

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**JULY 9, 2025
6:00 PM**

**Ben Newman
Chair Pro Tem**

- 1. Call to order.**
- 2. Determination of a quorum.**
- 3. Public Comments.**
- 4. Election of Chair and Vice-Chair for 2025-2026.**
- 5. Approve minutes of the June 18, 2025 Planning Commission meeting.**
- 6. Public Hearings and Recommendations to Council:**
 - a. Zoning application [2025-409] to rezone approximately 0.3 acres located along January Street from RS-8 to CL, Abiodun Adefurin applicant. (Project Planner: Holly Smyth)**
- 7. Staff Reports and Other Business:**
 - a. Mandatory Referral [2025-708] for the abandonment of a sanitary sewer easement east of Florence Road, Castlerock Communities applicant. (Project Planner: Matthew Blomeley)**
- 8. Adjourn.**

MINUTES OF THE MURFREESBORO
PLANNING COMMISSION
JUNE 18, 2025

1:00 P.M.

CITY HALL

MEMBERS PRESENT

Kathy Jones, Chair
Tristan Carroll
Reggie Harris
Bryan Prince
Shawn Wright

STAFF PRESENT

Ben Newman, Dir. of Land Mngt & Planning
Matthew Blomeley, Assistant Planning Director
Holly Smyth, Principal Planner
Richard Donovan, Principal Planner
Brad Barbee, Principal Planner
Carolyn Jaco, Recording Assistant
Joseph Leonard, Assistant City Attorney

Mr. Matthew Blomeley introduced Mr. Lee Holliman, Project Engineer, who has recently joined the Planning Department.

Mr. Matthew Blomeley announced today is Chair Kathy Jones' last Planning Commission meeting. Mr. Blomeley thanked Chair Jones for her service.

1. Call to order.

Chair Kathy Jones called the meeting to order.

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 Comment portion of the agenda.

4. Approve minutes of the June 4, 2025 Planning Commission meeting.

Mr. Tristan Carroll moved to approve the minutes of the June 4, 2025 Planning Commission meeting; the motion was seconded by Mr. Reggie Harris and carried by the

MINUTES OF THE MURFREESBORO PLANNING COMMISSION

JUNE 18, 2025

following vote:

Aye: Tristan Carroll
Reggie Harris
Bryan Prince
Shawn Wright
Kathy Jones

Nay: None

5. **Consent Agenda:**

Buc-ee's, Lots 1 & 2 [2025-2045] final plat for 2 lots on 46.53 acres zoned G-I located along Elam Road and Joe B Jackson Parkway, Buc-ee's Murfreesboro, LLC developer.

Lillie's Pad, LLC [2025-2046] final plat for 2 lots on 0.23 acres zoned RS-4 & CCO located along East Castle Street and South Highland Avenue, Reynaldo and Janina Hill developers.

Shelton Square, Section 10, Phase 1 [2025-2048] final plat for 22 lots on 4.93 acres zoned PRD located along Sagebrush Drive and Lennis Lane, Shelton Square, LLC developer.

Williams Place, Phase 1 [2025-2049] horizontal property regime plat for 64 units on 12.22 acres zoned PRD located along Veterans Parkway, Ole South Properties developer.

Nashville Pike, Resubdivision of Lots 11, 12a, & 12b [2025-2047] final plat for 1 lot on 0.6 acres zoned CH located along West College Street, Brandon M. Harvey developer.

There being no further discussion, Mr. Shawn Wright made a motion to approve the Consent Agenda subject to all staff comments; the motion was seconded by Mr. Tristan Carroll and carried in favor by the following vote:

Aye: Tristan Carroll
Reggie Harris
Bryan Prince
Shawn Wright
Kathy Jones

Nay: None

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6. GDO:

On Motion

AutoZone Store No. 6591 [2025-3048 & 2025-6006] initial design review and site plan review for a 24,301 ft2 automobile parts retail hybrid/retail hub at an existing shopping center on 11.83 acres zoned CH & GDO-4 located at 810 Northwest Broad Street, AutoZone Development, LLC developer. Mr. Richard Donovan presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

There was discussion between the Planning Commission and Staff regarding truck access and circulation.

There being no further discussion, Mr. Tristan Carroll made a motion to approve the initial and final design review and site plan review subject to all staff comments; the motion was seconded by Mr. Shawn Wright and carried in favor by the following vote:

Aye: Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Kathy Jones

Nay: None

Wells Fargo (Clari Park, Lot 7) [2025-3044 & 2025-6004] final design review and site plan review for a 4,020 ft2 bank on 1.7 acres zoned CH and GDO-1 located along Medical Center Parkway and Honeylocust Lane, Wells Fargo Bank, N.A. developer. 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 incorporated into these Minutes by reference.

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There being no further discussion, Mr. Shawn Wright made a motion to approve the final design review and site plan review subject to all staff comments; the motion was seconded by Mr. Reggie Harris and carried in favor by the following vote:

Aye: Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Kathy Jones

Nay: None

7. **Plats and Plans:**

Bubba's 33 [2025-3055] site plan review for a 7,105 ft2 restaurant on 2.54 acres zoned CH located along North Thompson Lane, Green Trails Triout Thompson Lane, LLC developer. 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 incorporated into these Minutes by reference.

There was discussion between the Planning Commission and Staff regarding truck access to the site.

There being no further discussion, Mr. Shawn Wright made a motion to approve the site plan review subject to all staff comments; the motion was seconded by Mr. Bryan Prince and carried in favor by the following vote:

Aye: Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Kathy Jones

Nay: None

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Smackdab Brewing [2025-3058] site plan for a 3,630 ft2 microbrewery within an existing 8,114 ft2 building on approximately 0.33 acres zoned CH & CCO located at the corner of North Front Street and West Lytle Street, Smackdab Brewing, LLC developer. 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 incorporated into these Minutes by reference.

There being no further discussion, Mr. Bryan Prince made a motion to approve the site plan review subject to all staff comments; the motion was seconded by Mr. Reggie Harris and carried in favor by the following vote:

Aye: Tristan Carroll
Reggie Harris
Bryan Prince
Shawn Wright
Kathy Jones

Nay: None

8. New Business:

Zoning application [2025-409] to rezone approximately 0.3 acres located along January Street from RS-8 to CL, Abiodun Adefurin 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 incorporated into these Minutes by reference. Mrs. Holly Smyth recommended a public hearing date July 9, 2025.

There being no further discussion, Mr. Tristan Carroll made a motion to schedule a public hearing on July 9, 2025; the motion was seconded by Mr. Shawn Wright and carried in favor by the following vote:

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Aye: Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Kathy Jones

Nay: None

Annexation petition and plan of services [2025-503] for approximately 2.42 acres located along John R Rice Boulevard and Spike Trail, Clarissa Smith 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 incorporated into these Minutes by reference. Mr. Brad Barbee recommended a public hearing date August 6, 2025.

Mr. Matt Taylor (design engineer) was in attendance representing the application. There was discussion between Staff, the applicant, and the Planning Commission regarding the proposed development.

There being no further discussion, Mr. Tristan Carroll made a motion to schedule a public hearing on the annexation petition and plan of services on August 6, 2025; the motion was seconded by Mr. Shawn Wright and carried in favor by the following vote:

Aye: Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Kathy Jones

Nay: None

Zoning application [2025-408] to zone approximately 2.42 acres located along John R Rice Boulevard and Spike Trail to PCD (Mazda Office for Off-Site Storage PCD) & GDO-1 simultaneous with annexation and to rezone approximately 0.07 acres from CH & GDO-1 to PCD & GDO-1, Chad Custer applicant.

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the Staff comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference. Mr. Brad Barbee recommended a public hearing date August 6, 2025.

Mr. Matt Taylor (design engineer) was in attendance representing the application.

There being no further discussion, Mr. Shawn Wright made a motion to schedule a public hearing on August 6, 2025; the motion was seconded by Mr. Tristan Carroll and carried in favor by the following vote:

Aye: Tristan Carroll

Reggie Harris

Bryan Prince

Shawn Wright

Kathy Jones

Nay: None

9. Staff Reports and Other Business.

Mr. Ben Newman, Director of Land Management and Planning, provided a monthly department update. Mr. Newman gave a presentation to the Planning Commission regarding a trip that several members of the Development Services leadership team took to Oxford, Mississippi. The trip provided insight into strategies that the City of Oxford has used to keep their downtown vibrant.

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10. Adjourn.

There being no further business the meeting adjourned at 2:05 p.m.

Chair

Secretary

BN: cj

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS JULY 9, 2025
PROJECT PLANNER: HOLLY SMYTH**

6.a. Zoning application [2025-409] to rezone approximately 0.3 acres located along January Street from RS-8 to CL, Abiodun Adefurin applicant.

The subject area includes one (1) property identified as 215 January Street (also known as Tax Map 091O, Group C, Parcel 017.00 and lot 14 of the Patterson Subdivision) containing 13,125 square feet, or approximately 0.3 acres. The subject property is currently zoned RS-8 (Single Family Residential District). The surrounding properties are mostly developed as single-family residences with an RS-8 zoning with properties immediately to the south being zoned CL (Local Commercial District) with commercial and residential uses. January Street has a "Local Street" roadway classification and contains sidewalk along the eastern side of the street. The subject property contains one existing residential building, constructed in 2022, that is either a duplex or has the potential to be easily converted into a duplex. The existing RS-8 zone only allows one dwelling unit on the property. Because the existing structure is either a duplex or approximates a duplex, staff has been in communication with the owner about potential avenues to bring the property into zoning compliance.

After consulting with City staff, the applicant and owner, Abiodun Adefurin, is requesting to rezone the subject property to CL for the purposes of allowing the existing duplex-like structure and to also allow the construction of a third dwelling unit on the property, as the CL zone allows 1-, 2-, 3-, & 4-family residences based upon minimum lot sizes. The applicant believes that a more dense residential use of the property will create a better transition between the existing commercial uses to the south of the subject property and the single-family residential uses to the north. The CL bulk standards require a minimum of lot size of 15,000 square feet for 4 dwelling units and 11,250 square feet for 3 dwelling units with a maximum density of 11.6 dwelling units per acre and 30% maximum lot coverage. The attached plot plan in the packet shows the site layout that reflects the existing onsite conditions. Deed Book 93, page 1 confirms the lot is 75' wide by 175' deep for a total of 13,125 square feet of area. Based on Chart 2, this size lot in the CL zone district could potentially allow 3 dwelling units (which would equate to 10 units to the acre). However, this density would exceed the maximum allowed by the Sewer Allocation Ordinance and would only be allowed if a sewer allocation variance was approved by the City Council.

Future Land Use Map

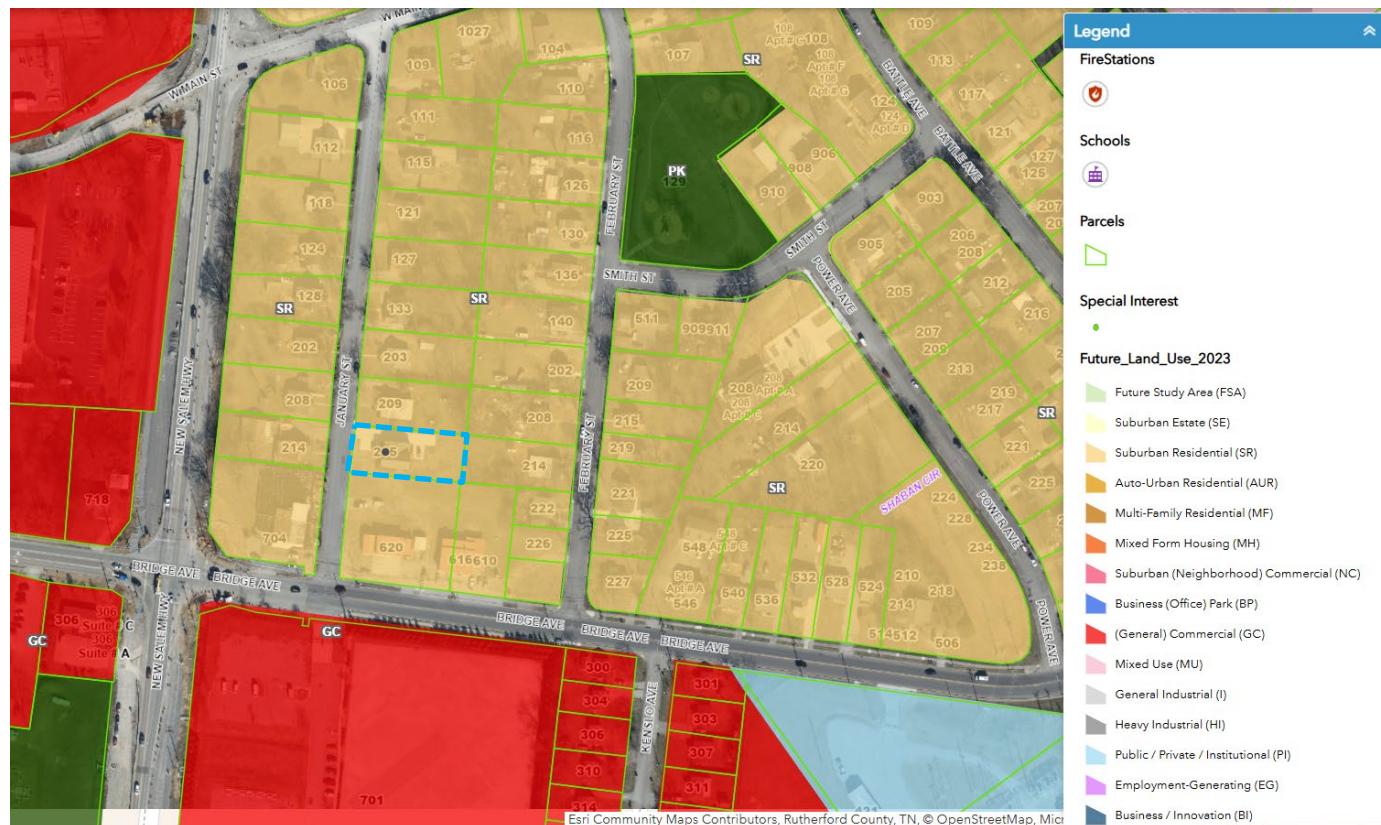
The Murfreesboro 2035 Comprehensive Plan Future Land Use Map designates the property as Suburban Residential (SR) land use character as shown in the embedded screen shot below. This character type varies from the Urban and Auto-Urban (General) residential character categories in that the character type includes small acreages, large lot estate development or may also be smaller lots clustered around common open space. Development type is detached residential dwellings where automobiles on site are not the prominent view with typical densities ranging from 1.0 to 4.0 dwelling units per acre. Suggested zoning districts include RS-10, RS-12, & RS-15 as well as PRD and other zoning districts may be evaluated on a case-by-case basis.

The request to rezone to the CL zone district for the purposes of residential housing is generally

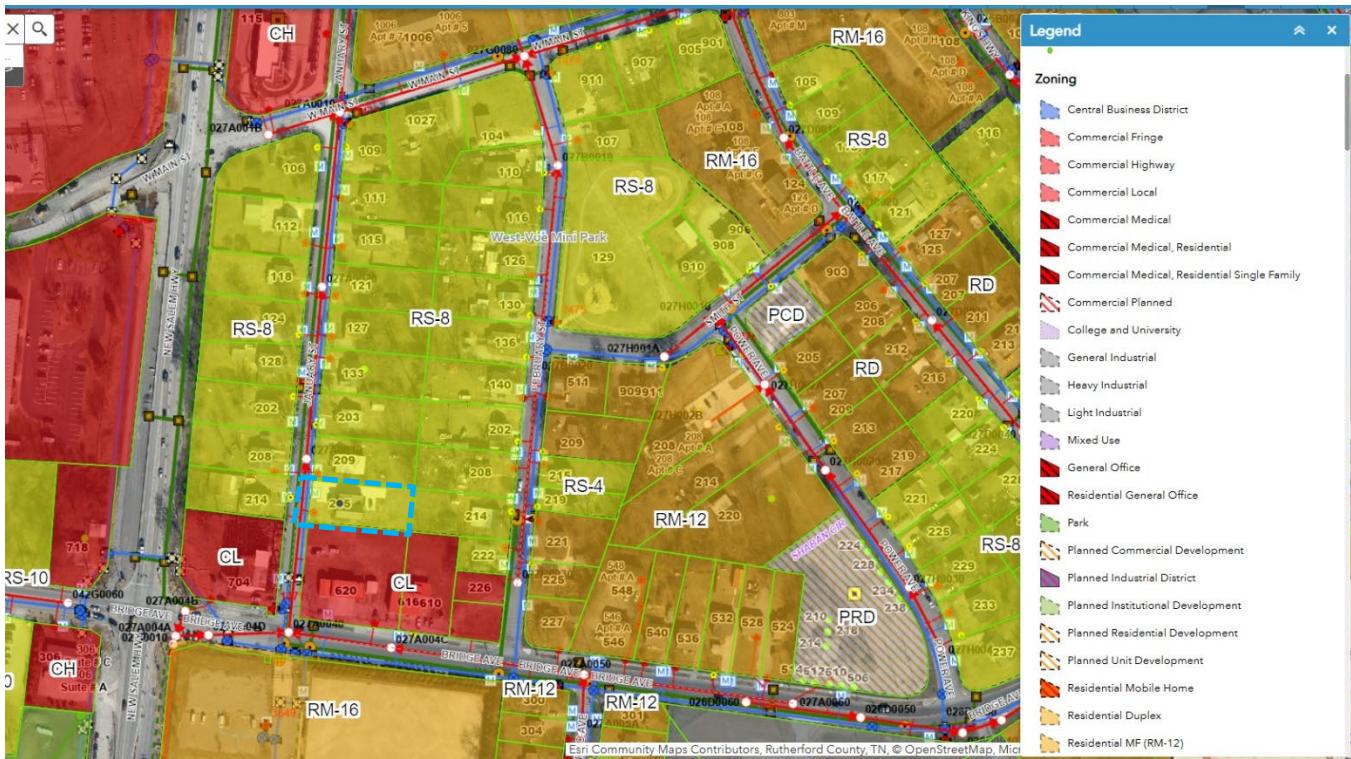
in line with the SR designation characteristics except for the recommended density being less than 4 units per acre. If 2 dwellings were on-site that would equate to 6.66 units per acre. Should 3 dwellings be constructed on-site, the density would be 10 units per acre, so the CL zone does not appear to be consistent with the SR land use character as it pertains to recommended maximum density. Additionally, the commercial uses permitted in the CL zone are not consistent with the SR land use character.

However, the future land use map transition policy allows for deviation from the future land use map in certain circumstances, including when “current land development patterns support the expansion or contraction of a specific land use boundary or a land use change” and when “land use boundaries at collector and arterial street intersections may support multiple land use options across street rights-of-way.” Given the proximity to the more intense CL-zoned properties to the south (as shown on the diagram on the following page), this higher density may provide a better transition into the single-family residential neighborhood to the north and encourage further redevelopment. In addition, the future land use map identifies the northwest, southwest, and southeast corners of New Salem Highway and Bridge Avenue with the General Commercial (GC) land use character. Given the existing commercial uses along the north side of Bridge Avenue, the Neighborhood Commercial (NC) character, for which the CL zone would be generally consistent, may be more applicable in this area. The Planning Commission will need to determine whether this is an appropriate instance to utilize the transition policy.

Future Land Use Map Excerpt



Current Zoning



Staff recommendation:

Staff is supportive of this rezoning request for the following reasons.

- 1) The CL zoning will allow a more dense residential use that is more compatible with commercial uses.
- 2) The requested zoning is consistent with the adjacent CL zoned properties.
- 3) The transition policy of the future land use map of the Murfreesboro 2035 Comprehensive Plan has commercial designations on the south side of Bridge Avenue and along New Salem Highway.

Action Needed

The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission should conduct a public hearing regarding the request and then formulate a recommendation for the Murfreesboro City Council.

Attachments:

- Updated Current Plot Plan Layout
- Ortho Zone Map
- No-ortho Zone Map



Rezoning Request for property along January Street from RS-8 to CL

0 70 140 280 420 560 US Feet



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



Rezoning Request for property along January Street from RS-8 to CL

0 70 140 280 420 560 US Feet

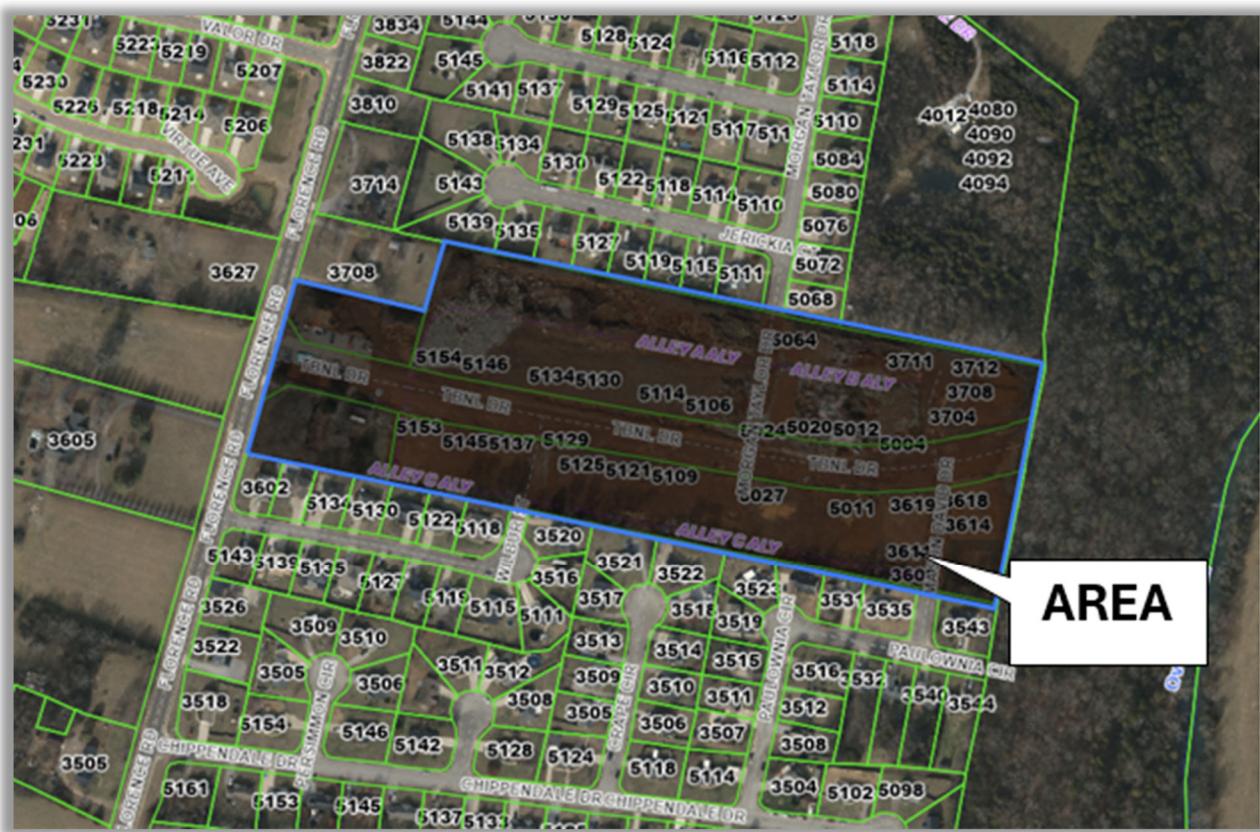


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www.murfreesboron.gov

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 9, 2025
PROJECT PLANNER: MATTHEW BLOOMELEY**

7.a. Mandatory Referral [2025-708] for the abandonment of a sanitary sewer easement east of Florence Road, Castlerock Communities applicant.

The Masonbrooke Subdivision is currently under construction along the east side of Florence Road and consists of 49 single-family residential lots and two commercial lots. (See vicinity map below.) Castlerock Communities, the developer of the proposed Masonbrooke Subdivision, has requested the abandonment of a segment of a sanitary sewer easement located on the development tract.



The sanitary sewer easement in question was dedicated by deed. The requested segment of easement and the sanitary sewer line it contains conflict with several of the proposed lots in the subdivision. As a function of the subdivision development, the developer is relocating the sanitary sewer line within the

easement to the proposed public right-of-way instead. As a result, the requested segment of sanitary sewer easement will no longer be needed.

The Water Resources Department (MWRD) has reviewed the request to abandon and relocate the easement and concurs with it. In addition, the Water Resources Board approved this abandonment request at its June 24th regular meeting.

Staff recommends that the Planning Commission recommend approval of this request to the City Council subject to the following conditions:

1. If approved by City Council, the applicant will be responsible for providing the information necessary (including, but not limited to, any exhibits and legal descriptions) for the Legal Department to prepare legal instrument(s) to formally abandon the easement in question.
2. The legal instrument(s) will be subject to the final review and approval of the Legal Department.
3. The applicant will also be responsible for recording the instrument(s), including payment of the recording fee.



City of Murfreesboro Mandatory Referral Application

111 W Vine Street • Murfreesboro, TN 37130 • 615-893-6441

Mandatory Referral Fees:

Mandatory Referral, INCLUDING abandonment of right-of-way.....	\$350.00
Mandatory Referral, NOT INCLUDING abandonment of right-of-way.....	\$150.00

Property Information:

Tax Map/Group/Parcel: Tax Map 71, Parcel 15

Address (if applicable): 3616 Florence Road

Street Name (if abandonment of ROW):

Type of Mandatory Referral: Sewer Easement

Applicant Information:

Name of Applicant: Patrick Carey

Company Name (if applicable): Castlerock Communities

Street Address or PO Box: 381 Riverside Drive, Ste. 300

City: Franklin

State: Tn

Zip Code: 37064

Email Address: [REDACTED]

to 150.00 cut 150

Phone Number: 615-580-8680

2025-708

Required Attachments:

- Letter from applicant detailing the request
- Exhibit of requested area, drawn to scale
- Legal description (if applicable)

Patrick Carey
Applicant Signature

06/19/2025

Date

Mandatory Referral – Sanitary Sewer Easement

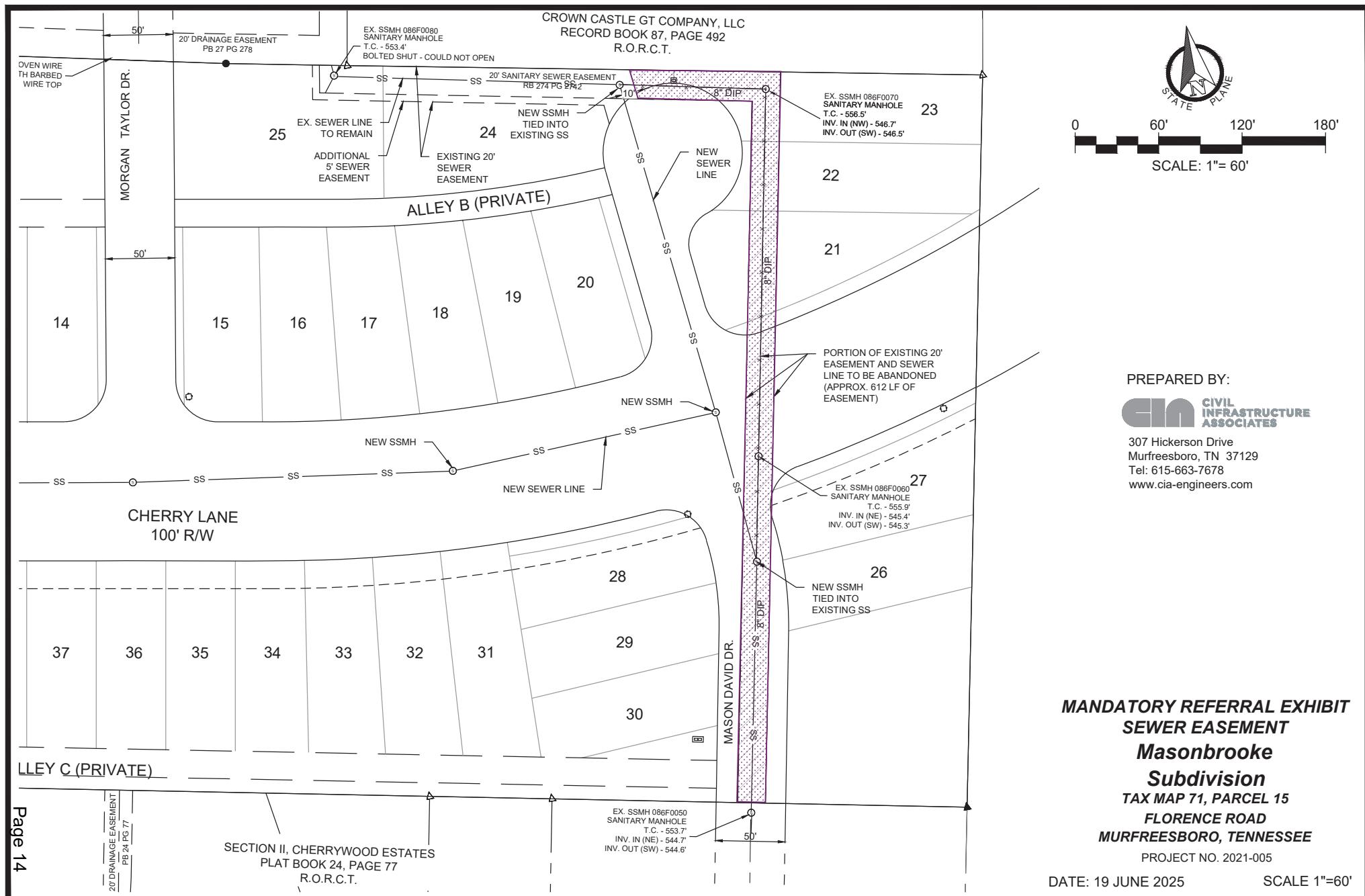
City of Murfreesboro

June 19, 2025

This is a request for abandonment of approximately 612 lf of an existing 20' sanitary sewer easement centered on an existing sanitary sewer line located at 3616 Florence Road (Parcel 15, Tax Map 71) within the City of Murfreesboro, as shown on attached exhibit.

The portion of the easement to be abandoned begins at the southern property line of said parcel where the existing right of way of Mason David Drive ends, just north of existing sanitary sewer manhole (SSMH) 086F0050. Continuing along the existing sanitary sewer line, through ex SSMH 086F0060 to ex. SSMH 086F007. At this point, along the northern property line of said property and running in a westerly direction to where the easement intersects the right of western right of way of Mason David Drive. Said abandoned easement area is approximately 11,965 square feet.

There is a new sewer line running in the right of ways of Cherry Lane and Mason David Drive that eliminates the need for this easement in this area. To keep the sewer line within the right of way has created a need for relocation and abandonment of sewer easement outside of the new right of ways.



The logo for CIA Civil Infrastructure Associates. It features the letters 'CIA' in a large, bold, grey, sans-serif font. To the right of 'CIA', the words 'CIVIL INFRASTRUCTURE' are stacked vertically in a smaller, grey, sans-serif font. Below that, 'ASSOCIATES' is written in a slightly larger, grey, sans-serif font.

**MANDATORY REFERRAL EXHIBIT
SEWER EASEMENT**

Masonbrooke

Subdivision

TAX MAP 71, PARCEL 15

FLORENCE ROAD

MURFREESBORO, TENNESSEE

PROJECT NO. 2021-005

UNE 2025

10 of 10 pages

DATE: 19 JUNE 2025

SCALE 1"=60'

WATER RESOURCES BOARD COMMUNICATION

Meeting Date: 06/24/2025

Item Title: Sewer Easement Abandonment–Masonbrooke Subdivision

Department: Engineering

Presented by: Valerie Smith

Requested Action:

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

Summary

The developer requests for a portion of the existing sewer easement to be abandoned that will no longer be needed once the sewer main is relocated. Some of the easement will be taken with new roadway dedication.

Staff Recommendation

Approval of abandoning the purple highlighted portion of the existing sewer easement.

Background Information

CIA, on behalf of the Developer is requesting the abandonment of the existing sanitary sewer easement as shown on the attached exhibit highlighted in purple. With the Masonbrooke Subdivision project, the sewer main will be relocated from the original alignment so it is within the roadway and removed from proposed lots.

The existing highlighted easement is no longer needed; therefore, staff is comfortable with the abandonment. This request will also be taken to Planning Commission as a mandatory referral upon Board approval.

Fiscal Impact

None. The existing easement was purchased by a developer and the new permanent easement, for the relocated sewer, will be dedicated by plat.

Attachments

Easement Abandonment Exhibit