

MURFREESBORO CITY COUNCIL
Regular Meeting Agenda
Council Chambers – 6:00 PM
March 7, 2024

PRAYER

Mayor Shane McFarland

PLEDGE OF ALLEGIANCE

Public Comment on Actionable Agenda Items

Consent Agenda

1. Lease for Wee Care Day Care (Administration)
2. Town Creek Task Orders 11-12 (Planning)
3. 2140 Thompson Lane Renovations Change Order #2 (Project Development)
4. Banner Over Main Street Request (Street)
5. Asphalt Purchases Report (Water Resources)
6. SRWTP Distribution Isolation Valves Replacement Project (Water Resources)

Old Business

Land Use Matters

7. Ordinance 24-OZ-02 Rezoning property along Medical Center Parkway (2nd and final reading) (Planning)

New Business

Resolution

8. Resolution 24-R-02 FY24 Budget Amendment #6 (Schools)

Ordinance

Land Use Matters

9. Plan of Services, Annexation, and Zoning for property along Blackman Road (Planning)
 - a. Public Hearing: Plan of Services and Annexation
 - b. Plan of Services: Resolution 24-R-PS-03
 - c. Annexation: Resolution 24-R-A-03
 - d. Public Hearing: Zone 20.3 acres
 - e. First Reading: Ordinance 24-OZ-03
10. Plan of Services, Annexation, and Zoning for property along Veterans Parkway (Planning)
 - a. Public Hearing: Plan of Services and Annexation
 - b. Plan of Services: Resolution 24-R-PS-04
 - c. Annexation: Resolution 24-R-A-04
 - d. Public Hearing: Zone 106.4 acres
 - e. First Reading: Ordinance 24-OZ-04

11. Rezoning property along Southgate Boulevard (Planning)
 - a. Public Hearing: Rezone 3.97 acres
 - b. First Reading: Ordinance 24-OZ-05
12. Amending the Zoning Ordinance – EV Parking Spaces (Planning)
 - a. Public Hearing: Amend the Zoning Ordinance
 - b. First Reading: Ordinance 24-O-06

On Motion

13. Purchase of Vigilant License Plate Recognition Camera System and TDOT Permit Application (Police)
14. Robert Rose Renovations Change Orders (Project Development)
15. Butler Drive Sewer Forcemain Installation (Water Resources)

Board & Commission Appointments

Licensing

16. Beer Permits (Finance)

Payment of Statements

Other Business

Adjourn

COUNCIL COMMUNICATION

Meeting Date: 03/7/2024

Item Title: Lease for Wee Care Day Care

Department: Administration

Presented by: Angela Jackson, Executive Director

Requested Council Action:

- Ordinance
 - Resolution
 - Motion
 - Direction
 - Information
-

Summary

Renew lease agreement with Wee Care Day Care Center.

Staff Recommendation

Approve lease agreement with Wee Care Day Care.

Background Information

Wee Care Day Care is a nonprofit organization that serves low-income families and is licensed by the State of Tennessee to provide childcare services for children ages six-weeks to five-years. The facility housing Wee Care is City-owned and located at 510 Hancock Street, adjacent to Patterson Park Community Center. It was constructed in 1980 with funds provided by the Department of Housing and Urban Development’s Community Development Grant and has been utilized by Wee Care exclusively since then.

The Strategic Partnership process requires assessment and reporting to ensure measurable goals and objectives are met, and tracks not only direct funding, but also in-kind services. The renewal of this lease allows an extension of the existing agreement.

Council Priorities Served

Responsible Budgeting

Strategic Partnerships identify and support value-added services that directly impact and enhance the City’s mission.

Fiscal Impact

None. This continues as an in-kind contribution by the City to Wee Care Day Care for monthly rental that is valued at \$2,750 per month.

Attachment

Lease Agreement

THIS INSTRUMENT PREPARED BY:
Kelley Blevin Baker
Deputy City Attorney
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130
(615) 849-2616

LEASE AGREEMENT

This Lease Agreement made and entered into on _____, by and between **CITY OF MURFREESBORO**, a municipal corporation organized pursuant to the laws of the state of Tennessee and located in Rutherford County, hereinafter referred to as "Lessor" and **WEE CARE DAY CARE CENTER**, a non-profit Tennessee corporation, with its principal office currently at 510 South Hancock Street, Murfreesboro, Tennessee, hereinafter referred to as "Lessee":

W I T N E S S E T H:

Subject to the terms and conditions hereinafter set forth, Lessor lets and leases unto Lessee and Lessee hereby accepts as tenant of said Lessor, the Day Care Center Building and adjacent land contiguous thereto and fenced, located at 510 South Hancock Street, in the 13th Civil District of Rutherford County and in the City of Murfreesboro, Tennessee. Wee Care Day Care shall use the Premises to serve the community as a childcare provider appropriately licensed with the Tennessee Department of Human Services.

1. The term of the Lease shall be for one year, from February 20, 2024, to February 19, 2025.
2. The monthly rental shall be \$2,750.00 per month; PROVIDED HOWEVER that for so long as the Lessee is not in default of any provision of this Lease, Lessor shall treat the monthly rent as an in-kind contribution.
3. The Lessee shall maintain liability insurance on the Property and shall name the Lessor as an additional insured. Annually, Lessee shall provide Lessor a copy of the insurance certificate and endorsement naming Lessor as an additional insured. Lessee shall provide Lessor with a copy of such insurance policy upon request. The Lessee shall maintain a minimum of One Million Dollar combined single limits for general liability, professional liability, automobile liability, and non-owned liability insurance. Notwithstanding the foregoing, Lessor may require Lessee to maintain minimum liability limits greater than One Million Dollars as provided herein, upon review by Lessor annually upon renewal based upon the Consumer Price Index for Cost of Living and other relevant factors bearing upon the subject of liability insurance.
4. The Lessee shall maintain worker's compensation insurance on all employees, if required by law, and shall assure that employees of any partner or subtenant organizations are likewise covered by workers' compensation if required by law. If workers' compensation insurance is not required by law, Lessee shall assure that its employees or volunteers, and the employees and volunteers of any partner or subtenant organizations, are covered by appropriate insurance covering accidental injury suffered while on or about the Premises.
5. The Lessor shall maintain fire and casualty insurance on the building. Lessee shall be solely responsible for providing fire, casualty, or other such insurance in appropriate amounts on personal property, furnishings or other building contents.
6. The Lessor shall be responsible for maintaining the roof and the structural exterior walls. All other maintenance and repairs shall be at the expense of the Lessee. Lessee shall be responsible for all mechanical, electrical, heating and air-conditioning, equipment, appliances, and plumbing. Lessee shall be responsible for maintenance of the parking lot, driveway, and grounds. Lessee shall be solely responsible for providing playground equipment and ensuring that the playground meets all applicable regulations and requirements solely at their expense. In the event maintenance or repairs are required, Lessor shall perform an inspection and provide a deadline to Lessee for time to complete the work.

7. The Lessee shall be responsible for paying all utilities.
8. The Lessee shall continue to satisfy the purposes set forth in its Charter for Non-Profit Corporation filed with the Secretary of State of Tennessee on January 3, 1980, and shall satisfy the requirements of a 25 U.S.C. § 501 (c)(3) corporation. Any deviation will be treated as a breach of this Lease Agreement. In addition, the Lessee shall make its books and records available to the City of Murfreesboro at all reasonable times. The Lessee shall submit its proposed budget annually and also an exact statement of its actual operating expenses for the previous year.
9. Lessee shall maintain a childcare license with the State of Tennessee in good standing throughout the duration of this lease. If such childcare license is suspended or revoked for any reason, the City reserves it right to immediately terminate this Lease Agreement.
10. The Lessee covenants and agrees that it will not otherwise sublet any part of the Leased Premises, or assign the Lease or any part thereof, without the prior written consent of Lessor.
11. Lessee hereby covenants and agrees that it will not discriminate against any person on any unlawful basis, including but not limited to race, religion, national origin, age, sex, or disability and that its programs and services comply with the Americans with Disability Act.
12. Lessee agrees that all new construction and all activities shall be in conformity with the Americans with Disabilities Act.
13. Lessee shall have the right, at Lessee's cost and expense, to make alterations and additions to the building located on the Property let hereby, provided, however, that major alterations and additions of \$7,500.00 or more are approved by Lessor in writing, which approval will not be unreasonably withheld. Such alterations and additions shall be in accord with the laws, rules and regulations of applicable governmental authority or any agency thereof and Americans with Disabilities Act as provided in the paragraph 12.
14. Lessor shall have the right to inspect the Property. Lessee shall provide the Lessor a copy of inspections performed by the State of Tennessee or other governing body within 30 calendar days of receipt, providing evidence of compliance, correction action taken or planned by the abatement date indicated on the notice.
15. The Lessee shall provide maintenance and inspection reports to include:
 - a. Quarterly inspections completed by Lessee;
 - b. Facility budget and record of expense for repairs and improvements;
 - c. Maintenance activity checklists (completed, required/scheduled for completion, & future needs)
16. The Lessee shall provide basic termite/pest control protection to the Structure. Basic termite/pest control shall encompass an annual termite inspection with treatment as needed and pest control as needed.
17. The Lessee covenants and agrees as follows:
 - a. To indemnify Lessor against, and to hold Lessor free and harmless from loss from, each and every claim and demand of whatever nature, made on behalf of or any other person or persons, for any wrongful or negligent act or omission on the part of Lessee, its agents, servants and employees, and from all loss and damages by reason of such acts or omissions;
 - b. That no signs or advertising may be erected or posted on the above-described Property without the prior written approval of Lessor and that any signage erected with Lessor's approval shall comply with the City of Murfreesboro Sign Ordinance;
 - c. To observe and obey all rules, regulations and procedures promulgated by Lessor;
 - d. To Follow all rules and regulations of the State Fire Marshall's Office, the Murfreesboro Fire Department, the City of Murfreesboro, and the Rutherford County Health department while utilizing the kitchen on these Premises.

- e. Lessee agrees and understands that no children under the age of eighteen (18), including children of Lessee's employees, shall be allowed in the kitchen at any time.
- 18. The Lessee shall provide the Lessor, upon request, access to any and all records of Lessee relative to this Agreement, and shall respond to the Lessor's requests for information, as necessary for Lessor to verify and/or determine Lessee's compliance with the terms of this Lease Agreement and Lessee shall provide copies of same to Lessor if necessary.
- 19. Either Party may terminate the Lease Agreement with thirty (30) days written notice. Termination may result from a Party's failure to abide by the terms of this Lease Agreement. In the event of a breach of the Lease Agreement, the non-breaching party may, but is not required to, give the breaching party an opportunity to timely correct the default. In the event the breaching party defaults in performing any of the terms or provisions of this Lease and fails to cure such default within thirty (30) days after the date of receipt of written notice of default from the non-breaching party, the non-breaching party at its option may at once terminate this Lease by written notice to the breaching party, whereupon this Lease shall end.
- 20. Upon termination or expiration of this Lease, Lessee shall peaceably surrender to Lessor the Property in as good order and condition as when received, reasonable use and wear thereof and damage by earthquake, fire, public calamity, the elements, acts of God, or circumstances over which Lessee has no control or acts for which Lessor is responsible pursuant to this Lease, excepted. Upon expiration or termination of the Lease, improvements made to the Property shall revert to Lessor. Notwithstanding the above, Lessee shall have the right to remove any trade fixtures from such Property, subject to Lessee's obligation to repair any damage to the Property resulting from such removal.
- 21. The Lessee shall provide an authorized person to be the point of contact for the Lessor and such person shall be responsible for updating the Lessor with any changes relative to the officers of the Lessee, addresses, telephone numbers, etc.
- 22. If the Property becomes inoperable or unusable or the Lessor discontinues operation, then the Lessor has no obligation to provide substitute space for Lessee's use.
- 23. Time is of the essence of this Lease Agreement. The provisions, covenants, agreements, and conditions of this Lease shall be binding upon and/or shall inure to the benefit of Lessor and Lessee, their successors, and assigns.
- 24. If Lessee remains in possession of premises after the expiration of the term hereof or any extension thereof, Lessee shall be a tenant at will and there shall be no automatic renewal of this Lease by operation of law.
- 25. All notices herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given when made in writing and deposited in the United States mail, certified and postage prepaid and addressed as follows:

To Lessor at: City of Murfreesboro Attention: City Manager 111 West Vine Street Murfreesboro, TN 37130	To Lessee at: Wee Care Day Care Center c/o Hope Oliver, Board Chair 510 South Hancock Street Murfreesboro, TN 37130
---	--
- 26. This Lease contains the entire agreement of the parties hereto and no representations, inducements, promises or agreements, oral or otherwise, between the parties, not embodied herein, shall be of any force or effect.
- 27. The provisions, covenants, agreements, and conditions of this Lease shall be binding upon and/or shall inure to the benefit of the Lessor and the Lessee, their successors, and assigns.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the day and date first above written.

CITY OF MURFREESBORO

WEE CARE DAY CARE CENTER

By: _____
Mayor Shane McFarland

DocuSigned by:
By: *Hope Oliver*
58A8DD2ED8FC43D...
Hope Oliver, Board Chair

ATTEST:

Jennifer Brown, City Recorder

The foregoing Lease Agreement
approved as to form on
2/23/2024

DocuSigned by:
Adam Tucker
43A2035E51F9401...
Adam F. Tucker, City Attorney

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Town Creek Task Orders 11 and 12

Department: Development Services

Presented by: Gabriel Moore, Project Engineer

Requested Council Action:

- | | |
|-------------|-------------------------------------|
| Ordinance | <input type="checkbox"/> |
| Resolution | <input type="checkbox"/> |
| Motion | <input checked="" type="checkbox"/> |
| Direction | <input type="checkbox"/> |
| Information | <input type="checkbox"/> |

Summary

Task Orders 11 and 12 for the Town Creek Phase 2 daylighting project.

Staff Recommendation

Approve Task Orders 11 and 12 with Griggs and Maloney for the Town Creek Phase 2 daylighting project.

Background Information

Griggs and Maloney has provided the following Task Order proposals for Town Creek under the current ARPA Master Services Agreement (MSA).

- Task Order 11 provides for Asbestos Abatement for 121 NW Broad and 111 NW Broad along the Town Creek Phase 2 corridor and will be funded from General Fund designated to Town Creek property acquisition for \$39,150.
- Task Order 12 provides for Drone Survey of the existing culvert system along the Town Creek Phase 1 and 2 corridor and will be funded from ARPA funds designated for Town Creek Daylighting for \$18,400.

ARPA expenditures require Council approval.

Council Priorities Served

Responsible budgeting

Utilization of federal stimulus funds for the stormwater elements of this project offset City funds to be applied toward local expenditures.

Improve economic development

Town Creek Project and the related public improvements enhance the entrance to downtown area and encourage redevelopment in the Historic Bottoms.

Fiscal Impact

The expense for Task Order 11, \$39,150, will be funded by General Fund.

The expense for Task Order 12, \$18,400, will be funded by ARPA funds.

Attachments

1. Task Order 11 – Asbestos Abatement and Drywall Removal 121 NW Broad Street and 111 NW Broad Street
2. Task Order 12 – Reality Capture Drone Survey

**AGREEMENT BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

**TASK ORDER NUMBER 11–
ASBESTOS ABATEMENT AND DRYWALL REMOVAL
121 NW BROAD STREET AND 111 NW BROAD STREET**

For

TOWN CREEK PHASE I AND PHASE II



Prepared by



745 South Church St., Suite 205
P.O. Box 2968 (37133-2968)
Murfreesboro, Tennessee 37130
(615) 895-8221 • (615) 895-0632 FAX

TASK ORDER NO. 11

This is Task Order No. **11**,
consisting of 6 pages.

In accordance with Paragraph 1.01, Main Agreement, of the Agreement Between Owner and Engineer for Professional Services—Task Order Edition dated **March 22, 2023**, Owner and Engineer agree as follows:

1. TASK ORDER DATA

a.	Effective Date of Task Order:	
b.	Owner:	City of Murfreesboro, Tennessee
c.	Engineer:	Griggs & Maloney, Inc.
d.	Specific Project (title)	Town Creek Phase I and II
e.	Specific Project (description):	Asbestos Abatement and Drywall Removal -121 NW Broad Street and 111 NW Broad Street
f.	Related Task Orders Supplemented by this Task Order: Superseded by this Task Order:	01 – Building Characterization Task 02 – Site Survey 03 – Geotechnical Exploration & Environmental Drilling 04 – Master Planning & Due Diligence 05 - Hydraulic Modeling and Flood Plain Study 06- Tract 8 (223 NW Broad Street) ALTA Survey & Geotechnical Exploration 07- Tract 8 (223 NW Broad Street) ALTA Survey & Geotechnical Exploration 08 – Tract 8 Building Characterization 09 – Permitting 10 – 50% Construction Documents Development Phase

2. BASELINE INFORMATION

Baseline Information. Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order.

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Page 1 of 6

N/A

Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Specific Project Title:	Town Creek Phase I and II Task 11 – Asbestos Abatement and Drywall Removal – 121 NW Broad Street and 111 NW Broad Street
Type and Size of Site:	121 NW Broad Street – abatement of asbestos-containing materials (ACM) identified during asbestos inspection. Removal of drywall that composite samples contained <1% asbestos 111 NW Broad Street – removal of drywall that composite samples contained <1% asbestos
Description of Improvements:	Asbestos abatement and drywall removal
Expected Construction Start:	
Prior Studies, Reports, Plans:	Town Creek Opportunities and Constraints Study
Site Location(s):	121 NW Broad Street and 111 NW Broad Street
Current Specific Project Budget:	\$25,000,000.00
Funding Sources:	City General Funds, ARPA Funding, Stormwater Funds
Known Design Standards:	City of Murfreesboro Standards, OSHA, TDEC-APC, 40 CFR Part 82 F
Known Specific Project Limitations:	Right of Entry Timing
Specific Project Assumptions:	Building access is limited, as such, materials needing to be managed prior to demolition are not fully observable or quantifiable. Associated costs are estimated based on observable exterior elements and prior known use.
Other Pertinent Information:	

3. SERVICES OF ENGINEER (“SCOPE”)

- A. The specific Basic Services to be provided or furnished by Engineer under this Task Order are:

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Exhibit A to Task Order, "Engineer's Services for Task Order," as attached to this specific Task Order.

- B. The scope of this task includes Design Services described in Exhibit A for purposes of Engineer's compensation under this Task Order.
- C. Additional Services: Services not expressly set forth as Basic Services in Paragraph 3.A above, and necessary services listed as not requiring Owner's written authorization, or requiring additional effort in an immediate, expeditious, or accelerated manner as a result of unanticipated construction events or Specific Project conditions, are Additional Services, and will be compensated by the method indicated for Additional Services in this Task Order. All other Additional Services require mutual agreement and may be authorized by amending the Task Order as set forth in Paragraph 8.05.B.2 of the Main Agreement, with compensation for such other Additional Services as set forth in the amending instrument.

4. DELIVERABLES SCHEDULE

Engineer shall perform asbestos abatement and drywall removal and issue summary report of activities for each structure within 60 days of authorization to proceed by Owner or as dictated by access to the property.

5. ADDITIONS TO OWNER'S RESPONSIBILITIES

- A. Owner shall have those responsibilities set forth in Article 2 of the Main Agreement, and the following supplemental responsibilities that are specific to this Task Order:

6. TASK ORDER SCHEDULE

It is anticipated that the design, approval, funding, and construction phase of this project will take thirty-nine (39) months. The task order schedule is within Exhibit B, attached.

7. ENGINEER'S COMPENSATION

- A. The terms of payment are set forth in Article 4 of the Main Agreement.
- B. Owner shall pay Engineer for services rendered under this Task Order as follows:

Description of Service	Amount	Basis of Compensation
1. Asbestos abatement and drywall removal		
a) 121 NW Broad	\$32,000	Lump Sum
b) 111 NW Broad	\$7,150	Lump Sum
TOTAL COMPENSATION	\$39,150	Lump Sum

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

- C. Compensation items and totals based in whole or in part on Hourly Rates or Direct Labor are estimates only. Lump sum amounts and estimated totals included in the breakdown by phases incorporate Engineer's labor, overhead, profit, reimbursable expenses (if any), and Subconsultants' charges, if any. For lump sum items, Engineer may alter the distribution of compensation between individual phases (line items) to be consistent with services actually rendered, but shall not exceed the total lump sum compensation amount unless approved in writing by the Owner.

8. ENGINEER'S PRIMARY SUBCONSULTANTS FOR TASK ORDER, AS OF THE EFFECTIVE DATE OF THE TASK ORDER:

Name	Address
Aegis Environmental, Inc.	109 Southeast Parkway, Suite 115 Franklin, Tennessee 37064

* Griggs and Maloney may substitute listed subconsultants at its discretion.

9. EXHIBITS AND ATTACHMENTS:

A. Exhibits to Task Order

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Execution of this Task Order by Owner and Engineer makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

OWNER:

ENGINEER:

By: _____

By: *Ryan Maloney*

Print Name: Shane McFarland

Print Name: Ryan W. Maloney, P.E.

Title: Mayor

Title: Principal

DocuSigned by:
APPROVED AS TO FORM
Adam Tucker
43A2036E51E9401
Adam Tucker, City Attorney

Engineer's License or Firm's
Certificate No. (if required): 110401
State of: Tennessee

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Sam Huddleston

Name: Ryan W. Maloney, P.E.

Title: Assistant City Manager

Title: Principal

Address: 111 W. Vine Street
Murfreesboro, TN 37130

Address: 745 S. Church St., Ste. 205
Murfreesboro, TN 37130

E-Mail Address: shuddleston@murfreesborotn.gov

E-Mail Address: rmaloney@grigg sandmaloney.com

Phone: 615-849-2629

Phone: (615) 895-8221

Date: _____

Date: January 31, 2024

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

**AGREEMENT BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

**EXHIBITS TO TASK ORDER NUMBER 11 –
ASBESTOS ABATEMENT AND DRYWALL REMOVAL
121 NW BROAD STREET AND 111 NW BROAD STREET
For**

TOWN CREEK PHASE I AND PHASE II



Prepared by

GRIGGS & MALONEY
I N C O R P O R A T E D

Engineering & Environmental Consulting

745 South Church St., Suite 205
P.O. Box 2968 (37133-2968)
Murfreesboro, Tennessee 37130
(615) 895-8221 • (615) 895-0632 FAX

EXHIBITS TO TASK ORDER

TABLE OF CONTENTS

EXHIBIT A—ENGINEER'S SERVICES UNDER TASK ORDER

EXHIBIT B—TASK ORDER DELIVERABLES SCHEDULE

Exhibits to Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

TOC Page 1 of 1

EXHIBIT A—ENGINEER’S SERVICES UNDER TASK ORDER

Exhibit A Table of Contents

Article 1— BASIC SERVICES1

 1.01 Management of Engineering Services1

 1.02 Asbestos Abatement1

 1.03 Drywall Removal.....2

Article 2— ADDITIONAL SERVICES2

 2.01 Additional Services Not Requiring Owner’s Written Authorization2

Article 1 of the Main Agreement, Services of Engineer, is supplemented to include the following provisions:

1. Background Data

- a. Effective Date of Task Order: _____
- b. Owner: City of Murfreesboro
- c. Engineer: Griggs & Maloney, Inc.
- d. Specific Project (title): Town Creek Phase I and Phase II
- e. Specific Project (description): The Task Order #11 consists of asbestos abatement and drywall removal from 121 NW Broad Street and drywall removal from 111 NW Broad Street.

Engineer shall provide Basic and Additional Services as set forth below.

ARTICLE 1—BASIC SERVICES

1.01 Management of Engineering Services

- A. See Main Agreement, Paragraph 1.03.

1.02 Asbestos Abatement

- A. G&M will manage abatement of asbestos-containing materials (ACM) identified during the asbestos inspection and detailed in the asbestos inspection report dated January 3, 2024 for 121 NW Broad Street. An estimated 2,720 ft² of ACM will be removed from the 121 NW Broad Street building. Abatement will be performed in compliance with state and federal regulations. Abatement includes submittal of all required notifications for removal, removal of ACM, packaging of ACM, disposal of ACM by qualified personnel at a state-approved facility, and preparation of a written report of the abatement activities. All power and water needed for abatement will be the responsibility of the engineer/contractor and not the City.

1.03 Drywall Removal

- A. G&M will manage removal of drywall that composite samples contained <1% asbestos identified during the asbestos inspection and detailed in the asbestos inspection report dated January 3, 2024 for 121 NW Broad Street, and January 12, 2024 for 111 NW Broad Street. An estimated 3,600 ft² of drywall will be removed from the 121 NW Broad Street building and 466 ft² of drywall will be removed from the 111 NW Broad Street building. The drywall removal and disposal will be performed in compliance with state and federal regulations. A written report on the drywall removal will be prepared. All power and water needed for drywall removal will be the responsibility of the engineer/contractor and not the City.

ARTICLE 2—ADDITIONAL SERVICES

2.01 Additional Services Not Requiring Owner’s Written Authorization

- A. Engineer shall advise Owner that Engineer is commencing to perform or furnish the Additional Services of the types listed below. For such Additional Services, Engineer need not request or obtain specific advance written authorization from Owner. Engineer shall cease performing or furnishing such Additional Services upon receipt of written notice to cease from Owner. These services are not included as part of Basic Services and will be paid for by Owner as indicated in Paragraph 7 of the governing Task Order.
 1. Substantive design and other technical services in connection with Work Change Directives, Change Proposals, and Change Orders to reflect changes requested by Owner.
 2. Services essential to the orderly progress of the Bidding/Proposal and Construction Phases and not wholly quantifiable prior to those Phases or otherwise dependent on the actions of prospective individual bidders or contractors and including:
 - a. making revisions to Drawings and Specifications occasioned by the acceptance of substitute materials or equipment other than “or equal” items;
 - b. services after the award of the Construction Contract in evaluating and determining the acceptability of a proposed "or equal" or substitution which is found to be inappropriate for the Specific Project;
 - c. evaluation and determination of an excessive number of proposed "or equals" or substitutions, whether proposed before or after award of the Construction Contract; and
 - d. providing to the Contractor or Owner additional or new information not previously prepared or developed by the Engineer for their use in applying for or obtaining required permits and licenses, in responding to agency comments on such applications, or in the administration of any such permits or licenses.
 3. Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of materials, equipment, or energy shortages.
 4. Additional or extended services arising from (a) the presence at the Site of any Constituent of Concern or items of historical or cultural significance, (b) emergencies or acts of God endangering the Work, (c) damage to the Work by fire or other causes during

construction, (d) a significant amount of defective, neglected, or delayed Work, (e) acceleration of the progress schedule involving services beyond normal working hours, or (f) default by Contractor.

5. Implement coordination of Engineer's services with other parts of the Specific Project that are not planned or designed by Engineer or its Subconsultants, unless Owner furnished to Engineer substantive information about such other parts of the Specific Project prior to the parties' entry into this Agreement, in the Baseline Information section of this Exhibit A, or otherwise in Exhibit A; if such substantive information has been so provided, coordination of Engineer's services will be part of Basic Services.
6. Implement the specific parts of an Underground Facilities Procedure that are assigned to Engineer, or above-ground utilities tasks that are assigned to Engineer as the Specific Project progresses (but not including the design-related services already assigned to Engineer as a Basic Service).
7. Services (other than Basic Services during the Post-Construction Phase) in connection with any partial utilization of the Work by Owner prior to Substantial Completion.
8. Evaluating unreasonable or frivolous requests for interpretation or information (RFIs), Change Proposals, or other demands from Contractor or others in connection with the Work, or an excessive number of RFIs, Change Proposals, or demands.
9. Reviewing a Shop Drawing or other Contractor submittal more than three times, as a result of repeated inadequate submissions by Contractor.
10. While at the Site, compliance by Engineer and its staff with those terms of Owner's or Contractor's safety program provided to Engineer subsequent to the Effective Date that exceed those normally required of engineering personnel by federal, State, or local safety authorities for similar construction sites.
11. To the extent the Specific Project is subject to Laws and Regulations governing public or government records disclosure or non-disclosure, Engineer will comply with provisions applicable to Engineer, and Owner will compensate Engineer as Additional Services for Engineer's costs to comply with any disclosure or non-disclosure obligations beyond those identified in the Basic Services.
12. Services directly attributable to changes in Engineer's Electronic Documents obligations after the effective date of the Agreement.

EXHIBIT B—TASK ORDER DELIVERABLES SCHEDULE

Paragraphs 2.04.E, 3.02.A, and Exhibit A of the Main Agreement are supplemented by the following paragraph and table.

Under the governing Task Order the Engineer shall furnish Documents to Owner as required in Column 2 of the following table (and as further described in Exhibit A), according to the schedule in Column 4. Owner shall comment or take other identified actions with respect to the Documents as indicated in Column 2 (and as further described in Exhibit A), according to the schedule in Column 4.

TASK 1 – ASBESTOS ABATEMENT AND DRYWALL REMOVAL

Party	Action	Schedule
Owner	Authorize Engineer to Proceed	0 days
Engineer	Schedule subcontractor for asbestos abatement and drywall removal	Within 14 days of the receipt of Owners authorization
Engineer	Provide Summary Report	Within 60 days of the asbestos abatement and drywall removal
Owner	Submit comments regarding the report	Within 14 days of receipt
Engineer	Respond to comments/finalize report	Within 10 days of the receipt of Owner's comments

**AGREEMENT BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

**TASK ORDER NUMBER 12–
REALITY CAPTURE DRONE SURVEY**

FOR

TOWN CREEK PHASE I AND PHASE II



Prepared by

GRIGGS & MALONEY
I N C O R P O R A T E D

Engineering & Environmental Consulting

745 South Church St., Suite 205

P.O. Box 2968 (37133-2968)

Murfreesboro, Tennessee 37130

(615) 895-8221 • (615) 895-0632 FAX

TASK ORDER NO. 12

This is Task Order No. **12**,
consisting of 5 pages.

In accordance with Paragraph 1.01, Main Agreement, of the Agreement Between Owner and Engineer for Professional Services—Task Order Edition dated **March 22, 2023**, Owner and Engineer agree as follows:

1. TASK ORDER DATA

a.	Effective Date of Task Order:	
b.	Owner:	City of Murfreesboro, Tennessee
c.	Engineer:	Griggs & Maloney, Inc.
d.	Specific Project (title)	Town Creek Phase I and II
e.	Specific Project (description):	Reality Capture Drone Survey
f.	Related Task Orders Supplemented by this Task Order: Superseded by this Task Order:	01 – Building Characterization Task 02 – Site Survey 03 – Geotechnical Exploration & Environmental Drilling 04 – Master Planning & Due Diligence 05 - Hydraulic Modeling and Flood Plain Study 06- Tract 8 (223 NW Broad St) ALTA Survey & Geotechnical Exploration 07- Tract 8 (223 NW Broad St) ALTA Survey & Geotechnical Exploration 08 – Tract 8 Building Characterization 09 – Permitting 10 – 50% Construction Documents Development Phase 11- Asbestos Abatement and Drywall Removal -121 NW Broad St and 111 NW Broad St

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

2. BASELINE INFORMATION

Baseline Information. Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order.

N/A

Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Specific Project Title:	Town Creek Phase I and II Task 12 – Reality Capture Drone Survey
Type and Size of Site:	
Description of Improvements:	Drone survey of culverts
Expected Construction Start:	
Prior Studies, Reports, Plans:	Town Creek Opportunities and Constraints Study
Site Location(s):	Murfree Springs inlet to outlet of Front St. culvert
Current Specific Project Budget:	\$25,000,000.00
Funding Sources:	City General Funds, ARPA Funding, Stormwater Funds
Known Design Standards:	City of Murfreesboro Standards, OSHA, TDEC-APC, 40 CFR Part 82 F
Known Specific Project Limitations:	Right of Entry Timing
Specific Project Assumptions:	Survey/capture services may not be reliable beneath water surface. Pipe size must be greater than 24" to fly drone.
Other Pertinent Information:	

3. SERVICES OF ENGINEER ("SCOPE")

- A. The specific Basic Services to be provided or furnished by Engineer under this Task Order are: Exhibit A to Task Order, "Engineer's Services for Task Order," as attached to this specific Task Order.

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

- B. The scope of this task includes Design Services described in Exhibit A for purposes of Engineer's compensation under this Task Order.
- C. Additional Services: Services not expressly set forth as Basic Services in Paragraph 3.A above, and necessary services listed as not requiring Owner's written authorization, or requiring additional effort in an immediate, expeditious, or accelerated manner as a result of unanticipated construction events or Specific Project conditions, are Additional Services, and will be compensated by the method indicated for Additional Services in this Task Order. All other Additional Services require mutual agreement and may be authorized by amending the Task Order as set forth in Paragraph 8.05.B.2 of the Main Agreement, with compensation for such other Additional Services as set forth in the amending instrument.

4. DELIVERABLES SCHEDULE

Engineer shall perform reality capture drone survey and provide a video of the entirety of the culvert as well as a CAD file of 3D locations of pipe inverts tying to the trunk line. The survey will be completed at the earliest possible availability.

5. ADDITIONS TO OWNER'S RESPONSIBILITIES

- A. Owner shall have those responsibilities set forth in Article 2 of the Main Agreement, and the following supplemental responsibilities that are specific to this Task Order:

6. TASK ORDER SCHEDULE

It is anticipated that the drone survey for this project will take approximately 1 day in the field and 2-3 weeks of data processing.

7. ENGINEER'S COMPENSATION

- A. The terms of payment are set forth in Article 4 of the Main Agreement.
- B. Owner shall pay Engineer for services rendered under this Task Order as follows:

Description of Service	Amount	Basis of Compensation
1. Drone-Reality Capture Services	\$18,400	Lump Sum
TOTAL COMPENSATION	\$18,400	Lump Sum

- C. Compensation items and totals based in whole or in part on Hourly Rates or Direct Labor are estimates only. Lump sum amounts and estimated totals included in the breakdown by phases incorporate Engineer's labor, overhead, profit, reimbursable expenses (if any), and Subconsultants' charges, if any. For lump sum items, Engineer may alter the distribution of compensation between individual phases (line items) to be consistent with services actually

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

rendered, but shall not exceed the total lump sum compensation amount unless approved in writing by the Owner.

8. ENGINEER'S PRIMARY SUBCONSULTANTS FOR TASK ORDER, AS OF THE EFFECTIVE DATE OF THE TASK ORDER:

Name	Address
Ragan Smith	315 Woodland Street Nashville, Tennessee 37206

* Griggs and Maloney may substitute listed subconsultants at its discretion.

9. EXHIBITS AND ATTACHMENTS:

A. Exhibits to Task Order

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

Execution of this Task Order by Owner and Engineer makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

OWNER:

ENGINEER:

By: _____

By: *Ryan Maloney*

Print Name: Shane McFarland

Print Name: Ryan W. Maloney, P.E.

Title: Mayor

Title: Principal

DocuSigned by:
APPROVED AS TO FORM
Adam Tucker
43A2035E51E9401
Adam P. Tucker, City Attorney

Engineer's License or Firm's
Certificate No. (if required): 110401
State of: Tennessee

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Sam Huddleston

Name: Ryan W. Maloney, P.E.

Title: Assistant City Manager

Title: Principal

Address: 111 W. Vine Street
Murfreesboro, TN 37130

Address: 745 S. Church St., Ste. 205
Murfreesboro, TN 37130

E-Mail Address: shuddleston@murfreesborotn.gov

E-Mail Address: rmaloney@griggsmaloney.com

Phone: 615-849-2629

Phone: (615) 895-8221

Date: _____

Date: February 22, 2024

Task Order.

EJCDC® E-505, Agreement between Owner and Engineer for Professional Services—Task Order Edition.
Copyright© 2020 National Society of Professional Engineers, American Council of Engineering Companies,
and American Society of Civil Engineers. All rights reserved.

**AGREEMENT BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

**EXHIBITS TO TASK ORDER NUMBER 12–
REALITY CAPTURE DRONE SURVEY**

FOR

TOWN CREEK PHASE I AND PHASE II



Prepared by

GRIGGS & MALONEY
I N C O R P O R A T E D

Engineering & Environmental Consulting

745 South Church St., Suite 205
P.O. Box 2968 (37133-2968)
Murfreesboro, Tennessee 37130
(615) 895-8221 • (615) 895-0632 FAX

EXHIBITS TO TASK ORDER

TABLE OF CONTENTS

EXHIBIT A—ENGINEER'S SERVICES UNDER TASK ORDER

EXHIBIT B—TASK ORDER DELIVERABLES SCHEDULE

EXHIBIT A—ENGINEER’S SERVICES UNDER TASK ORDER

Exhibit A Table of Contents

Article 1— BASIC SERVICES1
 1.01 Management of Engineering Services1
 1.02 Drone Reality Capture Services1
Article 2— ADDITIONAL SERVICES2
 2.01 Additional Services Not Requiring Owner’s Written Authorization2

Article 1 of the Main Agreement, Services of Engineer, is supplemented to include the following provisions:

1. Background Data

- a. Effective Date of Task Order: _____
- b. Owner: City of Murfreesboro
- c. Engineer: Griggs & Maloney, Inc.
- d. Specific Project (title): Town Creek Phase I and Phase II
- e. Specific Project (description): The Task Order #12 consists of Drone Reality Capture Services

Engineer shall provide Basic and Additional Services as set forth below.

ARTICLE 1—BASIC SERVICES

1.01 Management of Engineering Services

- A. See Main Agreement, Paragraph 1.03.

1.02 Drone Reality Capture Services

- A. Griggs & Maloney’s subcontractor, Ragan Smith, will fly the Phase 1 & 2 corridors of the Town Creek culvert from the inlet at Murfree Springs to the outlet of the Front Street culvert at Cannonsburgh, and provide inlet pipe sizes and invert elevations for all connections to the trunk line that are above the waterline and video footage of the entirety of the culvert. Pipe inverts that are below the waterline will require an additional scope and fee for data acquisition.

Any structures located below the creek water surface at the time of the drone surveillance may require further field investigation, with an adjustment to survey scope and fee, to

capture locations and invert elevations if it is determined that this additional information is critical for project design.

Griggs & Maloney's subcontractor, Ragan Smith, will provide Reality Capture land surveying services for the preparation of advanced technology deliverables. All work will be performed under the direct supervision of a Registered Land Surveyor licensed to practice surveying in the State of Tennessee.

ARTICLE 2—ADDITIONAL SERVICES

2.01 Additional Services Not Requiring Owner's Written Authorization

- A. Engineer shall advise Owner that Engineer is commencing to perform or furnish the Additional Services of the types listed below. For such Additional Services, Engineer need not request or obtain specific advance written authorization from Owner. Engineer shall cease performing or furnishing such Additional Services upon receipt of written notice to cease from Owner. These services are not included as part of Basic Services and will be paid for by Owner as indicated in Paragraph 7 of the governing Task Order.
1. Substantive design and other technical services in connection with Work Change Directives, Change Proposals, and Change Orders to reflect changes requested by Owner.
 2. Services essential to the orderly progress of the Bidding/Proposal and Construction Phases and not wholly quantifiable prior to those Phases or otherwise dependent on the actions of prospective individual bidders or contractors and including:
 - a. making revisions to Drawings and Specifications occasioned by the acceptance of substitute materials or equipment other than "or equal" items;
 - b. services after the award of the Construction Contract in evaluating and determining the acceptability of a proposed "or equal" or substitution which is found to be inappropriate for the Specific Project;
 - c. evaluation and determination of an excessive number of proposed "or equals" or substitutions, whether proposed before or after award of the Construction Contract; and
 - d. providing to the Contractor or Owner additional or new information not previously prepared or developed by the Engineer for their use in applying for or obtaining required permits and licenses, in responding to agency comments on such applications, or in the administration of any such permits or licenses.
 3. Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of materials, equipment, or energy shortages.
 4. Additional or extended services arising from (a) the presence at the Site of any Constituent of Concern or items of historical or cultural significance, (b) emergencies or acts of God endangering the Work, (c) damage to the Work by fire or other causes during construction, (d) a significant amount of defective, neglected, or delayed Work, (e) acceleration of the progress schedule involving services beyond normal working hours, or (f) default by Contractor.

5. Implement coordination of Engineer's services with other parts of the Specific Project that are not planned or designed by Engineer or its Subconsultants, unless Owner furnished to Engineer substantive information about such other parts of the Specific Project prior to the parties' entry into this Agreement, in the Baseline Information section of this Exhibit A, or otherwise in Exhibit A; if such substantive information has been so provided, coordination of Engineer's services will be part of Basic Services.
6. Implement the specific parts of an Underground Facilities Procedure that are assigned to Engineer, or above-ground utilities tasks that are assigned to Engineer as the Specific Project progresses (but not including the design-related services already assigned to Engineer as a Basic Service).
7. Services (other than Basic Services during the Post-Construction Phase) in connection with any partial utilization of the Work by Owner prior to Substantial Completion.
8. Evaluating unreasonable or frivolous requests for interpretation or information (RFIs), Change Proposals, or other demands from Contractor or others in connection with the Work, or an excessive number of RFIs, Change Proposals, or demands.
9. Reviewing a Shop Drawing or other Contractor submittal more than three times, as a result of repeated inadequate submissions by Contractor.
10. While at the Site, compliance by Engineer and its staff with those terms of Owner's or Contractor's safety program provided to Engineer subsequent to the Effective Date that exceed those normally required of engineering personnel by federal, State, or local safety authorities for similar construction sites.
11. To the extent the Specific Project is subject to Laws and Regulations governing public or government records disclosure or non-disclosure, Engineer will comply with provisions applicable to Engineer, and Owner will compensate Engineer as Additional Services for Engineer's costs to comply with any disclosure or non-disclosure obligations beyond those identified in the Basic Services.
12. Services directly attributable to changes in Engineer's Electronic Documents obligations after the effective date of the Agreement.

EXHIBIT B—TASK ORDER DELIVERABLES SCHEDULE

Paragraphs 2.04.E, 3.02.A, and Exhibit A of the Main Agreement are supplemented by the following paragraph and table.

Under the governing Task Order the Engineer shall furnish Documents to Owner as required in Column 2 of the following table (and as further described in Exhibit A), according to the schedule in Column 4. Owner shall comment or take other identified actions with respect to the Documents as indicated in Column 2 (and as further described in Exhibit A), according to the schedule in Column 4.

TASK 12 – REALITY CAPTURE DRONE SURVEY

Party	Action	Schedule
Owner	Authorize Engineer to Proceed	0 days
Engineer	Perform Drone Survey	Within 2 weeks of the receipt of Owners authorization
Engineer	Process Collected Survey Data	Within 3 weeks of Field Survey

COUNCIL COMMUNICATION

Meeting Date: 3/7/2024

Item Title: 2140 Thompson Lane Renovations Change Order # 2

Department: Project Development Department

Presented by: Daren Gore, Assistant City Manager

Requested Council Action:

- Ordinance
 - Resolution
 - Motion
 - Direction
 - Information
-

Summary

Change Order #2 for renovations at the new Fire Rescue and Parks Administration building.

Staff Recommendation

Approve Change Order #2 to the Construction Contract with Baron Construction LLC.

Background Information

Change Order #2 consists of \$58,700 in change request additions, \$26,000 in change request deductions, and a time extension due to unforeseen issues encountered during the renovation project. These modifications are necessary to maintain current building standards and Staff safety. Change Order #2 can be accommodated in the approved project contingency budget of \$122,000. This project had a total of two change orders in the amount of \$99,000 which left a contingency amount of \$23,000 remaining in the project budget.

Council Priorities Served

Responsible budgeting

Repurposing an existing building is an effective fiscal alternative to new construction.

Maintain public safety

New workspaces will enhance the abilities of MFRD Admin and improve operations.

Fiscal Impact

The amount of the change order, \$32,645 can be accommodated within the project budget that is funded by the FY21 CIP Budget.

Attachments

Change Order #2 to the contract with Baron Construction LLC.


AIA[®]
Document G701[®] – 2017
Change Order
PROJECT: *(Name and address)*

 2140 N. Thompson Lane Renovations
 2140 N. Thompson Lane

CONTRACT INFORMATION:

 Contract For:
 Date:

CHANGE ORDER INFORMATION:

 Change Order Number: 02
 Date: 2/27/2024

OWNER: *(Name and address)*

 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, TN 37130

ARCHITECT: *(Name and address)*

Kingdom Development Group Inc

CONTRACTOR: *(Name and address)*

Baron Construction, LLC

 102 S. Maple Street
 Murfreesboro, TN 37130

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

RFC #18

Change Order (Deductive): \$16,550.00 Cr

Credits to the Owner per attached breakdown and summary.

RFC #17

Change Order (Deductive): \$9,459.00 Cr

Credits to the Owner for Concrete Installation

RFC #16

Change Order (Additive): \$1,923.14

Furnish Material and Labor to install framing to change slope of top of pony wall in stairwell (2) to match handrail.

RFC #15

Change Order (Additive): \$584.06

Pricing to install access panels/doors.

RFC #14

Change Order (Additive): \$5,391.36

Furnish Material and Labor for additional lights needed along with the replacement of damaged lights.

RFC #13

Change Order (Additive): \$7,619.70

Repairs completed on the existing HVAC Units

RFC #12

Change Order (Additive): \$2,229.55

Owner Paint Changes

RFC #11

Change Order (Additive): \$2,246.40

Lighting controls

RFC #10

Change Order (Additive): \$2,077.92

Additional Condenser

RFC #9

Change Order (Additive): \$3,875.74

Lobby Ceiling

RFC #8

Change Order (Additive): \$5,930.50

Stair Modifications

RFC #7
 Change Order (Additive): \$12,881.98
 Ceramic Tile

RFC #6
 Change Order (Additive): \$4,212.00
 Data Drops

RFC #4
 Change Order (Additive): \$4,964.54
 Roofing Repair

RFC #3
 Change Order (Additive): \$4,717.44
 Door Openings

The Total Amount of additive change orders is \$58,654.33, minus the deductive change orders (credits \$26,009) = \$32,645.33.

The original Contract Sum was	\$	1,780,000.00
The net change by previously authorized Change Orders	\$	66,395.51
The Contract Sum prior to this Change Order was	\$	1,846,395.51
The Contract Sum will be increased by this Change Order in the amount of	\$	32,645.33
The new Contract Sum including this Change Order will be	\$	1,879,040.84

The Contract Time will be increased by Sixty-Eight (68) days.
 The new date of Substantial Completion will be February 9, 2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Kingdom Development Group Inc.
 ARCHITECT (Firm name)

 SIGNATURE
 Brandon M. Harvey, President/Managing Partner
 PRINTED NAME AND TITLE
 2/27/2024
 DATE

Baron Construction LLC
 CONTRACTOR (Firm name)

 SIGNATURE
 Michael D. Baron, CEO
 PRINTED NAME AND TITLE
 2/28/2024
 DATE

City of Murfreesboro
 OWNER (Firm name)

 SIGNATURE
 Shane McFarland, Mayor
 PRINTED NAME AND TITLE
 DATE

DocuSigned by:
 APPROVED AS TO FORM

 43A2035E51F8401
 Adam F. Tucker, City Attorney



Owner Change Order

PROJECT: *(name and address)*
2140 N. Thompson Lane Renovati
2140 N. Thompson Lane
Murfreesboro, TN 37129

CONTRACT INFORMATION:
Contract For:
Date:

CHANGE ORDER INFORMATION:
Change Order Number: 18
Date: 2/14/2024

OWNER: *(name and address):*
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37133

ARCHITECT: *(name and address):*

THE CONTRACT IS CHANGED AS FOLLOWS:
Credits to the owner per attached breakdown and summary.

Upon approval the sum of \$-16,550.00 will be added to the contract price.

The original Contract Value was	<u>\$1,780,000.00</u>
The net change by previously authorized Change Order was	<u>\$66,395.51</u>
The Contract Value will be increased/decreased by this Change order Amount	<u>\$-16,550.00</u>
The new Contract Value, including this Change Order, will be	<u>\$1,879,040.84</u>
The Contract Time will be increased/decreased by	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY ARCHITECT, CONTRACTOR AND/OR OWNER

Baron Construction, LLC	City of Murfreesboro
ARCHITECT <i>(FIRM NAME)</i>	CONTRACTOR <i>(FIRM NAME)</i>
	OWNER <i>(FIRM NAME)</i>
SIGNATURE	SIGNATURE
SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE	DATE
DATE	DATE

2140 Request for Credits

1. Second floor conference room was to receive a writeable surface finish WS-1 North and South Wall. A7.09 (2&4) (estimated cost \$1,068) **Allen Bradshaw – Estimate is verified with subcontractor. Verified cost (\$1,068.00)**
2. First floor Parks lobby was to receive veneer case work. A7.10 (2&4) (estimated cost \$1,000) **Allen Bradshaw – Estimate is verified with Subcontractor. Verified cost (\$1,500.00)**
3. First floor Fire Lobby was to receive T-4 Tile Accent wall. A7.10 (6). (estimated cost \$1,027.20) **Allen Bradshaw – Estimate value of credit verified with subcontractor for material not installed on Fire side reception area wall. Verified cost (\$450.00)**
4. Second Floor Parks and Fire Reception Countertops to be EQF-1 per sheet A8.01& A10.30. (estimated cost \$10,000) **Allen Bradshaw – Estimate verified with subcontractor for difference between solid surface not installed and P-Lam installed. Verified cost (\$1,250.00)**
5. Second Floor Fire Side break area called for a proposed table. A2.02, A7.01(4) & A8.01. Table was eliminated. (estimated cost \$6,878.28) **Allen Bradshaw- Table not detailed on plans when brought up to KDGI & City of Murfreesboro, I was asked to supply and estimate which I did and informed them it would be an owner change order. They then researched and informed me that they would have their furniture supply. This \$6878.28 was my estimated number from Crosscut to supply. Verified cost (\$0)**
6. Second floor Parks and Fire Bathrooms were to receive T2 tiles on all walls, this was only installed on one wall. A6.01 (2,3), A7.06 (1,2,3,4,5,6,7,8) & A8.01. (estimated cost \$13,201.23) **Allen Bradshaw – Credit of \$8,145.00 will be the amount of the credit that was discussed on November 14, 2023. Verified cost (\$8,135.00)**
7. First floor Parks Restroom was to receive T2 tile on all 4 walls this was not installed. A6.01 (1) & A7.06 (9,10,11,12,13,14,15,16). (estimated cost \$10,169.28) **Allen Bradshaw- Tile in the first-floor restrooms were to remain as existing. A1.00 Note #8 & #9 “Demo existing stall partitions and repair wall and floor as needed. (Keep existing urinal, urinal partition next to sink & existing toilet) We removed tile on walls and floor once we found mold on both the walls and floor. Once directed by AOR & City. No tile was to be installed on the walls due to a cost that the city didn’t want to pay for. Floor was installed and charged to city on RFC#7. Verified cost (\$0.00)**
8. Curtain wall was to receive low Emissivity Film, not installed. A4.00 Note 6 (\$1,000) **Allen Bradshaw – Yes need to issue a credit for this material. Estimate is verified with subcontractor. Verified cost (\$2,922.00)**
9. Concrete work Schedule 5 item was not used. (\$9,459.00) **Allen Bradshaw- Credit written as RFC#17**
10. Second Floor parks copy area countertop was to be SSF1 on sheet A8.01 this was installed as plastic laminate. **Allen Bradshaw – Estimate value of credit from subcontractor for difference between solid surface not installed and P-lam installed. Verified cost (\$975.00)**
11. Second Floor Fire copy area countertop was to be SSF1 on sheet A8.01 this was installed as plastic laminate. **Allen Bradshaw – Estimate value of credit from subcontractor for difference between solid surface not installed and P-lam installed. Verified cost (\$250.00)**

#2, #4 #10 + #11

Allen Bradshaw

From: Ty Ferguson <tyfergusoncrosscut@gmail.com>
Sent: Friday, January 26, 2024 9:42 AM
To: Allen Bradshaw; TJ Ferguson
Subject: 2140 N. Thompson Request For Credits

- #2 1.) First Floor Parks Lobby Veneer Casework (\$1,500.00)
- #4 2.) Second Floor Parks & Fire Reception Countertop (PLAM \$975.00) (S.S \$1,600.00)
- #10 3.) Second Floor Parks Copy Countertop (PLAM \$625.00) (S.S \$1,600.00)
- #11 4.) Second Floor Fire Copy Countertop (PLAM \$600.00) (S.S \$950.00)

Ty Ferguson
Project Manager
931-548-9879
Crosscut Construction
4464 Peytonsville Trinity Rd
College Grove, TN 37046

#2 - \$1500⁰⁰

#4 - \$625⁰⁰ DIFF. EA. = \$1250⁰⁰

#10 - \$975⁰⁰ DIFF.

#11 - \$250⁰⁰ DIFF.

#6

Allen Bradshaw

From: Clif Butner <Clifb@theworkmanco.com>
Sent: Tuesday, November 14, 2023 3:28 PM
To: Allen Bradshaw
Subject: 2140 N. Thompson Lane

Hi Allen, to credit back the ceramic tile on the walls that were not installed on the second floor, our credit is \$8,145.00. That is 304.5 square feet at \$26.75, the rate at which it was bid.

Thanks,

Clif Butner

The Workman Company, Inc.

2917 Armory Drive

Nashville, TN 37204

615-244-8262 Office

615-589-5898 Mobile

615-256-8325 Fax

#8

12/7/23, 10:31 AM

2303 ~ 2140 THOMPSON LN - Murfreesboro TN for Allen Bradshaw (Baron Construction, LLC) Proposal #1030871



SOLAR INSULATION
A SOLAR | ART COMPANY

PROPOSAL #1030871

Date Dec 5, 2023
Rep Faith Andrews
Install Date
Installer(s)
Project Name 2303 ~ 2140 THOMPSON LN - Murfreesboro TN

JOB LOCATION

Allen Bradshaw (Baron Construction, LLC)
 2303 - 2140 THOMPSON LANE ~ 2140 North Thompson Ln.,
 Murfreesboro, TN 37129
 Work: (615) 690-7770,1007 / Mobile: (714) 951-7611
 abradshaw@baronconstructionllc.com

BILLING TO

Allen Bradshaw (Baron Construction, LLC)
 652 Old Ezell Rd, Nashville, TN 37217
 Work: (615) 690-7770 Mobile: (714) 951-7611
 abradshaw@baronconstructionllc.com

TERMS

50% Down, Net Due on Completion
 Minimum job size per trip is \$300.
 No removal of old film included unless specifically mentioned.
 We require 3 feet in front of the glass for access.

OPTION 1

2ND FLOOR CONF RM C

Low E Film to be Applied to Exterior Windows

	QTY	
Vista - VE35	2	
Vista - VE35	4	
Vista - VE35	2	
Vista - VE35	2	
GRAND TOTAL	20	\$2,922.00



Owner Change Order

PROJECT: *(name and address)*
 2140 N. Thompson Lane Renovati
 2140 N. Thompson Lane
 Murfreesboro, TN 37129

CONTRACT INFORMATION:
 Contract For:
 Date:

CHANGE ORDER INFORMATION:
 Change Order Number: 17
 Date: 1/25/2024

OWNER: *(name and address):*
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, TN 37133

ARCHITECT: *(name and address):*

THE CONTRACT IS CHANGED AS FOLLOWS:

Credit for Concrete

Upon approval the sum of \$-9,459.00 will be added to the contract price.

The original Contract Value was	<u>\$1,780,000.00</u>
The net change by previously authorized Change Order was	<u>\$66,395.51</u>
The Contract Value will be increased/decreased by this Change order Amount	<u>\$-9,459.00</u>
The new Contract Value, including this Change Order, will be	<u>\$1,895,590.84</u>
The Contract Time will be increased/decreased by	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY ARCHITECT, CONTRACTOR AND/OR OWNER

ARCHITECT <i>(FIRM NAME)</i>	Baron Construction, LLC CONTRACTOR <i>(FIRM NAME)</i>	City of Murfreesboro OWNER <i>(FIRM NAME)</i>
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE	DATE	DATE



BARON
CONSTRUCTION

2303 Thompson Lane Renovation
Murfreesboro, TN

RFC #17

Pricing related to concrete work not needed. Deduct from original contract.

1/24/2024

COST CATEGORY/ITEM	Value	NOTES
Concrete Credit		
Deduct from original contract for concrete work not needed	\$ (9,459.00)	Concrete work not needed due to being able to use existing meters onsite.
SUBTOTAL	\$ (9,459.00)	

Subtotal \$ (9,459.00)

TOTAL \$ (9,459.00)



Owner Change Order

PROJECT: *(name and address)*
2140 N. Thompson Lane Renovati
2140 N. Thompson Lane
Murfreesboro, TN 37129

CONTRACT INFORMATION:
Contract For:
Date:

CHANGE ORDER INFORMATION:
Change Order Number: 16
Date: 1/25/2024

OWNER: *(name and address):*
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37133

ARCHITECT: *(name and address):*

THE CONTRACT IS CHANGED AS FOLLOWS:

Furnish labor and material to install framing to change slope of top of pony wall to handrail.

Upon approval the sum of \$1,923.14 will be added to the contract price.

The original Contract Value was	<u>\$1,780,000.00</u>
The net change by previously authorized Change Order was	<u>\$66,395.51</u>
The Contract Value will be increased/decreased by this Change order Amount	<u>\$1,923.14</u>
The new Contract Value, including this Change Order, will be	<u>\$1,905,049.84</u>
The Contract Time will be increased/decreased by	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY ARCHITECT, CONTRACTOR AND/OR OWNER

_____ ARCHITECT <i>(FIRM NAME)</i>	Baron Construction, LLC _____ CONTRACTOR <i>(FIRM NAME)</i>	City of Murfreesboro _____ OWNER <i>(FIRM NAME)</i>
_____ SIGNATURE	_____ SIGNATURE	_____ SIGNATURE
_____ PRINTED NAME AND TITLE	_____ PRINTED NAME AND TITLE	_____ PRINTED NAME AND TITLE
_____ DATE	_____ DATE	_____ DATE



BARON
CONSTRUCTION

2303 Thompson Lane Renovation
Murfreesboro, TN

RFC #16

Pricing related to change slope for pony
wall at handrail.

1/16/2024

COST CATEGORY/ITEM	Value	NOTES
Stair Blocking/ Framing		
Furish Labor and Material to install framing to change slope of top of pony wall at handrail.	\$ 1,712.20	Per Brandon Harvey, Scott Elliotts and Brandon Neish request.
SUBTOTAL	\$ 1,712.20	

Subtotal \$ 1,712.20
 Indirect \$ 68.49 4.0%
 Fee \$ 142.46 8.0%
TOTAL \$ 1,923.14

Proposal Stairs Slope Repair

Brothers Construction

4808 Seminary Rd.

Smyrna, TN 37167

Date 12/19/2023

2140 N. Thompson Lane

Murfreesboro TN

Contact: Allen Bradshaw

SOW: Brothers will add 2x4 blocking and a new top plate to stair hand rail at 2 stair locations to fix incorrect slope. We will put sheet rock on both sides of walls and finish. Sheetrock provided by Baron.

Material cost: \$512.20

Labor cost: \$1,200

Total: \$1,712.20

Brothers Construction is not an engineering entity and is not responsible for any structural decisions made during the construction process.

Brothers Construction Contact:

Aaron Sigler PM

931-306-4627

asigler@brothersconstructiontn.com



Owner Change Order

PROJECT: *(name and address)*
 2140 N. Thompson Lane Renovati
 2140 N. Thompson Lane
 Murfreesboro, TN 37129

CONTRACT INFORMATION:
 Contract For:
 Date:

CHANGE ORDER INFORMATION:
 Change Order Number: 15
 Date: 1/25/2024

OWNER: *(name and address):*
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, TN 37133

ARCHITECT: *(name and address):*

THE CONTRACT IS CHANGED AS FOLLOWS:

Pricing to install access panels/doors.

Upon approval the sum of \$584.06 will be added to the contract price.

The original Contract Value was	<u>\$1,780,000.00</u>
The net change by previously authorized Change Order was	<u>\$66,395.51</u>
The Contract Value will be increased/decreased by this Change order Amount	<u>\$584.06</u>
The new Contract Value, including this Change Order, will be	<u>\$1,903,126.70</u>
The Contract Time will be increased/decreased by	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY ARCHITECT, CONTRACTOR AND/OR OWNER

ARCHITECT <i>(FIRM NAME)</i>	Baron Construction, LLC CONTRACTOR <i>(FIRM NAME)</i>	City of Murfreesboro OWNER <i>(FIRM NAME)</i>
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE	DATE	DATE



BARON
CONSTRUCTION

2303 Thompson Lane Renovation
Murfreesboro, TN

RFC #15

Pricing related to the access
opening/doors.

1/16/2024

COST CATEGORY/ITEM	Value	NOTES
Access Opening/ Doors		
Furish Labor and Material to install access panels/doors	\$ 520.00	Install access doors not shown on plans.
SUBTOTAL	\$ 520.00	

Subtotal \$ 520.00
 Indirect \$ 20.80 4.0%
 Fee \$ 43.26 8.0%
TOTAL \$ 584.06

Proposal Access Doors

Brothers Construction

4808 Seminary Rd.

Smyrna, TN 37167

Date 12/19/2023

2140 N. Thompson Lane

Murfreesboro TN

Contact: Allen Bradshaw

SOW: Brothers will frame and trim out 3 access doors in the ceiling and 2 access doors in the wall. We will add hinge and latch to the wall access areas to create a door. We will supply material and fasteners to complete this project.

Total labor cost: \$450

Material Cost: \$70

Total Cost: \$520

Brothers Construction is not an engineering entity and is not responsible for any structural decisions made during the construction process.

Brothers Construction Contact:

Aaron Sigler PM

931-306-4627

asigler@brothersconstructiontn.com



Owner Change Order

PROJECT: *(name and address)*
2140 N. Thompson Lane Renovati
2140 N. Thompson Lane
Murfreesboro, TN 37129

CONTRACT INFORMATION:
Contract For:
Date:

CHANGE ORDER INFORMATION:
Change Order Number: 14
Date: 1/25/2024

OWNER: *(name and address):*
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37133

ARCHITECT: *(name and address):*

THE CONTRACT IS CHANGED AS FOLLOWS:

Furnish labor and material for additional lights needed along with replacement of damaged lights.

Upon approval the sum of \$5,391.36 will be added to the contract price.

The original Contract Value was	<u>\$1,780,000.00</u>
The net change by previously authorized Change Order was	<u>\$66,395.51</u>
The Contract Value will be increased/decreased by this Change order Amount	<u>\$5,391.36</u>
The new Contract Value, including this Change Order, will be	<u>\$1,902,542.64</u>
The Contract Time will be increased/decreased by	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY ARCHITECT, CONTRACTOR AND/OR OWNER

_____ ARCHITECT <i>(FIRM NAME)</i>	Baron Construction, LLC _____ CONTRACTOR <i>(FIRM NAME)</i>	City of Murfreesboro _____ OWNER <i>(FIRM NAME)</i>
_____ SIGNATURE	_____ SIGNATURE	_____ SIGNATURE
_____ PRINTED NAME AND TITLE	_____ PRINTED NAME AND TITLE	_____ PRINTED NAME AND TITLE
_____ DATE	_____ DATE	_____ DATE

**Industrial / Commercial
Wiring**

PROPOSAL



A & S Electric, Inc.

80 Cleveland Street
Nashville, TN 37207
615 - 244- 9560 Fax 254 - 4618

State Lic. #20026
Expires: 5/31/2024.
Classification: E, CE
Limit: UNLIMITED
Metro Lic. #415
Murfreesboro Lic.#0165

DATE: January 12, 2024

ATTN: Baron Construction

RE:
2140 N Thompson Ln
Murfreesboro, TN

Dear Allen Bradshaw,

We appreciate the opportunity to provide the following quotation for the above referenced project. Our proposal is based upon the update low voltage drawings on 7/7/23 provided by Baron Construction.

Total Change Order Amount Including Installation: \$4,800.00

ITEMS INVOLVED NOVA FLEX ITEMIZED PART LIST FROM SLS:

- 1 SLS (fixture cost)
- 2 exits damaged
- 6 wrap lights damaged to install
- 1 2x2 acrylic to match left of lobby
- 1 2x2 in it room

PROJECT MANAGER'S SPECIFICATIONS:

- Items listed in the "Items Involved" section of this proposal are the only items included in the above total sum. If additional items are needed, a separate change order will be issued.
- All light fixtures located in a drop ceiling are to have a minimum of (2) wire per fixture installed by the ceiling contractor.
- Phone service work is not included. Not mentioned on bid drawings
- Phone / data rough-in conduits are to be stubbed up to the ceiling height and the low voltage contractor is to install the low voltage cabling in the free space about the ceilings. If owner wants A&S Electric, Inc. to install conduits above ceilings, A&S can issue a separate change order for this work.

- The above total sum has been calculated and the time schedule agreed upon based upon the current prices and availability of materials and labor, considering anticipated impacts from the COVID-19 pandemic, and any governmental action, disruptions in the supply of labor or materials or other impacts related thereto and that A&S Electric has taken or will take all reasonable measures to protect against excessive price increases and delays, such as early purchasing of materials where appropriate and feasible. A&S Electric shall not be responsible for any additional cost associated with changes in the aforementioned conditions, as they are out of our control. A&S Electric shall advise the contractor when conditions change and impacts our contract price.

EXCLUSIONS:

1. EXCLUDE: The repair of existing code deficiencies (if any) is not included in the above total sum quotation.
2. EXCLUDE: Transformer / electrical equipment pads.
3. EXCLUDE: Any Utility Charges.
4. EXCLUDE: Parking (to be provided by GC)
5. EXCLUDE: Full Demo (Demo is make safe only)
6. EXCLUDE: Rock Excavation
7. EXCLUDE: Roof Penetrations
8. EXCLUDE: Concrete Encasement
9. EXCLUDE: Seismic
10. EXCLUDE: Touch up paint
11. EXCLUDE: Lightning Protection
12. EXCLUDE; 3rd Party Testing
13. EXCLUDE: Pole bases.
14. EXCLUDE: Hauling off of spoils.
15. EXCLUDE: Backfill of any kind.
16. EXCLUDE: Cutting of concrete / asphalt.
17. EXCLUDE: Forming / furnishing of concrete.
18. EXCLUDE: Patching of any kind. (concrete / asphalt/ walls / ceilings / roof / etc.)
19. EXCLUDE: Furnishing/Installation of any low voltage cabling.
20. EXCLUDE: Ladder rack, cable tray, j hooks
21. EXCLUDE: Any type of bonds.
22. EXCLUDE: Dumpster Fees.
23. EXCLUDE: Engineered stamped drawings.
24. EXCLUDE: BIM drawings.
25. EXCLUDE: Surveying.

TERMS AND CONDITIONS:

Our quotation is valid for thirty (30) days from date of receipt.

Upon acceptance of our quotation, the following terms and conditions will apply:

- Amounts billed will be due within thirty (30) days of invoice.
- Project will be billed on a percentage-of-completion basis.
- All work is to be completed during A & S Electric's normal working hours which are Monday through Friday, 7:00a.m. to 3:30p.m. unless agreed upon in writing.
- The handling or disposal of contaminated or hazardous material is not included in the above quotation.

- Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic, and buyer shall not be entitled to any damages resulting thereof.

Thank you for considering A & S Electric Inc., for your electrical requirements. Please contact our office if you have any questions or comments concerning the above proposal.

Sincerely,

A & S Electric, Inc.

WE PROPOSE to furnish labor and material --- complete in accordance with above specifications, and subject to conditions found on both sides of this agreement, for the sum of:

Payment to be made as follows: _____

ACCEPTED. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Respectfully Submitted,

Payment will be made as outlined above.

A & S ELECTRIC, INC.

Date of Acceptance _____

By _____

By: Shaun Smith

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Shaun Smith

By _____

Project Manager



Owner Change Order

PROJECT: *(name and address)*
 2140 N. Thompson Lane Renovati
 2140 N. Thompson Lane
 Murfreesboro, TN 37129

CONTRACT INFORMATION:
 Contract For:
 Date:

CHANGE ORDER INFORMATION:
 Change Order Number: 13
 Date: 1/25/2024

OWNER: *(name and address):*
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, TN 37133

ARCHITECT: *(name and address):*

THE CONTRACT IS CHANGED AS FOLLOWS:

Repairs done to the existing HVAC units.

Upon approval the sum of \$7,619.70 will be added to the contract price.

The original Contract Value was	<u>\$1,780,000.00</u>
The net change by previously authorized Change Order was	<u>\$66,395.51</u>
The Contract Value will be increased/decreased by this Change order Amount	<u>\$7,619.70</u>
The new Contract Value, including this Change Order, will be	<u>\$1,897,151.28</u>
The Contract Time will be increased/decreased by	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY ARCHITECT, CONTRACTOR AND/OR OWNER

ARCHITECT <i>(FIRM NAME)</i>	Baron Construction, LLC CONTRACTOR <i>(FIRM NAME)</i>	City of Murfreesboro OWNER <i>(FIRM NAME)</i>
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE	DATE	DATE



BARON
CONSTRUCTION

2303 Thompson Lane Renovation
Murfreesboro, TN

RFC #13

Pricing related to Repairs of Existing Units

1/22/2024

COST CATEGORY/ITEM	Value	NOTES
Repairing of Existing Units		
Furnish Labor and Material to complete the repairs of the existing units	\$ 6,783.92	Includes the reapinrss of RTU2, RTU 3, RTU 4 and RTU 5. Repairs listed on attached.
SUBTOTAL	\$ 6,783.92	

Subtotal \$ 6,783.92
 Indirect \$ 271.36 4.0%
 Fee \$ 564.42 8.0%
TOTAL \$ 7,619.70

2140 N. Thompson Lane

Murfreesboro, TN

York Units

RTU-2-

Model Number- ZH150N15N2TAC4B

Serial Number- NOL9329763

- (1) 3 Pole Compressor Contactor

Repair Cost- 531.73

RTU-3-

Model Number- ZH120N15N2TAC4B

Serial Number- NOL9329767

- (1) Heat Control Board
- (1) Induced Draft Motor Assembly with Gasket

Repair Cost 2043.31

RTU-4-

Model Number- ZJ048N06N2TBC1C

Serial Number- NOM9341528

- (1) Induced Draft Motor Assembly with Gasket

Repair Cost 1656.98

RTU-5-

Model Number- ZH120N15N2TAC4B

Serial Number- NOL9329768

- (2) Condenser Fan Motors
- (2) Condenser Fan Blades

Repair Cost 2551.90

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Main Street Banner Request
Department: Street Department
Presented by: Raymond Hillis, Executive Director – Public Works

Requested Council Action:

- Ordinance
 - Resolution
 - Motion
 - Direction
 - Information
-

Summary

Request from Exchange Club of Rutherford County to hang a banner over East Main Street.

Staff Recommendation

Approve banner to be displayed as follows:

Exchange Club of Rutherford County from April 5- 12,2024 for child abuse prevention month in April.

Background Information

The Exchange Club of Rutherford County was chartered in 1951 and has been a club of service within the community since. April is Prevention of Child Abuse and Neglect month, and the exchange club aims to help bring awareness by handing out brochures on Fetal Alcohol Syndrome or Shaken Baby Syndrome. They also aim to help local family support centers in Murfreesboro financially so they can educate parents and bring awareness of abuse and neglect.

Council Priorities Served

Establish strong City brand

Banners hung across East Main Street engages our community in various activities and communicates special events to general public thereby enhancing the city reputation through an active community involvement.

Fiscal Impact

None.

Attachments

Letter of request from Exchange Club of Rutherford County

Exchange Club of Rutherford County
PO Box 10115
Murfreesboro, TN 37129

February 8, 2024

City of Murfreesboro
Lisa Mangrum, Administrative Assistant II
620 W. Main Street
Murfreesboro, TN 37130

Dear Mayor and Council,

The Exchange Club of Rutherford County would like to hang a banner across East Main Street, to go up on April 5th and to come down on April 12th.

April is National Child Abuse Prevention month, and the banner will promote the Exchange Club's efforts to support the Prevention of Child Abuse.

Your approval to hang the banner on the dates listed above would be appreciated.

Sincerely,

Melissa B. Wright
Treasurer

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Asphalt Purchases Report
Department: Water Resources
Presented by: Darren Gore, Assistant City Manager

Requested Council Action:

- Ordinance
- Resolution
- Motion
- Direction
- Information

Summary

Report of asphalt purchases.

Staff Recommendation

The asphalt reporting of purchases, consistent with purchases associated as perishable, fuel-based commodity is provided as information only.

Background Information

Purchases of asphalt are made throughout the month and reported with MWRD's O&M's construction projects. The attached report is provided pursuant to City Code, § 2-10(E)(7) in compliance with this reporting requirement.

Pursuant to the City Code, a purchase of perishable commodities made on the open market does not require public advertisement and competitive bids if a record is made by the person authorizing the purchase which specifies the amount paid, the items purchased and from whom the purchase was made in accordance with T.C.A. § 6-56-304(7).

Council Priorities Served

Responsible budgeting

Perishable fuel-based commodity procurement fluctuates constantly; however, soliciting multiple vendors consistently provide the best pricing for the Department.

Fiscal Impacts

The overall costs, \$150,000 to \$175,000 per year, are funded by the FY24 operating budget.

Attachments

Asphalt Purchases Report

**OPERATIONS & MAINTENANCE
ASPHALT QUOTES | FY 2024**

	Wire Grass Const Co.		Hawkins		Vulcan		Notes
	<i>Binder</i>	<i>Topping</i>	<i>Binder</i>	<i>Topping</i>	<i>Binder</i>	<i>Topping</i>	
Jul	\$73.05	\$85.54	\$77.82	\$84.45	\$72.00	\$83.50	
Aug	\$72.71	\$85.11	\$77.38	\$83.85	\$72.00	\$83.50	
Sep	\$72.63	\$85.01	\$77.38	\$83.85	\$72.00	\$83.50	
Oct	\$72.63	\$85.01	\$77.38	\$83.85	\$72.00	\$83.50	
Nov	\$72.63	\$85.01	\$77.38	\$83.85	\$72.00	\$83.50	
Dec	\$72.63	\$85.01	\$77.38	\$83.85	\$72.00	\$83.50	
Jan	\$72.63	\$85.01	\$77.38	\$83.35	\$72.00	\$83.50	
Feb							
Mar							
Apr							
May							
Jun							

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: SRWTP Distribution Isolation Valve Replacement Project

Department: Water Resources

Presented by: Darren Gore, Assistant City Manager

Requested Council Action:

- Ordinance
 - Resolution
 - Motion
 - Direction
 - Information
-

Summary

Approval of the SSR Engineering Task Order 23-41-040.0 for the Stones River Water Treatment Plant (SRWTP) Distribution Isolation Valve Replacement Project.

Staff Recommendation

Approve the SSR Engineering Task Order 23-41-040.0 for the Isolation Valve Replacement Project. The Water Resources Board approved this matter on February 27, 2024.

Background Information

SSR Engineering Task Order 23-41-040.0 is for the engineering basic services necessary to remove and replace the existing 24" and the 36" manually operated butterfly valves and place new valves into an accessible underground vault. The new valve vault will allow staff to access the valves and make repairs without having to excavate. This will save money in the future if there are any problems and allow for better maintenance on the gear boxes. Due to the failure of both distribution isolation valves, the MWRD cannot completely isolate the SRWTP from the distribution system in the event of a main break on either distribution line.

Council Priorities Served

Responsible Budgeting

Maintaining plant infrastructure assures continued reliability of high-quality drinking water for the community.

Fiscal Impact

The cost for the Engineering Task Order is \$65,450. If approved, funding will come from rate-funded capital reserves.

Attachments

SRWTP Distribution Isolation Valve Replacement Project

ENGINEERING TASK ORDER 23-41-040.0

Task Order

In accordance with the Standard Form of Agreement Between Owner and Engineer for Professional Services, dated August 6, 2002 ("Agreement"), Owner and Engineer agree as follows:

1. Background Data

- | | | |
|----|---------------------------------|---|
| a. | Effective Date of Task Order: | February 9, 2024 |
| b. | Owner: | Murfreesboro Water Resources Department (MWRD) |
| c. | Engineer: | Smith Seckman Reid (SSR) |
| d. | Specific Project (title): | SRWTP Distribution Isolation Valves Replacement |
| e. | Specific Project (description): | This project includes designing and overseeing the replacement of the 24-inch and 36-inch isolation valves on the two distribution lines leaving the Stones River Water Treatment Plant and miscellaneous improvements. |

2. Services of Engineer

- A. The specific services to be provided or furnished by Engineer under this Task Order are the services (and related terms and conditions) set forth in the following sections of Basic Services of Engineer in the Agreement modified herein for this specific Task Order, as attached to the Agreement referred to above, such sections being hereby incorporated by reference:
- Study and Report Services (Agreement, Paragraph 1.2) as modified below:
 - No study or report services are provided.
 - Preliminary Design Phase (Agreement, Paragraph 1.3) and the following:
 - Attend pre-project discussion meeting with TDEC.
 - Submit Preliminary Drawings to Owner for approval.
 - Final Design Phase (Agreement, Paragraph 1.4).
 - Preparation of construction drawings and specifications to be delivered for MWRD review at 100% project milestone.
 - Preparation of opinion of probable construction costs to be delivered for MWRD review at final milestone.
 - Preparation and submittal of 100% drawings and specifications to TDEC.
 - Construction Phase Services (Agreement, Paragraph 1.5 and 1.6) and the following:
 - Provide Resident Project Representative (RPR) during critical components of construction.
 - Post Construction Phase Services (Agreement, Paragraph 1.7).
 - Prepare conformed Construction Contract Documents that incorporate and integrate the content of all Addenda and any amendments negotiated by Owner and Contractor

- Visit the Site promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with Owner and Contractor to review the Work and determine the status of completion. Follow the procedures in the Construction Contract regarding the preliminary certificate of Substantial Completion, punch list of items to be completed, Owner’s objections, notice to Contractor, and issuance of a final certificate of Substantial Completion. Assist Owner regarding any remaining engineering or technical matters affecting Owner’s use or occupancy of the Work following Substantial Completion
- B. All of the services included above comprise Basic Services for purposes of Engineer’s compensation under this Task Order.

3. Exclusions

- A. Topographical surveying services.
- B. Subsurface geotechnical exploratory services.
- C. City Planning Commission site plan application. SSR assumes this task is not required for a building recommissioning project with no site plan modifications.
- D. Equipment procurement services and contracting.
- E. Services associated with government funding programs.
- F. Controls integration services.

4. Additional Services

- A. Additional Services that may be authorized or necessary under this Task Order are set forth as Additional Services in Part 2—Additional Services of Engineer, of the Agreement modified for this specific Task Order, and attached to and incorporated as part of this Task Order.

5. Owner's Responsibilities

- A. Owner shall have those responsibilities set forth in Section 3 of the Agreement, subject to the following:
 - Delete Paragraph 3.5.

6. Task Order Schedule

<u>Party</u>	<u>Action</u>	<u>Schedule</u>
Engineer	Furnish electronic review copies of the 50% Drawings and Specifications, assembled drafts of other Construction Contract Documents, updated construction cost estimate, and any other Preliminary Design Phase deliverables, to Owner.	Within 6 weeks following project kick-off meeting.
Owner	Submit comments regarding 50% Preliminary Design Phase documents, opinion of probable Construction Cost, and other Preliminary Design Phase deliverables to Engineer.	Within 10 days of the receipt of 50% Preliminary Design Phase documents, opinion of probable Construction Cost, and other

		Preliminary Design Phase deliverables from Engineer.
Engineer	Furnish electronic review copies of the 100% Drawings and Specifications, assembled drafts of other Construction Contract Documents, the draft bidding-related documents, and any other Final Design Phase deliverables, to Owner.	Within 6 weeks of the receipt of Owner's comments regarding the 100% Preliminary Design Phase documents.
Owner	Submit comments and instructions regarding the 100% Drawings and Specifications, assembled drafts of other Construction Contract Documents, the draft bidding-related documents, and any other Final Design Phase deliverables, to Engineer.	Within 10 days of the receipt of the 100% Drawings and Specifications, assembled drafts of other Construction Contract Documents, the draft bidding-related documents, and any other Final Design Phase deliverables from Engineer.
Engineer	Furnish electronic copies of the 100% Drawings and Specifications, assembled Construction Contract Documents, requests for proposals, and any other Final Design Phase deliverables, to Owner and TDEC.	Within 10 days of the receipt of Owner's comments and instructions regarding the 100% Drawings and Specifications, assembled drafts of other Construction Contract Documents, and any other Final Design Phase deliverables.

7. Payments to Engineer

A. Owner shall pay Engineer for services rendered under this Task Order as follows:

Description of Service	Amount	Basis of Compensation
Basic Services (Section 1 of Agreement)		
a. Preliminary Design Phase – Hydraulics Analysis	\$ 6,000.00	Hourly Not to Exceed
b. Preliminary Design Phase – Alternatives Review and TDEC Coordination	\$ 8,460.00	Hourly Not to Exceed
c. Preliminary Design Phase – Valve Vault Design Development	\$ 4,000.00	Hourly Not to Exceed
d. Final Design Phase – Piping and Construction Phasing Design Development & OPCC	\$ 16,440.00	Hourly Not to Exceed
e. Final Design Phase – TDEC Submittal and 100% Design Workshop	\$ 7,900.00	Hourly Not to Exceed
f. Construction Phase – Construction and Contract Administration*	\$ 15,625.00	Hourly Not to Exceed
g. Construction Phase - Limited RPR*	\$ 5,715.00	Hourly Not to Exceed
h. Post Construction Phase	\$ 1,310.00	Hourly Not to Exceed
TOTAL COMPENSATION (lines a-i)	\$ 65,450.00	

Reimbursable Expenses**	Amount	Basis of Compensation
a. Out-of-Town Mileage	\$0.00	\$0.67 /mile
b. Air Transportation	\$0.00	At Cost
c. Meals and Lodging	\$0.00	At Cost
d. External Plotting and Printing	\$0.00	At Cost

*Based on a 26-week construction period due to lead time of valves.

**Reimbursable expenses are estimated amounts.

Engineer expects the entire contract duration for these services to be less than 50 weeks. If the contract duration extends beyond this time, commensurate additional compensation may be required.

8. Consultants retained as of the Effective Date of the Task Order:

A. None.

9. Attachments:

A. None.

10. Terms and Conditions

A. Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is February 9, 2024.

CITY OF MURFREESBORO:

By: _____

Print Name: _____

Title: _____

SMITH SECKMAN REID:

By: _____

Print Name: _____

Title: _____

WITNESS:

By:  _____

Print Name: Andrew T. Johnson

Title: 02-09-2024

WITNESS:

By:  _____

Print Name: Luke Williams

Title: 02-09-2024

APPROVED AS TO FORM:

City of Murfreesboro Legal Department



MEMORANDUM

DATE: February 12, 2024
TO: Alan Cranford
FROM: Luke Williams, PE
RE: SRWTP Distribution Isolation Valves Replacement

During the course of construction of the Stones River Water Treatment Plant (SRWTP) High Service Pump Station (HSPS) Improvements project, MWRD plant operations staff determined they were unable to fully isolate the isolation valves on the 24" and 36" distribution lines directly downstream of the HSPS. MWRD solicited assistance from their on-call contract with John Bouchard & Sons (JBS) to troubleshoot the valves and associated gear boxes, but their efforts to get the valve to close fully were unsuccessful.

Given these valves serve the finished water lines from the plant and isolate the plant from the entire distribution, MWRD indicated to JBS and SSR that the two separate lines could only be shut down for a maximum of 8 hours. In addition, JBS and their sub-contractor Blakely estimated that it could take 3-4 hours just to drain the sections of pipe to begin the work, and then the line would need to be properly disinfected and tested prior to being put back online. As a result, JBS was not confident that the valve(s) could be replaced in an 8-hour window and prepared an estimate using a linestop and bypass for each line to allow for the valves to be replaced while still supplying water to the city.

The scope consisted of additional excavation, stabilization of the pipes for the linestop, temporary bypass piping, and other activities in addition to the actual valve replacement. JBS then solicited pricing for the valves for the purpose of a preliminary cost estimate. Because this particular scope is outside the wheelhouse of JBS, and the vast majority of the project would be performed by subcontractors, JBS determined that a more cost-effective solution may exist if an engineer could get involved and bid this project out.

MWRD then reached out to SSR to provide pricing for the engineering design and bidding of the valve replacement. As part of this valve replacement project, SSR will also design a new valve vault for the new valves to reside in to allow for easier access and maintenance in the future.

**SRWTP DISTRIBUTION ISOLATION VALVES REPLACEMENT
DETAILED PROJECT UNDERSTANDING
ATTACHMENT TO TASK ORDER 23-41-040.0**

Project Understanding

The task order covers the engineering basic services necessary to complete each of the following:

Project will include preliminary engineering design, final design, bidding, construction administration, and post-construction services as limited herein, for the replacement of the two (2) isolation valves immediately downstream of the high service pump station (HSPS) at the Stones River Water Treatment Plant (SRWTP).

Currently, MWRD is not able to completely isolate the SRWTP from the rest of the distribution system due to the two main isolation valves immediately downstream of the HSPS being able to be closed. The replacement of these two valves will allow MWRD to isolate either of the two main distribution lines, and the HSPS to allow for future maintenance and repairs as necessary.

This task order covers the engineering basic services necessary to complete each of the following:

- Removal and replacement of the existing 24" manually operated butterfly valve and the 36" manually operated butterfly valve.
- New valve vault for both of the valves.

Project Meetings

In addition to meetings referenced in the Agreement, Engineer will perform each of the following:

- Conduct an Owner kickoff meeting to discuss the overall scope, schedule, construction costs, and other pertinent items critical to project success.
- Conduct pre-bid meeting prior to bid date.
- Conduct a pre-construction meeting with the successful bidder.

Deliverables

In addition to meetings referenced in the Agreement, project deliverables will include the following:

- Meeting minutes from kickoff meeting.
- Meeting minutes from TDEC pre-project meeting.
- 50-percent and 100-percent milestone submittal packages.
- Meeting minutes from pre-bid meeting.
- Meeting minutes from pre-construction meeting.
- Conformed drawings and specifications.
- Accepted submittals.

- Construction close-out documents.
- Record drawings based on information provided by the contractor.

All deliverables will be transmitted electronically, unless otherwise requested by MWRD.

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Rezoning property along Medical Center Parkway
[Second Reading]

Department: Planning

Presented by: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

Ordinance	<input checked="" type="checkbox"/>
Resolution	<input type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Rezone approximately 31.3 acres located along Medical Center Parkway, Tune Avenue, and Williams Drive.

Staff Recommendation

Enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of the rezoning.

Background Information

Hearthstone Properties presented a zoning application [2023-421] for approximately 31.3 acres located along Medical Center Parkway, Tune Avenue, and Williams Drive to be rezoned from MU (Mixed Use District), GDO-3 (Gateway Design Overlay District 3), and PSO (Planned Sign Overlay District) to PUD (Planned Unit District), GDO-3, and PSO. During its regular meeting on January 10, 2024, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval.

On February 22, 2024, Council held a public hearing and approved this matter on First Reading.

Council Priorities Served

Improve Economic Development

This rezoning will entitle the continued expansion of an existing successful mixed-use development, which will create employment opportunities for the community and generate tax revenue for the City.

Establish Strong City Brand

This rezoning will enable investment and development in the City's Gateway area, which will strengthen the identity of the Gateway as a destination in Middle Tennessee to live, work, shop, and play.

Attachments:

Ordinance 24-OZ-02

ORDINANCE 24-OZ-02 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 rezone approximately 31.3 acres located along Medical Center Parkway, Williams Drive and Tune Avenue from Mixed Use (MU), Gateway Design Overlay Three (GDO-3) District and Planned Signage Overlay (PSO) District to Planned Unit Development (PUD) District (Fountains at Gateway PUD), Gateway Design Overlay Three (GDO-3) District and Planned Signage Overlay (PSO) District; Hearthstone Properties, applicant, [2023-421].

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 rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Planned Unit Development (PUD) District, Gateway Design Overlay Three (GDO-3) District and Planned Signage Overlay (PSO) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission 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 second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

Jennifer Brown
City Recorder

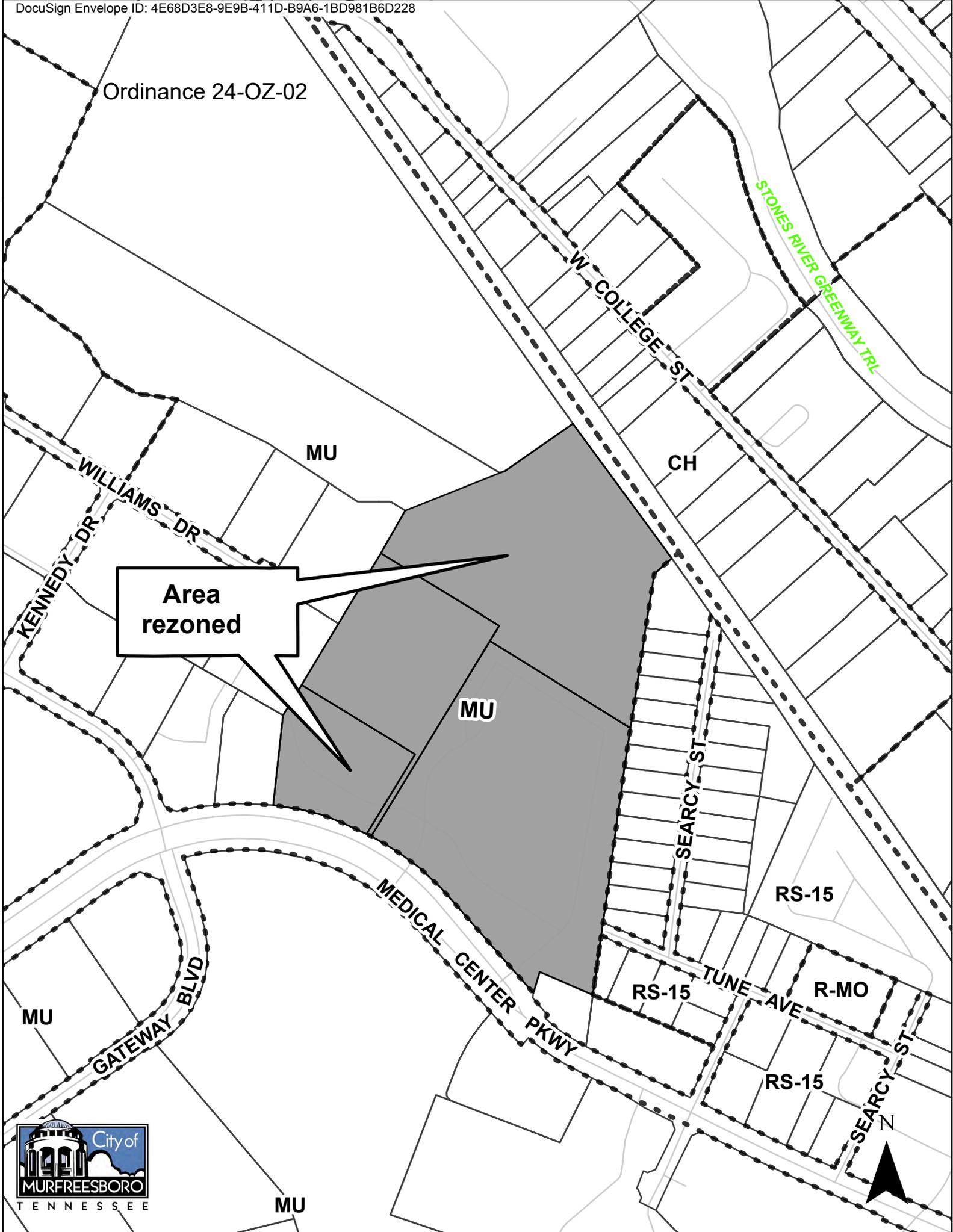
APPROVED AS TO FORM:

DocuSigned by:
Adam F. Tucker

Adam F. Tucker
City Attorney

SEAL

Ordinance 24-OZ-02



Area
rezoned



MU

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Resolution FY24 Budget Amendment #6

Department: City Schools

Presented by: Trey Duke, Director

Requested Council Action:

- | | |
|-------------|-------------------------------------|
| Ordinance | <input type="checkbox"/> |
| Resolution | <input checked="" type="checkbox"/> |
| Motion | <input type="checkbox"/> |
| Direction | <input type="checkbox"/> |
| Information | <input type="checkbox"/> |
-

Summary

Schools amendment #6 to the FY24 Central Cafeteria fund and General Purpose fund to budget additional Revenue from USDA and Donations for the Robotics Program.

Staff Recommendation

Approve Resolution 24-R-02 amending the FY24 Central Cafeteria and General Purpose funds as presented.

Background Information

On February 13, 2024, the MCS Board approved the budget amendments to recognize additional USDA revenue of \$234,242 and Donations – Robotics revenue of \$20,712.

The increase of \$234,242 will help offset the costs of the food supplies in the Central Cafeteria fund.

The increase of \$20,712 will help pay for the costs of registration, competition, transportation, supplies, and new robots for the Robotics Program at MCS.

Council Priorities Served

Responsible budgeting

Presenting budget amendments ensures compliance with state law, School Board policy, and City Council policy.

Fiscal Impact

The total increase in revenue of \$234,242 will be budgeted in the Central Cafeteria fund and \$20,712 will be budgeted in the General Purpose fund to recognize new revenues and related expenditures.

Attachments

1. Resolution 24-R-02
2. Exhibit A: MCS Budget Amendment #6

RESOLUTION 24-R-02 amending the Fiscal Year 2024 (hereafter "FY2024") Murfreesboro City Schools Budget (6th Amendment).

WHEREAS, the City Council adopted Resolution 23-R-15 on June 8, 2023 to implement the FY2024 Murfreesboro City Schools Budget; and

WHEREAS, it is now desirable and appropriate to adjust and modify the FY2024 Murfreesboro City Schools Budget by this Resolution to incorporate expenditure decisions made by the Murfreesboro City School Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. The FY2024 Murfreesboro City Schools Budget as adopted by the City Council is hereby revised as shown on attached Exhibit A.

SECTION 2. This Resolution shall be effective immediately upon its passage and adoption, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Brown
City Recorder

DocuSigned by:
Adam F. Tucker

Adam F. Tucker
City Attorney

Murfreesboro City Schools Budget Amendment (#6)

BOE Approval

2/13/2024

Central Cafeteria Fund 143
Fiscal Year 2023-24

Exhibit A to Resolution 24-R-02

FY24 USDA Food and Nutrition Service

Account Description	BUDGET AS PASSED OR PREV AMENDED	AMENDED BUDGET	AMENDMENT INCREASE (DECREASE)
<u>Revenues</u>			
USDA Other (Supply Chain)	178,465	403,056	224,591
Total Increase in Revenues	\$ 178,465	\$ 403,056	\$ 224,591
<u>Expenditures</u>			
Nutrition - Food Supplies	3,400,950	3,625,541	224,591
Total Increase in Expenditures	\$ 3,400,950	\$ 3,625,541	\$ 224,591

CHANGE IN FUND BALANCE (CASH)

-

This amendment budgets an additional allocation of \$224,591 in FY24 USDA Other - (Supply Chain) to help offset food supplies and the associated costs.

Murfreesboro City Schools Budget Amendment (#6)

BOE Approval

2/13/2024

Central Cafeteria Fund 143
Fiscal Year 2023-24

Exhibit A to Resolution 24-R-02

FY24 USDA Food and Nutrition Service

Account Description	BUDGET AS PASSED OR PREV AMENDED	AMENDED BUDGET	AMENDMENT INCREASE (DECREASE)
<u>Revenues</u>			
USDA Other	403,056	412,708	9,651
Total Increase in Revenues	\$ 403,056	\$ 412,708	\$ 9,651
<u>Expenditures</u>			
Nutrition - Food Supplies	3,625,541	3,635,193	9,651
Total Increase in Expenditures	\$ 3,625,541	\$ 3,635,193	\$ 9,651

CHANGE IN FUND BALANCE (CASH)

-

This amendment budgets an additional allocation of \$9,651 in FY24 USDA Other to help offset food supplies and the associated costs.

Murfreesboro City Schools Budget Amendment (#6)

BOE Approval

2/13/2024

General Purpose Fund 141
Fiscal Year 2023-24

Exhibit A to Resolution 24-R-02

FY24 Donations-Robotics

Account Description	BUDGET AS PASSED OR PREV AMENDED	AMENDED BUDGET	AMENDMENT INCREASE (DECREASE)
<u>Revenues</u>			
Donations-Robotics	-	20,712	20,712
Total Increase in Revenues	\$ -	\$ 20,712	\$ 20,712
<u>Expenditures</u>			
Other Charges-Robotics	-	20,712	20,712
Total Increase in Expenditures	\$ -	\$ 20,712	\$ 20,712

CHANGE IN FUND BALANCE (CASH)

-

This amendment budgets new revenue of \$20,712 in Donations-Robotics for the Robotics program in each school for registration, competition, transportation, supplies and new robots.

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Plan of Services, Annexation, and Zoning for property along Blackman Road
[Public Hearings Required]

Department: Planning

Presented By: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

- Ordinance
 - Resolution
 - Motion
 - Direction
 - Information
-

Summary

Annexation and zoning of approximately 21.4 and 20.3 acres, respectively, located along the west side of Blackman Road north of Burnt Knob Road.

Staff Recommendation

Conduct a public hearing and approve the Plan of Services and annexation.

Conduct a public hearing and enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of the plan of services, annexation, and the zoning request.

Background Information

Bob Parks initiated a petition of annexation [2023-507] for approximately 21.4 acres located along the west side of Blackman Road. The City developed its plan of services for this area. Additionally, 360 Development, LLC presented to the City a zoning application [2023-420] for the approximately 14.91 acres be zoned PRD (Planned Residential District) and approximately 4.71 acres to be zoned PCD (Planned Commercial District) simultaneous with annexation. During its regular meeting on January 10, 2024, the Planning Commission conducted public hearings on these matters and then voted to recommend their approval.

Council Priorities Served

Establish Strong City Brand

Council has expressed a desire to promote homeownership and the development of single-family neighborhoods. This request will further this goal by enabling the development of a 76-lot single-family residential detached subdivision.

Improve Economic Development

The proposed zoning will enable the development of three commercial outparcels, providing neighborhood services to this growing residential area, while also creating jobs for the community and generating tax revenue for the City.

Attachments:

1. Resolution 24-R-PS-03
2. Resolution 24-R-A-03
3. Ordinance 24-OZ-03
4. Maps of the area
5. Planning Commission staff comments from the 01/10/2024 meeting
6. Planning Commission minutes from 01/10/2024 meeting
7. Plan of Services
8. The Village PRD/PCD pattern book
9. Other miscellaneous exhibits

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1

JANUARY 10, 2024

PROJECT PLANNERS: MATTHEW BLOMELEY AND MARINA RUSH

5.c. Annexation petition and plan of services [2023-507] for approximately 21.4 acres located along Blackman Road, including approximately 1,265 linear feet of Blackman Road right-of-way, Bob Parks applicant.

The property owner, Bob Parks, has submitted a petition requesting his property be annexed into the City of Murfreesboro. The property is 20.3 acres and is located along the west side of Blackman Road. In addition, included in the annexation study area is approximately 1,265 linear feet of Blackman Road right-of-way (ROW), or 1.1 acres. The total annexation study area is approximately 21.4 acres. Consent to annex this segment of Blackman Road ROW was approved by the Rutherford County Road Board at its December 4, 2023 meeting.

The annexation study area includes the following properties:

- Tax Map 78, Parcels 3.02 (3.4 acres)
- Tax Map 78, Parcel 3.03 (16.0 acres)
- Tax Map 78, Parcel 3.19 (0.43 acres)
- Tax Map 78, Parcel 3.20 (0.46 acres)
- Blackman Road Right of Way -- approximately 1,265 linear feet (1.1 acres)

Currently, the properties adjacent to Blackman Road are developed with duplexes and are addressed as 2807/2809, 2815/2817, 2823/2825, 2831/2833, 2835/2837, 2841/2843, and 2923/2925 Blackman Road.

The annexation area has a companion zoning application for Planned Residential District and Planned Commercial District zoning simultaneous with annexation.

- Planned Residential District (The Village PRD): request for approximately 14.91 acres to allow 76 single-family residential detached lots;
- Planned Commercial District (The Village PCD): request for approximately 4.48 acres to allow three commercial lots.
- 0.23 acres will be dedicated to Blackman Road's future road expansion.

The annexation study area is located within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the City limits along its eastern boundary. The Murfreesboro 2035 Comprehensive Plan, Chapter 4: Future Land Use Map identifies a "Service Infill Line"; this line is to help facilitate growth and development in the City in an orderly, planned, and sustainable manner and to help plan for future City services. This annexation study area is located within the Service Infill area.

Staff has prepared a Plan of Services for the proposed annexation. It is included in the agenda packet and demonstrates how services can be provided to the study area. Annexation of the study area, in its current state, will have relatively little impact on utilities and City services.

Of note, the study area, if annexed, will be zoned for Overall Creek Elementary, which is currently operating above capacity. According to Murfreesboro City Schools, if the proposed development moves forward, it will generate approximately 15-23 new elementary school students. It should be noted, however, that the completion of the development is expected to occur over a 2-4 year timeframe, although this may vary based on market conditions. The Planning Department is in regular contact with MCS administration to provide MCS with information to help them determine how to plan for and accommodate future growth.

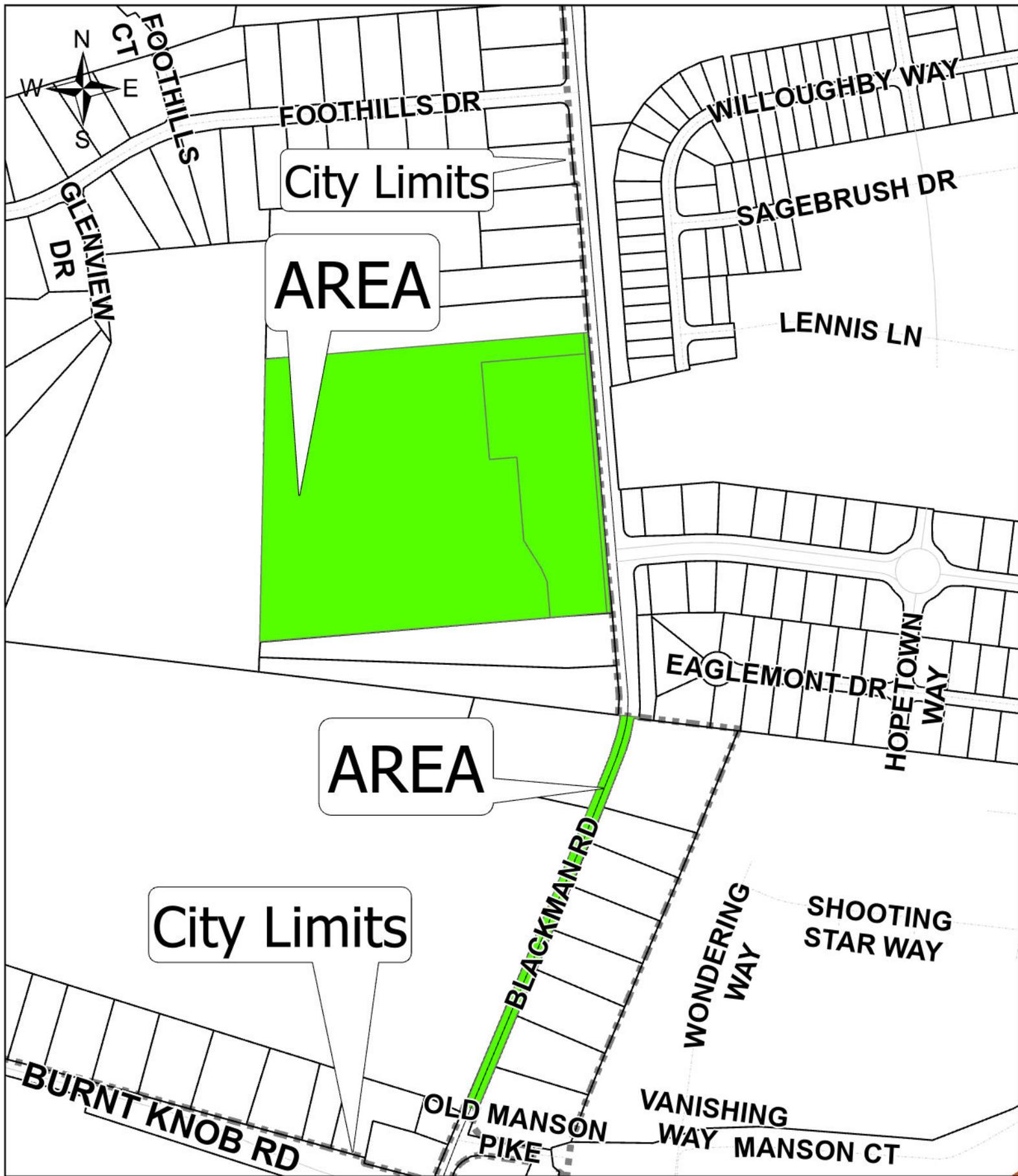
Staff Recommendation:

Staff recommends approval of this annexation for the following reasons:

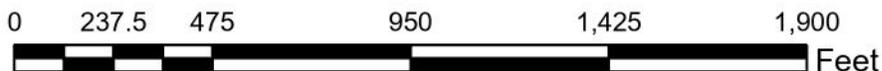
- 1) The study area is contiguous with the existing City limits.
- 2) The study area is within the City's Urban Growth Boundary.
- 3) The study area is within the City's Service Infill Area.
- 4) Annexation of the study area, in its current state, will have relatively little impact on utilities and City services.

Action Needed:

The Planning Commission will need to conduct a public hearing, after which it will need to discuss and then formulate a recommendation for City Council.



Annexation Request for Property located along Blackman Road



City of Murfreesboro
 Planning Department
 111 West Vine ST
 Murfreesboro, TN 37130
www.murfreesborotn.gov



Annexation Request for Property located along Blackman Road



City of Murfreesboro
 Planning Department
 111 West Vine ST
 Murfreesboro, TN 37130
www.murfreesborotn.gov

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. BOB PARKS
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: OWNER Date: 10-24-2023
8119 Isabella Lane Suite 105 Brentwood TN 37027
Mailing Address (if not address of property to be annexed)

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

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

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

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes

Power of Attorney applies and is attached: _____ Yes _____ No

Consent for Annexation of Public Right-of-Way by the City of Murfreesboro

The City of Murfreesboro, Tennessee has initiated an annexation study of public right-of-way as shown on the attached Exhibit, which specifically includes that segment of Blackman Road from the north property line of 2631 Blackman Road south to approximately the north property line of 2507 Blackman Road, totaling approximately 1,265 linear feet ("County Right-of-Way"), such section being a portion of the prescriptive/platted right-of-way for Blackman Road shown in the current Rutherford County Highway Department Road Book. The undersigned, a duly authorized official of Rutherford County, Tennessee, hereby certifies that, at a public meeting held on December 4, 2023 and in furtherance of the requirements set forth in Tenn.Code Ann. § 6-51-1014, the Rutherford County Highway Commission consented to the annexation of the County Right-of-Way by the City of Murfreesboro, Tennessee.

WITNESS MY HAND this 4 day of December 2023.

Greg Brooks
Greg Brooks
Rutherford County Road Superintendent

Sworn to and subscribed before me, a notary public in and for said county and state in Murfreesboro, Tennessee on the 4 day of December 2023

Merry R. Hickerson
NOTARY PUBLIC

My Commission Expires: 4/23/2024



MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

6:00 P.M.

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

STAFF PRESENT

Greg McKnight, Exec. Director Dev. Services
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Holly Smyth, Principal Planner
Amelia Kerr, Planner
Joel Aguilera, Planner
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney

1. Call to order.

Chair Kathy Jones called the meeting to order at 6:00 p.m.

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Public Comments.

Chair Kathy Jones announced that no one signed up to speak during the Public Comments portion of the agenda.

4. Approve minutes of the December 6, 2023 and December 13, 2023 Planning Commission meetings.

Mr. Shawn Wright made a motion to approve the December 6, 2023 and December 13, 2023 Planning Commission meetings; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

Annexation petition and plan of services [2023-507] for approximately 21.4 acres located along Blackman Road, including approximately 1,265 linear feet of Blackman Road right-of-way, Bob Parks applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Kathy Jones opened the public hearing.

1. Mr. William Parker, 3310 Glenview Drive – opposes the annexation. He asked if there was a plan in place to improve the road and traffic.
2. Ms. Kari Batey, 2537 Blackman Road - opposes the annexation of the road right-of-way.
3. Mr. Brandon Whitt, 5013 Baker Road – opposes the annexation.
4. Mr. Charles Batey, 2537 Blackman Road - opposes the annexation.

There being no one else to speak, Chair Kathy Jones closed the public hearing.

Mr. Matthew Blomeley addressed the concerns regarding road improvements along Blackman Road and Manson Pike area.

Mr. Matt Taylor came forward to address right-of-way dedication along Blackman Road. It is anticipated that Blackman Road would be a five-line roadway in the future per the Major Transportation Plan.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the annexation petition and plan of services subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried by the following vote:

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

Nay: None

Zoning application [2023-420] for approximately 19.6 acres located along Blackman Road to be zoned PRD (The Village PRD - approx. 14.91 acres) and PCD (The Village PCD - approx. 4.71 acres) simultaneous with annexation, 360 Development applicant.

Ms. Amelia Kerr presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer), Mr. Davis Lamb (developer), and Mr. Bob Parks (developer) were in attendance representing the application. Mr. Matt Taylor gave a PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Kathy Jones opened the public hearing.

1. **Ms. Kari Batey, 2537 Blackman Road** – opposes the zoning request and wanted to know why stub streets to their property were proposed.
2. **Mr. William Parker, 3310 Glenview Drive** – opposes the rezoning request and expressed concerns regarding the stub streets, buffering, drainage, and light pollution.

RESOLUTION 24-R-PS-03 to adopt a Plan of Services for approximately 21.4 acres located along Blackman Road, including approximately 1,265 linear feet of Blackman Road right-of-way, Bob Parks, applicant [2023-507].

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area to be Annexed” have either petitioned for annexation or given written consent to the annexation of such territory; and,

WHEREAS, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and,

WHEREAS, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on January 10, 2024 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council; and,

WHEREAS, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee on Thursday, March 7, 2024, pursuant to a Resolution passed and adopted by the City Council on January 25, 2024, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on February 20, 2024; and,

WHEREAS, the Plan of Services for the territory identified on the attached map as the “Area to be Annexed” establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the “Area to be Annexed” is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 24-R-A-03**, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

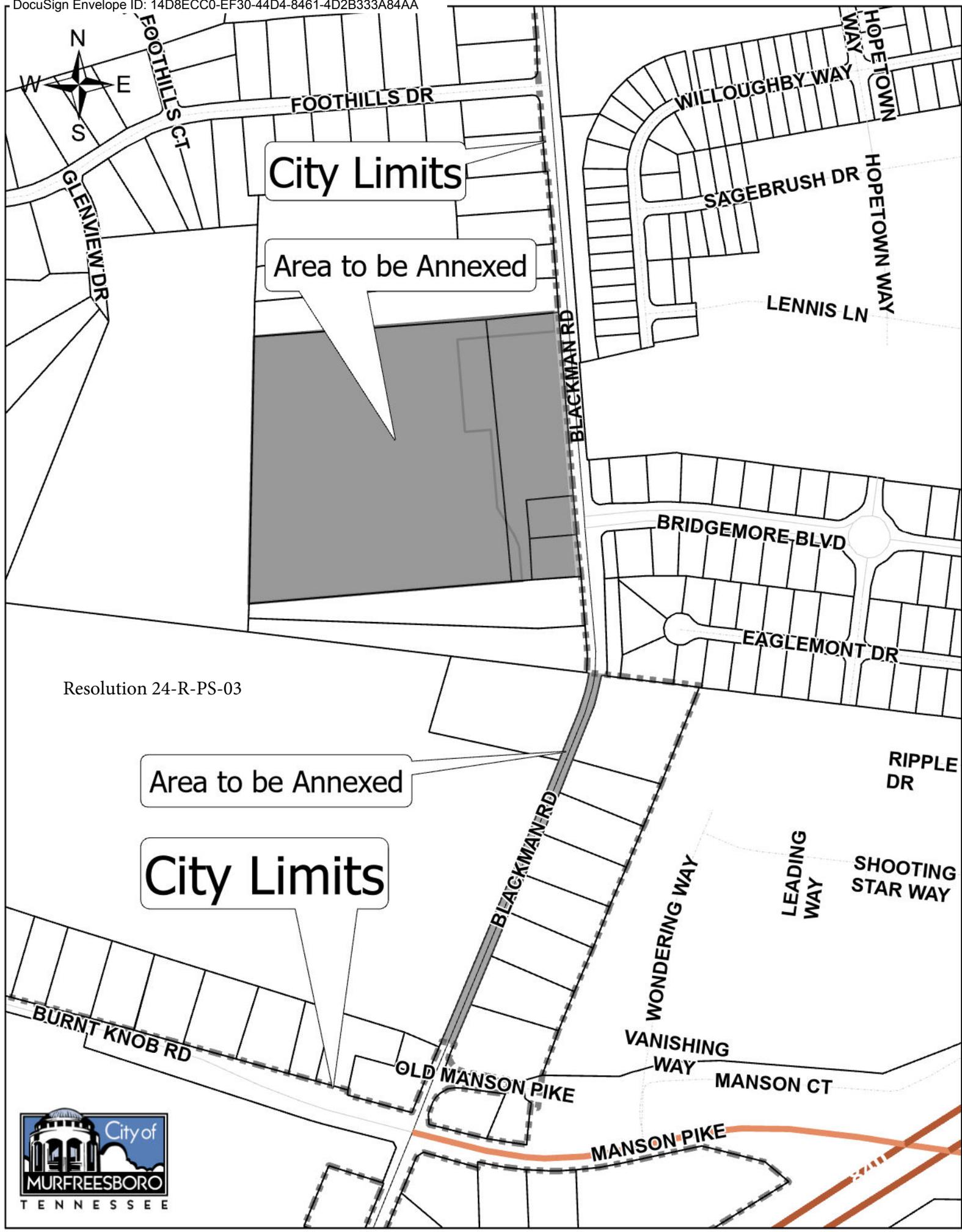
APPROVED AS TO FORM:

Jennifer Brown
City Recorder

DocuSigned by:
Adam Tucker

43A2035E51E9401...
Adam F. Tucker
City Attorney

SEAL



City Limits

Area to be Annexed

Area to be Annexed

City Limits

Resolution 24-R-PS-03



Resolution 24-R-PS-03

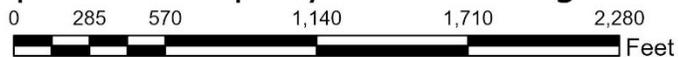
**ANNEXATION REPORT FOR PROPERTY
LOCATED ALONG BLACKMAN ROAD
INCLUDING PLAN OF SERVICES
(FILE 2023-507)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
JANUARY 10, 2024**



Annexation Request for Property located along Blackman Road



City of Murfreesboro
Planning Department
111 West Vine ST
Murfreesboro, TN 37130
www.murfreesborotn.gov

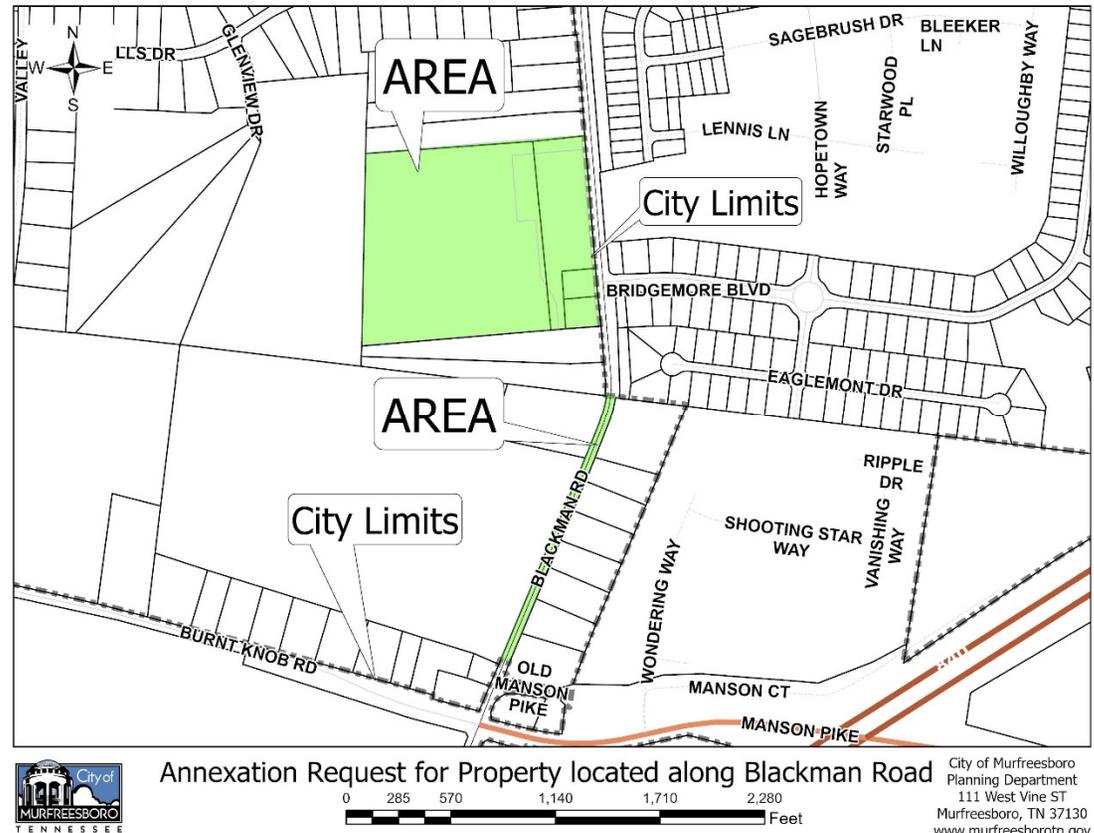
INTRODUCTION

OVERVIEW

The property owner, Bob Parks, submitted a petition requesting his property be annexed into the City of Murfreesboro. The property is 20.3 acres and is located along the west side of Blackman Road. In addition, included in the annexation study area is approximately 1,265 linear feet of Blackman Road right-of-way (ROW) (or approximately 1.1 acres). The total annexation study area is approximately 21.4 acres. The annexation study area includes the following properties:

- Tax Map 78, Parcels 3.02 (3.4 acres)
- Tax Map 78, Parcel 3.03 (16.0 acres)
- Tax Map 78, Parcel 3.19 (0.43 acres)
- Tax Map 78, Parcel 3.20 (0.46 acres)
- Blackman Road Right-of-Way (1.1 acres)

The annexation study area is located within the City's Urban Growth Boundary and is contiguous to the existing City limits along its northern and western boundaries, as depicted on the adjacent map.

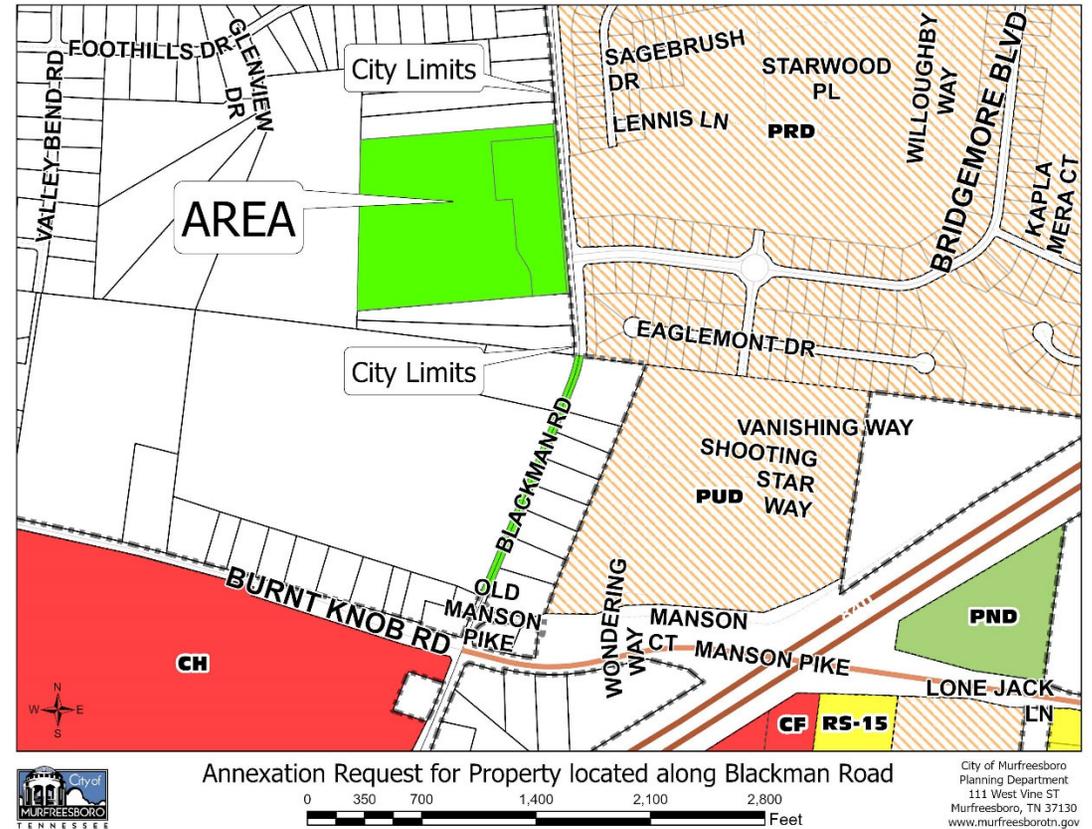


SURROUNDING ZONING

The properties surrounding the annexation study area have a variety of zoning. The portion along the north, west, and south sides are zoned Medium Density Residential (RM) in unincorporated Rutherford County. Along the east side of Blackman Road is zoned Planned Residential District (PRD) with various single-family residential subdivisions, including Shelton Square and Shelton Grove. Land further to the south is zoned Commercial Highway (CH).

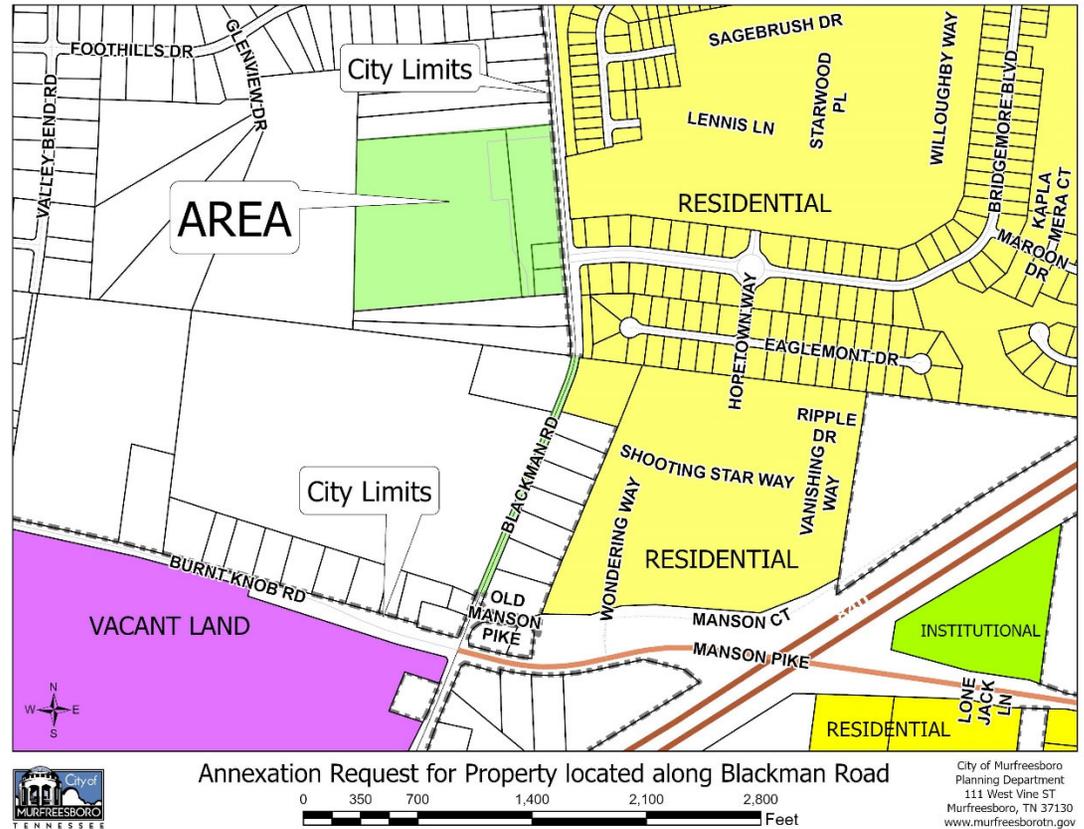
The annexation area has a companion zoning application for Planned Residential District (The Village PRD) and Planned Commercial District (The Village PCD) for future development of the following:

- 76 single-family residential detached lots
- 3 commercial lots/buildings



PRESENT AND SURROUNDING LAND USE

The study area is developed with seven residential duplexes (total of fourteen dwellings addressed 2807, 2809, 2815, 2817, 2823, 2825, 2831, 2833, 2835, 2837, 2841, 2843, 2923, and 2925 Blackman Road). The properties to the east are in the City limits and developed with single-family residences (Shelton Square); properties to the north and west are in the unincorporated County and are developed with single-family residences; and properties to the south are primarily undeveloped with some single-family residences further south.



Annexation Request for Property located along Blackman Road

City of Murfreesboro
 Planning Department
 111 West Vine ST
 Murfreesboro, TN 37130
 www.murfreesborotn.gov

TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2024 will be due on December 31, 2025. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$0.9526/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Tax Map and Parcel	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Bob Parks	78-03.02	3.40	\$202,300	\$893,800	\$440,900	\$4,200.00
Bob Parks	78-03.03	16.0	\$51,300	\$0.00	\$12,825	\$122.17
Bob Parks	78-03.19	0.43	\$61,700	\$240,200	\$120,760	\$1150.36
Bob Parks	78-03.20	0.46	\$61,700	\$204,600	\$107,420	\$1,023.28

These figures are for the properties in their current state and assessed at the residential rate of 25 percent. After this property is rezoned and when it is developed, an improvement value will be added, which will result in an increase to the City and County taxes.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2023-2024 per capita state revenue estimates for the City of Murfreesboro once the proposed development is built out. The study area is proposed to be developed with 76 single-family residential homes.

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$89.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.00
Gross Receipts (TVA in-lieu taxes)	\$11.80
<i>Total General Revenue Per Capita</i>	\$103.30
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$38.50
<i>Total Per Capita (General and State Street Aid Funds)</i>	\$141.80
Total State-Shared Revenues (based on full build-out at 2.58 persons per dwelling unit for proposed 76 new units)	\$27,804.14

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police services through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE, and other community crime prevention programs to the study area immediately upon the effective date of annexation. The current police zone that borders the study area is Zone 4.

ELECTRIC SERVICE

The study area is currently served by Middle Tennessee Electric (MTE). MTE has existing electrical infrastructure along Blackman Road with the capacity to serve any proposed development. Any new electrical infrastructure installed will be required to adhere to MTE standards.

STREET LIGHTING

Street lighting maintained by MTE exists along the west side of Blackman Road, along the property frontage. The developer will be required to install streetlights within the development for any proposed public streets.

SOLID WASTE COLLECTION

Upon annexation, the Murfreesboro Solid Waste Department will be responsible for providing carts to the existing seven duplex residences. The day of the week for service will be Friday. The cost for a new cart is \$73.40, the total cost of \$1,027.60. If the property is developed with 76 single-family homes, the cost for carts would be \$5,578.40. There is a service charge for weekly collection paid monthly through the water bill of \$9.50 for each home. For any future commercial development, solid waste will be collected via a third-party commercial hauler.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to any potential occupants of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro taxpayers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City Schools (MCS) system serves grades kindergarten through sixth and is offered to students who reside within the City of Murfreesboro. Currently there are fourteen residences in the annexation study area. Any elementary school-age children residing there will be eligible to attend Murfreesboro City Schools. The property is located outside the Overall Creek Elementary school zone and would become part of this school's zoned area if annexed. The projected additional enrollment for 76 new single-family residential units, as proposed by the developer, is 15-23 new students. The Overall Creek

Elementary School capacity is 960 students, and the current enrollment is 980 students.

BUILDING AND CODES

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

PLANNING, ENGINEERING, AND ZONING SERVICES

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

GEOGRAPHIC INFORMATION SYSTEMS

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

STREETS AND ACCESS

The annexation study area includes approximately 1,265 liner feet of Blackman Road right-of-way (ROW). Blackman Road at this location is a 28-foot-wide, 2-lane shoulder section roadway. Upon annexation, the roadway will become the responsibility of the City of Murfreesboro, including all routine maintenance. Based on an estimated 15-year re-pavement cycle for collector roadways and routine ROW mowing, annualized roadway maintenance costs are estimated at \$2,200 for this roadway. As a substandard street, any development along Blackman Road will need to dedicate appropriate ROW and participate in the upgrade of the roadway to current City standards. Blackman Road within the study area is on the City's Major Transportation Plan to be upgraded to a 5-lane section.

No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be constructed to City standards.

REGIONAL TRAFFIC & TRANSPORTION

The study area is served by Blackman Road. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan shows Blackman Road to be operating at a Level of Service C in the study area. The 2040 Level of Service Model indicates that Blackman Road operates at a Level of Service F without the proposed improvements in the 2040 plan.

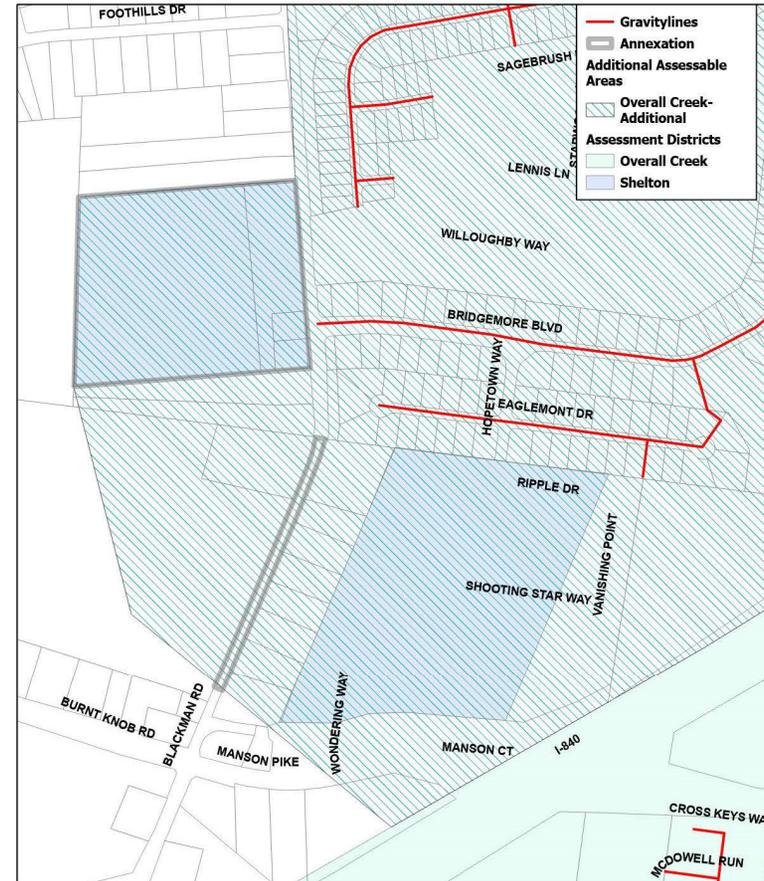
SANITARY SEWER SERVICE

Upon annexation and until the property is developed, the existing residential structures on the property will continue to be served by septic systems. For future development, in order to serve the property requesting annexation, the developer will be required to connect to an existing 8" sanitary sewer main at the intersection of Bridgmore Boulevard and Blackman Road.

Per the Sewer Allocation Ordinance (SAO), the Planned Residential Development zoning for the west side of the development with 76 units on 14.91 acres meets the requirements. Once the specific uses for the Planned Commercial Development are known, then it can be determined if a variance to the SAO will be required for this portion of the study area.

This property is within the Overall Creek and Shelton Square Sanitary Sewer Assessment Districts and will be charged \$1000 and \$500 per single family unit (sfu), respectively, in addition to the standard connection fee of \$2550 per sfu. All main line extensions are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department. The red lines on

the map below represent the approximate location of the gravity sewer line.



MURFREESBORO WATER RESOURCES DEPARTMENT

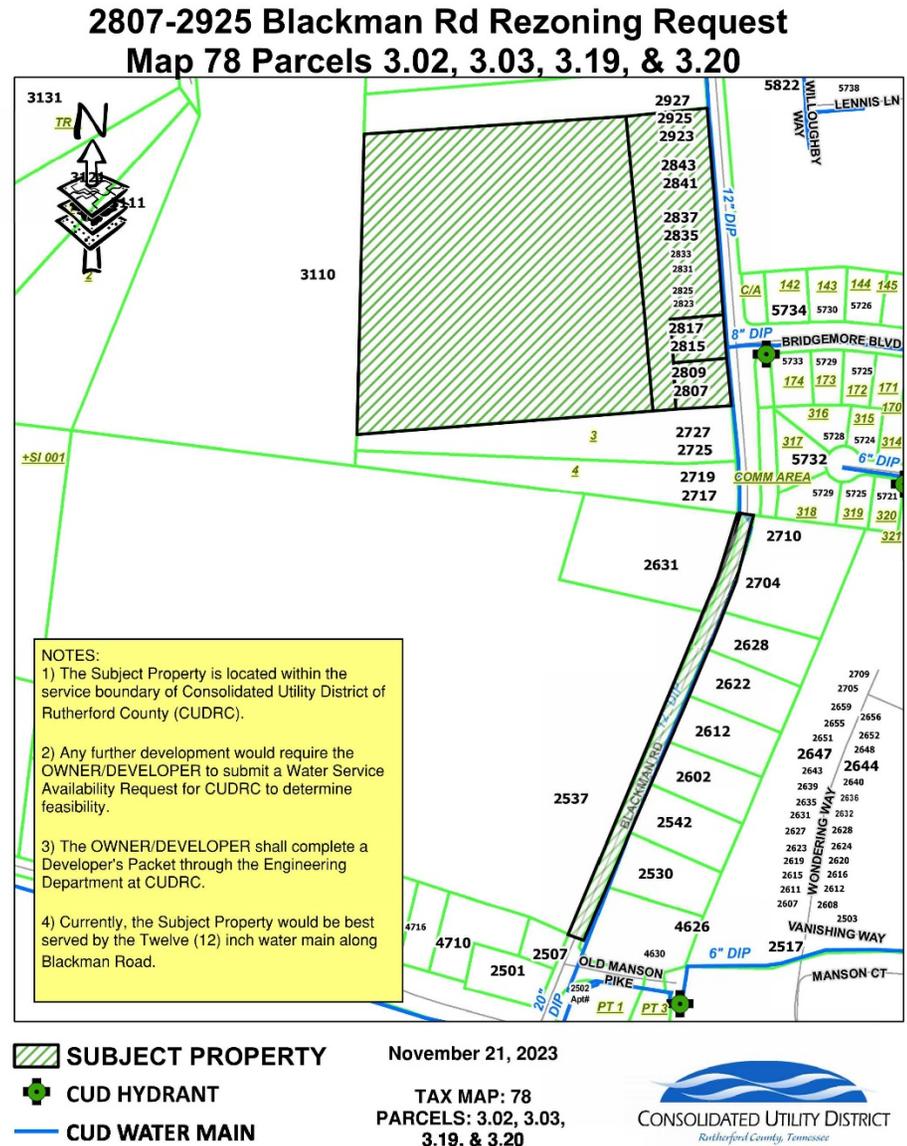
Annexation Request Blackman Road



WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area. A 12-inch ductile iron water main (DIP) is located along Blackman Road, as depicted on the map to the right, and serves the existing residences. This water line can serve the annexation study area and the future development of 76 single-family residences and 3 commercial lots.

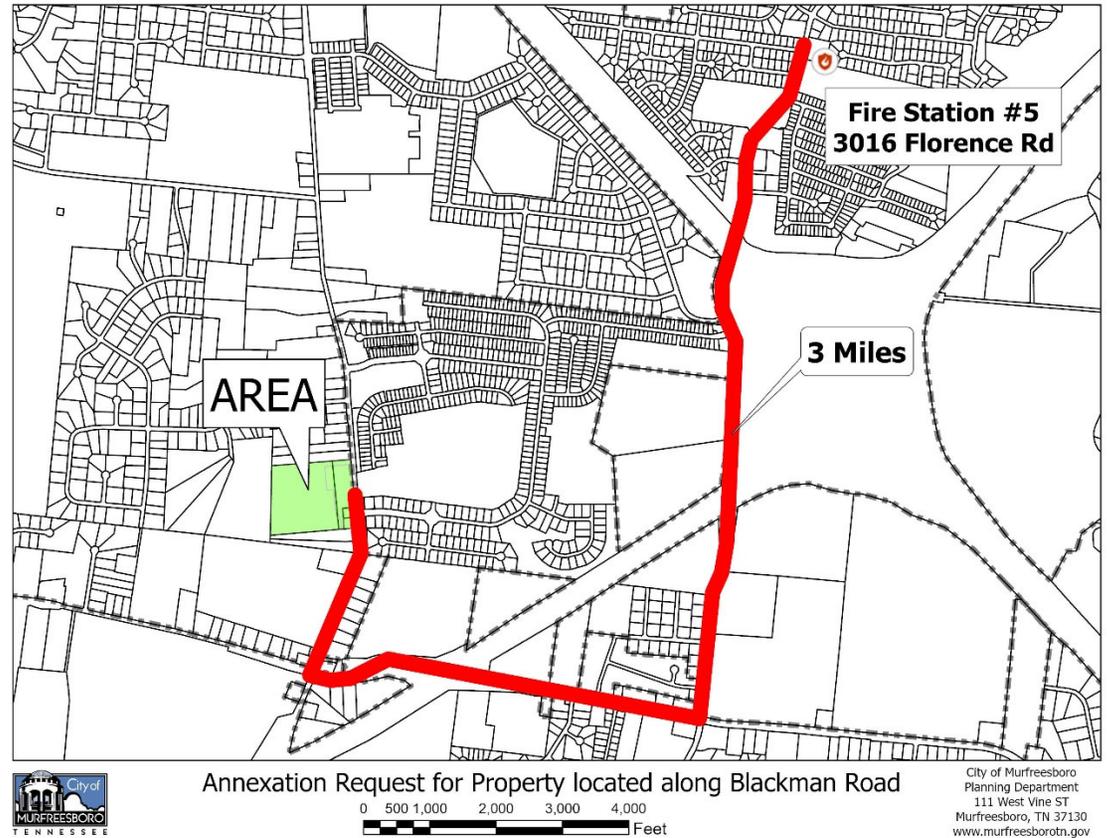
Prior to any future development, the developer of the property will be required to submit a Water Availability Application to determine feasibility and to complete CUDRC's Developer Packet through CUDRC's Engineering Department prior to entering the construction phase. Any new water line development must be done in accordance with CUDRC's development policies and procedures.



FIRE AND EMERGENCY SERVICE

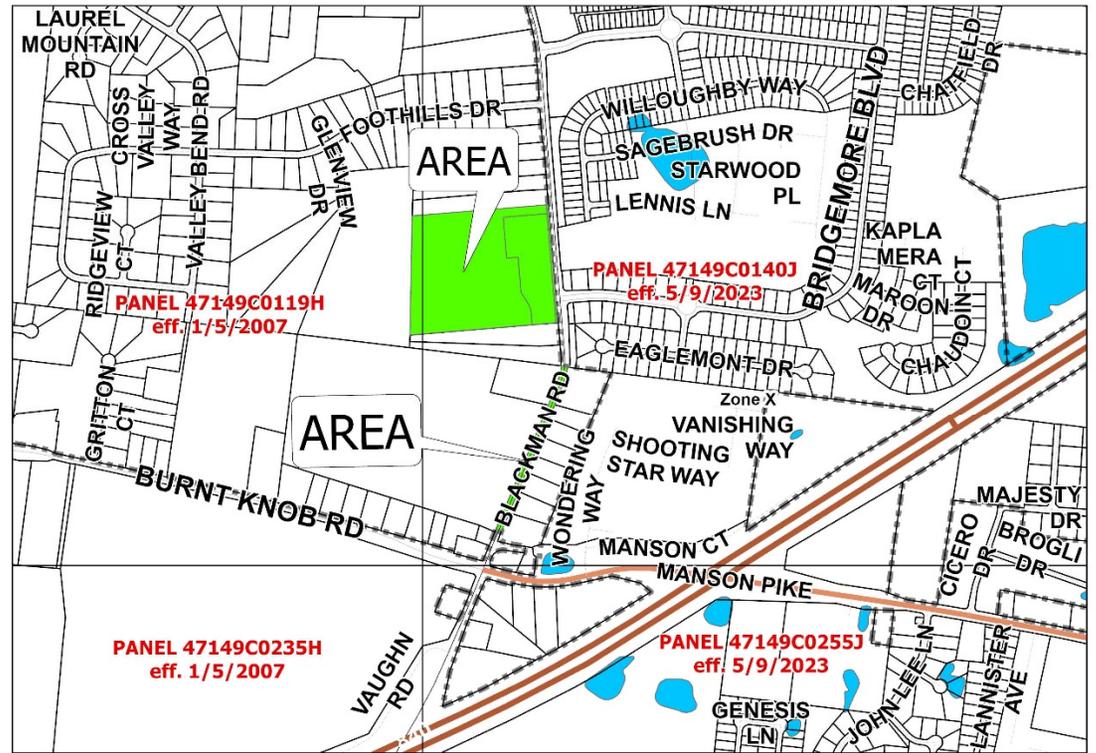
The study area contains seven existing duplex buildings. The Murfreesboro Fire and Rescue Department (MFRD) can provide emergency services and fire protection to the study area immediately upon the effective date of annexation at no additional expense.

Currently the study area is located 1.4 miles from Fire Station #5 (3016 Florence Road). The red line on the adjacent map represents the linear distance range from the nearest fire station.

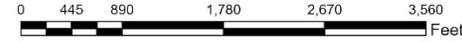


FLOODWAY

The study area is not located within the 100-year floodplain or the regulatory floodway as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).



Annexation Request for Property located along Blackman Road



City of Murfreesboro
 Planning Department
 111 West Vine ST
 Murfreesboro, TN 37130
www.murfreesborotn.gov

DRAINAGE

Public Drainage System

Public drainage facilities available to the study area are located within the right-of-way (ROW) of Blackman Road. The annualized operation and maintenance cost for this system is included in the public roadway sections above as they are internal roadway drainage systems. No other public drainage facilities are available to the study area. Any public drainage facilities proposed to serve the study area in the future must meet City standards.

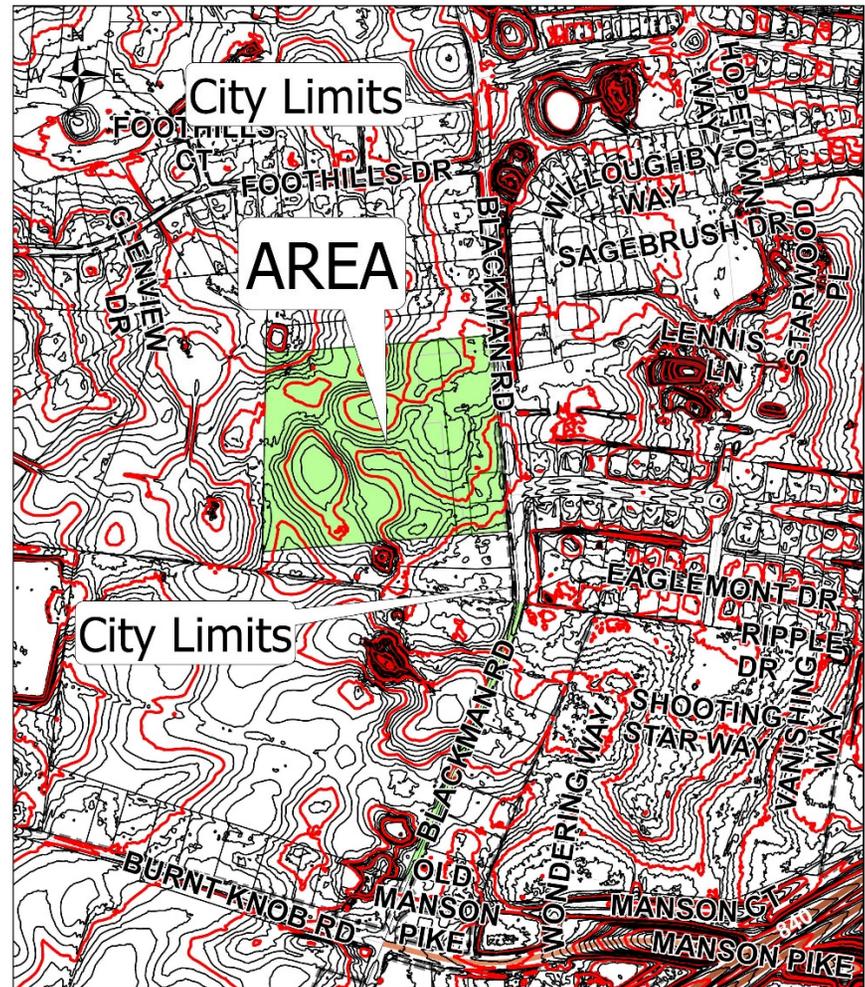
Regional Drainage Conditions

The annexation study area drains to closed depressions located on the site.

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area currently has 7 duplexes (a total of 14 dwellings) and will generate approximately \$546 per year in revenue for the Stormwater Utility Fee. The subject property is proposed to be developed with 76 single-family residential detached homes and 4.48 acres of commercial. Based on this development scenario, it is anticipated that the site will generate approximately \$4,000 annually in revenue for the Stormwater Utility Fund upon full buildout.

The red lines on the map below represent ten-foot contours. The grey lines represent two-foot intervals.



Annexation Request for Property located along Blackman Road

0 285 570 1,140 1,710 2,280
Feet

City of Murfreesboro
Planning Department
111 West Vine ST
Murfreesboro, TN 37130
www.murfreesborotn.gov

PROPERTY AND DEVELOPMENT

Blackman Road is on the City's Major Transportation Plan. ROW dedication and participation in roadway improvements will be required with development.

New development should comply with the City's Stormwater Quality Regulations by providing stormwater quality, streambank protection, and detention.

Receiving closed depressions and sinkholes may be subject to flooding which could impact function of potential stormwater controls.

A closed depression in the northwest corner of the property should be examined for the presence of jurisdictional waters or an exposed water table.

ANNEXATION FOLLOW-UP

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

RESOLUTION 24-R-A-03 to annex approximately 21.4 acres located along Blackman Road, including approximately 1,265 linear feet of Blackman Road right-of-way (Tax Map 78, Parcel 3.02 – 3.4 acres; Tax Map 78, Parcel 3.03 – 16.0 acres; Tax Map 78, Parcel 3.19 – 0.43 acres; Tax Map 78, Parcel 3.20 – 0.46 acres; Blackman Road Right-of-Way – 1,265 linear feet); and to incorporate the same within the corporate boundaries of the City of Murfreesboro, Tennessee, Bob Parks, applicant [2023-507].

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area Annexed” have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Services for such territory was adopted by **Resolution 24-R-PS-03** on March 7, 2024; and

WHEREAS, the Planning Commission held a public hearing on the proposed annexation of such territory on January 10, 2024 and recommended approval of the annexation; and

WHEREAS, the annexation of such territory is deemed beneficial for the welfare of the City of Murfreesboro as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the territory identified on the attached map as the “Area Annexed” is hereby annexed to the City of Murfreesboro, Tennessee and incorporated within the corporate boundaries thereof.

SECTION 2. That this Resolution shall take effect upon the effective date of the Zoning Ordinance with respect to the annexed territory, **Ordinance 24-OZ-03**, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

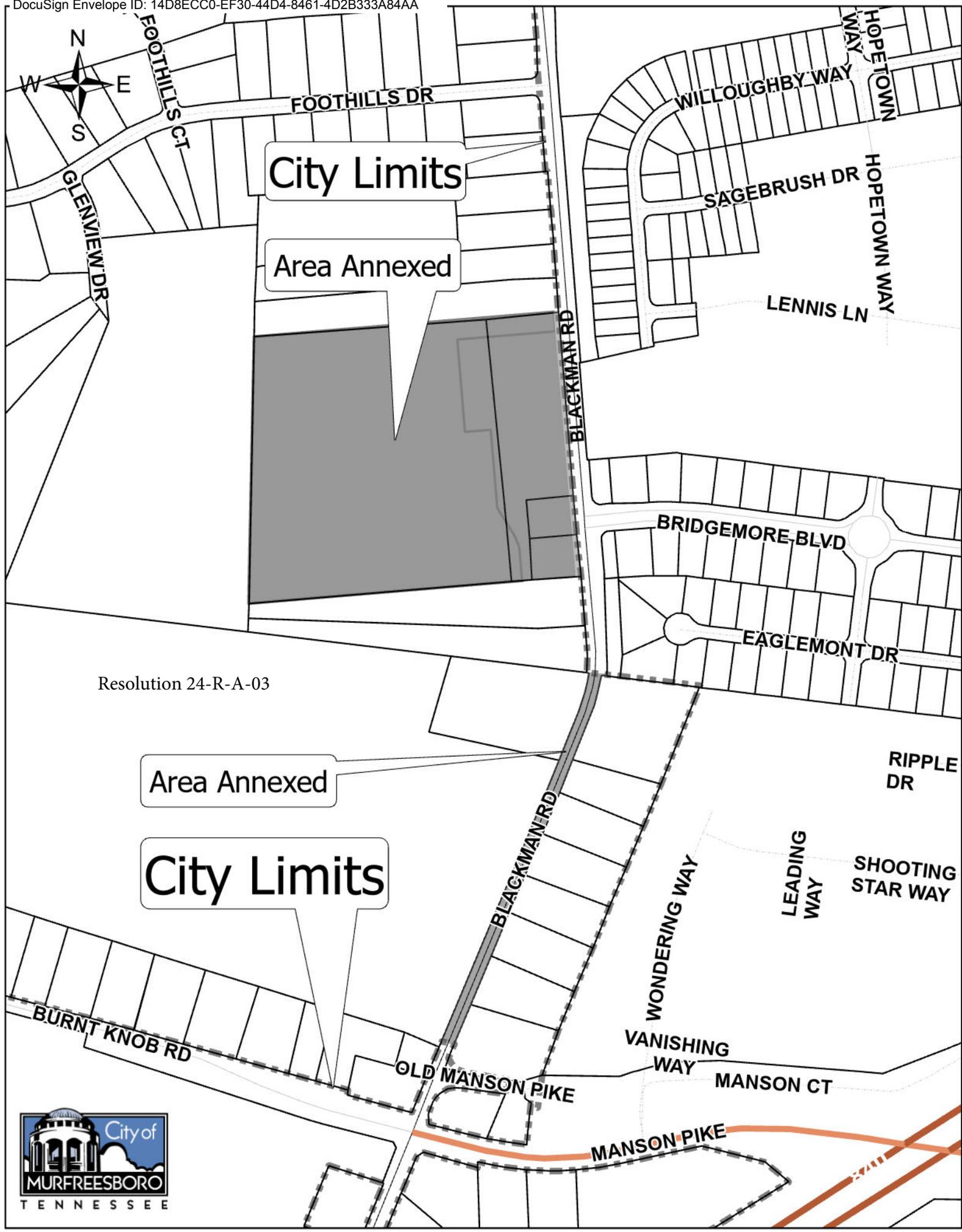
APPROVED AS TO FORM:

Jennifer Brown
City Recorder

DocuSigned by:
Adam Tucker
43A2035E51F0401...

Adam F. Tucker
City Attorney

SEAL



City Limits

Area Annexed

Resolution 24-R-A-03

Area Annexed

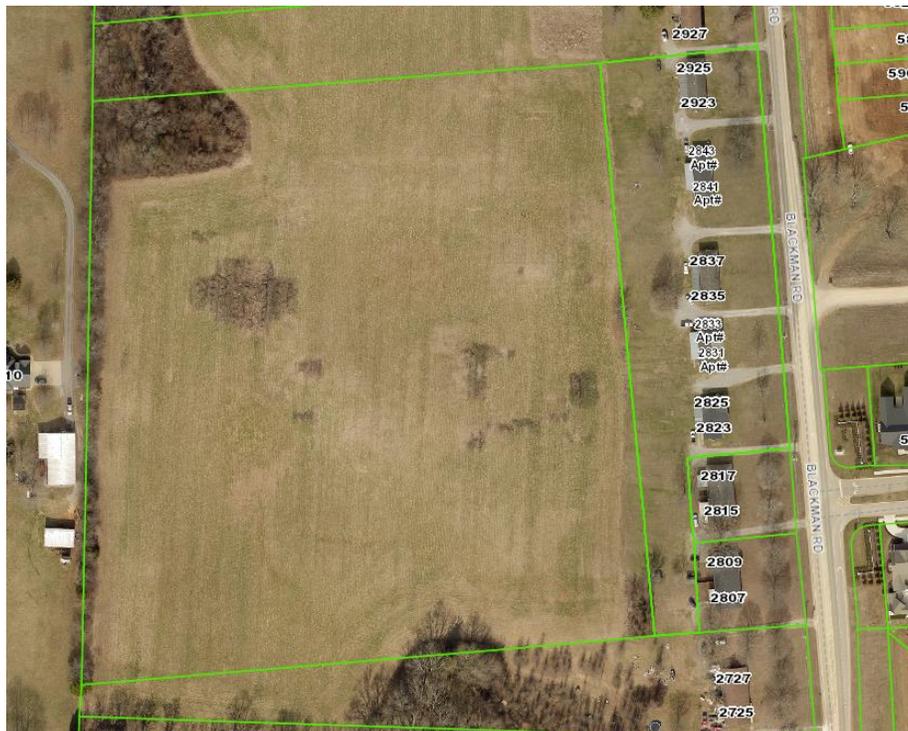
City Limits



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JANUARY 10, 2024
PROJECT PLANNERS: AMELIA KERR AND MARINA RUSH**

5.d. Zoning application [2023-420] for approximately 20.3 acres located along Blackman Road to be zoned PRD (The Village PRD - approx. 14.91 acres) and PCD (The Village PCD - approx. 4.71 acres) simultaneous with annexation, 360 Development applicant.

The applicant, 360 Development, is requesting to zone the subject property to Planned Residential District (PRD) and Planned Commercial District (PCD) simultaneous with annexation of the property. The property is located along the western side of the Blackman Road at the Bridgemore Boulevard intersection. The property is currently developed with seven residential duplexes (14 residential units). The site is identified as Parcels 3.02 (3.4 acres), 3.03 (16.4 acres), 3.19 (0.43 acres), and 3.20 (0.46 acres) of Tax Map 78 for a combined acreage of 19.62 acres. Of this acreage, approximately 4.71 acres contiguous to Blackman Road will be zoned PCD for the development of three commercial buildings (including 0.23 acres of right-of-way dedication for improvements to Blackman Road) and the remaining approximately 14.91 acres will be for the development of single-family detached residences. The density will be 5.09 dwelling units per acre.



The Village PRD proposes minimum lot sizes of 4,650 square-feet. Each home will be a minimum of 1,800 square feet of living area, with a minimum of three bedrooms and a 2-car front entry garage. Per the program book, the lots will be 'for sale' to individuals and will not be sold to rental companies. There will be an HOA and it will be responsible for the maintenance of all common areas.

There are two primary points of ingress/egress to the development from Blackman Road, one of which the proposed development will be connecting to create a four-way intersection at Blackman Road and Bridgemore Boulevard. As part of this development, the developer has committed to installing a southbound left turn lane at the intersection of Blackman Road and Burnt Knob Road/Manson Pike. The developer shall also contribute \$100,000 towards a future traffic light at this intersection and shall also complete a signal warrant analysis for this intersection. Also, this development shall install a continuous center turn land between the two proposed intersections along Blackman Road.

Adjacent Land Use and Zoning

The property is currently zoned Medium-Density Residential (RM) and Residential Multi-Family (RMF) in Rutherford County. The surrounding area consists of a mixture of zoning types and uses. The land to the north and south is zoned RMF (Rutherford County) with adjacent RM (Rutherford County) zoning. The land to the west is zoned RM (Rutherford County). The land to the east is zoned PRD (City of Murfreesboro). Surrounding land uses include a mixture of residential subdivisions and agricultural properties. Shelton Square is a residential development to the east directly across Blackman Road consisting of a mixture of one and two-story single-family detached homes with garages and varying lot sizes.

The Village PRD:

The PRD portion is 14.91 acres for up to 76 2-story residential homes on lots with a minimum lot size of 4,650 square-feet. The minimum lot width will be 50 feet. The homes will each be a minimum of 1,800 square feet of living area with a minimum of 3-bedrooms and front-entry garages.

The open space areas include two detention ponds (0.51 and 0.47 acres, respectively), a walking trail between some units (#25-#35), and an amenity area with a fire pit, seats, pavilion, bench swing, dog park, and two pickleball courts. Also proposed are 29 guest parking spaces.

The residential lots will be phased. Phase 1 will include a temporary mail kiosk. Phase 2 will include the permanent mail kiosk and the outdoor amenities. Street connections are proposed to be stubbed from this property to the north, to the west, and to the south with two ingress/egress points via Blackman Road.

Exceptions Requested:

1. Driveway length to be reduced from 35 feet to 25 feet.
2. Front setback (excluding garage) reduced from 25 feet to 19 feet and 20 feet to the ROW on secondary fronts on corner lots.
3. Rear setback reduced from 20 feet to 12.5 feet (between interior units). (Perimeter units will continue to have a 20' rear setback.)
4. Reduction in required parking in the driveway from four (4) cars to allow two (2) cars per driveway, with two (2) car garages to be used only for vehicle parking and not storage.
5. Road design exceptions requested, as noted in the pattern book, from minimum tangent between horizontal curves and minimum distance between intersections within the development.

The Village PCD:

The PCD portion is 4.71 acres to allow for three commercial lots for development. The site plan depicted on The Village PCD program book, Page 24, shows potential buildings, parking, circulation, landscaping, and access. The commercial development is speculative as no specific users have been identified at this time.

Exceptions Requested:

1. Front setback reduction from the new internal public street from 42 feet to 30 feet. (Commercial buildings will be oriented to face Blackman Road.)

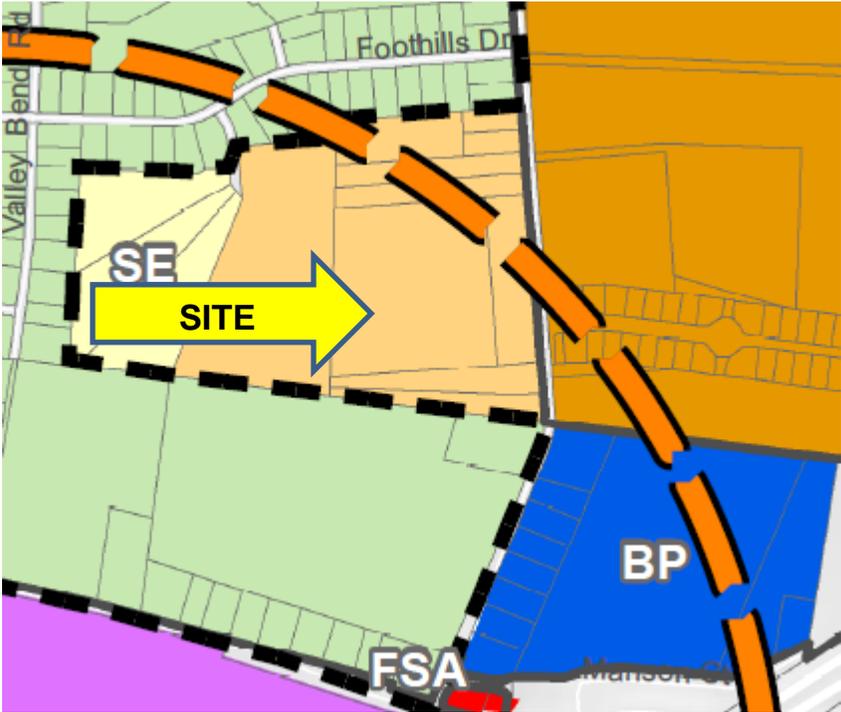
Future Land Use Map:

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates that "Suburban Residential" is the most appropriate land use character for the project area, as shown on the map below. The general characteristics of the Suburban Residential character include garages on the front and side home facades, generally larger lot sizes with the possibility of smaller lot sizes in exchange for great open space devoted to maintain the suburban character, enhanced landscaping between adjacent properties and roads, enhanced onsite amenities, larger front yards with increased front setbacks and incorporation of street trees. Densities for this character range from 1.0 to 4.0 units per acre. Generally compatible zoning districts include RS-15, RS-12, and RS-10. The proposed PRD and PCD are not consistent with the Suburban Residential characteristics.

In this instance, the applicant proposes introducing neighborhood commercial uses in order to introduce a higher residential density of 5.1 dwelling units/acre. The

Village PRD is more consistent with the “Auto-Urban Residential” land use character. The applicant proposes an amenitized residential development that integrates adjacent commercial uses - with the convenience of the commercial uses serving as an additional amenity for the proposed residential development as well as adjacent residential developments. . The Planning Commission will need to determine if this is an appropriate instance to deviate from the recommendations of the future land use map.

Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)



Key Discussion Opportunities:

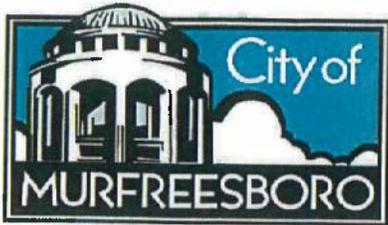
The Planning Department is supportive of this request because it introduces neighborhood commercial uses into an area with a growing number of rooftops, providing a convenience to the nearby residents. However, the Planning Commission should consider the following items in its deliberation:

- 1. The PRD Exceptions requested.
- 2. The area needed for drainage easements and utilities, specifically as it relates to potential conflicts with residential fences and patios, if desired by homeowners.
- 3. The PCD exception from the front setback to the new street ROW.

4. The commercial Lot "C" is small with only 0.52 acres, giving it limited viability as a developable commercial lot.
5. The timing of the development of the commercial portion of the development relative to the timing of the development of the residential portion.

Action Needed:

The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request and make a presentation. A copy of the PRD/PCD program book is included with the agenda materials. The Planning Commission should conduct a public hearing prior to formulating a recommendation to the City Council.



T E N N E S S E E

Creating a better quality of life

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

Table with 2 columns: Application Type and Fee. Includes 'Zoning & Rezoning Applications - other than rezoning to planned unit development' for \$700.00 and 'Zoning & Rezoning Applications - Planned Unit Development, initial or amended' for \$950.00.

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: 360 Development c/o Davis Lamb

Address: 1535 West Northfield Drive City/State/Zip: Murfreesboro, TN 37129

Phone: 615-566-5262 E-mail address: davis@parks360development.com

PROPERTY OWNER: same

Street Address or property description: 2807-2925 Blackman Road

and/or Tax map #: 78 Group: Parcel (s): 3.02,3.03,3.19,3.20

Existing zoning classification: RM (COUNTY)

Proposed zoning classification: PRD & PCD Acreage: 19.62

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

E-mail: mtaylor@sec-civil.com

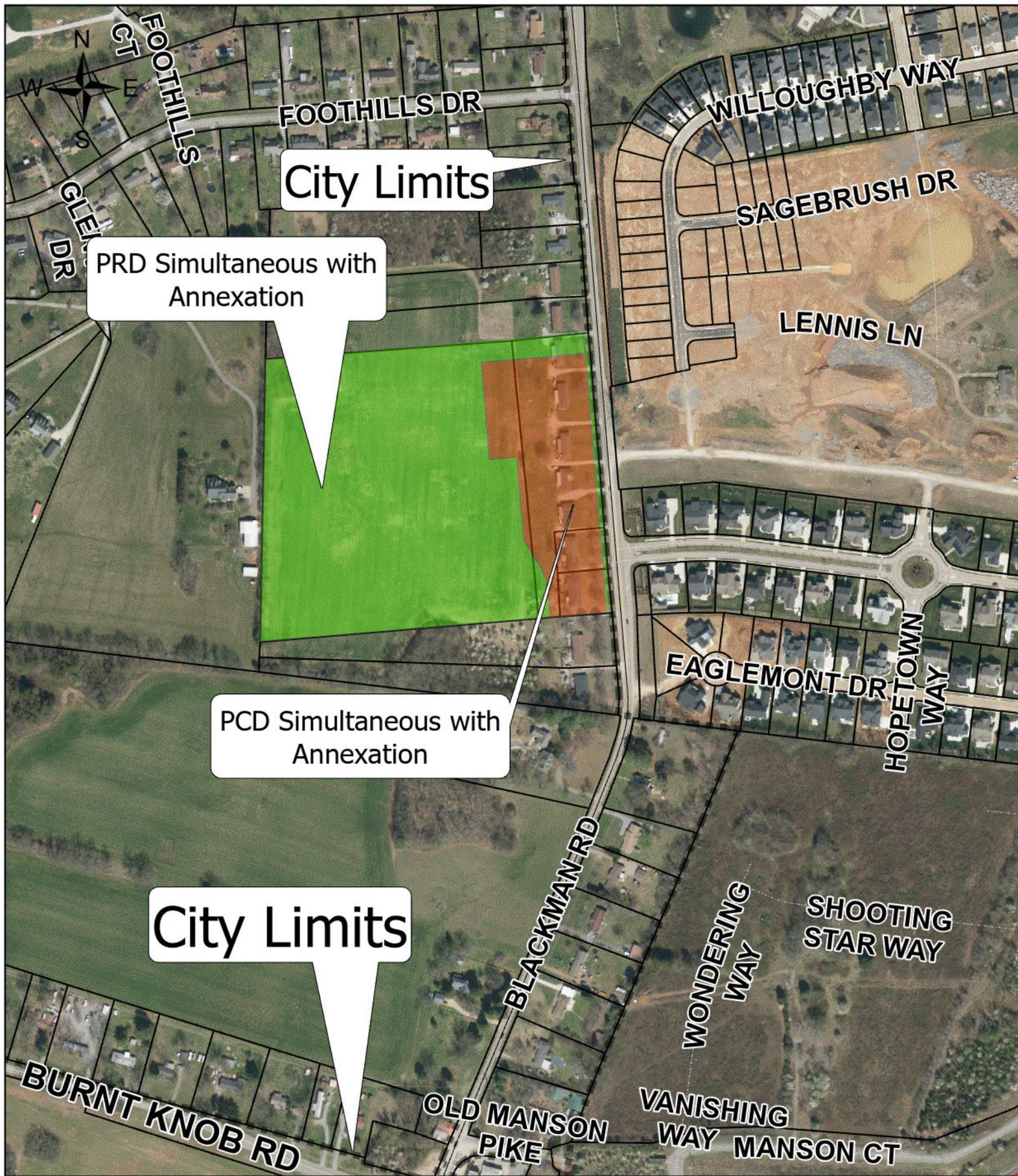
APPLICANT'S SIGNATURE (required): [Signature]

DATE: 11/9/2013

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

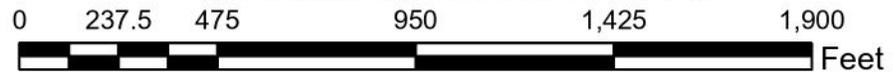
Date received: MPC YR.: MPC #:

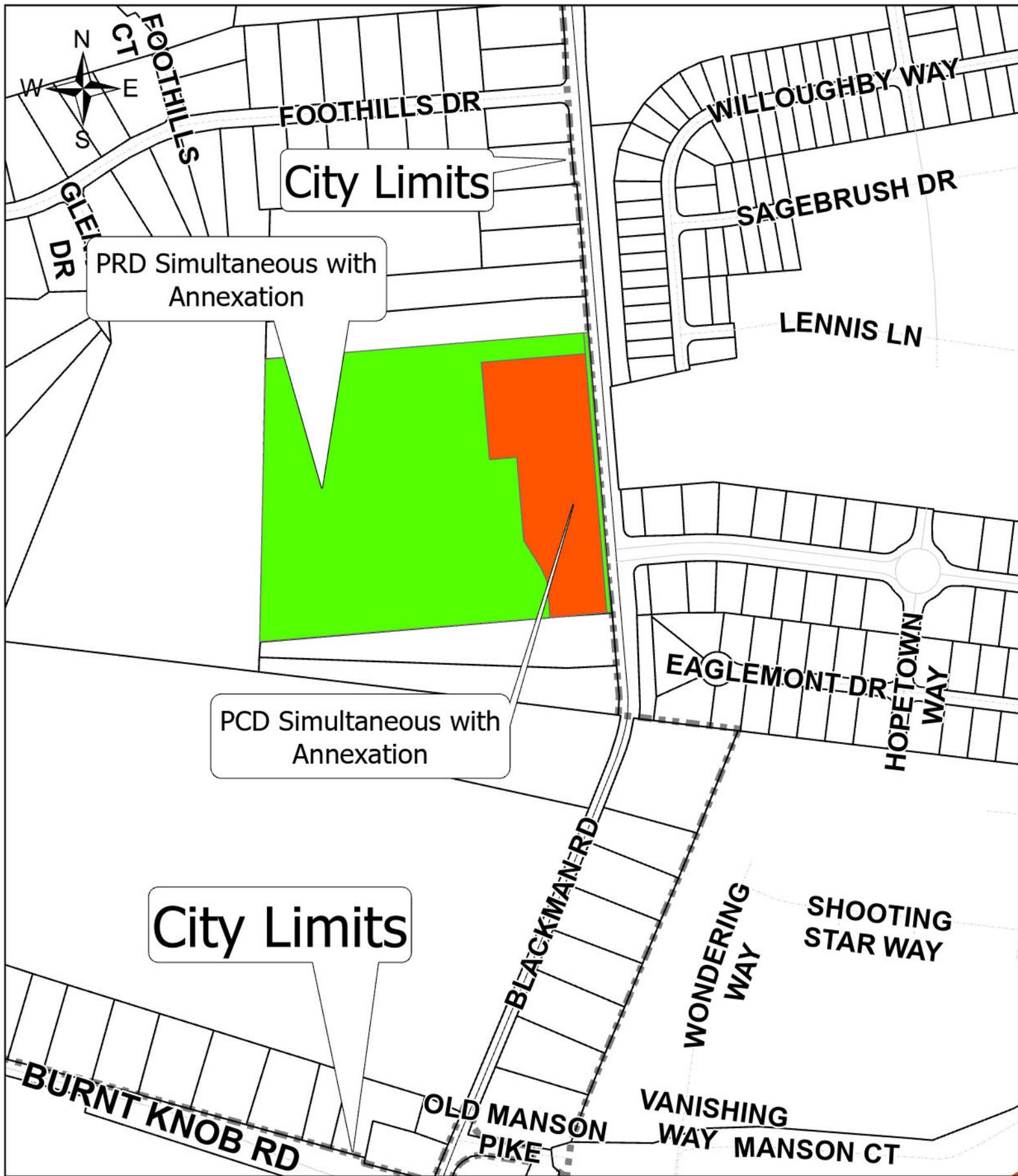
Amount paid: Receipt #:



Zoning Request for Property located along Blackman Road
 PRD and PCD (The Villages PRD and PCD)
 Simultaneous with Annexation

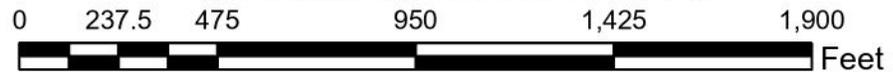
City of Murfreesboro
 Planning Department
 111 West Vine ST
 Murfreesboro, TN 37130
www.murfreesborotn.gov





Zoning Request for Property located along Blackman Road
 PRD and PCD (The Villages PRD and PCD)
 Simultaneous with Annexation

City of Murfreesboro
 Planning Department
 111 West Vine ST
 Murfreesboro, TN 37130
www.murfreesborotn.gov



February 27, 2024

Amelia Kerr
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

RE: The Village - Submittal for City Council Public Hearing.
PRD/PCD Pattern Book Summary Of Changes
SEC Project No. 20208

Dear Amelia,

Amendments made to The Village Pattern Book have been outlined below.

(List of Amendments)

Cover Page –

Updated Submittal Date information.

Page 23 –

Updated Residential Landscape Characteristics to call out additional fence along rear of western portion of development's lots and the preservation of the existing tree row.
Updated proposed landscaping diagram to show the additional fence and preservation tree area.

Should you need any clarification concerning the plans or our revisions, please feel free to contact me at 615-890-7901.

Sincerely,



Matt Taylor, P.E.

SEC, Inc.

THE VILLAGE

A REQUEST FOR ANNEXATION AND REZONING FROM MEDIUM DENSITY RESIDENTIAL (RM) & RESIDENTIAL MULTI-FAMILY (RMF) IN RUTHERFORD COUNTY TO A PLANNED RESIDENTIAL DISTRICT (PRD) & PLANNED COMMERCIAL DISTRICT (PCD) IN THE CITY OF MURFREESBORO

Murfreesboro, Tennessee



SEC, Inc.

SEC Project #20208

Pre-App Submittal

October 25th, 2023

Initial Submittal

November 8th, 2023

Resubmitted

November 30th, 2023 for the December 13th, 2023
Planning Commission Workshop

Resubmitted

December 12th, 2023 for the December 13th, 2023
Planning Commission Workshop

Resubmitted

January 3rd, 2024 for the January 10th, 2024
Planning Commission Public Hearing

Resubmitted

February 5th, 2024 for the March 7th, 2024
City Council Public Hearing

Resubmitted

February 27th, 2024 for the March 7th, 2024
City Council Public Hearing



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

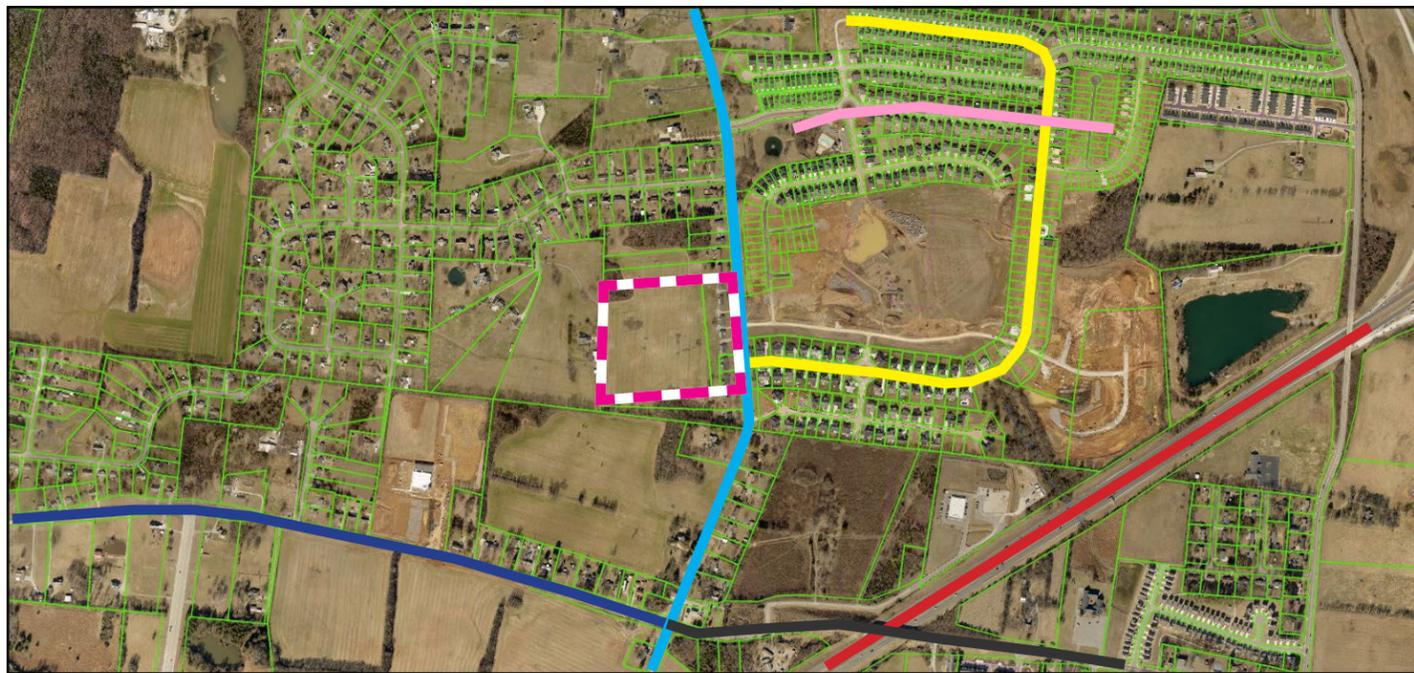
850 Middle Tennessee Blvd.
 Murfreesboro, Tennessee 37129

Company Name: Parks 360 Development LLC
 Profession: Developer
 Attn: Davis Lamb
 Phone: (615) 896-4045

1535 W Northfield Drive,
 Murfreesboro, TN 37129

TABLE OF CONTENTS 02
 PROJECT SYNOPSIS & ZONING MAP 03
 2035 FUTURE LAND USE MAP..... 04
 SUBDIVISION MAP & 2040 MAJOR TRANSPORTATION PLAN 05
 UTILITY MAP & HYDROLOGY AND TOPOGRAPHY 06
 ON-SITE, ROADWAY, & OFF-SITE PHOTOGRAPHY 07-08
 PRD & PCD ZONING DISTRICT PLAN 09
 PRD CONCEPTUAL SITE AND LANDSCAPE PLAN 10
 PRD DEVELOPMENT STANDARDS..... 11
 PRD CONCEPTUAL PHASING PLAN..... 12
 PRD ARCHITECTURAL CHARACTERISTICS 13-17
 PRD AMENITIES 18-19
 PRD INGRESS/EGRESS 20
 DEVELOPMENT TRUCK-TURN TEMPLATE..... 21
 PRD ROADWAY SECTIONS..... 22
 PRD LANDSCAPE CHARACTERISTICS..... 23
 PRD ARTICLE 13 INFORMATION SUMMARY 24
 PRD REQUESTED EXCEPTIONS SUMMARY 25
 PCD CONCEPTUAL SITE AND LANDSCAPE PLAN 26
 PCD DEVELOPMENT STANDARDS..... 27
 PCD ARCHITECTURAL CHARACTERISTICS..... 28
 PCD LANDSCAPE CHARACTERISTICS..... 29
 PCD ARTICLE 13 INFORMATION SUMMARY 30
 PCD REQUESTED EXCEPTIONS SUMMARY 31

© Copyright 2024, Site Engineering Consultants, Inc. (SEC, Inc.)
 This document shall not be reproduced, modified, published, or used in any way or form of media/print
 without the expressed written consent of Site Engineering Consultants, Inc.



AERIAL PHOTOGRAPH

Not To Scale

- Blackman Road
- Burnt Knob Road
- Bridgemore Boulevard
- Manson Pike
- Interstate 840
- Shelton Boulevard



Parks 360 Development, LLC respectfully requests annexation and rezoning of the Parks property along Blackman Road from Medium Density Residential (RM) and Residential Multi-Family (RMF) in Rutherford County to Planned Residential District (PRD) and Planned Commercial District (PCD) in the City of Murfreesboro to create The Village. The property is located along the western side of the Blackman Road at the intersection of Bridgemore Boulevard. The site is identified as Parcels 3.02 (2.74 acres), 3.03 (15.45 acres), 3.19 (0.72 acres), and 3.20 (0.71 acres) of Tax Map 78 for a combined acreage of 19.62 acres. Of this 19.62 acres, 0.23 acres along Blackman Road will be dedicated to the future expansion of Blackman Road. Along Blackman Road 4.48 acres will be rezoned to a PCD. The remaining 14.91 acres will be rezoned to a PRD.

The request for rezoning to PRD and PCD is to create The Village. The development will consist of 76 single-family detached homes on 14.91 acres for a density of 5.1 dwelling units per acre. All homes will be for purchase. Minimum lot size will be 4,650 sf with proposed homes being a minimum of 1,800 sf. All single-family detached homes will have a minimum of 3 bedrooms and a minimum two car front-entry garage. The home elevations will be constructed with a mixture of masonry materials to add quality and character to the community. Homes fronting onto public streets will have landscaping along the foundations and sodded front yards. Street lights will be provided along the roadways to add character and continuity to the neighborhood. The entrances to the development along Blackman Road will incorporate signage on one side of their intersections. The H.O.A. will maintain all common areas.

The PCD portion of the development will create three commercial lots with neighborhood oriented opportunities for the proposed homes and surrounding communities. The commercial building architecture shall harmoniously blend with the residential architecture by providing sloped roofs, limiting building heights to one story, and front elevations consisting of primary brick, stone, and cementitious materials to create well defined entrances. There are no known end-users at this time, however a conceptual layout has been provided. The proposed PCD will reinforce the existing commercial infrastructure along Blackman Road to the south, by providing the area with additional commercial opportunities.



ZONING MAP

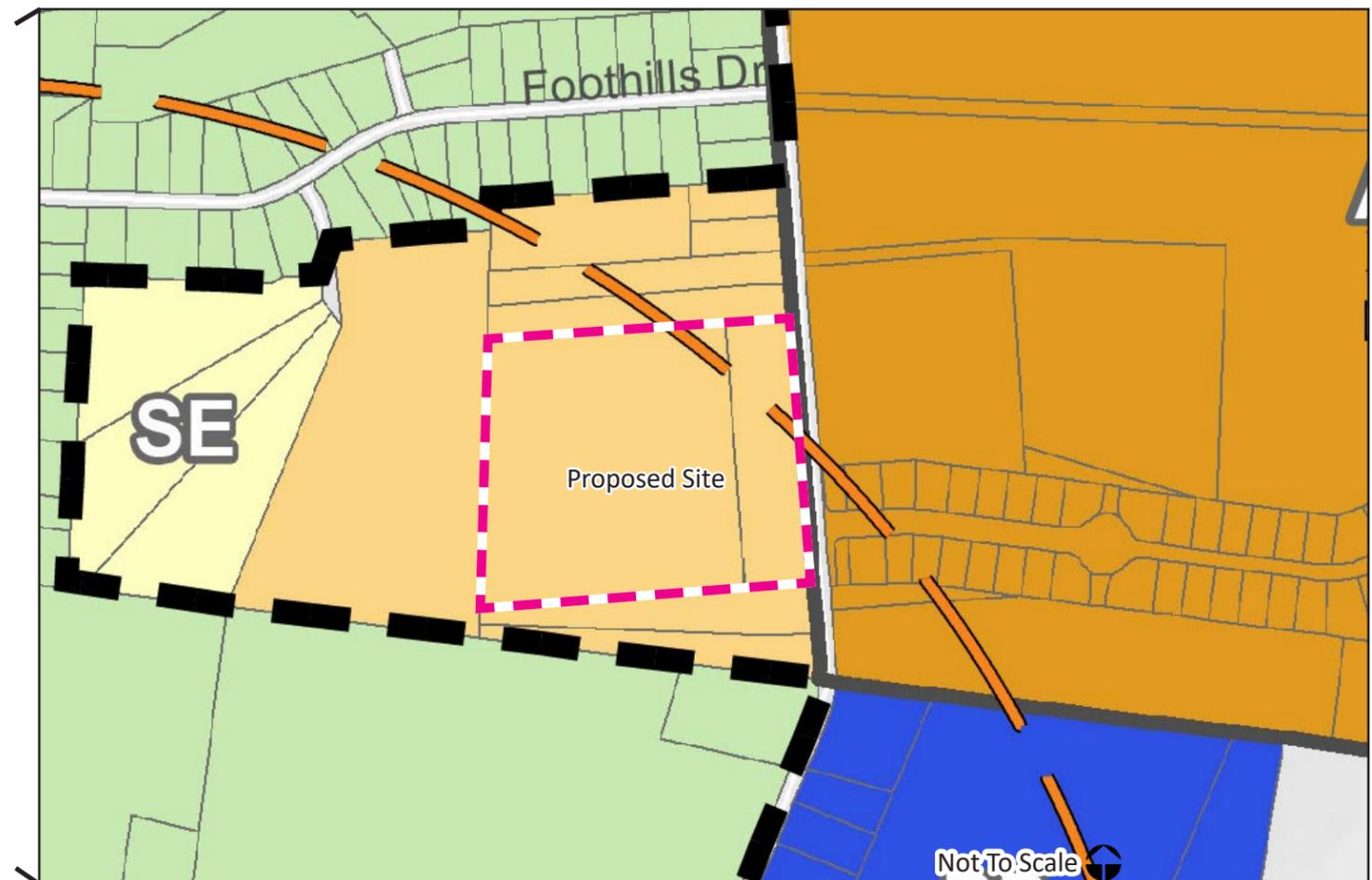
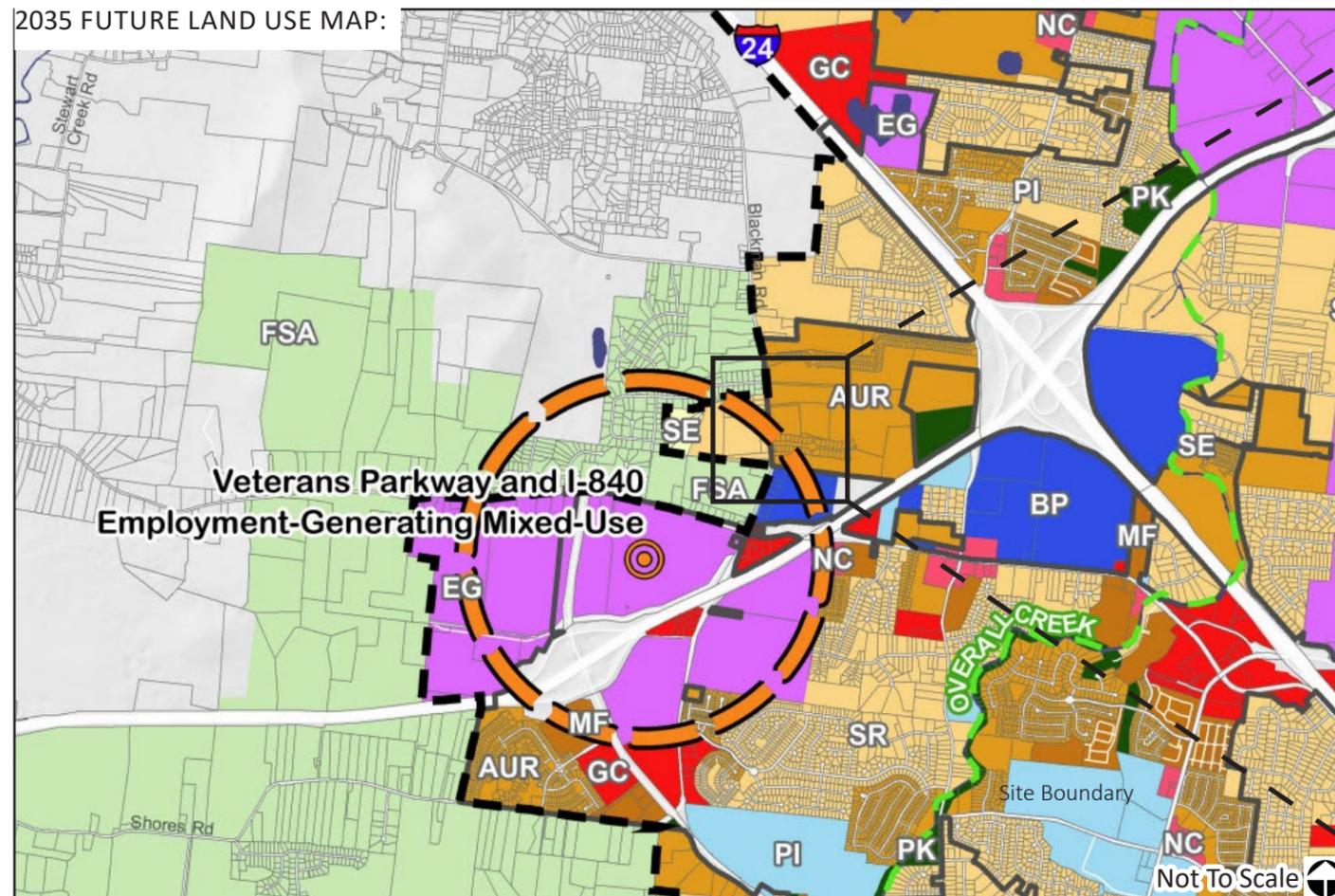
Not To Scale

- Rutherford County Zonings:**
- RM Medium Density Residential (RM)
 - RMF Residential Multi-Family (RMF)
 - IN Institutional (IN)
 - CG Commercial General (CG)

- City of Murfreesboro Zonings:**
- PUD Planned Unit District (PUD)
 - PRD Planned Residential District (PRD)



The surrounding area consists of a mixture of zoning types and land uses. The land to the north and south is zoned RMF (Rutherford County) with RM (Rutherford County) zoning continuing in both directions after the RMF zones. The land to the west is zoned RM (Rutherford County). Shelton Square is located to the east and is zoned PRD (City of Murfreesboro).



The 2035 Murfreesboro Future Land Use Map (FLUM) delineates this area as Suburban Residential (SR). The character of this land use includes small acreages, large estate lot developments, or smaller lots clustered around common open space. Densities for this character range from 1.0 to 4.0 units an acre. Generally compatible zoning districts include RS-15, RS-12, RS-10, PRD (supporting cluster developments with maximum density), and Public Institutional land uses compatible with surrounding land uses. The proposed development deviates from this by proposing commercial uses and introducing a higher residential density of 5.1 units an acre.

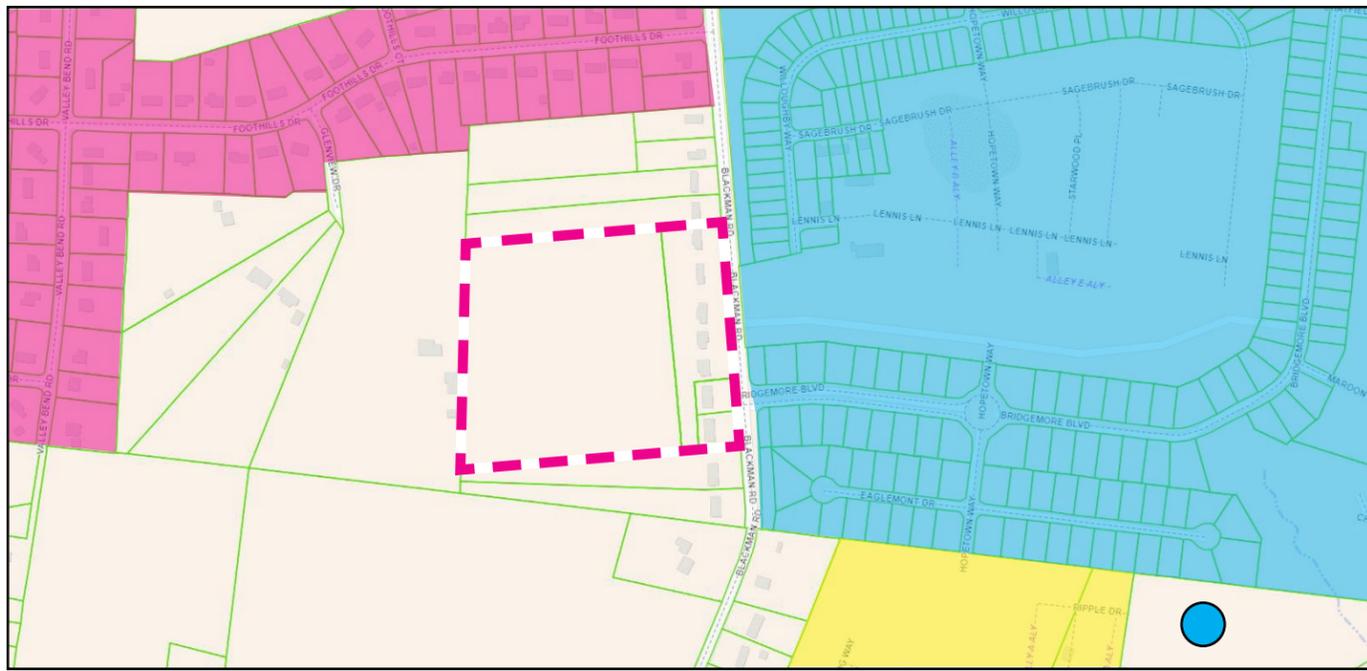
“The Village” intentionally diverges from the current (FLUM), drawing inspiration from successful models in other City areas, such as the Veterans Parkway commercial corridors. The proposed development integrates higher residential density at the rear of the development with strategically located neighborhood commercial spaces along Blackman Road, a typical pattern seen on many arterial roadways throughout Murfreesboro, thus creating opportunities for economic development by bringing neighborhood services closer to a population center. The aim is to foster a vibrant community through enhanced amenities promoting active living. Simultaneously, the positioning of the commercial lots along Blackman Road optimizes visibility and accessibility for businesses. “The Village” seeks to create a dynamic and harmonious urban environment, emphasizing active-living amenities, advantageous use of an arterial roadway and a well-integrated and accessible commercial presence.

While the proposed development does not align with the FLUM recommendations, it qualifies for the proposed changes by fostering a high quality of life and a strong sense of community. This is achieved by providing quality neighborhood design with consistent densities within the immediate areas and by providing thoughtful and purposeful open spaces complemented by robust amenities such as pickleball, pavilions, trails, and seating area. This amenity package provides a large variety of options for the community despite the smaller amount of open space

(the City standard 20% compared to the FLUM Amendment recommended 30%). Additionally, the neighborhood does not negatively impact or increase costs of City services, because the City is already providing those services to the areas immediately across Blackman Road. Plus the proposed development is well within the FLUM’s service area limits. Additionally, the residential portion of the project is directly aimed and targeted toward a more mature demographic, thus it is anticipated to yield fewer children in the school system to avoid those increased costs to the City as well. The proposed neighborhood design adds a positive benefit to emergency services and other public services. The neighborhood infrastructure design also benefits the community by creating stub streets to neighboring properties for potential future connections between properties and other existing streets in the surrounding area. Plus this project will be providing for the widening of Blackman Road along the developments frontage.

It is the applicant’s belief, that the commercial aspect of the project is an appropriate deviation from the FLUM due to multiple reasons. The first is the fact that it adjoins an arterial roadway, Blackman Road. Secondly, the development is combining multiple smaller properties into a larger cohesive project, versus a bunch of smaller unorganized developments. Furthermore, the proposed project replaces the existing duplexes with economic development opportunities, via the commercial uses, which will provide services to the existing and expanding community around this development. Along with the announcement of a new school campus to the north.

The applicant believes that the addition of a variety of land uses and increased density is an appropriate deviation to act as a “step down” and transition back to the existing developments to the west and north.. Additionally, the smaller lots complement the target demographic to minimize maintenance and upkeep areas. Other developments in the area have similar lot sizes and have been successful due to the lower maintenance costs and desired living styles, therefore the expansion of similar development style seems appropriate.



SUBDIVISION MAP

Not To Scale

- Shelton Square
- The Foothills
- Shelton Grove
- RAWSO Constructors

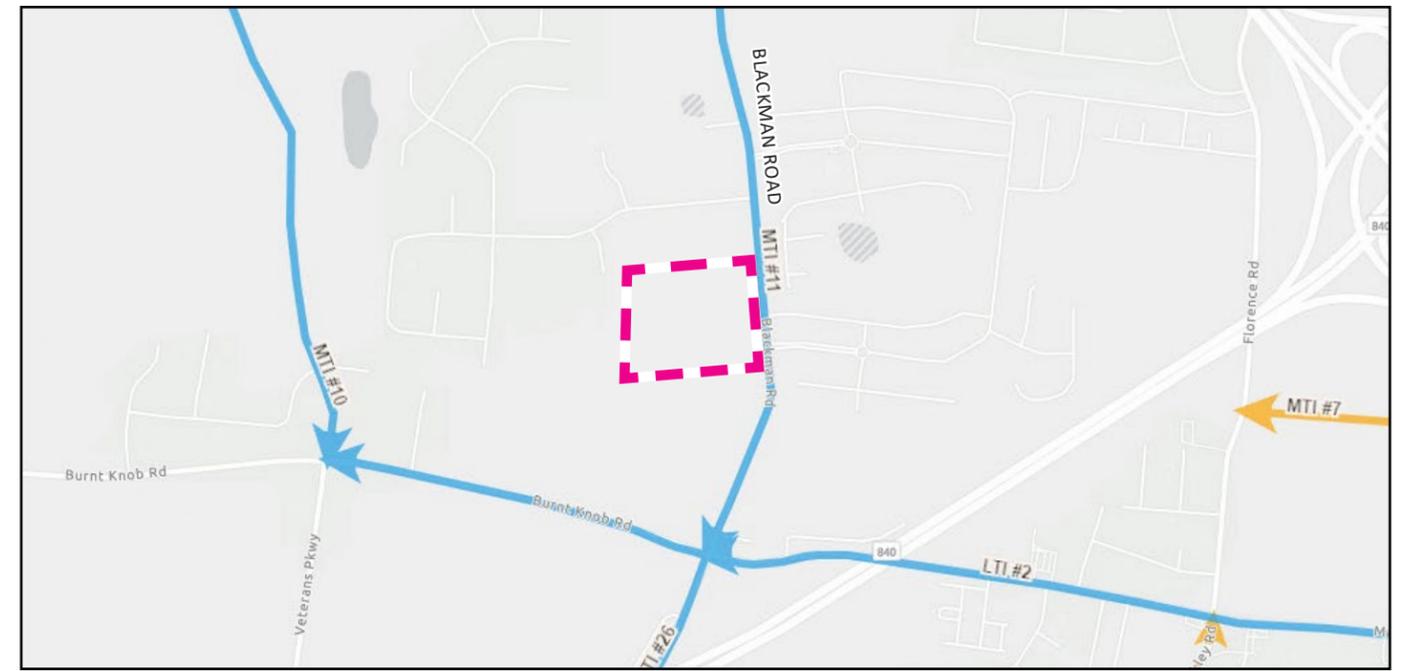


Site Boundary

The Village is surrounded by a mixture of residential subdivisions and agricultural properties. Shelton Square is a residential development to the east directly across Blackman Road consisting of a mixture of one and two-story single-family detached homes with garages and varying lot sizes. The exterior elevations consist of a mixture of masonry materials, primarily stone, brick, and hardy board. There are two primary points of ingress/egress to the development from Blackman Road, one of which the proposed development will be connecting to and thus creating a four-way intersection at Blackman Road and Bridgemore Boulevard.

The Foothills is another residential subdivision to the north of this development which consists of a mixture of one and two-story single-family detached residential homes. The exterior elevations consist primarily of brick with vinyl in the dorms and gables only. The subdivision is characterized by large back yards with side-entry garage doors on most homes.

No large commercial properties surround this development, however various smaller home businesses and commercial uses are located within the immediate vicinity including RAWSO Constructors and Blackman Market Gas Station to the south/southeast.



2040 MAJOR TRANSPORTATION PLAN

Not To Scale

- 5-Lane Roadway



Site Boundary

The residential and commercial portions of the property will have access to the existing public rights-of-way of Blackman Road (minor arterial) through two entrances. The southern connection to Blackman Road will complete the four-way intersection at Blackman Road and Bridgemore Boulevard. All entrances to the site will be designed to incorporate three lanes of travel; one lane for ingress and two lanes for egress. Blackman Road is on the City of Murfreesboro's 2040 Major Transportation Plan and is recommended to be expanded to a five-lane roadway. It is currently built as a two-lane roadway without curb & gutters or sidewalks. If the roadway widening requires additional Right-of-Way then the development will dedicate R.O.W. necessary for the widening project.

As part of this development, the developer has committed to installing a southbound left turn lane at the intersection of Blackman Road and Burnt Knob Road / Manson Pike. The developer has also committed to contribute \$100,000 towards a future traffic light at this intersection, and shall also complete a signal warrant analysis for this intersection. Also, this development shall install a continuous center turn lane between the two proposed intersections along Blackman Road.



UTILITY MAP

Not To Scale



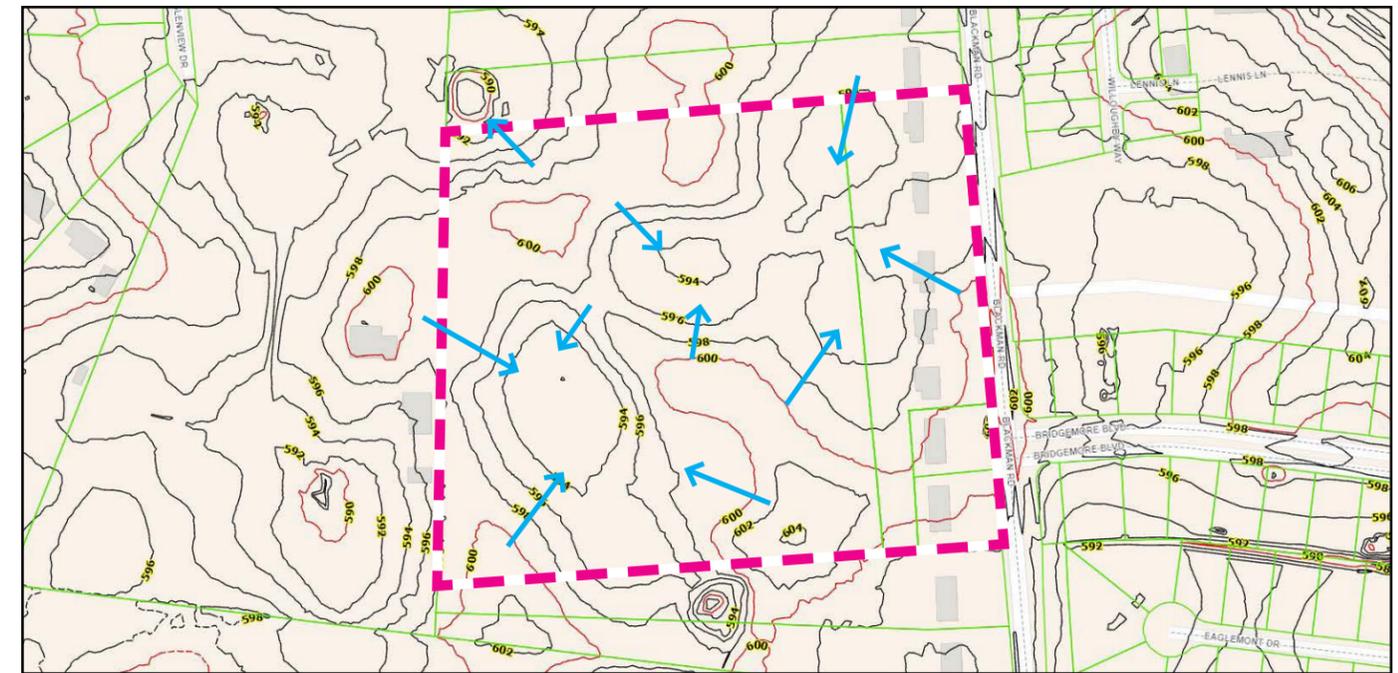
Water service will be provided by the Consolidated Utility District. There is an existing 12 inch water line along Blackman Road for water service into the site. The developer will be responsible for extending the waterline into the site for domestic and fire water service.



Sanitary sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 8" PVC gravity sewer line within the R.O.W. of Bridgemore Boulevard at the proposed four-way intersection. Construction will extend the sanitary sewer service into the site. The developer will be responsible for extending the sewer into this property. The proposed development will fall within its sewer allocation with the proposed zoning changes.



Electric service will be provided by Middle Tennessee Electric. Service will be extended from Blackman Road. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground unless otherwise noted by MTE.



HYDROLOGY AND TOPOGRAPHY

Not To Scale



The topographic map above shows the site's topographic high point generally at the south eastern and north western corners of the property. From these high points, the property drains towards the middle of the site where a natural spillover allows excess water to drain to the northeast towards a series of sinkholes off-site.

No portions of the property are within a recorded floodway or floodplain per FEMA Flood Panel 47149C0119H eff. 1/4/2007 and Panel 471149C0140J eff. 5/9/2023

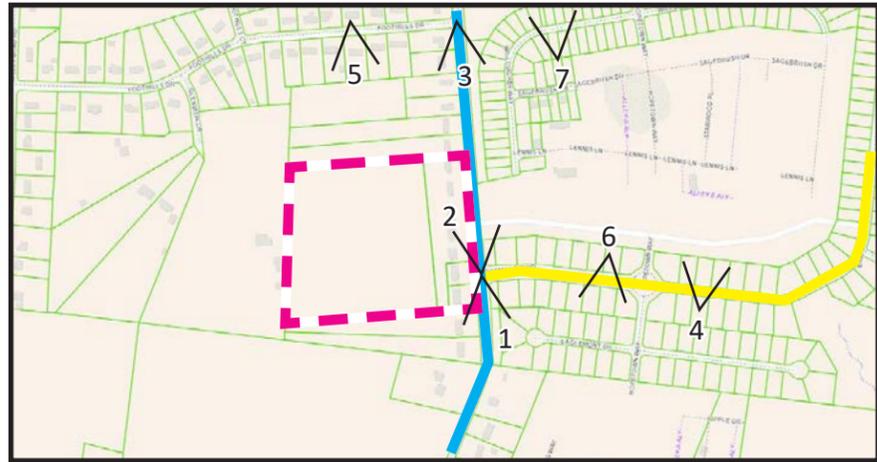
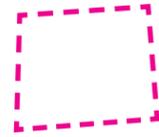


PHOTO DIRECTION MAP

Not To Scale

- Blackman Road
- Bridgemore Boulevard



Site



View from proposed Bridgemore & Blackman intersection looking south



View from proposed Bridgemore & Blackman intersection looking north



View of Blackman Road looking south from intersection with Foothills Drive



A view of a house in Shelton Square



View of a home in The Foothills Subdivision



A view of a house in Shelton Square



View of Neighboring Home Looking North

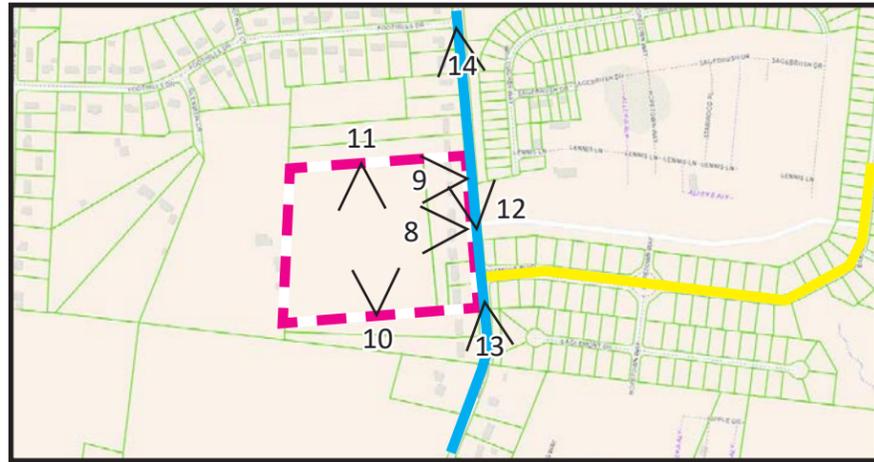
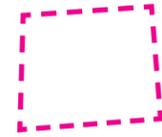


PHOTO DIRECTION MAP

Not To Scale

- Blackman Road
- Bridgemore Boulevard



Site



View of existing duplex home on-site along Blackman Road



View of existing duplex home on-site along Blackman Road



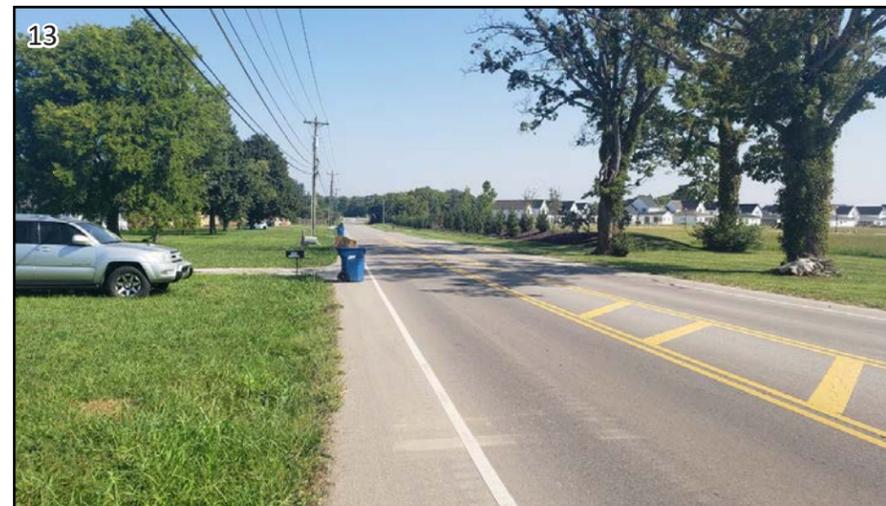
View of the project site Looking North From Southern Property Line



View of the project site Looking South From Northern Property Line



View from Proposed Intersection looking South



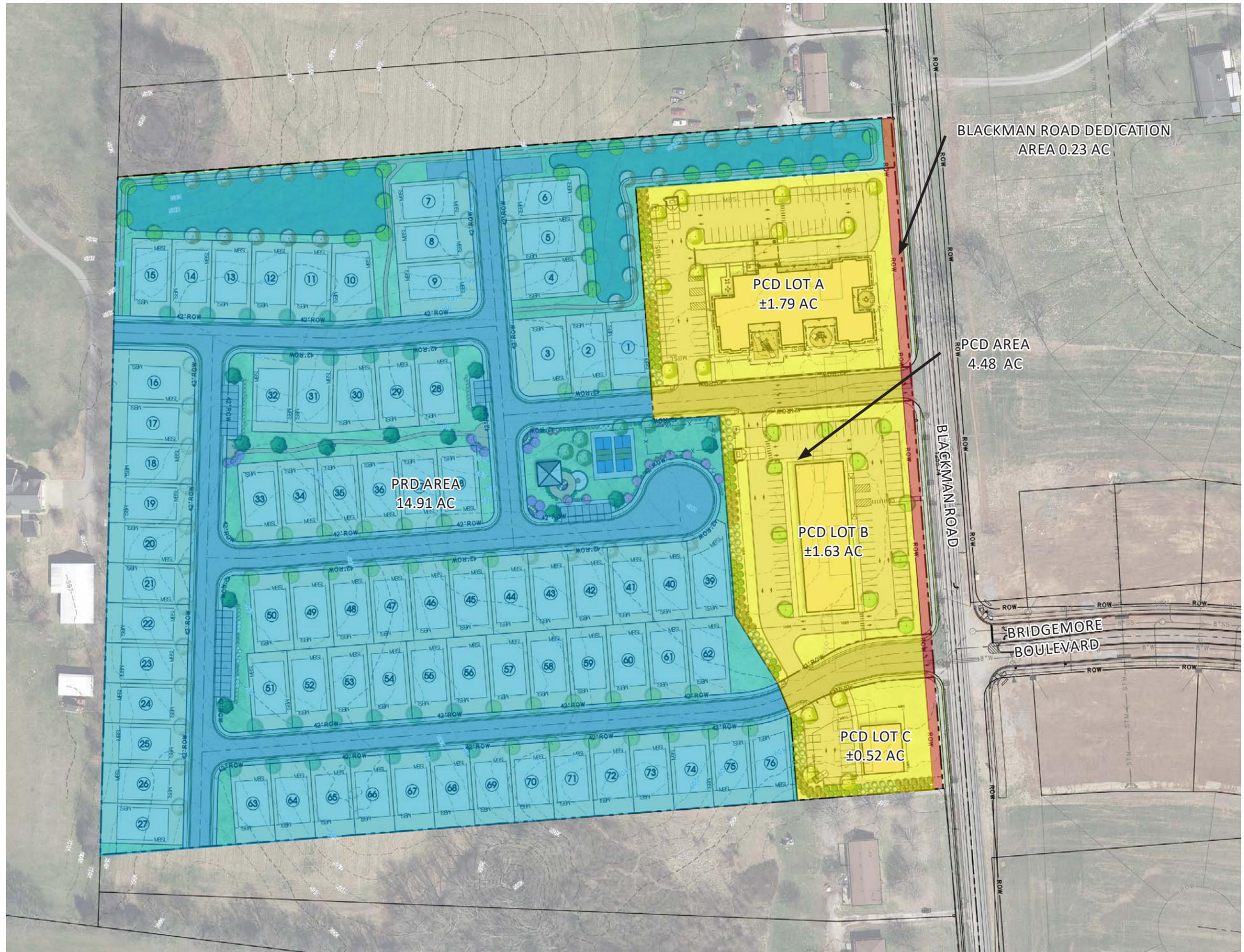
View from Proposed Intersection looking North



View from Blackman Road and Foothills Drive Intersection Looking South

Total Land Area: ±19.62 Acres
 Total PRD Land Area: ±14.91 Acres
 Total Lots Provided: 76 Lots
 Total PCD Land Area: ±4.48 Acres
 Total Commercial Floor Area: 28,505 SF
 Total R.O.W. Dedication: ±0.23 Acres

- PRD Area
- PCD Area
- R.O.W. Dedication



PRD Land Use Data

Total Land Area: ±19.62 Acres
 Total R.O.W. Dedication: ±0.23 Acres
 Total PCD Land Area: ±4.48 Acres
 Total PRD Land Area: ±14.91 Acres

Total Number of Homes: 76 Homes
 Yield: 76 Units/14.91 Acres = ±4.92 Units/Acre

Required Open Space: ±2.98 Acres (20%)
 Min. Provided Open Space: ±2.98 Acres (20%)
 Provided Formal Space: ±0.71 Acres (4.5%)
 Provided Active Space: ±0.93 Acres (6%)
 Provided Detention: ±0.99 Acres (6%)

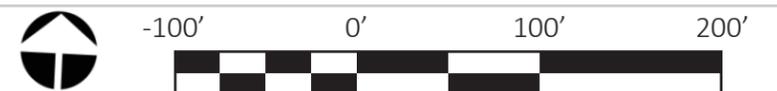
Minimum Lot Size: 4,650 Square Feet
 Minimum Lot Width: 50 Feet

Length of New Roadway: ±3,560 Linear Feet

Parking Requirements
 Parking Required (4 Spaces/Unit): 304 Spaces

Parking Provided
 Garage Spaces: 152 Spaces
 Driveway Spaces: 152 Spaces
 Guest Spaces: 29 Spaces
 Total Parking Provided: 333 Spaces (+29)

-  Residential Homes
-  Residential Lots
-  Open Space
-  Detention Pond
-  Roadways
-  Sidewalks
-  Walking Trails





EXAMPLE OF ENTRANCE SIGNAGE



EXAMPLE OF DECORATIVE CLUSTER BOX UNITS (CBU)

Residential Development Standards:

- 76 dwelling homes with a minimum 3 bedrooms.
- The proposed single-family detached homes will be a minimum of 1,800 sf.
- Each home will be on its own lot of record and sold fee simple.
- Homes will have a concrete driveway wide enough for 2 vehicle and shall have a minimum width of 18-ft and length of 25-ft.
- All structures will comply with the Building Setback requirements.
- Home occupations, accessory to a principal residential use, shall be permitted in this planned development if they demonstrate that they will comply with the administrative home occupation standards in the Murfreesboro Zoning Ordinance, as they may be amended from time to time. Home occupations that do not comply with said administrative home occupation standards shall not be permitted in this planned development.
- All homes developed within the subdivision shall not be sold in bulk to a developer or owner of rental units for the purpose of operating a rental community. The builder(s) of all homes within the subdivision shall sell the units to individual buyers on an individual contract basis, not as a bulk transaction to a single entity.
- Guest parking areas and driveways to homes shall be private and maintained by the H.O.A.
- Garages shall be used for vehicular storage only, and shall not be used for household storage. To be enforced by CCR's and HOA.
- HVAC units will be located at the side or rear of each residence.
- All mechanical equipment (i.e. HVAC and transformers) are to be screened with landscaping or fence.
- All on-site utilities will be underground.
- Entrances to the development will have new entrance signage constructed of masonry materials and anchored by landscaping.
- Builders shall install sod and foundation landscaping in all front yards which face a public ROW.
- The existing tree row buffer along the western property line shall remain. The proposed development shall install an 8' tall opaque fence behind units 16-27 on the development side of the existing tree row buffer.
- A shared landscape agreement easement shall be placed along the western property line on all PCD lots. A 15-ft wide Type 'D' Landscape Buffer shall be installed within this landscape easement consisting of two rows of evergreen trees bisected by an opaque fence. Landscaping within the buffer shall be maintained by both the Commercial Property(s) and the residential H.O.A. The western row of evergreen trees within this buffer shall be installed and maintained by the residential H.O.A. until the adjacent commercial lot(s) is constructed. The remainder of the landscape buffer shall be installed when each commercial lot is developed. The commercial lot shall install the 8-ft opaque fence and the eastern row of evergreen trees to complete the full buffer.
- Public sidewalks will be provided on both sides of all streets throughout the development to create a pedestrian friendly community.
- All streets will be public and will have a 42-ft cross-section.
- Solid waste shall be provided by the City of Murfreesboro and carts shall be stored inside the garage of each home.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
- Mail service will be provided via decorative cluster box units (CBU).
- All home owners will be required to be members of the H.O.A.
- As members of the H.O.A., the residents will be subject to restrictive covenants and be required to pay membership dues as determined by an independent 3rd party management company.
- H.O.A. will be managed by an independent 3rd party management company.
- H.O.A. will be responsible for the maintenance and upkeep of all landscape and lawn areas within the residential portion of the development.

PRD PHASES	UNITS	ACRES
PHASE 1	39	6.12
PHASE 2	37	9.33
TOTAL	76	15.45

Phase 1
 Phase 2
 PCD Lots

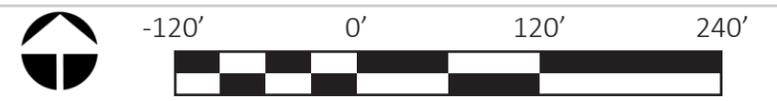
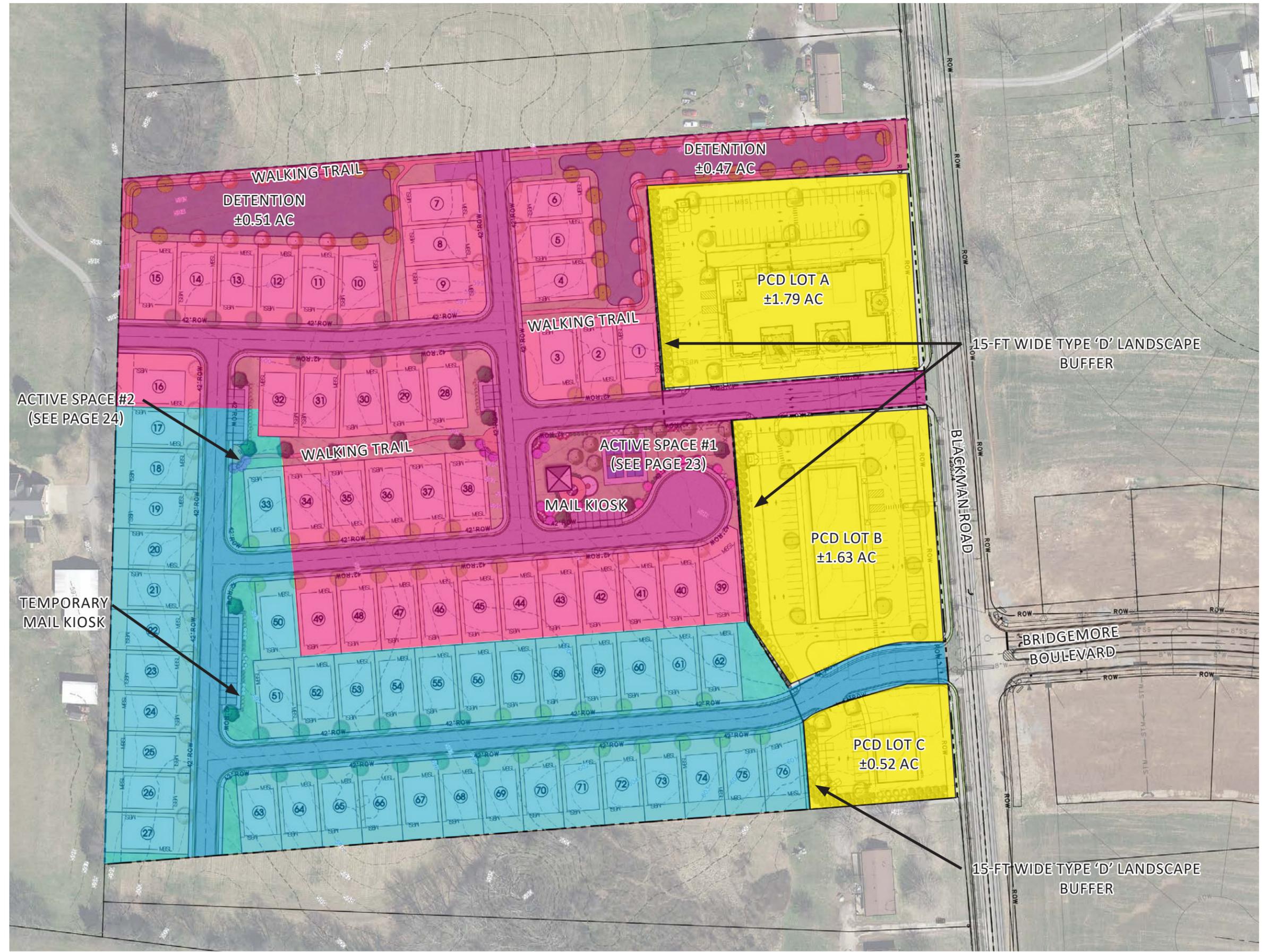
- The project is anticipated to be built in 2 phases.
- Construction of Phase 1 is anticipated to begin following permitting. No building permits shall be issued until infrastructure is installed.
- Phase 1 will include all roadway improvements proposed for this site.
- The remaining phases will be market driven and dependent upon the absorption of the units in the previous phase.
- All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.
- Amenities proposed in Phase 2 will be completed prior to the recording of the Phase 2 Plat.
- Centralize mail kiosk(s) for the development must be constructed and operational prior to the first home receiving their certificate of occupancy.
- PCD lots shall be market driven and shall not be dependent upon nor dictate PRD phasing.

Phase 1 Package:

- Guest Parking
- South Entrance To Blackman Road
- Roadway Improvements
- Temporary Mail Kiosk
- Western Plaza of Walking Trail Area

Phase 2 Package:

- Community Pavilion
- Community Fire Pit
- Pickleball Court(s)
- Dog Park
- Walking Trails and Eastern Plaza
- Remaining Guest Parking
- Mail Kiosk





Setbacks Proposed in PRD Compared to RS-4 Zoning

Single-Family Detached Homes Minimum Building Setbacks:

Front of Garage to R.O.W.:	25-ft vs. 35-ft
Front of House to R.O.W.:	19-ft vs. 25-ft
Secondary Front Setback**:	20-ft vs. 35-ft
Side Setback:	5-ft vs. 5-ft to Property Line
Rear Setback (External Lots):	20-ft vs. 20-ft to Property Line
Rear Setback (Internal Lots):	12.5-ft vs. 20-ft to Property Line
Porch/Stoop Encroachment	5-ft vs 5-ft into front setback

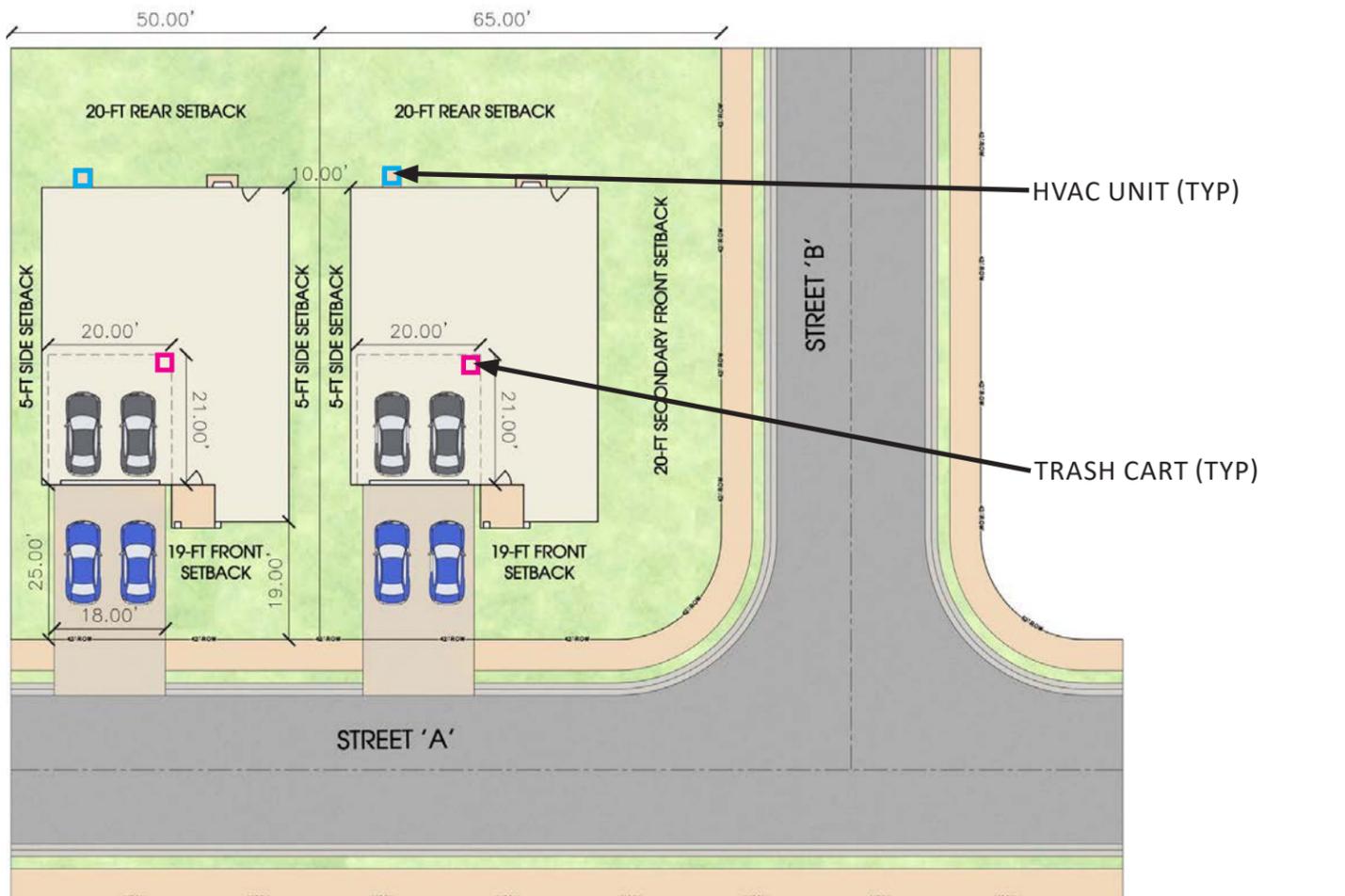
*No encroachment will be allowed in drainage easements

**Secondary Front shall refer to any front setback along a ROW where a driveway or garage does not directly front onto the roadway.

***Covered porches shall be permitted to encroach a maximum of 5-ft into front setbacks.

Red text denotes exceptions from the comparative zoning district.

- 20-FT REAR SETBACK LOTS
- 12.5-FT REAR SETBACK LOTS



TYP. 20-FT REAR SETBACK LOT DIAGRAM (N.T.S.)



TYP. 12.5-FT REAR SETBACK LOT DIAGRAM (N.T.S.)

Single-Family Detached Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- All buildings will be 1 or 2-story
- All homes will have a minimum of 3 bedrooms
- All the homes will have eaves
- Homes shall have a patio area at the rear of the home
- Patios may have an optional 6-ft tall white vinyl or wooden privacy fence. Residents will have the option to replace the top 2-feet of their privacy fence with 2-ft of open lattice.
- All single-family detached homes will have a 2-car front entry garage
- Garage doors shall be carriage style with windows and will range from white to neutral colors in order to match the trim and color palette of each home.
- Interior dimensions of garages will comply with the Murfreesboro Zoning Ordinance Standards and shall be clear of obstructions.
- All homes will be comprised of alternating unit styles and unit colors to prevent repetition.
- Homes with front elevations consisting of all fiber cement board shall include an 24" high stone or brick water table.

Building Materials:

All Elevations: Fiber Cement Lap Board, Fiber Cement Board and Batten, Brick, Stone, Standing Metal Seam Roof, Asphalt Shingle Roof, and/or Standing Seam Accent Roof

All Elevations: Vinyl Only Permitted in Trim & Soffit Areas



Example of Brick
(different colors will be allowed)



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



Example of Fiber Cement Lap Board
(different colors will be allowed)



Example of Fiber Cement Board and Batten
(different colors will be allowed)



Example of Standing Metal Seam Roof (For Accent Only)
(different colors will be allowed)



Example of Asphalt Shingle Roof
(different colors will be allowed)



EXAMPLE OF 6-FT WOODEN PRIVACY FENCE



EXAMPLE OF 6-FT VINYL PRIVACY FENCE





*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.



Front Elevation Example



Side Elevation Example



Rear Elevation Example



Side Elevation Example



Side Elevation Example



Front Elevation Example



Side Elevation Example



Rear Elevation Example

*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.



LOCATION MAP - AMENITIES

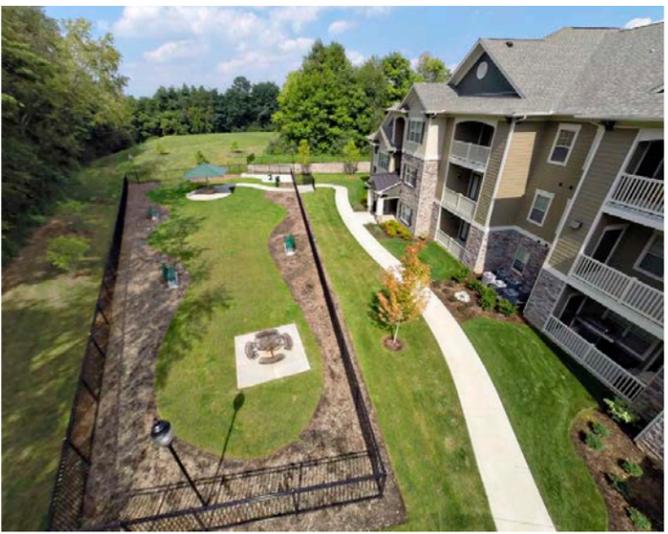
Not To Scale

- A Walking Trail
- B Dog Park
- C Outdoor Seating Plaza
- D Community Fire Pit
- E Pavilion
- F Pickle Ball Court
- G Bench Swings

With this request, The Village will be dedicating approximately 2.98 acres (20% of the site) to open space. The amended FLUM suggest cluster like developments in PRDs to provide 30% open space instead of 20%. This project aims to offset this difference with a strong amenity package. The proposed open space areas will be comprised of usable open space and detention areas. Usable open space areas around the development will offer such amenities as; a walking trail with outdoor seating, a dog park, a community fire pit, a pavilion, a pickle ball court, and bench swings. Sidewalks will line both sides of all streets to provide pedestrian circulation through the neighborhood for residents as well. Each amenity will be constructed with the phase it is designated in, after 50% of the homes are built out in each phase. The entrances to the site will incorporate masonry signage and will be anchored with landscaping.



Example of Walking Trail



Example of Dog Park



Example of Outdoor Seating & Community Fire Pit



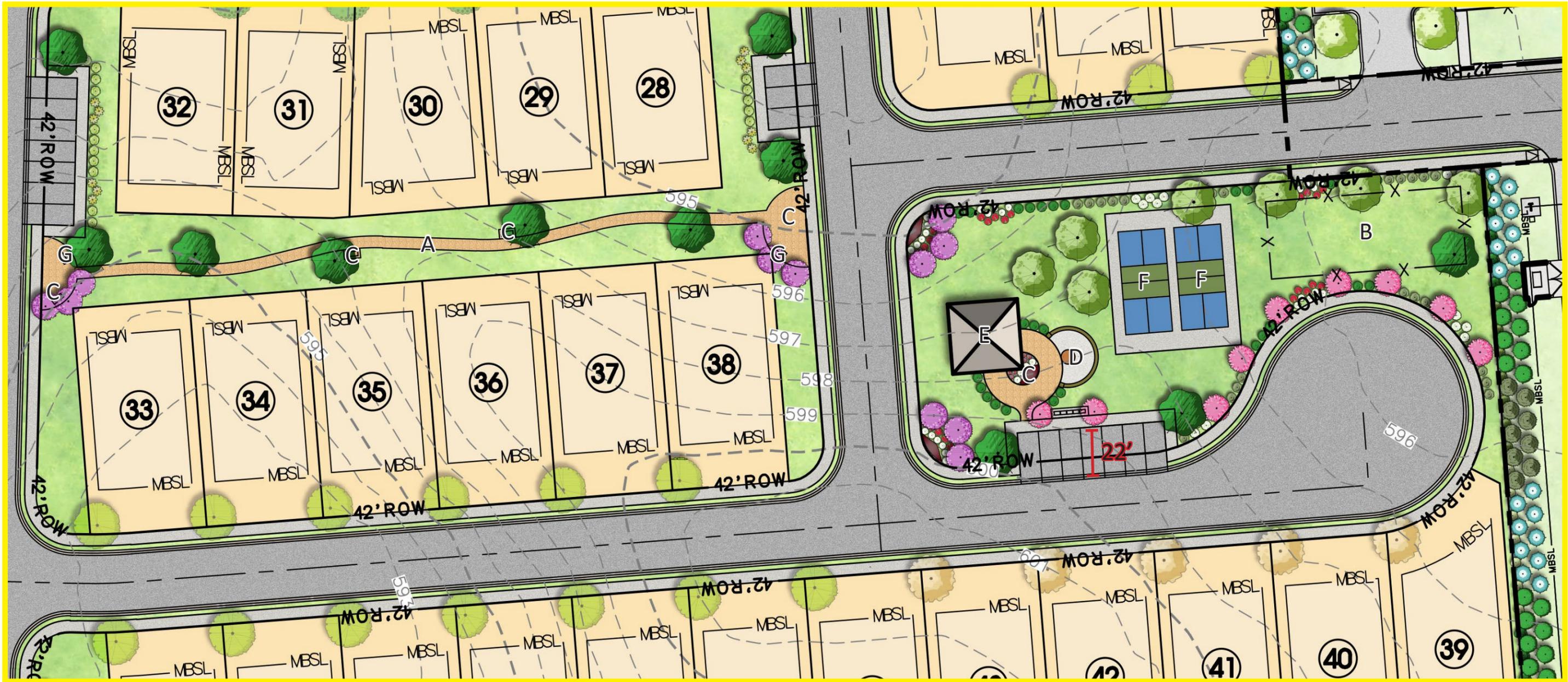
Example of Pavilion



Example of Pickleball Court



Example of Bench Swings



LOCATION MAP - ACTIVE AMENITIES AREA

N.T.S.

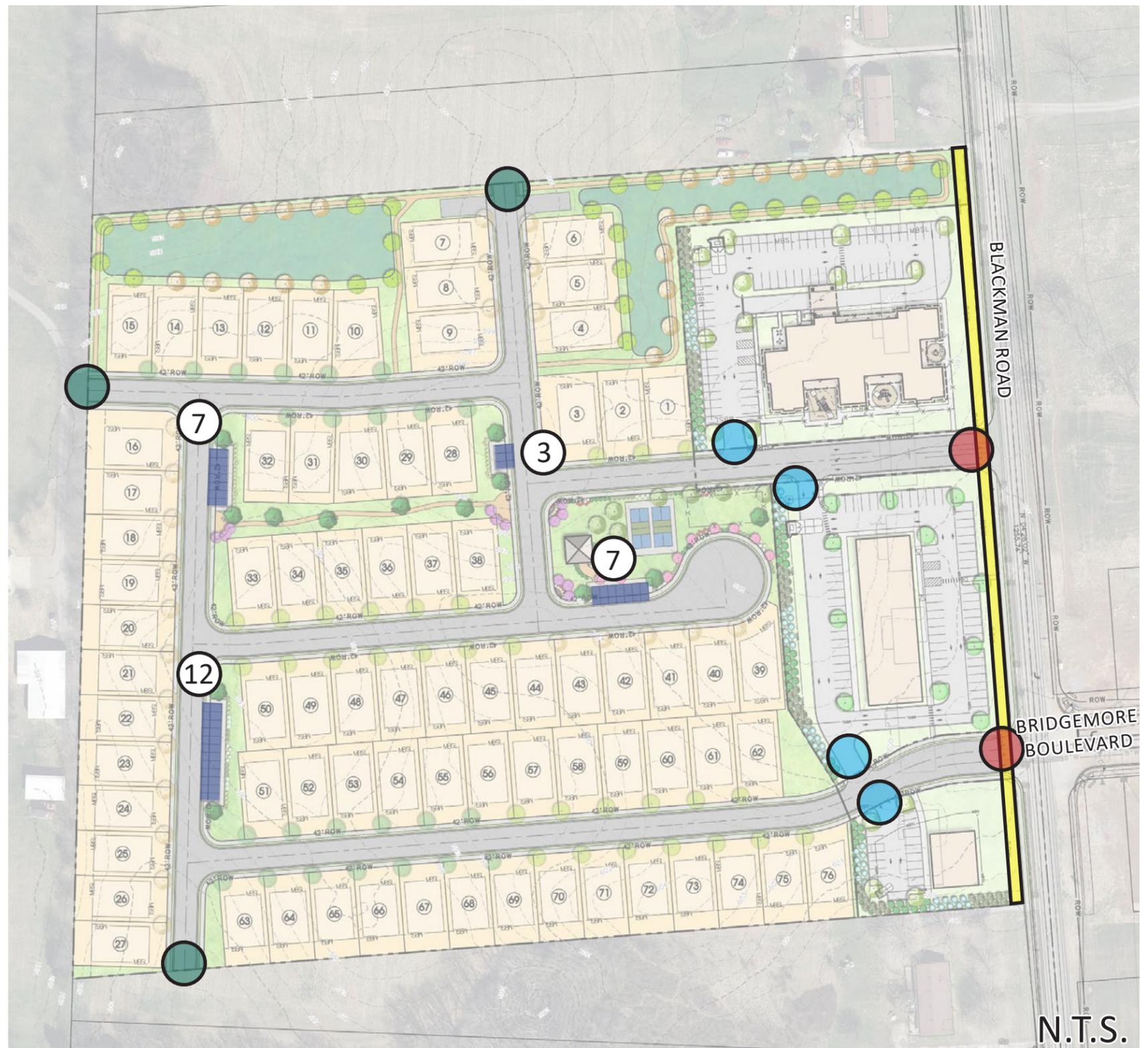
- | | | | |
|---------------|-----------------------|-------------------|--------------|
| Walking Trail | Outdoor Seating Plaza | Pavilion | Bench Swings |
| Dog Park | Community Fire Pit | Pickle Ball Court | |

Pursuant to the City of Murfreesboro's Major Transportation Plan (MTP), Blackman Road is recommended to be improved to a 5-lane roadway. It is currently built as a 50-ft right-of-way with a 2-lane cross section without curb & gutter or sidewalks on both sides of the roadway. It is planned to be improved from a 2-lane roadway to a 5-lane roadway with curb & gutter and sidewalks on both sides of the road. If the widening project has not begun at the time of construction, a dedicated southbound right-turn lane from Blackman Road into the development shall be constructed at the intersection of Bridgemore Boulevard. This development will be dedicating the appropriate amount of R.O.W. to facilitate this expansion.

As stated above, the primary means of ingress/egress from this site will be onto Blackman Road. Both entrances shall have three travel lanes for proper circulation into and out of the development. The northern entrance will have a dedicated left and right out of the neighborhood, and the southern entrance will have a dedicated left and right/forward out of the neighborhood. Both entrances will also have a single lane for traffic entering the residential development. The illustration to the right shows the proposed entrances to the development, the entrances to the commercial properties, and stub street for future connections to adjacent properties if they were to ever develop. The illustrations on Page 22 show examples of the proposed 42-ft public road cross sections and a cross section of the proposed 3-lane roadway entrances. As per the Traffic Impact Study, there will be a northbound left-turn lane proposed at each entrance into the development. These turn lanes will include at least 100-ft of stacking depth and will meet ASHTO design requirements.

As part of this development, the developer has committed to installing a southbound left turn lane at the intersection of Blackman Road and Burnt Knob Road / Manson Pike. The developer has also committed to contribute \$100,000 towards a future traffic light at this intersection, and shall also complete a signal warrant analysis for this intersection. Also, this development shall install a continuous center turn lane between the two proposed intersections along Blackman Road.

All streets within the development will be local city streets with a typical 42-ft R.O.W. cross section. These streets will be built in accordance with the Murfreesboro Street Standards.



- ENTRANCES TO PRD
- ENTRANCES TO PCD
- STUBS TO FUTURE DEVELOPMENT
- GUEST PARKING SPACES (22-FT DEEP TYP.)
- X GUEST PARKING COUNTS
- R.O.W. DEDICATION



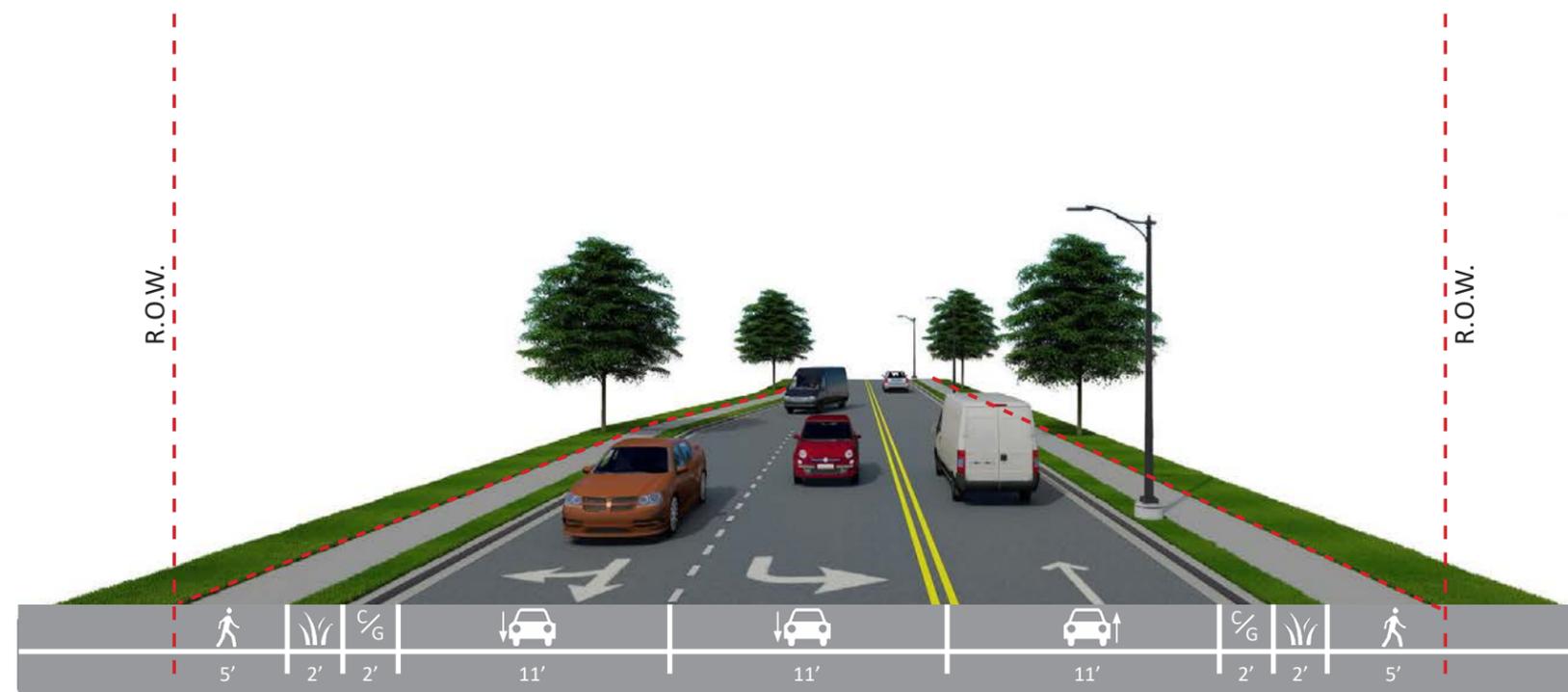
TRUCK TURN TEMPLATE - STANDARD FIRE TRUCK



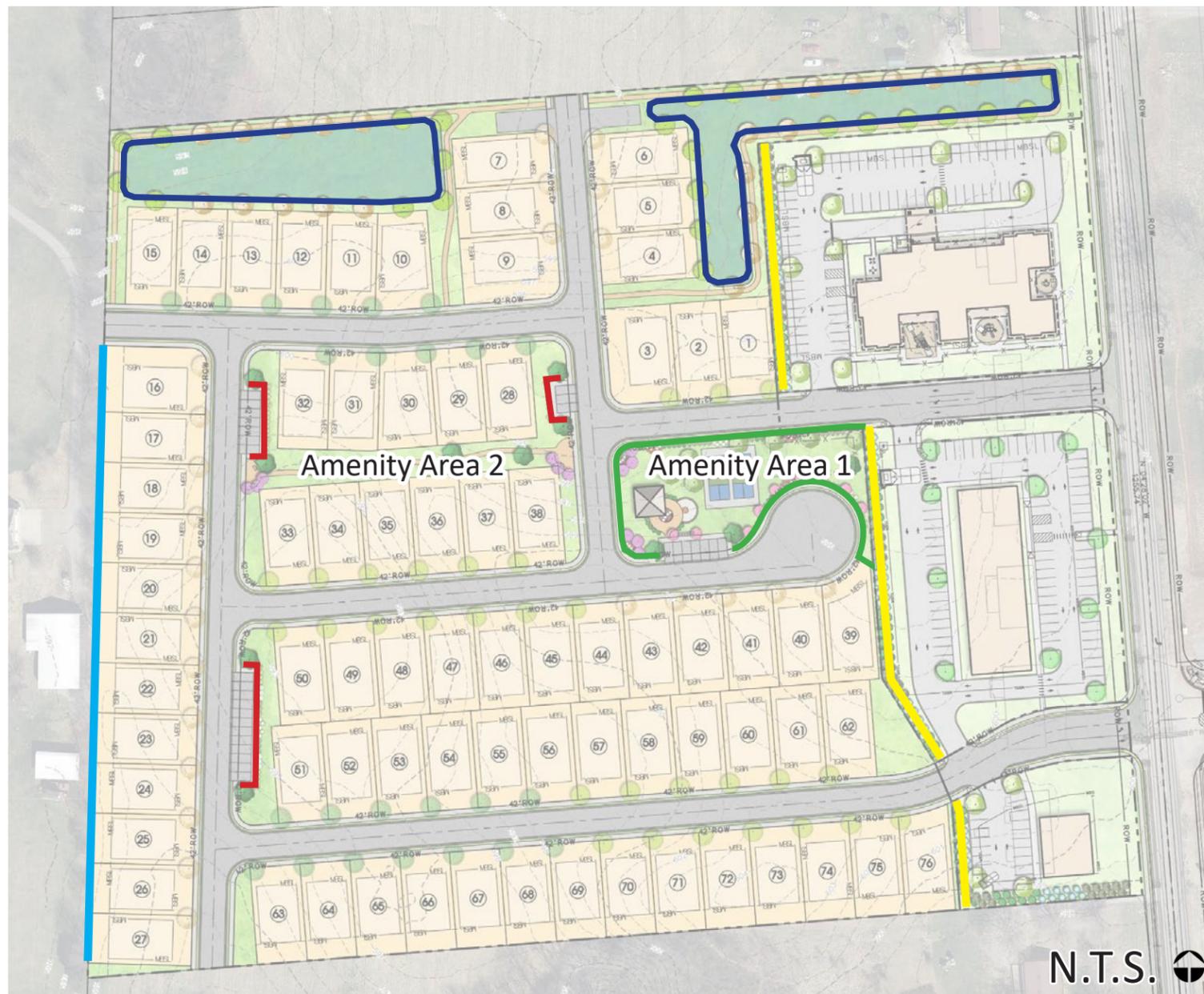
TRUCK TURN TEMPLATE - STANDARD GARBAGE TRUCK



EXAMPLE OF 42-FT PUBLIC RIGHT-OF-WAY (2-LANE CROSS SECTION)



EXAMPLE OF 3-LANE ENTRANCE CROSS SECTION



— LANDSCAPING TO SCREEN PARKING AREAS

— DETENTION POND PLANTINGS

— PERIMETER PLANTINGS (PRIMARY AMENITY AREA ONLY)

— TYPE 'D' COMMERCIAL BUFFER** - See Residential Landscape Characteristics for installation note.

— EXISTING TREE ROW BUFFER ALONG WESTERN PROPERTY LINE (LOTS 16-27) SHALL BE PRESERVED, AND THE DEVELOPER SHALL INSTALL 8-FT TALL OPAQUE WHITE VINYL PRIVACY FENCE ALONG AND AT THE BASE OF THE EASTERN SIDE OF THE PRESERVED TREE ROW. NO GRADING OR DRAINAGE STRUCTURES SHALL BE PERMITTED TO THE WEST OF THE PROPOSED FENCE AS PART OF THE PRESERVATION OF THE EXISTING TREE ROW.

N.T.S.



EXAMPLE OF WHITE VINYL PRIVACY FENCE



EXAMPLE OF HEADLIGHT SCREENING



EXAMPLE OF DETENTION POND PLANTINGS

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

Residential Landscaping Characteristics:

- Low level screen shrubs shall be planted between proposed guest parking and proposed homes to help screen headlights from future residence.
- Parking islands shall be landscaped with trees.
- Parking areas shall be screened from public R.O.W.s.
- All above ground utilities and mechanical equipment shall be screened with landscaping and/or fences.
- Front yard trees shall be planed along the roads behind the sidewalks and shall be planted after construction of the house fronting onto the R.O.W. has been completed.
- The existing tree row buffer along the western property line shall remain. The proposed development shall install an 8' tall opaque fence behind units 16-27 on the devleopment side of the existing tree row buffer.
- H.O.A. will be responsible for the maintenance and upkeep of all landscape and lawn areas within the open spaces of the residential portion of the development.
- Perimeter plantings shall be provided along the boundary of the primary centralized amenity lot.
- Perimeter plantings for the remaining open space lots shall not be required. However the Amenity Area 2 shall provide trees along the walkway.
- Trees shall be added to the fronts of lots and installed by home builders. No street trees proposed in this development.
- **A shared landscape agreement easement shall be placed along the western property line on all PCD lots. A 15-ft wide Type 'D' Landscape Buffer shall be installed within this landscape easement consisting of two rows of evergreen trees bisected by an opaque fence. Landscaping within the buffer shall be maintained by both the Commercial Property(s) and the residential H.O.A. The western row of evergreen trees within this buffer shall be installed and maintained by the residential H.O.A. until the adjacent commercial lot(s) are constructed. The remainder of the landscape buffer shall be installed when each commercial lot is developed. The commercial lot shall install the 8-ft opaque fence and the eastern row of evergreen trees to complete the full buffer.

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

Response: Exhibits shown on Pages 3- 6 provide the requested materials.

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

Response: Exhibits shown on Pages 3- 6 provide the requested materials.

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

Response: Exhibits shown on Pages 3- 6 provide the requested materials.

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

Response: Exhibits shown on Pages 7- 12 provide the requested materials

5.) A tabulation of the maximum number of dwelling units proposed including the number of units with two (2) or less bedrooms and the number of units with more than two (2) bedrooms.

Response: Exhibits shown on Pages 7- 12 provide the requested materials

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

TOTAL SITE AREA	676,522 s.f.	15.54 AC	100.00%
TOTAL MAXIMUM FLOOR AREA	140,400 s.f.	3.22 AC	20.86%
TOTAL LOT AREA	318,530 s.f.	8.76 AC	56.69%
TOTAL BUILDING COVERAGE	171,600 s.f.	3.94 AC	25.50%
TOTAL DRIVE/ PARKING AREA	140,051 s.f.	3.22 AC	20.81%
TOTAL RIGHT-OF-WAY	166,073 s.f.	3.81 AC	24.68%
TOTAL LIVABLE SPACE	532,951 s.f.	12.23 AC	79.19%
TOTAL OPEN SPACE	121,141 s.f.	2.78 AC	18.00%
FLOOR AREA RATIO (F.A.R.)	0.21		
LIVABILITY SPACE RATIO (L.S.R.)	0.54		
OPEN SPACE RATIO (O.S.R.)	0.75		

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

Response: The property is currently zoned RM in Rutherford County. The surrounding area has a mixture of residential and agricultural properties. The concept plan and development standards combined with the architectural requirements of the homes shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complete the development in this area.

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

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

Response: The project is anticipated to be developed in two phases. Phasing information is described on Page 12.

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

Response: This requirement has been addressed on Pages 9 and 22-25.

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

Response: See Requested Exceptions Page 27

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

Response: This property is not in the Gateway Design Overlay District , Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). No portion of this property lies in a floodway or floodplain, according to the current FEMA Flood Panel 47149C0119H eff. 01/04/2007 and Panel 471149C0140J eff. 5/9/2023.

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

Response: Pages 5 & 20-21 discusses the Major Transportation Plan.

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

Response: The primary representative is Matt Taylor of SEC, Inc. developer/ applicant is 360 Development contact info for both is provided on cover.

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

Response: Page 16-19 show the architectural character of the proposed residential buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built.

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

Response: Examples of entrance signage are located on Pages 13 and a description is on Pages 3 & 13.

Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	RS-4 (Comparative)	Proposed PRD (SFD)	Difference
Residential Density			
Maximum Gross Density	10.8 Units / Acre	5.1 Units / Acre	-5.7 Units / Acre
Minimum Lot Area	4,000 sqft	4,650 sqft	+650 sqft
Minimum Lot Width	40'	50'	+10'
Minimum Setback Requirements			
Minimum Front Setback to Garage	35'	25'	-10'
Minimum Front Setback to Main Structure	25'	19'	-6'
Minimum Secondary Front Setback	35'	20'	-15'
Minimum Side Setback	5'	5'	0'
Minimum Rear Setback (External Lots)	20'	20'	0'
Minimum Rear Setback (Internal Lots)	20'	12.5'	-7.5'
Land Use Intensity Ratios			
MAX F.A.R.	N/A	N/A	N/A
Minimum Livable Space Ratio	N/A	N/A	N/A
Minimum Open Space Ratio	N/A	N/A	N/A
Minimum Open Space Requirement	20%	20%	0%
Minimum Active Open Space Requirement	0%	5%	+5%
Max Height	35'	35'	0'

REQUESTED EXCEPTIONS:

1. Requesting an exception to the minimum front setback to main structure to be reduced from 25-ft to 19-ft, a 6-ft reduction.
This request will allow the homes to better address the street while keeping the garage at or behind the primary structure.
2. Requesting an exception to the minimum front setback to garage doors to be reduced from 35-ft to 25-ft, a 10-ft reduction.
This request will allow the homes to better address the street while keeping the garage at or behind the primary structure.
3. Requesting an exception to the minimum secondary front setback for corner lots to main structures to be reduced from 25-ft to 20-ft, a 5-ft reduction.
This request will allow the homes to better address the street.
4. Requesting an exception to the minimum 150-ft tangent between horizontal curves at the southern entrance roadway. This will allow Commercial Lot 3 additional frontage along Blackman Road, giving it a stronger presence at the arterial roadway.
5. Requesting an exception for the minimum distance between intersections be reduced from 150-ft to 110-ft, a 40-ft reduction per the single instance on the proposed concept plan. This will help deter traffic from using the proposed road as a straight cut-through into the adjoining neighborhood from Blackman Road.
6. Requesting an exception to reduce the rear setback from 20-ft to 12.5-ft for internal lots (See Page 13 for lot locations).
7. Requesting an exception that garages shall be used for vehicular storage only and that the use of garages for general household storage shall be prohibited.



Land Use Data

Total Land Area:	±19.62 Acres
Total PRD Land Area:	±15.45 Acres
Total Lots Provided:	76 Lots
Total PCD Land Area:	±3.94 Acres
Total Commercial Floor Area:	28,505 SF
Total R.O.W. Dedication:	±0.23 Acres

Commercial Lot A Land Use Data

Total Land Area:	±1.79 Acres
Required Min Open Space:	±0.36 Acres (20%)
Provided Open Space:	±0.36 Acres (20%)
Required Min Formal Open Space:	±0.05 Acres (3%)
Provided Formal Open Space:	±0.05 Acres (3%)

Commercial Lot B Land Use Data

Total Land Area:	±1.63 Acres
Required Min Open Space:	±0.33 Acres (20%)
Provided Open Space:	±0.33 Acres (20%)
Required Min Formal Open Space:	±0.05 Acres (3%)
Provided Formal Open Space:	±0.05 Acres (3%)

Commercial Lot C Land Use Data

Total Land Area:	±0.52 Acres
Required Min Open Space:	±0.10 Acres (20%)
Provided Open Space:	±0.10 Acres (20%)
Required Min Formal Open Space:	±0.02 Acres (3%)
Provided Formal Open Space:	±0.02 Acres (3%)

- Open Space
- Roadway
- Sidewalk
- Commercial Buildings

*Commercial property layouts shown are conceptual and meant to convey potential future commercial property design.

*Landscaping shown is illustrative and only meant to convey the general appearance and character of the development. Final landscaping shall be provided at the site plan level and will meet design guidelines.



Commercial Development Standards:

- Signage advertising the commercial properties with concept plan layout shall be posted on-site before the first residential building permit is issued and will remain until commercial buildings are under construction.
- Any solid waste enclosures will be constructed of materials consistent with building architecture, be at least 8-ft tall with opaque gates, and accented with landscaping.
- Commercial buildings shall have pedestrian connections to proposed PRD development entrances, which provide a pedestrian connection to Blackman Road.
- Buildings shall have a well defined architectural base by use of different materials, colors, change in pattern, or a combination of these techniques.
- Building elevations will have articulated or multiple building planes along all elevations.
- Main entrances to all buildings are to be well defined and easily recognizable by use of raised roof lines, canopies, glazing, change in materials, change in colors, change in pattern, or a combination of these techniques.
- A 15-ft wide Type 'D' Landscape Buffer shall be installed along the southern property line of PCD Lot C. This buffer shall be installed with the construction of PCD Lot C.
- A shared landscape agreement easement shall be placed along the western property line on all PCD lots. A 15-ft wide Type 'D' Landscape Buffer shall be installed within this landscape easement consisting of two rows of evergreen trees bisected by an opaque fence. Landscaping within the buffer shall be maintained by both the Commercial Property(s) and the residential H.O.A. The western row of evergreen trees within this buffer shall be installed and maintained by the residential H.O.A. until the adjacent commercial lot(s) is constructed. The remainder of the landscape buffer shall be installed when each commercial lot is developed. The commercial lot shall install the 8-ft opaque fence and the eastern row of evergreen trees to complete the full buffer.
- Fencing provided within all landscape buffers on PCD sites shall be 8-ft tall opaque vinyl fencing.
- Monument signage located at entrances along roadways shall be constructed of materials consistent with building architecture and accented with landscaping.
- All mechanical equipment (i.e. HVAC and transformers) to be screened. If mechanical equipment is located on the roof, then they shall be screened from view.
- All on-site utilities will be underground.
- On-site lighting will comply with city standards to prevent light pollution.
- Parking will comply with Murfreesboro Zoning Ordinance for uses that comply with Commercial Fringe (CF) District and those outlined on this page.
- Construction on the commercial lots will begin once an end-user has been chosen for the site and receives site plan approval from the Murfreesboro Planning Commission.
- All buildings on all commercial lots will have consistent materials & architecture to create an overall theme for the development with a neighborhood scale.
- Commercial lots will not be part of the residential H.O.A. and will instead form their own Commercial Owners Agreement for continued maintenance on-site.
- Site plan construction of the commercial lots will begin once an end-user has been chosen for the site and receives site plan approval from the Murfreesboro Planning Commission.
- Signage advertising the commercial properties with concept plan layout shall be posted on-site before the first residential building permit is issued and will remain until commercial buildings are under construction.



*EXAMPLE OF TRASH ENCLOSURE



*EXAMPLE OF DEVELOPMENT SIGNAGE

Allowable Uses:

The immediate end user for the commercial lots at this time, is currently unknown. The allowable uses outlined on this page, with their footnotes denoted in superscript, are reflected within the Commercial Fringe(CF) district as per the January 24, 2023 Murfreesboro Zoning Ordinance. The Village commercial properties will allow the following uses listed below.

PCD PERMITTED USES	
INSTITUTIONS	
Adult Day-Care Center	X
Church ¹³	X
Day-Care Center	X
Philanthropic Institution	X
Public Building ¹³	X
AGRICULTURAL	
Farm Labor and Management Services	X
COMMERCIAL	
Amusements, Commercial Indoor	X
Animal Grooming Facility	X
Antique Shop <3,000 sq.ft.	X
Art or Photo Studio or Gallery	X
Bakery, Retail	X
Bank or Credit Union, Branch Office or Main Office	X
Bank, Drive-Up Electronic Teller	X
Barber or Beauty Shop	X
Book or Card Shop	X
Brewery, Artisan	X
Brewpub	X
Business School	X
Catering Establishment	X
Clothing Store	X
Coffee, Food, or Beverage Kiosk	X
Commercial Center	X
Convenience Sale and Services, maximum 5,000 sq. ft. floor area (No Gasoline Sales)	X
Department or Discount Store	X
Dry Cleaning (includes drive-through services)	X
Financial Services (No Check Advance Businesses)	X
Flower or Plant Store	X
Glass-Stained and Leaded	X
Health Club	X

COMMERCIAL (CONT.)	
Health Club	X
Interior Decorator	X
Janitorial Service	X
Karate, Instruction	X
Keys, Locksmith	X
Medical Office	X
Music or Dancing Academy	X
Offices	X
Optical Dispensaries	X
Pet Shops	X
Pharmacies, Apothecaries	X
Reducing and Weight Control Services	X
Restaurant and Carry-Out Restaurant*	X
Restaurant , Specialty*	X
Restaurant, Specialty - Limited*	X
Retail Shop, other than enumerated elsewhere	X
Specialty Shop	X
Veterinary Office	X
Winery, Artisan	X
TRANSPORTATION AND PUBLIC UTILITIES	
Post Office or Postal Facility	X

Prohibited Uses:

- Primary Pain Clinic
- Primary Drug & Alcohol Rehab Centers
- Vape/Cigarette Shop/Tobacco Shop
- Liquor Store
- Gasoline Sales
- Any use with a drive-thru as either a principal or accessory use, including drive-thru restaurants. (However, drive-thrus accessory to dry cleaning establishments shall be permitted.)

Commercial Architectural Characteristics:

- Building heights shall not exceed 42 feet in height
- All buildings shall be one-story
- Buildings shall have a well-defined architectural base via different materials, colors, changes in pattern, or a combination of these techniques.
- Main entrances are to be well defined and easily recognizable by the use of; raised roof lines, canopies, glazing, change in materials, change in color, and/or change in building planes.
- Masonry materials (brick, stone, cast stone, synthetic stone) will be the primary building materials with potential cementitious siding accents.
- All buildings shall comply with Murfreesboro Design Guidelines standards.
- See permitted/prohibited uses table on Page 27.

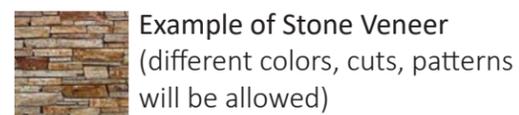
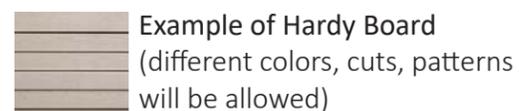
Site Setbacks:

Front Setback (Blackman Road):	30-ft vs. 42-ft
Secondary Front (Proposed Internal Roadways):	30-ft vs. 42-ft
Side Setback:	25-ft vs. 25-ft
Rear Setback:	25-ft vs. 25-ft

Canopies and Awnings encroachments shall abide by the Murfreesboro Zoning Ordinance, as defined by Section 2 (YARD), but shall be limited to a maximum encroachment of 5’ into the front, secondary front, or rear setbacks.

Building Materials:

Front Elevations:	Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
Side Elevations:	Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
Rear Elevations:	Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
All Elevation:	Cementitious siding for potential accent material



EXAMPLE OF ARCHITECTURE



EXAMPLE OF ARCHITECTURE



EXAMPLE OF ARCHITECTURE



EXAMPLE OF ARCHITECTURE



Commercial Landscaping Characteristics:

- A minimum 8-feet of landscape area between parking and all property lines.
- Public rights-of-way screened from parking by use of landscaping and/or berming.
- A shared landscape agreement easement shall be placed along the western property line on all PCD lots. A 15-ft wide Type 'D' Landscape Buffer shall be installed within this landscape easement consisting of two rows of evergreen trees bisected by an opaque fence. Landscaping within the buffer shall be maintained by both the Commercial Property(s) and the residential H.O.A. The western row of evergreen trees within this buffer shall be installed and maintained by the residential H.O.A. until the adjacent commercial lot(s) is constructed. The remainder of the landscape buffer shall be installed when each commercial lot is developed. The commercial lot shall install the 8-ft opaque fence and the eastern row of evergreen trees to complete the full buffer.
- A 15-ft wide Type 'D' Landscape Buffer shall be installed along the southern property line of PCD Lot C. This buffer shall be installed with the construction of PCD Lot C.
- The base of buildings will have a minimum 3-ft wide landscape bed with foundation plantings.
- Monument signage located at the entrances along roadways are to be constructed with materials consistent with building architecture and accented with landscaping.
- All mechanical equipment (i.e. HVAC and transformers) located on the ground to be screened with landscaping and/or fences. If mounted on the roof, they shall be screened by a parapet wall or architectural screening.
- Landscaping will be in conformance with the City of Murfreesboro's Landscape Ordinance.

15-FT WIDE TYPE 'D' LANDSCAPE BUFFER WITH 8-FT HIGH OPAQUE FENCE (**SEE NOTE ON THIS PAGE)

15-FT WIDE TYPE 'D' LANDSCAPE BUFFER WITH 8-FT HIGH OPAQUE FENCE (**SEE NOTE ON THIS PAGE)

15-FT WIDE TYPE 'D' BUFFER WITH 8-FT HIGH OPAQUE FENCE TO BE INSTALLED WITH COMMERCIAL LOT C

15-FT WIDE TYPE 'D' LANDSCAPE BUFFER WITH 8-FT HIGH OPAQUE FENCE (**SEE NOTE ON THIS PAGE)

15-FT WIDE TYPE 'D' BUFFER WITH 8-FT HIGH OPAQUE FENCE TO BE INSTALLED WITH COMMERCIAL LOT C

- **The Type 'D' Buffer between the commercial and residential section shall provide one of the two rows of required evergreen trees upon construction of adjacent residential properties. The remainder of the buffer, including the fence, shall be built upon the construction of the commercial properties.



*Landscaping shown is illustrative and only meant to convey the general appearance and character of the development. Final landscaping shall be provided at the site plan level and will meet design guidelines.

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

Response: The exhibits given on Pages 3-6 meet this requirement.

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

Response: The exhibits given on Pages 3-6 meet this requirement.

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

Response: The exhibits given on Pages 3-6 meet this requirement.

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

Response: Pages 24-25 provide exhibits and standards that provides the required materials.

5.) A circulation diagram indicating the proposed principal movement of vehicles, goods and pedestrian within the development to and from existing thoroughfare.

Response: Pages 9 and 24 provide exhibits and standards that provides the required materials.

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

(AA): The approximate date when construction of the project can be expected to begin.

(BB): The order in which the phases of the project will be built.

(CC): The minimum area and the approximate location of common spaces and public improvements that will be required at each stage

(DD): A breakdown by phase for subsections (5) and (6) above.

Response: The project is anticipated to be developed in one phase. Development is anticipated to begin within 180 days of rezoning approval, and will include all public infrastructure.

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

Response: The property is currently zoned RM in Rutherford County. The surrounding area has a mixture of residential and agricultural properties. The concept plan and development standards combined with the architectural requirements of the commercial buildings shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complete the development in this area.

8.) A statement setting forth in detail the manner in which the proposed planned development deviates from the zoning and Subdivision Regulations which would otherwise be applicable to the subject property

Response: See Page 31 for requested exceptions and setbacks.

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

Response: This requirement has been addressed in the chart below.

TOTAL SITE AREA	171,626 s.f.	3.94 AC	100.00%
TOTAL MAXIMUM FLOOR AREA	28,505 s.f.	0.65 AC	16.61%
TOTAL LOT AREA	171,626 s.f.	3.94 AC	100.00%
TOTAL BUILDING COVERAGE	28,505 s.f.	0.65 AC	16.61%
TOTAL DRIVE/ PARKING AREA	65,486 s.f.	1.50 AC	38.16%
TOTAL RIGHT-OF-WAY	0 s.f.	0.00 AC	0.00%
TOTAL LIVABLE SPACE	NONE	NONE	NONE
TOTAL OPEN SPACE	34,325 s.f.	0.79 AC	20.00%
FLOOR AREA RATIO (F.A.R.)	0.17		
LIVABILITY SPACE RATIO (L.S.R.)	0.45		
OPEN SPACE RATIO (O.S.R.)	0.83		

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

Response: This property is not in the Gateway Design Overlay District , Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). No portion of this property lies in a floodway or floodplain, according to the current FEMA Flood Panel 47149C0119H eff. 01/04/2007 and Panel 471149C0140J eff. 5/9/2023.

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

Response: Pages 5 & 20-21 discusses the Major Thoroughfare Plan.

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

Response: The primary representative is Matt Taylor of SEC, Inc. developer/ applicant is 360 Development contact info for both is provided on cover.

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

Response: Page 30 shows the architectural character of the proposed building and building materials listed.

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

Response: Examples of entrance signage are located on Page 26.

Commercial (See Exhibit on Page 26)

Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	CF (Most Relevant)	Proposed PCD	Difference
Residential Density			
Maximum Gross Density	N/A	N/A	N/A
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A
Minimum Setback Requirements			
Minimum Front Setback to Blackman Road	42'	30'	-12'
Minimum Front Setback to Proposed Roads	42'	30'	-12'
Minimum Rear Setback From PRD	25'	25'	0'
Minimum Side Setback to Residential Lot Lines	25'	25'	0'
Land Use Intensity Ratios			
MAX F.A.R.	None	None	None
Minimum Livable Space Ratio	None	None	None
Minimum Open Space Requirement	20%	20%	0%
Minimum Formal Open Space Requirement	3%	3%	0%
Max Height	42'	42'	0'

REQUESTED EXCEPTIONS:

- Requesting an exception to the minimum front setback to be reduced by 12-ft for main building setbacks.

ORDINANCE 24-OZ-03 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 zone approximately 19.6 acres along Blackman Road as Planned Residential Development (PRD) District (The Village PRD – approx.. 14.91 acres) and Planned Commercial Development (PCD) District (The Village PCD – approx.. 4.71 acres) simultaneous with annexation; 360 Development, applicant [2023-420].

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 zone the territory indicated on the attached map.

SECTION 2. That from and after the effective date hereof the area depicted on the attached map be zoned and approved Planned Residential Development (PRD) District and Planned Commercial Development (PCD) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission 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 second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

Jennifer Brown
City Recorder

APPROVED AS TO FORM:

DocuSigned by:
Adam Tucker

43A2036E61F0401...
Adam F. Tucker
City Attorney

SEAL



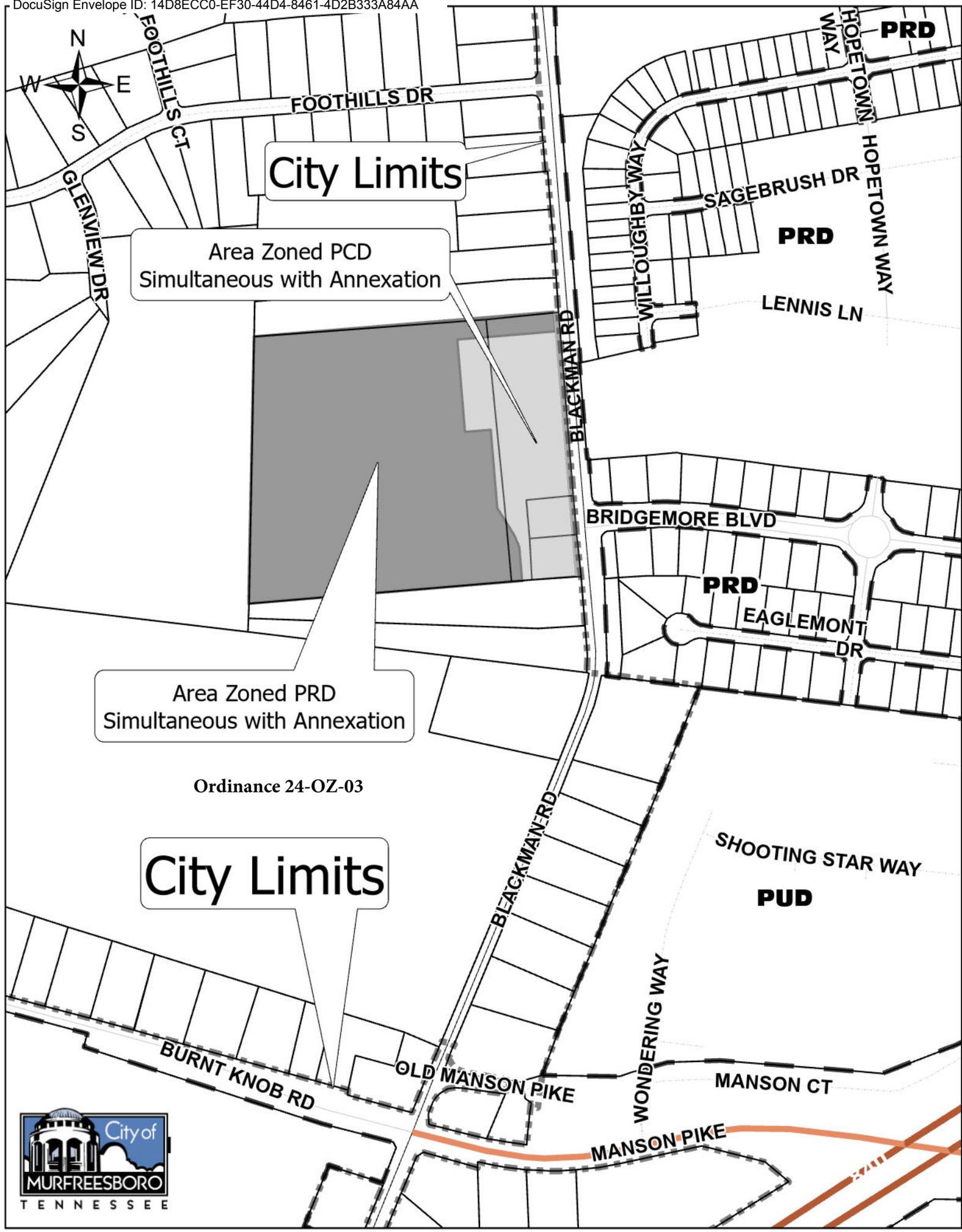
City Limits

Area Zoned PCD
Simultaneous with Annexation

Area Zoned PRD
Simultaneous with Annexation

Ordinance 24-OZ-03

City Limits



COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Plan of Services, Annexation, and Zoning for property along Veterans Parkway
[Public Hearings Required]

Department: Planning

Presented By: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

Ordinance	<input checked="" type="checkbox"/>
Resolution	<input type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Annexation and zoning of approximately 112.5 and 106.4 acres, respectively, located along Veterans Parkway east of Saint Andrews Drive.

Staff Recommendation

Conduct a public hearing and approve the Plan of Services and annexation.

Conduct a public hearing and enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of the plan of services, annexation, and the zoning request.

Background Information

Kathy Davis, Howard Barley Yeargan, and Randall Robinson, Jr. initiated petitions of annexation [2023-506] for approximately 112.5 acres located along both the north and south sides of Veterans Parkway. The City developed its plan of services for this area. Additionally, Ole South Properties presented to the City a zoning application [2023-419] for approximately 106.4 acres to be zoned PRD (Planned Residential District) simultaneous with annexation. During its regular meeting on January 10, 2024, the Planning Commission conducted public hearings on these matters and then voted to recommend their approval.

Council Priorities Served

Establish Strong City Brand

Council has expressed a desire to promote homeownership and the development of single-family neighborhoods. This request will further this goal by enabling the development of 248 single-family residential lots for detached homes.

Attachments:

1. Resolution 24-R-PS-04

2. Resolution 24-R-A-04
3. Ordinance 24-OZ-04
4. Maps of the area
5. Planning Commission staff comments from the 01/10/2024 meeting
6. Planning Commission minutes from 01/10/2024 meeting
7. Plan of Services
8. Prater Farms PRD pattern book
9. Other miscellaneous exhibits

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1

JANUARY 10, 2024

PROJECT PLANNERS: MATTHEW BLOMELEY AND MARINA RUSH

5.e. Annexation petition and plan of services [2023-506] for approximately 112.5 acres located along Veterans Parkway, including approximately 1,475 linear feet of Veterans Parkway right-of-way, Kathy Davis, Howard Barley Yeargan, and Randall Robinson, Jr. applicants.

The property owners, Kathy C. Davis, Howard Bartley Yeargan, and Randall Robinson, Jr., have submitted a petition requesting their properties be annexed into the City of Murfreesboro. The annexation study area consists of two parts, the portion along the south side of Veterans Parkway is 85.43 acres and the portion along the north side of Veterans Parkway is 24.05 acres. In addition, included in the annexation study area is approximately 1,475 linear feet of Veterans Parkway right-of-way (ROW), or approximately 3.0 acres. The total annexation study area is approximately 112.5 acres. Consent to annex this segment of Veterans Parkway ROW was approved by the Rutherford County Road Board at its December 4, 2023 meeting.

The annexation study area includes the following:

- Tax Map 124, Parcel 04.00 = 24.05 acres (north of Vets Pkwy)
- Tax Map 124, Parcel 28.00 (portion) = 69.22 acres (south of Vets Pkwy)
- Tax Map 124, Parcel 28.01 = 1.00 acre (south of Vets Pkwy)
- Tax Map 124, Parcel 35.00 (portion) = 15.21 acres (south of Vets Pkwy)
- Veterans Parkway ROW (portion) = 3.0 acres

Currently, the subject properties are developed with several existing structures.

These include the following:

- Tax Map 124, Parcel 04.00, located along the north side of Veterans Parkway, is currently developed with a single-family residence and detached barn/garage, and the address is 1940 Veterans Parkway.
- Tax Map 124, Parcel 28.00 (portion), located along the south side of Veterans Parkway, is primarily undeveloped. However, there are several outbuildings at the northwest corner of the portion of the parcel proposed to be annexed.
- Tax Map 124, Parcel 28.01, located along the south side of Veterans Parkway, is developed with a single-family residence addressed as 2025 Veterans Parkway.
- Tax Map 124, Parcel 35.00, located south of Veterans Parkway and north of Yeargan Road. The portion proposed to be annexed contains no existing structures.

The majority of the annexation area has a companion zoning application for Planned Residential District (Prater Farms PRD). The zoning request contains a total of 391

dwelling units for an overall density of 3.67 dwelling units per acre. The PRD pattern book proposes:

- 248 single-family detached lots on the south side of Veterans Parkway;
- 18 single-family detached homes in a horizontal property regime on the north side of Veterans Parkway; and
- 125 single-family attached townhomes in a horizontal property regime on the north side of Veterans Parkway.

Tax Map 124, Parcel 28.01 (2025 Veterans Parkway) and the 2.07 acres of Tax Map 124, Parcel 28.00 surrounding it on its east and south sides will be zoned RS-15 (Residential Single-Family 15) if annexed. This portion of the study area is not a part of the PRD zoning request.

The annexation study area is located within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the existing City limits to the north and west. The Murfreesboro 2035 Comprehensive Plan, Chapter 4: Future Land Use Map identifies a "Service Infill Line"; this line is to help facilitate growth and development in the City in an orderly, planned, and sustainable manner and to help plan for future City services. This annexation study area is located within the Service Infill area.

Staff has prepared a Plan of Services for the proposed annexation. It is included in the agenda packet and demonstrates how services can be provided to the study area. Annexation of the study area, in its current state, will have relatively little impact on utilities and City services.

Of note, the study area, if annexed, will be zoned for Salem Elementary, which is currently operating near capacity. According to Murfreesboro City Schools, if the proposed development moves forward, it will generate approximately 77-98 new elementary school students. It should be noted, however, that the completion of the development is expected to occur over a 6-8 year timeframe, although this may vary based on market conditions. The Planning Department is in regular contact with MCS administration to provide MCS with information to help them determine how to plan for and accommodate future growth.

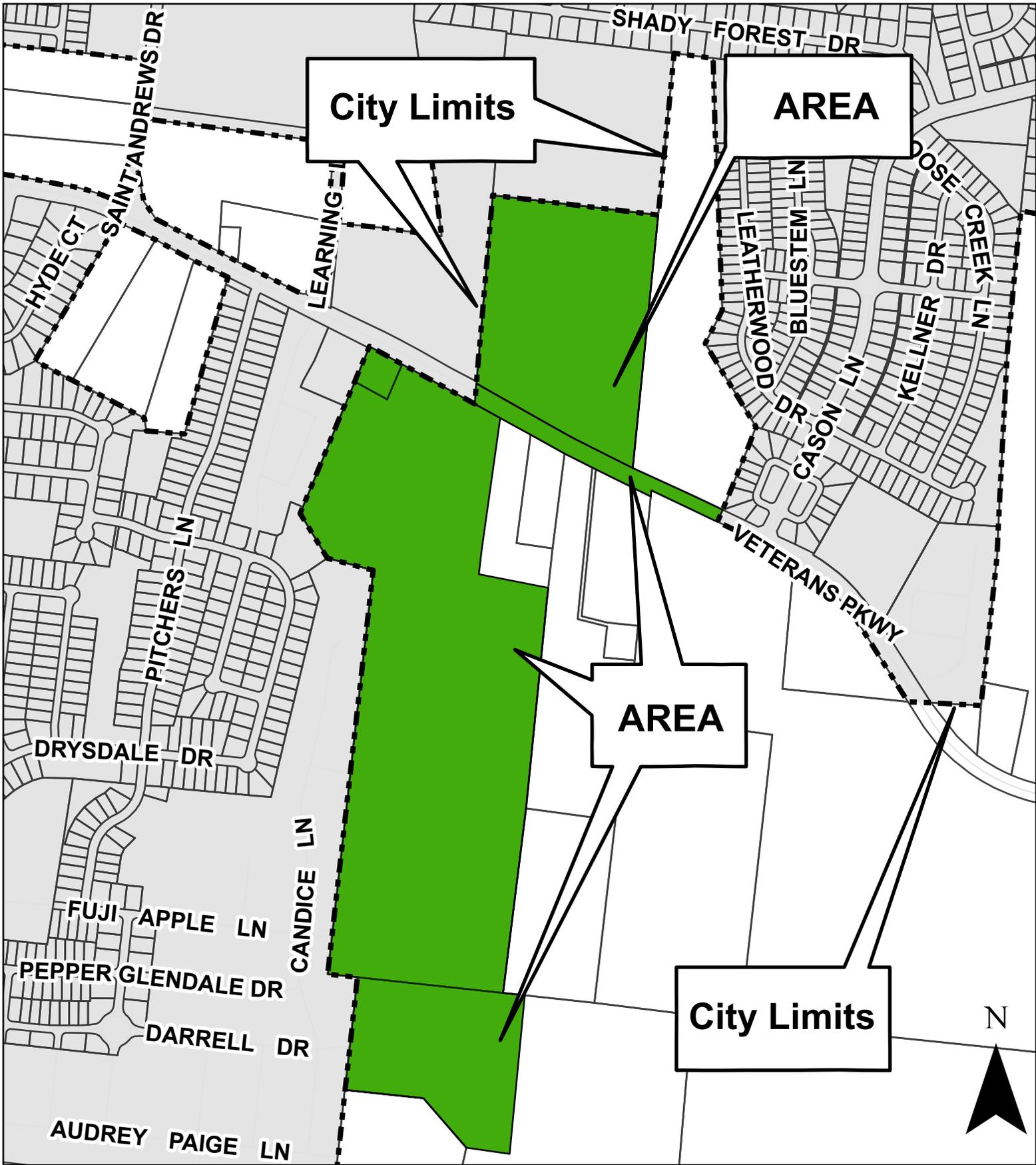
Staff Recommendation:

Staff recommends approval of this annexation for the following reasons:

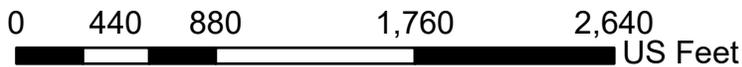
- 1) The study area is contiguous with the existing City limits.
- 2) The study area is within the City's Urban Growth Boundary.
- 3) The study area is within the City's Service Infill Area.
- 4) Annexation of the study area, in its current state, will have relatively little impact on utilities and City services.

Action Needed:

The Planning Commission will need to conduct a public hearing, after which it will need to discuss and then formulate a recommendation for City Council.



Annexation request for property along
Veterans Parkway and for Veterans Parkway Right-of-Way



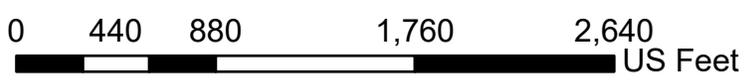
Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov



Annexation request for property along Veterans Parkway and for Veterans Parkway Right-of-Way



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



PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. Kathy C. Davis Tax MAP 124 PARCEL 4.00
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: Kathy C. Davis Status: Owner Date: 10-23-2023
417 Riveredge Ct. M'boro., TN 37128
Mailing Address (if not address of property to be annexed)

2. Howard Bartley Yeagan Part of Tax Map 124 Parcel 35.00
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: Howard Bartley Yeagan Status: Owner Date: 10-23-23
3650 Yeagan Rd. Murfreesboro TN 37128
Mailing Address (if not address of property to be annexed)

3. RANDALL Robinson JR. Part of Tax Map 124 Parcel 28.00
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: Randall Robinson Jr Status: Owner Date: 10/23/23
1945 Veterans Parkway Murfreesboro, TN 37128
Mailing Address (if not address of property to be annexed)

4. _____
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes

Power of Attorney applies and is attached: _____ Yes _____ No

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. Oliver Randall Robinson, JR Tax Map 124 Parcel 28.01

Printed Name of Owner (and Owner's Representative, if Owner is an entity)

2025 Veterans Pkwy
Signature: Oliver Randall Robinson Status: OWNER Date: 11/20/2023

1945 Veterans Pkwy, Murfreesboro, TN 37128
Mailing Address (if not address of property to be annexed)

2. _____
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

3. _____
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

4. _____
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes

Power of Attorney applies and is attached: _____ Yes _____ No

Consent for Annexation of Public Right-of-Way by the City of Murfreesboro

The City of Murfreesboro, Tennessee has initiated an annexation study of public right-of-way as shown on the attached Exhibit, which specifically includes that segment of Veterans Parkway from the west property line of 1940 Veterans Parkway east to the east property line of 1824 Veterans Parkway, totaling approximately 1,475 linear feet ("County Right-of-Way"), such section being a portion of the prescriptive/platted right-of-way for Veterans Parkway shown in the current Rutherford County Highway Department Road Book. The undersigned, a duly authorized official of Rutherford County, Tennessee, hereby certifies that, at a public meeting held on December 4, 2023 and in furtherance of the requirements set forth in Tenn.Code Ann. § 6-51-1014, the Rutherford County Highway Commission consented to the annexation of the County Right-of-Way by the City of Murfreesboro, Tennessee.

WITNESS MY HAND this 4 day of December 2023.

Greg Brooks
Greg Brooks
Rutherford County Road Superintendent

Sworn to and subscribed before me, a notary public in and for said county and state in Murfreesboro, Tennessee on the 4 day of December, 2023

Merry R. Hickerson
NOTARY PUBLIC

My Commission Expires: 4/23/2023



MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

6:00 P.M.

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

STAFF PRESENT

Greg McKnight, Exec. Director Dev. Services
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Holly Smyth, Principal Planner
Amelia Kerr, Planner
Joel Aguilera, Planner
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney

1. Call to order.

Chair Kathy Jones called the meeting to order at 6:00 p.m.

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Public Comments.

Chair Kathy Jones announced that no one signed up to speak during the Public Comments portion of the agenda.

4. Approve minutes of the December 6, 2023 and December 13, 2023 Planning Commission meetings.

Mr. Shawn Wright made a motion to approve the December 6, 2023 and December 13, 2023 Planning Commission meetings; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

Annexation petition and plan of services [2023-506] for approximately 112.5 acres located along Veterans Parkway, including approximately 1,475 linear feet of Veterans Parkway right-of-way, Kathy Davis, Howard Barley Yeargan, and Randall Robinson, Jr. applicants.

Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the request; therefore, Chair Kathy Jones closed the public hearing.

There being no further discussion, Mr. Shawn Wright made a motion to approve the annexation petition and plan of services subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

- Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

Nay: None

Zoning application [2023-419] for approximately 106.4 acres located along Veterans Parkway to zoned PRD (Prater Farms PRD) simultaneous with annexation, Ole South Properties applicant.

Ms. Marina Rush and Ms. Amelia Kerr presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer), Mr. John Floyd (developer), and Mr. Dan Bobo (developer) were in attendance representing the application. Mr. Matt Taylor gave a

RESOLUTION 24-R-PS-04 to adopt a Plan of Services for approximately 112.5 acres located along Veterans Parkway, including approximately 1,475 linear feet of Veterans Parkway right-of-way, Kathy Davis, Howard Barley Yeargan, and Randall Robinson, Jr., applicants [2023-206].

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area to be Annexed” have either petitioned for annexation or given written consent to the annexation of such territory; and,

WHEREAS, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and,

WHEREAS, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on January 10, 2024 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council; and,

WHEREAS, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee on Thursday, March 7, 2024, pursuant to a Resolution passed and adopted by the City Council on January 25, 2024, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on February 20, 2024; and,

WHEREAS, the Plan of Services for the territory identified on the attached map as the “Area to be Annexed” establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the “Area to be Annexed” is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 24-R-A-04**, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Brown
City Recorder

DocuSigned by:
Adam F. Tucker

43A2035E51F9401
Adam F. Tucker
City Attorney

SEAL



City Limits

Area to be annexed

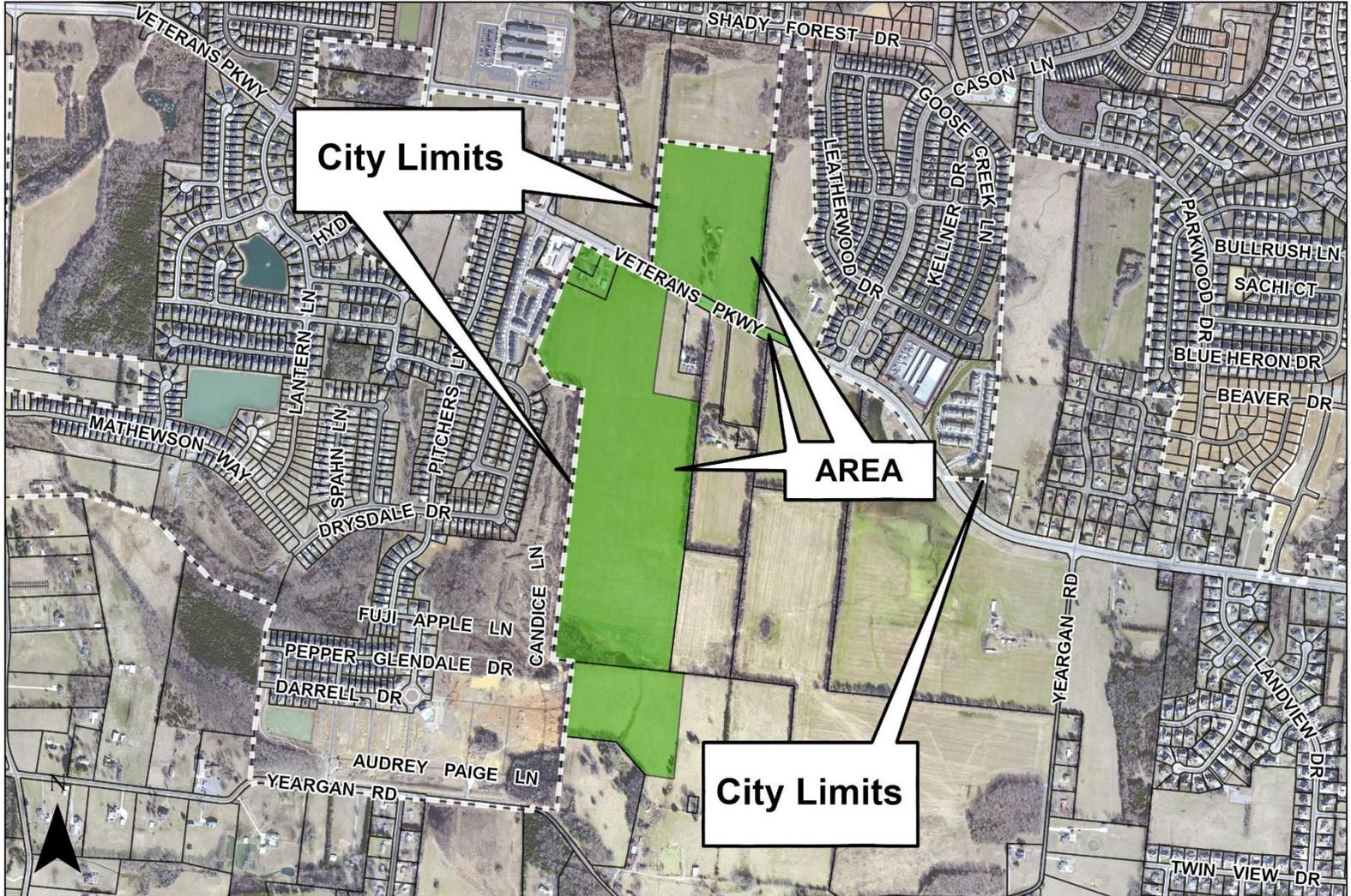
Resolution 24-R-PS-04



**ANNEXATION REPORT FOR PROPERTY
LOCATED ALONG VETERANS PARKWAY
INCLUDING PLAN OF SERVICES
(FILE 2023-506)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
JANUARY 10, 2024**



Annexation request for property along
Veterans Parkway and for Veterans Parkway Right-of-Way

0 1,000 2,000 4,000 6,000 US Feet

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

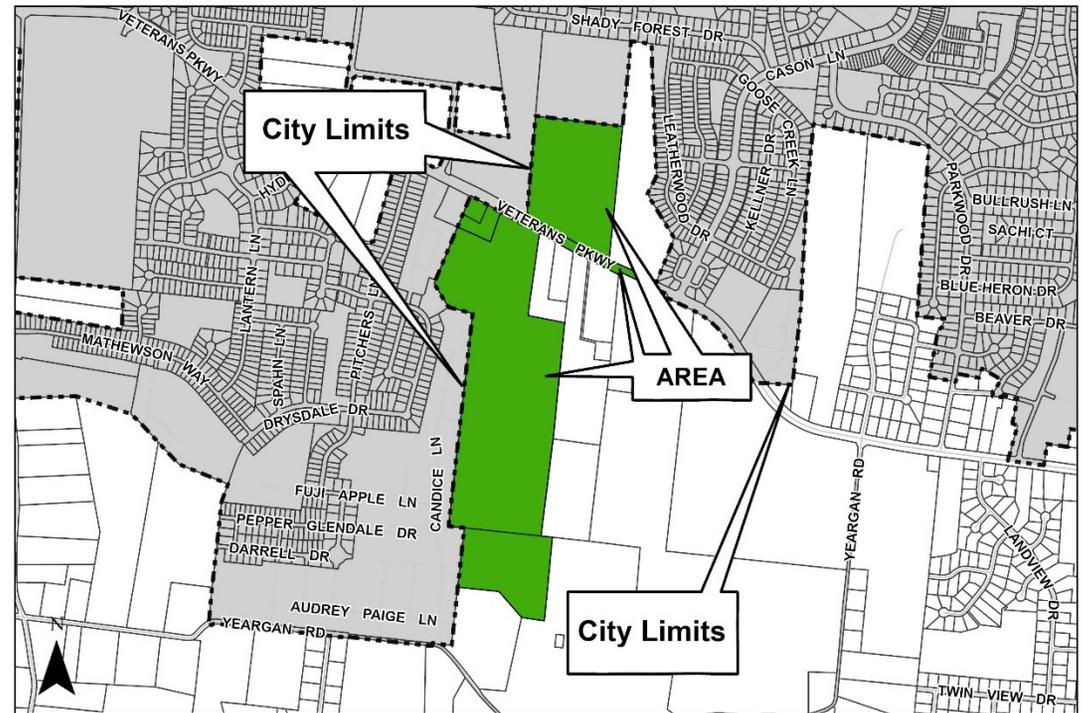
INTRODUCTION

OVERVIEW

The property owners, Kathy C. Davis, Howard Bartley Yeargan, and Randall Robinson Jr. have submitted petitions requesting their properties (approximately 109.5 acres) be annexed into the City of Murfreesboro.

The annexation study area consists of two parts, the portion along the south side of Veterans Pkwy is 85.43 acres and the portion along the north side of Veterans Pkwy is 24.05 acres. In addition, included in the annexation study area is approximately 1,475 linear feet of Veterans Parkway right-of-way (ROW). The Rutherford County Road Board has granted its consent for the City to annex this segment of ROW.

The annexation study area is located within the City's Urban Growth Boundary and is contiguous to the existing city limits along the northern and western property lines, as depicted on the adjacent map.



Annexation request for property along
Veterans Parkway and for Veterans Parkway Right-of-Way

0 1,000 2,000 4,000 6,000
US Feet

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

CITY ZONING

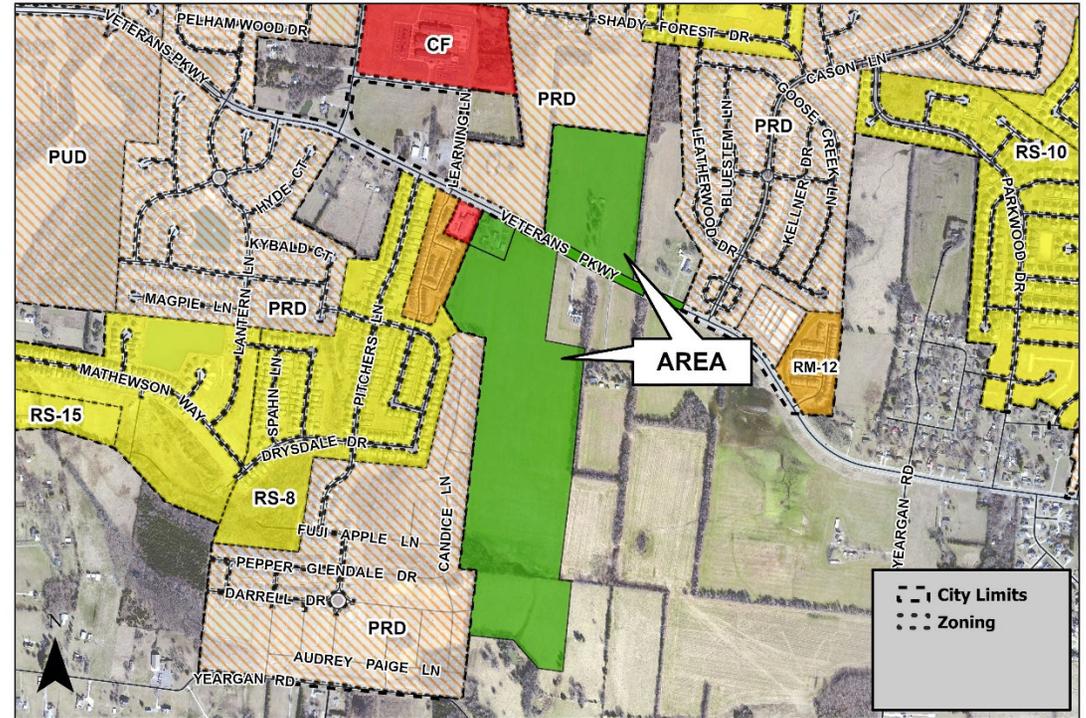
To the north and west of the portion of the study area north of Veterans Parkway is zoned Planned Residential District (PRD) and to the east is zoned Medium Density Residential (RM) in unincorporated Rutherford County. For the portion along the south side of Veterans Parkway, the adjacent zoning to the west is Commercial Fringe (CF), Residential-Multi-family (RM-16), and Single Family Residential (RS-8); and to the south and east is RM zoning in unincorporated Rutherford County.

The annexation study area is zoned Single Family Residential – Medium Density (RM) in the unincorporated County. The majority of the annexation study area has a companion zoning application for Planned Residential District (Prater Farms PRD). This request is for a total of 391 dwelling units for an overall density of 3.67 dwelling units per acre. The zoning pattern book proposes:

- 248 single-family detached lots on the southern portion, and
- 143 single family dwelling units in a horizontal property regime on the north side (including 125 attached and 18 detached).

Tax Map 124, Parcel 28.01 (2025 Veterans Parkway) and the 2.07 acres of Tax Map 124,

Parcel 28.00 surrounding it on its east and south sides will be zoned RS-15 (Residential Single-Family 15), if annexed.



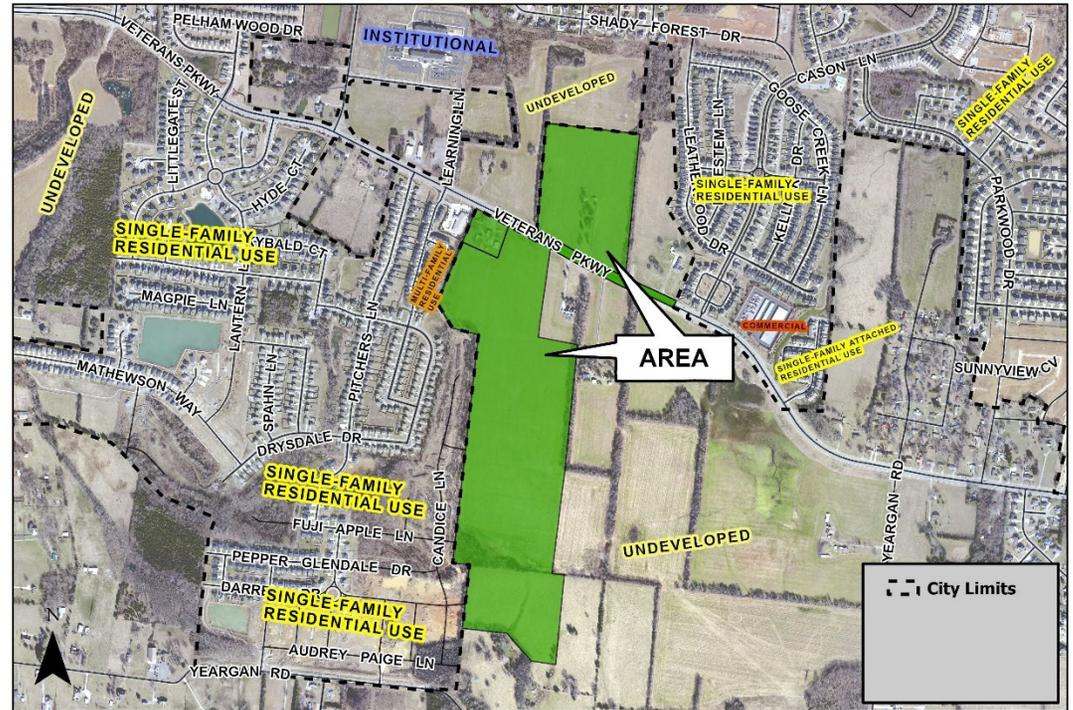
Annexation request for property along
Veterans Parkway and for Veterans Parkway Right-of-Way

0 0.13 0.25 0.5 0.75
Miles

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

PRESENT AND SURROUNDING LAND USE

The study area is developed with several existing residential structures, including two houses (addressed 1940 and 2025 Veterans Parkway) and accessory structures. A mixture of uses is developed on the properties in the surrounding area. To the west are a childcare center, townhomes, and single-family detached homes; to the south and east large tracts of land in the unincorporated County and are either developed with a single residence or undeveloped; and to the north and northwest are vacant parcels.



Annexation request for property along Veterans Parkway and for Veterans Parkway Right-of-Way

0 0.13 0.25 0.5 0.75 Miles

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

TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2024 will be due on December 31, 2025. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$0.9526/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Tax Map and Parcel	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Kathy C. Davis	124-04.00	24.05	\$127,000	\$280,700	\$106,050	\$1,010.23
Randall Oliver Robinson, Jr.	124-28.00 (portion)*	69.22	\$227,200	\$0.00	\$75,325	\$717.55
Randall Oliver Robinson	124-28.01	1.0	\$76,100	\$230,500	\$77,025	\$733.74
Howard Yeagan	124-35.00 (portion)*	15.21	\$269,100	\$386,900	\$175,375	\$1,670.62

These figures are for the property in its current state and assessed at the residential rate of 25 percent. After this property is rezoned and when it is developed, an improvement value will be added, which will result in an increase to the City and County taxes.

*Only portions of these two parcels are proposed to be annexed. However, the numbers in this table represent the values for the entire parcel and have not been pro-rated.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2023-2024 per capita state revenue estimates for the City of Murfreesboro once the proposed development is built out. The study area is proposed to be developed with 391 single-family residential homes.

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$89.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.00
Gross Receipts (TVA in-lieu taxes)	\$11.80
<i>Total General Revenue Per Capita</i>	\$103.30
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$38.50
<i>Total Per Capita (General and State Street Aid Funds)</i>	\$141.80
Total State-Shared Revenues (based on full build-out at 2.58 persons per dwelling unit for proposed 391 new units)	\$143,045

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police services through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE, and other community crime prevention programs to the subject parcel immediately upon the effective date of annexation. The current police zone that borders the study area is Zone 4.

ELECTRIC SERVICE

The study area is currently served by Middle Tennessee Electric (MTE). MTE has existing electrical infrastructure along Veterans Parkway with the capacity to serve any proposed development. Any new electrical infrastructure installed will be required to adhere to MTE standards.

STREET LIGHTING

Street lighting maintained by MTE exists along Veterans Parkway along the property frontage. The developer will be required to install streetlights within the development for any proposed public streets.

SOLID WASTE COLLECTION

Upon annexation, the Murfreesboro Solid Waste Department will be responsible for providing a cart to the two existing single-family homes. The day of the week for service will be Thursday. The cost for each new cart is \$73.40, and the total cost for two existing homes is \$146.80. If the property is developed in accordance with the Prater Farms PRD, the cost for carts for 248 single-family detached homes is \$18,203.20. In addition, there is a service charge for weekly collection paid monthly through the water bill of \$9.50 per home.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to any existing or future occupants of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro taxpayers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City Schools (MCS) system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. Currently there are two residences in the annexation study area. Any elementary school-age children residing there will be eligible to attend Murfreesboro City Schools. The property is located outside the Salem Elementary school zone and would become part of this school's zoned area if annexed. The projected additional enrollment for 391 new single-family residential units, as proposed by the developer, is 77-98 new students. The Salem

Elementary school capacity is 960 students. The current enrollment is 955 students.

BUILDING AND CODES

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

PLANNING, ENGINEERING, AND ZONING SERVICES

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

GEOGRAPHIC INFORMATION SYSTEMS

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

STREETS AND ACCESS

The annexation study area includes approximately 1,475 liner feet of Veterans Parkway right-of-way. Veterans Parkway is a 5-lane curb and gutter roadway and was constructed as a joint City of Murfreesboro and Rutherford County project consistent with the City's 2025 Major Thoroughfare Plan. By agreement with Rutherford County, the City has been responsible for operation and maintenance of the roadway since its opening. Therefore, no additional maintenance services or costs will be required upon annexation. Any new connections must be approved by the City Engineer.

No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be constructed to City standards.

REGIONAL TRAFFIC & TRANSPORTION

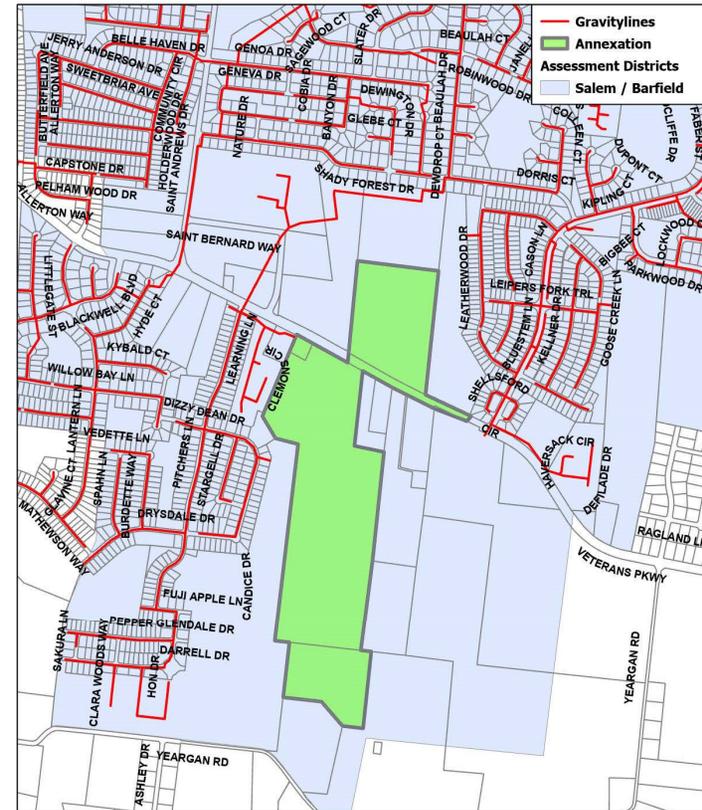
The study area is served by Veterans Parkway. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan shows Veterans Parkway to be operating at a Level of Service B from Saint Andrews Drive to Cason Lane. The 2040 Level of Service Model indicates that Veterans Parkway operates at a Level of Service C without the proposed improvements in the 2040 plan.

SANITARY SEWER SERVICE

According to the Murfreesboro Water Resources Department (MWRD), to serve the properties requesting annexation, the developer has two options for a sewer connection. On the south side of Veterans Parkway, there is an existing 8" sanitary sewer main available at the northwest corner of the property. On the north side of Veterans Parkway, the developer will either obtain an off-site sewer easement and connect to an existing 12" sewer main located on the property to the north or will bore underneath Veterans Parkway and connect to the sewer being extended with the development of the southern portion. Upon annexation and until the study area is developed, the existing residential structures in the study area will continue to be served by septic systems.

The proposed development for 391 single-family units (sfu's) on 109.48 acres ($391 * 109.48 = 3.57$ sfu/acre) appears to meet the requirements of the Sewer Allocation Ordinance (SAO). This property is within the Salem Barfield Sanitary Sewer Assessment District and will be charged \$3,150 per single family unit (sfu) in addition to the standard connection fee of \$2,550 per sfu. All main line extensions are the financial responsibility of the developer and must be extended in accordance with the Development Policies and Procedures of the Murfreesboro

Water Resources Department. The red lines on the map below represent the approximate locations of the gravity sewer lines.



MURFREESBORO WATER RESOURCES DEPARTMENT
**Annexation Request Veterans Parkway
 and Veterans Parkway ROW**

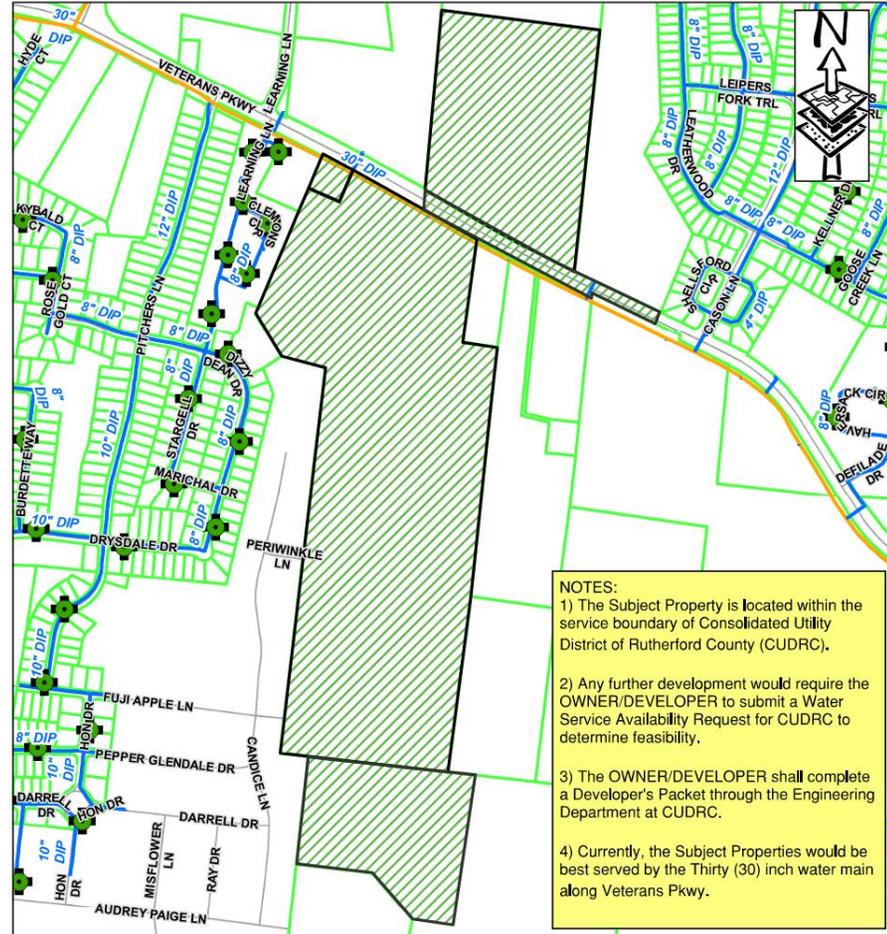


WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area. A 30-inch ductile iron water main (DIP) is located along the southwest side of Veterans Parkway and serves the existing residences. This water line can serve the annexation study area and the future development of 391 single-family residences, as illustrated on the map to the right.

Prior to any future development, the developer of the property will be required to submit a Water Availability Application to determine feasibility and to complete CUDRC's Developer Packet through CUDRC's Engineering Department prior to entering the construction phase. Any new water line development must be done in accordance with CUDRC's development policies and procedures.

**2025 Veterans Pkwy & Veterans Pkwy Right-of-Way
Rezoning Request Map 124 Parcels 04.00, 28.00, 28.01, & 35.00**



- NOTES:**
- 1) The Subject Property is located within the service boundary of Consolidated Utility District of Rutherford County (CUDRC).
 - 2) Any further development would require the OWNER/DEVELOPER to submit a Water Service Availability Request for CUDRC to determine feasibility.
 - 3) The OWNER/DEVELOPER shall complete a Developer's Packet through the Engineering Department at CUDRC.
 - 4) Currently, the Subject Properties would be best served by the Thirty (30) inch water main along Veterans Pkwy.

- SUBJECT PROPERTY**
- CUD HYDRANT**
- CUD WATER MAIN**
- CUD WATER MAIN**

November 27, 2023

TAX MAP: 124
PARCELS: 04.00, 28.00,
28.01, & 35.00



FIRE AND EMERGENCY SERVICE

The study area contains two existing single-family dwellings. The Murfreesboro Fire and Rescue Department (MFRD) can provide emergency services and fire protection to the study area immediately upon the effective date of annexation at no additional expense.

Currently the study area is located approximately 1.3 miles from Fire Station #10 (2563 Veterans Parkway). The yellow line on the adjacent map represents the linear distance range from the nearest fire station.



Annexation request for property along Veterans Parkway and for Veterans Parkway Right-of-Way

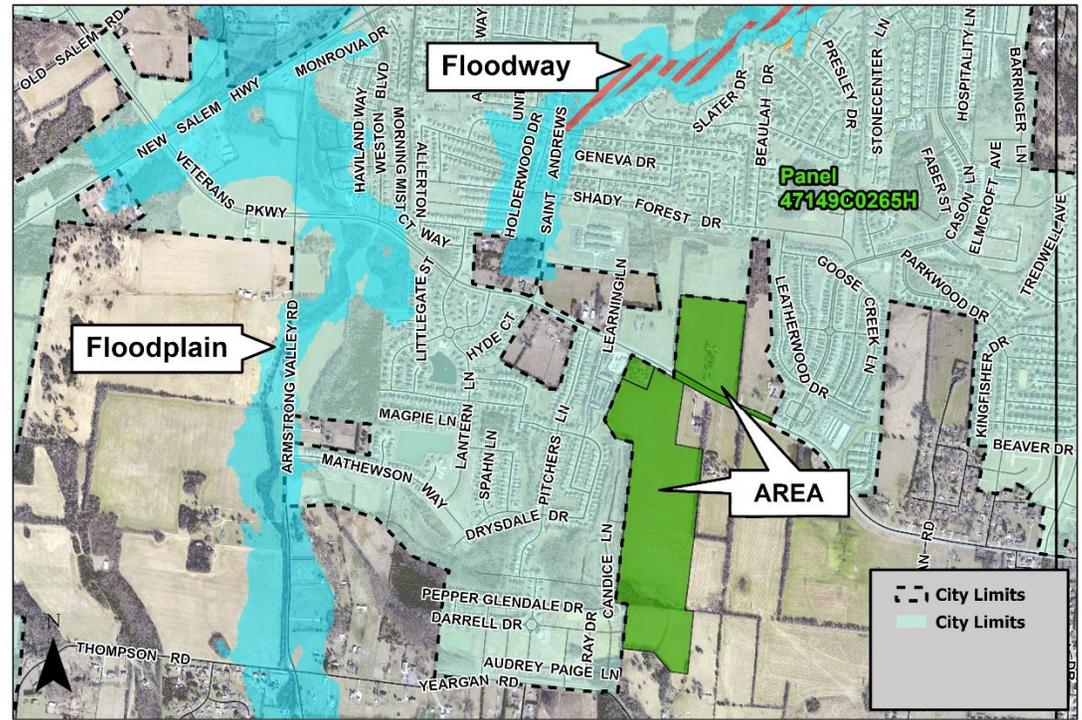
0 0.17 0.35 0.7 1.05 Miles

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

FLOODWAY

The study area is not located within the 100-year floodplain or the regulatory floodway as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The nearest floodplain is the Armstrong Branch floodplain, located approximately west of the study area as depicted on the adjacent map in blue.



Annexation request for property along Veterans Parkway and for Veterans Parkway Right-of-Way

0 0.17 0.35 0.7 1.05 Miles

Planning Department
 City of Murfreesboro
 111 West Vine St
 Murfreesboro, TN 37130
 www.murfreesboro.tn.gov

DRAINAGE

Public Drainage System

Public drainage facilities available to the study area are located within the right-of-way of Veterans Parkway. The annualized operation and maintenance cost for this system is included in the public roadway sections above as they are internal roadway drainage systems. An existing storm system crosses Veterans Parkway and discharges along the west property line of the northern parcel in the study area. A drainage easement may need to be dedicated with the development. No other public drainage facilities are available to the study area. Any public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage Conditions

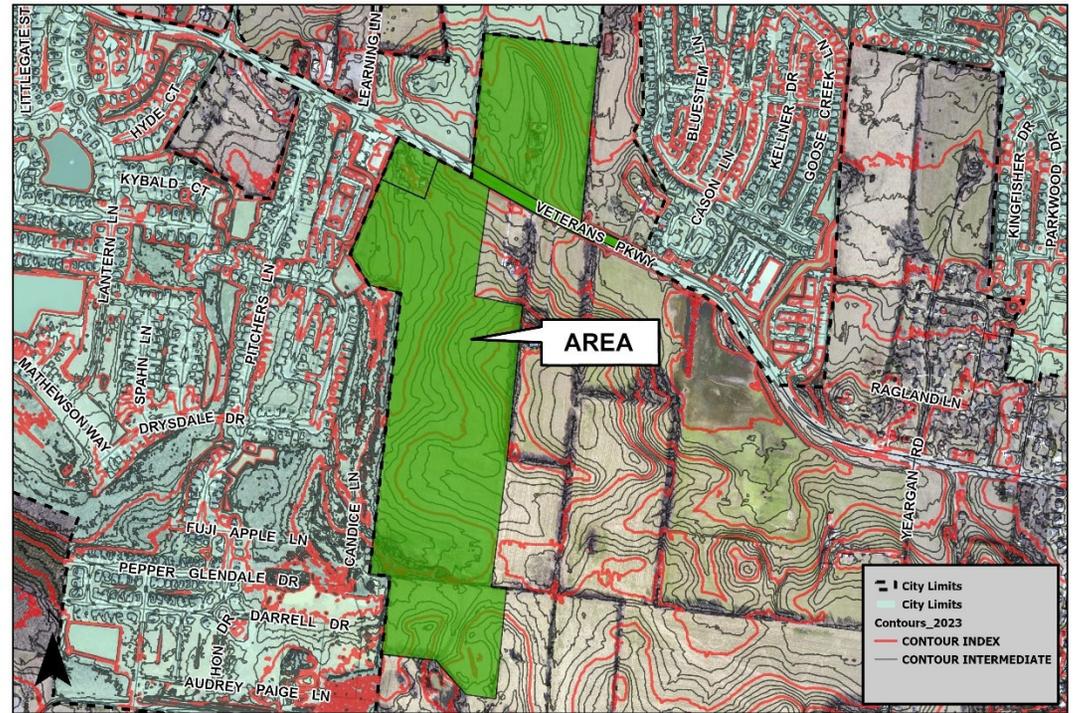
A review of the 2010 aerial photography following the significant rainfall events of May 1 and 2 confirms the presence of standing water 2 days after the rainfall stopped on the southern parcel in the study area.

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area currently has two single-family residences and will generate approximately \$78 per year in revenue for the Stormwater Utility Fee. The

subject property is proposed to be developed with 391 dwelling units. Based on this development scenario, it is anticipated that the site will generate approximately \$15,250 annually in revenue for the Stormwater Utility Fund upon full build-out.

The red lines on the adjacent map represent ten-foot contours. The grey lines represent two-foot intervals.



Annexation request for property along Veterans Parkway and for Veterans Parkway Right-of-Way

0 0.1 0.2 0.4 0.6 Miles

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

PROPERTY AND DEVELOPMENT

The southern part of the southern parcel drains to a closed depression. The northern part of the southern parcel drains to a drainage system in Veterans Parkway. The northern parcel drains to closed depressions on neighboring properties to the east and west.

The drainage system from Veterans Parkway must be considered in future development plans.

New development should comply with the City's Stormwater Quality Regulations by providing stormwater quality, streambank protection, and detention.

ANNEXATION FOLLOW-UP

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

RESOLUTION 24-R-A-04 to annex approximately 112.5 acres located along Veterans Parkway, including approximately 1,475 linear feet of Veterans Parkway right-of-way (Tax Map 124, Parcel 4.00 – 24.05 acres; Tax Map 124, Parcel 28.00 (portion) – 69.22 acre; Tax Map 124, Parcel 28.01 – 1.00 acre; Tax Map 124, Parcel 35.00 (portion) – 15.21 acres, Veterans Parkway Right-of-Way – 1,475 linear feet); and to incorporate the same within the corporate boundaries of the City of Murfreesboro, Tennessee, Kathy Davis, Howard Barley Yeargan and Randall Robinson, Jr., applicants [2023-506].

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area Annexed” have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Services for such territory was adopted by **Resolution 24-R-PS-04** on March 7, 2024; and

WHEREAS, the Planning Commission held a public hearing on the proposed annexation of such territory on January 10, 2024 and recommended approval of the annexation; and

WHEREAS, the annexation of such territory is deemed beneficial for the welfare of the City of Murfreesboro as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the territory identified on the attached map as the “Area Annexed” is hereby annexed to the City of Murfreesboro, Tennessee and incorporated within the corporate boundaries thereof.

SECTION 2. That this Resolution shall take effect upon the effective date of the Zoning Ordinance with respect to the annexed territory, **Ordinance 24-OZ-04**, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Brown
City Recorder

DocuSigned by:
Adam F. Tucker
43A2036E61F0401...

Adam F. Tucker
City Attorney

SEAL



City Limits

Area annexed

Resolution 24-R-A-04

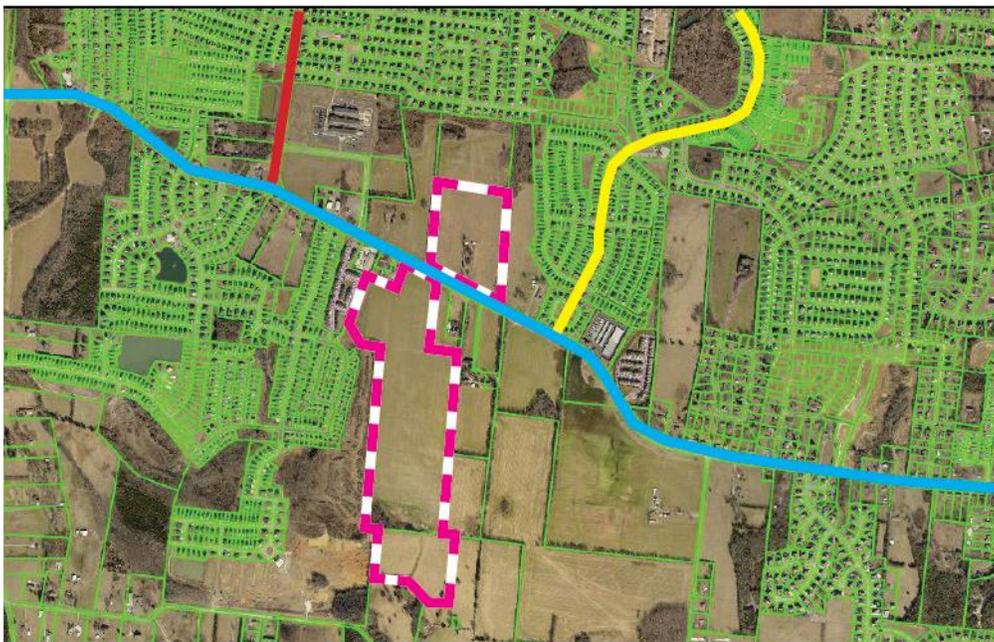


**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JANUARY 10, 2024
PROJECT PLANNERS: AMELIA KERR AND MARINA RUSH**

5.f. Zoning application [2023-419] for approximately 106.4 acres located along Veterans Parkway to zoned PRD (Prater Farms PRD) simultaneous with annexation, Ole South Properties applicant.

The applicant, Ole South Properties represented by Dan Bobo, is requesting to zone the subject property to Planned Residential District (PRD) simultaneous with its annexation. The property is located along Veterans Parkway and is separated into two parts. The portion along the north side of Veterans Parkway is 24.05 acres, on which 125 single-family attached townhomes and 18 single-family detached units are proposed, all to be located within a horizontal property regime. The portion along the south side of Veterans Parkway is 82.35 acres, on which 248 single-family detached units on individual lots of record are proposed. As such, the overall density is 3.67 dwelling units/acre based on a total of 391 dwelling units on 106.4 acres. The following parcels are included in the request:

- Tax Map 124, Parcel 04.00 = 24.05 acres (north of Vets Pkwy)
- Tax Map 124, Parcel 28.00 (portion) = 67.14 acres (south of Vets Pkwy)
- Tax Map 124, Parcel 35.00 (portion) = 15.21 acres (south of Vets Pkwy)



The northern portion of this property will have access to the existing public right-of-way of Veterans Parkway through two entrances. The southern portion of this

property will have access to the existing public right-of-way of Veterans Parkway through one entrance. Veterans Parkway is on the City of Murfreesboro's 2040 Major Transportation Plan and is up to date as a 5-lane roadway with curb, gutter, and sidewalks along both sides of the roadway. Potential secondary means of ingress/egress for the development includes proposed stub streets to the west and east for the area south of Veterans Parkway and to the west and north for the area north of Veterans Parkway, as shown on the exhibit below (Prater Farms PRD program book, page 27).



In addition, a traffic impact study was prepared by the developer's civil engineer and the City has identified that the proposed intersection of Veterans Parkway and the two proposed public streets to be signalized in the future when signal warrants are met. The developer will dedicate ROW and geometrically plan for future road improvements associated with a future signal when warranted and contribute 28.6% to the cost of the traffic signal.

Adjacent Land Use and Zoning

The property is currently zoned Medium Density Residential (RM) in Rutherford County. The surrounding area consists of a mixture of zoning types and uses. The land to the north and west is zoned PRD in the City of Murfreesboro. The land to the east and south is zoned RM in Rutherford County. The majority of the land surrounding the subject property is zoned for residential purposes with a small portion of land set aside for commercial development to service the surrounding residential uses. Prater Farms is surrounded by a mixture of residential subdivisions and agricultural properties. Westwind is a residential development to the west, south of Veterans Parkway, consisting of one- to two-story single-family detached homes with garages. Westwind also includes elements such as a daycare and townhomes. Three Rivers is a residential development to the east/northeast that consists of one- to two-story single-family detached homes with garages. Magnolia Grove is a

residential subdivision under development to the southwest that consists of one- and two-story single-family detached homes with garages.

Prater Farms PRD:

The Prater Farms PRD proposes a variety of housing types. The southern portion of the project will consist of 248 single-family detached lots with minimum lot sizes of 8,500 square-feet. The homes will contain a minimum of 1,400 square-feet of living area, with a minimum of 3 bedrooms and a two-car front-entry garage. The northern portion will consist of 125 single-family attached townhomes and 18 single-family detached homes, all of which will be in a horizontal property regime (HPR). The townhomes will contain a minimum of 1,300 square feet of living area, with 2 or 3 bedrooms and one (1)-car front-entry garages. The detached HPR homes will contain a minimum of 1,400 square feet of living area, with 3 bedrooms and 2-car front-entry garages. The open space areas are 20% of the site, consisting of detention ponds and amenities, including a pickleball court, playgrounds on both sides of Veterans Parkway, a dog park, open play fields, a wiffle ball court, and a pavilion.

The single-family detached house designs proposed in the current program book depict one- and two-story dwelling units. The single-family attached house design is similar to the ones Ole South constructed along North Tennessee Boulevard in the Brookwood Point development, adjacent to the Northwoods subdivision.

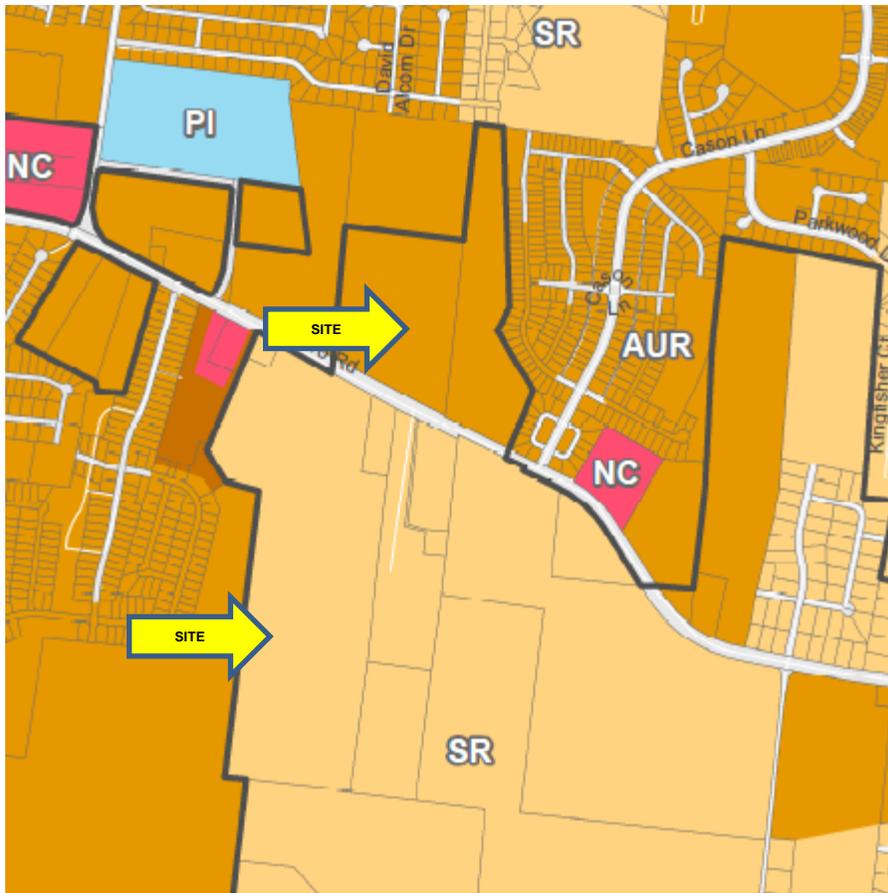
Exceptions Requested:

1. *Single- Family Detached (south side of Vets Pkwy):* for corner units, request reduction for the front setback from the secondary street (side elevation) from 35 feet to 22.5 feet.
2. *Single-Family Attached:* request for the front garage setback to be reduced from 35 feet to 25 feet.
3. *Single-Family Attached:* request for the front of house setback to be reduced from 35 feet to 25 feet.
4. *Single-Family Attached:* for corner units, request reduction for the front setback from the secondary street (side elevation) from 35 feet to 10 feet.
5. *Single-Family Detached HPR:* for corner units, request reduction for the front setback from the secondary street (side elevation) from 35 feet to 15 feet.
6. *Single-Family Detached HPR:* front setback reduction along Veterans Parkway from 45 feet to 40 feet. (Although this is a front setback, this will apply to the rear of the structures.)

Future Land Use Map:

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates that “Suburban Residential” is the most appropriate land use character for the project area along the south side of Veterans Parkway and “Auto Urban Residential” is recommended for the area along the north side of Veterans Parkway. The general characteristics of Suburban Residential are garages on the front and side home facades, generally larger lot sizes but smaller lot sizes possible in exchange for greater open space devoted to maintain the suburban character, enhanced landscaping between adjacent properties and roads, enhanced on-site amenities, larger front yards with increased front setbacks, and incorporation of street trees. Densities for this character range from 1.0 to 4.0 units per acre. Generally compatible zoning districts include RS-15, RS-12, and RS-10. The general characteristics of Auto-Urban Residential are less openness between dwellings, urban landscaping, emphasis on connectivity within the development, a density range of 4.0-12.0 dwelling units per acre, and PRD zoning for townhome developments. Criteria for townhome development is 20% maximum developable area can be dedicated for attached residential units and 40% maximum overall unit count be townhomes.

If taken as two separate zoning requests, the southern area of the proposed development is consistent with the SR land use character, but the northern area is not consistent with the recommendations of the AUR land use character due to the number of townhomes proposed. However, Staff believes that the development is generally consistent with the recommendations of the plan when taken as a whole (both the north and south sides together) and, if needed, that this would be an appropriate use of the future land use map’s transition policy. In addition, the plan aligns with several FLUM recommendations, including open space, strong amenity packages, allowable percentage of single-family attached units and their coverage, enhanced landscaping at entrances, multiple connection points to Veterans Parkway and surrounding properties, consistent lot sizes to adjacent developments, and the use of a Planned Development approach to guarantee quality and control.



Key Discussion Opportunities:

The Planning Department is supportive of this request because it is generally consistent with the comprehensive plan, and the proposed residential uses are compatible with the surrounding land uses. However, the Planning Commission should discuss the appropriateness of the PRD exceptions requested.

Action Needed:

The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request and to make a presentation. A copy of the PRD program book is included with the agenda materials. The Planning Commission should conduct a public hearing prior to formulating a recommendation to the City Council.



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

Creating a better quality of life

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

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: Ole South Properties c/o Dan Bobo

Address: 262 Robert Rose Drive, Ste 300 City/State/Zip: Murfreesboro, TN 37129

Phone: 615-896-0019 E-mail address: DBobo@olesouth.com

PROPERTY OWNER: Bart Yeargan, Randall Robinson

Street Address or property description: Veterans Parkway and Yeargan Road

and/or Tax map #: 124 Group: _____ Parcel (s): 4.00, P/O 28.0, p/o 35.00

Existing zoning classification: RM (COUNTY) & PRD (CITY)

Proposed zoning classification: PRD Acreage: 106.4

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

E-mail: mtaylor@sec-civil.com

APPLICANT'S SIGNATURE (required):

DATE: 11/8/2013

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

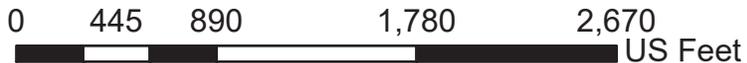
Date received: _____ MPC YR.: _____ MPC #: _____

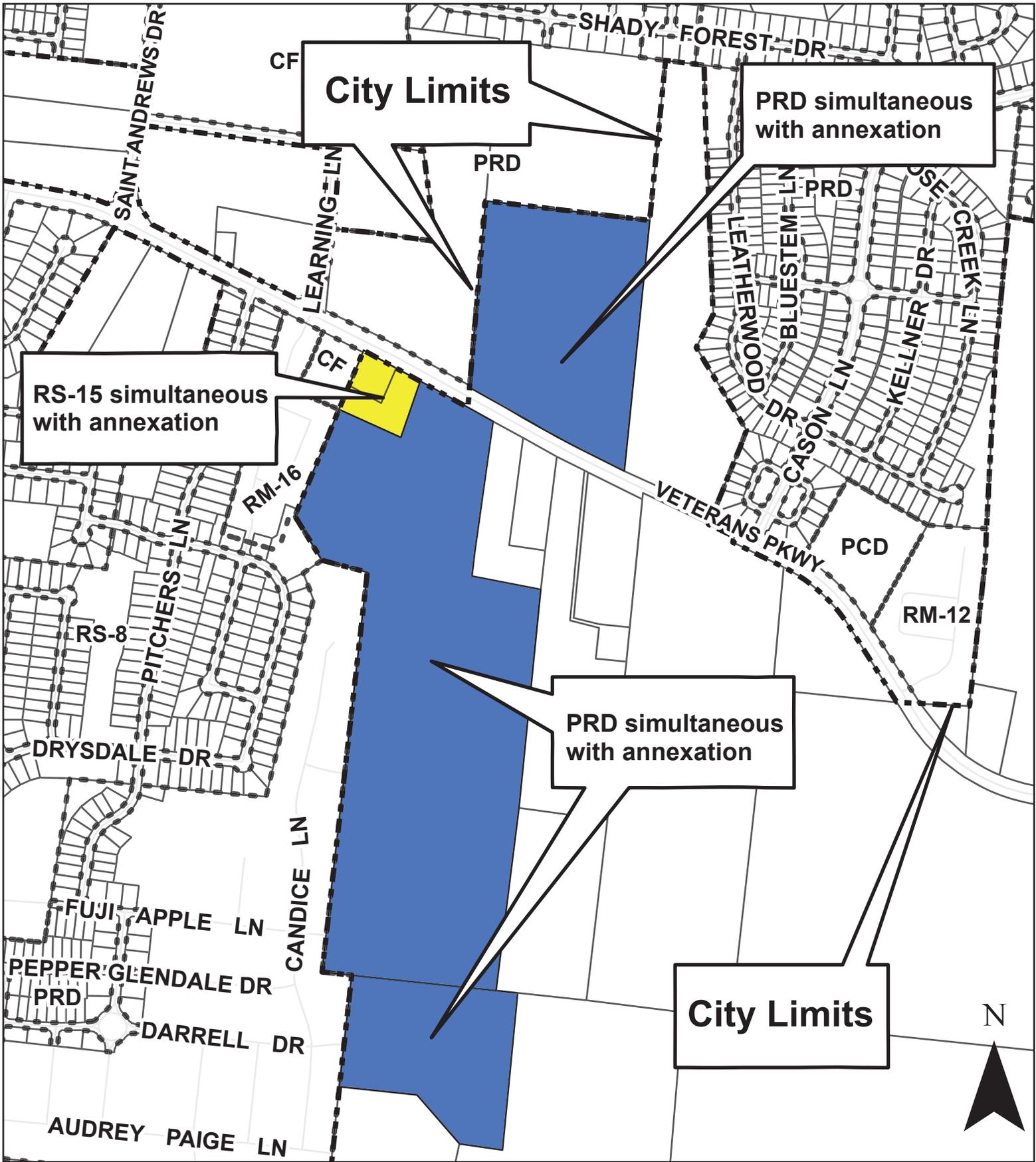
Amount paid: _____ Receipt #: _____



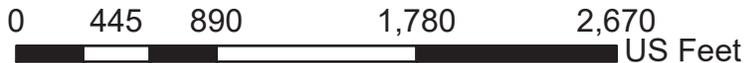
Zoning request for property along Veterans Parkway
 PRD (Prater Farms PRD) simultaneous with annexation

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





Zoning request for property along Veterans Parkway
 PRD (Prater Farms PRD) simultaneous with annexation



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

February 27, 2024

Amelia Kerr
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

RE: Prater Farms Rezoning - Submittal for City Council Public Hearing.
PRD Pattern Book Summary Of Changes
SEC Project No. 23166

Dear Amelia,

Amendments made to the Prater Farm Pattern Book have been outlined below.

(List of Amendments)

Cover Page –

Updated Submittal Date information.

Page 3 –

Revised minimum square footage of single-family detached lots from 1,400sqft to 1,600sqft.

Page 11 –

Updated text to match phasing diagram numbers shown on the page. Stated Phase 1 when diagram displays phases 6 and 7. Beginning phase for the northern portion (Williams Place) would be phase 6 as stated in text.

Page 12 –

Revised minimum square footage of single-family detached lots from 1,400sqft to 1,600sqft.

Page 21 –

Revised the single-family attached lot diagram (bottom left of page) external setback to be consistent with the single-family attached setback text and summary table (page 39). The diagram showed 40-ft, a copy and paste error, from the veterans 40-ft text. All other text states 30-ft, including the summary table.

Should you need any clarification concerning the plans or our revisions, please feel free to contact me at 615-890-7901.

Sincerely,

A handwritten signature in red ink that reads "Matt Taylor". The signature is written in a cursive style with a long horizontal flourish at the end of the name.

Matt Taylor, P.E.

SEC, Inc.

PRATER FARMS

A REQUEST FOR ANNEXATION AND REZONING FROM MEDIUM DENSITY RESIDENTIAL (RM) TO PLANNED RESIDENTIAL DISTRICT (PRD)

Murfreesboro, Tennessee



Pre-Application Submittal

October 25th, 2023

Initial Submittal

November 8th, 2023

Resubmitted

December 1st, 2023 for the December 13th, 2023
Planning Commission Workshop

Resubmitted

December 12th, 2023 for the December 13th, 2023
Planning Commission Workshop

Resubmitted

January 3rd, 2024 for the January 10th, 2024
Planning Commission Public Hearing

Resubmitted

February 27th, 2024 for the March 7th, 2024
City Council Public Hearing

SEC, Inc.

SEC Project #23166

 **OleSouth**[™]
Built It.
OleSouth.com



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

850 Middle Tennessee Blvd.
 Murfreesboro, Tennessee 37129

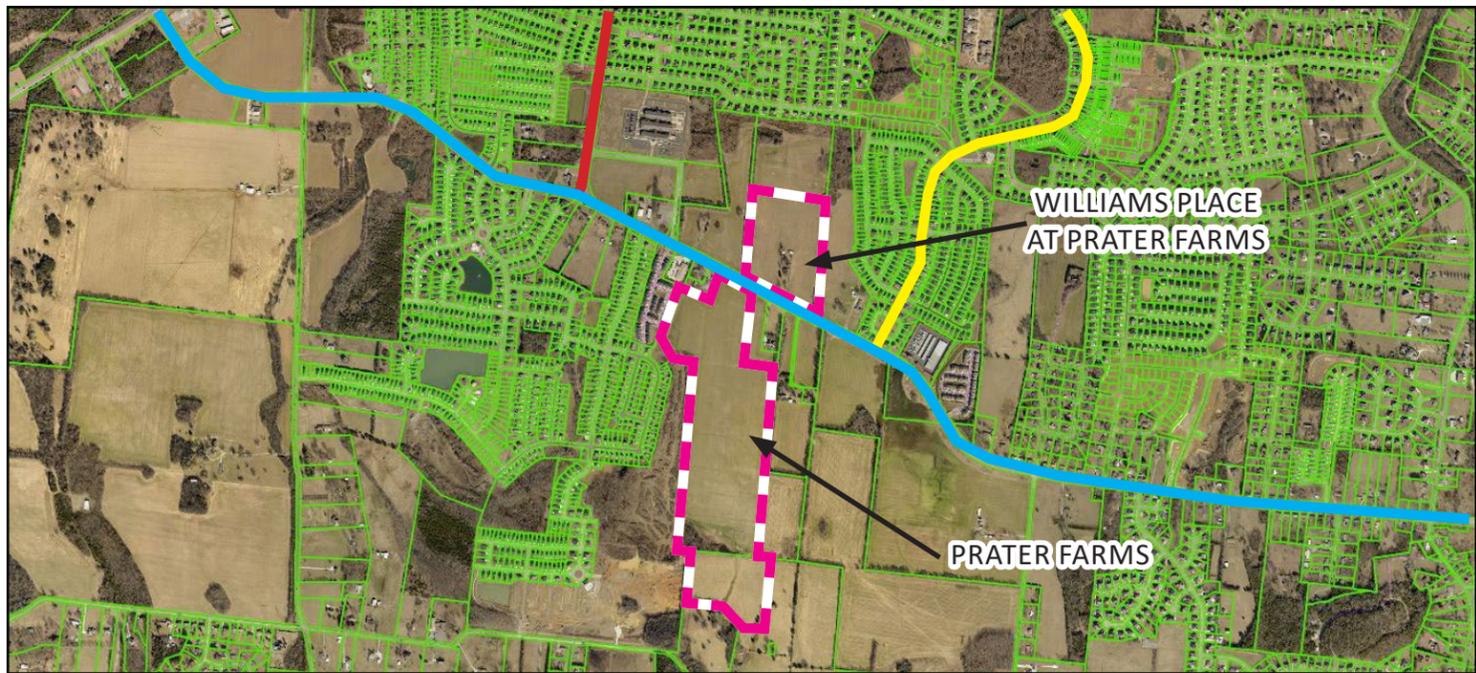


Company Name: Ole South Properties
 Attn: Dan Bobo
 Phone: 615-896-0019
 Email: DBobo@olesouth.com

262 Robert Rose Blvd Suite 300
 Murfreesboro, TN 37129

TABLE OF CONTENTS 02
 PROJECT SYNOPSIS, ZONING MAP, & FUTURE LAND USE MAP 03
 SUBDIVISION MAP & 2040 MAJOR TRANSPORTATION PLAN 04
 UTILITY MAP & HYDROLOGY AND TOPOGRAPHY 05
 ON-SITE, ROADWAY, & OFF-SITE PHOTOGRAPHY 06-07
 CONCEPTUAL SITE AND LANDSCAPE PLAN 08
 DEVELOPMENT STANDARDS..... 09
 CONCEPTUAL PHASING PLAN..... 10-11
 SINGLE FAMILY DETACHED LOTS ARCHITECTURAL CHARACTERISTICS 12-19
 SINGLE FAMILY ATTACHED ARCHITECTURAL CHARACTERISTICS 19-21
 SINGLE FAMILY HPR ARCHITECTURAL CHARACTERISTICS 22-29
 INGRESS AND EGRESS 30-31
 AMENITIES & LANDSCAPE STANDARDS..... 32-36
 ARTICLE 13 INFORMATION SUMMARY 37
 REQUESTED EXCEPTIONS SUMMARY 38

© Copyright 2023, Site Engineering Consultants, Inc. (SEC, Inc.)
 This document shall not be reproduced, modified, published, or used in any way or form of media/print
 without the expressed written consent of Site Engineering Consultants, Inc.



AERIAL PHOTOGRAPH

Not To Scale

- Veterans Parkway
- Saint Andrews Drive
- Cason Lane

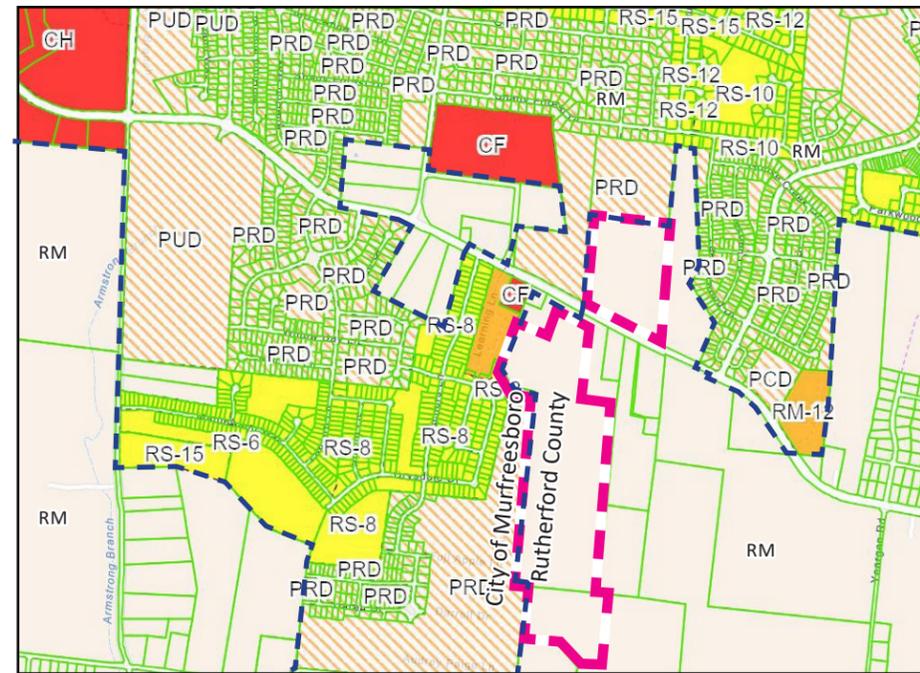


Ole South Properties respectfully requests annexation and rezoning of the Kathy C. Davis property at 1940 Veterans Parkway, Randall Robinson, Jr. property on Veterans Parkway, and a portion of the Howard Yeagan property at 3650 Yeagan Road from Medium Density Residential - (RM) in Rutherford County to Planned Residential District (PRD) in the City of Murfreesboro to create Prater Farms. The property is separated into two parts by Veterans Parkway, and is located to the west of Cason Lane and east of Saint Andrews Drive as Commercial Fringe (CF) that is currently utilized as a daycare to service the surrounding residential developments. The site is identified as Parcels 4.00 (24.05 acres) and 28.00 (72.92 acres) of Tax Map 124. Additionally, a portion for the Yeagan property (15.21 acres) of Parcel 35.00 of Tax Map 124 to the south, will be included in the PRD. Approximately 5.77 acres of Parcel 28.00 (Robinson) will not be included with the PRD. The 5.77 acres will be added to Mr. Robinson's two remaining neighboring parcels that he owns to allow for separation between the PRD and his two remaining parcels. Roughly 2.07 acres will be transferred between Parcel 28.00 and Parcel 28.01 in the northwest corner of Mr. Robinson's property. The new Parcel 28.01 totaling approximately 3.07 acres will be annexed into the City of Murfreesboro and base zoned to RS-15. The other 3.70 acres of Parcel 28.00 will be transferred to Parcel 28.02 (2.40 acres) in the northeast corner of Mr. Robinson's property. The new combined acreage of 5.47 acres will remain zoned (RM) in Rutherford County. The total acreage for the Prater Farms PRD is approximately 106.41 acres.

The PRD development will consist of 391 dwelling units on 106.41 acres for an overall density of 3.67 dwelling units per acres. Although the proposed PRD development is bisected by Veterans Parkway, both parts will still be one cohesive development that will share the same development standards as outlined in this PRD booklet.

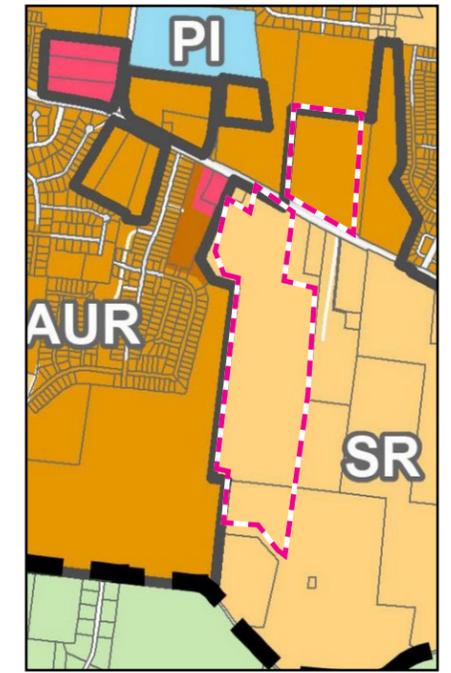
Prater Farms, the southern portion of the project, will consist of 248 single-family detached lots on approximately 82.35 acres for a density of 3.01 units/acre. Prater Farm homes will be a minimum of 1,600 sf. and contain a minimum of 3 bedrooms. Each home will have a two car front-entry garage. Minimum lot size will be 8,500 sf. The exterior elevations of the homes will be constructed with a mixture of masonry materials to add quality and character to the community.

Williams Place at Prater Farms, the northern portion of the project, will consist of 125 single-family attached townhomes and 18 single-family detached HPR homes for a total of 143 units on approximately 24.05 for a density of 5.95 units/acre. The proposed single-family attached townhomes will be a minimum of 1,300 sf., and will have a minimum of 2 bedrooms. Each townhome unit will have a minimum one-car front entry garage. The proposed single-family detached HPR homes will be a minimum of 1,300 sf. and will have a minimum of 3 bedrooms. Each detached HPR home will have a minimum two-car front-entry garage. The townhomes and single-family homes will have elevations constructed with a mixture of masonry materials to add quality and character to the community. All homes will have foundation landscaping and sodded front yards when fronting onto public or private streets. Street lights will be provided along all proposed roadways to add character and continuity to the neighborhood. The entrances onto Veterans Parkway will incorporate signage on both sides of the intersection. The H.O.A. will maintain all common areas.



ZONING MAP

- RS-8 Residential Single-Family (RS-8)
- RM-16 Residential Multi-Family (RM-16)
- CF Commercial Fringe (CF)
- RM Medium Density Residential (RM-Rutherford County)
- PRD Planned Residential District (PRD)
- PCD Planned Commercial District (PCD)
- Murfreesboro City Limits



2035 FLUM Not To Scale

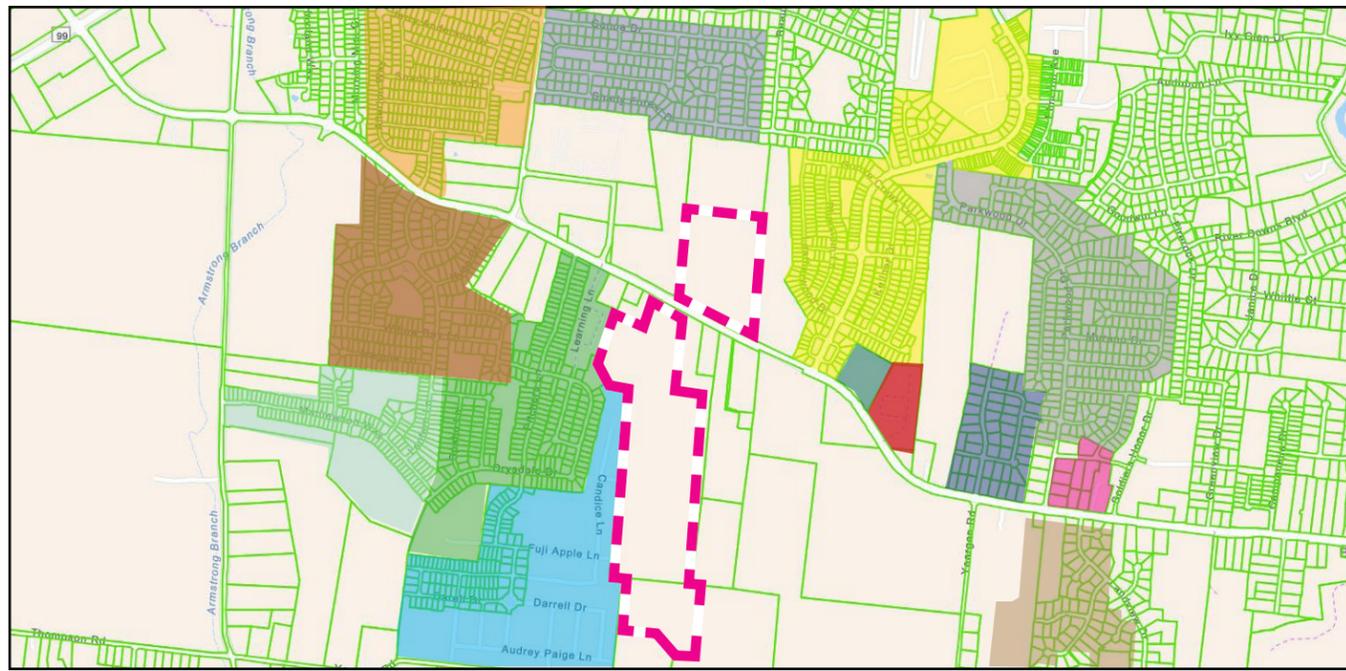


The surrounding area consists of a mixture of zoning types and land uses. The land to the north and west is zoned PRD in the City of Murfreesboro. The land to the east and south is zoned RM in Rutherford County. The majority of the land surrounding this development is zoned for residential classifications with a small portion of land set aside as Commercial Fringe (CF) that is currently utilized as a daycare to service the surrounding residential developments.

The proposed Murfreesboro Future Land Use Map Amendment delineates the northern area of Veterans Parkway as Auto-Urban Residential (AUR) and designates the southern area as Suburban Residential (SR). The AUR category suggests a mix of single-family attached and detached homes, characterized by reduced open space and building separation, yet enhanced by robust amenity packages. The density for AUR ranges from 4.0 to 12.0 units/acre, with compatible zoning districts including RS-10, RS-8, RS-6, RS-A1, RS-A2, RS-A3, R-D, PRD, and PUD. In contrast, the SR land use is defined by single-family detached homes featuring larger front yards/setbacks, and with a density range of 1.0 to 4.0 units/acre and compatible zoning districts of RS-15, RS-12, RS-10, PRD, and Public Institutional Land uses.

The proposed development does diverge from the approved Future Land Use Map (FLUM) as the minimum lot size is 8,500 sqft. However, it aligns with several FLUM recommendations, including density, open space, strong amenity packages, allowable percentage of single-family attached units and their coverage, enhanced landscape at entrances, multiple connection points to Veterans Parkway and surrounding properties, consistent lot sizes to adjacent developments, and the use of a Planned Development approach to guarantee quality and control. This development will also establish visual consistency on both sides of Veterans Parkway by creating a unified aesthetic and cohesive sense of place. The comprehensive amenity package adds to the appeal, featuring Wiffle Ball, a Pet Park, Pickleball, Pavilion, and Playgrounds.

In summary, the proposed development aligns with key Future Land Use Map (FLUM) recommendations, fostering a high quality of life and a strong sense of community. Through appropriate density, thoughtful open spaces, and robust amenities such as Wiffle Ball, Pickleball, and Playgrounds, the project creates a welcoming environment to a wide spectrum of our population. Visual consistency along Veterans Parkway and the planned integration of townhomes contribute to a unified neighborhood aesthetic, enhancing community cohesion.



SUBDIVISION MAP

Not To Scale

- | | | | |
|----------------|----------------------|--------------------------|-----------------------|
| Magnolia Grove | Three Rivers Storage | Valleyview | Sherried Park (PRD) |
| Westwind | Barfield Meadows | Rivers Edge | Westwind Reserve |
| Three Rivers | Parkwood Estates | Trinity Pointe Townhomes | The Meadows at Kimbro |

Site Boundary

Prater Farms is surrounded by a mixture of residential subdivisions and agricultural properties. Westwind is a mixture of residential dwelling unit types and a commercial component. It consists of one to two story single-family detached homes with garages on lot sizes of approximately 60' x 140' or roughly 8,000 sqft. Westwind also includes elements such as a daycare and townhomes. The exterior elevations consist of primarily vinyl siding with brick along the front elevation on the first floor for most units. There is two primary points of ingress/egress to the development from Veterans Parkway.

Three Rivers is a residential development to the east/northeast that consists of a mixture one to two story single-family detached homes with front entry garages on lot sizes of approximately 50' x 120' and attached townhomes on individual lots of record. The exterior elevations consist of primarily hardy board siding with stone accents along the first floor of most units. There are various points of ingress/egress to this development from Cason Lane, one point from New Salem Highway, and one point from Veterans Parkway.

Magnolia Grove (PRD) is a residential development to the southwest that consists of one and two story single-family detached homes with garages on lot sizes of approximately 1,800 - 3,200 sqft. The exterior elevations consist of a mixture of hardy board siding, brick, and stone. There are two points of ingress/egress to Yeargan Road, and a connection to the Westwind subdivision to the north.



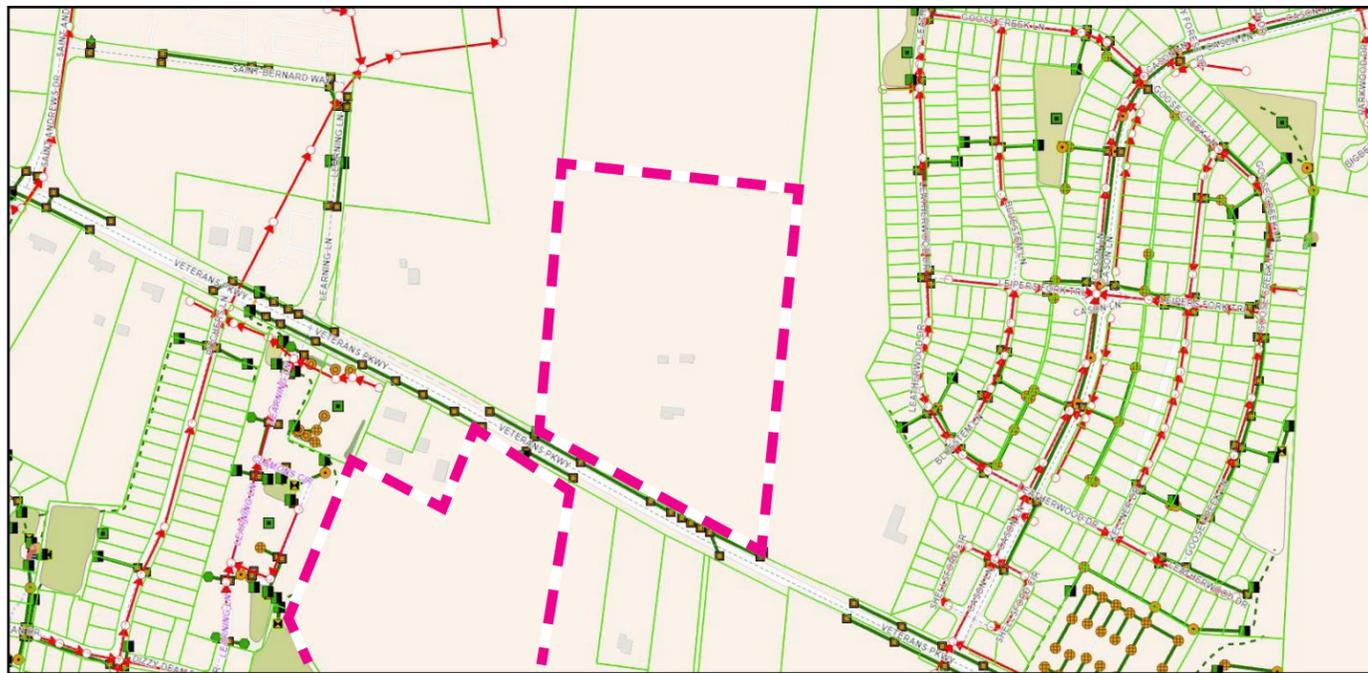
2040 MAJOR TRANSPORTATION PLAN

Not To Scale

- 3 LANE ROADWAY
- 4 LANE ROADWAY
- 5 LANE ROADWAY

Site Boundary

The northern portion of this property will have access to the existing public right-of-way of Veterans Parkway through two entrances. The southern portion of this property will have access to the existing public right-of-way of Veterans Parkway through one entrance. Veterans Parkway is on the City of Murfreesboro's 2040 Major Transportation Plan and is up to date as a 5 Lane roadway with curb, gutter, and sidewalks along both sides of the roadway.



UTILITY MAP

Not To Scale



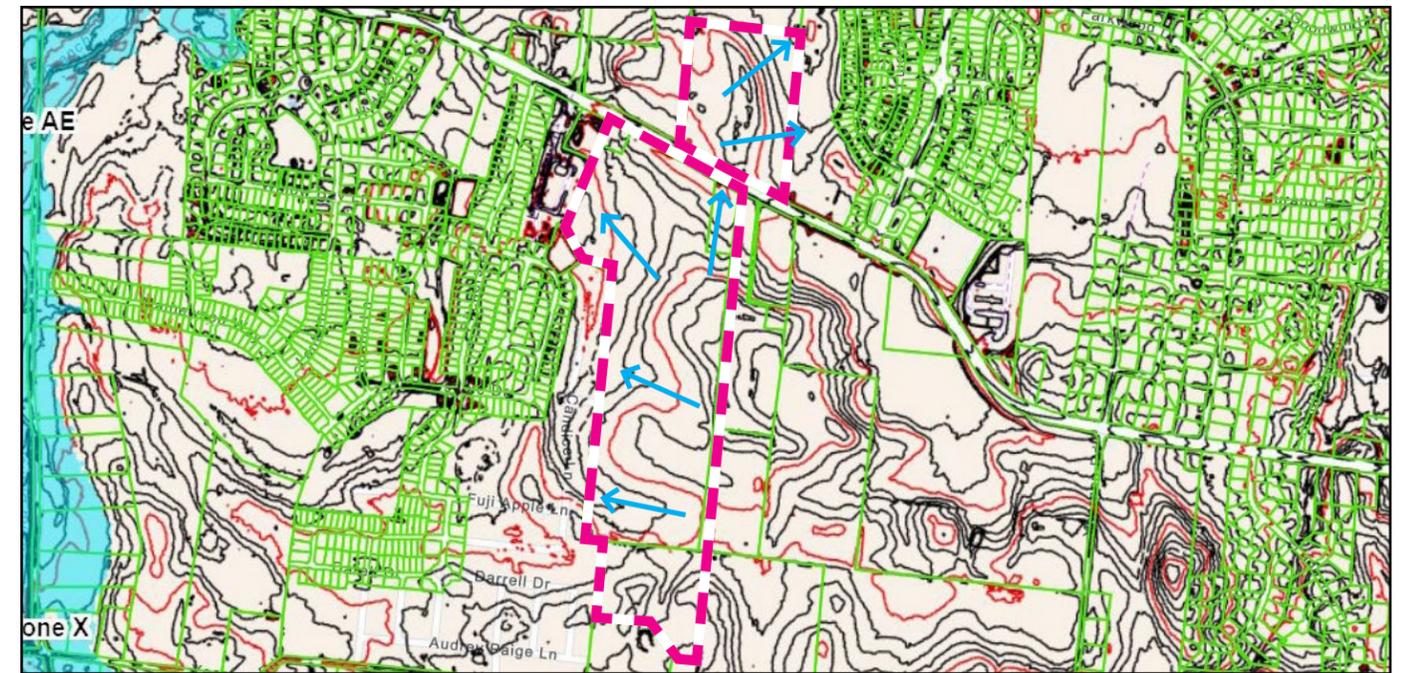
Water service will be provided by the Consolidated Utility District. There is an existing 30 inch ductile iron water main along Veterans Parkway with a 12 inch water main connection for water service into the site. The developer will be responsible for extending the waterline into the site for domestic and fire water service.



Sanitary sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 8" iron ductile gravity sewer line within the residential subdivision of Westwind. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property. Existing 8" line shall be up-sized as needed per MWRD hydraulic study. The proposed development will fall within its sewer allocation with the proposed zoning changes.



Electric service will be provided by Middle Tennessee Electric. Service will be extended from Veterans Parkway. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.



HYDROLOGY AND TOPOGRAPHY

Not To Scale



The topographic map above shows the northern site's topographic high point generally at the southwestern corner of the property. From this high point, the property drains towards the east and the northeast. The southern site's topographic high point is generally along the eastern perimeter of the site. From this high point, the property drains towards the west and northwest. Stormwater that exists the site travels north before ultimately draining into Spence Creek.

No portions of this property are within a designated floodway or floodplain per FEMA Flood Panel 47149C0265H eff. 1/5/2007.



PHOTO DIRECTION MAP Not To Scale



View of Existing Treeline along Western Perimeter Looking North



View of Existing Field Looking South



View of Existing Home On-Site Looking North



View of Existing Field Looking South from Veterans Parkway



View of Existing Field Looking Southeast



View of Existing Field Looking East

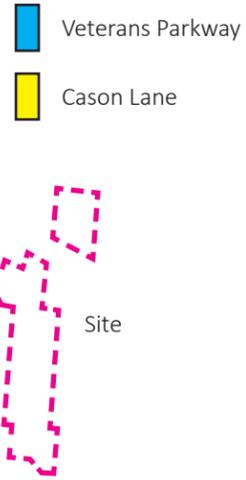


View of Existing Field Looking South



PHOTO DIRECTION MAP

Not To Scale



View of Proposed Entrance Looking West



View of Proposed Entrance Looking East



View of Cason Lane Looking North



View of Neighboring Homes Looking East



View of Neighboring Townhomes Looking East



View of Learning Zone at Veterans Looking South



View of Salem Elementary School Looking Northwest

OVERALL SITE DATA:

Total Land Area: ±106.40 Acres
 Total Single-Family Attached HPR Units: 125 Units (32%)
 Total Single-Family Detached HPR Units: 18 Units (5%)
 Total Single-Family Detached Units: 248 Units (63%)
 Total Number of Units: 391 Units
 Density: 391 Units/106.40 Acres = ±3.67 Units/Acre

Required Open Space: ±21.28 Acres (20%)
 Min. Provided Open Space: ±21.28 Acres (20%)
 Required Active Spaces: 2 Spaces
 Min. Provided Active Spaces: 2 Spaces
 Provided Active Space Area: ±3.00 Acres (3%)

Provided Detention: ±7.11 Acres (7%)
 Length of New Roadway: ±15,040 Linear Feet

**SUBURBAN SINGLE FAMILY DETACHED:
 (PRATER FARMS)**

Prater Farms Land Area: ±82.35 Acres
 Total Single-Family Detached Units: 248 Units
 Density: 248 Units/82.35 Acres = ±3.01 Units/Acre

Required Open Space: ±16.47 Acres (20%)
 Provided Open Space: ±11.00 Acres (13.35%)
 Required Active Spaces: 2 Spaces
 Min. Provided Active Spaces: 2 Spaces
 Provided Active Space Area: ±3.00 Acres

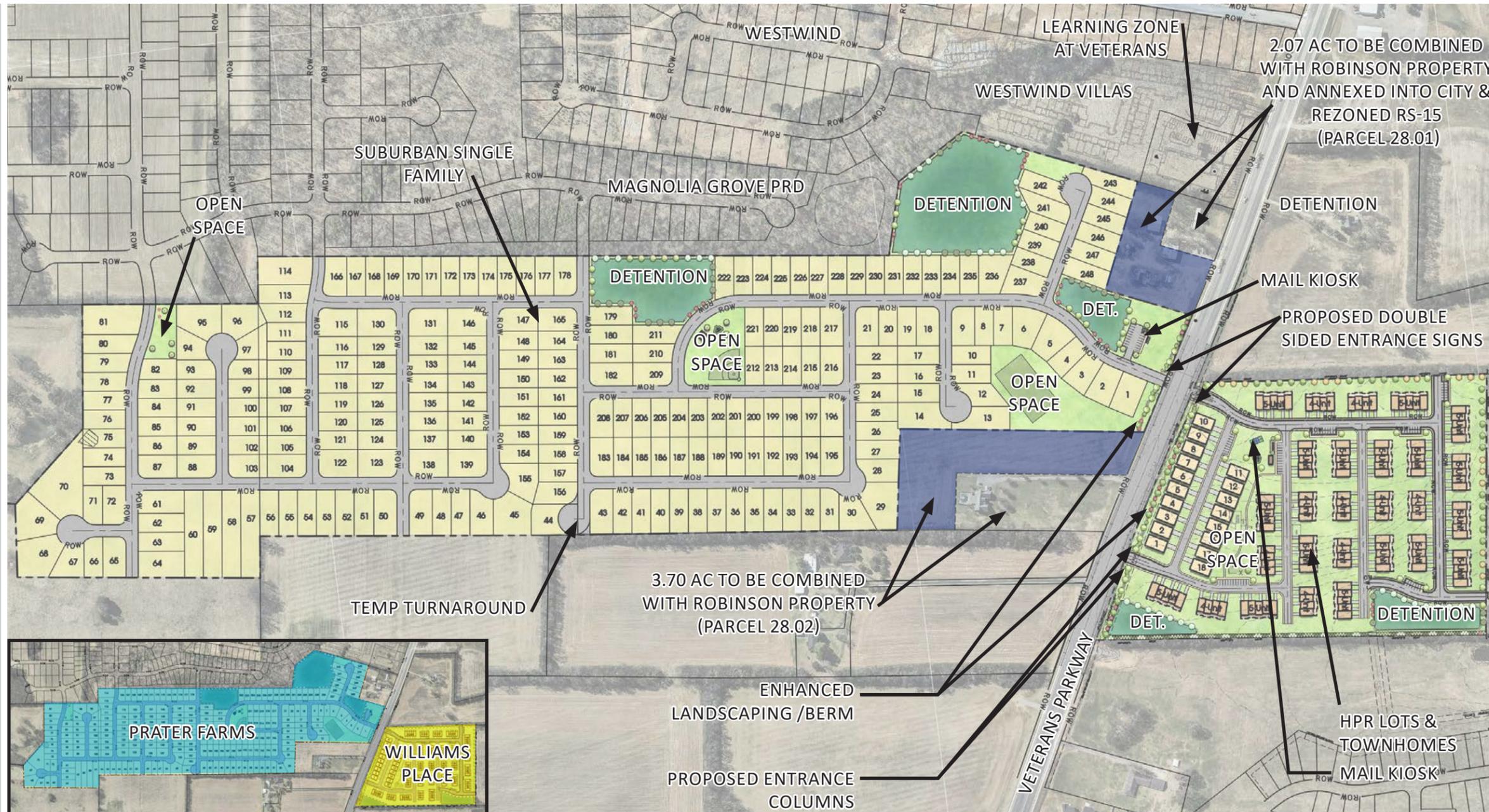
Provided Detention: ±5.86 Acres
 Length of New Roadway: (Public) ±11,770 Linear Feet

**AUTO URBAN DETACHED AND
 ATTACHED HPR:
 (WILLIAMS PLACE AT PRATER FARMS)**

Williams Place Land Area: ±24.05 Acres
 Total Single-Family Attached HPR Units: 125 Units
 Total Single-Family Detached HPR Units: 18 Units
 Total Number of Units: 143 Units
 Density: 143 Units/24.05 Acres = ±5.95 Units/Acre

Required Open Space: ±4.81 Acres (20%)
 Provided Open Space: ±11 Acres (45.73%)

Provided Detention: ±1.25 Acres (7%)
 Length of New Roadway: (Public) ±2,100 Linear Feet
 Length of New Roadway: (Private) ±1770 Linear Feet



Suburban Single-Family Detached Lots Required Parking:
 (248) Detached Homes x 4 Spaces/Unit = 992 Spaces

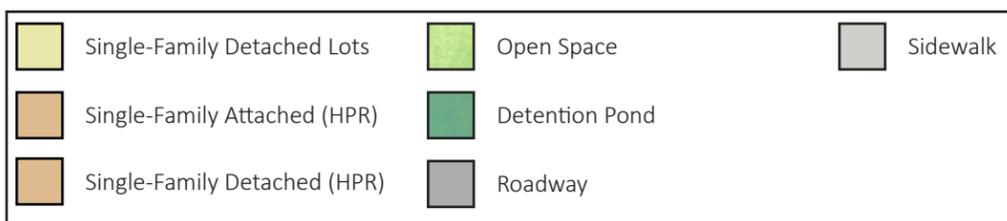
Suburban Single-Family Detached Lots Provided Parking:
 SF Detached Garage Spaces (2-Car Garage/Unit) = 496 Spaces
 SF Detached Driveway Spaces (4-Spaces/Unit) = 992 Spaces
 Total Parking Provided = 1,488 Spaces
 Difference = +496 Spaces

Auto Urban Single-Family Attached HPR Required Parking:
 (125) Attached Homes x 3.3 Spaces/Unit = 413 Spaces

Auto Urban Single-Family Attached HPR Provided Parking:
 SF Attached HPR Garage Spaces (1-Car Garage/Unit) = 125 Spaces
 SF Attached HPR Driveway Spaces (2 Spaces/Unit) = 250 Spaces
 Guest Parking Spaces = 62 Spaces
 Total Parking Provided = 437 Spaces
 Difference = +24 Spaces

Auto Urban Single-Family Detached HPR Lots Required Parking:
 (18) Detached Homes x 4 Spaces/Unit = 72 Spaces

Auto Urban Single-Family Detached HPR Lots Provided Parking:
 SF Detached HPR Garage Spaces (2-Car Garage/Unit) = 36 Spaces
 SF Detached HPR Driveway Spaces (4-Spaces/Unit) = 72 Spaces
 Total Parking Provided = 108 Spaces
 Difference = +36 Spaces



Overall Development Standards For Prater Farms and Williams Place HPR:

- All homes developed within the subdivision shall not be sold in bulk to a developer or owner of rental units for the purpose of operating a rental community. The builder of the single-family attached and detached homes within the subdivision shall sell the units to individual buyers on an individual contract basis, not as a bulk transaction to a single entity.
- Home occupations, accessory to a principal residential use, shall be permitted in this planned district if they demonstrate that they will comply with the administrative home occupation standards in the Murfreesboro Zoning Ordinance, as they may be amended from time to time. Home occupations that do not comply with said administrative home occupation standards shall not be permitted in this planned district.
- Entrances off of Veterans Parkway will have signage constructed of masonry materials and anchored by landscaping. Signage shall adhere to the Murfreesboro signage ordinances.
- Builders shall install sod and landscaping along all front and sides which face onto a private or public roadway.
- All above ground utilities and mechanical equipment (i.e. HVAC and transformers) to be screened via landscape or fencing
- All on-site utilities will be underground unless otherwise noted by MTE.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed
- All home owners will be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents will be subject to restrictive covenants, and be required to pay membership dues as determined by the H.O.A. Board per the By-Laws
- HOA will be managed by independent 3rd party management company
- The common areas will be owned and maintained by an H.O.A.
- Parking areas for HPR homes shall be private and maintained by the H.O.A.
- Streets will be a mix of public and private roadways.
- Sidewalks will be provided on both sides of all streets throughout the development to create a pedestrian friendly community
- A 12-ft wide Type 'C' Landscape Buffer shall be installed along the eastern perimeter of the development on the northern side of Veterans Parkway and shall be maintained by the H.O.A.
- A 40-ft wide landscape easement shall be provided along both sides of Veterans Parkway. Within this landscape easement, a 3-rail, decorative, wooden or PVC fence shall be provided with enhanced landscaping and a 3-ft tall undulating berm to help screen the rear of homes from Veterans Parkway.
- Mail service will be provided via centralized mail kiosks near side of Veterans Parkway.
- Interior dimensions of garages will comply with the Murfreesboro Zoning Ordinance Standards
- Street lights will be coordinated with MTE, and will meet MTE's standards for management by MTE.



EXAMPLE OF ENTRANCE SIGN



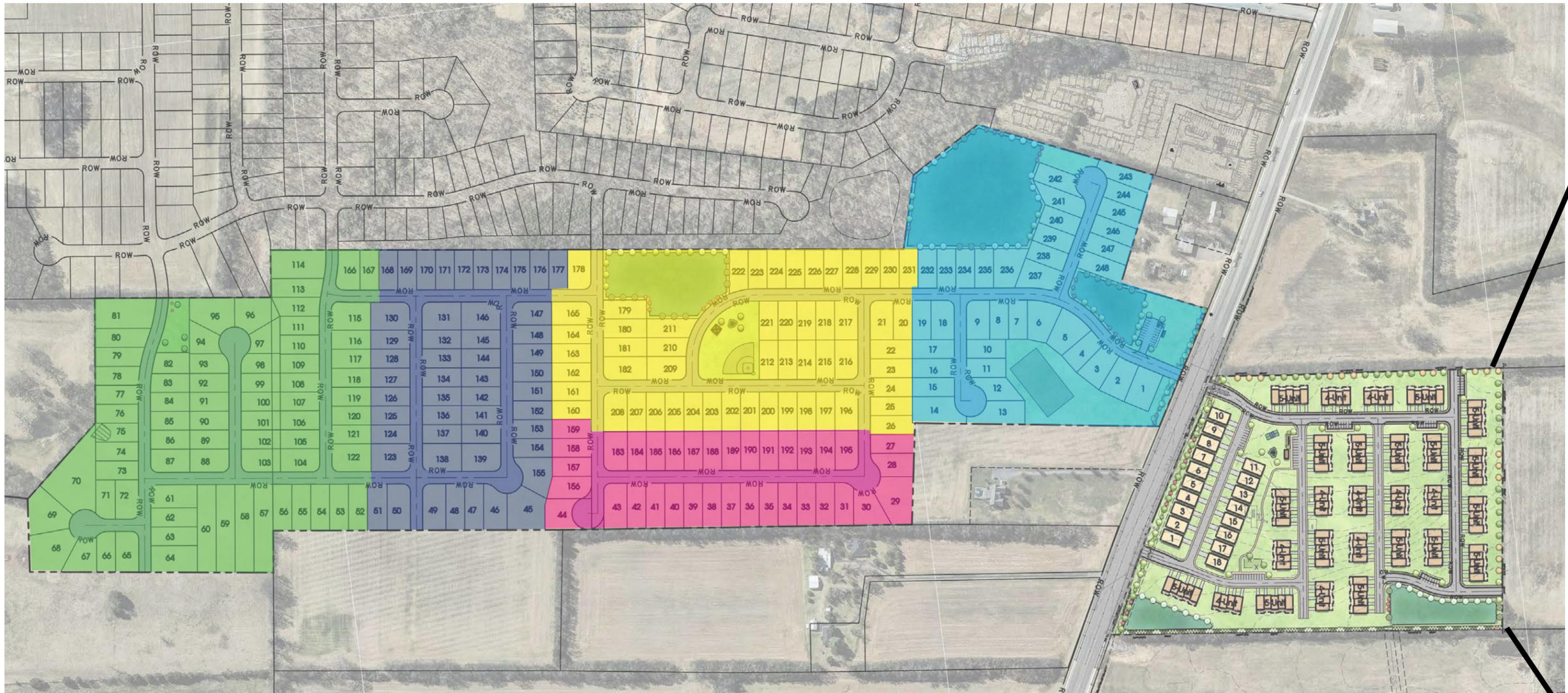
EXAMPLE OF CENTRALIZED MAIL KIOSK



EXAMPLE OF ENHANCED LANDSCAPING ALONG VETERANS PARKWAY WITH FENCE



EXAMPLE OF ROADWAY LIGHTING



Prater Farms (Single-Family Detached) Phasing Standards:

- The southern portion of the project is anticipated to be built in 5 phases.
- The north and south portions of the project shall be developed independently of each other however, Phase 1 of Prater farms shall be developed first.
- Construction of Phase 1 is anticipated to begin following their permitting. No building permits shall be issued until infrastructure is installed.
- Phase 1 will include all roadway improvements proposed for this site.
- The remaining phases will be market driven and dependent upon the absorption of the units in the previous phase.
- Centralize mail kiosk(s) for the development must be constructed and operational prior to the first home receiving their certificate of occupancy.
- Phase 1 Amenities to be installed with the development of Phase 1.
- Phase 2 Amenities to be completed by 50% CofO of Phase 2 Homes.

PHASES (PRATER FARMS)	UNITS	ACRES
PHASE 1	36	18.57
PHASE 2	54	17.61
PHASE 3	35	9.57
PHASE 4	50	13.80
PHASE 5	73	22.80
TOTAL	248	82.35

■ Phase 1	■ Phase 4
■ Phase 2	■ Phase 5
■ Phase 3	

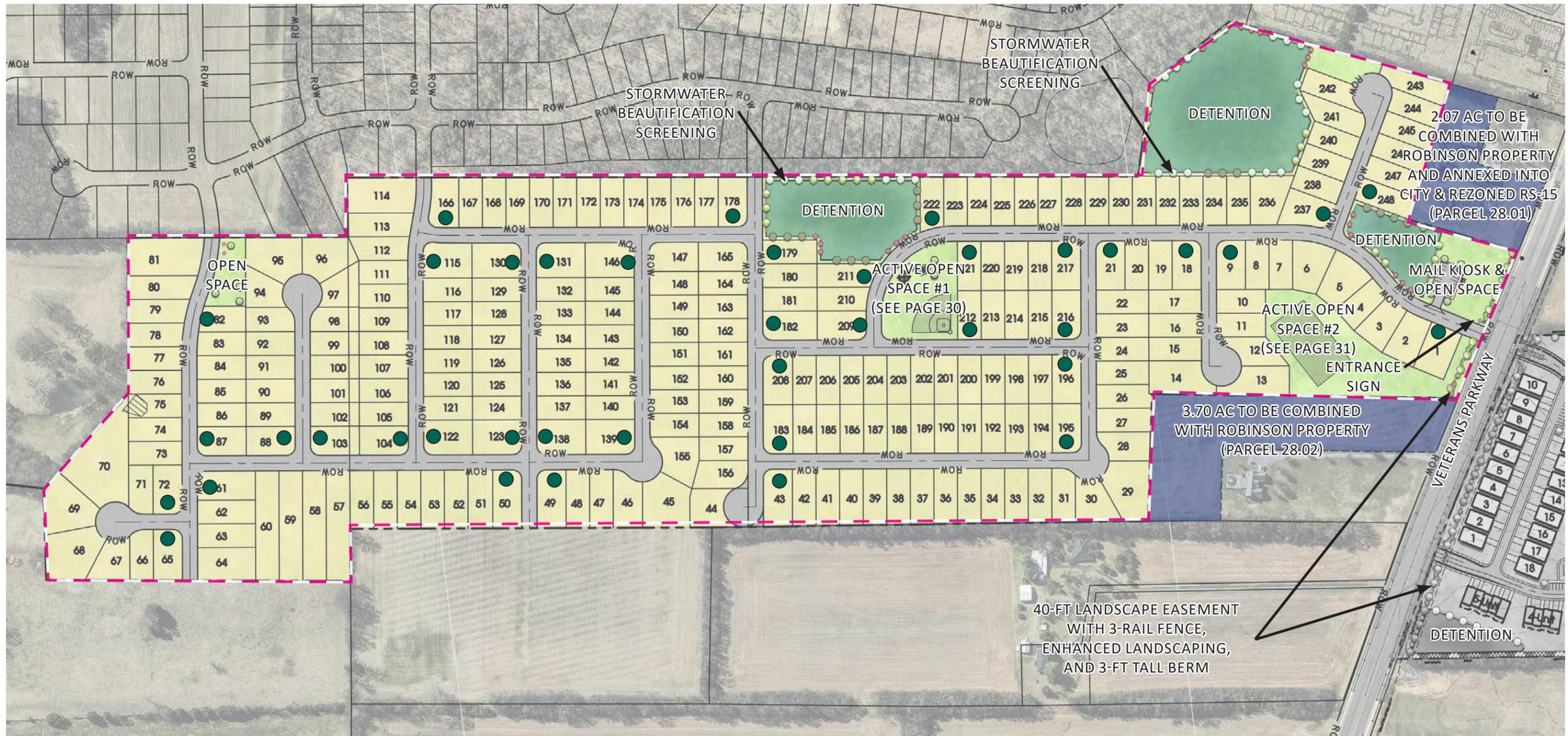


**Williams Place (Single-Family Attached & Detached HPR)
Phasing Standards**

- Northern portion of project is anticipated to be built in 2 phases.
- The north and south side of the project shall be developed independently of each other however, Phase 6 of Williams Place shall be developed first for the northern portion of the developments.
- Construction of Phase 6 is anticipated to begin following their permitting. No building permits shall be issued until infrastructure is installed.
- The remaining phases will be market driven and dependent upon the absorption of the units in the previous phase.
- Centralize mail kiosk(s) for the development must be constructed and operational prior to the first home receiving their certificate of occupancy.
- Amenities in the HPR Section shall be completed prior to the final Cofo in the phase they are proposed in.

PHASES (WILLIAMS PLACE)	UNITS	ACRES
PHASE 6	64	12.25
PHASE 7	79	11.8
TOTAL	143	24.05

- Phase 6
- Phase 7



PRATER FARMS SITE DATA:

Prater Farms Land Area: ±82.35 Acres
 Total Single-Family Detached Units: 248 Units (63%)
 Density: 248 Units/82.35 Acres = ±3.01 Units/Acre

Suburban Single-Family Detached Lots Required Parking:

(248) Detached Homes x 4 Spaces/Unit = 992 Spaces

Suburban Single-Family Detached Lots Provided Parking:

SF Detached Garage Spaces (2-Car Garage/Unit) = 496 Spaces
 SF Detached Driveway Spaces (4-Spaces/Unit) = 992 Spaces
 Total Parking Provided = 1,488 Spaces
 Difference = +496 Spaces

Prater Farms Single-Family Detached Development Standards:

- 248 single-family detached homes with a minimum of 3 bedrooms.
- The units will be a minimum of 1,600 feet of living area
- Each unit will be on individual lots of record and will be for purchase.
- Each single-family detached home shall provide at least 4 parking space per home (two garage spaces plus two driveways spaces)
- Each home will have a driveway wide enough for 2 vehicles, and have a minimum width of 16-feet and a depth of 35-feet
- Solid waste services shall be provided by the City of Murfreesboro

● HIGH VISIBILITY LOTS

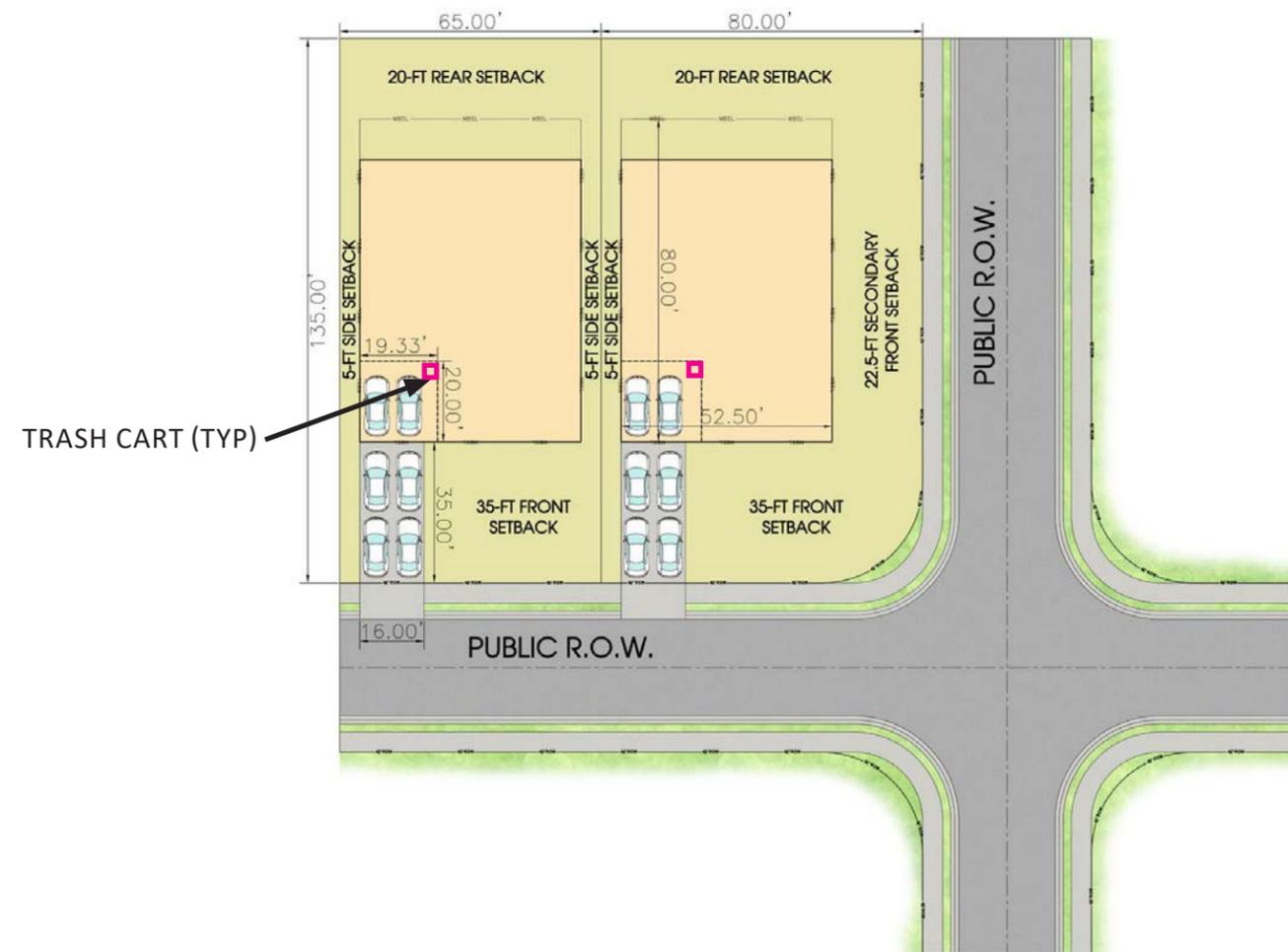
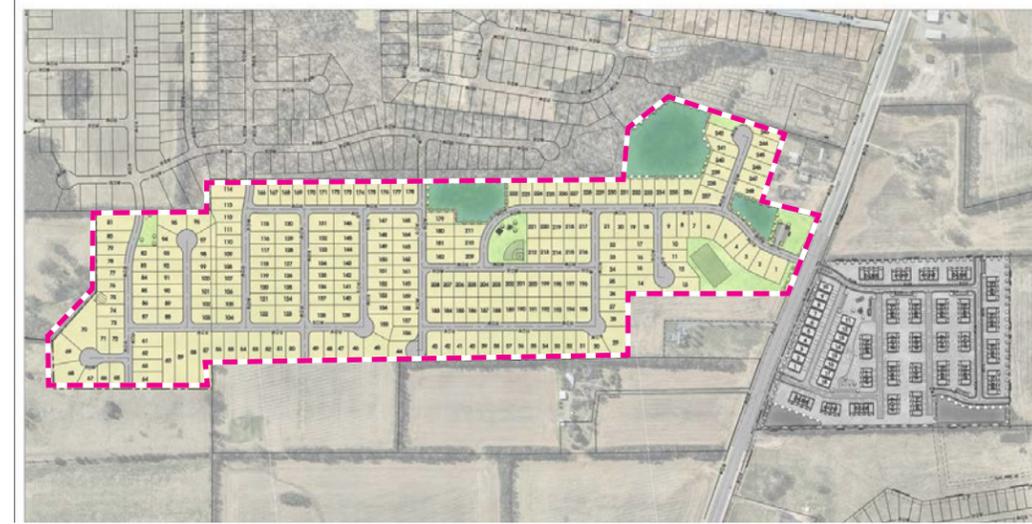
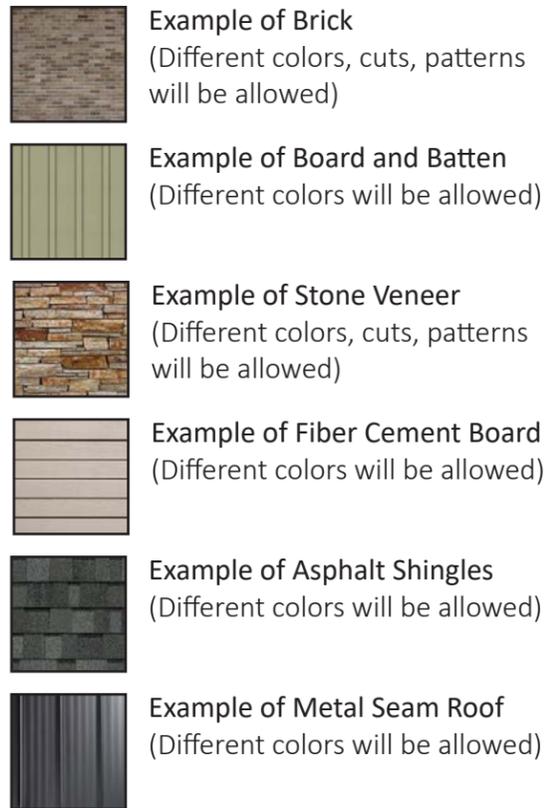


Single-Family Detached Homes Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- Homes will be 1 or 2 stories
- All homes will have at least 3 bedrooms
- All homes units will have eaves
- All homes will have a patio area at the rear of the unit
- All homes will have a 2-car front-entry garages
- Garage doors will range from white to neutral colors in order to match the trim and color palette of each home.
- Interior dimensions of garages will comply with the Murfreesboro Zoning Ordinance Standards.
- All homes will be comprised of alternating unit style and unit color.
- Homes shall have covered front-entries
- High Visibility homes will have at least a 24" high water table on all four sides
- All homes will have minimum of brick to grade

Building Materials:

Front Elevations: All Masonry (Brick, Stone, Cement Board Siding)
 Side & Rear Elevations: All Masonry (Brick, Stone, Cement Board Siding)
 All Elevations: Vinyl Only Permitted in Trim & Soffit Areas



TRASH CART

Setbacks Proposed in PRD compared to RS-8 Zoning

Single-Family Detached Homes Minimum Building Setbacks (Internal)

Front Setback to Garage:	35-ft vs. 35-ft Front Setback
Front Setback to Main Structure:	25-ft vs. 25-ft Front Setback
Secondary Front Setback**:	22.5-ft vs. 35-ft Front Setback
Side Setback:	5-ft vs. 5-ft Side Setback
Rear Setback:	20-ft vs. 20-ft Rear Setback

*Covered porches/stoops shall be permitted to encroach a maximum of 3-ft into front and rear setbacks.

**Secondary Front Setback shall refer to any front setback where a driveway or garage does not directly front onto the roadway

Red text denotes exceptions from the comparative zoning district.



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation



High Visibility Front Elevation



High Visibility Left Side Elevation



High Visibility Rear Elevation



High Visibility Right Side Elevation

*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation



High Visibility Front Elevation



High Visibility Left Side Elevation



High Visibility Rear Elevation



High Visibility Right Side Elevation

*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.

Williams Place at Prater Farms HPR:

Williams Place Land Area: ±24.05 Acres
 Total Single-Family Attached Units: 125 Units
 Total Single-Family HPR Homes: 18 Units
 Density: 143 Units/24.05 Acres = ±5.95 Units/Acre

Single-Family Attached HPR Development Standards:

- 125 single-family attached homes with a minimum of 2 bedrooms up to 3.
- The units will be a minimum of 1,300 feet of living area
- Each unit will be for purchase and sold via a Horizontal Property Regime
- Each single-family attached home shall provide at least 3 parking space per home (2 outside of the garage)
- Each townhome shall have a 1-car garage.
- Each townhome shall have a driveway wide enough for 2 vehicles, have a minimum width of 16-feet, and a depth of 25-feet.
- Garages shall be restricted to vehicular parking only, and the use of garage space for non-vehicular storage will be prohibited.
- Solid waste shall be handled by a private hauler.

Single-Family Detached HPR Development Standards:

- 18 single-family detached HPR homes with a minimum of 2 bedrooms up to 3.
- The units will be a minimum of 1,300 feet of living area
- Each unit will be for purchase and sold via a Horizontal Property Regime
- Each single-family detached HPR home shall provide at least 4 parking space per home (2 outside of the garage)
- Each home will have a driveway wide enough for 2 vehicles, and have a minimum width of 16-feet and a depth of 35-feet
- Solid waste shall be handled by a private hauler.

● HIGH VISIBILITY HOMES



Auto Urban Single-Family Attached HPR Required Parking:
 (125) Attached Homes x 3.3 Spaces/Unit = 413 Spaces

Auto Urban Single-Family Attached HPR Provided Parking:
 SF Attached HPR Garage Spaces (1-Car Garage/Unit) = 125 Spaces
 SF Attached HPR Driveway Spaces (2 Spaces/Unit) = 250 Spaces
 Guest Parking Spaces = 62 Spaces
 Total Parking Provided = 437 Spaces
 Difference = +24 Spaces

Auto Urban Single-Family Detached HPR Lots Required Parking:
 (18) Detached Homes x 4 Spaces/Unit = 72 Spaces

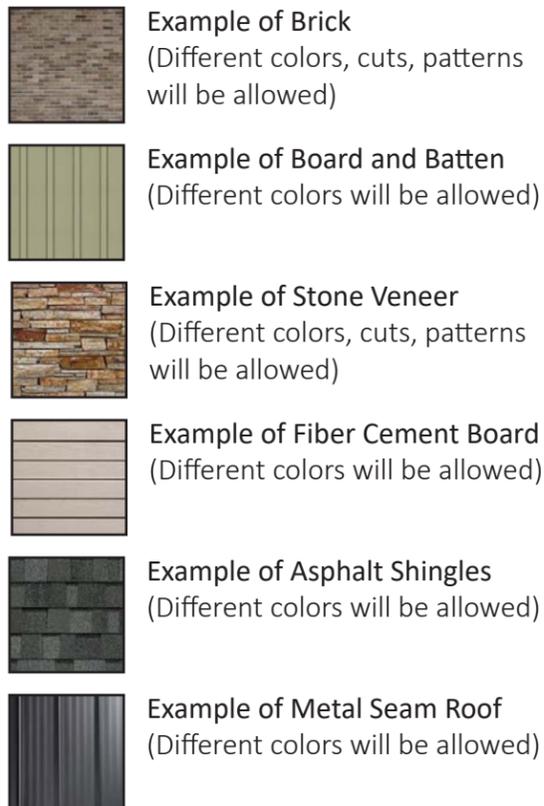
Auto Urban Single-Family Detached HPR Lots Provided Parking:
 SF Detached HPR Garage Spaces (2-Car Garage/Unit) = 36 Spaces
 SF Detached HPR Driveway Spaces (4-Spaces/Unit) = 72 Spaces
 Total Parking Provided = 108 Spaces
 Difference = +36 Spaces

Single-Family Attached Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- Buildings will be 1 or 2 stories
- All units will have a minimum of 2 bedrooms
- All the units will have eaves
- All units will have a patio area at the rear of the unit
- Patios may be screened with an optional 6-foot tall white or neutral vinyl privacy fence between homes
- All homes will have a 1-car front-entry garage
- Garage doors will range from white to neutral colors in order to match the trim and color palette of each home. Garage doors will be a carriage style with windows
- Interior dimensions of garages will comply with the Murfreesboro Zoning Ordinance Standards.
- All front elevations of homes will be comprised of alternating unit style and unit color.

Building Materials:

Front Elevations: All Masonry (Brick, Stone, Cement Board Siding)
 Side & Rear Elevations: All Masonry (Brick, Stone, Cement Board Siding)
 All Elevations: Vinyl Only Permitted in Trim & Soffit Areas
 All Townhomes will have a 24" brick or stone water table on all 4 elevations



Setbacks Proposed in PRD compared to RS-A Type 2 Zoning

Single-Family Attached Homes Minimum Building Setbacks (Internal)

Garage to Back of Sidewalk: **25-ft** vs. 35-ft Front Setback
 Front of House to Back of Sidewalk/ROW: **25-ft** vs. 35-ft Front Setback
 Side to Back of Sidewalk (Corner): **10-ft** vs. 35-ft Front Setback
 Side to Side Between Buildings: 30-ft
 Rear to Rear Between Buildings: 30-ft

Single-Family Attached Homes Setbacks to External Development Boundaries

Veterans Parkway: 50-ft vs. 40-ft Front Setback
 All Other Property Boundaries: 30-ft vs. 5-ft to Property Line

*Covered Porches/Stoops shall be permitted to encroach a maximum of 3-ft into the front setback.

Red text denotes exceptions from the comparative zoning district.



Single-Family Detached HPR Homes Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- Homes will be 1 or 2 stories
- All homes will have a minimum of 3 bedrooms.
- All homes will have eaves
- All homes will have a 2-car front-entry garages
- Garage doors will range from white to neutral colors in order to match the trim and color palette of each home.
- Interior dimensions of garages will comply with the Murfreesboro Zoning Ordinance Standards.
- All homes will be comprised of alternating unit style and unit color.
- Homes shall have shutters or pediments on front elevations
- High Visibility homes will have at least a 24" high water table on all four sides
- All homes will have minimum of brick to grade

Building Materials:

Front Elevations: All Masonry (Brick, Stone, Cement Board Siding)
 Side & Rear Elevations: All Masonry (Brick, Stone, Cement Board Siding)
 All Elevations: Vinyl Only Permitted in Trim & Soffit Areas

-  Example of Brick
(Different colors, cuts, patterns will be allowed)
-  Example of Board and Batten
(Different colors will be allowed)
-  Example of Stone Veneer
(Different colors, cuts, patterns will be allowed)
-  Example of Fiber Cement Board
(Different colors will be allowed)
-  Example of Asphalt Shingles
(Different colors will be allowed)
-  Example of Metal Seam Roof
(Different colors will be allowed)



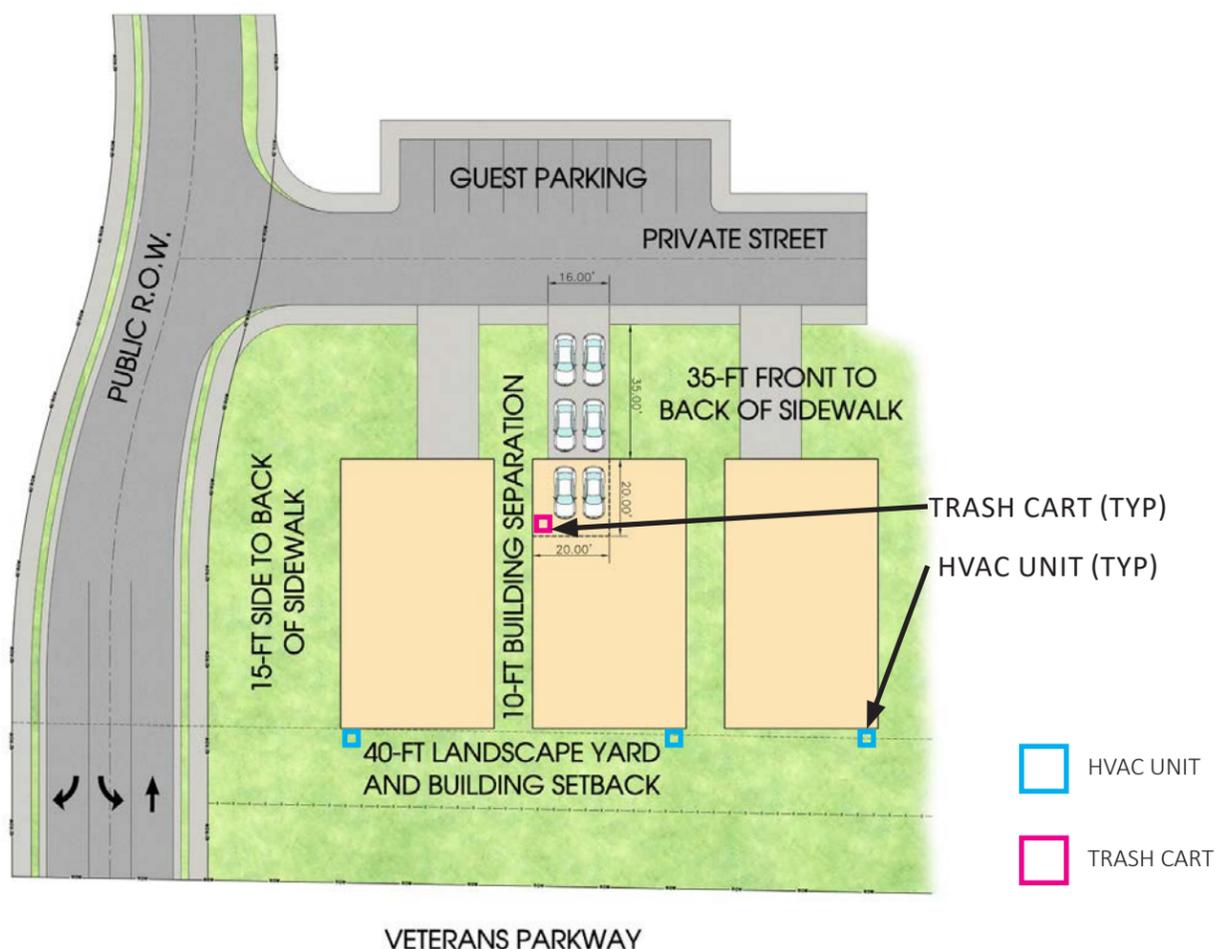
Setbacks Proposed in PRD compared to RS-A Type 2 Zoning

Single-Family Detached HPR Homes Minimum Building Setbacks (Internal)

Rear Setback (Veterans Parkway): **40-ft** vs. 45-ft Rear Setback
 Garage to Back of Sidewalk: 35-ft vs. 35-ft Front Setback
 Front of House to Back of Sidewalk: 35-ft vs. 35-ft Front Setback
 Side to Back of Sidewalk (Corner): **15-ft** vs. 35-ft Front Setback
 Side to Side Between Buildings: 10-ft vs. 10-ft Between Buildings

*Covered Porches/Stoops shall be permitted to encroach a maximum of 3-ft into front setbacks.

Red text denotes exceptions from the comparative zoning district.



*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation



High Visibility Front Elevation



High Visibility Left Side Elevation



High Visibility Rear Elevation



High Visibility Right Side Elevation

*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation



High Visibility Front Elevation



High Visibility Left Side Elevation



High Visibility Rear Elevation



High Visibility Right Side Elevation

*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.



Front Elevation



Rear Elevation



Right Side Elevation



Left Side Elevation

*Architecture shown is illustrative and only meant to convey the general appearance and character of the building. Final architecture shall be provided at the site plan level and will meet design guidelines.

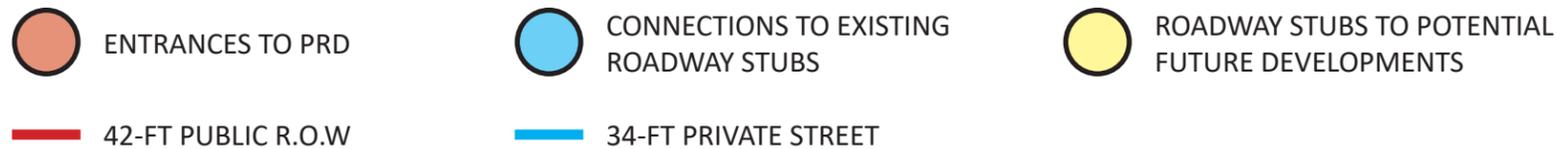
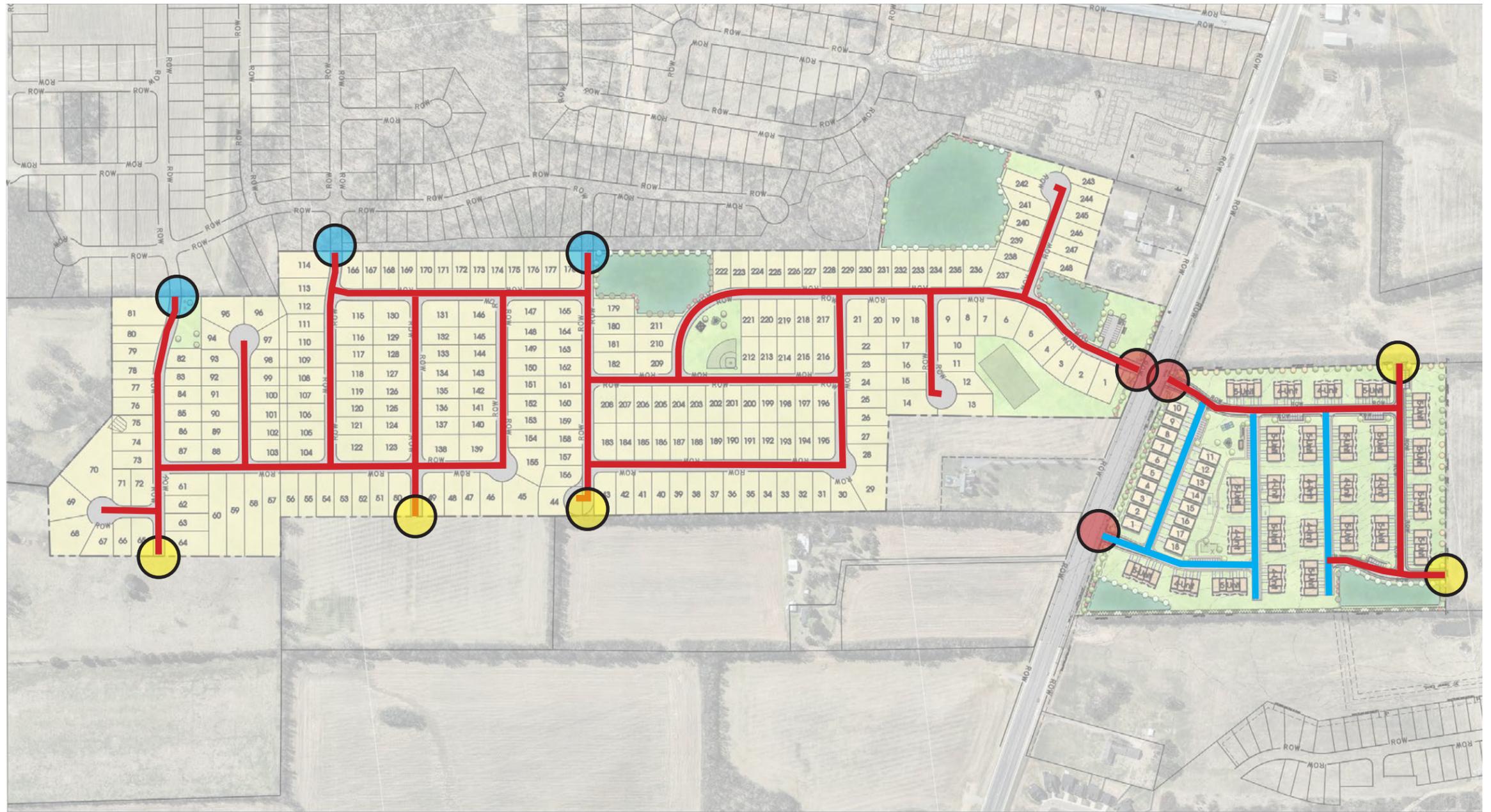
Pursuant to the City of Murfreesboro's 2040 Major Transportation Plan (MTP), none of the roadways in this development are slated for improvements. Veterans Parkway is a local roadway where the majority of vehicular trips generated by this development will impact. It is currently built as a 5-lane cross-section with a median turning lane, curb and gutter, and sidewalks along both sides of the roadway. The roadway frontage along Veterans Parkway will be lined with a continuous a 3-rail, decorative, black, wooden or PVC fence with enhanced landscaping and a 3-ft tall berm.

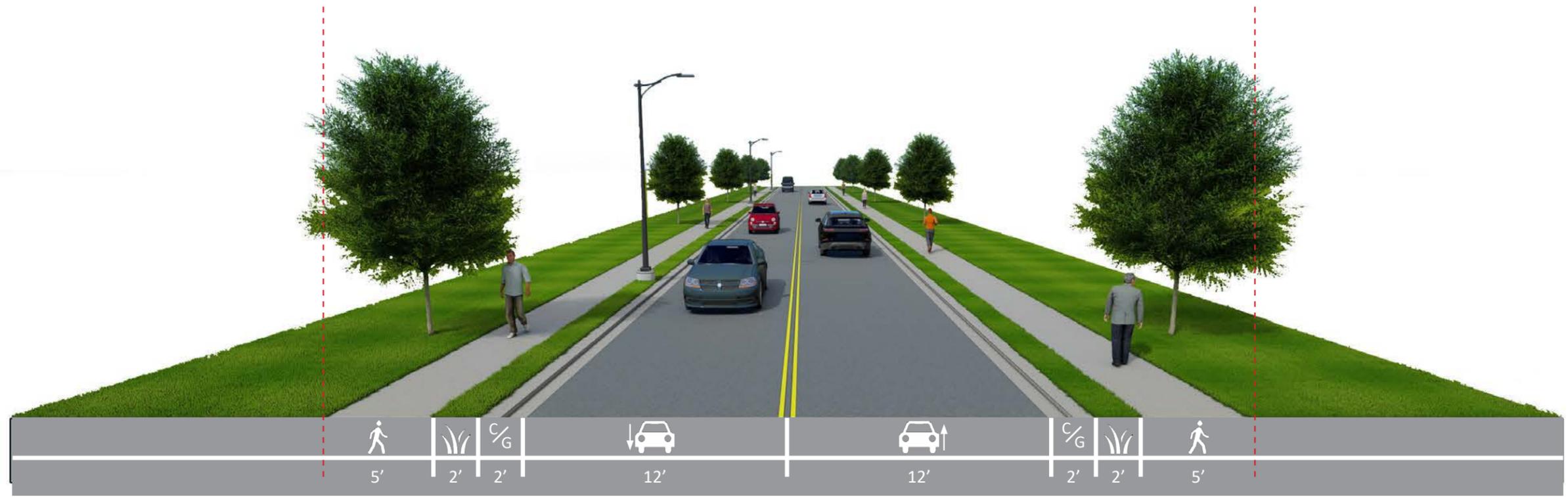
The entrances are proposed to incorporate three travel lanes; one lane into the site and two lanes out of the site. The master plan has included potential secondary means of ingress/egress from the development via stubs to potential future developments to the north, east, and west. Additionally, the southern portion of the PRD will connect to the existing roadway stubs provided there in Magnolia Grove Subdivision to the west.

The illustration to the right shows the proposed entrances to the development from Veterans Parkway, the proposed connections to existing roadway stubs, and the proposed roadway connections to potential future developments. Illustrations on Page 31 show examples of the proposed road cross section(s) and a cross section showing building setbacks from Veterans Parkway.

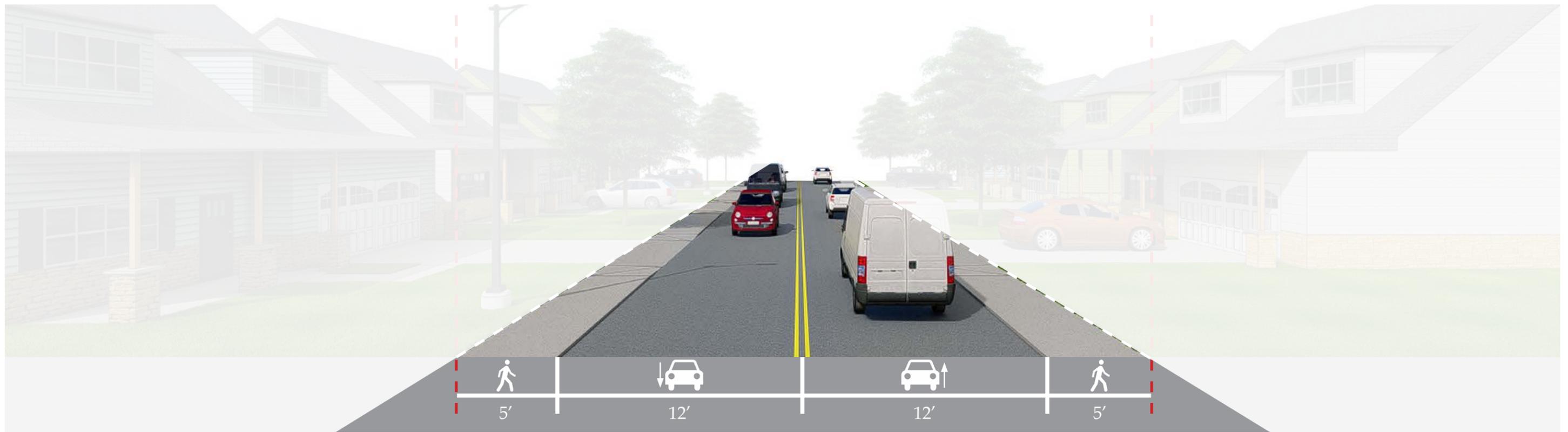
A Traffic Impact Study has been conducted and it recommends utilizing the existing two-way left-turn median to provide left turns into the development. With the eastbound left-turn providing a 100-foot storage bay and the westbound left-turn providing a 150-foot storage bay. The project will dedicate ROW and geometrically plan for future improvements associated with a future signal when its warranted. This project is not responsible for all improvements and/or signal elements, but will plan for those accordingly. A traffic contribution of \$100,000 (28.60%) to be paid with the first final plat of the subdivision.

All streets within the development will be either private streets with a typical 34-ft cross-section or public streets with a typical 42-ft cross-section.





Public Street
 (See Page 30 for location of private vs public roads)



Private Street (See Page 30 for location of private vs public roads)



LOCATION MAP - AMENITIES

Not To Scale

- | | | |
|--------------------------|--------------------------|-----------------------------|
| A Pickeball Court | C Pet Park | E Wiffle Ball Field |
| B Playground | D Open Play Field | F Community Pavilion |

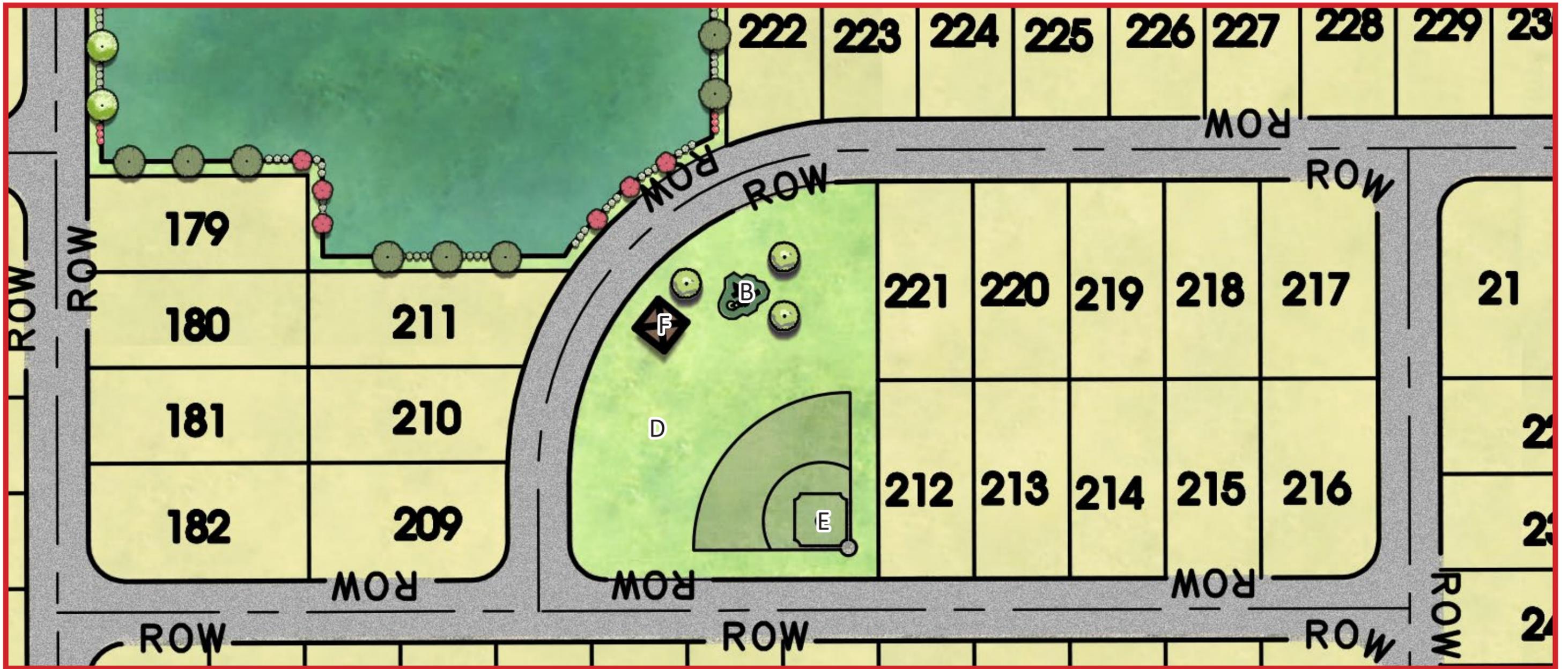
With this request, Prater Farms will be dedicating over 4 acres (20% of the site) to open space. The open space areas will be comprised of usable open space and detention areas. Usable open space areas spread around the overall development will offer such amenities as; a pickleball court, playgrounds on both sides of Veterans Parkway, a pet park, open play fields, a wiffle ball field, and a community pavilion. Sidewalks will line both sides of all streets to provide pedestrian circulation through the neighborhood for residents as well.

Prater Farms Amenities:

- Phase 1 Amenities to be installed with the development of Phase 1.
- Phase 2 Amenities to be completed by 50% CofO of Phase 2 Homes.

Williams Place HPR Amenities:

- Amenities in the HPR section shall be completed prior to the final CofO in the phase they are proposed in.



LOCATION MAP - ACTIVE AMENITIES AREA

- B Playground
- D Open Play Field
- E Wiffle Ball Field
- F Community Pavilion



Example of Wiffle Ball Court



Example of Community Pavilion

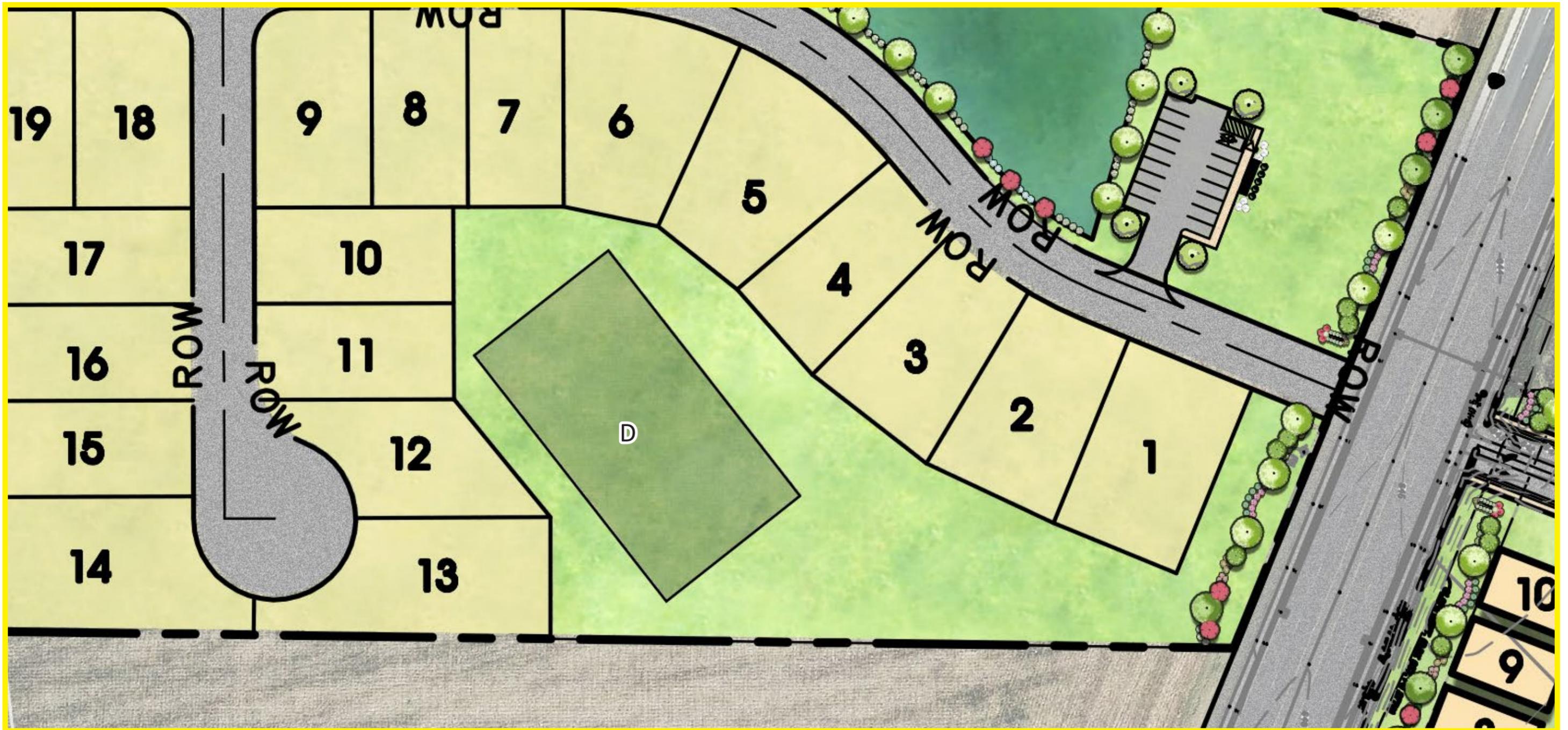


Example of Open Play Field



Example of Playground

Not To Scale



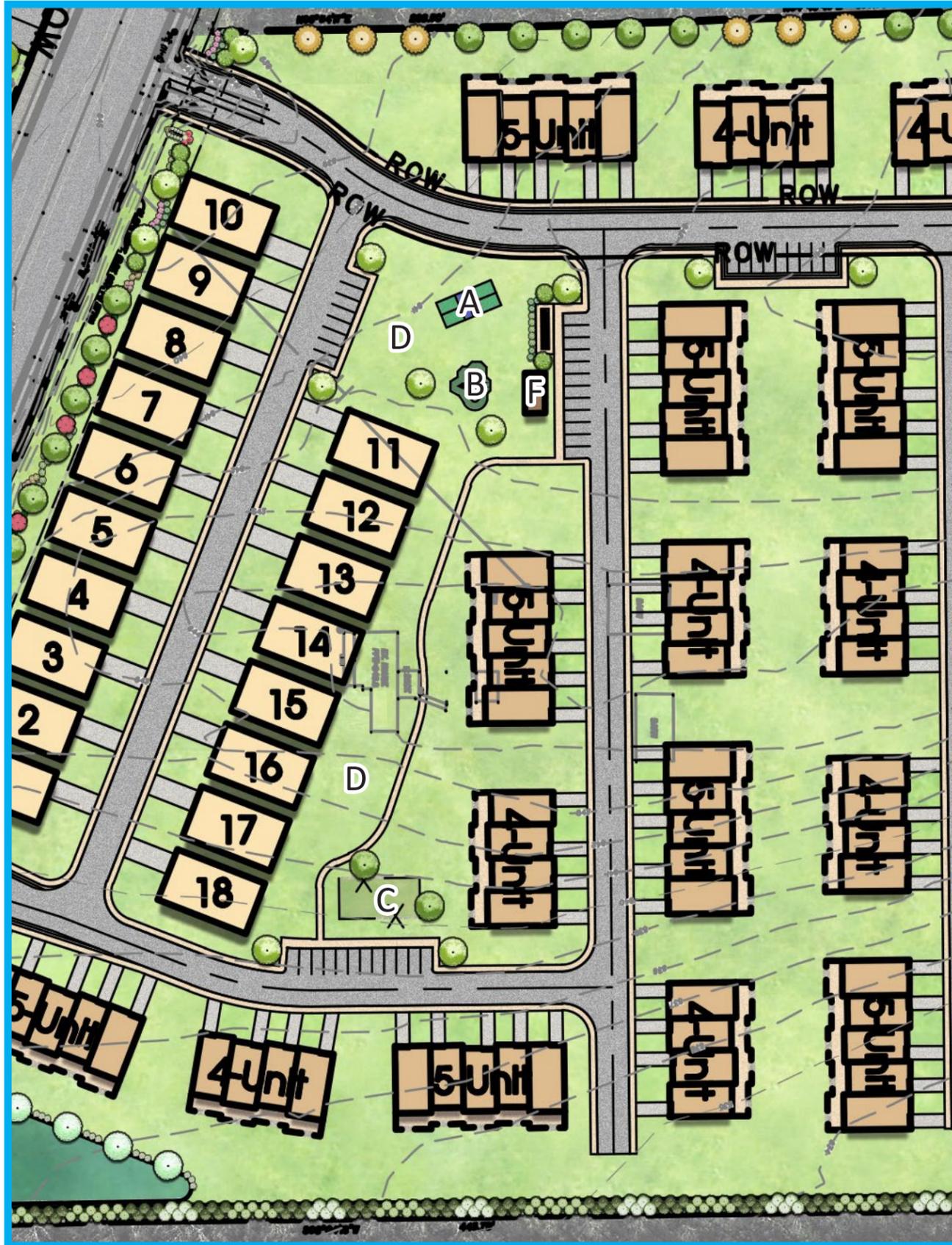
LOCATION MAP - ACTIVE AMENITIES AREA

D Open Play Field

Not To Scale



Example of Open Play Field



- A Pickleball Court
- D Open Play Field
- B Playground
- F Community Pavilion
- C Pet Park



Example of Pickleball Court



Example of Playground



Example of Pet Park



Example of Open Play Field



Example of Community Pavilion

LOCATION MAP - ACTIVE AMENITIES AREA

Not To Scale



- 3-FT TO 3-FT TALL BERM WITH ENHANCED LANDSCAPING AND 3-RAIL FENCE
- 12-FT WIDE TYPE 'C' LANDSCAPE BUFFER
- LOW-LEVEL SCREENING SHRUBS
- STORMWATER BEAUTIFICATION

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

Residential Landscaping Characteristics:

- A 12-ft wide Type 'C' Landscape Buffer shall be installed along the eastern perimeter of the development on the northern side of Veterans Parkway and shall be maintained by the H.O.A.
- A 40-ft wide landscape easement shall be provided along both sides of Veterans Parkway. Within this landscape easement, a 3-rail black wooden or PVC fence shall be provided with enhanced landscaping and a 3-ft tall berm to create unity along both sides of Veterans Parkway.
- A minimum 10 feet of landscape area between parking lots/areas and all property lines.
- Public rights-of-way screened from parking lots/areas by use of landscaping and/or berming.
- Low level screening shrubs shall be installed where parking headlights interfere with R.O.W. or adjacent residential uses to help shield headlight glares.
- The front and side of all homes/townhomes that face a public/private roadway shall have a minimum 3-ft wide landscape bed along those foundations.
- Landscaping will be in conformance with the City of Murfreesboro's landscaping ordinance.
- H.O.A. will be responsible for the maintenance and upkeep of all landscape and lawn areas within open space of the development.



EXAMPLE OF ENHANCED PLANTING



EXAMPLE OF PVC 3-RAIL FENCE OPTION ALONG VETERANS PARKWAY



EXAMPLE OF LANDSCAPED BUFFER

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

Response: Exhibits shown on Pages 3- 7 provide the requested materials.

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

Response: Exhibits shown on Pages 3- 7 provide the requested materials.

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

Response: Exhibits shown on Pages 3- 7 provide the requested materials.

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

Response: Exhibits shown on Pages 8-11 provide the requested materials

5.) A tabulation of the maximum number of dwelling units proposed including the number of units with two (2) or less bedrooms and the number of units with more than two (2) bedrooms.

Response: Exhibits shown on Pages 8-11 provide the requested materials

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

Response: See Data Table below

TOTAL SITE AREA	646,866 s.f.	14.85 AC (100.00%)
WETLANDS AREA TO REMAIN	62,984 s.f.	1.45 AC (9.76%)
DEVELOPABLE RESIDENTIAL SITE AREA	583,704 s.f.	13.40 AC (90.24%)
TOTAL MAXIMUM FLOOR AREA	125,800 s.f.	2.89 AC (19.45%)
TOTAL LOT AREA	646,866 s.f.	14.85 AC (100.00%)
TOTAL BUILDING COVERAGE	138,725 s.f.	3.18 AC (21.45%)
TOTAL DRIVE/ PARKING AREA	102,948 s.f.	2.36 AC (15.91%)
TOTAL RIGHT-OF-WAY	0 s.f.	0.00 AC (0.00%)
TOTAL LIVABLE SPACE	547,753 s.f.	12.57 AC (84.65%)
TOTAL OPEN SPACE	191,228 s.f.	4.39 AC (32.76%)
FLOOR AREA RATIO (F.A.R.)	0.19	
LIVABILITY SPACE RATIO (L.S.R.)	0.63	
OPEN SPACE RATIO (O.S.R.)	0.79	

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

Response: The property is currently zoned RM in Rutherford County. The surrounding area has a mixture of residential and agricultural properties. The concept plan and development standards combined with the architectural requirements of the homes shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complete the development in this area.

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

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

Response: The project is anticipated to be developed in 7 phases. Phasing information is described on Page 12.

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

Response: This requirement has been addressed on Pages 11 and 28-31.

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

Response: See Requested Exceptions Pages 34-36

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

Response: This property is not in the Gateway Design Overlay District , Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). No portion of this property lies in a floodway or floodplain, according to the current FEMA Flood Panel 47149C0265H eff. 01/05/2007.

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

Response: Pages 4 & 26-27 discusses the Major Thoroughfare Plan.

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

Response: The primary representative is Matt Taylor of SEC, Inc. Developer/ applicant is Ole South Home Builders. contact info for both is provided on cover.

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

Response: Page 13-25 show the architectural character of the proposed residential buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built.

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

Response: Examples of entrance signage are located on Page 9 and a description is on Pages 3 & 9.

PRATER FARMS (SINGLE FAMILY DETACHED):

Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	RS-8	Proposed PRD (SFD)	Difference
Residential Density			
Maximum Gross Density	5.4 Units / Acre	Units / Acre	Units / Acre
Minimum Lot Area	8,000 sqft	8,500 sqft	+500 sqft
Minimum Lot Width	55'	65'	+10'
Minimum Setback Requirements			
Minimum Front Setback to Garage	35'	35'	0'
Minimum Front Setback to Main Structure	25'	25'	0'
Minimum Secondary Front Setback	35'	22.5'	-12.5'
Minimum Side Setback	5'	7.5'	+2.5'
Minimum Rear Setback	20'	20'	+0'
Land Use Intensity Ratios			
MAX F.A.R.	N/A	N/A	N/A
Minimum Livable Space Ratio	N/A	N/A	N/A
Minimum Open Space Ratio	N/A	N/A	N/A
Minimum Open Space Requirement	20%	20%	20%
Minimum Active Open Space Requirement	5%	5%	0%
Max Height	35'	35'	0'

REQUESTED EXCEPTIONS:

- Requesting an exception to the secondary side setback from 35-ft to 22.5-ft a reduction of 12.5-ft.

WILLIAMS PLACE AT PRATER FARMS (SINGLE-FAMILY DETACHED HPR):

Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	RS-A Type 2	Proposed PRD (HPR)	Difference
Residential Density			
Maximum Dwelling Units Multi-Family	N/A	N/A	N/A
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A
Minimum Setback Requirements			
(SFA-HPR)			
Minimum Garage Front Setback to Back of Sidewalk	35'	35'	+0'
Minimum Main Building Front Setback to Back of Sidewalk/ROW	35'	35'	+0'
Minimum Main Building Side Setback to Back of Sidewalk (Corner)	35'	15'	-20'
Minimum Setback to Veterans Parkway	45'	40'	-5'
Minimum Side Setback to External Property Lines	5'	30'	+25'
Minimum Rear Setback to External Property Lines	20'	30'	+10'
Minimum Distance Between Buildings (Side to Side)	10'	10'	0'
Minimum Distance Between Buildings (Rear to Rear)	20'	30'	+10'
Land Use Intensity Ratios			
MAX F.A.R.	1.0	None	N/A
Minimum Livable Space Ratio	0.5	None	N/A
Minimum Open Space Ratio	N/A	N/A	N/A
Minimum Open Space Requirement	20%	20%	20%
Minimum Active Open Space Requirement	5%	5%	0%
Max Height	35'	35'	0'

REQUESTED EXCEPTIONS:

- Requesting an exception to the 35-ft 'side setback' on corner lots to be reduced to 10-ft for single-family attached homes, and 15-ft for HPR homes.
- Requesting an exception to the 45-ft front setback along Veterans Parkway to be reduced to 40-ft for single-family detached HPR homes.
- Requesting an exception to restrict garages to be for vehicular use only. No storage is permitted in the garages.

WILLIAMS PLACE AT PRATER FARMS (SINGLE-FAMILY ATTACHED HPR)

Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	RS-A Type 2	Proposed PRD (SFA)	Difference
Residential Density			
Maximum Dwelling Units Multi-Family	N/A	N/A	N/A
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A
Minimum Setback Requirements			
		(SFA-HPR)	
Minimum Garage Front Setback to Back of Sidewalk	35'	25'	-10'
Minimum Main Building Front Setback to Back of Sidewalk/ROW	35'	25'	-10'
Minimum Main Building Side Setback to Back of Sidewalk (Corner)	35'	10'	-25'
Minimum Setback to Veterans Parkway	45'	50'	+5'
Minimum Side Setback to External Property Lines	5'	30'	+25'
Minimum Rear Setback to External Property Lines	20'	30'	+10'
Minimum Distance Between Buildings (Side to Side)	10'	30'	+20'
Minimum Distance Between Buildings (Rear to Rear)	20'	30'	+10'
Land Use Intensity Ratios			
MAX F.A.R.	1.0	None	N/A
Minimum Livable Space Ratio	0.5	None	N/A
Minimum Open Space Ratio	N/A	N/A	N/A
Minimum Open Space Requirement	20%	20%	20%
Minimum Active Open Space Requirement	5%	5%	0%
Max Height	35'	35'	0'

REQUESTED EXCEPTIONS:

- Requesting an exception to the 35-ft garage front setback to back of sidewalk to be reduced to 25-ft for the single-family attached homes.
- Requesting an exception to the 35-ft main building front setback to the back of sidewalk/ROW to 25-ft for the single-family attached homes.
- Requesting an exception to restrict garages to be for vehicular use only. No storage is permitted in the garages.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

6:00 P.M.

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

STAFF PRESENT

Greg McKnight, Exec. Director Dev. Services
Matthew Blomeley, Assistant Planning Director
Margaret Ann Green, Principal Planner
Holly Smyth, Principal Planner
Amelia Kerr, Planner
Joel Aguilera, Planner
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney

1. Call to order.

Chair Kathy Jones called the meeting to order at 6:00 p.m.

2. Determination of a quorum.

Chair Kathy Jones determined that a quorum was present.

3. Public Comments.

Chair Kathy Jones announced that no one signed up to speak during the Public Comments portion of the agenda.

4. Approve minutes of the December 6, 2023 and December 13, 2023 Planning Commission meetings.

Mr. Shawn Wright made a motion to approve the December 6, 2023 and December 13, 2023 Planning Commission meetings; the motion was seconded by Vice-Chairman Ken Halliburton and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

Annexation petition and plan of services [2023-506] for approximately 112.5 acres located along Veterans Parkway, including approximately 1,475 linear feet of Veterans Parkway right-of-way, Kathy Davis, Howard Barley Yeargan, and Randall Robinson, Jr. applicants. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the request; therefore, Chair Kathy Jones closed the public hearing.

There being no further discussion, Mr. Shawn Wright made a motion to approve the annexation petition and plan of services subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

- Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

Nay: None

Zoning application [2023-419] for approximately 106.4 acres located along Veterans Parkway to zoned PRD (Prater Farms PRD) simultaneous with annexation, Ole South Properties applicant. Ms. Marina Rush and Ms. Amelia Kerr presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Matt Taylor (design engineer), Mr. John Floyd (developer), and Mr. Dan Bobo (developer) were in attendance representing the application. Mr. Matt Taylor gave a

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 10, 2024

PowerPoint presentation of the Pattern Book, which Pattern Book is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the rezoning request; therefore, Chair Kathy Jones closed the public hearing.

Mr. Shawn Wright complimented Mr. John Floyd for bringing affordable single-family homes into the city.

There being no further discussion, Vice-Chairman Ken Halliburton made a motion to approve the zoning application subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Kathy Jones
Ken Halliburton
Jami Averwater
Reggie Harris
Bryan Prince
Shawn Wright

Nay: None

6. Staff Reports and Other Business:

Mandatory referral [2023-731] to consider the abandonment of a portion of a sanitary sewer easement located east of Suzanne Landon Drive, Benjamin Beasley on behalf of Cypress Homes, LLC applicant. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

ORDINANCE 24-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 zone approximately 106.4 acres located along Veterans Parkway to Planned Residential Development (PRD) District (Prater Farms PRD), simultaneous with annexation; Ole South Properties, applicant [2023-419].

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 zone the territory indicated on the attached map.

SECTION 2. That from and after the effective date hereof the area depicted on the attached map be zoned and approved Planned Residential Development (PRD) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission 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 second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

Jennifer Brown
City Recorder

APPROVED AS TO FORM:

DocuSigned by:
Adam F. Tucker

Adam F. Tucker
City Attorney

SEAL

City Limits

Area zoned RS-15 simultaneous with annexation

Area zoned PRD simultaneous with annexation

Ordinance 24-OZ-04



COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Rezoning property along Southgate Boulevard
[Public Hearing Required]

Department: Planning

Presented By: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

Ordinance	<input checked="" type="checkbox"/>
Resolution	<input type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Zoning of approximately 3.97 acres located at the southwest corner of Southgate Boulevard and Westgate Boulevard.

Staff Recommendation

Conduct a public hearing and enact the ordinance establishing the requested zoning. The Planning Commission recommended approval of the zoning request.

Background Information

Southgate Developers presented to the City a zoning application [2023-422] for approximately 3.97 acres located along Southgate Boulevard to be rezoned from CH (Highway Commercial District) and CF (Commercial Fringe District) to PUD (Planned Unit District). During its regular meeting on February 7, 2024, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval.

Council Priorities Served

Improve Economic Development

This rezoning will enable the development of a contractor's equipment rental business, which will provide employment opportunities for the community and generate tax revenue for the City.

Attachments:

1. Ordinance 24-OZ-05
2. Maps of the area
3. Planning Commission staff comments and minutes from the 02/07/2024 meeting
4. Westgate Commons PUD pattern book

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 7, 2024
PROJECT PLANNER: BRAD BARBEE**

- 5.a. **Zoning application [2023-422] for approximately 3.97 acres located along Southgate Boulevard and Westgate Boulevard to be rezoned from CH to PUD (Westgate Commons PUD), Southgate Developers, LLC applicant.**

Introduction

The subject property is located at the southwest corner of the intersection of Southgate Boulevard and Westgate Boulevard. This property is further identified as Tax Map 113K, Group A, Parcel 8.00. The property included in the zoning map amendment request is approximately 3.97 acres and is currently vacant land. The property is zoned CH (Commercial Highway District) and CF (Commercial Fringe).

The surrounding properties to the north, east, and south are zoned Commercial Highway and developed as restaurants, hotels, auto repair facilities, a contractor's equipment rental facility and a convenience market. A site plan has been approved for a truck fueling addition to the Mapco which is located across from the subject property to the east. Adjacent properties located to the west of the subject property are all zoned RD (Residential Duplex) and are developed as single-family attached and single-family detached dwellings.

Westgate Commons PUD ~3.97 acres

Overview:

Southgate Developers, LLC requests to rezone the subject property from CF and CH to PUD (Planned Unit District) in order to develop a contractor's equipment rental facility. This use is identified as, "Contractor's/Construction Equipment: Sales, Rental, Repair" in the proposed amended version of Chart 1 of the Murfreesboro Zoning Ordinance, which is currently pending before the City Council. This use is only proposed to be permitted in the industrial zoning districts and is not permitted on the subject property, as currently zoned. The applicant has also included a list of commercial uses as permitted uses in order to increase the future usability of the property, should the contractor's equipment use cease. If the property use is changed in the future, a site plan must be submitted to the Murfreesboro Planning Department that complies with all zoning and development standards at the time that the submittal is made.

The site will consist of one principal structure containing a reception area, showroom, offices, restrooms, and employee areas along with 10,337 square feet of warehouse area. Also included is an outdoor area for the storage and maneuvering of equipment, parking for employees and customers, and a stormwater facility located along the western portion of the property. Storage areas are proposed to be screened from the view of the public right-of-way and the adjacent residentially zoned properties to the west.

The residentially-zoned property is proposed to be protected from the potential impacts of the industrial use the installation of a 20-ft-wide Type E buffer that consists of three rows of broad growing evergreen trees. This is the largest buffer type described in the Murfreesboro Zoning Ordinance. In addition to the vegetative buffer, the applicant has preserved 1 acre of greenspace along the western side of the property to further provide screening, privacy, and separation between the homeowners and the proposed development.

Transportation, Circulation and Access:

The Westgate Commons development has two primary access points from Southgate Boulevard with a secondary entrance located along Westgate Boulevard. Southgate Boulevard is a public Commercial Collector and Westgate Boulevard is a public Local Street. Primary customer parking is located along the eastern side of the property adjacent to Southgate Boulevard with rental equipment storage and maneuvering areas located behind the principal structure on the western portion of the property.

Purposes of Planned Development Districts:

According to the Zoning Ordinance, the purposes of planned development district regulations are as follows:

- 1) to promote flexibility in development design and to permit planned diversification in the location of structures;
- 2) to promote the efficient use of land by permitting a planned arrangement of buildings, circulation systems, land uses, and utilities;
- 3) to preserve existing landscape features and amenities and to utilize such features in a harmonious fashion;
- 4) to encourage the total planning of land tracts consistent with adopted long-range plans;
- 5) to permit the use of new and innovative land development techniques while assuring protection of existing adjacent development;

- 6) to encourage the functional and beneficial use of open spaces and to preserve natural features of a development site;
- 7) to promote the creation of a safe and desirable living environment for residential areas characterized by a unified site and development program;
- 8) to permit the creation of a variety of housing types compatible with surrounding development to provide a greater choice of types of environments and living units;
- 9) to promote the provision of attractive and appropriate locations for business and manufacturing uses in well-designed developments and the provision of opportunities for employment closer to residences with a reduction in travel time from home to work;
- 10)to encourage the revitalization of established commercial centers;
- 11)to promote the diversification in the uses permitted and variation in the relationship of uses, structures, open space, and height of structures in developments intended as cohesive, unified projects;
- 12)to encourage design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property; and,
- 13)to promote the significance of architectural and aesthetic improvements and details in atypical developments.

Exceptions

Exceptions must be specifically identified and requested in the application for a planned development. The Zoning Ordinance states the following regarding exceptions within planned developments:

The planned development approval may provide for such exceptions from the Subdivision Regulations and Design Guidelines, district zoning regulations governing use, density area, bulk, parking, architecture, landscaping, and open space as may be necessary or desirable to achieve the objectives of the proposed planned development, provided such exceptions are consistent with the standards and criteria contained in this section and have been specifically identified and requested in the application for a planned development.

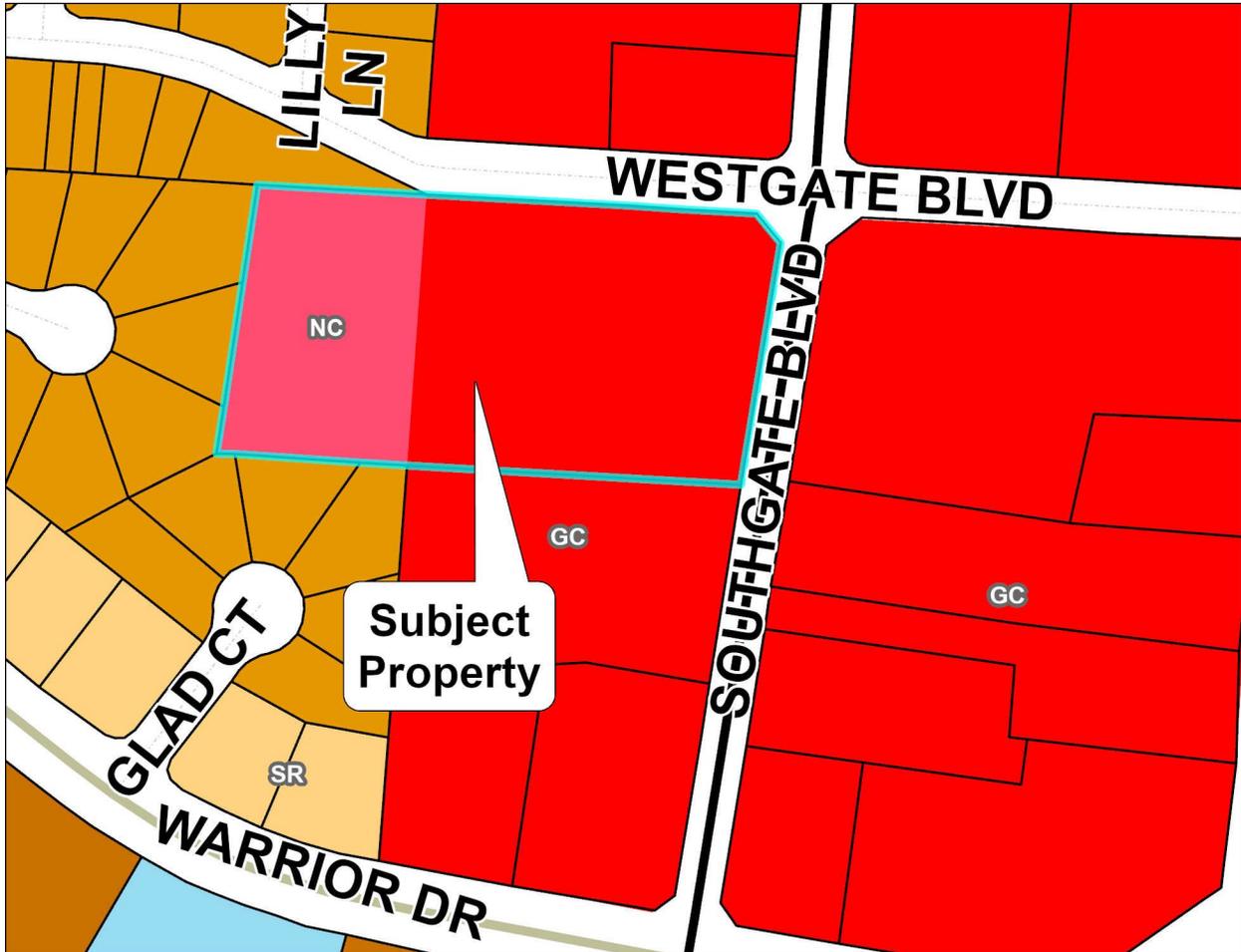
Unless the application for a planned development contains a clear statement of exceptions to them, the standards and criteria of the

Subdivision Regulations, Design Guidelines, and district zoning regulations will apply to all planned developments. The specific zone district used as a comparison for the planned development shall be the most like zone district to the planned development, as determined by the Planning Director.

The PCD pattern book identifies two exceptions on page 17. They are as follows:

1. Requesting an exception that foundation landscaping only be required along the east side of the building (i.e., the side adjacent to Southgate Boulevard) as the northern and southern sides of the building are have multiple access points for vehicles and equipment to enter and exit the building and the western side of the building is immediately adjacent to storage and maneuvering areas where landscaping has a high likelihood of being in conflict with the outdoor uses.
2. Requesting an exception that the Overhead/Utility doors be allowed to face the Westgate Boulevard public right-of-way. To mitigate the impact, the doors will be decorative and will be screened via the landscaping along Westgate.

Future Land Use Map



The future land use map of the Murfreesboro 2035 comprehensive plan recommends that the majority of the subject property develop with the *(General) Commercial* land use character. The western portion of the property is recommended to develop with the *Suburban (Neighborhood) Commercial* land use character. Descriptions of these land use characters taken from the amended comprehensive plan are below.

(GENERAL) COMMERCIAL CHARACTER (GC)

This designation pertains to commercial development as well as outparcels located on arterial and collector transportation routes. The primary difference in Urban and Auto-Urban character categories is the role of the automobile in its site design. Rather than buildings oriented to the street, as in an urban setting, such as what is found in downtown, auto-urban environments are characterized by large parking lots surrounding the buildings.

Auto-Urban commercial uses include high intensity commercial businesses that have a trade area outside of Murfreesboro and/or require a large amount of land for their operations. Uses like regional shopping center, grocery, hotels, gas stations, restaurants, and “big box” retailers. Due to the potential for these uses to generate high traffic volumes, their location should be on or with adequate access to arterial roadways.

SUBURBAN (NEIGHBORHOOD) COMMERCIAL CHARACTER (NC)

Outside of Murfreesboro’s Downtown, there are commercial and office nodes that are automobile-oriented but designed at a neighborhood scale and cater to pedestrians in Neighborhood Commercial configurations. Rather than designing linear strips, these neighborhood commercial centers occupy much smaller building footprints than typical businesses found at significant transportation intersections and provide neighborhood conveniences such as drug stores, professional services, and boutique retail uses. Small food markets are often accompanied by convenience stores and personal service establishments such as banks, dry cleaners, and small-scale drug stores. The Neighborhood Commercial category also includes residences that have been converted into professional offices. Proposed locations include smaller commercial centers adjacent to and surrounded by neighborhoods and at principal intersections of community collector streets.

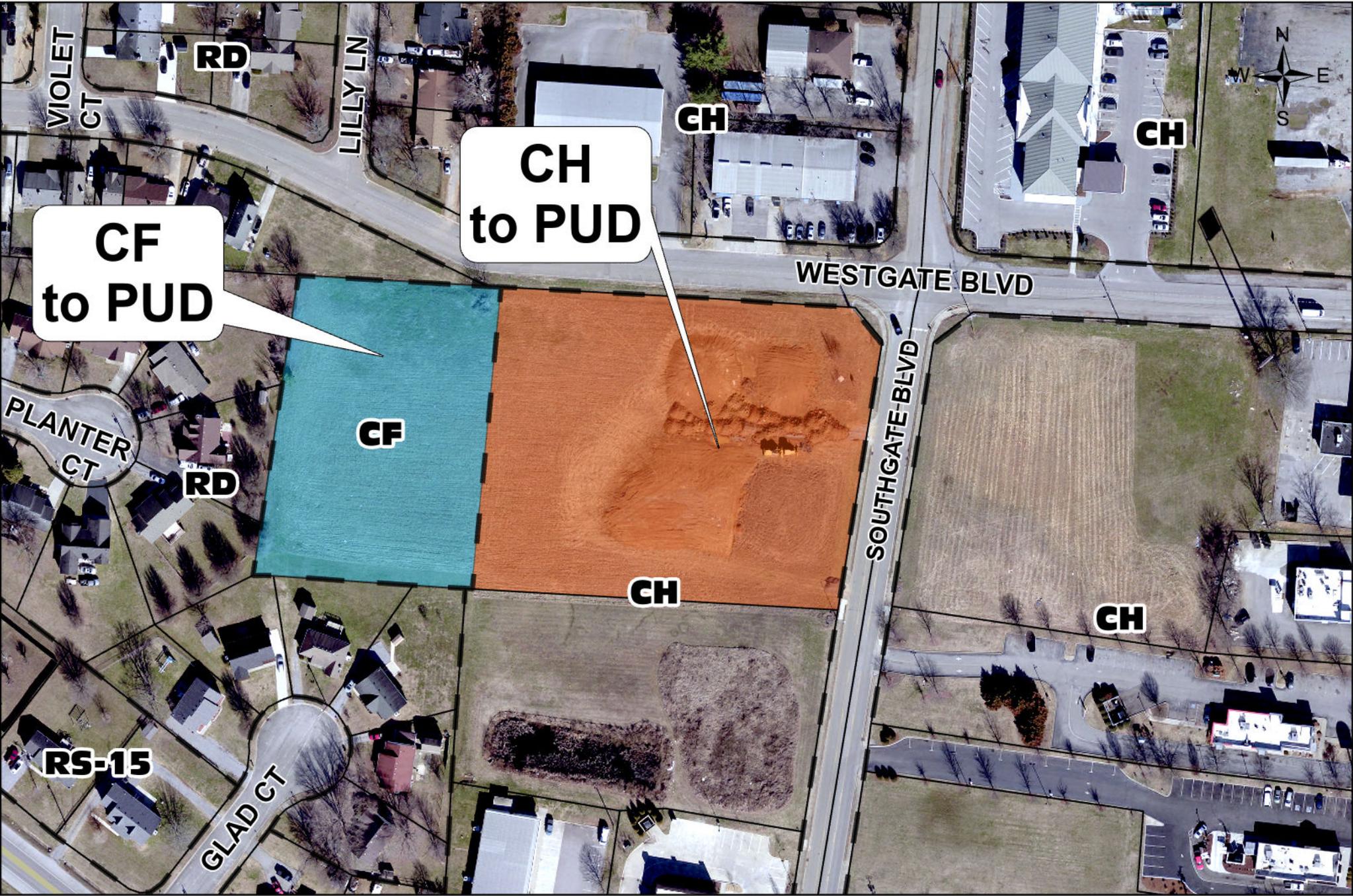
The majority of the uses proposed in this zoning request are consistent with both the General Commercial (GC) and the Suburban (Neighborhood) Commercial (NC) land use characters. However, the contractors’ equipment rental business is generally more of an industrial use, and the Planning Commission will need to determine if this is an appropriate deviation from the comprehensive plan to allow this use.

Recommendation:

Staff is supportive of this request for the following reasons:

1. The majority of the land uses proposed are consistent with the approved *Murfreesboro 2035 Comprehensive Plan* and the *Future Land Use Map*.
2. Significant buffering and open space are proposed next to the adjacent residential uses to mitigate negative impacts from the proposed uses.
3. Significant screening is proposed between the equipment storage area and the public right-of-way to mitigate any negative visual impact to the public street.

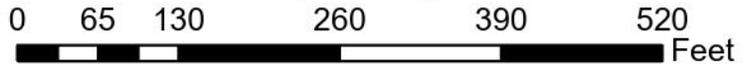
The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. A copy of the PUD program book is included with the agenda materials. The Planning Commission should hold the public hearing and formulate a recommendation to City Council.

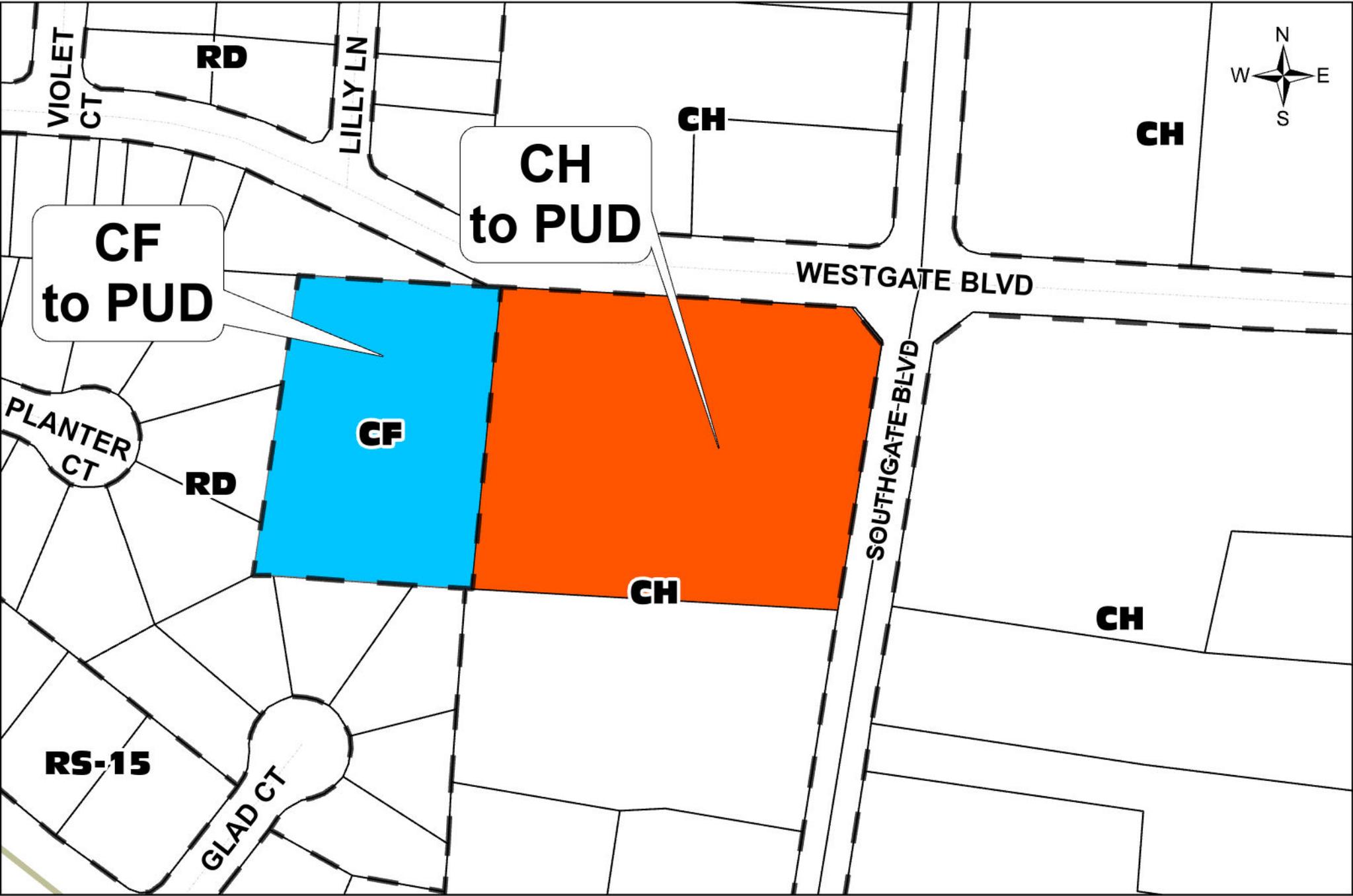


Zoning Request for Property located along Westgate Boulevard CH and CF to PUD (Westgate Commons PUD)

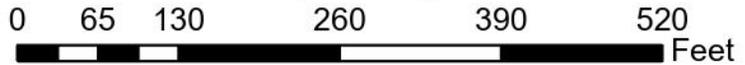


Planning Department
City of Murfreesboro
111 W. Vine St.
Murfreesboro, TN 37130
www.murfreesborotn.gov

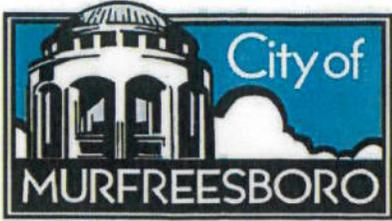




**Zoning Request for Property located along Westgate Boulevard
CH and CF to PUD (Westgate Commons PUD)**



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



T E N N E S S E E

Creating a better quality of life

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

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

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: Southgate Developers (Blake Smith)

Address: 412 Golden Bear Court City/State/Zip: Murfreesboro, TN 37128

Phone: 615-642-9064 E-mail address: blake@smithbuildinggroup.com

PROPERTY OWNER: Southgate Developers

Street Address or property description: Westgate Boulevard

and/or Tax map #: 113K Group: A Parcel (s): 8.00

Existing zoning classification: CH/CF

Proposed zoning classification: PID Acreage: 3.97

Contact name & phone number for publication and notifications to the public (if different from the

applicant): Matt Taylor 615-890-7901

E-mail: mtaylor@sec-civil.com

APPLICANT'S SIGNATURE (required): [Signature]

DATE: 12-06-2023

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

Date received: MPC YR.: MPC #:

Amount paid: Receipt #:

March 4, 2024

Brad Barbee
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

RE: Westgate Commons - Submittal for City Council Public Hearing.
PUD Pattern Book - Summary Of Amendments
SEC Project No. 01122

Dear Brad,

A summary of amendments is outlined below.

Amendments

Cover Page –

Updated Submittal Date information

Page 8 –

Updated plan labels to show Type 'E' with additional fence along southern portion of detention pond.

Updated plan to show the fuel station and added label stating it shall be enclosed via a brick enclosure.

Page 9 –

Updated standards to include Type 'E' buffer with additional fence along southern portion of detention pond.

Updated standards to account for fuel station.

Page 10 –

Revised material example photos to provide a more accurate representation of proposed materials and colors.

Page 15 –

Updated diagram to include Type 'E' buffer with an additional fence for the portion of buffer just south of the proposed detention pond. Updated Commercial Landscape Characteristics to include this revision as well.

Updated diagram to show proposed fuel station's enclosure limits.

Should you need any clarification concerning the these Amendments, please feel free to contact me at 615-890-7901.

Sincerely,

A handwritten signature in red ink that reads "Matt Taylor". The signature is written in a cursive style.

Matt Taylor, P.E.

SEC, Inc.

WESTGATE COMMONS

A REQUEST FOR REZONING FROM COMMERCIAL FRINGE/COMMERCIAL HIGHWAY TO A PLANNED UNIT DISTRICT (PUD)

Murfreesboro, Tennessee



Initial Submittal

December 7th, 2023

Resubmittal

January 11th, 2024 for the January 17th, 2024
Planning Commission Workshop Meeting

Resubmittal

January 30th, 2024 for the February 7th, 2024
Planning Commission Public Hearing

Resubmittal

February 27th, 2024 for the March 7th, 2024
City Council Public Hearing

Resubmittal

March 4th, 2024 for the March 7th, 2024
City Council Public Hearing



SEC Project #01122

© Copyright 2024, Site Engineering Consultants, Inc.



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

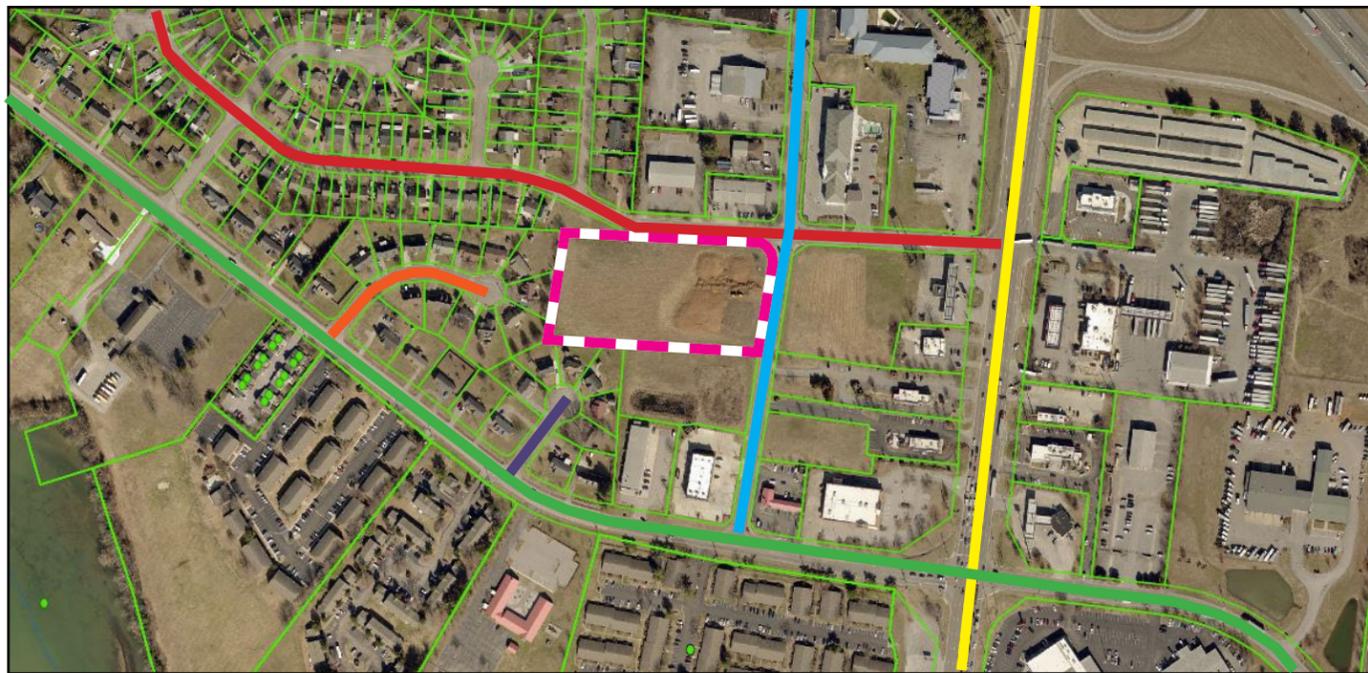
850 Middle Tennessee Blvd.
 Murfreesboro, Tennessee 37129

Company: Southgate Developers, LLC
 Profession: Developer
 Attn: Blake Smith
 Phone: 615-642-9064
 Email: blake@smithbuildinggroup.com

412 Golden Bear Court
 Murfreesboro, Tennessee 37128

TABLE OF CONTENTS 02
 PROJECT SYNOPSIS, ZONING MAP 03
 FUTURE LAND USE PLAN 03
 SUBDIVISION MAP & 2040 MAJOR TRANSPORTATION PLAN 04
 UTILITY MAP & HYDROLOGY AND TOPOGRAPHY 05
 ON-SITE, ROADWAY, & OFF-SITE PHOTOGRAPHY 06-07
 CONCEPTUAL SITE AND LANDSCAPE PLAN 08
 DEVELOPMENT STANDARDS & ALLOWABLE USES..... 09
 ARCHITECTURAL CHARACTERISTICS..... 10-12
 STORAGE YARD SAMPLE PHOTOS 13
 INGRESS AND EGRESS 14
 LANDSCAPE CHARACTERISTICS..... 15
 ARTICLE 13 INFORMATION SUMMARY 16
 REQUESTED EXCEPTIONS SUMMARY 17

© Copyright 2024, Site Engineering Consultants, Inc. (SEC, Inc.)
 This document shall not be reproduced, modified, published, or used in any way or form of media/print
 without the expressed written consent of Site Engineering Consultants, Inc.



AERIAL PHOTOGRAPH

Not To Scale

- Southgate Boulevard
- Glad Court
- US Highway 231/South Church Street
- Planter Court
- Westgate Boulevard
- Warrior Drive



Southgate Developers, LLC respectfully requests rezoning of the Southgate Developers, LLC property at Westgate Boulevard from Commercial Fringe (CF) and Commercial Highway (CH) to a Planned Unit District (PUD) in the City of Murfreesboro to create Westgate Commons. The property is located on the southwest corner of the Southgate Boulevard and Westgate Boulevard intersection. The site is identified as Parcel 8.00 of Tax Map 113K, Group A, and is approximately 1.36 acres of Commercial Fringe and 2.61 acres of Commercial Highway, for an approximate total of 3.97 acres.

The development will consist of one single-story building that will include office space at the front of the building, and service/warehouse space at the rear of the building. The building will front onto Southgate Boulevard and will have employee and patron parking between the building and Southgate Boulevard. The remainder of the site that wraps around the rear 2/3's of the building will be utilized for vehicular movement around the inventory yard and into the service/warehouse end of the building. The paved surface area outside of vehicular movement areas will be utilized for outdoor storage. The building facades shall be constructed primarily of brick, with metal panels in limited areas and other masonry materials as well.

Development signage will be located at the intersection of Southgate Boulevard and Westgate Boulevard. Signage shall be constructed with materials consistent with the proposed architecture and anchored by landscaping. A 20-ft wide Landscape Easement shall be provided along the residential properties abutting the development, as seen in Figure 13.1 in red on Page 15. A Type 'E' Landscape Buffer shall be provided within this Landscape Easement. minimum 15-ft wide landscape easement shall be provided along a portion of the northern boundary that abuts Westgate Boulevard. This easement shall contain a 6'-8' tall chain link security fence with an additional 6'-8' tall opaque, tan, vinyl fence. Landscaping within this easement shall comply with the Murfreesboro Streetscape Perimeter Landscaping Standards. The purpose of this landscape easement is to provide screening between the rollup garage bay doors and Westgate Boulevard.



ZONING MAP

Not To Scale

- RS-15 Residential Single-Family (RS-15)
- RD Residential Duplex (RD)
- CF Commercial Fringe (CF)
- CH Commercial Highway (CH)
- H-I Heavy Industrial (H-I)



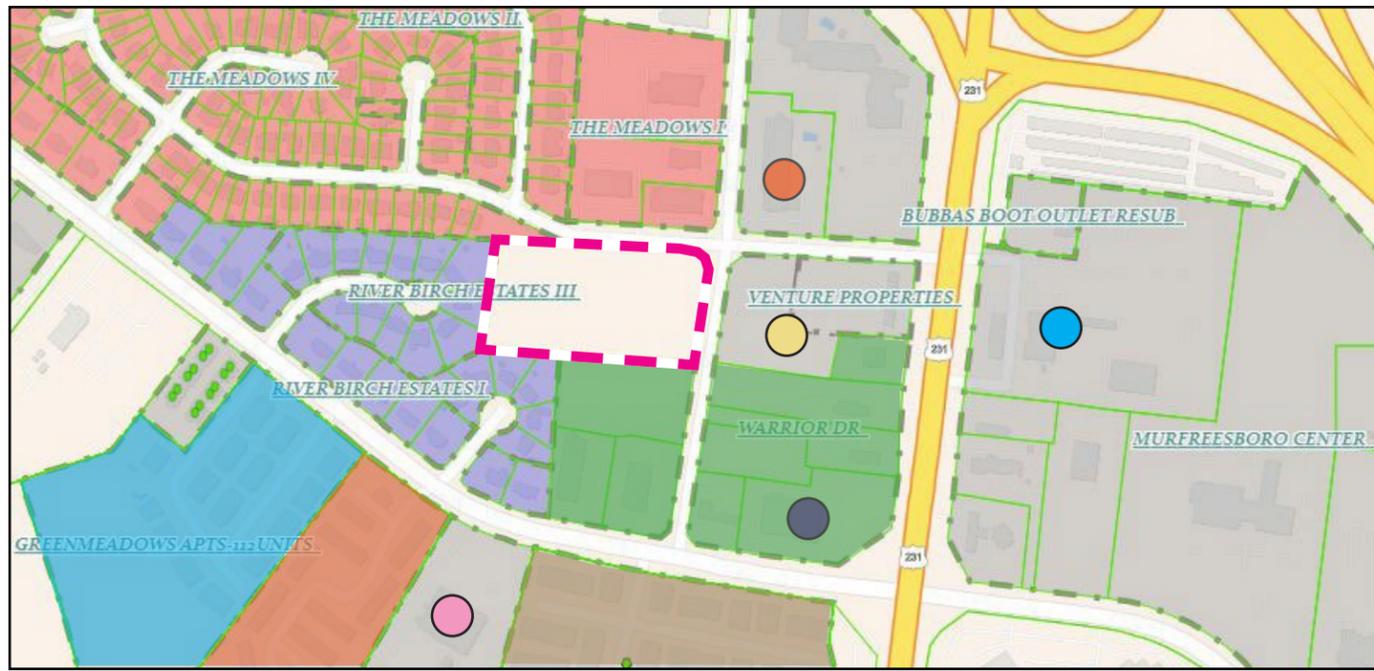
The surrounding area consists of a mixture of zoning types and land uses. The land to the north, south, and east are currently zoned Commercial Highway (CH). The adjacent properties to the west and southwest portion of the site are currently zoned Residential Duplex (RD). The neighboring properties to the west, northwest and southwest sides of the property are residential land use type; the properties to the south, east and north are commercial properties and land uses.

2035 FUTURE LAND USE PLAN



The Murfreesboro Future Land Use Plan Amendment proposes this area as Suburban (Neighborhood) Commercial (NC) and General Commercial (GC) Character Areas. The character of this land use includes developments that are small-scale and low intensity land uses. Generally compatible zoning districts include CF, OG, CM, PCD and PUD.

The proposed land use is industrial and is not consistent with the Future Land Use Plan, however, the majority of the proposed uses are. This allows for flexibility and tailored development within the specified low-intensity, small-scale framework for commercial applications. This rezoning will allow for similar land-uses to be proposed while providing the opportunity to mitigate impact on the surrounding residential properties.

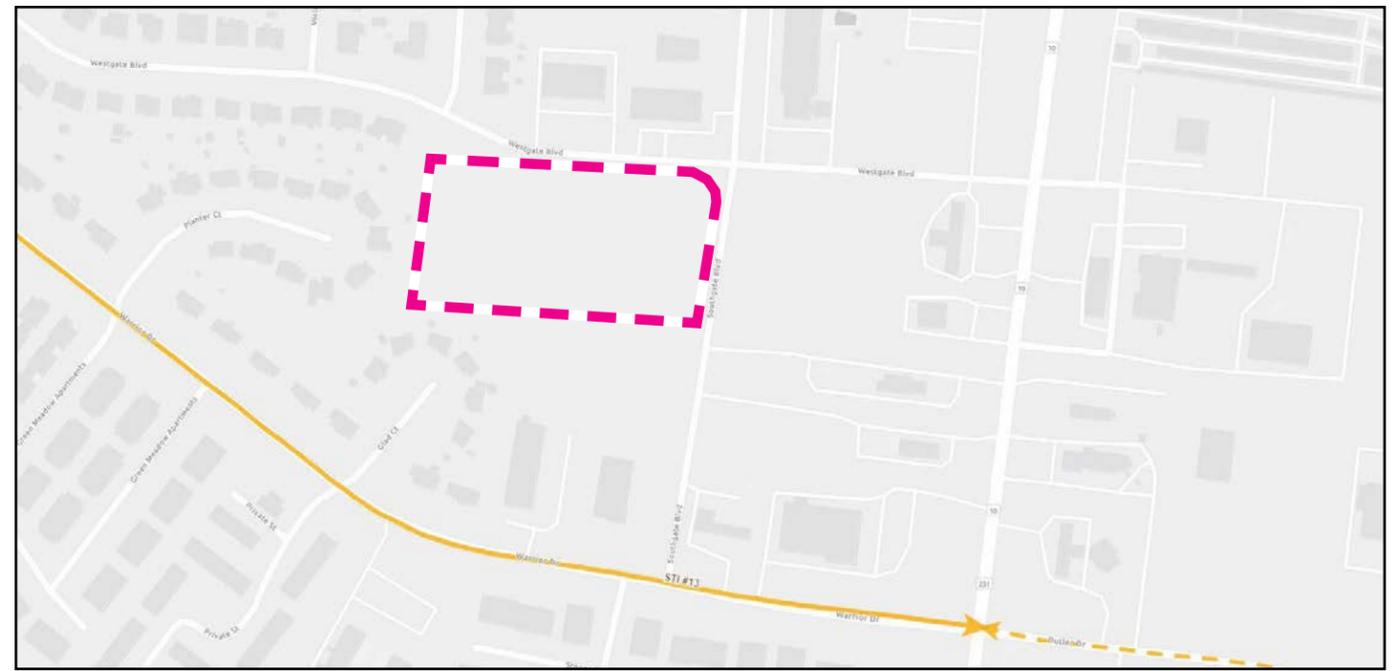


SUBDIVISION MAP

Not To Scale

- | | | | |
|--------------------------|--------------------------|------------------|----------------------|
| The Meadows | Stones River Apartments | MAPCO Express | Riverdale Highschool |
| River Birch Estates | Green Meadows Apartments | Wingate hotel | Pilot Travel Center |
| Warrior Drive Commercial | Tivoli Place Apartments | Riverdale Church | Site Boundary |

Westgate Commons is surrounded by a mixture of residential subdivisions and commercial properties. River Birch Estates and the Meadows subdivision are residential developments consisting of one to two story single family detached homes that includes front entry garages or parking pads next to the homes. River Birch Estates exterior elevations consist primarily of vinyl siding. The Meadows exterior elevations consists of vinyl and brick siding. To the east of Westgate Commons is an open field; next to the field is commercial buildings including MAPCO express, Pizza Hut and Burger King. South of the project site, are commercial buildings, Black Dragon Martial Arts and Little Caesars Pizza, along Warrior Drive. The Wingate Hotel is located northeast of the property, with building exterior elevations consisting primarily of stucco material. and has one primary point of ingress/egress to the development from Southgate Boulevard.

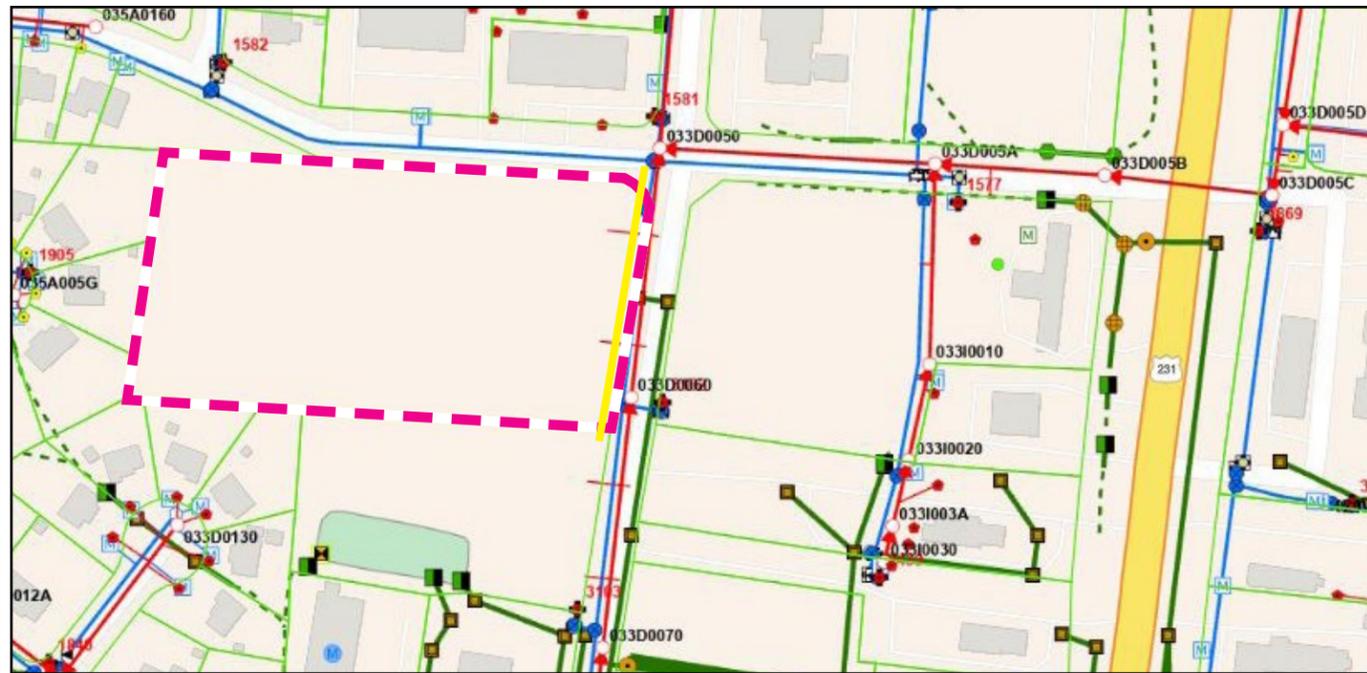


2040 MAJOR TRANSPORTATION PLAN

Not To Scale

- | | |
|------------------------------|---------------|
| 3-Lane Roadway (Recommended) | Site Boundary |
| 3-Lane Roadway (Committed) | |

The property has/will have access to the existing public R.O.W.s of Westgate Boulevard and Southgate Boulevard. The proposed development shall access Southgate Boulevard through two entrances and one entrance to access Westgate Boulevard. No roadways directly impacted by this development are on the Murfreesboro Major Thoroughfare Plan.



UTILITY MAP

Not To Scale

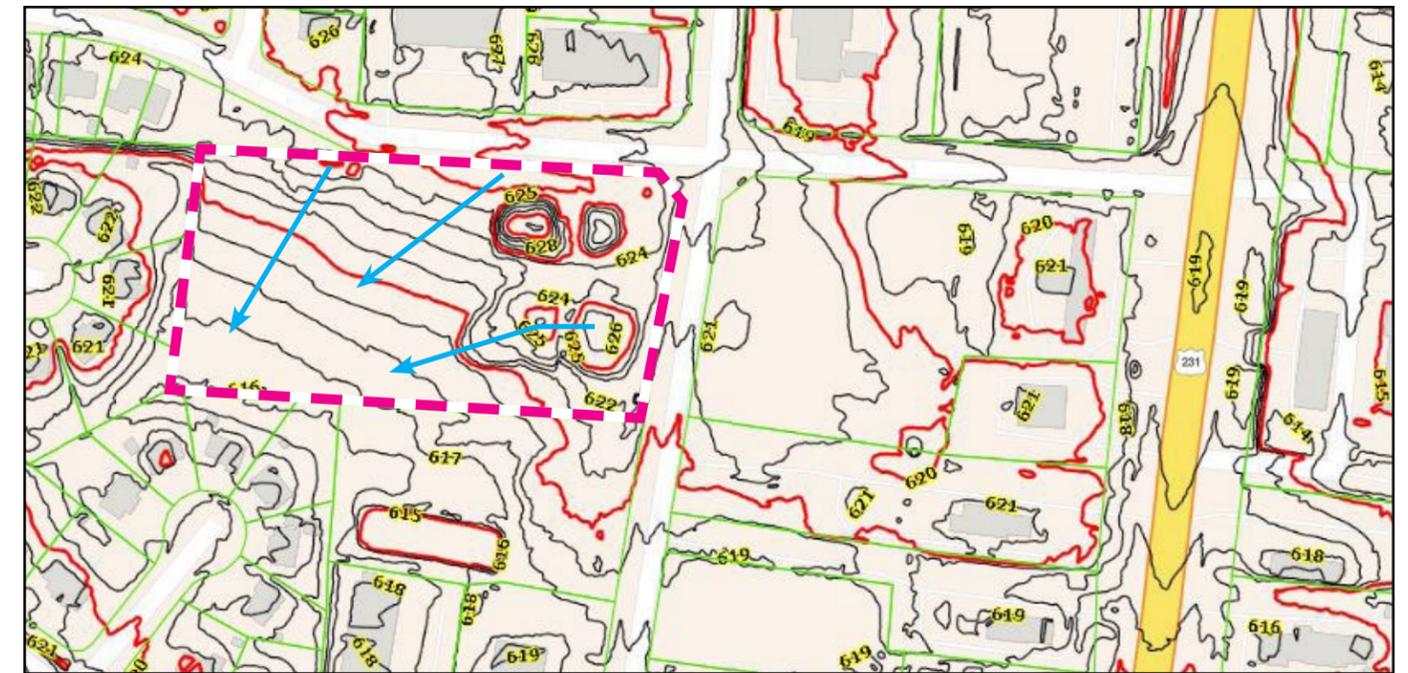


Water service will be provided by the Murfreesboro Water Resources Department. There is an existing 12" ductile iron water line along Southgate Boulevard and an 8" PVC water line along Westgate Boulevard for water service into the site. The developer will be responsible for extending the waterline into the site for domestic and fire water service.

Sanitary sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 10" PVC gravity sewer line within the R.O.W. of Southgate Boulevard. Developer will be responsible for extending sewer into this property.



Electric service will be provided by Middle Tennessee Electric. Service will be extended from either Westgate or Southgate Boulevard. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.



HYDROLOGY AND TOPOGRAPHY

Not To Scale



The topographic map above shows the site's topographic high points generally at the northern and southeastern portion of the property. From these high points, the property drains towards the southwestern side of the property. Stormwater that drains to the southwestern side, flows towards the River Birch Estates where it is collected in a drainage easement.

No portions of this property are within a registered floodway or floodplain per FEMA Flood Panel 4719C0270J eff. 5/9/2023.

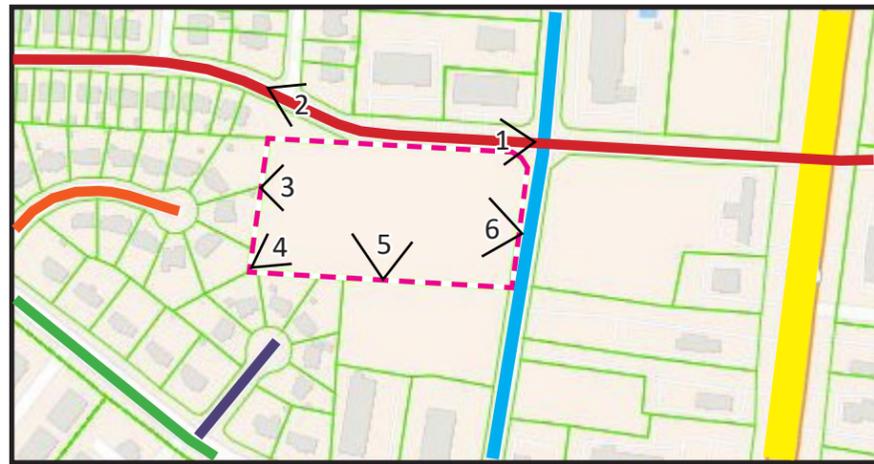


PHOTO DIRECTION MAP

Not To Scale

- Southgate Boulevard
- US HWY 231/South Church Street
- Westgate Boulevard
- Planter Court
- Glad Court
- Warrior Drive



View of Westgate Boulevard From Southgate Boulevard Looking West



View of Westgate Boulevard from Lilly Lane Looking East



View from Western Property Line Looking East



View from Southwest Corner of Site Looking Northeast



View from Southern Property Line Looking North



View From Southgate Boulevard Looking West

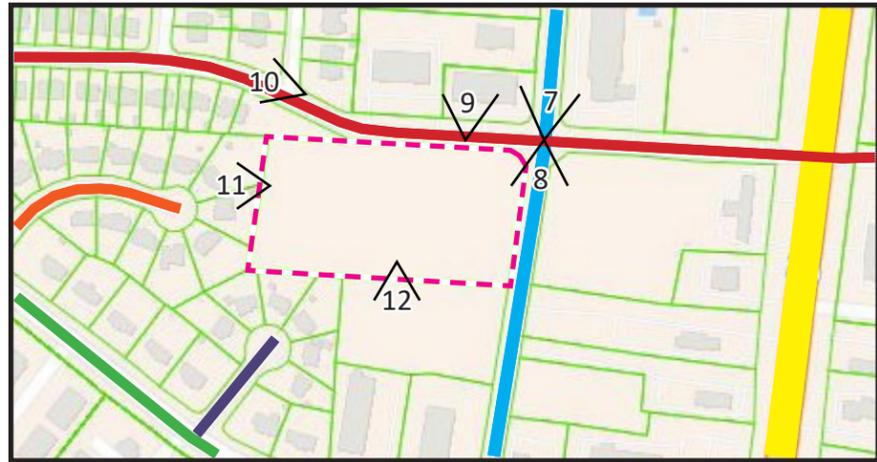
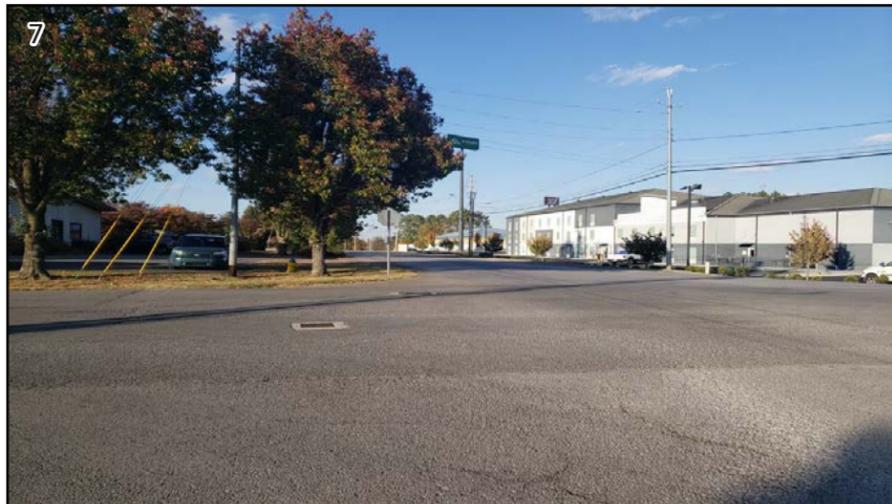


PHOTO DIRECTION MAP

Not To Scale

- Southgate Blvd.
- US HWY 231/South Church Street
- Westgate Blvd.
- Planter Court
- Glad Court
- Warrior Drive
- Site



View from Southgate and Westgate Intersection Looking North



View from Southgate and Westgate Intersection Looking South



View north to adjacent business along Westgate Boulevard



View of Westgate Boulevard from Lilly Lane Looking West



View of western side of property looking west towards residential properties



View of Adjacent Vacant Lot Looking South

Land Use Data	
Existing Zoning:	CF & CH
Proposed Zoning:	PUD
Total Land Area:	±3.97 Acres
Min. Open Space Required:	±0.79 Acres (20%)
Min. Open Space to be Provided:	±0.79 Acres (20%)
Stormwater (Detention):	±0.54 Acres (13%)
Max. Building SF:	10,500 SF
Parking Requirements	
Building Office Area:	±2,500 SF
Required Parking (1 Space/300 SF):	8 Spaces
Number of Employees on Shift:	10 Employees
Max. Number of Employees on Shift:	10 Employees
Required Parking (1.5 Space/2 Emp.):	8 Spaces
Total Parking Required:	16 Spaces
Total Parking Provided:	22 Spaces (2 H.C.)

- Proposed Building
- Open Space
- Detention Pond
- Roadway
- Sidewalk

***All vehicular use areas (parking, storage, maneuvering, and drive aisles) shall be paved with either concrete or asphalt.**



Commercial Development Standards:

- Commercial buildings shall have pedestrian connections to Southgate Boulevard.
- A 20-ft wide Landscape Easement shall be provided along the residential properties abutting the development, as seen in Figure 13.1 in red. Type 'E' Landscape Buffer shall be provided within this Landscape Easement. The southern portion of this buffer along the adjacent residential properties shall also include a 6' tan vinyl privacy fence as seen on page 15.
- A minimum 15-ft wide landscape easement shall be provided along a portion of the northern boundary that abuts Westgate Boulevard. This easement shall contain a 6'-8' tall chain link security fence with an additional 6'-8' tall opaque, tan, vinyl fence. Landscaping within this easement shall comply with the Murfreesboro Streetscape Perimeter Landscaping Standards. The purpose of this landscape easement is to provide screening between the rollup garage bay doors and Westgate Boulevard.
- Monument signage located along roadways shall be constructed of materials consistent with building architecture and anchored with landscaping.
- All mechanical equipment located on the ground (i.e. HVAC and transformers) shall be screened with landscaping or fencing. If mechanical equipment is located on the roof, then they shall be screened from view via a parapet wall.
- Proposed fuel station shall be enclosed via a brick wall, with access facing the proposed building.
- All on-site utilities will be underground.
- On-site lighting will comply with city standards.
- Parking will comply with Murfreesboro Zoning Ordinance.



*EXAMPLE OF DEVELOPMENT SIGNAGE



*EXAMPLE OF TRASH ENCLOSURE



*EXAMPLE OF DEVELOPMENT SIGNAGE

Allowable Uses:

The immediate end user for this commercial lot at this time, is United Rentals. The allowable uses outlined below on this page are garnered from the Commercial Fringe (CF), Commercial Highway (CH) and Light Industrial (LI) zoning districts as per the January 24, 2023 Murfreesboro Zoning Ordinance. Westgate Commons will allow the uses listed below for potential future tenants, if United Rentals were to leave the property.

***Contractor's/Construction Equipment: Sales, Rental, and Repairs shall be for equipment similar to equipment on Page 13. No heavy construction equipment (Bulldozers, full-size excavators, etc.) are allowed.

PUD PERMITTED USES	
INSTITUTIONS	
Adult Day-Care Center	X
Church ¹³	X
Day-Care Center	X
Museum	X
Nursing School	X
Philanthropic Institution	X
Public Building ¹³	X
Senior Citizens Center	X
School, Public or Private, Grades K - 12 ¹³	X
AGRICULTURAL	
Farm Labor and Management Services	X
COMMERCIAL	
Amusements, Commercial Indoor	X
Animal Grooming Facility	X
Antique Shop <3,000 sq.ft.	X
Art or Photo Studio or Gallery	X
Bakery, Retail	X
Bank or Credit Union, Branch Office or Main Office	X
Bank, Drive-Up Electronic Teller	X
Barber or Beauty Shop	X
Book or Card Shop	X
Business School	X
Business and Communication Service	X
Catering Establishment	X
Clothing Store	X
Commercial Center	X
Convenience Sale and Services, maximum 5,000 sq. ft. floor area	X
Dry Cleaning	X
Financial Services (No Check Advance Businesses)	X
Flower or Plant Store	X
Glass-Stained and Leaded	X
Group Assembly, <250 persons	X
Health Club	X

Interior Decorator	X
Janitorial Service	X
Karate, Instruction	X
Keys, Locksmith	X
Laboratories, Medical - Excluding Plasma Donation	X
Laboratories, Testing	X
Music or Dancing Academy	X
Offices	X
Optical Dispensaries	X
Personal Service Establishment	X
Pet Shops	X
Pharmacies, Apothecaries	X
Reducing and Weight Control Services	X
Restaurant and Carry-Out Restaurant*	X
Restaurant , Specialty*	X
Restaurant, Specialty - Limited*	X
Retail Shop, other than enumerated elsewhere	X
Specialty Shop	X
Veterinary Office	X
Veterinary Clinic	X
INDUSTRIAL	
Contractor's/Construction Equipment: Sales, Rental, and Repair***	X
TRANSPORTATION AND PUBLIC UTILITIES	
Post Office or Postal Facility	X
Telephone or Communication Services	X

Prohibited Uses:

- Primary Pain Clinic
- Primary Drug & Alcohol Rehab Centers
- Vape/Cigarette Shop/Tobacco Shop
- Liquor Store
- Gasoline Sales
- Motor Vehicle Sales
- Blood Donation
- Pawn Shops
- Motor Vehicle Repair

Commercial Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- All buildings shall be one-story
- Buildings shall have a well-defined architectural base via different materials, colors, changes in pattern, or a combination of these techniques.
- Main entrances are to be well defined and easily recognizable by the use of; raised roof lines, canopies, glazing, change in materials, change in color, and/or change in building planes.
- Masonry materials (brick, stone, cast stone, synthetic stone) will be the primary building materials with metal panels and cementitious siding as secondary materials on all elevations.
- Overhead rollup doors may face Westgate but will be decorative and will have landscape screening between doors and any public ROW.



Example of Brick
(different colors, cuts, patterns will be allowed)



Example of Brick
(different colors, cuts, patterns will be allowed)



Example of Metal Panel
(different colors, cuts, patterns will be allowed)



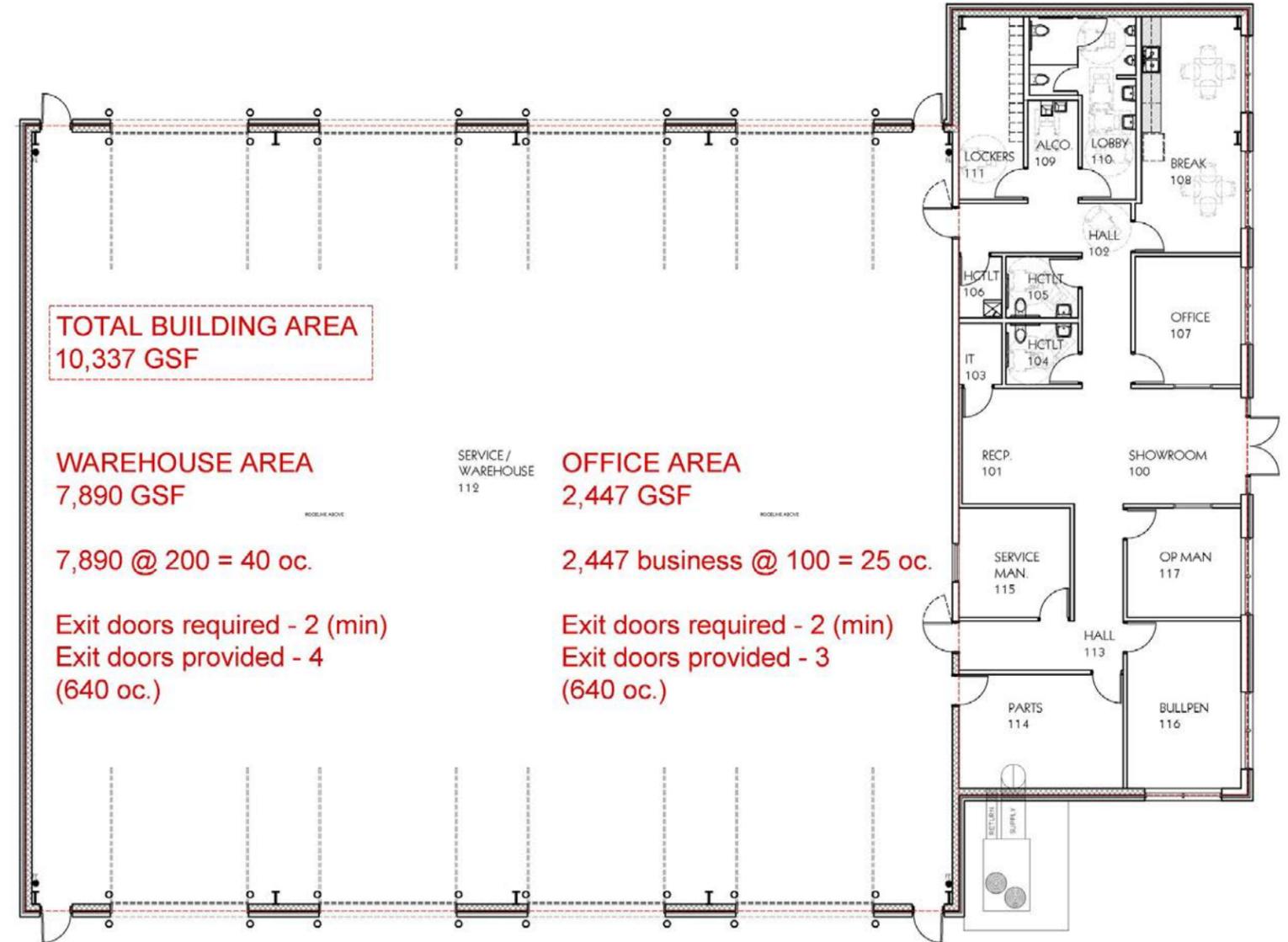
Example of Metal Panel Finish
(different colors will be allowed)

Building Materials:

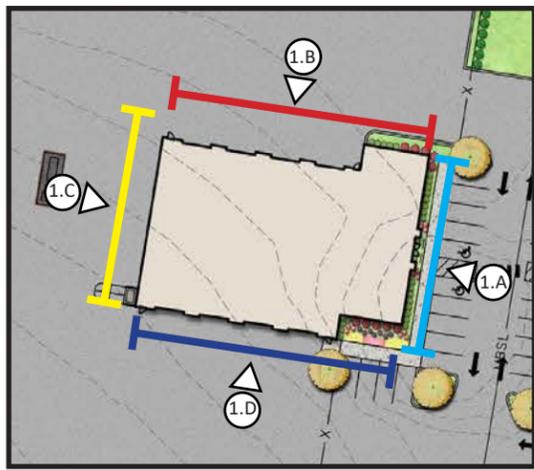
- Front Elevations: Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
- Side Elevations: Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
- Rear Elevations: Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
- All Elevations: Metal Panels and Cementitious siding are permitted as secondary materials



- Site Setbacks:**
- Westgate Boulevard: 42-ft vs 42-ft
 - Southgate Boulevard: 42-ft vs 42-ft
 - Western Perimeter: 20-ft vs 20-ft
 - Southern Perimeter: 10-ft vs 10-ft



*Architecture shown is meant to represent the intended architecture for proposed building

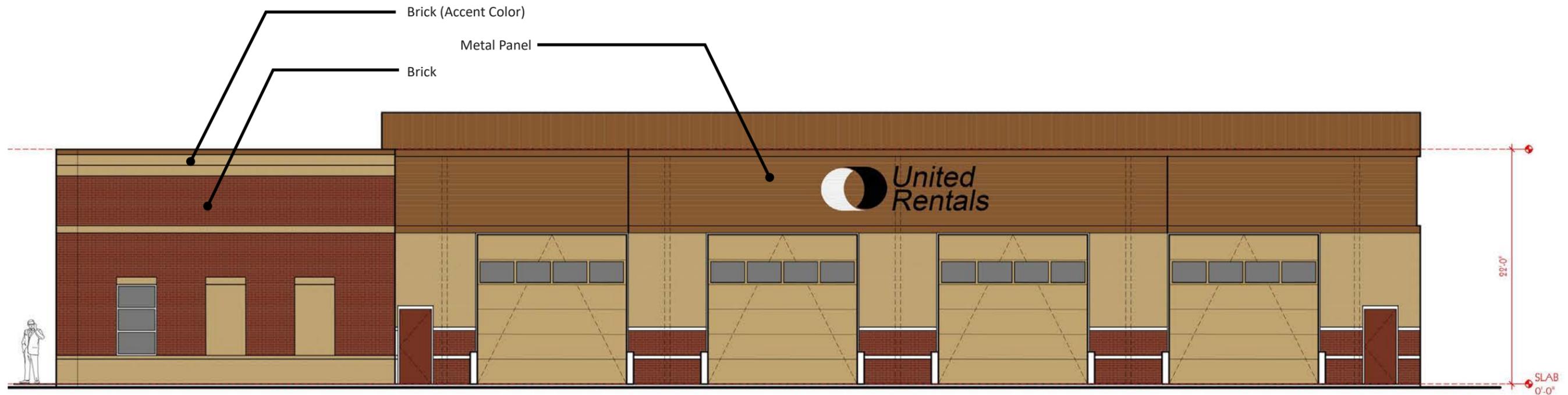


Proposed Elevation Key Map



EASTERN ELEVATION (FACING SOUTHGATE BOULEVARD)

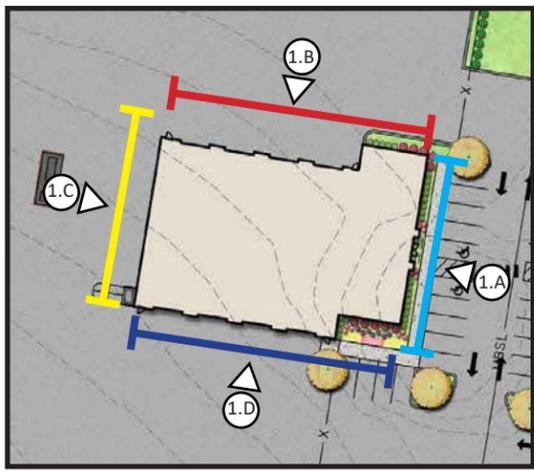
1.A



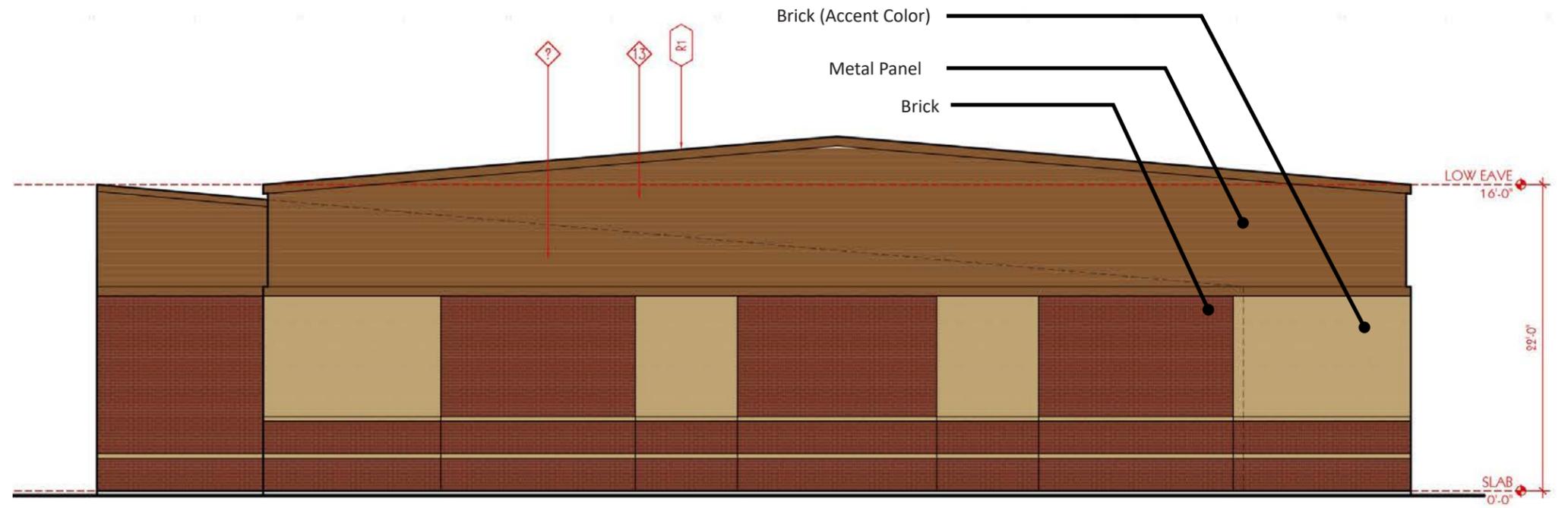
NORTHERN ELEVATION (FACING WESTGATE BOULEVARD)

1.B

*Architecture shown is meant to represent the intended architecture for proposed building

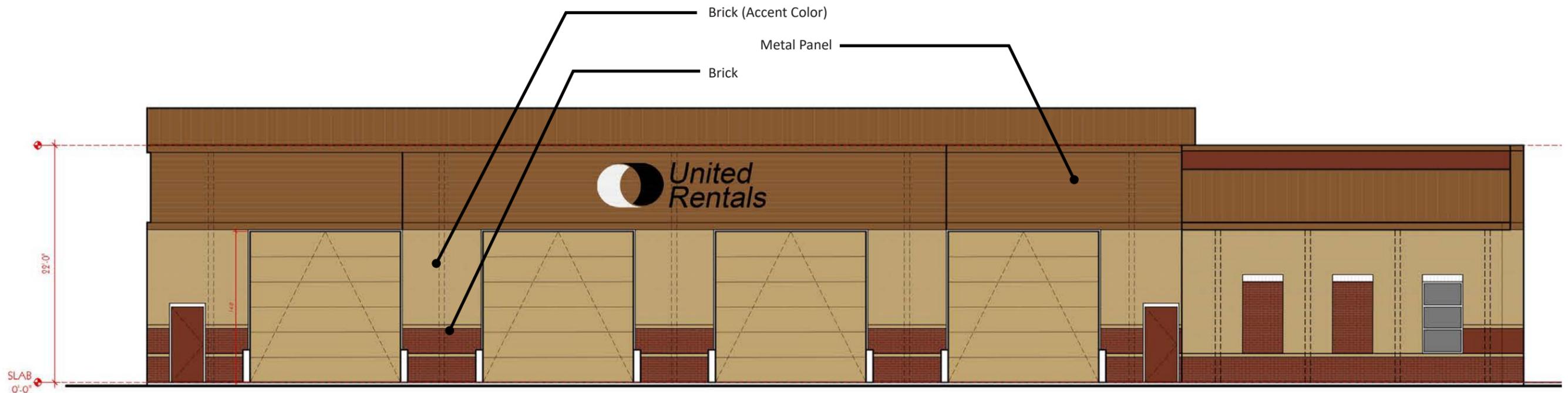


Proposed Elevation Key Map



WESTERN ELEVATION (FACING RESIDENTIAL PROPERTY)

1.C



SOUTHERN ELEVATION (FACING ADJACENT COMMERCIAL PROPERTY)

1.D

STORAGE YARD SAMPLE PHOTOS

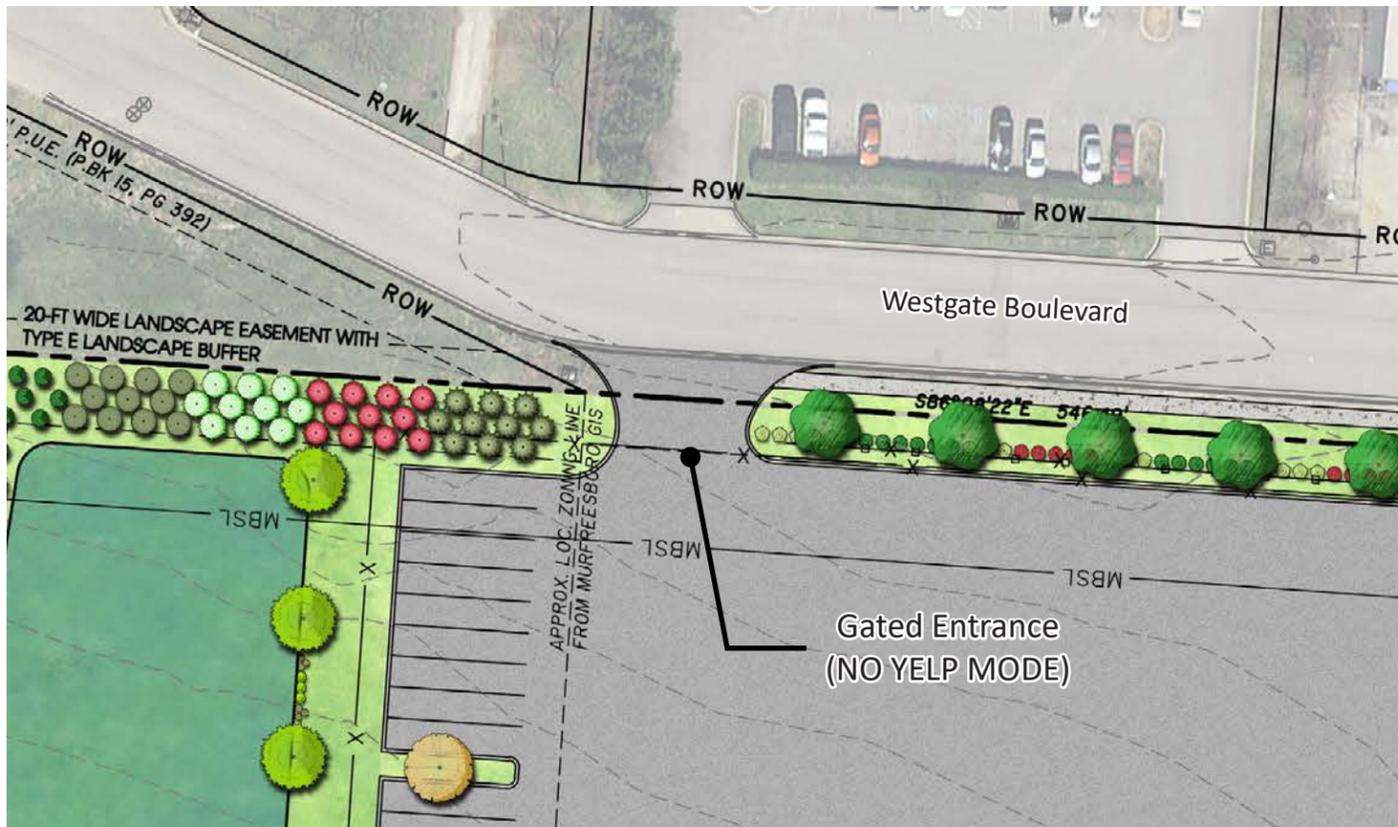


*Architecture shown is meant to represent the intended architecture for proposed building



Pursuant to the City of Murfreesboro's 2040 Major Transportation Plan (MTP), none of the roadways in this development are slated for improvements. Southgate Boulevard is the main thoroughfare where the majority of vehicular trips generated by this development will utilize for access into and out of the property. It is currently built as a 2 lane cross-section with curb and gutter & sidewalks on both sides of the roadway.

As stated above, the primary means of ingress/egress from this site will be onto Southgate Boulevard. Both of these entrances are proposed to incorporate two travel lanes for proper circulation into and out of the development. There will be a dedicated left and right out of the development, as well as single lane for traffic entering the development. The proposed plan has included a potential secondary means of ingress/egress from the development onto Westgate Boulevard. This entrance shall be gated and will not include a yelp mode. The primary purpose for this gated entrance will be for deliveries of rental equipment as this is the primary purpose of the proposed business. The illustration on the left shows the proposed entrances to the site from Southgate Boulevard, and the illustration below shows the proposed entrance from Westgate Boulevard.



- Pedestrian Circulation
- Vehicular Circulation



Figure 15.1

-  20-FT WIDE TYPE 'E' LANDSCAPE BUFFER WITH 6' OPAQUE TAN VINYL FENCE
-  20-FT WIDE TYPE 'E' LANDSCAPE BUFFER
-  OPAQUE TAN VINYL FENCE (6'-8' TALL)
-  DECORATIVE BLACK ALUMINUM FENCE (6'-8' TALL)
-  BLACK VINYL COATED CHAIN-LINK FENCE (6'-8' TALL)



EXAMPLE OF LANDSCAPED BUFFER



EXAMPLE OF OPAQUE TAN VINYL FENCE

Commercial Landscaping Characteristics:

- A minimum 8-feet of landscape area between parking and all property lines.
- Public rights-of-way screened from parking by use of landscaping and/or berming.
- A 20-ft wide Landscape Easement shall be provided along the residential properties abutting the development, as seen in Figure 15.1 in red. Type 'E' Landscape Buffer shall be provided within this Landscape Easement. With the portion just south of the detention pond including a 6' tan vinyl privacy fence to further enhance the screening.
- A minimum 15-ft wide landscape easement shall be provided along a portion of the northern boundary that abuts Westgate Boulevard. This easement shall contain a 6'-8' tall black vinyl coated chain-link security fence behind an additional 6'-8' tall opaque, tan, vinyl fence along the street. Landscaping within this easement shall comply with the Murfreesboro Streetscape Perimeter Landscaping Standards. The purpose of this landscape easement is to provide screening between the rollup garage bay doors and Westgate Boulevard.
- The base of building will have a minimum 3-ft wide landscape bed with foundation plantings along Southgate Boulevard and along only the office portion of building.
- The Monument signage located along roadways is to be constructed with materials consistent with building architecture and accented with landscaping.
- All mechanical equipment (i.e. HVAC and transformers) located on the ground shall be screened with landscaping and/or fences. If mounted on the roof, they shall be screened by a parapet wall or architectural screening.
- Landscaping will be in conformance with the City of Murfreesboro's Landscape Ordinance unless noted otherwise within this pattern book.
- Fencing shall not include the following types: razor wire or electric fencing.



EXAMPLE OF DECORATIVE BLACK ALUMINUM FENCE



EXAMPLE OF CHAIN-LINK BLACK VINYL FENCE

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

Response: The exhibits given on Pages 3-5 meet this requirement.

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

Response: The exhibits given on Pages 3-5 meet this requirement.

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

Response: The exhibits given on Pages 3-5 meet this requirement.

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

Response: Pages 8-9 provide exhibits and standards that provides the required materials.

5.) A circulation diagram indicating the proposed principal movement of vehicles, goods and pedestrian within the development to and from existing thoroughfare.

Response: Pages 8 & 14 provide exhibits and standards that provides the required materials.

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

(AA): The approximate date when construction of the project can be expected to begin.

(BB): The order in which the phases of the project will be built.

(CC): The minimum area and the approximate location of common spaces and public improvements that will be required at each stage

(DD): A breakdown by phase for subsections (5) and (6) above.

Response: The project is anticipated to be developed in one phase. Development is anticipated to begin within 180 days of rezoning approval, and will include all public infrastructure.

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

Response: The property is currently zoned CH and CF. The surrounding area has a mixture of residential and commercial properties. The concept plan and development standards combined with the architectural requirements of the buildings shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complement existing and future development in this area.

8.) A statement setting forth in detail the manner in which the proposed planned development deviates from the zoning and Subdivision Regulations which would otherwise be applicable to the subject property

Response: See Page 17 for requested exceptions and setbacks.

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

Response: This requirement has been addressed in the chart below.

TOTAL SITE AREA	172,886 s.f.	3.97 AC	100.00%
TOTAL MAXIMUM FLOOR AREA	10,500 s.f.	0.24 AC	6.07%
TOTAL LOT AREA	172,886 s.f.	3.97 AC	100.00%
TOTAL BUILDING COVERAGE	10,500 s.f.	0.24 AC	6.07%
TOTAL DRIVE/ PARKING AREA	91,806 s.f.	2.50 AC	63.08%
TOTAL RIGHT-OF-WAY	0 s.f.	0.00 AC	0.00%
TOTAL LIVABLE SPACE	63,832 s.f.	1.47 AC	36.92%
TOTAL OPEN SPACE	34,577 s.f.	0.79 AC	20.00%
FLOOR AREA RATIO (F.A.R.)	0.06		
LIVABILITY SPACE RATIO (L.S.R.)	0.41		
OPEN SPACE RATIO (O.S.R.)	0.94		

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

Response: This property is not in the Gateway Design Overlay District, Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). No portions of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 4719C0270J eff. 5/9/2023.

11.) The location and proposed improvements of any street depicted on the Murfreesboro 2040 Major Transportation Plan as adopted and as it may be amended from time to time.

Response: Pages 5 & 14 discusses the 2040 Major Transportation Plan.

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

Response: The primary representative is Matt Taylor of SEC, Inc. developer/ applicant is Southgate Developers LLC. Contact info for both is provided on cover.

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

Response: Page 10-13 show the architectural character of the proposed building and building materials listed.

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

Response: Examples of Monument Signage are located on Page 9.

Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	LI (Most Appropriate)	Proposed PUD	Difference
Residential Density			
Maximum Gross Density	N/A	N/A	N/A
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	50'	N/A	N/A
Minimum Setback Requirements			
Minimum Front Setback to Southgate Boulevard	42'	42'	0'
Minimum Front Setback to Westgate Boulevard	42'	42'	0'
Minimum Side Setback Adjacent to Commercial Zoning	10'	10'	0'
Minimum Side Setback Adjacent to Residential Zoning	10'	10'	0'
Minimum Rear Setback (Western Perimeter)	20'	20'	0'
Land Use Intensity Ratios			
MAX F.A.R.	None	None	None
Minimum Livable Space Ratio	None	None	None
Minimum Open Space Requirement	20%	20%	0%
Minimum Formal Open Space Requirement	N/A	N/A	N/A
Max Height	75'	35'	-40'

REQUESTED EXCEPTIONS:

- Requesting an exception that the required foundation landscaping around proposed building only be required along Southgate Boulevard due to the fact the North, South, and West side of the building have a predominate vehicular use adjacent to each side.
- Requesting an exception that the Overhead/Utility doors be allowed to face R.O.W.s. Doors shall be decorative and be screened via the landscaping along roadways.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 7, 2024

6:00 P.M.

CITY HALL

MEMBERS PRESENT

Ken Halliburton, Vice-Chair
Jami Averwater
Reggie Harris
Chase Salas
Shawn Wright

STAFF PRESENT

Matthew Blomeley, Assistant Planning Director
Holly Smyth, Principal Planner
Brad Barbee, Planner
Joel Aguilera, Planner
Katie Noel, Project Engineer
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney

1. Call to order.

Vice-Chairman Ken Halliburton called the meeting to order at 6:00 p.m. Vice-Chairman Ken Halliburton recognized Dr. Francis Koti, M.T.S.U. professor and his students from the Urban Planning class.

2. Determination of a quorum.

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

3. Public Comments.

Vice-Chairman Ken Halliburton announced that no one signed up to speak during the Public Comments portion of the agenda.

4. Approve minutes of the January 10, 2024 and January 25, 2024 Planning Commission meetings.

Mr. Shawn Wright made a motion to approve the January 10, 2024 and January 25, 2024 Planning Commission meeting minutes; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Ken Halliburton

Jami Averwater

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 7, 2024

Reggie Harris

Chase Salas

Shawn Wright

Nay: None

5. Public Hearings and Recommendations to City Council:

Zoning application [2023-422] for approximately 3.97 acres located along Southgate Boulevard and Westgate Boulevard to be rezoned from CH and CF to PUD (Westgate Commons PUD), Southgate Developers, LLC applicant. Mr. Brad Barbee presented the

Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

Mr. Brian Grover (landscape architect), Mr. Matt Taylor (design engineer), and Mr. Blake Smith (developer) were in attendance representing the application. Mr. Brian Grover gave a presentation regarding the Pattern Book, which Pattern Book 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.

1. **Mr. Dennis Milnar, 605 Rambush Drive** – voiced his concerns about how this commercial development would impact the existing residential neighborhood.

There being no one else to speak, Vice-Chairman Ken Halliburton closed the public hearing.

Mr. Matthew Blomeley explained the property is already zoned commercial, but the proposed construction equipment sales and rental use is not permitted in the existing commercial zoning. However, the applicant is attempting to mitigate any negative impact to the property with a greater amount of separation, greenspace, and buffering than what is

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 7, 2024

required by the current commercial zoning. Mr. Brian Grover came forward to explain the details of the proposed buffer and fencing.

Mr. Matthew Blomeley requested for the applicant's pattern book be revised prior to City Council to make the colors of the building material consistent with the building elevations, in order to avoid any future confusion.

There being no further discussion, Mr. Chase Salas made a motion to approve the zoning application subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Reggie Harris
Chase Salas
Shawn Wright

Nay: None

Proposed amendment to the City Zoning Ordinance [2023-804] related to regulations for electric vehicles and pertaining to the following sections:

- Section 2: Definitions;**
- Section 7: Site Plan Review;**
- Section 26: Off-Street Parking, Queuing, and Loading; and**
- Endnotes for Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios**

City of Murfreesboro Planning Department applicant. Ms. Katie Noel presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these Minutes by reference.

ORDINANCE 24-OZ-05 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 rezone approximately 3.97 acres located along Southgate Boulevard and Westgate Boulevard from Commercial Fringe (CF) District and Highway Commercial (CH) District to Planned Unit Development (PUD) District (Westgate Commons PUD); Southgate Developers, LLC, applicant, [2023-422].

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 rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Planned Unit Development (PUD) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission 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 second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

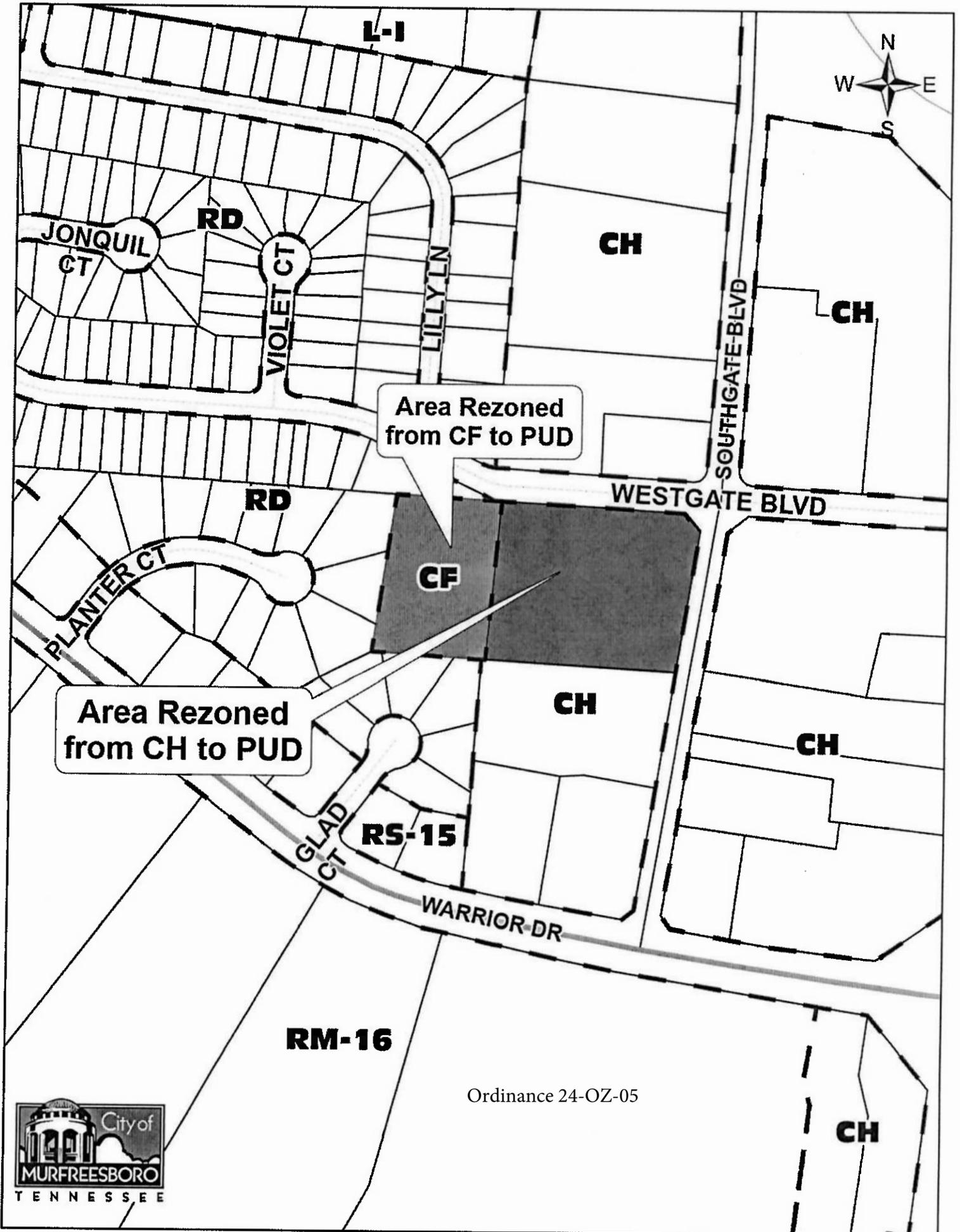
Jennifer Brown
City Recorder

APPROVED AS TO FORM:

DocuSigned by:
Adam F. Tucker

43A2095E51F0401...
Adam F. Tucker
City Attorney

SEAL



Ordinance 24-OZ-05

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Amending the Zoning Ordinance – EV Parking Spaces
[Public Hearing Required]

Department: Planning

Presented by: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

- | | |
|-------------|-------------------------------------|
| Ordinance | <input checked="" type="checkbox"/> |
| Resolution | <input type="checkbox"/> |
| Motion | <input type="checkbox"/> |
| Direction | <input type="checkbox"/> |
| Information | <input type="checkbox"/> |
-

Summary

Ordinance amending the Zoning Ordinance regarding the design of EV (electric vehicle) parking spaces and pertaining to Sections 2, 7, 26, and Chart 2 endnotes.

Staff Recommendation

Conduct a public hearing and enact the ordinance amendment.

The Planning Commission recommended approval of this ordinance amendment.

Background Information

The Planning Department presented an ordinance amendment [2023-804] regarding the design of EV parking spaces and pertaining to Sections 2, 7, 26, and Chart 2 endnotes. During its regular meeting on February 7, 2024, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval.

Council Priorities Served

Establish Strong City Brand

This amendment reinforces the City’s commitment to customer service, as it works to address a gap that has been identified in the Zoning Ordinance regarding the design of EV parking spaces. Adopting this amendment will make our Zoning Ordinance more user-friendly by providing needed guidance for the numerous entities wishing to install EV parking spaces.

Attachments:

1. Ordinance 24-O-06
2. Planning Commission staff comments from the 02/07/2024 meeting
3. Planning Commission minutes from the 02/07/2024 meeting

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 7, 2024
PROJECT ENGINEER: KATIE NOEL**

5.b. Proposed amendment to the Zoning Ordinance [2023-804] related to regulations for electric vehicles and pertaining to the following sections:

- **Section 2: Interpretation and Definitions;**
 - **Section 7: Site Plan Review;**
 - **Section 26: Off-Street Parking, Queuing, and Loading; and**
 - **Endnotes for Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios**
- City of Murfreesboro Planning Department applicant.**

This proposed amendment to the Zoning Ordinance proposes to add regulations for electric vehicle parking.

With increasing demand for electric vehicles (EV), the Planning Department has processed an increasing number of applications for electric vehicle charging stations being installed at both existing and new developments. In response to that need, Planning Staff is proposing to add regulations for this type of parking.

In general, there are 3 types of EV parking installations, “EV Capable”, “EV Ready”, and “EV Installed”. This proposed ordinance amendment establishes design standards for those EV parking spaces, including parking stall dimensions, locations of charging units and associated equipment, screening requirements for EV equipment, and standards to protect pedestrian areas and vehicular drive aisles.

This proposed ordinance amendment also updates the Site Plan Review Checklist to include the location of any EV parking spaces and their appurtenances.

Action Needed:

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

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 7, 2024

6:00 P.M.

CITY HALL

MEMBERS PRESENT

Ken Halliburton, Vice-Chair
Jami Averwater
Reggie Harris
Chase Salas
Shawn Wright

STAFF PRESENT

Matthew Blomeley, Assistant Planning Director
Holly Smyth, Principal Planner
Brad Barbee, Planner
Joel Aguilera, Planner
Katie Noel, Project Engineer
Carolyn Jaco, Recording Assistant
Roman Hankins, Assistant City Attorney

1. Call to order.

Vice-Chairman Ken Halliburton called the meeting to order at 6:00 p.m. Vice-Chairman Ken Halliburton recognized Dr. Francis Koti, M.T.S.U. professor and his students from the Urban Planning class.

2. Determination of a quorum.

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

3. Public Comments.

Vice-Chairman Ken Halliburton announced that no one signed up to speak during the Public Comments portion of the agenda.

4. Approve minutes of the January 10, 2024 and January 25, 2024 Planning Commission meetings.

Mr. Shawn Wright made a motion to approve the January 10, 2024 and January 25, 2024 Planning Commission meeting minutes; the motion was seconded by Mr. Chase Salas and carried by the following vote:

Aye: Ken Halliburton

Jami Averwater

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 7, 2024

required by the current commercial zoning. Mr. Brian Grover came forward to explain the details of the proposed buffer and fencing.

Mr. Matthew Blomeley requested for the applicant's pattern book be revised prior to City Council to make the colors of the building material consistent with the building elevations, in order to avoid any future confusion.

There being no further discussion, Mr. Chase Salas made a motion to approve the zoning application subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Reggie Harris
Chase Salas
Shawn Wright

Nay: None

Proposed amendment to the City Zoning Ordinance [2023-804] related to regulations for electric vehicles and pertaining to the following sections:

- Section 2: Definitions;**
- Section 7: Site Plan Review;**
- Section 26: Off-Street Parking, Queuing, and Loading; and**
- Endnotes for Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios**

City of Murfreesboro Planning Department applicant. Ms. Katie Noel presented the Staff Comments regarding this item, a copy of 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 FEBRUARY 7, 2024

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. Shawn Wright made a motion to approve the request subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Ken Halliburton
Jami Averwater
Reggie Harris
Chase Salas
Shawn Wright

Nay: None

Street renaming [2023-901] to rename a segment of Blackman Road (south of Pendleton Boulevard) to Hartman Farm Court, City of Murfreesboro Planning Department applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of 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. Shawn Wright made a motion to approve the street renaming subject to all staff comments; the motion was seconded by Ms. Jami Averwater and carried by the following vote:

ORDINANCE 24-O-06 amending Murfreesboro City Code Appendix A, Zoning, Sections 2, 7, 26 and Chart 2 Endnotes, dealing with electric vehicle (EV) parking spaces, City of Murfreesboro Planning Staff, applicant [2023-804].

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

SECTION 1. Appendix A, Section 2, Definitions, of the Murfreesboro City Code is hereby amended by adding the following definitions in alphabetical order:

Electric Vehicle (EV): A vehicle that can be powered by an electric motor that draws electricity from a battery and is capable of being charged from an external source. The definition of EV includes both a vehicle that can only be powered by an electric motor that draws electricity from a battery (i.e., a battery electric vehicle) and a vehicle that can be powered by an electric motor that draws electricity from a battery and by an internal combustion engine (i.e., a plug-in hybrid electric vehicle).

Parking Space, EV Capable: A parking space containing the electric panel capacity, space, and the conduit to accommodate future wiring and installation of a Level 2 or greater EV charger (adequate for 208/240V and 40 ampere). EV Capable Parking Spaces do not include the installation of any charging equipment.

Parking Space, EV Installed: A parking space containing the electric panel capacity, conduit, necessary wiring for a Level 2 or greater EV charger (adequate for 208/240V and 40 ampere), and electric vehicle charging equipment (i.e., the connecting and protective equipment to safely supply electricity to the vehicle).

Parking Space, EV Ready: A parking space with the constructed infrastructure, including conduit and electrical outlets (or junction box), that is able to provide electrical charge to an electric vehicle. The infrastructure shall have sufficient load capacity in an electrical panel to support a Level 2 or greater EV charger (adequate for 208/240V and 40 ampere) and wiring or conduit from the electrical panel to the garage or parking area. While EV Ready parking spaces contain both the infrastructure and a wired outlet/junction box, the actual charging equipment (i.e., the connecting and protective equipment to safely supply electricity to the vehicle) is not installed.

SECTION 2. Appendix A, Section 7, Site Plan Review, City of Murfreesboro Planning Commission Site Plan Review Checklist is hereby amended at subsection C., Access, Circulation, and Parking, by adding a new subsection (16) as follows:

____(16) the location and dimensions of EV Capable, EV Ready, and/or EV installed parking spaces, as well as any other information needed to demonstrate compliance with the minimum requirements for EV parking spaces listed in Section 26 of this Article.

SECTION 3. Appendix A, Section 7, Site Plan Review, City of Murfreesboro Planning Commission Site Plan Review Checklist is hereby amended at subsection E., Utilities, by adding a new subsection (14) as follows:

____(14) the location of utility infrastructure needed to serve any proposed EV Capable, EV Ready, and/or EV Installed parking spaces, as well as any other information needed to demonstrate compliance with the minimum requirements for EV parking spaces listed in Section 26 of this Article.

SECTION 4. Appendix A, Section 26, Off-Street Parking, Queuing, and Loading, of the Murfreesboro City Code is hereby amended at subsection (C)(2), Computation of required parking spaces, by adding a new subsection (g) as follows:

- (g) In determining the minimum number of parking spaces required under this article, EV Capable, EV Ready, and EV Installed parking spaces shall be considered.

SECTION 5. Appendix A, Section 26, Off-Street Parking, Queuing, and Loading, of the Murfreesboro City Code is hereby amended at subsection (C), Computation of required parking spaces, by adding a new subsection (9) Electric Vehicle (EV) Parking Regulations, as follows:

- (9) *Electric Vehicle (EV) Parking Regulations.* For new EV Capable, EV Installed, or EV Ready parking spaces that are voluntarily established, the following design standards shall apply:
 - (a) Charging equipment must be mounted on the wall or on a structure at the front end of the EV parking space.
 - (b) No charging devices may be placed within the physical dimensions of a parking space as required in Chart 3 or at the entrance to a parking space. All EV parking spaces shall meet the minimum dimensional requirements contained in Chart 3.
 - (c) When EV cords and connectors are not in use, retraction devices or locations for storage shall be located sufficiently above the pedestrian walking surface and the parking lot surface as to eliminate conflicts with pedestrians and vehicle maneuvering.
 - (d) Cords, cables, and connector equipment shall not extend across the path of travel in any drive aisle, sidewalk, or walkway.
 - (e) Sidewalks adjacent to EV charging stations shall maintain a minimum of 5' of width available for pedestrians. The charging stations and equipment shall not conflict with or impede the ability to maintain the minimum 5' of width.
 - (f) Equipment mounted on structures such as pedestals, lighting posts, bollards, or other devices shall be located in a manner that does not impede pedestrian, bicycle, or vehicular travel.
 - (g) No additional mechanical equipment, such as associated transformers or other associated cabinets, may be located within the required front yard.
 - (h) EV charging units or equipment over 42 inches in height may not be located with the required front yard.
 - (i) All mechanical equipment accessory to the charging stations shall be screened utilizing an opaque composite material of an earth tone color that is at least 1 foot taller than the enclosed equipment and shall not be visible from any public rights-of-way.
 - (j) Any signage on charging units or charging equipment must comply with the City of Murfreesboro Sign Ordinance, codified in Murfreesboro City Code ch. 25.2.

SECTION 6. Appendix A, Chart 2 Endnotes, Minimum Lot Requirements, Minimum Yard Requirements and Land Use Intensity Ratios, of the Murfreesboro

City Code is hereby amended by deleting endnote 25 and substituting in lieu thereof the following:

25. For uses classified in Chart 1 of this article as “gasoline sales” or “convenience store”, canopies covering gasoline pumps and EV charging stations may extend to within three feet of the property line, provided that the support columns, gasoline pumps, and/or EV charging stations are set back a minimum of fifteen feet from the property line. This endnote supersedes any more restrictive setback requirement found in Section 26 of this article.

SECTION 7. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

Shane McFarland, Mayor

1st reading _____

2nd reading _____

ATTEST:

APPROVED AS TO FORM:

Jennifer Brown
City Recorder

DocuSigned by:
Adam F. Tucker

43A2035E51F8401...
Adam F. Tucker
City Attorney

SEAL

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Purchase of Vigilant License Plate Recognition Camera System and TDOT Permit Application

Department: Police

Presented by: Chief Michael Bowen

Requested Council Action:

- Ordinance
 - Resolution
 - Motion
 - Direction
 - Information
-

Summary

Purchase of Vigilant LPR Camera System and TDOT Permit Application

Staff Recommendation

Approve the purchase of Vigilant LPR Camera Systems from Motorola and the permit application required to be filed with TDOT.

Background Information

MPD has been awarded grant monies from the State’s Violent Crime Intervention Fund for the implementation of LPR cameras. Council approved an initial purchase and deployment of LPRs in March 2023. These cameras have been installed and are proving effective in investigations and prosecution of criminal activity. This purchase will expand upon our coverage area to include travel points along state routes as required by the grant.

This purchase is available through the State’s General Services Central Procurement Office, which is permitted by State statute and Council Resolution. Staff has verified the cost effectiveness of the current state contract.

Council Priorities Served

Maintain Public Safety

Providing crime investigation tools and data analytics for crime solvability.

Fiscal Impact

The proposed expense of \$371,813 is for a five-year contract and is funded by the Violent Crime Intervention Fund.

Attachment

1. Contract with Motorola for License Plate Recognition Cameras and Service
2. TDOT Permit Application

**ADDENDUM TO
MOTOROLA SOLUTIONS CUSTOMER AGREEMENT
BETWEEN
MOTOROLA SOLUTIONS, INC.
AND
THE CITY OF MURFREESBORO, TENNESSEE**

This Addendum (herein "Addendum") amends the Motorola Solutions Customer Agreement ("Agreement") between Motorola Solutions, Inc. ("Motorola"), a Delaware corporation, and the City of Murfreesboro, Tennessee ("Customer"), as well as any and all contracts and agreements for Automated License Plate Reader (ALPR) equipment, software and services that the parties enter following the Effective Date of this Addendum (collectively "Agreements"). In consideration of using Motorola's form agreements, now and in the future, the mutual promises set out herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged the Agreements are amended as follows:

- 1. Precedence.** Notwithstanding any other provision in the Agreements, the language in this Addendum takes precedence over all other terms, conditions or language to the contrary or in conflict with the language herein, and the Agreements and this Addendum shall not be construed to create any ambiguity, it being the intent of the parties that this Addendum shall control it being acknowledged and agreed to by the parties that this Addendum shall be executed and entered into after execution of the Agreements regardless of what order the Agreements and this Addendum are actually executed. Unless defined herein, capitalized terms in this Addendum shall have the meaning set forth in the Agreement.
- 2. Confidentiality.** The Agreement is a public record, and it, along with all documents or materials, in any format, including, but not limited to, paper, electronic, or virtual, that are public records pursuant to the Tennessee Open Records Act, set out in T.C.A. §10-7-503 et seq., are not confidential and are subject to disclosure in whole or in part, without regard to any provision contained in the Agreement declaring information confidential. Additionally, Customer must, upon proper request, release public documents and records as defined by T.C.A. §10-7-503 et seq., including, but not limited to, the Agreement and all public records created and maintained related to the Agreement. Customer shall provide Motorola with notice of the request and at least five (5) business days within which to obtain a protective order. Customer does not have the burden of establishing that information is not confidential information or that its release is authorized to release the records. This section serves to meet such burden and authorization of disclosure.
- 3. Indemnity and Limitation of Liability.** Article II, Section 29 of the Tennessee Constitution prohibits municipalities from lending their credit to private entities and, therefore, prohibits an agreement by Customer to indemnify a third party or agree to a limitation of liability provision. Any indemnity or hold harmless provision contained in the Agreements requiring Customer to indemnify or hold harmless Motorola or any other person or entity and any limitation of liability in favor of Motorola is enforceable only to the extent permitted by Tennessee law provided Customer's monetary limits of liability under any such provision is limited to the monetary limits of liability as provided for in the Tennessee Governmental Tort Liability Act,

T.C.A. § 29-20-101 et seq. No provision of the Agreements shall act or be deemed a waiver by Customer of any immunity, including its rights or privileges or of any provision of the Tennessee Governmental Tort Liability Act, T.C.A. section 29-20-101 et seq. Notwithstanding the foregoing, under no circumstances shall Motorola be liable for Customer or its employees' acts, omissions, misuse of products, breach of contract, or violations of laws.

- 4. Name and Logo.** Unless otherwise approved by the Customer in writing, Customer does not consent to the use of its name or logo in any advertising or promotional material or distributions or other commercial use by Motorola other than in connection with any events promoted through or for which tickets are sold through Motorola's services. Additionally, Customer does not waive any moral right to the use of the name submitted to Motorola.
- 5. Governing Law.** The Agreement and the rights and obligations of the parties are governed by the laws of the state of Tennessee, without regard to its conflict of laws principles.
- 6. Selection of Jurisdiction and Venue, Waiver of Jury Trial, Service of Process.** Pursuant to the Constitution and Laws of the State of Tennessee, Customer is a sovereign entity subject only to those courts with jurisdiction over Customer. Notwithstanding any other provision in the Agreements to the contrary if a dispute, claim, or cause of action should arise between the parties (hereinafter "claim") the claim shall be brought in the state courts in Rutherford County, Tennessee or in the U.S. District Court for the Middle District of Tennessee, and the parties hereby expressly waive any objections and thereby consent to the jurisdiction and venue of said courts. However, neither party shall be obligated to provide any type of pre-suit notice before initiating a cause of action. The parties waive their right to a jury trial. Service of process on Customer shall comply with the Tennessee Rules of Civil Procedure or applicable federal rules, and Customer does not agree to any other service of process procedure.
- 7. Responsibility for Litigation Costs, Expenses and Payment of Attorney's Fees.** In the event of litigation related to the Agreements between Customer and Motorola each party shall be solely and exclusively responsible for the payment of litigation costs, expenses and attorney's fees excepting those costs which may be awarded by a court of competent jurisdiction as specified by Tennessee law or applicable rules of civil procedure.
- 8. Non-appropriation.** Motorola acknowledges that Customer is a governmental entity, and the validity of the Agreement is based upon the availability of public funding under its authority. In the event Customer fails to appropriate funds or make monies available for any fiscal year covered by the term of this Agreement for the services to be provided, this Agreement shall be terminated on the last day of the fiscal year for which funds were appropriated or monies made available for such purposes without liability to Customer, such termination shall not be a breach of this Agreement. Furthermore, this provision shall extend to any and all obligations imposed upon Customer to reimburse Motorola for any reimbursements, refunds, chargebacks, penalties, fees, or other financial obligations to Motorola following the date of termination under this section, including payment for any equipment delivered and or services rendered.
- 9. No Taxes.** As a tax-exempt entity, Customer shall not be responsible for sales or use taxes incurred for products or services. Customer shall supply Motorola with its Sales and Use Tax Exemption Certificate upon Motorola's request.

10. Binding Effect. This agreement is the entire agreement between Customer, (including Customer's employees and other end users) and Motorola. No employee of Customer or any other person, without authorization of the City of Murfreesboro Council can bind Customer to any contract or agreement and anything contrary contained in the Agreement, the Terms of Service or other agreements or understandings, whether electronic, click-through, or shrink-wrap, and whether verbal or written, with Customer's employees or other end users, to the contrary are null, void and without effect as it applies to Customer.

11. No Liability of Customer Officials and Employees. With the exception intentional misconduct, no member, official, or employee of Customer shall be personally liable to Motorola or any other person or entity, including a third-party beneficiary, in the event any provision of the Agreements are unenforceable, there is any default or breach by Customer, for any amount which may become due and the Agreements, or on any obligations under the terms of the Agreements.

12. Parties to Receive Notice: Any notices contemplated by the Agreement to Customer shall also be sent via certified United States mail or via overnight delivery addressed to:

City of Murfreesboro
ATTN: City Attorney
111 West Vine Street
Murfreesboro, TN 37128

13. Amendment. This Addendum and the Agreements shall not be modified or altered other than by written agreement executed by both parties. This includes any changes to pricing, fees, rates, and charges.

14. Continuing Validity; Survival; Non-Merger. So long as the parties maintain the Agreements or any subsequent agreement(s), or so long as Motorola provides a product or service to Customer, the provisions of this Addendum shall continue to be validly effective and enforceable with regard to the Agreements, subsequent agreements, products, and/or services. Sections 1, 2, 3, 4, 5, 6, and 7 of this Addendum shall survive the completion of or any termination of the Agreements or other document(s) which may accompany the Agreements or be incorporated by reference. Notwithstanding any provision in the Agreements, subsequent agreements, products, and/or services to the contrary, the subsequent execution of any agreement or the provision of a product or service shall not act as a merger against this Addendum, it being the express intent of the parties that this Addendum contains essential terms that shall be incorporated into any such agreement, product, and/or service.

15. No Presumption Against Drafter. This Addendum shall not be construed for or against any party because that party or that party's legal representative drafted any of its provisions. Accordingly, this Addendum shall be construed without regard to the rule that ambiguities in a document are to be construed against the draftsman. No inferences shall be drawn from the fact that the final, duly executed Addendum differs in any respect from any previous draft hereof.

16. Counterparts. This Addendum may be executed in one or more counterparts by Customer and Motorola. If so executed, the signer shall deliver an original to the other party and the collective counterparts shall be treated as the fully executed document.

17. Effective Date. This Addendum is effective as of the last date written below (“Effective Date”).

Motorola Solutions, Inc.

City of Murfreesboro, Tennessee

Sean P Prude

Signature

Shane McFarland, Mayor

2/29/24

Date

Date

Sean Prude

Printed Name

Approved as to form:

Area Sales Manager

Title

DocuSigned by:
Adam Tucker

Adam F. Tucker, City Attorney

		Vigilant Solutions, LLC P.O Box 841001 Dallas, Texas 75202 (P) 925-398-2079 (F) 925-398-2113			
Issued To:	Murfreesboro Police Department - Attention: Ryan Lawrence	Date:	02-20-24		
Project Name:	Murfreesboro- LPR (sites as of Feb 7)	Quote ID:	CBV-0732-05		

L6Q

optional replacement plan is \$120 per camera, per year
requires SIM for cellular plan

Qty	Item #	Description
(1)	PP-REPPLAN-01 List = \$145.00 Each Sell = \$5,040.00 Each	Prepaid Annual Service - Replacement Plan Warranty <ul style="list-style-type: none"> Prepaid Replacement Plan Warranty for one (1) full year Applies to all Cameras on Quote / Order
Subtotal Price (Excludes sales tax)		\$5,040.00
(42)	VSF-L6Q-S-KIT More Info List = \$7,794.00 Each Sell = \$4,676.40 Each	L6Q Quick Deploy Camera (Solar Kit) <u>Offer Includes:</u> <ul style="list-style-type: none"> One (1) L6Q camera with two (2) Lex-11 high capacity internal batteries Solar Kit (45W solar panel, dual battery mounting bracket, charge controller, two(2)12 Ah batteries, Cable with M12 power connector) L6Q Solar Battery Charge Cable Camera mounting bracket USB-C cable and USB-C to USB-A adapter, Micro SD card Requirements <ul style="list-style-type: none"> Hosted LPR account for data storage, alerting, analytics and more Enterprise Service Agreement <u>Optional, Sold Separately:</u> <ul style="list-style-type: none"> 12VDC Power Pigtail 120V AC power supply Excludes Cellular Data Service
Subtotal Price (Excludes sales tax)		\$196,408.80

L5F

requires constant power and internet communications

Qty	Item #	Description
(1)	VS-FX-UNI-POLE-WALL-ASSY List = \$420.00 Each Sell = \$281.40 Each	Fixed LPR Camera Bracket <ul style="list-style-type: none"> Pole or Wall Mount - UPR ARM ASSY POLE & WALL MOUNT BLK REV B
Subtotal Price (Excludes sales tax)		\$281.40
(1)	BCAV1F2-C600 List = \$3,954.00 Each Sell = \$2,327.58 Each	Vigilant Fixed Camera Communications Box <ul style="list-style-type: none"> Linux Comms Box using VLP5200 Manages power and communications for up to four (4) Vigilant fixed LPR cameras Includes modem for communication with cellular carriers <ul style="list-style-type: none"> SIM Card not included
Subtotal Price (Excludes sales tax)		\$2,327.58
(1)	VSF-035-L5F More Info List = \$7,794.00 Each Sell = \$4,677.00 Each	L5F Fixed LPR Camera with Sun Shield - 35mm Lens with Camera Cable <ul style="list-style-type: none"> Dual-lens camera with infrared LEDs for plate illumination 85ft - 105ft capture distance and up to 2 lane coverage Internal trigger for capture of plate alphanumeric, vehicle make and model Camera housing with included sunshield is IP67 rated for reliable use in varied weather conditions 60' camera cable included Includes CarDetector LPR software for local server hosting LPR vehicle license plate scanning / real time alerting <ul style="list-style-type: none"> Full suite of LPR tools including data analytics
Subtotal Price (Excludes sales tax)		\$4,677.00

Start up of L5F and L6Q

Qty	Item #	Description
(42)	SI L6Q Install List = \$0.00 Each Sell = \$1,300.00 Each	Installation of L6Q <ul style="list-style-type: none"> includes pole, if needed
Subtotal Price (Excludes sales tax)		\$54,600.00
(1)	VS-TRVL-01 List = \$1,860.00 Each Sell = \$1,246.20 Each	Vigilant Travel via Client Site Visit <ul style="list-style-type: none"> Vigilant certified technician to visit client site Includes all travel costs for onsite support services
Subtotal Price (Excludes sales tax)		\$1,246.20
(1)	SI L5F Install List = \$0.00 Each Sell = \$1,794.00 Each	Labor and travel costs for installation of L5F units <ul style="list-style-type: none"> not including any costs with Middle TN electric
Subtotal Price (Excludes sales tax)		\$1,794.00

(1)	SSU-SYS-COM List = \$1,194.00 Each Sell = \$799.98 Each	Vigilant System Start Up & Commissioning of 'In Field' LPR system <ul style="list-style-type: none"> Vigilant technician to visit customer site Includes system start up, configuration and commissioning of LPR system Includes CDM/CDF Training Applies to mobile (1 System) and fixed (1 Camera) LPR systems
Subtotal Price (Excludes sales tax)		\$799.98

Annual Software

5 years of service

Qty	Item #	Description
(1)	VS-LEARN--H List = \$0.00 Each Sell = \$0.00 Each	Vigilant Hosted/Managed Centralized LPR server via LEARN <ul style="list-style-type: none"> Vigilant hosted/managed LEARN account <ul style="list-style-type: none"> Central repository for all LPR data acquired by each LPR system Includes Vigilant's suite of LPR data analytics via online web access <ul style="list-style-type: none"> Automated CarDetector software update management Plate searching, mapping, data mining utilities Stakeout, Associate Analysis and Locate Analysis Full administrative security with management auditing Plug-N-Play an unlimited number of CarDetector LPR systems <ul style="list-style-type: none"> Requires NO server hardware, NO server maintenance Requires Vigilant Enterprise Service Agreement contract
Subtotal Price (Excludes sales tax)		\$0.00
(5)	VSBSVC-L6Q List = \$300.00 Each Sell = \$8,442.00 Each	Vigilant L6Q Service Package for Hosted/Managed LPR Deployments <ul style="list-style-type: none"> Vigilant L6Q Service Package for Hosted/Managed LPR Deployments
Subtotal Price (Excludes sales tax)		\$42,210.00
(5)	VSBSVC-01 List = \$630.00 Each Sell = \$200.00 Each	Vigilant LPR Basic Service Package for Hosted/Managed LPR Deployments <ul style="list-style-type: none"> Managed/hosted server account services by Vigilant <ul style="list-style-type: none"> Includes access to all LEARN or Client Portal and CarDetector software updates Priced per camera per year for up to 14 total camera units registered Requires new/existing Enterprise Service Agreement (ESA)
Subtotal Price (Excludes sales tax)		\$1,000.00

Qty	Item #	Description
(43)	VS-SHP-02 List = \$84.00 Each Sell = \$70.00 Each	Vigilant Shipping Charges - Fixed or Comms <ul style="list-style-type: none"> Applies to each fixed camera LPR System Or Communication Box Purchased without LPR System Shipping Method is FOB Shipping
Subtotal Price (Excludes sales tax)		\$3,010.00

Optional warranties

Qty	Item #	Description
(1)	CDFS-4HWW List = \$2,520.00 Each Sell = \$1,688.40 Each	Fixed Camera LPR System - Extended Hardware Warranty - 4 Additional Years <ul style="list-style-type: none"> • Fixed LPR System LPR hardware component replacement warranty • Applies to 1-Channel hardware system kit • Valid for 4 years from standard warranty expiration
Subtotal Price (Excludes sales tax)		\$1,688.40
(42)	CDFS-L6Q-HWW-04 List = \$2,016.00 Each Sell = \$1,350.72 Each	Fixed L6Q Camera System - Extended Hardware Warranty - 4 Additional Years <ul style="list-style-type: none"> • Fixed L6Q Camera System Extended Hardware Warranty • Four (4) Additional Years
Subtotal Price (Excludes sales tax)		\$56,730.24

Quote Notes:

1. This Quote will expire in 90 Days from the date of the Quote.
2. Returns or exchanges will incur a 15% restocking fee.
3. Orders requiring immediate shipment may be subject to a 15% QuickShip fee.
4. No installation and/or service included in this proposal unless explicitly stated above.
5. Customer shall be responsible for obtaining all necessary permits and engineering drawings, if necessary. Motorola may obtain permits/drawing if mutually agreed upon in writing, at additional cost to the Customer.
6. All hardware components to have standard One (1) year hardware warranty.
7. Compliance to local codes neither guaranteed nor implied. Customer represents and warrants that they have all necessary rights and permissions to the areas where the installation services are provided.
8. MSI's Master Customer Agreement: https://www.motorolasolutions.com/en_us/about/legal.html (and all applicable addenda) shall govern the products & services and is incorporated herein by this reference. Any free services provided under this offer are provided AS IS with no express or implied warranty
9. This quote does not include SIM for cellular service.
10. This pricing is based off of Tennessee state contract SWC450.

Quoted by: Caroline Bonczyk - Mobile Video ITS - 773-560-4980 - caroline.bonczyk@motorolasolutions.com

Total Price	\$371,813.60	(Excludes sales tax) (Including All Adds)
--------------------	---------------------	--

Vigilant Solutions LLC
Caroline Bonczyk
Date _____

Re: CBV-0732-05

Agency: Murfreesboro Police Department
Total Cost: \$371,813.60
Contract Reference: Murfreesboro- LPR (sites as of Feb 7)

Please be advised that the Murfreesboro Police Department will purchase the goods and/or services offered in your Quote CBV-0732-05. This constitutes a purchase pursuant to the terms of the specified contract below, including any applicable addenda.

Specified Contract: Master Customer Agreement and attached addenda, signed concurrently herewith.

Agency affirms that a purchase order or notice to proceed is not required for contract performance or for subsequent years of service, and acknowledges that pursuant to Tennessee law and the Murfreesboro Procurement code, the funds for this purchase has been authorized. Customer agrees to appropriate funding in accordance with the contract.

Invoices shall be according to the milestone schedule included in the quote and services agreement, should reference 'CBV-0732-05' and be sent to:

Murfreesboro Police Department
Attn: Jenny Licsko, Finance Manager
dlicsko@murfreesborotn.gov
629-201-5575

The equipment will be shipped to the customer at the following address, and the ultimate destination where the equipment will be delivered to the customer is:

Murfreesboro Police Department
Attn: Ryan Lawrence
1004 N. Highland Ave.
Murfreesboro, TN 37130

Sincerely,

Signature: _____

Name: Shane McFarland

Title: Mayor

Email: smcfarland@murfreesborotn.gov

DocuSigned by:
APPROVED AS TO FORM
Adam Tucker
43A2035E51E9401
Adam P. Tucker, City Attorney

Contract Terms Acknowledgment

This Contract Terms Acknowledgment (this “**Acknowledgment**”) is entered into between **Vigilant Solutions, LLC**, a Delaware corporation (“**Vigilant**”) and the entity set forth in the signature block below (“**Customer**”). Vigilant and Customer will each be referred to herein as a “**Party**” and collectively as the “**Parties**”.

1. Contract Terms Acknowledgment. Customer acknowledges that they have received Statements of Work that describe the services provided on this Agreement. Parties acknowledge and agree that the terms of the Master Customer Agreement (“MCA”), including all applicable Addenda, shall apply to the Services set forth in the accompanying Ordering Document. Vigilant's Terms and Conditions, available at https://www.motorolasolutions.com/en_us/about/legal.html, including the Master Customer Agreement, is incorporated herein by this reference. By signing the signature block below, Customer certifies that it has read and agrees to the provisions set forth in this Acknowledgment and the signatory to this Acknowledgment represents and warrants that he or she has the requisite authority to bind Customer to this Acknowledgment.

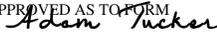
2. Entire Agreement. This Acknowledgment, including the accompanying Ordering Document, supplements the terms of the MCA, applicable Addenda, and Ordering Documents entered between the Parties and forms a part of the Parties’ Agreement.

3. Disputes; Governing Law. Sections 12 – Disputes of the MCA is hereby incorporated into this Acknowledgment *mutatis mutandis*.

4. Execution and Amendments. This Acknowledgment may be executed in multiple counterparts and will have the same legal force and effect as if the Parties had executed it as a single document. The Parties may sign in writing or by electronic signature. An electronic signature, facsimile copy, or computer image of a signature will be treated, and will have the same effect as an original signature, and will have the same effect, as an original signed copy of this document. This Acknowledgment may be amended or modified only by a written instrument signed by authorized representatives of both Parties.

The Parties hereby enter into this Acknowledgment as of the last signature date below.

Signature: _____
 Name: Shane McFarland
 Title: Mayor
 Email: smcfarland@murfreesborotn.gov

DocuSigned by:
 APPROVED AS TO FORM

 43A2035E51F9401
 Adam F. Tucker, City Attorney



**Fixed LPR Hosting Services w/ LPR, Fees and Payment Provision
Applicable ONLY to qualifying agencies under TN Contract SWC450**

I License Key:

The Camera License Key (CLK) means an electronic license key that will permit the use of MSI's LPR software to be used with standard MSI issued LPR cameras (one CLK per LPR camera) and select MSI Software Products.

II Offer Services:

This Offer includes the following Software Services / Software Products:

- PR Software Services / Software Products:
- MSI Managed/Hosted LPR Account
- CarDetector LPR Software w/ all updates
- Mobile Hit Hunter (for CarDetector Mobile LPR Software)
- Unlimited Mobile Companion (for Android or iPhone) Single Plate Scan

III Optional Parking Services:

- Parking Toolkit (software application)
- Parking Integration (3rd party system integration)
- Scofflaw Alerting Service

IV Annual Service Fees (CLKs):

The Service Fees applicable to each Annual Service Period for this Offer shall be as follows:

Annual Service Fee per CLK				
Total CLKs under this Offer	0-14 CLKs	15-30 CLKs	31-60 CLKs	Over 60 CLKs
Vigilant LPR Service	\$200	\$361.80	\$321.60	\$221.10

Optional Parking Services: Software and/or data services related to Parking specific application and use:

Annual Parking Services Fee Schedule	
Parking Enforcement System Toolkit	\$1,000.00
Parking Integration Service	\$1,000.00
Scofflaw Alerting Service	\$25,000.00

CONTINUES ON NEXT PAGE

Company Name: City of Murfreesboro

Signer's Name: Shane McFarland

Signer's Email: smcfarland@murfreesborotn.gov

Signature Date: _____

Signature: _____



MOTOROLA SOLUTIONS

Hosted LPR Services for L6Q Camera, Fees and Payment Provision Applicable ONLY to qualifying agencies under TN Contract SWC450

I License Key:

The L6Q Camera License Key (L6Q CLK) means an electronic license key that will permit the use of MSI's LPR software to be used with MSI issued L6Q LPR cameras (one L6Q CLK per L6Q camera) and select MSI Software Products.

II Offer Services:

This Offer includes the following Software Services / Software Products:

- LPR Software Services / Software Products:
- MSI Managed/Hosted LPR Account
- Target Alert Service
- Optional Services:
- Cellular Data Service (Optional / Additional)

III Annual Service Fees:

The Service Fees applicable to each Annual Service Period for this Offer shall be as follows:

Annual Fee Schedule	
Annual Service Fee per L6Q CLK	\$201.00
Annual Cellular Data Plan per Camera (Optional)	\$864.00

Company Name: City of Murfreesboro

Signer's Name: Shane McFarland

Signer's Email: smcfarland@murfreesborotn.gov

Signature Date: _____

Signature: _____



Application for License to Install and Operate Law Enforcement Automated License Plate Recognition (ALPR) Cameras on State Highway Right-of-Way

Pursuant to Tenn. Code Ann. § 55-8-198(f), the Tennessee Department of Transportation (TDOT) is authorized, but not required, to permit law enforcement agencies to install surveillance cameras on State highway right-of-way to aid in criminal investigations or searches for missing or endangered persons. Consistent with this discretionary authority, TDOT will accept applications for the installation of fixed automated license plate recognition (ALPR) cameras on State highway right-of-way but will not accept applications for other types of surveillance cameras. Further, ALPR cameras will only be permitted on the right-of-way if TDOT determines that the ALPR cameras will not impair the continued use, operation, maintenance, and safety of the highway facility and do not interfere with the free and safe flow of traffic.

If an application is approved, the ALPR cameras authorized will be only for the specific brand, make, and model of equipment, and only in the locations specified, in the license agreement. If the law enforcement agency subsequently wishes to relocate a camera or substitute a different brand, make, or model of equipment, a new ALPR application will be required. TDOT reserves the right to revoke any permission granted for ALPR cameras on State highway rights-of-way.

Application Process

STEP 1. Submission of Application to TDOT

The application and attached documents should be e-mailed to TDOT at: TDOT.ExcessLand@tn.gov using the Subject Line: **ALPR Application [Agency Name]**. *Failure to use the subject line may result in a delay in application processing.*

NOTE: For Applications Submitted by or on behalf of a Local Law Enforcement Agency:

A. If the application for ALPR cameras on State highway right-of-way is being submitted by a local law enforcement agency, or by a local government on behalf of local

law enforcement if the local law enforcement agency lacks independent contracting authority, the applicant must first submit the proposal to the applicable local legislative body (city council or county commission) for approval.

B. The applicant must obtain, and provide documentation of, the local legislative body's approval of the proposal before submitting the application to TDOT.

STEP 2. Consultation with Tennessee Department of Safety and Homeland Security Regarding Camera and Data Security Requirements

Upon receipt of the application, TDOT will first consult with the Tennessee Department of Safety & Homeland Security (TDOSHS) for its review and assessment of the following items provided under Section 5 of the application form for compliance with camera manufacturer restrictions and data security requirements:

- A. The law enforcement agency's written ALPR policy, which must include provisions for data privacy, retention of records, and audit logs;
- B. Documentation showing the brand, make, and model of the ALPR camera the applicant proposes to use;
- C. Documentation from the local law enforcement agency demonstrating to the department's satisfaction that:
 1. The manufacturer, ALPR camera, or any of the ALPR camera's components are not:
 - Produced, assembled, or based in an entity appearing on a sanctions list published under the authority of the United States department of the treasury, office of foreign assets control (<https://ofac.treasury.gov/>);
 - Prohibited or restricted under Section 889 of the National Defense Authorization Act (48 CFR 52.204-25);
 - Prohibited or restricted under Title 2 of the SECURE Technology Act (Public Law 115-390 of 2018); or
 - Prohibited or restricted under United States department of commerce regulations on Information and Communications and Services Supply Chain (15 CFR Part 7); and
 2. The manufacturer of and custodian of any data collected by the ALPR camera shall:

- Comply with T.C.A. § 55-10-302;
- Ensure that all aspects of the manufacturer's and custodian's data services, data retention, information technology, or other internal data management processes are contained and managed within the United States; and
- Ensure that all data and metadata collected by the ALPR camera are not used for commercial purposes or sold, other than sharing with other law enforcement agencies in the United States as authorized by law.

TDOSHS may request additional information from the applicant through TDOT.

STEP 3. Review by the Tennessee Department of Transportation

A. If TDOT receives a negative assessment from TDOSHS, the TDOT Right-of-Way Division Excess Land Office will notify the applicant stating the reasons for rejecting the application based on non-compliance with the requirements and standards identified in Step 2 above.

B. If TDOT receives a positive assessment from TDOSHS in Step 2, the TDOT Excess Land Office will send the application and attachments to the Regional Right-of-Way Office for the TDOT Region in which the proposed ALPR cameras will be located.

C. The Regional Right-of-Way Office, Traffic Office, and other regional staff will review the request and send a report and recommendation to the Headquarters Right-of-Way Division, Excess Land Office, in Nashville for further review and processing.

D. The Headquarters Excess Land Office will present the request to TDOT's Excess Land Committee for evaluation.

E. If the Excess Land Committee does not recommend approval of the request, the Headquarters Excess Land Office will notify the requester by letter with a copy to the Regional Right-of-Way Office.

F. If the Excess Land Committee recommends approving the request, in whole or part, the Headquarters Excess Land Office will notify the requester by letter. This does not indicate that final approval has been obtained. It simply means that the request is moving forward in the process.

G. An environmental document is prepared if needed. The requester is responsible for the associated costs if a consultant must prepare this document.

H. The request packet and environmental document will be sent to the Federal Highway Administration for concurrence, if applicable (e.g., for proposed installations on an interstate highway).

I. Once all necessary approvals are obtained, the Regional Excess Land Office will send two originals of the license agreement to the requester for signatures. The requester will sign both originals and return them to the Regional Excess Land Office. The Regional Excess Land Office will send both originals to the Headquarters Excess Land Office to be executed by the Commissioner. Once fully executed, one original will be sent to the requester for their records. With the executed license agreement, the requester will have the authorization to install the proposed ALPR cameras.



Application for License to Install and Operate Law Enforcement Automated License Plate Recognition (ALPR) Cameras on State Highway Rights-of-Way

1. Name of Requester: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone number: _____
Email: _____
2. Name/Address to be on license agreement if different from above:
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
3. Contact name and address if different from above:
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone number: _____
Email: _____
4. Law enforcement ALPR camera installation is being requested by:
 State law enforcement agency
 Local law enforcement agency
 Local government on behalf of local law enforcement

If the request is from a local law enforcement agency, or a local government on behalf of a local law enforcement agency, please attach documentation of the local legislative body's approval of the proposal.

5: The following must be attached to document compliance with camera manufacturer restrictions and data security requirements:

- a. The law enforcement agency's written ALPR policy, which must include provisions for data privacy, retention of records, and audit logs;
- b. Documentation showing the brand, make, and model of the ALPR camera the applicant proposes to use;
- c. Documentation that the manufacturer, ALPR camera, or any of the ALPR camera's components are not:
 - Produced, assembled, or based in an entity appearing on a sanctions list published under the authority of the United States department of the treasury, office of foreign assets control(<https://ofac.treasury.gov/>);
 - Prohibited or restricted under Section 889 of the National Defense Authorization Act (48 CFR 52.204-25);
 - Prohibited or restricted under Title 2 of the SECURE Technology Act (Public Law 115-390 of 2018); or
 - Prohibited or restricted under United States department of commerce regulations on Information and Communications and Services Supply Chain (15 CFR Part 7); and
- d. Documentation that the manufacturer of and custodian of any data collected the ALPR camera shall:
 - Comply with T.C.A. § 55-10-302;
 - Ensure that all aspects of the manufacturer's and custodian's data services, data retention, information technology, or other internal data management processes are contained and managed within the United States; and
 - Ensure that all data and metadata collected by the surveillance camera are not used for commercial purposes or sold, other than sharing with other law enforcement agencies in the United States as authorized by law; and

6. The following must be attached for each request to install ALPR cameras on state highway right-of-way:
- a. Exact location(s) of new ALPR camera poles by State Route, Mile Marker, Latitude/Longitude Coordinates, and Distance from edge of pavement; or if the ALPR camera(s) will be installed on existing poles/structures by State Route, Mile Marker, and Latitude/Longitude Coordinates;
 - b. Aerial exhibit of each proposed location with the exact location designated;
 - c. Proposed plan for how the ALPR camera(s) will be installed and maintained;
 - d. Explanation of how the ALPR camera(s) will be powered (no power installation is allowed longitudinally along Interstate highways); and
 - e. Documented approval from the utility owner if the proposed ALPR camera(s) will be installed on existing utility poles.
7. Attach proof of public liability insurance or self-insurance.

I certify that the above information is true and accurate to the best of my knowledge.

Name

Date

Signature

Title

AUTOMATED LICENSE PLATE READERS

General Order

No. 627

Effective Date

Page 1 of 4
31 OCT 23

I. PURPOSE.

The purpose of this policy is to provide employees with guidance on the application and use of automated license plate readers (ALPR), management of ALPR data, and maintenance of ALPR equipment.

II. POLICY.

It is the policy of the Murfreesboro Police Department to utilize ALPRs in accordance with the procedures and guidelines set forth. Data captured from ALPRs will be used properly and responsibly as defined herein.

III. DEFINITIONS.

- A. Access – For the purposes of this policy, access is the ability to receive notifications and perform inquiries in an ALPR system.
- B. Administrators – Administrators are those defined as having full access to all features of an ALPR system. Administrators must be authorized by the Chief or Deputy Chief.
- C. ALPR Alert Entry – An ALPR Alert entry is entering a known license plate with a criminal predicate into an ALPR system.
- D. ALPR Data – ALPR Data is information, which is provided to a law enforcement official, including notifications that a license plate number contained in an LPR system has been detected in the vicinity of an ALPR Unit.
- E. ALPR Data Notifications – Consists of License plate numbers and letters selected for inclusion on a particular list to facilitate the identification of vehicles displaying those license plate numbers. ALPR Data notifications may be referred to as alert lists or more commonly referred to as “Hot List” within the ALPR software application.
- F. ALPR Data Query Logs – a record of a search or query of ALPR data from the mobile ALPR or fixed ALPR camera systems.
- G. ALPR Images – ALPR Images consist of the optical appearance of the license plate and the surrounding area of the rear of the vehicle. ALPR Images include information that is not rendered into an electronically readable format.

- H. ALPR System - ALPR System consists of the ALPR Units, communications network components, data server hardware, software including any Optical Character Recognition (OCR) and algorithms, all operating in an organized and coordinated manner to collect license plate information and create notifications based on entered data.
- I. ALPR Units – ALPR Units consist of the imaging hardware which captures the image of the license plates, regardless of the types of cameras used or the deployment of the unit.
- J. Fixed ALPR System – ALPR cameras that are stationary to a specified location based on data and violent crime trends.
- K. Historical ALPR Data – Historical ALPR Data consists of the dates, times and locations of individually identifiable motor vehicles that are stored for future use and includes any ALPR Data.
- L. LPR Alert – System notification that a vehicle of interest has been detected due to data provided through the National Crime Information Center (NCIC) or other manually entered license plate information for crimes occurring in a local jurisdiction, including wanted persons or persons of interest.
- M. Mobile ALPR System – ALPR cameras that are assigned to patrol vehicles.
- N. Query – A query consists of the data provided by an ALPR system in response to a transaction initiated by an authorized user.
- O. Real-time – as used herein, the term “real-time” means a system in which input data is processed so that it is available virtually immediately.

IV. PROCEDURES.

- A. General Administration.
 - 1. ALPRs will be used only by employees who have been properly trained in the use of the system components to which they have access.
 - 2. ALPR data may only be accessed by employees for a legitimate law enforcement purpose.
 - 3. Malfunctions or problems with the mobile ALPRs should be reported through the employee’s chain of command. The City Information Technology Department should be notified of the reported problem. Malfunctions with the fixed ALPRs should be reported to the Criminal Investigations Division Commander.

B. OPERATIONS

1. An ALPR alert alone does not create reasonable suspicion to justify a traffic stop or the detention of an individual. Before making a stop or detention the officer must:
 - a. Make a visual confirmation that the license plate actually matches the information captured by the ALPR and reported in the last alert; and

Any LPR Alerts made through MDT are **only** considered reasonable suspicion to make an investigatory stop.
 - b. All LPR Alerts made through mobile ALPR or Stationary ALPR systems **must** be confirmed with NCIC through Communications before any criminal charges can be initiated.
2. Officers conducting a traffic stop based on a confirmed ALPR alert should consider the level of risk associated with the nature of the offense and ensure that their response complies with all applicable laws and MPD policies and procedures.
3. When enforcement action, an investigation or prosecution results from an ALPR hit, the hit will be documented in the arrest/incident report.
4. ALPRs may be utilized on both marked and unmarked department vehicles as authorized by division commanders.
5. Camera lenses may be cleaned with glass cleaner sprayed on a soft cloth.

C. ALPR DATA COLLECTION

1. Officers may request to have certain license plate numbers (complete or partial), that do not meet NCIC criteria, be entered into the Department's hot list. Examples of entries include vehicles connected to subjects of a criminal investigation or other persons of interest regarding ongoing investigations. Officers must complete a request for entry form and a supervisor must authorize entry. The form must then be submitted to the Crime Data Analyst Unit for entry.
2. The Crime Data Analyst Unit will keep a request log for all requested data.
3. If the ALPR results in an alert with an arrest associated with it, the ALPR Query Log page containing the inquiry must be retained as part of the case file.

4. Any ALPR data is law enforcement information and will be used solely for law enforcement purposes. Any non-law enforcement usage of the data is strictly prohibited. Any misuse or inappropriate application of ALPR operations, information, data, or software may result in disciplinary action and will be addressed utilizing standard internal investigation procedures.
5. The ALPR systems will be utilized as both an active means to address criminal activity as well as a passive data collection tool, which may assist investigations across all divisions.
6. ALPR databases will not collect or contain personally identifiable information (PII). MPD will not maintain PII data regarding the registered owner of a vehicle in the ALPR database. Collected ALPR data will only be available for law enforcement usage.
7. The privacy of the information obtained by the Murfreesboro Police Department (MPD) is of the utmost importance. The information obtained by the use of an ALPR is considered law enforcement sensitive and may not be disseminated to any private entity or person.

D. ALPR DATA STORAGE AND RETENTION

1. All ALPR data is collected and stored by third parties are not subject to MPD policy or TCA as non-government agencies; therefore, data may be accessed and utilized for law enforcement purposes through proper licensing and permitted access.
2. All ALPR data retained from third parties will be stored on a designated ALPR Server. Unless retained information is deemed to be part of an active ongoing investigation, the length of time for the retention of ALPR data will be in accordance with TCA 55-10-302.

E. TRAINING

1. Law enforcement personnel assigned an ALPR unit will receive training on the functionality and technical operation of the unit. This training can be administered by any personnel who is adequately trained on the function and technical operation of the unit.

F. AUDITS

1. The mobile ALPR and fixed ALPR systems will be audited by the Supervisor Crime Data Analyst. The results of the audit will be presented to the Chief of Police or their designee.

L5F FIXED LPR CAMERA SYSTEM

SEE FARTHER. SEE CLEARER. SCAN MORE.

Missed scans mean unsolved cases and unrecognized revenue. The L5F Fixed License Plate Recognition Camera System captures clearer images at greater distances on your high-speed, high-volume roadways. Paired with Vigilant PlateSearch or Vigilant ClientPortal, this solution enables you to receive real-time alerts, conduct comprehensive searches and leverage advanced analytics and parking tools to uncover new vehicle location insights that protect communities and generate revenue.

KEY BENEFITS

Scan More Than Before

Capture your clearest plate detections yet, at greater distance, on your most high-volume, high-speed roadways.

Rely On Better Basics

Beyond ensuring you've captured the best data, we make management, alerting and searching straight-forward.

Do More With More Data

Use patented analytics, specialized tools as well as easier data sharing and access to derive new intelligent insights.



L5F FIXED LPR CAMERA

The L5F Camera features a new state-of-the-art sensor that allows it to capture clearer images at greater distances on your high-speed, high-volume roadways.



CAMERA PERFORMANCE

Part Number	Optimal Focal Length	Capture Range
VSR-5x-908	14 ft	6-27 ft
VSR-5x-916	40 ft	25-55 ft
VSR-5x-925	70 ft	55-85 ft
VSR-5x-935	95 ft	85-105 ft
VSR-5x-950	115 ft	105-125 ft

OPTICS

Window	Shatterproof window	
Resolution	1440x1080 Monochrome global shutter	1440x1080 Color global shutter
Capture speed maximum	150 mph (241 kph)	

ILLUMINATION

Pulsed LED illumination	Zero lux environments *850nm and 750nm options
-------------------------	--

VIDEO STREAMING

ONVIF compliant	H.264/H.265, M JPEG
-----------------	---------------------

HOUSING

Size	6.9 x 6.5 x 2 in / 175 x 165 x 51 mm
Fixed mounting	3-axis (aim precision) lock in place, low profile, solid mount, and sun shield
Color	Matte black
Weight	3.5 lbs

ENVIRONMENTAL

Environmental protection	IP67 / NEMA4 compliant
Operational temperature	-40°F to 140°F (-40°C to 65°C)
Connector	IP67 rated

ELECTRICAL

Power consumption	12.95W nominal
Input voltage	POE (IEEE802.3 af PD)

CABLE MANAGEMENT

Cable length	Up to 328 ft (100 m)
Type	Cat6 STP 22-24 AWG
Connector	10 pin circular- all-weather, impact resistant

CAMERA ACCESSORIES

Part #	VS-UNI-POLE-MNT
Description	Single Fixed Camera Mount/Bracket

VLP COMMUNICATIONS BOX

The VLP Comms Box combines processing and power in a durable, ruggedized enclosure that is equipped with an all-in-one built-in processor with GPS and PoE for up to four cameras.



SYSTEM

CPU	Intel Gen8 Core i7-8700T (12M Cache 2.4GHz up to 4.0GHz)
Memory	2 x 8GB DDR4 2400 MHz SO-DIMM
LAN Chipset	9 x Intel i210-AT and 1 x i219 (iAMT9.5 w/ i5, i7 only) Gb/s Ethernet Controllers Onboard Support PXE and WOL

I/O

Serial Port	3 x RS 232/422/485 (Auto Direction Control)
USB Port	4 x USB 3.0 Ports
LAN	10 x RJ45 Ports for GbE (Optional for M12 connector and 8 x PoE total Max. 120W)
Video Port	3 x DP Ports
Wi-Fi Adapter	802.11n/g/b
4G LTE / GPS	Sierra Wireless EM7511-Dual Sim Support

POWER REQUIREMENT

Power Input	120V AC
Power Protection	Automatic Recovery - Short Circuit Protection
Power Management	Remote/Ignition connection to toggle power
Power Off Control	Power off Delay Time Setting by BIOS and Software

SOFTWARE

Operating System	Ubuntu 18.04 64bit
------------------	--------------------

GRAPHICS

Graphics	Intel® UHD Graphics 630
Resolution	Max Resolution (DP) : 4096x2304@60Hz

STORAGE

Type	2 x 2.5" Drive Bay for SATA Type HDD/SSD RAID 0, 1, 5 1 x mSATA
------	---

ENVIRONMENTAL

Operating Temp.	-40°C ~ 70°C, ambient w/ 0.6m/s airflow
Storage Temp.	-40°C ~ 80°C
Relative Humidity	10% RH – 90% RH (non-condensing)
Vibration (random)	EC60068-2-64, random, 2.5G@5~500Hz, 1hr/axis with SSD
Vibration Operating	MIL-STD-810G, Method 514.6, Procedural, Category 4
Shock	Operating: MIL-STD-810G, Method 516.6, Procedure I, Trucks and semi-trailers=15G (11ms) with SSD
Certifications	CE, FCC Class A, E13

MECHANICAL

Construction	Polycarbonate
Mounting	Wall or pole mount
Weight	5190g
Dimensions	260(L) x 250(W) x 95(H) mm



For more information,
visit motorolasolutions.com/contactus



Motorola Solutions, Inc. 500 West Monroe Street, Chicago, IL 60661 U.S.A. motorolasolutions.com

MOTOROLA, MOTO, MOTOROLA SOLUTIONS and the Stylized M Logo are trademarks or registered trademarks of Motorola Trademark Holdings, LLC and are used under license. All other trademarks are the property of their respective owners. © 2020 Motorola Solutions, Inc. All rights reserved. 09-2020



RAPID INSTALL. RAPID INSIGHTS.

THE L6Q QUICK-DEPLOY LICENSE PLATE
RECOGNITION CAMERA SYSTEM



MOTOROLA SOLUTIONS



**COMMUNITY
SAFETY
SHOULDN'T
BE LIMITED
BY COMPLEX
TECHNOLOGY.**

DETECT. ANALYZE. RESPOND.

Safety should be simple. By combining sophisticated license plate recognition (LPR) with consumer-grade ease of installation the L6Q camera system enables law enforcement agencies and businesses alike to better ensure the safety and security of the people they serve.

This next generation of quick-deploy LPR camera includes a new, high-capacity, swappable internal battery along with solar and AC/DC direct line power options. Additionally, configuration and activation takes place from your Android or iOS smartphone using our [Mobile Companion application](#).



On-board the L6Q, radar-based triggering can be configured for only vehicles moving at specific speed thresholds and directions of travel, across multiple lanes, to hone in on only the data you're interested in. The long-range, integrated infrared (IR) illumination and a new starlight sensor enable you to scan vehicles even in complete darkness. And lastly, a tamper-proof design and paintable, removable shroud makes the L6Q physically secure while blending in with its surroundings.





EASILY INSTALL OUT-OF-BOX

START SCANNING PLATES IN A MATTER OF MINUTES WITH ONLY ONE PERSON REQUIRED TO INSTALL, CONFIGURE AND ACTIVATE THE L6Q.

The faster you can install an LPR camera, the faster you can start scanning plates. The L6Q's user-friendly design, convenient carry case and intuitive out-of-box workflow mean it can be installed, configured and activated by one person in a matter of minutes. Mount it on almost any surface and complete setup from your smartphone for ultimate ease.



FAST



RAPID-DEPLOYMENT CARRY CASE

Take the L6Q around town and up and down ladders safely with a carry case that keeps everything you need accessible.



WALL, POLE & TREE MOUNT OPTIONS

The L6Q mount can attach to most poles, T-poles, or to common infrastructure with included band-ties and lag-bolts.



SIMPLE, EASY-TO-HANDLE DESIGN

Compact, lightweight construction, ball-joint attachment and single screw locking mechanism makes L6Q installation easy.



APP-BASED CONFIGURATION & ACTIVATION

Connect and set up the L6Q quickly and easily on-site with the Mobile Companion app on your Android or iOS device.

**THE FASTER YOU
CAN INSTALL AN
LPR CAMERA,
THE FASTER
YOU CAN START
SCANNING
PLATES.**



GET THE DATA THAT MATTERS

CONFIGURE THE L6Q TO COLLECT THE PLATE, MAKE, MODEL, COLOR AND SPEED DATA YOU NEED - IN LIGHT AND DARK CONDITIONS.

Clean data means good insights. Get the data you need by configuring the L6Q to scan vehicles moving at specific speeds and directions. Each scan collects valuable information beyond the license plate like make, model, color and speed, even in dark conditions, to help advance investigations. And, with remote monitoring you can ensure your cameras are always working when you need them.

**CONDUCT
MULTI-LANE
SCANNING ON
VEHICLES MOVING
UP TO 75 MPH AT
UP TO 75 FT AWAY.**



DIRECTION & SPEED-BASED RADAR DETECTION

Configure the L6Q to trigger on vehicles moving at specific speeds, up to 75 MPH, and directions of travel up to 75 feet away.



MAKE, MODEL, COLOR & SPEED RECOGNITION

Capture valuable information like vehicle make, model, color and speed with AI that is capable of recognizing almost any vehicle.



LONG RANGE IR-ENABLED NIGHT VISION

Scan vehicles even in total darkness, with long-range, integrated infrared (IR) illumination and a starlight sensor.



REMOTE SYSTEM MONITORING & UPDATES

Ensure your system is working as it should with automatic updates and remote battery, signal, storage and status monitoring.



READY FOR ANY ENVIRONMENT

DEPLOY THE L6Q WHERE AND WHEN NEEDED WITHOUT WORRYING ABOUT WEATHER, SECURITY, POWER SOURCE, OR CONNECTIVITY.

Criminals operate everywhere. Your LPR camera should too. Solar, AC/DC and high-capacity, swappable battery options enable you to install the L6Q almost anywhere. Built to run in all weather conditions it is also physically secure, with its tamper-proof design. You can also customize the L6Q to blend in with its surroundings by painting the removable shroud.





**AN IP67 RATING
ENSURES THE L6Q
WILL PERFORM
IN ALL WEATHER
CONDITIONS.**



TOUGH



TEMPERATURE & WEATHER RESISTANT

Install the L6Q in the hottest and coldest locations with its IP67-rated design capable of withstanding even the harshest elements.



TAMPER-PROOF WITH PAINTABLE SHROUD

The L6Q is built to be physically secure and to blend in with its surroundings by easily removing and customizing its shroud.



SOLAR, BATTERY & AC/DC POWER OPTIONS

Deploy the L6Q where needed with versatile power options including solar, AC/DC, as well as a swappable internal battery.



FLEXIBLE LTE CONNECTIVITY

Buy the L6Q as-a-service with a Verizon SIM card and cellular plan, or use your own Verizon, AT&T, FirstNet* or T-Mobile SIM card.



*Q3 2022

**SHARING
BY THE
NUMBERS**

1,800+

agencies on the LEARN platform
and capable of data sharing

35B+

detection records from agency
and business partners

600K+

daily hot list alerts initiated for
vehicles of interest



AMPLIFY INSIGHT & AWARENESS

GO BEYOND BASIC ALERTS AND
SEARCHES WITH PATENTED ANALYTICS
AND COMPLETE CONTROL OVER YOUR
DATA RETENTION AND SHARING.

License plate data collection is only the tip of the iceberg. What you do with it is what matters. The L6Q, like all of our camera systems, comes with our industry-leading Vigilant PlateSearch software, a part of the Vigilant LEARN platform, to manage hot lists and alerts, conduct advanced searches and run patented analytics. Most importantly, with Vigilant PlateSearch your data is completely under your control with customer-defined retention and sharing capabilities.



Target Alert Service (TAS)
Windows Client

Mobile Companion
Android/iOS App



**TEXT & EMAIL
ALERTS**



**IN-CAR (MDT)
ALERTS**



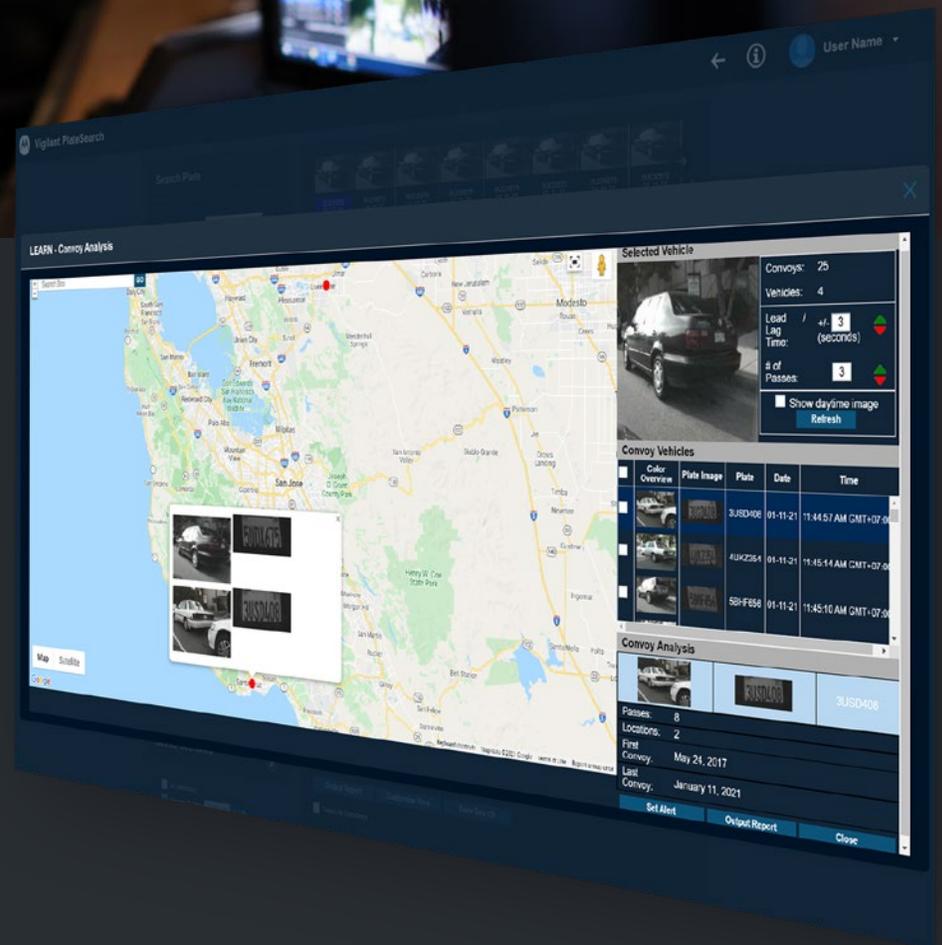
**ANDROID/IOS
ALERTS**



**WINDOWS CLIENT
ALERTS**

HOT LIST MANAGEMENT & ALERTING

From Vigilant PlateSearch, build your own hot lists, subscribe to shared lists from the National Crime Information Center (NCIC) and state hot lists as well as share lists with local law enforcement partners. Configure alerts to be received across devices and applications.



ACCESS BILLIONS OF DETECTIONS FROM LAW ENFORCEMENT AND COMMERCIAL PARTNERS.



PLATE & LOCATION-BASED SEARCH

Search by full or partial plate, or location. Filter by year, make, model and more.



PATENTED VEHICLE LOCATION ANALYTICS

Identify associations, predict the location of vehicles and more with patented analytics.



DATA MANAGEMENT & SECURITY

Control data retention, sharing and camera systems all from a single secure place.

INTELLIGENT

WE TAKE SECURITY SERIOUSLY

DEPLOY LPR RESPONSIBLY WITH STANDARDS-BASED SECURITY BUILT IN FROM THE GROUND UP, AND AUTOMATIC UPDATES THAT KEEP YOU PROTECTED.

Vigilant PlateSearch is designed to work seamlessly with our camera systems to provide data protection and integrity with end-to-end encryption and hashing. Access to your system requires authentication from a secure web-browser and you can provision users and groups to only have access to certain features or capabilities. Within the system, all user actions are audited, with additional usage justification requirements for certain functionality, so that detailed audits can be conducted and accountability is never compromised.

A part of having a secure system is making sure that you're staying up to date. That is why we routinely deliver system updates to you that not only keep you secure, but bring you our best, most powerful new features as soon as they are ready. Software updates for Vigilant PlateSearch occur automatically and are clearly documented so you can stay up to date too.

- ✓ DATA PROTECTION & INTEGRITY MECHANISMS
- ✓ GRANULAR AUDITING & ACCOUNTABILITY TOOLS
- ✓ STRICT USER ACCESS & AUTHENTICATION
- ✓ INCLUDED AUTOMATIC SYSTEM UPDATES





GET THE MOST OUT OF YOUR SOLUTION

OUR SERVICE OPTIONS KEEP YOUR TEAM AND SYSTEM WORKING SO YOU CAN MAINTAIN THE SAFETY OF THE PEOPLE YOU SERVE.

TRAINING & SUPPORT

Whether it's generating new leads or successfully following up on current ones, the Motorola Solutions Vigilant Training Team is ready to help. Composed of retired and former law enforcement personnel, the team brings well over a hundred years of investigative experience to the table along with free training available in-person and online. And when you need technical support, our certified engineers use the right escalation procedures to bring you a prompt resolution.

PROCUREMENT OPTIONS

The L6Q camera system can be bought as an outright purchase or as a subscription. With a subscription, you can bring the power of our license plate recognition technology to your community for a low, predictable cost.

HARDWARE WARRANTY

Maintain efficiency and reliability with a one year manufacturer warranty from ship date, with the option to purchase an additional four years for a total five year warranty.



**BETTER ENSURE
THE SAFETY AND
SECURITY OF
THE PEOPLE YOU
SERVE WITH THE
L6Q QUICK-DEPLOY
LPR CAMERA
SYSTEM.**



For more information, please visit
www.motorolasolutions.com/L6Q



VIGILANT LEARN CJIS SECURITY COMPLIANCE GUIDE



OVERVIEW

Motorola Solutions offers to its law enforcement clients a hosted analytic solution known as Vigilant LEARN. The platform has two applications: Vigilant PlateSearch™, and Vigilant FaceSearch™. Unless on-premise deployment is required by the customer, all IT assets and software applications are hosted in colocation Infrastructure as a Service and Software as a Service configurations with Motorola Solutions' owned IT assets. Assets are located within Motorola Solutions' contracted data center. Physical and environment security controls are managed by Global NTT (NTT). Information about the data center can be found at this link: [NTT Data Center](#). Plate images are stored separately at Amazon Web Services in Ashburn, VA.

NTT is a worldwide leader that provides hosted services and top-notch information security. NTT is certified ISO 9001:2008, the internationally recognized standard for Quality Management Systems, and has been independently audited and verified for compliance under the Statement of Auditing Standards Number 70 [SOC 2 Report]. The SOC 2 report is available under a Non-Disclosure Agreement. The public SOC 3 can be found here: [SOC 3](#)

The physical and network security employed at the Motorola data center are exhaustive.

The NTT data center has been also certified as meeting FedRAMP medium security controls. While license plate reader data contains no personal information inherently, it is linkable through other sources or free text data fields that may enable the end user to input data that could be viewed as personally identifiable information (PII) or Criminal Justice Information (CJI) which is out of our control. Of greater relevance, law enforcement hot list information, such as NCIC and FaceSearch (mugshot) images, are managed by Motorola law enforcement customers and may potentially contain CJI as defined in 4.1 of the CJIS Security Policy. For these reasons, Motorola has voluntarily implemented security controls we believe are necessary to comply with the relevant sections. The current version of the FBI-CJIS Security Policy can be found [here](#).

RELEVANT SECTIONS OF FBI-CJIS SECURITY POLICY

Within the scope of this document, and as it pertains to FBI-CJIS Security Policy, Motorola Solutions is a private contractor as defined in 5.1.1.5 of the FBI-CJIS Security Policy document. Going beyond the minimum requirements, the following table highlights those sections of the FBI-CJIS Security Policy that are believed to apply to the Motorola hosted solution:

5.1 Information Exchange

Information Exchange Agreements outline the roles, responsibilities and data ownership between agencies and any external parties.

Notes: Motorola's Enterprise Service Agreement and Terms and Conditions documents outline ownership of data collected by and hosted in agency accounts. Customers own and control the data collected, entered, submitted and stored through Motorola Solutions applications. All customer-owned data is classified by Motorola Solutions as Criminal Justice Data. Our Information Security Policy provides protection and handling instructions for employees. The policy encompasses rules for handling storage dissemination and disposal of customer owned data. Data is deleted when the customer engages that action. Data is not mined, sold or shared beyond the sharing configurations established by the data owner. The data owner is responsible for submitting accurate, authorized, lawful and appropriate information through Motorola Solutions applications and ensuring they do so in accordance with any governing federal, state, local law, rule or policy.

5.1.1.5 Private Contractor User Agreements and FBI-CJIS Security Addendum

Private contractors who perform criminal justice functions for a CJA shall be permitted to access CJI pursuant to an agreement between the CJA and the contractor that incorporates the FBI-CJIS Security Addendum approved by the Director of the FBI.

Notes: Motorola Solutions relevant staff will sign the executed FBI-CJIS Security Addendum when required by the client. Relevant User Agreements and contracts requiring Motorola Solutions signature will be reviewed and executed upon request.

5.1.1.6 Agency User Agreements

Fingerprint-based background checks and written agreement with the agency when required.

Notes: All Motorola staff have name-based background checks performed prior to final offer of employment. The Motorola development, networking and support teams which have access to hot list files, face images and other customer-owned criminal justice data for purposes of support and database maintenance only, have been subjected to fingerprint-based background checks as part of an agency-requested fingerprint-based background checks. Employees have successfully passed those background checks in several states. These employees will comply with any new requests made by agencies.

5.1.3 Secondary Dissemination

If data is released to another authorized agency and not part of a primary information exchange agreement, this shall be logged.

Notes: All data sharing and access is logged and available for audit reporting. There is a field that captures the entry of "on behalf of" searches.

5.2 Security Awareness Training

All personnel with access to CJI shall receive security awareness training within six months of assignment, and biennially thereafter.

Notes: Data Ownership - Motorola's Enterprise Service Agreement and Terms and Conditions documents outline ownership of data collected by and hosted in agency accounts. Customers own and control the data collected, entered, submitted and stored through Motorola Solutions applications. All customer-owned data is classified by Motorola Solutions as Criminal Justice Data. Our Information Security Policy provides protection and handling instructions for employees. The policy encompasses rules for handling, storage, dissemination and disposal of customer-owned data. Data retention is the responsibility of the customer in accordance with any of their governing federal, state, local law, rule or policy. Data is deleted when the customer engages that action. Data is not mined, sold or shared beyond the sharing configurations established by the data owner. The data owner is responsible for submitting accurate, authorized, lawful and appropriate information through Motorola Solutions applications and ensuring they do so in accordance with any governing federal, state, or local law, rule or policy.

Data Storage and Access: Law enforcement gathered Vigilant LEARN data is physically (geographically) and also logically separated from our sister subsidiary commercial LPR data partner, DRN. Customers can acquire access to the commercial data, but it is a one-way share. We own the commercial data and what the customers can access. Law Enforcement data is not shared with commercial customers and that option is not permissible for customers within the sharing configurations. Corporately, we do not share Vigilant LEARN customer data with anyone as we do not own the data. Our commercial customers do not have access to perform any query or analysis of Vigilant LEARN customer data.

5.2.2 Security Training Records

Records of security awareness training shall be kept current and maintained by a FBI-CJIS Security Officer (CSO).

Notes: Security Awareness Training records are retained and made available for review by customer agencies.

5.3.1.1 Reporting Structure and Responsibilities

Establishment of a primary POC for FBI-CJIS for incident handling and response.

Notes: The VP of Information Technology is the primary point of contact (POC) for the Incident Response Plan. Motorola Solutions has an Incident Response Plan.

5.4.1.1 Events

Description of the events that must be logged within the system.

Notes: Windows tracking locks account after 5 unsuccessful attempts. Application User Log-on and events associated with all user activities.

5.4.3 Audit Monitoring, Analysis and Reporting

Someone shall be responsible and appointed for review and analysis of audit records, at a minimum of once a week, to look for inappropriate or unusual activity.

Notes: Motorola enables auditing for agencies through its auditing tools and report scheduler. Motorola will assist clients with acquiring information that may be needed for their agency audits. Motorola audits their staffs' behavior for those authorized to access the software applications and data assigned to the support or development function.

5.4.6 Audit Record Retention

Agency shall retain audit records for at least one year.

Notes: Audit records are held indefinitely unless specified for deletion by the customer owner. Motorola executes retention routines established by the data owner. The metadata for transaction activity is retained for integrity and compliance audits.

5.5.2.1 Least Privilege

Agency shall approve individual access privileges and enforce the most restrictive set of rights and privileges needed by users for the performance of specified tasks. Logs maintain access privilege changes for a minimum of one year or at least equal to the agency's record retention policy, whichever is greater.

Notes: Vigilant LEARN provides customer-controlled functionality specifying tiered role-based access. The almost infinite number of user permissions and access controls through the creation of user profiles. Changes to rights and/or privileges are currently logged indefinitely and available in audit records.

5.5.2.4 Access Control Mechanisms

One or more of the following must be employed: access control lists (users, groups, machines), resource restrictions (permission sets), encryption and strong key management, application level access control.

Notes: Motorola uses ACL's to protect the database servers, firewalls and VPN and Vigilant LEARN software applications. Vigilant LEARN provides customer-controlled resource restrictions for the software application. Secure HTTP (https) for "data in transit." FIPS 104-2 certified for "data at rest" and "data in transit." Vigilant LEARN allows for agency management of role-based users, user profiles with permission sets, password policy management (character logic and change policy) consistent with FBI Security Policy.

5.5.3 Unsuccessful Login Attempts

CJIS Security Policy requires that after five consecutive invalid attempts, the account shall be locked out for a minimum of 10 minutes.

Notes: Motorola Solutions requires that five unsuccessful attempts result in a two-hour lockout.

5.5.4 System Use Notification

The system shall allow a notification message to be displayed to let users know a) they are accessing a restricted system, b) usage is monitored, recorded and subject to audit, c) unauthorized use is prohibited and may result in penalties, and d) use of the system indicated consent to monitoring.

Notes: Vigilant LEARN has a pop-up acknowledgment banner that must be affirmatively acknowledged prior to being granted access. That acknowledgment is logged by virtue of tracking system access by date, time and activity performed. The banner cannot be bypassed.

5.5.5 Session Lock

CJIS Security Policy requires that the system shall prevent access via a session lock after a minimum of 30 minutes of inactivity.

Notes: Motorola Solutions engages session lock after 15 minutes of inactivity, requiring re-entry of credentials.

5.5.7.3 Cellular

This section defines how agencies mitigate concerns surrounding bring your own device (BYOD).

Notes: This is an agency policy issue that doesn't drive any specific product requirements. Motorola's mobile app uses the same user profile as configured within LEARN which controls all access and auditing.

5.5.6 Remote Access

Rules for monitoring and controlling remote access via the internet.

Notes: Audit of all logins includes IP tracking by user.

5.6.1.1 Use of Originating Agency Identifiers in Transactions and Information Exchanges

An FBI-issued ORI number shall be assigned at the agency level and attached to all activities by the agency's users.

Notes: ORI is captured at the agency level.

5.6.2.1.1 Password

This section details the requirements of passwords.

Notes: Motorola passwords follow the complexity and change requirements set forth in CJIS Security policy. Accounts are inactivated after 90 days without a password change and disabled after 120 days.

5.6.2.1.2 Personal Identification Numbers

Best Practices on PIN use.

Notes: N/A not used for Identification and Authentication.

5.6.2.2 Advanced Authentication

Defines Advanced Authentication requirements.

Notes: Vigilant LEARN uses optional two-factor authentication from SecureAuth to comply with this requirement. Client agencies may employ Advanced Authentication for physically non-secure locations. It can also be forced based upon customer request.

5.6.3.1 Identifier Management

Requirements of agencies to manage user identifiers.

Notes: User credentials that are inactive for a period of 90 days are inactivated and disabled after 120 days within the system, requiring an Agency Manager to reactivate the account. Users and Agency Managers are notified with warnings during this process.

5.7.1.2 Network Diagram

Requirements for a network topological diagram.

Notes: Available upon request under an NDA.

5.8 Media Protection

Requirements for security and protection of electronic and physical media.

Notes: Motorola does not process or store electronic or physical media at Motorola headquarters or elsewhere unless being decommissioned. Comply with Media Disposal Policy by degaussing, secure overwrite and or physical destruction. Data at rest is encrypted during transit for decommissioning.

5.9 Physical Protection

Requirements for physical security and access controls around all hardware, software and media.

Notes: NTT Data Center and storage vault have been evaluated in 2018. The facilities exhibit extensive physical security controls that are in place and equivalent or greater than CJIS Physically Secure Location criteria. Physical security at the colocation data center is managed by NTT. They are responsible for physical security at that location that has been evaluated by Motorola Solutions staff and a third-party auditor.

5.10.1 Information Flow Enforcement

Prevent CJI from being transmitted unencrypted across the public network.

Notes: Secure HTTP (https) employed.

5.10.1.1 Boundary Protection

Ensure that failure of boundary protection mechanisms do not result in unauthorized release of information.

Notes: Industry standard Cisco inspection of all packets.

5.10.1.2 (1) Encryption

Minimum 128 bit.

Notes: Comply. FIPS-140-2 Certified. Certificates available upon request. Free text fields for data at rest.

5.10.1.3 Intrusion Detection Tools and Techniques

Specifies requirements for intrusion detection tools.

Notes: Automated monitoring via Cisco.

5.10.3.1 Partitioning

Outlines requirements for partitioning of data.

Notes: Motorola partitions web server, database server, user information, and more. Motorola uses all four types of partitioning listed.

5.10.4.1 Patch Management

Requirements for management of software patches.

Notes: Centralized management on Motorola's data center assets, with Change Management Plan, ample testing and roll back plans before install.

5.10.4.2 Malicious Code Protection

Virus Protection requirements.

Notes: Microsoft System Defender employed.

5.10.4.3 Spam and Spyware Protection

Spam and Spyware Protection requirements.

Notes: Cisco and Microsoft Security Essentials.

5.10.4.5 Security Alerts and Advisories

Guidance for alerts and advisories.

Notes: Mechanisms in place to deliver alerts via agency notifications and agency manager emails. NTT Data has a Security Advisory alerting system that notifies the VP of IT, Director of IT and Field Support Manager in the event of a DDoS attack network and power outages.

5.12 Personnel Security

Fingerprint-based background checks and rules based on findings.

Notes: Support team and IT networking and application development teams have successfully completed national and state FBI fingerprint-based background check screening by a FBI-CJIS System Agency in several states that require the screening. If prohibitive barrier offenses or activity occurs after the fact, access rights are suspended pending court action and those agencies requiring CJIS Personnel Screening are notified.

5.12.2 Personnel Termination

Terminated employees shall immediately have access revoked.

Notes: Notices are sent to the Director of IT immediately in coordination with termination date to remove from Active Directory.

5.12.4 Personnel Sanctions

Process for employees failing to comply with security policies.

Notes: Rules of behavior, policy and procedures are in place to deal with violations from counseling to termination.

NARRATIVE ON FBI-CJIS SECURITY POLICY

Motorola Solutions' Vigilant LEARN web-based solutions are exclusively available to law enforcement. All Motorola agencies are ORI vetted police agencies that manage the users they authorize. The data an agency collects can be shared to specific law enforcement agencies via MOU, and can be shared to Motorola's national law enforcement database, or exclusively retained for that client agency's use only. This is accomplished by Agency Manager employing configurable resource restrictions and role-based access privileges.

As a company, Motorola Solutions specifies in several places, including on its website and in its Enterprise Service Agreement—which is agreed to and signed prior to purchasing Motorola Solutions products and/or services—that the Vigilant LEARN data collected or contributed by law enforcement remains the property of the agency and Motorola Solutions has no rights to that data. That information is shared based upon the sharing rules established by the data owner. Motorola further classifies all this information internally as Criminal Justice Data and has strong policies for handling, storage and destruction of this information.

Motorola does not share, sell, or make use of law enforcement generated Criminal Justice Data in any way. Furthermore, any data retention policy or the sharing of an agency's data is entirely in the control of the agency. Many federal, state, county, and municipal jurisdictions have legislation or guidance on appropriate legal or privacy rules. The Vigilant LEARN client application allows for the Agency Manager role, within the customer agency, to make the necessary changes to data sharing

and retention rules. However, it is the sole responsibility of the data owner to ensure that the data submitted, entered or shared is done so in recognition and legal authority of the customer agencies governing laws, regulations and policies. The data owner is responsible for establishing the sharing rules, retention and appropriate rules for data entry, along with the accuracy and timeliness of the data.

Motorola Solutions uses technical controls and mechanisms within its suite of products that facilitate privacy controls on the data and restrict access to only those that are granted access by the agency. Motorola Solutions only allows staff to access the data when performing customer support duties that are authorized by the customer. Remote access sessions to customer systems to assist a client are intended to be granted access and monitored (virtual escorting) during the customer support session by the customer and through the mechanism agreed upon.

Those technical controls include configurable access rights, agency- controlled information sharing, logging user activity and access, account inactivation for periods of inactivity, session locks, system access strong password criteria, encrypted data transport and data storage at a facility that has criteria consistent with a FBI-CJIS Security Policy Physically Secure Location.

Even though Motorola Solutions has built-in tools to facilitate the audit and accountability controls criteria consistent with FBI-CJIS Security Policy, it is the client agency's responsibility to perform the audit processes with the Motorola Solutions product tools provided. Motorola Solutions internally monitors activity for system availability, unauthorized access activity and system and data integrity.

Motorola Solutions internally monitors activity for system availability, unauthorized access activity and system and data integrity. If the customer deems additional events and content logging are required, we will work with customers to remediate any perceived gaps.

Below are high-level descriptions of Motorola Solutions enterprise efforts to address FBI-CJIS Security Policy areas.

PERSONNEL SECURITY

In an effort to ensure the integrity of Motorola's business relationships with clients and their data, as well as its purposes, Motorola Solutions performs commercial name-based background screening on all of its employees prior to employment.

When required by a client, all Motorola Solutions staff directly supporting its agencies that may have access are subject to FBI-CJIS Security Policy Personnel Screening procedures (Section 5.12). Motorola Solutions cannot, by restrictions of federal law, independently perform fingerprint-based background check screening. Accordingly, it is within the jurisdiction, and responsibility of the client agency to perform that screening if they believe it is required based upon the existence of Criminal Justice Information or access to agency infrastructure that may contain Criminal Justice Information provided by FBI-CJIS.

Motorola Solutions staff has, however, successfully completed FBI fingerprint-based background check screening by the FBI-CJIS System Agency in several states that require the fingerprint-based background checks. Only those employees that have passed the personnel screening process are allowed to provide technical system support or access the system in support of client agencies requests. If Motorola Solutions becomes aware of any prohibiting activity, those employees' access rights to LEARN or customer systems is suspended pending final resolution by the courts. In those states requiring CJIS screening, those CJIS System Agencies and clients are notified of activity and suspension of access.

These employees, in addition to others, have executed and will upon request, execute the FBI-CJIS Security Addendum. Copies are retained by Motorola Solutions FBI-CJIS ISO along with records of Security Awareness Training that included topics on privacy, confidentiality and data security. Motorola Solutions staff performs security awareness training through CJIS Online, which has been accepted by all states requiring the CJIS Security Awareness Training. Security addenda are also posted there.

INCIDENT RESPONSE PLANNING

With the intention of meeting or exceeding the relevant aspects of the FBI-CJIS Security Policy, Motorola Solutions has several administrative and technical controls to adhere to those criteria in response to and subsequent reporting for cyber security events within its control. Motorola Solutions employs and manages malware and virus protection, patch management policies, intrusion detection and intrusion prevention systems to protect the customer-owned data in Vigilant LEARN. Motorola Solutions has an incident response plan consistent with the FBI-CJIS Security Policy. A component of that plan is to communicate to impacted parties, in the event of any physical or technical breach, data loss, or misuse of data or systems through an incident reporting process. Motorola Solutions uses these tools and processes to monitor for malicious activity and address any data breaches that may occur or traverse its communications entry and exit points or data storage facilities.

PHYSICAL SECURITY

The physical protection mechanisms at the NTT facility in Ashburn, VA are consistent with, or greater than the FBI-CJIS Physically Secure Location criteria. They were evaluated in December 2019 by Motorola Solutions' staff with specific background and experience in FBI-CJIS Security Policy and do so annually. Additionally, NTT undergoes auditing by an independent third party auditor at the colocation facility. The data center also had FedRAMP Moderate certification approved by DHS. It must be noted that unless a Management Control Agreement is executed between the Contracting Government Agency and the Contractor(s), per FBI-CJIS Security Policy requirement for storage and maintenance of FBI Criminal Justice Information, a cloud service provider data center cannot be considered a Physically Secure Location. To date, no law enforcement agency in the U.S. has required such agreements.

As part of meeting physical security requirements, Motorola Solutions Engineering and Support staff adhere to the personnel screening requirements, having executed the FBI-CJIS Security Addendum, submitting to fingerprint- based background checks and complete CJIS Security Awareness Training.

Motorola Solutions is responsible for the security, confidentiality and privacy of the data in their custody. That is accomplished through technical controls, consistent with the FBI-CJIS Security Policy, for the systems and data Motorola Solutions hosts for client agencies. NTT and NTT America, as a colocation facility. NTT only provides physical security for the facility, communications infrastructure, firewalls, reliable internet, power conditioning, HVAC, and is responsible for the confidentiality and privacy based upon those physical security controls. Motorola Solutions provides the physical equipment (servers, firewalls, etc.) and software that hosts the data and thus responsible for those technical security controls.

NTT and NTT America staff have no authorized logical access (GUI) to Vigilant LEARN applications or physical access to the infrastructure systems or data in our secure server cabinets. Physical access to the equipment is controlled by Motorola Solutions. Only NTT America staff are permitted

to access the equipment at the Virginia data center via a work order authorized by Motorola Solutions and, only in exigent circumstances. When doing so, NTT staff still have no access to the data for the applications. Unless there are exigent circumstances to power on or off the equipment, only Motorola Solutions staff can physically access the equipment at the NTT Data Center. Access approvals are only when a pre-arranged visit is established.

As part of the physical security controls at the data center; cabinets storing the servers, routers and other equipment are unmarked and indistinguishable from other colocated clients. The NTT data center has multimodal biometric access protections that include face, iris, credential card and pin to access the interior portion of storage vaults and our storage cabinets. Once being granted access to the vault the unmarked cabinets are further protected by a unique combination lock on each cabinet.

The data center was visited in December 2019 to observe NTT physical security controls. Conditions were equal or greater than FBI-CJIS Security Policy criteria for a Physical Secure Location, including the protection of Motorola Solutions assets.

The following FBI-CJIS Security Policy areas were observed to be functioning consistent with and exceeding FBI-CJIS Security Policy requirements:

5.9.1.1 Security Perimeter

Security Gate, 12' fence, bollards, interior building access restrictions.

5.9.1.2 Physical Access Authorizations

Pre-vetted credentials, visitors escorted, no unanticipated visitors permitted. NTT employees have two factor credential access.

5.9.1.3 Physical Access Control

Man trap entry, proximity cards, pre-authorized visits for only pre-approved employees.

5.9.1.4 Access Control for Transmission Medium

Secure private fiber underground with redundancy in gateway routers in secure remote space.

5.9.1.5 Access Control for Display Medium

Does not apply. There is no logical access to the data, user interface or equipment in areas of NTT facilities that contain the Motorola Solutions equipment. The configuration for the data storage is a colocation service arrangement with NTT Data. There is no user interface to Motorola Solutions software applications. The equipment is secure and cabinets storing Motorola Solutions equipment are anonymously marked. Keys to the cabinets are only provided to equipment owners and NTT staff when contracted for service.

5.9.1.6 Monitoring Physical Access

24/7 Alarms, face search video and 30 day recording, access credentials, proximity cards.

5.9.1.7 Visitor Control

Government ID check and recording of names, ID retained until credentials returned.

5.9.1.8 Delivery and Removal

Controlled, monitored and logged. Separated secure storage space. Inventory control. Items not accepted without service ticket.

AUDITING AND ACCOUNTABILITY

Motorola Solutions' Vigilant LEARN applications have audit functions built in for an agency to view and audit user and transactional activity. The customer available audit functionality is consistent with those identified in the FBI-CJIS Security Policy. It was designed to enable integrity audits to increase the probability of authorized users conforming to a prescribed pattern of behavior. It focuses on "events" and "content" as specified in Section 5.4.1. Motorola Solutions audits its staff to ensure they adhere to our standards of acceptable use.

Auditing of the data center facilities, processes, policies and procedures are accomplished by a third-party auditing firm. The current auditing vendor, Ernst and Young produced the Service Organization Controls (SOC) 2 report. The SOC 2 is an evaluation and report for an audit process using standards of the American Institute of Certified Public Accountants (AICPA). Currently, the evaluation and report is named Service Organization Control (SOC Type 2 & 3). The SOC 2 & 3 evaluations are conducted to validate that processes, controls, and procedures are in place and performing as expected. Those SOC 2 AICPA standards are validated annually and are equal to or greater than FBI-CJIS Security Policy control expectations. The SOC 2 report is supplied to Motorola Solutions upon completion under Non-Disclosure Agreement (NDA) and can be shared with clients under NDA. Motorola Solutions analyzes the information for compliance. Additionally, Motorola Solutions has committed to visiting the data center annually to validate that the physical security controls are sustained. Note: SOC 2 reports are not an acceptable equivalent for the FBI-CJIS audit. Even though they provide valuable insight to security controls, they are not accepted in lieu of an audit by a CJIS agency.

The most recent period of audit for NTT was October 1, 2018 through September 30, 2019. The previous year's report (October 1, 2015 through September 30, 2016) was analyzed along with physical observations of the facility. A review of the SOC 2 & 3 consisted of reviewing operational documents and the SOC 2 & 3 reports that describe operations, planning and training to physically protect Motorola Solutions assets, as well as to ensure greater than 99% availability uptime. The SOC 2 and 3 Reports indicated no deviations from the described controls to protect the facilities and assets at the facility.

The NTT data center also has undergone third party attestation leading up to FedRAMP moderate certification issued by DHS. This rigorous assessment process is based upon NIST 800-53 controls.

As stated, the policies, controls and procedures at the data center are equal to or greater than those for FBI-CJIS Security Policy, with one exception. Most data center personnel have not undergone national fingerprint-based background checks as it is based upon customer need and legal authority. But, data center staff do not have physical or logical access to unencrypted information. All data center staff have undergone name-based background checks and evaluated for suitability. Data center staff do not have authorized physical access to Motorola Solutions equipment and do not have access to unencrypted information. Those data center employees have no authorized administrator or user logical access to any Motorola Solutions software applications, servers, firewalls or routers. Data at rest is in a physically secure location and the free text fields that may contain CJ or PII are encrypted to the FIPS 140-2 NIST Certification. All data in transit is encrypted to FIPS 140-2 NIST Certification.

Customer data is not co-mingled with any data center assets.

EVALUATION OF COMPLIANCE

Per FBI-CJIS Security Policy, facility compliance evaluation is the responsibility of the contracting government agency to assess. Motorola firmly believes that the NTT Data Center meets the physical security controls criteria, satisfying compliance with FBI-CJIS Security Policy. This belief is upheld by several third-party independent reviews. Motorola Solutions develops and designs its enterprise system to be adherent with the FBI-CJIS Security Policy. Motorola Solutions has independently assessed the Data center to inspect the facility and operations for physical security. The data center has been evaluated through the Service Organization Report 2 audit report performed by an outside organization for this policy area that is available for review.

Our parent company, Motorola Solutions complements our process with their own rigorous information security requirements that further enhance Motorola Solutions products.

FBI-CJIS CERTIFICATION VS. COMPLIANCE

In regard to certification. Because different state, local and federal agencies can have additional requirements or similar but different security controls for each of their contract relationships, e.g., storing investigative, CHRI data vs. PlateSearch, FaceSearch and data; those numerous variations of circumstances would not enable any cloud service provider to indicate that they are FBI-CJIS Security Policy compliant nationally. Even within a state, the state must designate if a solution is acceptable statewide. [Amazon Web Services \(AWS\) literature](#) also states this explicitly, so do not be misled.

FBI-CJIS Compliance Summary and FAQ Page - "How is FBI-CJIS Compliance Determined?"

Unlike many of the compliance frameworks AWS supports, there is no central FBI-CJIS authorization body, no accredited pool of independent assessors, nor a standardized assessment approach to determining whether a particular solution is considered "FBI-CJIS compliant". Simply put, a standardized "FBI-CJIS compliant" solution which works across all law enforcement agencies does not exist.

Instead, each law enforcement organization granting FBI-CJIS authorizations interprets solutions according to their own risk acceptance standard of what can be construed as compliant within the FBI-CJIS requirements. Authorizations from one state do not find reciprocity within another state (or even necessarily within the same state); providers must submit solutions for review with each agency authorizing official(s), possibly to include duplicate fingerprint, and background checks and other state/jurisdiction-specific requirements.

Each authorization is an agreement with that particular organization; something that must be repeated locally at each law enforcement agency. AWS will not claim to be something we are not, and that is why we won't make broad statements of being "FBI-CJIS compliant". Although a particular state or agency may have determined that AWS is FBI-CJIS compliant for their purposes, there is no one FBI-CJIS certification that applies across all law enforcement departments.

Much like Microsoft Cloud and Amazon Web Services, services provided by Motorola Solutions and its colocation partner, NTT America, can only meet compliance through an analysis of the product by a government entity. There is no blanket compliance or certifications issued to a vendor or cloud service provider by a state or the FBI-CJIS Division. Being FBI-CJIS Security Policy compliant is accomplished through an individual evaluation and assessment by the government agency that contracts for that service.

For example, in California, the state CJIS System Agency, California Department of Justice (Cal DOJ), went through the process of determining FBI-CJIS Security Policy compliance for use of the Enterprise Microsoft 365 product for that entity alone, by Cal DOJ agencies for that narrow scope purpose. Cal DOJ still requires analysis for any other enterprise or client application, such as LEARN, that is used for law enforcement or criminal justice agencies that will access data provided by them or CJI provided by the FBI-CJIS Division.

If a contracting government agency (law enforcement or criminal justice agency) has a desire to enter into the contracted government relationship for particular government services involving CJI, such as using cloud services, the cloud providers cited—including Motorola Solutions—can only provide the government entity documentation related to the administrative, technical, physical and personnel policy controls to demonstrate the controls are in place.

This information then needs to be evaluated and validated by the government entity to determine if what a service provider states meets compliance requirements and will stand up to the test of a FBI-CJIS Security Policy compliance audit. This analysis often will occur, if CJI is in the scope of the project, with the assistance of the FBI-CJIS Information Security Officer staff to enable meeting the FBI-CJIS Security Policy compliance criteria. In this case, it would be for the storage and access of the PlateSearch, FaceSearch and data, and first determine if the information is considered FBI-CJIS Security Policy defined Criminal Justice Information. Then, determine what parts of the CJIS Security Policy apply – all or some.

The evaluation of the documentation, clear contracts and agreements that set expectations, vendor reputation and trust are ultimately the way that information security control compliance is achieved regardless of the standard body that controls the requirements. You need a vendor you can develop and sustain a trusted relationship with.

FBI-CJIS Security Policy dictates that a location, facility or entity that houses or processes defined FBI Criminal Justice Information and used in a contracted relationship with a government entity for handling of Criminal Justice Information can only be considered a physically secure location if it is under management control of the contracting government agency. That requirement is formalized with a Management Control Agreement or similar document. The Management Control Agreement or other Information sharing agreements need to be evaluated for execution based upon the information or service being employed.

In this instance, FBI-CJIS Security Policy only applies to that information defined as FBI Criminal Justice Information and being sourced and/or accessed to or from the FBI Criminal Justice Information Services Division. Or similarly if staff are connected to or accessing systems that may contain CJI. To be consistent with FBI-CJIS Security Policy, an agency needs to fully evaluate the information provided for a solution to determine compliance.

ENCRYPTION

All Vigilant LEARN “Notes” or free text fields stored “at rest” within Vigilant LEARN servers are encrypted to the FIPS 140-2 certification. All data “in transit” transmitted is encrypted as well using Microsoft Server 2012 R2 FIPS 140-2 certificates.

Within the system, there are several modes of encryption. From the initial detection prior to the data being sent via https, the data is not encrypted. While the data is in transit https protocols are used, Motorola Solutions uses encryption for transmitted data to and from servers deploying Secure Socket Layer/Transport Layer Security protocols.

That encryption protocol encrypts all data when it leaves the Car Detector Mobile software application Vigilant LEARN software application. The LEARN application encrypts all responses sent to the end user, using the Internet to communicate to and from a Motorola Solutions owned and managed Microsoft Server 2012 R2. The Microsoft Server employs FIPS 140-2 certified algorithms during data transit and at rest. The server(s) are used to manage traffic as well as store and process data transactions on the servers located in at the NTT data center in Ashburn, VA.

Motorola Solutions uses Microsoft Windows Server 2012 and the application module called Internet Information Services to enable the use of available encryption algorithms.

When a detection is matched to a hot listed vehicle in the Vigilant LEARN server (hot list could be supplied by client agency via SFTP), the data leaves the Vigilant LEARN server, is encrypted via the Cisco router and traverses again via https back to the patrol vehicle that made the detection which would then see the alert. As per FBI-CJIS Security Policy, the patrol vehicle is considered a physically secure location and would not require encryption to that end. However, the free text field used by the end user that could contain sensitive information are encrypted.

With regard to the standards set by FIPS/NIST as to data security standards and access, there are two items to consider here: data in transit and data at rest. For data in transit, Motorola uses SSL/TLS with FIPS certified algorithms. For data at rest (data inside LEARN databases at the data center), sensitive PII or potential CJI data is encrypted to NIST FIPS 140-2 certified standard.



HOW SECURE IS YOUR DATA CENTER?

The NTT/NTT America data center is classified as a Tier 1 facility. That classification mitigates against would be attacks/ disclosure from people physically inside a secure facility or environmental or natural disasters. Furthermore, Motorola employees granted specific work access to a Motorola Solutions secure server have been subjected to national and state fingerprint background checks. Any instance of physical access to Motorola Solutions servers is first authorized by Motorola Solutions Director of IT and is documented at the NTT site. NTT staff does not have authorized physical or logical access to software or hardware. Motorola Solutions firmly believes we are a trusted partner you can trust to protect your data.

Additional questions can be referred to your Motorola Solutions representative.

Questions? Contact VigilantSupport@motorolasolutions.com
or call 925-398-2079.



Motorola Solutions, Inc. 500 West Monroe Street, Chicago, IL 60661 U.S.A. motorolasolutions.com

MOTOROLA, MOTO, MOTOROLA SOLUTIONS and the Stylized M Logo are trademarks or registered trademarks of Motorola Trademark Holdings, LLC and are used under license. All other trademarks are the property of their respective owners. © 2020 Motorola Solutions, Inc. All rights reserved. 07-2020



LPR USAGE AND PRIVACY POLICY

LICENSE PLATE RECOGNITION SYSTEM USAGE AND PRIVACY POLICY

This policy governs the License Plate Recognition System (“LPR system” or “system”) operated by the company, and applies to our employees, customers, and camera affiliates who have access to or use our system. Our LPR system is a searchable computerized database resulting from the operation of one or more mobile or fixed cameras combined with computer algorithms to read and convert images of registration plates and the characters they contain into computer-readable data. The information contained in the system (“LPR data”) includes images of license plates, plus the date, time and location when the images were collected, and the license plate characters and numbers associated with the image. The images stored in the system are collected from areas visible to the public where there is no reasonable expectation of privacy. The collection and dissemination of the information contained in the system is protected activity under the First Amendment to the US Constitution. Moreover, LPR data stored in our system does not include any personally identifying information (PII), or information which relates the license plate image to the driver or registered owner of a vehicle. PII contained in vehicle registration information is protected by federal law (Driver’s Privacy Protection Act, Title 18, US Code, Section 2721 et seq.) and state laws. Law enforcement and other users may have access to vehicle registration information, and other sources of PII, which they may correlate with LPR data stored in the system to create vehicle hot lists in accordance with the above referenced federal law. All hot list fields other than the license plate number itself are encrypted to protect any PII that may exist in these hot lists.

(A) USE AND COLLECTION OF LPR DATA

The company authorizes collection of LPR data for the use of the company and its customers consistent with this policy. The authorized uses of the LPR system are:

- (1) By customers to identify or ascertain the location of a specific vehicle under circumstances when there is a legitimate commercial interest.
- (2) By law enforcement agencies for law enforcement purposes.
- (3) By the company to make LPR data available to customers and law enforcement agencies (LEAs) for the purposes above, and to provide market research information to customers based on aggregated LPR data.

Examples of permitted users and uses of the system and data include:

- (1) Entities subject to Sections 6801 to 6809 of the United States Code and state or federal statutes or regulations implementing those sections.
- (2) Entities to which information may be disclosed as a permissible use pursuant to Section 2721 of Title 18 of the United States Code.

The company does NOT make the LPR system or data it contains available to individuals for personal, non-commercial purposes.



(B) USERS AND TRAINING

All employees of the company are authorized to use the LPR system to demonstrate the system to customers, or potential customers, provide customer support, or collect data for purposes authorized by this policy.

All independent contractors of the company are authorized to use the LPR system for purposes consistent with their underlying contract with the company and this policy. All authorized employees and independent contractors that collect LPR Information are required to read and understand any documents (e.g. the operational manual for the specific camera type) necessary to successfully operate a camera. Additionally, all authorized employees and independent contractors that collect LPR Information are required to read and understand "Know Your Rights: Photographers" published by the American Civil Liberties Union (ACLU) located at: <https://www.aclu.org/know-your-rights-photographers> (July 2014).

(C) MONITORING AND COMPLIANCE

The company is not aware of any individual privacy interest applicable to the anonymous LPR data contained in the system, however, because the company considers LPR data a valuable asset of the company, we maintain usage logs, and periodically audit such logs, to ensure the security of our data assets and compliance with this policy. The usage logs include the following information:

- (1) The date and time LPR data is accessed.
- (2) The IP address from which the LPR data is accessed.
- (3) The license plate number or other data elements used to query the system.
- (4) The username of the person who accessed the information and, as applicable, the organization or entity with whom the person is affiliated.
- (5) The purpose for accessing the information.

(D) SALE, SHARING OR TRANSFER OF LPR DATA

The company licenses our commercially collected LPR data to customers for the authorized uses set forth in Section A of this policy. The company shares the results of specific queries for use by its customers consistent with this policy and pursuant to the customer's license agreement. Through an affiliate subsidiary of our parent company, the company collects data for commercial purposes

and does not collect data on behalf of law enforcement agencies. However, the company allows law enforcement agencies (LEAs) to query the system directly for law enforcement purposes consistent with this policy. All customers and law enforcement agency users are required to establish an account pursuant to an agreement with the company. With respect to data collected by a LEA, we facilitate sharing that data only with other LEAs and, in that case, only if sharing is consistent with the policy of the agency which collected the data.

(E) CUSTODIAN OR OWNER OF THE LPR SYSTEM

The company is the custodian and owner of the LPR system and is responsible for implementing this policy, except for law enforcement owned LPR camera systems and the resulting data, for which the respective law enforcement agency is the owner of the LPR data and the company is the custodian. Motorola Solutions CJIS Security Officer will be responsible for compliance to this policy.

(F) ACCURACY OF LPR DATA

The collection of LPR data is automated so that the license plate images, and the details of when they are collected, are included in the system without review, along with the computer translation of the license plate number. Although very infrequent, the license plate translation is sometimes inaccurate or incomplete. To avoid mistaken use of LPR data the company recommends users of the data confirm the computer translation before taking any action as a result of LPR data. The company corrects mistaken translation and other database errors when identified.

(G) RETENTION

The company retains LPR data as long as it has commercial value. The company periodically evaluates the use of historical LPR data to determine if the cost to maintain the data exceeds its value. With respect to data collected by a LEA, the data is retained according to the retention policy defined and managed by the agency which collected the data.

(H) REVISIONS OF USAGE AND PRIVACY POLICY

The company reserves the right to revise this policy at any point in the future and such changes will be retroactively applicable to data collected prior to any revision of this policy.





MANAGING YOUR LPR DATA

FREQUENTLY ASKED QUESTIONS

Motorola Solutions hosted environment presents a great convenience to customers wishing to deploy license plate recognition (LPR) in a scalable fashion without concern of servers, storage space, database maintenance or software updates. Using a hosted environment benefits agencies in many ways, but it does present some questions for those not familiar with hosting data in the cloud.

Q. HOW DOES DATA SHARING WORK?

A. Motorola Solutions maintains two distinct license plate recognition (LPR) platforms, Vigilant LEARN and Vigilant ClientPortal. All data collected by Motorola's customers, whether in Vigilant LEARN or Vigilant ClientPortal, is the property of the respective customer, and Motorola has no rights or ownership to any of this data. All customers manage and control all access to their LPR data as well as maintain their own data retention period, even on shared data.

Vigilant LEARN is a hosted solution made available exclusively to law enforcement (LE) customers. The Vigilant LEARN software and database, the data center housing Vigilant LEARN, and the people and processes governing Vigilant LEARN are compliant with all relevant aspects of the FBI-CJIS Security Policy. Law enforcement agencies may choose (at their sole discretion) to share their data to other law enforcement agencies within the Vigilant LEARN platform, but there is no mechanism to share this data outside of Vigilant LEARN.

Vigilant ClientPortal is a hosted solution, similar to Vigilant LEARN, made available to all enterprise customers. These customers consist of parking enforcement entities, parking management companies, property management and retail facilities, homeowners associations, casinos and many other types of enterprises. As with law enforcement agencies in Vigilant LEARN, Vigilant ClientPortal customers may choose to share (at their sole discretion) their data to other Vigilant ClientPortal customers. Unlike Vigilant LEARN however, they also have the ability to share their data to law enforcement customers via a one-way sharing mechanism from Vigilant ClientPortal to Vigilant LEARN. This cross-platform sharing is exclusive to Vigilant ClientPortal as Motorola did not want to enable the inadvertent sharing of data from a law enforcement account in Vigilant LEARN to a non-LE account in Vigilant ClientPortal, as this may violate agency policy and/or state legislation.

Q. WHAT IS “COMMERCIAL DATA”?

A. We maintain a separate database of commercial LPR data. This data is collected by repossession vehicles. This data is not commingled with law enforcement or enterprise data, nor is law enforcement or enterprise data ever accessible to commercial entities. This is part of meeting CJIS compliance requirements for data access for our law enforcement customers. We provide our law enforcement and enterprise customers access to this commercial dataset to generate improved vehicle location insights with a greater quantity of data points.

Q. HOW LONG IS MY DATA STORED?

A. As the data is your property, it is held according to the retention policy set forth by you. Retention policies may be adjusted by the Agency or Site Manager at any time, and different retention policies may be set for “detections” and “hits” to allow for consistency with any policy in place and/or legislation. Even if you choose to share data with specific law enforcement agencies, the data retention policies set on your data by you, still apply. Data is automatically deleted from the system based on the retention policy, and Motorola Solutions keeps no record of data after deletion unless metadata archival and classification is requested by the agency.

Q. HOW SECURE IS MY DATA?

A. Your data resides in a data center featuring redundant power sources, redundant fiber connectivity, redundant disk arrays, environmental monitoring, secure access control, physical escorts for on-site visitors, multiple diesel fuel backup generators, active fire prevention and suppression, and on-site system administrators and engineers. For our law enforcement customers, our systems are completely CJIS compliant, not only compliant because they are “Hosted in a CJIS Compliant Cloud.” To meet CJIS compliance vendors must address:

- Data encryption from the edge to the cloud.
- Data can only be accessed by approved personnel.
- Data access is restricted, including to the vendor, and is totally managed by the agency.

- Criminal background checks of vendor personnel that have access to the data.
- Physical security safeguards at data center and critical infrastructure locations.
- Robust audits and accountability based on users, search parameters etc.
- System IP address logging for accountability of access.
- Dual factor authentication for access to the data, no single sign-on.
- Mandatory user logout after inactivity.
- Configured and managed user accounts to restrict or limit access based on roles.
- Printable audit reports for record management and challenges.

ADDITIONAL SAFEGUARDS

- Built-in scheduled health and maintenance checks of systems and cameras.
 - Report on every system and every camera.
 - Mobile health reports can report on your parameters – weekly, monthly, etc.
- Maintain easy accountability and proper use.
 - Data retention is managed by the agency with no minimum or maximum limitation.
 - Full auditing capability, including ANY users from a shared agency querying the data.
 - Digital evidentiary data can be easily preserved for court (not a copy, but the raw data).
 - Required reasoning notation to query the LPR database is mandatory.

A full security briefing and compliance guide is located at <https://bit.ly/2Sz2lhw>.



Number	State Route	Mile Marker	Coordinates	Location Description	Distance
1	I-840 Onramp	55	35.905760,-86.445950	EB I-840 @ 41N	Camera mounted 10-14ft on preexisting light pole.
2	I-840 Onramp	55	35.905828,-86.449928	WB I-840 @ 41N	Camera mounted 10-14ft on installed pole, no more that 19ft from the guardrail.
3	I-840 Onramp	50	35.865532,-86.509281	EB I-840 @ Veterans Pkwy	Camera mounted 10-14ft on installed pole, no more that 18ft from the guardrail.
4	I-840 Onramp	50	35.868487,-86.512586	WB I-840 @ Veterans Pkwy	Camera mounted 10-14ft on installed pole, no more that 20ft from the guardrail.
5	I-840 Onramp	57	35.938422,-86.438051	WB I-840 @ Sulphur Springs Rd	Camera mounted 10-14ft on installed pole, no more that 29ft from the white fog line.
6	I-840 Onramp	57	35.939393,-86.435178	EB I-840 @ Sulphur Springs Rd	Camera mounted 10-14ft on installed pole, no more that 29ft from the white fog line.
7	I-24 Onramp	78	35.849390,-86.435405	WB I-24 @ 96 W	Camera mounted 10-14ft on installed pole, no more that 17ft from the white fog line.
8	I-24 Onramp	78	35.846100,-86.436462	EB I-24 @ 96 W	Camera mounted 10-14ft on installed pole, no more that 17ft from the white fog line.
9	I-24 Onramp	80	35.830473,-86.415360	WB I-24 @ 99	Camera mounted 10-14ft on installed pole, no more that 26ft from the white fog line.
10	I-24 Onramp	80	35.825711,-86.413076	EB I-24 @ 99	Camera mounted 10-14ft on installed pole, no more that 25ft from the white fog line.
11	I-24 Onramp	80	35.828652,-86.412274	WB I-24 @ 99	Camera mounted 10-14ft on installed pole, no more that 33ft from the white fog line.
12	I-24 Onramp	80	35.827243,-86.415631	EB I-24 @ 99	Camera mounted 10-14ft on installed pole,

					no more that 28ft from the white fog line.
13	I-24 Onramp	81	35.814391,-86.398571	WB I-24 @ 231 S	Camera mounted 10-14ft on installed pole, no more that 6ft from the left of roadway.
14	I-24 Onramp	81	35.809434,-86.394719	EB I-24 @ 231 S	Camera mounted 10-14ft on installed pole, no more that 29ft from the white fog line.
15	I-24 Onramp	84	35.786831,-86.372194	WB I-24 @ Joe B Jackson Pkwy	Camera mounted 10-14ft on installed pole, no more that 26ft from the white fog line.
16	I-24 Onramp	84	35.782424,-86.373952	EB I-24 @ Joe B Jackson Pkwy	Camera mounted 10-14ft on installed pole, no more that 27ft from the white fog line.
17	I-24 Onramp	76	35.869461,-86.459033	WB I-24 @ Medical Center Pkwy	Camera mounted 12-14ft on installed pole, no more than 18ft from the white fog line.
18	I-24 Onramp	76	35.865870,-86.456470	EB I-24 @ Fortress Blvd	Camera mounted 12-14ft on installed pole, no more than 26ft from the white fog line.
19	SR 96	6	35.843181,-86.493971	WB 96 W @ Veterans Pkwy	Camera mounted 10-14ft on existing power pole.
20	SR 99	13	35.803578,-86.478785	WB 99 S @ Veterans Pkwy	Camera mounted 10-14ft on existing power pole.
21	US 231	9	35.780933,-86.401481	SB 231 S @ Lansdan Dr	Camera mounted 10-14ft on installed pole, no more that 17ft from the white fog line.
22	US 41	19	35.811233,-86.369499	SB 41 S @ S Rutherford Blvd	Camera mounted 10-14ft on existing power pole.
23	SR 99	21	35.819540,-86.357276	EB 99 N @ S Rutherford Blvd	Camera mounted 10-14ft on existing power pole.
24	US 70	19	35.834447,-86.350203	EB 70 S @ S Rutherford Blvd	Camera mounted 10-14ft on installed pole, no more that 17ft from the white fog line.

25	SR 96	15	35.872783,-86.354573	EB 96 E @ E Northfield Blvd	Camera mounted 10-14ft on installed pole, no more that 15ft from the white fog line.
26	US 231	17	35.912898,-86.383655	NB 231 N @ Compton Rd	Camera mounted 10-14ft on existing power pole.
27	US 41	12	35.894878,-86.442401	SB 41 N @ I-840	Camera mounted 10-14ft on installed pole, no more that 17ft from the white fog line.
28	US 41	14	35.877490,-86.425419	NB 41 N @ N Thompson Ln	Camera mounted 10-14ft on installed pole, no more that 17ft from the white fog line.
29	US 41	14	35.869743,-86.415364	NB 41 N @ W Northfield Blvd	Camera mounted 10-14ft on installed pole, no more that 17ft from the white fog line.
30	US 41	15	35.857122,-86.404246	NB 41 N @ Medical Center Pkwy	Camera mounted 10-14ft on installed pole, no more that 18ft from the white fog line.
31	SR 268	7	35.853691,-86.430380	NB N Thompson Ln @ Robert Rose Dr	Camera mounted 10-14ft on existing light pole.
32	US 41	18	35.828917,-86.380678	SB 41 S @ Middle Tennessee Blvd	Camera mounted 10-14ft on existing power pole.
33	US 231	11	35.825662,-86.394703	SB 231 S @ Middle Tennessee Blvd	Camera mounted 10-14ft on existing power pole.
34	SR 99	19	35.845634,-86.407969	WB 99 S @ Old Fort Pkwy	Camera mounted 10-14ft on installed pole, no more than 28ft from the white fog line.
35	US 231	8	35.775868,-86.401723	NB 231 S @ Joe B Jackson	Camera mounted 10-14ft on installed pole, no more that 17ft from the white fog line.
36	US 231	16	35.894557,-86.382669	NB 231 N @ DeJarnette Ln	Camera mounted 10-14ft on existing power pole.
37	US 231	14	35.869379,-86.386111	NB 231 N @ E Northfield Blvd	Camera mounted 10-14ft on installed pole, no more that 16ft from the white fog line.

38	SR 96	9	35.847550,-86.431604	WB 96 @ N Thompson Ln	Camera mounted 10-14ft on installed pole, no more than 18ft from the white fog line.
39	US 41	17	35.838525,-86.386263	SB 41 @ 70 S	Camera mounted 10-14ft on existing power pole.
40	SR 96	9	35.846512,-86.440537	WB 96 @ John R. Rice Blvd	Camera mounted 12-14ft on installed pole, no more than 6ft from curb.
41	SR 96	8	35.844819,-86.455011	WB 96 @ Hillwood Blvd	Camera mounted 12-14ft on installed pole, no more than 6ft from curb
42	SR 96	10	35.846003,-86.418186	EB 96 @ Bridge Ave	Camera mounted 10-14ft on installed pole, no more than 16ft from the white fog line.
43	SR 99	16	35.813752,-86.442897	EB 99 @ Cason Ln	Camera mounted 16-18ft on existing power pole.

Camera 1
Aerial Location



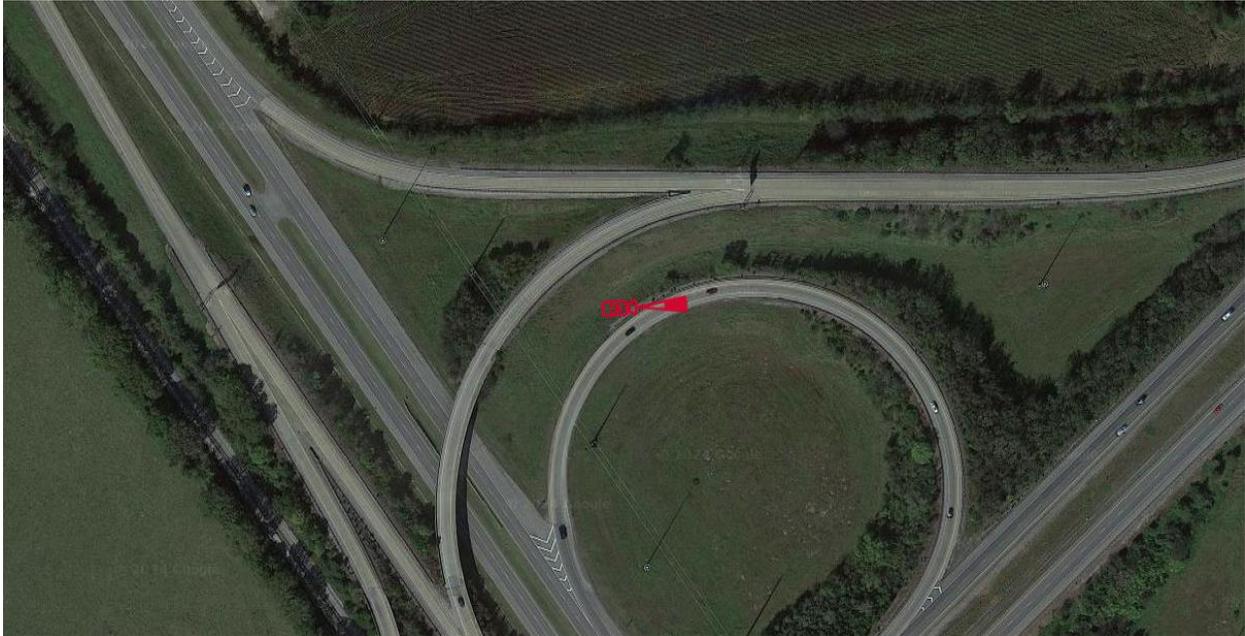
Aerial view of camera 1.

Camera 1
Location



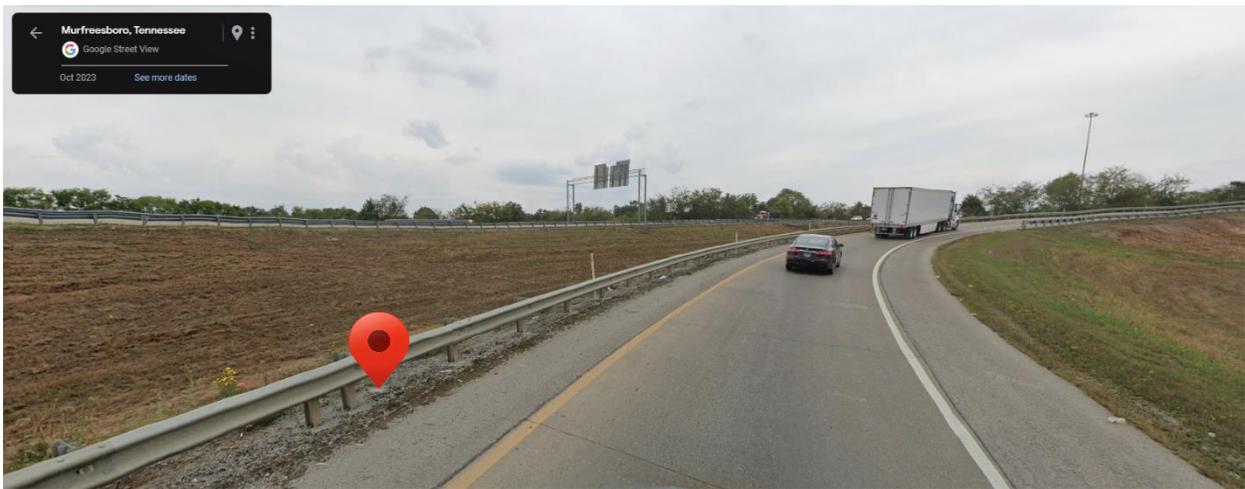
Camera 1 EB Interstate 840 @ 41N to be installed on existing light pole.

Camera 2
Aerial Location



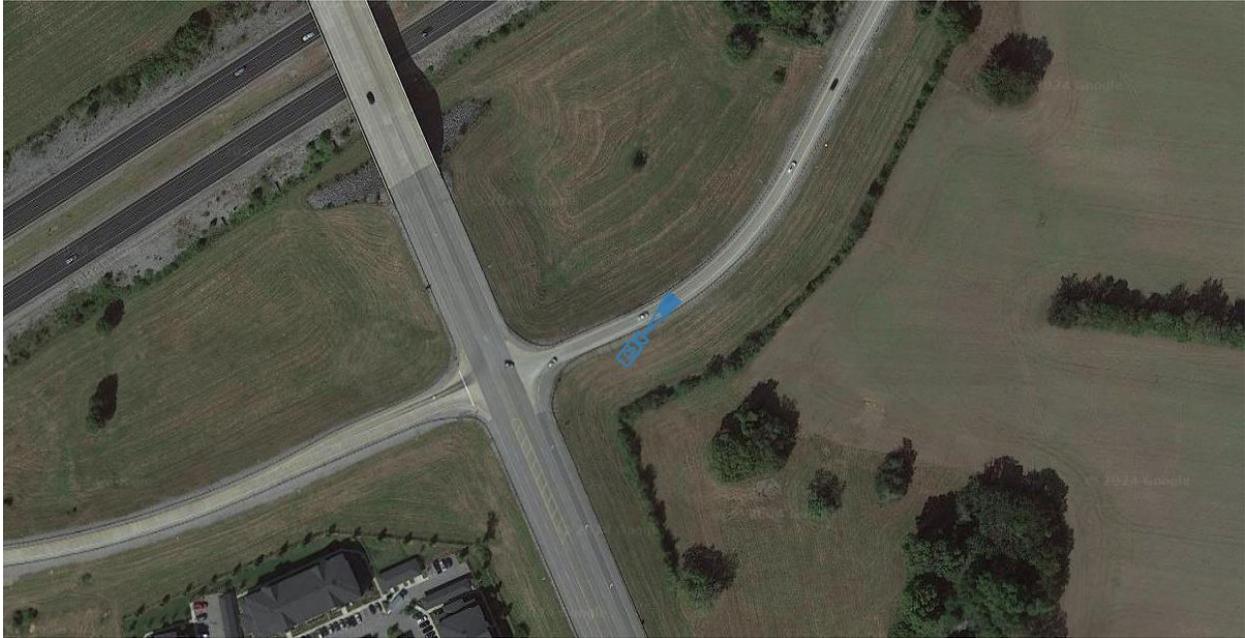
Aerial view of camera 2.

Camera 2
Location



Camera 2 WB I-840 @ 41N to be installed on solar powered pole.

Camera 3
Aerial Location



Aerial view of camera 3.

Camera 3
Location



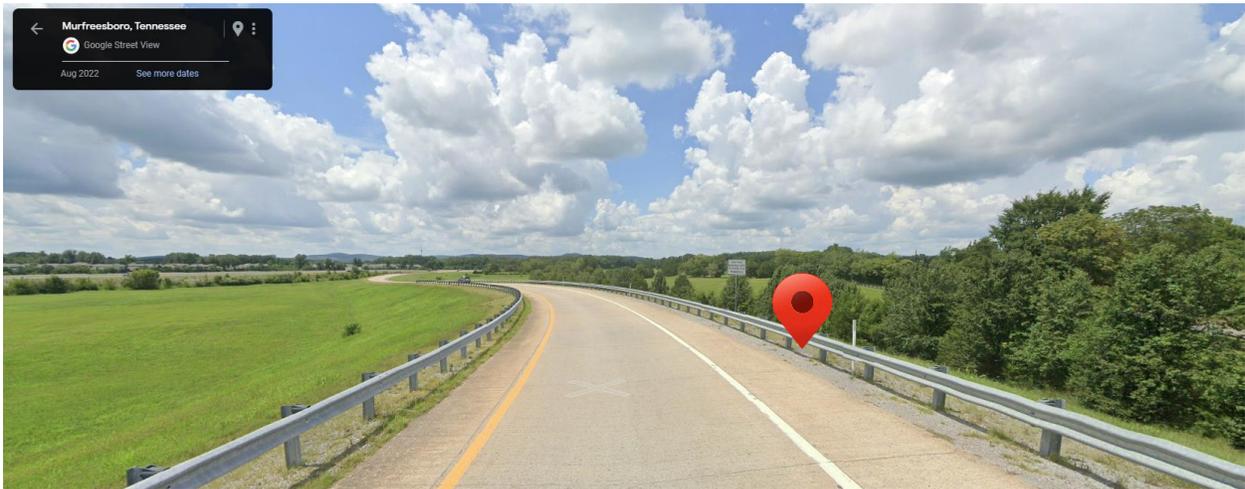
Camera 3 EB I-840 @ Veterans Pkwy to be installed on solar powered pole.

Camera 4
Aerial Location



Aerial view of camera 4.

Camera 4
Location



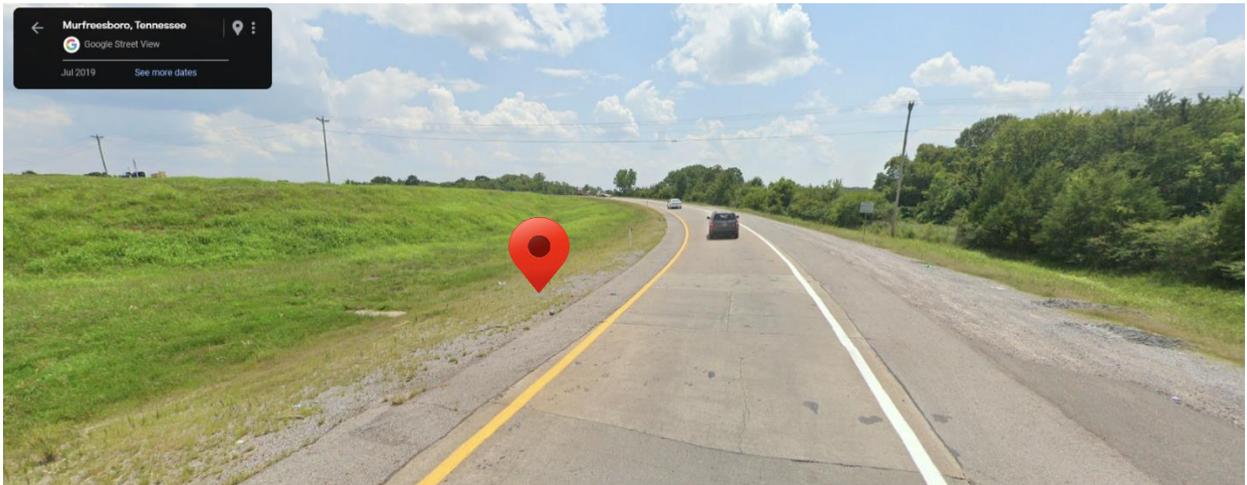
Camera 4 EB I-840 @ Veterans Pkwy to be installed on solar powered pole.

Camera 5
Aerial Location



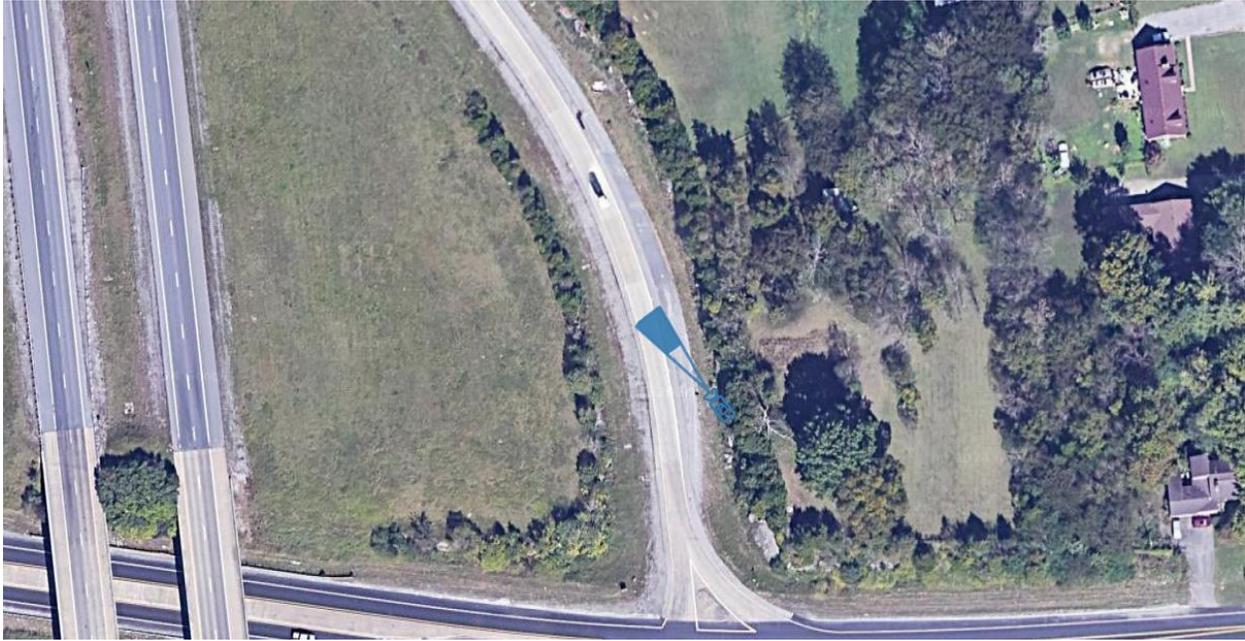
Aerial view of camera 5.

Camera 5
Location



Camera 5 WB I-840 @ Sulphur Springs Rd to be installed on solar powered pole.

Camera 6
Aerial Location



Aerial view of camera 6.

Camera 6
Location



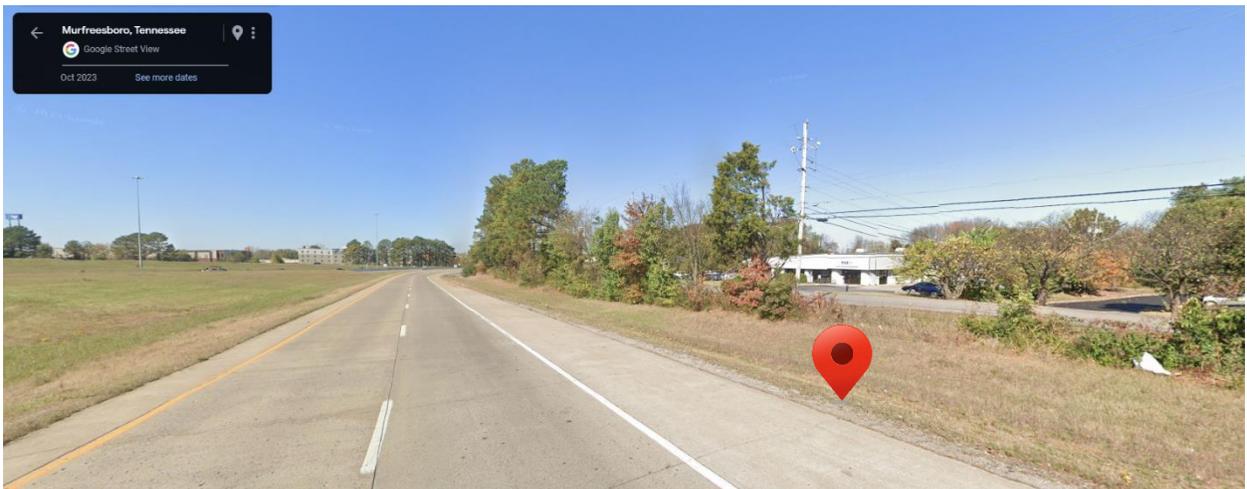
Camera 6 EB I-840 @ Sulphur Springs Rd to be installed on solar powered pole.

Camera 7
Aerial Location



Aerial view of camera 7.

Camera 7
Location



Camera 7 WB I-24 @ 96W to be installed on solar powered pole.

Camera 8
Aerial Location



Aerial view of camera 8.

Camera 8
Location



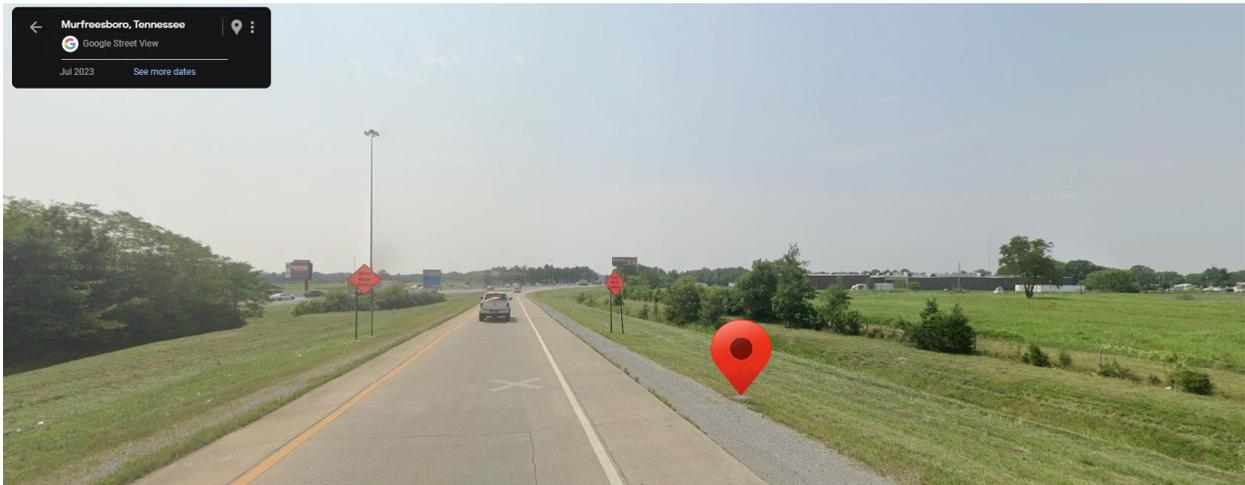
Camera 8 EB I-24 @ 96W to be installed on solar powered pole.

Camera 9
Aerial Location



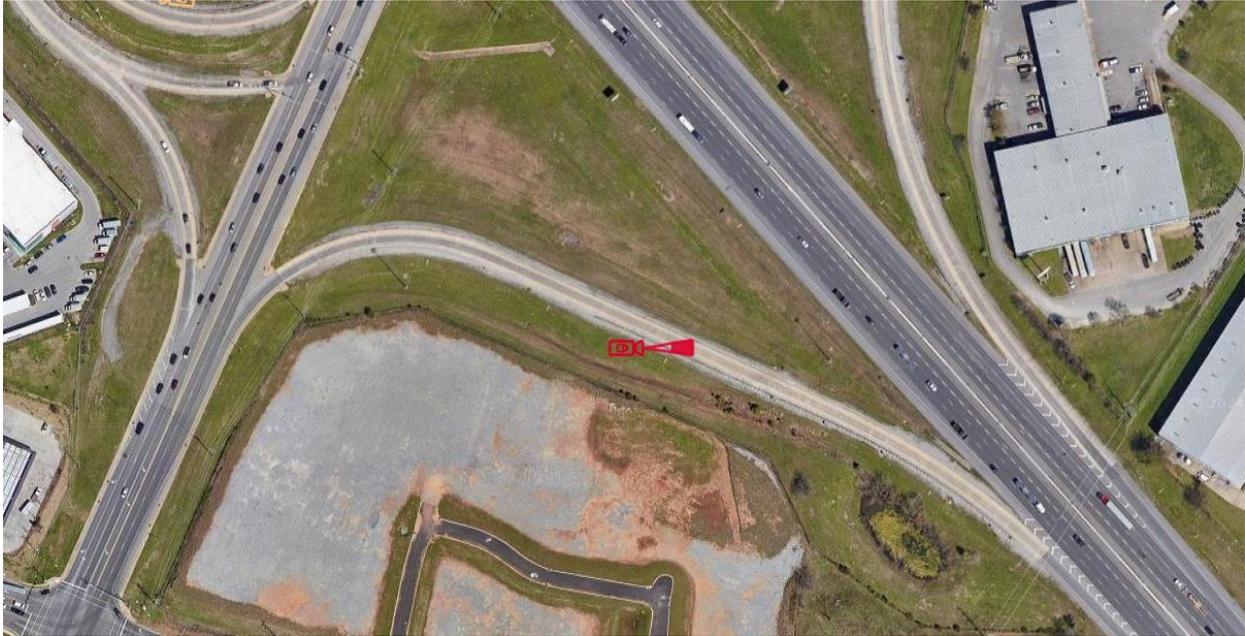
Aerial view of camera 9.

Camera 9
Location



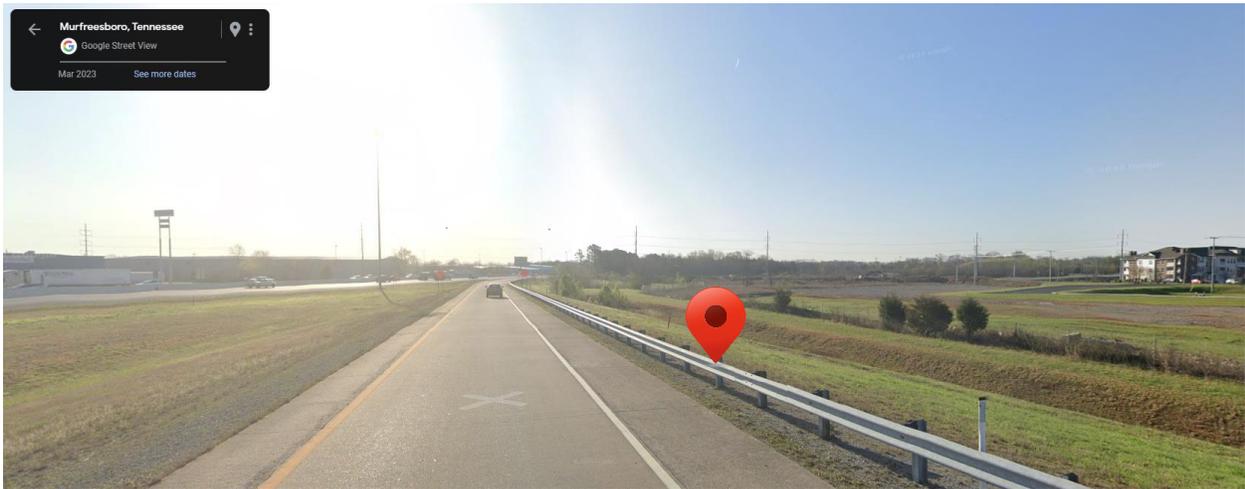
Camera 9 WB I-24 @ Hwy 99 to be installed on solar powered pole.

Camera 10
Aerial Location



Aerial view of camera 10.

Camera 10
Location



Camera 10 EB I-24 @ Hwy 99 to be installed on solar powered pole.

Camera 11
Aerial Location



Aerial view of camera 11.

Camera 11
Location



Camera 11 WB I-24 @ Hwy 99 to be installed on solar powered pole.

Camera 12
Aerial Location



Aerial view of camera 12.

Camera 12
Location



Camera 12 EB I-24 @ Hwy 99 to be installed on solar powered pole.

Camera 13
Aerial Location



Aerial view of camera 13.

Camera 13
Location



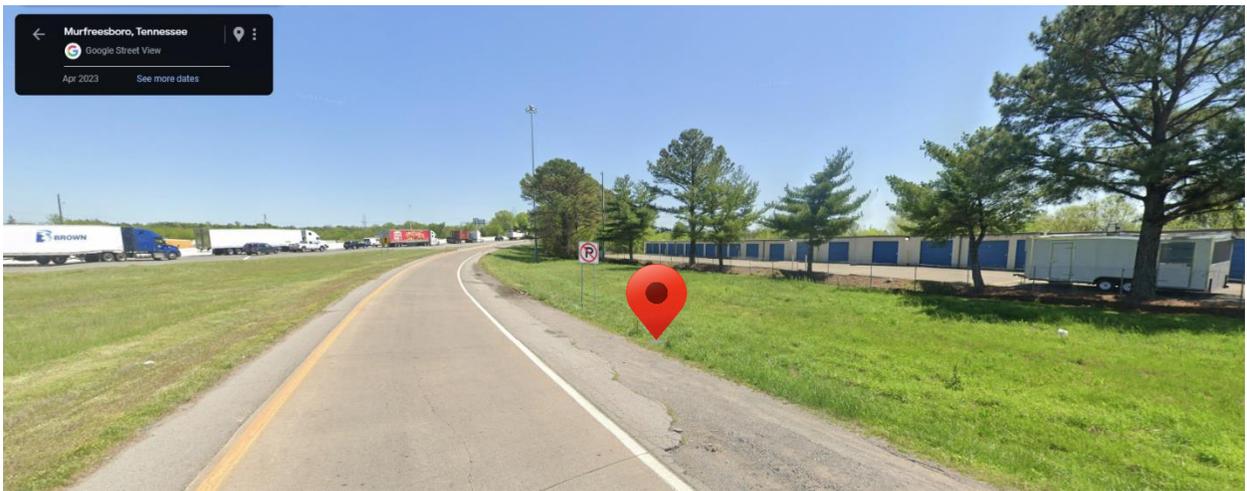
Camera 13 WB I-24 @ 231S to be installed on solar powered pole.

Camera 14
Aerial Location



Aerial view of camera 14.

Camera 14
Location



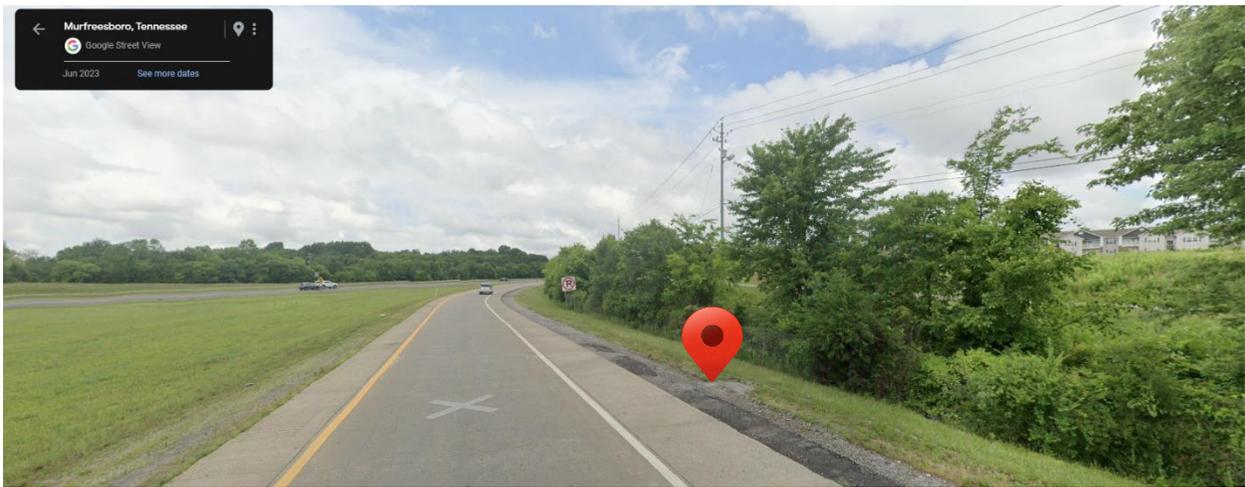
Camera 14 EB I-24 @ 231S to be installed on solar powered pole.

Camera 15
Aerial Location



Aerial view of camera 15.

Camera 15
Location



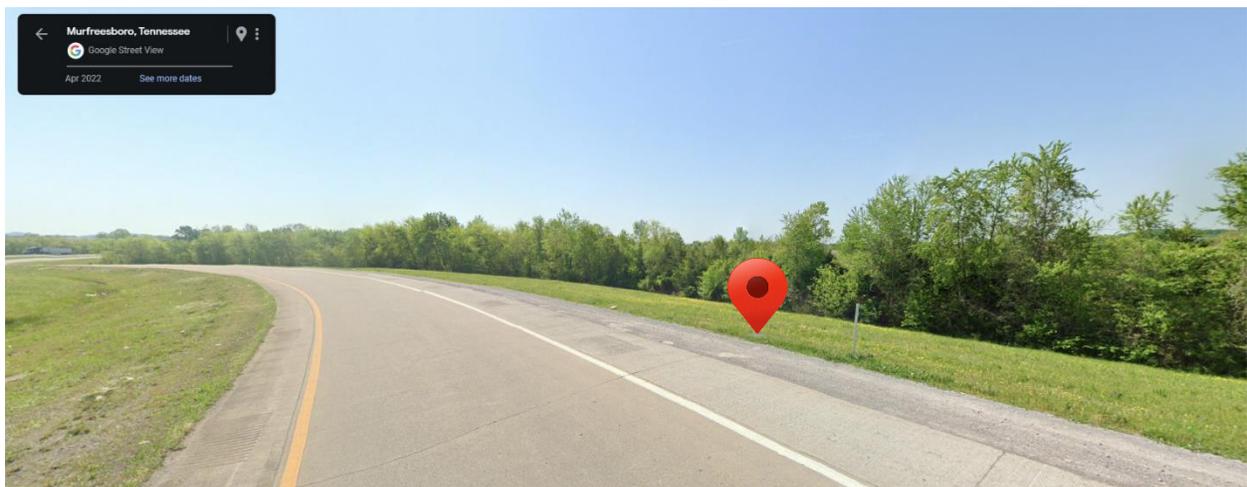
Camera 15 WB I-24 @ Joe B Jackson Pkwy to be installed on solar powered pole.

Camera 16
Aerial Location



Aerial view of camera 16.

Camera 16
Location



Camera 16 EB I-24 @ Joe B Jackson Pkwy to be installed on solar powered pole.

Camera 17
Aerial Location



Aerial view of camera 17.

Camera 17
Location



Camera 17 WB I-24 @ Medical Center Pkwy to be installed on solar powered pole.

Camera 18
Aerial Location



Aerial view of camera 18.

Camera 18
Location



Camera 18 EB I-24 @ Fortress Blvd to be installed on solar powered pole.

Camera 19
Aerial Location



Aerial view of camera 19.

Camera 19
Location



Camera 19 WB SR 96 @ Veterans Pkwy to be installed on existing power pole.

Camera 20
Aerial Location



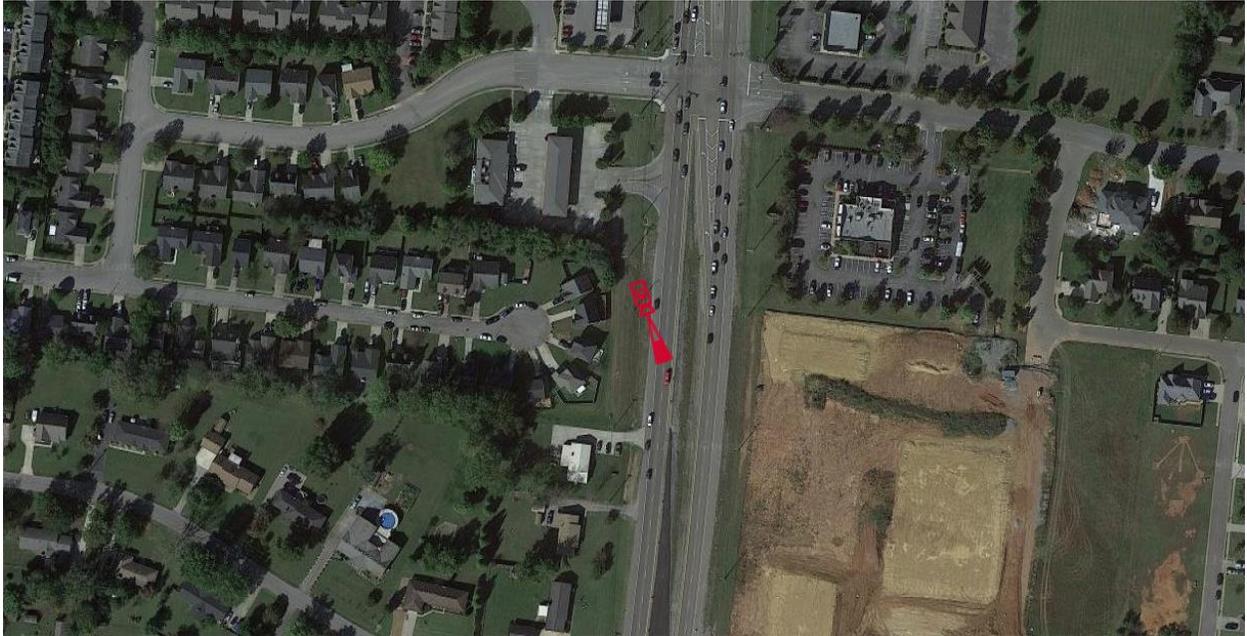
Aerial view of camera 20.

Camera 20
Location



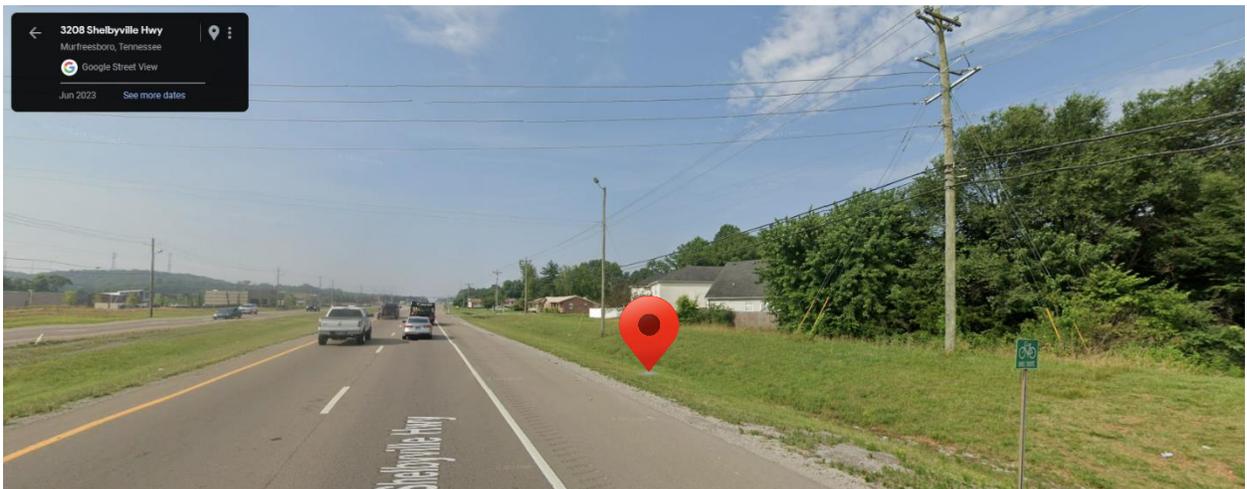
Camera 20 WB SR 99 @ Veterans Pkwy to be installed on existing power pole.

Camera 21
Aerial Location



Aerial view of camera 21.

Camera 21
Location



Camera 21 SB 231S @ Lansdan Dr to be installed on solar powered pole.

Camera 22
Aerial Location



Aerial view of camera 22.

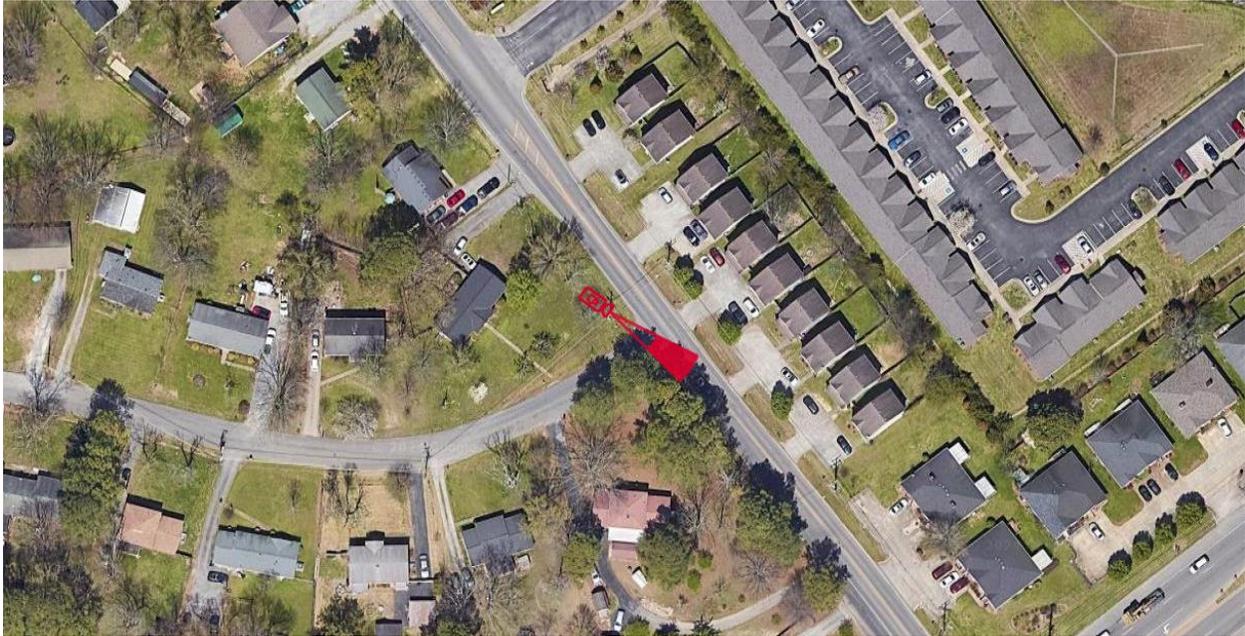
Camera 22
Location



Camera 22 SB 41S @ S Rutherford Blvd to be installed on existing power pole.

Camera 23

Aerial Location



Aerial view of camera 23.

Camera 23

Location



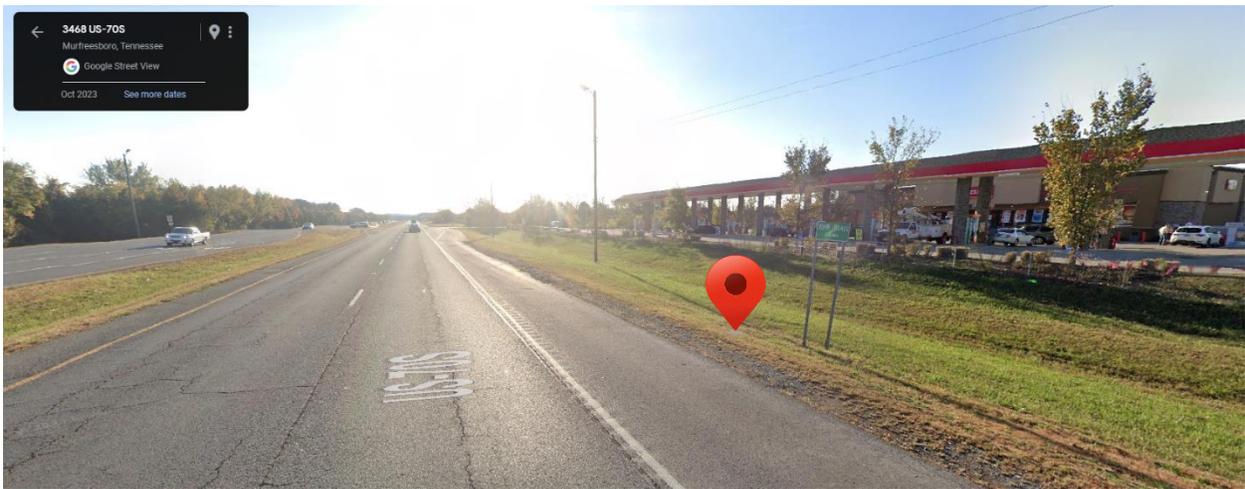
Camera 23 EB SR 99 @ S Rutherford Blvd to be installed on existing power pole.

Camera 24
Aerial Location



Aerial view of camera 24.

Camera 24
Location



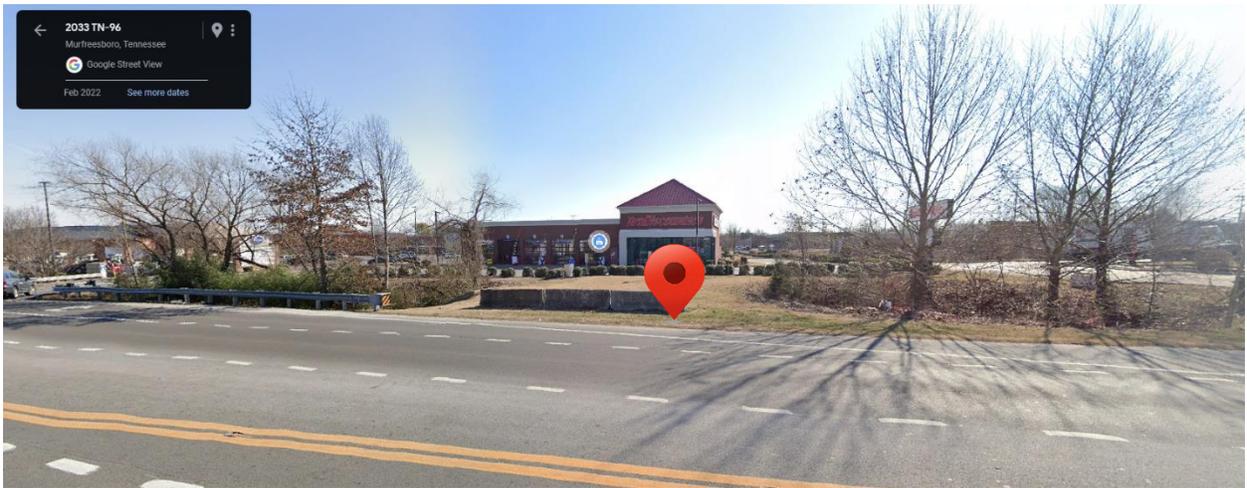
Camera 24 EB 70S @ S Rutherford Blvd to be installed solar powered pole.

Camera 25
Aerial Location



Aerial view of camera 25.

Camera 25
Location



Camera 25 EB SR 96 @ E Northfield Blvd to be installed on solar powered pole.

Camera 26
Aerial Location



Aerial view of camera 26.

Camera 26
Location



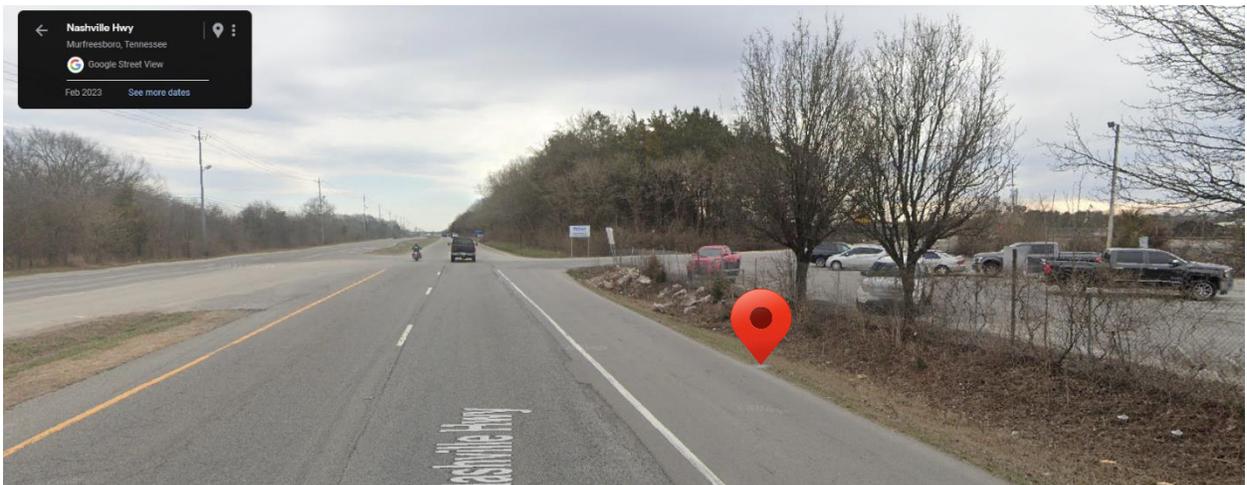
Camera 26 NB 231N @ Compton Rd to be installed on existing power pole.

Camera 27
Aerial Location



Aerial view of camera 27.

Camera 27
Location



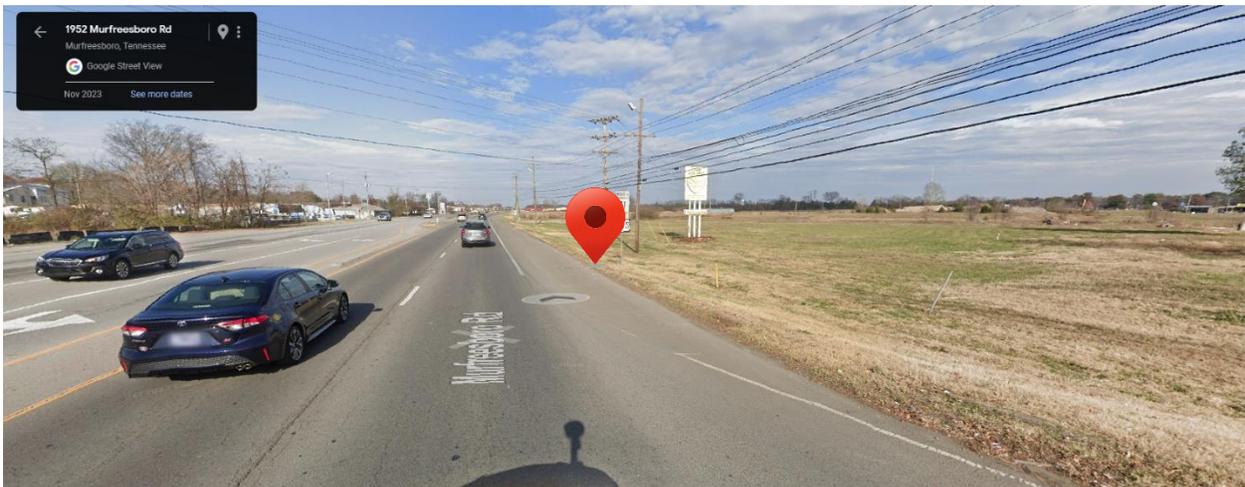
Camera 27 SB 41N @ I-840 to be installed on solar powered pole.

Camera 28
Aerial Location



Aerial view of camera 28.

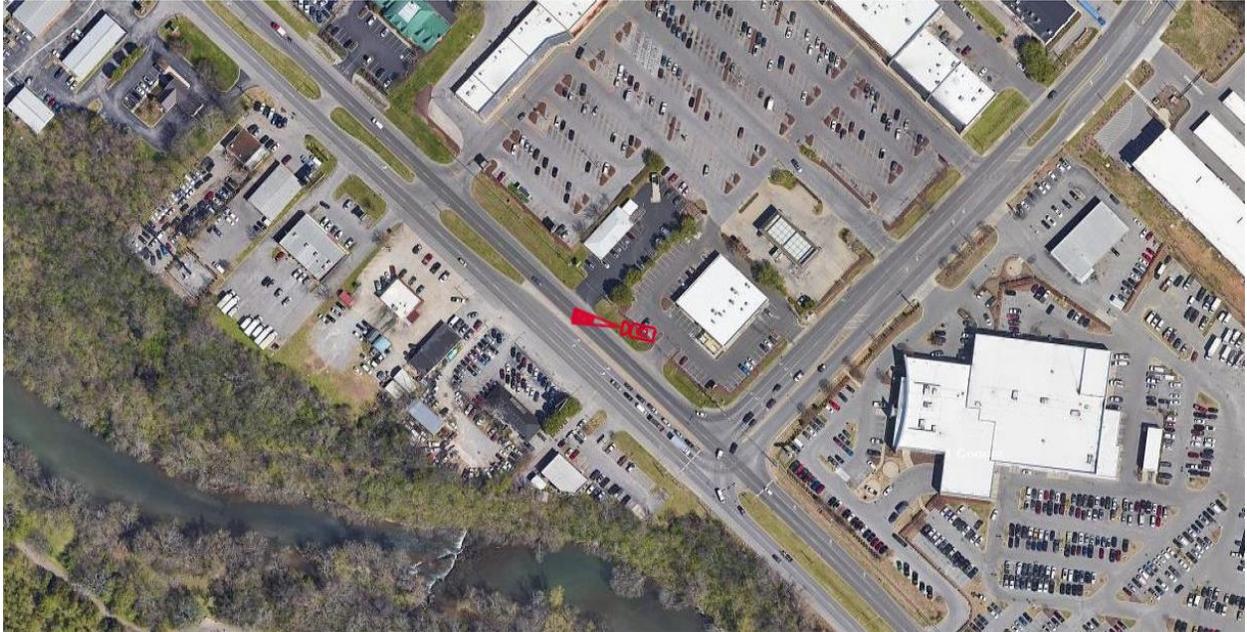
Camera 28
Location



Camera 28 NB 41N @ N Thompson Ln to be installed on solar powered pole.

Camera 29

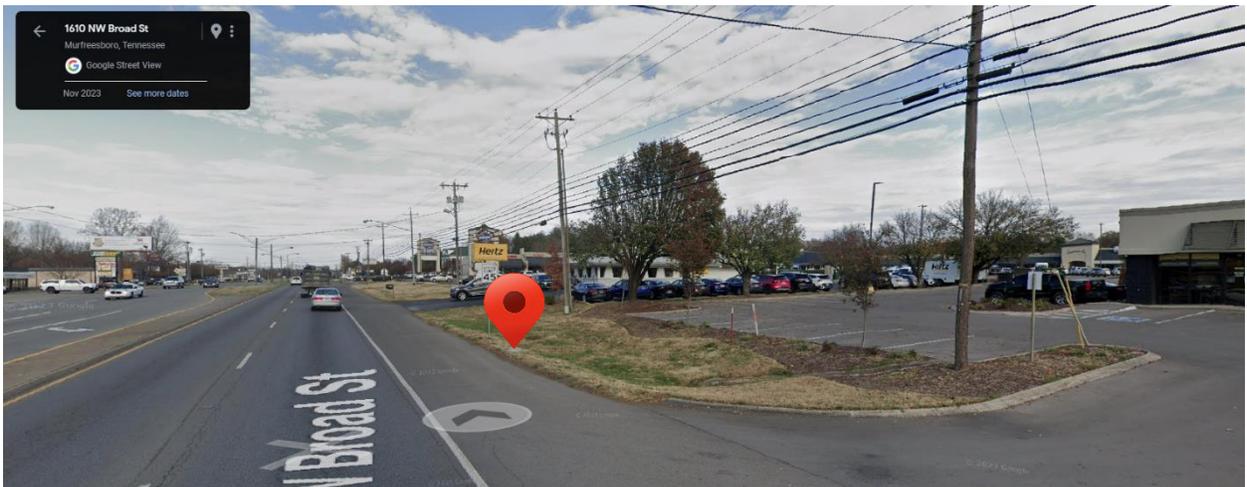
Aerial Location



Aerial view of camera 29.

Camera 29

Location



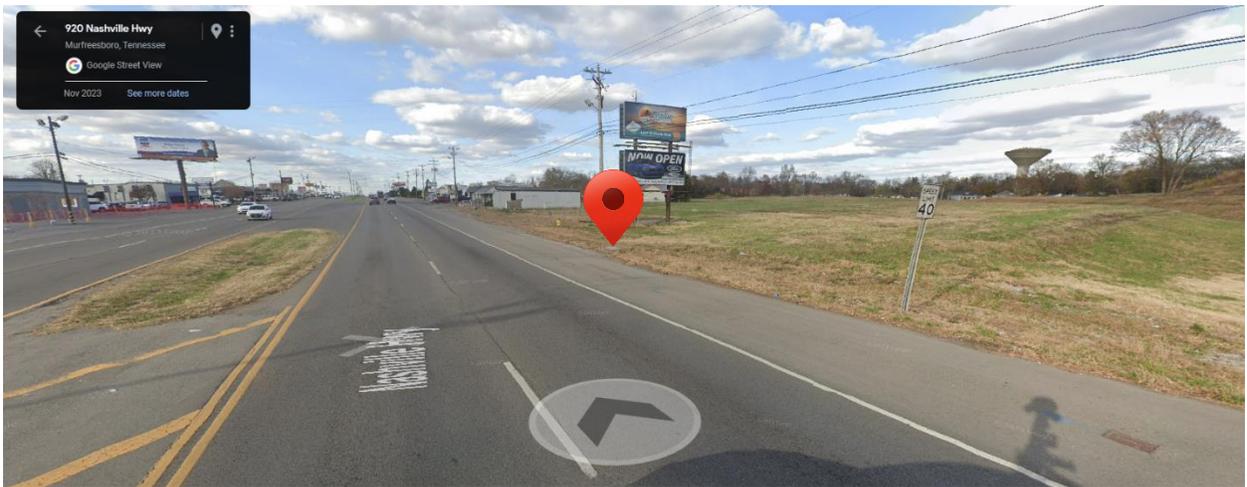
Camera 29 NB 41N @ W Northfield Blvd to be installed on solar powered pole.

Camera 30
Aerial Location



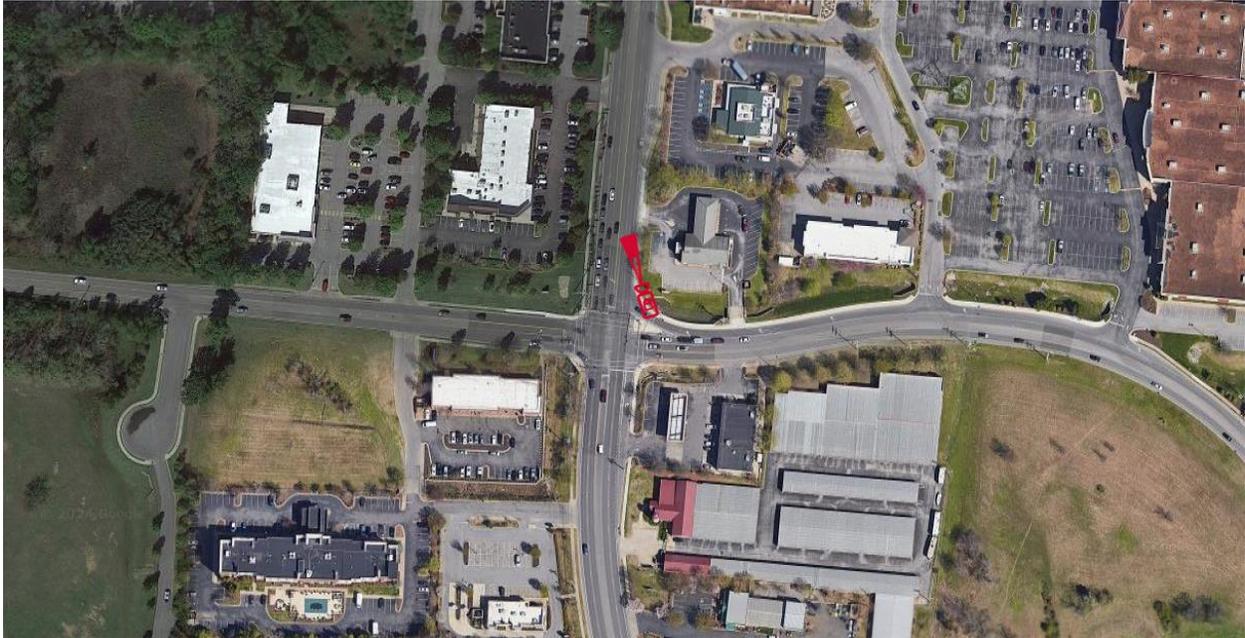
Aerial view of camera 30.

Camera 30
Location



Camera 30 NB 41N @ Medical Center Pkwy to be installed on solar powered pole.

Camera 31
Aerial Location



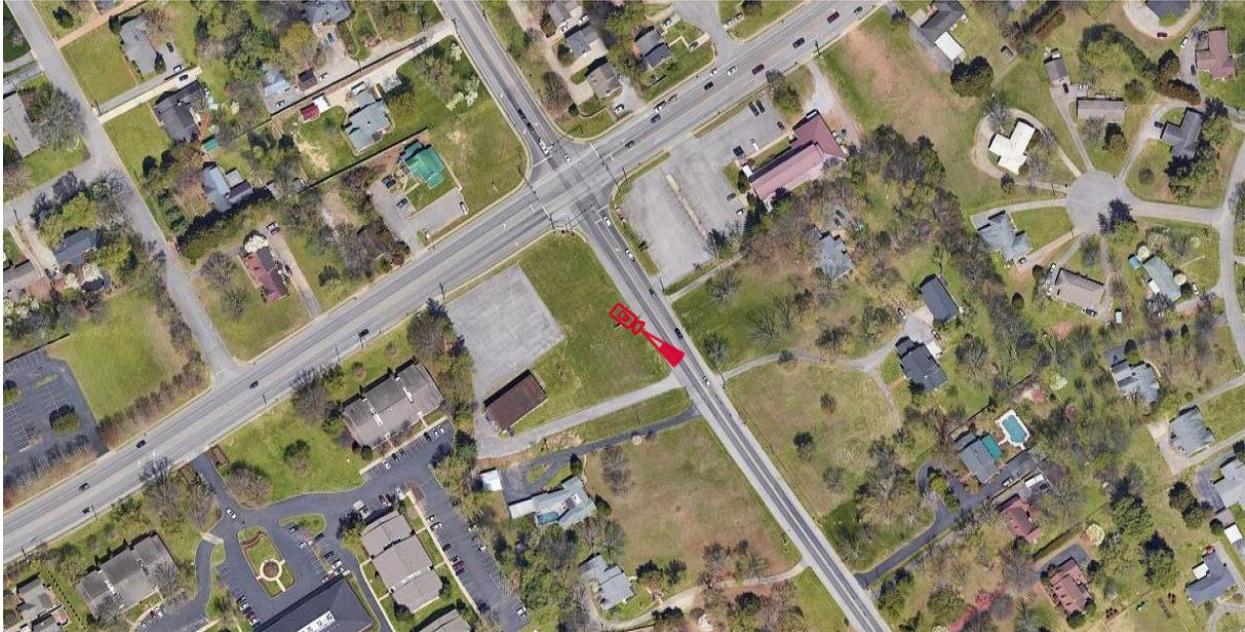
Aerial view of camera 31.

Camera 31
Location



Camera 31 NB N Thompson Ln @ Robert Rose Dr to be installed on existing light pole.

Camera 32
Aerial Location



Aerial view of camera 32.

Camera 32
Location



Camera 32 SB 41S @ Middle Tennessee Blvd to be installed on existing power pole.

Camera 33
Aerial Location



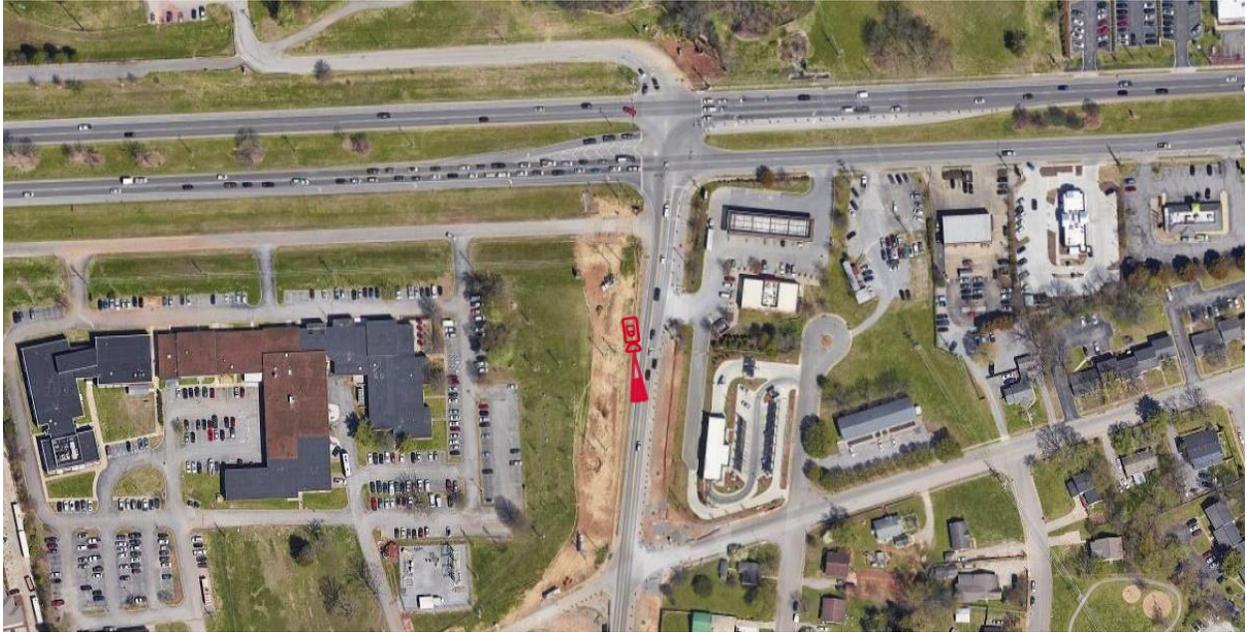
Aerial view of camera 33.

Camera 33
Location



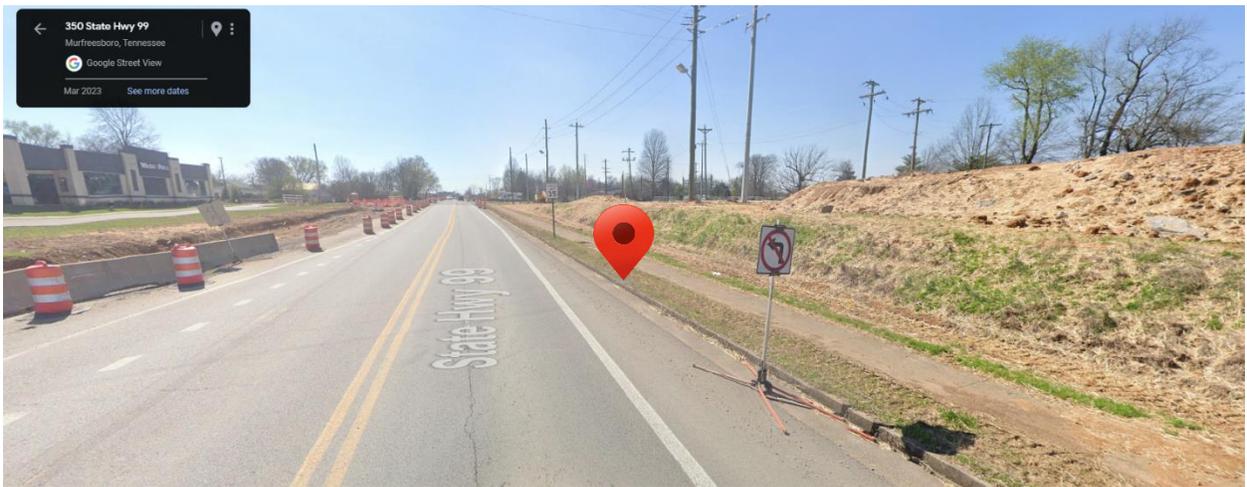
Camera 33 SB 231 @ Middle Tennessee Blvd to be installed on existing power pole.

Camera 34
Aerial Location



Aerial view of camera 34.

Camera 34
Location



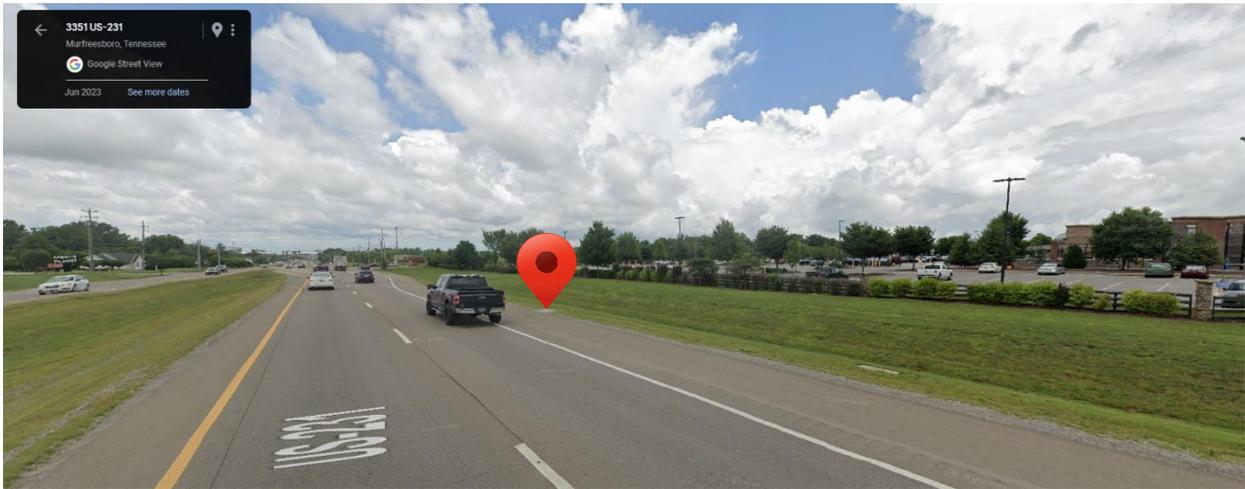
Camera 34 WB Hwy 99 @ Old Fort Pkwy to be installed on solar powered pole.

Camera 35
Aerial Location



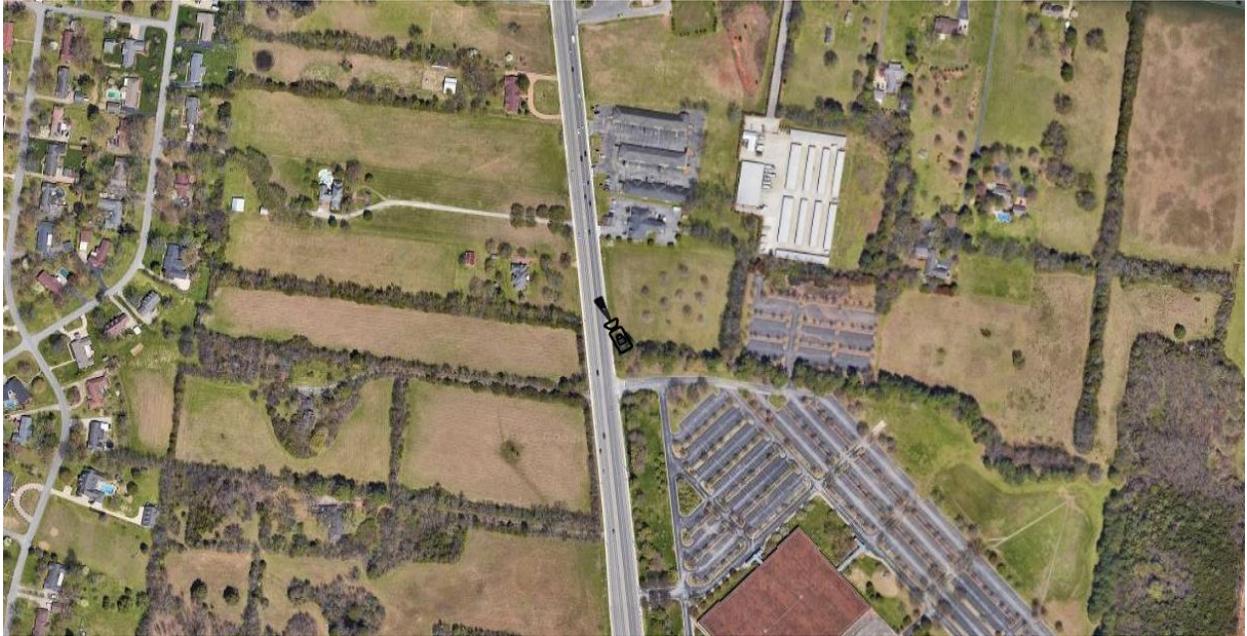
Aerial view of camera 35.

Camera 35
Location



Camera 35 NB 231 S @ Joe B Jackson Pkwy to be installed on solar powered pole.

Camera 36
Aerial Location



Aerial view of camera 36.

Camera 36
Location



Camera 36 NB 231 N @ Dejarnette Ln to be installed on existing power pole.

Camera 37
Aerial Location



Aerial view of camera 37.

Camera 37
Location



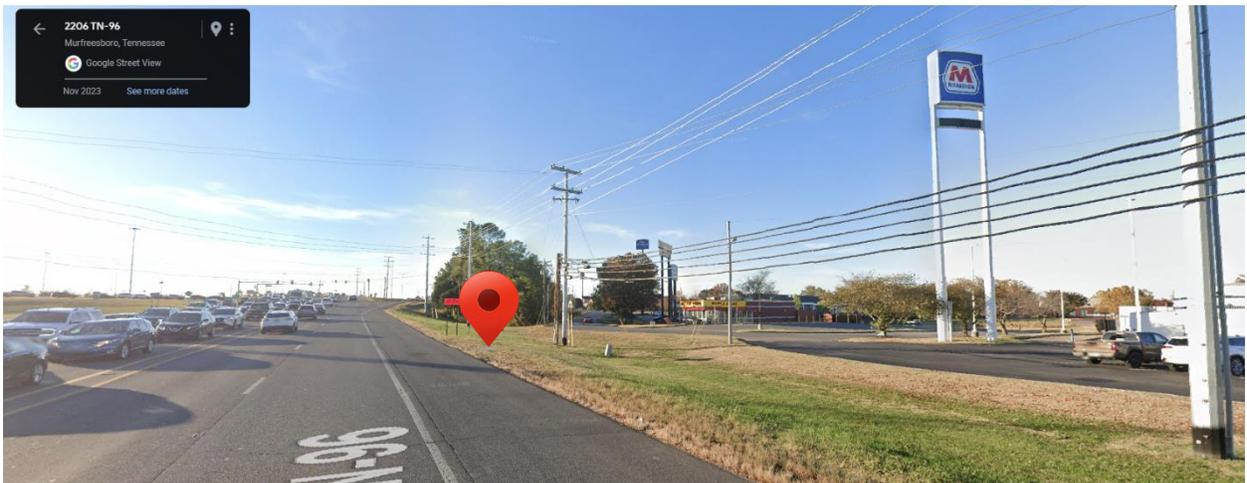
Camera 37 NB 231 N @ E Northfield Blvd to be installed on solar powered pole.

Camera 38
Aerial Location



Aerial view of camera 38.

Camera 38
Location



Camera 38 WB SR 96 @ N Thompson Ln to be installed on solar powered pole.

Camera 39

Aerial Location



Aerial view of camera 39.

Camera 39

Location



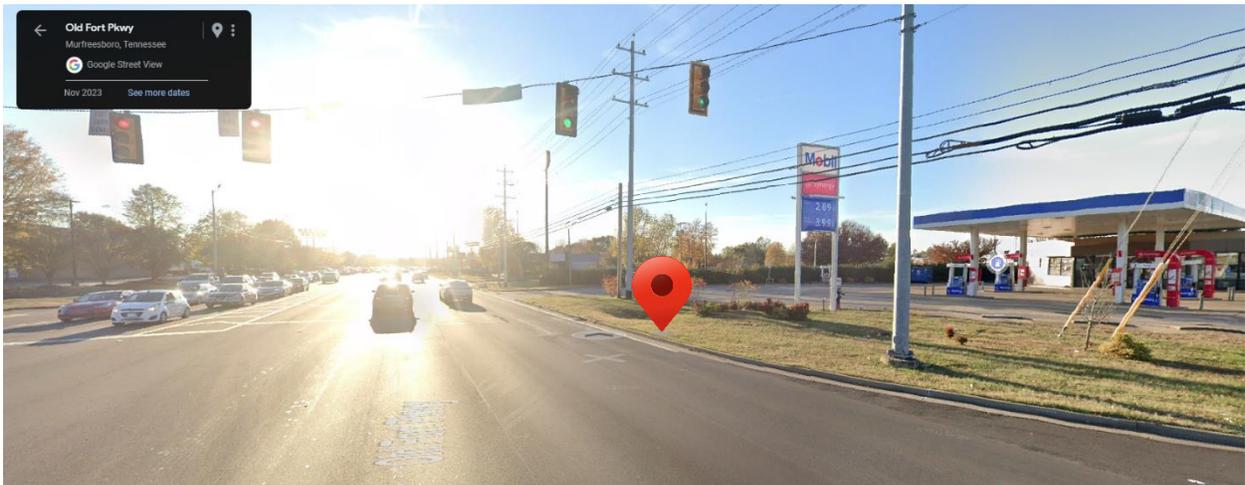
Camera 39 SB US-41 @ 70S to be installed on existing power pole.

Camera 40
Aerial Location



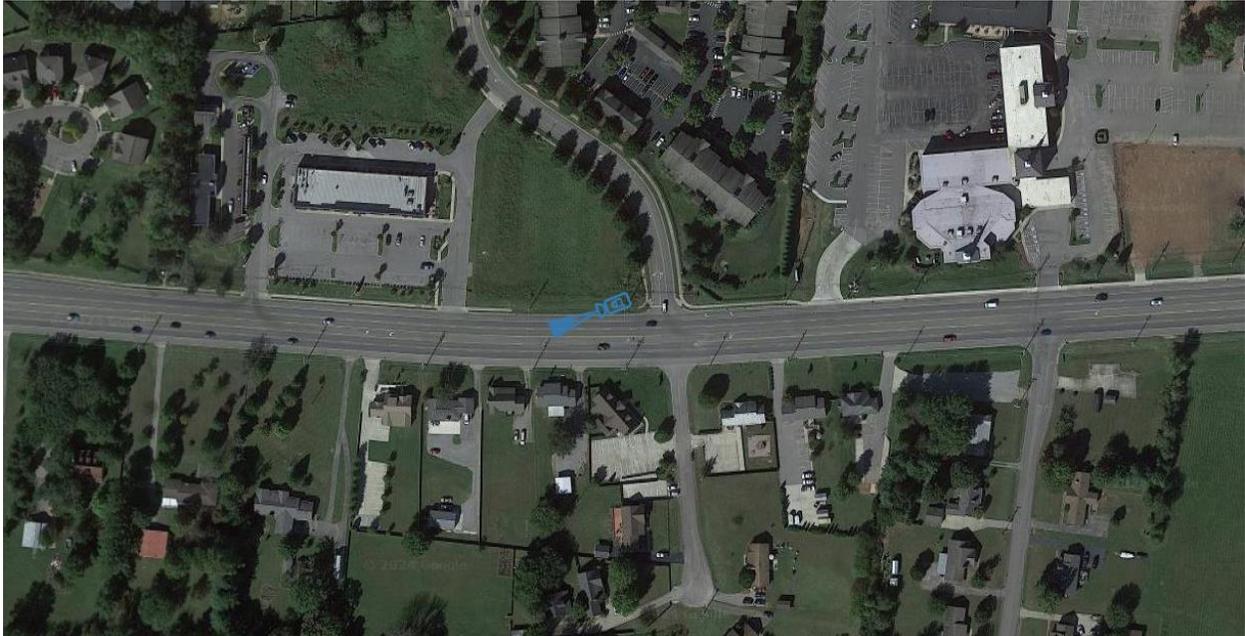
Aerial view of camera 40.

Camera 40
Location



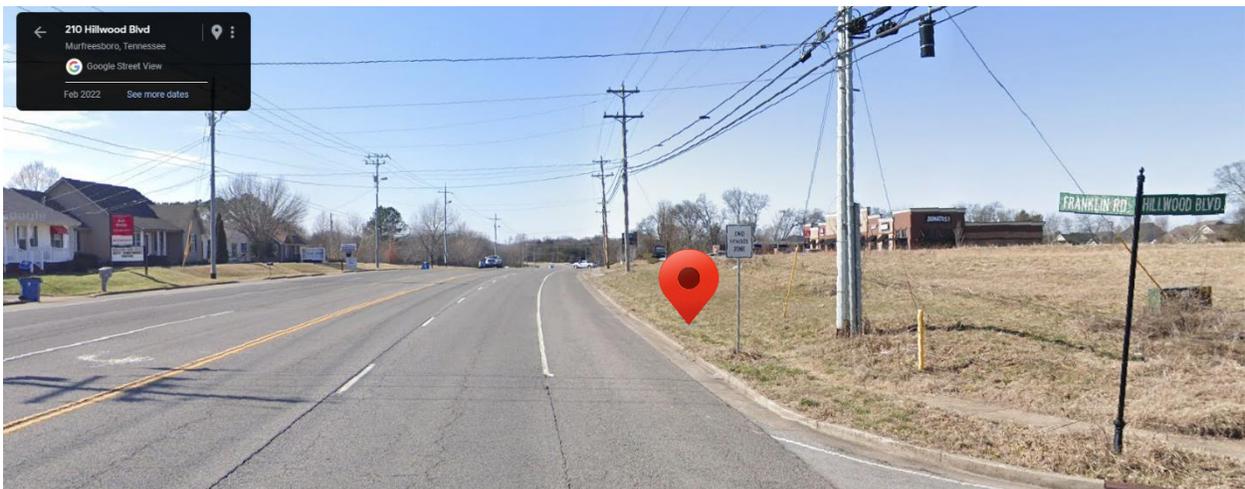
Camera 40 WB SR 96 @ John R. Rice Blvd to be installed on solar powered pole.

Camera 41
Aerial Location



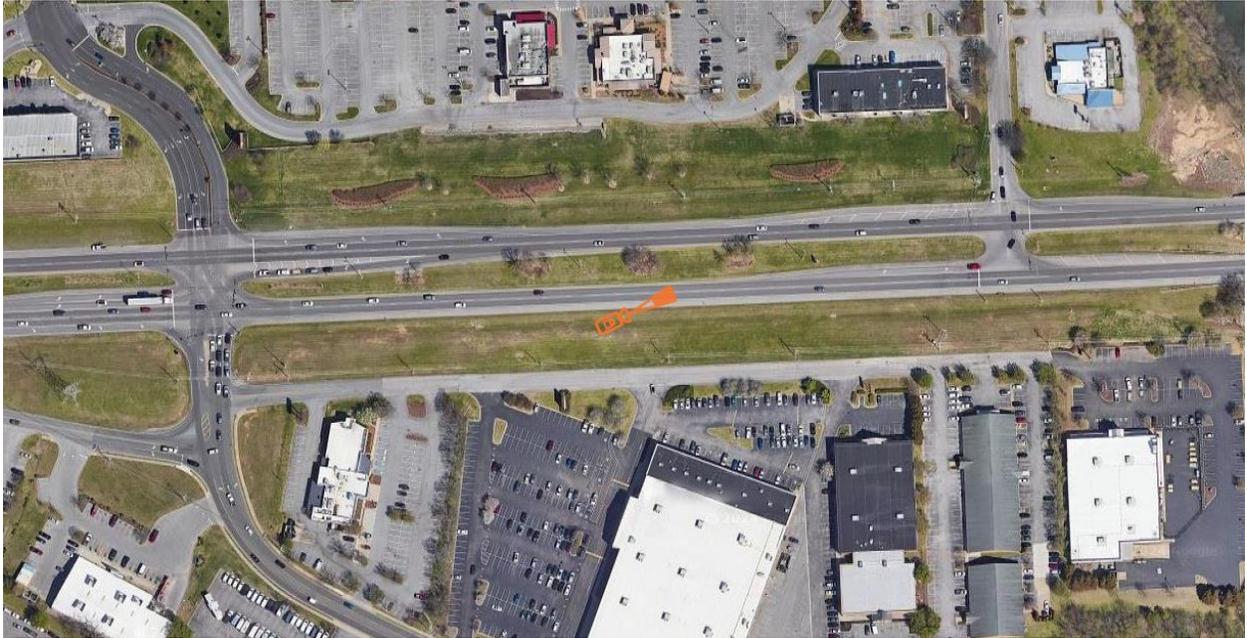
Aerial view of camera 41.

Camera 41
Location



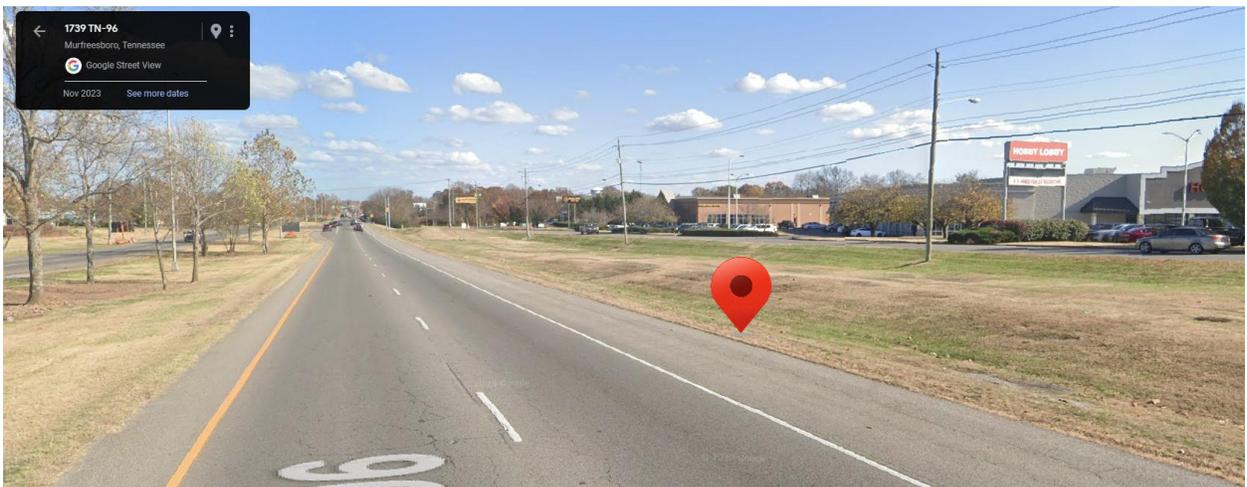
Camera 41 WB SR 96 @ Hillwood Blvd to be installed on solar powered pole.

Camera 42
Aerial Location



Aerial view of camera

Camera 42
Location



Camera 42 EB SR 96 @ Bridge Ave to be installed on solar powered pole.

Camera 43
Aerial Location



Aerial view of camera 43.

Camera 43
Location



Camera 43 EB Hwy 99 @ Cason Ln to be installed on existing power pole.

CERTIFICATE OF INSURANCE

7.

PRODUCER DIRECT 562 FRANKLIN ROAD SUITE 200 FRANKLIN TN 37069	DATE: 8/3/2023
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.	

INSURED MURFREESBORO, CITY OF 111 WEST VINE ST MURFREESBORO TN 37130	COMPANIES AFFORDING COVERAGE
	COMPANY LETTER A PUBLIC ENTITY PARTNERS
	COMPANY LETTER B
	COMPANY LETTER C

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO	TYPE OF INSURANCE	Add'l Insd	POLICY #	POLICY PERIOD	LIMITS
A	GENERAL LIABILITY		PLI-0654-24	7/1/2023 - 7/1/2024	TORT
	<input checked="" type="checkbox"/> Commercial General Liability				PER PERSON/BODILY INJURY/PERSONAL INJURY \$300,000
	<input checked="" type="checkbox"/> Claims Made				PER OCCUR/BODILY INJURY/PERSONAL INJURY \$700,000
	<input checked="" type="checkbox"/> Personal Injury Liability				PER OCCURENCE/PROPERTY DAMAGE \$100,000
	<input checked="" type="checkbox"/> Claims Made				
	<input checked="" type="checkbox"/> Law Enforcement Liability				NON TORT
	<input checked="" type="checkbox"/> Claims Made				PER OCCURRENCE/EACH OTHER LOSS \$5,000,000
A	ERRORS or OMISSIONS LIAB		PLI-0654-24	7/1/2023 - 7/1/2024	PER OCCURRENCE \$5,000,000
	<input checked="" type="checkbox"/> Claims Made				
	AUTOMOBILE LIABILITY				TORT
	<input type="checkbox"/> Owned Autos				PER PERSON/BODILY INJURY
	<input type="checkbox"/> Hired Autos				PER OCCURRENCE/BODILY INJURY
	<input type="checkbox"/> Non-owned Autos				PER OCCURENCE/PROPERTY DAMAGE
	<input type="checkbox"/> Physical Damage				NON TORT
					PER OCCURRENCE/EACH OTHER LOSS
A	WORKERS COMPENSATION EMPLOYERS LIABILITY		PWC-0618-24	7/1/2023 - 7/1/2024	WC STATUTORY COVERAGE
					EMPLOYERS LIAB-EACH ACCIDENT \$1,000,000
					EMPLOYERS LIAB-DISEASE-POLICY LIMIT \$1,000,000
					EMPLOYERS LIAB-DISEASE-EACH PERSON \$1,000,000
	PROPERTY & CRIME				PROPERTY-PART I
	Causes of Loss				BUILDINGS/PERS PROPERTY
	<input type="checkbox"/> Special				EDP EQUIPMENT
	<input type="checkbox"/> Flood				MOBILE EQUIPMENT
	<input type="checkbox"/> Earthquake				EQUIPMENT BREAKDOWN
					AUTOMATIC COVERAGES
	CRIME-PART II				EMPLOYEE DISHONESTY
	<input type="checkbox"/> Blanket Crime				FORGERY OR ALTERATION
					THEFT, DISAPPEARANCE OR DESTRUCTION
					COMPUTER FRAUD

LOCATION OF PREMISES/DESCRIPTION OF PROPERTY, OPERATIONS, VEHICLES OR SPECIAL ITEMS.

CERTIFICATE HOLDER	CANCELLATION
---------------------------	---------------------

City of Murfreesboro	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE



COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Robert Rose Administration Building Renovations Change Orders

Department: Project Development Department

Presented by: Darren Gore, Assistant City Manager

Requested Council Action:

- | | |
|-------------|-------------------------------------|
| Ordinance | <input type="checkbox"/> |
| Resolution | <input type="checkbox"/> |
| Motion | <input checked="" type="checkbox"/> |
| Direction | <input type="checkbox"/> |
| Information | <input type="checkbox"/> |
-

Summary

Consider Change Order # 1 and 2 for renovations at the new MWRD Administration Building on 316 Robert Rose Dr.

Staff Recommendation

Approve the change orders to the construction contract with Rock City Construction Company, LLC.

Background Information

Change order # 1 and 2 consists of structural modifications, replacement fixtures, and painting that were absent from the scope of work. A time extension of thirty-five days is also being requested in conjunction with the work involved with these changes. These modifications are necessary to maintain current building standards and staff safety.

Council Priorities Served

Improve Economic Development

Relocating MWRD's administration allows the Department to address its current needs and affords the city the opportunity to redevelop the land in its current location, thereby improving the amenities to the downtown area.

Fiscal Impact

The amount of the change order, \$122,681 will be funded through MWRD's working capital reserves.

Attachments

Change Order # 1 and 2 to the contract with Rock City Construction Company LLC.



AIA

Document G701™ – 2017

Change Order

PROJECT: (name and address)

Murfreesboro Water Resources
Department - Office Renovation
316 Rober Rose Dr
Murfreesboro, Tennessee 37129

CONTRACT INFORMATION:

Contract For: Murfreesboro Water
Resources Department - Office
Renovation

CHANGE ORDER INFORMATION:

Change Order Number: 001

Date:

Date: 2/9/2024

OWNER: (name and address)

CITY OF MURFREESBORO
111 WEST VINE STREET
MURFREESBORO, Tennessee 37130

ARCHITECT: (name and address)

Kingdom Development Group Inc.
102 S. Maple Street
Murfreesboro, TN 37130

TO CONTRACTOR: (name and address)

Rock City Construction Company, LLC
1885 General George Patton Drive
Franklin, Tennessee 37067

THE CONTRACT IS CHANGED AS FOLLOWS:
OCO #1 - MWRD Structural Design Updates

Please find information regarding the structural design updates as it pertains to the MWRD Admin Building, located at 316 Robert Rose Drive, Murfreesboro, TN.

This OCO #1 is for the additional structural modifications based on discovered existing conditions and updated Structural Designs to complete the Structural scope of work.

Option A

Annex Space as shown in contract documents; conference room on 2nd FL) Install LVL's at second floor ceiling with (4) four pilings, floor support brackets, and welding.

Steel Columns & Piles

Non Proprietary System, (includes OH&P & fees)

Beams

(2) 33 LVL's, Simpson hardware and bracing materials, 5.525 x 20 Versa Lam LVL

Option B

(Anex Space modified with conference room on 1st FL)

Install (2) two (16' beams), install (4) four (8' beams), cut thru girders to install a total of (8) eight square tube post onto existing footings with plates at base bolted to footings, add (2) two support posts at each girder cut thru, ramset wood materials, welding, and fabrication.

Credit from Option A \$27,953.78

Option B \$36,455.00

Net Total \$8,501.22

Filing cabinet supports

Budget allowance per original structural proposal Credit (\$10,000.00)

Install three pilings, three posts on existing footing, lateral floor supports, install beams, and welding.

Proprietary System: \$28,100.00

OH&P %15: \$4,215.00

Total \$32,315.00

Net Total \$22,315.00

Shared workspace

Budget allowance per original structural proposal:

Beam material and installation \$1,241.00

Steel Columns to footings \$2,138.00

Total (\$3,379.00)

Install 2 (steel beams 9' and 16'), cut thru girders to install 3 square tube post onto existing footing with plates bolted to footings, add 2 support posts at each girder cut thru, ramset wood material to beams, welding, and fabrication. \$17,250.00

Document G701™ – 2017

OH&P %15: \$2,587.50
 Total \$19,837.50
 Net Total \$16,458.50

Dumbwaiter Area

Install 3 LVL's for dumbwaiter area with Simpson shelf tapping screws \$2,363.47
 OH&P %15: \$354.52
 Total \$2,717.99

Structural Design Updates

Includes Main Building and Wing updates.

Overall Change Total \$49,992.71

(Breakdown Attached)

***** All Costs Listed above do not include additional GCs costs incurred, due to schedule delays caused by the re-design and re-pricing *****

PCO 001 CE #002 - Structural Design Updates \$49,992.71

The original Contract Sum was	\$ 2,084,256.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 2,084,256.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 49,992.71
The new Contract Sum including this Change Order will be	\$ 2,134,248.71
The Contract Time will be increased by 35 days	
The new date Substantial Completion will be	

NOTE: This Change Order does not include adjustment in the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Kingdom Development Group Inc.
ARCHITECT (Firm name)

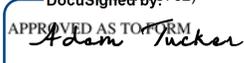
SIGNATURE
 Brandon M. Harvey, Architect
PRINTED NAME AND TITLE
 3/1/2024
DATE

Rock City Construction Company, LLC
CONTRACTOR (Firm name)
DocuSigned by:

(F68E419805F417...
SIGNATURE
 David Linden, Managing Principal
PRINTED NAME AND TITLE
 3/2/2024
DATE

CITY OF MURFREESBORO
OWNER (Firm Name)
SIGNATURE
 Shane McFarland, Mayor
PRINTED NAME AND TITLE
DATE

User Notes:

(1932678762)
DocuSigned by:
 APPROVED AS TO FORM

 43A2035E51F9401
 Adam F. Tucker, City Attorney

**AIA****Document G701™ – 2017****Change Order****PROJECT: (name and address)**

Murfreesboro Water Resources
Department - Office Renovation
316 Rober Rose Dr
Murfreesboro, Tennessee 37129

CONTRACT INFORMATION:

Contract For: Murfreesboro Water
Resources Department - Office
Renovation

Date:

CHANGE ORDER INFORMATION:

Change Order Number: 002

Date: 2/29/2024

OWNER: (name and address)

CITY OF MURFREESBORO
111 WEST VINE STREET
MURFREESBORO, Tennessee 37130

ARCHITECT: (name and address)

Kingdom Development Group Inc.
102 S. Maple Street
Murfreesboro, TN 37130

TO CONTRACTOR: (name and address)

Rock City Construction Company, LLC
1885 General George Patton Drive
Franklin, Tennessee 37067

THE CONTRACT IS CHANGED AS FOLLOWS:**OCO #2 - MWRD - ASI #1 - Critical Path Items**

Please find attached information regarding ASI #1, 1A, design updates, pertaining to the MWRD Admin Building, located at 316 Robert Rose Drive, Murfreesboro, TN.

This OCO #2 is for Critical Path Items captured in ASI #1, 1A, for design updates necessary to:

- Complete the plumbing fixtures scope of work.
- Capture an enlarged trench required for the pneumatic tube system.
- Low Voltage updates to meet owner design intent.
- Provide new conduit and boxes Fire Alarm Devices, including patching of drywall for the required installation.

(Breakdown Attached)

PCO 002 CE #003 - ASI #1 - Critical Path Items

\$72,688.39

The original Contract Sum was

\$ 2,084,256.00

The net change by previously authorized Change Orders

\$ 49,992.71

The Contract Sum prior to this Change Order was

\$ 2,134,248.71

The Contract Sum will be increased by this Change Order in the amount of

\$ 72,688.39

The new Contract Sum including this Change Order will be

\$ 2,206,937.10

The Contract Time will not be changed

The new date Substantial Completion will be

NOTE: This Change Order does not include adjustment in the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



AIA

Document G701™ – 2017

Kingdom Development Group Inc.

ARCHITECT (Firm name)

[Handwritten Signature]

SIGNATURE

Brandon M. Harvey, Architect

PRINTED NAME AND TITLE

3/1/2024

DATE

Rock City Construction Company, LLC

CONTRACTOR (Firm name)

DocuSigned by:

David Linden

SIGNATURE

David Linden, Managing Principal

PRINTED NAME AND TITLE

3/2/2024

DATE

CITY OF MURFREESBORO

OWNER (Firm Name)

SIGNATURE

Shane McFarland, Mayor

PRINTED NAME AND TITLE

DATE

AIA Document G701™ – 2017. Copyright © 1979, 1987, 2000, 2001 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:51:03 CT on 08/05/2020 under Order No.4177726938 which expires on 03/28/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.

User Notes:

(1932678762)

DocuSigned by:

Adam Tucker

43A2036E51E9401
Adam C. Tucker, City Attorney



Construction Change Directive

PROJECT: *(name and address)*

Murfreesboro Water Resources
Department - Office Renovation
316 Robert Rose Drive
Murfreesboro, Tennessee 37129

CONTRACT INFORMATION:

Contract For: Murfreesboro Water
Resources Department - Office
Renovation

CCD INFORMATION:

Directive Number: 001

Date: 2/22/2024

Date: 2/22/2024

OWNER: *(name and address)*

City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130

ARCHITECT: *(name and address)*

Kingdom Development Group
Incorporated
102 S. Maple Street
Murfreesboro, Tennessee 37130

CONTRACTOR: *(name and address)*

Rock City Construction Company, LLC
1885 General George Patton Drive
Franklin, Tennessee 37067

The Contractor is hereby directed to make the following change(s) in this Contract:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

This Construction Change Directive is for the additional structural modifications based on discovered existing conditions and updated Structural Designs necessary to complete the Structural scope of work.

Option A

Annex Space as shown in contract documents; conference room on 2nd FL) Install LVL's at second floor ceiling with (4) four pilings, floor support brackets, and welding.

Steel Columns & Piles

Non-Proprietary System, (includes OH&P & fees) Beams, (2) 33 LVL's, Simpson hardware and bracing materials, 5.525 x 20 Versa Lam LVL

Option B

(Annex Space modified with conference room on 1st FL)

Install (2) two (16' beams), install (4) four (8' beams), cut thru girders to install a total of (8) eight square tube post onto existing footings with plates at base bolted to footings, add (2) two support posts at each girder cut thru, ramset wood materials, welding, and fabrication.

Credit from Option A \$27,953.78

Option B \$36,455.00

Net Total \$8,501.22

Filing cabinet supports

Budget allowance per original structural proposal Credit (\$10,000.00)

Install three pilings, three posts on existing footing, lateral floor supports, install beams, and welding.

Proprietary System: \$28,100.00

OH&P %15: \$4,215.00

Total \$32,315.00

Net Total \$22,315.00

Shared workspace

Budget allowance per original structural proposal:

Beam material and installation \$1,241.00

Steel Columns to footings \$2,138.00

Total (\$3,379.00) credit

AIA Document G714 – 2017. Copyright © 2001, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 15:05:18 ET on 02/22/2024 under Order No.2114511463 which expires on 02/20/2025, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(3B9ADA43)

Install 2 (steel beams 9' and 16'), cut thru girders to install 3 square tube post onto existing footing with plates bolted to footings, add 2 support posts at each girder cut thru, ramset wood material to beams, welding, and fabrication. \$17,250.00
OH&P %15: \$2,587.50
Total \$19,837.50
Net Total \$16,458.50

Dumbwaiter Area
Install 3 LVL's for dumbwaiter area with Simpson shelf tapping screws \$2,363.47
OH&P %15: \$354.52
Total \$2,717.99

Structural Design Updates
Includes Main Building and Wing updates.

Overall Change Total \$49,992.71

PROPOSED ADJUSTMENTS

- 1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
 - Lump Sum increase of \$49,992.71
 - Unit Price of \$ per
 - Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)
 - As follows:

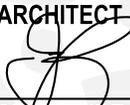
- 2. The Contract Time is proposed to be adjusted. The proposed adjustment, if any, is 35 Days.

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

Kingdom Development Group
Incorporated

ARCHITECT (Firm name)


SIGNATURE
Brandon Harvey, Architect

PRINTED NAME AND TITLE
2/22/2024

DATE

City of Murfreesboro

OWNER (Firm name)

SIGNATURE
Shane McFarland, Mayor

PRINTED NAME AND TITLE

DATE

DocuSigned by:
APPROVED AS TO FORM


43A2035E51E9401
Adam Tucker, City Attorney

Rock City Construction Company, LLC

CONTRACTOR (Firm name)
DocuSigned by:


SIGNATURE
David Linden, Managing Principal

PRINTED NAME AND TITLE
3/2/2024

DATE

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Butler Drive Sewer Forcemain Installation

Department: Water Resources

Presented by: Darren Gore, Assistant City Manager

Requested Council Action:

- Ordinance
 - Resolution
 - Motion
 - Direction
 - Information
-

Summary

Construction of a sewer forcemain in conjunction with the City’s Butler Drive Realignment project to provide sanitary sewer service to the area.

Staff Recommendation

Approve the funding for the sewer forcemain extension. The Water Resources Board recommended approval of this matter on February 27, 2024.

Background Information

The Butler Drive Realignment is currently under construction to improve traffic circulation at its intersection with Joe B Jackson Parkway just west of the I-24 Interchange. A notice to proceed for the project was issued to Moody Excavating on January 22, 2024.

The area north of Joe B Jackson Parkway, west of I-24, is not currently served with sewer. After studying several scenarios, staff determined the area would be best served by installing a 6-inch pipeline paralleling Butler Rd. The area is expected to develop with low flow industrial dischargers. Providing a common pipeline for future customers to manifold into allows them to properly “right” size their own pumps and service lines which equates to the most economical and efficient means to serve unknown industrial uses in the basin. The basin area served is approximately 115 acres.

Moody Excavating has provided a change order quote to install the piping at a cost of \$284,032 in conjunction with the roadway improvements. A future change order will be processed for inclusion of this work. This expense has the option of being recouped through a sanitary sewer assessment district. An approximate assessment fee would be \$3,000/acre in addition to the standard connection fee of \$2550 per single family unit.

Council Priorities Served

Improve economic development

Establishing public sewer to the area will be beneficial for both existing and future developments in the area.

Expand infrastructure

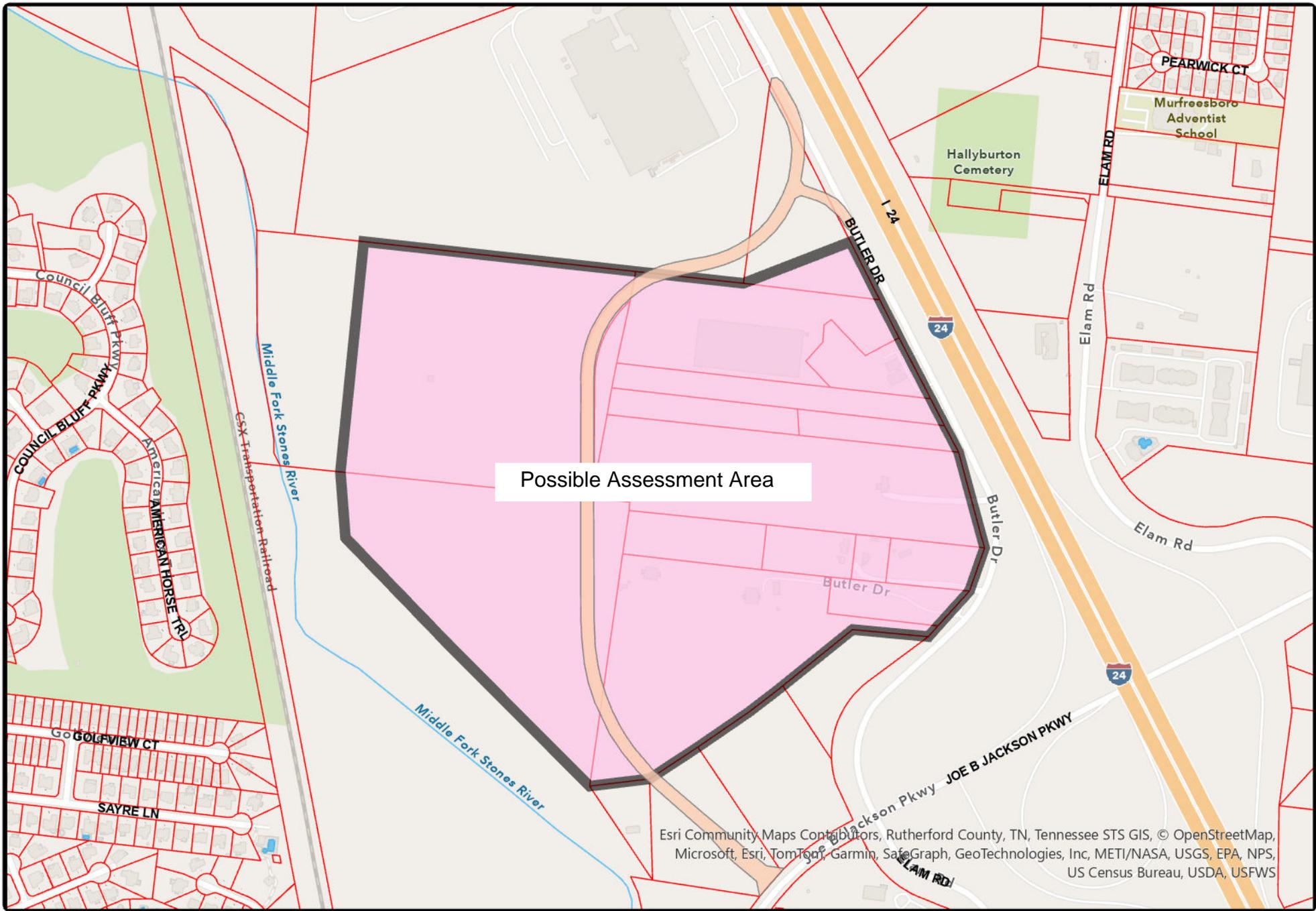
The extension of this sewer forcemain will provide the northwest quadrant of the Joe B. Jackson and I-24 interchange with public sewer.

Fiscal Impact

The expense, or \$284,032, will be funded from MWRD's working capital reserves.

Attachments

GIS Exhibit



Esri Community Maps Contributors, Rutherford County, TN, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



SCALE : 1" = 600'

MURFREESBORO WATER RESOURCES DEPARTMENT

Butler Drive Realignment - Possible Assessment Area

January 2018
TAB

MURFREESBORO
TENNESSEE
WATER RESOURCES
Butler Drive Realignment.mxd

No Items.

COUNCIL COMMUNICATION

Meeting Date: 03/07/2024

Item Title: Beer Permits
Department: Finance
Presented by: Jennifer Brown, City Recorder
Requested Council Action:

- Ordinance
- Resolution
- Motion
- Direction
- Information

Summary

TCA 57-5-103 delegates the authority to regulate the sale, distribution, manufacture, or storage of beer to the City where the business is located.

Staff Recommendation

The applications from the following applicants meet requirements and are recommended to be approved. The permits will only be issued once the permits are approved by the City Council (Beer Board) and building and codes final inspections are passed for regular beer permits or a special event permit is approved for special event beer permits.

Regular Beer Permits

Name of Applicant	Name of Business	Address	Type of Permit	Type of Business	Reason
Golden Lanzhou Bowls Inc.	Golden Lanzhou Bowls Inc.	2053 Lascassas Pike	On-Premises	Restaurant	New Location
El Sur Inc. II	Mi Patria Mexican Restaurant II	2896 S Rutherford Blvd.	On-Premises	Restaurant	Ownership/ Name Change

Special Event Beer Permits

Name of Applicant	Date of Event	Type of Event	Location of Event
Center for the Arts, Inc.	04/20/2024	Backstage Bash-Fundraising Event	110 W College St.

Background Information

All applicants meet the requirements for issuing a beer permit per the City Code Chapter 4 Alcoholic Beverages with the exception of pending building and codes inspections for

regular beer permits or pending special event permit for special event beer permits.

Council Priorities Served

Maintain public safety

Controlling the sale of beer within the City provides enforcement tools by the City for restrictions as to where beer is sold, ability to obtain the right to sell beer, time of beer sales and onsite consumption.

Attachments

Summaries of Request

Beer Application

Summary of information from the beer application:

Name of Business Entity/Sole Proprietor	Golden Lanzhou Bowls Inc.
Name of Business	Golden Lanshou Bowls Inc.
Business Location	2053 Lascassas Pike
Type of Business	Restaurant
Type of Permit Applied For	On-Premises Retail Permit

Type of Application:

New Location	<u> X </u>
Ownership Change	<u> </u>
Name Change	<u> </u>
Permit Type Change	<u> </u>
Corporation	<u> X </u>
Partnership	<u> </u>
LLC	<u> </u>
Sole Proprietor	<u> </u>

5% or more Ownership

Name	James Geo Sun
Age	61
Residency City/State	
Race/Sex	Asian/M
Background Check Findings	
City of Murfreesboro:	No indication of any record that may preclude the applicant for consideration.
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.
Name	Zeng Yu Wu
Age	76
Residency City/State	
Race/Sex	Asian/M
Background Check Findings	
City of Murfreesboro:	No indication of any record that may preclude the applicant for consideration.
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.
Name	Lunke Chen
Age	60
Residency City/State	
Race/Sex	Asian/M
Background Check Findings	
City of Murfreesboro:	No indication of any record that may preclude the applicant for consideration.
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.

Application Completed Properly? Yes

Occupancy Application Approved? No

The actual beer application is available in the office of the City Recorder.

***I request permission to issue the beer permit upon successful completion of all required building and codes inspections.

Beer Application

Summary of information from the beer application:

Name of Business Entity/Sole Proprietor	El Sur Inc. II
Name of Business	Mi Patria Mexican Restaurant II
Business Location	2896 S Rutherford Blvd
Type of Business	Restaurant
Type of Permit Applied For	On-Premises Retail Permit

Type of Application:

New Location	_____
Ownership Change	_____ X _____
Name Change	_____ X _____
Permit Type Change	_____
Corporation	_____ X _____
Partnership	_____
LLC	_____
Sole Proprietor	_____

5% or more Ownership

Name	Christie Sneed
Age	56
Residency City/State	
Race/Sex	White/F
Background Check Findings	
City of Murfreesboro:	No indication of any record that may preclude the applicant for consideration.
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.
Name	Yesenia Juarez
Age	19
Residency City/State	
Race/Sex	Hispanic/F
Background Check Findings	
City of Murfreesboro:	No indication of any record that may preclude the applicant for consideration.
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.

Application Completed Properly? Yes

Occupancy Application Approved? No

The actual beer application is available in the office of the City Recorder.

***I request permission to issue the beer permit upon successful completion of all required building and codes inspections.

Special Event Beer Application

Summary of information from the beer application:

Name of Non-Profit Organization	Center for the Arts, Inc.
Organization Address	110 W College St.
Event Location	Center for the Arts 110 W College St.
Event Date	4/20/2024
Event Time	6:30 p.m. until 12:00 a.m.
Period for Beer to be Served	7:00 p.m. until 11:30 p.m.
Nature and Purpose of Event	Backstage Bash/ Fundraising
Approximate Number of Persons Expected to Attend	300
Special Event Permit Approved?	No
Application Completed Properly?	Yes
Internal Revenue Letter Provided?	Yes

The actual beer application is available in the office of the City Recorder.

No Items.

