MURFREESBORO DEVELOPMENT STANDARDS. PLANS FOR OTHER ASPECTS OF DEVELOPMENT WILL BE SUBMITTED DURING THE SITE PLAN AND BUILDING PERMIT APPROVAL PROCESS, SUCH AS SIGNS, STORMWATER, LANDSCAPING, AND LIGHTING.

TOTAL SITE AREA = ~5.17 ACRES
 MAP 092
 PARCEL 11400
 DEVELOPER: OLD FORT GROUP



AUTUMN PLAZA COMMERCIAL & APARTMENTS
MIXED-USE COMMERCIAL & RESIDENTIAL

SOUTHERN CORNERSTONE, INC.
 REC.BK.1773/1967
 TAX MAP 92-0, "B", PARCEL 1.00
 ZONED: CH



3 STORY ASSISTED LIVING
66,925 GSF TOTAL
 45 1-BR UNITS, 20 2-BR UNITS

20 SPACES FOR ASSISTED LIVING

11 SPACES FOR ASSISTED LIVING

AUTUMN WOOD APTS
 P.B.39/294
 "RM-16"

EX 20' SAN SEWER ESMT

SCALE: 1"=50'

- BUILDING PAD
- OPEN SPACE
- DRIVEWAY/PARKING AREA
- SIDEWALK
- DUMPSTER LOCATION

AUTUMN PLAZA SENIOR RESIDENCE-PHASE 3

ASSISTED LIVING
 SITE AREA = 1.80 ACRES
 1 BR UNITS = 45
 2 BR UNITS = 20
 TOTAL BEDS = 85

PARKING REQUIREMENTS
 1 SPACE PER 3 BEDS PLUS EMPLOYEES (12)
 = 85/3 = 28 + 12 = 40
 PROVIDED = 40 SPACES + 2 HC

SETBACKS
 FRONT: NA
 SIDE: 10'
 REAR: NA

AUTUMN PLAZA SENIOR RESIDENCE - ASSISTED LIVING:

DEVELOPMENT AT THE MIDDLE OF THE SITE AT 130 AUTUMN TOWNE WAY WILL INCLUDE AN ASSISTED LIVING FACILITY WITHIN A 3-STORY BUILDING CONTAINING 45 ONE BEDROOM UNITS AND 20 TWO BEDROOM UNITS.

THE ASSISTED LIVING WILL HAVE ACCESS FROM THE JOINT ACCESS EASEMENT ON THE EAST SIDE OF THE PROPERTY. THE MAIN DRIVE TO THE FRONT DOORS INCLUDES A PASSENGER UNLOADING AREA, VAN ACCESSIBLE PARKING SPACES, AND SEVERAL PARKING SPACES FOR VISITORS AND FUTURE RESIDENTS. RESIDENT AND EMPLOYEE PARKING WILL BE IN SPACES PROVIDED TO THE NORTH AND SOUTH OF THE BUILDING. CONSTRUCTION OF THE PARKING AREAS IS PLANNED WITH ASPHALT PAVEMENT AND CONCRETE PAVEMENT. TRUCK UNLOADING WILL BE AT THE REAR OF THE BUILDING. WASTE MANAGEMENT WILL A SHARED FACILITY LOCATED BETWEEN PHASE 2 AND PHASE 3 SITES, ALONG THE WESTERN PROPERTY LINE. A MASONRY ENCLOSURE WILL BE PROVIDED FOR THE DUMPSTER AREA.

SETBACKS: ASSISTED LIVING: THESE SETBACKS ARE SIMILAR TO THE ADJACENT CH ZONING REQUIREMENTS.

- SIDE = 10 FEET FROM ADJACENT PROPERTY LINE ON THE EAST AND WEST SIDES

THE PROJECT WILL COMPLY WITH OTHER CITY OF MURFREESBORO DEVELOPMENT STANDARDS. PLANS FOR OTHER ASPECTS OF DEVELOPMENT WILL BE SUBMITTED DURING THE SITE PLAN AND BUILDING PERMIT APPROVAL PROCESS, SUCH AS SIGNS, STORMWATER, LANDSCAPING, AND LIGHTING.

TOTAL SITE AREA = ~5.17 ACRES
 MAP 092
 PARCEL 11400
 DEVELOPER: AUTUMN PLAZA PARTNERS

AUTUMN PLAZA SENIOR RESIDENCE
ASSISTED LIVING FACILITY

AUTUMN TOWNE SENIOR LIVING APARTMENTS PHASE 2

SENIOR LIVING
 SITE AREA = 2.37 ACRES
 1 BR UNITS = 38
 2 BR UNITS = 14
 52 TOTAL UNITS

PARKING REQUIREMENTS
 1 BR UNIT = 1.5 SPACES PER BR = 38 x 1.5 = 57
 2 BR UNIT = 1.1 SPACES PER BR = 14(2) x 1.1 = 31
 REQUIRED = 88
 PROVIDED = 88 SPACES + 4 HC

SETBACKS
 FRONT: NA
 SIDE: 12' & 10' (W & E SIDES)
 REAR: 25'

SENIOR LIVING:
 DEVELOPMENT AT THE REAR OF THE SITE AT 146 AUTUMN TOWNE WAY WILL INCLUDE A SENIOR LIVING FACILITY WITH 2 STORIES AND A MIX OF 1-2 BEDROOM UNITS PER FLOOR.

- THESE RESIDENTIAL UNITS WILL BE CONSTRUCTED AND OPERATED AS INDEPENDENT SENIOR LIVING, WITH MARKETING TARGETED TO THE 55 PLUS AGE GROUP.
- SERVICES SUCH AS CLEANING, MEALS, ETC. WILL BE AVAILABLE TO RESIDENTS OF THE SENIOR LIVING FACILITY BY THE STAFF OF THE ASSISTED LIVING FACILITY, BUT THE DEVELOPMENT PLAN DOES NOT INCLUDE THE FULL LIST OF SERVICES TO QUALIFY AS A HOME FOR THE AGED UNDER CITY OF MURFREESBORO ZONING RULES. ALTHOUGH THE ASSISTED LIVING AND SENIOR LIVING BUILDINGS WILL HAVE OVERLAPPING SERVICES, THEY WILL NOT NECESSARILY HAVE THE SAME OWNERSHIP OR JOINT MANAGEMENT.
- THE SENIOR LIVING BUILDING INCLUDES A COMMON AREA WITHIN THE BUILDING.

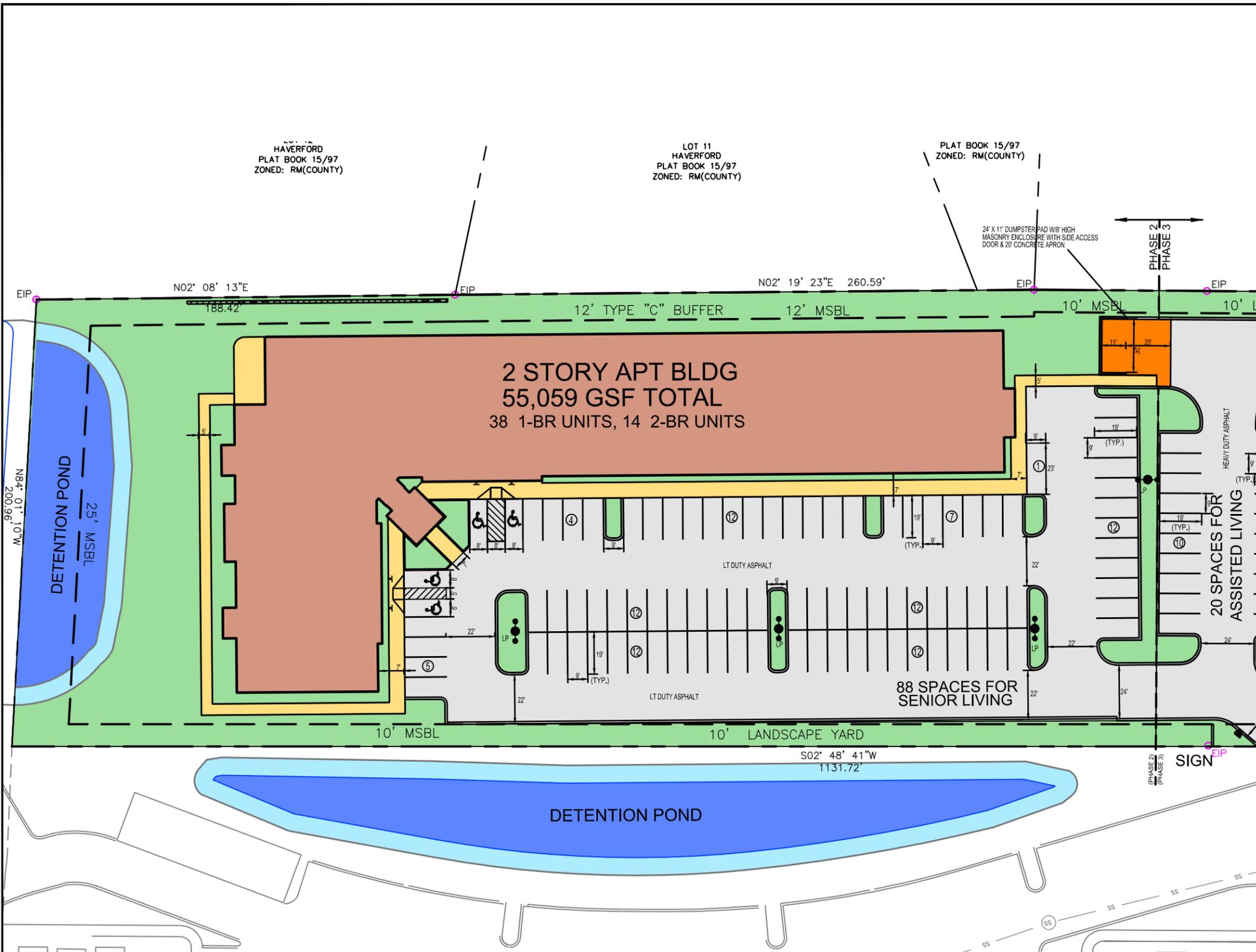
THE SENIOR LIVING FACILITY WILL HAVE ACCESS FROM THE JOINT ACCESS EASEMENT ON THE EAST SIDE OF THE PROPERTY. THE MAIN ENTRANCE DRIVE LOOPS THROUGH THE FRONT PARKING AREA. WASTE MANAGEMENT WILL BE AT THE NORTHWEST CORNER OF THE SITE. A MASONRY ENCLOSURE WILL BE PROVIDED FOR THE DUMPSTER AREA.

SETBACKS: SENIOR LIVING: THESE SETBACKS ARE REDUCED FROM THE TYPICAL RM-16 ZONING REQUIREMENTS OF A 20' SIDE SETBACK. A LANDSCAPE BUFFER TYPE-C IS PROPOSED ALONG THE PROPERTY LINE, AND THE INTENT IS TO MAINTAIN THE EXISTING MATURE TREES ALONG THAT PROPERTY LINE WITH THE RESIDENTIAL SUBDIVISION.

- SIDE = 10 FEET FROM ADJACENT PROPERTY LINES ON THE EAST SIDE ALONG THE AUTUMN WOODS PROPERTY
- SIDE = 12 FEET FROM ADJACENT PROPERTY LINE ON THE WEST SIDE ALONG THE EXISTING SUBDIVISION TO ALLOW FOR A TYPE-C LANDSCAPE BUFFER
- REAR = 25 FEET

CONSTRUCTION OF THE PARKING AREAS IS PLANNED WITH A MIX OF ASPHALT PAVEMENT, AND CONCRETE PAVEMENT.

THE PROJECT WILL COMPLY WITH OTHER CITY OF MURFREESBORO DEVELOPMENT STANDARDS. PLANS FOR OTHER ASPECTS OF DEVELOPMENT WILL BE SUBMITTED DURING THE SITE PLAN AND BUILDING PERMIT APPROVAL PROCESS, SUCH AS SIGNS, STORMWATER, LANDSCAPING, AND LIGHTING.

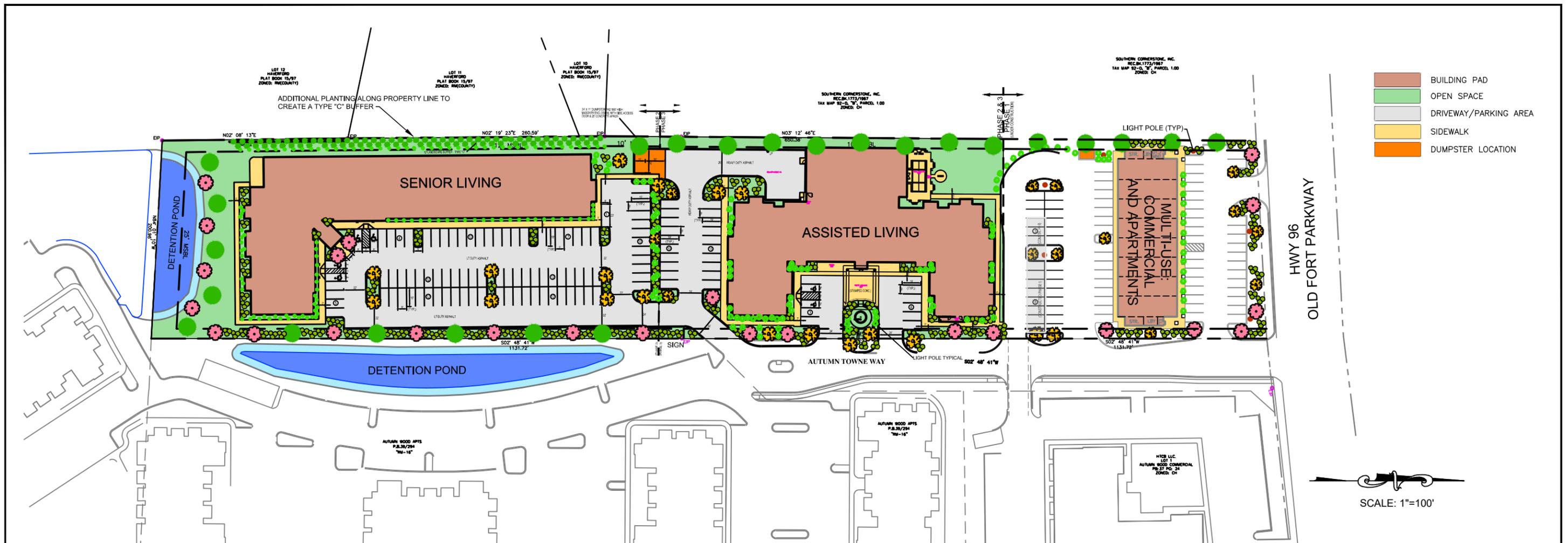


TOTAL SITE AREA = ~5.17 ACRES
 MAP 092
 PARCEL 11400
 DEVELOPER: AUTUMN PLAZA PARTNERS

| | |
|--|-----------------------|
| | BUILDING PAD |
| | OPEN SPACE |
| | DRIVEWAY/PARKING AREA |
| | SIDEWALK |
| | DUMPSTER LOCATION |

SCALE: 1"=50'

AUTUMN TOWNE SENIOR LIVING APARTMENTS
SENIOR LIVING FACILITY



LIGHTING NOTES:

STREET LIGHTS WILL BE PROVIDED FOR EXTERIOR SPACES. THE EXACT TYPE AND LOCATION WILL BE SUBMITTED WITH THE LIGHTING PLAN DURING THE SITE PLAN REVIEW PROCESS, BUT ARE EXPECTED TO BE SIMILAR TO THIS EXAMPLE FROM THE ADJACENT AUTUMN WOODS APARTMENTS.

BUILDING LIGHTING TO INCLUDE UPLIGHTING ON FRONT AND SIDES, AND SAFETY/SECURITY LIGHTING IN THE REAR.

BUILDING MOUNTED LIGHTING WILL ALSO BE PROVIDED, AND LANDSCAPE LIGHTING MAY BE USED.

LANDSCAPE NOTES:

LANDSCAPING AS SHOWN IS CONCEPTUAL. A FINAL LANDSCAPE PLAN WILL BE SUBMITTED DURING THE SITE PLAN APPROVAL PROCESS.

LANDSCAPING WILL BE SUBJECT TO REVIEW FOR ENCROACHMENT INTO TRAFFIC SIGHT DISTANCE TRIANGLES.

SIGN NOTES:

ALL SIGNAGE WILL COMPLY WITH THE CITY OF MURFREESBORO SIGN ORDINANCE.

ENTRANCE SIGNS WILL HAVE UP LIGHTING.

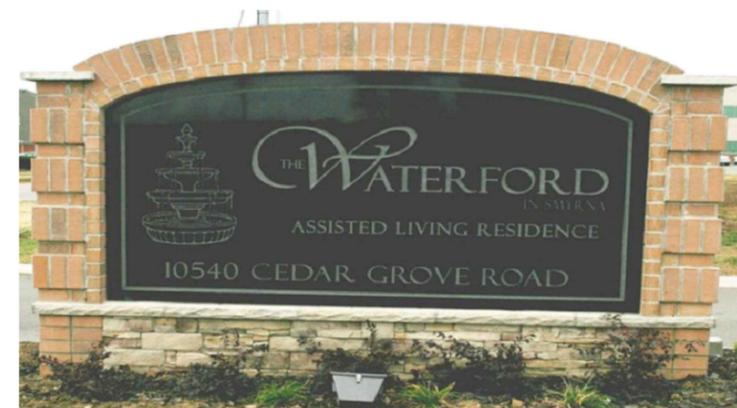
SIGN FOR COMMERCIAL TENANTS TO INCLUDE INTERNAL LIGHTING OF THE LETTERS AND BE MAX 16FT TALL.

ALL SIGNS MUST HAVE A MASONRY BASE, 3FT TO 4FT TALL.

SIGNS TO BE A MAX OF 100 SF.



TYPICAL STREET LIGHTS



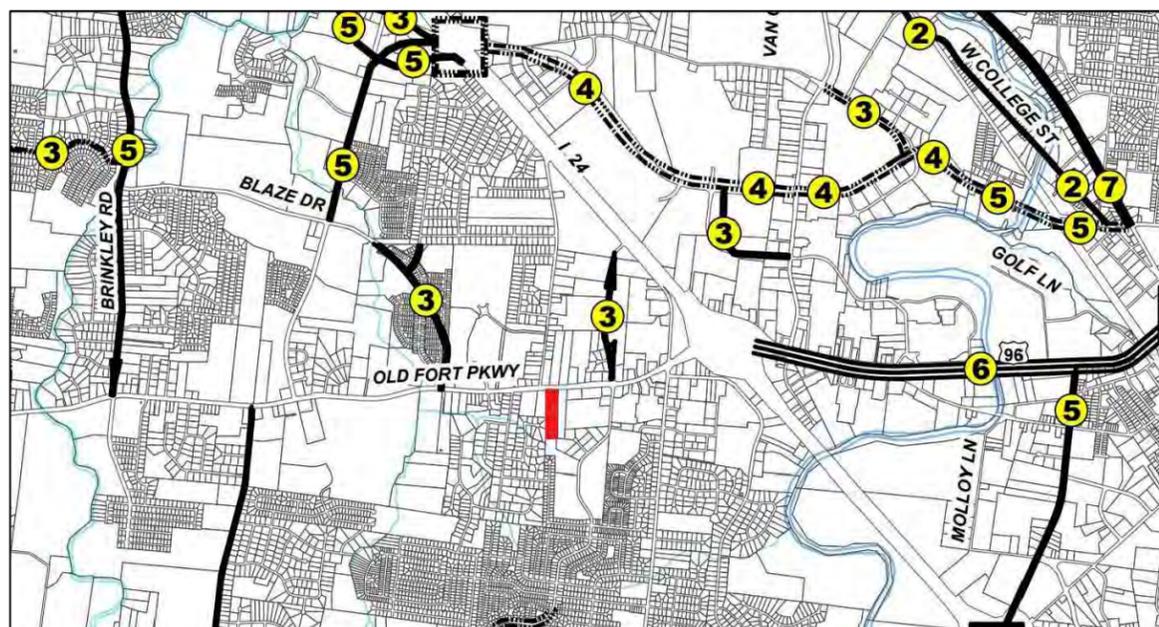
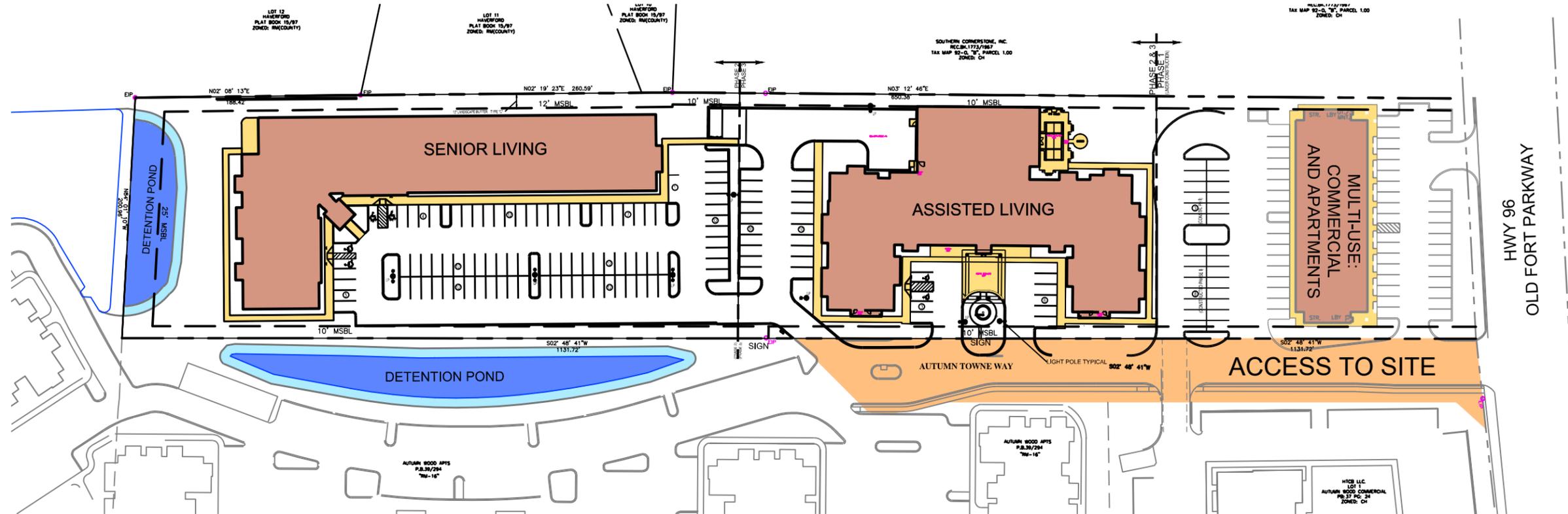
EXAMPLE OF ENTRANCE SIGN

TOTAL SITE AREA = ~5.17 ACRES

MAP 092

PARCEL 11400

DEVELOPER: AUTUMN PLAZA PARTNERS



MAJOR THOROUGHFARE PLAN

THE MAIN ENTRANCE TO THE 2915 OLD FORT PARKWAY DEVELOPMENT IS FROM OLD FORT PARKWAY AT AN EXISTING JOINT ACCESS EASEMENT (NOW KNOWN AS AUTUMN TOWNE WAY). THE EASEMENT RUNS ALONG THE EAST SIDE OF THE PROPERTY, AND EACH BUILDING WILL HAVE ACCESS FROM THIS EASEMENT. THE ACCESS EASEMENT IS ALSO USED FOR AN ENTRANCE TO THE AUTUMN WOOD APARTMENT SITE, AND FOR A REAR ENTRANCE DRIVE TO THE ADJACENT COMMERCIAL SITE. THE DEVELOPMENT WILL HAVE ENTRANCE SIGNS TO EACH BUILDING FOR WAYFINDING AND DEFINING EACH AREA'S PARKING. THE ENTRANCE SIGNS LOCATIONS WILL INCLUDE LANDSCAPING TO ADD TO THE WELCOMING EXPERIENCE.

THE AUTUMN PLAZA COMMERCIAL CENTER WILL ALSO HAVE AN ENTRANCE DIRECTLY ON OLD FORT PARKWAY PROVIDING ACCESS TO THE FRONT PARKING AREA.

IN THE 2025 MURFREESBORO MAJOR THOROUGHFARE PLAN, THERE ARE NO UPGRADES SHOWN ALONG OLD FORT PARKWAY (SR-96). SR-96 IS CURRENTLY A 5-LANE ARTERIAL ROAD. TO THE EAST OF THE PROPOSED DEVELOPMENT, SR-96 HAS 5-LANES WITH SHOULDERS, CURB AND GUTTER, AND SIDEWALK WITH GRASS STRIP. TO THE WEST OF THE PROPOSED DEVELOPMENT, THERE ARE 5-LANES WITH SHOULDER, AND CURB AND GUTTER.

[UNDER CONSTRUCTION]



| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |

| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |

| No. | Revision | Date |
|-----|--------------------|---------|
| 1 | PLANNING SUBMITTAL | 8-28-16 |
| 2 | PLANNING REVISIONS | 9-14-16 |

A Development of
Old Fort Group
 10540 Cedar Grove Rd., Smyrna, TN 37167

DOOLEY ASSOCIATES
 6319 PERCY DRIVE, NASHVILLE, TN 37205
 (615) 975-2137
 ALAN@DA-ARC.COM

SHEET NO:
R1
 OF:



AUTUMN PLAZA RETAIL / APARTMENT BUILDING NORTH ELEVATION

- SYNTHETIC TRIM,
- PRECAST LINTEL
- RUNNING-BOND BRICK
- VINYL WINDOWS
- STEEL ROOF W/
- DECORATIVE LIGHT
- ALUMINUM STOREFRONT
- SLOPED BRICK
- SPLIT-FACE C.M.U.



AUTUMN PLAZA EAST ELEVATION



AUTUMN PLAZA WEST ELEVATION

- SYNTHETIC TRIM
- PRECAST LINTEL
- RUNNING-BOND BRICK
- VINYL WINDOWS
- STEEL BALCONY
- DECORATIVE LIGHT
- ALUMINUM STOREFRONT
- WOOD SCREEN FENCE
- SLOPED BRICK
- SPLIT-FACE C.M.U.

MATERIAL LEGEND

| | |
|--------------------------|--|
| SYNTHETIC TRIM | |
| PRECAST LINTEL | |
| STEEL ROOF | |
| RUNNING-BOND BRICK | |
| SPLIT-FACE C.M.U. | |
| VINYL WINDOW | |
| P.T.A.C. AIR CONDITIONER | |
| ALUMINUM STOREFRONT | |
| WOOD SCREEN FENCE | |



AUTUMN PLAZA RETAIL / APARTMENT BUILDING SOUTH ELEVATION

- STEEL ROOF
- SYNTHETIC TRIM,
- RUNNING-BOND BRICK
- SPLIT-FACE C.M.U.
- PRECAST LINTEL
- VINYL WINDOWS
- DECORATIVE LIGHT
- STEEL ROOF
- WOOD SCREEN WALL
- HOLLOW METAL DOOR
- SLOPED BRICK
- SPLIT-FACE C.M.U.

ASSISTED LIVING (PHASE 3)



EAST ELEVATION (FACING AUTUMN TOWNE WAY)



WEST ELEVATION

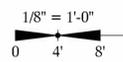


SOUTH ELEVATION



NORTH ELEVATION

| EXTERIOR FINISH SCHEDULE | | |
|--------------------------|--|---|
| GRAPHIC | KEY | FINISH |
| | EIFS-1 CORNICHE/CORBEL TRIM | BENJAMIN MOORE WHITE HERON OC-57 |
| | BRICK-1 FIELD | ACME PEABODY BLEND MODULAR |
| | BRICK-2 INSETS | PALMETTO WHITE STONE MODULAR |
| | STONE-1 | ARRISCRAFT LIMESTONE ROCK FACE WHITE |
| | FIBER CEMENT-1 5" EXPOSURE | HARDIEPLANK LAP SIDING SELECT CEDARMILL MATCH BRICK-1 |
| | STOREFRONT, WINDOWS | WHITE |
| | PRECAST LIMESTONE LINTELS | MATCH STONE 1 |
| | HOLLOW METAL DOORS AND FRAMES | MATCH ADJACENT COLOR |
| | VTAC GRILLES, LOUVERS, VENTS AND COPING | MATCH ADJACENT COLOR |
| | METAL ROOFING, BALCONIES, DUMPSTER GATES, MAILBOXES, LIGHT FIXTURES | DARK BRONZE |



AUTUMN PLAZA
SENIOR RESIDENCE
 MURFREESBORO, TENNESSEE
 WWW.DAVIDRCARTER.NET
DAVID R. CARTER AND ASSOCIATES

ISSUE DATE 01-02-20
 ▲ REVISION LOG

PROJECT 00736

24 x 36

SENIOR LIVING (PHASE 2)



EAST ELEVATION (FACING AUTUMN TOWNE WAY)



WEST ELEVATION

PREFABRICATED ALUMINUM PATIO COVER



SOUTH ELEVATION

OUTLINE OF PREFABRICATED PATIO COVER

- ALUMINUM COPING
- EIFS CORNICE
- PRECAST LIMESTONE LINTELS
- BRICK FACADE
- METAL BALCONY RAILINGS
- ALUMINUM WINDOWS
- BRICK WATER TABLE
- SPLIT FACED BLOCKS



NORTH ELEVATION

| EXTERIOR FINISH SCHEDULE | | |
|--------------------------|--|---|
| GRAPHIC | KEY | FINISH |
| | EIFS-1 CORNICE/CORBEL TRIM | BENJAMIN MOORE WHITE HERON OC-57 |
| | BRICK-1 FIELD | ACME PEABODY BLEND MODULAR |
| | BRICK-2 FIELD | PALMETTO WHITE STONE MODULAR |
| | STONE-1 | ARRISCRAFT LIMESTONE ROCK FACE WHITE |
| | STONE-2 | ELDORADO STONE EUROPEAN LEDGE GLACIER |
| | FIBER CEMENT-1 5" EXPOSURE | HARDIEPLANK LAP SIDING SELECT CEDARMILL MATCH BRICK-1 |
| | STOREFRONT, WINDOWS | WHITE |
| | PRECAST LIMESTONE LINTELS | MATCH STONE 1 |
| | HOLLOW METAL DOORS AND FRAMES | MATCH ADJACENT COLOR |
| | VTAC GRILLES, LOUVERS, VENTS AND COPING | MATCH ADJACENT COLOR |
| | METAL ROOFING, BALCONIES, DUMPSTER GATES, MAILBOXES, LIGHT FIXTURES | DARK BRONZE |

AUTUMN PLAZA
SENIOR LIVING
MURFREESBORO, TENNESSEE

WWW.DAVIDRCARTER.NET

DAVID R. CARTER AND ASSOCIATES

ISSUE DATE 02-13-20

▲ REVISION LOG

1/8" = 1'-0"
0 4' 8'

PROJECT 00737

24 x 36

RENDERINGS 17

BUILDING ELEVATIONS NARRATIVE:

All three buildings will be of traditional design having coordinated features and colors that include:

- White split face masonry units to create a base with water table course.
- Predominantly brick façade.
- White smooth EIFS cornices.
- White architectural precast limestone lintels with keystones above windows and doors.
- HVAC equipment on roof or ground, screened from view with materials matching building.
- Dumpsters with walls matching buildings.

Front Elevations:

- Multi-use Commercial/Apartments: Commercial spaces have aluminum storefronts with 24" high masonry knee-walls below. Apartments have aluminum windows. Signage mounted below apartment windows. Twin gables anchor each end.
- L-shape Senior Living: Main entrance accented with spacious porch having classical fiberglass columns, high parapet and stone siding. Apartments have aluminum windows and some have patios/balconies. Fiber cement siding used at patio/balcony areas and to visually break up length. Two colors of brick used to highlight architecture.
- U-shape Assisted Living: Main entrance accented with porte cochere and porch having classical fiberglass columns and high parapet. Apartments have aluminum windows, and some have partially enclosed patios/balconies. Fiber cement siding used at patio/balcony areas. Two colors of brick used to highlight architecture.

Side Elevations:

- Multi-use Commercial/Apartments: Covered porches at entry access to apartments located on second floor. Aluminum windows at apartments and corridor.
- L-shape Senior Living: Covered porches or alcove at entry access to corridors. Corridor access is storefront and exit stair door is hollow metal painted to match brick. Aluminum windows at corridors and adjacent spaces.
- U-shape Assisted Living: Covered porches at entry access to corridors. Corridor access is storefront and exit stair door is hollow metal painted to match brick. Aluminum windows at corridors and adjacent spaces.

Rear Elevations:

- Multi-use Commercial/Apartments: Hollow metal doors for commercial space deliveries painted to match brick. Steel Juliette balconies at each apartment. Aluminum windows at apartments.
- L-shape Senior Living: Same as front. Patio adjacent to dining area has partial prefabricated aluminum cover.
- U-shape Assisted Living: Same as front, except with kitchen/dining wing and outdoor patio with picnic shelter and gazebo. Kitchen deliveries occur at rear.

Zoning Information per City Zoning Ordinance

Subsection D Requirements

[1] a map showing available utilities, easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property;

See attached exhibit showing the site layout (page 4).

[2] a graphic rendering of the existing conditions and/or aerial photograph(s) showing the existing conditions and depicting all significant natural topographical and physical features of the subject property; location and extent of water courses, wetlands, floodways, and floodplains on or within one hundred feet of the subject property; existing drainage patterns; location and extent of tree cover; and, community greenways and bicycle paths and routes in proximity to the subject property;

See attached exhibits showing the site layout overlaid on the aerial photo, and contours for the site. There are no streams or wetlands on the site, and the site is not in the floodplain as shown on FEMA Map FM47149C0255H (page 5).

[3] a plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on-site or within two hundred feet of the subject property and the identification of the use thereof;

See the included exhibits showing surrounding properties and zoning (page 5).

[4] a drawing defining the location and area to be developed for buildings and parking; standards for pedestrian and vehicular circulation; the proposed points of ingress and egress to the development; the provision of spaces for loading; proposed screening to be made in relation to abutting land uses and zoning districts; and the extent of proposed landscaping, planting and other treatment adjacent to surrounding property;

See the Rezoning Plan drawing for the site layout (pages 10-14).

[5] a circulation diagram indicating the proposed principal movement of vehicles, bicycles, goods, and pedestrians within the development to and from existing thoroughfares;

See the Rezoning Plan drawing which shows the access drives and sidewalks (page 14).

[6] a development schedule indicating the stages in which the project will be built and when construction of the project can be expected to begin. If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating:

(aa) the approximate date when construction of the project can be expected to begin;

Following rezoning, building drawings and site drawings will be finalized and submitted for approval. Once construction plans are approved, each phase can be constructed. This is expected to be process of several months.

(bb) the order in which the phases of the project will be built; and,

The project includes three use areas, which will also be separate construction phases. At the front the commercial/residential building is currently under construction. At the rear the independent living building will likely be second to be constructed. In the middle of the site the assisted living building will likely be last to be constructed and will take the longest to prepare for construction. This is because of its larger size and cost, and because of state permitting and approvals needed for the assisted living facility.

(cc) the minimum area and the approximate location of common space and public improvements that will be required at each phase.

See the included rezoning drawings.

Phase 1, Commercial/residential 1.0 acres

Phase 2, Independent living, 2.37 acres

Phase 3, Assisted living, 1.80 acres

[7] a written statement generally describing the relationship of the planned development to the current policies and plans of the City and how the proposed planned development is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this article;

The three phases (in three areas of the site) are similar to existing uses allowed under other zoning in the City of Murfreesboro. The front of the site as commercial use is similar to the adjacent properties and those across Old Fort Parkway. The middle of the site as assisted living would also be allowed within commercial zones. The multifamily residential use of the independent living area is similar to the adjacent new apartment development but will be marketed/targeted to 55+ and services, such as cleaning and meals will be made available. The property to the west at the back of the site is existing single family residential. A buffer will be used between the multifamily and single family uses.

[8] a statement setting forth in detail the manner in which the proposed planned development deviates from the zoning and Subdivision Regulations which would otherwise be applicable to the subject property;

The existing zoning is PUD. Because the commercial use at the front of the site and the assisted living building could be developed in a commercial zone, the front and middle parts of the site are similar to the adjacent CH zoning. The residential use on the second floor of that building would not normally be allowed in a commercial zone, therefore we requested the PUD zoning. If this site was within the Gateway Overlay District, it might be allowable under the mixed use (MU) zoning.

Side setbacks for RM zoning would be 20 feet for the Senior Living building, but the proposed side setback is 12 feet. A type C landscape buffer is planned along that setback, and the existing mature trees along the tree line will remain.

Landscaping exceptions: There will be encroachments into the 10-foot side planting yards. In addition, required foundation plantings for the retail building will be located in the side planting yard.

[9] a tabulation setting forth:

(aa) maximum total square feet of building floor area proposed for commercial uses and for industrial uses, by general type of use;

(bb) maximum total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to commercial and/or industrial uses; minimum public and private open space; streets and off-street parking and loading areas; and,

(cc) a tabulation of the maximum floor area to be constructed, the F.A.R. (floor area ratio), the L.S.R. (livability space ratio), and the O.S.R. (open space ratio).

| Area/ Building | Land Area | % of total | Floor Area | F.A.R. | L.S.R. | O.S.R. |
|------------------------|-----------|------------|------------|--------|--------|--------|
| Commercial/Residential | 1.00 | 19.34 | 20,629 | 0.50 | 0.34 | 1.60 |
| Assisted Living | 1.80 | 34.82 | 43,066 | 0.55 | 0.33 | 0.66 |
| Independent Living | 2.37 | 45.84 | 41,643 | 0.40 | 0.30 | 0.73 |
| Total | 5.17 | | | | | |

Note: The overall property was previously ~5.4 acres as listed on tax map and recording documents, but some of the front acreage was used for ROW for widening Old Fort Parkway, reducing it to ~5.17 acres.

[10] the nature and extent of any overlay zone as described in Section 24 of this article and any special flood hazard area as described in Section 34 of this article;

No overlay zone, no floodplain per map FM47149C0255H (page 5).

[11] the location and proposed improvements of any street depicted on the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time;

Old Fort Parkway (SR-96) has already been widened to 5 lanes, and is not shown for additional improvements on the Major Thoroughfare Plan map (page 14).

[12] the name, address, telephone number, and facsimile number of the applicant and any professional engineer, architect, or land planner retained by the applicant to assist in the preparation of the planned development plans. A primary representative shall be designated;

*Primary Contact: Eric S. Brock, P.E.
Wiser Consultants, LLC
1427 Kensington Square Court
Murfreesboro, TN, 37130
615-278-1500
esbrock@wiserconsultants.com*

*Applicant: Autumn Plaza Partners
1451 Elm Hill Pike, Suite 317
Nashville, TN 37
931-216-9702
developer contact: Dr. Muralidhar Bethi*

[13] architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. The plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. And an exterior lighting plan; and,

See the architectural elevation exhibits (pg. 15-17).

[14] the application shall include a description of proposed signage for the development including calculations of square footage and height. If a development entrance sign is proposed the application shall include a description of the proposed entrance sign improvements including a description of lighting, landscaping, and construction materials.

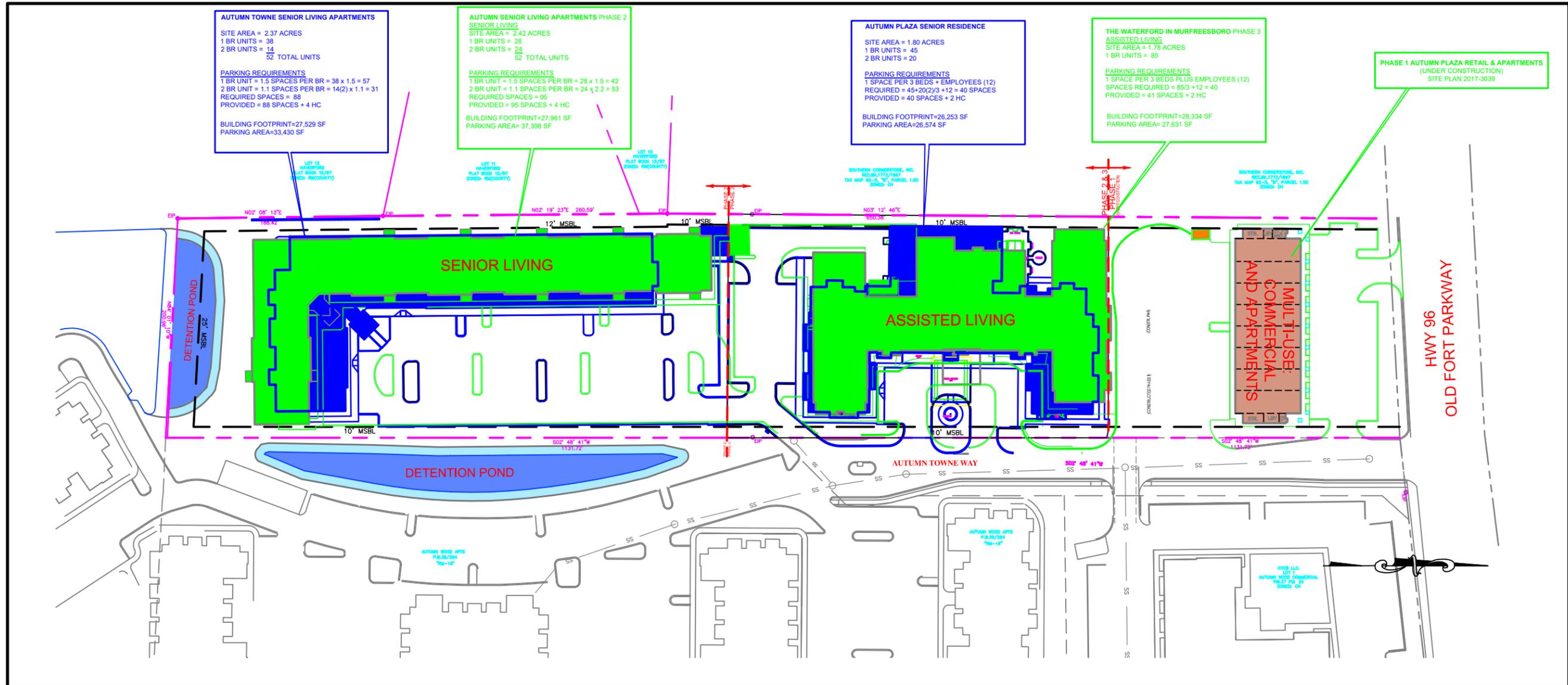
The signage for the site will include separate ground-level entrance signs for each of the three buildings: commercial/residential, assisted living, and senior living.

The sign at the front of the property will include space for individual businesses within the commercial space, as well as information for the other two buildings.

AUTUMN PLAZA-PHASE 2 & 3

130 & 146 AUTUMN TOWNE WAY

AUTUMN TOWNE SENIOR LIVING APARTMENTS & AUTUMN PLAZA SENIOR RESIDENCE



■ REVISED PLAN
■ ORIGINAL CONCEPT PLAN

SCALE: 1"=100'

OVERLAY EXHIBIT

PUD (2016-437)

OWNER & DEVELOPER: AUTUMN PLAZA PARTNERS

CONTACT:
 Dr. Muralidhar Bethi
 1451 Elm Hill Pike, Suite 317
 Nashville, TN 37210
 931.216.9702

DEED REFERENCE:
 Property Address(s): 130 & 146 Autumn Towne Way
 Murfreesboro, TN. 37128
 Tax Map 92
 Parcel 114
 RB 1467 - Pg 3924
 PHASE 2 & 3 SITE AREA = ~4.0 ACRES; TOTAL=5.17 Ac.
 Zoning: PUD
 Old Fort Plaza PUD (2016-437)
 Site Plan (2017-3039)

wiser
 CONSULTANTS
 1427 Kensington Square Ct.
 Murfreesboro, Tennessee
 37130
 Telephone: (615) 278-1500
 Facsimile: (615) 217-8130
 www.wiserconsultants.com

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 11, 2020
PROJECT PLANNER: AMELIA KERR**

3.b. Zoning application [2020-401] for approximately 0.36 acres located along East Vine Street and South Bilbro Avenue to be rezoned from RS-8 to PRD (Bilbro & Vine Towns PRD), Gregg Stanley applicant.

The subject property is located at the northwest corner of East Vine Street and South Bilbro Avenue. The property consists of 2 parcels with 0.36 acres and is identified as Tax Map 91M, Group G, Parcels 14.00 and 15.00. The parcels are currently developed with a single-family dwelling and a non-conforming triplex and are zoned RS-8 (Single-Family Residential District 8). The applicant wishes to rezone the properties to PRD (Planned Residential District). The proposed PRD would consist of a 5-unit townhouse development (Bilbro & Vine Towns PRD). The proposed gross density would be 13.8 dwelling units per acre.

The development would have direct access to East Vine Street via a single access point. No connections to neighboring properties are proposed. The proposed development would include 1 building with 5 three-story townhouse units. All units will have rear-entry, two-car garages and in order to meet the CCO (City Core Overlay) requirement of 10 parking stalls, these garages must be dedicated for the parking of motor vehicles only. The development would include an additional 3 surface parking spaces for residents of the 5 two-bedroom townhomes and their guests. Primary exterior materials would include brick, stone, and cementitious siding. Minimum building setbacks for the development would be 18 feet on the front along both South Bilbro Avenue and East Vine Street, 21 feet on the north side, and 14.3 feet on the west side. The pattern book states that the development will include approximately 35% of the total lot as open space. The site is proposed to contain 5% formal open space consisting of a courtyard seating area with decorative fence along East Vine Street and a stamped concrete patio area with bench seating and a dog run at the rear of the property. The proposed exception to the Zoning Ordinance includes a hedgerow along the sidewalk on South Bilbro Avenue and East Vine Street in lieu of the required 3' base of building planting yard.

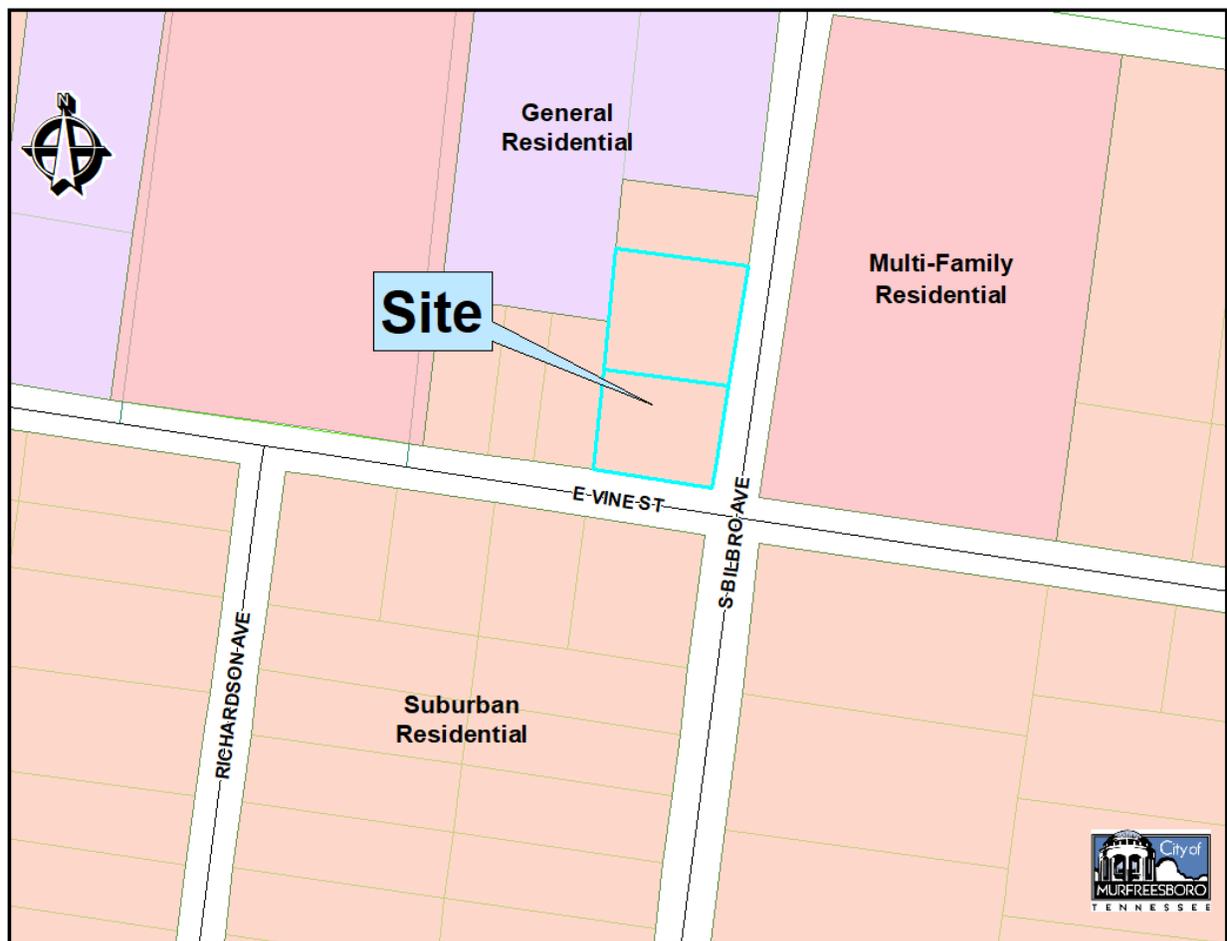
Adjacent Zoning and Land Uses

Surrounding zoning includes RS-8 and RS-15 (Single-Family Residential District 15) to the west, RS-8 to the north, RS-8 to the south across East Vine Street, and RS-15 to the east across South Bilbro Avenue. Surrounding land uses primarily include single-family residential and multi-family residential uses. The proposed

development would include a 6' white vinyl privacy fence along both the north and west property lines.

Future Land Use Map

The future land use map contained in the *Murfreesboro 2035 Comprehensive Plan*, which was adopted in July 2017, recommends that the subject property develop with a *Suburban Residential* land use character (see excerpt from the future land use map below). This classification intends to serve as a transition from urban to rural residential development and is predominantly located along the periphery of the City. The comprehensive plan calls out RS-15, RS-12, and RS-10 as existing zoning districts that are compatible with this designation. 2.0-3.54 dwelling units per acre is the recommended density.

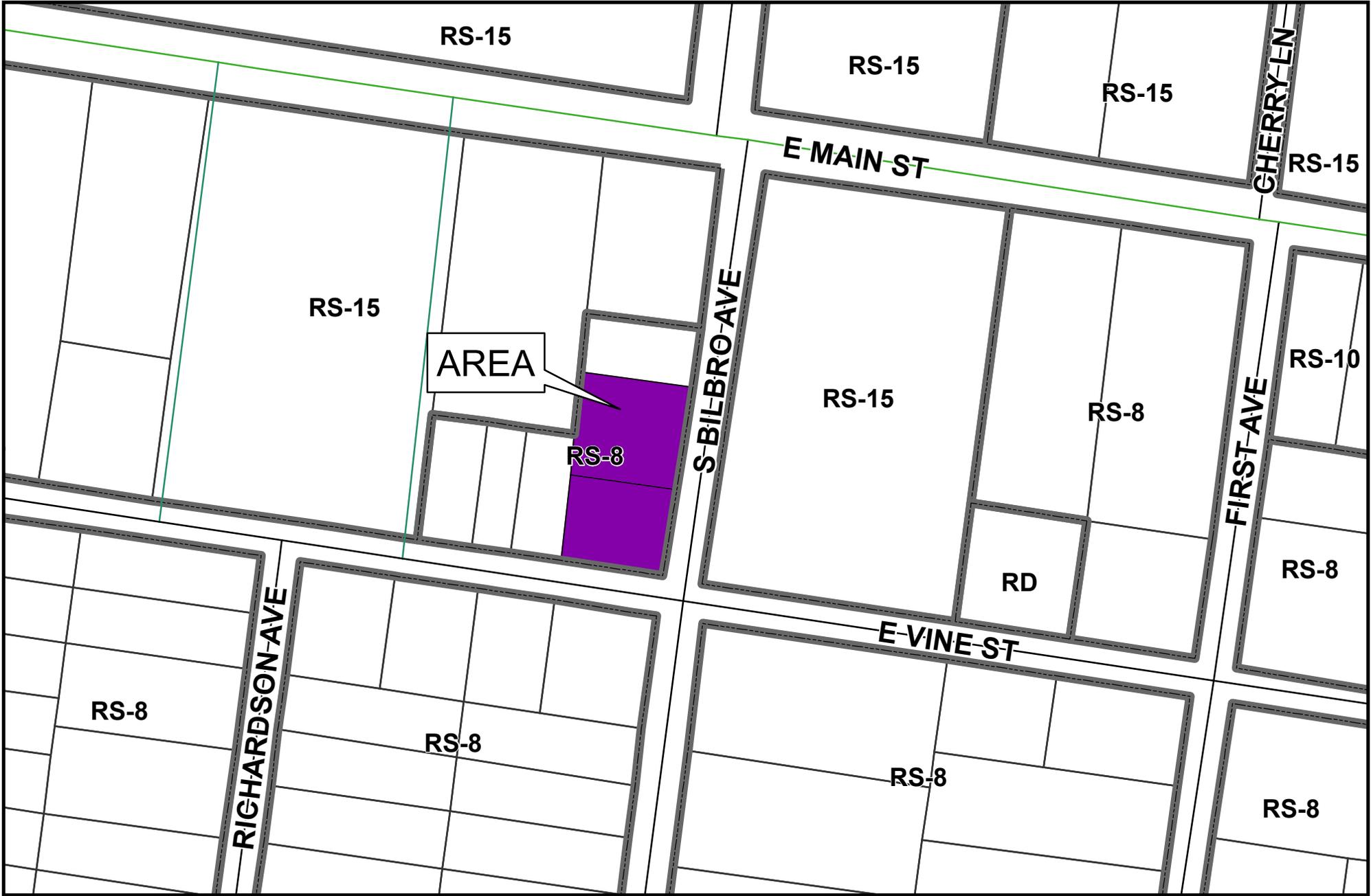


While single-family attached residential uses are consistent with the *Suburban Residential* land use character in certain circumstances, the more intense single-family residential attached use that is proposed -- at 13.8 dwelling units per acre -- is not consistent with the vision for the *Suburban Residential* land use character.

The subject property's current RS-8 zone would allow a slightly higher density than what is recommended with the *Suburban Residential* land use character. In addition, the existing non-conforming triplex is not consistent with the *Suburban Residential* land use character. The development more closely resembles the *Auto Urban (General) Residential* land use character, which is depicted on the future land use map on the adjacent property directly to the northwest, despite the fact that the proposed density exceeds what is recommended for that land use character as well. The characteristics of *Auto Urban (General) Residential* include detached or attached residential dwelling units with compatibility and open space requirements, less openness and separation between dwellings, interior yard consumed by driveway and off-street parking, and a density of 3.54 to 8.64 dwelling units per acre. The Planning Commission will need to determine whether this is an appropriate instance to deviate from the recommendations of the future land use map.

Action Needed

A copy of the pattern book has been included in the agenda materials. The applicant will be available at the Planning Commission meeting to make a presentation regarding the proposed rezoning and to answer questions. The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



Rezoning Request for Property Along South Bilbro Avenue and East Vine Street
 RS-8 to PRD (Bilbro & Vine Towns PRD)



Planning Department
 City of Murfreesboro
 11 W Vine St
 Murfreesboro, TN 37130
www.murfreesborotn.gov



Rezoning Request for Property Along South Bilbro Avenue and East Vine Street
 RS-8 to PRD (Bilbro & Vine Towns PRD)



Planning Department
 City of Murfreesboro
 11 W Vine St
 Murfreesboro, TN 37130
www.murfreesborotn.gov



City of Murfreesboro
 Planning and Engineering Department
 111 W. Vine Street, P.O. Box 1139
 Murfreesboro, TN 37133-1139
 (615) 893-6441 Fax (615) 849-2606
 www.murfreesborotn.gov

Creating a better quality of life

| | |
|--|----------|
| Zoning & Rezoning Applications – other than rezoning to planned unit development | \$700.00 |
| Zoning & Rezoning Applications – Planned Unit Development, initial or amended | \$950.00 |

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A non-refundable application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: HUDDESTON-STEEL ENGINEERING
 Address: 2115 N.W. POND STREET City/State/Zip: MURFREESBORO TN 37129
 Phone: 615.893.4084 E-mail address: roundtree.associates@yahoo.com

PROPERTY OWNER: NILEWOOD ENTERPRISES
 Street Address or property description: 1416 GRAYBAR LN.
 and/or Tax map #: 091M Group: G Parcel (s): 01500 & 01400
 Existing zoning classification: RS-8
 Proposed zoning classification: PRD Acreage: .36 ±

Contact name & phone number for publication and notifications to the public (if different from the applicant): CLYDE ROUNTREE OF HUDDESTON-STEEL ENG.
 E-mail: REPRESENTING MR. LOREUB STANLEY

APPLICANT'S SIGNATURE (required): Clyde Rountree
 DATE: 1-16-2020

*****For Office Use Only*****

Date received: _____ MPC YR.: _____ MPC #: 2020-401
 Amount paid: 950.00 Receipt #: 293634

| | |
|--|--|
| WARRANTY DEED  STATE OF TENNESSEE NOTARY PUBLIC County Of Williamson My Comm. Expires January 30, 2022 | State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$110,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2019 MY COMMISSION EXPIRES: _____ (AFFIX SEAL) |
|--|--|

THIS INSTRUMENT WAS PREPARED BY
 Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|-----------------------------|---------------------------------|
| Abington Properties, LLC (NAME) | Same as new owner (NAME) | 091M/G/015.00 Account# R0056197 |
| 900 Belden Way (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Harold Shackelford and Jennifer C. Shackelford, husband and wife, and William C. Walter and Hollye S. Walter, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abington Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Rutherford COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the 13th Civil District of Rutherford County, Tennessee. Bound on the north by Abington Properties, LLC (Record Book 1670, Page 2003, Register's Office for Rutherford County, Tennessee); on the east by S. Bilbro Avenue; on the south by E. Vine Street; and on the west by John Ronner (Deed Book 617, Page 122, Register's Office for Rutherford County, Tennessee).

Beginning at an iron pin found in the north right-of-way of E. Vine Street, said pin being the southeast corner of John Ronner and the southwest corner of this tract; thence leaving said right-of-way with the east line of John Ronner, N05°02'57"E, 71.76 feet to a tube found, being the northwest corner of this tract; thence with the south line of Black Rock Real Estate, S84°00'42"E, 96.00 feet to a point, being the northeast corner of this tract; thence with the west right-of-way of S. Bilbro Ave., S06°11'18"W, 73.03 feet to a point, being the southeast corner of this tract; thence with the north right-of-way of E. Vine Street, N83°14'03"W, 94.58 feet to the pin at the beginning, containing 0.16 acres, more or less, according to survey by William H. Huddleston IV, TN RLS No. 1630, Huddleston-Steele Engineering, Inc., 2115 Northwest Broad Street, Murfreesboro, Tennessee 37129, dated 12/13/2018.

Being the same property conveyed to Harold Shackelford and Jennifer C. Shackelford, husband and wife, and William C. Walter and Hollye S. Walter, husband and wife, by Warranty Deed from The Estate of Jimmy W. Porter aka Jimmy Wayne Porter, dated March 31, 2014, of record in Record Book 1287, page 1349, Register's Office for Rutherford County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters according to survey by William H. Huddleston IV, TN RLS No. 1630, Huddleston-Steele Engineering, Inc.,


 BY:

2115 Northwest Broad Street, Murfreesboro, Tennessee 37129, dated 12/13/2018 and rights of way of E. Vine Street and S. Bilbro Avenue.

unimproved

This is improved property, known as 823 E. Vine Street, Murfreesboro, TN 37130
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of January, 2019.

Harold Shackelford
Harold Shackelford

Jennifer C. Shackelford
Jennifer C. Shackelford

William C. Walter
William C. Walter

Holly S. Walter
Holly S. Walter

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Harold Shackelford, Jennifer C. Shackelford, William C. Walter, and Hollye S. Walter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESSE my hand and official seal at Franklin, Tennessee, this 4th day of January, 2019.

Melanie D. DuRard
Notary Public
My Commission Expires: _____

File No.: 28614



My Comm. Expires
January 30, 2022

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 984559 Instrument #: 2185576
Rec'd: 10.00
State: 407.00
Clerk: 1.00 Recorded
Other: 2.00 1/8/2019 at 8:00 AM
Total: 420.00 in
Record Book 1739 Pgs 3060-3061

| | |
|--|--|
| | WARRANTY DEED |
| | STATE OF TENNESSEE ^{NC} COUNTY OF <u>Mecklenburg</u> THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$195,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2018. Notary Public MY COMMISSION EXPIRES: <u>2-13-21</u> (AFFIX SEAL) |

| | | |
|---|---|--|
| THIS INSTRUMENT WAS PREPARED BY Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215 | | |
| File No.: ARK180050TN | | |
| ADDRESS NEW OWNER(S) AS FOLLOWS: Abington Properties, LLC, a Tennessee limited liability company (NAME) 900 Belden Way (ADDRESS) Nashville, TN 37221 (CITY) (STATE) (ZIP) | SEND TAX BILLS TO: Abington Properties, LLC, a Tennessee limited liability company (NAME) 900 Belden Way (ADDRESS) Nashville, TN 37221 (CITY) (STATE) (ZIP) | MAP-PARCEL NO.(S) 091M G 014.00 |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Five Thousand And No/100 Dollars (\$195,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BLACK ROCK REAL ESTATE LLC, NEVADA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ABINGTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof.

RECEIVED

JAN 16 2019

BY:

unimproved
 This is improved property, known as 112 S. Bilbro Ave., Murfreesboro, TN 37130
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Heather Dawbarn, Register
 Rutherford County Tennessee
 Rec #: 955155 Instrument #: 2143837
 Rec'd: 20.00 Recorded
 State: 721.50 5/2/2018 at 1:52 PM
 Clerk: 1.00 in Record Book
 Other: 2.00
 Total: 744.50 1670

Pages 2003-2006

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create In Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Black Rock Real Estate LLC
BY: [Signature]
Authorized Signatory

STATE OF ~~TENNESSEE~~ NEVADA
COUNTY OF CLARK

On this 2nd day of April, 2018, before me personally appeared, Carl Bassett who is the managing member of Black Rock Real Estate LLC, Nevada limited liability company to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 2nd day of April, 2018

Commission Expires: Oct 23rd 2018

[Signature]
Notary Public

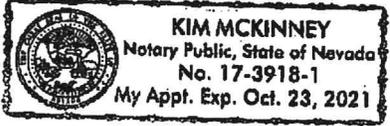


EXHIBIT "A"

Located in the 13th Civil District of Rutherford County, Tennessee. Bound on the north by Patrick Murphy (Record Book 1429, Page 3826); on the east by S. Bilbro Avenue; on the south by Harold Shackleford (Record Book 1287, Page 1349); and on the west by John Ronner (Deed Book 617, Page 122) and Ronald Taylor (Deed Book 637, Page 33).

Beginning at an iron pin in the west right-of-way of S. Bilbro Avenue, said pin being the northeast corner of Harold Shackleford and the southeast corner of this tract; thence leaving the west right-of-way of S. Bilbro Avenue with the north line of Harold Shackleford, N84°00'42" W, 102.00 feet to a tube found, being the southwest corner of this tract; thence with the east line of John Ronner and Ronald Taylor, respectively, N06°03'55" E, 85.14 feet to an iron pin found, being the northwest corner of this tract; thence with the south line of Patrick Murphy, S83°56'05" E, 102.00 feet to an iron pin in the west right-of-way of S. Bilbro Avenue, being the northeast corner of this tract; thence with said right-of-way, S06°03'59" W, 85.00 feet to the pin at the beginning, containing 0.20 acres, more or less, according to survey by William H. Huddleston, RLS #1630, dated April 30, 2018.

Being the same property conveyed to Black Rock Real Estate, LLC, a Nevada limited liability company by Warranty deed from Bobby Mayo and wife, Jean Mayo of record in Book 1579, page 1340, Register's Office for Rutherford County, Tennessee, dated June 7, 2017 and recorded on June 8, 2017.

True Copy Certification

I, Allison Hurst, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Allison Hurst
Signature

State of NC

County of Mecklenburg

Personally appeared before me, Meagan Masseria, a notary public for this county and state, Allison Hurst who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Meagan Masseria
Notary's Signature

My Commission Expires 2-13-21

Notary Seal



Bilbro & Vine Towns

PLANNED RESIDENTIAL DEVELOPMENT

SHEET INDEX

1. DEVELOPMENT TEAM & PROJECT SUMMARY
2. ZONING MAP
3. UTILITY MAP
4. HYDROLOGY AND TOPOGRAPHY MAP
5. AERIAL MAP
6. EXISTING CONDITIONS
7. EXISTING CONDITIONS
8. SITE PLAN
9. SITE PLAN (WITH DIMENSIONS)
10. ARCHITECTURAL ELEVATIONS
11. CONCEPTUAL LANDSCAPE PLAN
12. OPEN SPACE / AMENITIES
13. DEVELOPMENT STANDARDS
14. PLANNED DEVELOPMENT CRITERIA & 2035 PLAN

Plans Prepared By:

HS HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 615-893-4084 FAX: 615-893-0080

SUBMITTED FOR THE MARCH 11, 2020 PLANNING COMMISSION PUBLIC HEARING

Development Team & Project Summary

Bilbro & Vine Towns

PLANNED RESIDENTIAL DEVELOPMENT

The Bilbro & Vine Towns are a new townhouse development located a few minute walk from the MTSU campus. The subject property is currently zoned RS-8 within the CCO, and consists of .36 acres. The proposed Bilbro & Vines Towns will be a five home development and will have two bedrooms with a minimum size of 1000 square feet. The homes will be three story structure with architecturally interesting facades.

The homes will be brick, cementitious siding, and stone. The homes will have asphalt shingle roofing, with aluminum trim and vinyl soffits. The townhome building with sides of the building facing the public right-of-way will have architectural details that will give the impression of a front facade through the use of additional windows, shutters and masonry details. The development will have a formal open space and dog run area. The homes will have rear entry garages with all parking being accessed in the rear of the building. A privacy fence will be build to screen the parking area from the rear and side of the building.

Owner/ Developer

Gregg Stanley

2501 Park Place

Nashville, TN. 37203

Architecture

Micheal Picklesimer

1817 Holloway Circle

Murfreesboro, TN. 37129

PROJECT SUMMARY

| HOME TYPE | SIZE | STORY | MATERIALS | BEDROOMS | PARKING | PARKING SPACE WIDTH | SPACES REQUIRED/ PROVIDED |
|-----------|-----------------|---------|----------------|----------------|----------------|---------------------|---------------------------|
| Townhome | 1000 S.F. (Min) | 3 Story | Brick Stone | 5 - 2 Bedrooms | Garage/Surface | Parallel | 11 Required / 13 Provided |

Planning and Engineering

Huddleston-Steele Engineering, Inc.

Clyde Rountree, RLA

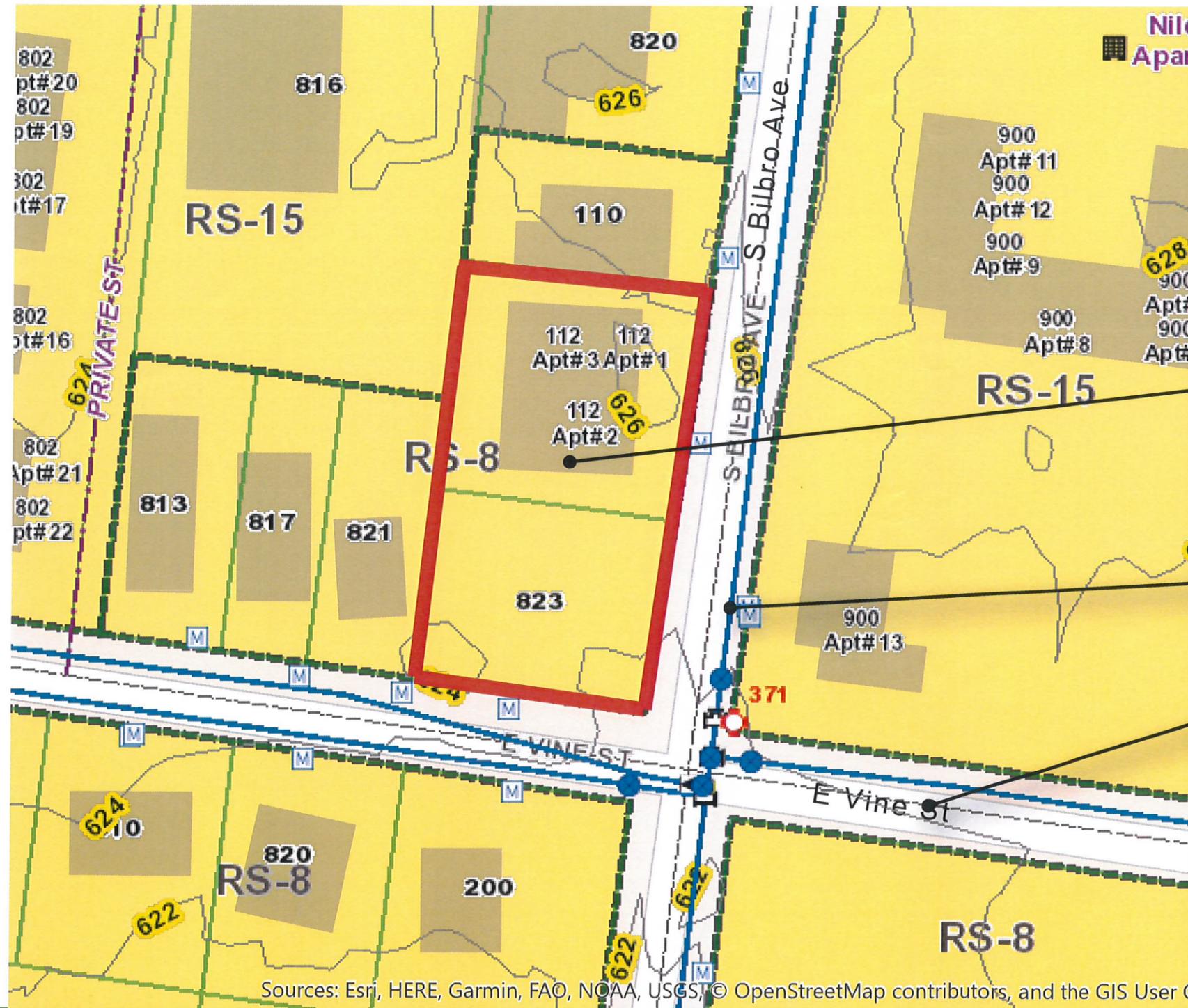
2115 N.W. Broad Street

Murfreesboro, TN. 37129

Zoning Map

Bilbro & Vine Towns

PLANNED RESIDENTIAL DEVELOPMENT



The subject property is zoned RS-8. The property is surrounded by RS-15 to the east, RS-15 and RS-8 zoning on the west, and RS-15 and RS-8 to the north and RS-8 to the south.

The subject property is proposed to be rezoned **SITE**

South Bilbro Avenue

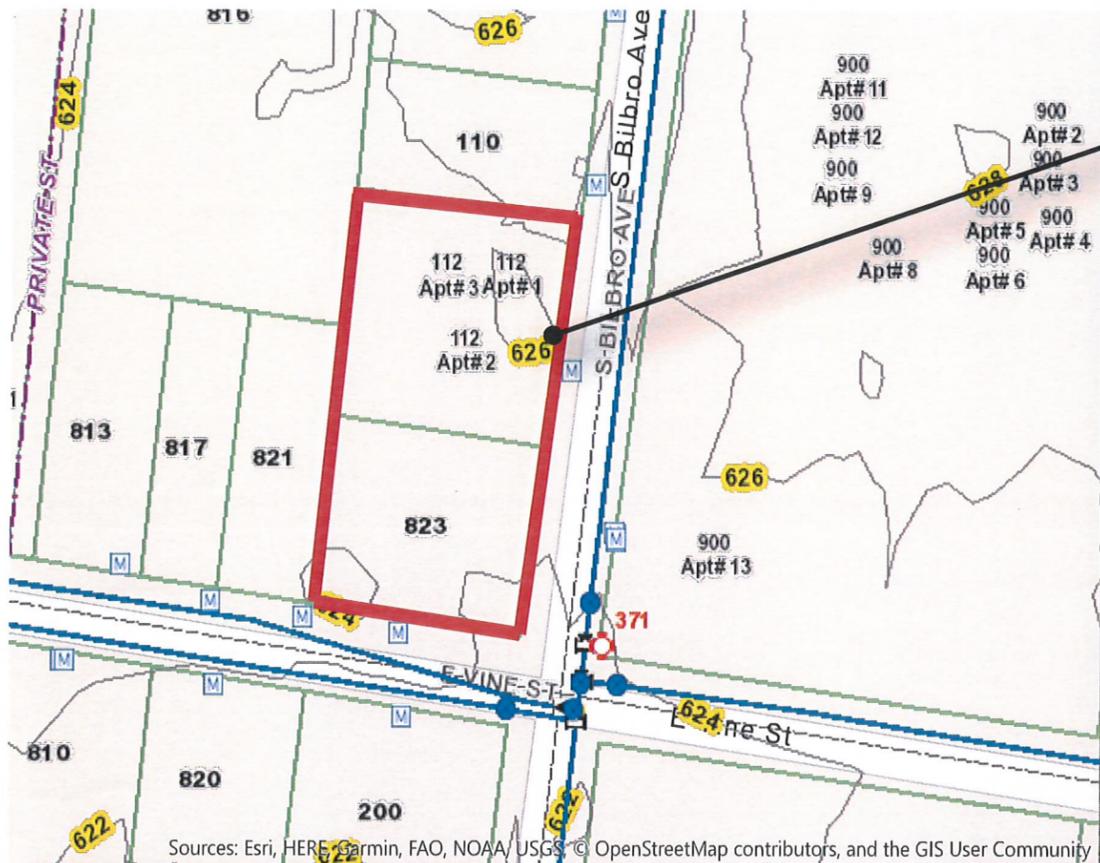


East Vine Street

Utility Map

Bilbro & Vine Towns

PLANNED RESIDENTIAL DEVELOPMENT



Water Line Location Map



Sewer Line Location Map

SITE

The subject property utility providers:

Water is provided by Murfreesboro Water Resources.

Electric is provided by Murfreesboro Electric Department.

Sewer is provided by Murfreesboro Water Resources.

LEGEND

Water 

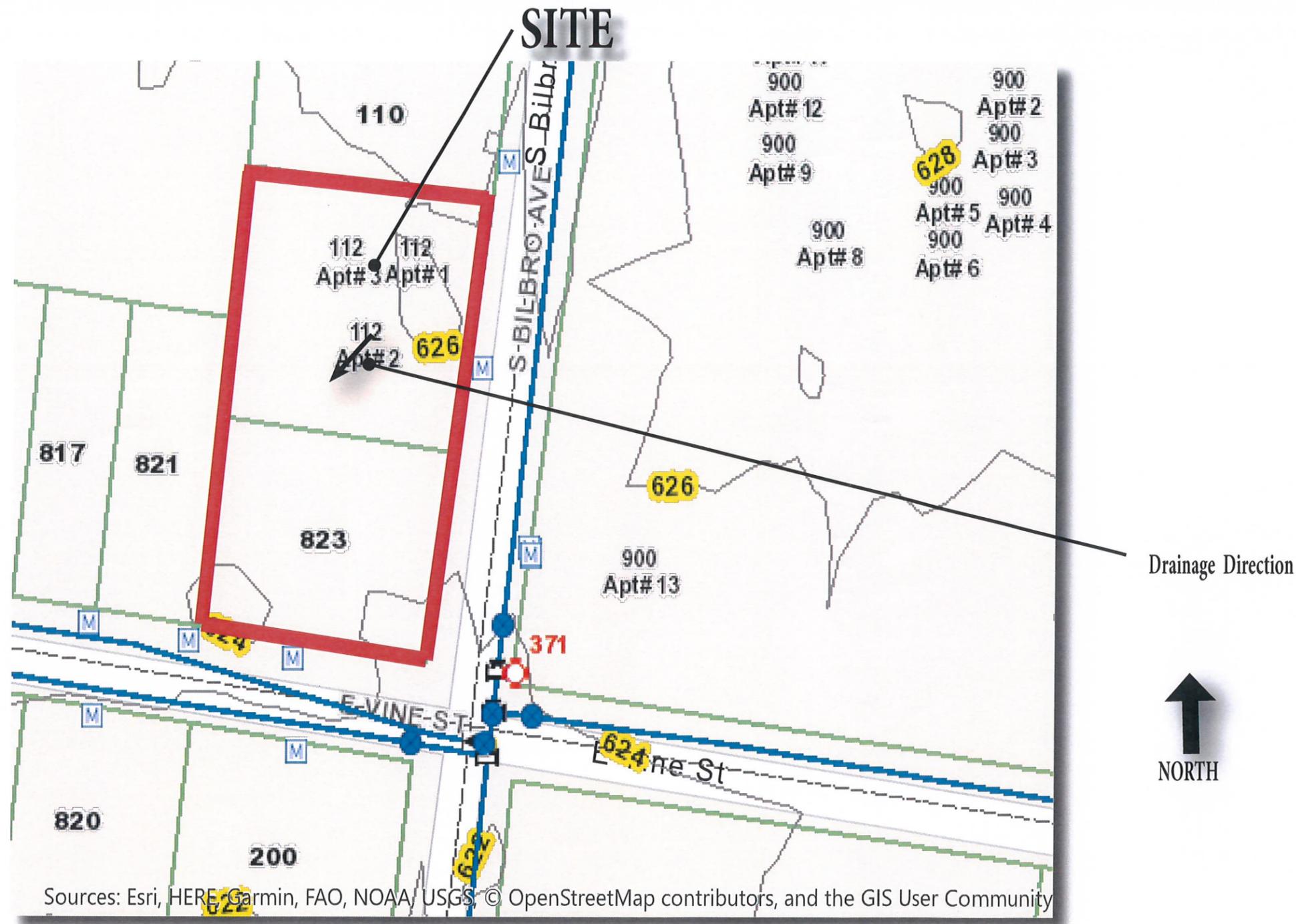
Sewer 

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hydrology & Topography Map

Bilbro & Vine Towns

PLANNED RESIDENTIAL DEVELOPMENT



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Aerial Map

Bilbro & Vine Towns PLANNED RESIDENTIAL DEVELOPMENT



This aerial photograph shows the subject site embedded in an existing neighborhood. The subject property is less than a few blocks away from MTSU.

South Bilbro Avenue

Site

North Maple Street

Existing homes to be removed

Aerial Location Map

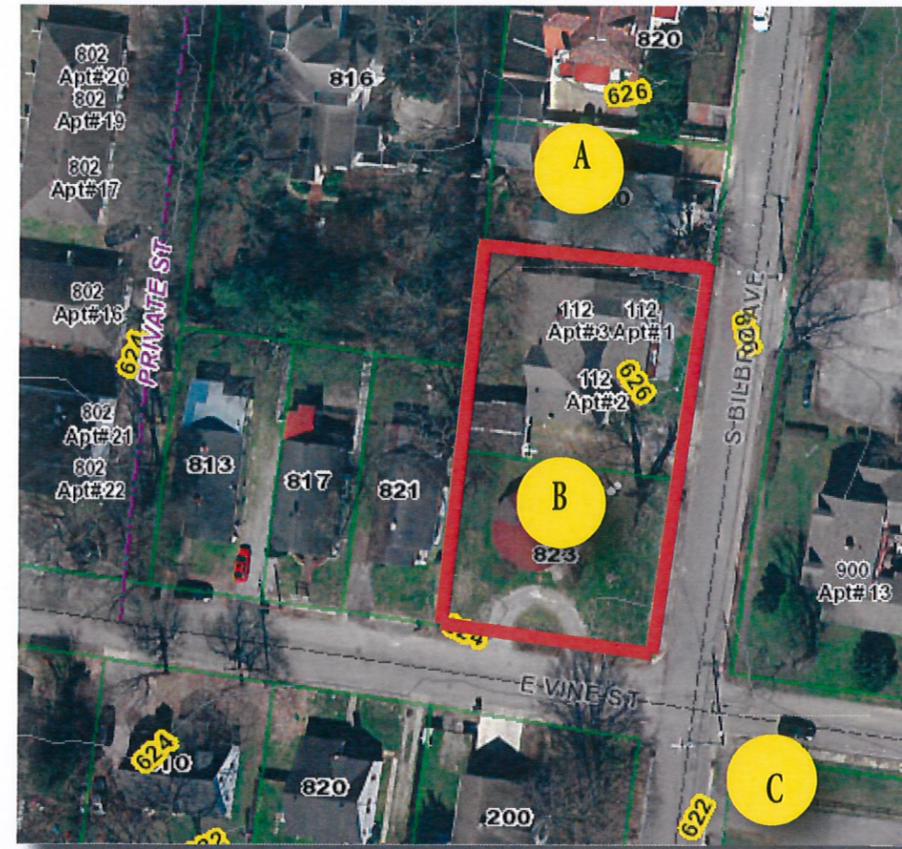
Existing Conditions

Bilbro & Vine Towns

PLANNED RESIDENTIAL DEVELOPMENT



A Neighboring property to the north



B Home to be removed



C View of property across street at an angle

Existing Conditions

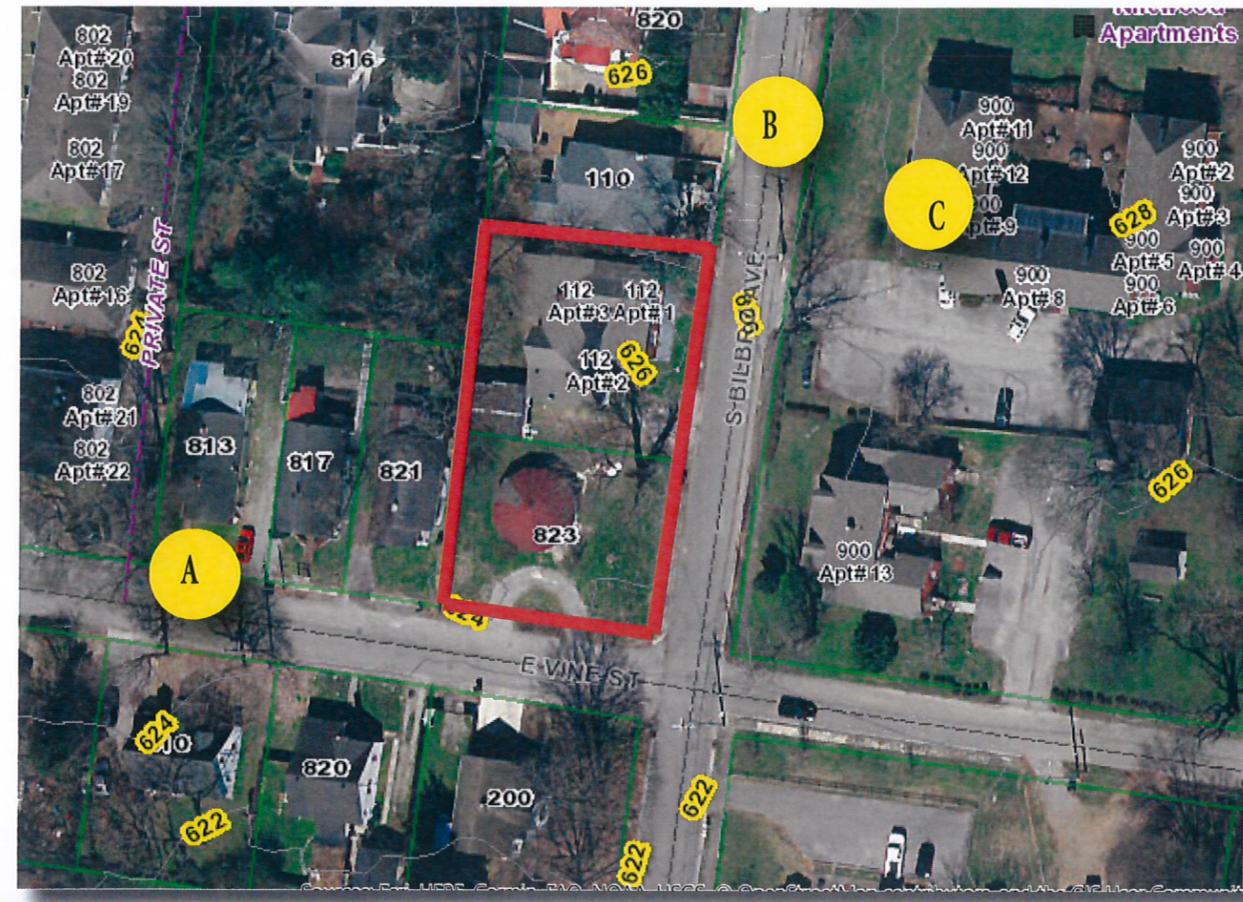
Bilbro & Vine Towns

PLANNED RESIDENTIAL DEVELOPMENT



A

Apartments a block down East Vine Street towards downtown



B

View down South Bilbo

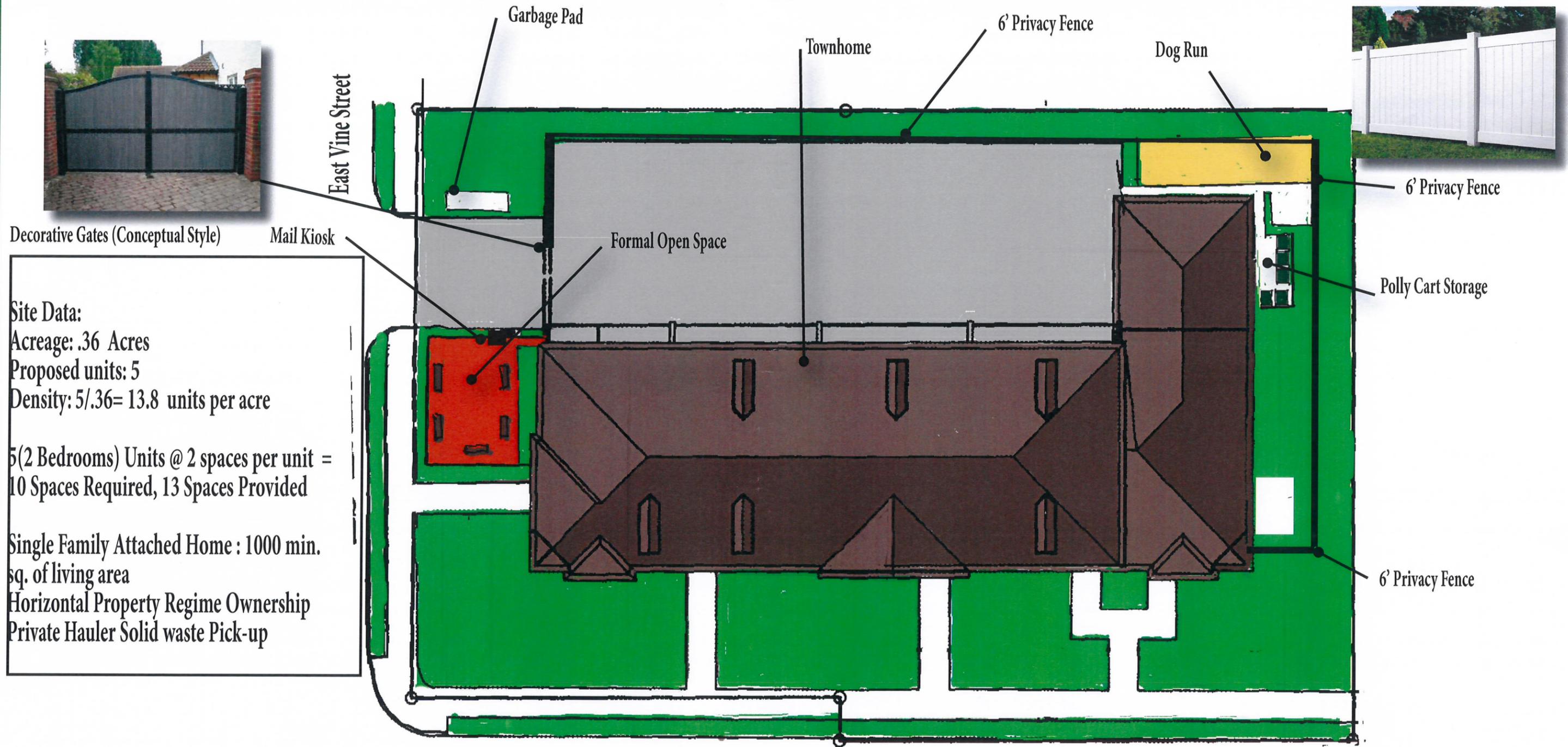


C

View of apartment building across from subject property

Site Plan

Bilbro & Vine Towns PLANNED RESIDENTIAL DEVELOPMENT



Decorative Gates (Conceptual Style) Mail Kiosk

Site Data:
 Acreage: .36 Acres
 Proposed units: 5
 Density: $5 / .36 = 13.8$ units per acre

5 (2 Bedrooms) Units @ 2 spaces per unit =
 10 Spaces Required, 13 Spaces Provided

Single Family Attached Home : 1000 min.
 sq. of living area
 Horizontal Property Regime Ownership
 Private Hauler Solid waste Pick-up

South Bilbro Avenue

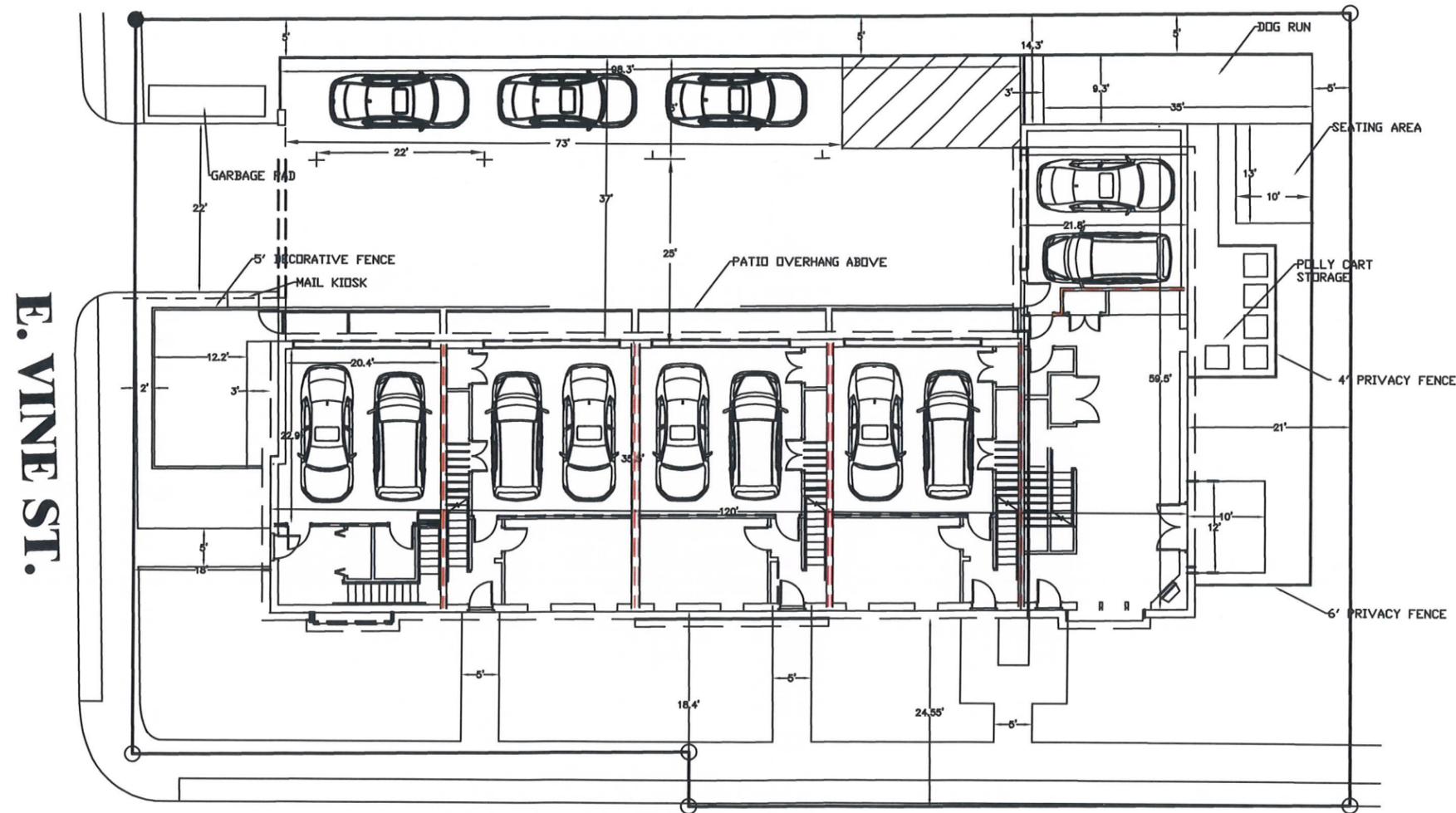


NORTH

CPTED principles will be applied to the extent that developer is able. Natural surveillance will be assisted by the visual open quality of the project. The access points are well defined and easy to see. Territorial reinforcement will be established through the utilization of consistency in the landscaping and building materials. The site will be well maintained to prevent the "Broken Window Theory."

Site Plan (with Dimensions)

PLANNED RESIDENTIAL DEVELOPMENT



E. VINE ST.

S. BILBRO AVE.

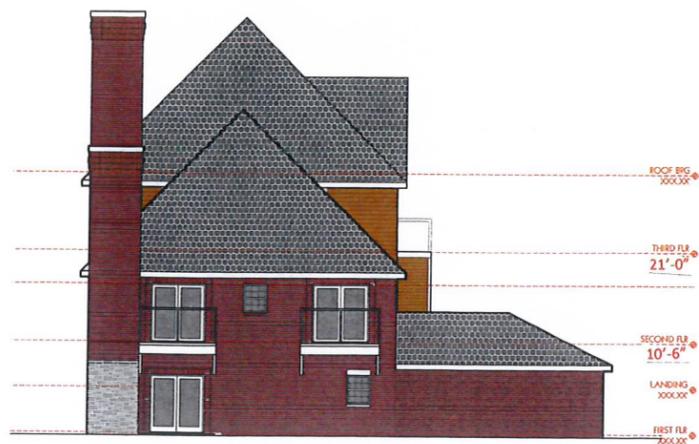
SITE PLAN

SCALE: 1" = 20'

Architectural Elevations

Bilbro & Vine Towns

PLANNED RESIDENTIAL DEVELOPMENT



H16 EXTERIOR ELEVATION - NORTH
SCALE: 1" = 8' (1/8" = 1'-0")



D10 EXTERIOR ELEVATION - WEST
SCALE: 1" = 8' (1/8" = 1'-0")



D16 EXTERIOR ELEVATION - SOUTH
SCALE: 1" = 8' (1/8" = 1'-0")



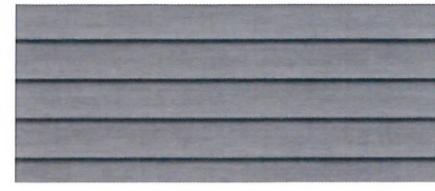
D10 EXTERIOR ELEVATION - EAST
SCALE: 1" = 8' (1/8" = 1'-0")

ELEVATION KEYNOTES

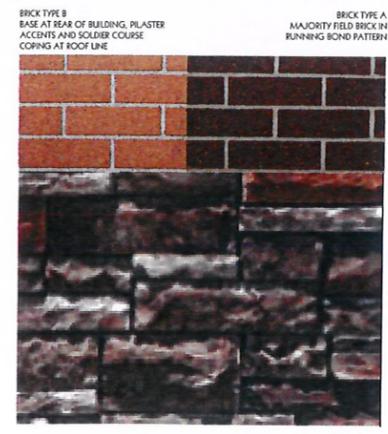
1. CONCRETE SIDEWALK - 4" CONCRETE WITH W/M ON 4" COMPACTED GRAVEL BASE ON COMPACTED OR UNDISTURBED EARTH
2. CAST STONE BASE - 12" HIGH BY 24" LONG BY 4" THICK RUSTICATED FACE CAST STONE WITH 4" CAP STONE - INSTALL PER MANUFACTURERS INSTRUCTIONS
3. FIELD BRICK VENEER - BRICK VENEER ON AIR SPACE WITH TWO PIECE ADJUSTABLE BRICK TIES AT 33" OC VERTICALLY AND 48" OC HORIZ. ON VAPOR BARRIER ON 1" RIGID INSULATION ON EXTERIOR SHEATHING ON 6" METAL STUDS AT 16" OC. WITH R19 BATT INSULATION WITH GYPSUM BOARD INTERIOR FINISH.
4. ACCENT BRICK VENEER - BRICK VENEER ON AIR SPACE WITH TWO PIECE ADJUSTABLE BRICK TIES AT 33" OC VERTICALLY AND 48" OC HORIZ. ON VAPOR BARRIER ON 1" RIGID INSULATION ON EXTERIOR SHEATHING ON 6" METAL STUDS AT 16" OC. WITH R19 BATT INSULATION WITH GYPSUM BOARD INTERIOR FINISH.
5. BRICK SOLDIER COURSE(S) IN ACCENT BRICK COLOR.
6. INSULATED METAL PANEL - ARCHITECTURAL GRADE PANELS (1/2" THICK "METAL SPAN" CFA, HORIZONTAL PANELS - PREMIUM II METALLIC COLORS - OR APPROVED EQUIVALENTS) ON 4" METAL STUDS AT 16" OC. WITH R19 BATT INSULATION WITH GYPSUM BOARD INTERIOR FINISH.
7. INSULATED METAL PANEL - ARCHITECTURAL GRADE PANELS (1/2" THICK "METAL SPAN" CFA, HORIZONTAL PANELS - PREMIUM II METALLIC COLORS - OR APPROVED EQUIVALENTS) ON METAL PURLINS.
8. NON-INSULATED METAL WALL PANELS (SCREEN WALL) ON METAL PURLINS PER MANF INSTRUCTIONS. COLOR TO MATCH INSULATED METAL PANELS.
9. STOREFRONT SYSTEM - THERMALLY BROKEN FRAMES WITH 1" INSULATED GLASS (LOW E), INSTALL PER MANUFACTURERS INSTRUCTIONS.
10. TUBE STEEL WINDOW SUPPORT - REFER TO DETAIL, AXI - JAB 10
11. METAL PARAPET CAP FLASHING - COLOR TO MATCH INSULATED WALL PANELS
12. OVERHEAD GARAGE DOOR - REFER TO DOOR SCHEDULE(S)
13. MAIN DOOR - REFER TO DOOR SCHEDULE(S)
14. SIGNAGE - WALL MOUNTED LIGHTED SIGN BY OWNER
15. GUTTER AND DOWNSPOUTS - COLOR TO MATCH INSULATED METAL PANELS
16. STANDING SEAM METAL ROOF



Metal Railing



Cement Board Siding



J16 MATERIAL SAMPLES
NOT TO SCALE

A16 EXTERIOR ELEVATION - WEST
SCALE: 1" = 8' (1/8" = 1'-0")

BILBRO & VINE TOWNHOUSES

112 SOUTH BILBRO
MURFREESBORO, TN

PROJ. NO. 2019003

DATE: 02.13.19

| | |
|---------------|----------|
| DR BY | 18 TO 18 |
| CITY PLANNING | |
| CITY PLANNING | |



02.21.19

615.893.7200 (o)
1817 HOLLOWAY CIRCLE
MURFREESBORO, TN 37127

EXTERIOR ELEVATIONS COLOR

A4.10

Conceptual Landscape Plan

6' Privacy Fence

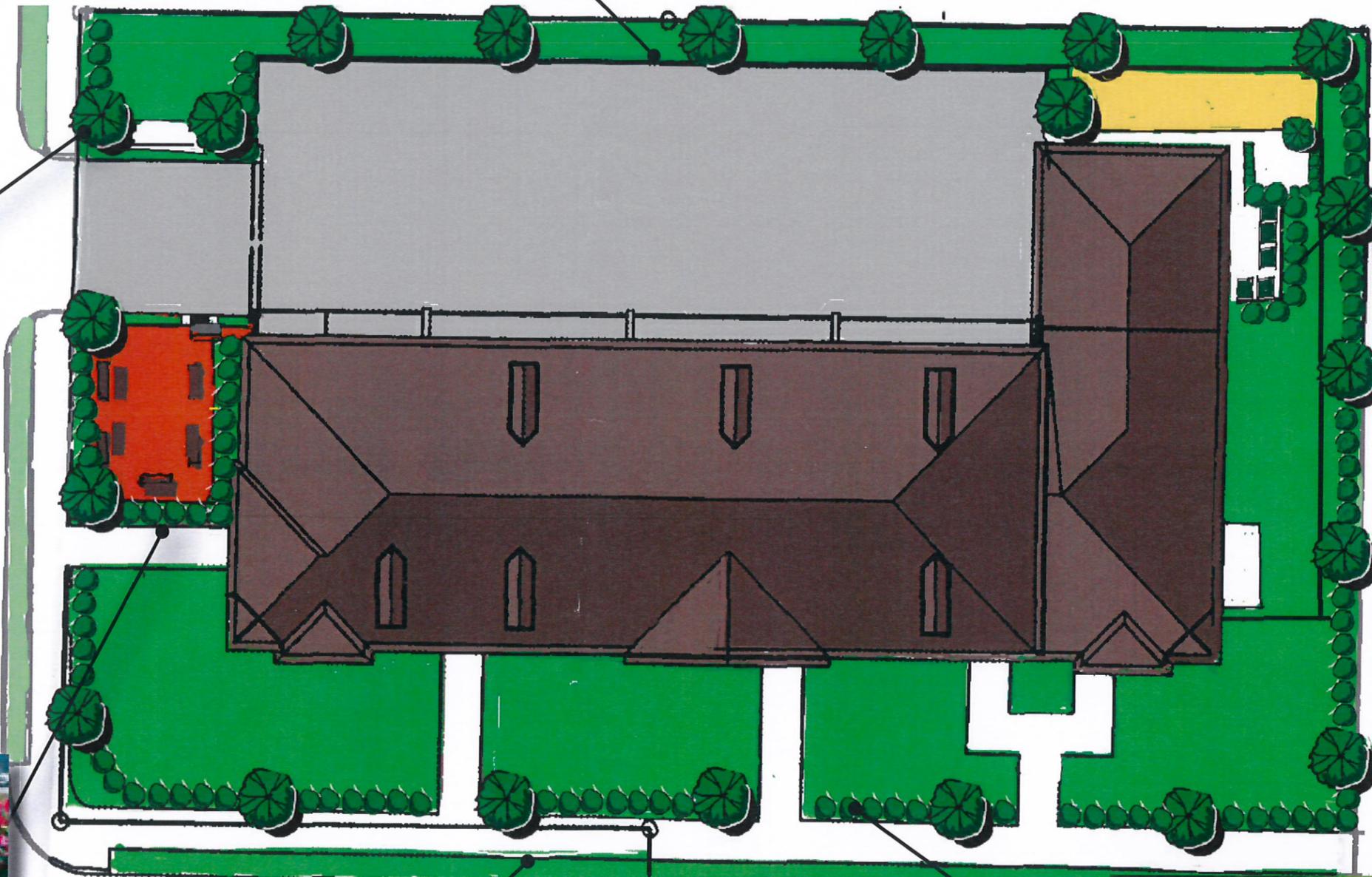


Shade Tree



Screening Shrub

E. VINE ST.



NORTH



Foundation Planting

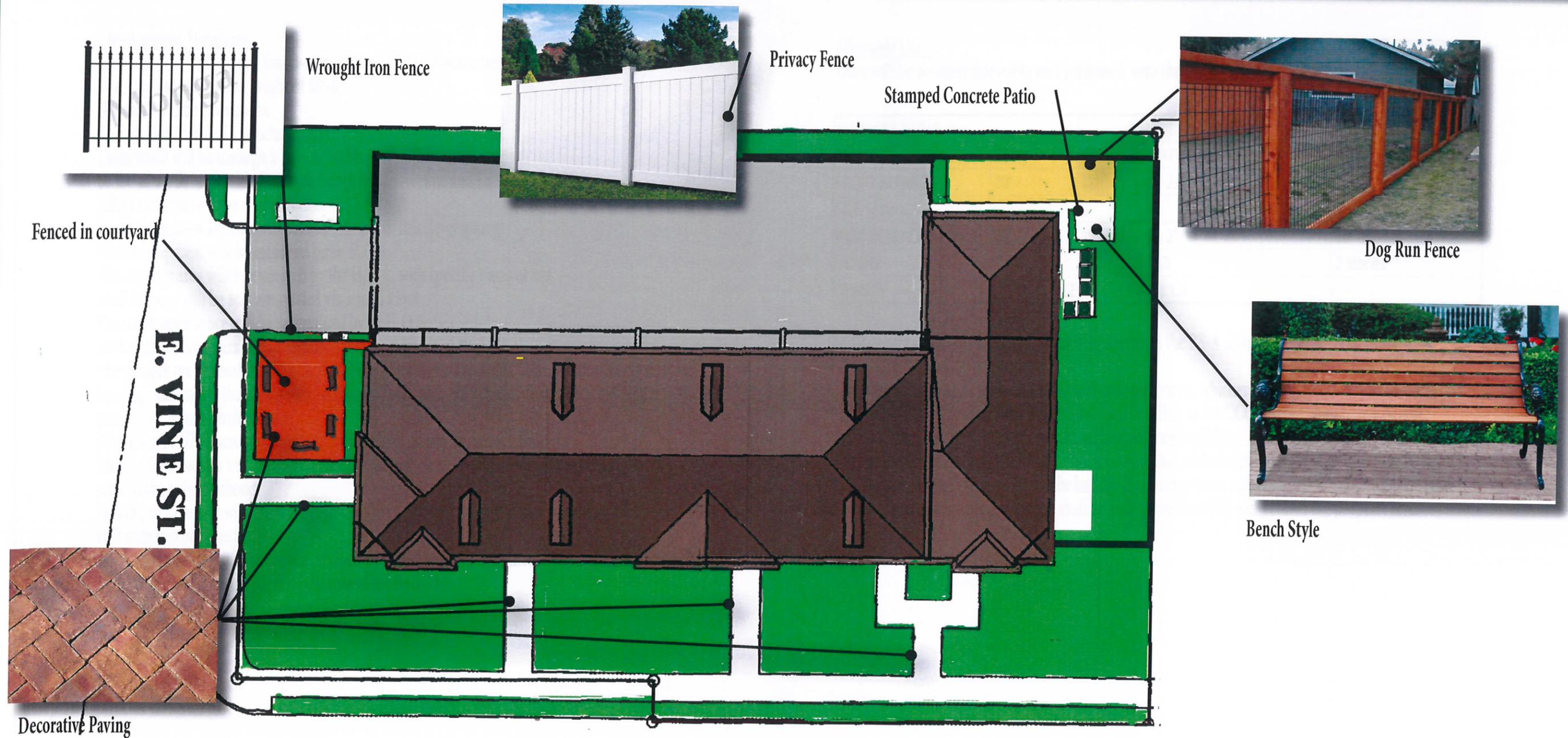
Note: Sidewalk easement to be dedicated to the City of Murfreesboro

Hedge row along front sidewalks on East Vine and South Bilbro



The development will comply with all minimum landscape requirements in Section 27 of the zoning ordinance.

Open Space / Amenities



Formal open space provides a more structured environment and is quantified by 5% of the site which is approximately 794 square feet. The formal open space consist of two seating area and a dog run for the residents to socialize while watching their dogs play. The second seating area is an elegant courtyard along East Vine Street.

Planned Development Criteria & 2035 Plan

General Applicability Per Section 13 - Planned Development Regulations

1. Ownership and division of land: *The site is owned by the developer identified on Sheet 1, The lot is currently zoned RM-12 in the City of Murfreesboro.*
2. Waiver of BZA action: *No BZA actions will be required.*
3. Common open space: *5454 s.f. area will be common open space with 794 s.f. of formal open space encompassing a dog park area, and two patio areas.*
4. Accessibility to site: *The property is accessible from East Vine Street.*
5. Off street parking. *See Sheet 8 for parking calculations*
6. Pedestrian circulation: *Sidewalks will be construction on the subject property on both South Bilbro Avenue and East Vine Street*
7. Privacy and screening: *A privacy fence will separate the rear parking area from the view of the adjacent neighbors.*
8. Zoning and subdivision modifications proposed: *A PRD is being requested for the subject property.*
9. Phasing: *The project shall be completed in one phase.*
10. Annexation: *No annexation is required for this site.*
11. Landscaping: *The townhome development will be designed to meet all minimum landscaping requirements outlined in Section 27 of the Zoning Ordinance. The quantities will be consistent with Section 27, however we are requesting to pull the landscaping out to the sidewalk in lieu of having foundation planting.*
12. Major Thoroughfare Plan: *The PRD is not impacted by the Major Transportation Plan.*
13. Applicant contact information: *Contact information is located on Sheet 1.*



Section 13 – Project Development Criteria Requirements

1. Identification of existing utilities: *Shown in pattern book on Sheet 3*
- 2/3. Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site: *Shown in pattern book Sheet, 5 - 7.*
- 4/5. Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation: *Shown in pattern book Sheet 8-11.*
6. Development schedule: *Construction is projected to begin once all zoning and site planning is approved by the City.*
7. Relationship of the planned development to current city polices and plans: *The development is consistent with the growth in the area. The land use is inconsistent with the “Suburban Residential” designation however the density is higher that is recommended in the 2035 plan. The density requested would be more consistent with the “Urban Auto” classification. The five units being proposed are consistent with the development patterns of the existing neighborhood. We also desire to deviate from the foundation planting requirement and move the the same quantity of landscaping out to the property line on both street frontages in order to give the building a more traditional look.*
8. Proposed deviation from zoning and subdivision ordinance: #1 Requesting not to provide base of building planting yard and instead plant a row of hedges behind the sidewalk on both front yards. #2 Garages to be used for total parking requirement. #3 Ridge line of building is upwards of 48’, however the calculated building height is 39’ (as per table Appendix A-Zoning) (Figure 1) Illustrations of Building Height. #4 See sheet 13- “Setback Table.”
9. Site tabulation data for land area, FAR, LSR, and OSR:

| SITE DATA | | |
|-------------------|--------------------|-------------------|
| Total Land Area | 15683 SF | |
| Total Open Space | Required: 3,136 SF | Provided: 5454 SF |
| Formal Open Space | Required: 784 SF | Provided: 794 SF |
| Total Impervious | 8625 SF | |
| Total Pervious | 7058 SF | |
| F.A.R. | | 0.88 |
| L.S.R. | | 1.02 |
| O.S.R. | | 1.13 |

10. The nature and extent of any overlay zones as described in Section 24 and 34: *The proposed development is in the City Core Overlay. The “Setback Table” on Sheet 13 shows the exceptions to the CCO standards we are requesting.*

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 11, 2020
PROJECT PLANNER: AMELIA KERR**

3.c. Zoning application [2019-434] for approximately 2.42 acres located along East College Street, North Spring Street, East Lytle Street, and North Church Street to be rezoned from OG-R to PUD (One East College PUD), 705 4th Avenue South Holding Company applicant.

The subject property is located in the 100 block of East College Street and North Spring Street. The property is approximately 2.42 acres and is identified as Tax Map 091K, Group G, Parcels 8.00, 8.01 and 9.00 and is developed with the former location of First United Methodist Church/Franklin Synergy Bank. The property is presently zoned OG-R (General Office - Residential District) and CCO (City Core Overlay District), as shown on the attached map. The applicant wishes to rezone the property to PUD (Planned Unit District). The proposed PUD (One East College PUD) would be constructed in 5 phases and would consist of a mix of uses, including residential living, office, hotel, retail, restaurants, a parking garage, and refurbishing the existing church sanctuary and bell tower as an event space or restaurant. The zoning request will not remove the property from the CCO.

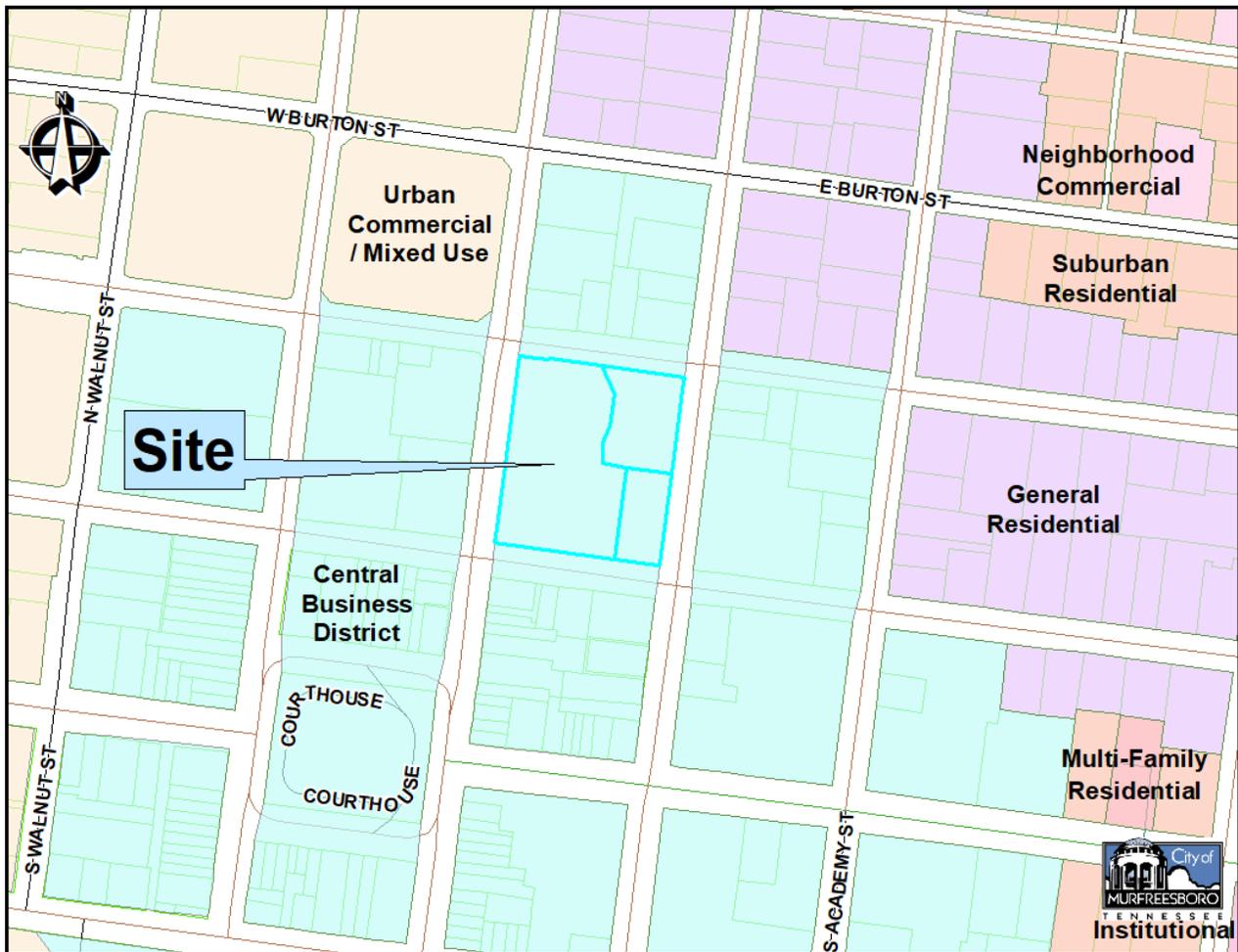
The proposed development would include one 56,215 square-foot, 4-story mixed use building for retail, restaurants, and a small police precinct on the street level and offices on the upper three floors. The proposed development also includes a 6-story, 110-room hotel building with 54,273 square-feet of area including some retail on the first floor. The proposed parking garage building is 8.5 stories, including one parking level below grade and consists of 692 required parking spaces and the addition of 200 non-dedicated parking spaces. The parking garage will be surrounded with five stories of residential dwelling units with an additional four stories of penthouse residential dwelling units on top of the parking garage along East Lytle Street, for a total of 156 1-bedroom, studio, 2-bedroom, and 3-bedroom dwelling units with total square footage of 185,634 and a density of 64.64 dwelling units per acre. The First United Methodist Church sanctuary and bell tower will be restored and repurposed. The proposed amenities for the residential buildings will include a fitness center and clubhouse for the dwelling units surrounding the parking garage and a roof top terrace for the penthouse dwelling units. Amenities also include a gated dog park between the hotel and residential buildings and gated promenade with green space and seating area for residents between the retail/office building and the residential building. Public amenities would include a public outdoor plaza and bicycle parking racks.

Adjacent Zoning and Land Uses

The subject property is surrounded to the south and west with the CBD (Central Business District) with multiple businesses, offices, restaurants, and the Center for the Arts. Properties to the north and east are zoned OG-R -- to the north consists of a mixture of residential uses and small businesses and to the east are small businesses and the location of the First Presbyterian Church. The Rutherford County Judicial Building lies to the northwest and is zoned PND (Planned Institutional District) and the southeast corner adjacent to the subject property is zoned CH (Commercial Highway District).

Future Land Use Map

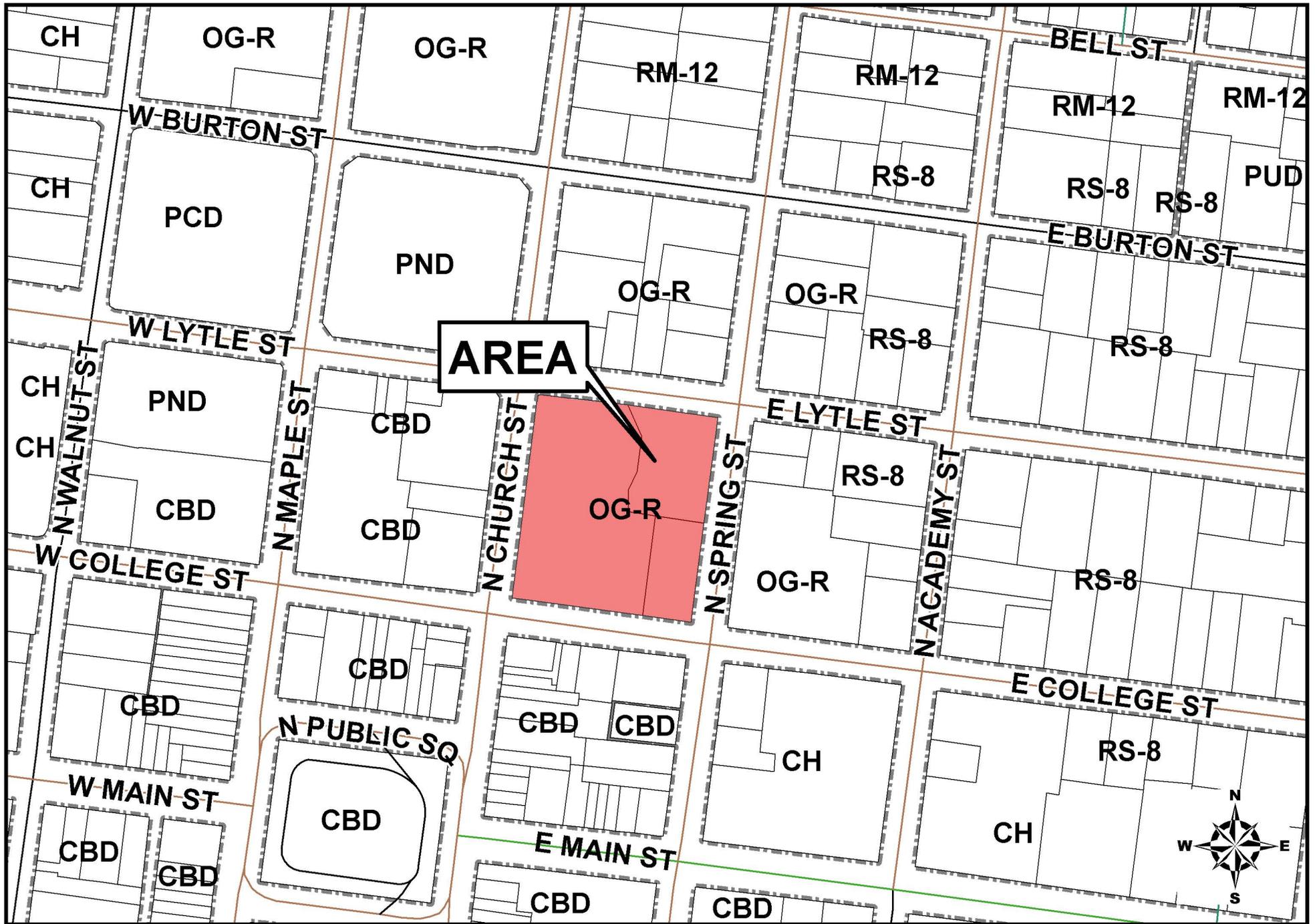
The future land use map of the *Murfreesboro 2035 Comprehensive Plan*, which was adopted in July 2017, recommends that *Downtown Mixed-Use Central Business District* is the most appropriate land use character for the subject property, as shown on the map below.



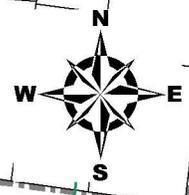
Compatible existing zoning districts are CBD (Central Business District), MU (Mixed-Use District), and PUD (Planned Unit District). Examples of development types in the *Downtown Mixed-Use Central Business District* land use character include “an active mix and concentration of uses and public gathering/event spaces in a main street setting.” Recommended allowable uses included “multi-family residential uses, entertainment, restaurants, department stores, and other retail, general and professional offices, and hotels.” This land use character is also characterized by “streets and other public spaces framed by buildings with zero/minimal front setbacks, creating architectural enclosure.” It is Staff’s opinion that the proposed zoning request is consistent with the recommendation of the future land use map of the *Murfreesboro 2035 Comprehensive Plan*.

Action Needed

A copy of the pattern book has been included in the agenda materials. The applicant will be available at the Planning Commission meeting to make a presentation regarding the proposed rezoning and to answer questions. The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



Zoning Request for Property Along East College Street,
 North Church Street, North Spring Street & East Lytle Street
 OG-R to PUD (One East College PUD)



T E N N E S S E E

Planning Department
 City of Murfreesboro
 111 W. Vine St.
 Murfreesboro, TN 37130
www.murfreesborotn.gov



Zoning Request for Property Along East College Street,
 North Church Street, North Spring Street & East Lytle Street
 OG-R to PUD (One East College PUD)



T E N N E S S E E

Planning Department
 City of Murfreesboro
 111 W. Vine St.
 Murfreesboro, TN 37130
www.murfreesborotn.gov



City of Murfreesboro
Planning and Engineering Department
 111 W. Vine Street, P.O. Box 1139
 Murfreesboro, TN 37133-1139
 (615) 893-6441 Fax (615) 849-2606
 www.murfreesborotn.gov

Creating a better quality of life

| | |
|--|----------|
| Zoning & Rezoning Applications – other than rezoning to planned unit development | \$700.00 |
| Zoning & Rezoning Applications – Planned Unit Development, initial or amended | \$950.00 |

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A non-refundable application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: 705 4th Avenue South Holding Company c/o Brian Davis

Address: 217 ward Circle City/State/Zip: Brentwood, TN 37027

Phone: 615-376-1110 x 1580 E-mail address: bndavis@trccsi.com

PROPERTY OWNER: 705 4th avenue south holding company

Street Address or property description: The block between E. Lytle, N. Church, E College, and N. Spring St

and/or Tax map #: 91K Group: G Parcel (s): 8.00, 8.01, 9.00

Existing zoning classification: OG-R

Proposed zoning classification: PUD Acreage: _____

Contact name & phone number for publication and notifications to the public (if different from the applicant): Matt Taylor 615-890-7901

E-mail: mtaylor@sec-civil.com

APPLICANT'S SIGNATURE (required): 

DATE: 9-12-19

*****For Office Use Only*****

Date received: _____ **MPC YR.:** _____ **MPC #:** 2019-434

Amount paid: 950.00 **Receipt #:** 293626

ONE EAST COLLEGE

A REQUEST FOR REZONING TO A PLANNED UNIT DISTRICT (PUD)
 Murfreesboro, Tennessee



Initial Submittal January 16, 2020
 Resubmitted February 7, 2020 for the February 19, 2020 Planning Commission Workshop
 Resubmitted March 4, 2020 for the March 11, 2020 Planning Commission Public Hearing

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SEC Project #18060

Company Name: SEC, Inc.
 Profession: Planning, Engineering, Landscape Architecture
 Attn: Matt Taylor & Rob Molchan
 Phone: (615) 890-7901
 Email: mtaylor@sec-civil.com / rmolchan@sec-civil.com
 Web: www.sec-civil.com

850 Middle Tennessee Blvd.
 Murfreesboro, Tennessee 37129



Company Name: TRC CSI, INC.
 Profession: Design & Construction
 Attn: Brian N. Davis
 Phone: 615-376-1110
 Email: bndavis@TRCCSI.com
 Web: www.trecsi.com

217 Ward Circle
 Brentwood, TN 37027



Company Name: Kline Swinney Associates
 Profession: Architect
 Attn: Bart Kline
 Phone: 615-255-1854
 Email: bkline@ksarchitects.com
 Web: http://www.ksarchitects.com

22 Middleton Street
 Nashville, TN 37210



Company Name: orcutt | winslow
 Profession: Architect
 Attn: Alex Ruiz
 Phone: 615-298-2525
 Email: ruiz.a@owp.com
 Web: http://www.owp.com

5016 Centennial Blvd
 Nashville, TN 37209



Company Name: One East College, LLC.
 Profession: Developer
 Attn: Surendra Ramanna / Brian N. Davis
 Phone: 615-661-7979
 Email: sramanna@TRCCSI.com / bndavis@TRCCSI.com



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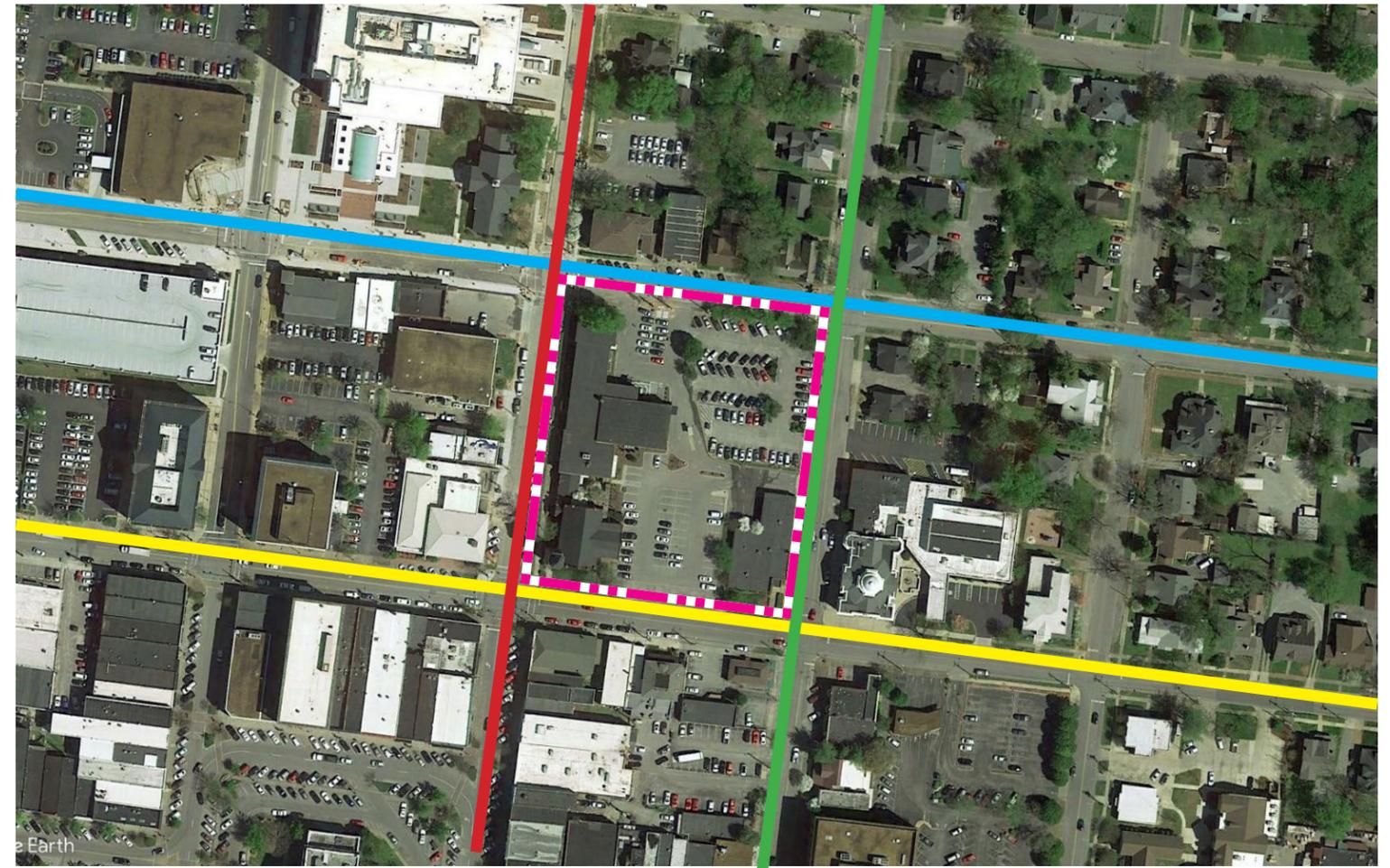
INTRODUCTION

SYNOPSIS/REQUEST

One East College, LLC. respectfully requests rezoning of the One East College Property located on the 100 Block of East College Street and North Spring Street from General Office District - Residential (OG-R) in the City Core Overlay District (CCO) to a Planned Unit District (PUD)(CCO) to create One East College. The property is the entire 100 block located at East College Street and North Spring Street. The site is identified as Parcels 8.00, 8.01, and 9.00 of Tax Map 91K, and is approximately 2.42 acres.

One East College will consist of a mix of uses from residential living, office space, hotel, retail, restaurants, and a parking garage. This development is proposing a total of 156 residential units ranging from one to three bedroom units along with studios. The Hotel will accommodate 110 rooms and will be approximately 54,500 s.f. in size. The proposed Offices will be 42,500 s.f. in size and complimented with 14,200 s.f. of retail and restaurants. The buildings will range in heights and have a maximum of 12.5 stories at 145 feet tall. Heights of the surrounding structures have been considered to avoid overshadowing existing users. The Retail and Office Building will have a maximum of 4 floors and will have retail and/or restaurants on the ground floor with offices above. Additionally, the first floor of this building will house approximately 1,000 s.f. for a police precinct. The residential and parking garage building will include 8.5 stories of parking and 9 stories of residential, 5 stories around the parking garage with 4 stories on top/above the parking garage. The proposed hotel will consist of 6 floors. The existing church will remain, and will be repaired and re-purposed.

Sidewalks with lighting and street trees will create a sense of place that reflects the core of downtown Murfreesboro. The articulating facade of the buildings will add variety and character to the area. Plazas and open spaces will provide pedestrians a place to sit and relax while softening the area with landscape. One East College will provide a mix of uses and services adding a cohesive but unique aspect to downtown Murfreesboro.



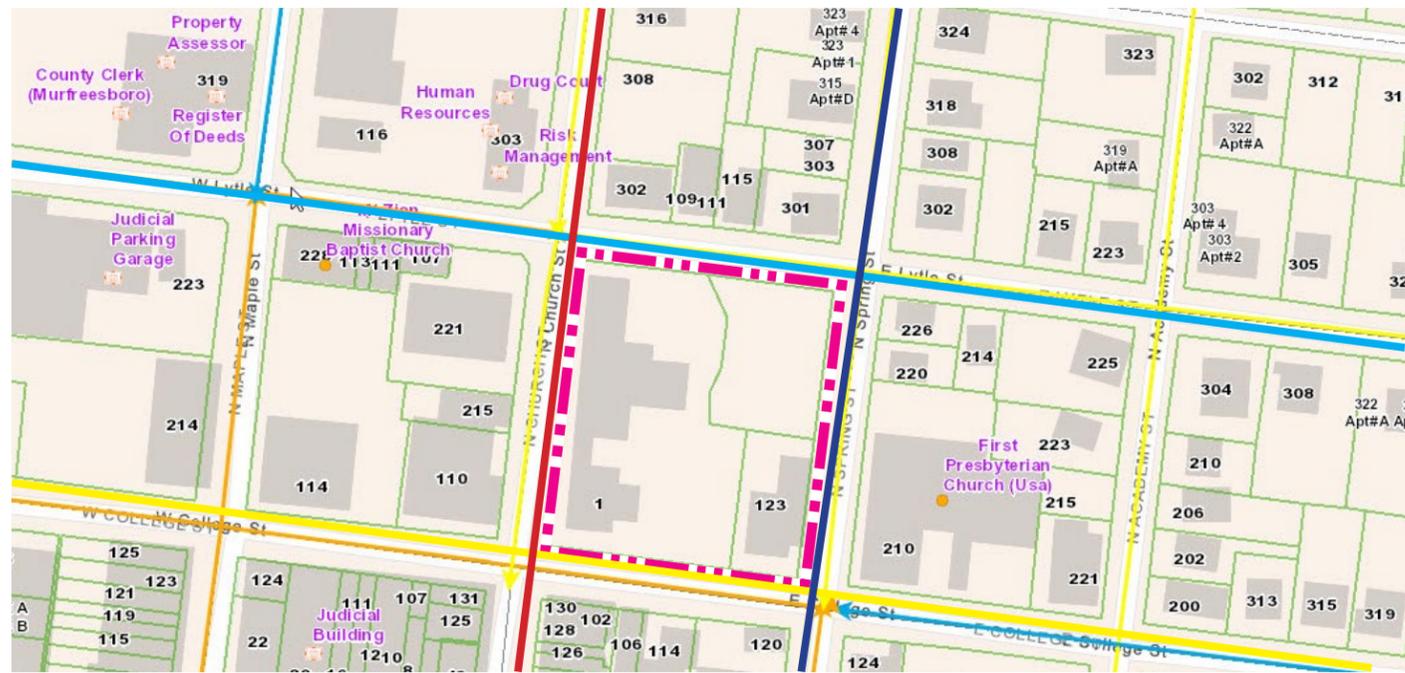
AERIAL PHOTOGRAPH

Not To Scale

- East Lytle Street
- East College Street
- North Church Street

- North Spring Street

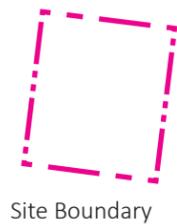




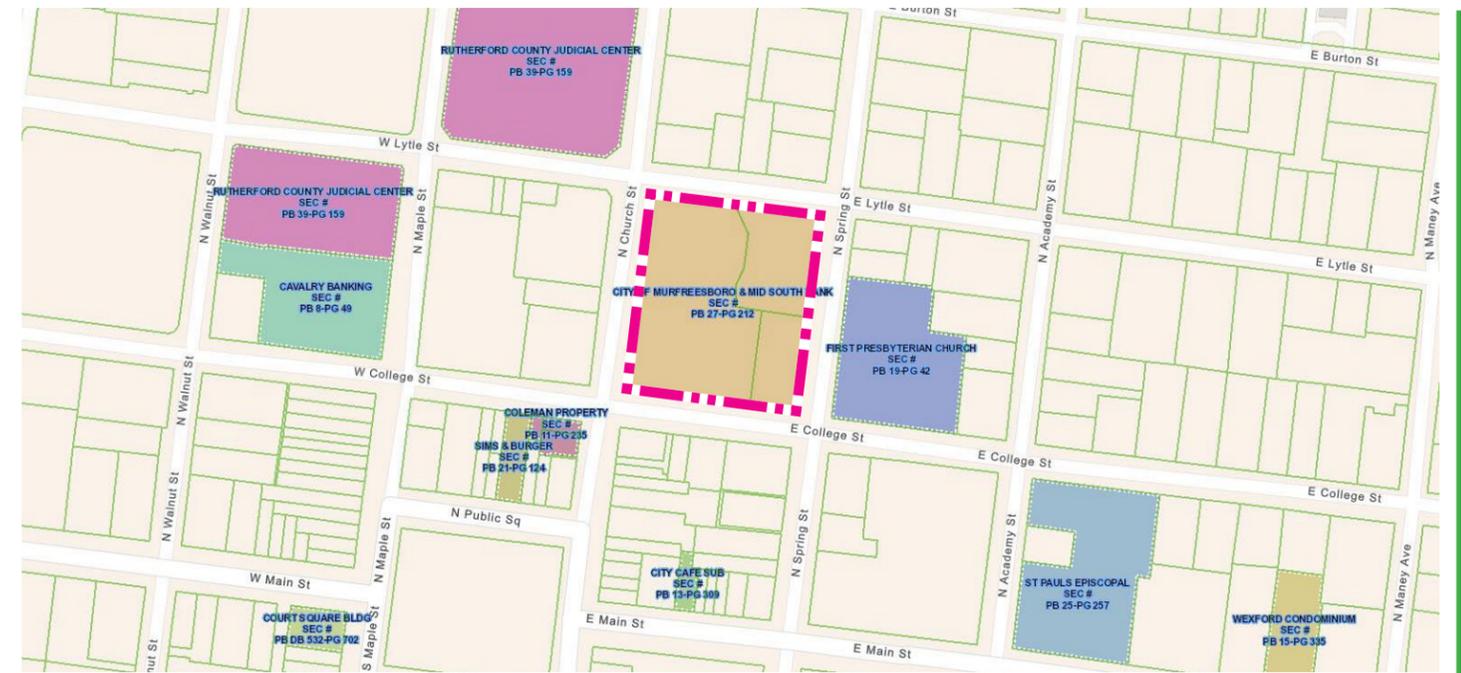
2040 MAJOR THOROUGHFARE PLAN

Not To Scale

- East Lytle Street
- East College Street
- North Church Street
- North Spring Street



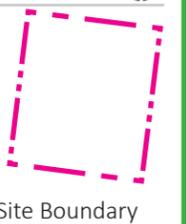
The property has/will have access to the existing public rights-of-way of North Spring Street, East Lytle Street, East College Street, and North Church Street. Patrons, hotel guests, and residents will be able to access the site directly by vehicle via the parking structure and on-street parking. The current conceptual design has access proposed directly via the parking structure entrances/exits found on East Lytle Street and North Spring Street. No roadways within the area are slated for improvements as per the Murfreesboro 2040 Major Thoroughfare Plan. However, the city plans to continue the Lytle Street improvements towards the East in the future, and improve the remainder of this block.



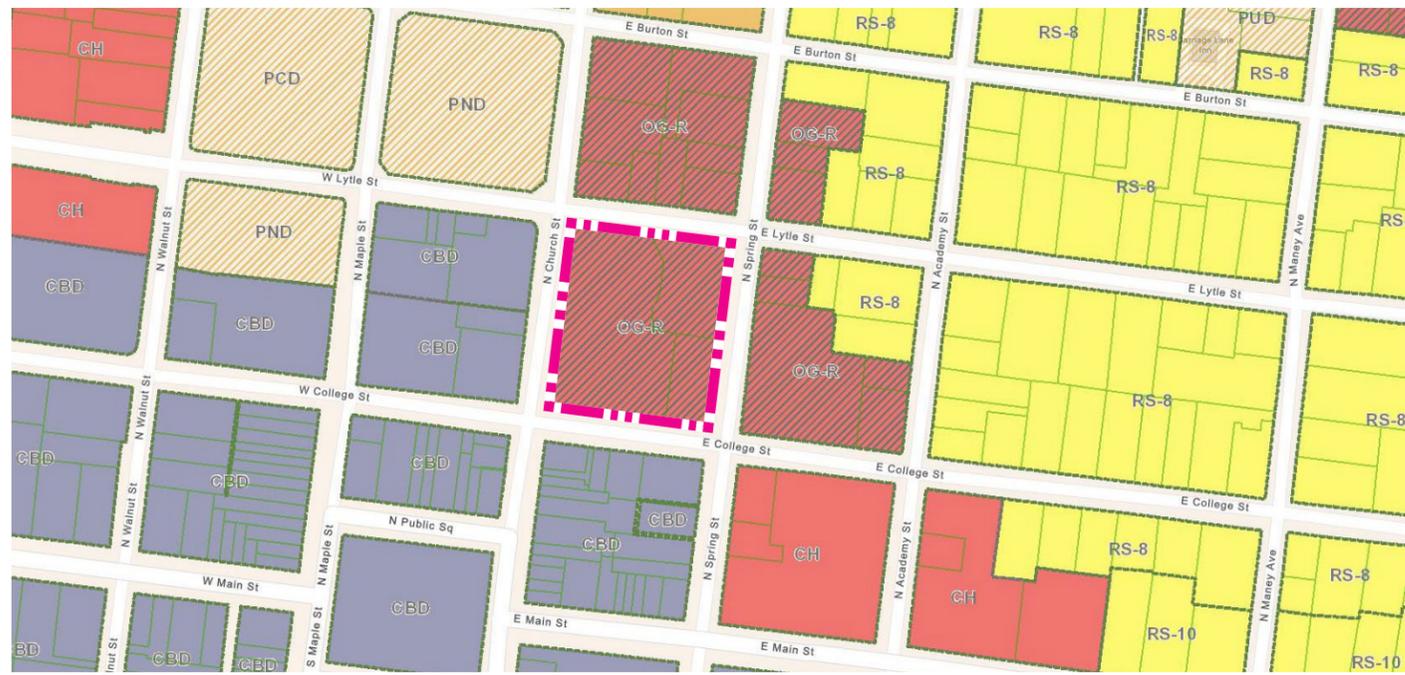
SUBDIVISION MAP

Not To Scale

- City of Murfreesboro and Mid South Bank
- Cavalry Banking
- Rutherford County Judicial Center
- First Presbyterian Church
- St. Paul's Episcopal Church
- Coleman Property
- Wexford Condominium
- Court Square BLDG
- Sims & Burger
- City Safe Sub



One East College is surrounded by a mixture of retail, restaurants, offices, and municipal properties. Directly east is the First Presbyterian Church, Roger Jean Anne OD office, and a boutique shop. Directly north on the other side of East Lytle Street is a mix of shops and services such as a salon and tattoo shop. West side of the property faces the rear of a retail cluster, a restaurant/bakery, and the Center of the Arts theater.



ZONING MAP

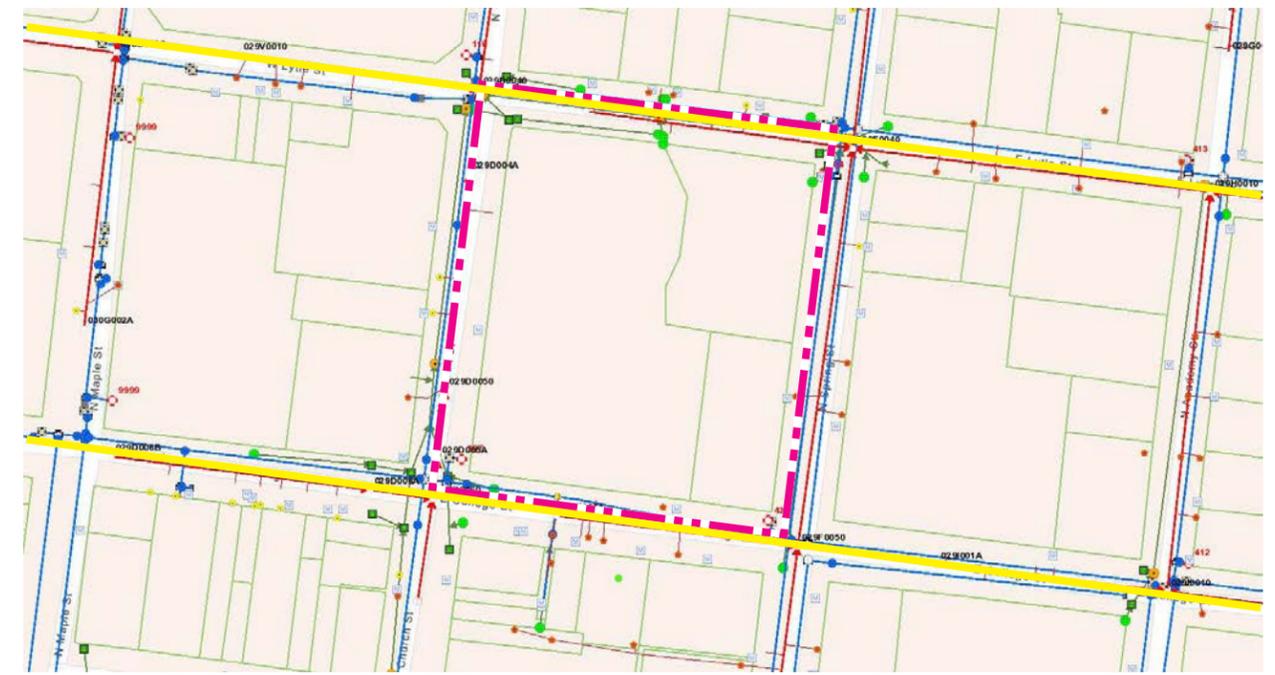
Not To Scale 

- | | |
|--|---|
|  Residential Single-Family (RS-10) |  General Office District- Residential (OG-R) |
|  Residential Single-Family (RS-12) |  Planned Institutional District (PND) |
|  Central Business District (CBD) |  Planned Unit District (PUD) |
|  Commercial Highway (CH) |  Planned Commercaill District (PCD) |



Site Boundary

The surrounding area consists of a mixture of zoning types and uses. The land to the east and north is zoned General Office District-Residential (OG-R). Areas directly south and west of the site are zoned Central Business District (CBD). The entire city block to the southeast is zoned commercial highway (CH), while the block to the northwest is zoned Planned Institutional District (PND). This site is also within the City Core Overlay District (CCO). The proposed PUD's mix of uses will be a seamless addition to the area and will unify and elevate the area into a more cohesive downtown element.



UTILITY MAP

Not To Scale 

- | | |
|--|--|
|  WATER |  ELECTRIC |
|  SEWER | |
|  STORMWATER | |



Site Boundary



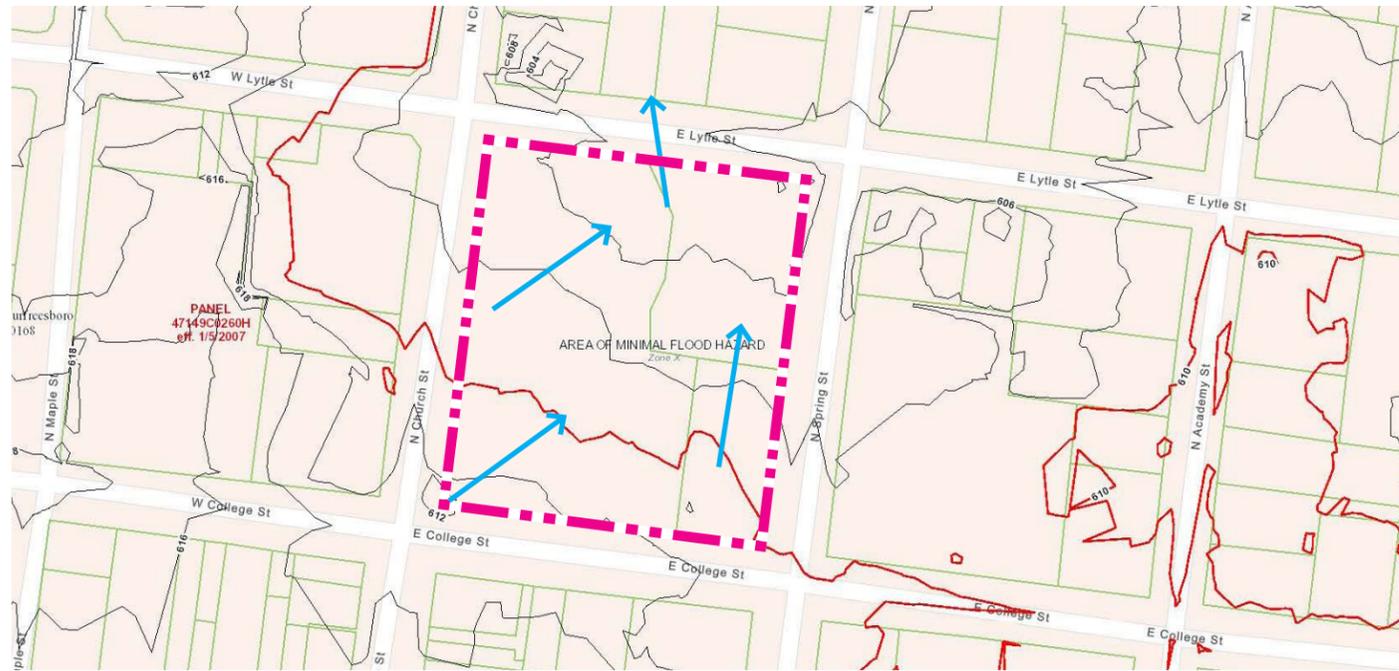
Water service will be provided by Murfreesboro Water Resource Department. There is existing 8 inch ductile iron and cast iron water lines along all sides of the development. The developer will be responsible for extending the waterline into the site for domestic and fire water service.



Sanitary sewer service will be provided by the Murfreesboro Water Resource Department. Sanitary sewer service can connect to an existing 8" gravity sewer line along all sides of the development. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property.



Electric service will be provided by the Murfreesboro Electric Department. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.



HYDROLOGY AND TOPOGRAPHY MAP

Not To Scale

➡ WATER FLOW DIRECTION

— INTERMEDIATE CONTOURS

— INDEX CONTOURS



Site Boundary

The topographic map above shows the site's topographic high point generally at the south western corner of the property. From this high point, the property drains towards the north and east. Stormwater that drains to the north, flows towards East Lytle Street. Stormwater drains currently capture water and the remaining flows to the surrounding street and into the curb and gutter system.

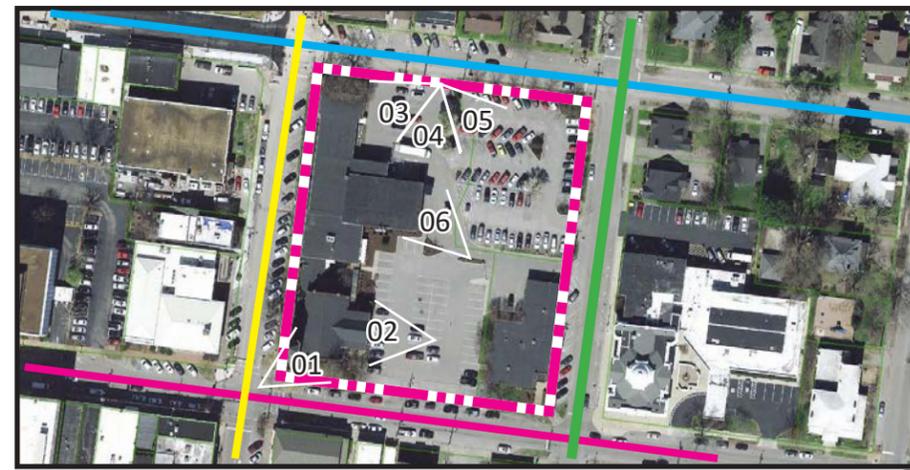


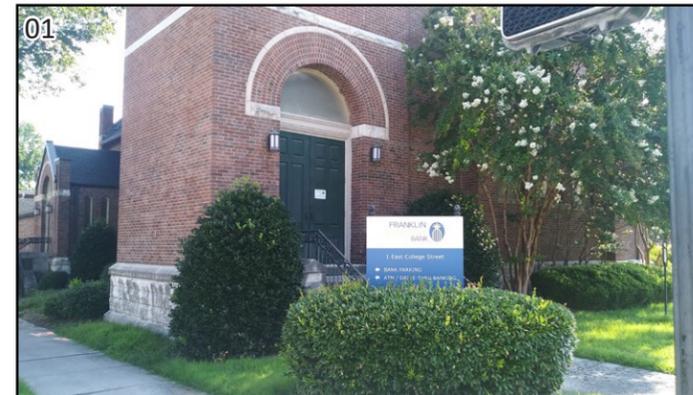
PHOTO DIRECTION MAP

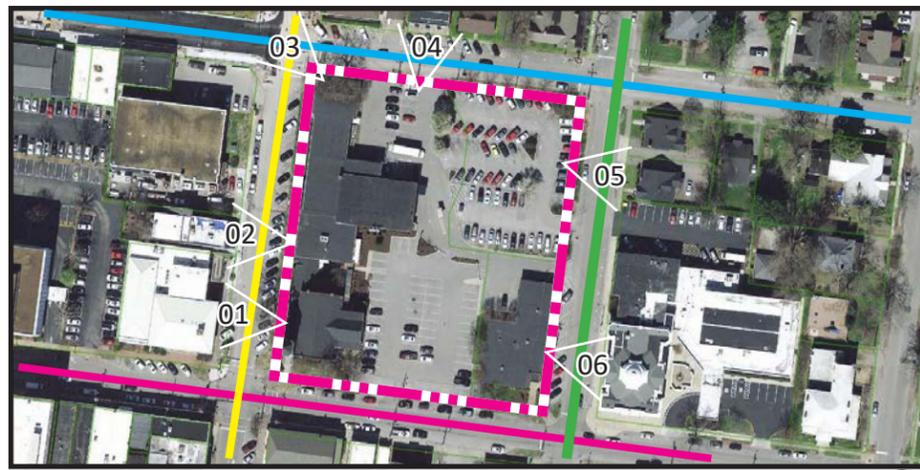
Not To Scale

- East Lytle Street
- East College Street
- North Church Street
- North Spring Street



Site



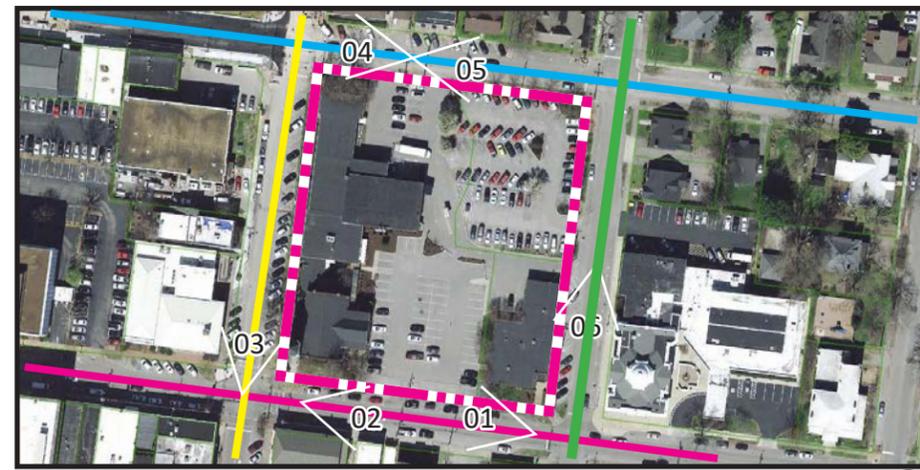


- █ East Lytle Street
- █ East College Street
- █ North Church Street
- █ North Spring Street



PHOTO DIRECTION MAP

Not To Scale

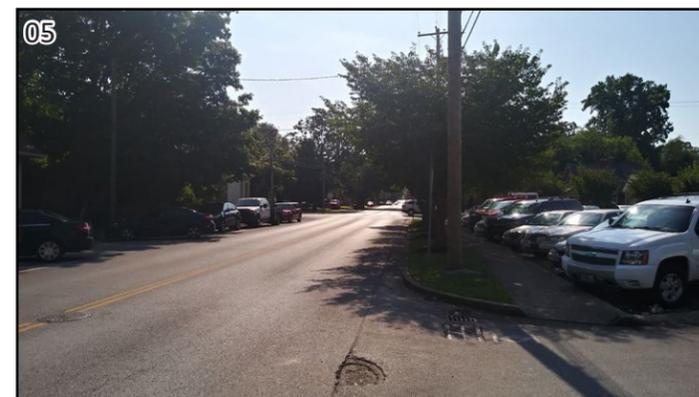


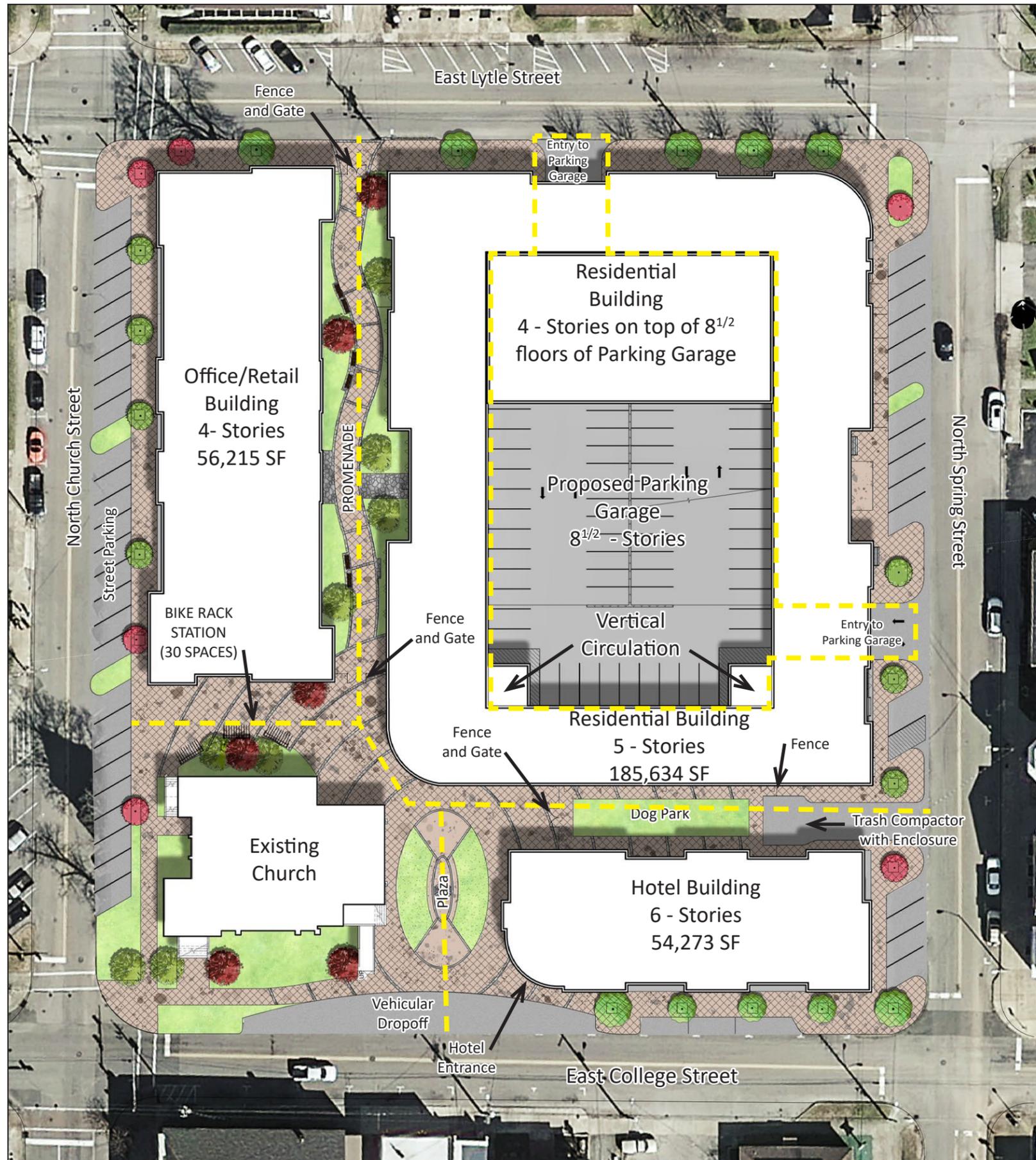
- █ East Lytle Street
- █ East College Street
- █ North Church Street
- █ North Spring Street



PHOTO DIRECTION MAP

Not To Scale





PROJECT DATA:

TOTAL LAND AREA: 2.42 ACRES
 DENSITY: 156 RESIDENTIAL UNITS/2.42 AC = 64.46 UNITS/AC

RESIDENTIAL/PARKING GARAGE BUILDING
 5-FLOORS RESIDENTIAL AROUND GARAGE 157,080 SF.*
 4-FLOORS RESIDENTIAL ABOVE GARAGE 28,554 SF.*
 TOTAL RESIDENTIAL AREA 185,634 SF.*

GARAGE PARKING AREA 185,307 SF.*
 TOTAL RESIDENTIAL/GARAGE BUILDING: 307,941 SF.*
 *(S.F. EXCLUDES VERTICAL CIRCULATION)

HOTEL BUILDING
 1ST-6TH FLOOR 54,273 SF.
 TOTAL HOTEL BUILDING AREA: 54,273 SF.

OFFICE/RETAIL BUILDING
 1ST FLOOR RETAIL/RESTAURANT 14,173 SF.
 2ND OFFICE 14,014 SF.
 3RD OFFICE 14,014 SF.
 4TH OFFICE 14,014 SF.
 TOTAL OFFICE BUILDING AREA: 56,215 SF.

EXISTING CHURCH/EVENT SPACE: 5,300 SF.

BUILDING AREAS:
 RESIDENTIAL BUILDING AREA 185,634 SF.
 PARKING GARAGE AREA 185,307 SF.
 HOTEL BUILDING AREA 54,273 SF.
 OFFICE/RETAIL BUILDING AREA 56,215 SF.
 EXISTING CHURCH/EVENT SPACE 5,300 SF.
TOTAL BUILDING AREA: 486,792 SF.

PARKING REQUIREMENTS:

RESIDENTIAL BUILDING
 72 1-BEDROOM UNITS 1.5 / UNIT 108 SPACES
 40 STUDIOS 1.5 / UNIT 60 SPACES
 40 2-BEDROOM UNITS 2.2 / UNIT 88 SPACES
 4 3-BEDROOM UNITS 3.3 / UNIT 13.2 SPACES
 156 DWELLING UNITS TOTAL
 RESIDENTIAL PARKING REQUIRED 270 SPACES

HOTEL BUILDING
 110 KEYS 1.0 SPACE PER KEY 110 SPACES

OFFICE/RETAIL BUILDING
 3-FLOORS OFFICE 115 SPACES

EXISTING CHURCH PARKING
 5,300 SF. (1 SPACE / 100 SF.) 53 SPACES

PARKING REQUIRED:
 TOTAL PARKING REQUIRED = 548 SPACES
 20-25% SHARED PARKING REDUCTION = -137 SPACES
 NET TOTAL PARKING REQUIRED = 411 SPACES
 UNRESERVED PARKING FOR DOWNTOWN = +200 SPACES
TOTAL PARKING REQUIRED FOR SITE: 611 SPACES

PARKING PROVIDED:
 ON-STREET SPACES = 45 SPACES
 NON-HC GARAGE SPACES = +570 SPACES
 TOTAL NON-HC SPACES = 615 SPACES
 HC SPACES = +12 SPACES
TOTAL PROVIDED = 627 SPACES

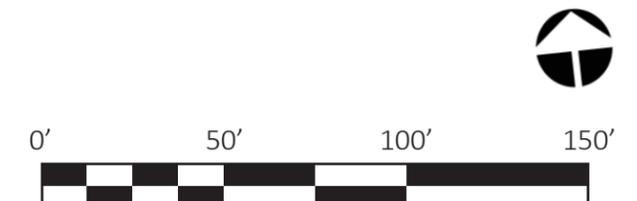
ON SITE BICYCLE SPACES PROVIDED 30 SPACES
 * TIFF PARKING WAS REQUIRED FOR PUBLIC PARKING IN GARAGE AS A PART OF THE PROJECT'S TIFF AGREEMENT

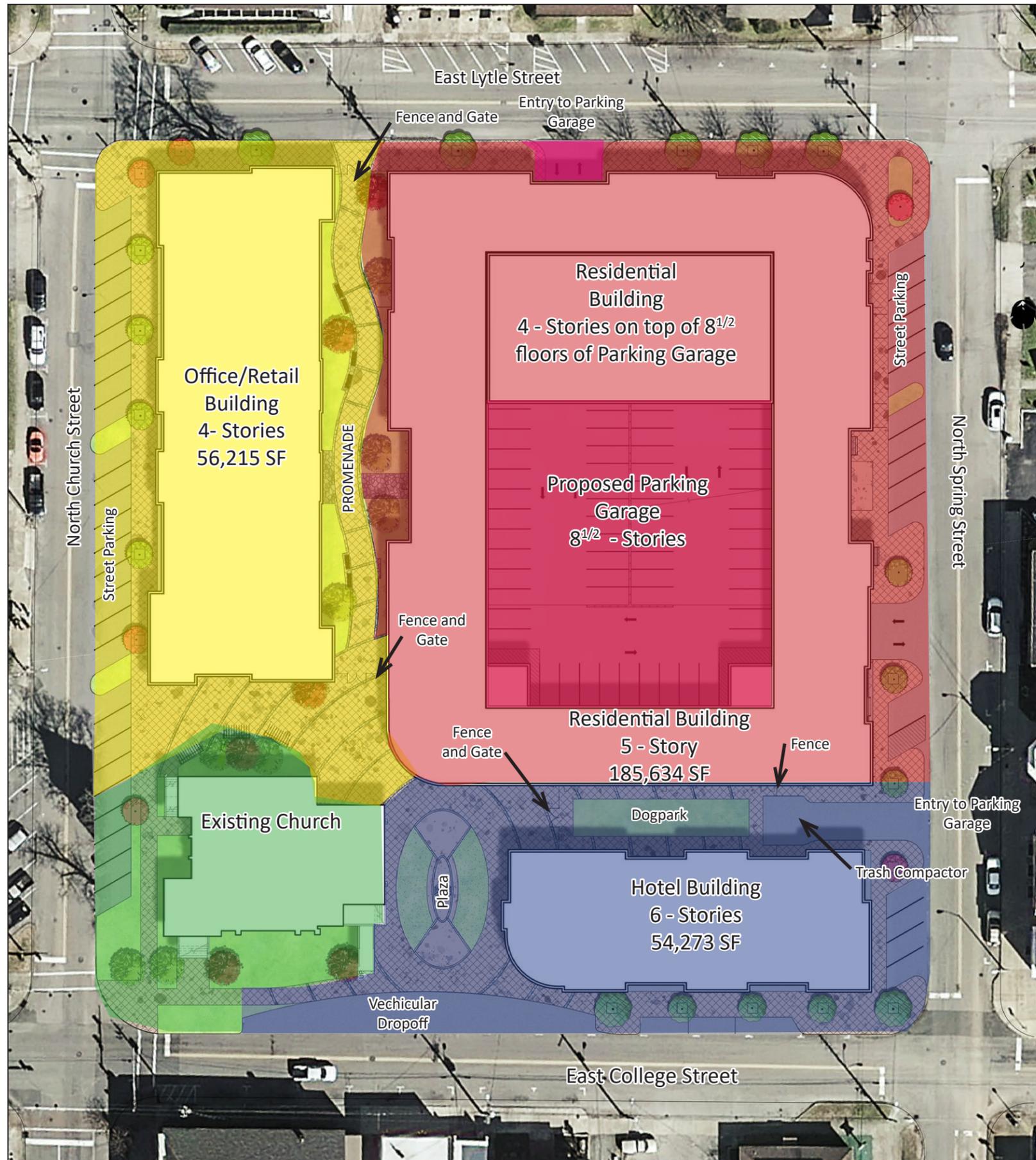
*25% OF THE PARKING SPACES WITHIN THE PARKING STRUCTURE ARE COMPACT SPACES 7'-6" WIDE. THE REMAINING PARKING SPACES ARE 8'-6" WIDE

BUILDING HEIGHTS:

OFFICE BUILDING: 4 STORIES: UP TO 64'-0"
 HOTEL BUILDING: 6 STORIES: UP TO 72'-0"
 RESIDENTIAL/GARAGE BUILDING: 12.5 STORIES UP TO 145'-0"
 (RESIDENTIAL BUILDING HEIGHT TAKEN FROM FINISH GRADE TO TOP OF STRUCTURE ON EAST LYTLE STREET)

-  Proposed Building
-  Proposed Property Lines
-  Sidewalks/Walkways
-  Roadway
-  Open/Landscape Areas





- Phase 1 - Parking Garage
- Phase 2 - Office Building
- Phase 3 - Residential
- Phase 4 - Hotel
- Phase 5 - Church Repair and Re-purposing

- The project is anticipated to be built in 5 phases
- Phase 5 construction to begin prior to Certificate of Occupancy for the hotel.
- Construction of Phase 1 is planned to begin within 90-120 days after the completion of the rezoning process
- The timing of the remaining phase of construction will be market driven and dependent upon the absorption of the units/tenants in the previous phase.

| Average Week Day Parking Use Projections | | | | | | | | | | | | | |
|--|-------------|-------|-----------------|-------------|-------|------|-----------------|-------------|--------------|--------------------|-------------------|--------------------|--|
| Time Period | Residential | Hotel | Office Building | | | | | | | Church Event Space | Total Spaces Used | Open Public Spaces | Total Spaces Provided Including Shared |
| | | | Level 1 | | | | | Level 2/3/4 | | | | | |
| | | | Restaurant | Coffee Shop | Deli | Bank | Police Precinct | Common Area | Office Areas | | | | |
| 1 | 217 | 83 | 36.00 | 8.00 | 14.00 | 6.00 | 2.00 | 0.00 | 86 | 40 | 300 | 392 | 692 |
| 10:00 PM to 8:00 AM | 217 | 83 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 392 | 692 |
| 2 | 217 | 20 | 36 | 8 | 14 | 6 | 3 | 0 | 86 | 0 | 390 | 302 | 692 |
| 8:00 AM to 5:00 PM | 217 | 20 | 36 | 8 | 14 | 6 | 3 | 0 | 86 | 0 | 390 | 302 | 692 |
| 3 | 217 | 83 | 36 | 8 | 14 | 0 | 3 | 0 | 0 | 53 | 414 | 278 | 692 |
| 5:00 PM to 10:00 PM | 217 | 83 | 36 | 8 | 14 | 0 | 3 | 0 | 0 | 53 | 414 | 278 | 692 |

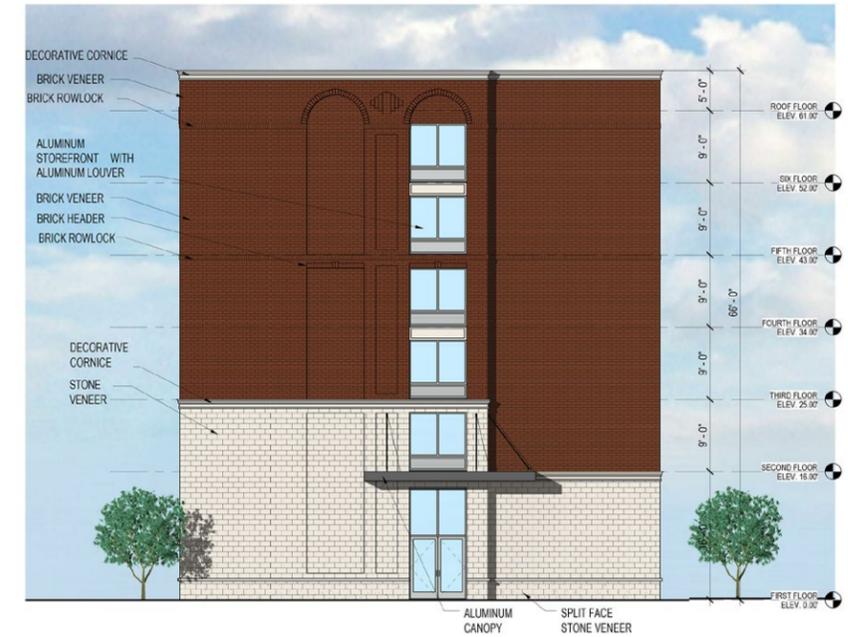
| Average Saturday & Sunday Day Parking Use Projections | | | | | | | | | | | | | |
|---|-------------|-------|-----------------|-------------|-------|------|-----------------|-------------|--------------|--------------------|-------------------|--------------------|--|
| Time Period | Residential | Hotel | Office Building | | | | | | | Church Event Space | Total Spaces Used | Open Public Spaces | Total Spaces Provided Including Shared |
| | | | Level 1 | | | | | Level 2/3/4 | | | | | |
| | | | Restaurant | Coffee Shop | Deli | Bank | Police Precinct | Common Area | Office Areas | | | | |
| 1 | 216.8 | 82.5 | 36.00 | 8.25 | 14.48 | 5.63 | 2.48 | 0.00 | 86.4 | 39.75 | 300 | 392 | 692 |
| 10:00 PM to 8:00 AM | 217 | 83 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 392 | 692 |
| 2 | 217 | 20 | 36 | 8 | 14 | 0 | 3 | 0 | 0 | 53 | 351 | 341 | 692 |
| 8:00 AM to 5:00 PM | 217 | 20 | 36 | 8 | 14 | 0 | 3 | 0 | 0 | 53 | 351 | 341 | 692 |
| 3 | 217 | 83 | 36 | 8 | 14 | 0 | 3 | 0 | 0 | 53 | 414 | 278 | 692 |
| 5:00 PM to 10:00 PM | 217 | 83 | 36 | 8 | 14 | 0 | 3 | 0 | 0 | 53 | 414 | 278 | 692 |



Proposed Hotel Elevations:



West Elevation - Facing Existing Church



East Elevation - Facing North Spring Street

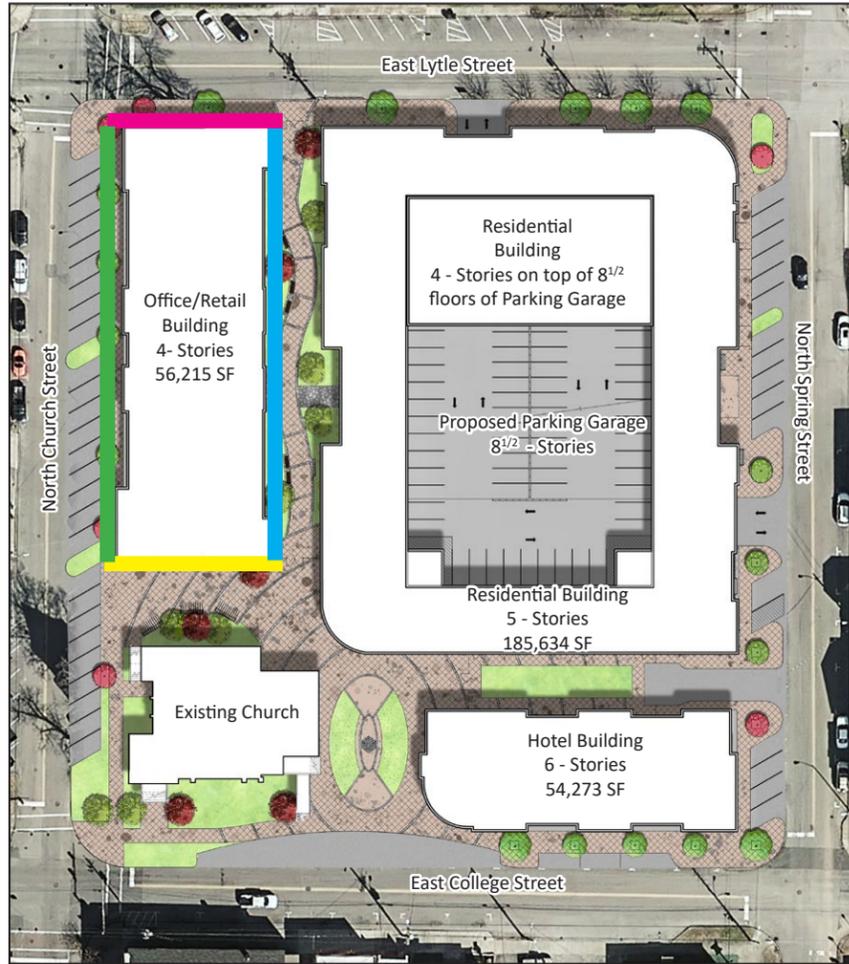


North Elevation - Facing Residential/Garage Building

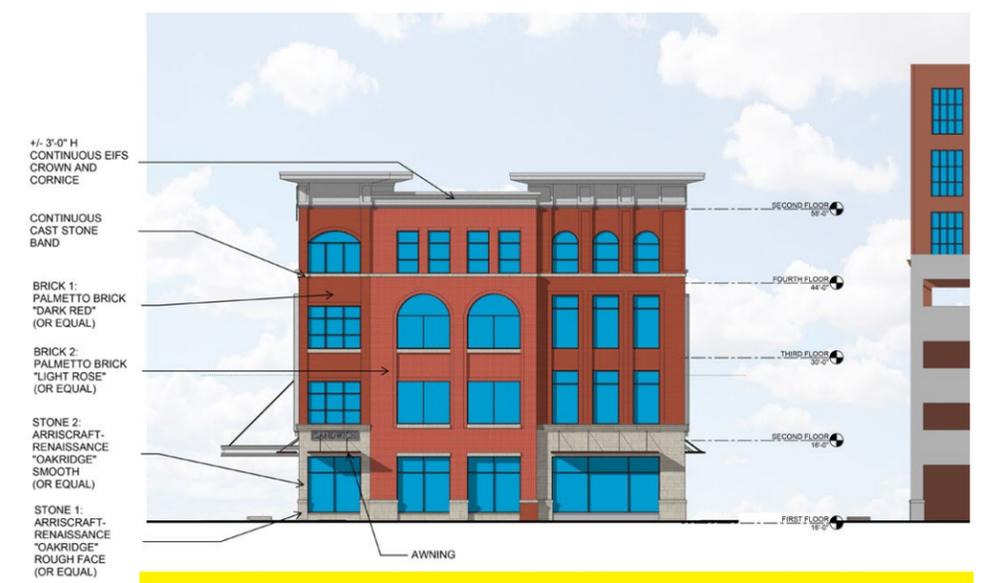


South Elevation - East College Street

Proposed Office/Retail Building Elevations:



North Elevation - Facing North Lytle Street



South Elevation - Facing Existing Church

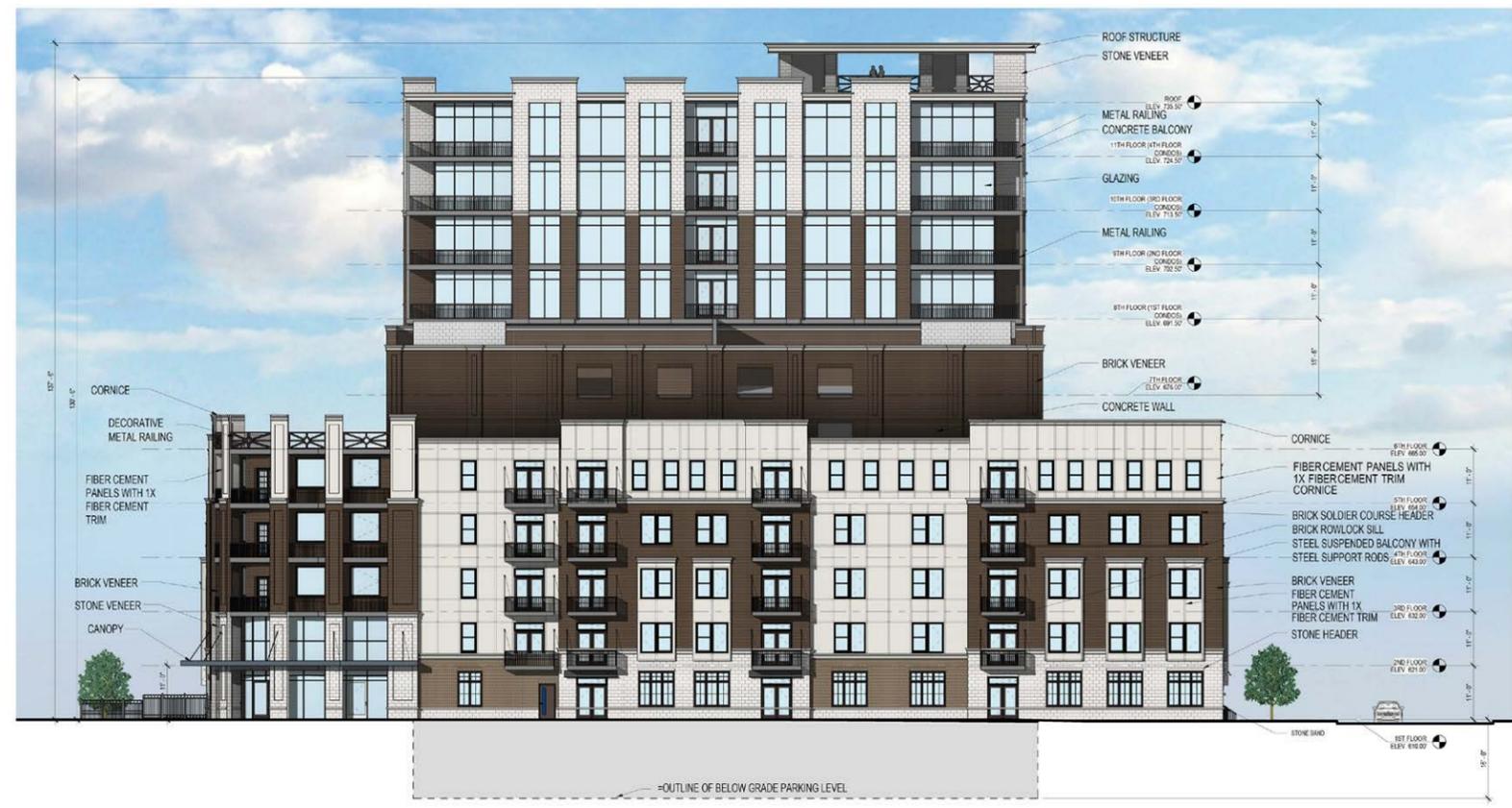
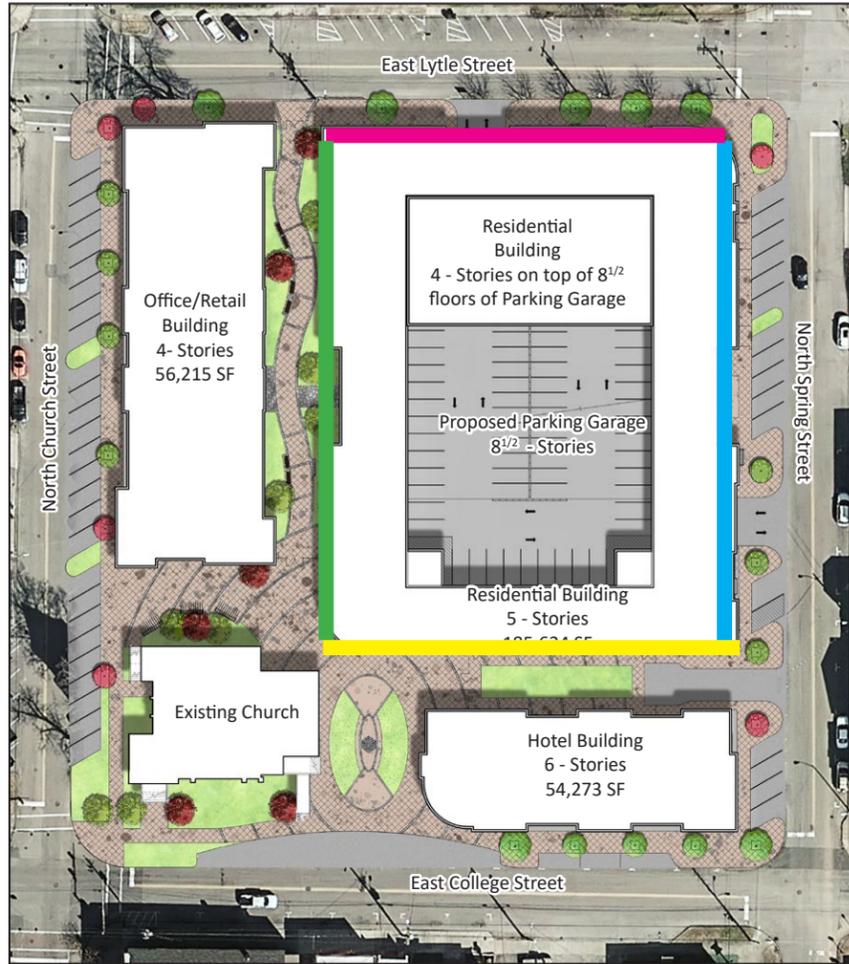


West Elevation - Facing North Church Street



East Elevation - Facing Residential/Garage Building

Proposed Residential/Parking Garage Elevations

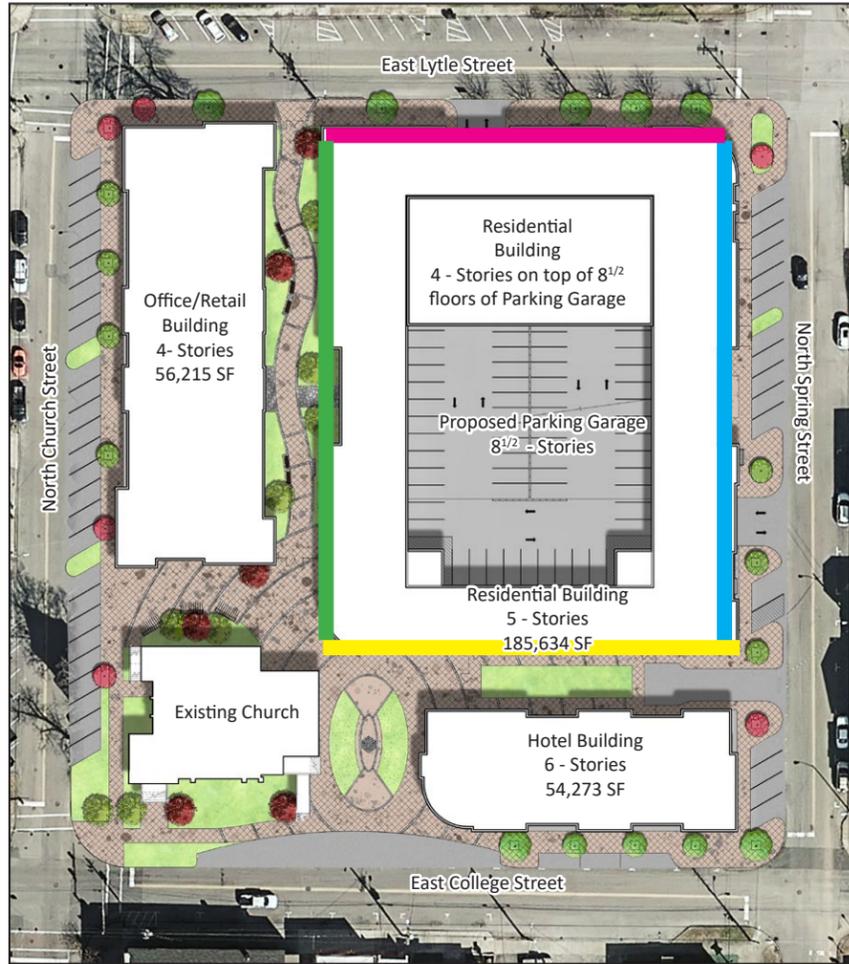


North Elevation - Facing Hotel



South Elevation - Facing East Lytle Street

Proposed Residential/Parking Garage Elevations



East Elevation - Facing North Spring Street



West Elevation - Facing Office/Retail Building

Development Standards:

- 1 Existing Church Building
- 3 Proposed Buildings
 Proposed Hotel (6-Stories)
 Proposed Office Building (4-Stories)
 Proposed Parking Garage & Residential Building (12^{1/2} Stories)
 - Parking Garage (8^{1/2}-Stories, one is a basement level)
 - Residential (5-stories around the perimeter of Parking Garage)
 - Residential (4-Stories over Parking Garage)
 Total of 9 residential floors.
- Parking Garage will have entrances to N. Spring Street and E. Lytle Street.
- Passenger drop off for Hotel along East College Street.
- Existing on-street parking to remain along all four streets, with possible new on-street parking spaces.
- Continuation of Downtown streetscape program with decorative lighting and public sidewalks.
- Decorative street lights will be coordinated with MED.
- Sidewalks along all public streets.
- Project will be coordinated with City of Murfreesboro’s planned improvements.
- ADA accessible to main entries of the buildings.
- All utilities will be underground. Existing overhead will be taken underground by City of Murfreesboro with roadway improvements.
- All mechanical features to be screened with landscaping as permitted by utility providers.
- HVAC units to be located on top of buildings except for existing church.
- Foundation plantings will not be required along the base of all buildings to promote a urban core streetscape with sidewalks stretching from street curb to the base of buildings on this block.
- Any future paid parking to be coordinated with the City of Murfreesboro.

Residential Amenities

- Roof Top Terrace above residential penthouse.
- Club house within the residential that wraps the parking structure.
- Fitness Center with the residential that wraps the parking structure.
- Gated Dog Park.
- The Owners Association will set and enforce guidelines for the hours of operation of the Dog Park.
- Gated green space between Residential/Garage Building and Office/Retail Building.
- Public outdoor plaza.
- 30 public bicycle parking stalls.

| Allowable Uses |
|-------------------------------------|
| DWELLINGS |
| Single-Family |
| OTHER HOUSING |
| Accessory Dwelling Unit |
| Bed-and-Breakfast Homestay |
| Bed-and-Breakfast Inn |
| Emergency Shelter |
| Hotel |
| INSTITUTIONS |
| Church |
| Lodge, Club, Country Club |
| Park |
| Philanthropic Institution |
| Public Building |
| AGRICULTURAL USES |
| Farm Labor and Management Services |
| COMMERCIAL |
| Antique Shop <3,000 sq. ft. |
| Apothecaries (pharmaceuticals only) |
| Art or Photo Studio or Gallery |
| Bakery, Retail |
| Bank, Branch Office |
| Bank, Drive-Up Electronic Teller |

| |
|---|
| Bank, Main Office |
| Barber or Beauty Shop |
| Beer, Packaged |
| Book or Card Shop |
| Business School |
| Business and Communication Service |
| Catering Establishment |
| Clothing Store |
| Coffee, Food, or Beverage Kiosk |
| Convenience Sales and Service, maximum 5,000 sq. ft. floor area |
| Delicatessen |
| Dry Cleaning |
| Dry Cleaning Pick-Up Station |
| Financial Service - Excluding Cash Advance Business |
| Flower or Plant Store |
| Garage, Parking |
| Garden and Lawn Supplies |
| Glass--Stained and Leaded |
| Grocery Store |
| Group Assembly, <250 persons |
| Health Club |
| Ice Retail |
| Interior Decorator |
| Janitorial Service |

| |
|--|
| Karate, Instruction |
| Keys, Locksmith |
| Liquor Store |
| Offices |
| Optical Dispensaries |
| Personal Service Establishment |
| Pet Shops |
| Pharmacies |
| Photo Finishing |
| Reducing and Weight Control Service |
| Restaurant and Carry-Out Restaurant |
| Restaurant, Specialty |
| Restaurant, Specialty -Limited |
| Retail Shop, other than enumerated elsewhere |
| Specialty Shop |
| Tavern |
| Video Rental |
| Wholesaling |
| INDUSTRIAL |
| Printing and Publishing |
| PUBLIC SERVICES |
| Police Presinct |
| TRANSPORTATION AND PUBLIC UTILITIES |
| Post Office or Postal Facility |
| Telephone or Communication Services |

Architectural Characteristics:

- Articulation of building plains to create varied facades along exteriors of the buildings.
- Mixture of building materials to accentuate different elements along the building exteriors.
- Project and tenant signage attached to the exterior facades to provide maximum visibility to the overall development, but also for promoting individual tenants in the buildings.
- Signage will be designed to City of Murfreesboro signage guidelines.
- Residential dwellings shall be part of and managed by a third party HOA.
- The property shall consist of a Horizontal Property Regime.



Example of Brick
(Different colors will be allowed)



Example of Stone Veneer
(Different colors, cuts, patterns will be allowed)



Example of Glass
(Different colors will be allowed)



Example of Fiber Cement Panel
(Different colors will be allowed)

*The elevations of the proposed buildings will vary across the development. The images above are meant to convey the general appearance and functionality of the proposed buildings.



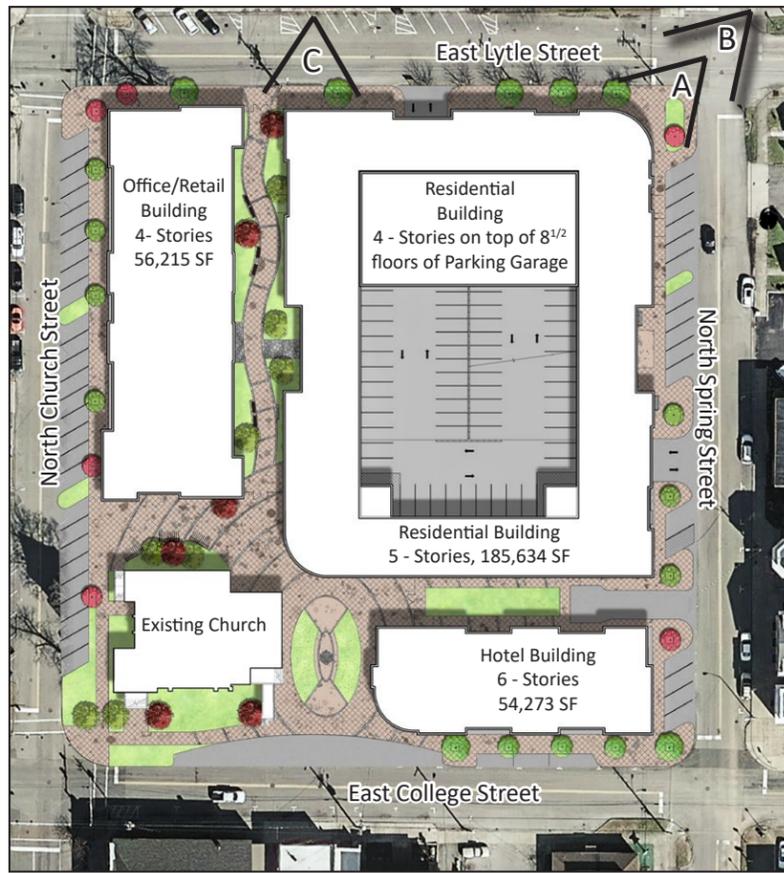
A - View from Plaza looking at Proposed Residential and Hotel

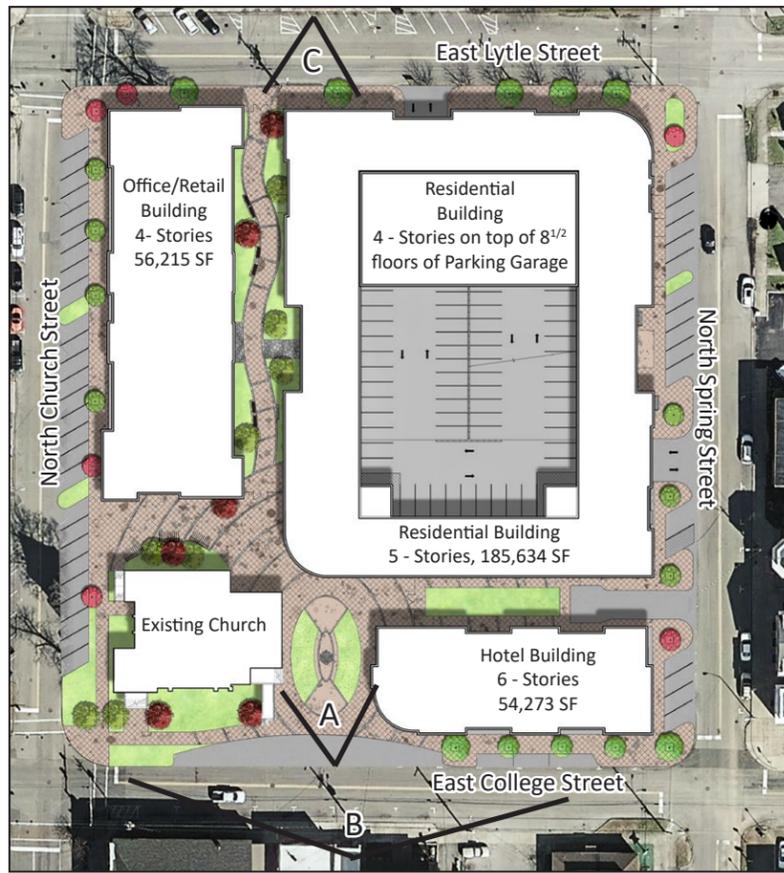


B - View of Proposed Office Building from East Lytle Street



C - View of Proposed Hotel from East College Street

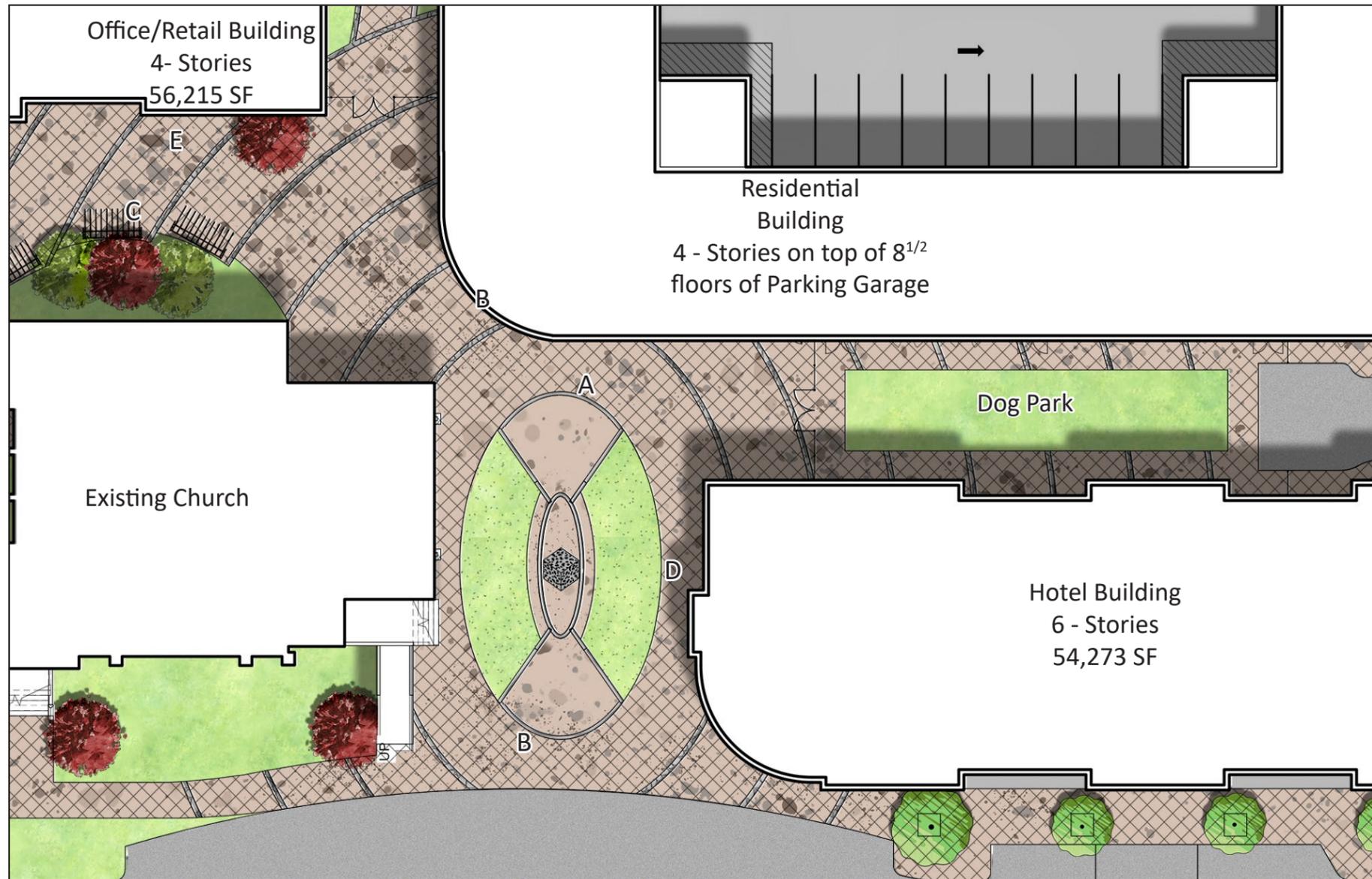
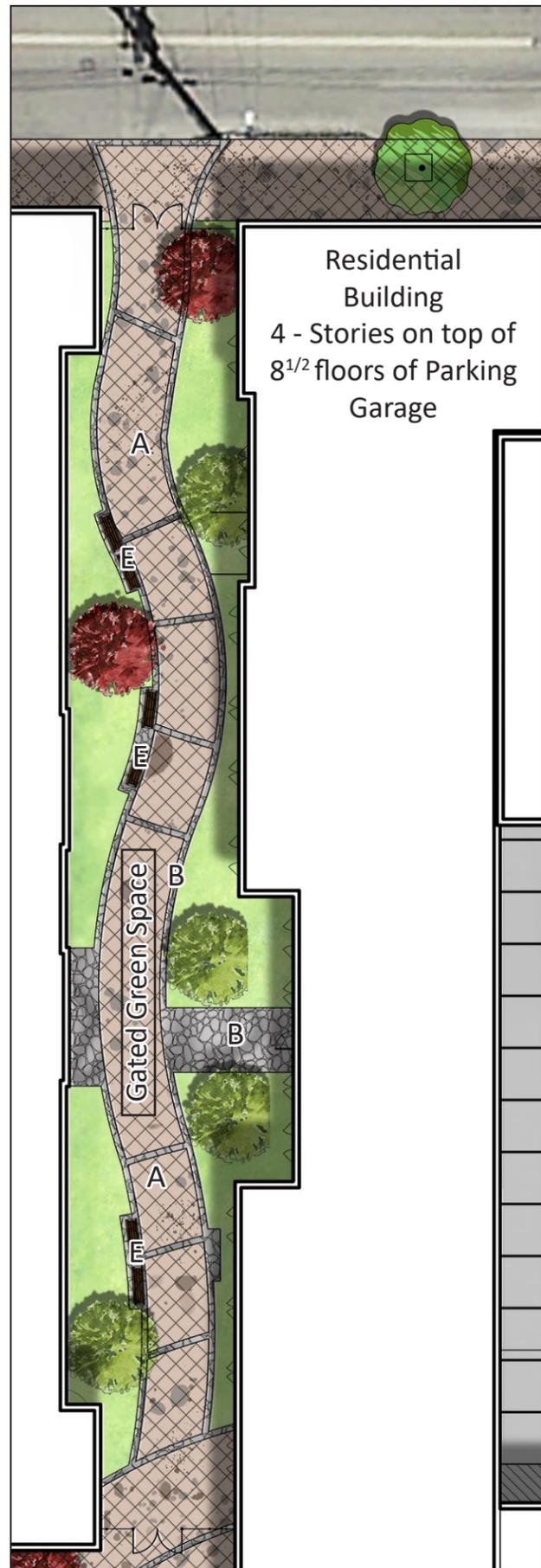




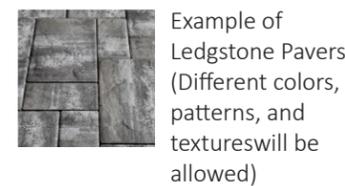
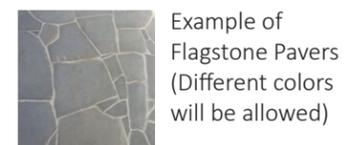
A - Perspective View from East College Street Looking into Site



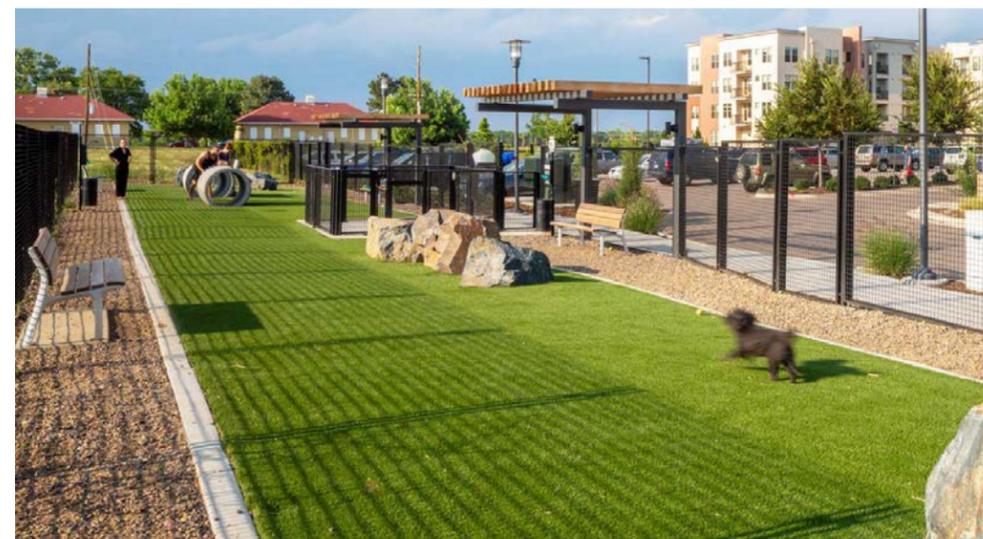
B - Perspective View of East College Street



- A Promenade
- B Accent Hardscape
- C Bike Racks
- D Plaza
- E Seating Areas



With this request, One East College will be enhancing a majority of its open space to better serve civilians and it's residents. The portion of the open space, Promenade between the Office/Retail Building and the Residential Building will be fenced and gated use by residents living within the project, while the outdoor plaza space will remain open for the public. Various paving patterns will be utilized to better enhance the hardscape of the area. Multiple seating nodes will be provided within the enclosed residential area. Waste receptacles will be provided throughout the public spaces as well. A dog park is located between the hotel and residential building for the residents of the project.



Example of Dog Park



Example of Plaza Space

LANDSCAPE MATERIALS SAMPLES: DECIDUOUS TREES



(A)



(B)

(C) Buxus x 'Green Mountain' / Boxwood
 (D) Prunus laurocerasus 'Otto Luyken' / Luykens Laurel
 (E) Lagerstroemia indica 'GAMAD VI' / Berry Dazzle Crape Myrtle
 (F) Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
 (G) Liriope spicata 'Silver Dragon' / Creeping Lily Turf
 (H) Setcreasea pallida 'Purple Heart' / Purple Heart Setcreasea

(I) Iberis sempervirens 'Little Gem' / Little Gem Candytuft
 (J) Liriope muscari 'Variegata' / Variegated Lily Turf
 (K) Tree form bamboo
 (L) London Plain Tree / Plantanus acerfolia
 (N) Viburnum x pragense / Prague Viburnum
 (O) Prunus laurocerasus 'Schipkaensis' / Schipka Laurel

LANDSCAPE MATERIALS SAMPLES: EVERGREEN SHRUBS



(N)



(O)

LANDSCAPE MATERIAL SAMPLES: EVERGREEN/DECIDUOUS SHRUBS AND GRASSES



(C)



(D)



(E)



(F)

LANDSCAPE MATERIAL SAMPLES: GROUND COVER



(G)



(H)

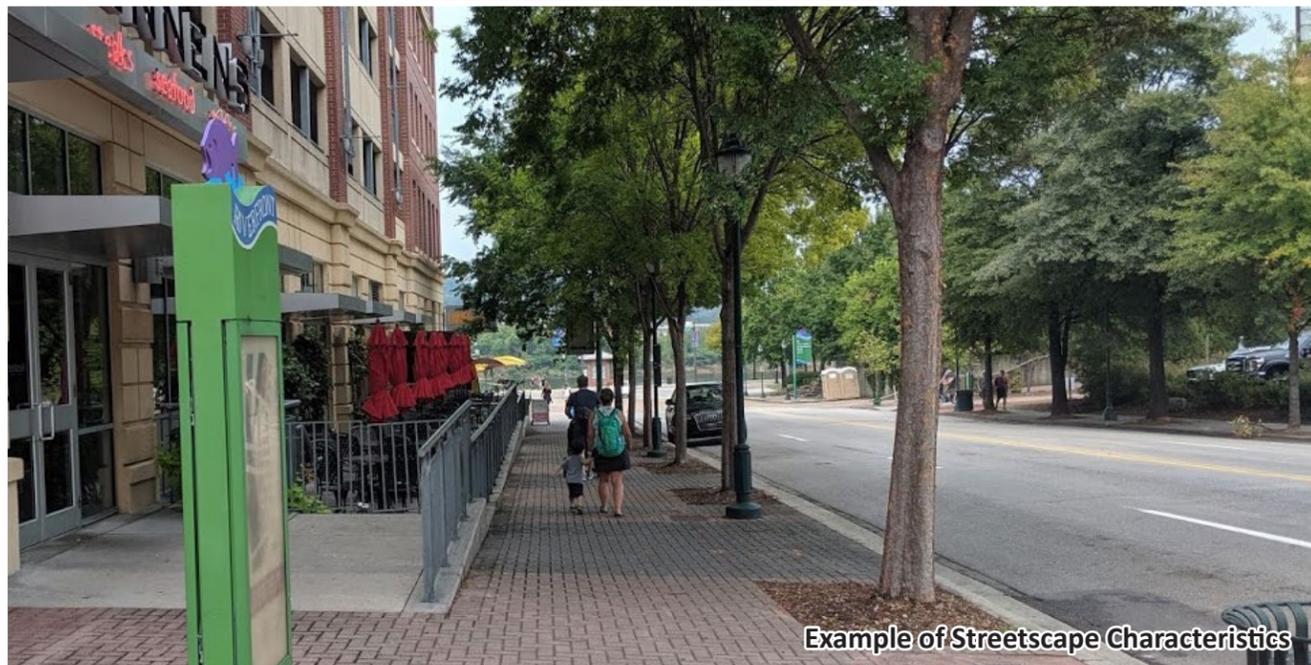


(I)



(J)

COURTYARD LANDSCAPE EXAMPLE



Example of Streetscape Characteristics

The site has been designed with ample landscaping to provide not only an aesthetically pleasing experience for the residents, shoppers, employees, and guests, but to aid in mitigating impacts to the surrounding areas. To ensure these characteristics, some standards are outlined below as well as a sample plant palette provided.

Landscaping Characteristics:

- The landscape concept for this area will follow an urban setting to complement the buildings and create a softer design.
- Street trees in sidewalk areas shall be constructed within tree planters.
- Because of the scope of the project certain landscape elements will not be included. Perimeter trees, landscape perimeter yards, and building foundation plantings will be restricted due to design constraints. Street trees will be planted where applicable.
- The interior courtyard will have some plantings but will be limited due to the solar orientation.

1.) A map showing available utilities, easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property.

Response: An exhibit is given on Page 5 along with descriptions of each.

2.) A graphic rendering of the existing conditions and/or aerial photograph(s) showing the existing conditions and depicting all significant natural topographical and physical features of the subject property; location and extent of water courses, wetlands, floodways, and floodplains on or within one hundred (100) feet of the subject property; existing drainage patterns; location and extent of tree cover; and community greenways and bicycle paths and routes in proximity to the subject property.

Response: Exhibits are shown on Page 6 that shows the existing contours and drainage patterns along with an aerial photograph of the area.

3.) A plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on-site and within two hundred (200) feet of the subject property and the identification of the use thereof.

Response: Exhibits and photographs on Page 4 gives the location of existing structures on the subject property and the surrounding properties. An exhibit on Page 5 gives the zoning of those same properties.

4.) A drawing defining the general location and maximum number of lots, parcels or sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, school sites, public buildings and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto and the extent of proposed landscaping, planting, screening, or fencing.

Response: The Page 8 lists standards and exhibits showing the concept plan which shows each of these items.

5.) A circulation diagram indicating the proposed principal movement of vehicles, bicycles, goods, and pedestrians with the development to and from existing thoroughfares.

Response: Page 8 denotes the vehicular and pedestrian areas.

6.) A tabulation of the maximum floor area proposed to be constructed, the F.A.R. (Floor Area Ratio), the L.S.R. (Livability Space Ratio), and the O.S.R. (Open Space Ratio). These tabulations are for the PD.

| | |
|--|--------------|
| TOTAL SITE AREA | 105,415 s.f. |
| TOTAL MAXIMUM FLOOR AREA | 486,792 s.f. |
| TOTAL LOT AREA | NA |
| TOTAL BUILDING COVERAGE | 82,387 s.f. |
| TOTAL DRIVE/ PARKING AREA | 185,634 s.f. |
| TOTAL RIGHT-OF-WAY | 0 s.f. |
| | |
| TOTAL LIVABLE SPACE | -80,219 s.f. |
| TOTAL OPEN SPACE | 17,269 s.f. |
| | |
| FLOOR AREA RATIO (F.A.R.) | 4.62 |
| LIVABILITY SPACE RATIO (L.S.R.) | -1.54 |
| OPEN SPACE RATIO (O.S.R.) | .22 |

7.) A written statement generally describing the relationship of the proposed planned development to the current policies and plans of the city and how the proposed planned development is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this article.

Response: The property is currently zoned OG-R in the CCO. The surrounding area has a mixture of residential, commercial, and office properties. The concept plan and development standards combined with the architectural requirements of the buildings shown within this booklet align and closely mimic the type of developments in the surrounding area and are envisioned to complement the development in this area.

8.) If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating:

(aa) the approximate date when construction of the project can be expected to begin;

Response: The project is anticipated to be developed in five phases. Phasing information is described on Page 9.

9.) Proposed means of assuring the continued maintenance of common space or other common elements and governing the use and continued protection of the planned development. For this purpose, the substance of any proposed restrictions or covenants shall be submitted.

Response: This requirement has been addressed on Page 14.

10.) A statement setting forth in detail either (1) the exceptions which are required from the zoning and subdivision regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed.

Response: The applicant is requesting the following exceptions with this PUD.

| SETBACKS | CBD | PUD | CCO | DIFFERENCE From CCO |
|-------------------------|-----|------|-------------------------------------|---------------------|
| Front Setback | 0' | 0' | <20' from property-line, not in ROW | 0' |
| Side Setback | 0' | 0' | 10' | -10' |
| Rear Setback | 0' | 0' | 20' | -20' |
| Maximum Building Height | 75' | 145' | 75' | +70' |

11.) The nature and extent of any overlay zone as described in Section 24 of this article and any special flood hazard area as described in Section 34 of this article

Response: This property is not in the Gateway Design Overlay District , Historic District (H-1), or Planned Signage Overlay District (PS). This site is not found within any floodway or floodplain as per FEMA panel 47149C0260H. This site is located within the City Core Overlay District (CCO)

12.) The location and proposed improvements of any street depicted on the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time.

Response: Page 4 discusses the Major Thoroughfare Plan. No roadways are slated for improvements near this development.

13.) The name, address, telephone number, and facsimile number of the applicant and any professional engineer, architect, or land planner retained by the applicant to assist in the preparation of the planned development plans. A primary representative shall be designated.

Response: The primary representative is Matt Taylor of SEC, Inc. developer/ applicant is One East College LLC, contact info for both is provided on cover.

14.) Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. The plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. The location and orientation of exterior light fixtures and of garages shall be shown if such are to be included in the structures.

Response: Pages 10-15 shows the architectural character of the proposed buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built. On-site lighting will comply with City Ordinance, but any building lighting along R.O.W. will be exempt.

15.) If a development entrance sign is proposed the application shall include a description of the proposed entrance sign improvements including a description of lighting, landscaping, and construction materials.

Response: Development and tenant signs will be attached to each of the proposed buildings.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 11, 2020
PROJECT PLANNER: MARINA RUSH**

3.d Annexation plan of services and annexation petition [2020-501] for approximately 26.8 acres located along New Salem Highway and Barfield Road, New Salem Land Development, LLC applicant.

The subject property is located along the south side of New Salem Highway and along the east side of Barfield Road. The study area is developed with a single-family residence (addressed 1773 New Salem Highway), a barn, several accessory structures, and a telecommunications tower. A 1.1-acre portion of Tax Map 113, Parcel 05.00 is already located within the City limits and currently zoned RS-15 (Single-Family Residential District 15). The total annexation area is 26.8 acres and identified as follows:

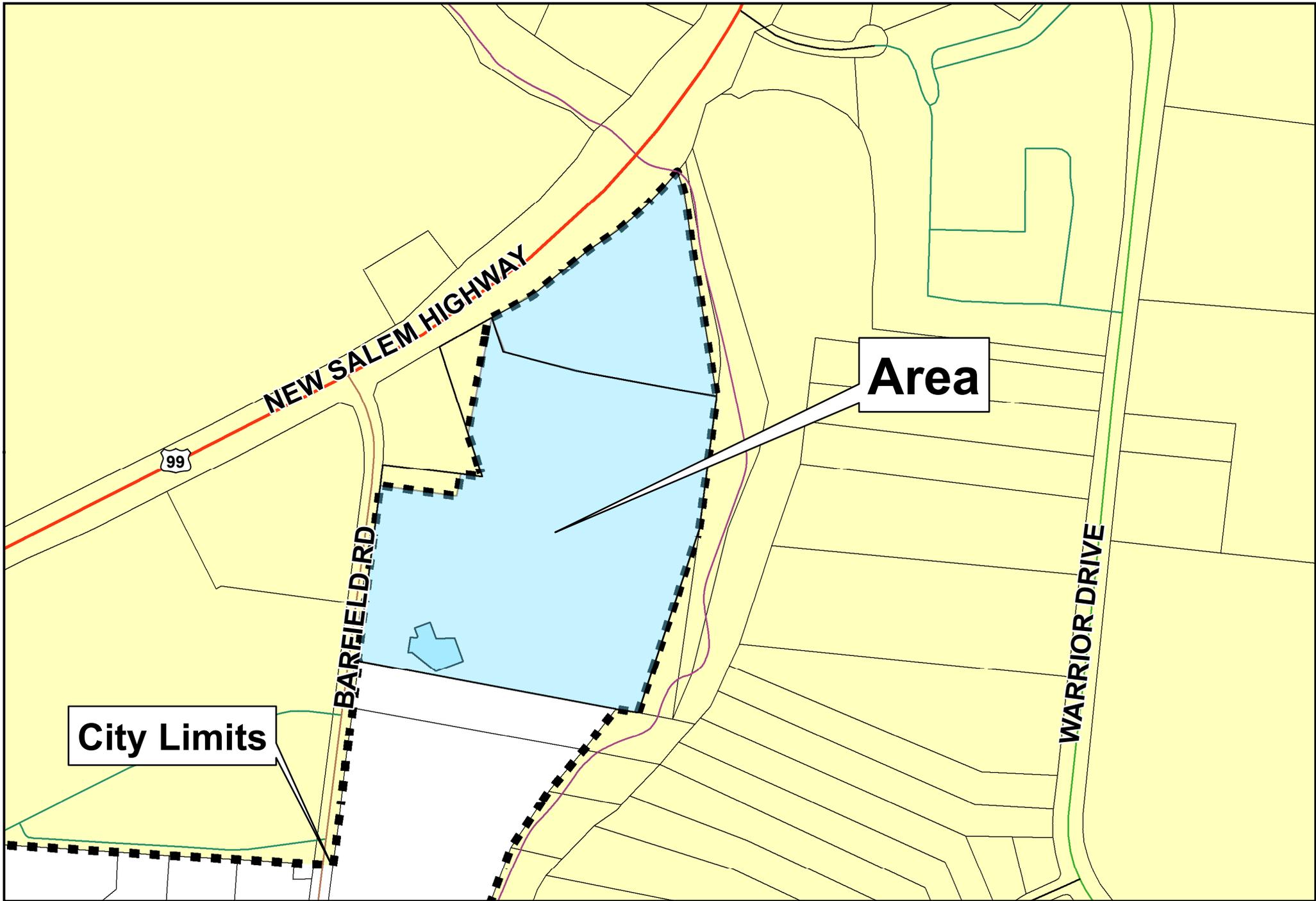
- Tax Map 102, Parcel 056.02 5.9 acres
- Portion of Tax Map 113, Parcel 005.00 20.56 acres
- Tax Map 113, Parcel 005.13 0.34 acre

The written petition requesting annexation has been filed with the City by the property owner, New Salem Land Development, LLC. In addition, the owner has filed a request to have the property zoned to CH (Commercial Highway) District simultaneous with the annexation and this request will be the subject of the next agenda item (File 2020-402). No development is proposed at this time.

The study area is located within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the City limits to the north, west, and east as shown on the attached Annexation Request map. Staff has prepared the Plan of Services, which outlines that the services the City will provide and the timeframe for which those services can be provided. The Plan of Services identifies no major challenges in providing services to the study area.

Action Needed

The Planning Commission will need to conduct a public hearing on this annexation petition and plan of services, after which it will need to discuss this matter and then formulate a recommendation for the City Council.



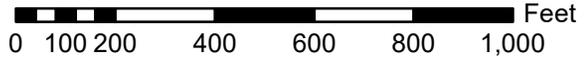
**Annexation Request for Property
Along New Salem Highway and Barfield Road**



Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130
murfreesborotn.gov/planning



**Annexation Request for Property
Along New Salem Highway and Barfield Road**



Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130
murfreesborotn.gov/planning

Received
 Planning Department
 JAN 16 2020
 111 West Vine Street
 Murfreesboro, TN 37130

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

The undersigned is the only owner / are all of the owners of the property identified in the attached legal description (including street address and tax map / parcel number), and hereby petitions the City of Murfreesboro to annex such property into the City.

Signatures must be by owners or those with an appropriate written Power of Attorney from an owner. If the owner is not an individual (eg. corporation, trust, etc.), list the entity's name, the name of the individual signing on behalf of the entity and the status of the individual (eg. president, trustee, partner). If you are signing this Petition based on a Power of Attorney, you must also attach a copy of the Power of Attorney.

1. NEW SALEM LAND DEVELOPMENT, LLC
 Printed Name of Owner (and Owner's Representative, if Owner is an entity)
BRADLEY SPEARING
 Signature: [Signature] Status: MANAGING MEMBER Date: 1/13/2020
370 JAMES RD, BIG COVE, AL 35763-9736
 Mailing Address (if not address of property to be annexed)

2.
 Printed Name of Owner (and Owner's Representative, if Owner is an entity)
 Signature: _____ Status: _____ Date: _____
 Mailing Address (if not address of property to be annexed)

3.
 Printed Name of Owner (and Owner's Representative, if Owner is an entity)
 Signature: _____ Status: _____ Date: _____
 Mailing Address (if not address of property to be annexed)

4.
 Printed Name of Owner (and Owner's Representative, if Owner is an entity)
 Signature: _____ Status: _____ Date: _____
 Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: Yes

Power of Attorney applies and is attached: _____ Yes No
 (N/A)

1/16/2020
Deposit 117829 \$ 500.00

Return to

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 995175
Rec'd: 35.00 Instrument #: 2200393
State: 9250.00
Clerk: 1.00 Recorded
Other: 2.00 4/15/2019 at 8:40 AM
Total: 9288.00 in
Record Book 1763 Pgs 2416-2422

NAME AND ADDRESS OF NEW OWNER:
New Salem Land Development, LLC
1705 Yellow Wood Court
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO: Owner at 1705 Yellow Wood Court, Nashville, TN 37221

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **James C. Rowland** and wife, **Rhonda Rowland**, have this day bargained and sold and do hereby transfer and convey unto **New Salem Land Development, LLC**, a Tennessee limited liability company, its successors and assigns, forever, that certain parcel of real estate situated and located in the 13th Civil District of Rutherford County, Tennessee, and being more particularly described as follows, to-wit:

Tract 1: Map & Parcel 102-05602 / Account #R0064308

Located in the 13th Civil District of Rutherford County, Tennessee. Bound on the north by Salem Pike (State Route 99); on the east by John Farmer, etal (Deed Book 501, page 742); on the south and west by the remaining property of James O. Rowland (Deed Book 315, page 810).

Beginning at an iron pin in the SE right-of-way of Salem Pike, lying 365 feet + east of the intersection of Barfield Road, said pin being the northernmost corner of the remaining property of James O. Rowland and the NW corner of this tract; thence with the SE right-of-way of Salem Road, N-62°48'49"-E, 132.70 feet to an iron pin; thence continuing with the SE right-of-way of Salem Pike, N-50°01'49"-E, 209.00 feet to an iron pin; thence with a curve to the left having a delta of 27°00'05" and a radius of 922.81 feet with a chord bearing and distance of N-46°56'14"-E, 430.88 feet for an arc length of 434.89 feet to an iron pin, being the NE corner of this tract; thence with the west fence line of John Farmer, etal, S-

Rowland Rowland

80°54'14"-E 159.31 feet to a point, said point being THE REAL POINT OF BEGINNING, thence proceeding N-09°25'34"-E a distance of 48.46 feet, to a point; thence S-83°45'11"-E a distance of 18.26 feet to a point; thence N-45°18'13"-E a distance of 5.87 feet to a point; thence N-20°16'43"-W a distance of 28.04 feet to a point; thence N-69°43'20"-E a distance of 51.74 feet to a point; thence S-20°16'45"-East a distance of 54.43 feet to a point; thence N-87°41'59"-E a distance of 58.35 feet to a point; thence S-20°16'42"-E a distance of 77.56 feet to a point; thence S-69°43'18"-W a distance of 92.15 feet to a point; thence N-51°14'05"-W a distance of 95.64 feet to a point; thence S-86°51'51"-W a distance of 12.13 feet to the point of beginning, containing 0.34 acres, more or less.

Being part of the property conveyed to the City of Murfreesboro by Warranty Deed from James O. Rowland, dated October 11, 2001, appearing of record in Record Book 103, page 1073, of the Register's Office of Rutherford County, Tennessee AND being the same property conveyed to James C. Rowland and wife, Rhonda Rowland, by Special Warranty Deed from City of Murfreesboro, a municipal corporation existing in the State of Tennessee, dated January 3, 2018, appearing of record in Record Book 1641, page 1342, of said Register's Office.

This conveyance is subject to Easements to the City of Murfreesboro filed in Record Book 103, page 1073, of said Register's Office; to a Grant of Transmission Line Easement to the United States of America filed in Deed Book 658, page 80, of said Register's Office; to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.

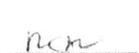
Tract 3: Map & Parcel 113-00500/ Account #R0071392

Map & Parcel 113-00500 SI 001/ Account #R0071393

Map & Parcel 113-00500 SI 002/ Account #R0104415

Bound on the north by State Route 99 and James C. Rowland (Record Book 102, page 1892); on the east by James C. Rowland (Record Book 622, page 2213); on the south by Olene McCluskey (Deed Book 393, page 251); and on the west by Barfield Road and Planned Lot 1, Chris Rowland (part of Deed Book 315, page 810).

Beginning at a point in the south right-of-way of State Route 99 approximately 440 feet eastward along said right-of-way from its intersection with the east right-of-way of Barfield Road, said point being the westernmost corner of James C. Rowland (Record Book 102, page 1892), and the northernmost corner of this tract; thence leaving said right-of-way and with the west line of James C. Rowland, S-17°42'59"-E, 126.08 feet to a point, being the SW corner of James C. Rowland; thence S-75°13'40"-E, 222.07 feet to a point; thence S-79°47'05"-E, 446.79 feet to a point in the west line of James C. Rowland (Record Book 622, page 2213), and the NE corner of this tract; thence S-07°04'35"-W, 341.25 feet to an iron pin found; thence continuing with said west line of Rowland, S-07°06'26"-

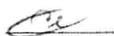
Salem-Warrior Land Partnership, a wire fence, and a rock fence, S-07°05'49"-W, 601.09 feet to a point in the north line of Joe D. McCluskey, etux, being the southeast corner of this parcel; thence with the north line of Joe D. McCluskey, N-78°07'07"-W, 30.00 feet to an iron witness pinset; thence continuing with the north line of Joe D. McCluskey, etux, N-78°07'07"-W, 80.48 feet to the iron pin set at the POINT OF BEGINNING, containing 0.76 acre, more or less.

Being the same property conveyed to James O. Rowland and wife, Christine Rowland, by Quitclaim Deed from James O. Rowland, dated February 20, 2014, of record in Record Book 1278, page 1942, of the Register's Office of Rutherford County, Tennessee AND being the same property conveyed to James C. Rowland and wife, Rhonda Rowland, by deed from James O. Rowland and wife, Christine Rowland, appearing of record in Record Book 1587, page 2113, of said Register's Office.

This conveyance is subject to Easements to the City of Murfreesboro filed in Record Book 103, page 1073, of said Register's Office; to Sanitary Sewer Easements and Temporary Construction Easements to the City of Murfreesboro filed in Record Book 709, page 3041, as modified in Record Book 816, page 2588, both of record in said Register's Office; to an Easement to the Tennessee Department of Transportation filed in Record Book 1066, page 2946, of said Register's Office; to a Wireless Communication Easement and Assignment Agreement filed in Record Book 1152, page 2490, of said Register's Office; to a Grant of Transmission Line Easement to the United States of America filed in Deed Book 658, page 80, of said Register's Office; to a Memorandum of Land Lease filed in Record Book 532, page 3295, of said Register's Office; to a Memorandum of Lease Supplement filed in Record Book 690, page 2820, of said Register's Office; to a Memorandum of Lease filed in Record Book 1413, page 1465, of said Register's Office; to an Easement Agreement filed in Record Book 954, page 3473, of said Register's Office; to a Deed of Trust executed by T10 Unison Site Management LLC and T11 Unison Site Management LLC to Douglas Brace, Trustee securing an indebtedness to Deutsche Bank Trust Company Americas filed in Record Book 1173, page 3478, of said Register's Office.; to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.

This conveyance is further subject to easement for the flow of the waters of the West Fork and Stones River, and the rights of the public therein; to all rights of upper and lower riparian owners to the flow of the waters of the West Fork and Stones River, free from diminution or pollution; and to changes in the boundary of the land resulting from erosion or accretion caused by the flow of the West Fork and Stones River.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

SEC, Inc.

SITE ENGINEERING CONSULTANTS

Engineering • Surveying • Land Planning
850 Middle Tennessee Blvd, Murfreesboro, TN 37129
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

LAND LYING IN THE 13TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY NEW SALEM HIGHWAY/ HIGHWAY 99 ON THE NORTH, GREEN WAY CITY OF MURFREESBORO R.B. 980, PG. 1078 PARCEL 56.06 (R.O.R.C.,TN), GREENWAY CITY OF MURFREESBORO R.B. 980, PG. 3777 PARCEL 056.05 (R.O.R.C.,TN), AND GREENWAY CITY OF MURFREESBORO R.B. 971, PG. 1090 PARCELS 5.10 & 05.11 (R.O.R.C.,TN) ON THE EAST, OLENE McCLUSKEY D.B. 393, PG. 251 (R.O.R.C,TN) ON THE SOUTH, AND BARFIELD ROAD, NEW SALEM LAND DEVELOPMENT P.B. 36, PG. 277 & R.B. 1776, PG. 3736 (R.O.R.C.,TN), & NEW SALEM LAND DEVELOPMENT, LLC. R.B. 1763, PG. 2416 (R.O.R.C.,TN) ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST CORNER OF THE NEW SALEM LAND DEVELOPMENT, LLC. TRACT PARCEL 056.02 BEING ON THE SOUTHEASTERN RIGHT OF WAY OF NEW SALEM HIGHWAY/ HIGHWAY 99; THENCE, WITH THE WEST LINE OF CITY OF MURFREESBORO PARCEL 056.06 FOR THE FOLLOWING CALLS:

S 19°15'59" E FOR A DISTANCE OF 84.61' TO A POINT;

THENCE, S 09°15'28" E FOR A DISTANCE OF 643.92' TO A POINT BEING THE NORTHEAST CORNER OF THE NEW SALEM LAND DEVELOPMENT, LLC TRACT PARCEL 05.00; THENCE, WITH THE CITY OF MURFREESBORO PARCEL 056.06 WEST LINE S 07°05'52" W FOR A DISTANCE OF 418.90' TO A POINT BEING THE NORTHERN MOST CORNER OF THE CITY OF MURFREESBORO PARCEL 05.11; THENCE, WITH SAID TRACT'S WEST LINE S 17°38'04" W FOR A DISTANCE OF 602.03' TO A POINT BEING ON THE NORTH LINE OF CITY OF MURFREESBORO PARCEL 05.10; THENCE, WITH SAID LINE N 78°06'59" W FOR A DISTANCE OF 96.53' TO A POINT BEING McCLUSKEY'S NORTHEAST CORNER; THENCE, WITH SAID TRACT'S WEST LINE S 38°58'10" W FOR A DISTANCE OF 167.97' TO A POINT ON THE NORTH LINE OF SAID TRACT'S NORTH LINE; THENCE, WITH SAID LINE N 78°07'08" W FOR A DISTANCE OF 806.38' TO A POINT ON THE WESTERN RIGHT OF WAY OF BARFIELD ROAD; THENCE WITH SAID RIGHT OF WAY N 07°21'52" E FOR A DISTANCE OF 536.04' TO A POINT; THENCE, LEAVING SAID RIGHT OF WAY AND ACROSS THE LANDS OF NEW SALEM LAND DEVELOPMENT, LLC. PARCEL 5.00 FOR THE FOLLOWING CALLS:

S 83°00'25" E FOR A DISTANCE OF 272.23' TO A POINT;

THENCE, N 06°59'35" E FOR A DISTANCE OF 70.00' TO A POINT ON THE SOUTH LINE OF NEW SALEM LAND DEVELOPMENT PARCEL 05.12; THENCE, WITH SAID LINE S 83°00'25" E FOR A DISTANCE OF 43.23' TO A POINT BEING NEW SALEM LAND DEVELOPMENT'S PARCEL 05.12 SOUTHEAST CORNER; THENCE, WITH SAID TRACT'S WEST LINE N 18°13'41" W FOR A DISTANCE OF 101.46' TO A POINT; THENCE, LEAVING SAID LINE AND ACROSS THE LANDS OF NEW SALEM LAND DEVELOPMENT, LLC 5.00 N 06°59'35" E FOR A DISTANCE OF 393.89' TO A POINT ON THE SOUTHERN RIGHT OF WAY OF NEW SALEM HIGHWAY/ HIGHWAY 99; THENCE, WITH SAID RIGHT OF WAY FOR THE FOLLOWING CALLS:

N 62°41'39" E FOR A DISTANCE OF 20.65' TO A POINT;

THENCE, N 62°48'49" E FOR A DISTANCE OF 132.70' TO A POINT;

THENCE, N 50°01'49" E FOR A DISTANCE OF 209.00' TO A POINT;

THENCE, N 46°56'14" E FOR A DISTANCE OF 387.45' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1128837 SQUARE FEET, 25.91 ACRES

Electronically Filed

R Book 1776 Page 3736

Date 5/29/19 Time 2:37pm

PREPARED BY:
HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

New Salem Land Development, LLC

1705 Yellow Wood Ct
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map/Parcel
113/00512
Account #R0105404

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **Jerry Benefield and wife, Evelyn Benefield** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey unto **New Salem Land Development, LLC** ("Grantee"), certain real property in Rutherford County, Tennessee, more particularly described as follows, subject to the restrictive covenants stated hereinbelow, to wit:

BEING all of Lot No. 1, Final Plat-Lot 1 Pinnacle National Bank, according to plat and survey of same appearing of record in Plat Book 36, page 277, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for more complete details as to location and description.

BEING the same property conveyed to Jerry Benefield and wife, Evelyn Benefield, by Warranty Deed dated September 28, 2012, of record in Record Book 1163, page 1477, said Register's Office.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
 PHONE (615) 890-7901 • FAX (615) 895-2567

**NEW SALEM
 & BARFIELD RD
 ZONING EXHIBIT**

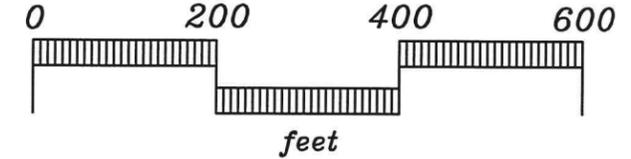
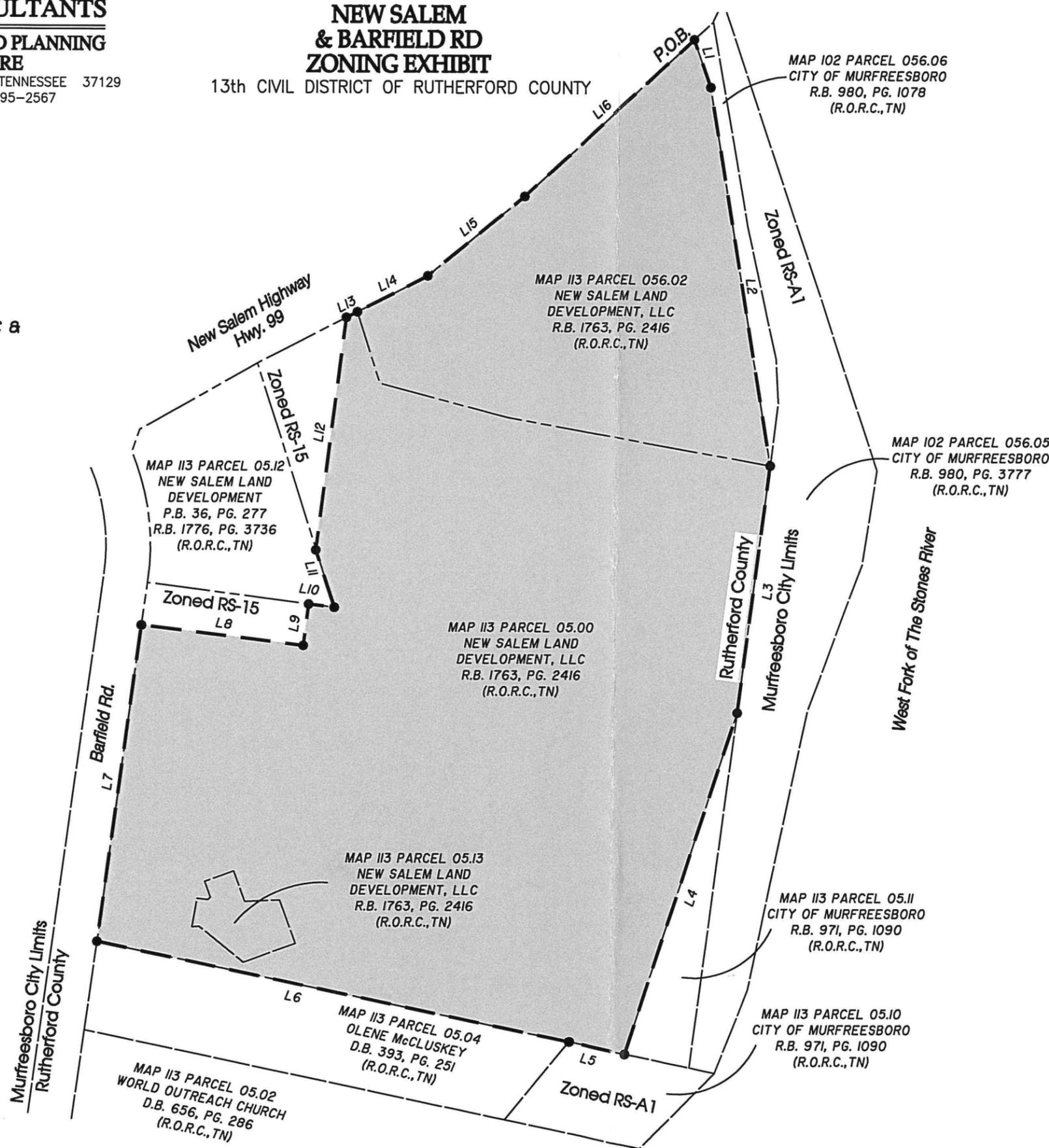
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)

OWNER:

**NEW SALEM LAND DEVELOPMENT, LLC &
 OLENE McCLUSKEY**
 MAP 113, PARCELS 56.02, 5.00,
 5.04, & 5.13
 R.B.K. 1587, PG. 2113
 R.B.K. 1763, PG. 2416
 D.B.K. 393, PG. 251
 (R.O.R.C., TN)



LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 19°15'59" E | 84.61' |
| L2 | S 09°15'28" E | 643.92' |
| L3 | S 07°05'52" W | 418.90' |
| L4 | S 17°38'04" W | 602.03' |
| L5 | N 78°06'59" W | 96.53' |
| L6 | N 78°07'08" W | 806.38' |
| L7 | N 07°21'52" E | 536.04' |
| L8 | S 83°00'25" E | 272.23' |
| L9 | N 06°59'35" E | 70.00' |
| L10 | S 83°00'25" E | 43.23' |
| L11 | N 18°13'41" W | 101.46' |
| L12 | N 06°59'35" E | 393.89' |
| L13 | N 62°41'39" E | 20.65' |
| L14 | N 62°48'49" E | 132.70' |
| L15 | N 50°01'49" E | 209.00' |
| L16 | N 46°56'14" E | 387.45' |

SHEET
1 OF 1

SCALE:
1" = 200'

DRAWN BY:
JWK

FILE:
NEW SALEM & BARFIELD RD.

DATE:
1-13-2020

PROJ. #
19296

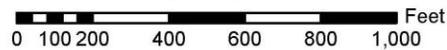
**ANNEXATION REPORT FOR PROPERTY LOCATED ALONG
NEW SALEM HIGHWAY AND BARFIELD ROAD
INCLUDING PLAN OF SERVICES
(FILE 2020-501)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
MARCH 11, 2020**



**Annexation Request for Property
Along New Salem Highway and Barfield Road**



Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130
murfreesborotn.gov/planning

INTRODUCTION

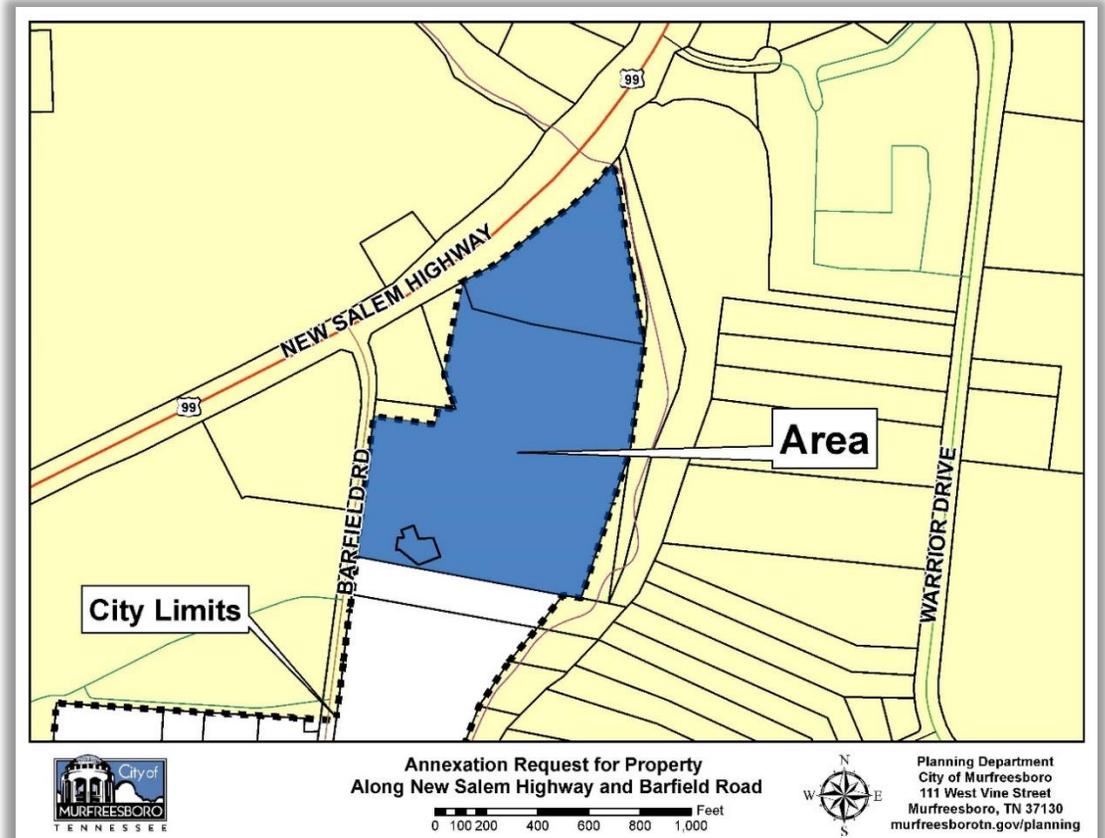
OVERVIEW

The property owner, New Salem Land Development, LLC, has submitted a petition requesting annexation by the City of Murfreesboro. The request is for the following property:

- Tax Map 102, Parcel 056.02 (5.9 acres)
- Portion of Tax Map 113, Parcel 005.00 (20.56 acres)
- Tax Map 113, Parcel 005.13 (0.34 acre)

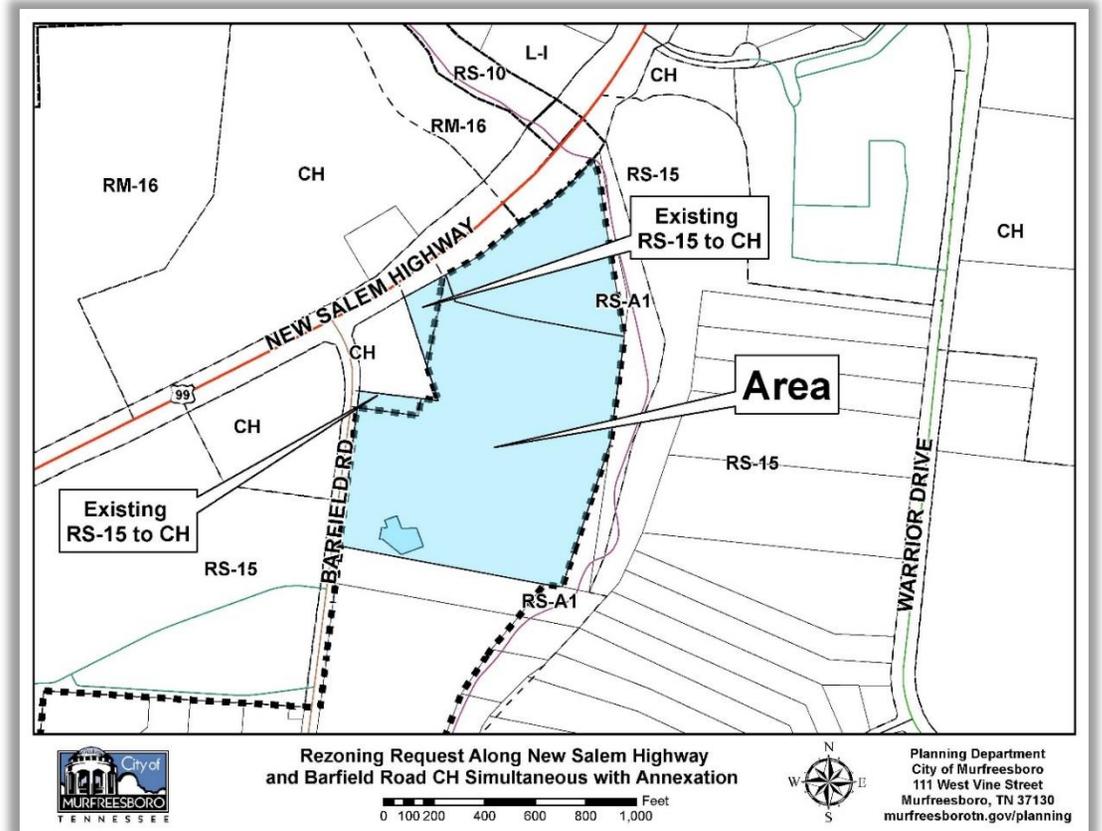
The owner has submitted a companion zoning change request to Commercial Highway (CH) simultaneous with the annexation. However, no development is proposed at this time.

The subject property is located along the south side of New Salem Highway and along the east side of Barfield Road. The study area is developed with a single-family residence (addressed 1773 New Salem Highway), barn, several accessory structures, and a telecommunications tower. A 1.1-acre portion of Tax Map 113, Parcel 05.00 is located within the City limit and currently zoned RS-15. It is also proposed to be zoned CH. The total annexation area is approximately 26.8 acres. The study area lies within the City of Murfreesboro's Urban Growth Boundary.



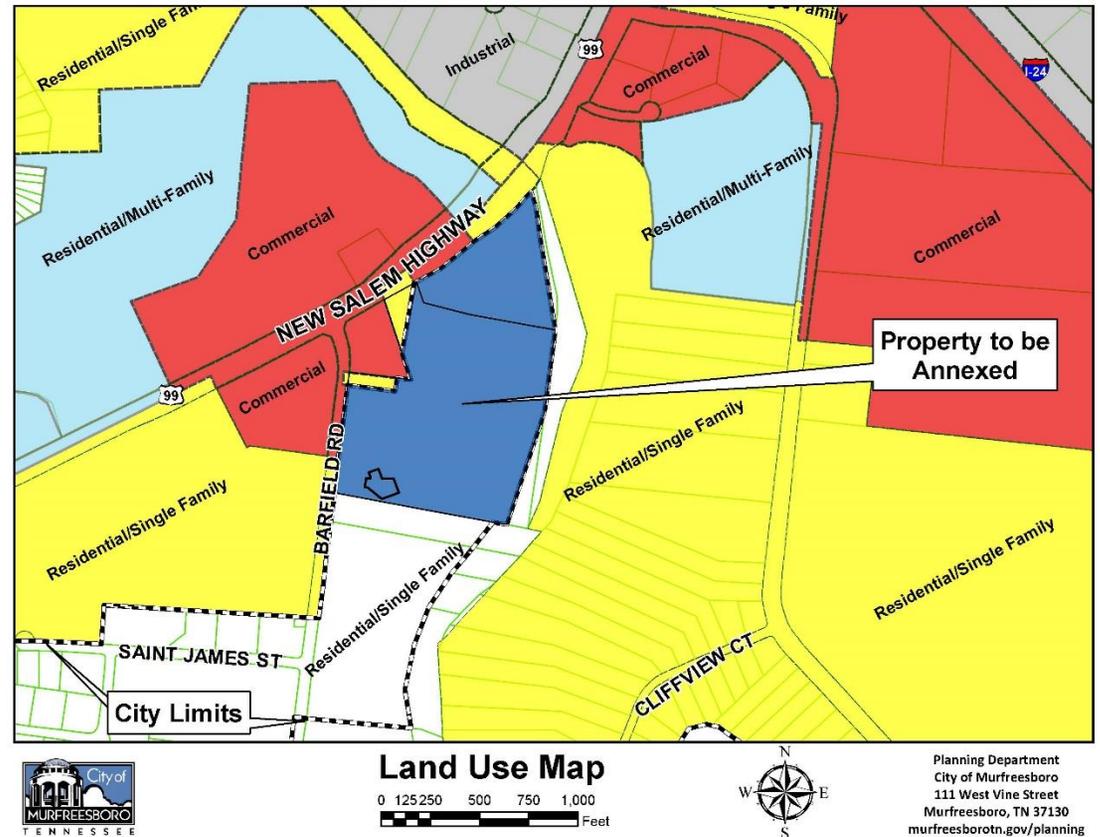
CITY ZONING

The adjacent property to the west across Barfield Road is zoned CH and RS-15 (Single Family Residential). The property to the north across Barfield Road is zoned CH. The property to the east is the West Fork of the Stones River and the Stones River Greenway, zoned RS-A, Type 1 (Single-Family Residential Attached), and further to the east is zoned RS-15 and RM-16 (Multi-Family Residential).



PRESENT AND SURROUNDING LAND USE

The study area is developed with a single-family residence (addressed 1773 New Salem Highway), barn, several accessory structures, and a telecommunications tower. The adjacent property to the west is developed with the World Outreach Church. To the north it is primarily undeveloped land, to the east is the West Fork of the Stones River and the Stones River Greenway and single-family residences. Further to the east is an apartment complex. To the south and southwest are single-family residences in the unincorporated portion of Rutherford County.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2020 will be due on December 31, 2021. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor’s Office. The current tax rate for the City of Murfreesboro is \$1.2894/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. The property is developed with a single-family residence. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

***Table I
Estimated Taxes from Site***

| Owner of Record | Tax Map | Acres | Land Value | Improvement Value | Total Assessment | Estimated City Taxes |
|---------------------------------|---------------------------------|--------------|-------------------|--------------------------|-------------------------|-----------------------------|
| New Salem Land Development, LLC | Map 102, Parcel 56.02 | 5.9 | \$86,600 | \$303,200 | \$99,775 | \$1,977.29 |
| | Map 113, Parcel 05.00 (portion) | 20.56 | \$181,900 | \$0.00 | \$51,225 | |
| | Map 113, Parcel 05.13 | 0.34 | \$9,400 | \$0.00 | \$2,350 | |

These figures are for the property in its current state. There is no development proposed at this time.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. The Murfreesboro Police Department will be able to provide services immediately upon the effective date of annexation. This property is in Police Zone #7.

ELECTRIC SERVICE

The study area is located inside the service boundary of Murfreesboro Electric Department (MED). Middle Tennessee Electric Membership Corporation (MTEMC) has services on the property for the existing barn. MED will serve any new development and the MTEMC services will be removed at that time. MED has facilities and capacity in place to serve the study area. Any new electrical infrastructure installed to serve the study area will be required to adhere to MED standards.

A significant TVA easement crosses the central portion of the site. Development plans in the TVA easement should be approved by TVA and must meet TVA requirements regarding locations of new structures and improvements within the easement.

STREET LIGHTING

Currently, there are no streetlights along New Salem Highway and Barfield Road. The Tennessee Department of Transportation (TDoT) will install new LED streetlights with the New Salem Highway improvement project. MED can provide new street lighting, as necessary, upon request by the City of Murfreesboro.

SOLID WASTE COLLECTION

The property is proposed to be zoned and developed as commercial and will have commercial solid waste management service via a private hauler.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro taxpayers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees. The property is proposed to be zoned and developed as commercial and therefore will likely have minimal impact on the City Recreation Department.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The property is in the Salem Elementary School zone. However, because this property is proposed to be zoned for commercial uses, no additional student population is anticipated.

BUILDING AND CODES

The property will come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary plats, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction

of streets and drainage structures for compliance with the City's development regulations.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

STREETS AND ACCESS

The annexation study area has access to existing public roadways Barfield Road and New Salem Highway. The study area does not include the annexation of any existing public rights-of-way. New connections to New Salem Highway must be approved by TDoT and the City Engineer. New Salem Highway is proposed to be improved to a 5-lane street section by TDoT and is on the City's Major Transportation Plan (MTP). Any new connections to Barfield Road must be approved by the City Engineer. Barfield Road is proposed to be improved to a 3-lane street section on the City's MTP. Any future public roadways to serve the area must meet City Standards.

New Salem Highway is on the City's Major Thoroughfare Plan and is proposed to be widened by TDoT to a 5-lane roadway section. Development plans will be required to dedicate required ROW and easements as well as participate in the cost of construction. If development plans are proposed before construction of improvements on New Salem Highway progresses, it is anticipated that roadway

improvements consisting of left and right turning lanes will be required. Any improvements constructed in New Salem Highway will be considered as partial or full developer participation in the construction of future improvements on New Salem Highway. Barfield Road is on the City's Major Thoroughfare Plan and is proposed to be widened to a 3-lane roadway section. Development plans will be required to dedicate required ROW and easements as well as participate in the cost of construction. If development plans are proposed before construction of improvements on Barfield Road, it is anticipated that roadway improvements consisting of left turning lanes will be required. Any improvements constructed in Barfield Road will be considered as partial or full developer participation in the construction of future improvements on Barfield Road.

REGIONAL TRAFFIC & TRANSPORTION

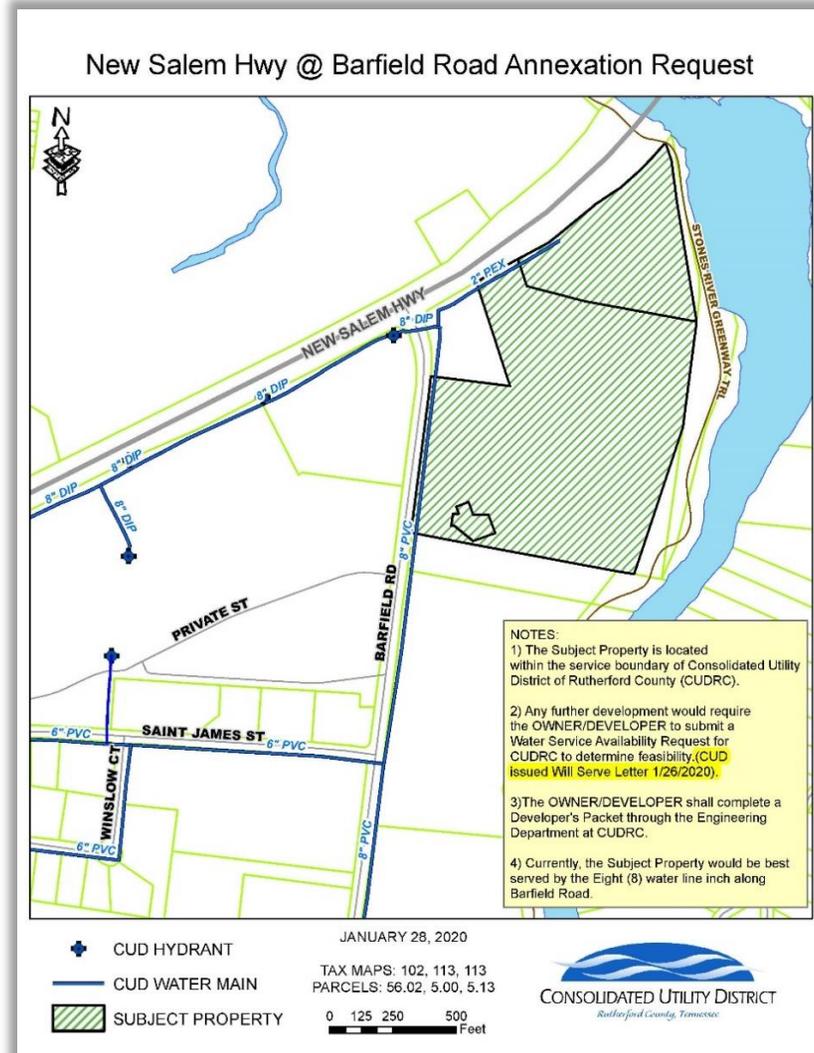
The study area is currently served by Barfield Road and New Salem Highway. The 2014 Level of Service Model in the proposed 2040 MTP indicates that Barfield Road is operating at a Level of Service B in the study area based on average daily traffic (ADT) and New Salem Highway is operating at a Level of Service E/F. The 2040 Level of Service Model shows that Barfield Road falls to Level of Service D without the proposed improvements recommended in the 2040 MTP and New Salem Highway is a Level of Service F within the study area without proposed improvements.

WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area. CUDRC has an existing eight (8) inch water main along Barfield Road to serve the annexed area, as illustrated in the attached exhibit.

Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval. CUD's current infrastructure is sufficient to serve any existing structures. Any water service provided to future structures would be dependent of the results of the Water Service Availability Request feasibility study. CUD issued a Will Serve Letter on 1-26-2020 based on a concept plan and fire flow demands that were submitted by the developer. However, once more details are available concerning the size of the proposed structures and their types of construction, the developer should verify that these fire flow requirements are still valid by the appropriate regulating body. If additional fire demands are required, an additional analysis must be completed to determine feasibility and availability of the additional demand before moving forward

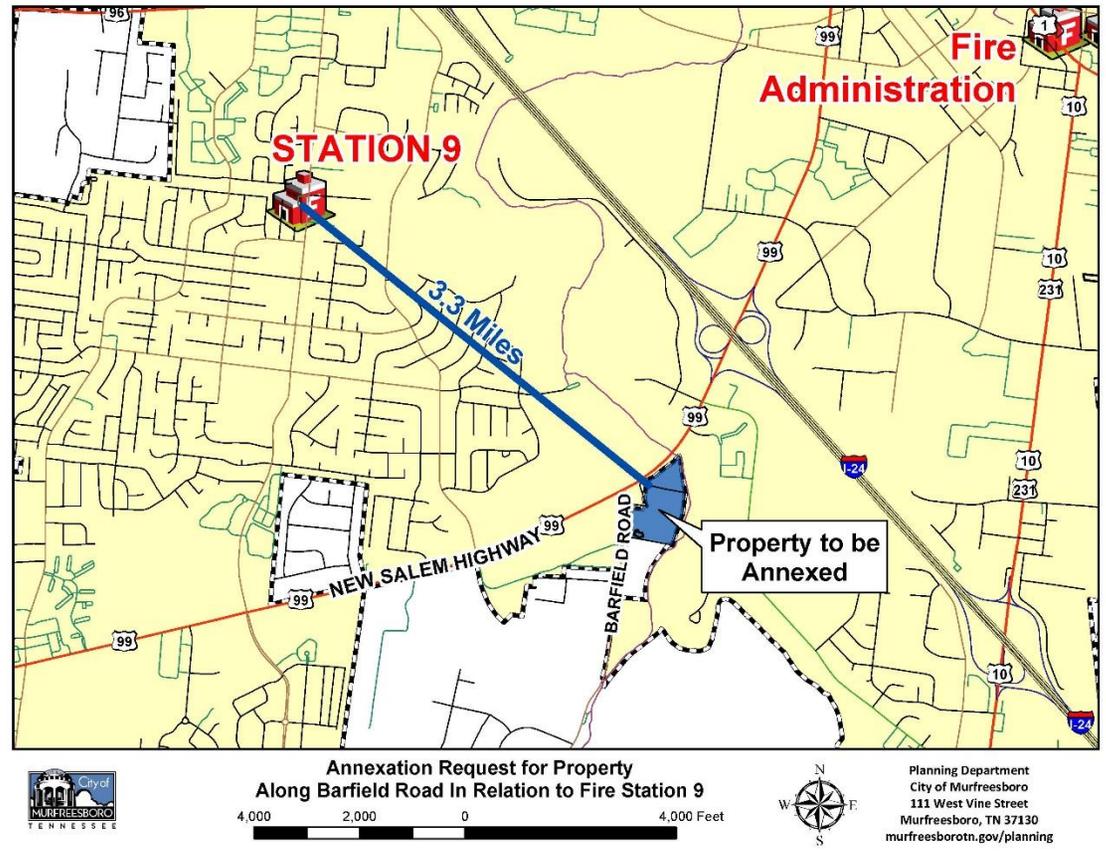
with the project. Exact details of the connections and water main size required throughout the development will be determined in the design phase after construction plans are submitted and reviewed.



FIRE AND EMERGENCY SERVICE

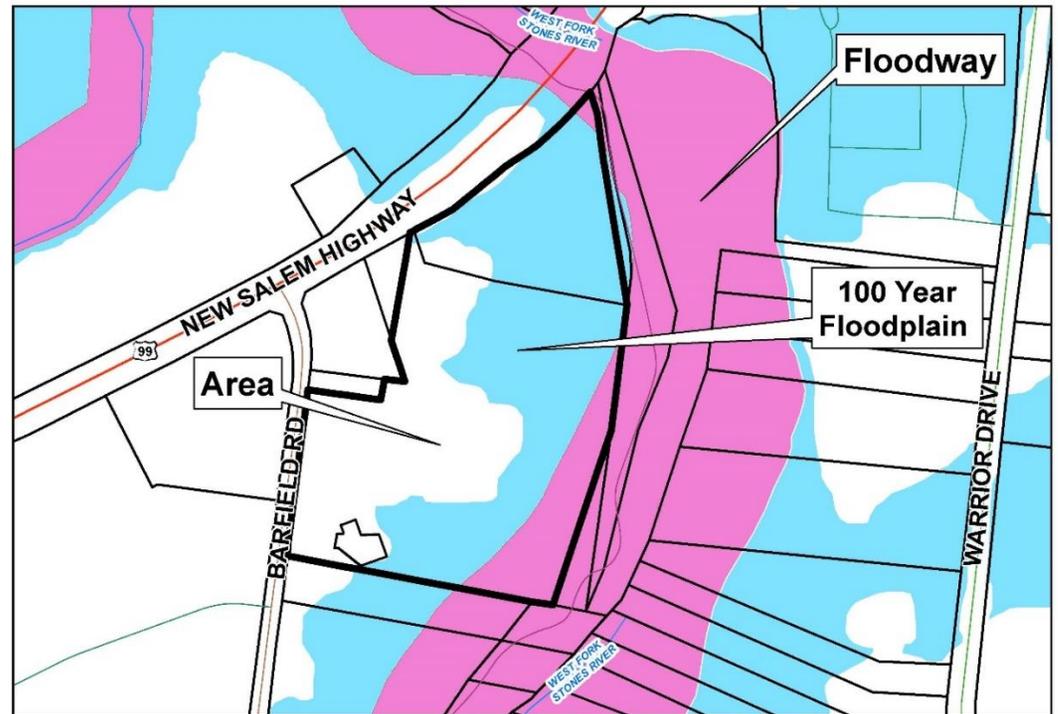
The study area includes an existing single-family residence, barn, and several accessory structures. The Murfreesboro Fire and Rescue Department (MFRD) can provide medical first responder and fire protection to the study area immediately upon the effective date of annexation. Currently the study area is located 3.1 miles from Fire Station #9 (802 Cason Lane) and 3.3 miles from Station #2 (2880 Runnymede Drive).

The blue lines on the adjacent map represent linear distance ranges from the nearest fire station.



FLOODWAY

A portion of the study area is located within the floodway and 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



Annexation Request for Property
Along New Salem Highway and Barfield Road



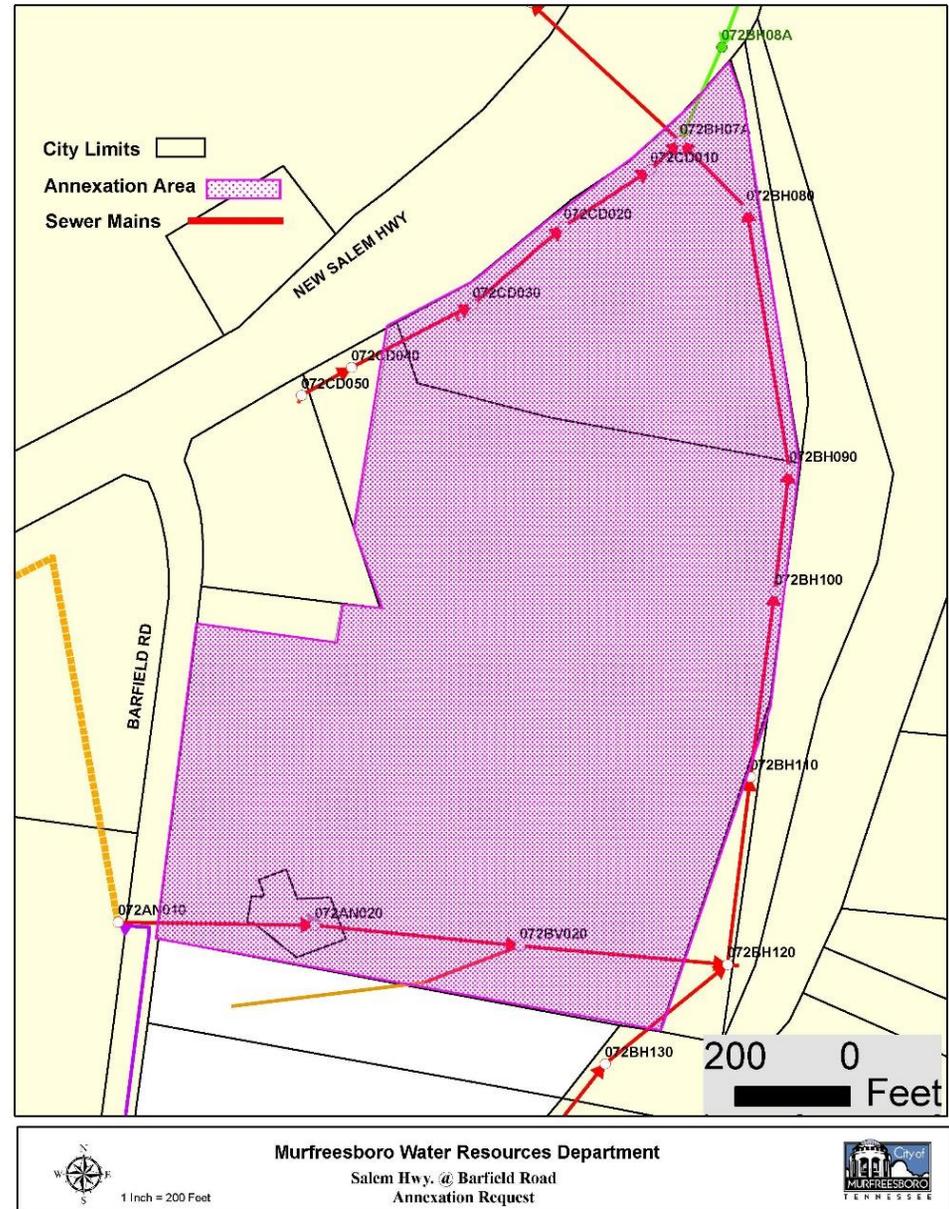
Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130
murfreesborotn.gov/planning

SANITARY SEWER SERVICE

Sanitary Sewer is currently available to serve the property, per the Department's current definition of "available". There are existing 8" and 12" sewer mains along the north and south property lines respectively as well as a 36" interceptor sewer along the eastern property line.

This development will be required to comply with the proposed Sewer Allocation Ordinance. Based on staff's research of 12-months of water consumption of pre-existing facilities, per square foot of building, staff anticipates the proposed development discharge will meet the ordinance, at an approximately flow of 18,030 gpd, if the properties are combined into one lot of record. Should the properties be subdivided, depending on the size of each parcel, a few of the intended uses may not meet the requirements of the Ordinance, i.e. the hotel, restaurant, daycare, and assisted living, and would require an exception by the City Council.

All main line extensions are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department.



DRAINAGE

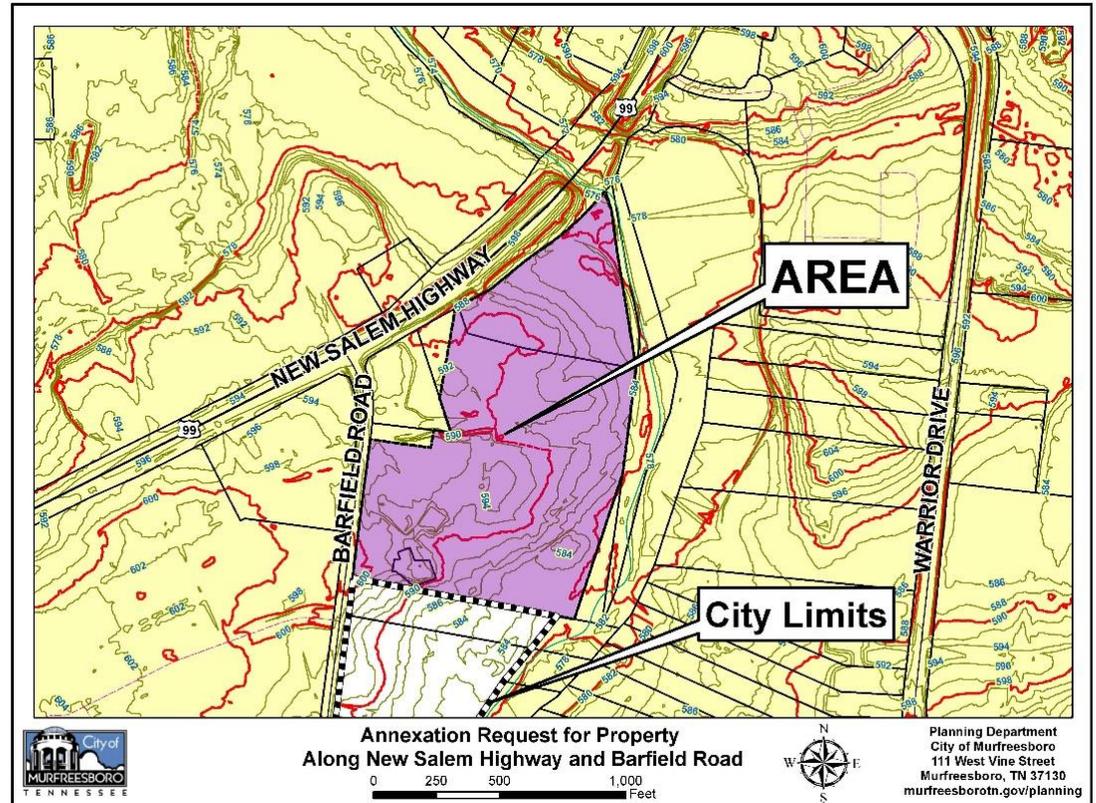
Public Drainage System

Public drainage facilities available in the study include the drainage facilities in New Salem Highway and Barfield Road. The New Salem Highway drainage system is the responsibility of TDoT for routine maintenance while Barfield Road is maintained by the City. No additional public drainage systems are available to the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage Conditions

The property drains directly to the West Fork of the Stones River. A significant portion of the property is within the floodplain of the West Fork Stones River and the eastern portion is within the floodway. New development on the property must meet the City's requirement for building in the floodplain including proper elevation of structures and preventing encroachments in the floodway. It appears that significant fill of up to 10 feet will be required to properly elevate new structures. This fill must include proper placement and compaction as well as documentation of the placement by qualified personnel and appropriate testing.

Development must meet the Floodplain Management Regulations including proper elevation and flood hazard reduction of new developments. Development plans must also include a 50-foot Water Quality Protection Area from the top of bank on each side. The WQPA is an undisturbed vegetated buffer providing water quality protection.



Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. Existing improvements in the study area appear to include single-family homes as well as a communication tower which will be subject to the City's Stormwater Utility Fee upon annexation and will result in an additional \$78/year revenue to the Stormwater Utility Fee. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed Commercial Highway (CH) zoning request, it is anticipated that the properties will be fully developed for those proposed uses except as limited by floodplain constraints. Based on this development scenario, the study area will result in approximately \$5,000 additional revenue per year into the Stormwater Utility Fund upon full buildout and considering Stormwater Fee Credits.

and any proposed changes to the plan. A public hearing will also be held on the progress report.

ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to the Tennessee Growth Policy Act, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 11, 2020
PROJECT PLANNER: MARINA RUSH**

3.e Zoning application [2020-402] for approximately 26.8 acres located along New Salem Highway and Barfield Road to be zoned CH simultaneous with annexation and approximately 1.1 acres to be rezoned from RS-15 to CH, New Salem Land Development, LLC applicant.

The property owner, New Salem Land Development, LLC, is requesting to zone the subject property to Commercial Highway (CH) simultaneous with annexation. As depicted on the attached zoning map, most of the study area is located within the unincorporated area of Rutherford County and is currently zoned RM (Rutherford County – medium density residential). Also included in the study area is 1.1 acres that is already within the Murfreesboro City limits and is currently zoned RS-15 (Single Family Residential). The study area is identified as the following:

- Tax Map 102, Parcel 056.02 5.9 acres
- Portion of Tax Map 113, Parcel 005.00 21.64 acres
- Tax Map 113, Parcel 005.13 0.34 acre

The property owner has petitioned the City to annex the property simultaneous with this zoning request. The owner has indicated that there is no specific development plan proposed for the property at this time.

The purpose of the CH zoning district is to provide areas for development of general commercial uses located in a linear fashion along highways and near transportation facilities. The types of uses allowed by right and special uses that may be allowed within the CH zoning district are specified in Chart 1 of the Murfreesboro Zoning Ordinance. Chart 1 is an attachment to this staff report.

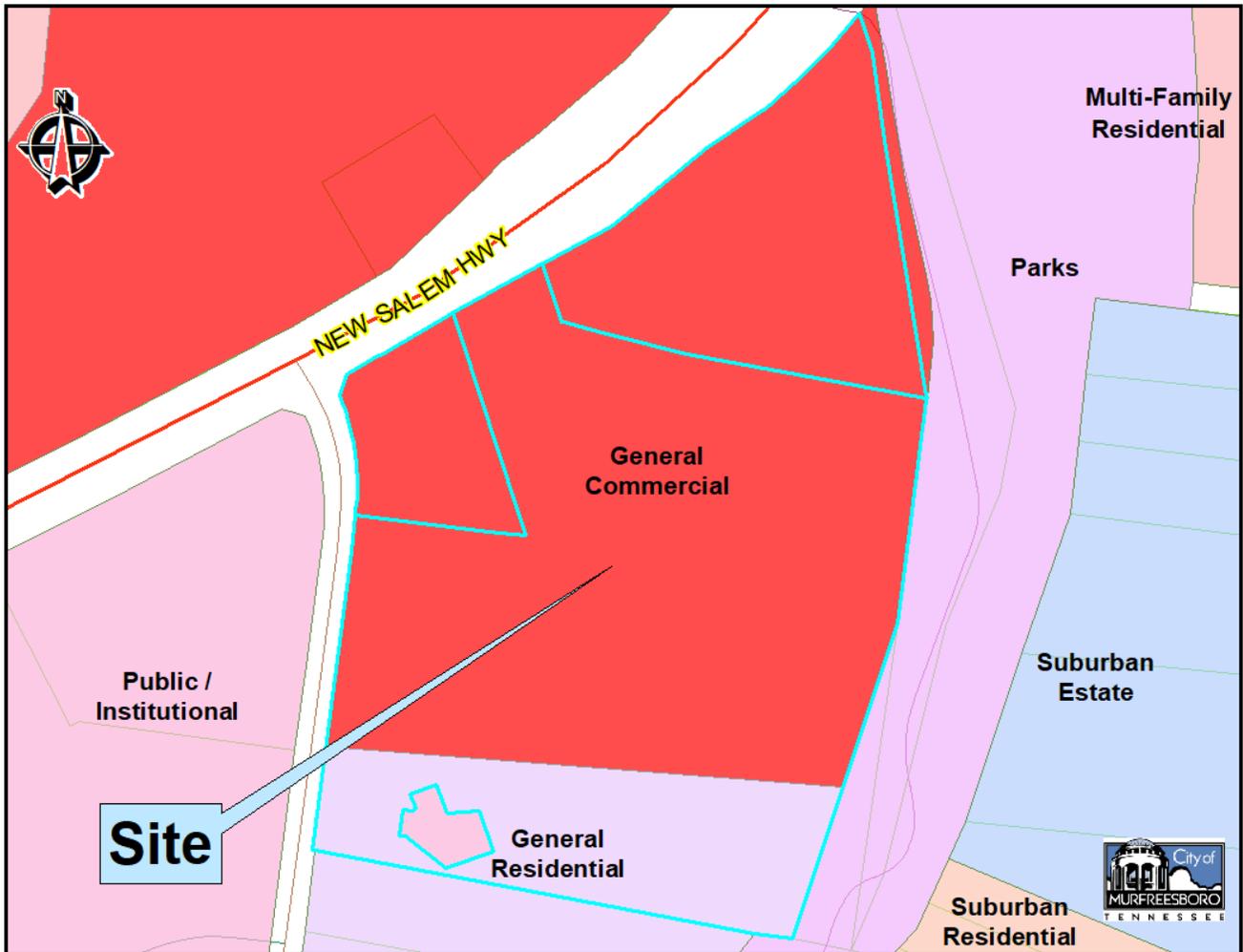
Adjacent Land Uses and Zoning

The adjacent property to the west across Barfield Road is zoned CH and RS-15 and is developed with the World Outreach Church. To the north it is primarily undeveloped land and is zoned CH. To the east is the West Fork of the Stones River and the Stones River Greenway, zoned RS-A1 (Single-Family Residential Attached). Across the river further to the east are large estate lots zoned RS-15 and an apartment complex zoned RM-16 (Multi-Family Residential). To the south and southwest are single-family residences in the unincorporated portion of Rutherford County.

Future Land Use Map

The 2035 *Murfreesboro Comprehensive Plan* future land use map identifies “General Commercial” as the most appropriate land use character for the majority of the study area. The plan recommends “Auto Urban (General) Residential” for a strip along the southern boundary of the study area. An excerpt of the future land use map is below.

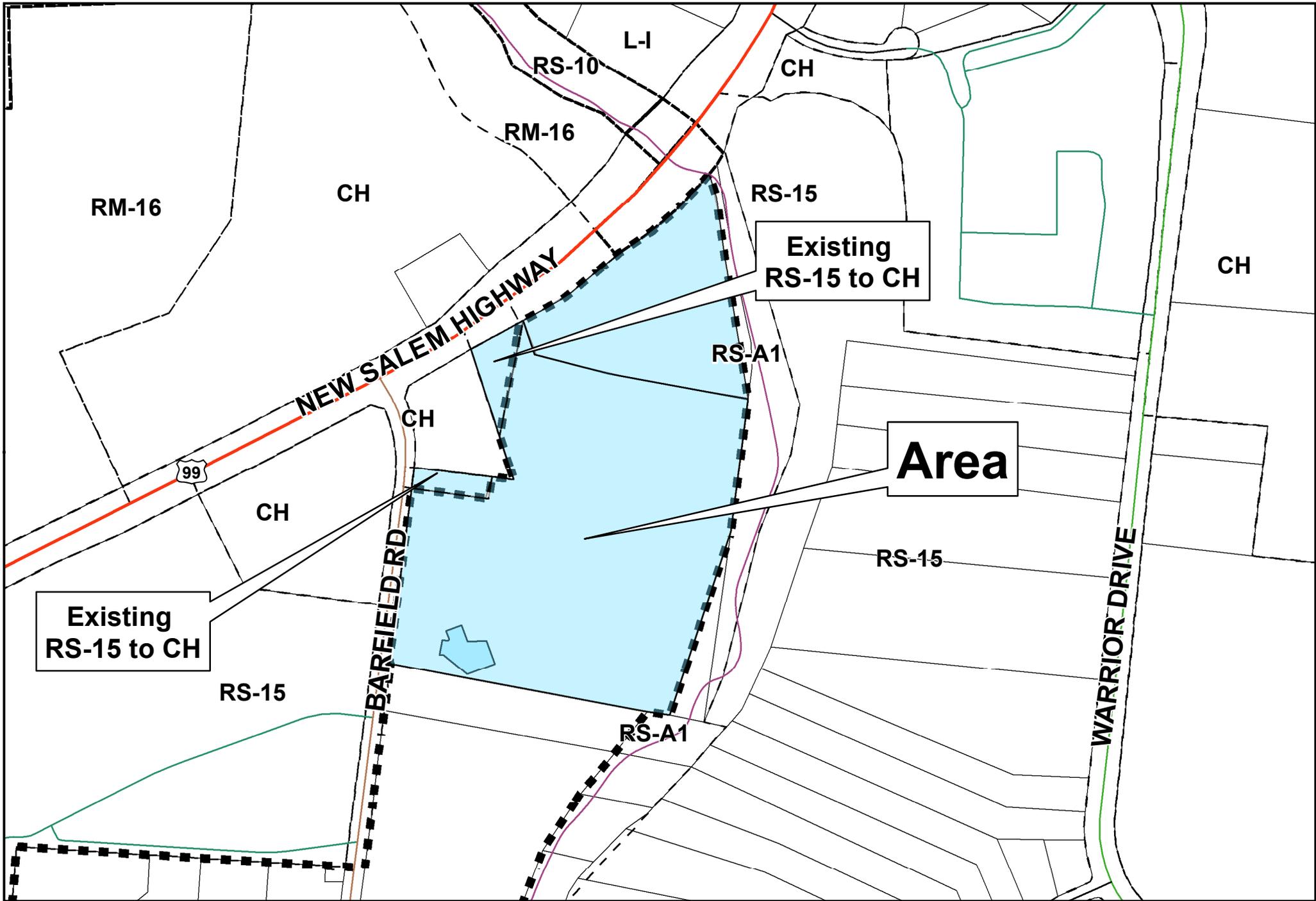
2035 MURFREESBORO COMPREHENSIVE PLAN – FUTURE LAND USE MAP



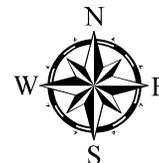
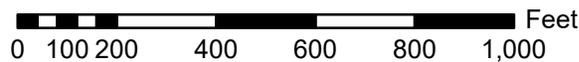
The “General Commercial” land use characteristics are automobile dependent with large parking areas, high-intensity commercial uses like auto sales, gas stations, hotels, restaurants, and large retailers; significant portions of the development sites are devoted to vehicular access and parking, large buildings. The proposed CH zoning is consistent with the 2035 Future Land Use Map designation of “General Commercial.” The request, however, is not consistent with the “Auto Urban (General) Residential” land use character recommended for the very southern portion of the study area.

Action Needed

The Planning Commission will need to conduct a public hearing on this zoning request, after which it will need to discuss this matter and then formulate a recommendation for the City Council.



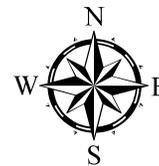
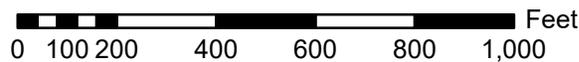
**Rezoning Request Along New Salem Highway
and Barfield Road CH Simultaneous with Annexation**



Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130
murfreesborotn.gov/planning



**Rezoning Request Along New Salem Highway
and Barfield Road CH Simultaneous with Annexation**



Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130
murfreesborotn.gov/planning

Chart 1
Page 1 of 8

Revised: 07/18/19

CHART 1. USES PERMITTED BY ZONING DISTRICT.

APPENDIX A - ZONING

| USES PERMITTED ³ | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|----------------|----------------|----------------|----------------|----------------|----|-----------------|-----------------|----------------|------|-------------------|-----------------|-----------------|--------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|----------------------|-------------------|-----------------|----|---|---|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | R MO | OG R ² | OG ² | CL ² | CF ^{2,14} | CH ² | MU ² | CBD ² | HI ² | GI ² | LI ² | CM-RS-8 ² | CM-R ² | CM ² | CU | P | |
| DWELLINGS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family detached | X | X | X | X | X | X | X | X | X | X | | X | | X | | | | | | | | | X | X | | X | |
| Single-Family attached | | | | | | | X | X | X | X | | X | | X | | | | | | | | | X | X | | X | |
| Two-Family | | | | | | | X | X | X | | | X | | X | | | | | | | | | X | X | | X | |
| Three-Family | | | | | | | X | X | X | | | X | | X | | | | | | | | | X | X | | X | |
| Four-Family | | | | | | | | X | X | | | X | | X | | | | | | | | | X | X | | X | |
| Multiple-Family | | | | | | | | X ²¹ | X ²¹ | | | | | | | | X ²¹ | X ²¹ | | | | | | | | X | |
| OTHER HOUSING | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Accessory Apartment | S ⁶ | S ⁶ | S ⁶ | S ⁶ | S ⁶ | S ⁶ | | | | S ⁶ | | | | | | | | | | | | | | | | | |
| Accessory Dwelling Unit | | | | | | | | | | | | X ¹ | X ¹ | X ¹ | X ¹ | X ¹ | X | X ¹ | X ¹ | X ¹ | X ¹ | | | | | | |
| Assisted-Care Living Facility ¹⁵ | | | | | | | S | X | X | X | | X | | X | X | X | X | X | | | | X | X | X | X | S | |
| Bed-and-Breakfast Homestay | S | S | S | S | S | | S | S | X | S | | S | | X | X | X | | X | | | | S | S | S | S | X | |
| Bed-and-Breakfast Inn | S | S | S | S | S | | S | S | S | S | | S | | S | X | X | | X | | | | S | S | S | S | S | |
| Boarding House ¹⁵ | | | | | | | S | S | X | X | | S | | X | X | X | | X | | | | S | S | S | X | | |
| Emergency Shelter | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Extended Stay Hotel/Motel | | | | | | | | | | | | | | | X | X | | | | | | | | | | | |
| Family Crisis Shelter | | | | | | | | | | | | S | | S | S | S | | | S | S | S | | S | | | | |
| Family Violence Shelter | | | | | | | | S | S | | | S | S | S | X | X | | | X | X | X | | X | S | S | S | |
| Fraternity/Sorority | | | | | | | | | | | | S | | S | S | S | | | | | | | S | S | S | S | |
| Group Shelter | | | | | | | | S | S | | | S | S | S | S | S | | | S | S | | | | | | | |
| Class I Home for the Aged ¹⁵ | S | S | S | S | S | S | S | X | X | X | | X | | X | X | X | | X | | | | S | S | S | S | S | |
| Class II Home for the Aged ¹⁵ | S | S | S | S | S | | S | S | S | S | | S | | X | X | X | | X | | | | S | S | S | S | S | |
| Class III Home for the Aged ¹⁵ | | | | | | | | S | S | | | S | | S | X | X | X | X | | | | S | S | S | S | S | |
| Hotel | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | |
| Mission ¹⁰ | | | | | | | | | | | | | | | | | | | S | S | S | | | | | | |
| Mobile Homes | | | | | | | | | | | X | | | | | | | | | | | | | | | | |
| Motel | | | | | | | | | | | | | | | | X | X | | X | X | X | | | | | | |
| Rooming House | | | | | | | S | S | S | | | | | | | | | X | | | | | S | S | X | | |
| Student Dormitory | | | | | | | | | S | | | | | | | | | | | | | | | | | X | |
| Transitional Home | | | | | | | S | S | S | | | S | S | | | | | | | | | | S | S | | | |
| INSTITUTIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Day Care Center | S | S | S | S | S | S | S | S | S | S | | X | X | X | X | X | X | | X | X | X | S | X | X | | | |
| Adult Day Care Home | S | S | S | S | S | S | S | S | S | S | S | X | S | X | X | X | | X | X | X | X | X | X | X | | | |
| Airport, Heliport | S | S | S | S | S | S | S | S | S | S | | | | | | S | | | S | S | S | S | S | S | S | S | S |
| Cemetery, Mausoleum | S | S | S | S | S | S | S | S | S | S | | S | S | | | | | | S | S | S | | | | | | |
| Church ¹³ | S | S | S | S | S | S | S | X | X | S | S | S | X | X | X | X | X | X | X | X | X | S | S | X | X | | |
| College, University | | | | | | | | | | | | X | X | | | | X | | | | | | X | | X | | |

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 2 of 8

| USES PERMITTED ³ | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|-----------------|-----------------|--------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|----------------------|-------------------|-----------------|----|---|--|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | R MO | OG R ² | OG ² | CL ² | CF ^{2,14} | CH ² | MU ² | CBD ² | HI ² | GI ² | LI ² | CM-RS-8 ² | CM-R ² | CM ² | CU | P | |
| Day-Care Center | | | | | | | S | S | S | S | S | S | | X | X | X | X | X | X | X | X | | S | S | S | | |
| Family Day-Care Home | S | S | S | S | S | S | S | S | S | S | S | S | | X | X | X | | X | X | X | X | X | S | S | S | X | |
| Group Day-Care Home | S | S | S | S | S | S | S | S | S | S | S | S | | X | X | X | | X | X | X | X | X | S | S | S | X | |
| Hospital | | | | | | | | | | | | X | X | | | | X | | X | X | X | X | X | X | | | |
| Lodge, Club, Country Club ¹³ | S | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | S | S | S | | | |
| Mental Health Facility | | | | | | | | | | | | X | X | X | | X | X | | X | X | X | | X | X | | | |
| Morgue | | | | | | | | | | | | | | | | X | X | | X | X | X | | X | X | | | |
| Museum | | | | | | | S | S | S | | | S | S | S | X | X | X | X | X | X | X | S | S | S | X | S | |
| Nursing Home | | | | | | | | | | | | X | X | S | S | S | X | | X | X | X | X | X | X | | | |
| Nursery School | | | | | | | S | S | S | | S | S | S | S | S | X | | | S | S | S | S | S | S | X | X | |
| Park | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| Philanthropic Institution | | | | | | | S | S | S | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| Pet Cemetery | S | S | S | | | | | | | | | | | S | S | | | | S | S | S | | | | | | |
| Public Building ¹³ | S | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | S | S | S | X | X | |
| Recreation Field ¹³ | S | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | | X | X | X | S | S | S | X | X | |
| Senior Citizens Center | S | S | S | S | S | S | S | X | X | S | | X | X | X | X | X | | | X | X | X | S | X | X | | | |
| School, Public or Private, Grades K - 12 ¹³ | S | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | S | S | S | X | | |
| Student Center | | | | | | | | S | S | | | S | S | S | S | S | X | | | | | | S | S | | | |
| AGRICULTURAL USES | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Customary General Farming | X ⁶ | X ⁶ | X ⁶ | X ⁶ | X ⁶ | X ⁶ | X ⁶ | X ⁶ | X ⁶ | X ⁶ | X ⁶ | | | | X ⁶ | X | | | X | X | X | | | | X | X | |
| Crop, Soil Preparation Agricultural Services | S | S | S | S | S | S | S | S | S | S | S | | | | X | X | | | X | X | X | | | | X | X | |
| Farm Labor and Management Services | | | | | | | | | | | | X | X | X | X | X | | X | | X | X | X | | | | X | |
| Fish Hatcheries and Preserves | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | |
| Grain, Fruit, Field Crop and Vegetable Cultivation and Storage | X | X | X | X | X | X | X | X | X | X | X | | | | | | | | X | X | X | | | | | X | |
| Livestock, Horse, Dairy, Poultry, and Egg Products | S | S | S | S | S | S | S | S | S | S | | | | | | | | | X | X | X | | | | | X | |
| Timber Tracts, Forest Nursery, Gathering of Forest Products | S | S | S | S | S | S | S | S | S | S | S | | | | | | | | X | X | X | | | | | | |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Cabaret | | | | | | | | | | | | | | | | | | | X ⁹ | | | | | | | | |
| Adult Entertainment Center | | | | | | | | | | | | | | | | | | | X ⁹ | | | | | | | | |
| Adult Motel | | | | | | | | | | | | | | | | | | | X ⁹ | | | | | | | | |
| Adults-Only Bookstore | | | | | | | | | | | | | | | | | | | X ⁹ | | | | | | | | |
| Adults-Only Motion Picture Theater | | | | | | | | | | | | | | | | | | | X ⁹ | | | | | | | | |
| Amusements, Commercial Indoor | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | S | |

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9

| USES PERMITTED ³ | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|-------|-------|------|------|------|----|-------|-------|------|------|-------------------|-----------------|-----------------|--------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|----------------------|-------------------|-----------------|----|---|---|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | R MO | OG R ² | OG ² | CL ² | CF ^{2,14} | CH ² | MU ² | CBD ² | HI ² | GI ² | LI ² | CM-RS-8 ² | CM-R ² | CM ² | CU | P | |
| Amusements, Commercial Outdoor excluding Motorized | | | | | | | | | | | | | | | | X | X | | X | X | X | | | | | S | S |
| Amusements, Commercial Outdoor Motorized except Carnivals | | | | | | | | | | | | | | | | | | | | S | S | S | | | | | |
| Animal Grooming Facility | | | | | | | | | | | | | | | X | X | X | | | X | X | X | | | | | |
| Antique Mall | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | |
| Antique Shop <3,000 sq. ft. | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | X | | | |
| Apothecaries (pharmaceuticals only) | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | | |
| Art or Photo Studio or Gallery | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | X | | X | |
| Automotive Repair ¹² | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | |
| Bakery, Retail | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |
| Bank, Branch Office | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| Bank, Drive-Up Electronic Teller | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| Bank, Main Office | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | |
| Barber or Beauty Shop | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | X | | | |
| Beer, Packaged | | | | | | | | | | | | | | X | X | X | | X | X | X | X | X | | | | | |
| Boat Rental, Sales, or Repair | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | |
| Book or Card Shop | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | X | | | |
| Business School | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| Business and Communication Service | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| Campground, Travel-Trailer Park | | | | | | | | | | | | | | | | | | | X | X | X | X | | | | | |
| Carnivals | | | | | | | | | | | | | | | | S | | | S | S | S | | | | | S | |
| Catering Establishment | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | X | | | |
| Clothing Store | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |
| Coffee, Food, or Beverage Kiosk | | | | | | | | | | | | | | X | X | X | X | | X | X | X | X | | | | | |
| Commercial Center | | | | | | | | | | | | | | X | X | X | X | | X | X | X | X | | | | | |
| Convenience Sales and Service, maximum 5,000 sq. ft. floor area | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |
| Crematory | | | | | | | | | | | | | | | | | | | S | S | S | | | | | | |
| Delicatessen | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |

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UPDATED: JULY 18, 2019

APP A:276

CHART 1

| USES PERMITTED ³ | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|-------|-------|------|------|------|----|-------|-------|------|-----|-------------------|-----------------|-----------------|--------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|----------------------|-------------------|-----------------|----|---|---|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | RMO | OG R ² | OG ² | CL ² | CF ^{2,14} | CH ² | MU ² | CBD ² | HI ² | GI ² | LI ² | CM-RS-8 ² | CM-R ² | CM ² | CU | P | |
| Department or Discount Store | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | | |
| Drive-In Theater | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | |
| Dry Cleaning | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |
| Dry Cleaning Pick-Up Station | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |
| Financial Service | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | | | | |
| Fireworks Public Display | | | | | | | | | | | | | | | | | | | | | | | | | | | X |
| Fireworks Retailer | | | | | | | | | | | | | | | | S | | | | S | S | S | | | | | |
| Fireworks Seasonal Retailer | | | | | | | | | | | | | | S | | S | | | | S | S | S | | | | | |
| Flower or Plant Store | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | X | | | |
| Funeral Home | | | | | | | | | | | | | | S | | X | X | | | X | X | X | | | | | |
| Garage, Parking | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | |
| Garden and Lawn Supplies | | | | | | | | | | | | | | | S | X | X | X | X | X | X | X | | | | | |
| Gas--Liquified Petroleum, Bottled and Bulk | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | |
| Gas Station | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |
| General Service and Repair Shop | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | |
| Glass--Auto, Plate, and Window | | | | | | | | | | | | | | | | X | X | | | X | X | X | | | | | |
| Glass--Stained and Leaded | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |
| Greenhouse or Nursery | | | | | | | | | | | | | | | | X | X | | | X | X | X | | | | | |
| Group Assembly, <250 persons | | | | | | | | | | | | S | S | | X | X | X | X | X | X | X | X | S | S | S | | |
| Group Assembly, >250 persons | | | | | | | | | | | | S | S | | S | S | X | S | S | S | S | S | S | S | S | | |
| Health Club | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | X | | | |
| Ice Retail | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | |
| Interior Decorator | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | | X | | | |
| Iron Work | | | | | | | | | | | | | | | | X | | | | X | X | X | | | | | |
| Janitorial Service | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | |
| Karate, Instruction | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | |
| Kennels | | | | | | | | | | | | | | | | X | | | | X | X | X | | | | | |
| Keys, Locksmith | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | |
| Laboratories, Medical | | | | | | | | | | | | X | X | | X | X | X | | X | X | X | X | X | X | X | | |
| Laboratories, Testing | | | | | | | | | | | | | | | X | X | X | | X | X | X | X | | | | | |
| Laundries, Self-Service | | | | | | | | | | | | | | X | X | X | | | | X | X | X | | | | | |
| Lawn, Tree, and Garden Service | | | | | | | | | | | | | | | | X | | | | X | X | X | | | | | |
| Liquor Store | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | |
| Livestock, Auction | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |
| Lumber, Building Material | | | | | | | | | | | | | | | | X | | | | X | X | X | | | | | |
| Manufactured Home Sales | | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Massage Parlor | | | | | | | | | | | | | | | | | | | | X ⁹ | | | | | | | |

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S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

APPENDIX A - ZONING

| USES PERMITTED ³ | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|-------|-------|------|------|------|----|-------|-------|------|------|-------------------|-----------------|-----------------|--------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|----------------------|-------------------|-----------------|----|---|--|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | R MO | OG R ² | OG ² | CL ² | CF ^{2,14} | CH ² | MU ² | CBD ² | HI ² | GI ² | LI ² | CM-RS-8 ² | CM-R ² | CM ² | CU | P | |
| Motor Vehicle Sales (Automobiles) | | | | | | | | | | | | | | | | S | S | | X ³ | X ³ | X ³ | | | | | | |
| Motor Vehicle Sales (Other Than Automobiles) | | | | | | | | | | | | | | | | S | S | | X | X | X | | | | | | |
| Motor Vehicle Service ¹² | | | | | | | | | | | | | | | | X | X | | X | X | X | | | | | | |
| Movie Theater | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | | |
| Music or Dancing Academy | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | | |
| Offices | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X ⁵ | X ⁵ | X ⁵ | | | |
| Optical Dispensaries | | | | | | | | | | | | X | X | | X | X | X | X | X | X | X | X | X | X | | | |
| Pawn Shop | | | | | | | | | | | | | | | | X | | X | X | X | X | | | | | | |
| Personal Service Establishment | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | | |
| Pet Crematory | | | | | | | | | | | | | | | | X | | | S | S | S | | | | | | |
| Pet Funeral Home | | | | | | | | | | | | | | | X | X | | | X | X | X | | | | | | |
| Pet Shops | | | | | | | | | | | | | | | X | X | X | X | X | X | X | | | | | | |
| Pharmacies | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | | | |
| Photo Finishing | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |
| Photo Finishing Pick-Up Station | | | | | | | | | | | | | | X | X | X | X | | X | X | X | | | | | | |
| Radio, TV, or Recording Studio | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | |
| Radio and Television Transmission Towers | | | | | | | | | | | | | | | S | S | | S | S | S | | | | | | S | |
| Rap Parlor | | | | | | | | | | | | | | | | | | X ^B | | | | | | | | | |
| Reducing and Weight Control Service | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | | | |
| Restaurant and Carry-Out Restaurant | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | | |
| Restaurant, Drive-In | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | |
| Restaurant, Specialty | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | | |
| Restaurant, Specialty -Limited | | | | | | | | | | | | S | S | X | X | X | X | X | X | X | X | S | S | S | | | |
| Retail Shop, other than enumerated elsewhere | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | | |
| Salvage and Surplus Merchandise | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | |
| Sauna | | | | | | | | | | | | | | | | | | X ^B | | | | | | | | | |
| Sheet Metal Shop | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | |
| Shopping Center, Community | | | | | | | | | | | | | | | | X | X | | X | X | X | | | | | | |
| Shopping Center, Neighborhood | | | | | | | | | | | | | | X | X | X | | | X | X | X | | | | | | |
| Shopping Center, Regional | | | | | | | | | | | | | | | | X | X | | X | X | X | | | | | | |
| Specialty Shop | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | | | X | | | |
| Tavern | | | | | | | | | | | | | | | | X | | X | X | X | X | | | | | | |
| Taxidermy Studio | | | | | | | | | | | | | | | | S | | | S | S | S | | | | | | |
| Towing ¹² | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | | |

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| USES PERMITTED ³ | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|-------|-------|------|------|------|----|-------|-------|------|-----|-------------------|-----------------|-----------------|--------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|----------------------|-------------------|-----------------|----|---|
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| Veterinary Office | | | | | | | | | | | | X | X | X | X | X | X | | X | X | X | | | X | | |
| Veterinary Clinic | | | | | | | | | | | | | | | X | X | X | | X | X | X | | | | | |
| Veterinary Hospital | | | | | | | | | | | | | | | | X | X | | X | X | X | | | | | |
| Vehicle Sales (Non-Motorized) | | | | | | | | | | | | | | | X | X | | | X | X | X | | | | | |
| Vehicle Wash | | | | | | | | | | | | | | X | | X | X | | X | X | X | | | | | |
| Video Rental | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | |
| Wholesaling | | | | | | | | | | | | | | | | X | | X | X | X | | | | | | |
| Wireless Telecommunications Towers, Antennas ¹⁷ | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| Wrecker Service, Wrecker Storage Yard ¹² | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | |
| INDUSTRIAL | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manufacture, Storage, Distribution of: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Abrasive Products | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Alcoholic Beverage Manufacture | | | | | | | | | | | | | | | | | | | X ²⁰ | X ²⁰ | | | | | | |
| Asbestos Products | | | | | | | | | | | | | | | | | | | S | | | | | | | |
| Automobile Dismantlers and Recyclers ⁷ | | | | | | | | | | | | | | | | | | | S ⁷ | | | | | | | |
| Automobile Manufacture | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Automobile Parts and Components Manufacture | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Automobile Seats Manufacture | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Bakery Goods, Candy | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |
| Boat Manufacture | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Bottling Works | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |
| Brewery | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Canned Goods | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Chemicals | | | | | | | | | | | | | | | | | | | X | | | | | | | |
| Composting Facility | | | | | | | | | | | | | | | | | | | S | | | | | | | S |
| Contractor's Storage, Indoor | | | | | | | | | | | | | | | | X | | X | X | X | X | | | | | |
| Contractor's Yard or Storage, Outdoor | | | | | | | | | | | | | | | | X | | X | X | X | X | | | | | |
| Cosmetics | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |
| Custom Wood Products | | | | | | | | | | | | | | | | | | X | X | X | X | | | | | |
| Electrical or Electronic Equipment, Appliances, and Instruments | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |
| Fabricated Metal Products and Machinery | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |
| Fertilizer | | | | | | | | | | | | | | | | | | | X | | | | | | | |
| Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |

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| USES PERMITTED ³ | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|-------|-------|------|------|------|----|-------|-------|------|------|-------------------|-----------------|-----------------|--------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|----------------------|-------------------|-----------------|----|---|--|--|
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| Furniture and Fixtures | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Jewelry | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | |
| Leather and Leather Products except tanning and finishing | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | |
| Leather and Leather Products, Tanning and Finishing | | | | | | | | | | | | | | | | | | | | X | | | | | | | | |
| Lumber and Wood Products | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Mobile Home Construction | | | | | | | | | | | | | | | | | | | X | | | | | | | | | |
| Musical Instruments | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | |
| Office/Art Supplies | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | |
| Paints | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Paper Mills | | | | | | | | | | | | | | | | | | | S | | | | | | | | | |
| Paper Products excluding paper and pulp mills | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Petroleum, Liquefied Petroleum Gas and Coal Products except refining | | | | | | | | | | | | | | | | | | | S | | | | | | | | | |
| Petroleum and Coal Products Refining | | | | | | | | | | | | | | | | | | | S | | | | | | | | | |
| Pharmaceuticals | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | |
| Photographic Film Manufacture | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Pottery, Figurines, and Ceramic Products | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | |
| Primary Metal Distribution and Storage | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Primary Metal Manufacturing | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Printing and Publishing | | | | | | | | | | | | | | | | X | X | X | X | X | X | | | | | | | |
| Rubber and Plastic Products except rubber or plastic manufacture | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Rubber and Plastic Products, Rubber and Plastic Manufacture | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Saw Mills | | | | | | | | | | | | | | | | | | | X | | | | | | | | | |
| Scrap Processing Yard | | | | | | | | | | | | | | | | | | | S | | | | | | | | | |
| Scrap Metal Processors | | | | | | | | | | | | | | | | | | | S | | | | | | | | | |
| Scrap Metal Distribution and Storage | | | | | | | | | | | | | | | | | | | S | | | | | | | | | |
| Secondary Material Dealers | | | | | | | | | | | | | | | | | | | S | | | | | | | | | |
| Silverware and Cutlery | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | |
| Small Moulded Metal Products | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Sporting Goods | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | |
| Stone, Clay, Glass, and Concrete Products | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |
| Textile, Apparel Products, Cotton--Factoring, Grading | | | | | | | | | | | | | | | | | | | X | X | X | | | | | | | |
| Textile, Apparel Products, Cotton Gin | | | | | | | | | | | | | | | | | | | X | X | | | | | | | | |

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

| USES PERMITTED ³ | ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------|-----------------|-----------------|--------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|----------------------|-------------------|-----------------|----|---|--|
| | RS 15 | RS 12 | RS 10 | RS 8 | RS 6 | RS 4 | RD | RM 12 | RM 16 | RS-A | R MO | OG R ² | OG ² | CL ² | CF ^{2,14} | CH ² | MU ² | CBD ² | HI ² | GI ² | LI ² | CM-RS-8 ² | CM-R ² | CM ² | CU | P | |
| Tire Manufacture | | | | | | | | | | | | | | | | | | | X | X | | | | | | | |
| Tobacco Products | | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Toiletries | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |
| Transportation Equipment | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |
| Warehousing, Transporting/Distributing ¹⁸ | | | | | | | | | | | | | | | | | | | | X | X | X | | | | | |
| TRANSPORTATION AND PUBLIC UTILITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bus Terminal or Service Facility | | | | | | | | | | | | | | | | | X | | | X | X | X | | | | | |
| Garbage or Refuse Collection Service | | | | | | | | | | | | | | | | | | | | X | X | | | | | | |
| Refuse Processing, Treatment, and Storage | | | | | | | | | | | | | | | | | | | | S | | | | | | | |
| Gas, Electric, Water, Sewerage Production and/or Treatment Facility | | | | | | | | | | | | | | | | | | | | X | X | S | | | | | |
| Landfill ¹⁹ | | | | | | | | | | | | | | | | | | | | S | | | | | | | |
| Post Office or Postal Facility | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | | | | | |
| Telephone or Communication Services | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | | | | | |
| Electric Transmission, Gas Piping, Water Pumping Station | S | S | S | S | S | S | S | S | S | S | S | S | S | X | X | X | X | X | X | X | X | X | | | | | |
| Taxicab Dispatch Station | | | | | | | | | | | | | | | | X | | | | X | X | X | | | | | |
| Freight Terminal, Service Facility | | | | | | | | | | | | | | | | X | | | | X | X | X | | | | | |
| OTHER | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Advertising Sign | | | | | | | | | | | | | | | | X | | | | X | X | X | | | | | |
| Home Occupations | S ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | S ¹¹ | | X | | | X | | | | | S ¹¹ | S ¹¹ | S ¹¹ | | | |
| Junkyard | | | | | | | | | | | | | | | | | | | | S | | | | | | | |
| Recycling center | | | | | | | | | | | | | | | | | S | | | X | X | X | | | | | |
| Self-Service Storage Facility ¹⁶ | | | | | | | | | | | | | | S | S | X | S | | | X | X | X | | | | | |
| Wholesale Establishments | | | | | | | | | | | | | | | | X | | X | X | X | X | X | | | | | |
| Temporary Mobile Recycling Center | | | | | | | | | | | | | | | S | S | | | | S | S | S | | | | S | |

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

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CHART 1 ENDNOTES. USES PERMITTED BY ZONING DISTRICT.

The uses permitted in the various districts established in this article shall be as identified in this section on Chart 1 USES PERMITTED BY ZONING DISTRICT. Those uses identified in Chart 1 with a “X” at the intersection of the uses row and a zoning district column shall be uses that are permitted by right subject to site plan review and approval and the issuance of building permits in those zoning districts. Those uses identified in Chart 1 with a “S” at the intersection of the uses row and a zoning district column shall be uses requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article in those zoning districts. Those uses that are shown with no “X” or “S” at the intersection of a uses row and a zoning district column shall be uses that are prohibited and are not permitted or allowed in those districts.

1. In the OG-R, OG, CL, CF, CH, MU, CBD, H-I, G-I, and L-I zones a single dwelling unit shall be permitted as an accessory use in conjunction with a commercial or industrial use if such dwelling unit is attached to or located within the commercial or industrial building and is occupied by an employee of the business establishment occupying the commercial or industrial building.
2. Any development of one or more acres or five thousand square feet of floor area to be located in a nonresidential district shall require a site plan approval by the Murfreesboro Planning Commission.
3. Motor Vehicle Sales (Automobile) shall be subject to the following additional standards:
 - (a) each lot used for automobile sales shall include a principal structure designed and constructed in accordance with the provisions of this article and all other applicable regulations and codes;
 - (b) in addition to meeting the minimum parking required in Chart 4 of this article, supplementary parking spaces meeting the following requirements shall be provided for customers, employees, and service vehicles:
 - (1) customer parking shall be clearly designated via signage and striping and shall be provided at the following minimum ratios:

| Total number of vehicles on sales lot | Minimum number of customer parking spaces required |
|--|--|
| 0-25 | 2 |
| 25-50 | 3 |
| 51-75 | 4 |
| 76-100 | 5 |
| 101-150 | 6 |
| 151-200 | 7 |

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| | |
|-------------|----|
| 201-250 | 8 |
| 251 or more | 10 |

- (2) one employee parking space shall be provided for each employee on the largest shift;
- (3) one parking space shall be provided for each service vehicle;
- (4) all driveways and parking areas, including automobile storage and display areas, shall be surfaced with asphalt, concrete, or other hard dustless surface material. Bituminous surface treatments (“tar and chip”) shall not be allowed on any driveway, automobile storage area, or parking lot.
- (5) Parking and display of automobile inventory shall occur only in areas designated in the special use permit application. Driveway aisles, public right-of-way, and landscaped areas shall not be used for automobile parking or display;
- (c) automobile parts and salvage/junk automobiles shall not be stored on any outdoors portion of the site;
- (d) all automobiles visible from the public right-of-way or lying adjacent to any area zoned for residential uses shall be operational;
- (e) tents and other temporary or accessory structures shall not be erected on the site except in accordance with the provisions of this article (Appendix A: Zoning);
- (f) outdoor sound amplification shall not be allowed;
- (g) the following landscape buffers shall apply to automobile sales lots lying adjacent to residential, mixed use, and office zoning districts:

| Adjacent Zoning | Buffer Required |
|---|-----------------|
| RS-15, RS-12, RS-10, RS-8, RS-4, R-D, RM-12, RM-16, RS-A, R-MO, MU, OG-R | Type E |
| OG, CU, P, CBD | Type D |

- (h) all loading and unloading of automobiles shall be accomplished on-site. Automobile loading, unloading, staging, and maneuvering shall not be permitted within any public right-of-way. Loading/unloading areas shall be provided as follows:
 - (1) each site used for automobile sales shall provide a loading/unloading area of 150 feet in length by 25 feet in width;
 - (2) the required loading/unloading area shall not block or utilize any portion of the designated customer, employee, or service vehicle parking area(s) or any internal driveway as required by Section 26 of this article (Appendix A: Zoning);
- (i) fencing may be constructed in automobile inventory areas, provided that such fencing meets the following standards:

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- (1) no barbed wire or razor wire shall be permitted;
 - (2) chain-link fencing shall be plastic coated with black or green coating; and
 - (3) chain-link fencing shall not be allowed along the perimeter of any automobile storage area lying adjacent to a public right-of-way;
 - (j) automobile service bays and overhead service area doors shall not be visible from any public right-of-way;
 - (k) mechanical and other automobile services shall not be performed within 100 feet of any property zoned for residential use, regardless of any lesser minimum building setbacks;
 - (l) hours of operation shall be limited to “daytime hours” as defined in the Murfreesboro Noise Control Ordinance;
 - (m) if a site plan is required by Section 7 of this article (Appendix A - Zoning), the applicant shall provide a site plan showing all proposed structures, parking areas, automobile storage areas, landscaped areas, buffers, delivery/loading areas, and fencing. The site plan shall also indicate the maximum number of for-sale, for-rent, and/or for-lease automobiles that can be accommodated by the provided parking and storage areas; and
 - (n) where the requirements of this subsection exceed those of other subsections and exhibits in this article excepting Section 24, Article III, the standards set forth in this subsection shall supersede those subsections and exhibits.
4. Reserved.
 5. Office uses in the CM-R Medical District Residential or CM Medical District Commercial shall be restricted to medical, dental, and other related professionals.
 6. Customary general farming uses, gardens, grazing, and buildings incidental thereto shall be permitted in the RS-15, RS-12, RS-10, RS-8, RS-6, RS-4, RS-A, RD, RM-12, RM-16, R-MO, and CF districts; provided, however, that no permit shall be issued for commercial animal or poultry farms and kennels except with the writ-ten approval of the Board of Zoning Appeals and subject to such conditions as the BZA may require in order to preserve and protect the character of the district in which the proposed use is located. Swine are not permitted. Regulations re-garding animal population may be adopted and shall be applicable to existing farm operations.
 7. Automobile dismantlers and recyclers shall not be located within one thousand five hundred feet (1500 ft.) of the Central Business District (CBD).
 8. An accessory apartment may be created in owner-occupied single-family dwellings in the RS-15, RS-12, RS-10, RS-8, RS-6, RS-4, and RS-A districts upon approval by the Board of Zoning Appeals subject to the standards and criteria of Section 9 of Appendix A – Zoning.
 9. See Section 32 for regulations regarding sexually oriented adult businesses.

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10. Reserved.

11. Home occupations may be permitted by special use permit provided, however, if home occupation approval is requested in order for the applicant to establish an address necessary for obtaining a business license and can meet the following standards, the special use permit for the home occupation may be issued by the Planning Director. In the event the Director has doubt regarding the compatibility of the proposed home occupation with adjoining land uses, the Director shall deny approval. The applicant may apply to the Board of Zoning Appeals as provided in Sections 8 and 9 of Appendix A-Zoning. The standards mentioned above are as follows:

- (a) No person who is not a resident of the dwelling unit may be employed in connection with the home occupation at the dwelling unit or on the property.
- (b) No business signs shall be permitted.
- (c) There shall be no alteration of the residential building which changes the character thereof as a dwelling. No display of products shall be visible from the street.
- (d) The home occupation shall be incidental and subordinate to the residential use of the dwelling unit. No more than twenty-five percent (25%) of the area of a residential dwelling unit and accessory structure, if used as part of the home occupation, shall be devoted to the home occupation. In the event the home occupation is to be conducted totally from within an accessory structure, no more than five hundred square feet of area may be devoted to such home occupation. No more than one home occupation shall be permitted per residential dwelling unit.
- (e) No mechanical or electrical equipment may be used in a residential dwelling unit or accessory structure in connection with a home occupation except such types as are customary for domestic, household, or hobby purposes; personal computers and facsimile machines may be used. Machinery that causes noise likely to be heard by neighbors or interference with radio or television reception shall be prohibited.
- (f) There shall be no storage outside a dwelling unit or accessory structure of equipment or materials used in connection with the home occupation.
- (g) Any request for a home occupation which would potentially generate traffic or a demand for on or off-street parking shall not be approved by the Planning Director and shall require application to the Board of Zoning Appeals as provided in Sections 8 and 9 of Appendix A - Zoning.
- (h) There shall be no group instruction in connection with the home occupation. For the purposes of this subsection, instruction shall be group instruction if it involves more than two students at any time.
- (i) The following activities and land uses shall not be approved by the Planning Director administratively:
 - (1) automotive repair (body or mechanical), upholstery or painting;

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- (2) kennel;
- (3) barber or beauty shop;
- (4) taxi service;
- (5) professional office;
- (6) artist studio; or,
- (7) charter bus service.

(j) The Planning Director may place conditions on the approval in order to assure compliance with the provisions of this subsection. If the conditions so placed are unacceptable to the applicant, the applicant may appeal the Planning Director's administrative decision as provided in Section 12 of Appendix A - Zoning. Should it be learned later that the administrative approval was in error for any reason or that the use has changed so as not to conform with the foregoing standards, the administrative approval shall be voidable, subject to a due process hearing before the Board of Zoning Appeals.

12. Sites used for the storage of wrecked or partially dismantled vehicles, whether as principal, accessory, or ancillary use, used in conjunction with automotive repair establishments, motor vehicle service establishments, wrecker or towing services, or wrecker service storage yards, shall provide at a minimum a type D buffer zone as described in Section 27 of Appendix A - Zoning for screening of the area used for the storage of wrecked or partially dismantled vehicles. Provided, however, the screening requirement shall not be for the entire site unless otherwise required by Appendix A - Zoning and shall be applicable to only those areas used for such storage. It is the intent of this requirement to screen such storage areas from the view of any adjacent property and from the view of any public right-of-way adjacent to the site.

13. Institutional group assembly uses, including recreational fields, public buildings, public and private schools grades K-12, lodges, country clubs, clubs, churches, and other places of worship, where permitted by right, shall meet the following standards:

(a) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on-site. An on-site off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard.

(b) In all residential districts, institutional group assembly uses shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size.

| | | | | |
|-----------|--|--|--|--|
| Examples: | | | | |
|-----------|--|--|--|--|

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| <u>ZONING</u> | <u>MINIMUM LOT SIZE</u> | <u>MINIMUM LOT SIZE</u> | <u>X 3</u> | <u>ACRES</u> |
|---------------|-----------------------------|-----------------------------|------------|--------------|
| RM-12 | 7,500 | .17 | 22,500 | .52 |
| RM-16 | 6,000 | .14 | 18,000 | .41 |

- (c) An institutional group assembly use may:
- (1) conduct a use that is subject to separate definition under this zoning ordinance or regulation, e.g., childcare facility or mission for the homeless;
 - (2) use equipment producing noise audible upon residential property, e.g., outdoor speaker system, carillon, chimes, bells; or,
 - (3) construct exterior water, sewer, and electric utility connections for trailers or recreational vehicles only after a special use permit to that affect has been granted by the Board of Zoning Appeals.
14. See Section 21 – CF, Commercial Fringe District for use regulations which shall be applicable to any use in the CF district.
15. In all zones where “boardinghouses;” “homes for the aged, class I;” “homes for the aged, class II;” “homes for the aged, class III;” and “assisted-care living facilities” are permitted by right the following standards shall apply:
- (a) A minimum of two thousand square feet of lot area shall be provided for each boarding room.
 - (b) Parking areas shall be asphalt, concrete or other smooth dustless surface and shall be located on-site in the rear of the proposed structure.
 - (c) Screening shall be provided along side and rear property lines where the property abuts property in the RS, RD or RS-A classifications or the residential portion of a planned development.
16. “Self-service storage facilities”, where permitted by right, shall meet the following standards:
- (a) the following activities shall be prohibited:
 - [1] auctions; commercial, wholesale, or retail sales; and miscellaneous or garage sales;
 - [2] the servicing, repairing, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
 - [3] the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment;
 - [4] the establishment of a transfer or storage business;
 - [5] the using, operating, or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, live band, amplifiers,

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loudspeakers, or other machine or device for producing or reproducing sound in such a manner as to disturb the peace, quiet, and comfort of neighboring residents at any time with louder volume than is necessary for convenient hearing for the persons responsible for producing or reproducing such sound;

[6] any use of individual units for residential purposes, including but not limited to cooking or sleeping; or

[7] any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.

Notwithstanding the foregoing, the owner or manager of the self-service storage facility may conduct auctions and repair and maintain the premises when reasonably required in the usual and customary operation of the self-service storage business.

(b) for self-service storage facilities that have a side or rear property line abutting a property used for single-family purposes or classified in the RS or RD classifications or the residential portion of a planned development, a minimum ten-foot wide landscape strip shall be provided which shall be planted in accordance with Section 27 of this article and at the discretion of the Planning Commission may include earth berms, masonry fences, or walls. The applicant or owner shall post a surety instrument satisfactory to the Development Services Division to ensure that the landscaping and screening will be maintained the first three years;

(c) self-service storage facilities shall provide on-site a minimum ten-foot landscape strip along the front property line abutting all public rights-of-way. This landscape strip shall be planted in accordance with Section 27 of this article and at the discretion of the Planning Commission may include earth berms, masonry fences, or walls;

(d) all storage shall be indoors. However, an area may be provided on-site to be used for outdoor storage of RVs, trailers, cars, and boats. Such area shall be used exclusively for this purpose and shall be screened from the view of adjoining residential areas. Such screening may include, at the discretion of the Planning Commission, earth berms, masonry fences, or walls.

(e) In the CL, CF, CH, MU, and L-I zoning districts, any lot on which a self-service storage facility is located shall have a minimum separation of three hundred (300) feet from any major intersection. For purposes of this subsection, "major intersection" shall be defined as the nearest intersection of the rights-of-way of: any two arterial streets; any arterial street and any collector street; or any two collector streets.

17. See Section 31 for regulations applicable to Wireless Telecommunications Towers, Antennas and Section 9(D)(2)(xxx) for exceptions to the Special Use Permit requirements for small cells.

18. Warehouses incidental and accessory to another use are permitted by right wherever

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such other use is permitted.

19. Landfills located outside the City limits but within the City's review authority per TCA 68-211-701, et seq. are required to obtain a special use permit in accordance with Sections 8 & 9 of this article, including compliance with Sections 9(C) and 9(D)(2) (ddd). Other solid waste processing facilities outside the City limits where TCA 68-211-701, et seq. applies shall also be required to obtain a special use permit in accordance with Sections 8 & 9 of this article, including compliance with Section 9(C) of this article. In addition, such landfills and other solid waste processing facilities are subject to Planning Commission review and approval of a site plan and compliance with all other applicable City zoning and development regulations.
20. Alcoholic Beverage Manufacture, where permitted by right, shall be subject to the following additional standards:
 - (a) The following specific activities are permitted on the premises of an alcoholic beverage manufacturer:
 - (1) The growing, harvesting, grinding and/or milling of products suitable for processing on the premises;
 - (2) The bottling of products produced either on or off the premises;
 - (3) The sale of alcohol manufactured and/or bottled on the premises for off-premises consumption in accordance with T.C.A. Section 57-3-202;
 - (4) The sale of alcohol manufactured and/or bottled on the premises for on-premises consumption in accordance with T.C.A. Section 57-3-202;
 - (5) The sale of merchandise related to alcohol or the manufacturer;
 - (6) The serving of samples, with or without cost, of alcohol manufactured or bottled on or off the premises;
 - (7) Giving tours of the facilities to the general public; and
 - (8) Special events such as meetings, receptions, and other special occasions, if there is adequate parking for such events.
 - (b) All alcoholic beverage manufacture production shall be within completely enclosed structures.
 - (c) Structures relating to alcoholic beverage manufacture production, including bottling and storage, shall be no less than 75 feet from a property line and no less than 250 feet from any residential structure on a residentially zoned property, including a residential structure on land in a PUD, existing at the date of Site Plan approval. Distance shall be measured in a straight line from the nearest point of the alcoholic beverage manufacture structure to the nearest point of the residential structure.
 - (d) Trucks shall not queue on or within the public right-of-way adjacent to the manufacturing facility.

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- (e) Any outdoor sound amplification shall comply with the City's Noise Control Ordinance codified in Chapter 21, Article V of the City Code.
 - (f) Parking areas shall be asphalt, concrete or other smooth dustless surface and shall be located on-site.
 - (g) Security fencing may be constructed, provided such fencing meets the following standards:
 - (1) Chain link fencing shall be plastic coated with black or green coating; and
 - (2) Chain link fencing shall not be permitted along the public right-of-way.
 - (h) By-products or waste from the alcoholic beverage manufacturing shall not be disposed of on-site but must be disposed of off-site in accordance with applicable state and federal law.
21. The use "dwelling, multiple-family" shall be permitted by right in the RM-12, RM-16, MU, and CBD zoning districts only if the property was zoned RM-12, RM-16, MU, or CBD on or before December 31, 2017. Otherwise, "dwelling, multiple family" shall not be a permitted use in the above zones.
22. In the MU district, each development shall include uses from no fewer than two (2) of the following use categories listed in Chart 1 of this article: dwellings, other housing, institutions, and commercial. For purposes of this endnote, the following uses shall also satisfy the requirement for a minimum of two use categories in the MU district: office, regional shopping center, and community shopping center. In developments consisting of ten (10) or more acres in the MU zoning district, the use "dwellings, multiple-family" shall constitute no more than twenty-five (25) percent of developable land area. In developments consisting of fewer than ten (10) acres in the MU zoning district, the use "dwellings, multiple-family shall constitute no more than fifty (50) percent of developable land area. For purposes of this endnote, "development" shall refer to a clearly delineated area for which a master plan has been submitted in accordance with Article III, GDO, Gateway Design Overlay District. For purposes of this endnote, "developable land area" shall not include land constrained by: natural resources, features, or barriers; historically-significant areas or structures; or overhead or underground transmission lines or easements.

[Ord. No. 85-4 §1, 01-03-85; Ord. No. 87-10 §§2, 3, 01-15-87; Ord. No. 87-25 §3, 05-14-87; Ord. No. 88-20 §1, 06-09-99; Ord. No. 89-20 §1, 05-25-89; Ord. No. 89-21 §1, 05-25-89; Ord. No. 89-33 §§1, 2, 07-27-89; Ord. No. 89-44 §§2, 3, 09-14-89; Ord. No. 90-20 §4, 04-26-90; Ord. No. 90-40 §1, 09-20-90; Ord. No. 91-53 §4, 11-07-91; Ord. No. 92-10 §3, 01-30-92; Ord. No. 92-O-12 §§4-6, 01-14-93; Ord. No. 93-O-07 §4, 05-27-93; Ord. No. 93-O-28 §1, 07-29-93; Ord. No. 93-O-49 §1, 01-06-94; Ord. No. 93-O-53 §§3-7, 01-13-93; Ord. No. 94-O-30 §9, 07-28-94; Ord. No. 95-O-21 §3, 04-27-95; Ord. No. 95-O-22 §§3, 4, 04-27-95; Ord. No. 95-O-24 §§2-4, 05-25-95; Ord. No. 95-O-48 §10, 09-14-95; Ord. No. 95-O-56 §§3, 4, 09-28-95; Ord. No. 95-O-59 §2, 11-09-95; Ord. No. 96-O-07 §3, 03-07-96; Ord. No. 97-O-09 §§2, 3, 04-10-97; Ord. No. 97-O-30 §§2-9, 07-17-97; Ord. No. 97-O-31 §3, 06-26-97; Ord. No. 97-O-64 §§1, 2, 11-20-97; Ord. No. 98-O-10 §1, 04-23-98; Ord. No. 98-O-23 §2, 06-04-98; Ord. No. 98-O-48 §2, 11-19-98; Ord. No. 98-O-60 §§4, 5, 8, 01-14-99; 99-O-37 §5, 08-12-99; Ord. No. 99-O-66 §11, 08-24-00; Ord. No. 00-O-67 §3, 11-16-00; Ord. No. 00-O-80 §1, 01-25-01; Ord. No. 02-O-70 §§2-6, 01-16-03; Ord. No. 05-O-79 §1, 12-15-05; Ord.

APPENDIX A - ZONING

No. 07-O-29 §1, 08-16-07; Ord. No. 09-O-16 §§34-41, 06-04-09; Ord. No. 09-O-29 §6, 08-27-09; Ord. No. 10-O-01 §7-13, 03-04-10; Ord. No. 10-O-19 §§1-2, 07-01-10; Ord. No. 10-O-31 §§8, 9, 10-14-10; Ord. No. 13-O-50 §7, 01-09-14; Ord. No. 14-O-62 §3, 01-15-15; Ord. No. 17-O-10 §3, 05-04-17; Ord. No. 17-O-14 §10, 06-08-17; Ord. No. 17-O-24 §4, 06-22-17; Ord. No. 17-O-25 §12, 08-17-17; Ord. No. 17-O-36 §10, 08-31-17; Ord. No. 18-O-09 §§2-3, 03-08-18; Ord. No. 18-O-12 §4-5, 04-12-18; Ord. No. 18-O-53 § 8, 09-27-18; Ord. No. 18-O-65 § 1, 12-06-18; Ord. No. 18-O-76 § 1, 02-28-19; Ord. No. 19-O-14 §11, 07-18-19]

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 11, 2020**

PROJECT PLANNER MARGARET ANN GREEN

- 3.f. Zoning Ordinance amendment [2020-801] regarding Sections 2, 7, 13, 18, 24, and 25, pertaining to outdoor storage, temporary and accessory structures and uses, review time limits, lighting, and yard encroachments, City of Murfreesboro Planning Department applicant.**

This proposed revision to the *Murfreesboro Zoning Ordinance* has several components that relate to outdoor storage and display, scheduling rezoning public hearings, site plan review, multi-family lighting, and yard encroachments.

Outdoor storage and display

Section 25 of the *Zoning Ordinance* would be amended to prohibit uncovered outdoor storage of tires not otherwise in compliance with City Code. The limitations of mobile-storage units as accessory structures is further defined as follows:

- accessory structures for human occupancy on any lot;
- accessory structures for storage on any lot zoned or used for residential or institutional purposes;
- accessory structures for the storage of tires on any lot.

Rezoning public hearings

Section 13 and Section 24 of the *Zoning Ordinance* would be amended to increase the amount of time the Planning Commission has between considering an application for rezoning and then conducting a public hearing. Currently the Department has 45 days from acceptance; the ordinance amendment as written gives a maximum of 90 days after the Commission has reviewed the application to hold a public hearing.

Site plan review

Section 7 of the *Zoning Ordinance* would be amended to align the review process for administrative site plans with the procedural changes that were recently enacted. Currently the Zoning Ordinance allows 14 days for approval or denial and as proposed the changes would allow a maximum of 65 days, which corresponds with the current review process.

Section 7 also replaces several occurrences of “Building Official” with “Planning Director” or “Floodplain Administrator” to align with departmental operation and policy.

Section 7(E)(2) of the Zoning Ordinance would be amended to add a checklist item requiring the identification of outdoor storage and display.

Multi-family lighting

Section 18 of the *Zoning Ordinance* would be revised to require minimum lighting standards for higher-density developments, apartments and townhomes, in parking and walkway areas. This requirement is already a part of the Design Guidelines.

Yard encroachments

Section 2 of the *Zoning Ordinance* would be revised to increase the amount bay windows, porches and balconies may encroach into front and rear yard setbacks. It would also clarify that attached or detached, uncovered decks may extend up to five feet from side or rear lot lines.

Public Hearing

Staff will be available at the Planning Commission meeting to discuss the proposed *Zoning Ordinance* revision. The Planning Commission should conduct a public hearing and then formulate a recommendation to the City Council.

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ORDINANCE 20-O-XX amending Murfreesboro City Code Appendix A— Zoning, Sections 2, 6, 7, 13, 18, 24, 25 pertaining to outdoor storage, timeframe for holding zoning public hearings, site plan review timeframe to fit within new review cycle, yard encroachments, and minimum lighting, City of Murfreesboro Planning Staff, applicant. [2020-801]

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

SECTION 1. Appendix A, Section 2, Interpretation and Definitions of the Murfreesboro City Code is hereby amended at the definition for “Yard” by deleting exception (D) in its entirety and substituting in lieu thereof the following and by adding a new (L) to read as follows:

- (D) bay windows, porches and balconies may project up to sixty inches within a front or rear yard;
- (L) attached and/or detached uncovered decks may be located within a required side or rear yard but shall be no closer than five feet from a side or rear property line.

SECTION 2. Appendix A, Section 6, Amendments, of the Murfreesboro City Code is hereby amended at subsection (E)(2)(d) by deleting it in its entirety and substituting in lieu thereof the following:

- (E)(2)(d) Not more than ninety days after a complete application for an amendment to the zoning map has been accepted, or the Council or the Department has recommended an amendment to the zoning map, the Commission shall hold a public hearing thereon. At such times that the Commission reviews the application and/or that the Commission conducts a public hearing, the applicant or the applicant’s agent shall be present to answer questions. Written notice of such public hearing shall be published in a local newspaper of general circulation. In addition, a sign shall be maintained on the property by the applicant which meets the size and content specifications of the Commission, and notice shall be mailed to property owners within two hundred fifty feet. Failure to mail notice to such owner(s) will not invalidate the amendment.

SECTION 3. Appendix A, Section 7, Site Plan Review, of the Murfreesboro City Code is hereby amended at subsection (E)(2), by adding the following language to the City of Murfreesboro Planning Commission Site Plan Review Checklist at subsection “K. Other” as item (7) as follows:

- ____(7) the proposed location for outdoor storage including the locations of temporary outdoor storage and/or display, permanent outdoor storage and/or display, and the screening of such elements in accordance with Sections 18, 21, 24, 25, and/or 27 of this article;

SECTION 4. Appendix A, Section 7, Site Plan Review, of the Murfreesboro City Code is hereby amended at subsection (G) by replacing the words “Building

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Official” with “Planning Director,” “fourteen” with “sixty-five,” and adding the word “approve” before “subject to conditions” so that it reads:

- (G) *Procedure for administrative site plan review.* The Planning Director or designee shall approve, approve subject to conditions, or disapprove administrative site plans within sixty-five days of their receipt. The Planning Director shall send written notice of the decision to the applicant, along with reasons for the decision.

SECTION 5. Appendix A, Section 7, Site Plan Review, of the Murfreesboro City Code is hereby amended at subsections (A), (E)(3), (E)(3)(b), and E)(3)(c) as follows:

(A): REPLACE the word “Building Official” with “Planning Director”

(E)(3): REPLACE the word “Building Official” with “Planning Director”

(E)(3)(b): REPLACE the word “Building Official” with “Planning Director”

(E)(3)(c): REPLACE the word “Building Official” with “Floodplain Administrator”

SECTION 6. Appendix A, Section 13, Planned Development Regulations, of the Murfreesboro City Code is hereby amended at subsection (D)(4) by replacing the word “filed” with “accepted,” the word “seventy-five” with “ninety,” and the word “received” with “reviewed” so that it reads:

- (D)(4) *Planning Commission review of application.* Not more than forty-five days after a complete application for planned development approval has been accepted, the Planning Commission shall review the application. At such time as the Commission reviews the application, the applicant or the applicant’s agent shall be present to answer questions regarding the proposed development. During this review, the Commission members may suggest changes to the proposed development plan.

Not more than ninety days after the Commission has reviewed the planned development application, a public hearing shall be held thereon. Notice of such public hearing shall be in the manner as prescribed in Section 6(E)(2)(d) of this article. After the conclusion of the public hearing, the Commission shall prepare a recommendation for City Council. Provided, however, the Commission may defer action for not more than sixty days or for a greater period of time if the applicant so requests. A recommendation prepared by the Commission shall be for approval, disapproval, or approval subject to special conditions.

SECTION 7. Appendix A, Section 18, Regulations of General Applicability, of the Murfreesboro City Code is hereby amended at subsection (G) by adding to the end thereof a new subsection (14) as follows:

- (G)(14)** In multi-family and single-family attached developments, exterior lighting levels for parking and walkways shall be a minimum of 0.5 foot-candles. Lighting shall be even, and “hot” spots are to be avoided. Switched light fixtures under the control of residents may not be used in the foot-candle calculation.

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SECTION 8. Appendix A, Section 24, Overlay District Regulations, Article VI. CCO, City Core Overlay District, of the Murfreesboro City Code is hereby amended at subsection (D)(1) by adding a new subsection (c) to read as follows:

- (c) bay windows, porches and balconies may project up to sixty inches within a front or rear yard so long as they do not interfere with automotive sight triangle requirements as set forth in Section 27(P) of this article.

SECTION 9. Appendix A, Section 24, Overlay District Regulations, Article V. PS, Planned Signage Overlay District, of the Murfreesboro City Code is hereby amended at subsection (H) by replacing the words “filed” with “accepted,” “seventy-five” with “ninety,” and “received” with “reviewed” so that it reads:

- (H) *Planning Commission.* Not more than forty-five days after a complete application for Planned Signage Overlay District zoning has been accepted, the Planning Commission shall review the application. At such time as the Commission reviews the application, the applicant or the applicant’s agent shall be present to answer questions. The Commission may suggest changes. Not more than ninety days after the Commission has reviewed the application, a public hearing shall be held thereon. Notice of such public hearing shall be in the manner prescribed in Section 6(E)(4) of this article. After the conclusion of the public hearing, the Commission shall prepare a recommendation for the City Council. Provided, however, the Commission may defer action for not more than sixty days or, if the applicant so requests, for a greater period of time. A recommendation prepared by the Commission shall be for approval, disapproval, or approval subject to special conditions.

SECTION 10. Appendix A, Section 25, Temporary and Accessory Structures and Uses, of the Murfreesboro City Code is hereby amended at subsection (C) by deleting subsection (C)(2) in its entirety and substituting in lieu thereof the following and by adding a new (C)(5) to read as follows:

- (C)(2) mobile storage units, e.g., semi-trailers, converted vans, or converted buses, shall not be used as:
 - a) accessory structures for human occupancy on any lot;
 - b) accessory structures for storage on any lot zoned or used for residential or institutional purposes;
 - c) accessory structures for the storage of tires on any lot.
- (C)(5) Tires shall only be stored within a fully-enclosed structure. Open or uncovered outdoor storage of tires is prohibited. Provided however that outdoor tire displays may be permitted subject to all limitations contained in the City Code.

SECTION 11. Appendix A, Section 25, Temporary and Accessory Structures and Uses, of the Murfreesboro City Code is hereby amended at subsection (E) by replacing the period at the end of Section 25 (E)(7) with a comma, and adding the following subsection (8):

- (8) Outdoor Storage and Display for non-residential lots shall not be located within a required yard, in required parking stalls, in vehicle or pedestrian access ways, in landscape areas, or in open space. Permanent storage and display shall be screened from public and adjoining property view. Provided, however, that temporary outdoor storage and display of merchandise not

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located within a special overlay district may be permitted upon approval of a site plan and documentation that it will not impair the ability of the site to meet minimum standards.

SECTION 12. 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:

Shane McFarland, Mayor

1st reading _____

2nd reading _____

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL