

ORDINANCE 16-OZ-04 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to amend the conditions applicable to approximately 25.6 acres in the Planned Residential Development (PRD) District located along Florence Road in the Cedar Retreat PRD as indicated on the attached map; Donald Henley Construction, applicant [2016-405].

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

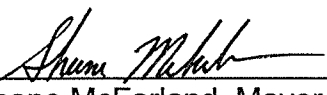
SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to modify the conditions of the Planned Residential Development (PRD) District, as indicated on the attached map, for the purpose of reducing the total dwelling units from 123 to 57, to eliminate single-family attached dwelling units, to increase the minimum lot size to 12,000 sq. ft., to eliminate alleys, to increase the minimum house size to 1,900 sq. ft., to establish front set-backs of 25 ft. and front-entry garage setbacks of 35 ft., and to provide for sidewalks and common open space.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be subject to all the terms and provisions of said Ordinance applicable to such districts, the plans and specifications filed by the applicant, and any additional conditions and stipulations set forth in the minutes of the Planning Commission and City Council relating to this zoning request. The City Planning Commission be and it is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

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

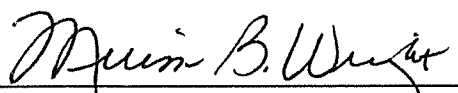
Passed:

1st reading March 3, 2016
2nd reading March 10, 2016
3rd reading March 24, 2016




Shane McFarland, Mayor

ATTEST:



Melissa B. Wright
City Recorder

APPROVED AS TO FORM:



David A. Ives
City Attorney

SEAL

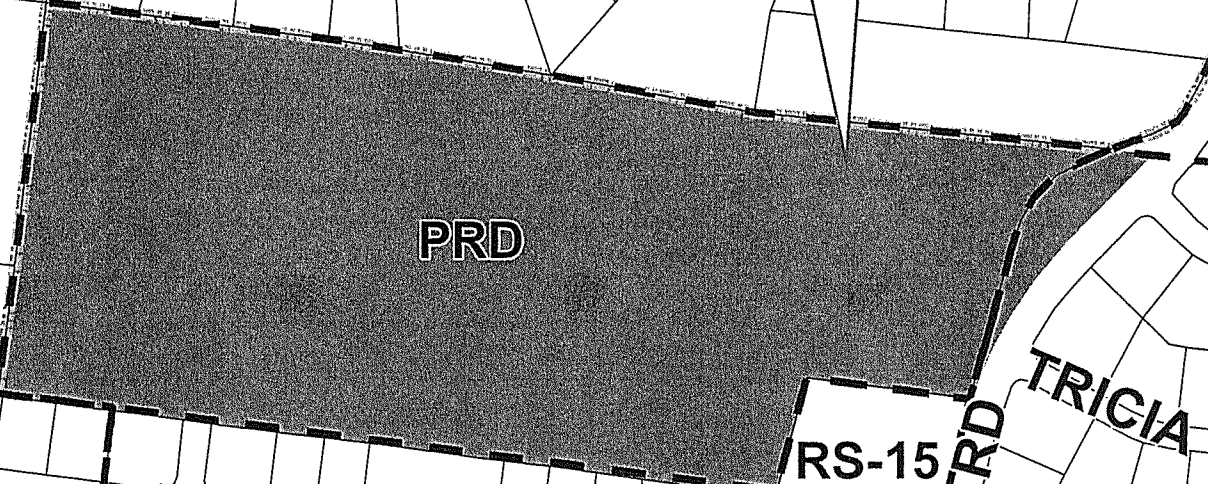


GRASSLAND DR

BANKS ST

KEYSTONE CT

PRD
Amended



PRD

RS-15

HONEYBEE DR

RS-15

TRICIA PL

RS-10

RZ

RS-12

Ordinance 16-OZ-04

PUD

RS-15

FLORENCE RD

BOYD DR

RZ

COR

LIGHTNING BUG DR
ASBURY RD

