

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

1:00 P.M.

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Warren Russell
Shawn Wright
Rick LaLance
Chase Salas
Jennifer Garland

STAFF PRESENT

Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Holly Smyth, Principal Planner
Amelia Kerr, Planner
Brad Barbee, Planner
Carolyn Jaco, Recording Assistant
David Ives, Deputy City Attorney
Sam Huddleston, Dev't Services Executive Dir.
Mike Browning, Public Information Director

1. Call to order:

Chair Kathy Jones called the meeting to order at 1:00 pm and announced that in accordance with the Executive Order of the Governor all votes would be conducted by roll call.

2. Determination of a quorum:

Chair Jones determined that a quorum was present.

3. Approve minutes of the March 17, 2021 and April 7, 2021 Planning Commission meetings.

Mr. Chase Salas moved to approve the Minutes of the March 17, 2021 and April 7, 2021, meetings; the motion was seconded by Ms. Jennifer Garland; there being no discussion upon roll call the Minutes were approved by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay:
None.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

4. Consent Agenda:

Chair Jones read the following items to be considered for approval.

Pretoria Falls [2021-2021] final plat for 1 lot and horizontal property regime plat for 53 units on 10.2 acres zoned PRD located along Asbury Lane and Asbury Road, Landmark Homes of TN, Inc. developer.

The Gardens of Three Rivers, Resubdivision of Lot 58 [2021-2009] final plat for 4 lots on 0.39 acres zoned PRD located along Elmcroft Avenue, Patterson Company, LLC developer.

Windsong Farms, Lot 22 [2021-1008] preliminary plat for 2 lots on 4.2 acres zoned RS-15 located along Irby Lane, Jaclyn Williams developer.

Windsong Farms, Lot 22 [2021-2023] final plat for 2 lots on 4.2 acres zoned RS-15 located along Irby Lane, Jaclyn Williams developer.

Murfreesboro Airport Hangar #1 Replacement [2021-3029] site plan for 19,114 ft² building on 3.27 acres zoned RS-15 located at 1930 Memorial Boulevard, Morgan Construction Company developer.

Mandatory Referral [2021-705] to consider the addition of an MTEMC easement line located on the Jordan Farm at 1223 Cherry Lane, City of Murfreesboro applicant.

Mr. Rick LaLance moved to approve the Consent Agenda; the motion was seconded by Mr. Shawn Wright, there being no further discussion the Consent Agenda was approved by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

Chase Salas
Shawn Wright

Nay:
None.

5. Gateway Design Overlay

The Avenue Murfreesboro Lot 4 (Buffalo Wild Wings) [2021-6004 & 2021-3028] initial design review of an existing 6,728 ft2 restaurant on 1.7 acres zoned CH, PSO, and GDO-1 located 2535 Medical Center Parkway, Buffalo Wild Wings developer.

Ms. Margaret Ann Green 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, Vice Chair Ken Halliburton moved to approve both the initial and final design review, including site plan review, subject to all staff comments; seconded by Mr. Rick LaLance and upon roll call, carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

The Avenue Murfreesboro, 3rd Resubdivision of Lot 1 [2021-2024] final plat for 2 lots on 96.23 acres zoned CH, PSO, and GDO-1 located along Medical Center Parkway, Big V Properties developer.

Mr. Brad Barbee 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.

Mr. Matt Taylor and Mr. Blake Emerson were in attendance to represent the application.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

There being no further discussion, Mr. Rick LaLance moved to approve the final plat subject to all staff comments; seconded by Mr. Shawn Wright and upon roll call, carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

North Church Property, Lot 18 [2021-6003 & 2021-3031] initial design review of a 24,658 ft2 commercial center/gas station located on 3.08 acres zoned CH and GDO-1 located along Medical Center Parkway and Silohill Lane, Gateway Investments, Inc., LLC developer. Ms. Margaret Ann Green 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.

Ms. Green stated that the City Engineering Department and Transportation Department both oppose the requested driveway connection at the corner of Medical Center Parkway and Silohill Lane. Assistant City Engineer Michele Emerson came forward stating there is ongoing operational concerns at Asbury Lane. A study has been completed for the intersection and improvements have been recommended; this proposed plan would be a direct conflict with the requested Silohill Lane driveway connection by the applicant. Therefore, the proposed driveway entrance off Medical Center Parkway should be removed from the plan.

The Planning Commission began discussing the proposal expressing their concerns regarding the following:

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

1. They agreed not to add additional operational safety concerns along Medical Center Parkway and Asbury Lane.
2. There should be proper access into and out of this proposed location with the applicant's site plan.
3. A 10,000 square-foot liquor store should not be the first building to be viewed along Medical Center Parkway when vehicles exiting off the interstate traveling towards the Gateway.
4. They wanted to make certain this site had the same quality as other developments located in this area.

Mr. Matt Taylor, Ms. Candace Shriver were in attendance representing the application. Mr. Taylor came forward to make known he had met with the City Engineer, Mr. Chris Griffith, regarding the future roadway improvements for this area. Mr. Taylor explained the proposal and made known he could make changes to the layout for their site plan. There are several buildings and a gas canopy/pump area for this walkable campus to function properly. Mr. Taylor recommended for the proposed access to be approved.

Ms. Shriver came forward to explain the architecture for the retail building and C-Store building with color images. She explained this campus would include a variety of different size materials with a tan color palette with metal accents. The gasoline canopy would have interest with different dimensions of brick column materials. She explained the buildings would be dignified as an entry into the Gateway area.

Chair Jones commented that she liked the initial site plan; however, if the layout would be changing and access would be changing, they could not approve a final design review at this meeting.

The Planning Commission clarified the site needed a lot of work and they would not approve the access in or out of this site. In addition, they would not approve any proposed

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

changes to the layout regarding the site plan until they could view the changes. Therefore, the Planning Commission made known they would only approve the initial design review and the applicant is aware of their concerns. Therefore, the Planning Commission agreed they would address the concerns mentioned during the final design review and site plan review at a future meeting.

There being no further discussion, Mr. Rick LaLance moved to approve the initial design review subject to all staff comments; seconded by Mr. Shawn Wright and upon roll call, carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

6. Plats and Plans

Farmhouse Downs, Section 1 [2021-1005] master plan amendment (for University Villas and Lyon Family subdivision master plan) and preliminary plat for 135 lots on 94.94 acres zoned RS-6 located along Lyons Farm Parkway south of John Bragg Highway, Front Street Partners developer. Mr. Brad Barbee 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.

Mr. Brad Barbee advised that Staff was still working with the applicant regarding the design and location for the mail services. In addition, Mr. Barbee read the following comment:

1. The construction of the Chandler Place roadway on the property identified as Lot 2 of the Aspen Heights Subdivision shall occur as part of Section 1 of

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

the Farmhouse Downs Subdivision. Construction plans for Section 1 shall be revised to show this roadway construction. This roadway construction shall connect to the existing Chandler Place roadway east of South Rutherford Boulevard. Construction of the roadway must be complete prior to the signing of the Section 1 final plat. In the event Section 1 is broken into phases, the construction of Chandler Place shall be constructed prior to the signing of the final plat for the last phase in Section 1. In no event shall any plat related to Section 2 be signed before this roadway construction is complete.

Mr. Chad Gilbert the applicant was in attendance for the meeting. Mr. Gilbert agreed to all staff comments.

There being no further discussion, Vice-Chair Ken Halliburton moved to approve the master plan amendment subject to all staff comments; seconded by Ms. Jennifer Garland and upon roll call, carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Farmhouse Downs, Section 2 [2021-1009] preliminary plat for 125 lots on 94.93 acres zoned RS-6 and RS-10 located along Lyons Farm Parkway south of John Bragg Highway, Front Street Partners developer. Mr. Brad Barbee 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 APRIL 21, 2021

There being no further discussion, Mr. Chase Salas moved to approve the preliminary plat subject to all staff comments. The motion was seconded by Mr. Warren Russell and upon roll call, carried by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Circle K [2020-3139] site plan for 5,333 ft² convenience store and fueling station on 2.0 acres zoned L-I located at the southeast corner of New Salem Highway and Middle Tennessee Boulevard, Circle K- Northeast America developer. 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.

Mr. Rick LaLance wanted to know if the proposed canopy would be permitted in the GDO area. Ms. Kerr answered that to be approved in the GDO area the canopy would have limitations. Continuing, Ms. Kerr made known the banding for the canopy had been addressed by the City Sign Administrator, Ms. Teresa Stevens. Her comments have been provided to the applicant, including that the canopy/fascia could not be illuminated. Mr. LaLance expressed his concerns regarding the design of the canopy/banding being too large and how it would be viewed into the Gateway of our City.

There being no further discussion, Vice-Chair Ken Halliburton moved to approve the site plan subject to all staff comments; seconded by Mr. Chase Salas and upon roll call, the motion passed by the following vote:

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Warren Russell
Chase Salas
Shawn Wright

Nay: Rick LaLance

New Business:

Zoning application [2021-403] for approximately 78 acres located along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike and Willowoak Trail to be rezoned from MU, GDO-1 and GDO-2 to PUD, CH, GDO-1 and GDO-2 (Clari Park), Hines Acquisitions LLC applicant. Ms. Margaret Ann Green 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.

Ms. Margaret Ann Green advised that the representatives for this application continue to address to staff comments.

Ms. Green advised that a neighborhood meeting had been conducted on April 6, 2021 for this application. The meeting had been well attended with approximately 25 people at the Murfreesboro Fire Station No. 4 located on Medical Center Parkway.

Mr. Matt Taylor and Mr. Kevin Guenther were in attendance for the meeting to represent the application. Mr. Matt Taylor came forward to make known the excerpts from the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Taylor stated the applicant had self-imposed restrictions for this request making known they would not sell their townhomes to a rental company. This restriction has been added into their pattern book. Mr. David Ives asked if this would be binding to subsequent

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

owners. Mr. Taylor answered yes, it would be part of a restrictive covenant that would be recorded.

There being no further discussion, Mr. Shawn Wright moved to set a public hearing for the zoning application to be scheduled on May 5, 2021; seconded by Vice-Chair Ken Halliburton and upon roll call, the motion passed by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Zoning application [2021-407] for approximately 17.25 acres located along the north side of Ashers Fork Drive to be rezoned from CF to RS-6, O'Brien Loyd, LLC 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.

Mr. Rick LaLance wanted to know about the separation between the residential property and commercial properties. Ms. Marina Rush explained there would be a type D buffer, and a setback from the creek, with no construction in the floodway. There would be fifty feet separation from the top of the bank from the river where development could begin between the residential properties and commercial property.

There being no further discussion, Mr. Chase Salas moved to set a public hearing for the zoning application to be scheduled on May 5, 2021; seconded by Mr. Rick LaLance and upon roll call, the motion passed by the following vote:

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Proposed amendments to the Zoning Ordinance [2020-807] regarding townhouses, the RS-A zone, and other miscellaneous topics and pertaining to the following sections: Mr. Matthew Blomeley 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. The proposed amendment pertained to the following Zoning Ordinance sections:

- Section 2: Interpretation and Definitions;
- Section 19: Residential Districts;
- Section 26: Off-Street Parking, Queuing, and Loading;
- Chart 1: Uses Permitted by Zoning District (including Chart 1 Endnotes);
- Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios (including Chart 2 Endnotes); and
- Chart 4: Required Off-Street Parking and Queuing Spaces by Use. City of Murfreesboro Planning Department applicant.

There being no further discussion, Mr. Rick LaLance moved to set a public hearing for the proposed amendments to be scheduled on May 5, 2021; seconded by Mr. Shawn Wright and upon roll call, the motion passed by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

Street renaming [2021-902] to rename an approximately two-mile long segment of Mercury Boulevard (west of South Rutherford Boulevard) to Dr Martin Luther King Jr Boulevard, City of Murfreesboro Planning Department applicant. Mr. Matthew Blomeley 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.

Mr. Rick LaLance suggested for signage to be placed within this area for the residential property owners and commercial property owners. This would help to make certain property owners are aware of this street renaming. He feels this is a substantial change that could impact a lot of people.

There being no further discussion, Vice Chair Ken Halliburton moved to set a public hearing for the street rename of Mercury Boulevard to Dr Martin Luther King Jr Boulevard, to be scheduled on May 5, 2021; seconded by Mr. Warren Russell and upon roll call, the motion passed by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION APRIL 21, 2021

Street renaming [2021-903] to rename an approximately 600'-long segment of Mercury Boulevard (east of South Rutherford Boulevard) to John Bragg Highway, City of Murfreesboro Planning Department applicant. Mr. Matthew Blomeley 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 set a public hearing to be schedule the street rename of Mercury Boulevard to John Bragg Highway, on May 5, 2021; seconded by Mr. Shawn Wright upon roll call, the motion passed by the following vote:

Aye: Chair Kathy Jones
Vice-Chair Ken Halliburton
Jennifer Garland
Rick LaLance
Warren Russell
Chase Salas
Shawn Wright

Nay: None.

7. Adjourn.

There being no further business Chair Jones adjourned the meeting at 3:35 p.m.

Chair

Secretary

GM: cj