1. Call to order

2. Determination of a quorum.

3. Approve minutes of the January 12, 2022 Planning Commission meeting.

4. Consent Agenda:

   a. City of Murfreesboro Transit Center [2021-2127] final plat for 1 lot on 5.4 acres zoned PND located along Bridge Avenue and New Salem Highway, City of Murfreesboro developer. (Project Planner: Brad Barbee)

   b. One East College, Lot 1 [2021-2129] final plat for 1 lot on 2.4 acres zoned PUD located along North Church Street, East College Street, North Spring Street, and East Lytle Street, 705 4th Avenue Holding Company, LLC developer. (Project Planner: Brad Barbee)

   c. City Church [2021-2120] final plat for 2 lots on 9.3 acres zoned CF located along Bridge Avenue, City Church developer. (Project Planner: Joel Aguilera)

   d. The Crossings of Three Rivers, Resubdivision of Lots 35-36 & 42-43 [2021-2121] final plat for 8 lots on 0.73 acres zoned PRD located along Hospitality Lane, Lennar Homes of Tennessee, LLC developer. (Project Planner: Joel Aguilera)

   e. Still Waters at Lands End, Section 1, Phase 1 [2021-1037] preliminary plat for 1 lot on 22.5 acres zoned PRD located along New Salem Highway, Bell Tower Investments, LLC developer. (Project Planner: Marina Rush)

   f. Still Waters at Lands End, Section 1, Phase 1 [2021-2122] final plat for 1 lot on 22.5 acres zoned PRD located along New Salem Highway, Bell Tower Investments, Inc. developer. (Project Planner: Joel Aguilera)
g. Bell Tower Apartments [2021-3161] renewal of a site plan for 384 apartment units on 22.56 acres zoned PRD located along New Salem Highway, Bell Tower Investments, LLC developer. (Project Planner: Marina Rush)

h. Evergreen Farms, Section 38, Phase 1A [2021-2124] final plat for 20 lots and 1 common area on 12.62 acres zoned PRD located north of Perlino Drive, Evergreen Farms Development, Inc. developer. (Project Planner: Joel Aguilera)

i. Regal Square Phase 3 Townhomes [2021-3167] site plan review for 78 single-family, attached dwellings 7.8 acres zoned PCD located along Suzanne Landon Drive and Cedar View Drive, Halo Homes developer. (Project Planner: Margaret Ann Green)

5. GDO:

On Motion


b. Avenue [2021-6013 & 2021-3172] plaza redesign initial design review for 1 lot on 97.5 acres zoned CH, GDO-1 & PSO located along Medical Center Parkway, Big V developer. (Project Planner: Margaret Ann Green)

6. Plats and Plans:

On Motion

a. Waites Creek Crossing, Section 6 [2021-1039] Master Plan amendment & preliminary plat for 43 lots on 10.9 acres zoned RS-6 located along Ashers Fork Drive, O’Brien Loyd Venture developer. (Project Planner: Brad Barbee)

b. Wyngate [2021-1041] preliminary plat for 77 lots on 33.6 acres zoned RS-8 and CF located along Franklin Road, Lennar developer. (Project Planner: Brad Barbee)

c. Westlawn Commercial East [2021-1040] preliminary plat for 7 lots on 23.3 acres zoned PUD located along Veterans Parkway and Blackman Road, Oscar Properties, LLC developer. (Project Planner: Joel Aguilera)

d. Westlawn Commercial East [2021-2128] final plat for 7 lots on 23.3 acres zoned PUD located along Veterans Parkway and Blackman Road, Oscar Properties, LLC developer. (Project Planner: Joel Aguilera)
e. Westlawn Commercial North Lot 1 (Westlawn Retail Center) [2021-3170] site plan review of a 11,480 ft² commercial center and 3,952 ft² gas station located on 1.9 acres zoned PUD located along Veterans Parkway and Westlawn Boulevard, Mike Chaudhary developer. (Project Planner: Margaret Ann Green)

7. New Business:

   Schedule Public Hearings

   a. Annexation petition and plan of services [2021-516] for approximately 258.8 acres located along Northwest Broad Street, Hord Family applicant. (Project Planner: Marina Rush)

   b. Zoning application [2021-433] for approximately 258.8 acres located along Northwest Broad Street to be zoned CH and GDO-1 simultaneous with annexation, SEC, Inc. on behalf of Legacy Sports Tennessee applicant. (Project Planner: Marina Rush)

   c. Hear updates from the Planning Director regarding the Future Land Use Map Amendments proposed outline of events and to schedule a public hearing.

8. Staff Reports and Other Business:

   a. 2021 Sanitary Sewer Allocation Report

4.a. City of Murfreesboro Transit Center [2021-2127] final plat for 1 lot on 5.43 acres zoned PND located along Bridge Avenue and New Salem Highway, City of Murfreesboro developer.

This is the final plat review for City of Murfreesboro Transit Center. The property is zoned PND. The purpose of this plat is to create 1 lot of record, and to record easements, as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.
**Staff Comments**

**Development Services – Planning**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

**Development Services – Engineering**
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) No Comments

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

**Building and Codes Department**
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

**Signage (Building and Codes)**
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

1) No Comments

**Consolidated Utility District**
Will Steele, 615.225.3311, wsteele@cudrc.com

1) No Comments

**Middle Tennessee Electric Membership Corporation**
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) Show MTE easements.

**Murfreesboro Fire and Rescue Department**
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov Contact Assistant Chief Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) Water and sewer main construction drawings must be submitted to MWRD for detailed review and approval separate from planning commission review. Please submit one hard copy set and a PDF file of the plans to MWRD.
Informational and Procedural Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) Per the engineer’s certification on this plan, a portion of this property lies in Zone AE, in areas designated as 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.

2) This site plan is affected by the City’s Major Transportation Plan. New Salem Highway is to be widened to a 5 lane roadway.

3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1) No Comments

Consolidated Utility District
Will Steele, 615.225.3311, wsteele@cudrc.com

1) No Comments

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) No Comments

Murfreesboro Fire and Rescue Department

1) No Comments
Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) No comments
4.b. One East College, Lot 1 [2021-2129] final plat for 1 lot on 2.41 acres zoned PUD located along North Church Street, East College Street, North Spring Street, and East Lytle Street, 705 4th Avenue Holding Company, LLC developer.

This is the final plat review for One East College, Lot 1. The property is zoned PUD. The purpose of this plat is to create 1 lot of record, and to record easements, as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.
Staff Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
1) Label the existing property line as, “Existing property line to be abandoned with the recording of this plat”. Please use the label language provided.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov
1) No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
1) No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov
1) No Comments

Consolidated Utility District
Will Steele, 615.225.3311, wsteele@cudrc.com
1) No Comments.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com
1) MTE easements need to be shown.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
1) Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov Contact Assistant Chief Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov
1) No Comments
Informational and Procedural Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This site plan is not affected by the City’s Major Transportation Plan.
3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1) No Comments

Consolidated Utility District
Will Steele, 615.225.3311, wsteele@cudrc.com

1) No Comments

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) No Comments

Murfreesboro Fire and Rescue Department
1) No Comments

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) No Comments
4.e. City Church [2021-2120] final plat for 2 lots on 9.31 acres zoned CF located along Bridge Avenue, City Church developer. (Project Planner: Joel Aguilera)

This is a final plat review for City Church. The property is zoned CF. The purpose of this plat is to consolidate 3 parcels of record into 2 lots of record, to deed right-of-way for future use, and to record easements, as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.
STAFF COMMENTS
Development Services – Planning
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov

1. Please revise the title of this plat to only say “Final Plat, City Church Subdivision”. The “2 Lot Plat of The” can be removed as it is not needed.
2. Please include a typical building setback diagram for a Commercial Fringe (CF) district, as well as the zoning and setback information for this final plat.
3. Please include a block, above the final plat title, stating the date and time of recording, plat book/record book, and page.
4. Please remove the “409,798 sq. ft., 9.41 AC.” Label from the plat to avoid confusion with the Lot 1 square footage and acreage label. The total acreage in the lot information below the title is sufficient.
5. In the signature block for Ownership and Dedication, please include the owners name and title, relative to the ownership entity, under the signature line.
6. The Molloy ROW will not be dedicated with this plat. It will need to be dedicated by deed prior to the recording of this final plat.
7. Please revise the “parcel line” to say “existing parcel line to be abandoned with the recording of this plat” on parcel 102B B 01300 that is owned by the Henderson Family.
8. Please include the proposed drainage easement/pond for the City Church property that is shown on the site plan.
9. Please confirm if there is an existing TVA Easement on the property or is proposed to be extended. If it is existing, please label it as existing and include the record or plat book and page.
10. In the owner and owner’s address on the plat, please also include the deed information that references the tax map, group and parcel number.
11. Per the zoning ordinance, a Commercial Fringe (CF) district has a 10-foot side setback, and 20-foot rear setback, unless it abuts property that is zoned Single-Family Residential. Because this property abuts against a Single-Family Residential district, the side and rear setback lines along the properties of James Alford and Muhammad Faisal, should be 25 feet and be revised accordingly. The 42-foot front setbacks are still correct.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Right of way for the future realignment of Molloy should be dedicated by deed prior to the recording of the plat.
2. Provide minimum pad and floor elevations. Listing a finished floor elevation is not adequate, it needs to be listed as a minimum to meet the city flood plain regulations.
3. Provide a 45-degree chord for the future right of way of Malloy.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
1. No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
  1. No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov
  1. No Comments

Consolidated Utility District
Will Steele, 615.225.3313, wsteele@cudrc.com
  1. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDEngineering@cudrc.com.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com
  1. MTE Easements need to be shown on the plat.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
  1. No Comments

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov
  1. No Comments

Informational and Procedural Comments
Development Services – Planning
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov
  1. Per the engineer’s certification on this plan, this property lies in Zone X and Zone AE, inside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
  2. This site plan is affected by the City’s Major Transportation Plan. Molloy Lane will be realigned on the property and include 3 lanes.
  3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov
1. No Comments

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
1. No Comments

**Building and Codes Department**
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
1. No Comments

**Signage (Building and Codes)**
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
1. No Comments

**Consolidated Utility District**
Will Steele, 615.225.3313, wsteele@cudrc.com
1. No Comments

**Middle Tennessee Electric Membership Corporation**
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com
1. No Comments.

**Murfreesboro Fire and Rescue Department**
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
1. No Comments

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov
1. No Comments
4.f. The Crossings of Three Rivers, Resubdivision of Lots 35-36 & 42-43 [2021-2121] final plat for 8 lots on 0.73 acres zoned PRD located along Hospitality Lane, Lennar Homes of Tennessee, LLC developer. (Project Planner: Joel Aguilera)

This is a final plat review for the Crossings of Three Rivers, Section 1, Phase 2. The property is zoned PRD. The purpose of this plat is to divide 4 existing lots of record to create 8 lots of record, as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.
**STAFF COMMENTS**

**Development Services – Planning**
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov

1. Please revise the vicinity map by bolding/shading the correct lots that are being recorded with this final plat.

**Development Services – Engineering**
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. No Comments

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments

**Building and Codes Department**
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No Comments

**Signage (Building and Codes)**
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

1. No Comments

**Consolidated Utility District**
Will Steele, 615.225.3313, wsteele@cudrc.com

1. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@cudrc.com.

**Middle Tennessee Electric Membership Corporation**
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. No Comments

**Murfreesboro Fire and Rescue Department**
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No Comments

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. The existing sewer services on Lots 42L and 43L conflict with the CUD easements shown on the plat.

**Informational and Procedural Comments**

**Development Services – Planning**
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov

1. Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City’s Major Transportation Plan.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

**Development Services – Engineering**
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov
   1. No Comments

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
   1. No Comments

**Building and Codes Department**
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
   1. No Comments

**Signage (Building and Codes)**
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
   1. No Comments

**Consolidated Utility District**
Will Steele, 615.225.3313, wsteele@cudrc.com
   1. No Comments

**Middle Tennessee Electric Membership Corporation**
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com
   1. No Comments.

**Murfreesboro Fire and Rescue Department**
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
   1. No Comments

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov
   1. No Comments
4.e. Still Waters at Lands End, Section 1, Phase 1 [2021-1037]
preliminary plat for 1 lot on 22.51 acres zoned PRD located along New Salem Highway, Bell Tower Investments, LLC developer.

This is the preliminary plat review for one parcel Still Waters at Lands End Subdivision, Section 1 Phase 1. The property is zoned Bell Tower Apartments PRD. The purpose of this plat is to create 1 lot of record and to record easements and right-of-way, as shown. The roadway improvement plans require the review and approval of public infrastructure engineering. The Preliminary Plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.
Staff Comments
Development Services – Planning
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. No comments.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Roadway improvement plans require the review and approval of Public Infrastructure Engineering.
2. Stormwater runoff from the public roadway should be directed to stormwater treatment. This treatment system should be shown on the preliminary plat.
3. Any drainage system taking public water should be located in a public drainage easement. These easements should be shown on the preliminary plat.
4. Provide an update to the traffic study.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No comments.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. No comments.

Consolidated Utility District
Will Steele, 615.225.3311, wsteele@cudrc.com

1. Submit updated plans directly to CUDengineering@cudrc.com for further review and specific comments.
2. No CUD water plans can be generated until a full set of plans has been submitted to CUD for review.
3. A completed CUDRC “Water Service Availability Form” is to be submitted along with a master and preliminary plan to CUDengineering@cudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter.
4. Obtain a Design Locate through TN 811 and show correct location of existing 16” water line and corresponding CUD easements on plans/plats.
5. Show existing and proposed water lines, boxes, vaults, fire hydrants, and other related appurtenances overlaid on all sheets.
6. The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial.
7. Show all electric transformers, boxes, vaults, and lines on plan.
8. Owner(s) must submit a completed CUDRC Developer’s Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
9. Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign cannot be within ten feet of a CUDRC water line, meter, valve, fire hydrant, or other related appurtenance.

10. TDEC approved plans from CUDRC and a “Construction Start Notification” letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.

11. All trees are to be located a minimum of ten feet from water lines, meters, valves, fire hydrants, or other related appurtenance.

12. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.

13. CUD Review, Engineering, Inspection, and Tap Fees will be due to CUD before state approved plans are issued to the contractor for pre con.

14. All related CUD tap fees must be paid prior to release of building permit by CUD.

15. Add note to plan:
   Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.

16. Replace Waterline Notes on plans with the following:
   a. Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
   b. See CUD water plans for specific details and layout.
   c. All “live or wet” water main line taps are to be made by CUDRC.
   d. CUD water line technical specifications may be found at www.cudrc.com.
   e. Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC “notice to proceed” from CUD before any water line construction commences.
   f. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
   g. No rock larger than six inches (6”) in any dimension may be used in the backfill over the water line and no rock larger than one half inch (½”) may be used in the top six (6”) of the backfill over the water line.
   h. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
   i. Contractor required to stake all water meter locations prior to taps being installed.
   j. Contact CUD Engineering Department for additional information 615-867-7330.

MTEMC – Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Show easements for existing and proposed MTE electric facilities.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
1. Contact Fire Marshal Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Sewer easement must be shown per the approved construction plans. Some easement is missing around proposed sewer stubs.
2. Our standard contract has been revised; please obtain new version for submittal.

**Informational and Procedural Comments**

**Development Services – Planning**
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. This preliminary plat plan is not affected by the City’s Major Thoroughfare Plan.
2. This site plan is not in a mapped flood zone, it is identified as in Zone X on the FEMA flood zone map.
3. The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.
5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.
6. In accordance with City of Murfreesboro, Zoning Ordinance, Appendix A, Planning Commission Site Plan Review Checklist, please add the following standard notes to the Site Plan:
   a. For any work proposed in the public right-of-way, the following note should be added to the plans: “Contractor to coordinate with the Traffic Engineer in the City Transportation Department prior to commencement of work in this area to avoid damage to traffic signal devices.”
   b. The following standard note shall appear on all site plans that are not exempt from providing a Stormwater Management Plan: “A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the streambank protection volume must be provided.”
   c. The following standard note shall appear on all site plans: “An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.”
   d. The following standard note shall appear on all site plans: “A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.”
e. The following standard note shall appear on all site plans: “A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit.”

f. The following standard note shall appear on all site plans: “The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.”

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Construction plans require approval of engineering staff separate from the planning commission review. A PDF of construction plans should be sent to the engineering point of contact for review.

2. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior to the city issuing a Land Disturbance Permit.

3. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.

4. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No comments.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. No comments.

Consolidated Utility District
Will Steele, 615.225.3311, wsteele@cudrc.com

1. No comments.

MTEMC – Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No comments.
1. LDP, Grading and Utility Construction cannot be issued or begun until construction for the sanitary sewer improvements in the Salem Barfield area is underway.
2. Re-approval of the construction plans will not be granted until construction for the sanitary sewer improvements in the Salem Barfield area is underway.
3. MWRD must receive surety in the amount of $400,000 prior to the plat being signed.
Note: Sidewalks Will Be Constructed At Site Plan Level
Purpose Note:
Create Lot 1 and accompanying sanitary sewer and roadway.

CUDRC Note:
Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.

Note: Sidewalks Will Be Constructed At Site Plan Level

The proposed electrical, gas, water and sanitary sewer facilities shown herein do not represent the final design for such facilities. The purpose of the site plan is to depict the layout of the site for Planning and Development only. The contractor shall refer to the actual final design for each of the disciplines (Electrical, Civil, Mechanical, etc.) with the Tennessee Professional engineer's seal, for precise design information.

1. Sidewalks Will Be Constructed At Site Plan Level

Developers/Owner:
Bell Tower Investments, LLC.
8683 Camden Ct.
Broadview Hts., OH 44147

Land Use Data:
Zoned: CH: 30.29± Acres
PRD: 22.56± Acres
Section 1, Phase 1 = 1 Lots on 22.51± Acres

Deed Reference:
R.Bk. 1501, Pg. 2069
Tax Map 114, Parcel 3.00 & 3.01

Yard Requirements:
CH
RM-16
PRD
Front:
42' 30' 40' (To Arterial Roadways);
30' (To Collector Streets/Local)
Side:
10' 20' 30'
Rear:
20' 25' 25'

Flood Map:
This site lies within Zone X, not in the 100 Year Flood Zone per Map 47149C0255H Dated January 5, 2007.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on 12-20-17.

Purpose Note:
Create Lot 1 and accompanying sanitary sewer and roadway.

CUDRC Note:
Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.

Note: Sidewalks Will Be Constructed At Site Plan Level

The proposed electrical, gas, water and sanitary sewer facilities shown herein do not represent the final design for such facilities. The purpose of the site plan is to depict the layout of the site for Planning and Development only. The contractor shall refer to the actual final design for each of the disciplines (Electrical, Civil, Mechanical, etc.) with the Tennessee Professional engineer's seal, for precise design information.

1. Sidewalks Will Be Constructed At Site Plan Level

Developers/Owner:
Bell Tower Investments, LLC.
8683 Camden Ct.
Broadview Hts., OH 44147

Land Use Data:
Zoned: CH: 30.29± Acres
PRD: 22.56± Acres
Section 1, Phase 1 = 1 Lots on 22.51± Acres

Deed Reference:
R.Bk. 1501, Pg. 2069
Tax Map 114, Parcel 3.00 & 3.01

Yard Requirements:
CH
RM-16
PRD
Front:
42' 30' 40' (To Arterial Roadways);
30' (To Collector Streets/Local)
Side:
10' 20' 30'
Rear:
20' 25' 25'

Flood Map:
This site lies within Zone X, not in the 100 Year Flood Zone per Map 47149C0255H Dated January 5, 2007.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on 12-20-17.
Know what's below. Call RCOM Before you dig.

The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for precise design information with the Tennessee Professional Engineer's seal, for precise design information.

Note: Sidewalks Will Be Constructed At Site Plan Level

Purpose Note:
Create Lot 1 and accompanying sanitary sewer and roadway.

CUDRC Note:
Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.

Note: Sidewalks Will Be Constructed At Site Plan Level
Know what's below before you dig. Call RCMME AGRI-STOTE TEESEN.

PROPOSED ELECTRICAL, GAS, WATER AND TELECOMMUNICATIONS INFORMATION SHOWN HEREON IS NOT AN ACTUAL DESIGN TO BE USED FOR CONSTRUCTION, AND IS FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. THE CONTRACTOR SHALL REFER TO THE ACTUAL FINAL DESIGN FOR EACH PROPER DISCIPLINE (ELECTRICAL, CIVIL, MECHANICAL, ETC.) WITH THE TENNESSEE PROFESSIONAL ENGINEER'S SEAL, FOR PRECISE DESIGN INFORMATION.

NOTE: SIDEWALKS WILL BE CONSTRUCTED AT SITE PLAN LEVEL.

PURPOSE NOTE:
CREATE LOT 1 AND ACCOMPANYING SANITARY SEWER AND ROADWAY.

CUDRC NOTE:
CONSOLIDATED UTILITY DISTRICT MAY REQUIRE AN AMENDMENT PLAT OR SURVEY METES AND BOUNDS DESCRIPTION WITH EXHIBIT TO DEDICATE ANY NECESSARY EASEMENTS WITH THE DEVELOPMENT ONCE CONSTRUCTION IS COMPLETE.

NOTE: SIDEWALKS WILL BE CONSTRUCTED AT SITE PLAN LEVEL.

APPROVED FOR CONSTRUCTION
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE MURFREESBORO WATER RESOURCES DEPARTMENT UNDER THE AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL DIVISION OF WATER SUPPLY AND IS HEREBY APPROVED FOR CONSTRUCTION.

THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

APPROVAL DATE ________________
APPROVAL EXPIRES IN 12 MONTHS

BY____________________________________________

Developers/Owner:
Bell Tower Investments, LLC.
8683 Camden Ct.
Broadview Hts., OH 44147

Land Use Data:
Zoned: CH: 30.29± Acres
PRD: 22.56± Acres
Section 1, Phase 1 = 1 Lots on 22.51± Acres

Deed Reference:
R.Bk. 1501, Pg. 2069
Tax Map 114, Parcel 3.00 & 3.01

Yard Requirements:
CH
RM-16
PRD
Front:
42'
30'
40' (TO ARTERIAL ROADWAYS);
30' (TO COLLECTOR STREETS/LOCAL)

Side:
10'
20'
30'

Rear:
20'
25'
25'

Flood Map:
This site lies within Zone X, not in the 100 Year Flood Zone per Map 47149C0255H Dated January 5, 2007.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on 12-20-17.
Know what's below before you dig.

Call RCM 400-282-1399

Agriculture

Note: Sidewalks Will Be Constructed At Site Plan Level

Purpose Note:
Create Lot 1 and accompanying sanitary sewer and roadway.

CUDRC Note:
Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.

See Sheets Ex-17 For Key Improvements

Note: Sidewalks Will Be Constructed

Developers/Owner:
Bell Tower Investments, LLC.
8683 Camden Ct.
Broadview Hts., OH 44147

Land Use Data:
Zoned: CH: 30.29± Acres
PRD: 22.56± Acres
Section 1, Phase 1 = 1 Lots on 22.51± Acres

Deed Reference:
R.Bk. 1501, Pg. 2069
Tax Map 114, Parcel 3.00 & 3.01

Yard Requirements:

<table>
<thead>
<tr>
<th>CH</th>
<th>RM-16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>42'</td>
</tr>
<tr>
<td>Side</td>
<td>10'</td>
</tr>
<tr>
<td>Rear</td>
<td>20'</td>
</tr>
</tbody>
</table>

Flood Map:
This site lies within Zone X, not in the 100 Year Flood Zone per Map 47149C0255H Dated January 5, 2007.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on 12-20-17.

CUDRC Note:
Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.
4.h. Still Waters at Lands End, Section 1, Phase 1 [2021-2122] final plat for 1 lot on 22.51 acres zoned PRD located along New Salem Highway, Bell Tower Investments, Inc. developer. (Project Planner: Joel Aguilera)

This is a final plat review for Still Waters at Lands End, Section, Phase 1. The property is zoned PRD. The purpose of this plat is to create one lot of record, and to dedicate easements, as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.
STAFF COMMENTS
Development Services – Planning
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov
  1. Please extend the 10’ PUE in Lot 1 along New Salem Highway at the front of “Future Development Parcel 114 3.01”.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov
  1. No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
  1. No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
  1. No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
  1. No Comments

Consolidated Utility District
Will Steele, 615.225.3313, wsteele@cudrc.com
  1. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDEngineering@cudrc.com.
  2. All meter locations must be surveyed and shown on plat as constructed “as-built” in the field.
  3. Water line construction must be completed and accepted by CUDRC before signature of Plat.
  4. Add note to plat: Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements once construction is complete.
  5. Show proposed CUD easements for all proposed water lines and water meter vaults with minimum 5’ clearance around perimeter of each vault. Meter vault easement may overlap for multiple vaults adjacent to one another.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com
  1. Show easements for existing and proposed MTE electric facilities.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
  1. No Comments
**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Sewer easement must be shown per the approved construction plans. Some easement is missing around proposed sewer stubs.
2. Our standard contract has been revised; please obtain new version for submittal.

---

**Informational and Procedural Comments**

**Development Services – Planning**
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov

1. Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City’s Major Transportation Plan.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

**Development Services – Engineering**
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. No Comments

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments

**Building and Codes Department**
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No Comments

**Signage (Building and Codes)**
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. No Comments

**Consolidated Utility District**
Will Steele, 615.225.3313, wsteele@cudrc.com

1. No Comments

**Middle Tennessee Electric Membership Corporation**
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. No Comments.

**Murfreesboro Fire and Rescue Department**
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
1. No Comments

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. LDP, Grading and Utility Construction cannot be issued or begun until construction for the sanitary sewer improvements in the Salem Barfield area is underway.
2. Re-approval of the construction plans will not be granted until construction for the sanitary sewer improvements in the Salem Barfield area is underway.
3. MWRD must receive surety in the amount of $400,000 prior to the plat being signed.
4.g Bell Tower Apartments [2021-3161] renewal of a site plan for 384 apartment units on 22.56 acres zoned PRD located along New Salem Highway, Bell Tower Investments, LLC developer.

This is a renewal of a previously approved site plan for the Bell Tower Apartments, located on 22.56 acres along the north side of New Salem Highway, east of Saint Andrews Drive and west of Cason Lane. It was originally approved on February 20, 2019 by the Planning Commission and that approval expires on February 20, 2022. The property is zoned PRD for 384 apartment units, which was approved in 2017 and amended in 2018. There are no changes to the project with the current site plan proposed. It consists of 6 four-story apartment buildings, 58 feet 4 inches tall, 6 one-story garage buildings (10 single car units each), one clubhouse with amenities, maintenance building, and various gazebos and arbors. The apartment units include: 168 one-bedroom units; 180 two-bedroom units; and 36 three-bedroom units. The buildings will be constructed of fiber cement board and siding, with brick, stone and board with battens, and the color scheme is beige, grey, and red brick. The proposed site plan development is consistent with the Bell Tower Apartments PRD pattern book. Staff recommends any approval of the site plan be made subject to all staff comments. The site will have access to New Salem Highway, and a future road located along the east side of the property.
**Staff Comments**

**Development Services – Planning**  
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. Final plat application shall be submitted prior to issuance of the first building permit for the Bell Tower Apartments development, and final plat shall be recorded prior to issuance of certificate of occupancy of any structure.
2. Civil confirmed that the 4-story buildings will include elevators.
3. Please provide colored elevations to ensure they match and revise, as needed.
4. Please cloud all changes and provide responses to comments in a letter.
5. Contact Amy Hawkins, with the USPS at amy.m.hawkins@usps.gov to discuss provisions for mail service and mail kiosk or Melissa Steger at 615-872-5664.

**Development Services – Engineering**  
Katie Noel, 615-893-6441, knoel@murfreesborotn.gov

1. Provide an updated traffic study.
2. Site plan should be revised to reflect the changes to the roadway alignment requested with the preliminary plat comments.
3. Provide truck turn simulations for both fire and solid waste.
4. Provide a turnaround at secondary gate location-entrance.

**Development Services – Landscaping**  
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No comments.

**Building and Codes Department**  
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No comments.

**Signage (Building and Codes)**  
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. No comments.

**Consolidated Utility District**  
Will Steele, 615.225.3311, wsteele@cudrc.com

1. Submit updated plans directly to CUDengineering@cudrc.com for further review and specific comments.
2. No CUD water plans can be generated until a full set of plans has been submitted to CUD for review.
3. A CUDRC Developer’s Packet; which includes an overview of the construction process and required submittals, can be found online at cudrc.com.

4. A completed CUDRC “Water Service Availability Form” is to be submitted along with a master and preliminary plan to CUDengineering@cudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter. Previously issued Will Serve Letter dated May 3, 2019, has expired.

5. The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial.

6. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@cudrc.com.

7. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to CUDengineering@cudrc.com. Contact CUDRC’s Engineering Department (615-867-7330) for further information.

8. All “live or wet” water main line taps are to be made by CUDRC.

9. For commercial projects requiring water service (including club house & maintenance bldg.), submit a completed CUDRC “Meter Application and Fixture Count Submittal Form” along with plumbing plans to CUDengineering@cudrc.com.

10. Show minimum 5’ clearance around the perimeter of all meter vaults with a proposed dedicated CUD water line easement clear space. 5” clearance include all existing utilities and backflow devices.

11. All backflow preventers are to be located outside and in an aboveground hotbox directly downstream of the meter for each service.

12. Owner(s) must submit a completed CUDRC Developer’s Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.

13. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.

14. Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign within a CUDRC Easement cannot be within ten feet of a CUDRC water line, meter, valve, fire hydrant, or other related appurtenance.

15. TDEC approved plans from CUDRC and a “Construction Start Notification” letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.

16. All trees are to be located a minimum of ten feet from water lines, meters, valves, fire hydrants, or other related appurtenance.
17. If private fire hydrants are proposed, developer is required to submit a “Private Fire System Agreement” with the City of Murfreesboro and to CUDRC for signature.

18. Obtain a Design Locate through TN 811 and show correct location of existing 16” water line and corresponding CUD easements on plans/plats.

19. CUD Review, Engineering and Inspection Fees will be due to CUD before state approved plans are issued to the contractor.

20. If additional water services are required for entrance, common areas, mail kiosk, or detention areas for irrigation, show proposed water meter locations. * Additional charges will be incurred for taps to be installed by cud after water line is complete and asphalt has been installed.

21. All related CUD Review, Engineering, and Inspection fees must be paid prior to CUD approval of project.

22. Replace Waterline Notes on plans with the following:
   a. Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
   b. See CUD water plans for specific details and layout.
   c. All “live or wet” water main line taps are to be made by CUDRC.
   d. CUD water line technical specifications may be found at www.cudrc.com.
   e. Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC “notice to proceed” from CUD before any water line construction commences.
   f. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
   g. No rock larger than six inches (6”) in any dimension may be used in the backfill over the water line and no rock larger than one half inch (½”) may be used in the top six (6”) of the backfill over the water line.
   h. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
   i. Contractor required to stake all water meter locations prior to taps being installed.
   j. Contact CUD Engineering Department for additional information 615-867-7330.

MTEMC – Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com
1. Developments must meet any and all Operational Bulletins, Policy Bulletins, Rules and Regulations, and Bylaw requirements related to receiving new service published or established by MTE.

2. Please contact MTE Engineering for requirements associated with the development. Standards and Guidelines can be found on the MTE website at mte.com/ConstructionStandards.

3. Show MTE approved electric design.

4. Show easements for existing and proposed MTE electric facilities.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. A “Private Water Agreement” with the City and MWSD or CUD must be filed and recorded Prior to Permitting.

2. Show turn radius template for fire department apparatus through site. IFC 503

3. Contact Fire Marshal Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Reapproval of the plans (by letter only) is required due to expiration.

Informational and Procedural Comments

Development Services – Planning
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.

2. This site plan is not affected by the City’s Major Thoroughfare Plan.

3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.

4. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.

5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities
are to be placed underground, the developer or property owner shall give all
providers of cable or video serving the City of Murfreesboro dates on which open
trenching will be available for the providers’ installation of conduit, pedestals or
vaults, and laterals referred to as “equipment” to be provided at such providers’
expense.

6. In accordance with City of Murfreesboro, Zoning Ordinance, Appendix A, Planning
Commission Site Plan Review Checklist, please add the following standard notes
to the Site Plan:
   a. For any work proposed in the public right-of-way, the following note should be
      added to the plans: “Contractor to coordinate with the Traffic Engineer in the
      City Transportation Department prior to commencement of work in this area to
      avoid damage to traffic signal devices.”
   b. The following standard note shall appear on all site plans that are not exempt
      from providing a Stormwater Management Plan: “A Stormwater Management
      Plan demonstrating that the site provides for treatment of the water quality
      volume and provides for management of the streambank protection volume
      must be provided.”
   c. The following standard note shall appear on all site plans: “An Engineers
      Certification of the construction of the stormwater management facilities must
      be provided to the City Engineer prior to issuance certificate of occupancy.”
   d. The following standard note shall appear on all site plans: “A Stormwater Fee
      Credit Application must be submitted prior to the issuance of a building permit.”
   e. The following standard note shall appear on all site plans: “A Stormwater
      Facilities Operation and Maintenance Plan and a Stormwater Facilities
      Maintenance Agreement must be submitted prior to issuance of a building
      permit.”
   f. The following standard note shall appear on all site plans: “The Stormwater
      Facilities Maintenance Agreement must be recorded prior to certificate of
      occupancy.”

Development Services – Engineering
Katie Noel, 615-893-6441, knoel@murfreesborotn.gov

1. A right of way permit will be required for all work taking place in the public right of
way.

2. A Land Disturbance Permit (LDP) is required before any work begins on site,
including soil disturbance. The LDP application must be submitted to the
Engineering Department and must be approved by the city engineer.

3. Prior to a land disturbance permit, provide a stormwater pollution prevention plan
(SWPPP) to be reviewed and approved by the City Engineer prior to any permit.
Include provisions for erosion and sediment control with details in general
compliance with the TDEC Erosion and Sediment Control Handbook Fourth
Edition.
4. Prior certificate of occupancy being issued submit an Engineer’s Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

5. Prior to Land Disturbance Permit being issued, a long-term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Water Resources Department

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No comments.

**Building and Codes Department**
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No comments.

**Signage (Building and Codes)**
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. No comments.

**Consolidated Utility District**
Will Steele, 615.225.3311, wsteele@cudrc.com

1. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.

2. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@cudrc.com.

3. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to CUDengineering@cudrc.com. Contact CUDRC’s Engineering Department (615-225-3339) for further information.

4. All main water line taps are to be made by CUDRC.

5. Submit a completed CUDRC “Meter Application and Fixture Count Submittal Form” along with plumbing plans to CUDengineering@cudrc.com. The form can be found at


6. All backflow preventers are to be located outside and in an aboveground hotbox.

7. Owner(s) must submit a completed CUDRC Developer’s Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
8. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.

9. Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign within a CUDRC Easement cannot be within ten feet of a CUDRC water line.

10. TDEC approved plans from CUDRC and a “Construction Start Notification” letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.

11. All canopy trees are to be located a minimum of ten feet from water lines.

12. Developer is required to submit a “Private Fire System Agreement” with the City of Murfreesboro and to CUDRC for signature.

MT EMC – Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtmc.com

No comments

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No comments.

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No comments.
Know what's below.

Before you dig.

Call R

Note:
The analyses conducted for the purposes of this study indicate that a traffic signal will be warranted at the intersection of New Salem Highway and the project access in conjunction with the proposed project. Specifically, it would be appropriate to install a traffic signal at this location before 85% of the proposed project is completed and occupied. In the event that a significant number of accidents occurs at this intersection with unsignalized conditions or any accidents at this location are particularly severe under these conditions, updated traffic counts should be collected and traffic signal warrants analyzed in order to identify whether or not a traffic signal would be appropriate before 85% of the proposed project is completed and occupied. 85% shall be interpreted as 5 residential buildings.
Developers/Owner: Bell Tower Investments, LLC.
8683 Camden Ct. Broadview Hts., OH 44147

Land Use Data:
Zoned: PRD
384 Units on 22.56± Acres
6-4-Story Buildings, 58'-4" Building Ht.
FAR: 484760 Sq.Ft./982773 Sq.Ft. - 0.49
Lot Coverage= 138250 Sq.Ft./982773 Sq.Ft. = 14%
Density=384 D.U./22.56 Ac. = 17 D.U./Acre

Parking Requirements:
168-1 B.R. = 168 B.R.'s x 1.5 Spaces = 252 Required Spaces
180-2 B.R. (180 x 2 B.R.) = 360 B.R.'s x 1.1 Spaces = 396 Required Spaces
36-3 B.R. (36 x 3 B.R.) = 108 B.R.'s x 1.1 Spaces = 119 Required Spaces
767 Total Required Spaces
791 Non-Handicap + 14 Handicap Spaces = 805 Total Spaces Provided

Deed Reference:
R.Bk. 1501, Pg.2069
Tax Map 114, Parcel 3.00 & 3.01

Yard Requirements:
Front: 40' To Arterial Roadway
30' To Local & Collector Roadway
Side: 30' To Property Boundary (Major Building Setback)
10' Ancillary Setback (Ancillary Structure Setback)
Rear: 25' To Property Boundary

*Separation Between Buildings= 20' Minimum

Intended Use:
Multi-Family Dwellings

Flood Map:
This site lies within Zone X, not in the 100 Year Flood Zone per Map 47149C0255H & 47149C0265H Dated January 5, 2007.
Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on 2-20-19.

Note:
The analyses conducted for the purposes of this study indicate that a traffic signal at the intersection of the
completed project will be warranted. Consequently, the developer is requested to install a traffic signal at this location before
85% of the project is completed. To ensure adequate access to the site, a traffic signal at the intersection will be warranted
when 85% of the project is completed. In the event that a significant number of accidents occur at this location
or any accidents are particularly severe under these conditions, updated traffic counts should be collected and
traffic signal warrants analyzed in order to identify whether or not a traffic signal will be warranted at this location.
Know what's below. Call before you dig.

Before you dig. Call

Developers/Owner: Bell Tower Investments, LLC.
8683 Camden Ct.
Broadview Hts., OH 44147

Land Use Data:
Zoned: PRD
384 Units on 22.56± Acres
6-4-Story Buildings, 58'-4" Building Ht.
FAR: 484760 Sq.Ft./982773 Sq.Ft. - 0.49
Lot Coverage= 138250 Sq.Ft./982773 Sq.Ft. = 14%
Density=384 D.U./22.56 Ac. = 17 D.U./Acre

Parking Requirements:
168-1 B.R. = 168 B.R.'s x 1.5 Spaces = 252 Required Spaces
180-2 B.R. (180 x 2 B.R.) = 360 B.R.'s x 1.1 Spaces = 396 Required Spaces
36-3 B.R. (36 x 3 B.R.) = 108 B.R.'s x 1.1 Spaces = 119 Required Spaces
767 Total Required Spaces
791 Non-Handicap + 14 Handicap Spaces = 805 Total Spaces Provided

Deed Reference:
R.Bk. 1501, Pg.2069
Tax Map 114, Parcel 3.00 & 3.01

Yard Requirements:
Front: 40' To Arterial Roadway
30' To Local & Collector Roadway
Side: 30' To Property Boundary (Major Building Setback)
10' Ancillary Setback (Ancillary Structure Setback)
Rear: 25' To Property Boundary
*Separation Between Buildings= 20' Minimum

Intended Use:
Multi-Family Dwellings

Flood Map:
This site lies within Zone X, not in the 100 Year Flood Zone per Map 47149C0255H & 47149C0265H Dated January 5, 2007. Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on 2-20-19.

Note:
The analyses conducted for the purposes of this study indicate that a traffic signal will be warranted at the intersection of New Salem Highway and the project access. The analyses conducted for this study indicate that the traffic signal would be warranted at the location of the proposed traffic signal at 5 residential buildings.

Planned Access:
This site also retains access from State 11, south of the 900 Year Flood Zone and Map 73707-2010, Dated January 9, 2002.

Approvals:
This site also retains access from State 11, south of the 900 Year Flood Zone and Map 73707-2010, Dated January 9, 2002.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on 2-20-19.

85% shall be interpreted as 5 residential buildings.
Know what's below before you dig.

Developers/Owner: Bell Tower Investments, LLC.
8683 Camden Ct.
Broadview Hts., OH 44147

Land Use Data:
- Zoned: PRD
- 384 Units on 22.56± Acres
- 6-4-Story Buildings, 58'-4" Building Ht.
- FAR: 484760 Sq.Ft./982773 Sq.Ft. - 0.49
- Lot Coverage= 138250 Sq.Ft./982773 Sq.Ft. = 14%
- Density=384 D.U./22.56 Ac. = 17 D.U./Acre

Parking Requirements:
- 168-1 B.R. = 168 B.R.'s x 1.5 Spaces = 252 Required Spaces
- 180-2 B.R. (180 x 2 B.R.) = 360 B.R.'s x 1.1 Spaces = 396 Required Spaces
- 36-3 B.R. (36 x 3 B.R.) = 108 B.R.'s x 1.1 Spaces = 119 Required Spaces
- 767 Total Required Spaces
- 791 Non-Handicap + 14 Handicap Spaces = 805 Total Spaces Provided

Deed Reference:
- R.Bk. 1501, Pg.2069
- Tax Map 114, Parcel 3.00 & 3.01

Yard Requirements:
- Front: 40' To Arterial Roadway
- 30' To Local & Collector Roadway
- Side: 30' To Property Boundary (Major Building Setback)
- 10' Ancillary Setback (Ancillary Structure Setback)
- Rear: 25' To Property Boundary
- *Separation Between Buildings= 20' Minimum

Intended Use:
- Multi-Family Dwellings

Flood Map:
- This site lies within Zone X, not in the 100 Year Flood Zone per Map 47149C0255H & 47149C0265H Dated January 5, 2007.
- Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on 2-20-19.

Note:
- The analyses conducted for the purposes of this study indicate that a traffic signal will be warranted at the intersection of New Salem Highway and the project access in conjunction with the proposed project.

Specifically, it would be appropriate to install a traffic signal at this location before 85% of the proposed project is completed and occupied. Additionally, it would be appropriate to install a traffic signal before 85% of the proposed project is completed and occupied. If the conditions specified for the installation of the traffic signal are met, the signal would be appropriate before 85% of the proposed project is completed and occupied.

In the event that a significant number of accidents occur at this intersection with unsignalized conditions or any accidents at this location are particularly severe under these conditions, updated traffic counts should be collected and traffic signal warrants analyzed in order to identify whether or not a traffic signal would be appropriate before 85% of the proposed project is completed and occupied. 85% shall be interpreted as 5 residential buildings.
Know what's below. Call before you dig.

Before you dig.
Call

Developers/Owner:
Bell Tower Investments, LLC.
8683 Camden Ct.
Broadview Hts., OH 44147

Land Use Data:
Zoned: PRD
384 Units on 22.56± Acres
6-4-Story Buildings, 58'-4" Building Ht.
FAR: 484760 Sq.Ft./982773 Sq.Ft. - 0.49
Lot Coverage= 138250 Sq.Ft./982773 Sq.Ft. = 14%
Density= 384 D.U./22.56 Ac. = 17 D.U./Acre

Parking Requirements:
168-1 B.R. = 168 B.R.'s x 1.5 Spaces = 252 Required Spaces
180-2 B.R. (180 x 2 B.R.) = 360 B.R.'s x 1.1 Spaces = 396 Required Spaces
36-3 B.R. (36 x 3 B.R.) = 108 B.R.'s x 1.1 Spaces = 119 Required Spaces
767 Total Required Spaces
791 Non-Handicap + 14 Handicap Spaces = 805 Total Spaces Provided

Deed Reference:
R.Bk. 1501, Pg.2069
Tax Map 114, Parcel 3.00 & 3.01

Yard Requirements:
Front: 40' To Arterial Roadway
30' To Local & Collector Roadway
Side: 30' To Property Boundary (Major Building Setback)
10' Ancillary Setback (Ancillary Structure Setback)
Rear: 25' To Property Boundary
*Separation Between Buildings= 20' Minimum

Intended Use:
Multi-Family Dwellings

Flood Map:
This site lies within Zone X, not in the 100 Year Flood Zone per
Map 47149C0255H & 47149C0265H Dated January 5, 2007.
Approved by the Murfreesboro Planning Commission, with such
conditions as are indicated in the minutes
of the Commission on 2-20-19.

Note:
The analyses conducted for the purposes of this study
indicate that a traffic signal will be warranted at
the intersection of New Salem Highway and the project access
in conjunction with the proposed project.
Specifically, it would be appropriate to install a
traffic signal at this location before
85% of the proposed project is
completed and occupied.
In the event that a significant
number of accidents occurs
at this location are particularly
severe under these conditions,
updated traffic counts should
be collected and traffic
signal warrants analyzed
in order to identify whether
or not a traffic signal would
be appropriate before 85% of the
project resides in occupied and
useful shall be interpreted
as 5 residential buildings.

85% shall be interpreted
as 5 residential buildings.


This is a final plat review for Evergreen Farms, Section 38, Phase 1A. The property is zoned PRD. The purpose of this plat is to create 20 lots of record, dedicate right-of-way, and to record one common area, and easements, as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.
STAFF COMMENTS

Development Services – Planning
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov

1. Please revise the Middle Tennessee Electric Corporation signature block as it is missing a sentence and should say “-as defined in the Rules and Regulations, By-Laws, Policy Bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the “Requirements”).”
2. Please include a second driveway location for Lot 1857.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

1. No Comments

Consolidated Utility District
Will Steele, 615.225.3313, wsteele@cudrc.com

1. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDEngineering@cudrc.com.
2. All meter locations must be surveyed and shown on plat as constructed “as-built” in the field.
3. Water line construction must be completed and accepted by CUDRC before signature of Plat.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. No Comments

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No Comments

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Add Note: Property is within the Overall Creek Sewer Assessment District.
Informational and Procedural Comments

Development Services – Planning
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov
1. Per the engineer’s certification on this plan, this property lies in Zone X and Zone AE, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City’s Major Transportation Plan.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov
1. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer’s Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
1. No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
1. No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
1. No Comments

Consolidated Utility District
Will Steele, 615.225.3313, wsteele@cudrc.com
1. No Comments

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com
1. No Comments.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
1. No Comments.

Murfreesboro Water Resources Department
1. MWRD must receive surety prior to signing the plat.
4.i. Regal Square Phase 3 Townhomes [2021-3167] site plan review for 78 single-family, attached dwellings 7.8 acres zoned PCD located along Suzanne Landon Drive and Cedar View Drive, Halo Homes developer.

This is the site plan review for the third phase of the Regal Square single-family, attached development. The property is zoned PRD (Planned Residential District, file 2018-430) and is a permitted use. The additional restriction committed to in the PRD book have been incorporated into the plans. The site has access to Suzanne Landon Drive and to Cedar View Drive through a proposed access drive. The Planning Commission approved a mandatory referral to abandon a portion of the Cedar View Drive right-of-way; the applicant will need to complete all elements of the right-of-way abandonment request prior to the issuance of any Certificate of Occupancy within this development. The developer will also be required to provide evidence that the restrictive covenants that restrict garage parking in accordance with the PRD program book be recorded prior to the issuance of a building permit. Staff recommends any approval of the site plan be subject to all staff comments.
Staff Comments

Development Services – Planning
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1) A final plat to combine/create this lot must be recorded prior to the issuance of a Certificate of Occupancy.

2) The developer will need to complete all elements of the right-of-way abandonment request prior to the issuance of any Certificate of Occupancy within this development.

3) Provide evidence that the restrictive covenants restrict garage parking in accordance with the PRD program book. This will be required prior to the issuance of a building permit.

Development Services – Planning
Matthew T. Blomeley, 615.893.6441, mblomeley@murfreesborotn.gov

1. Please provide street names for the proposed private streets in this development. In addition, please submit to the Planning Department evidence that the proposed street names have been reviewed and approved by Rutherford County E-911.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Cedar View Drive is a substandard road. The developer of the property is required to participate with improvements to bring it to more standard condition. Curb and gutter and sidewalk should be constructed along the roadway frontage.

2. For a fire truck to serve units 55-58, the truck would need to back up over 200 feet while making a 90-degree bend. The layout should be revised, or a turnaround should be added.

3. Roadway improvement plans require the review and approval from Public Infrastructure Engineering.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Show the hardlines on the tree survey page to provide a point of reference. No proposed structures shown on sheet L1.0.

2. Per page 13 of the program book, existing vegetation along the southern and eastern property line is to remain. Provide a tree/vegetation preservation plan for these areas to match the corresponding tree survey and adjust the grading, drainage, site and lighting design so that their associated work will not encroach into any tree preservation areas. Comment not addressed. No preserves trees are shown on the landscape plan for the
southern property line and staff believes that proposed site work is shown within the CRZ of existing trees.

3. Increase the font size on the tree survey/preservation plan. This is not easily readable once printed. Further enlarge the font size.

4. It appears that the majority of the plant materials along the eastern property line are deciduous. Supplement this line with evergreen trees to complete the type D buffer. This comment is regarding the eastern property line. The comment response is regarding the southern property line. Please revise the plan.

5. Provide a detail of the proposed in the type D buffer. Revise the detail to dimension spacings, identify plant materials and other proposed structures, identify the type of fence and if it should be removed or will remain, please provide a detail.

6. An irrigation coverage area plan was found. A complete diagrammatic landscape irrigation design is required prior to the issuance of permits.

Middle Tennessee Electric Membership Corporation  
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com  
1. Developments must meet any and all Operational Bulletins, Policy Bulletins, Rules and Regulations, and Bylaw requirements related to receiving new service published or established by MTE.

2. Please contact MTE Engineering for requirements associated with the development. Standards and Guidelines can be found on the MTE website at mte.com/ConstructionStandards.

3. Show MTE approved electric design.

4. Show easements for existing and proposed MTE electric facilities

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov  
1. For a fire truck to serve units 55-58, the truck would need to back up over 200 feet while making a 90-degree bend. The layout should be revised, or a turnaround should be added.

2. Additional hydrants will be required.

Murfreesboro Water Resources Department  
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov  
1. Water and sewer main construction drawings must be submitted to MWRD for detailed review and approval separate from planning commission review. Please submit one hard copy set and a PDF file of the plans to MWRD.

Building and Codes Department  
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov  
No comments.
**Informational and Procedural Comments**

**Development Services – Planning**  
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1. Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.

2. This site plan is not affected by the City’s Major Transportation Plan.

3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.


5. Contact Sandy Alsman with the USPS at sandy.l.alsman@usps.gov or (865) 292-5741 to discuss provisions for mail service.

6. Once you have addressed the staff comments, please send a complete PDF set of the revised plans (including but not limited to civil plans, landscape plans, photometric plan, lighting cut sheets, and building elevations) along with the response letter to Brad Barbee at bbarbee@murfreesborotn.gov to begin the prior to permit process.

**Development Services – Engineering**  
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. A right of way permit will be required for all work taking place in the public right of way.

2. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.

3. Site plan needs to complete the prior to permit review prior to the issuance of the land disturbance permits so the site work permit can be issued simultaneously.

4. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
5. Prior certificate of occupancy being issued submit an Engineer’s Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

6. Prior to Land Disturbance Permit being issued, a long-term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Water Resources Department.

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner / lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

**Signage (Building and Codes)**
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.

2. For proposed flagpole(s), the flagpole(s) shall be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for the flagpole(s) are established in the Sign Ordinance.

3. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.

4. Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a competed and recorded City of Murfreesboro revocable license agreement with easement holders.

5. All site signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

**Middle Tennessee Electric Membership Corporation**
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Developments must meet any and all Operational Bulletins, Policy Bulletins, Rules and Regulations, and Bylaw requirements related to receiving new service published or established by MTE.
2. Please contact MTE Engineering for requirements associated with the development. Standards and Guidelines can be found on the MTE website at mte.com/ConstructionStandards.

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) Applicant should request a Will Serve Letter by MWRD.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. Additional hydrants will be required. Contact Assistant Chief Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

This is the final plat review for North Church LLC Property commercial subdivision located north of Medical Center Parkway and south of Wilkinson Pike. The property is zoned MU (Mixed Use District), RS-15 (Single-Family Residential District), GDO-1 and GDO-2 (Gateway Design Overlay District). The RS-15 district requires a minimum 15,000 square feet area and 75-feet wide lot size and the MU District requires a minimum 100-feet wide lot width along local streets & 200-feet wide lot width along collectors & arterials.

The purpose of this plat is to combine two parcels into one lot-of-record that serve as a detention area and stormwater management area. The triangular-shaped piece of property (Tax Map 092, Parcel 008.18) is owned by the Wilkinson Pike Drainage Association. It was once a part of Lot 2, created by the 2012 plat in Plat Book 36, Page 263. It and what is south of it was separated out as “reserved for future development” in the 2016 plat in Plat Book 39, Page 295. The recording of the new plat creates this as a remnant lot that doesn’t have enough frontage to meet requirements as a separate lot. The Assistant Planning Director reached out to the owner to ask for the lot to be combined back with Tax Map 092, Parcel 00810 (which is also owned by the Wilkinson Pike Drainage Association) via a Resubdivision plat. Staff recommends any approval of this final plat be subject to all staff comments.
**Staff Comments**

**Development Services – Planning**
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

No comments.

**Development Services – Engineering**
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

No comments.

**Middle Tennessee Electric Membership Corporation**
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) Show proposed MTE easements.

**Consolidated Utility District**
Will Steele, 615.225.3311, Will Steele <wsteele@cudrc.com>

1) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@cudrc.com.

2) Add note to plan:

   Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.

**Building and Codes Department**
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

**Murfreesboro Fire and Rescue Department**
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) To be provided.

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No comments.

**Informational and Procedural Comments**

**Development Services – Planning**
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1) Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.

2) This site plan is affected by the City’s Major Transportation Plan as improvement for Wilkinson PIke Boulevard (SR 231) have been identified.

3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1) Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.

2) Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a competed and recorded City of Murfreesboro revocable license agreement with easement holders.

Consolidated Utility District
Will Steele, 615.225.3311, Will Steele <wsteele@cudrc.com>

1) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@cudrc.com.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

No Comments

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

No Comments.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments.

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No comments
5.b. Avenue [2021-6013 & 2021-3172] plaza redesign initial design review for 1 lot on 97.5 acres zoned CH, GDO-1 & PSO located along Medical Center Parkway, Big V developer.

This is the initial design review for redevelopment of the Formal Open Space located within in The Avenues Lifestyle Center. The existing and proposed uses are permitted within the CH, GDO-1 and PSO overlay districts. The site is situated in the center of four access lanes.

The property owner proposes to redesign the center of the development to create an outdoor space as a pedestrian destination. The outdoor plaza and water fountain initially designed with this lifestyle center was removed with the Victoria’s Secret expansion and the Kids Camp and other outdoor spaces were removed with the H&M addition. This plan proposed to close two existing drive aisles and incorporate them into this space. A Trex pergola in Sierra tan, landscape form benches, decorative terra cotta planter, tables and chairs, artificial turf, crushed stone and decorative pavers are proposed within this area. Additional landscaping and irrigation are also a part of the plan. Staff recommend a water element be added based on place-making recommendations for pedestrian and plaza design recommendations. The owner anticipates this space serving as a gathering spot for events and food truck locations.

The Landscape Architects will discuss the design and architectural detailing with the Planning Commission. The Planning Commission should consider the architectural design to determine if its character is in keeping with the GDO standards. The size, spatial relationships, organization, detail, color and material are some to the criteria to determine if the architectural treatments and character are appropriate. The design team and the developer should address all GDO comments prior to initial/final design review at the Planning Commission.
GDO Comments
Planning - Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1) Provide sample of the artificial turf. *Provided for Planning Commission review.*

2) Provided overall calculations of required and provided formal open space and an area plan identifying areas proposed to be counted as formal open space. *Add these calculations to the plans and identify the areas.*

3) Provide a tree preservation plan for the existing landscaping to be preserved. A tree preservation plan must be submitted along with the site plan prior to any construction activity. The tree preservation plan must show that there will be no substantial disturbance in the critical root zone (CRZ). See Zoning Ordinance Section 27.(Q) for details and requirements of the plan. *Significant work is proposed within the Critical Root Zone of the preserved trees. The applicant has committed to engaging an arborist who will oversee the work. The arborist should contact Brad Barbee to discuss.*

4) Provide construction facilities plan and schedule to include the location and description of temporary signage, construction trailers and materials staging in storage area, construction access locations and parking. *Staging is shown on the SW corner of the site. If the plans change, and update plan must be submitted for review.*

5) *Prior to construction beginning on any site within the GDO district,* the owner, or owner’s authorized agent shall provide the Development Services with seventy-two hours advance written notice. The staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans. *Informational comment.*

6) At the end of the construction period, by phase, the owner shall submit to the Planning Department PDF copies of record drawing (as-buils) showing the actual locations of all underground utilities and irrigation system. *Required Prior to the Issuance of a Certificate of Occupancy.*

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. The current plan shows significant work within the critical root zone of existing trees. Provide a tree preservation plan and a letter from a certified arborist who will monitor the work to ensure that the preservation measures have been followed during construction. *The comment has not been addressed and significant work is proposed*
within the Critical Root Zone of the preserved trees. Staff encourages the design firm to reach out to staff to discuss.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. A more substantial barrier is needed along the perimeter in lieu of bollards. A two-foot-tall planter is not tall enough to create a visual barrier for vehicle drivers.

Consolidated Utility District
Will Steele, 615.225.3311, Will Steele <wsteele@cudrc.com>

1. Submit a full set of plans directly to CUDengineering@cudrc.com for further review and specific comments.
2. Obtain design locate through TN 811 and correctly show existing water lines and corresponding CUD easements on plans.
3. Show existing and proposed water lines, boxes, vaults, fire hydrants, and other related appurtenances overlaid on all sheets.
4. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.
5. All trees are to be located a minimum of ten feet from water lines, meters, valves, fire hydrants, or other related appurtenance.
6. Owner(s) must submit a notary signed CUDRC Release and Hold Harmless Agreement Related To Permeable Surface Materials if such materials are located within a CUDRC Easement.
7. All related CUD tap fees must be paid prior to release of building permit by CUD.
8. Add the following C.U.D. Waterline Notes:
   - Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
   - See CUD water plans for specific details and layout.
   - All “live or wet” water main line taps are to be made by CUDRC.
   - CUD water line technical specifications may be found at www.cudrc.com.
   - Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC “notice to proceed” from CUD before any water line construction commences.
   - During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
   - No rock larger than six inches (6") in any dimension may be used in the backfill over the water line and no rock larger than one half inch (½") may be used in the top six (6") of the backfill over the water line.
Contractor required to stake all water meter locations prior to taps being installed.
Contact CUD Engineering Department for additional information 615-867-7330.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Developments must meet any and all Operational Bulletins, Policy Bulletins, Rules and Regulations, and Bylaw requirements related to receiving new service published or established by MTE.
2. Please contact MTE Engineering for requirements associated with the development. Standards and Guidelines can be found on the MTE website at mte.com/ConstructionStandards.
3. Show MTE approved electric design.
4. Show easements for existing and proposed MTE electric facilities.

Murfreesboro Fire & Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. Prepare a truck schematic for fire truck (single-axel straight fire truck) circulation as this is the main entrance. Please have the truck enter from the north and circling back out to the north.

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No comments.

Building and Codes Department
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

No comments.

Informational and Procedural Comments

Development Services – Planning
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1. Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City’s Major Transportation Plan.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed
underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner / lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.

2. For proposed flagpole(s), the flagpole(s) shall be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for the flagpole(s) are established in the Sign Ordinance.

3. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.

4. Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a competed and recorded City of Murfreesboro revocable license agreement with easement holders.

5. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Developments must meet any and all Operational Bulletins, Policy Bulletins, Rules and Regulations, and Bylaw requirements related to receiving new service published or established by MTE.
2. Please contact MTE Engineering for requirements associated with the development. Standards and Guidelines can be found on the MTE website at mte.com/ConstructionStandards.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

No comments.

Consolidated Utility District
Will Steele, 615.225.3311, Will Steele <wsteele@cudrc.com>

No comments.

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No comments.
## Plant Schedule

<table>
<thead>
<tr>
<th>Job No.</th>
<th>WK.</th>
<th>ORDER</th>
<th>DESCRIPTION</th>
<th>REV.</th>
<th>ISSUE</th>
<th>DATE</th>
<th>SCALE</th>
<th>DRAWN</th>
<th>DESIGNED</th>
<th>PLAINT SCHEDULE</th>
<th>PERMIT SET, NOT FOR CONSTRUCTION</th>
</tr>
</thead>
</table>

### Additional Information

- **Date:** DECEMBER 9, 2021
- **Client:** BVA AVENUE, LLC.
- **City:** CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE
THE AVENUE PLAZA DESIGN
FOR
BVA AVENUE, LLC.

1. PLANTER DETAILS

PERMIT SET, NOT FOR CONSTRUCTION

2. TREX 'ELEMENT' PERGOLA - "SERRA TAN" FINISH

3. CONCRETE WALK

4. PAVER WALKWAY SECTION

5. LANDSCAPE FORMS BENCHES

6. ARTIFICIAL TURF SECTION
**THE AVENUE LANDSCAPE DESIGN**

**FOR**

BVA AVENUE, LLC.

**FOR**

CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

**LIGHTING DETAILS**

**JOB NO.**

**WK.**

**ORDER**

**SCALE:**

**DATE:**

**DRAWN:**

**DESIGNED:**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>REV.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LBX SMALL BOLLARD - FINISH: 06 LIGMAN BRONZE</td>
<td></td>
</tr>
<tr>
<td>ALDER LED</td>
<td></td>
</tr>
<tr>
<td>HELIO M30/K4</td>
<td></td>
</tr>
</tbody>
</table>

- **WHITE LIGHT IS REQUIRED**
- **PERMIT SET, NOT FOR CONSTRUCTION**

**LIGHTING DETAILS**

**SCALE: N.T.S.**

**PERMIT SET, NOT FOR CONSTRUCTION**

S2.1
PERMIT SET, NOT FOR CONSTRUCTION
INTRODUCTION

The purpose of this memorandum is to provide a summary of the analysis and findings for traffic circulation changes due to proposed pedestrian plaza improvements within The Avenue Murfreesboro development. The location of the study area and proposed improvements is shown on the attached Figure 1 and will include the removal of two (2) existing drive aisles within the central area of the development.

METHODOLOGY

The peak hour of traffic at the development was used to determine the impact of traffic circulation changes within the development. Based on input from Big V Property Group staff, the busiest period for traffic counts to be collected was identified as 12:00 noon to 2:00 p.m. on a typical Saturday. Therefore, traffic data was collected during good weather on Saturday, July 24th and Saturday, July 31st to identify the peak hour of traffic at each location around the proposed pedestrian plaza for analysis. The traffic data that was collected includes both vehicular traffic volumes and pedestrian movements.

Figure 2A shows the traffic volumes for the peak hour on Saturday, July 24th, and Figure 3A shows the traffic volumes for the peak hour on Saturday, July 31st. The raw traffic count data is enclosed in the technical appendix for reference.

Three (3) different traffic circulation scenarios were evaluated to assess the impact of and to accommodate the modifications for the proposed pedestrian plaza. A description of each traffic circulation scenario is provided below.

- **Existing Conditions** includes the current configuration of the drive aisles which was analyzed to establish the base traffic circulation conditions. This scenario also allows a comparison to determine if the alternate circulation scenarios provide a positive or negative impact to the current circulation. As noted above, Figures 2A and 3A show the existing traffic volumes for this scenario.
• **Alternate 1** includes the closure of the two (2) drive aisles within the proposed pedestrian plaza but with two-way traffic remaining on the other existing drive aisles surrounding the proposed pedestrian plaza. Figure 2B shows the Alternate 1 traffic volumes for the peak hour on Saturday, July 24th, and Figure 3B shows the Alternate 1 traffic volumes for the peak hour on Saturday, July 31st.

• **Alternate 2** includes the closure of the two (2) drive aisles within the proposed pedestrian plaza and the conversion of the drive aisles surrounding the proposed pedestrian plaza to a one-way traffic flow in a counterclockwise direction. This scenario effectively creates a large, circular type intersection with seven (7) points of entry and exit and the proposed pedestrian plaza location inside the center of the circular intersection. Figure 2C shows the Alternate 2 traffic volumes for the peak hour on Saturday, July 24th, and Figure 3C shows the Alternate 2 traffic volumes for the peak hour on Saturday, July 31st.

### TRAFFIC ANALYSIS

The area around the proposed pedestrian plaza was evaluated as a network of adjacent intersections. Analysis of the traffic circulation scenarios was completed using the two (2) different methods described below.

- **Highway Capacity Manual (HCM)**
  Intersection capacity analyses were conducted according to the methodology and procedures outlined in the *Highway Capacity Manual*, published by Transportation Research Board. This analysis is based on the average delay experienced through an intersection and results in a level of service on a scale of A through F that characterizes different ranges of traffic flow conditions. Level of service “A” is characterized by traffic flow in which there are often no conflicts and Level of Service “F” is characterized by traffic flow where congestion and conflicts exceed comfort levels.

- **Intersection Capacity Utilization (ICU)**
  The intersection capacity utilization (ICU) method was developed by Trafficware, Inc. for use in planning applications such as site impact studies. The ICU objective function is volume-to-capacity ratios instead of a delay-based measurement scale and is designed to measure the true capacity of an intersection. The ICU can be used in conjunction with delay-based methods such as the Highway Capacity Manual to give an overall picture of intersection performance. The ICU method results in a percentage and level of service on a scale of A through F that represent how much of an intersection’s capacity has been utilized.

The Highway Capacity Analysis and Intersection Capacity Utilization results for the Saturday, July 24th, peak hour are shown in Table 1.
6.a. Waites Creek Crossing, Section 6 [2021-1039] master plan amendment and preliminary plat for 43 lots on 10.9 acres zoned RS-6 located along Ashers Fork Drive, O’Brien Loyd Venture developer.

This is the master plan amendment and preliminary plat review for Waites Creek Crossing, Section 6. The property is zoned RS-6. The purpose of this plat is to create 43 lots of record, and to record easements and dedicate right of way, as shown. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.
Staff Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) Provide E911 approval of all street names included as a part of this plat. *E911 approvals were not found with the resubmittal.*

2) Show proposed driveway locations. *Show the driveway locations more clearly on each lot. Driveways should be shaded or hatched so that they are clearly represented.*

3) Correct the spelling of “Eastern” in the plant materials schedule.

4) Continue the row of Eastern Red Cedars so that the stormwater area is screened from the adjacent properties to the west. The irrigation area will also need to be updated to provide coverage to the new plantings.

5) Identify the point of connection for the irrigation system.

6) Staff acknowledges a landscape irrigation coverage plan. A diagrammatic landscape irrigation design will be required prior to the signing of the plat.

7) Label the width of road frontage provided with the drainage and detention easement located along the eastern side of the property.

8) Label the adjacent property owners and property zoning classifications.

9) Label the area of each lot in both acreage and square feet.

10) Show the complete building envelope for each lot. *Building envelopes may not encroach into the WQPA. Review lots 9-17 and revise.*

11) Provide a letter from the developer that he has reviewed all building envelopes proposed with this development and that he agrees that no variances will be necessary nor approved for these lots. *Please revise the letter to state, “I have reviewed all building envelopes and have plans that will fit each building envelope and agree that no variances will be necessary or approved.”*

12) Correct the Typical Lot Layout for Detached Homes on all sheets to show the minimum required 35ft front setback. Also, show that the driveway will accommodate 4 cars. Garage parking area may not count toward the total parking in the RS-6 district.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) According to the City’s Street Specifications, the minimum offset between 2 local roads is 150’. Road network will need to be revised.

2) Staff suggests incorporating the water quality protection area into common space. If the WQPA is to remain on the lots, that area should be removed from the building envelope.

3) Provide proposed contours road construction.

4) Lots should be graded to a pad ready condition.

5) Driveway entrance for the mail kiosk should be a city standard concrete ramp with side flairs.

6) Add note to lots 1-17 that all runoff is to be directed to the street.

7) Handicap ramps at intersection of Ashers Fork and Welltown need to be modified.

8) Typical section should show 5’ sidewalks.

9) Fall protection should be provided at the back of sidewalk at the detention pond.

10) Verify and correct constant pipe slopes on the rational formula calculation sheet in the storm drainage calculations document.
11) The hydrograph for the 25 year storm is incorrect; correct these calculations.
12) Provide time of concentration calculations.
13) Provide design storm sources.
14) Provide curve numbers and sources.
15) Provide velocities in pipe capacity calculations.
16) Provide calculations for the stream bank protection requirement.
17) Provide post-construction runoff quality requirement calculations.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
1) No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov
1) No Comments

Consolidated Utility District
Will Steele, 615.225.3311, wsteele@cudrc.com

1) Submit a full set of plans directly to CUDengineering@cudrc.com for further review and specific comments.
2) No CUD water plans can be generated until a full set of plans has been submitted to CUD for review.
3) The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial.
4) Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to CUDengineering@cudrc.com. Contact CUDRC’s Engineering Department (615-867-7330) for further information.
5) Owner(s) must submit a completed CUDRC Developer’s Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
6) Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUD Easement.
7) TDEC approved plans from CUDRC and a “Construction Start Notification” letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
8) Field locate and correctly show existing water lines and corresponding CUD easements on plans/plats.
9) CUD Review, Engineering and Inspection Fees will be due to CUD before state approved plans are issued to the contractor.
10) If additional water services are required for entrance, common areas, mail kiosk, or detention areas for irrigation, show proposed water meter locations. * Additional charges will be incurred for taps to be installed by cud after water line is complete and asphalt has been installed.
11) All related CUD Review, Engineering, and Inspection fees must be paid prior to CUD approval of project.
12) Add the following Waterline Notes to plans:
   1) Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
   2) See CUD water plans for specific details and layout.
3) All “live or wet” water main line taps are to be made by CUDRC.
4) CUD water line technical specifications may be found at www.cudrc.com.
5) Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC “notice to proceed” from CUD before any water line construction commences.
6) During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
7) No rock larger than six inches (6”) in any dimension may be used in the backfill over the water line and no rock larger than one half inch (½”) may be used in the top six (6”) of the backfill over the water line.
8) Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
9) Contractor required to stake all water meter locations prior to taps being installed.
10) Contact CUD Engineering Department for additional information 615-867-7330

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) Developments must meet any and all Operational Bulletins, Policy Bulletins, Rules and Regulations, and Bylaw requirements related to receiving new service published or established by MTE.
2) Please contact MTE Engineering for requirements associated with the development. Standards and Guidelines can be found on the MTE website at mte.com/ConstructionStandards.
3) Show MTE approved electric design.
4) Show easements for existing and proposed MTE electric facilities.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) Contact Assistant Chief Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) Sewer main construction drawings must be submitted to MWRD for detailed review and approval separate from Planning Commission review. Please submit one hard copy set and a PDF file of the plans to MWRD.
Informational and Procedural Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) Per the engineer’s certification on this plan, this property lies in Zone X and Zone AE, both outside and inside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This site plan is not affected by the City’s Major Transportation Plan.
3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) Construction plans require approval of engineering staff separate from the planning commission review. A PDF of construction plans should be sent to the engineering point of contact for review.
2) A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior to the city issuing a Land Disturbance Permit.
3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
4) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1) No Comments

Consolidated Utility District
Will Steele, 615.225.3311, wsteele@cudrc.com
1) No Comments

**Middle Tennessee Electric Membership Corporation**
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) No Comments.

**Murfreesboro Fire and Rescue Department**
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) LDP, Grading and Utility Construction cannot be issued or begun until construction for the sanitary sewer improvements in the Salem Barfield area is underway.

2) Approval of the construction plans will not be granted until construction for the sanitary sewer improvements in the Salem Barfield area is underway.
6.a. Wyngate [2021-1041] preliminary plat for 77 lots on 33.61 acres zoned RS-8 and CF located along Franklin Road, Lennar developer.

This is the preliminary plat review for Wyngate Subdivision. The property is zoned RS-8 and CF. The purpose of this plat is to create 77 lots of record, to dedicate right of way, and record easements and common areas, as shown. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.
**Staff Comments**

**Development Services – Planning**  
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) Add additional 10ft PUE labels. *Revise these to be Public Utility Easements only.*
2) Provide additional names for the internal streets. *Street names must change when the direction of the street changes.*
3) The proposed street naming scheme is inconsistent with how streets are named in Murfreesboro. Please contact Matthew Blomeley at mblomeley@murfreesborotn.gov or 615-893-6441 to discuss further prior to the Planning Commission meeting.
4) Show proposed driveway locations. *Show the locations on the plat pages and provide a location along each frontage for corner lots.*
5) Provide an enlargement of the mail kiosk area and show the CBU location, lighting, and provide dimensions of the parking stalls and greenspace areas. *The mail kiosk may not be located within the public right of way. Provide dimensions and labels identifying all structures. Parking stalls must be revised to be 9ft wide by 19ft long.*
6) Provide the HOA documents for this section. *Please include this with the Final Plat submittal.*
7) Provide landscape and irrigation plans for the stormwater areas and the mail kiosk area. *This is a required item for submittal with the preliminary plat and should be provided.*
8) Show the open spaces as Common Area. *Remove the circles from the open space abbreviations as these are not considered lots.*
9) *Change the labels referencing Yards (front, side, rear) to MBSL. (front, side, rear).*
10) Provide setbacks and a typical setback detail for each zoning classification. *Label the zoning classification for each detail and provide the corresponding footnotes.*
11) As a matter of housekeeping, please show the dedication of right of way along Franklin Road as a part of this plat.

**Development Services – Engineering**  
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) Provide Road profiles.
2) Provide construction details.
3) Provide invert elevations for storm pipe.
4) Provide storm pipe details including material and slope.
5) Provide EPSC plans.
6) Continue the 3-lane cross section to the intersection.
7) Provide a plan for roadway striping and signage.
8) Eyebrows should have a 43’ radius to the face of curb.
9) Add notes as to how he “Non-jurisdictional Pond” will be handled. *Confirm wording for the note is correct.*
10) Grading plan should be revised to eliminate or at a minimum reduce retaining walls as they are not be appropriate for a residential setting.
11) Call out the retaining walls. Retaining wall on lots 41-45 is not called out.
12) Provide top of wall and bottom of wall elevations.
13) Provide details for the retaining walls.
14) If retaining walls are taller than 4’ tall, it will be required to be designed by a structural engineer.
15) Retaining wall should be placed in common area and should be maintained by the HOA. The maintenance of the retaining wall should not fall on a single property owner or the City of Murfreesboro.
16) Striping on Franklin Road should be modified to provide a left turn into the development.
17) A horizontal curve should be added to Corso Drive.
18) Drainage easements should be labeled as drainage easements and not PUDE.
19) Mail kiosk and associated parking should be located in common area to be maintained by the HOA.
20) The location of the mail kiosk should be moved as parking stalls that back in to the public right of way should not be located within 25’ of the radius return at an intersection.
21) Water is bypassing the ponds and is being discharged directly to the wetlands. This water should be directed to stormwater treatment first.
22) Roadway improvement plans required the review and approval of Public Infrastructure Engineering.
23) Geotechnical/compaction reports will be required for all lots with over 1’ of fill.
24) Traffic study is still under review by the Traffic Department, additional comments may come at a later date.
25) Centerline of roadway should be located at the center of the road.
26) According to the City Street specifications, the Right of Way for a 3-lane roadway should be 60’ wide.
27) Show curb, gutter, edge of pavement and grass strip on Layout sheet.
28) Check the location of Structure 218 as it does not appear to be in line with the curb.
29) All driveways must be located 25’ from the radius return.
30) Stormwater report should include a narrative as to how stormwater requirements are being met.
31) Outfall box details should be provided.
32) Storm invert elevations should be provided as a part of the plan set and not in separate document.

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

**Building and Codes Department**
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

**Signage (Building and Codes)**
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

1) No Comments

**Consolidated Utility District**
Will Steele, 615.225.3311, wsteele@cudrc.com

1) **Submit a full set of plans directly to CUDengineering@cudrc.com for further review and specific comments.**
2) **No CUD water plans can be generated until a full set of plans has been submitted to CUD for review.**
3) A completed CUDRC “Water Service Availability Form” is to be submitted along with a master and preliminary plan to CUDengineering@cudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter.
4) Submit a completed CUDRC “Meter Application and Fixture Count Submittal Form” along with plumbing plans for each proposed commercial lot to CUDengineering@cudrc.com for review, tap fee calculation, and meter sizing.

5) Show all existing and proposed utilities on plans.

6) Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.

7) Owner(s) must submit a completed CUDRC Developer’s Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.

8) Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign cannot be within ten feet of a CUDRC water line, meter, valve, fire hydrant, or other related appurtenance.

9) All trees are to be located a minimum of ten feet from water lines, meters, valves, fire hydrants, or other related appurtenance.

10) Obtain design locate and show all existing water lines and corresponding CUD easements.

11) Remove all sizing from all proposed public water mains. C.U.D. will size water mains based on documents submitted.

12) Show minimum 5’ clearance around the perimeter of all meter vaults with a proposed dedicated CUD water line easement clear space.

13) CUD Review, Engineering, Inspection, and Tap Fees will be due to CUD before state approved plans are issued to the contractor for pre con.

14) All related CUD tap fees must be paid prior to release of building permit by CUD.

15) Add the following Waterline Notes to plans:

a. Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).

b. See CUD water plans for specific details and layout.

c. All “live or wet” water main line taps are to be made by CUDRC.

d. CUD water line technical specifications may be found at www.cudrc.com.

e. Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC “notice to proceed” from CUD before any water line construction commences.

f. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.

g. No rock larger than six inches (6”) in any dimension may be used in the backfill over the water line and no rock larger than one half inch (½”) may be used in the top six (6”) of the backfill over the water line.

h. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.

i. Contractor required to stake all water meter locations prior to taps being installed.

j. Contact CUD Engineering Department for additional information 615-867-7330

**Middle Tennessee Electric Membership Corporation**

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) Developments must meet any and all Operational Bulletins, Policy Bulletins, Rules and Regulations, and Bylaw requirements related to receiving new service published or established by MTE.

2) Please contact MTE Engineering for requirements associated with the development. Standards and Guidelines can be found on the MTE website at mte.com/ConstructionStandards.

3) Show MTE approved electric design.

4) Show easements for existing and proposed MTE electric facilities.

**Murfreesboro Fire and Rescue Department**
Contact Assistant Chief Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) Sewer main construction drawings must be submitted to MWRD for detailed review and approval separate from Planning Commission review. Please submit one hard copy set and a PDF file of the plans to MWRD.
2) Driveway locations must be shown on the plans.
3) Water service is by CUD. Show water services and meter locations.
4) Add note to plat and plan: **Property is within the Overall Creek Sewer Assessment District.**

**Informational and Procedural Comments**

**Development Services – Planning**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This site plan is not affected by the City’s Major Transportation Plan.
3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

**Development Services – Engineering**
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) Construction plans require approval of engineering staff separate from the planning commission review. A PDF of construction plans should be sent to the engineering point of contact for review.
2) A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
4) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1) No Comments

Consolidated Utility District
Will Steele, 615.225.3311, wsteele@cudrc.com

1) No Comments

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) No Comments.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov1

1) Contact Assistant Chief Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) Applicant should request a Will Serve Letter from MWRD.
2) For budget purposes, owner should check with MWRD for connection fees, which may be substantial.
6.b. Westlawn Commercial East [2021-1040] preliminary plat for 7 lots on 23.25 acres zoned PUD located along Veterans Parkway and Blackman Road, Oscar Properties, LLC developer. (Project Planner: Joel Aguilera)

This is a preliminary plat review for Westlawn Commercial East. The property is zoned PUD. The purpose of this plat is to create 7 lots of record, to dedicate right-of-way, and to record easements, as shown. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this final plat be made subject to all staff comments.
STAFF COMMENTS
Development Services – Planning
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov

1. Please label the ROW width for Paul Patel Place.
2. Approval of this preliminary plat will be subject to City Council approval of the Westlawn PUD amendment, which is scheduled for a public hearing before Council on January 27.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Show the proposed access points on the master plan. Shared access points should be used to reduce the number of driveways on Veterans Parkway.
2. A water quality swale does not provide the required 80% TSS removal.
3. Label the drainage easement width for the water quality swale and sinkhole as it is being used for ponding and storage. The easement should include up to the 100 year water surface elevation as listed in the stormwater calculation.
4. Lot 6 is not a buildable lot as the 100-year water surface elevation will cover the majority of the lot.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

1. No Comments

Consolidated Utility District
Will Steele, 615.225.3313, wsteele@cudrc.com

1. Submit updated plans directly to CUDengineering@cudrc.com for further review and specific comments.
2. No CUD water plans can be generated until a full set of plans has been submitted to CUD for review.
3. A completed CUDRC “Water Service Availability Form” is to be submitted along with a master and preliminary plan to CUDengineering@cudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter.
4. Obtain design locate and show existing CUD 16-inch water main along Paul Patel Place (Formerly Blackman Road) all the way to Veterans Parkway.
5. 5-ft. of clearance is required between proposed water line and proposed storm along the proposed relocation of Blackman Rd.

6. Add note to plans:
CUD will require 16-inch water main to be relocated. See CUD water plans for layout and specific details.

7. Possible conflict between existing water line and Blackman Rd relocation at proposed intersection. Coordinate spot digging with CUD for surveyor to obtain top of pipe elevations and provide profile of water line to ensure no conflicts and adequate coverage over water line. Contact Will Steele at CUD 615-225-3313.

8. Show existing and proposed water lines, boxes, vaults, fire hydrants, and other related appurtenances overlaid on all sheets.

9. Show all electric transformers, boxes, vaults, and lines on plan.

10. Owner(s) must submit a completed CUDRC Developer’s Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.

11. Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign cannot be within ten feet of a CUDRC water line, meter, valve, fire hydrant, or other related appurtenance.

12. TDEC approved plans from CUDRC and a “Construction Start Notification” letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.

13. Add note to plan:
Water service to lot 1 and other out-parcels is dependent on the main extension and relocation of CUD’s existing 16-inch water main as required by CUD.

14. All trees are to be located a minimum of ten feet from water lines, meters, valves, fire hydrants, or other related appurtenance.

15. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.

16. CUD Review, Engineering, Inspection, and Tap Fees will be due to CUD before state approved plans are issued to the contractor for pre con.

17. All related CUD tap fees must be paid prior to release of building permit by CUD.

18. Add note to plan:
Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.
Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Show easements for existing and proposed MTE electric facilities.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No Comments

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Sewer main construction drawings must be submitted to MWRD for detailed review and approval separate from Planning Commission review. Please submit one hard copy set and a PDF file of the plans to MWRD.

Informational and Procedural Comments

Development Services – Planning
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov

1. Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is affected by the City’s Major Transportation Plan. Blackman Road is to be widened to a 5-lane roadway.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Construction plans require approval of engineering staff separate from the planning commission review. A PDF of construction plans should be sent to the engineering point of contact for review.
2. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
3. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
4. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
  1. No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
  1. No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
  1. No Comments

Consolidated Utility District
Will Steele, 615.225.3313, wsteele@cudrc.com
  1. No Comments

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com
  1. No Comments.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
  1. No Comments

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov
  1. No Comments
Westlawn Commercial East
Murfreesboro, Tennessee
Master Plan Amendment,
Preliminary Plat, & Construction Drawings

Owner/Developer:
Oscar Properties, LLC
4325 Marymont Springs Blvd.
Murfreesboro, TN  37128

Land Data:
7 Lots on 23.25± Acres
R.O.W. Dedication = 1.54± Acres

Deed Reference:
R.Bk. 1756, Pg. 3170
Tax Map 93, Parcel 1.07

Zoning:
PUD (Approval Date: 5-13-10)

Yards:
Front: 30'
Side: 10'
Rear: 20'

Flood Map:
No portion of this site lies within the 100 Year Flood Zone per Map 47149C0235H Dated January 5, 2007.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on _

Preliminary Plat approval shall not constitute final approval for recording purposes.

Watershed: Overall Creek
Disturbed Area: 29.9±Ac.
NOTE:
Proposed 50' Access Easements To Serve Lots 1-6 & 9-17.

Note:
Access points onto Veterans Parkway shall be determined with site plans.

1.) Private Access Drive To Be Built by Site Plan
2.) Private Access Drive To Be Lit By Public Street Standards & To Be Installed With Site Plans
3.) Private Access Drive To Be Maintained By Owners Association
4.) Sidewalks & Street Trees To Be Constructed By Site Plan.
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

APPROVED FOR CONSTRUCTION

Only the following notes shall be carried forward to the construction phase:

1. Sidewalks will be constructed with site plans.
2. All street signs shall meet MUTCD Requirements. Coordinate with City Traffic Engineer.
3. All pavement markings must be in thermoplastic material.
4. Stormwater Quality Req's To Be Met @ Site Plan.
5. Private Access Drive To Be Constructed To City Commercial Collector Std & Be Constructed w/ Site Plans.
6. Lot 7 Shall Be Responsible For Road Improvements. Water Quality, Stormwater, and Sewer are to be coordinated by CUD. No building permits or CO's leading to any new water line.
7. Water service to Lot 1 and other out-parcels is dependant on the main extension and relocation of CUD’s existing 16-inch water main as required by CUD.

Water Provider: Consolidated Utility District Of Rutherford County

Electrical design by MTEMC

Gas line design by ATMOS Energy

Sewer Provider: MWRD

Note:

Access points onto Veterans Parkway shall be determined with site plans.

Note:

Consolidated Utility District may require an amended plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development prior to construction.

Note:

The proposed electrical, gas, water and sewer line designations and form shown on this plan are for illustrative purposes only. This plan shall be considered a base line design for each utility and should be supplemented by the Tennessee professional engineer’s seal, for precise design information.
Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.

Access points onto Veterans Parkway shall be determined with site plans.

1.) Private Access Drive To Be Built by Site Plan
2.) Private Access Drive To Be Lit By Public Street Standards & To Be Installed With Site Plans
3.) Private Access Drive To Be Maintained By Owners Association
4.) Sidewalks & Street Trees To Be Constructed By Site Plan

Note:
0. Street signs must meet MUTCD Requirements. Coordinate with City Traffic Engineer.
1. All pavement markings must be in thermoplastic material.
2. Stormwater Quality Reqs. To Be Met @ Site Plan.
3. Private Access Drive To Be Constructed To City Commercial Collector Std. & Be Constructed w/ Site Plans.
4. Lot 7 Shall Be Responsible For Road Improvements, Water Quality, & Detention w/Site Plan.
5. Water service to Lot 1 and other out-parcels is dependant on the main extension and relocation of CUD's existing 16-inch water main as required by CUD.

Note:
1) Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.

The proposed electrical, gas, and water and storm sewer layouts should be used only as a guide for the final construction. The actual design to be used for construction shall be determined by the Tennessee professional engineer seal.

NOTES:
- Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.
- Access points onto Veterans Parkway shall be determined with site plans.
- Street signs must meet MUTCD Requirements. Coordinate with City Traffic Engineer.
- All pavement markings must be in thermoplastic material.
- Stormwater Quality Reqs. To Be Met @ Site Plan.
- Private Access Drive To Be Constructed To City Commercial Collector Std. & Be Constructed w/ Site Plans.
- Lot 7 Shall Be Responsible For Road Improvements, Water Quality, & Detention w/Site Plan.
- Water service to Lot 1 and other out-parcels is dependant on the main extension and relocation of CUD's existing 16-inch water main as required by CUD.

Note:
Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.
6.c. Westlawn Commercial East [2021-2128] final plat for 7 lots on 23.25 acres zoned PUD located along Veterans Parkway and Blackman Road, Oscar Properties, LLC developer. (Project Planner: Joel Aguilera)

This is a final plat review for Westlawn Commercial East. The property is zoned PUD. The purpose of this plat is to create 7 lots of record, to dedicate right-of-way, and to record easements, as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.
**STAFF COMMENTS**

**Development Services – Planning**
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov

1. Approval of this final plat will be subject to City Council approval of the Westlawn PUD amendment, which is scheduled for a public hearing before Council on January 27.

**Development Services – Engineering**
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Plat should reflect the revisions requested on the preliminary plat.

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments

**Building and Codes Department**
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No Comments

**Signage (Building and Codes)**
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

1. No Comments

**Consolidated Utility District**
Will Steele, 615.225.3313, wsteele@cudrc.com

1. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDEngineering@cudrc.com.
2. Water line construction must be completed and accepted by CUDRC before signature of Plat.
3. Add note to plat: Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.

**Middle Tennessee Electric Membership Corporation**
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Show easements for existing and proposed MTE electric facilities.

**Murfreesboro Fire and Rescue Department**
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No Comments

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. No Comments

**Informational and Procedural Comments**
Development Services – Planning
Joel Aguilera, 615.893.6441, jaguilera@murfreesborotn.gov
1. Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is affected by the City’s Major Transportation Plan. Blackman Road is to be widened to a 5-lane roadway.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov
1. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer’s Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
1. No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
1. No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
1. No Comments

Consolidated Utility District
Will Steele, 615.225.3313, wsteele@cudrc.com
1. No Comments

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com
1. No Comments.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
1. No Comments

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov
1. No Comments
6.e. Westlawn Commercial North Lot 1 (Westlawn Retail Center) [2021-3170] site plan review of a 11,480 ft² commercial center and 3,952 ft² gas station located on 1.9 acres zoned PUD located along Veterans Parkway and Westlawn Boulevard, Mike Chaudhary developer

This is the initial and final design review for a gas station, fuel canopy and commercial center located west of Veterans Parkway and north of Westlawn Boulevard. This lot is included within the Westlawn PUD (files 20-404, 19-428, 18-414, 10-405) and is an outparcel of the Westlawn Commercial master planned development, just north of a future Publix grocery store and associated outparcels. The Annandale apartment complex is located to the north and west.

The property owner proposes to construct an 11,480 square foot commercial center which includes a 3,200 square foot restaurant and a 4,500 square foot convenience market. The site also proposes a 3,952 square-foot fuel canopy. The site is designed with drive-thru capabilities for future restaurants and does not accommodate future outdoor dining area. The proposed uses are permitted within the PUD. The site will utilize an access drive to Westlawn Boulevard and a right-in/right-out drive to Veterans Parkway. Veterans Parkway and Westlawn Boulevard will be a signalized intersection. Staff has requested the cross-access be included with the adjacent Annandale Apartments.

The proposed building is a single-story structure (approximately 34-feet tall) and is oriented toward the street with the higher functioning classification, Veterans Parkway. Additional façade treatments have been added along the second front elevation parallel to Westlawn Boulevard and the elevation facing the grocery store anchor. The exterior building materials are two colors of stone veneer base (Meridian Brick Chocolate and in Conestoga). Painted prefabricated metal slat wall in Bitter Chocolate, Alucobond panels in New Age Dark Bronze and metal awnings. The roof is flat with raised parapets creating height variations.

The Planning Commission should discuss the architectural design to determine if its architectural character is in keeping with the GDO standards. The building’s exterior architectural expression and design should be compatible with neighboring projects. The size, massing, spatial relationships, organization, architectural style, detail, color and material are some to the criteria to determine if the architectural treatments and character are appropriate. The architectural design must provide an appropriate level of interest in the roofline, relate the building’s features or articulation to the assets of the site, emphasize architectural detailing for curb appeal and
positive visual impact (esp. related to entrances), and create interest in site design in keeping with the intended character and quality of the GDO district.

The Planning Commission has the option to approve, conditionally approve, conditionally disapprove pending submission of additional information, or disapprove with stated reasons, the site plan application. The Planning Commission may defer action in order to allow the applicant to prepare special studies of the impact the proposed. Failure by an applicant to provide complete and accurate information may be grounds for deferral or disapproval.

The plans submitted for Planning Commission review did not sufficiently address City Staff’s concerns as outlined in the staff comments. Of particular concern is the lack of responses to landscape comments, missing material samples board, the fuel canopy was not revised, the unresolved connection with the adjacent property and the lack of ability to modify the site due to the owner being unavailable.
The GDO provides a framework for the basic palette of architectural materials as follows:

- Primary materials: Brick, Pre-cast architectural concrete, or Natural stone-limestone granite or cultured stone. The structure’s primary materials are two shades of brick, consistent with the GDO standards.

1) Provide color boards and material samples of exterior architectural and site materials and surfaces which shall be permanently mounted and submitted on rigid boards of durable construction with maximum dimensions of 18” x 24” and no greater than 3 inches in thickness including the board and material sample. Such exhibits shall be clearly labeled with the project name, shall clearly identify where the material or color is to be used, and shall include a 3” x 5” blank space in the lower right corner. This was not provided with the resubmittal.

2) Provide final architectural elevations showing all exterior building elevations indicating building height, materials including any visible roof projections and visible mechanical equipment, and an accurate depiction of proposed colors and textures.

   If there are any roof mounted units, then demonstrate on the architectural plans how they will be properly screened. Mechanical, utilities or other building elements that must be roof mounted shall be located and screened so they are not visible from any point 6 feet above ground level or from any public right of way. The appurtenances shall be grouped an enclosed by screens that are designed to be compatible with the building architecture. The screens shall be set back from the roof edge a distance of no less than one and one half times their height. Provide a roof plan or a Line of Sight study that demonstrates the rooftop mounted equipment is not visible. This was not provided with the resubmittal.

3) Commercial Building design must meet the following criteria:

   - Buildings shall not be designed to have long uninterrupted facades. Variations in the roof line or the wall plane shall be used to break up the mass of the building (stepping back building height, varying visual height, varying front plane of building). The facade of the building shall be divided into distinct sections no more than 40-feet in width and each section taller than it is wide. The design meets this criterion; label the widths of each break.

   - Buildings shall have a minimum 24-inch defined base. The design appears to meet this criterion; please label the base height.
For ground level commercial uses, the facade surface area shall incorporate a minimum of 35% window or void area. Please provide this calculation and identify the areas contributing toward the void spaces. This was not provided with the resubmittal.

Parapets and towers that project above other portions of the building shall be finished on all visible sides with materials similar to the presentation side.

The green stripe around the fuel canopy should not exceed 8-inches high. This was not revised with the resubmittal.

4) Please add locations such as street names and/or direction to the perspective renderings to help orient the view. This was not provided with the resubmittal.

5) Prior to the issuance of a building permit, architectural plans and building elevations shall be prepared by a registered architect licensed in the State of Tennessee.

6) Show the location of monument signage free-standing signs on the site plan, utility plan and on the landscaping plan. This was not provided with the resubmittal.

7) All commercial areas shall provide adequate pedestrian circulation within the parcel development, as well as identifiable links to the common area pedestrian circulation network. Note that certain parcels require the installation of sidewalks and/or trailheads designed to match existing conditions. Shift the sidewalk connection to the west, beside the 10 spaces so that it doesn’t go through the middle of the landscaping proposed to be preserved along Westlawn Boulevard.

8) Provide a detail of proposed monument signage. The outparcel monument sign base must be consistent with the style committed to within the PUD (see image below). Provide a monument sign detail with a stone base as shown. A monument detail was provided however it is not compliant with PUD (see image below).
9) Add street trees along Shores Road, as committed to in the Westlawn PRD. The design team may need to reference the Westlawn Pavilion Master Plan for plan continuity and consistency of plant material.

10) Staff recommends adding a couple benches along the façade of the commercial businesses. 

_This was not added with the resubmittal_

11) All plant material is required to be irrigated. All landscape plans should indicate diagrammatically the limits of proposed areas to be irrigated. _The area of irrigation must extend from the back of curb into the site._ 

_This was not provided with the resubmittal._

12) The Landscape Architect should contact all utility providers to locate any above ground structures that will be required for the site. After they have been located, adequate screening should be provided. 

_This was not provided with the resubmittal._

13) Show the locations of all site utilities, such as utility boxes, electrical transformers, HVAC units, and other mechanical equipment on the site plan and landscape plans. The plans should demonstrate how the negative impacts of utilities will be screened either with evergreen planting, building and equipment orientation, fencing, screening walls, grading and/or berming. Grouping these items together will usually make treatment more efficient and effective. 

_These elements need to be shown on the plans._ 

_This was not provided with the resubmittal._

14) _Prior to construction beginning on any site within the GDO district_, the owner, or owner’s authorized agent shall provide the Development Services with seventy-two hours advance written notice. The staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans.

15) _Prior to a certificate of occupancy_, at the end of the construction period, by phase, the owner shall submit to the Planning Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system.

**Staff Comments**

Development Services – Planning  
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1) Confirm the sidewalk located between the small parking area south of the fuel canopy has 5-feet clear space. Wheel stops may need to be added on the 4 spaces to keep the path clear or additional width added to the sidewalk.
2) The utility plan on sheet 2 of 9 needs to be completed to show all existing and proposed utilities on plans. This needs to be provided prior to the issuance of a building permit to confirm no conflicts are created between required site elements (landscaping, access, screening) and utilities.

3) Identify the location of the transformer(s). They need to be located to minimize public views and cannot displace required landscaping. This needs to provide prior to the issuance of a building permit.

**Development Services – Engineering**
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Possible connection to the apartment site needs to be resolved.
2. Parking stall south of the fuel canopy should be rotated to improve site circulation.
3. Provide a detail for the ribbon curb that had been added between the pavers and asphalt.
4. Provide a detail for the proposed headwalls on Veterans Parkway.
5. Provide a stormwater structure and pipe table on Sheet C3.0.
6. Address the conflict of the garbage truck and vehicles queuing in the drive-thru lane.
7. Provide a summary of pre- and post-development pervious area and impervious area.
8. Provide site soil data. This comment was not forwarded to the designer.
9. In the pond report, a 6” diameter culvert/orifice is listed with an invert elevation of 574 ft. Specify where this facility is located. This comment was not forwarded to the designer.
10. Provide calculations for the size of the pipes between pervious pavement areas.
11. 18” and 6” pipes flow northward and westward into a basin that is drained by a 12” pipe. Verify all pipe sizes.
12. This is a gas station with storm sewers and underground fuel tanks. Identify potential hotspots.

**Development Services – Landscaping**
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. **No responses were received to the landscape comments. No changes are clouded, and no new revision date has been added. It appears that no revisions were made**
   
   a. The landscape islands do not meet minimum standards. Landscape islands are to be the same width and depth as the adjacent parking stall. Correct the islands located at the southwestern corner of the building, the south side of the entrance from Veterans Parkway, and the eastern side of the dumpster enclosure.
b. Add curvilinear landscape beds with multiple layers of interest along the frontage of Veterans Parkway and Westlawn Boulevard. Parking lot screening should be evergreen and a minimum of 36” of screening is required where parking lots are visible from public right of way. Screening may include berms.

c. Label the type of buffer(s) proposed with this plan. The buffers trees must be 10ft spacings and shown on the template on page A:313. The current design has the trees spaces every 15ft. Please correct.

d. Canopy trees are required in all landscape islands. Replace the proposed Hornbeams with a canopy tree when located in landscape islands.

e. A plant abbreviated as JP is on the landscape plan. However, JP does not appear on the plant materials schedule. Please revise.

f. The irrigation design should be updated to include the area between the property line and the street. Westlawn Boulevard and Veterans parkway

Consolidated Utility District
Will Steele, 615.225.3311, Will Steele <wsteele@cudrc.com>

1. Submit updated plans directly to CUDengineering@cudrc.com for further review and specific comments.

2. No CUD water plans can be generated until a full set of plans has been submitted to CUD for review.

3. A completed CUDRC “Water Service Availability Form” is to be submitted along with a master and preliminary plan to CUDengineering@cudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter.

4. Obtain design locate through TN 811 and correctly show existing 16” water line along NW side of Westlawn Blvd. and corresponding CUD easement on plans. Also, show existing water line stub out at SE corner of lot.

5. Submit a completed CUDRC “Meter Application and Fixture Count Submittal Form” along with plumbing plans with all proposed fixtures to CUDengineering@cudrc.com for review, tap fee calculation, and meter sizing.

6. Owner(s) must submit a completed CUDRC Developer’s Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.

7. TDEC approved plans from CUDRC and a “Construction Start Notification” letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.

8. Show all existing and proposed utilities on plans.

9. If building is fire sprinkled, show a scaled 7'x13' fire meter vault. Show 3'x5' meter vault with a CUD clear space easement centered on proposed vault locations. CUD will require minimum 5’ of clearance around the perimeter of vaults (10’ from trees).
10. Show a backflow device in an above ground hotbox for each proposed service 5’ behind each meter vault.

11. Show existing and proposed water lines, boxes, vaults, fire hydrants, and other related appurtenances overlaid on grading and landscaping plans.

12. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.

13. All trees are to be located a minimum of ten feet from water lines, meters, valves, fire hydrants, or other related appurtenance.

14. Obtain design locate and correctly show existing water lines and corresponding CUD easements on plans.

15. All related CUD tap fees must be paid prior to release of building permit by CUD.

16. Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements once construction is complete.

17. Add the following C.U.D. Waterline Notes:
   • Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
   • See CUD water plans for specific details and layout.
   • All “live or wet” water main line taps are to be made by CUDRC.
   • CUD water line technical specifications may be found at www.cudrc.com.
   • Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC “notice to proceed” from CUD before any water line construction commences.
   • During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
   • No rock larger than six inches (6”) in any dimension may be used in the backfill over the water line and no rock larger than one half inch (½”) may be used in the top six (6”) of the backfill over the water line.
   • Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
   • Contractor required to stake all water meter locations prior to taps being installed.
   • Contact CUD Engineering Department for additional information 615-867-7330.

**Murfreesboro Water Resources Department**
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov
1. Show grease interceptor to scale.
2. Add note to plans: Property is within the Overall Creek Sewer Assessment District.
3. Add the Release and Covenant Not to Sue note to the plans:
4. 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 homeowner 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 builder and/or homeowner shall be responsible for compliance with this requirement.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Show proposed MTE electric design.
2. Show proposed MTE easements
3. Only approved City of Murfreesboro decorative streetlights will be allowed within developments. Please contact City of Murfreesboro Planning Department and MTE Engineering during the design process.

Murfreesboro Fire & Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. Contact Fire Marshal Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

Building and Codes Department
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

No comments.

Informational and Procedural Comments

Development Services – Planning
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1. Per the engineer’s certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City’s Major Transportation Plan.
3. Contact Theresa Roberts Theresa.m.roberts@usps.gov at (615) 872-5660 or Melissa Steger Melissa.d.steger@usps.gov at (615) 872-5664 with the USPS to discuss provisions
for mail service. If the USPS requires a cluster box unit (CBU) instead of individual mailboxes, then the plans may need to be revised prior to their approval to accommodate a CBU or multiple CBUs.

4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers’ installation of conduit, pedestals or vaults, and laterals referred to as “equipment” to be provided at such providers’ expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. A right of way permit will be required for all work taking place in the public right of way.

2. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.

3. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

4. Prior certificate of occupancy being issued submit an Engineer’s Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

5. Prior to Land Disturbance Permit being issued, a long-term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Water Resources Department.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner / lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Consolidated Utility District
Will Steele, 615.225.3311, Will Steele <wsteele@cudrc.com>

1. Submit updated plans directly to CUDengineering@cudrc.com for further review and specific comments.
Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.

2. For proposed flagpole(s), the flagpole(s) shall be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for the flagpole(s) are established in the Sign Ordinance.

3. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.

4. Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a competed and recorded City of Murfreesboro revocable license agreement with easement holders.

5. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Developments must meet any and all Operational Bulletins, Policy Bulletins, Rules and Regulations, and Bylaw requirements related to receiving new service published or established by MTE.

2. Please contact MTE Engineering for requirements associated with the development. Standards and Guidelines can be found on the MTE website at mtemc.com/Construction Standards

Murfreesboro Water Resources Department
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.

2. Grease or oil/water separator:
   - Any future tenants that are food service type must have a minimum of a 1,000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
   - All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
• Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.
• The FOG applications must be completed and submitted to MWRD.
7.a. Annexation petition and plan of services [2021-516] for approximately 258.81 acres located along Northwest Broad Street, Hord Family applicant.

The property owners, Elizabeth G. Hord and the Estate of Thomas Hord III (collectively the Hord Family), have submitted petitions requesting their property be annexed into the City of Murfreesboro. The subject property is 258.81 acres, located along the east side of Northwest Broad Street and southeast of I-840. The property tax map numbers are:

- Tax Map 70, Parcel 7.02 (91.4 acres)
- Tax Map 70, Parcel 7.03 (167.41 acres)

Simultaneous with this application is a request to zone the property to CH and GDO-1 (Commercial Highway and Gateway Design Overlay-1) Districts. No residential structures are currently located on the property.

Staff is in the process of preparing a Plan of Services for the proposed annexation to study annexation of the property in its current state. The Plan of Services will be provided to the Planning Commission for the public hearing agenda report.

**Action Needed:**

The Planning Commission will need to discuss this annexation petition and plan of services and schedule a public hearing. Staff recommends the Planning Commission schedule the public hearing for **February 2, 2022**.
Annexation Request for Property located along Northwest Broad Street
Annexation Request for Property located along Northwest Broad Street
7.b. Zoning application [2021-433] for approximately 258.81 acres located along Northwest Broad Street to be zoned CH and GDO-1 simultaneous with annexation, SEC, Inc. on behalf of Legacy Sports Tennessee applicant.

The subject property is a total of 258.81 acres located along the east side of Northwest Broad Street and southeast of I-840. The property is vacant farmland and is proposed to be zoned Commercial Highway and Gateway Design Overlay-1 (CH and GDO-1) Districts. The purpose of this zoning is to allow for the development of a multi-use sports and entertainment complex, the Legacy Sports Tennessee facility, that will include indoor and outdoor athletic facilities for recreational and professional sports as well as related retail, commercial, medical, and hospitality uses. The purpose of the GDO-1 district is to ensure high quality design and site planning for the property and to help regulate the uses that can be established.

The current property owners, Hord Family, submitted petitions for annexation of the 258+ acres simultaneous with this zoning request. The property tax map numbers are:

- Tax Map 70, Parcel 7.02 (91.4 acres)
- Tax Map 70, Parcel 7.03 (167.41 acres)

**Adjacent Zoning and Land Uses**

The subject property is contiguous to the City limits along the northeastern property line and along Northwest Broad Street. The adjacent properties located to the north, northwest, west, and south are in the unincorporated portion of Rutherford County and are zoned RM (Residential Medium Density) and across Northwest Broad to the west are HI (Heavy Industrial), CG (Commercial General), and RM. The properties to the northeast and further east are zoned RS-15 (Single-Family Residential District 15). The RS-15 properties are located within the Riverbend Subdivision and Oakleigh Subdivision. The Murfreesboro wastewater treatment plant is located northeast of the subject property and is also zoned RS-15.

**Future Land Use Map**

The Murfreesboro 2035 Comprehensive Plan Future Land Use Map (FLUM) (excerpt below) indicates that “Urban Commercial / Mixed Use” (UC) is the most appropriate land use character for the subject property. Allowed uses in the UC character include the following: “intensive urban character with a multiplicity of uses, including multi-family
residential, entertainment, restaurants, department stores and other retail, general and professional offices, and hotels.” In addition, the comprehensive plan identifies several different sub-development types for this land use character. One sub-development type is the “Mixed-Use Lifestyle Center” which “promotes pedestrian-oriented mixed-use centers with integrated, complementary uses; with convention/assembly and/or parks and public spaces that draw visitors from surrounding neighborhoods and communities within the region.” Another sub-development type is the “Mixed-Use Corridor”, which “allows a broad range of commercial, office, and high-density residential uses and public spaces serving surrounding neighborhoods, commercial/professional business parks and visitors from nearby communities.” It is staff’s opinion that the proposed zoning request is consistent with the UC land use character.

Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)
**Recommendation:**

Staff supports the zoning request to CH and GDO-1 for the following reasons:

1) CH and GDO-1 zoning are consistent with the Future Land Use Map’s recommended land use character designation of Urban Commercial / Mixed Use.

2) GDO-1 zoning is intended to ensure high quality design and site planning for the property and to help regulate the uses that can be established.

**Action needed**

The applicant’s representative, Matt Taylor of SEC, will be available at the Planning Commission meeting to discuss the proposed zoning request. The Planning Commission should discuss the matter and schedule a public hearing. Staff recommends a public hearing date for this item of **February 2, 2022**.
Zoning Request for Property located along Northwest Broad Street  
CH and GDO-1 Simultaneous with Annexation
Zoning Request for Property located along Northwest Broad Street
CH and GDO-1 Simultaneous with Annexation
COUNCIL COMMUNICATION
Meeting Date: 01/12/2022

Item Title: 2021 Sanitary Sewer Allocation Report
Department: Water Resources
Presented by: Darren Gore

Summary
Presentation of the 2nd Annual Sewer Allocation Report covering 2021.

Background Information
The Sanitary Sewer Allocation Ordinance enacted on 12/5/2019 requires an annual report of the current sewer system capacity be approved by the Water Resources Board and presented to Council. Board approval is pending; however, presenting a draft report at the January 2022 workshop is helpful in developing the report and will be instrumental in assisting the discussion during the joint meeting of Council and the Planning Commission.

The model breaks the City down into 18 watersheds or basins in which MWRD continuously monitors sewage flow throughout the year. The following measures were used to determine the available sanitary sewer connections per basin:

- Current or “As Is” wet weather measured flows through the basins were compared to the maximum conveyance capacity of the basins’ sanitary sewer pipelines (e.g., interceptors).
- Remaining capacity was divided by the average wet weather daily flow a sewer connection consumes in the collection system. A connection is defined as an apartment, townhome, single-family home, commercial establishment, food service establishment or retail shop.
- Previously approved and outstanding sewer connections, referenced as “committed,” since 2015 were deducted from the remaining capacity to determine available capacity.
- $47.4M in planned sewer system upgrades were incorporated into the “To Be” condition to determine an increase in 31% available future connections (99,720 versus 76,200) are available once the upgrades are completed.
A summary of the “As Is” capacity in terms of new connections with no improvements to the sanitary sewer system is tabulated as follows:

<table>
<thead>
<tr>
<th>Basin</th>
<th>2021 Unimproved New Connections</th>
<th>2020 Unimproved New Connections</th>
<th>Difference</th>
<th>% Change</th>
<th>2021 Existing Connections</th>
<th>% Remaining Capacity w/o Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4,529</td>
<td>3,859</td>
<td>670</td>
<td>17.4%</td>
<td>2,635</td>
<td>171.9%</td>
</tr>
<tr>
<td>2</td>
<td>3,638</td>
<td>2,905</td>
<td>733</td>
<td>25.2%</td>
<td>2,412</td>
<td>150.8%</td>
</tr>
<tr>
<td>13</td>
<td>1,319</td>
<td>678</td>
<td>641</td>
<td>94.6%</td>
<td>5,370</td>
<td>24.6%</td>
</tr>
<tr>
<td>6A</td>
<td>15,815</td>
<td>3,086</td>
<td>12,729</td>
<td>412.5%</td>
<td>3,902</td>
<td>405.3%</td>
</tr>
<tr>
<td>3</td>
<td>3,183</td>
<td>3,864</td>
<td>-681</td>
<td>-17.6%</td>
<td>4,114</td>
<td>77.4%</td>
</tr>
<tr>
<td>4</td>
<td>3,945</td>
<td>1,811</td>
<td>2,134</td>
<td>117.8%</td>
<td>2,443</td>
<td>161.5%</td>
</tr>
<tr>
<td>5</td>
<td>5,538</td>
<td>4,935</td>
<td>603</td>
<td>12.2%</td>
<td>2,690</td>
<td>205.9%</td>
</tr>
<tr>
<td>7</td>
<td>4,368</td>
<td>3,112</td>
<td>1,257</td>
<td>40.4%</td>
<td>5,022</td>
<td>87.0%</td>
</tr>
<tr>
<td>8</td>
<td>5,867</td>
<td>2,543</td>
<td>3,324</td>
<td>130.7%</td>
<td>6,391</td>
<td>91.8%</td>
</tr>
<tr>
<td>9A</td>
<td>2,078</td>
<td>1,156</td>
<td>921</td>
<td>79.7%</td>
<td>4,283</td>
<td>48.5%</td>
</tr>
<tr>
<td>9B</td>
<td>2,099</td>
<td>979</td>
<td>1,121</td>
<td>114.5%</td>
<td>5,974</td>
<td>35.1%</td>
</tr>
<tr>
<td>12A</td>
<td>-1,063</td>
<td>-461</td>
<td>-602</td>
<td>-130.7%</td>
<td>720</td>
<td>-147.6%</td>
</tr>
<tr>
<td>10</td>
<td>3,535</td>
<td>1,707</td>
<td>1,828</td>
<td>107.1%</td>
<td>3,688</td>
<td>95.9%</td>
</tr>
<tr>
<td>11A</td>
<td>3,180</td>
<td>3,295</td>
<td>-115</td>
<td>-3.5%</td>
<td>7,506</td>
<td>42.4%</td>
</tr>
<tr>
<td>12</td>
<td>3,346</td>
<td>3,345</td>
<td>1</td>
<td>0.0%</td>
<td>6,131</td>
<td>54.6%</td>
</tr>
<tr>
<td>13A</td>
<td>804</td>
<td>609</td>
<td>195</td>
<td>32.1%</td>
<td>7,862</td>
<td>10.2%</td>
</tr>
<tr>
<td>13B</td>
<td>1,548</td>
<td>2,487</td>
<td>-939</td>
<td>-37.8%</td>
<td>4,848</td>
<td>31.9%</td>
</tr>
<tr>
<td>14</td>
<td>96</td>
<td>-178</td>
<td>275</td>
<td>153.9%</td>
<td>594</td>
<td>16.2%</td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td>63,825</td>
<td>39,731</td>
<td>24,094</td>
<td>60.6%</td>
<td>76,585</td>
<td>83.3%</td>
</tr>
<tr>
<td>Committed</td>
<td>12,375</td>
<td>8,295</td>
<td>4,080</td>
<td>49.2%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL (Less Committed)</td>
<td>76,200</td>
<td>48,026</td>
<td>28,174</td>
<td>58.7%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

An illustration of the capacity per basin in the “As Is” condition is attached. Please note that a 412% increase (highlighted above) in basin 6A constitutes the majority of the increase in total connections. If basin 6A is discounted from the calculation, the overall change in connections only increases by 32% or 15,445 connections versus 28,174.
A summary of the "To Be" capacity in terms of new connections with $47.4M in improvements to the sanitary sewer system is tabulated as follows:

<table>
<thead>
<tr>
<th>Basin</th>
<th>2021 Improved New Connections</th>
<th>2020 Improved New Connections</th>
<th>Difference</th>
<th>% Change</th>
<th>2021 Existing Connections</th>
<th>% Remaining Capacity w/ Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4,529</td>
<td>3,859</td>
<td>670</td>
<td>17.4%</td>
<td>2,635</td>
<td>172%</td>
</tr>
<tr>
<td>2</td>
<td>5,023</td>
<td>4,351</td>
<td>672</td>
<td>15.4%</td>
<td>2,412</td>
<td>208%</td>
</tr>
<tr>
<td>13</td>
<td>4,819</td>
<td>5,462</td>
<td>-643</td>
<td>-11.8%</td>
<td>5,370</td>
<td>90%</td>
</tr>
<tr>
<td>6A</td>
<td>14,802</td>
<td>3,086</td>
<td>11,716</td>
<td>379.7%</td>
<td>3,902</td>
<td>379%</td>
</tr>
<tr>
<td>3</td>
<td>4,033</td>
<td>3,864</td>
<td>169</td>
<td>4.4%</td>
<td>4,114</td>
<td>98%</td>
</tr>
<tr>
<td>4</td>
<td>3,945</td>
<td>1,811</td>
<td>2,134</td>
<td>117.8%</td>
<td>2,443</td>
<td>161%</td>
</tr>
<tr>
<td>5</td>
<td>5,538</td>
<td>4,935</td>
<td>603</td>
<td>12.2%</td>
<td>2,690</td>
<td>206%</td>
</tr>
<tr>
<td>7</td>
<td>4,368</td>
<td>3,112</td>
<td>1,257</td>
<td>40.4%</td>
<td>5,022</td>
<td>87%</td>
</tr>
<tr>
<td>8</td>
<td>7,159</td>
<td>3,231</td>
<td>3,927</td>
<td>121.5%</td>
<td>6,391</td>
<td>112%</td>
</tr>
<tr>
<td>9A</td>
<td>6,006</td>
<td>3,582</td>
<td>2,424</td>
<td>67.7%</td>
<td>4,283</td>
<td>140%</td>
</tr>
<tr>
<td>9B</td>
<td>6,085</td>
<td>3,259</td>
<td>2,826</td>
<td>86.7%</td>
<td>5,974</td>
<td>102%</td>
</tr>
<tr>
<td>12A</td>
<td>27</td>
<td>182</td>
<td>-155</td>
<td>-85.2%</td>
<td>720</td>
<td>4%</td>
</tr>
<tr>
<td>10</td>
<td>4,185</td>
<td>1,707</td>
<td>2,478</td>
<td>145.2%</td>
<td>3,688</td>
<td>113%</td>
</tr>
<tr>
<td>11A</td>
<td>1,980</td>
<td>2,295</td>
<td>-315</td>
<td>-13.7%</td>
<td>7,506</td>
<td>26%</td>
</tr>
<tr>
<td>12</td>
<td>2,169</td>
<td>2,067</td>
<td>101</td>
<td>4.9%</td>
<td>6,131</td>
<td>35%</td>
</tr>
<tr>
<td>13A</td>
<td>5,016</td>
<td>4,382</td>
<td>634</td>
<td>14.5%</td>
<td>7,862</td>
<td>64%</td>
</tr>
<tr>
<td>13B</td>
<td>5,265</td>
<td>5,359</td>
<td>-94</td>
<td>-1.7%</td>
<td>4,848</td>
<td>109%</td>
</tr>
<tr>
<td>14</td>
<td>2,397</td>
<td>1,456</td>
<td>941</td>
<td>64.6%</td>
<td>594</td>
<td>403%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>87,345</td>
<td>58,001</td>
<td>29,344</td>
<td>50.6%</td>
<td>76,585</td>
<td>114%</td>
</tr>
<tr>
<td>Committed</td>
<td>12,375</td>
<td>8,295</td>
<td>4,080</td>
<td>49.2%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL (Less Committed)</td>
<td>99,720</td>
<td>66,296</td>
<td>33,424</td>
<td>50.4%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

An illustration of the capacity per basin in the “To Be” condition is attached. Please note that basin 6A constitutes the majority of the increase in total connections. If basin 6A is discounted from the calculation, the overall change in connections only increases by 32% or 21,708 connections versus 33,424.

The WRRF has the ability to handle the hydraulic flows with the increase in connections (given its own upgrades) but will be marginal in meeting some discharge permit limits into the West Fork Stones River. There are still several areas where sewer connections will be constricted. A lot of sewer connection capacity is centralized to the City and will not support extending sewer into the City’s urban growth boundary.

There are no fiscal impacts to managing the “As Is” or current sanitary sewer collection system; however, upgrading the system to convey 30% more sewage will
cost $47.4M in upgrades. This is a change from $38.9M in upgrades identified last year. The $8.5M difference is due to the Salem Hwy corridor sewer improvements presented to the Council at their November 2021 workshop. All of the $47.4M in upgrades are accounted for in MWRD’s 5-yr CIP plan and may be funded with cash reserves or a combination of cash reserves and debt service.

**Council Priorities Served**

*Expand infrastructure*

The allocation promotes and protects public health and safety by properly collecting and treating sanitary sewer and enhances the economy by establishing reasonable, orderly, equitable and effective means to allocate wastewater collection capacity.

*Improve economic development*

The allocation assists in uniform and balanced future development to serve the needs of the community.

**Attachments**

1. 2021 New Connections Available by Basin without any Sewer System Improvements
2. 2021 New Connections Available by Basin with Sewer System Improvements
New Connections Available by Basin without any Sewer System Improvements

2021 “As Is”
New Connections Available by Basin with Sewer System Improvements

2021 “To Be”

TOTAL $47.4M in Upgrades

$12.3M

$5.8M

$8.5M

$20.5M

$250k

$12.3M

$5.8M

$8.5M

$20.5M

$250k
Murfreesboro Sanitary Sewer Allocation
2021 Assessment

2nd Annual Report

City Council Workshop
January 12, 2022

A flush, wrapped in a season, inside a rainstorm
The Assets

“inside the fence”

WRRF
“the bucket”

“outside the fence”

Pump Stations
“the pipes flowing into the bucket”

Pipes & Manholes
W. Fork Stones River Assimilates the Treated Effluent “Not Expandable”

Pipes Conveying Raw Sewage “Expandable; Very Expensive”

A Treatment Facility “Expandable; Very Expensive”

Expanded in 2017 $40M+
**Modeling Around Wet Weather Loading**

* A new connection is an apartment, townhome, single-family home, commercial establishment, food service establishment or retail shop.

**76,585 current Sanitary Sewer Connections**
- 50,996 Residential or Other Facility Connections, 67%
- 25,589 Apartment Connections, 33%
Sewer Rehabilitation is Paying Off

I/I Flow
MGD per Inch of Rain

**Big Win on Rehab Program; Infil/Inflow Reduction**

- Total Connections 74,968
- Available Connections “As-Is” 48,026
- Available Connections “To-Be” 66,296
- Committed Connections 8,295 (1,392 Apartments)

- Total Connections 76,585
- Available Connections “As-Is” 76,200
- Available Connections “To-Be” 99,720
- Committed Connections 12,375 (1,689 Apartments)

- 1,617 increase (2.2%)
- 28,174 up 59%
- 33,424 up 50%
- 3,700 on Salem
  297 Apt. Increase
Getting to the WRRF – “AS IS” Must go through **1 of 3** Pumping Stations

- **Main PS**
- **Overall Creek PS**
- **Southwest Regional PS**

**MF06A**
- 2020 = 3,086
- 2021 = 15,815
- means 12,729
- connections out of
- total 28,174
- connection increase is due to this one basin
<table>
<thead>
<tr>
<th>Basin</th>
<th>2021 As-Is</th>
<th>2020 As-Is</th>
<th>Difference</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4,529</td>
<td>3,859</td>
<td>670</td>
<td>17.4%</td>
</tr>
<tr>
<td>2</td>
<td>3,638</td>
<td>2,905</td>
<td>733</td>
<td>25.2%</td>
</tr>
<tr>
<td>13</td>
<td>1,319</td>
<td>678</td>
<td>641</td>
<td>94.2%</td>
</tr>
<tr>
<td>6A</td>
<td>15,815</td>
<td>3,086</td>
<td>12,729</td>
<td>412.5%</td>
</tr>
<tr>
<td>3</td>
<td>3,183</td>
<td>3,864</td>
<td>-681</td>
<td>-17.6%</td>
</tr>
<tr>
<td>4</td>
<td>3,945</td>
<td>1,811</td>
<td>2,134</td>
<td>117.8%</td>
</tr>
<tr>
<td>5</td>
<td>5,538</td>
<td>4,935</td>
<td>603</td>
<td>12.2%</td>
</tr>
<tr>
<td>7</td>
<td>4,368</td>
<td>3,112</td>
<td>1,257</td>
<td>40.4%</td>
</tr>
<tr>
<td>8</td>
<td>5,867</td>
<td>2,543</td>
<td>3,324</td>
<td>130.7%</td>
</tr>
<tr>
<td>9A</td>
<td>2,078</td>
<td>1,156</td>
<td>921</td>
<td>79.7%</td>
</tr>
<tr>
<td>9B</td>
<td>2,099</td>
<td>979</td>
<td>1,121</td>
<td>114.5%</td>
</tr>
<tr>
<td>12A</td>
<td>-1,063</td>
<td>-461</td>
<td>-602</td>
<td>-130.7%</td>
</tr>
<tr>
<td>10</td>
<td>3,535</td>
<td>1,707</td>
<td>1,828</td>
<td>107.1%</td>
</tr>
<tr>
<td>11A</td>
<td>3,180</td>
<td>3,295</td>
<td>-115</td>
<td>-3.5%</td>
</tr>
<tr>
<td>12</td>
<td>3,346</td>
<td>3,345</td>
<td>1</td>
<td>0.0%</td>
</tr>
<tr>
<td>13A</td>
<td>804</td>
<td>609</td>
<td>195</td>
<td>32.1%</td>
</tr>
<tr>
<td>13B</td>
<td>1,548</td>
<td>2,487</td>
<td>-939</td>
<td>-37.8%</td>
</tr>
<tr>
<td>14</td>
<td>96</td>
<td>-178</td>
<td>275</td>
<td>153.9%</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>63,825</strong></td>
<td><strong>39,731</strong></td>
<td><strong>24,094</strong></td>
<td><strong>60.6%</strong></td>
</tr>
<tr>
<td><strong>Committed</strong></td>
<td><strong>12,375</strong></td>
<td><strong>8,295</strong></td>
<td><strong>4,080</strong></td>
<td><strong>49.2%</strong></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>76,200</strong></td>
<td><strong>48,026</strong></td>
<td><strong>28,174</strong></td>
<td><strong>58.7%</strong></td>
</tr>
</tbody>
</table>

Changes to 32%

Changes to 15,445

Take this out
Getting to the WRRF – “TO BE” Must go through 1 of 4 Pumping Stations
2021
“As Is”
2021

“How To Be”
2021
“To Be”
TOTAL $47.4M in Upgrades
## Total Committed Sewer Connections (since 2015)

<table>
<thead>
<tr>
<th>Site</th>
<th>Prelim</th>
<th>Apt Commit</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>39</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>70</td>
<td>0</td>
</tr>
<tr>
<td>13</td>
<td>47</td>
<td>1,502</td>
<td>204</td>
</tr>
<tr>
<td>6</td>
<td>153</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>1</td>
<td>21</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>17</td>
<td>75</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>28</td>
<td>38</td>
<td>0</td>
</tr>
<tr>
<td>7</td>
<td>15</td>
<td>34</td>
<td>0</td>
</tr>
<tr>
<td>8</td>
<td>162</td>
<td>359</td>
<td>168</td>
</tr>
<tr>
<td>9A</td>
<td>13</td>
<td>79</td>
<td>0</td>
</tr>
<tr>
<td>9B</td>
<td>0</td>
<td>4</td>
<td>96</td>
</tr>
<tr>
<td>12A</td>
<td>369</td>
<td>170</td>
<td>313</td>
</tr>
<tr>
<td>10</td>
<td>202</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>11</td>
<td>509</td>
<td>915</td>
<td>732</td>
</tr>
<tr>
<td>12</td>
<td>284</td>
<td>306</td>
<td>0</td>
</tr>
<tr>
<td>13A</td>
<td>122</td>
<td>1,033</td>
<td>176</td>
</tr>
<tr>
<td>13B</td>
<td>20</td>
<td>110</td>
<td>0</td>
</tr>
<tr>
<td>14</td>
<td>2</td>
<td>264</td>
<td>0</td>
</tr>
</tbody>
</table>

Subtotal: 1,985 | 5,001 | 1,689 | 12,375*  

23% | 58% | 19%

*3,700 connections accounted for as committed in conjunction with Salem Hwy sewer upgrades

---

1.753

1,331

5,876*

72% of total
• MWRD’s sanitary sewer system is in **really good shape** “as is”. MWRD’s sewer rehabilitation program is paying off in a big way.

• MWRD’s sewer collection system and treatment plant have approximately 49% remaining capacity, or 76,200 remaining connections (76,585 existing). This is compared to 39% last year.

• Approximately 8,675 connections have been “committed” or approved since 2015. 3,700 new connections are also accounted for in the Salem Hwy sanitary sewer upgrades.

• Investing approximately $50M in infrastructure can increase sewer connections by 23,520 (30% or 99,720 total).

• The WRRF has the ability to handle the hydraulic flows with the increase in connections (given its own upgrades) but will be marginal in meeting some discharge permit limits into the WFSR.

• There are still several areas where sewer connections will be constricted.

• A lot of sewer connection capacity is centralized to the City and will not support extending sewer into the City’s urban growth boundary.
2021 Sewer Assessment Takeaways

• Overall Creek P.S. upgrade is a priority to afford that basin additional capacity. Bids are expected to be advertised in the spring of 2022.
• The County Farm P.S. needs to be monitored more closely but appears to have more capacity than the model is indicating.
• The Northeast Regional pumping station is being reviewed for cost-benefit in gained capacity and deferred costs versus other options.
• Wet weather capacity upgrades at the WRRF are critical to handle the proposed pump station upgrades feeding to it.
• Staff is continuing to work with TDEC on our NPDES permit seeking increased permit limits and receive credit for the City’s water reuse system.
• The annual report should become more refined year by year and begin highlighting trends.
Questions
1. **Call to order.**

Vice-Chairman Ken Halliburton called the meeting to order.

2. **Determination of a quorum.**

Vice-Chairman Ken Halliburton determined that a quorum was present.

3. **Approve minutes of the December 15, 2021 Planning Commission meeting.**

Mr. Rick LaLance moved to approve the Minutes of the December 15, 2021 Planning Commission meeting; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Ken Halliburton

Jami Averwater

Rick LaLance

Chase Salas

Shawn Wright

Nay: None
4. Public Hearings and Recommendations to City Council:

**Mandatory Referral/ROW Abandonment [2021-732]** to consider the abandonment of a segment of Elam Road Right-of-Way, Kelley Frank of Kimley-Horn on behalf of Bucee’s, LTD applicant. Ms. Marina Rush presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Vice-Chairman Ken Halliburton opened the public hearing. No one came forward to speak for or against the request; therefore, Vice-Chairman Ken Halliburton closed the public hearing.

There being no further discussion, Mr. Rick LaLance moved to approve the Mandatory Referral/ROW Abandonment subject to the recommended conditions of approval listed in the staff report; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Ken Halliburton
    Jami Averwater
    Rick LaLance
    Chase Salas
    Shawn Wright

Nay: None

5. Staff Reports and Other Business:

**Mandatory Referral [2021-733]** to consider the abandonment of a portion of a drainage easement located on property along John Lee Lane, Matt Taylor of SEC, Inc. applicant. Ms. Amelia Kerr presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.
MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
JANUARY 12, 2022

There being no further discussion, Mr. Shawn Wright moved to approve the request subject to the recommended conditions of approval listed in the staff report; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Ken Halliburton
    Jami Averwater
    Rick LaLance
    Chase Salas
    Shawn Wright
Nay: None

Mandatory Referral [2027-735] to consider the abandonment and relocation of a drainage easement located on property along Blue Heron Drive, Rivers Edge Investments, LLC on behalf of Davidson Homes applicant. Ms. Amelia Kerr presented the Staff Comments regarding this item, a copy which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

There being no further discussion, Mr. Rick LaLance moved to approve the request subject to the recommended conditions of approval listed in the staff report; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Ken Halliburton
    Jami Averwater
    Rick LaLance
    Chase Salas
    Shawn Wright
Nay: None
6. Adjourn.

There being no further business the meeting adjourned at 6:09 PM.

______________________________
Chair

______________________________
Secretary

GM: cj