

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**JUNE 3, 2020
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Approve minutes of the April 29, 2020 and May 6, 2020 Planning Commission meetings.**
- 4. Public Hearings:**
 - a. Zoning application [2020-408] for approximately 0.54 acres located along South Maney Avenue north of East Castle Street to be rezoned from CH and CCO to PUD (Maney Station PUD) and CCO, Rhett Kelton applicant. (Project Planner: Amelia Kerr)
 - b. Zoning application [2020-406] for approximately 5.09 acres located along North Thompson Lane to amend the North Thompson Place PUD (also known as Gateway Village) to expand the uses permitted, Swanson Development LP applicant. (Project Planner: Margaret Ann Green)
- 5. Mandatory Referrals:**
 - a. Mandatory Referral [2020-710] to consider the abandonment of an existing MWRD water easement located within the Northfield Village subdivision along West Northfield Boulevard, Mr. Matt Taylor (on behalf of A + Storage) applicant. (Project Planner: Margaret Ann Green)
- 6. Staff Reports and Other Business:**
- 7. Adjourn.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 3, 2020
PROJECT PLANNER: AMELIA KERR**

4.a. Zoning application [2020-408] for approximately 0.54 acres located along South Maney Avenue north of East Castle Street to be rezoned from CH and CCO to PUD (Maney Station PUD) and CCO, Rhett Kelton applicant.

The subject property is located at 418 and 422 South Maney Avenue, north of East Castle Street. The property is approximately 0.54 acres and is identified as Tax Map 102D, Group A, Parcels 33.00 and 34.00. Parcel 33.00 is developed with a single-family residence to be removed and parcel 34.00 is undeveloped. The property is presently zoned CH (Commercial Highway 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 (Maney Station PUD) would be constructed in one phase and would consist of a mixed-use development including single-family attached dwelling units and commercial uses. The zoning request will not remove the property from the CCO.

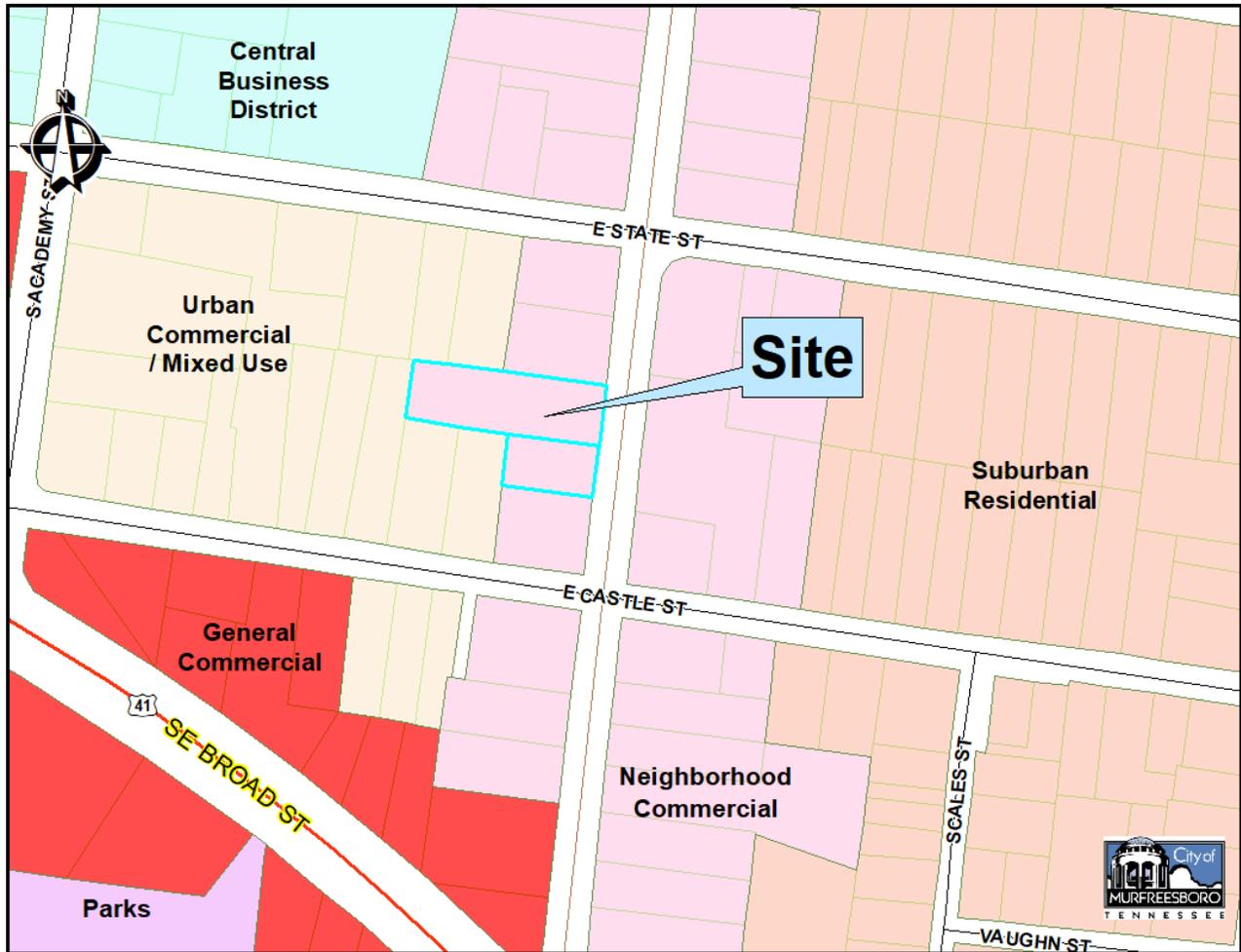
The proposed development would include one 3-story mixed-use building for primarily commercial uses on the street level and single-family attached dwelling units on the upper two floors. Required on-site parking spaces are proposed to be located to the rear of the building, and the parking calculations include the 25% reduction of required on-site parking spaces for commercial uses in the CCO with the availability of adjacent on-street parking spaces. There will be either 13 1-bedroom single-family attached dwelling units, with a density of approximately 24 dwelling units per acre. The primary amenity for the residential dwelling units will be a roof-top terrace with seating, planters for community gardening, and a fire pit.

Adjacent Zoning and Land Uses

The subject property is surrounded in all directions by CH zoning. There is a single-family dwelling directly to the north of the property as well as a small apartment building. Properties to the east across South Maney Avenue consist of a single-family residential use and a 2-story office/retail building. Directly to the south is a small commercial building. There are mostly residential uses immediately to the west, including single-family residences.

Future Land Use Map

The future land use map of the *Murfreesboro 2035 Comprehensive Plan*, which was adopted in July 2017, recommends that *Neighborhood Commercial* is the most appropriate land use character for the subject property, as shown on the map below.



The characteristics of “Neighborhood Commercial” include “Low-intensity (commercial) land uses, generally about the same scale and intensity level as residential development within the *Suburban Residential* area, and clustered at intersections of community collector thoroughfares.” Examples of uses in this land use character include “professional offices, convenience stores, dry cleaners, post offices, coffee shops, and drug stores.” Compatible existing zoning districts are CL, CF, CM-R, CM, and CM-RS-8. The proposed mixed-use development in the PUD is not consistent with the “Neighborhood Commercial” land use character. The proposed development is more consistent with the *Urban Commercial/Mixed-Use* land use character, which is shown on the future land use map directly adjacent to this property to the west. The “Urban Commercial /Mixed-Use” character includes “multi-family residential, entertainment, restaurants and other retail, general and professional offices where streets are framed by buildings with zero/minimal front setback, multi-story structures, conducive for pedestrian activity, and structured and on-street parking, where low-density residential uses should not be permitted.” The Planning Commission will need to determine whether or not this is an appropriate instance to deviate from the future land use map and whether or not the adjacent

“Urban Commercial/Mixed-Use” character is more appropriate for the subject property.

Action Needed

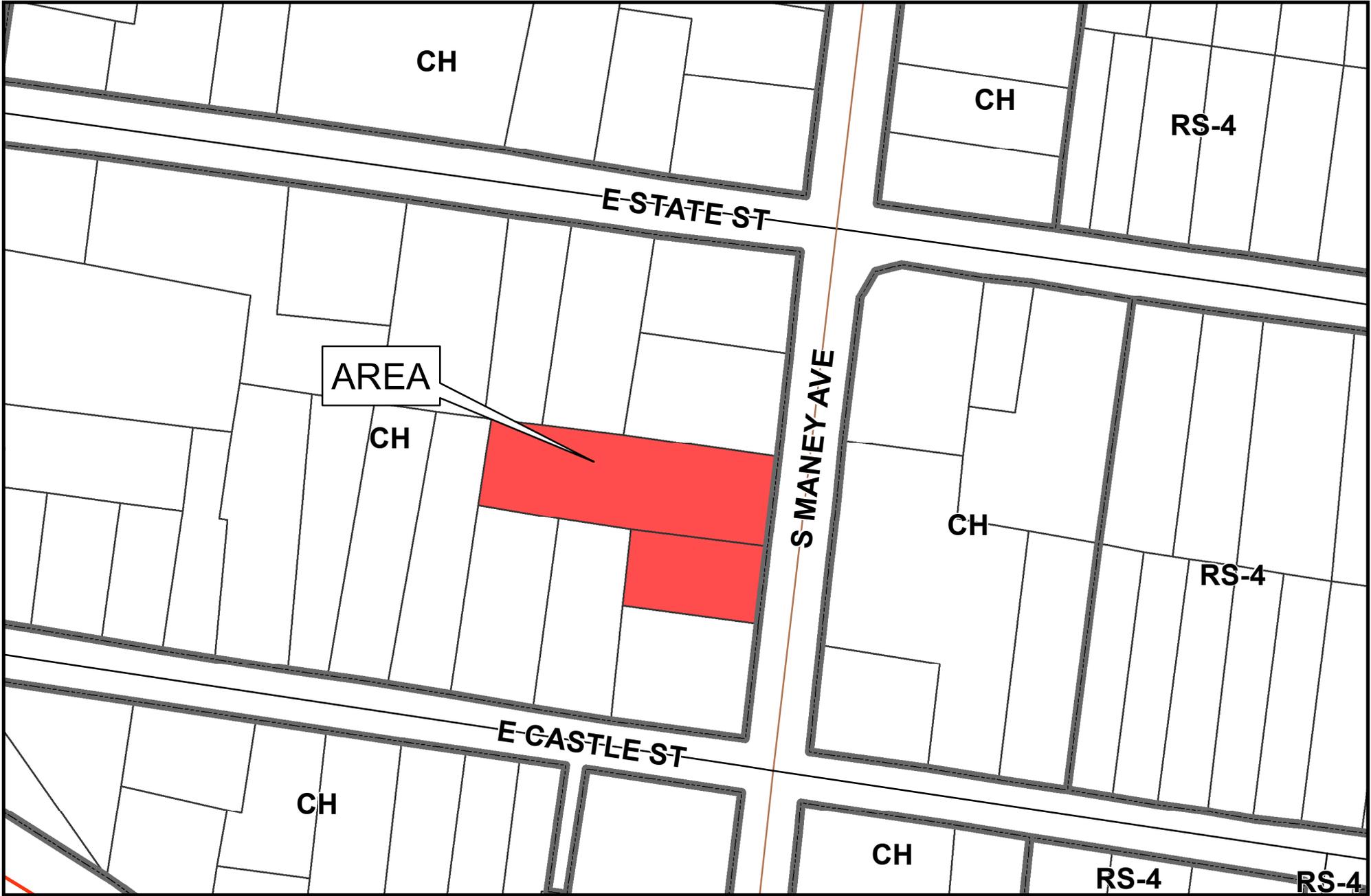
A copy of the pattern book has been included in the agenda materials. The applicant will be available at the Planning Commission meeting to make a presentation regarding the proposed rezoning and to answer questions. The Planning Commission will need to conduct a public hearing on this matter and then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



Rezoning Request for Property Along South Maney Avenue
CH and CCO to PUD (Maney Station PUD) and CCO



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



Rezoning Request for Property Along South Maney Avenue
 CH and CCO to PUD (Maney Station PUD) and CCO



Planning Department
 City of Murfreesboro
 11 W Vine St
 Murfreesboro, TN 37130
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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- STEELE ENGINEERING, LLC

Address: 2115 N.W. BROAD STREET City/State/Zip: MURFREESBORO, TN. 37129

Phone: 615. 893. 4084 E-mail address: rountree.associates@yahoo.com

PROPERTY OWNER: KEITH KELTON (418) & MA & RUTH HOLLINGSWORTH

Street Address or property description: 418 & 422 SOUTH MANEY AVENUE

and/or Tax map #: 418-1020 Group: A Parcel (s): (418) - 03300
422-1020 Parcel (s): (422) - 03400

Existing zoning classification: CH

Proposed zoning classification: PUD Acreage: .54 ± AC.

Contact name & phone number for publication and notifications to the public (if different from the applicant): CLYDE ROUNTREE (HS ENGINEERING, LLC) 615. 893. 4084

E-mail: rountree.associates@yahoo.com

APPLICANT'S SIGNATURE (required): *Clyde Rountree*

DATE: 4.16.2020

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

Date received: _____ MPC YR.: _____ MPC #: _____

Amount paid: _____ Receipt #: _____

4.16.2020

Mr. Matthew Blomeley
Assistant Planning Director
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130

Re: Rezoning Request

Described as Tax Map 102D Group A and parcels 003300 and 003400 consisting of .54 +/- acres. .

Dear Mr. Blomeley:

On behalf of our client, Mr. Rhett Kelton, we hereby request the annexation and rezoning of a .54 +/- acre tract of land located at 418 and 422 South Maney Avenue current zoned CH in the City to the requested PUD zoning in the City. The property located at Tax Map 102D, Group A and parcel 003300 and 003400. We currently plan to use the land for mixed use development of townhomes and commercial space.

Please let me know if you need any additional information and thank you for your assistance with this request.

Sincerely,



Clyde Rountree, RLA

HUDDLESTON-STEELE ENG., INC.

Maney Station

PLANNED UNIT DEVELOPMENT

SHEET INDEX

1. DEVELOPMENT TEAM & PROJECT SUMMARY
2. ZONING MAP
3. UTILITY MAP
4. HYDROLOGY & TOPOGRAPHY MAP
5. AERIAL MAP
6. EXISTING CONDITIONS
7. EXISTING CONDITIONS
8. SITE PLAN
9. ARCHITECTURAL ELEVATIONS
10. ARCHITECTURAL FLOOR PLAN
11. CONCEPTUAL LANDSCAPE PLAN
12. OPEN SPACE / AMENITIES / ROOF TOP GATHERING
13. DEVELOPMENT STANDARDS
14. COMMERCIAL CENTER PERMITTED USES / PROHIBITED USES
15. DIMENSIONED SITE PLAN
16. PLANNED DEVELOPMENT CRITERIA & 2035 PLAN

SUBMITTED APRIL 16 FOR THE MAY 20, 2020 PLANNING COMMISSION WORKSHOP
RESUBMITTED MAY 6TH FOR THE MAY 20TH PLANNING COMMISSION WORKSHOP
RESUBMITTED MAY 26TH FOR THE JUNE 3TH PLANNING COMMISSION PUBLIC HEARING

Plans Prepared By:

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

Development Team & Project Summary

PROJECT SUMMARY

Maney Station is a new single-family attached home development and retail center located a few minute's walk from downtown Murfreesboro. The subject property is currently zoned CH and consists of .47 acres. This area of Murfreesboro is beginning to see new energy and revitalization which is creating development interest for new construction in this older neighborhood. The proposed Maney Station will be a 13 single-family attached dwelling unit development and will have one bedroom units with a minimum size of 550 square feet. The single-family attached dwelling units will be located on the first, second and third floor of the structure with a roof top patio. The ground floor will be designed for commercial use with small businesses serving the local community. In addition, we propose one single-family attached handicap accessible unit to fulfill the Fair Housing Act requirements on the ground floor. The building addresses the street with a downtown urban character with both on-street parking in front and on-site parking in the rear. The building will be a combination of brick, metal, cementitious siding, and EIFS. The building will have a slightly modern look using traditional materials to serve as timeless elements that are consistent with the downtown architectural character. Access will be provided on South Maney. The building has the required amount of parking taking in consideration the 25% reduction in parking allowable through the CCO parking allowances for on-street and commercial parking. Three on-street parking spaces will also be available.

HOME TYPE	SIZE	STORY	BEDROOMS	PARKING	SPACES REQ/ PROV
Single-Family Attached	550 S.F. (Min)	2 Story	13 - 1 Bedrooms	surface	13 Req./13 Pro.
Commercial	3,935 S.F.	1 Story	NA	surface	12 Req./ 14 Pro.
Total Building SF	13,455 S.F.	3 Story			25 Req. / 27 Pro.
Total Residential SF	9,520 S.F.				
Total Commercial	3,935 S.F.				

Owner/ Developer

Rhett Kelton
Rhettkelton@gmail.com
336-354-9690

Architecture

Brian Oliver
Oliver Architecture, P.C.
(615) 491-3365
brian@oliverarchitecture.com

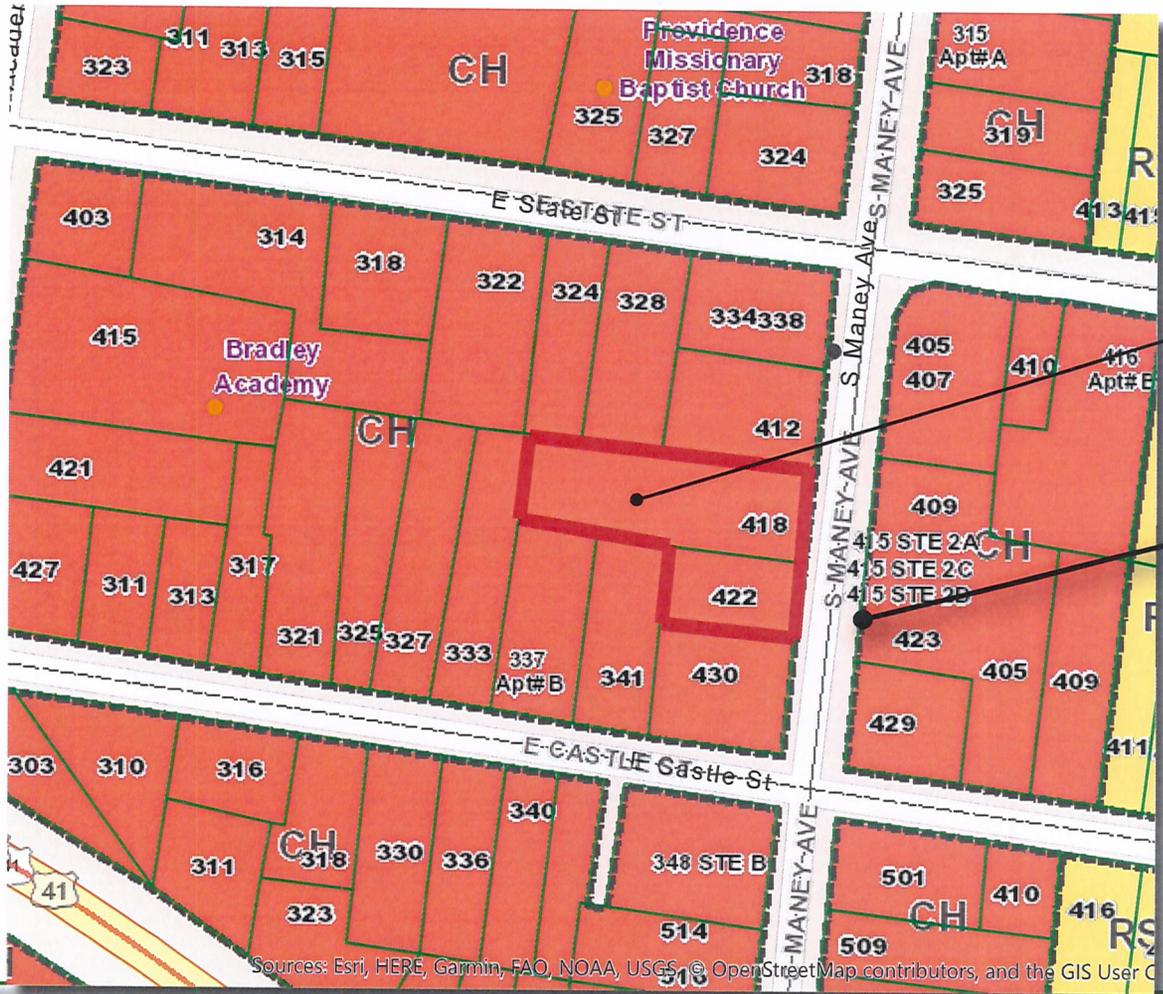
Planning and Engineering

Huddleston-Steele Engineering, Inc.
Clyde Rountree, RLA
2115 N.W. Broad Street
Murfreesboro, TN 37129
Rountree.associates@yahoo.com
615.509.5930

Zoning Map

Maney Station

PLANNED UNIT DEVELOPMENT



The subject property is zoned CH & CCO
The property is surrounded by CH zoning.
The subject property is proposed to be rezoned PUD.

SITE

South Maney Avenue

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

Utility Map

Maney Station

PLANNED UNIT DEVELOPMENT



Water Line Location Map

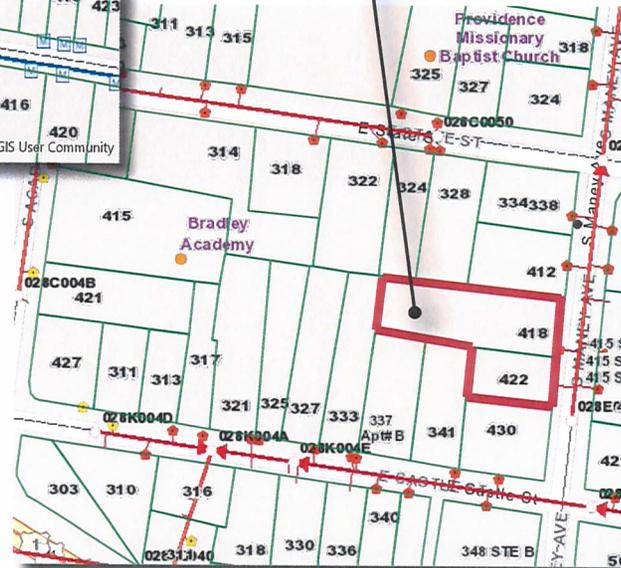
SITE



The subject property utility providers:
 Water is provided by Murfreesboro Water Resources Department.
 Electric is provided by Murfreesboro Electric Department.
 Sewer is provided by Murfreesboro Water Resources Department.

LEGEND

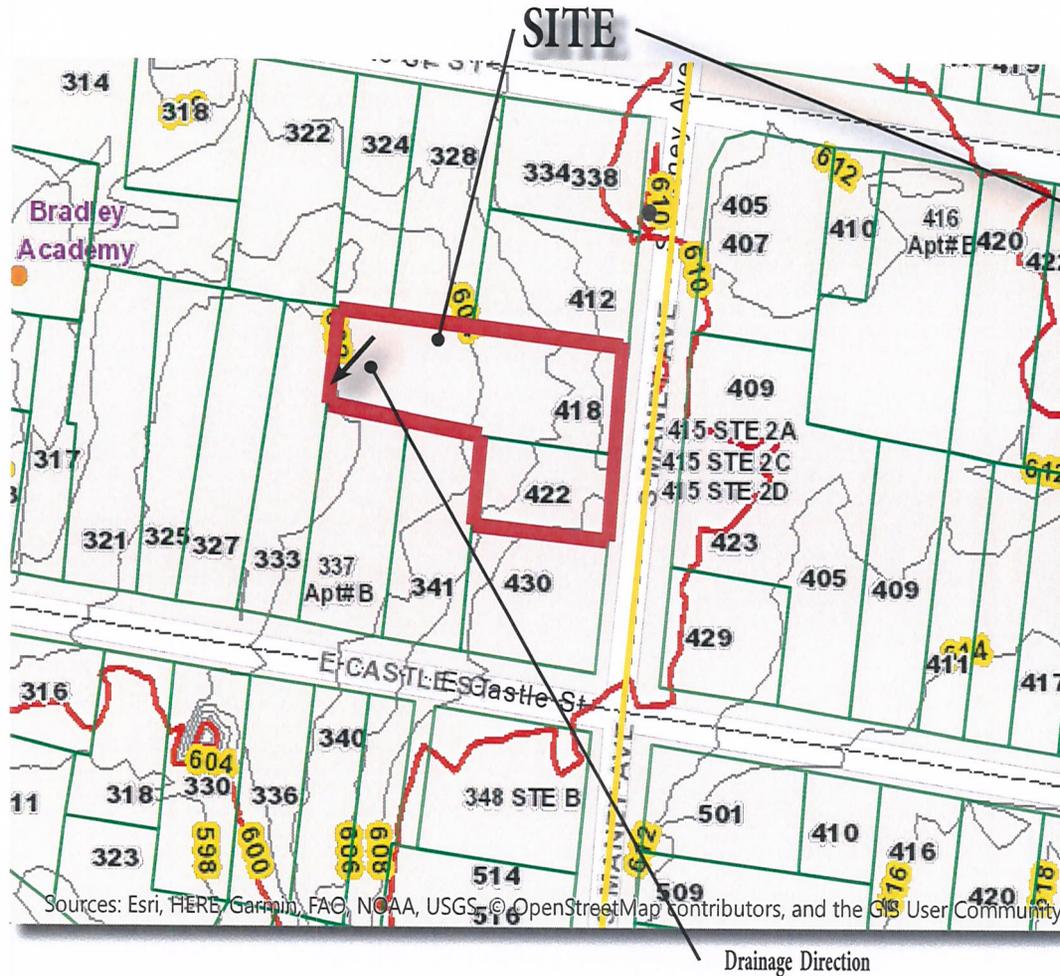
- Water —
- Sewer →



Sewer Line Location Map

Hydrology & Topography Map

Maney Station PLANNED UNIT DEVELOPMENT



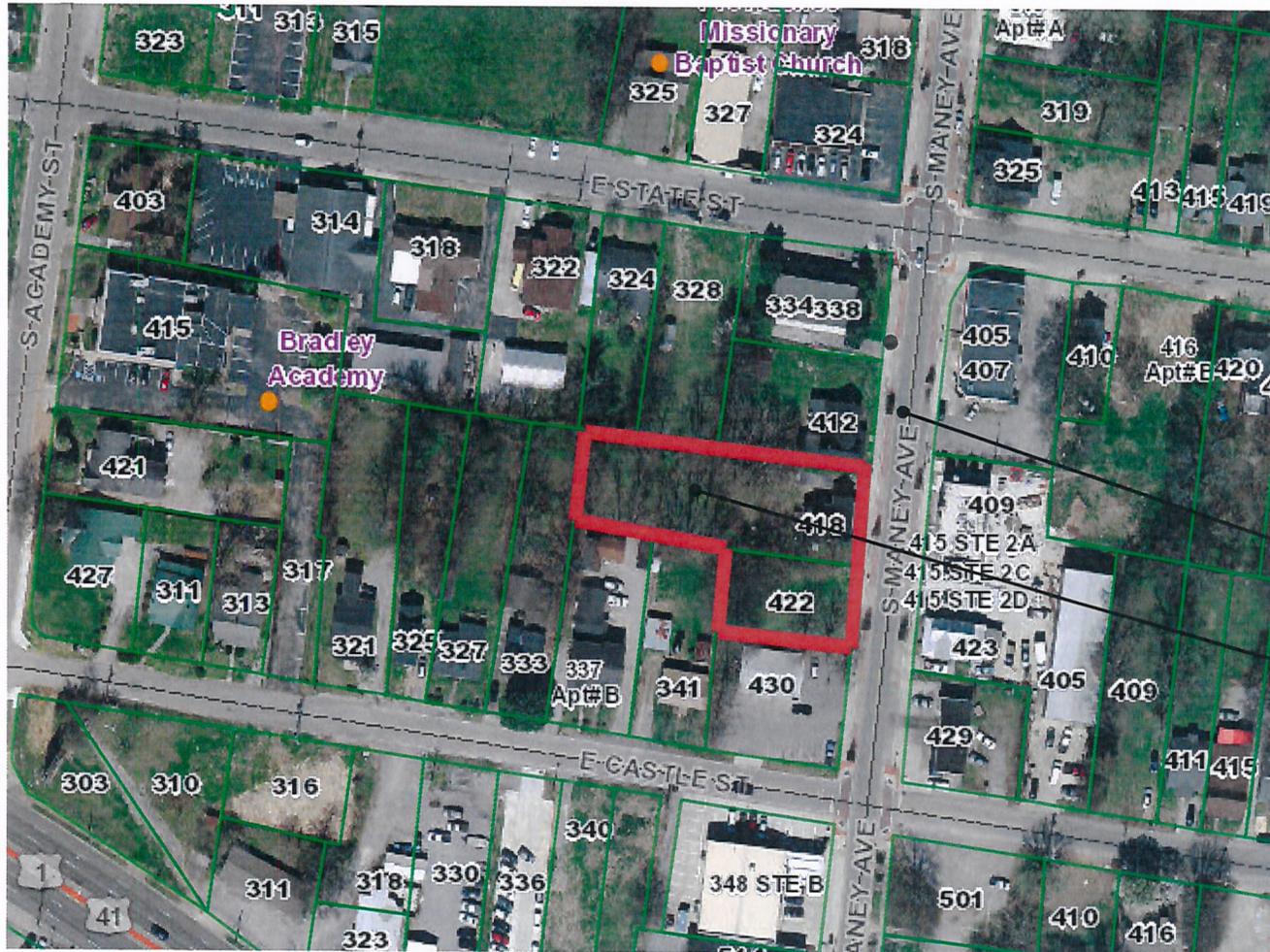
Sewer Line Location Map

The site drains from South Maney Avenue to the southwest corner of the subject property. The site has 8' of grade change from the front to the rear of the site.



Aerial Map

Maney Station PLANNED UNIT DEVELOPMENT



This aerial photograph shows the subject site within in a transitional neighborhood. The subject property is few blocks away from the Murfreesboro Public Square.

South Maney Avenue

Site



Aerial Location Map

Existing Conditions

Maney Station

PLANNED UNIT DEVELOPMENT



A House to be removed



B View of adjacent home



C Commercial property around the corner



D View looking down South Maney Avenue

Existing Conditions

Maney Station

PLANNED UNIT DEVELOPMENT



A

View looking at commercial building across the street



B

Subject property vacant lot



C

Commercial business east of subject property on East Vine



D

Adjacent commercial business

Site Plan

Maney Station PLANNED UNIT DEVELOPMENT

Site Data:
 Acreage: .47 Acres
 Proposed units: 13
 Density: $13 / .47 = 28$ units per acre

13 (1 Bedroom) Dwelling Units @ 1 spaces-per unit = 13 Spaces Required, 13 Spaces Provided
 (Additional 3 on-street parking spaces)

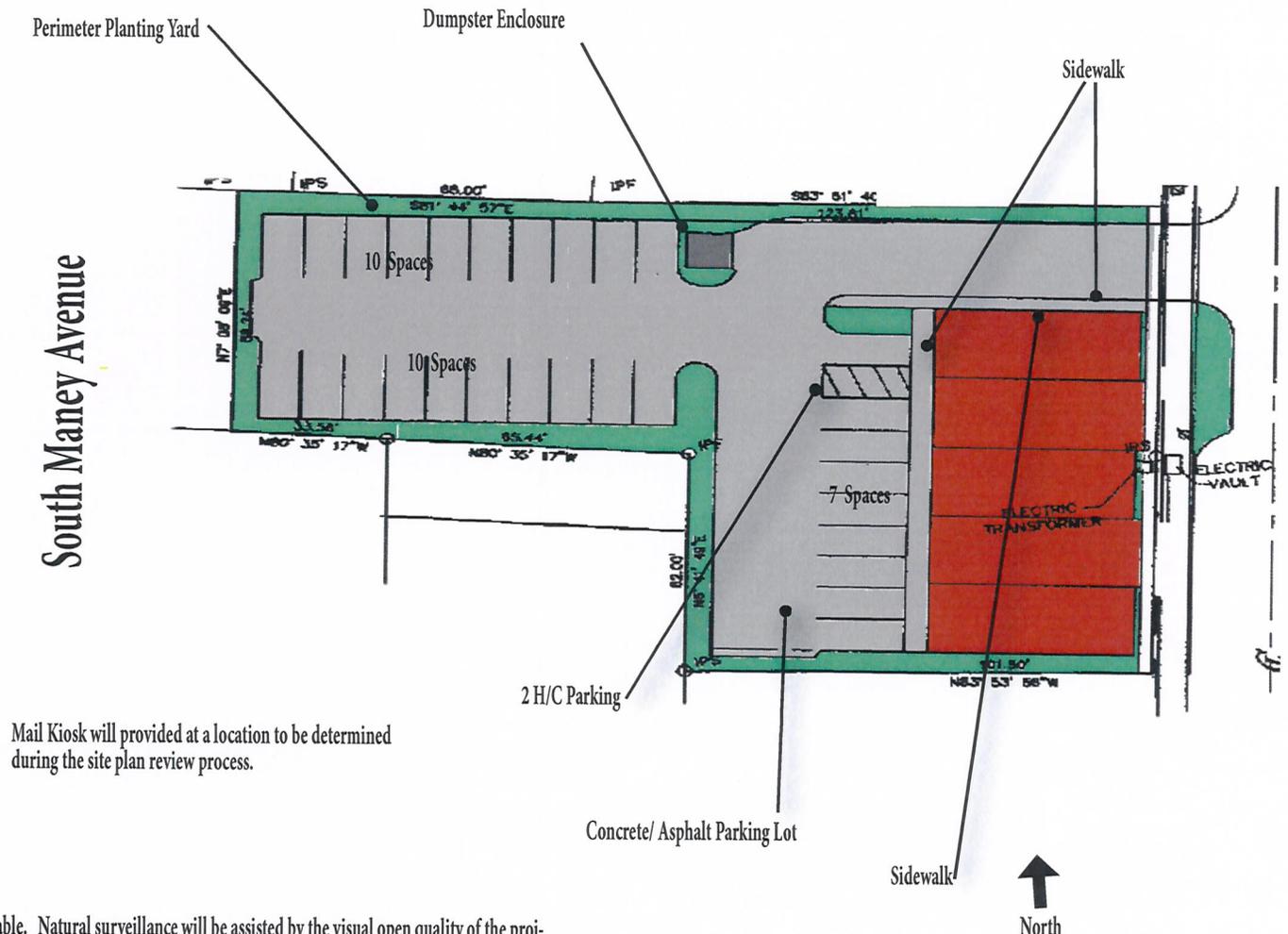
Commercial: 3935 +/- S.F.,
 $3935 / 225 = 17.4$ (.25) spaces = 13 required, 14 Spaces Provided . Parking counts reflect the 25% reduction in required parking in the CCO. 2 H/C Spaces provided

Total Parking Required = 25
 Total Parking Provided = 27

The building height is 45'

Single Family Attached Home : 550 min. sq. ft. of living area

Horizontal Property Regime Ownership
 Private Hauler Trash Pick-up



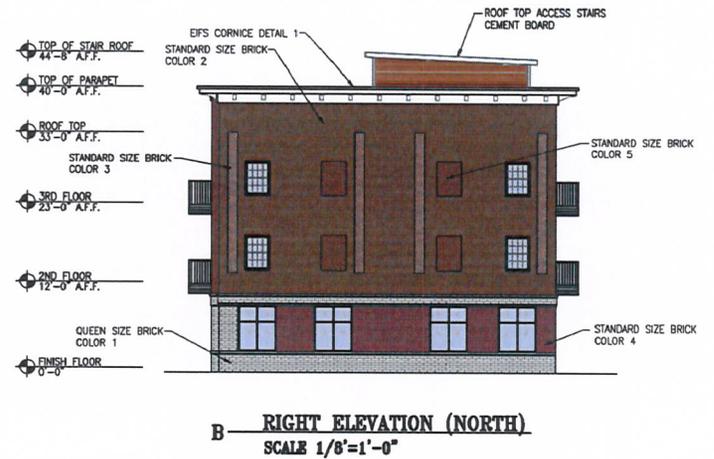
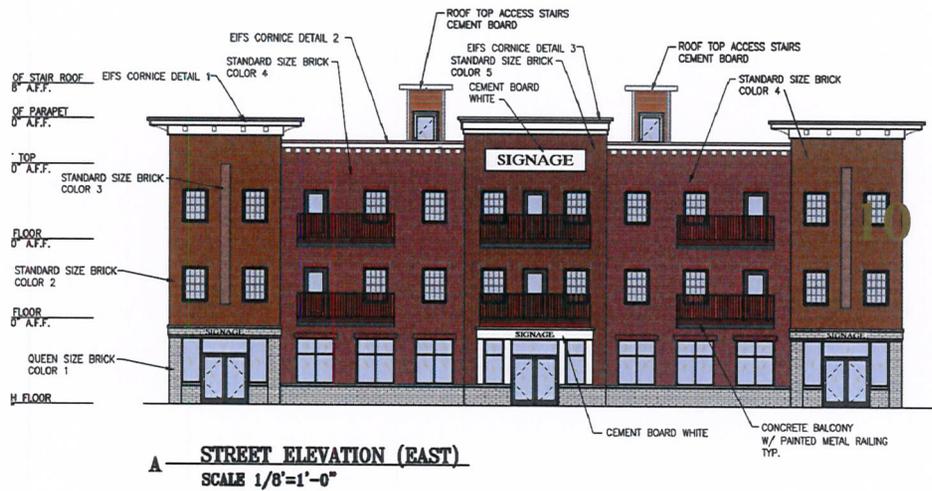
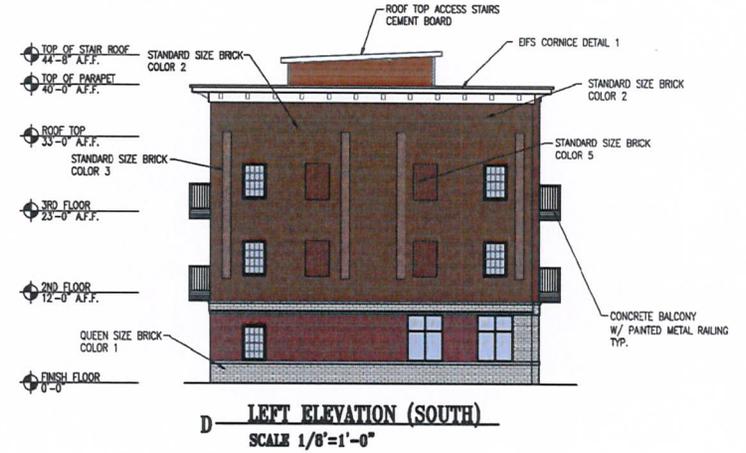
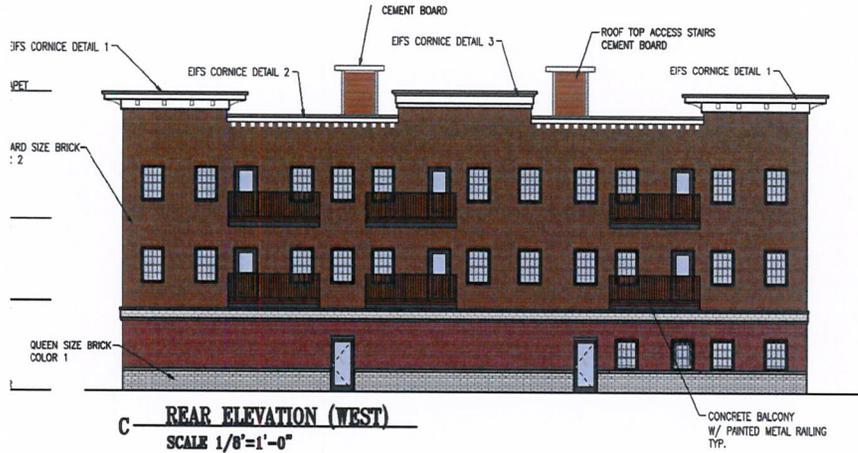
Mail Kiosk will provided at a location to be determined during the site plan review process.

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."

Architectural Elevations

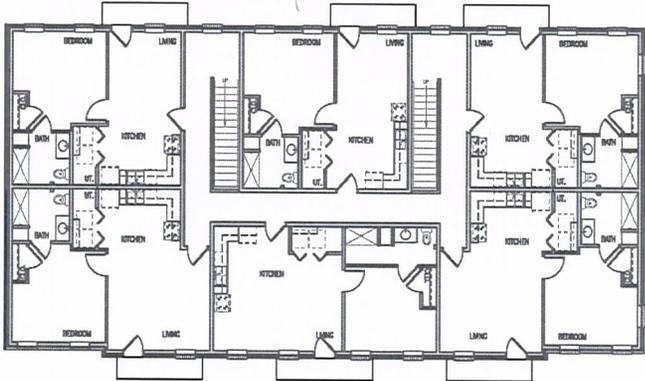
Maney Station

PLANNED UNIT DEVELOPMENT

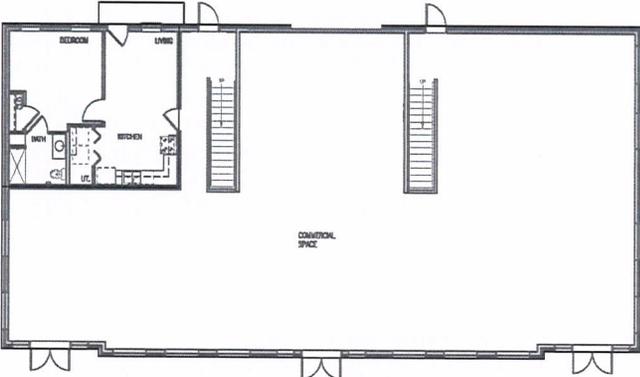


Architectural Floor Plan

Maney Station
PLANNED UNIT DEVELOPMENT



A SECOND AND THIRD FLOOR
SCALE 1/8"=1'-0"

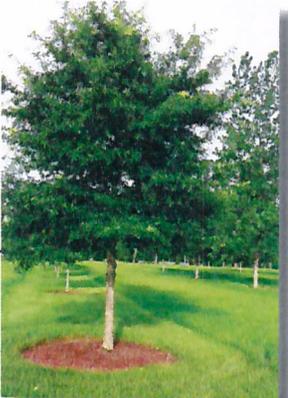
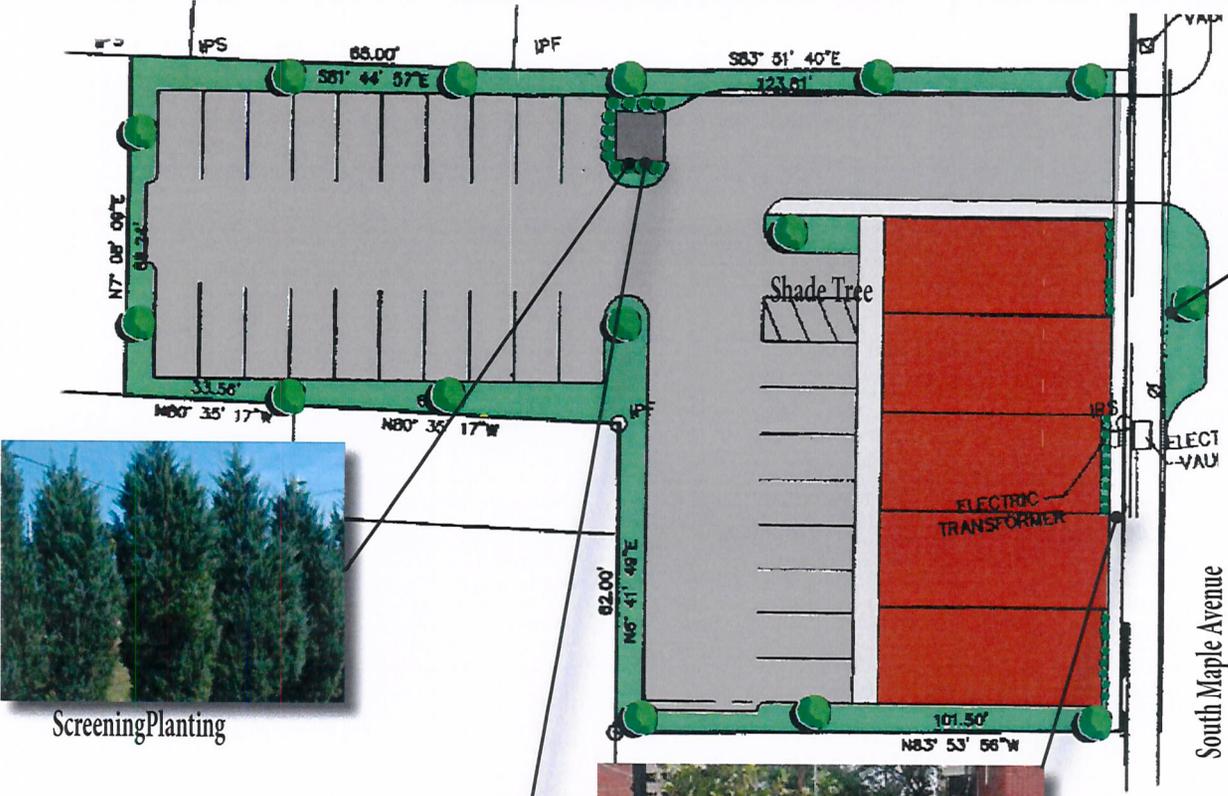


A FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

Maney Station

PLANNED UNIT DEVELOPMENT

Conceptual Landscape Plan



Shade Tree



Screening Planting

Dumpster will be located in a masonry enclosure that will match the building materials

Foundation Planting



NORTH

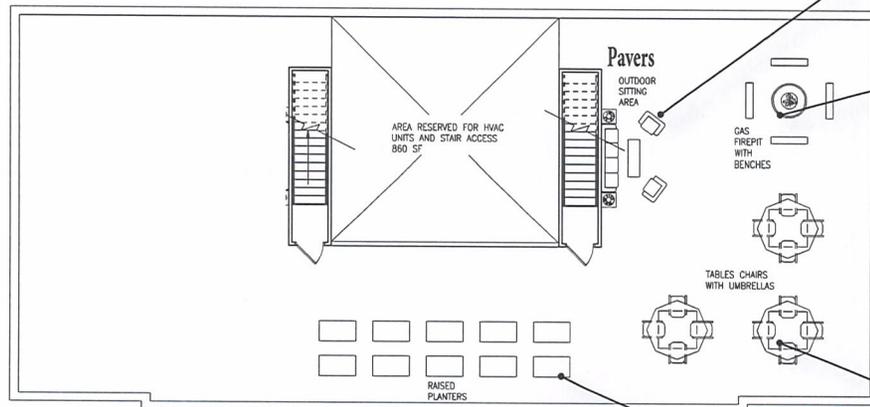
Open Space / Amenities/Roof Top Gathering

Maney Station PLANNED UNIT DEVELOPMENT

AC Units will be roof mounted and will not take up more than 25% of the available roof top area.

The rooftop will be accessed by internal stairwells and will provide a 460 SF roof top entertaining area.

The roof top will provide home owners with outside entertainment space providing both formal and informal seating options, raised planters for shared gardening, chaise lounges for sunning with freestanding umbrellas. A gas fire table will provide both atmosphere and warmth in the fall months.



C ROOF PLAN
SCALE 1/8"=1'-0"

Shared open space for the residents will be roof top patio to be shared by all the residents of Maney Station. The area will be maintained by the HOA and for the sole use of the residents and their guests.



Patio Seating



Gas Fire Table



Roof Top Table



Raised Planter potential vegetable gardens

Development Standards

Development Standards:

- Development will include (13) 1-bedroom attached single family dwelling units
- The maximum building height is 45'-0"
- All units will be 1 bedrooms
- There will 3935SF of commercial space
- The site will have 27 standard parking spaces, with 2 H/C Spaces
- Solid waste removal will be provided by a private hauler
- Sidewalks will be provided on South Maney Avenue
- All site utilities will be underground
- Identification signage will be attached to building
- The development will be managed by an H.O.A.
- Street lights will be decorative Murfreesboro Electric Department poles and lights to match what exist on South Maney
- Mail delivery will be accommodated via a mail kiosk
- Common open space will be maintained by an H.O.A. (Roof top area)
- All dwelling units owners will be required to be a member of the H.O.A.
- All parking will be screened from the public right-of-way by landscaping and the building
- Buildings elevations will have well-articulated front elevations with details responding to the pedestrian scale of the neighborhood
- All HVAC units will be roof mounted
- Parking will comply with the Murfreesboro zoning ordinance with CCO reduction of 25% for commercial parking

Building Elevation Materials:

- Brick (Primary Material)
- EIFS (Secondary Material at Cornice)
- Cementitious Siding (Secondary Material on Roof Top Stairwells)
- Metal (Secondary Material Balcony)
- Architectural materials board will be provided

BUILDING SETBACKS	RS-A (Type 3)	PUD	CCO	DIFF
FRONT SETBACK	20'	0'	0'	(-)20
SIDE SETBACK	5'	5'	5'	NA
REAR SETBACK	20'	20'	20'	NA
HEIGHT	42'	45'	(2) Stories	(+) 3

SITE DATA		
Total Land Area	20,555 SF	
Total Open Space	Required: 0 SF	Provided: 0 SF
Formal Open Space	Required: 2000 SF	Provided: 460 SF (Roof Top Patio)
Total Impervious	16648 SF	
Total Pervious	3907 SF	
F.A.R.		0.64
L.S.R.		0.28
O.S.R.	NA	

Commercial Center Permitted Uses /Prohibited Uses

Permitted Use List:

Adult Day Care Center
Animal Grooming Facility
Art and Photo Gallery
Bakery - Retail
Bank Branch Office
Bank Main Office
Barber Shop
Book Shop
Business and Communication Services
Carry-out restaurant
Convenient Store without gas sales
Catering Establishment
Clothing Store
Delicatessen
Dry Cleaning Pick-up
Financial Services (no cash advance)
Flower Shop
Garden and Lawn Supplies (no outdoor storage)
Glass-Stained and Leaded
Health Club
Interior Design
Karate Instruction
Laundry, Self-Service
Medical Laboratories
Music and Dance Academy
Offices
Optical Dispensaries
Personal Services Establishment
Pet Shop
Photo Finishing
Pharmacy
Restaurant
Retail Shop
Reducing and Weight Control Service
Pet Funeral Home
Salvage and Surplus Merchandise
Specialty-Limited Restaurant
Specialty Shop

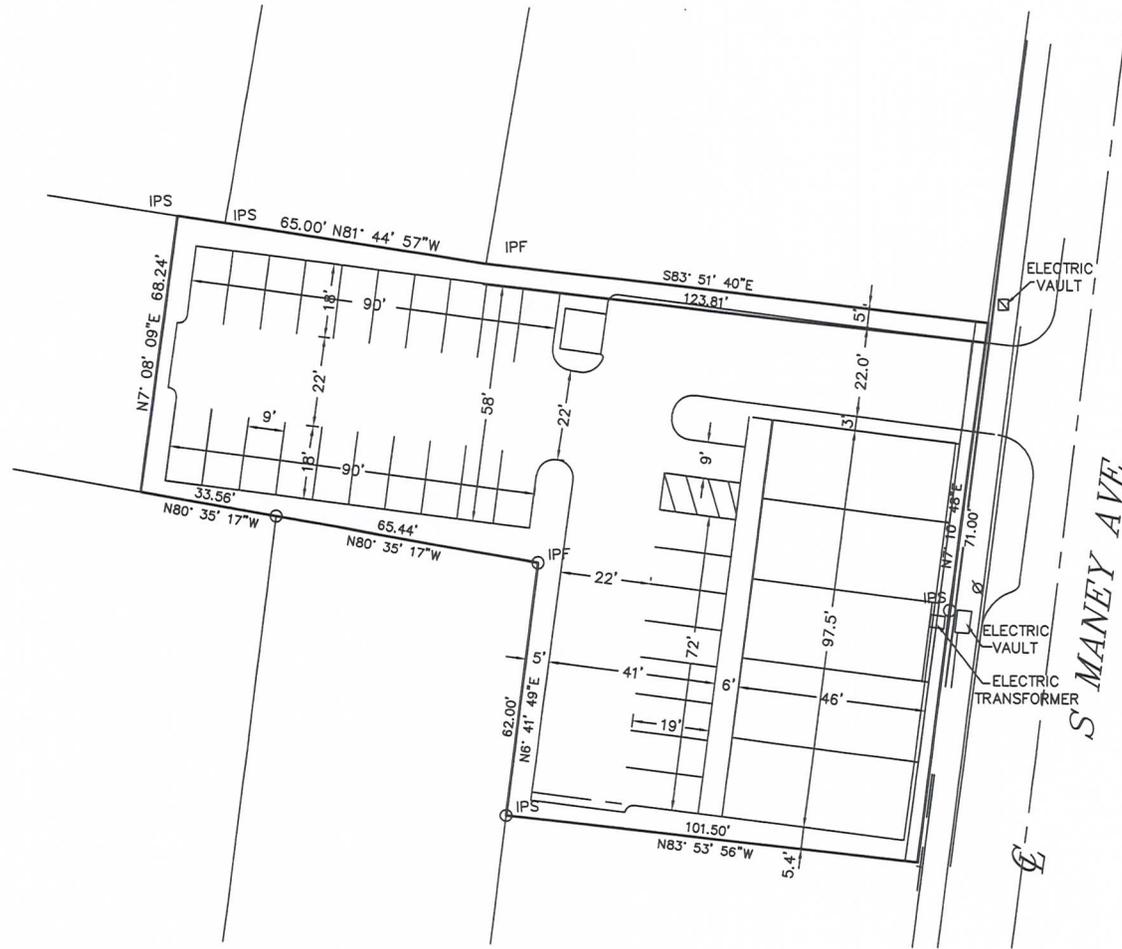
Taxidermy Studio
Tobacco and E-Cigarettes or Vaporized Sales
Video Rental
Veterinary Office

*Prohibited Use List:

Adult Day Care Home
Airport/Heliport
Amusements, Commercial Outdoor Motorized
Amusements, Commercial Outdoor Motorized Except Carnivals
Adult Cabaret
Adult Entertainment
Adult Motel
Adult-only Bookstore
Adult-only Motion Pictures Theater
Cash Advance Businesses
Cemetery
Drive-in Theater
Family Crisis Center
Family Violence Shelter
Fraternity/Sorority
Fireworks Retailer
Gas Station
Kennel
Motor Vehicle Sales
Motor Vehicle Repair
Pain Clinic
Pet Cemetery
Plasma Donation Center
Rap Parlor
Sauna
Temporary Mobile Recycling Center
Tavern
Tattoo Parlor
Towing
Veterinary Clinic

*“While any use not expressly permitted in the permitted uses list is prohibited, this list of prohibited uses has been added to make clear that these uses are not permitted in this development.”

Dimensioned Site Plan



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 in the City of Murfreesboro.*
2. Waiver of BZA action: *No BZA actions will be required.*
3. Common open space: *Roof top patio provided.*
4. Accessibility to site: *The property is accessible from South Maney Avenue.*
5. Off street parking: *See Sheet 8 for parking calculations.*
6. Pedestrian circulation: *Sidewalks will be constructed on subject property as a result of this project.*
7. Privacy and screening: *Perimeter planting yard is provided.*
8. Zoning and subdivision modifications proposed: *A PUD 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 mixed use development will be designed to meet all minimum landscaping requirements outlined in the CCO.*
12. Major Transportation Plan: *The PRD is consistent with the Major thoroughfare plan utilizing South Maney Avenue as the primary access to the site.*
13. Applicant contact information: *Contact information is located on Sheet 1.*
14. Proposed Signage: *Signage will be attached to the building and will follow the Murfreesboro Sign Ordinance Regulations.*



2035 Plan - Neighborhood Commercial - Nodes outside of the downtown area in which commercial and office buildings are automobile oriented but designed to a neighborhood scale and cater to pedestrians in Neighborhood Commercial configurations. The neighborhood shopping areas serves a localized trade areas within the community. The area serves a radius about a half mile and a population of 2,500 to 4,000 people.

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 Sheets, 3-7.*
- 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 8-13.*
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 consistent with the Neighborhood Commercial as recommended in the 2035 plan. The density increase is the result of the shape and size of the lot which allows for a deeper development. The 13 units being proposed fit well on the site and can be sufficiently parked.*

8. Proposed deviation from zoning and subdivision ordinance:

Exceptions Requested:

- 3' Planting yard as allow in the CCO on rear and side yards
- No foundation planting on western side of building
- Formal open space reduction 2000 SF required and 460 SF provided
- Dumpster access facing the public right-of-way
- Dumpster located in a required landscaping island
- Increased density resulting from all homes being designed as one bedroom floor plans
- No continuous foundation planting along front of building
- No foundation plantings on the north side of the building
- Height of building to be 45'
- Reduction in Perimeter Planting Yard of up to 2'
- Reduction in rear sidewalk along back of building to 6'

9. Site tabulation data for land area, See Site Data tablet Page 13.

10. The nature and extent of any overlay zones as described in Section 24 and 34: *The CCO overlays affects this development. The property is not in the floodplain.*

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
JUNE 3, 2020**

Principal Planner: Margaret Ann Green

4.b. Zoning application [2020-406] for approximately 5.09 acres located along North Thompson Lane to amend the North Thompson Place PUD (also known as Gateway Village) to expand the uses permitted, Swanson Development LP applicant.

The subject property is located along North Thompson Lane, just north of Medical Center Parkway and is the North Thompson Place PUD- also known as Gateway Village (original file 2008-402). The subject property is approximately 5.09 acres zoned PUD & GDO-1.

Adjacent Zoning and Land Uses

The subject area and surrounding parcels are located within the Gateway Design Overlay District (GDO). Saint Thomas Rutherford Hospital and medical office buildings are located to the east, separated by a segment of the City's greenway system. Candlewood Suites PCD is to the north and Salons by JC are to the south.

Request for PUD zoning amendment

In 2008, the City Council approved a mixed-use development at this location. The development consists of 3 separate buildings- Buildings A and B are two-story, office/commercial buildings and building C is a four-story office/retail/ residential condominium with parking on the first floor. It has come to the attention of staff that "office" is not a permitted use within Buildings A and B and the owner has received a request from an existing tenant to expand a real estate office. Staff recommended the applicant revise the PUD to add this as a permitted use and to explore the Zoning Ordinance and identify any other uses that may be reasonable.

Buildings A & B 1st Floor [proposed additional permitted uses]

Pages 24 and 25 of the North Thompson Place program book are proposed to be changed. Below are the lists of uses proposed to be added to the PUD. Attached is a spreadsheet with the entire listing of proposed uses.

- | | |
|------------------------|---------------------------------|
| 1. Church | 5. Laboratories, Medical |
| 2. College, University | 6. Laboratories, Testing |
| 3. Business School | 7. Offices |
| 4. Janitorial Service | 8. Radio TV or Recording Studio |

Buildings A & B 2nd Floor [proposed additional permitted uses to be added]

Area C-5 is 6.3 acres, is located along Shores Road and allows commercial, institutional uses and residential uses. Any development proposed within this area will meet the GDO design standards. The following uses are permitted:

1. Student Center
2. Amusements, Commercial Indoors
3. Animal Grooming Facility
4. Antique Mall
5. Antique Store
6. Apothecaries
7. Barber or Beauty Shop
8. Book, Card Shop
9. Catering Establishment
10. Clothing Store
11. Department or Discount Store
12. Flower or Plant Store
13. Glass-Stained and Leaded
14. Key, Locksmith
15. Reducing and Weight Control Services
16. Restaurant and Carryout Restaurant
(excludes drive up window)
17. Specialty Shop

Future Land Use Map

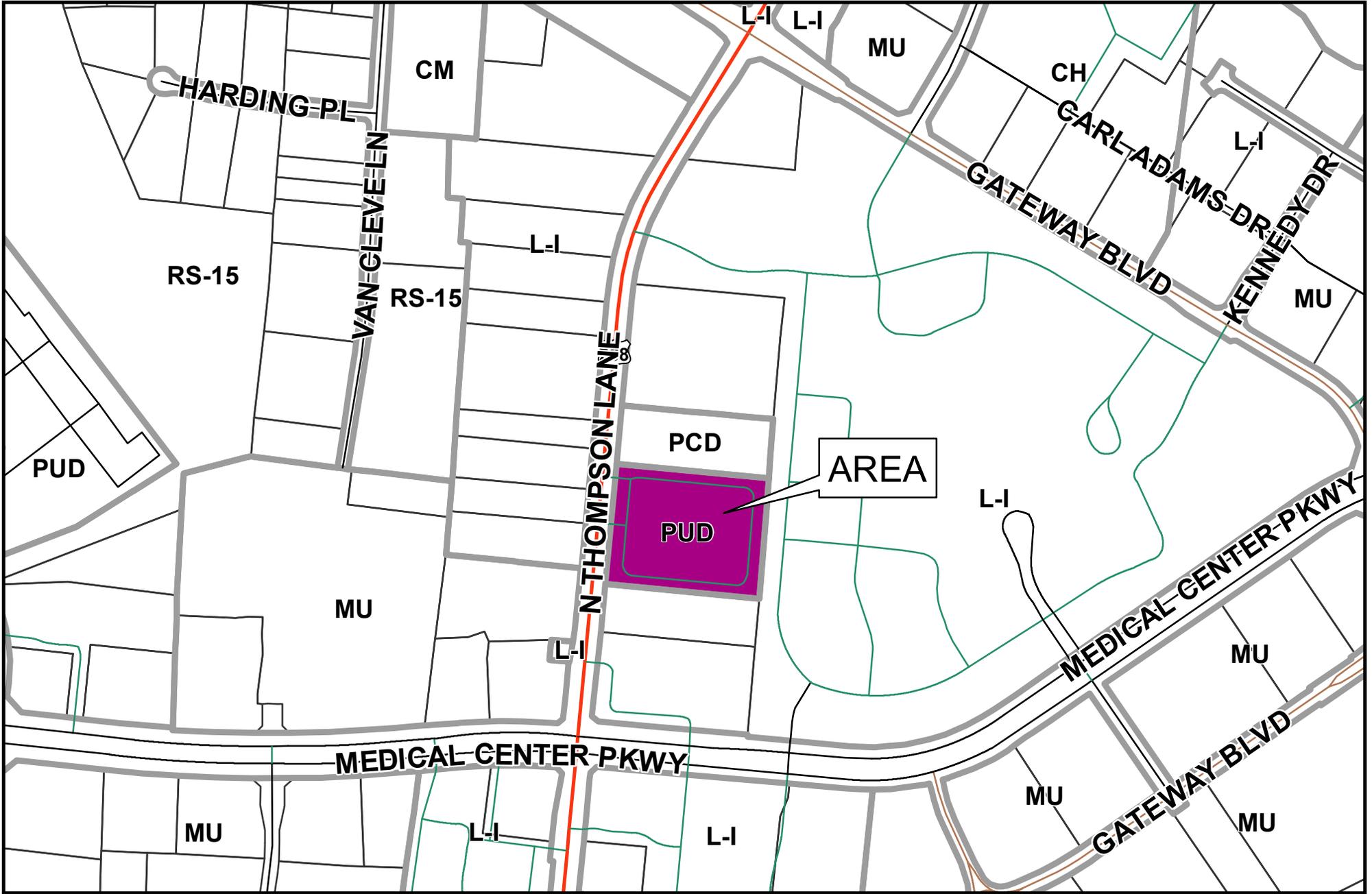
The *Murfreesboro 2035* Land Use Plan indicates that “Urban Commercial/Mixed Use” is the most appropriate land uses for the subject property. The uses are consistent with the Land Use Plans’ recommendations of: intensive, urban character with a multiplicity of uses, including multi-family residential, entertainment, restaurants, department stores and other retail, general and professional offices, hotels. The applicant should discuss how this rezoning request ultimately supports the goals of *Murfreesboro 2035*.

Murfreesboro 2035 – Future Land Use Map

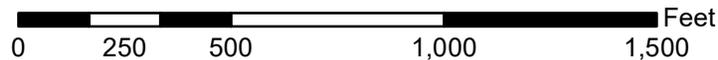


Public Hearing

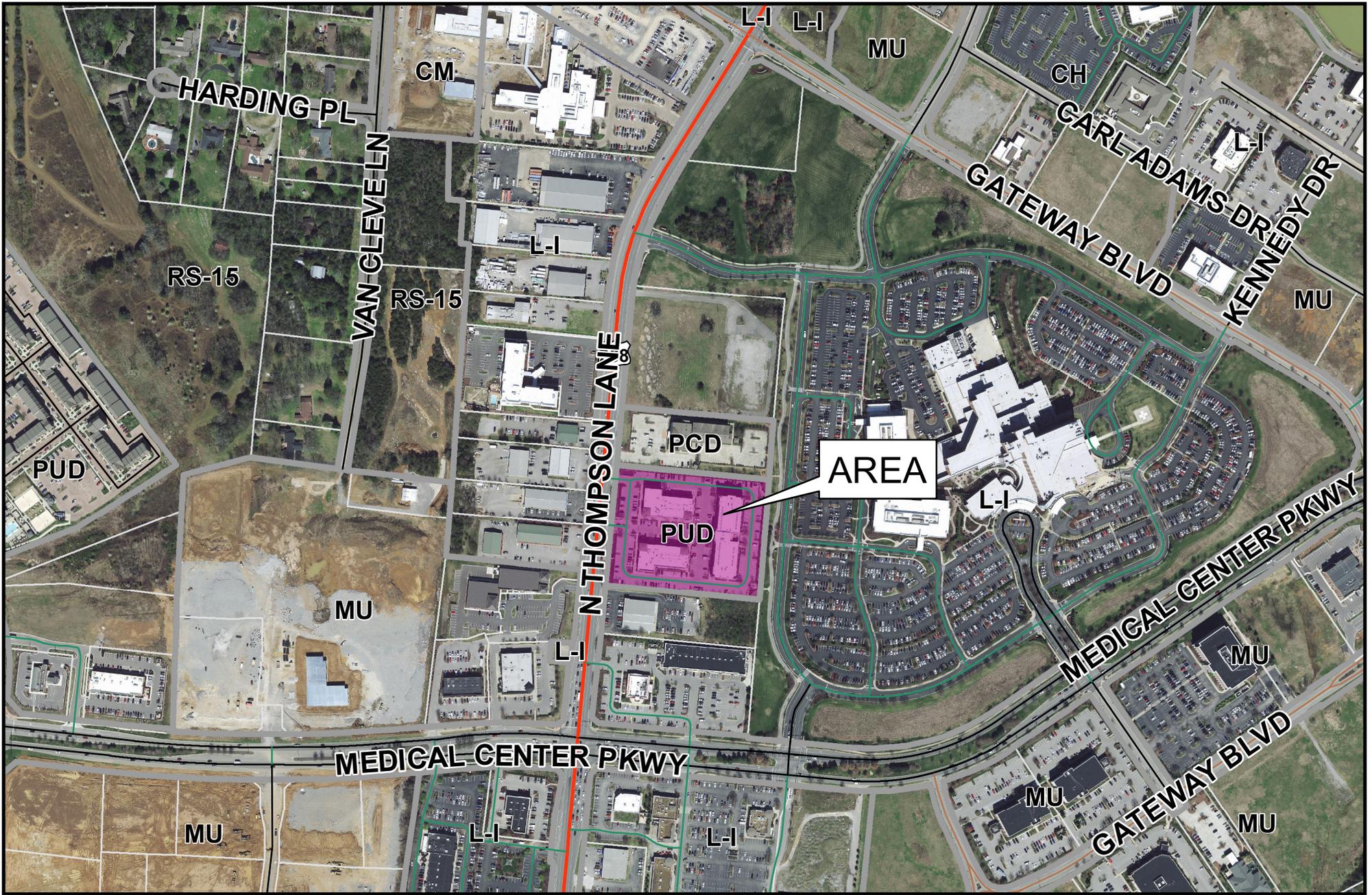
The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning. The Planning Commission should conduct a public hearing, discuss the matter, and formulate a recommendation to the City Council



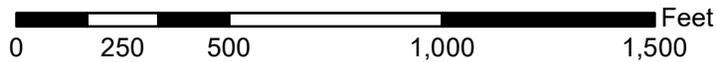
Zoning Request Along North Thompson Lane
PUD Amendment (Gateway Village PUD)



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



Zoning Request Along North Thompson Lane PUD Amendment (Gateway Village PUD)



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

April 16, 2020

Mr. Greg McKnight
Murfreesboro Planning & Engineering Dept
111 W. Vine St
Murfreesboro, Tennessee 37130

RE: PUD Amendment Cover Letter
The Gateway Village
Murfreesboro, Tennessee

Dear Mr. McKnight:

Please accept this letter along with the attached exhibit and application as Swanson Development LP's official request to the City of Murfreesboro to amend the previously approved Gateway Village PUD (formerly known as North Thompson Place PUD). The original PUD included a list of allowable uses based on building and floor. Swanson Development, LP has had multiple requests for uses that are allowed in the overall development but not currently allowed on certain floors. Since these uses are allowed within the overall development, it appears the uses are appropriate to the location and project. After receiving these requests, we have examined the entire list of current allowed uses listed in the booklet and are proposing to change which uses are allowed on each floor of Building A and B, no changes are proposed in Building C. In addition, no new uses are proposed to be allowed.

Buildings A and B Allowed Uses		
Uses	1st Floor	2nd Floor
Multi-Family Residential		X
Church	PROP	X
College, University	PROP	X
Museum	X	X
Student Center	X	PROP
Amusements, Commercial Indoors	X	PROP
Animal Grooming Facility	X	PROP
Antique Mall	X	PROP
Antique Store	X	PROP
Apothecaries	X	PROP
Art, Photo Studio or Gallery	X	X
Bakery, Retail	X	
Bank, Branch Office	X	X
Bank, Main Office	X	X
Barber or Beauty Shop	X	PROP
Book, Card Shop	X	PROP
Business School	PROP	X
Business and Communication Service	X	X
Catering Establishment	X	PROP

Clothing Store	X	PROP
Convenience Sales and Service (excludes gasoline)	x	
Delicatessen	X	
Department or Discount Store	X	PROP
Doughnut Shop	X	
Dry Cleaning (excludes drive up window)	X	
Financial Service	X	x
Flower or Plant Store	X	PROP
General Service and Repair Shop	X	
Glass-Stained and Leaded	X	PROP
Group Assembly	X	X
Health Club	X	X
Ice Cream Shop	X	
Interior Decorator	X	X
Iron Work (retail)	X	
Janitorial Service	PROP	X
Karate Instruction	X	X
Key, Locksmith	X	PROP
Laboratories, Medical	PROP	X
Laboratories, Testing	PROP	X
Music or Dance Academy	X	X
Offices	PROP	X
Optical Dispensaries	X	X
Personal Service Establishment	X	X
Pet Shops	X	
Pharmacies	X	
Photo Finishing	X	
Radio TV or Recording Studio	PROP	x
Reducing and Weight Control Services	X	PROP
Restaurant and Carryout Restaurant (excludes drive up window)	X	PROP
Specialty Shop	X	PROP
Veterinarian Office	X	X
Veterinarian Clinic	X	X
Video Rental	X	

X = currently allowable use

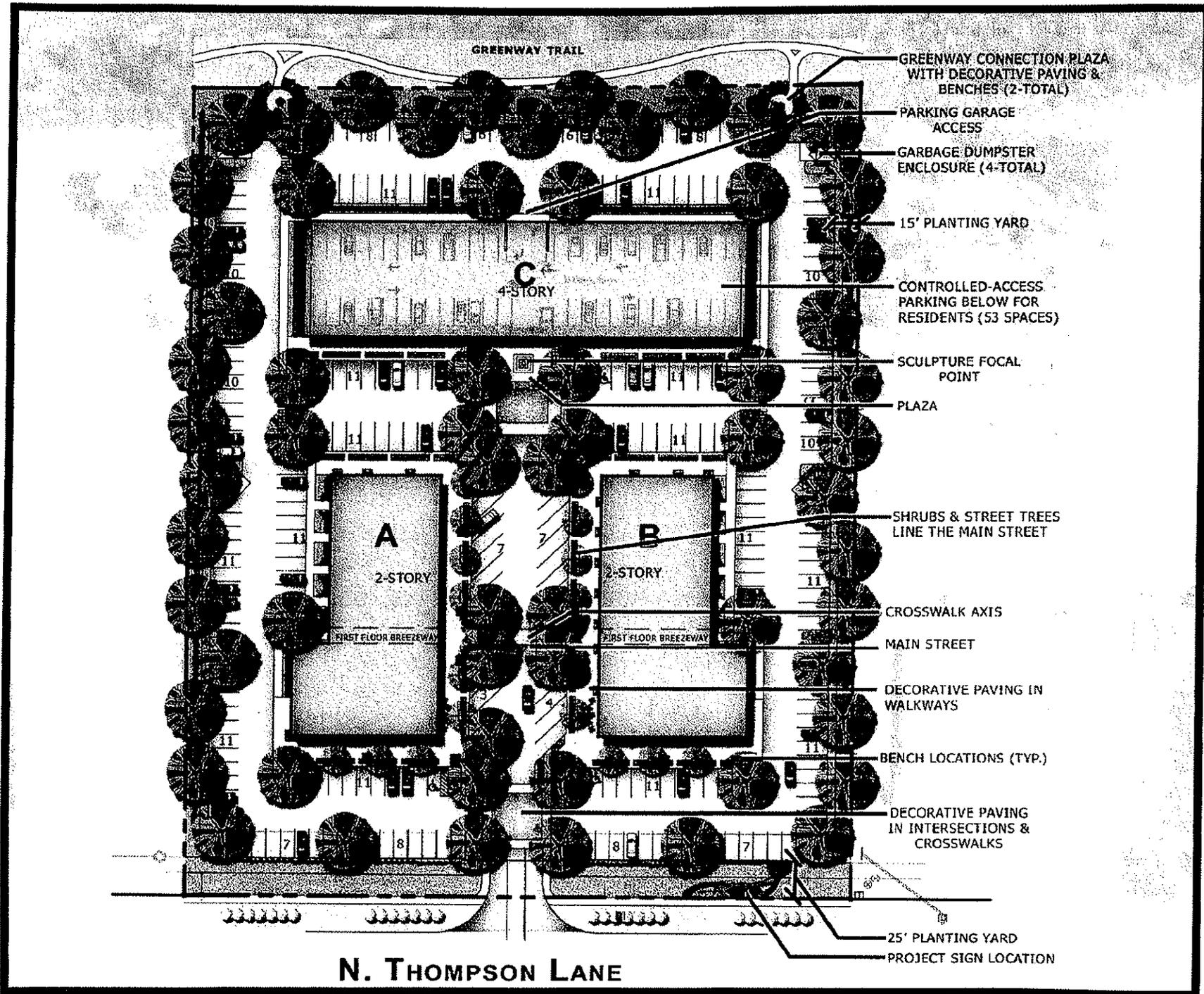
Prop = proposed to be allowed with this amendment

If you should have any questions concerning this request, please feel free to call me at (615) 890-7901 or via email at mtaylor@sec-civil.com

Sincerely,

Matt Taylor

Matt Taylor
Vice-President
SEC, Inc



GREENWAY CONNECTION PLAZA WITH DECORATIVE PAVING & BENCHES (2-TOTAL)

PARKING GARAGE ACCESS

GARBAGE DUMPSTER ENCLOSURE (4-TOTAL)

15' PLANTING YARD

CONTROLLED-ACCESS PARKING BELOW FOR RESIDENTS (53 SPACES)

SCULPTURE FOCAL POINT

PLAZA

SHRUBS & STREET TREES LINE THE MAIN STREET

CROSSWALK AXIS

MAIN STREET

DECORATIVE PAVING IN WALKWAYS

BENCH LOCATIONS (TYP.)

DECORATIVE PAVING IN INTERSECTIONS & CROSSWALKS

25' PLANTING YARD

PROJECT SIGN LOCATION

N. THOMPSON LANE

COPY of PUD book submitted in 2008

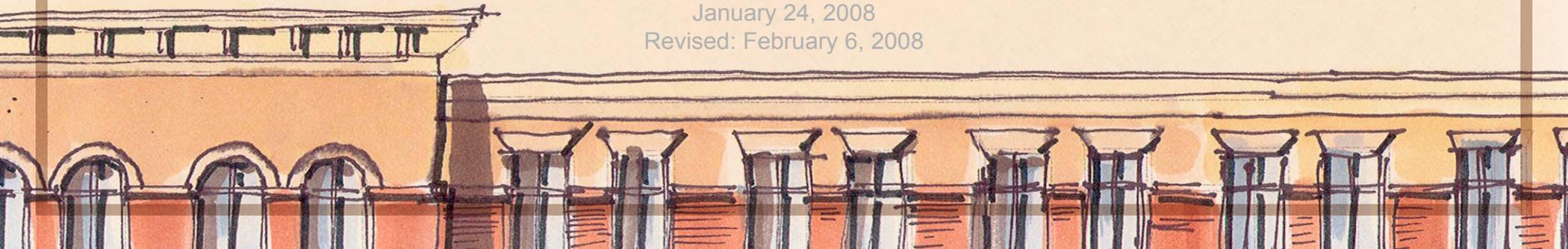
North Thompson Place

P a t t e r n B o o k
City of Murfreesboro, TN

pattern book submittal dates:

January 24, 2008

Revised: February 6, 2008



prepared for:



prepared by:



**LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS**

315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TN 37206 PH (615) 244-8591
FAX (615) 244-6739 WWW.RAGANSMITH.COM



H. Michael Hindman
Architects, P.C.

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i n t r o d u c t i o n

introduction:

On behalf of Swanson Development L.P., this PUD rezone request is being submitted by Ragan Smith Associates. The subject property is a 5.09 acre tract of land designated as Parcel 27.01, Map 92, on Rutherford County tax maps.

The North Thompson Place development consists of 5.09 acres of land located on Thompson Lane, just north of the intersection of Medical Center Parkway. Currently vacant, this site was previously used for mobile home sales and is zoned (LI) Light Industrial.

North Thompson Place will be a mixed use development containing retail, office, and residential uses. Three buildings, ranging in height from two-story to four-story, will emphasize architectural quality and complement the surrounding new developments within the Gateway District. Placing emphasis on building and site orientation, this development will provide a pedestrian friendly environment. With the creation of the Gateway District Overlay, in



site inventory & analysis

which this site exists, and with many surrounding sites boasting new high quality development, the current zoning of (LI) has become obsolete. We are requesting the rezoning of this property to PUD and approval of the preliminary master plan concept.



site inventory & analysis

zoning map:

The current zoning for this site as designated by the City of Murfreesboro is L-I (Light Industrial). The sites to the north and south, along Thompson Lane, are also zoned L-I. The land immediately to the east is still zoned L-I, but is being currently developed into a medical center and medical office. The project lies in both the Gateway Overlay District & the Battlefield Protections Overlay District.

Battlefield Protection Overlay



Gateway Design Overlay Districts



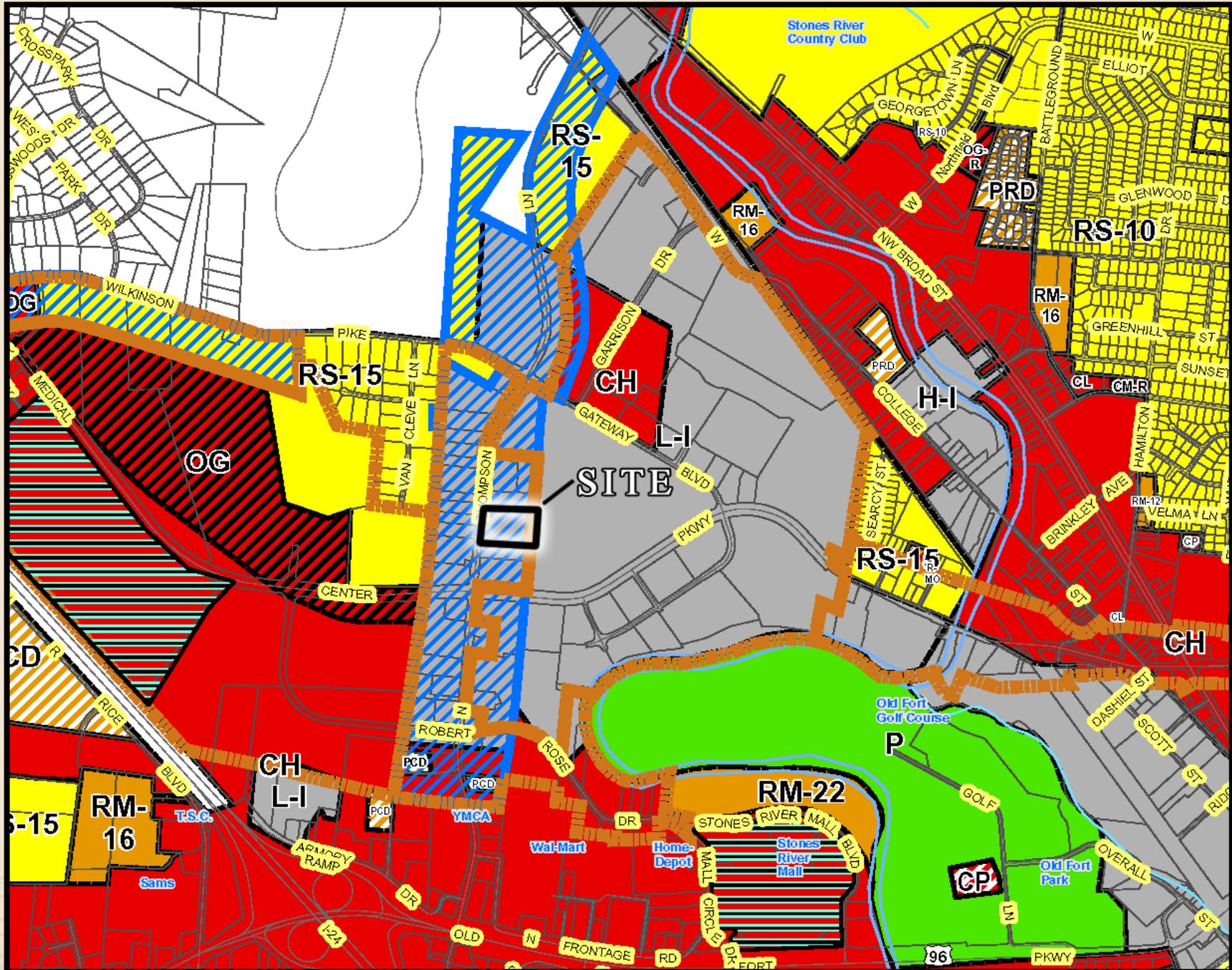
Planned Signage Overlay District



Districts Color and Abbreviations Key

	CBD	Central Business District		CM-R	Commercial Medical, Residential
	CF	Commercial Fringe		CM-RS-	Commercial Medical, Residential Single Family
	CH	Commercial Highway		CP	Commercial, Planned
	CL	Commercial, Local		CU	College and University
	CM	Commercial Medical		H-I	Heavy Industrial
	L-I	Light Industrial		PND	Planned Institutional Development
	OG	General Office		PRD	Planned Residential Development
	OG-R	Residential General Office		PUD	Planned Unit Development
	P	Park		R-MO	Residential Mobile Home
	PCD	Planned Commercial Development		RD	Residential Duplex
	RM-12	Residential Multi-Family		RS-15	Residential Single-Family
	RM-16	Residential Multi-Family		RS-4	Residential Single-Family
	RM-22	Residential Multi-Family		RS-8	Residential Single-Family
	RS-10	Residential Single-Family		RZ	Residential Zero Lot Line
	RS-12	Residential Single-Family			

site inventory & analysis



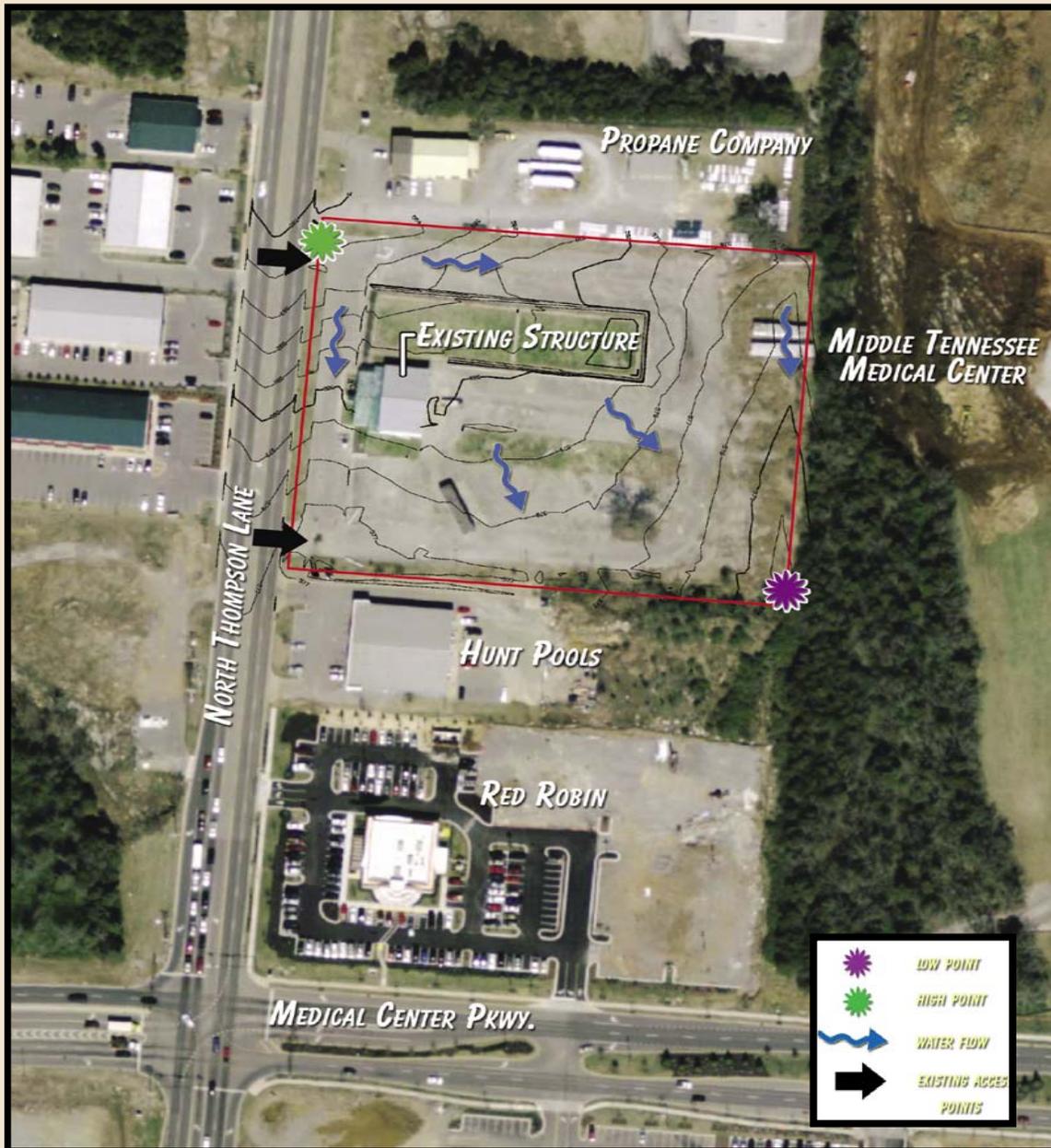
site inventory & analysis

existing site conditions:

With an average slope of 1.7%, this site is fairly flat. The natural low point is located in the southeast corner of the site, with the high point being located in the northeast corner along the street frontage. Previously used as a mobile home sales facility, the majority of the site is compacted gravel. An existing sales structure and its associated asphalt parking are located near the front of the site.

vehicular access:

There is approximately 420 linear feet of road frontage along North Thompson Lane, which is a five lane road designated as a major arterial. A continuous turn lane along the center of Thompson Lane should accommodate left turns into the site. Approximately 650 feet south of the site is Medical Center Parkway, which is also a major arterial providing direct access to Interstate 24.



site inventory
& analysis

site photos:





A VIEW TOWARDS HUNT POOLS TO THE SOUTH



B MIDDLE TENNESSEE MEDICAL CENTER TO THE EAST



C PROPANE COMPANY TO THE NORTH



D MIDDLE TENNESSEE MEDICAL CENTER FROM BACK OF PROPERTY



E VIEW TOWARDS MEDICAL CENTER PKWY. TO THE SOUTH



F VIEW TOWARDS MIDDLE TENNESSEE MEDICAL CENTER FROM NORTH SIDE OF PROPERTY



G VIEW UP THOMPSON LANE TO THE NORTH



H VIEW DOWN THOMPSON LANE TO THE SOUTH



I EXISTING STRUCTURE ON PROPERTY



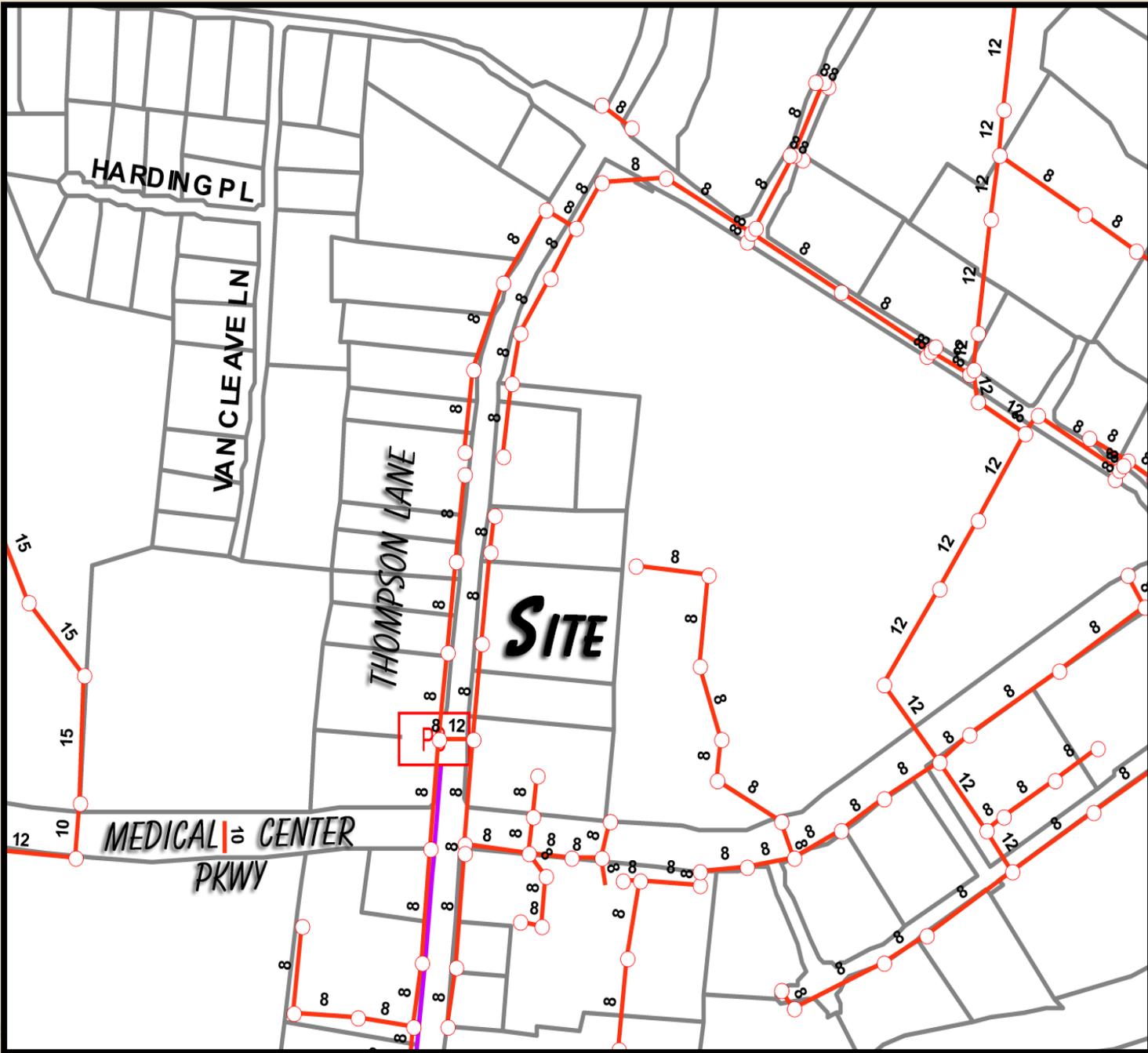
site inventory & analysis

existing utilities:

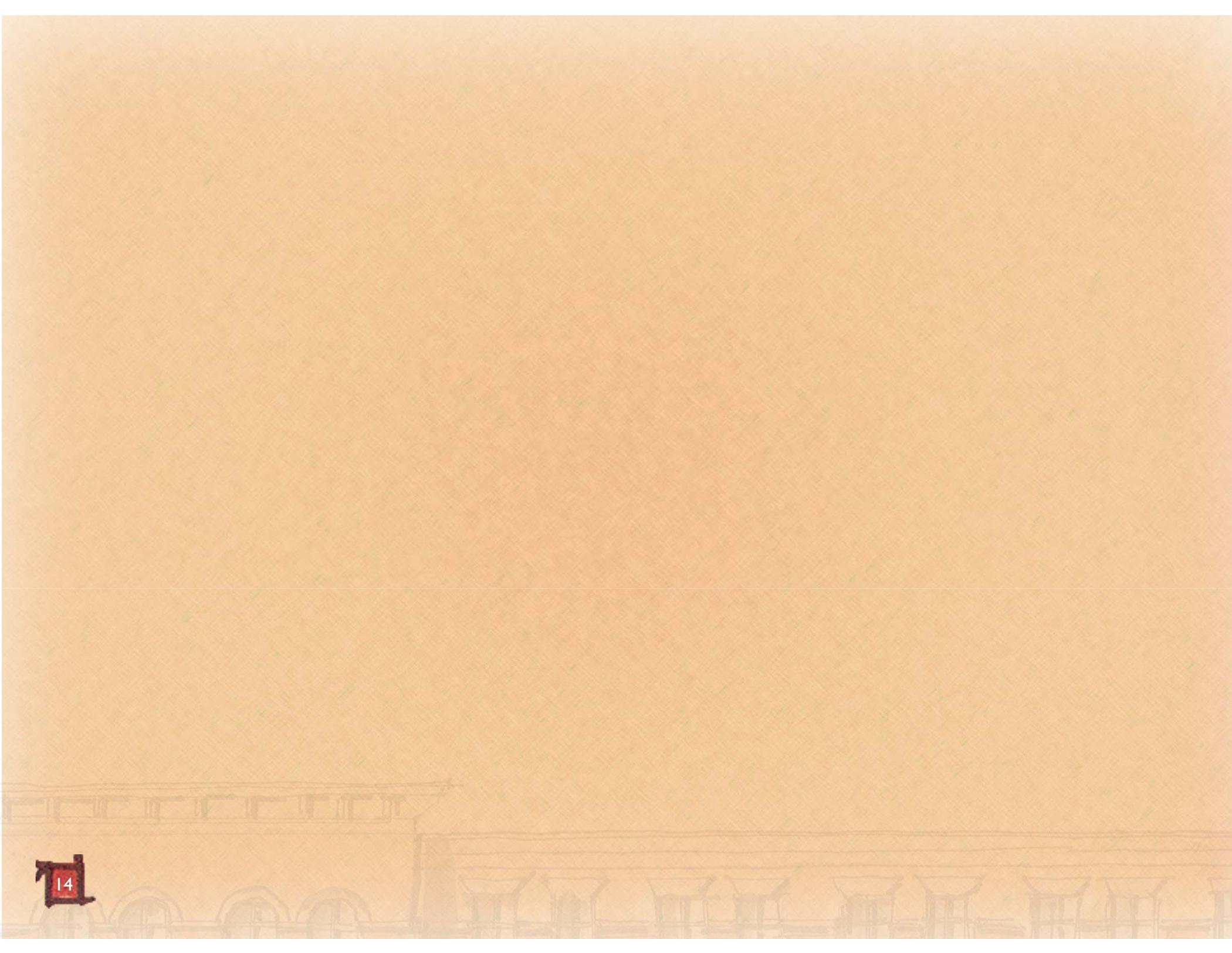
This site will be served by utilities that are located in the right of way of Thompson Lane as shown in the exhibits on these two pages.



Existing Water and Electric Utilities



Existing Sewer Utilities



design



overview:

North Thompson Place is a mixed use development containing commercial, office, and residential uses. Three buildings, ranging from two to four stories, are arranged to work with the surrounding properties, complement each other, and promote a pedestrian friendly development.

The largest building has been located at the rear of the site, abutting the medical center property. This is a logical location for this larger structure due to the four-story medical office building directly to the east. The smaller, two-story buildings have been placed near the front of the site, along Thompson Lane. These buildings complement the scale of existing buildings along the street and fit well contextually.

Buildings A and B are two-story structures containing retail and restaurant space on the ground floor. On-street angled parking lines the front of these retail shops, creating a Main Street feel for pedestrians. Wide 19' sidewalks lined with street trees, planting beds, and outdoor site furniture provide comfort and safety for pedestrians and provide space for sidewalk cafes. An open breezeway through the first floor of these buildings provides access to overflow parking located in the rear of each structure. These breezeways align with a pedestrian crosswalk in the main drive, creating an axis, and providing excellent pedestrian connectivity.

The second floor uses of buildings A and B may be either office or residential condominiums. The front portion of the second floor, closest to Thompson Lane, will contain office space. The rear portion of each of the two buildings may contain office suites, or up to 8 condominium units (16 total for both buildings A & B), which would be served by an interior access corridor. If utilized as residential condominiums, these units will provide live/work space for merchants who may own and operate one of the shops on the ground floor below. Due to the flexibility of this second floor space, and the effect that the utilized use will have on land use and parking demand, two separate scenarios have been calculated and illustrated in the site information section of this document (pages 19-23).

Building C, a four-story structure containing office and retail on the ground floor, provides a terminus to the axis of the main entry drive. A sculptural element provides a focal point for the plaza directly in front of the building.

The upper three floors of this building have controlled ingress and will contain up to 62 residential condominiums. Buyers will have the option of combining multiple one-bedroom sized units to create larger multiple bedroom units, thus reducing the total number of condominiums. Parking is provided for the most demanding scenario, which would consist of 63 one-bedroom units. An underground controlled-access parking garage will provide 53 vehicular parking spaces serving the residents of this building. The remainder of the required parking will be provided in the form of surface spaces.

Due to the close proximity to the Middle Tennessee Medical Center, we anticipate that many medical professionals will reside in the residential units. These condominiums will be available for sale or lease. A percentage of units may be fully furnished and leased for short-term periods. These units will provide a valuable service to people who are not full time residents of Murfreesboro. Possible tenants could include doctors, medical staff, long term patients' families, or vendors serving the hospital that may be in town for weeks or months at a time. If needed, a permanent management office will be set up on site.

Two pedestrian connections have been provided to the adjacent greenway. At these connection points, a circular pedestrian plaza has been provided. These plazas, containing decorative paving, benches, and landscape, provide a pedestrian gateway onto the site from the rear, as well as a place for people to sit and rest after a long walk or jog. They also provide a terminus and focal point for the parking aisles that line the north and south edges of the site.



site information:

City: Murfreesboro
State: Tennessee
County: Rutherford
Existing Zoning: LI
Proposed Zoning: PUD

Acreage: 5.09 AC

Floor Area Ratio Proposed:

Total floor area proposed: 135,600 SF
Total site area: 221,817 SF
Floor area ratio: 0.61 FAR

Open Space Ratio Proposed:

Total open space: 174,351 SF
Total floor area proposed: 135,600 SF
Open space ratio: 1.29 OSR

Livability Surface Area:

Total livability space: 70,567 SF
Total floor area proposed: 135,600 SF
Livability space ratio: 0.52 LSR

d e s i g n

explanation of site data:

Scenarios 1 and 2, as illustrated on pages 20-23, represent the two extremes created by changing the second floor uses of buildings A and B. In scenario 1, the entire second floors of buildings A and B contain office space, while scenario 2 has a combination of office and residential uses in this space. Any combination of these two scenarios may be used as long as the required parking is provided per the shared parking analysis.

The total square footages of all uses in each scenario were input into the shared parking formula to calculate the effect, since the parking demand changes with the uses. Due to the swing in parking demand generated by the uses utilized in buildings A and B, the allowed restaurant square footage, which is the most demanding use, will vary significantly between two scenarios.

SITE DATA-SCENARIO ONE

Site Data (Scenario A)				
Total Area	5.09 acres			
Building Data				
Building	Floor	Use	Square Footage	
<i>Building A</i>				
	1	Retail	12,700	
	2	Office	13,400	
Total			26,100	
<i>Building B</i>				
	1	Retail	12,700	
	2	Office	13,400	
Total			26,100	
<i>Building C</i>				
	1	Office/ Retail	18,750	
	1	Residential Lobby	2,100	
	2	Residential Condo ^(1,2)	20,850	
	3	Residential Condo ^(1,2)	20,850	
	4	Residential Condo ^(1,2)	20,850	
Total			83,400	
Total Building Area			135,600	
Parking Data				
Use	Square Footage/ Unit Count	Parking Ratio	Parking Required	Parking Provided (2)
Retail and Office	65,950	1 space per 300 SF	220	220
Restaurant	5,000	1 space per 100 SF	50	50
Residential	62 1 BR Units ⁽³⁾	1.5 spaces per 1 BR unit	95	53
Total Parking			365	326
Surface Parking				273
Notes:				
1. Residential Parking- 53 spaces are provided in controlled access garage below building C.				
2. Plan proposed shared parking between residential and commercial uses due to varying peak parking demand time- see chart on opposite page				
3. Parking is calculated for each residential condominium being a one-bedroom unit, which would require the largest parking allocation. These units may be combined to form larger units, therefore reducing the total number of units and required parking.				

PARKING ANALYSIS-SCENARIO ONE

SHARED PARKING ASSESSMENT					
Time Period	Use	Total Units	Required Parking ^(1,3)	Parking Occupancy Rates as a Percent ⁽²⁾	Basic Minimum Required Parking
Weekday Night (Midnight - 6 a.m.)	Residential	62 units	40	100%	40
	Office	45550 gsf	152	5%	8
	Retail	20400 gsf	68	5%	4
	Restaurant	5000 gsf	50	10%	5
Weekday Night Total					57
Weekday Daytime (8 a.m. - 5 p.m.)	Residential	62 units	40	60%	24
	Office	45550 gsf	152	100%	152
	Retail	20400 gsf	68	90%	62
	Restaurant	5000 gsf	50	70%	35
Weekday Daytime Total					273
Weekday Evening (6 p.m. - Midnight)	Residential	62 units	40	100%	40
	Office	45550 gsf	152	20%	31
	Retail	20400 gsf	68	80%	55
	Restaurant	5000 gsf	50	100%	50
Weekday Evening Total					176
Weekend Night (Midnight - 6 a.m.)	Residential	62 units	40	100%	40
	Office	45550 gsf	152	5%	8
	Retail	20400 gsf	68	5%	4
	Restaurant	5000 gsf	50	20%	10
Weekend Night Total					62
Weekend Daytime (8 a.m. - 5 p.m.)	Residential	62 units	40	80%	32
	Office	45550 gsf	152	5%	8
	Retail	20400 gsf	68	100%	68
	Restaurant	5000 gsf	50	70%	35
Weekend Daytime Total					143
Weekend Evening (6 p.m. - Midnight)	Residential	62 units	40	100%	40
	Office	45550 gsf	152	5%	8
	Retail	20400 gsf	68	70%	48
	Restaurant	5000 gsf	50	100%	50
Weekend Evening Total					146

(1) Required spaces based upon City of Murfreesboro Parking Requirement/Code

(2) Shared Parking Planning Guidelines, An Informational Report of the Institute of Transportation Engineers, August 1995

(3) Residential required parking is calculated @ 1.5 spaces per one bedroom unit minus the 53 garage spaces provided. All residential units are classified as one bedroom for this parking study, thus maximizing the total possible number and creating the highest possible parking required.

design

shared parking information:(scenario 1)

Developments with multiple uses, such as a mixed-use residential/office complex, can many times share parking spaces between different uses over the course of a day. This concept is widely known as shared parking. For this proposal, parking spaces that are provided can be used during the day by office workers and in the evening by residents or retail patrons.

As shown in the accompanying table, each land use in this development requires a certain minimum number of parking spaces. This required parking is determined by the City of Murfreesboro's development guidelines and code. Applying parking occupancy rates from the Institute of Transportation Engineers Shared Parking Planning Guidelines Information Report adjusts the required parking to account for time of day peaking characteristics and daily parking demand trends. The basic minimum required parking for each time period shown is the sum of the required parking by code with the parking occupancy rate applied. The critical time period for this development is during the weekday between the hours of 8 a.m. and 5 p.m.. During this period, our analysis indicates that a minimum of 273 surface parking spaces will be necessary in addition to the 53 garage spaces that will be provided under the residential units.

SITE DATA-SCENARIO TWO

Site Data (Scenario B)				
Total Area	5.09 acres			
Building Data				
Building	Floor	Use	Square Footage	
<i>Building A</i>				
	1	Retail	12,700	
	2	Office	5,640	
	2	Residential Condo	7,760	
Total			26,100	
<i>Building B</i>				
	1	Retail	12,700	
	2	Office	5,640	
	2	Residential Condo	7,760	
Total			26,100	
<i>Building C</i>				
	1	Office/ Retail	18,750	
	1	Residential Lobby	2,100	
	2	Residential Condo ^(1,2)	20,850	
	3	Residential Condo ^(1,2)	20,850	
	4	Residential Condo ^(1,2)	20,850	
Total			83,400	
Total Building Area			135,600	
Parking Data				
Use	Square Footage/ Unit Count	Parking Ratio	Parking Required	Parking Provided ⁽³⁾
Retail and Office	41,430	1 space per 300 SF	138	138
Restaurant	14,000	1 space per 100 SF	140	140
Residential	78 One Bedroom Units ⁽³⁾	1.5 spaces per 1 BR unit	117	53
Total Parking ⁽³⁾			395	326
Surface Parking				273
Notes:				
1. Residential Parking- 53 spaces are provided in controlled access garage below buildings.				
2. Plan proposed shared parking between residential and commercial uses due to varying peak parking demand time- see chart on opposite page				
3. Parking is calculated for each residential condominium being a one-bedroom unit, which would require the largest parking allocation. These units may be combined to form larger units, therefore reducing the total number of units and required parking.				

PARKING ANALYSIS-SCENARIO TWO

SHARED PARKING ASSESSMENT					
Time Period	Use	Total Units	Required Parking ^(1,3)	Parking Occupancy Rates as a Percent ⁽²⁾	Basic Minimum Required Parking
Weekday Night (Midnight - 6 a.m.)	Residential	78 units	64	100%	64
	Office	30030 gsf	101	5%	6
	Retail	11400 gsf	38	5%	2
	Restaurant	14000 gsf	140	10%	14
Weekday Night Total					86
Weekday Daytime (8 a.m. - 5 p.m.)	Residential	78 units	64	60%	39
	Office	30030 gsf	101	100%	101
	Retail	11400 gsf	38	90%	35
	Restaurant	14000 gsf	140	70%	98
Weekday Daytime Total					273
Weekday Evening (6 p.m. - Midnight)	Residential	78 units	64	100%	64
	Office	30030 gsf	101	20%	21
	Retail	11400 gsf	38	80%	31
	Restaurant	14000 gsf	140	100%	140
Weekday Evening Total					256
Weekend Night (Midnight - 6 a.m.)	Residential	78 units	64	100%	64
	Office	30030 gsf	101	5%	6
	Retail	11400 gsf	38	5%	2
	Restaurant	14000 gsf	140	20%	28
Weekend Night Total					100
Weekend Daytime (8 a.m. - 5 p.m.)	Residential	78 units	64	80%	52
	Office	30030 gsf	101	5%	6
	Retail	11400 gsf	38	100%	38
	Restaurant	14000 gsf	140	70%	98
Weekend Daytime Total					194
Weekend Evening (6 p.m. - Midnight)	Residential	78 units	64	100%	64
	Office	30030 gsf	101	5%	6
	Retail	11400 gsf	38	70%	27
	Restaurant	14000 gsf	140	100%	140
Weekend Evening Total					237

⁽¹⁾ Required spaces based upon City of Murfreesboro Parking Requirement/Code

⁽²⁾ Shared Parking Planning Guidelines, An Informational Report of the Institute of Transportation Engineers, August 1995

⁽³⁾ Residential required parking is calculated @ 1.5 spaces per one bedroom unit minus the 53 garage spaces provided. All residential units are classified as one bedroom for this parking study, thus maximizing the total number and creating the highest possible parking required.

d e s i g n

shared parking information:(scenario 2)

Developments with multiple uses, such as a mixed-use residential/office complex, can many times share parking spaces between different uses over the course of a day. This concept is widely known as shared parking. For this proposal, parking spaces that are provided can be used during the day by office workers and in the evening by residents or retail patrons.

As shown in the accompanying table, each land use in this development requires a certain minimum number of parking spaces. This required parking is determined by the City of Murfreesboro's development guidelines and code. Applying parking occupancy rates from the Institute of Transportation Engineers Shared Parking Planning Guidelines Information Report adjusts the required parking to account for time of day peaking characteristics and daily parking demand trends. The basic minimum required parking for each time period shown is the sum of the required parking by code with the parking occupancy rate applied. The critical time period for this development is during the weekday between the hours of 8 a.m. and 5 p.m.. During this period, our analysis indicates that a minimum of 273 surface parking spaces will be necessary in addition to the 53 garage spaces that will be provided under the residential units.

d e s i g n

uses permitted:

The following uses will be permitted in the North Thompson Lane PUD:

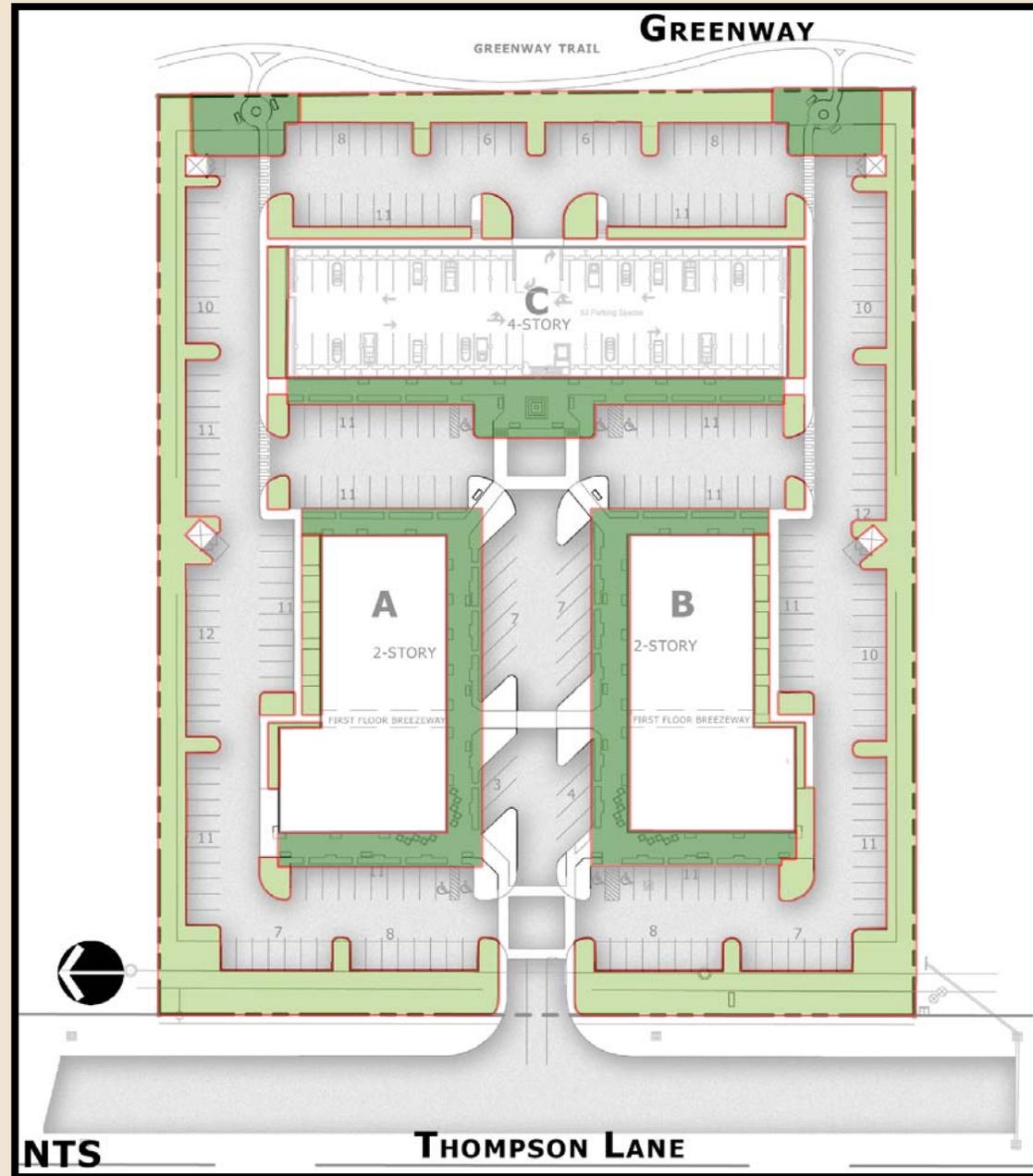
Buildings A and B Allowed Uses		
Use	1st Floor	2nd Floor
Multi-Family Residential		x
Church		x
College, University		x
Museum	x	x
Student Center	x	
Amusements, Commercial Indoors	x	
Animal Grooming Facility	x	
Antique Mall	x	
Antique Store	x	
Apothecaries	x	
Art, Photo Studio or Gallery	x	x
Bakery, Retail	x	
Bank, Branch Office	x	x
Bank, Main Office	x	x
Barber or Beauty Shop	x	
Book, Card Shop	x	
Business School		x
Business and Communication Service	x	x
Catering Establishment	x	
Clothing Store	x	
Convenience Sales and Service (excludes gasoline)	x	
Delicatessen	x	
Department or Discount Store	x	
Doughnut Shop	x	
Dry Cleaning (excludes drive up window)	x	
Financial Service	x	x
Flower or Plant Store	x	
General Service and Repair Shop	x	
Glass-Stained and Leaded	x	
Group Assembly	x	x
Health Club	x	x
Ice Cream Shop	x	
Interior Decorator	x	x
Iron Work (retail)	x	
Janitorial Service		x
Karate Instruction	x	x
Key, Locksmith	x	
Laboratories, Medical		x
Laboratories, Testing		x
Music or Dancing Academy	x	x
Offices		x
Optical Dispensaries	x	x
Personal Service Establishment	x	x
Pet Shops	x	
Pharmacies	x	
Photo Finishing	x	
Radio, TV or Recording Studio		x
Reducing and Weight Control Services	x	
Restaurant and Carryout Restaurant (excludes drive up window)	x	
Specialty Shop	x	
Veterinarian Office	x	x
Veterinarian Clinic	x	x
Video Rental	x	

Building C Allowed Uses					
Use	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor
Garage, Parking	x				
Multi-Family Residential			x	x	x
Church		x			
College, University		x			
Museum		x			
Antique Mall		x			
Antique Store		x			
Art, Photo Studio or Gallery		x			
Bank, Branch Office		x			
Bank, Main Office		x			
Book, Card Shop		x			
Business School		x			
Business and Communication Service		x			
Clothing Store		x			
Department or Discount Store		x			
Financial Service		x			
Flower or Plant Store		x			
Glass-Stained and Leaded		x			
Group Assembly		x			
Health Club		x			
Interior Decorator		x			
Janitorial Service		x			
Karate Instruction		x			
Laboratories, Medical		x			
Laboratories, Testing		x			
Offices		x			
Optical Dispensaries		x			
Personal Service Establishment		x			
Pharmacies		x			
Reducing and Weight Control Services		x			
Specialty Shop		x			
Veterinarian Office		x			
Video Rental		x			

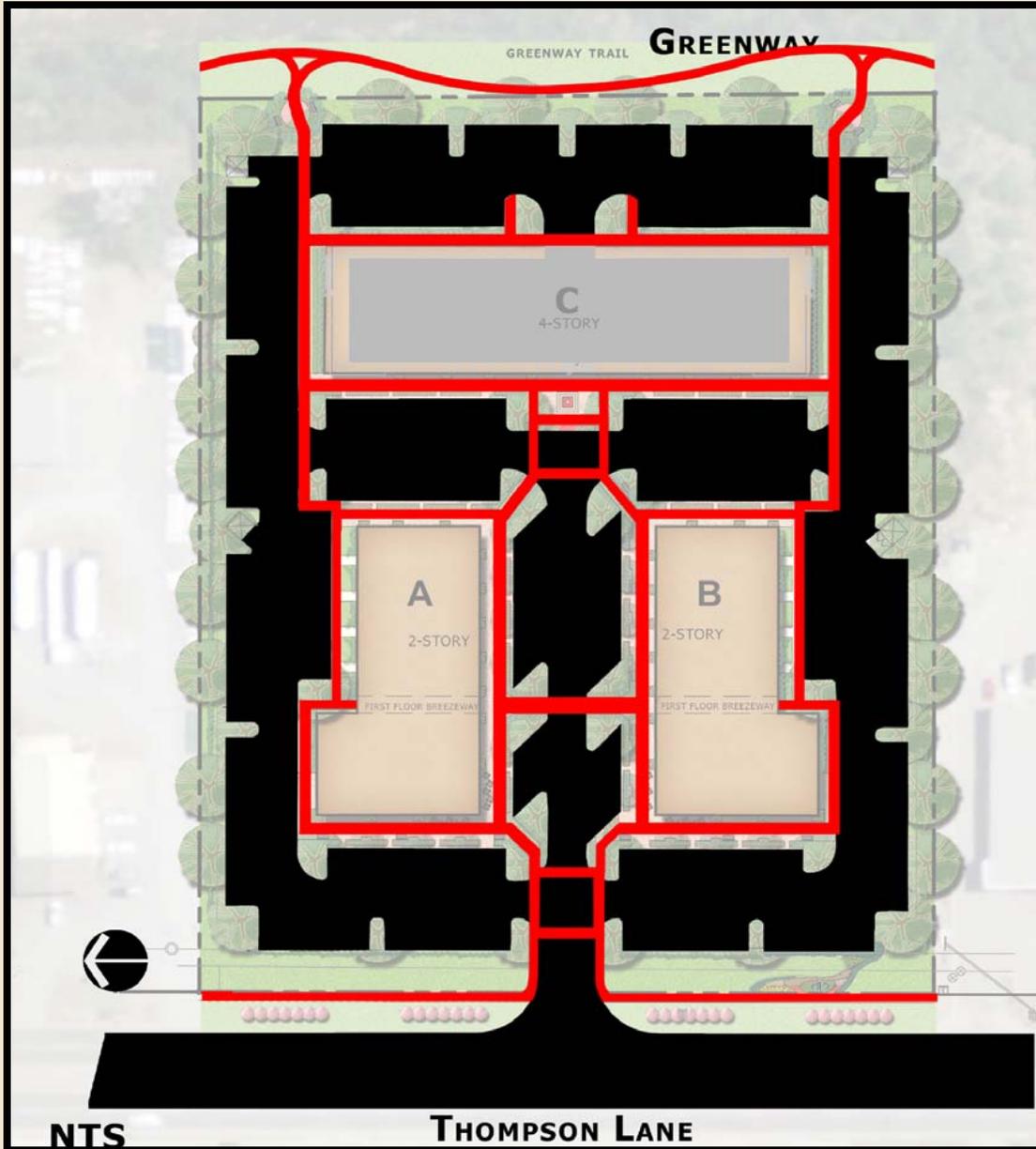
d e s i g n

green space network:

- 1.09 AC of total green space (21.4%)
- 0.54 AC of formal open space 10.6% (4% min per GDO)
- 5.09 Acres total site area
- see site data on pg 18 for LSR, OSR, and FAR as defined in the Murfreesboro Zoning Ordinance.



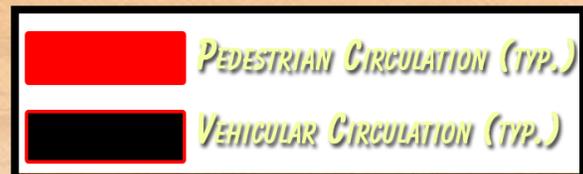
GREEN SPACE NETWORK



CIRCULATION NETWORK

circulation:

Pedestrian circulation is accommodated by paved walkways that link the various areas of the site via an accessible route. This connectivity limits the need for vehicle use on site. These walkways connect to the walks along Thompson Lane, providing an important pedestrian link to the neighboring developments along this corridor. A pedestrian connection is also made to the proposed greenway to the east of the site. This greenway access will be a valuable asset to residents of this development, providing a safe, non-vehicular route to the medical center, and promoting outdoor exercise and fitness.

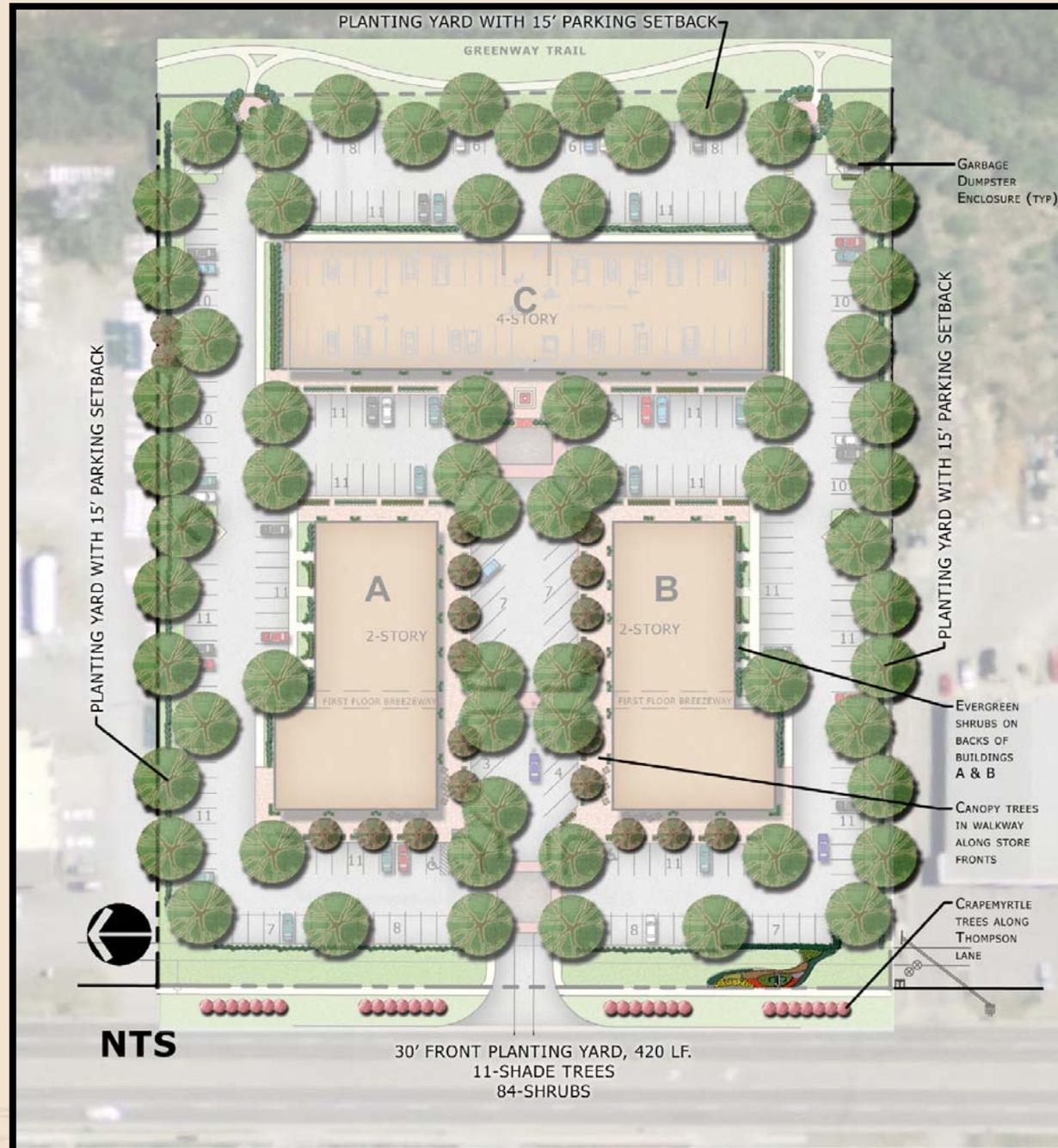


Conceptual landscape plan:

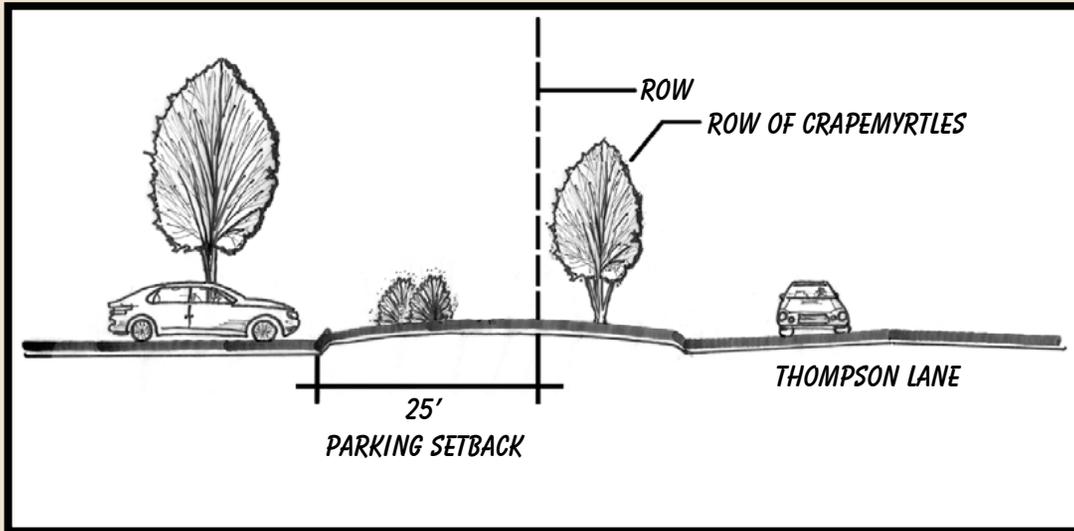
A generous landscape plan will be provided, consisting of canopy trees, understory trees, shrubs, and groundcover. Spreading canopy trees will occupy parking islands to provide shade for parked cars, while narrow canopy trees will line the main street, providing a more comfortable environment to shop and live.

Per the GDO, 15' wide planting yards will be placed at the rear and sides of the site. The Thompson Lane street frontage requires a 25' front planting yard. Per the recommendations of the Gateway Streetscape Master Plan, sweeps of Crapemyrtles have been provided inside the right of way of Thompson Lane.

	EVERGREEN TREE
	CANOPY TREE
	ORNAMENTAL TREE
	SHRUBS
	ANNUALS/GROUNDCOVER
	ORNAMENTAL GRASS



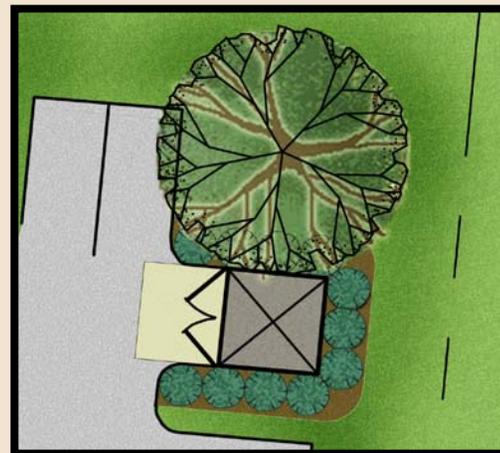
CONCEPTUAL LANDSCAPE PLAN



FRONT PLANTING YARD SECTION



DUMPSTER LOCATIONS



ENLARGEMENT OF DUMPSTER

- C Waste disposal for this development will be handled through four dumpsters located on site. These dumpsters will be fully enclosed with a masonry wall and evergreen shrubs to screen from public view. The wall materials will match those of the buildings

Creating a destination to live & work:

North Thompson Place was designed to create a destination for people to live, work, and shop. This mixed-use approach provides the most efficient use of this previously developed brownfield property. With retail, restaurants, office, and residential uses proposed, there will always be a human presence on site.

The development has been designed with a streetscape to promote pedestrian circulation and more specifically with outdoor shopping comforts in mind. The tree lined “main street” provides angled on-street parking and boasts wide 19’ walkways fronting retail shops and restaurants. These walkways will be surfaced with decorative paving and will allow for pedestrians to comfortably navigate up and down the active storefronts while window-shopping. Decorative benches and outdoor site furniture not only provide a great resting area, but also add texture to the storefront architecture and promote activity on the streetscape. These wide sidewalks also provide a great location for outdoor seating for cafes and restaurants.

All pedestrian crosswalks in this main corridor, along with both intersections, are surfaced with decorative paving. This adds texture to the hardscape design and serves as a cautionary visual cue for vehicular traffic to slow down.

A plaza at the terminus of the “main street” houses a statuary feature serving as a focal point. This plaza not only provides a place to sit and people watch, but also serves a textural foreground to the four-story building beyond. The main entrance into the residential lobby is directly beyond.

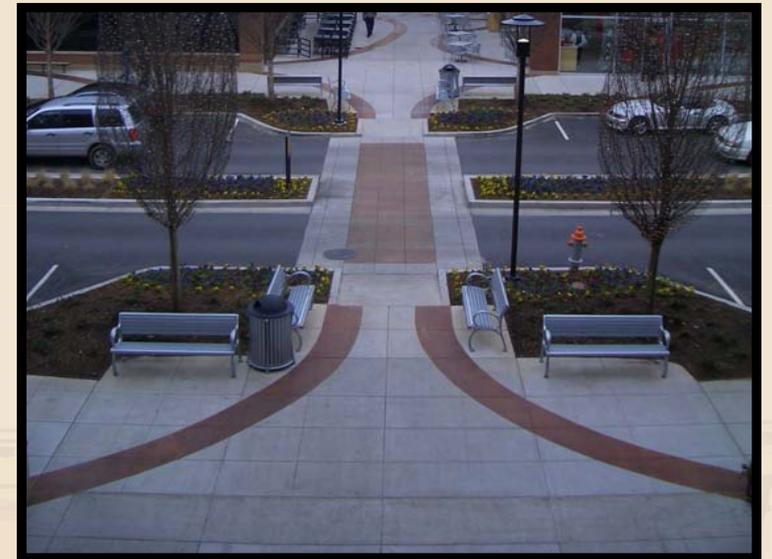
Because of its proximity to the proposed Middle Tennessee Medical Center, we anticipate that many medical center employees will reside in these residential condominiums. Being only a short walk away, and connected by a greenway, these residents will have the option to walk to work.



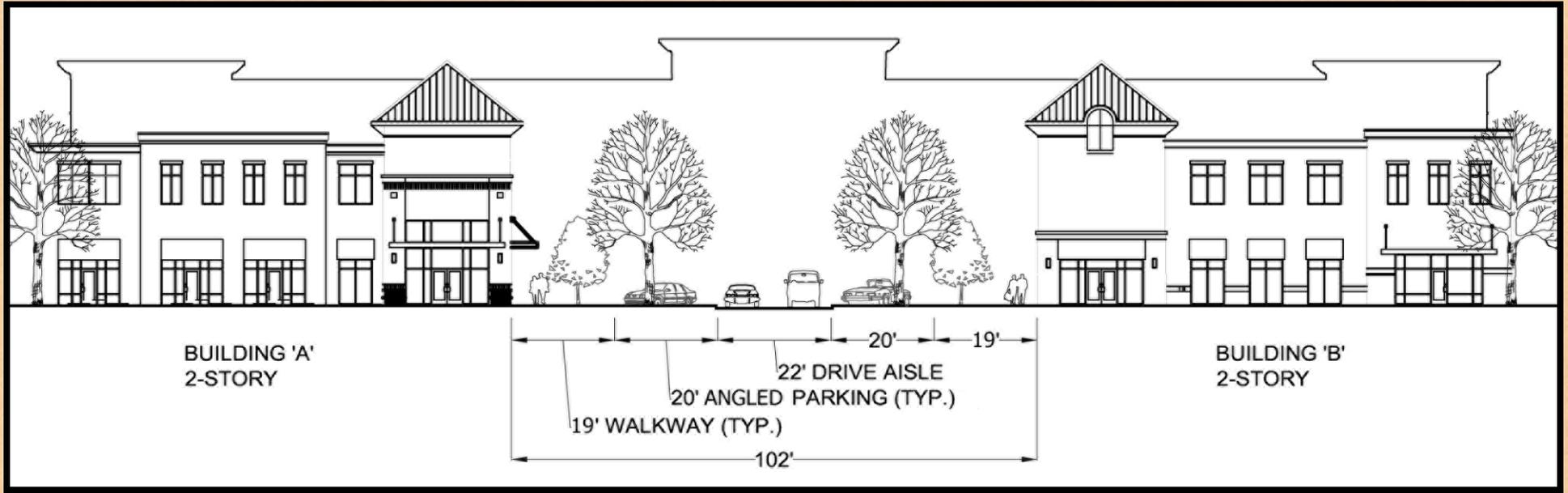
MASTER PLAN



EXAMPLE OF STREETScape DETAILING



EXAMPLE OF CROSSWALK AXIS



SECTION OF MAIN STREET



EXAMPLES OF MAIN STREET ELEMENTS (STORE FRONTS, STREET TREES, LIGHTING, SITE FURNISHINGS, ETC..)



3-D PERSPECTIVE - BIRDS EYE VIEW LOOKING EAST





3-D PERSPECTIVE - ENLARGED PLAZA AREA



3-D PERSPECTIVE - ENLARGED STREETScape AREA

*EXAMPLE OF
SITE FURNISHINGS*

d e s i g n

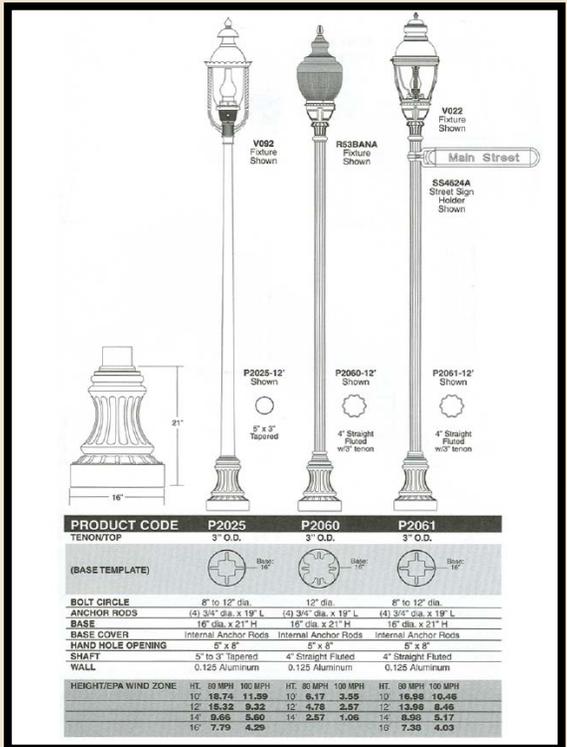
Signage and Ornamental Lighting:

The North Thompson Lane streetscape will combine many design elements to enhance the neighborhood feel throughout the development. In addition to the sidewalks and street-tree plantings, and ornamental lighting will be added to enhance the development's character.

Throughout the proposed North Thompson Lane development, street lighting will be incorporated to provide adequate lighting for evening shoppers, events and residents.



ORNAMENTAL LIGHTING



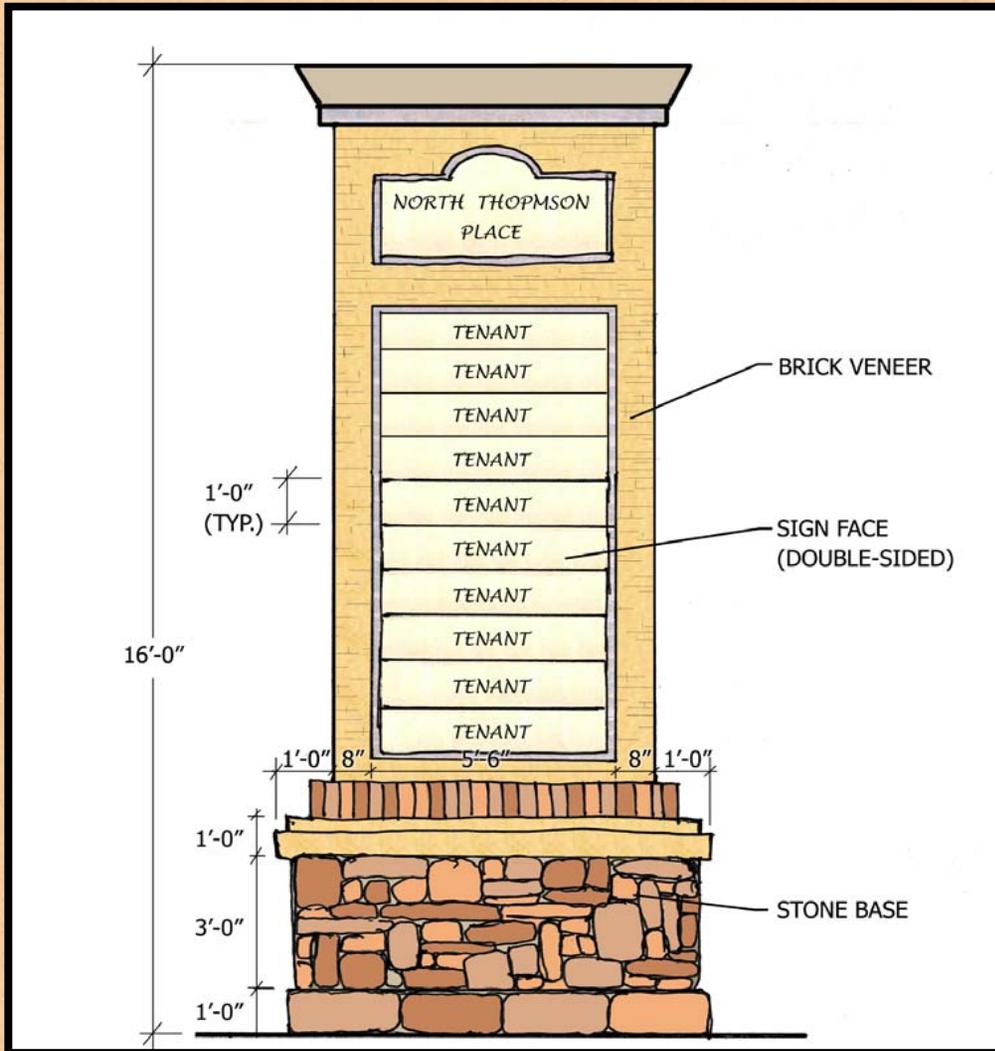
STREET POLE LIGHTING



STREET LIGHTING



STREET SIGNAGE

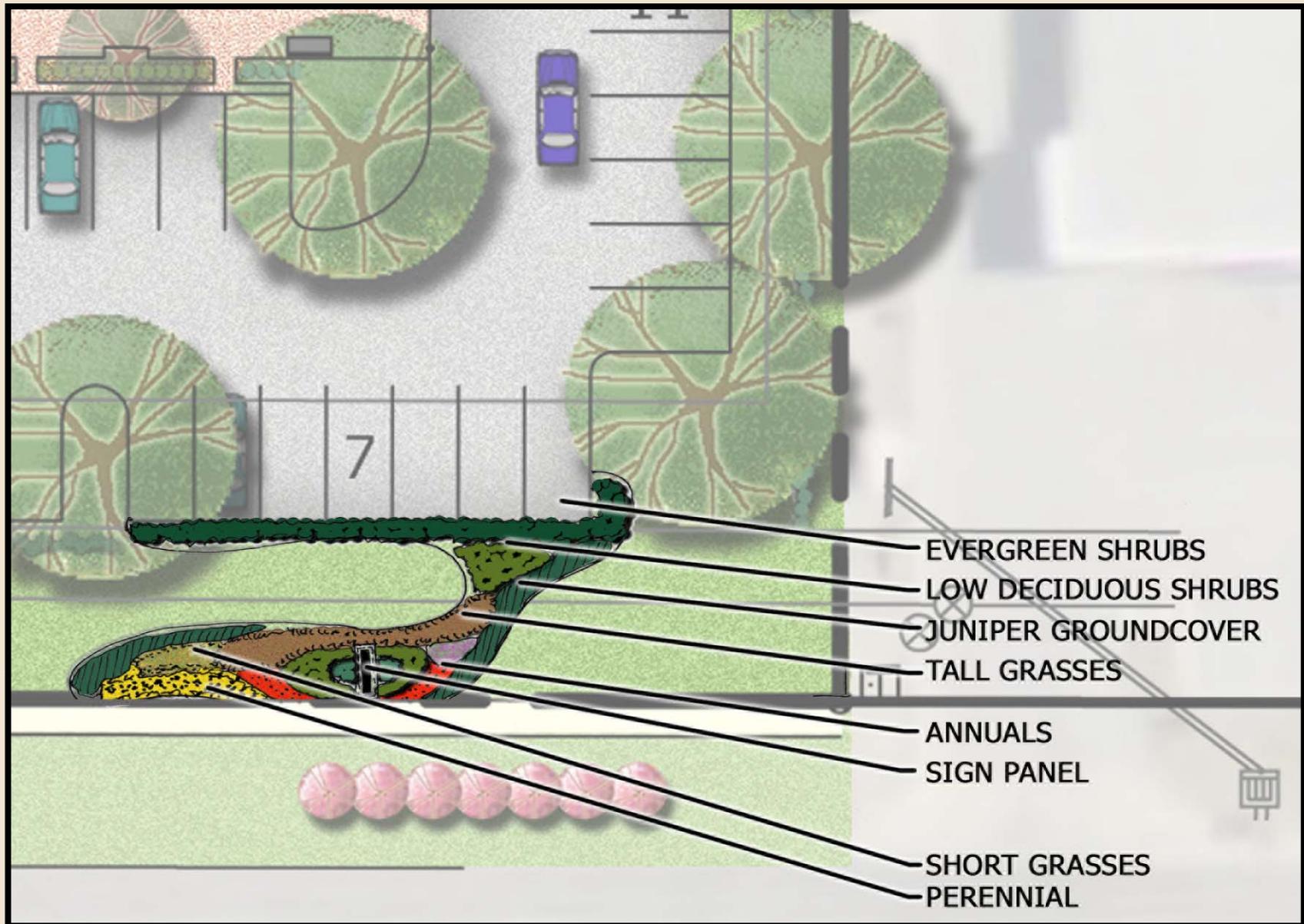


SIGN ELEVATION



LOCATION OF SIGN ON SITE

An entry monument will be located along the Thompson Lane street entrance. This monument will be in compliance with the Gateway Design Overlay Sign Ordinance and will complement the building architecture. Due to the fact that a utility easement encumbers the entire front green space, an agreement will need to be reached with Murfreesboro Water & Sewer Department, allowing the placement of this structure.



ENTRY MONUMENT SIGN TREATMENT

architectural character

Buildings A & B:

Buildings A & B are two-story structures containing retail and office uses. The ground floor contains retail shops and restaurants which will have storefronts on the main street. The second floor will have office uses that will be served by an internal corridor. Portions of the second floor will have the option of being used for residential condominiums as described in the overview and illustrated in scenarios 1 and 2.

Floor	Use
A1	RETAIL / RESTAURANT
A2	OFFICE / RESIDENTIAL CONDOMINIUM
B1	RETAIL / RESTAURANT
B2	OFFICE / RESIDENTIAL CONDOMINIUM

BUILDING B USE CHART



BUILDING A THOMPSON LANE ELEVATION



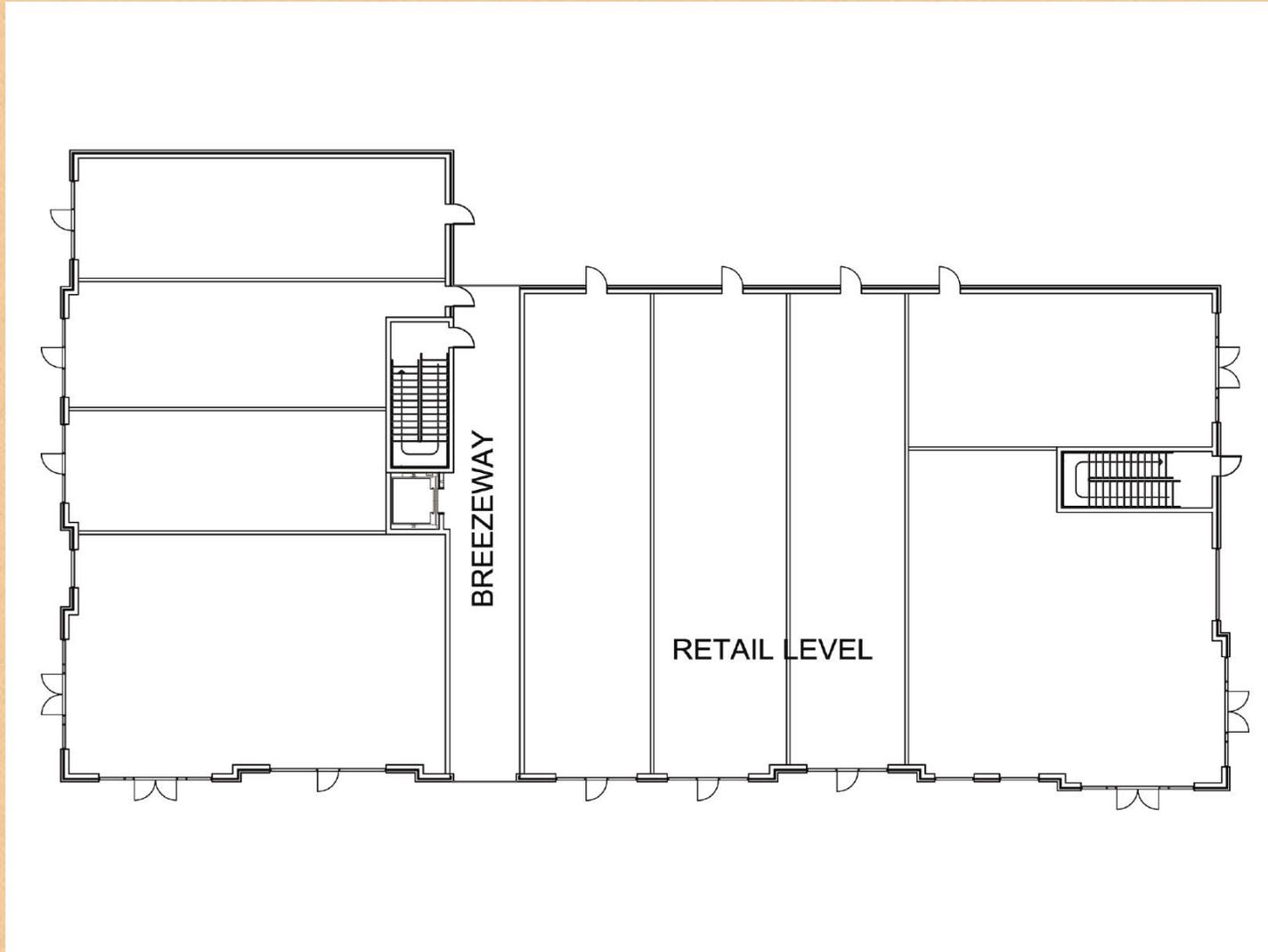
BUILDING B THOMPSON LANE ELEVATION



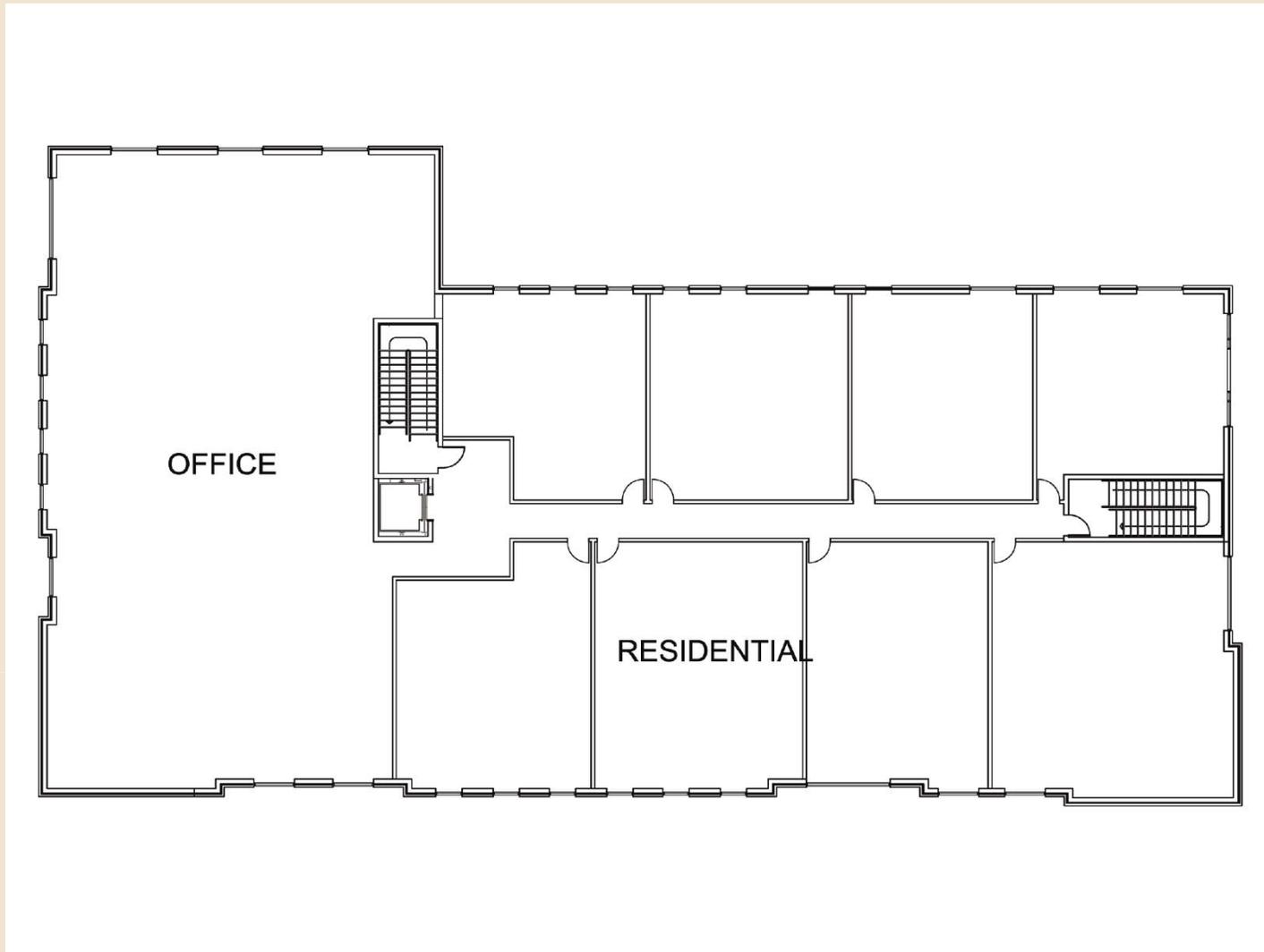
BUILDINGS A & B MAIN STREET ELEVATION



BUILDINGS A & B REAR ELEVATION



BUILDINGS A & B FIRST STORY FLOOR PLAN



BUILDINGS A & B SECOND STORY FLOOR PLAN

Building C:

Building C is a four-story structure containing commercial and residential uses. The ground floor will contain office or retail uses, while the upper three floors will consist of 62 one-bedroom residential condominiums, with the potential for larger units. 53 secure parking spaces are located in an underground parking structure. Each residential floor contains a public-use amenity area as outlined in the chart on this page.

Floor	Use
Basement	RESIDENT PARKING PROVIDED 53 SPACE
1	OFFICE / RETAIL
2	RESIDENTIAL CONDOMINIUM
3	RESIDENTIAL CONDOMINIUM
4	RESIDENTIAL CONDOMINIUM

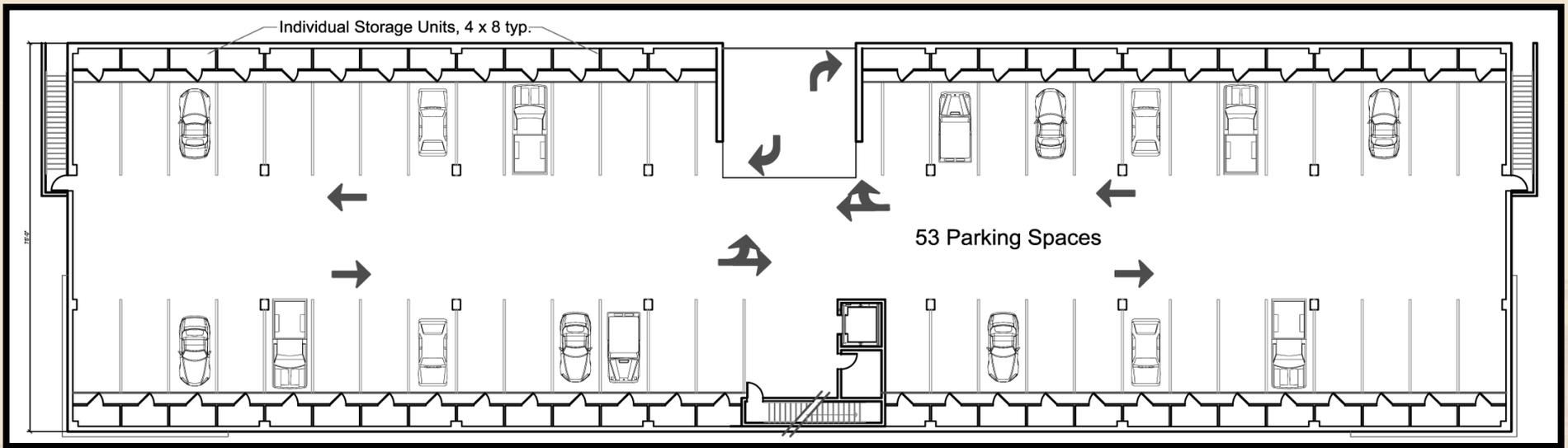
BUILDING C USE CHART

Floor	Amenity	Area
1	N/A (NOT RESIDENTIAL USE)	
2	MEETING ROOM / BUSINESS CENTER	1,175 SF
3	EXERCISE ROOM	1,175 SF
4	COMMUNITY ACTIVITY ROOM	1,175 SF
	OUTDOOR ROOF GARDEN	980 SF

BUILDING C RESIDENTIAL AMENITY CHART

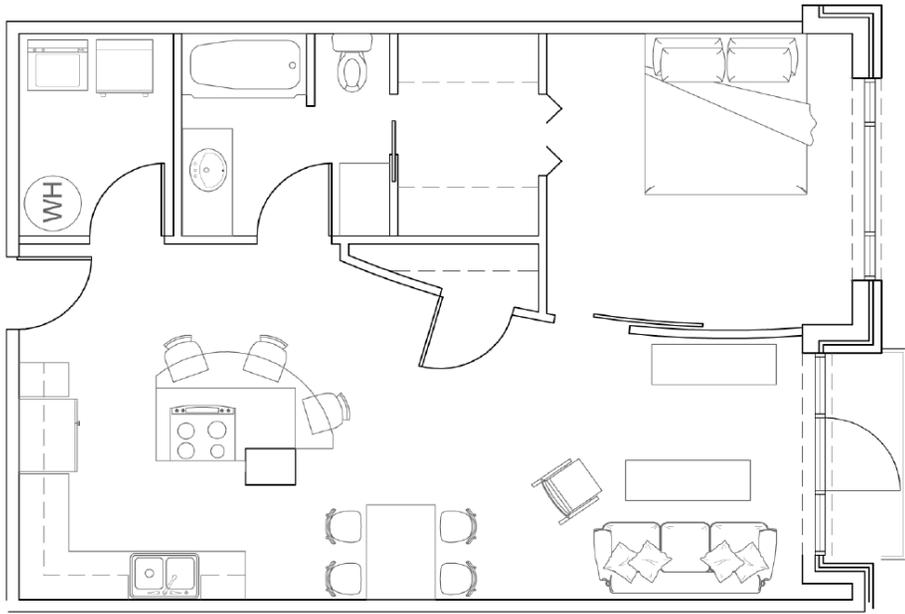


BUILDING C FRONT & REAR VIEW

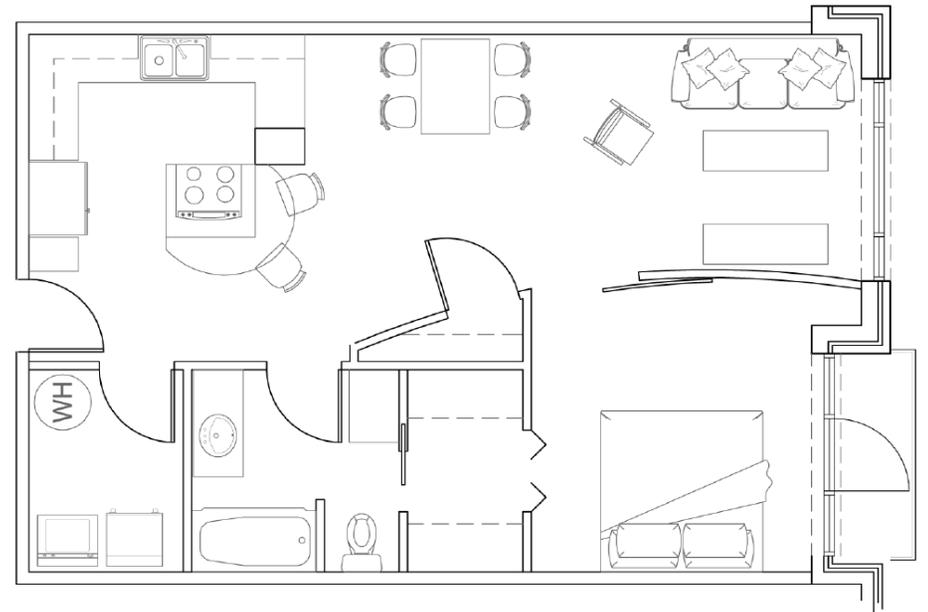


BUILDING C PARKING LEVEL PLAN VIEW

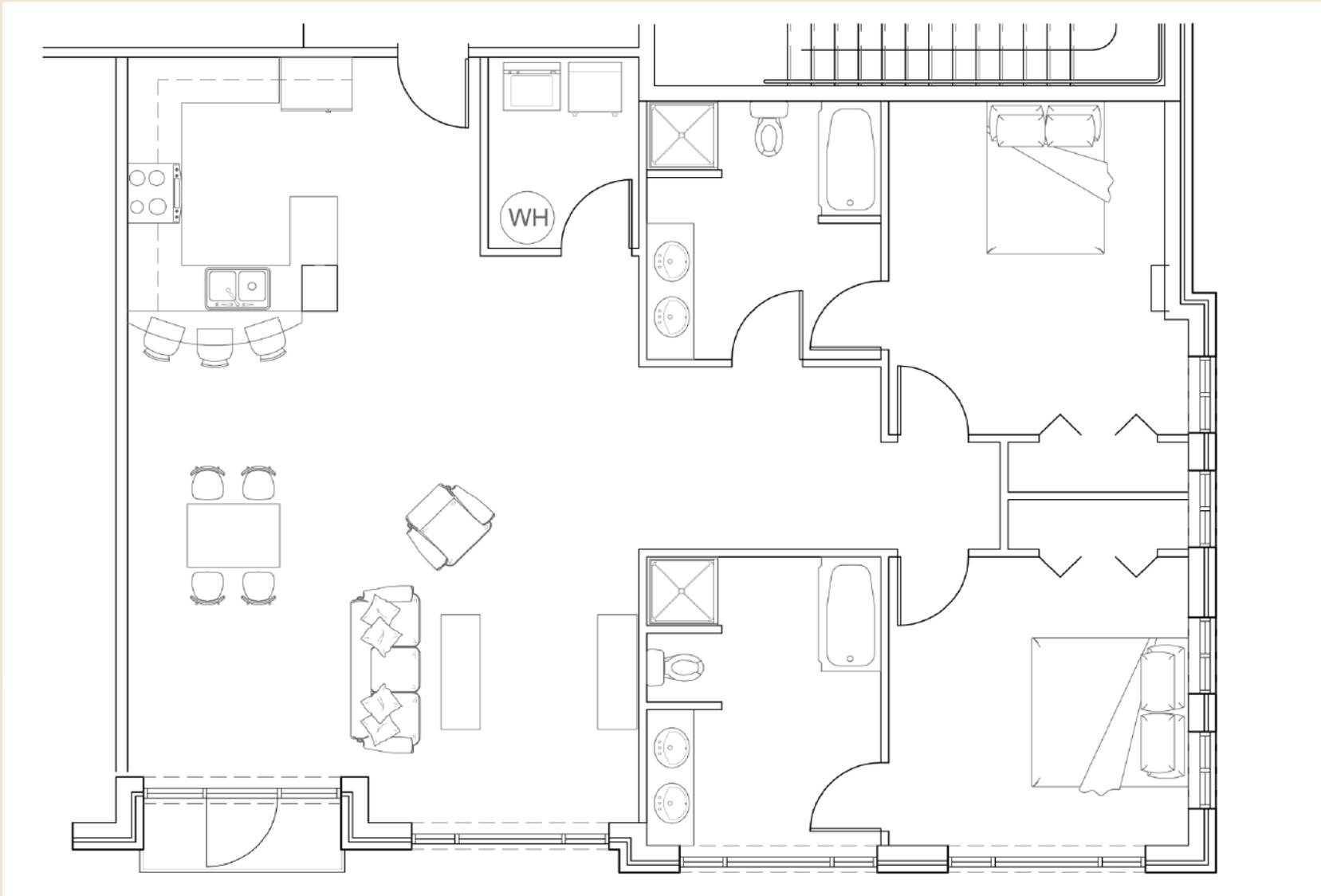
Building C: Condo Unit Types



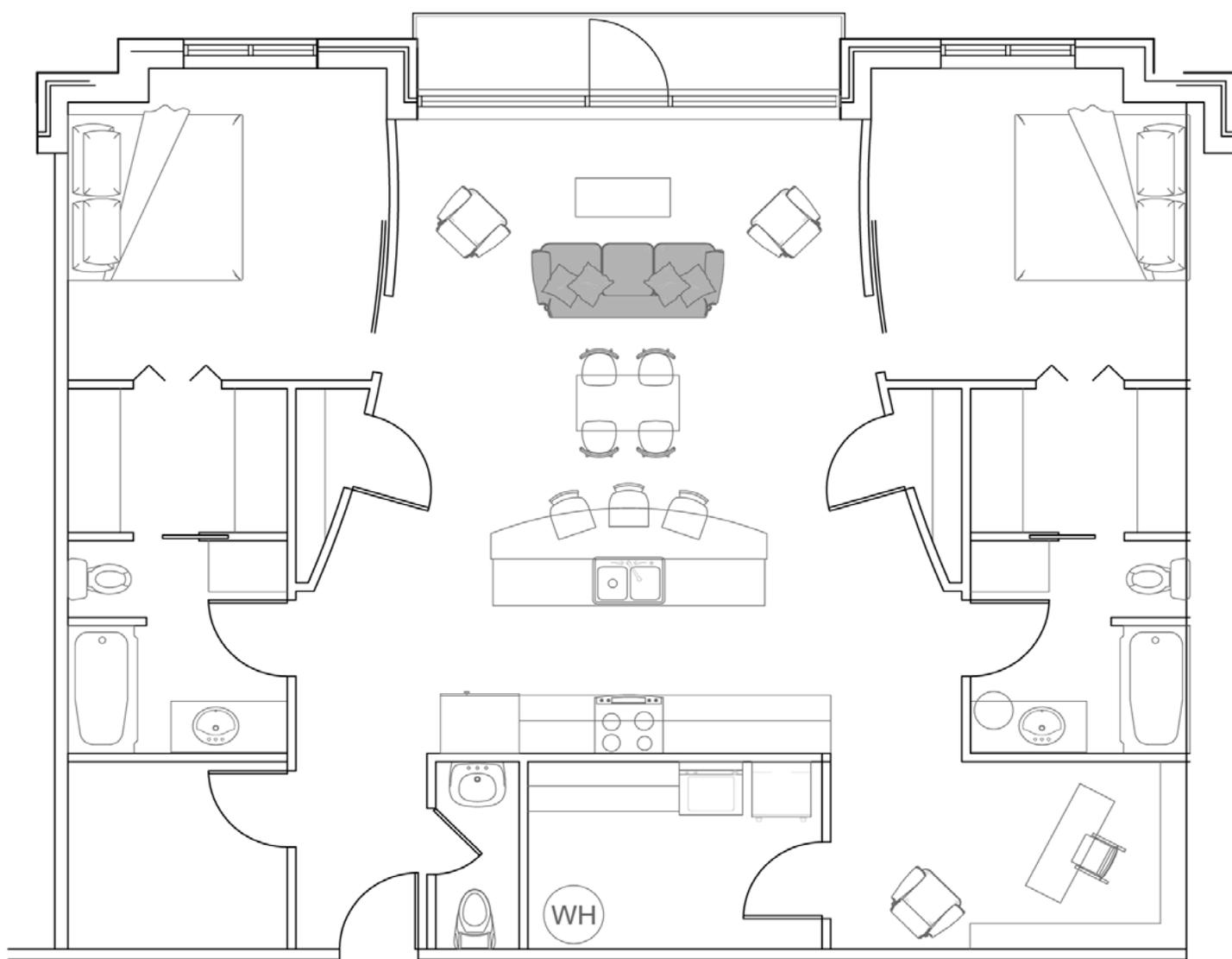
CONDO UNIT TYPE A
720 S.F.



CONDO UNIT TYPE A
720 S.F.

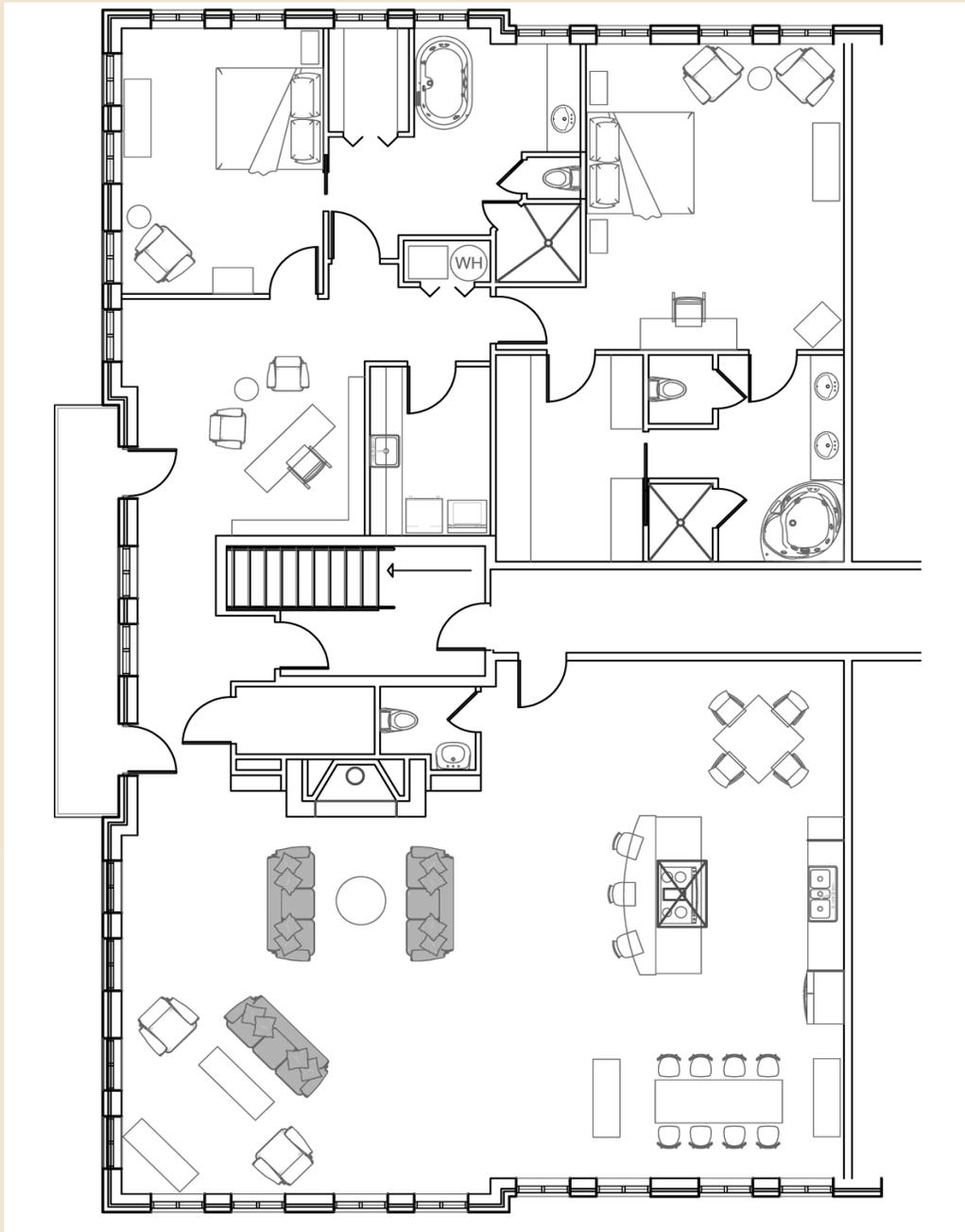


CONDO UNIT TYPE B
1445 S.F.

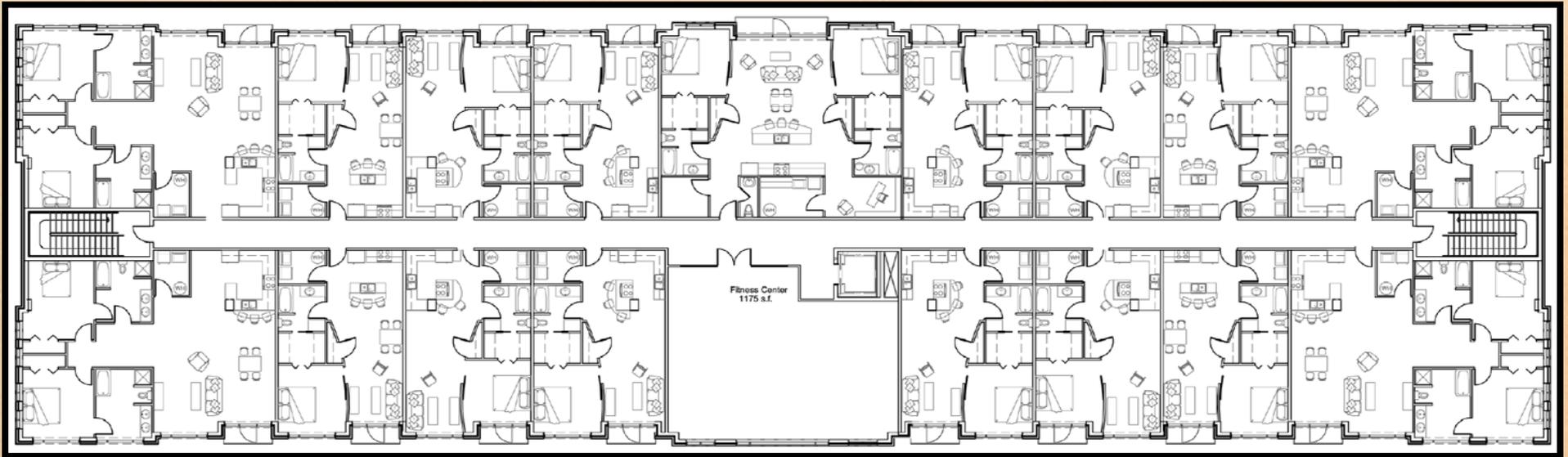


CONDO UNIT TYPE C

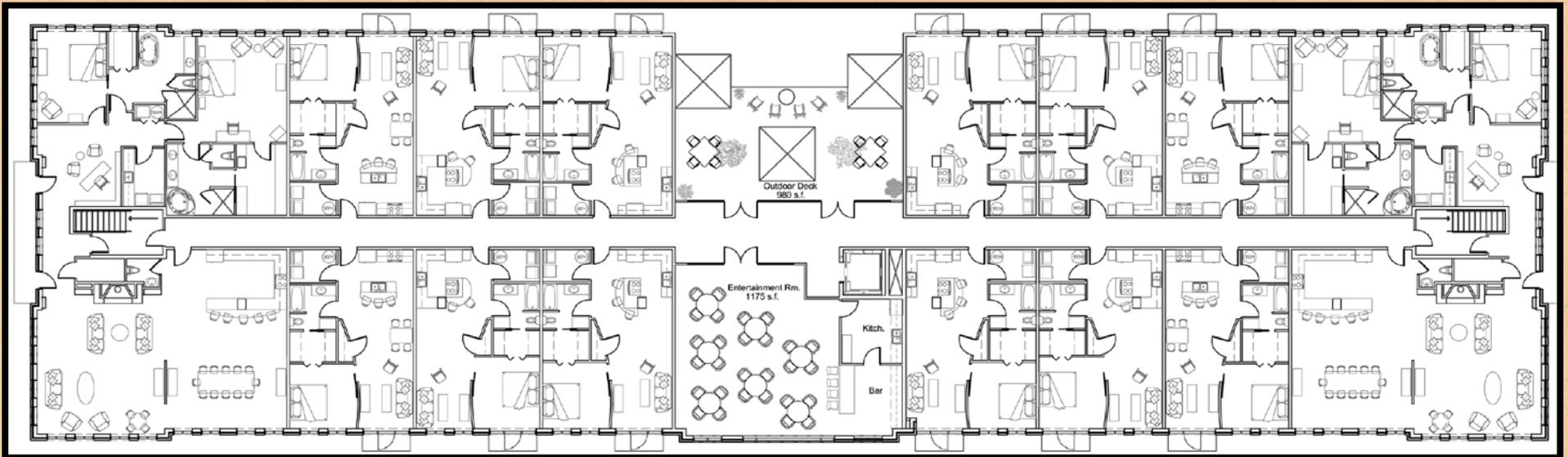
1430 S.F.



CONDO UNIT TYPE D
2980 S.F.



BUILDING C SECOND & THIRD FLOOR PRELIMINARY FLOOR PLAN



BUILDING C FOURTH FLOOR PRELIMINARY FLOOR PLAN

NOTE: 2nd floor will be identical to 3rd floor with the exception of the business center taking the place of the fitness center.

B P O & G D O H E I G H T V A R I A T I O N R E Q U E S T



BUILDING " C " HEIGHT VARIATION

As a part of this PUD, we are requesting a maximum building height variation. Per the Battlefield Protection Overlay (BPO) and the Gateway Design Ordinance (GDO). The maximum building height allowed is 35'. Per a precedent set with the medical center office park to the east, we are requesting a maximum building height for building C of 4-story (67' - 0").

RAGAN • SMITH



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 3, 2020**

Principal Planner: Margaret Ann Green

- 5.a. Mandatory Referral [2020-710] to consider the abandonment of an existing MWRD water easement located within the Northfield Village subdivision along West Northfield Boulevard, Mr. Matt Taylor (on behalf of A + Storage) applicant.**

This easement abandonment request is from SEC, Inc. on behalf of the developer of A+ Storage. They are requesting the abandonment of an existing 393 square foot water easement located as shown on the exhibit. This easement was for a proposed fire hydrant that has now be relocated to a different location on -site due to adding a Dumpster in the previous location. The Murfreesboro Water and Sewer Board recommended the Planning Commission and City Council approve this request at its May 26, 2020 meeting.

If this mandatory referral is approved, it should be made subject to the applicant providing all the necessary documentation required to prepare and record the instrument to City Staff. This includes legal descriptions and an illustration of the property. If approved, then the Mayor will be authorized to sign the necessary documents to convey the City's interest back to the owner. The Planning Commission will need to discuss this mandatory referral and formulate a recommendation to City Council.



... creating a better quality of life

MEMORANDUM

DATE: May 20, 2020
TO: Water Resources Board
FROM: Valerie H. Smith
SUBJECT: Water Easement Abandonment
A+ Storage

Background

This easement abandonment request is from SEC, Inc. on behalf of the Developer of A+ Storage. They are requesting the abandonment of an existing water easement as shown on the attached exhibit. This easement was recorded by plat and was intended for a proposed fire hydrant to serve the property. The Developer will dedicate a new water easement during the construction of the project at the proper location of the fire hydrant.

Recommendation

Staff recommends that the Board recommend to the Planning Commission and City Council approval of abandoning this existing water easement.

Fiscal Impact

Not applicable. The easement was dedicated through the recording of a plat by the developer.

Attachment

Easement Abandonment Request
Abandonment Exhibit
New Easement Exhibit

May 12, 2020

Mrs. Valerie Smith
Murfreesboro Water Resources Dept
N.W. Broad Street
Murfreesboro, Tennessee 37130

RE: APlus Storage Northfield Blvd
Waterline Easement Relocation Request
Murfreesboro, Tennessee

Dear Mrs. Smith:

Please accept this as our formal request for the City of Murfreesboro to relocate a portion of the waterline easement that is shown on Plat Book 43 Page 151. Furthermore, the attached exhibit highlights this area.

The easement was for a proposed fire hydrant that has now been relocated to a different location on-site due to adding a dumpster in the previously proposed location.

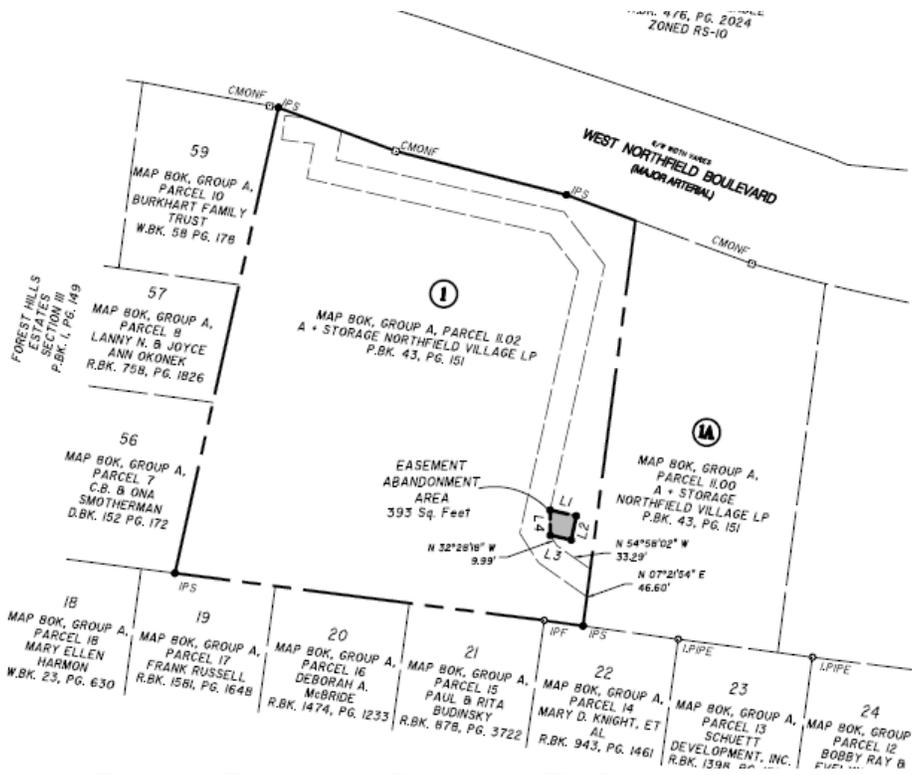
If the request is granted, SEC will complete a description and exhibit of the existing easement to be abandoned and a description and exhibit of the new proposed drainage easement

If you should have any questions concerning this letter, please feel free to call me at (615) 890-7901 or via email at mtaylor@sec-civil.com

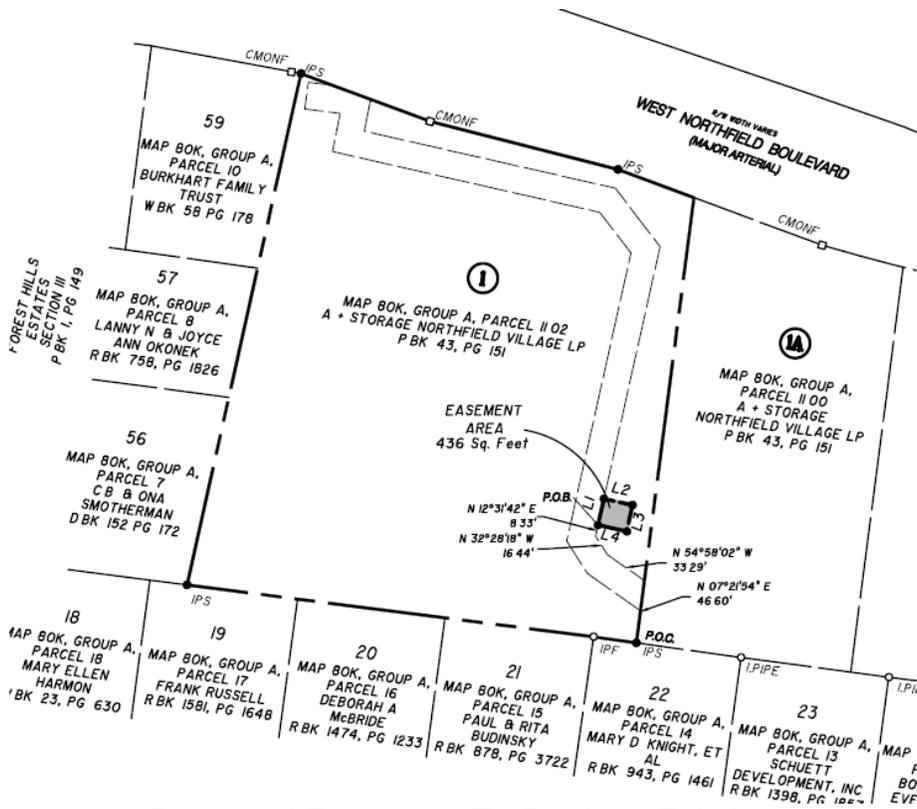
Sincerely,



Matt Taylor, P.E.
Vice-President
SEC, Inc



Existing Easement Proposed To Be Abandoned



Proposed Easement To Replace Existing

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

8/9/2019
 DATE
 RECORD BOOK 482, PAGE 1862
 RECORD BOOK 483, PAGE 1836
 RECORD BOOK 525, PAGE 2905

John T. Holloway, Jr.
 JOHN T. HOLLOWAY, JR., PARTNER
 H.W.S. PARTNERSHIP, OWNER LOT 2

8/9/2019
 DATE
 RECORD BOOK 482, PAGE 1862
 RECORD BOOK 483, PAGE 1836
 RECORD BOOK 525, PAGE 2905

R. Steven Waldron
 R. STEVEN WALDRON, PARTNER
 H.W.S. PARTNERSHIP, OWNER LOT 2

8-7-19
 DATE
 RECORD BOOK 1675, PAGE 1326

OWNER LOTS 1 AND 1A:
 A+ STORAGE NORTHFIELD VILLAGE, L.P.
 A TENNESSEE LIMITED PARTNERSHIP
 BY A+ STORAGE OF TENNESSEE, L.L.C.
 A TENNESSEE LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER
Thomas H. Pierce
 BY: THOMAS H. PIERCE, MANAGER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

8-5-19
 DATE
 REGISTERED SURVEYOR
 TENN. R.L.S. NO. 27381

David A. Purken
 DAVID A. PURKEN, REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

9-17-19
 DATE
 CITY ENGINEER

Kristi Noel
 KRISTI NOEL, CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

9/14/2019
 DATE
 MURFREESBORO WATER RESOURCES OFFICIAL

Delicia H. Smith
 DELICIA H. SMITH, MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DESIGN CRITERIA FOR SEWER WORKS, (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME, OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

9/14/2019
 DATE
 MURFREESBORO WATER RESOURCES OFFICIAL

Delicia H. Smith
 DELICIA H. SMITH, MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNERS COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

8/9/19
 DATE
 MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

Scott Halberg
 SCOTT HALBERG, MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

9-17-19
 DATE
 PLANNING COMMISSION SECRETARY

David A. Purken
 DAVID A. PURKEN, PLANNING COMMISSION SECRETARY

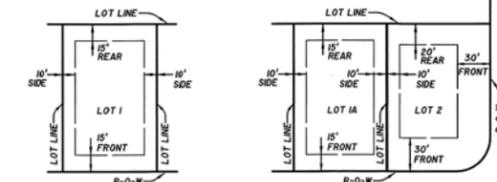


LINE DATA

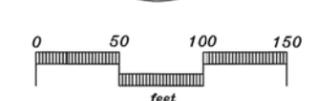
LINE	BEARING	DISTANCE
L1	N82°39'06"W	3.83'
L2	N75°47'32"W	50.36'
L3	N82°37'29"W	230.42'
L4	N07°21'54"E	29.96'
L5	S82°39'06"E	230.42'
L6	S89°13'40"E	50.36'
L7	N82°39'06"E	3.98'
L8	N82°37'29"W	109.01'
L9	N82°32'29"W	15.67'
L10	N07°21'54"E	30.51'
L11	S82°39'06"W	100.33'
L12	S07°21'54"W	29.96'
L13	S07°21'54"W	41.76'
L14	S82°39'06"E	25.75'
L15	S07°21'54"W	30.00'
L16	N82°39'06"W	91.50'
L17	N07°21'54"E	30.00'
L18	S82°39'06"E	25.75'
L19	N07°21'54"E	44.76'

CURVE DATA

CURVE	DELTA	RADIUS	LENGHT	TANGENT	CHORD	CHORD BEARINGS
C1	6°51'52"	1422.58'	170.43'	85.32'	170.33'	S76°52'37"E
C2	1°45'08"	690.18'	163.26'	82.02'	162.97'	S14°45'45"E
C3	3°37'55"	662.91'	42.01'	21.01'	42.01'	S18°05'32"E
C4	24°46'19"	71.00'	30.70'	15.59'	30.46'	S84°58'43"W
C5	23°32'37"	29.01'	11.52'	6.04'	11.84'	N85°21'23"E
C6	20°04'59"	77.00'	26.59'	13.43'	26.85'	N72°54'59"W
C7	0°02'56"	72.00'	10.24'	5.13'	10.24'	N86°33'42"W
C8	13°38'41"	101.00'	24.05'	12.08'	24.00'	S67°20'04"E
C9	22°07'22"	97.00'	37.45'	18.96'	37.22'	S71°34'25"E
C10	0°21'50"	1422.58'	9.05'	4.52'	9.03'	S76°07'41"E
C11	1°12'52"	1422.58'	30.15'	15.08'	30.15'	S76°55'02"E

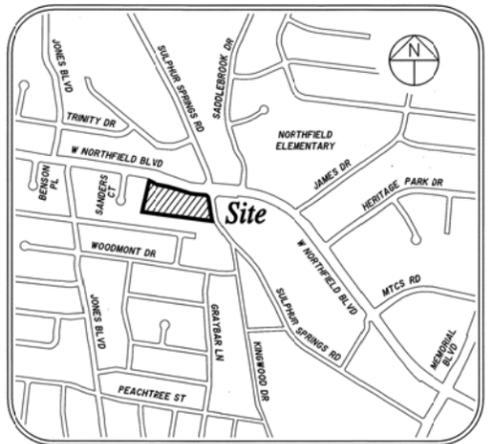
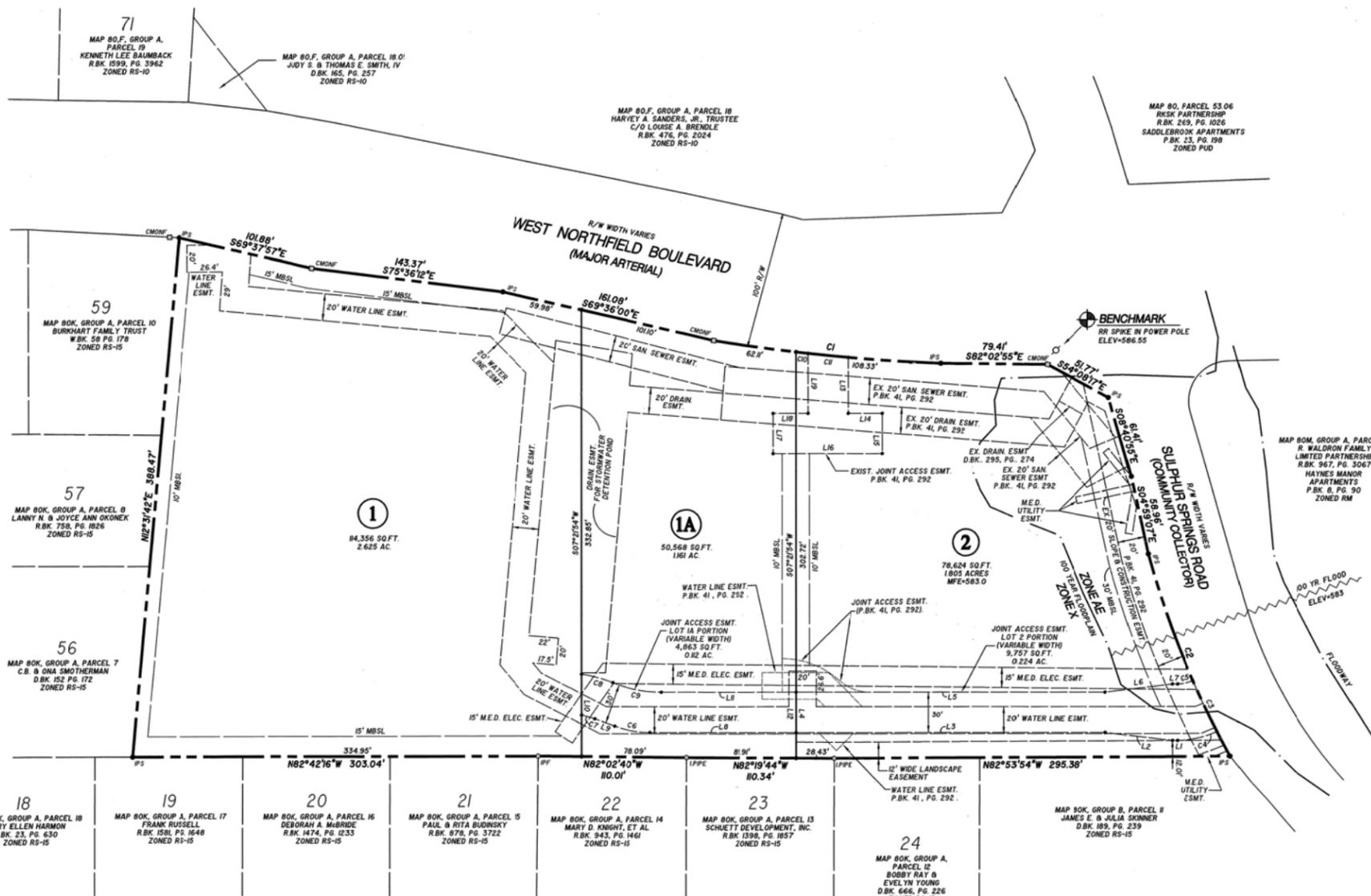


TYPICAL MINIMUM BUILDING SETBACKS FOR LOT 1 NORTHFIELD VILLAGE PCD N.T.S.
 TYPICAL MINIMUM BUILDING SETBACKS FOR LOTS 1A & 2 NORTHFIELD VILLAGE PCD N.T.S.



THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOTS 1 AND 2 ON A FINAL PLAT ENTITLED 'LOTS 1 & 2, NORTHFIELD VILLAGE', RECORDED IN PLAT BOOK 41, PAGE 292, R.O.R.C., TN.

- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN SET (NEW)
 - CONC. MONUMENT (FOUND)



LOCATION MAP N.T.S.

- GENERAL NOTES**
- THE PURPOSE OF THIS FINAL PLAT IS TO RESUBDIVIDE LOT 1 INTO 2 LOTS, 1 AND 1A, AND TO RECONFIGURE THE JOINT ACCESS EASEMENTS AND UTILITY EASEMENTS ON LOTS 1A, AND 2.
 - BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENTATION (NAD 83-96).
 - THIS PROPERTY LIES WITHIN ZONE X, AND PARTIALLY WITHIN ZONE AE, AS APPLIED GRAPHICALLY FROM FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0260 H, EFFECTIVE DATE: JANUARY 5, 2007.
 - ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
 - THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
 - NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
 - SUBJECT PROPERTY IS ZONED PCD, PLANNED COMMERCIAL DEVELOPMENT. FOR CLARITY, MINIMUM BUILDING SETBACKS FOR THIS PCD ARE SHOWN IN A DETAIL, AT THE LOWER LEFT CORNER OF THIS PLAT.
 - IF IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 - PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
 - UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
 - EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEIR LIMITS. SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
 - PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
 - AN EASEMENT AGREEMENT BETWEEN A+ STORAGE NORTHFIELD VILLAGE, L.P. AND H.W.S. PARTNERSHIP IS RECORDED IN R.B.K. 1675, PG. 1329.
 - AN AGREEMENT REGARDING STORM WATER DETENTION BETWEEN A+ STORAGE NORTHFIELD VILLAGE, L.P. AND H.W.S. PARTNERSHIP IS RECORDED IN R.B.K. 1675, PG. 1322.

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. *David A. Purken* 9-10-19
 RUTHERFORD COUNTY REGULAR PLANNING COMMISSION

DATE OF RECORDING: October 3, 2019
 TIME OF RECORDING: 11:16 A.M.
 PLAT BOOK 43, PAGE 151

OWNER LOTS 1 & 1A:
 A+ STORAGE NORTHFIELD VILLAGE, L.P.
 909 DIVISION STREET/SUITE 200
 NASHVILLE, TN 37203
 MAP 80K, GROUP A, PARCEL 1.00
 R.B.K. 1675, PG. 1318

OWNER LOT 2:
 H.W.S. PARTNERSHIP
 107 VIRGINIA AVENUE
 MURFREESBORO, TN 37130
 MAP 80K, GROUP A, PARCEL 1.02
 R.B.K. 482, PG. 1862
 MAP 80K, GROUP A, PARCEL 1.00
 R.B.K. 483, PG. 1836
 CORRECTED IN R.B.K. 525, PG. 2905
 MAP 80K, GROUP A, PARCEL 1.01

SITE DATA:
 TOTAL AREA = 5.591 ACRES
 AREA IN RIGHT-OF-WAY = 0 ACRES
 AREA IN COMMON AREA = 0 ACRES
 NO. OF LOTS = 5
 MINIMUM LOT SIZE = N/A
 ZONING = PCD

FINAL PLAT
RESUBDIVISION OF
LOTS 1 & 2
NORTHFIELD VILLAGE
SUBDIVISION
 CITY OF MURFREESBORO, TENNESSEE
 13th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 WWW.SEC-CIVIL.COM
 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 • FAX: (615) 895-2567

18-2062

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

1:00 P.M.

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Jennifer Garland
Ronnie Martin
Warren Russell
Chase Salas
Eddie Smotherman

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Amelia Kerr, Planner
Carolyn Jaco, Recording Assistant
David Ives, Deputy City Attorney
Sam Huddleston, Dev. Services Exec. Director

Chair Kathy Jones called the meeting to order. She stated that in accordance with Executive Order No. 16 issued by Governor Bill Lee, the Murfreesboro Planning Commission April 29, 2020 meeting would be conducted electronically and there would not be physical public access to the meeting as necessary to protect public health, safety and welfare in light of the coronavirus. The public may view the meetings electronically through Murfreesboro CityTV which is broadcast on Comcast Xfinity Channels 3 and 1094 and on AT&T U-verse Channel 99. The meeting can also be streamed on Roku, YouTube, and Facebook and the City's website.

Continuing, Chair Kathy Jones stated this information had been properly advertised to the public and the instructions were given in the advertisement on how the public could telephone to participate in this meeting.

Chair Kathy Jones called the meeting to order and requested for a roll call vote for the determination of a quorum. Based on the roll call, it was determined that a quorum was present.

Present:

- Jennifer Garland**
- Ken Halliburton**
- Ronnie Martin**
- Warren Russell**
- Chase Salas**
- Eddie Smotherman**
- Kathy Jones**

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Absent: None

Chair Kathy Jones requested for a roll call vote in order to conduct the meeting electronically because it is necessary to protect the health, safety, and welfare of Tennessee and Murfreesboro citizens in light of the COVID-19 outbreak.

Mr. Warren Russell made a motion for the meeting to be conducted electronically because it is necessary to protect the health, safety, and welfare of Tennesseans and Murfreesboro citizens in light of the COVID-19 outbreak, seconded by Mr. Chase Salas. Upon roll call, the motion was passed by the following vote:

**Aye: Jennifer Garland
 Ken Halliburton
 Ronnie Martin
 Warren Russell
 Chase Salas
 Eddie Smotherman
 Kathy Jones**

Nay: None

Chair Kathy Jones asked for a motion to be made to approve the minutes of the March 11, 2020, and March 18, 2020 Planning Commission meetings.

Mr. Warren Russell made a motion to approve the minutes of March 11 and March 18, 2020, seconded by Mr. Chase Salas. Upon roll call, the motion was passed by the following vote:

**Aye: Jennifer Garland
 Ken Halliburton
 Ronnie Martin
 Warren Russell
 Chase Salas
 Eddie Smotherman**

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Kathy Jones

Nay: None

Old Business

The Villas at Amanda Square [2019-3109] site plan for 23 single-family attached dwelling units (townhomes) on 1.43 acres zoned RM-16 located along the east side of Southeast Broad Street, Centennial Construction, LLC and Landmark Homes of Tennessee, Inc. developers.

Chair Kathy Jones announced she would be abstaining from all discussion and the vote regarding this item.

Ms. Amelia Kerr summarized the site plan request from the staff report, which had been provided to the Planning Commission in the agenda packet. She stated this item had been deferred at the February 19, 2020 meeting to address concerns that had been made known during the meeting.

Mr. Nathan Nelson, Mr. Dickie Sullivan, Mr. Ty Carter, and Mr. Gary Wisniewski were in attendance representing this application. Mr. Nathan Nelson and Mr. Dickie Sullivan made known they had addressed the conditions that had been discussed during the February 19th meeting as follows:

- All HVAC units would be placed inside of each unit.
- Increased 52 parking spaces, with 3 accessible spaces.
- Increased the formal open space.
- All the units would have direct access to the right-of-way.
- They have provided a material board.
- Addressed all staff comments.

Mr. Eddie Smotherman made known he liked the improvements that have been made to this site. Mr. Ronnie Martin commented that he feels the number of units have been forced on this site. He

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

is not in support of this site plan due to the density. Mr. Warren Russell made known he appreciated the design team listening to the comments that were made at the previous Planning Commission meeting. However, he wanted to know how the rear of the units had been improved related to stepping out onto the stoops. Mr. Dickie Sullivan explained the improvements which had been made from their elevations.

Mr. Chase Salas commented that he feels this development would be valuable to the neighborhood. He liked the materials to be used and the improvements to the stoops along the back of the units and he is in favor of this proposal. Vice-Chairman Ken Halliburton commented the applicant had made improvements to their site and he is in favor of this application.

Mr. Eddie Smotherman made a motion to approve subject to all staff comments, seconded by Vice-Chairman Ken Halliburton. Upon roll call, the motion was passed by the following vote:

Aye: Jennifer Garland
Ken Halliburton
Warren Russell
Chase Salas
Eddie Smotherman
Nay: Ronnie Martin
Abstained: Kathy Jones

Consent Agenda

Chair Kathy Jones announced that two items had been withdrawn from the Consent Agenda. The Enterprise Car Sales preliminary plat and Enterprise Car Sales site plan had been withdrawn by the applicant. Continuing, Chair Jones read the following items to be considered for approval.

Rutherford Crossing, 3rd Resubdivision of Lot 1 and Garrison Cove Common Area [2020-2021] final plat for 1 lot and common area on 14.61 acres zoned CH located on North_Rutherford Boulevard, Lascassas Pike, and Norris Lane, Kroger Limited Partnership developer.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Regal Square, Resubdivision of Lots 13-17 [2020-2024] final plat for 1 lot on 7.55 acres zoned PRD located on Suzanne Landon Drive and Cedar View Drive, Halo Homes developer.

Enterprise Car Sales [2020-1007] preliminary plat for 1 lot on 4.86 acres zoned CH located along Franklin Road, Enterprise Holdings, Inc. developer. **WITHDRAWN**

Salem Landing, Section 1 [2020-2025] final plat for 117 lots on 30.71 acres zoned RS-6 located along New Salem Highway, Salem Land Company, LLC developer.

Cracker Barrel Old Country Store, Resubdivision of Lot 2 [2020-2001] final plat for 2 lots on 4.17 acres zoned L-I located along Shelby Street, Kleda Brooks developer.

NHK Seating of America, 2nd Resubdivision of Lot 1 and Resubdivision of Lots 2 and 3 [2020-2022] final plat for 4 lots on 43.39 acres zoned H-I located along Joe B Jackson Parkway and Hollis Westbrooks Lane, NHK Seating of America, Inc. developer.

Enterprise Car Sales [2020-3034] site plan for 5,915 ft² vehicle rental and sales office and 1,700 ft² car wash on 4.86 acres zoned CH located along Franklin Road, Enterprise Holdings, Inc. developer. **WITHDRAWN**

Mandatory Referral [2020-707] for installation of irrigation lines in public right-of-way in the Blackman Village development, SEC, Inc. applicant.

Veterans Plaza [2020-3029] site plan for fueling station and convenience market 5,000 ft² (Lot 1) and commercial center 13,437 ft² (Lot 2) on 3.36 acres zoned CH located at the northwest corner of Veterans Parkway and Franklin Road, Veterans Commons, GP developer.

Vice-Chairman Ken Halliburton made a motion to approve the consent agenda, seconded by Mr. Eddie Smotherman. Upon roll call, the motion was passed by the following vote:

Aye: **Jennifer Garland**
 Ken Halliburton
 Ronnie Martin
 Warren Russell

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Chase Salas

Eddie Smotherman

Kathy Jones

Nay: None

Gateway Design Overlay

Saint Thomas Rutherford Hospital [2019-3081 & 2019-6007] initial/final design & site plan review for 813 ft2 CT scan addition on 68.4 acres zoned L-I & GDO-3 located at 1700 Medical Center Parkway, Middle Tennessee Medical Center developer. Ms. Jennifer Garland made known she would be abstaining from all discussion and the vote.

Ms. Margaret Ann Green summarized the initial/final design and site plan review from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Rob Whitson was in attendance to represent the application.

Mr. Warren Russell made a motion to approve the initial and final design review and site plan review subject to all staff comments, seconded by Mr. Chase Salas. Upon roll call, the motion was passed by the following vote:

**Aye: Ken Halliburton
Ronnie Martin
Warren Russell
Chase Salas
Eddie Smotherman
Kathy Jones**

Nay: None

Abstained: Jennifer Garland

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Regions ATM [2020-3042 & 2020-6002] initial design review for accessory structure (ATM) on approximately 19.3 acres zoned L-I & GDO-1 located along North Thompson Lane and Robert Rose Drive, Regions Bank developer. Ms. Margaret Ann Green summarized the initial design review for an accessory structure (ATM) to be located adjacent to an existing Regions Bank from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Michael Foster and Mr. Phillip Percy were in attendance representing the application. Mr. Michael Foster explained the materials for the ATM structure. He stated that the light poles had been improved with materials and colors to blend with the existing structures in the area. In addition, they would be adding pervious paving and landscaping for this site. Mr. Phillip Percy complimented staff for their assistance and requested approval for the initial and final design review.

Mr. Eddie Smotherman wanted to know if signage was permitted on the canopy. Ms. Green stated the proposed signage would be reviewed and approved separately by the Sign Administrator in the Building and Codes Department.

Ms. Jennifer Garland made a motion to approve the initial and final design review and site plan review subject to all staff comments, seconded by Vice-Chairman Ken Halliburton. Upon roll call, the motion was passed by the following vote:

Aye:	Jennifer Garland
	Ken Halliburton
	Ronnie Martin
	Warren Russell
	Chase Salas
	Eddie Smotherman
	Kathy Jones
Nay:	None

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Jackson Heights Shopping Center [2020-3019 & 2020-6007] initial/final design & site plan review for changes to building façade, addition of canopy and landscaping on 10.9 acres zoned CH & GDO-4 located at 810 NW Broad Street, Harris Building Group, Inc.

developer. Ms. Margaret Ann Green summarized the initial/final design and site plan review from the staff report, which had been provided to the Planning Commission in the agenda packet. She explained that this proposal would not be major change; however, the façade would be updated and modernized with a new design. In addition, the majority of this property is not within the GDO -- only a portion of the front of the building which faces Medical Center Parkway.

Mr. Jim Janowiak and Mr. Shawn Harris were in attendance to represent the application. Mr. Jim Janowiak began by explaining the proposal would be for the exterior only. This includes cosmetic upgrades with metal wall panels, hardi panels, paint, and a plexiglass roof for the small courtyard. The only minor structural change is a contemporary design canopy that would be located in front of the movie theater. The Murfreesboro Fire Department has reviewed and approved their canopy. Continuing, Mr. Janowiak stated there would not be any increase or decrease to the size of the building nor any changes to the utilities. However, there would be landscaping improvements at the north end of the center which faces Medical Center Parkway.

Ms. Green made known that staff had requested for the applicant to consider adding landscaping along the back of the building to help screen the viewshed facing Medical Center Parkway.

The Planning Commission complimented the design team for the updates and design to Jackson Heights Shopping Center. Members said that it is nice to see the interest to reinvest in the area and to an older structure along Broad Street.

Ms. Eddie Smotherman made a motion to approve the initial and final design review subject to all staff comments, seconded by Mr. Chase Salas. Upon roll call, the motion was passed by the following vote:

Aye: Jennifer Garland

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Ken Halliburton

Ronnie Martin

Warren Russell

Chase Salas

Eddie Smotherman

Kathy Jones

Nay: None

Plats and Plans

Forrest Pointe Townhomes [2020-3003] site plan for 63 single-family attached dwelling units (townhomes) on 4.98 acres zoned RM-16 located along the south side of Middle Tennessee Boulevard west of Forrest Pointe Drive, Advent Capital Partners developer. Ms. Amelia Kerr reminded the Planning Commission that this site plan had been reviewed and approved during the February 19, 2020 meeting. Since then, the applicants have requested to come back to the Planning Commission with revisions to their plans.

Ms. Kerr summarized the site plan from the staff report, which had been provided to the Planning Commission in the agenda packet. She made known the changes include the following:

- They did not increase the density; however, they have reduced the size of the attached buildings.
- They have reduced the proposed two-vehicle garages to one-vehicle garages.
- Eliminated 63 parking spaces by decreasing the two-vehicle garages to one-vehicle garages.
- Have proposed a mixture of 9-foot wide parking spaces and 8.5-foot wide parking spaces.
- Removed the grass strip between each unit.
- Architectural elevations have been revised with a shed roof instead of a pitch roof.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

- At the front entry of the porch area, the design team has not included the wood mounting brackets to match the balconies.
- The color renderings do not match the architectural renderings that have been submitted.
- If this site plan is not approved at this meeting, the applicant has approval from the February 19, 2020 meeting.

Mr. Bailey Neal, Mr. Pat Sanders, and Mr. Bill Huddleston were in attendance to represent the application. Mr. Bailey Neal made known the reason to reduce the unit sizes and garages was from a cost perspective for market price. The proposal is for 3-story units and the garages would remain the same depth. With these changes they would still meet the minimum parking requirement and maintain 3.3 parking spaces for each household.

The Planning Commission began discussing the proposed changes making known their concerns. They expressed how these changes made them uncomfortable from the original approved site plan. Their concerns were the following:

- Changing the site plan after they had been approved two months earlier.
- This is a dense site and they are requesting to remove 63 parking spaces by changing the two-vehicle garages to one-vehicle garages.
- The quality of the product should be higher than just meeting minimum standards.

Mr. Bill Huddleston made known the one-vehicle garage space would accommodate one vehicle and storage, as opposed to a skinny two-vehicle garage that would be difficult to park in. Also, they are meeting the minimum parking spaces. With this site plan they are proposing 12.5 units per acre for this property instead of the allowed 16 units per acre.

Vice-Chairman Ken Halliburton made a motion to deny the request, seconded by Ronnie Martin. Upon roll call, the motion was passed by the following vote:

Aye: Ken Halliburton

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Ronnie Martin

Warren Russell

Chase Salas

Eddie Smotherman

Nay: Jennifer Garland

Kathy Jones

611 Fairview Avenue Townhomes [2020-3038] site plan for an existing single-family detached dwelling unit and the addition of 4 multi-family dwelling units on 0.47 acres zoned RM-16 located along the west side of Fairview Avenue north of Ewing Boulevard, Eric Blum developer. Ms. Amelia Kerr summarized the site plan from the staff report, which had been provided in the agenda packet.

Mr. Matt Taylor was in attendance to represent the application.

The Planning Commission discussed the proposal and agreed this plan would be consistent with this area being close to M.T.S.U's campus.

Mr. Ronnie Martin made a motion to approve subject to all staff comments, seconded by Mr. Eddie Smotherman. Upon roll call, the motion was passed by the following vote:

Aye: Jennifer Garland

Ken Halliburton

Ronnie Martin

Warren Russell

Chase Salas

Eddie Smotherman

Kathy Jones

Nay: None

627 East Street [2020-3039] site plan for a duplex on 0.16 acres zoned RM-16 located along the west side of East Street north of Ewing Boulevard, Kurt Blum developer. Ms. Amelia Kerr summarized the site plan from the staff report, which had been provided the agenda packet.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Mr. Matt Taylor was in attendance to represent the application.

Mr. Eddie Smotherman made a motion to approve subject to all staff comments, seconded by Ms. Jennifer Garland. Upon roll call, the motion was passed by the following vote:

Aye: Jennifer Garland
Ken Halliburton
Ronnie Martin
Warren Russell
Chase Salas
Eddie Smotherman
Kathy Jones

Nay: None

The Flats at 905 SE Broad Street [2020-3043] site plan for multi-family apartment complex with 22 dwelling units on 1.42 acres zoned RM-16 located along the east side of Southeast Broad Street, Xian “John” Zhang developer. Ms. Amelia Kerr summarized the site plan from the staff report, which had been provided the agenda packet. She made known there were outstanding staff comments which would need to be addressed by the applicant’s design team before final approval.

The Planning Commission discussed the proposal and indicated that this proposal would be a good fit for the property and it is an attractive design for this area.

Mr. Matt Taylor was in attendance to represent the applicant.

Mr. Ronnie Martin made a motion to approve subject to all staff comments, seconded by Mr. Eddie Smotherman. Upon roll call the motion was passed by the following vote:

Aye: Jennifer Garland
Ken Halliburton
Ronnie Martin
Warren Russell

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Chase Salas

Eddie Smotherman

Kathy Jones

Nay: None

Shalom Farms Apartments [2020-3046] site plan for 348-unit apartment complex on 32.33 acres zoned RM-16 located along New Salem Highway, World Outreach Church developer.

Ms. Marina Rush summarized the site plan from the staff report, which had been provided in the agenda packet. Ms. Rush made known the proposal would include the following:

- Ten 3-story residential buildings, 35.5 feet in height
- One car wash/maintenance building
- Eight, one-story garage buildings
- One clubhouse building
- One pool house building
- One mail kiosk building
- One pavilion structure
- 720 parking spaces and 32 accessible spaces
- Amenities include a clubhouse, pool with pool house, pavilion, dog park with benches, water station and waste station, playground, play field, and pedestrian paths.
- They have provided all architectural elevations for this project.

Mr. Matt Taylor was in attendance to represent the application.

Mr. Ronnie Martin asked for additional information regarding how this project would work with the future road connections and access in this area. Mr. Matt Taylor explained the road plan is part of a subdivision plan that has been designed and approved by the Planning Commission and the city's Engineering Department. Currently the property owner has bids for the road improvements; however, there is not a start date at this time.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 29, 2020

Vice-Chairman Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Eddie Smotherman. Upon roll call the motion was passed by the following vote:

Aye: Jennifer Garland
Ken Halliburton
Ronnie Martin
Warren Russell
Chase Salas
Eddie Smotherman
Kathy Jones

Nay: None

Costco Wholesale [2020-3033] site plan for 154,134 ft2 wholesale club building, fueling station, and 4,745 ft2 car wash building on 18.64 acres zoned L-I located along Beasie Road and Warrior Drive, Costco Corporation developer. Ms. Marina Rush summarized the site plan from the staff report, which had been provided in the agenda packet. Ms. Rush made known the proposal would include the following:

- 720 parking spaces which exceeds the parking requirements
- Parking stalls would be 10 feet in width and 20 feet in length
- 17 accessible spaces
- Building materials would include variation in colors of metal panels
- A material board had been included for this proposal
- The applicant has worked with Staff to address the Design Guidelines.
- The applicant has provided a memorandum to the Planning Commission making known their business model requires energy efficiency and sustainability for their building.
- The only openings to their building would be for the front entry doors and the auto service area.

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- The front structural columns are encased with masonry product.
- The color palette includes a variation of gray colors and the roofline would also have different variations to break up the large scale of the building.

Mr. Erich Brann and design team were in attendance to represent the application. Mr. Erich Brann stated they had been working with the Planning Staff to address all staff comments for this project. They are excited to be coming to Murfreesboro.

Mr. Eddie Smotherman complimented the project by stating that Costco is a great business to come to Murfreesboro. It is proposed at a good location near the interstate; and it would also create new jobs.

The Planning Commission requested more information to be provided to make known why they are requesting variances for this property. Mr. Eric Brann stated they have to make a building to be as efficient as possible to remain on the property for 20-25 years. The building envelope is a prefabricated metal building made from 85 percent recycled product. They are not utilizing raw materials; they are utilizing recycled metal panel materials. They do not have exterior windows due to the inside of the building being designed for high pile storage which is placed up against the interior walls. The façade of the building has been designed to break up the exterior walls, which helps the building to appear smaller. Also, the building mixes well with the other buildings in the area. Currently, they have 787 Costco stores in operation in the world. This store would be their 548th building in the United States.

Mr. Warren Russell wanted to know what the percentage of glass was for Costco building relative the Design Guidelines. Ms. Rush commented it would be minimal, being less than one percent. Mr. Warren Russell stated this building does not meet the Design Guidelines due to it being located in an area of mixed uses such as retail and industrial. Ms. Rush stated the Design Guidelines does not address an industrial warehouse-type building to be a retail use. In addition, their signage would be reviewed and permitted by the Building & Codes Department.

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The Planning Commission agreed the design team had addressed staff comments regarding the building mass to include a varied roofline and architectural interest.

Vice-Chairman Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Warren Russell. Upon roll call, the motion was passed by the following vote:

Aye: **Jennifer Garland**
 Ken Halliburton
 Ronnie Martin
 Warren Russell
 Chase Salas
 Eddie Smotherman
 Kathy Jones

Nay: **None**

New Business

Staff Reports and Other Business

Mr. Eddie Smotherman asked Mr. David Ives if the Shalom Farms Apartments would have a forty percent property tax rate like other apartments. Mr. Ives answered it would be taxed just like all other apartments. Mr. John Harney made known that World Outreach Church would not be building or leasing Shalom Farms Apartments. They are selling this site to someone else to build and lease on this property. This site would be kept on the tax rolls.

There being no further business the meeting adjourned at 2:55 p.m.

**MINUTES OF THE MURFREESBORO
PLANNING COMMISSION
APRIL 29, 2020**

Chair

Secretary

GM: cj

Minutes of the Murfreesboro Planning Commission May 6, 2020

6:00 p.m.

Members Present

Kathy Jones, Chair
Ken Halliburton, Vice Chairman
Jennifer Garland
Ronnie Martin
Warren Russell
Chase Salas
Eddie Smotherman

Staff Present

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Carolyn Jaco, Recording Assistant
David Ives, Deputy City Attorney
Sam Huddleston, Dev. Services Exec. Director

Chair Kathy Jones called the meeting to order. She stated that in accordance with Executive Order No. 16 issued by Governor Bill Lee, the Murfreesboro Planning Commission May 6, 2020 meeting would be conducted electronically and there would not be physical public access to the meeting as necessary to protect public health, safety, and welfare in light of the coronavirus. The public may view the meetings electronically through Murfreesboro CityTV which is broadcast on Comcast Xfinity Channel 3 and 1094 and on AT&T U-verse Channel 99. The meeting can also be streamed on Roku, YouTube, Facebook, and the City's website.

Continuing, Chair Kathy Jones stated this information had been properly advertised to the public and the instructions were given in the advertisement on how the public could telephone to participate in this meeting.

Chair Kathy Jones called the meeting to order and requested for a roll call vote for the determination of a quorum. Based on the roll call, it was determined that a quorum was present.

**Present: Jennifer Garland
 Ken Halliburton
 Ronnie Martin
 Warren Russell
 Chase Salas
 Eddie Smotherman**

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Kathy Jones

Absent: None

Chair Kathy Jones requested for a roll call vote in order to conduct the meeting electronically because it is necessary to protect the health, safety, and welfare of Tennesseans and Murfreesboro citizens in light of the COVID-19 outbreak.

Mr. Chase Salas made a motion for the meeting to be conducted electronically because it is necessary to protect the health, safety, and welfare of Tennesseans and Murfreesboro citizens in light of the COVID-19 outbreak, seconded by Vice-Chairman Ken Halliburton.

Upon roll call, the motion was passed by the following vote:

Aye: Jennifer Garland

Ken Halliburton

Ronnie Martin

Warren Russell

Chase Salas

Eddie Smotherman

Kathy Jones

Nay: None

Chair Kathy Jones asked for a motion to be made to approve the minutes of the April 22, 2020 Planning Commission meeting.

Mr. Eddie Smotherman made a motion to approve the April 22, 2020 minutes, seconded by Mr. Warren Russell. Upon roll call, the motion was passed by the following vote:

Aye: Jennifer Garland

Ken Halliburton

Ronnie Martin

Warren Russell

Chase Salas

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Eddie Smotherman

Kathy Jones

Nay: None

Public Hearings

Zoning application [2020-404] to amend the Westlawn PUD to allow “hospital” as a permitted use within the area identified as C-4 within the program book on approximately 10.5 acres located along Veterans Parkway, Saint Thomas Rutherford applicant. Ms.

Jennifer Garland made known she would be abstaining from all discussion and the vote.

Ms. Margaret Ann Green summarized the zoning amendment from the staff report, which had been provided to the Planning Commission in the agenda packet. Ms. Green made known the amendment would allow a hospital to be a permitted use for the portion of the PUD identified as C-4. She also mentioned that there would be a change of ownership from Parks & Harney to Southeast Ministry.

Mr. John Harney, Mr. Jeff Reed, Mr. David Hendrickson, and Mr. Gordon Ferguson were in attendance representing the application. Mr. David Hendrickson began a PowerPoint presentation to provide information from the applicant’s pattern book. He stated that the approved buffer along the south side of this property would remain the same.

Mr. Gordon Ferguson explained how there is a need for medical care for areas around I-840, including the Blackman and Westlawn communities. This proposal is to build a neighborhood hospital. It would be the first of this type of hospital in the State of Tennessee and it would require a certificate of need from the State.

Mr. Ferguson stated the facility would be 32,000 square-feet with two levels. It would include eight in-patient beds, eight emergency treatment rooms, imaging, CT-scan, and lab services. The cost for the hospital would be around 24.6 million dollars. Also, adjacent to this property there are proposed projects that they would be partnering with, including Tennessee Orthopedic

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Alliance surgery center and Murfreesboro Medical Clinic. This area would become a medical destination for residents in this area.

Chair Kathy Jones opened the public hearing.

1. **Mr. John Harney** commented on how this medical campus will be a great development and addition for the area. He is in favor of the zoning request. He said that this proposal would be a great asset to Murfreesboro with easy access from other surrounding counties being close to I-840 and Veterans Parkway.

Chair Kathy Jones closed the public hearing.

Vice-Chairman Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Chase Salas. Upon roll call, the motion was passed by the following vote:

Aye: Ken Halliburton
Ronnie Martin
Warren Russell
Chase Salas
Eddie Smotherman
Kathy Jones

Nay: None

Abstained: Jennifer Garland

Zoning Ordinance amendment [2020-803] for Section 26. Off-Street Parking, Queuing, and Loading as regards off-site parking agreements, joint parking agreements, and other miscellaneous items, City of Murfreesboro Planning Department applicant. WITHDRAWN BY STAFF.

Mandatory Referrals

Mandatory Referral [2020-709] for installation of irrigation lines in public right-of- way in the Legacy Pointe development, Mr. Matt Taylor (on behalf of Rutherford County Area

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Habitat for Humanity) applicant. Mr. Matthew Blomeley summarized the mandatory referral application from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Blomeley explained that the request is for approval of an irrigation line to be placed within a public right-of-way by the developer of Legacy Pointe Subdivision on Twin Oak Drive. The developer has requested a license from the City for installation of a sleeve in the right-of-way (ROW) of Opportunity Lane at its intersection with Twin Oak Drive.

The developer has agreed to enter into a license agreement containing substantially the same terms and conditions as other license agreements allowing irrigation and other such facilities in the ROW.

Mr. Blomeley stated the Planning Commission would need to discuss this mandatory referral and formulate a recommendation to City Council.

Mr. Matt Taylor was in attendance to represent the application.

Mr. Chase Salas made a motion to approve subject to all staff comments, seconded by Mr. Ronnie Martin. Upon roll call, the motion was passed by the following vote:

Aye: Jennifer Garland

Ken Halliburton

Ronnie Martin

Warren Russell

Chase Salas

Eddie Smotherman

Kathy Jones

Nay: None

Mandatory Referral [2020-708] to consider the dedication of a CUD water line easement and a temporary construction easement on City-owned property located along the south side

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of Burnt Knob Road, Mr. Matt Taylor (on behalf of North Boulevard Church of Christ)

applicant. Ms. Marina Rush summarized the mandatory referral application from the staff report, which had been provided to the Planning Commission in the agenda packet.

Ms. Rush stated the purpose of the request is because North Boulevard Church of Christ is constructing a new campus on the north side of Burnt Knob Road in the unincorporated County and needs a waterline extension to provide adequate fire protection to its building. The easements are proposed and would be recorded through a document with a description and exhibit that would dedicate these easements to Consolidated Utility District of Rutherford County (CUDRC). The additional right-of-way dedication would be recorded in a separate document and is not a part of this mandatory referral request. Staff had forwarded the request for easements to City department staff and outside agencies and received a comment from Middle Tennessee Electric Membership Corporation (MTEMC). They stated that there is one utility pole located on the property that may be in conflict with the requested easements and that CUDRC should coordinate with MTEMC to arrange to have the pole relocated.

Ms. Rush stated the Planning Commission would need to discuss this mandatory referral and formulate a recommendation to City Council.

Mr. Matt Taylor was in attendance to represent the application.

Vice-Chairman Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Warren Russell. Upon roll call, the motion was passed by the following vote:

**Aye: Jennifer Garland
Ken Halliburton
Ronnie Martin
Warren Russell
Chase Salas
Eddie Smotherman**

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Kathy Jones

Nay: None

Mandatory Referral [2020-710] to consider the abandonment of an existing MWRD sanitary sewer easement located within the Westlawn subdivision along Veterans Parkway, Mr. Christopher Mabery (on behalf of MAB Murfreesboro, LLC) applicant. Ms. Margaret Ann Green summarized the mandatory referral application from the staff report, which had been provided to the Planning Commission in the agenda packet.

Ms. Margaret Ann Green explained that this easement abandonment request had been presented and approved by Murfreesboro Water Resources Board at its April 28, 2020 meeting.

Continuing, Ms. Green stated if this mandatory referral is approved, it should be made subject to the applicant providing all the necessary documentation required to prepare and record the legal instrument. This includes legal descriptions and an illustration of the property. If approved by City Council, then the Mayor would be authorized to sign the necessary documents to convey the City's interest back to the owner.

The Planning Commission would need to discuss this mandatory referral and formulate a recommendation to City Council.

Mr. Christopher Mabery was in attendance to represent the application.

Mr. Eddie Smotherman made a motion to approve subject to all staff comments, seconded by Vice-Chairman Ken Halliburton. Upon roll call, the motion was passed by the following vote:

Aye: Jennifer Garland

Ken Halliburton

Ronnie Martin

Warren Russell

Chase Salas

Eddie Smotherman

Minutes of the Murfreesboro Planning Commission May 6, 2020

Kathy Jones

Nay: None

Staff Reports and Other Business

None.

There being no further business the meeting adjourned at 6:35 p.m.

Chair

Secretary

GM: cj