

# CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**AUGUST 6, 2025  
6:00 PM**

**Ken Halliburton  
Chair**

- 1. Call to order.**
- 2. Determination of a quorum.**
- 3. Public Comments.**
- 4. Approve minutes of the July 9, 2025 and July 16, 2025 Planning Commission meetings.**
- 5. Public Hearings and Recommendations to Council:**
  - a. 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. (Project Planner: Brad Barbee)
  - b. 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. (Project Planner: Brad Barbee)
  - c. Zoning application [2025-411] for approximately 2.05 acres located along East Pitts Lane to be rezoned from CF to CH, Murfreesboro Medical Clinic applicant. (Project Planner: Holly Smyth)
  - d. Zoning application [2025-412] for approximately 14.9 acres located along Franklin Road to be rezoned from PUD (Kingdom Ridge PUD) to PCD (Kingdom Ridge Commercial PCD), Swanson Development, LP applicant. (Project Planner: Richard Donovan)
  - e. Zoning application [2025-410] for approximately 17.26 acres located along Cason Lane to be rezoned from CF (11.65 acres) and OG (5.61 acres) to PUD (Cason Lane PUD), Lennar applicant. (Project Planner: Richard Donovan)

# **MURFREESBORO PLANNING COMMISSION AGENDA**

**PAGE 2**

**AUGUST 6, 2025**

- f. Mandatory Referral [2025-707] to consider the abandonment of a segment of Kenny Pipe Court right-of-way located north of Joe B Jackson Parkway, City of Murfreesboro Public Works Division applicant. (Project Planner: Amelia Kerr)

## **6. Staff Reports and Other Business.**

## **7. Adjourn.**

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 9, 2025

6:00 P.M.

CITY HALL

## MEMBERS PRESENT

Ken Halliburton, Chair  
Jami Averwater, Vice-Chair  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright

## STAFF PRESENT

Ben Newman, Dir. of Land Mngt. & Planning  
Holly Smyth, Principal Planner  
Carolyn Jaco, Recording Assistant  
John Tully, Assistant City Attorney

### 1. Call to order.

Mr. Ben Newman called the meeting to order.

### 2. Determination of a quorum.

Mr. Ben Newman determined that a quorum was present.

### 3. Public Comments.

Mr. Ben Newman announced that no one signed up to speak during the Public Comment portion of the agenda.

### 4. Election of Chair and Vice-Chair for 2025-2026.

Mr. Ben Newman opened the floor for the nomination of the 2025-2026 Planning Commission Chair.

Mr. Shawn Wright made a motion to elect Ken Halliburton as Chair of the Planning Commission for the year 2025-2026, the motion was seconded by Ms. Jami Averwater and carried by the following vote:

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 9, 2025

Bryan Prince  
Kelly G Rollins  
Shawn Wright

Abstain: Ken Halliburton

Nay: None

Mr. Ben Newman opened the floor for the nomination of the 2025-2026 Planning Commission Vice-Chair.

Mr. Tristan Carroll made a motion to elect Ms. Jami Averwater as Vice-Chair of the Planning Commission for the year 2025-2026, the motion was seconded by Mr. Shawn Wright and carried by the following vote:

Aye: Jami Averwater  
Tristan Carroll  
Ken Halliburton  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright

Nay: None

## **5. Approve minutes of the June 18, 2025 Planning Commission meeting.**

Mr. Shawn Wright made a motion to approve the minutes of the June 18, 2025 Planning Commission meeting; the motion was seconded by Mr. Reggie Harris and carried by the following vote:

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

# MINUTES OF THE MURFREESBORO PLANNING COMMISSION JULY 9, 2025

## 6. Public Hearings and Recommendations to Council:

**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.

Chair Ken Halliburton opened the public hearing. No one came forward to speak for or against the zoning application; therefore, Chair Ken Halliburton closed the public hearing.

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

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

## 7. Staff Reports and Other Business:

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

There being no further discussion, Ms. Jami Averwater made a motion to approve the mandatory referral subject to all staff comments, including all recommended conditions of

**MINUTES OF THE MURFREESBORO  
PLANNING COMMISSION  
JULY 9, 2025**

approval in the staff report; the motion was seconded by Mr. Reggie Harris and carried in favor by the following vote:

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**8. Adjourn.**

There being no further business the meeting adjourned at 6:12 p.m.

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Chair

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Secretary

BN: cj

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

**1:00 P.M.**

**CITY HALL**

**MEMBERS PRESENT**

Ken Halliburton, Chair  
Jami Averwater, Vice-Chair  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright

**STAFF PRESENT**

Darren Gore, City Manager  
Greg McKnight, Exec. Dir. Dev. Services  
Ben Newman, Dir. of Land Mngt. & Planning  
Matthew Blomeley, Assistant Planning Director  
Holly Smyth, Principal Planner  
Richard Donovan, Principal Planner  
Brad Barbee, Principal Planner  
Amelia Kerr, Planner  
Carolyn Jaco, Recording Assistant  
John Tully, Assistant City Attorney

**1. Call to order.**

Chair Ken Halliburton called the meeting to order.

**2. Determination of a quorum.**

Chair Ken Halliburton determined that a quorum was present.

**3. Public Comments.**

Chair Ken Halliburton announced that no one signed up to speak during the Public Comment portion of the agenda.

**4. Consent Agenda:**

**The Ognios West, Lots 7-10 [2025-2053]** final plat for 4 lots on 19.7 acres zoned CF and OG located along Cason Lane, John Rudd developer.

**Hooper, Resubdivision Lot 3 [2025-1012]** preliminary plat for 4 lots on 9.86 acres zoned RS-15 located along Siegel Road, Annette Sharpe developer.

**The Maples, Section 9 [2025-1013]** preliminary plat for 41 lots on 13.7 acres zoned RS-10 located along Tatum Trail, The Maples, Inc. developer.

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

**Salem Oaks (2025-2052)** final plat for 74 lots on 24.98 acres zoned RS-8 and CH located along New Salem Highway, Salem Properties, Inc. developer.

**Parks and Holden Addition, Resubdivision of Lots 46 & 47 (2025-2051)** final plat for 2 lots on 0.23 acres zoned RS-4 located along East Street and West Street, Fernway Construction developer.

**Three Rivers Commercial, Resubdivision of Lot C6 (2025-2054)** final plat for 2 lots on 3.4 acres zoned CH located along New Salem Highway, Shri Sai Nath 3, LLC developer.

**Villas at Veterans, Section 1, Phase 1 (2025-2055)** final plat for 2 lots on 16.1 acres zoned PRD and CH located along Franklin Road and Veterans Parkway, Harney Homes, LLC developer.

**626 Dill Lane [2025-1009]** preliminary plat for 3 lots on 1.13 acres zoned RS-10 located along Dill Lane and Horncastle Drive, Arm Dev, LLC developer.

**Williams Place at Prater Farms, Phase 2 [2025-1011]** preliminary plat for 2 lots on 11.83 acres zoned PRD located along Goldeneye Drive, Ole South Properties developer.

**Robinson Meadows at Prater Farms, Section 2 [2025-1014]** preliminary plat for 54 lots on 17.88 acres zoned PRD located along Oliver Robinson Drive, Ole South Properties developer.

**Masonbrooke [2025-2050]** final plat for 51 lots on 18.81 acres zoned RS-6 & CF located along Florence Road, Castlerock Communities developer.

**Shelton Square, Section 10, Phase 2 [2025-2057]** final plat for 73 lots on 20.93 acres zoned PRD located along Hopetown Way and Willoughby Way, Shelton Square, LLC developer.

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

**Williams Place at Prater Farms, Phase 2 [2025-3066]** site plan for 45 single-family attached dwelling units on 6.38 acres zoned PRD located along Goldeneye Drive, Ole South Properties developer.

**Greenland Drive Townhomes [2025-1010]** preliminary plat for 2 lots on 1.76 acres zoned RM-16 located at the corner of Greenland Drive and Givan Court, Bon Air Ventures, LLC developer.

**HEMG, LLC, Lot 4 [2025-2056]** final plat for 2 lots on 3.41 acres zoned PCD along Old Lascassas Road and North Rutherford Boulevard, Lascassas Development, LLC 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 by the following vote:

Aye: Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

Abstain: Jami Averwater

**5. Plats and Plans:**

**City Barbeque [2025-3065] site plan for 2,972 ft<sup>2</sup> restaurant on 1.43 acres zoned CH located along North Thompson Lane, City Barbeque, 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.

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

There being no further discussion, Mr. Tristan Carroll 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: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**Singer Park, Lot 2 [2025-3063] site plan for two multi-tenant office/warehouse buildings totaling 18,000 ft2 on 1.6 acres zoned L-I located along Northwest Broad Street, Michael Hazlett 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.

Mr. Brad Barbee stated that Staff would like to modify Engineering Staff Comment #2 in the staff report to instead read as follows: The second full access onto Northwest Broad Street must be designed and constructed with the next site plan submitted for the Singer Park development.

There being no further discussion, Mr. Shawn Wright made a motion to approve the site plan subject to all staff comments, including the revised comment Engineering Staff Comment #2, as stated above; the motion was seconded by Mr. Tristan Carroll and carried in favor by the following vote:

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**Greenland Drive Townhomes [2025-3064] site plan for 14 single-family attached dwelling units on 1.6 acres zoned RM-16 located at the corner of Greenland Drive and Givan Court, Bon Air Ventures, 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.

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

There being no further discussion, Mr. Tristan Carroll made a motion to approve the site plan subject to all staff comments; the motion was seconded by Mr. Kelly G Rollins and carried in favor by the following vote:

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

**City of Murfreesboro South Transfer Station [2025-3061] site plan for a 67,850 ft<sup>2</sup> municipal facility and associated accessory buildings located on 32.0 acres zoned H-I at 2120 Kenny Pipe Court, City of Murfreesboro developer.** 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 incorporated into these Minutes by reference.

The Planning Commission discussed the proposed landscape plan.

Mr. Ryan Maloney (design engineer) was in attendance representing the application.

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

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**6. New Business:**

**Mandatory Referral [2025-707] to consider the abandonment of a segment of Kenny Pipe Court right-of-way located north of Joe B Jackson Parkway, City of Murfreesboro Public Works Division 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 incorporated into these Minutes by reference.

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

Mr. Ryan Maloney (design engineer) was in attendance representing the application

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

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**Zoning application [2025-411] for approximately 2.05 acres located along East Pitts Lane to be rezoned from CF to CH, Murfreesboro Medical Clinic 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.

The Planning Commission expressed their concerns regarding access for ambulances and approving CH zoning if the proposed use did not come to fruition.

Mr. Gordon Ferguson (Vice-President of Community Relations, Ascension Rutherford Hospital) and Mr. Joey Peay (CEO, Murfreesboro Medical Clinic) were in attendance representing the application. Mr. Gordon Ferguson explained that the Certificate of Need (CON) approval process with the State would be in August.

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

Ms. Jami Averwater asked what the applicants will do if the CON is not granted by the State. Mr. Joey Peay came forward to discuss the CON. Ms. Jami Averwater stated her support is contingent upon the State granting the CON.

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

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**Zoning application [2024-410] for approximately 17.26 acres located along Cason Lane to be rezoned from CF (11.65 acres) and OG (5.61 acres) to PUD (Cason Lane PUD), Lennar applicant.** 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.

Mr. Tylor Fischer (landscape architect) was in attendance representing the application.

Mr. Shawn Wright asked for an update on sewer capacity along this corridor. Mr. Darren Gore made known that the sewer improvements have been completed.

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

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**Zoning application [2024-412] for approximately 14.9 acres located along Franklin Road to be rezoned from PUD (Kingdom Ridge PUD) to PCD (Kingdom Ridge Commercial PCD), Swanson Development, LP applicant.** 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.

Mr. Richard Donovan explained that Staff has requested the pattern book be revised to not allow vehicle access to this parcel from Conquest Road.

Mr. Richard Donovan made known a neighborhood meeting had been conducted July 15, 2025, with approximately 25 people in attendance. The neighbors' main concerns were the proposed permitted uses such as gasoline sales, automobile services, liquor stores, self-storage; and that no metal siding be allowed.

Mr. Clyde Rountree (landscape architect) and Mr. Joe Swanson III (developer) were in attendance representing the application.

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

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**Annexation petition and plan of services [2025-504] for approximately 22.5 acres located along Veterans Parkway and Old Salem Road, Randal and Debra Robinson and the City of Murfreesboro applicants.** 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 being no further discussion, Mr. Tristan Carroll made a motion to schedule a public hearing for September 3, 2025; the motion was seconded by Mr. Shawn Wright and carried in favor by the following vote:

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

**Zoning application [2024-415] for approximately 19.26 acres located along Old Salem Road to be zoned PRD (Robinson Bend PRD) simultaneous with annexation, Summit Development, LLC applicant.** 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.

Mr. Reggie Harris and Ms. Jami Averwater expressed their concerns about the proposed guest parking spaces.

Mr. Rob Molchan (landscape architect) was in attendance representing the application. Mr. Rob Molchan made known the side elevations had been revised with quality materials. He would look further at opportunities for additional guest parking.

There being no further discussion, Mr. Tristan Carroll made a motion to schedule a public hearing for September 3, 2025; the motion was seconded by Mr. Kelly G Rollins and carried in favor by the following vote:

Aye: Jami Averwater  
Tristan Carroll  
Reggie Harris  
Bryan Prince  
Kelly G Rollins  
Shawn Wright  
Ken Halliburton

Nay: None

**7. Staff Reports and Other Business.**

Mr. Ben Newman provided an update on a variety of topics, including staffing, land use plans, and permitting numbers.

**MINUTES OF THE  
MURFREESBORO PLANNING COMMISSION  
JULY 16, 2025**

**8. Adjourn.**

There being no further business the meeting adjourned at 2:30 P.M.

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Chair

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Secretary

BN: cj

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 6, 2025  
PROJECT PLANNER: BRAD BARBEE**

**5.a. 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.**

Clarissa Smith has submitted a petition requesting annexation of a portion of her property into the City of Murfreesboro. The annexation area includes a portion of one parcel located on the south side of John R Rice Boulevard and to the north of Spike Trail. The study area is identified as a portion of Tax Map 92B, Group F, Parcel 18.02 and is currently developed with a barn utilized for the storage of school buses. The total annexation study area is approximately 2.42 acres. The balance of the property not requested for annexation contains two single-family dwellings.

The study area has a companion zoning application for Planned Commercial District (PCD) in conjunction with the Nelson Mazda car dealership across the street to the north. The proposed development will include the conversion of the bus barn into an office and an area for the cleaning and detailing of new and used vehicles. The remainder of the site would be utilized for additional vehicle inventory storage.

The annexation study area is located within the Urban Growth Boundary. In addition, it is contiguous with the City Limits along its northern and western boundaries. The Murfreesboro 2035 Comprehensive Plan 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 details how services will be provided to the property in its current state. The Plan of Services is provided to the Planning Commission as a part of this report. No problems in providing services to the study area were identified in the Plan of Services.

**Staff Recommendation:**

Staff is supportive of the annexation request for the following reasons:

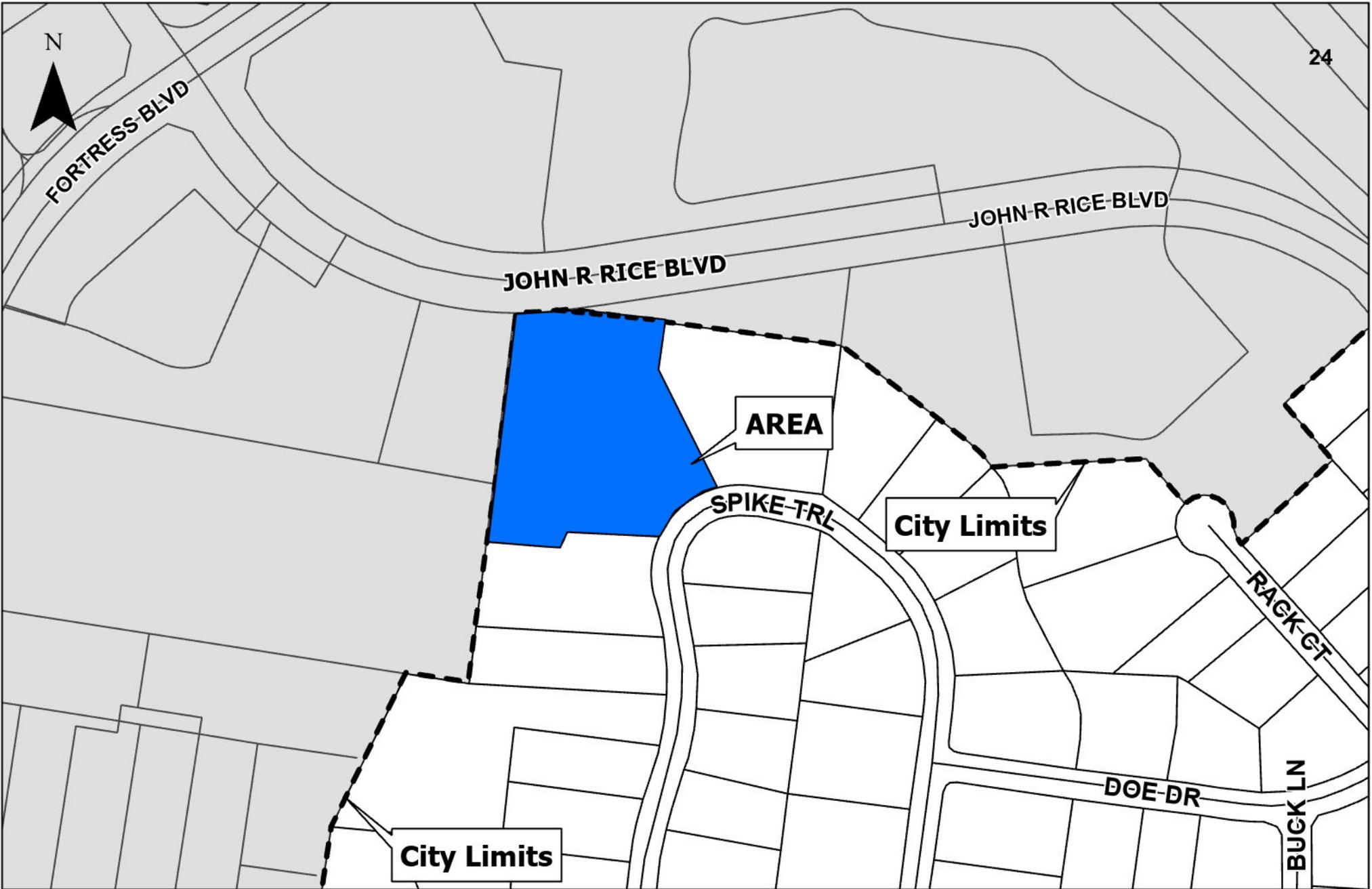
1. The subject property is contiguous with the existing City Limits.
2. It is within both the Urban Growth Boundary and the Service Infill Line.
3. Services can be extended to the subject property upon annexation.

**Action Needed:**

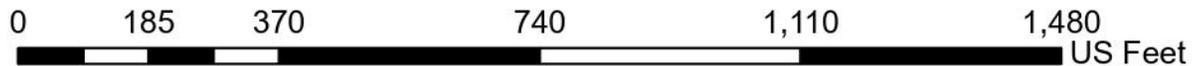
The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.

**Attachments:**

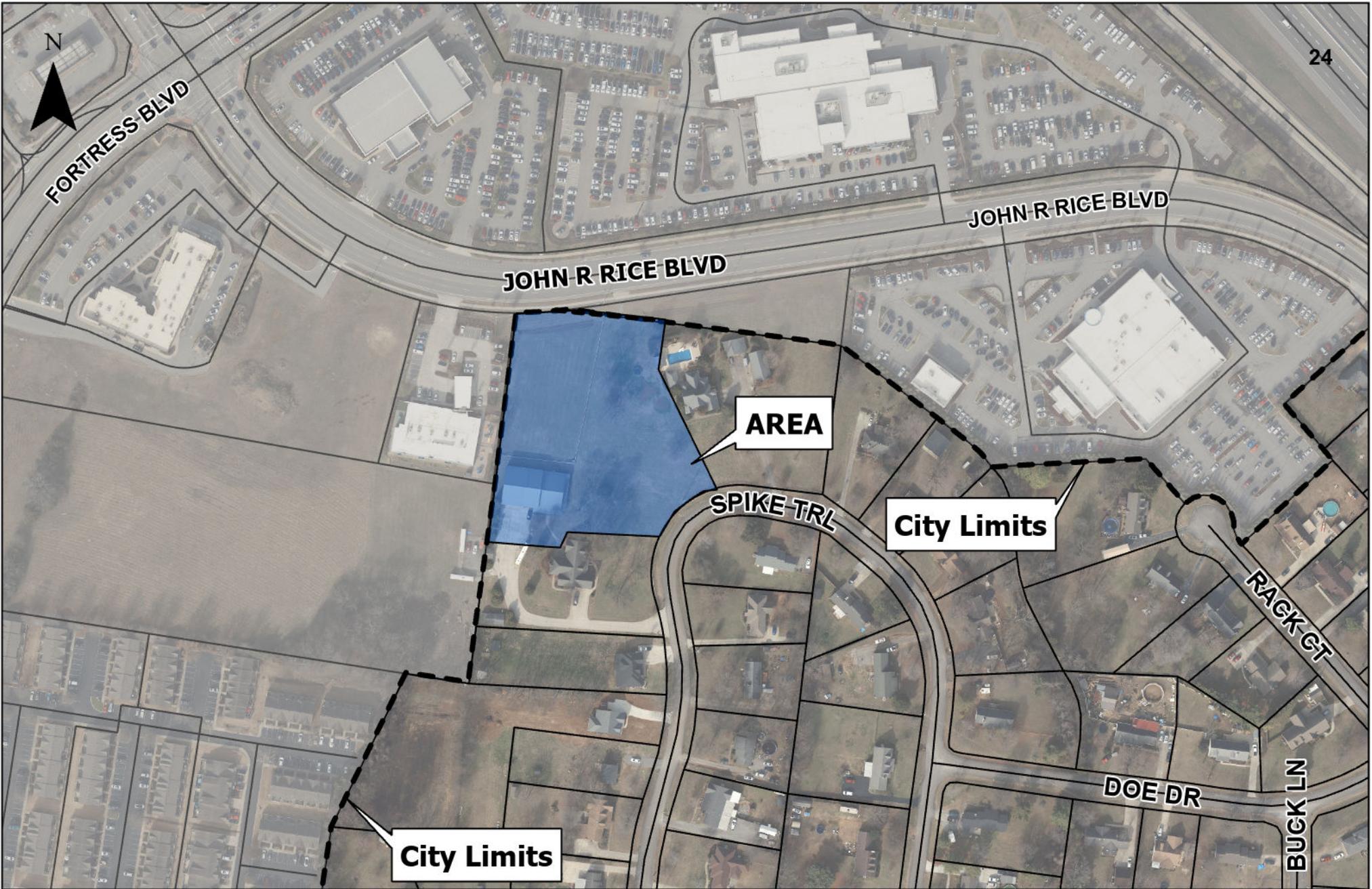
Ortho Map  
Non-ortho Maps  
Plan of Services



Annexation Request for property along John R Rice Boulevard and Spike Trail



Planning Department  
 City of Murfreesboro  
 111 West Vine St  
 Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



Annexation Request for property along John R Rice Boulevard and Spike Trail

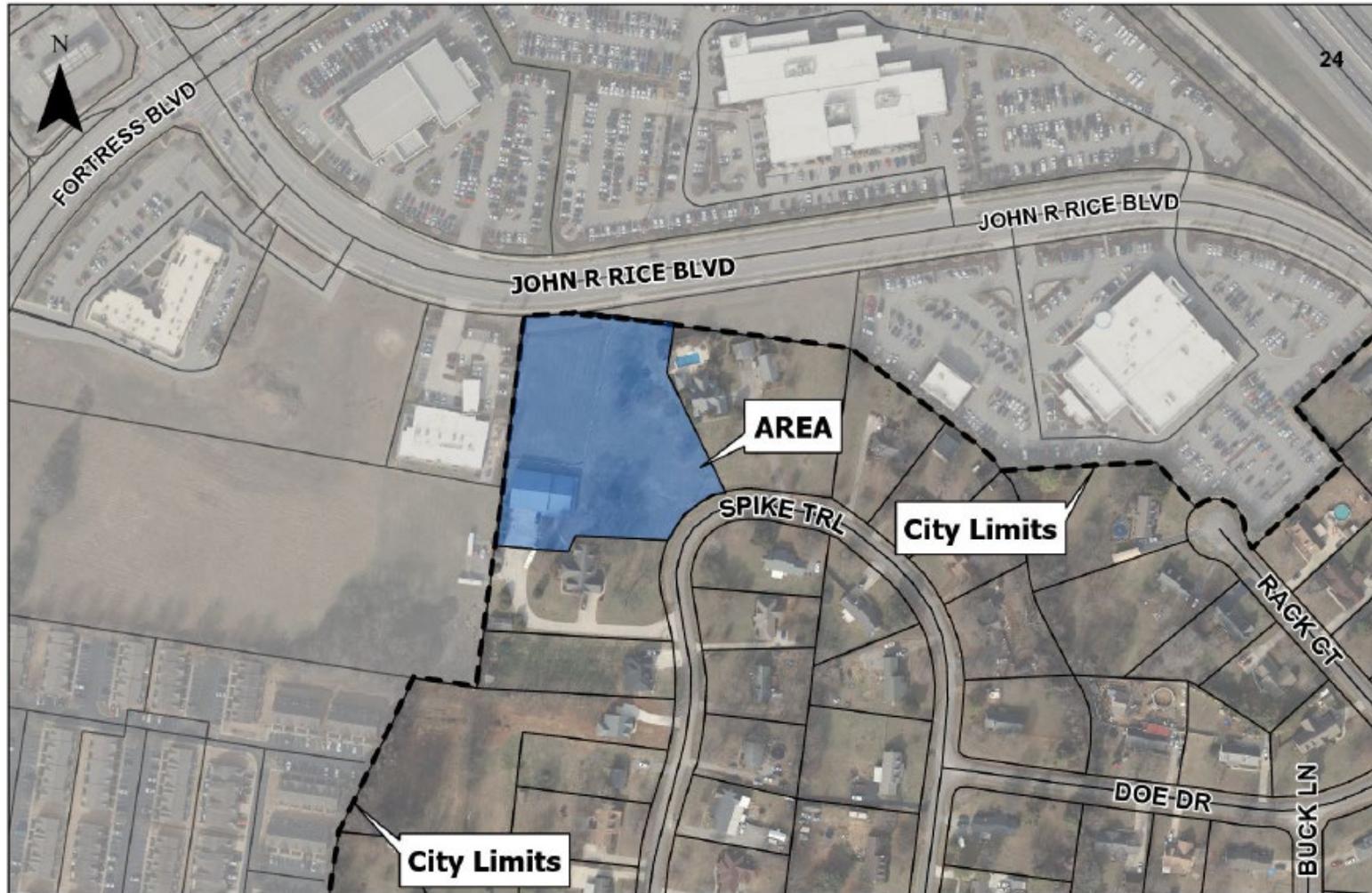


Planning Department  
 City of Murfreesboro  
 111 West Vine St  
 Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

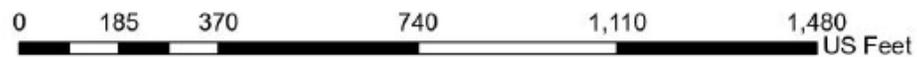
**ANNEXATION REPORT FOR PROPERTY  
LOCATED ALONG JOHN R. RICE BOULEVARD  
AND SPIKE TRAIL  
INCLUDING PLAN OF SERVICES  
(FILE 2025-503)**



**PREPARED FOR THE  
MURFREESBORO PLANNING COMMISSION  
AUGUST 6, 2025**



Annexation Request for property along John R Rice Boulevard and Spike Trail



Planning Department  
 City of Murfreesboro  
 111 West Vine St  
 Murfreesboro, TN 37130  
[www.murfreesboro.tn.gov](http://www.murfreesboro.tn.gov)

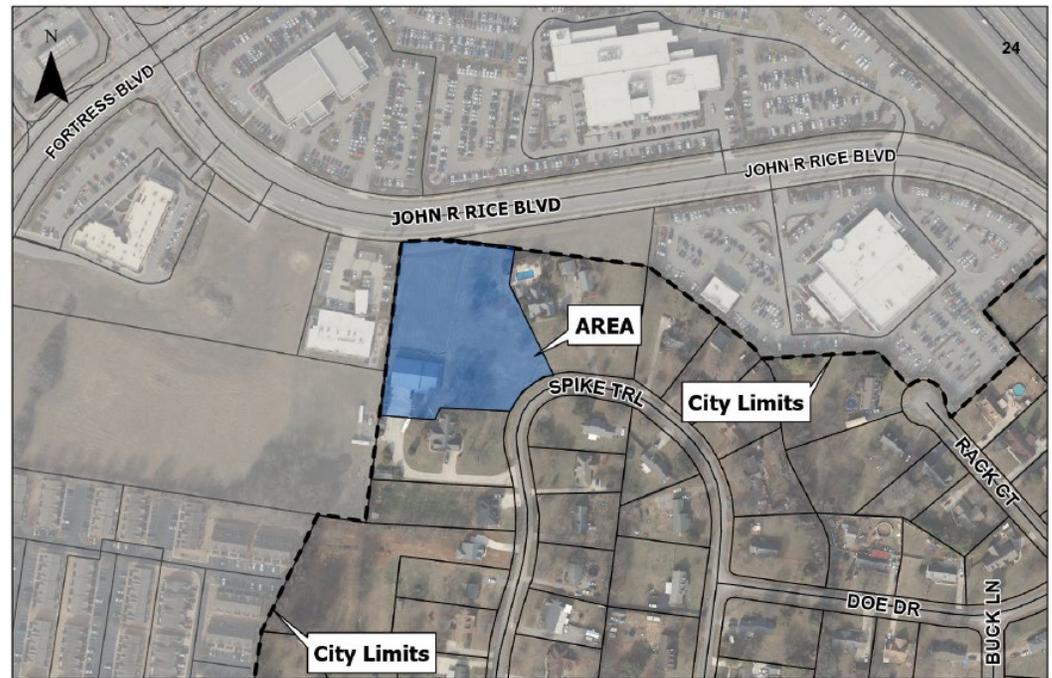
# INTRODUCTION

## OVERVIEW

The annexation study area includes a portion of one parcel located on the south side of John R Rice Boulevard and to the north of Spike Trail. The portion of the parcel in question is currently owned by Clarissa Smith and developed with a large barn utilized for the storage of school buses. The balance of the property has not been requested for annexation and contains two single-family dwellings. The request includes the following property:

- A portion of Tax Map 92B, Group F, Parcel 18.02 (2.42 acres)

The annexation study area is located within the City's Urban Growth Boundary and is contiguous with the existing City limits.



Annexation Request for property along John R Rice Boulevard and Spike Trail

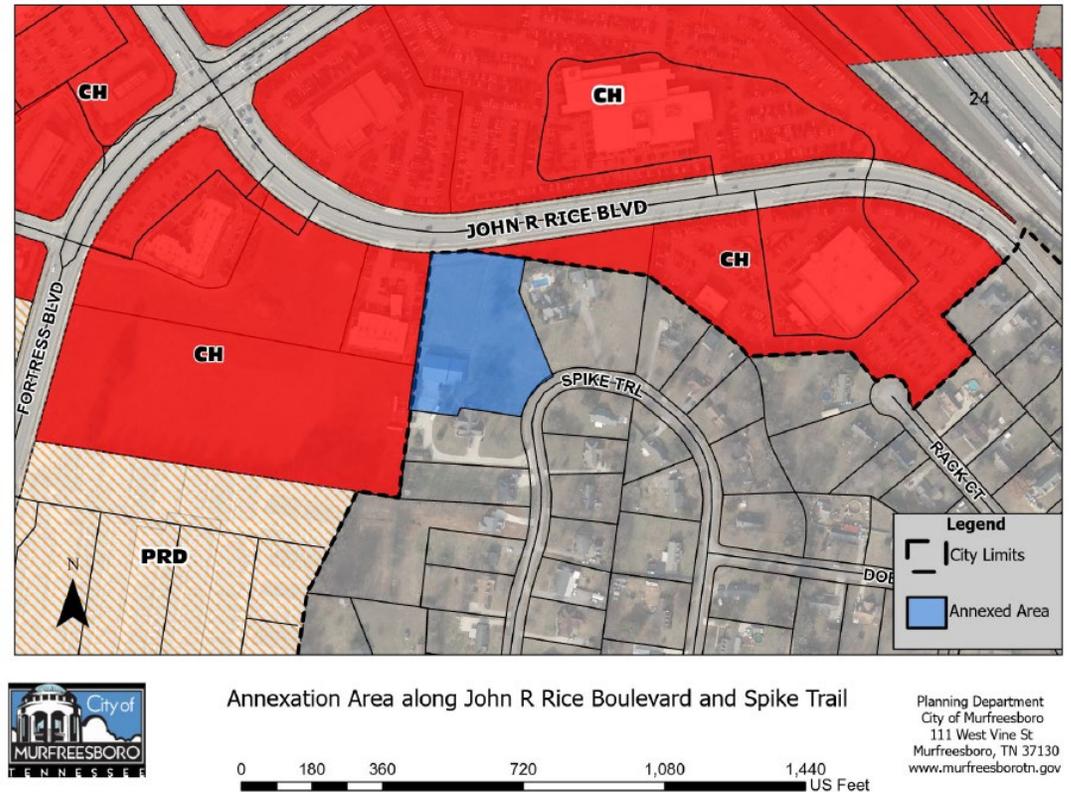
0 185 370 740 1,110 1,480 US Feet

Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

## SURROUNDING ZONING

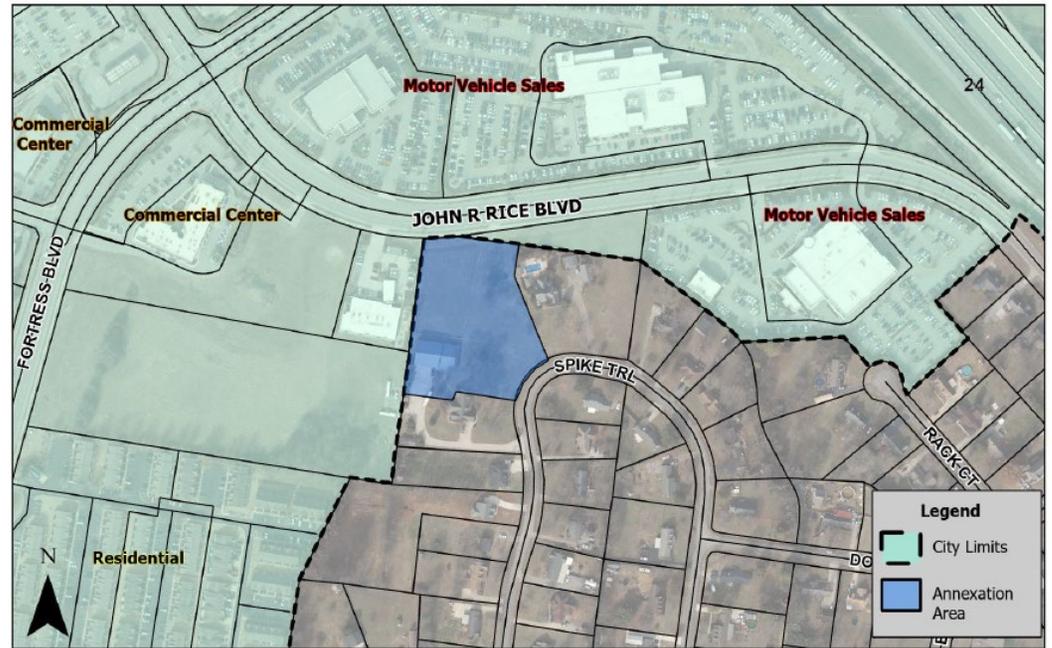
The study area consists of a portion of one parcel on the south side of John R Rice Boulevard and to the north of Spike Trail. The parcel is currently zoned RM (Residential Medium Density) in unincorporated Rutherford County. The annexation petition has a companion zoning application for PCD (Planned Commercial District) for the development of this site with an overflow parking lot for one of the automobile dealerships in the immediate vicinity.

The surrounding areas to the north, east, and west are located inside the City limits of Murfreesboro. Properties to the north are zoned CH (Commercial Highway) and GDO-1 (Gateway Design Overlay District). The areas to the east and south are zoned RM in unincorporated Rutherford County. The properties to the west are Zoned CH and GDO-1.

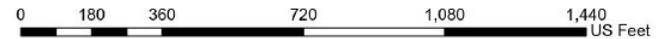


## SURROUNDING LAND USE

The surrounding area consists of commercial and residential land uses. The properties located to the north are developed with two automobile dealerships. The properties to the west are developed with a daycare center and a multi-tenant commercial building. The areas to the east and south are developed as single-family residential detached homes in unincorporated Rutherford County. The properties with frontage along John R Rice Boulevard are all commercial land uses within the City limits of Murfreesboro.



Annexation Area along John R Rice Boulevard & Spike Trail



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
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## **TAXES AND REVENUE**

The first City tax bill for all property annexed during the calendar year of 2025 will be due on December 31, 2026. 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. 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*

<b>Owner of Record</b>	<b>Tax Map and Parcel</b>	<b>Acres</b>	<b>Land Value</b>	<b>Improvements Value</b>	<b>Total Assessment</b>	<b>Estimated City Taxes</b>
Clarissa D. Smith	92B F 18.02	2.42	\$117,484	\$599,905	\$179,347	\$1,708

These figures are for the property in its current state and assessed at the residential rate of 25 percent. In addition, since only a portion of the property is being annexed, the appraised land value has been estimated based on the percentage of the parcel requested to be annexed.

**PLAN OF SERVICES**

## **POLICE PROTECTION**

At present, the study area receives police services through the Rutherford County Sheriff's Department and Tennessee Highway Patrol. If annexed, the Murfreesboro Police Department could begin providing services that include patrol-related functions, criminal investigations, and community engagement initiatives. These services would be provided 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 and will continue to be served by Middle Tennessee Electric (MTE) if annexed.

## **STREET LIGHTING**

Streetlights are currently in place along the property frontage on John R Rice Boulevard. No additional street lighting, including along Spike Trail, would be installed as part of the annexation. However, any new development would be required to provide Gateway Streetscape Master Plan-compliant street lighting along John R Rice Boulevard at the developer's expense.

## **SOLID WASTE COLLECTION**

The Murfreesboro Solid Waste Department does not provide service to commercial customers; as a result, service will not be provided to the study area.

## **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. However, since the study area does not include any residential dwellings, this annexation would have no impact on the City's recreation system.

## **CITY SCHOOLS**

The Murfreesboro City Schools (MCS) system serves kindergarten grades through sixth and is offered to students who reside within the City of Murfreesboro. The property is located outside the Cason Lane Academy School zone and would become part of this school's zoned area if annexed. Since the study area does not include any residential dwellings, this annexation would have no impact on Cason Lane Academy or the school system as a whole.

## **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. If 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 right-of-way of John R Rice Boulevard is located within the City limits of Murfreesboro and is adjacent to the study area. John R Rice Boulevard is maintained by the City of Murfreesboro.

Spike Trail right-of-way is not within the study area and will continue to be maintained by Rutherford County Government.

The connection to the public right-of-way from the study area will be to John R Rice Boulevard. No connection will be allowed to Spike Trail.

Any future public roadway facilities to serve the study area must be constructed to City standards.

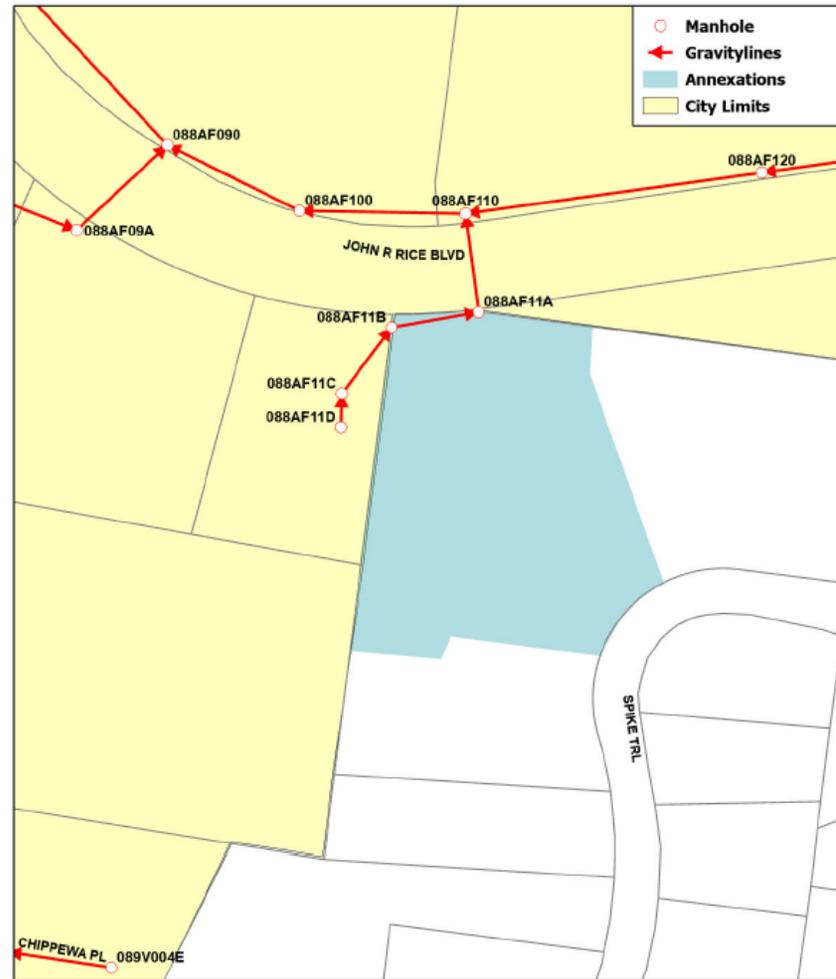
## **REGIONAL TRAFFIC & TRANSPORTATION**

The study area has access to John R Rice Boulevard. The 2014 Level of Service Model in the 2040 Major Transportation Plan shows John R Rice Boulevard to be operating at a Level of Service B in the study area using average daily traffic (ADT) counts. The 2040 Level of Service Model indicates that John R Rice Boulevard operates at a Level of Service of C without the proposed improvements recommended in the 2040 Plan.

## SANITARY SEWER SERVICE

Sanitary sewer is currently located on the subject property along John R Rice Boulevard. The sewer main is an 8" main and is available for a connection to serve the proposed development.

The proposed development will be constructed over the septic area for the existing home to the south of the study area. The Murfreesboro Water Resources Board has approved the existing house to the south to be served as an outside the City sewer customer. The developer will be required to extend public gravity sewer to that existing home at the time of development.



MURFREESBORO WATER RESOURCES DEPARTMENT

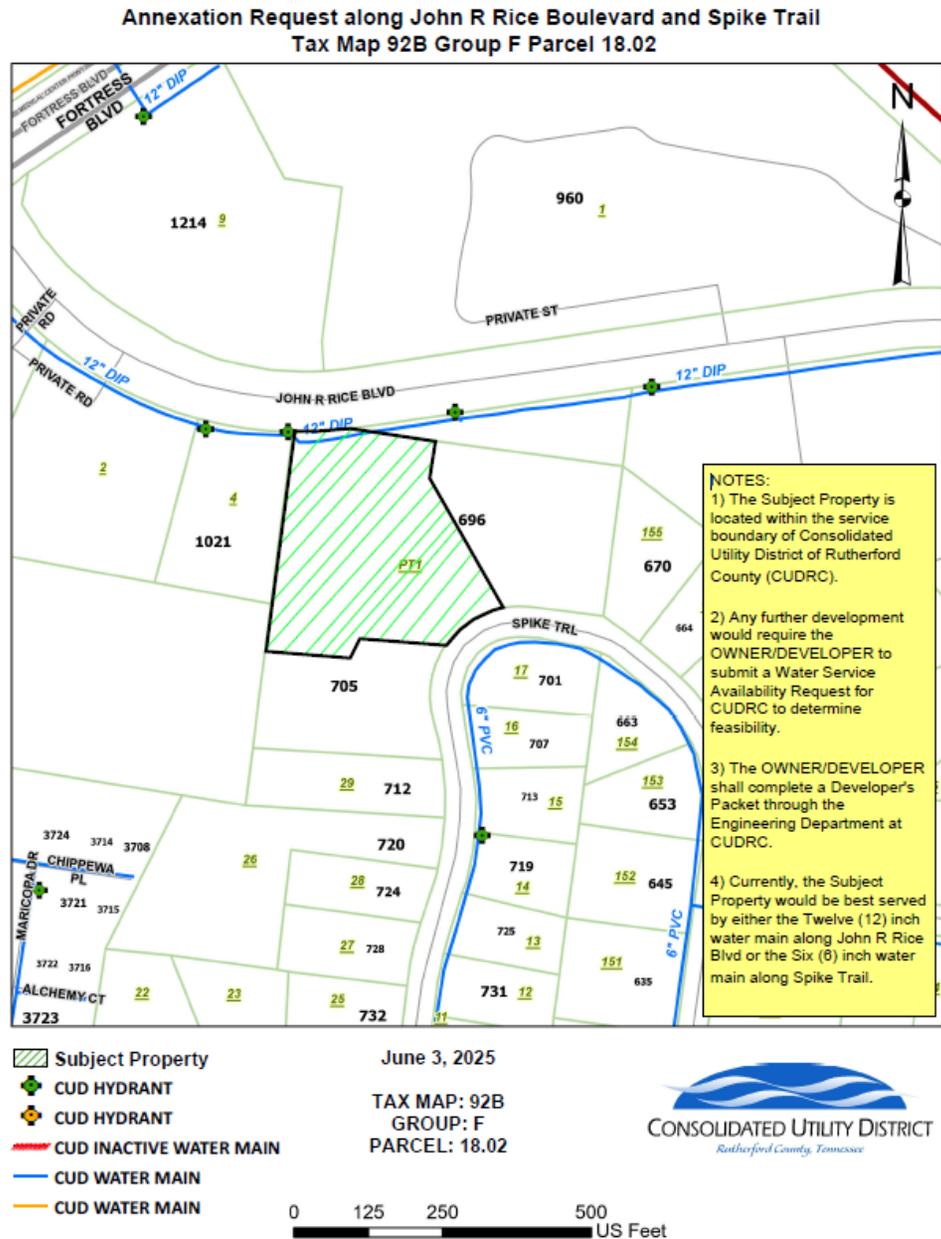
### Annexation Request Spike Trail



**WATER SERVICE –**

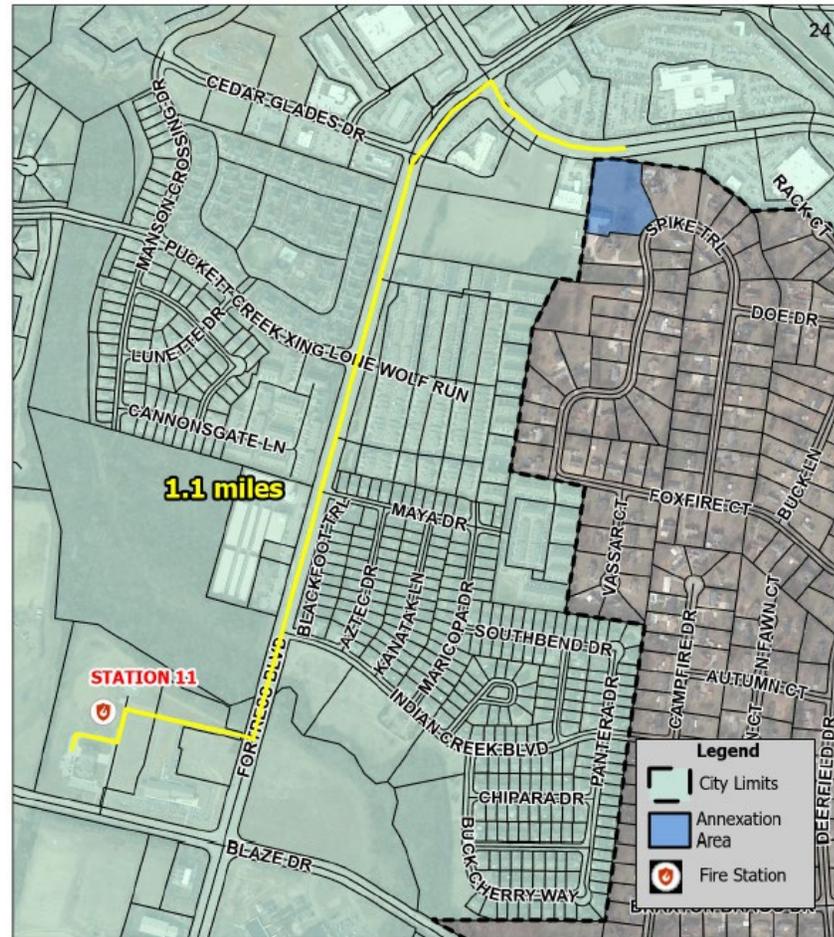
The study area is located within Consolidated Utility District of Rutherford County’s (CUDRC) service area. Future development in the study area would best be served by an existing 12-inch water main located along John R Rice Boulevard or the existing 6-inch water main along Spike Trail. The existing barn is served by the 6-inch main located along Spike Trail.

Prior to any future development, the developer of the property will be required to submit a Water Availability Application to det6-inch 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 with CUDRC’s development policies and procedures.



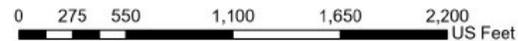
## FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire Rescue Department (MFRD) will be able to provide fire protection and emergency services to the study area immediately upon annexation. Fire hydrants are available to the north on John R Rice Boulevard, and a hydrant is located on Spike Trail, approximately 300' from the road frontage. There are multiple routes for access that are less than 1.9 miles from the nearest fire station on Blaze Drive.



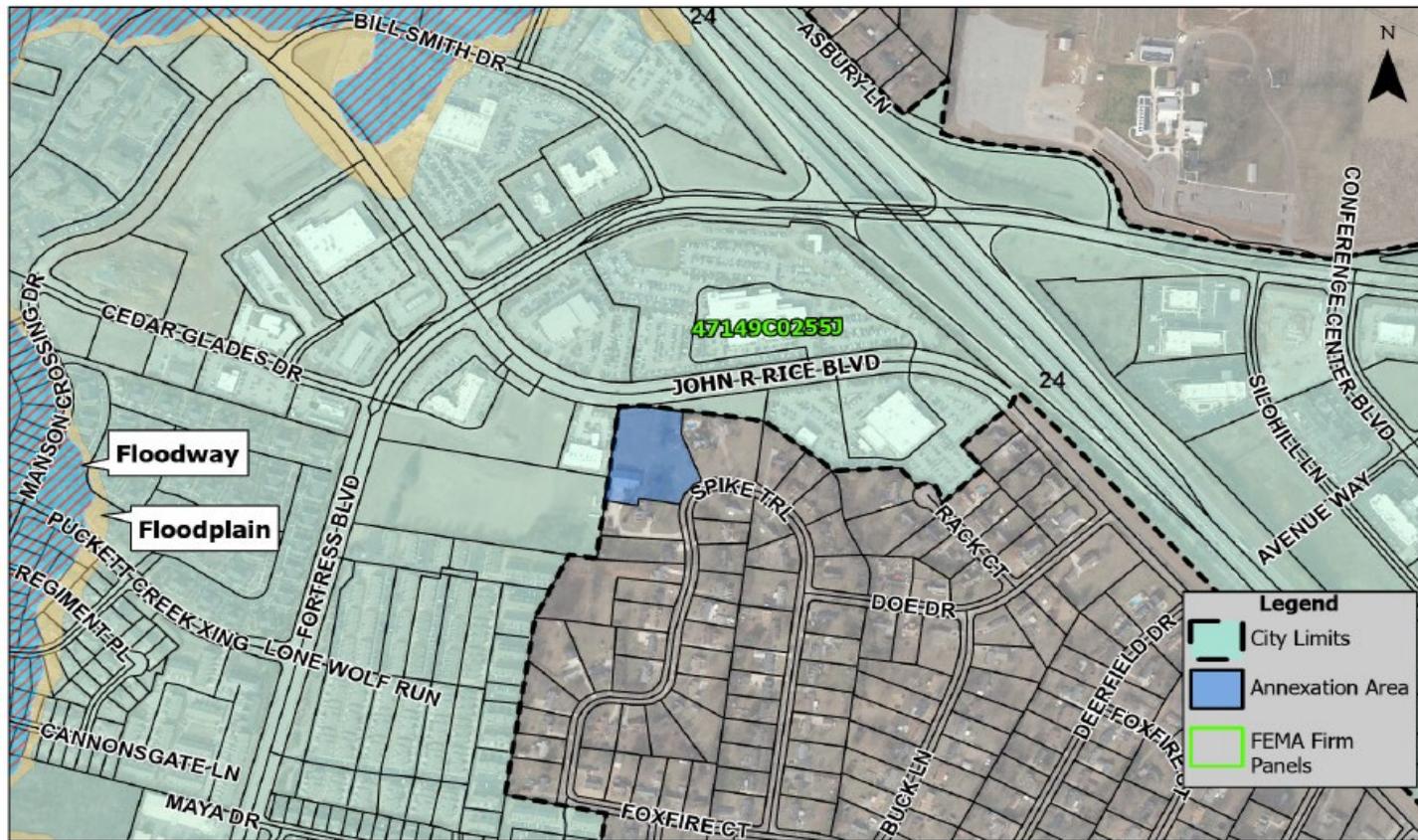
Annexation Area along John R Rice Boulevard and Spike Trail

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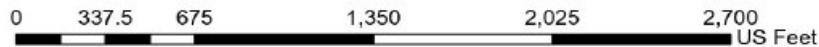


## FLOODWAY

No portions of the study area is located within the 100-year floodplain (light blue on the map below) or within the regulatory floodway (red hatch marks on the map below) as delineated on the Flood Insurance Rate Map (FIRM) developed by the Federal Emergency Management Agency (FEMA).



Annexion Area along John R Rice Boulevard & Spike Trail



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## **DRAINAGE**

### **Public Drainage System-**

Public drainage facilities available to the study area are located within the right-of-way of John R Rice Boulevard and within a 20' drainage easement recorded in plat book 38, page 153. No additional public drainage facilities are included in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards. No additional public drainage systems are in the study area.

### **Regional Drainage Conditions-**

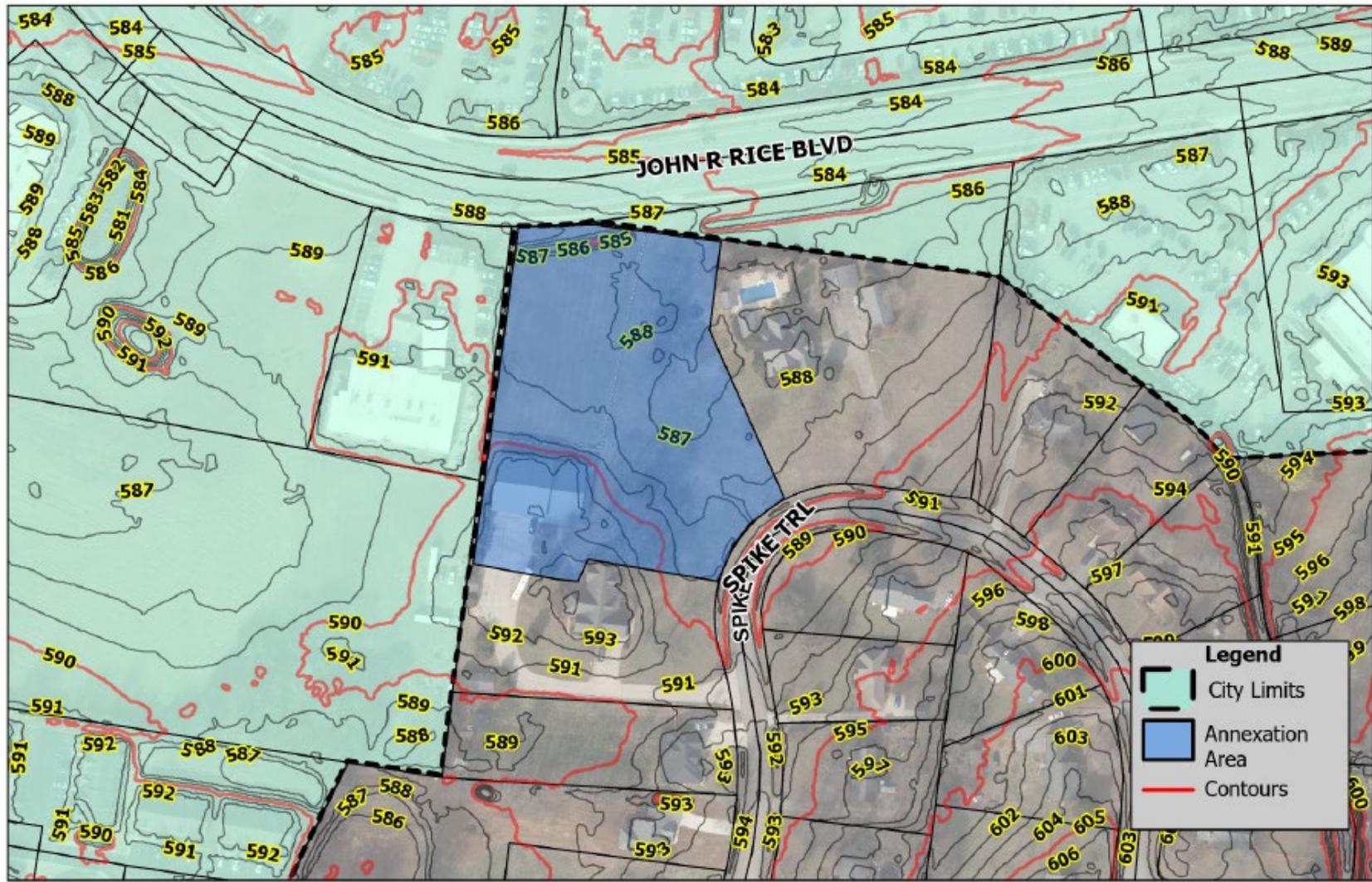
A review of the regional drainage patterns indicates that most of the study area drains to the drainage easement located on the property and eventually to Overall Creek.

### **Stormwater Management and Utility Fees –**

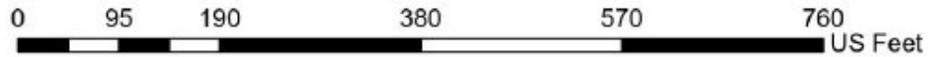
Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area and existing and new improvements will be subject to the Stormwater Utility Fee.

The property currently has 1 dwelling unit and will generate approximately \$39 per year in revenue for the Stormwater Utility Fee.

The topographical map below shows the change in elevation across the property. The distance between each line represents an increase, or decrease, of 1 foot and traces the contours of the land in order to create a three-dimensional representation of the site conditions.



Annexation Area along John R Rice Boulevard and Spike Trail



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### **PROPERTY AND DEVELOPMENT**

Developments along John R Rice Boulevard will require improvements consistent with the Gateway Streetscape Master Plan standards.

### **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.

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 6, 2025  
PROJECT PLANNER: BRAD BARBEE**

- 5.b. 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.**

The subject property is located along the south side of John R Rice Boulevard and is currently located on a parcel developed with two single-family dwellings and a barn that is utilized for the storage of school buses. The site totals 2.49 acres and is identified as a portion of Tax Map 92B, Group F, Parcel 18.02 (2.42 acres), which is located in the unincorporated County, and a portion of Tax Map 79 Parcel 100.06 (0.07 acres), which is in the City and zoned CH (Highway Commercial District) and GDO-1 (Gateway Design Overlay District 1). A companion annexation request has been submitted for the 2.42 acres located in the unincorporated County. The applicant, Chad Custer on behalf of Nelson Mazda, is requesting to zone the subject property to Planned Commercial District (PCD Nelson Mazda PCD) and GDO-1.

**Adjacent Land Use and Zoning**

The adjacent properties along and across John R Rice Boulevard are zoned CH and GDO-1. The properties to the north across John R Rice Boulevard are developed as Nelson Mazda and GM of Murfreesboro. The property to the west is developed as a daycare center, and the undeveloped property to the east along John R Rice Boulevard is also owned by Clarissa Smith and zoned CH and GDO-1. The next adjacent property is developed as Honda of Murfreesboro.

To the south is a remainder portion of the subject property zoned Residential Medium Density (RM) in the unincorporated area of Rutherford County and developed with a single-family dwelling. To the east is also a remainder portion of the subject property zoned Residential Medium Density (RM) in the unincorporated area of Rutherford County and developed with a single-family dwelling.

## **Nelson Mazda PCD**

Nelson Mazda PCD proposes to repurpose the existing bus barn and remodel it to provide office space and an area for the detailing and preparation of new and used motor vehicles to be sold at their 1214 Fortress Boulevard location that is located across John R Rice Boulevard from the subject property. The remainder of the property would be utilized for the storage of vehicle inventory. No sales will occur on this property and the public will not be invited to this property to view vehicles.

Vegetative buffers are proposed to assist in mitigating potential negative impacts on the neighboring properties. The application includes a 12-ft wide, Type C buffer in the locations shown below.

In addition, the visibility of the overhead doors that are proposed to face John R Rice Boulevard will be screened from view by providing a vegetative screen as shown by the blue lines, also in the image below.



**12-FT WIDE TYPE 'C' LANDSCAPE BUFFER**

**OVERHEAD DOOR SCREENING**

### Building:

- The building height of the existing structure will not increase.
- The existing bus barn structure will be modified to add a masonry base (Brick, Cast Stone, Synthetic Stone) on all facades, and the overhead doors will be painted to match the adjacent walls in order to better camouflage them from the view of the right-of-way in addition to the vegetative screening proposed with the landscape design.

### Exceptions:

The pattern book includes a request for one exception. As this facility is not intended for visitation from the public, the 5% formal open space requirement has been requested to be eliminated.

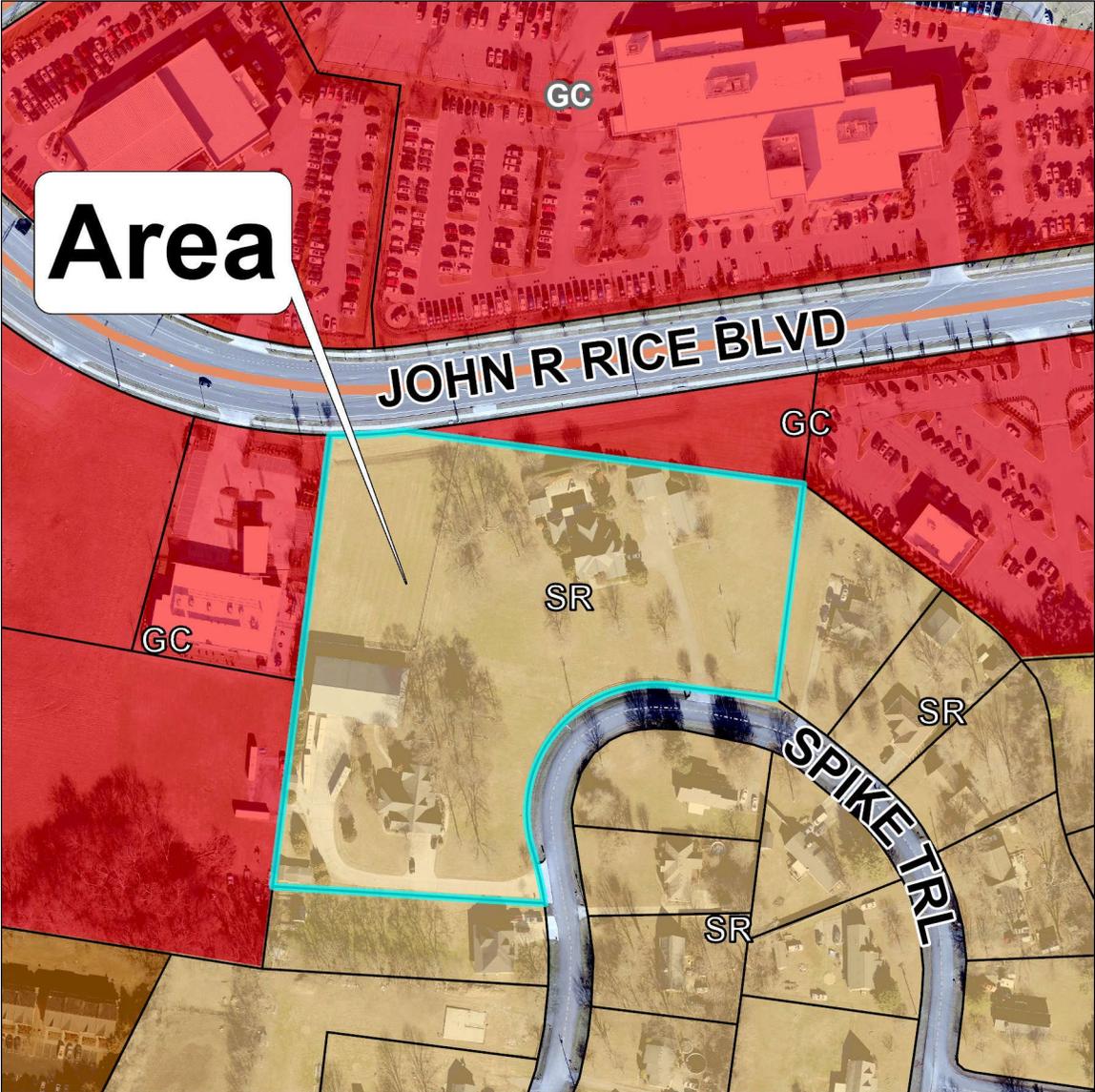
### Future Land Use Map:

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* identifies the bulk of the requested area as Suburban Residential (SR).

The SR land use character classification 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. Amenities may be passive recreation integrated into the master plan with an emphasis on bicycle, pedestrian, and greenway facilities.

This zoning request is not consistent with the SR future land use character. However, the plan does anticipate such instances and provides a transition policy in Chapter 4 that allows flexibility within or between property lines that allows land use policy to be shaped relative to a site's context as well as its designated property boundary. Several of the relevant factors identified by the transition policy include 1) when more than one property has been consolidated into a proposed land development; and 2) current land development patterns support the expansion or contraction of a specific land use boundary or a land use change. In this instance, properties fronting John R. Rice Boulevard have developed in the same manner with similar zoning, and the applicant will be consolidating the parcel designated as SR with a small portion of the adjacent parcel that is recommended to develop with the GC (General Commercial) land use character. The Planning Commission will need to determine if the proposed zoning is consistent with the transition policy.

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



## **Recommendation:**

Staff is supportive of this zoning request as mentioned above for the following reasons:

- The proposed commercial use is consistent with the commercial development pattern along John R Rice Boulevard.
- No access will be made to the residential neighborhood along Spike Trail.
- Heavy landscape buffers will be provided to mediate any potential negative impacts to the neighboring properties.

## **Action Needed**

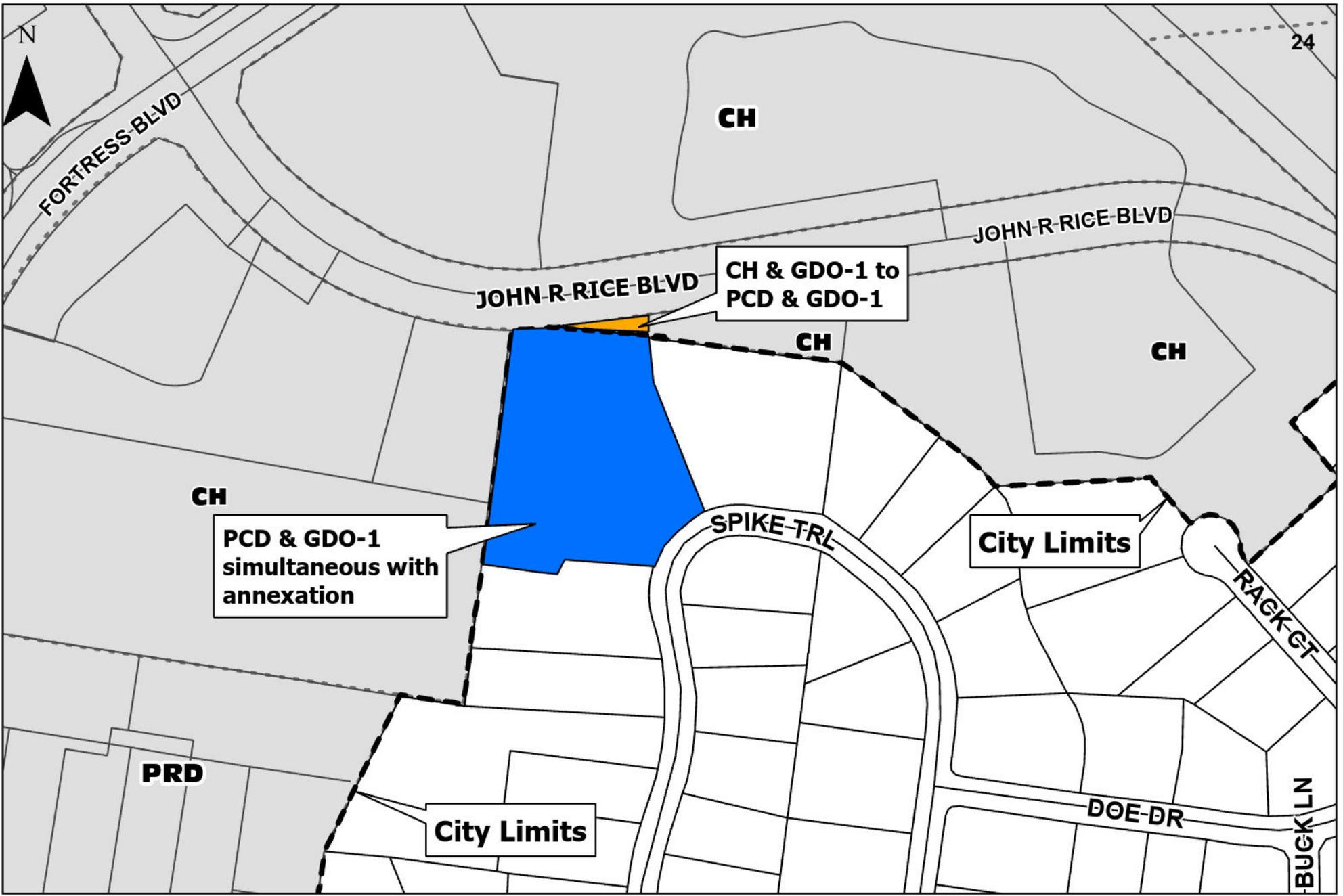
The Planning Commission will need to conduct a public hearing prior to formulating a recommendation to the City Council.

## **Attachments**

Non-Ortho Map

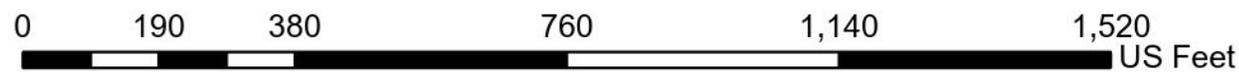
Ortho Map

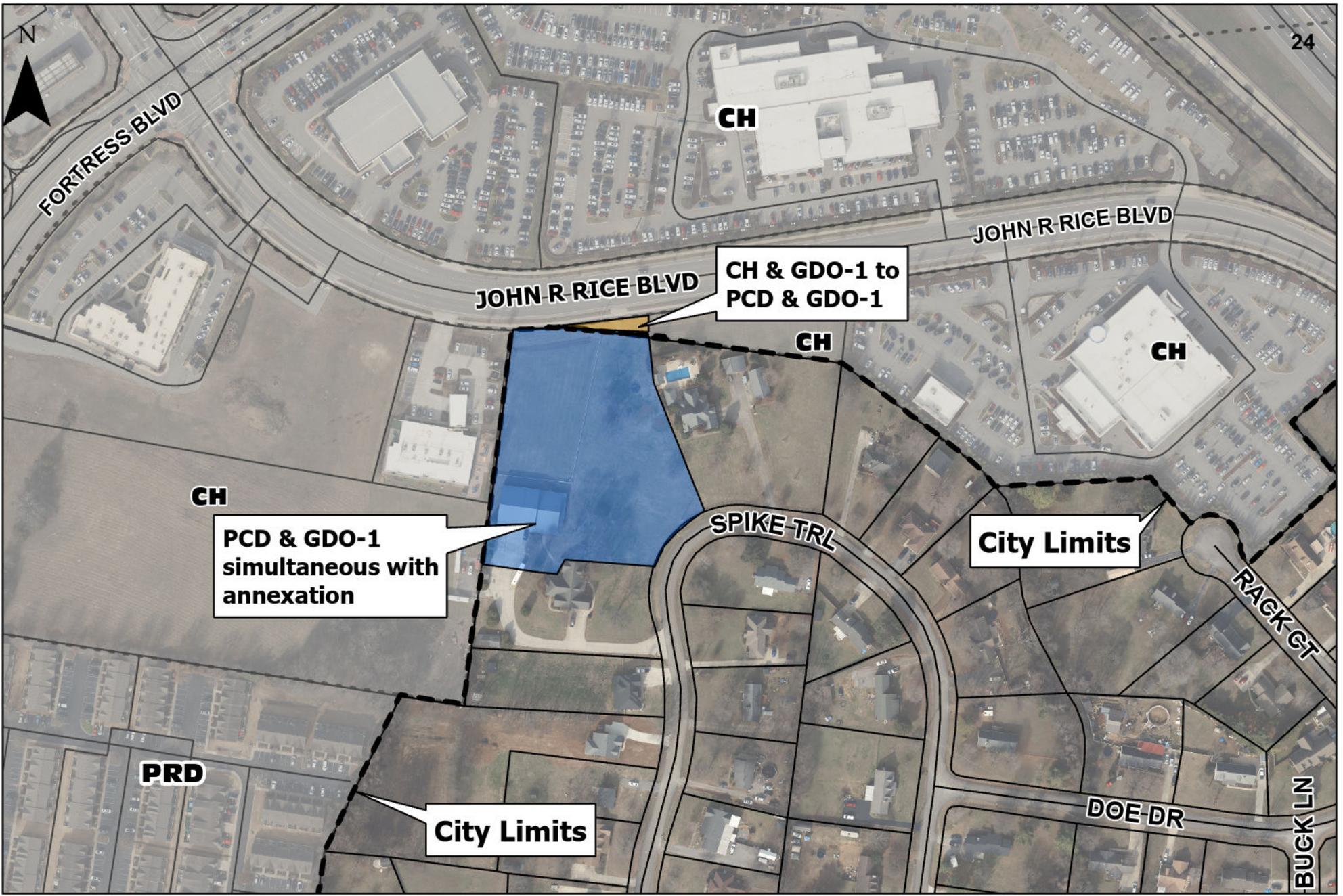
Program Book



Zoning request for property along Spike Trail and John R Rice Boulevard  
 PCD (Mazda Office for Off-Site Storage PCD) & GDO-1 Simultaneous with Annexation and  
 CH & GDO-1 to PCD & GDO-1

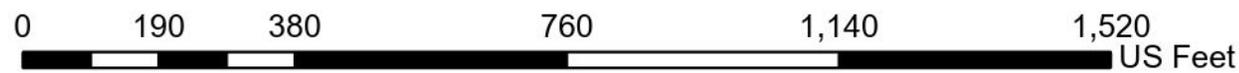
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Zoning request for property along Spike Trail and John R Rice Boulevard  
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# MAZDA OFFICE FOR OFF-SITE STORAGE PCD

A REQUEST FOR ANNEXATION AND REZONING FROM MEDIUM DENSITY RESIDENTIAL (RM) TO PLANNED COMMERCIAL DISTRICT (PCD)

Murfreesboro, Tennessee



**Initial Submittal**

May 15th, 2025

**Resubmitted**

June 6th, 2025 for the  
June 18th, 2025 Planning Commission Meeting

**Resubmitted**

July 16th, 2025 for the  
August 6th, 2025 Planning Commission Public Hearing

**SEC, Inc.**

SEC Project #03123



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

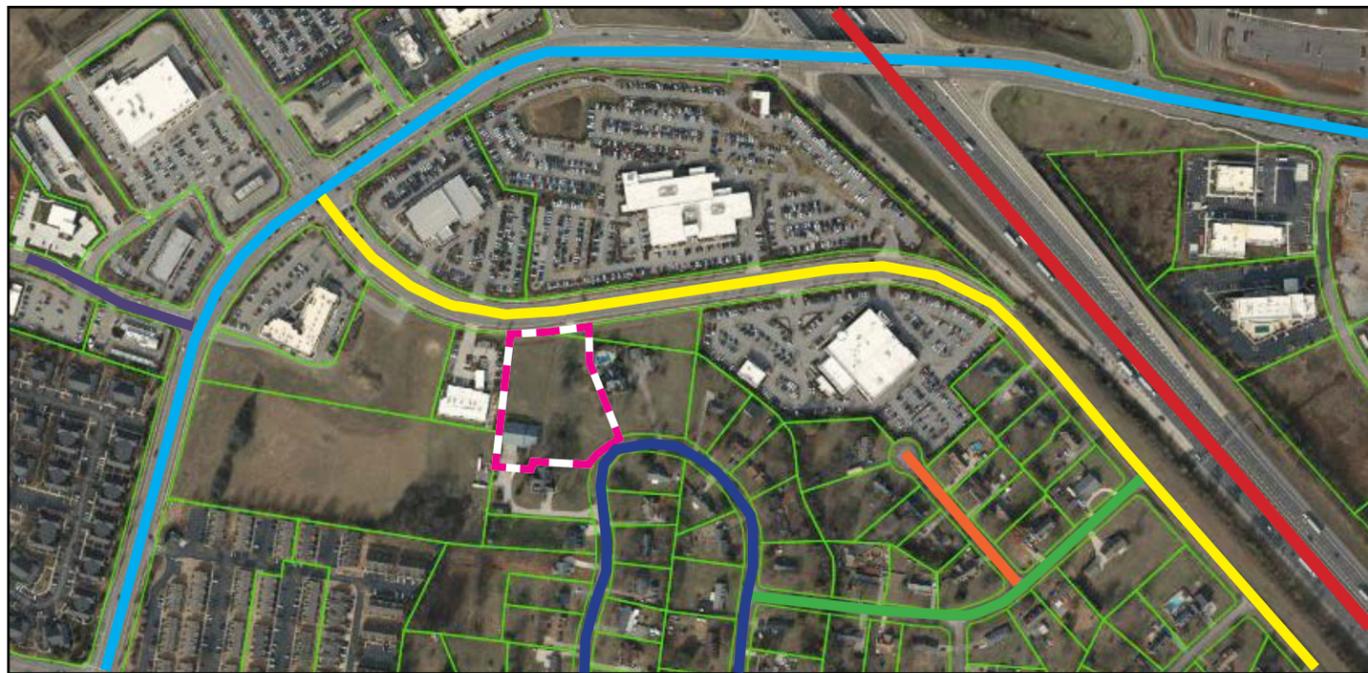
*850 Middle Tennessee Blvd.  
 Murfreesboro, Tennessee 37129*

Company Name: Nelson Mazda Murfreesboro  
 Attn: Chad Custer  
 Phone: 615-435-2567  
 Email: ccuster@nelsonmazda.com

*7104 South Springs Drive  
 Franklin, TN 37067*

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  
 ARCHITECTURAL CHARACTERISTICS..... 10  
 LANDSCAPE STANDARDS AND INGRESS AND EGRESS ..... 11  
 ARTICLE 13 INFORMATION SUMMARY ..... 12  
 REQUESTED EXCEPTIONS SUMMARY ..... 13

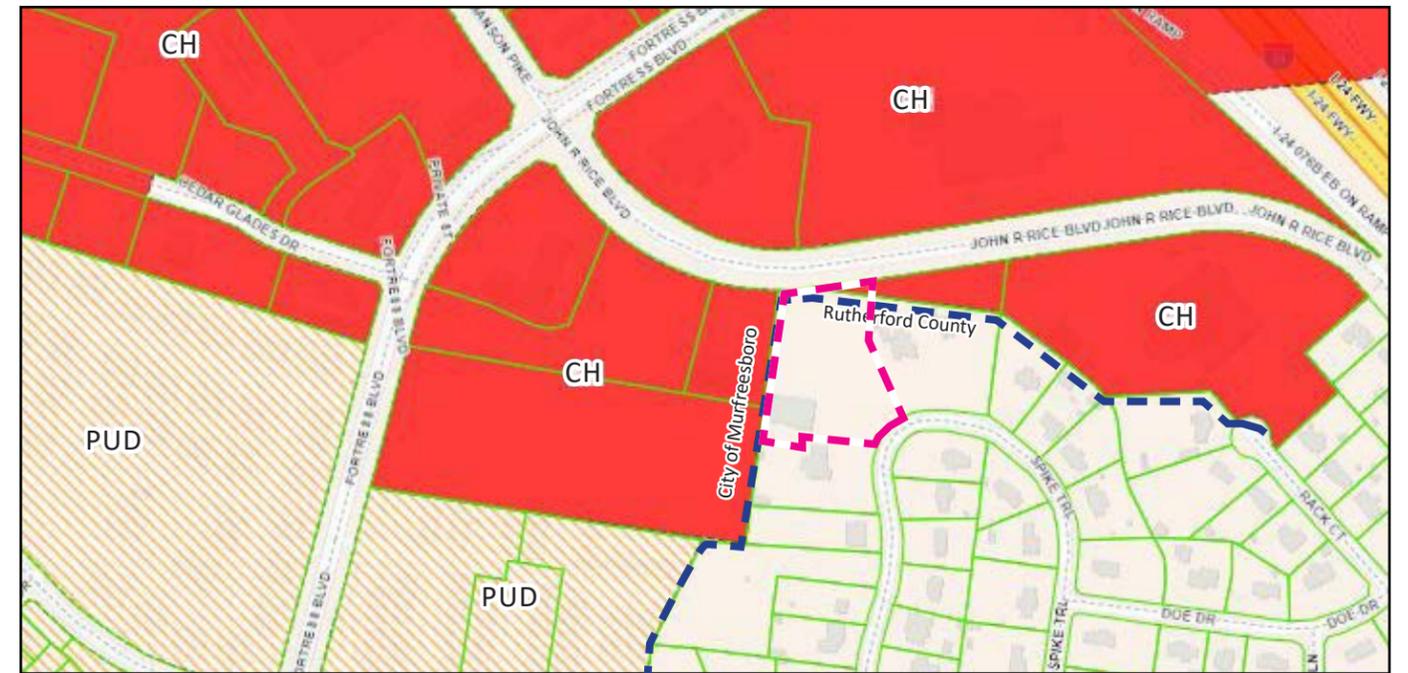
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AERIAL PHOTOGRAPH

Not To Scale

- Fortress Blvd
- John R Rice Blvd
- Spike Trail
- Rack Court
- I-24 Highway
- Cedar Glade Drive
- Doe Drive
- Site Boundary



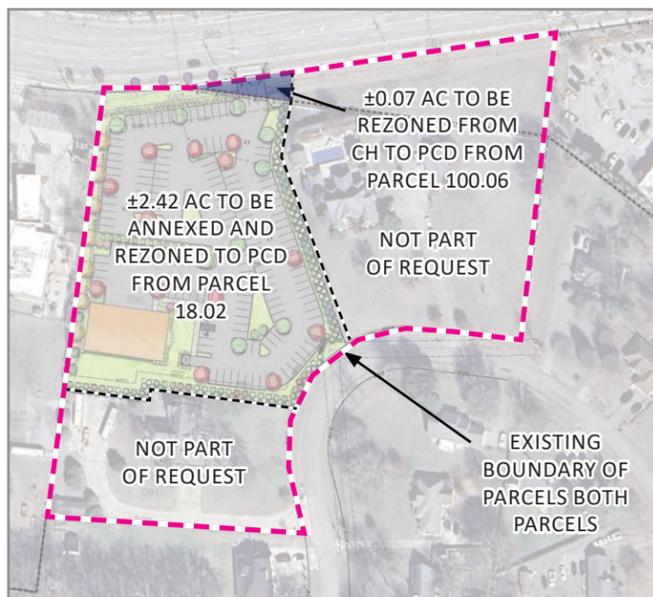
ZONING MAP

Not To Scale

- CH Commercial Highway (CH)
- RM Medium Density Residential (RM-Rutherford County)
- PUD Planned Unit District (PUD)
- Murfreesboro City Limits
- Site Boundary

Nelson Mazda dealership respectfully requests annexation and rezoning of a portion of the properties located along John R Rice Boulevard from Medium Residential (Rutherford County) and Commercial Highway (City of Murfreesboro) to a Planned Commercial District (PCD) in the City of Murfreesboro. This request is limited to ±2.49 AC of the ±5.96 AC site. With approximately ±0.07 acres being rezoned to PCD from Parcel 100.06 of Tax Map 79 and approximately 2.42 acres being annexed and rezoned to PCD from Parcel 18.02 of Tax Map 92B.

The surrounding area consists of a mixture of zoning types and land uses. The lands to the north, east, and west are zoned CH and the land to the southwest is zoned PUD in the City of Murfreesboro. The land to the south and southeast is zoned RM in Rutherford County. The land to the southwest along Fortress Boulevard is zoned Planned Unit District (PUD). This development is within the Gateway Design Overlay (GDO-1).



The reason for this PCD request is to create the Mazda Office for Off-site Storage. The proposed PCD will utilize the existing building, totaling approximately 6,050 sqft, as an office and service bays for detailing cars. This detailing will be limited to items such as; full interior detailing and cosmetic reconditioning, paint touch ups, and cosmetic repairs to wheels, ect. The remainder of the site will be designed to allow for employee parking and storage of vehicles before being transferred to the sales lot. No sales will take place on this lot, therefore no customers will be on this lot. The project is located within the Gateway District Overlay (GDO-1) and shall adhere to the GDO design standards. The site shall provide ample landscaping to screen service doors and parking areas from the ROW. Monument signage shall compliment building architecture and shall be anchored by landscaping.



The Murfreesboro Future Land Use Map designates this site as Suburban Residential (SR) and General Commercial (GC). The SR category suggests small acreages, large lot estates, or clustered small lots that surround a common open space, characterized by enhanced open space and amenity packages focusing on pedestrian, bicycle and greenway facilities. 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 GC category suggests large parking lots surrounding the buildings. This category promotes Auto-Urban commercial which suggests large acreages for high intensity commercial businesses with access to arterial roadways.

This development aligns with the FLUM by utilizing a GC land use adjacent to John R Rice Boulevard, ensuring consistency with the existing uses and character of the corridor.



SUBDIVISION MAP

Not To Scale

- Fortress Grove Apartments
- Starbucks
- Nelson Mazda of Murfreesboro
- The Villas at Indian Creek
- Honda of Murfreesboro
- Learning Zone
- GMC of Murfreesboro



Site Boundary

Mazda is surrounded by a mixture of commercial properties and residential subdivisions. The commercial properties located across John R. Rice boulevard and to the east of the property includes three existing dealerships, Honda, GMC and Mazda.

Majority of subdivisions are located to the west and southwest of the site, including Fortress Grove Apartments and The Villas at Indian Creek Townhomes. These townhomes consist of one to two story single-family attached homes with no garages. The primary point of ingress/egress to the development in along Fortress Boulevard. For most units, the exterior elevations consist of primarily vinyl siding with brick along the front elevation on the first floor.

Fortress Grove Apartments located to the west consists of two story buildings with garages. The exterior elevations consist of cementitious siding. There is one primary point of ingress/egress to the development from Puckett Creek Crossing and Manson Crossing Drive.



2040 MAJOR TRANSPORTATION PLAN

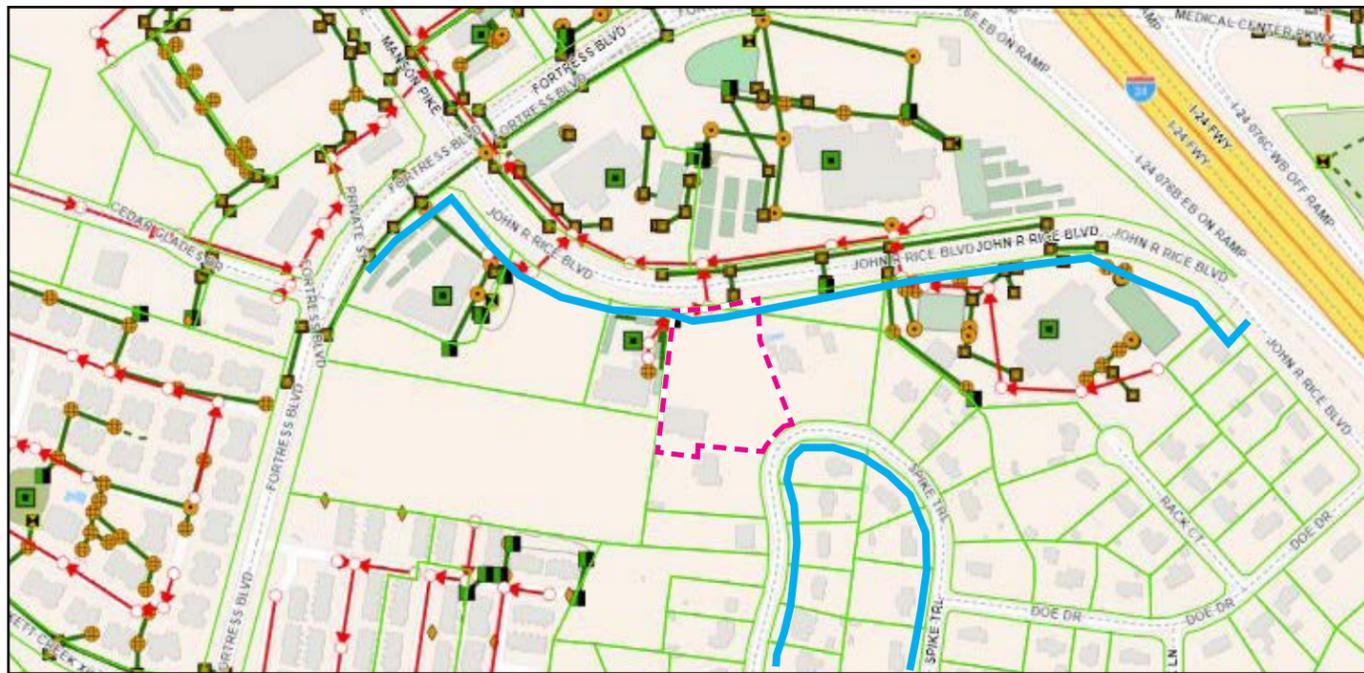
Not To Scale

- 3 LANE ROADWAY
- 5 LANE ROADWAY RECOMMENDED IMPROVEMENT



Site Boundary

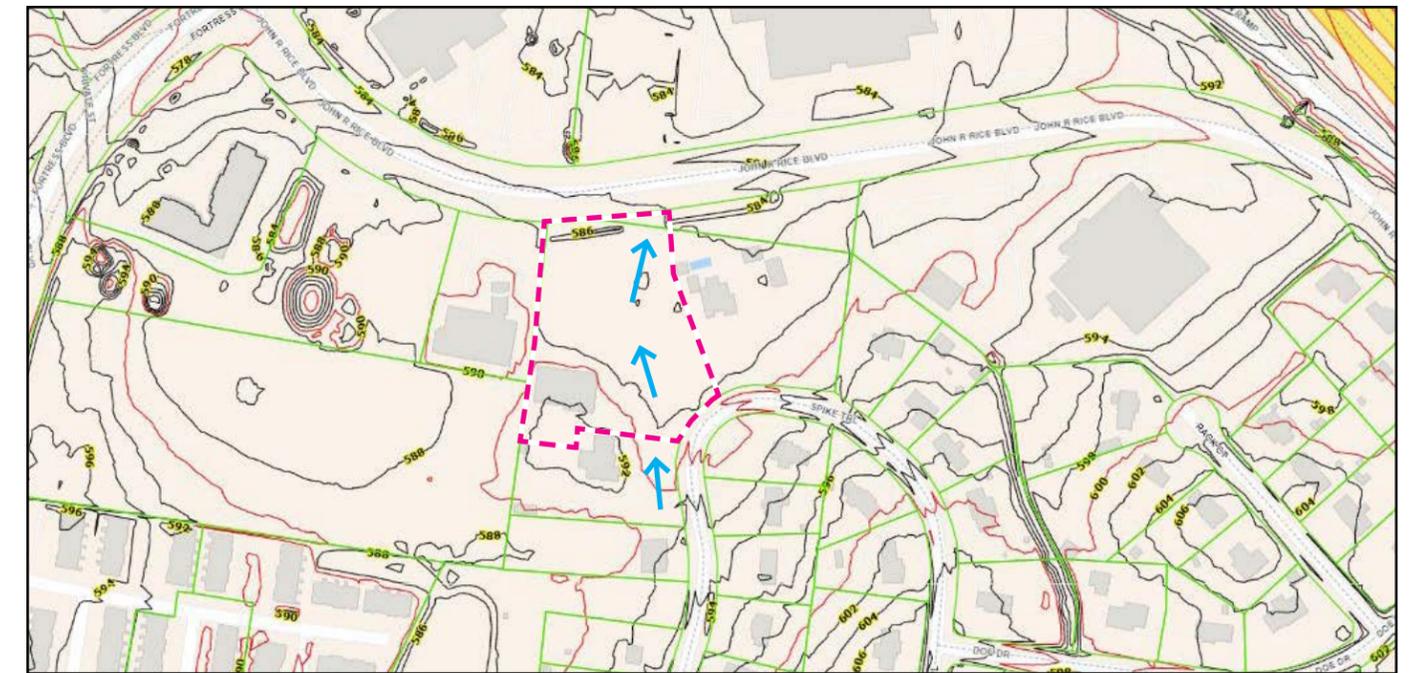
The northern portion of this property will have access to the existing public right-of-way of John R. Rice Boulevard through one entrance. There are currently no recommendation for improvements to be completed on City of Murfreesboro's 2040 Major Transportation Plan for John R. Rice Boulevard. Spike Trail, a local road to the south east of the proposed rezoning, shall not be accessed by the PCD.



UTILITY MAP

Not To Scale

- WATER
- ← SEWER
- ← STORMWATER
- ELECTRIC
- Site Boundary



HYDROLOGY AND TOPOGRAPHY

Not To Scale

- ↘ WATER FLOW DIRECTION
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- Site Boundary



Water service will be provided by the Consolidated Utility District. There is an existing 12 inch ductile iron water line along John R. Rice Boulevard with a 12 inch water main connection for water service into the site. There is also an existing 6" PVC line along Spike Trail, however no connection is planned to this section of line. 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 12" PVC gravity sewer line stub located at the northern portion of this lot. Construction will extend the sewer service into the site and 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. The existing house located at 705 Spike Trail is proposed as an outside the city sewer customer and will remain in the county.



Electric service will be provided by Middle Tennessee Electric. Service will be extended from John R. Rice Boulevard. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.

The topographic map above shows the site's topographic high point generally at the southern corner of the property. From this high point, the property drains towards the northern portion of the property. Stormwater that exists within the site travels north before ultimately draining into Overall Creek.

No portions of this property are within a designated floodway or floodplain per FEMA Flood Panel 47149C0255J eff. 5/9/2023

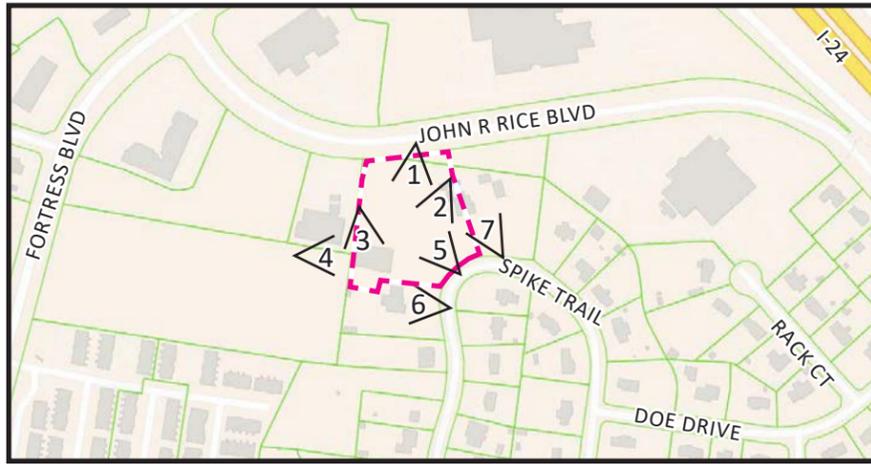


PHOTO DIRECTION MAP Not To Scale



View of Proposed Entrance Looking South



View of Existing Field Looking South



View of Existing Building On-Site Looking South



View of Existing Building On-Site Looking East



View of Existing Field Looking Northwest



View of Neighboring Home Looking West



View of Neighboring Home Looking Northwest

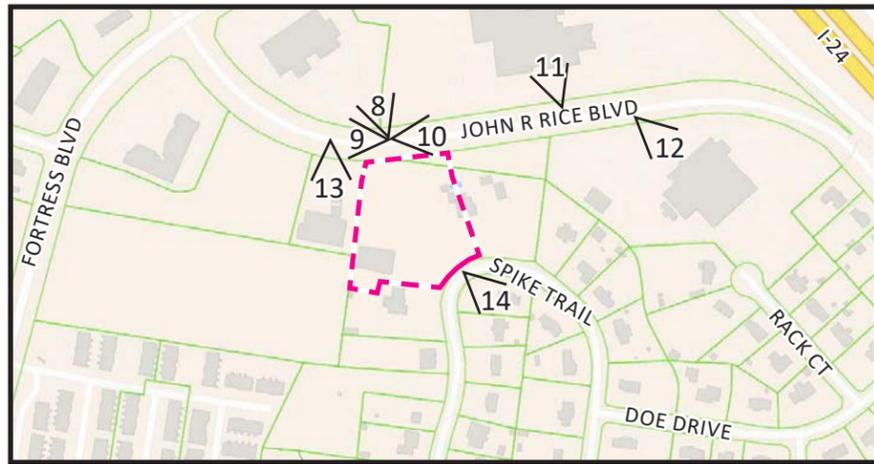


PHOTO DIRECTION MAP

Not To Scale



Site Boundary



View of Nelson Mazda of Murfreesboro Looking Northwest



View of John R Rice Boulevard Looking West



View of John R Rice Boulevard Looking East



View of GMC of Murfreesboro Looking North



View of Honda of Murfreesboro Looking Southeast



View of Learning Zone at John R Rice Blvd Looking South



View of Neighboring Home Looking Southeast

**OVERALL SITE DATA:**

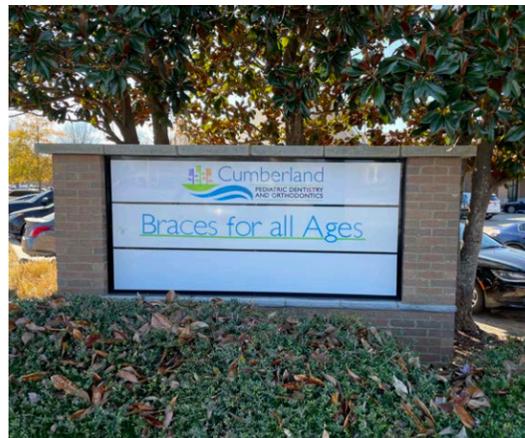
Total Land Area:	±2.49 Acres
Total Open Space Required:	±0.50 Acres (20%)
Min. Open Space Provided:	±0.50 Acres (20%)
Office Parking Required: (1,350 SF/300 SF) 5 spaces =	5 Spaces
Total Parking Provided =	5 Spaces + (2 H.C.)

- Existing Building
- Roadway
- Sidewalk
- Open Space
- Detention Pond



**PCD Development Standards:**

- Building heights shall not exceed 45' in height.
- 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.
- Monument signage located at entrances along roadways shall be constructed of materials consistent with building architecture and accented with landscaping.
- All building and development signage shall be designed to the City of Murfreesboro sign ordinance.
- 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.
- All buildings within the PCD will feature uniform materials and architecture, harmonizing the character of the development with the surrounding neighborhoods and commercial zones.
- HVAC units to be along the base of buildings and shall be screened via landscape plantings.
- Development shall provide a dumpster which will be serviced by a private hauler.
- Any solid waste enclosure will be constructed of masonry material consistent with building architecture and be at least 12” inches taller than the dumpster. Gates shall be opaque and the enclosure shall be enhanced with landscaping.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
- Bulk vehicle deliveries shall not be allowed on site, deliveries shall be completed at the primary Mazda car and sales lot. Once vehicles have been delivered they will then be driven to the proposed development for detailing and/or storage. Corresponding delivery signage shall be provided on site to direct delivery locations and to reiterate the need to pull off the roadways before making such deliveries.



\*EXAMPLE OF DEVELOPMENT SIGNAGE



\*EXAMPLE OF AREA LIGHTING



\*EXAMPLE OF TRASH ENCLOSURE

PCD ALLOWABLE USES	
Commercial	
Amusements, Commercial Indoor	X
Animal Grooming Facility	X
Antique Mall	X
Antique Shop <3,000 sq. ft.	X
Art or Photo Studio or Gallery	X
Atrisan Use <3,000 sf, Other Than Enumerated Elsewhere	X
Automobile Detailing	X
Bakery, Retail	X
Barber or Beauty Shop	X
Buisness and Communication Service	X
Catering Establishment	X
Clothing Store	X
Dry Cleaner (≤3,000 sq.ft) (No On-site Cleaning)	X
Fitness Studio/Personal Instruction (≤5,000 sq.ft.)	X
Flower or Plant Store	X
General Service and Repair Shop	X
Glass--Auto, Plate, and Window	X
Glass--Stained and Leaded	X
Interior Decorator	X
Janitorial Service	X
Keys, Locksmith	X
Laboratories, Medical	X
Laboratories, Testing	X
Offices	X
Optical Dispensaries	X
Personal Service Establishment	X
Pet Funeral Home	X
Pet Shops	X
Pharmacies, Apothecaries	X
Radio, TV, or Recording Studio	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

Any future change of use will require the submittal of a change of use site plan that demonstrates compliance with the zoning and design standards at the time of submittal to the City of Murfreesboro.

**Allowable Uses:**

While it is anticipated that the immediate end user for the commercial space will be Mazda, the permitted uses will be as listed in the "Allowable Uses" table on this page. Uses not identified in this table are not permitted.

**Prohibited Uses:**

- Primary Pain Clinic
- Primary Drug & Alcohol Rehab Centers
- Vape/Cigarette Shop/Tobacco Shop
- Liquor Store
- Gas Station
- Beer Store
- Residential
- Motor Vehicle Sales & Rental

\* This is not an exhaustive list of prohibited uses. The prohibited uses in this list, however, are meant to provide clarification that they are not permitted.

**Commercial Architectural Characteristics:**

- The PCD shall utilize the existing structure.
- Building heights shall not exceed 45' in height.
- Building shall provide minimum 2' masonry water-table along the side facing John R Rice Boulevard and the east and west sides of the building.
- Proposed overhead service doors shall match color of surrounding material.



Example of Brick  
(Brick is to match as close as possible to existing water table)



Example of Stone Cladding  
(Different colors, cuts, patterns will be allowed)

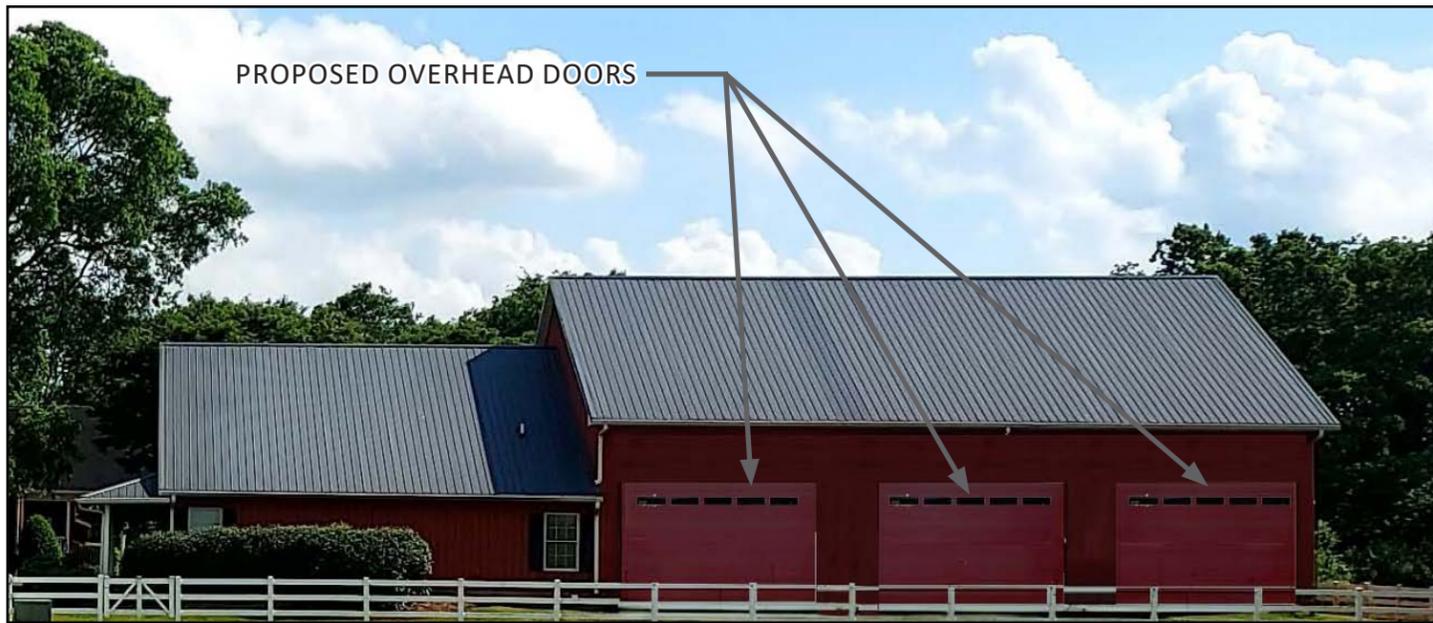


Example of Metal Roof Panel  
(Different colors, cuts, patterns will be allowed)

**Building Materials:**

All Elevation: Existing Corrugated metal with masonry base (i.e. Brick, Cast Stone, Synthetic Stone)

EXAMPLE IMAGE OF BUILDING WITH PROPOSED OVERHEAD DOORS



**PCD Site Setbacks:**

Front Setback - John R Rice Boulevard:	42-feet
Front Setback - Spike Trail:	42-feet
Side Setback:	10-feet
Rear Setback:	20-feet



PROPOSED SOUTHERN ELEVATION

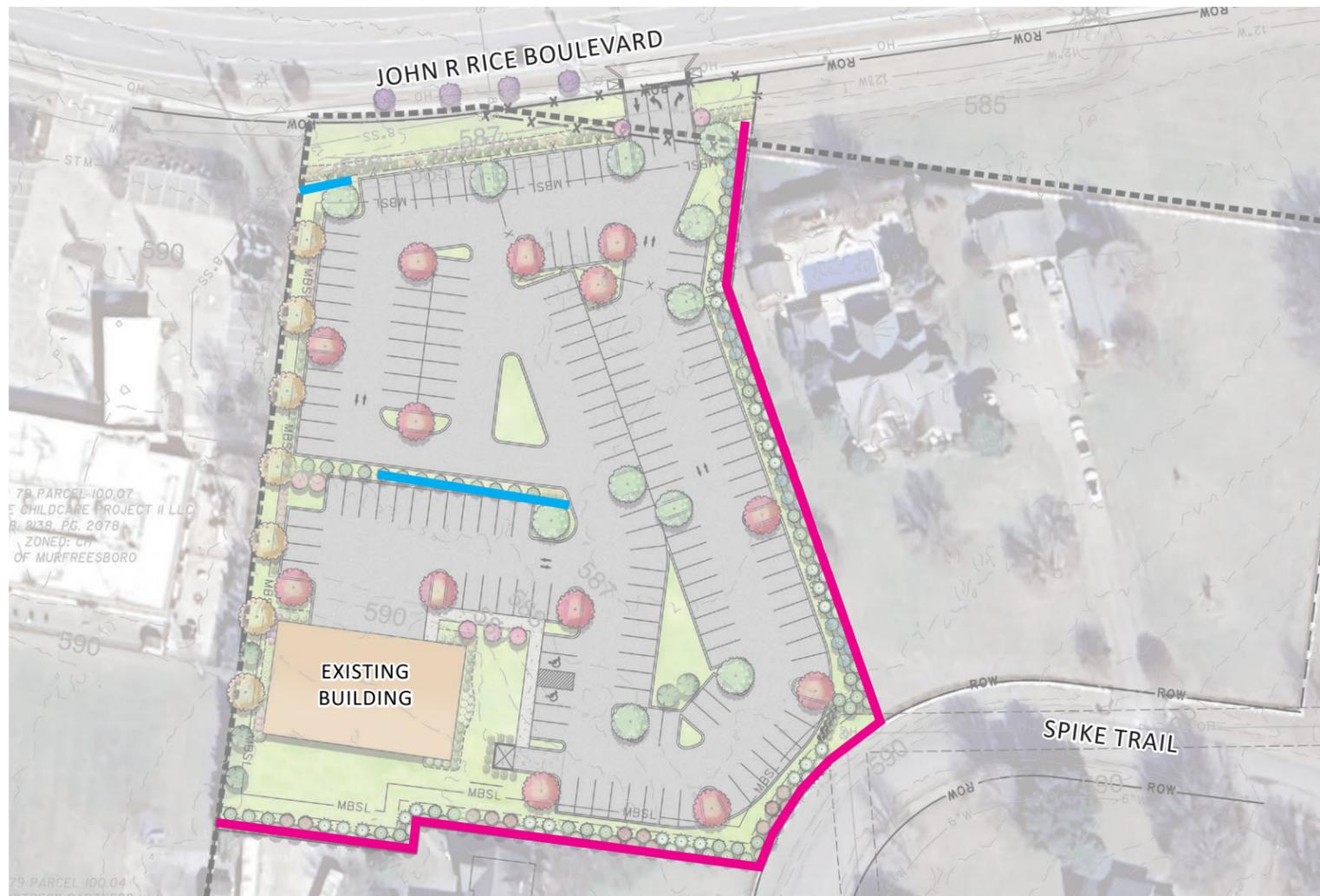


EXISTING SOUTHERN ELEVATION



EXISTING BUILDING - EAST ELEVATION

THE RESIDENTIAL APARTMENT WITHIN THE EXISTING BUILDING SHALL BE RENOVATED TO CREATE AN OFFICE FOR THE DEVELOPMENT.



— 12-FT WIDE TYPE 'C' LANDSCAPE BUFFER

— OVERHEAD DOOR SCREENING

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

**Commercial Landscaping Characteristics:**

- A 12-ft wide Type 'C' Landscape Buffer shall be installed along the southern and eastern perimeter of the development. The portion of the buffer along Spike Trail shall include a 2' berm.
- A minimum 15 feet of landscape area between parking lots/areas and all property lines.
- Public rights-of-way and adjacent properties shall be screened from parking lots/areas by use of landscaping and/or berming.
- The front and side of all buildings that face a public/private roadway shall have a minimum 5-ft wide landscape bed along the foundations, except for dedicated locations along the building for vehicular and pedestrian ingress/egress.
- Required street trees shall be installed per GDO guidelines and final tree selections and locations shall be determined at site plan level.
- Landscaping will be in conformance with the City of Murfreesboro's landscaping ordinance.



● Ingress/Egress Points

Pursuant to the City of Murfreesboro's Major Thoroughfare Plan (MTP), none of the roadways in this development are slated for improvements. John R Rice Boulevard is a major thoroughfare where the majority of vehicular trips generated by this development will impact. It is currently built as a 5 lane cross-section with curb and gutter along with sidewalks on both sides of the roadway.

As stated above, the only primary means of ingress/egress from this site will be onto John R Rice Boulevard. The entrance proposes to incorporate three travel lanes for proper circulation into and out of the development onto John R Rice Boulevard. There will be a dedicated left and right out of the Development, as well as single lane for traffic entering the development. The illustrations above show all proposed points of ingress/egress to the site.

The PCD does not allow any access onto Spike Trail. Additionally, this development will be completing the GDO streetscape improvements along John R Rice Boulevard.

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 Page 5 meets 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 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:** Page 8 provides and overall concept plan. Exhibits on pages 9,10, and 11 show the remaining items.

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

**Response:** Page 11 provides an exhibit of ingress/egress to the development.

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 commercial parking and existing infrastructure is anticipated to be developed in one phase with the construction of the buildings being market driven phases. 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 Medium Density Residential (RM). The surrounding area has a mixture of residential and commercial properties. The concept plan and development standards combined with the architectural requirements of the commercial building shown within this booklet align and closely to mimic the type of developments in the surrounding neighborhoods and are envisioned to complement 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 13 for PCD 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 PCD.

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

PCD	
TOTAL SITE AREA	108,464 s.f.
TOTAL MAXIMUM FLOOR AREA	6,500 s.f.
TOTAL LOT AREA	108,464 s.f.
TOTAL BUILDING COVERAGE	6,500 s.f.
TOTAL DRIVE/ PARKING AREA	65,139 s.f.
TOTAL RIGHT-OF-WAY	0 s.f.
TOTAL LIVABLE SPACE	43,325 s.f.
TOTAL OPEN SPACE	26,136 s.f.
<b>FLOOR AREA RATIO (F.A.R.)</b>	0.06
<b>LIVABILITY SPACE RATIO (L.S.R.)</b>	0.34
<b>OPEN SPACE RATIO (O.S.R.)</b>	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 are within a designated floodway or floodplain per FEMA Flood Panel 47149C0255J 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:** Page 4 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 Nelson Mazda Murfreesboro 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 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 9.

## PCD Setbacks

Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	CH (Existing)	Proposed PCD	Difference
Minimum Setback Requirements (External)			
Minimum Front Setback	42'	42'	0'
Minimum Side Setback	10'	10'	0'
Minimum Rear Setback	20'	20'	0'
Minimum Distance Between Buildings	15'	15'	0'
Land Use Intensity Ratios			
MAX Floor Area Ratio	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 Formal Open Space Requirement	5%	0%	-5%
Max Height	75'	35'	-40'

### REQUESTED EXCEPTIONS:

- Requesting an exception to reduce the formal open space requirements from 5% to 0%.  
Requesting an exception to the GDO and Design Guidelines architectural standards to utilize the existing structure as it is today, with the proposed changes and standards found on page 10.

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS AUGUST 6, 2025  
PROJECT PLANNER: HOLLY SMYTH**

**5.c. Zoning application [2025-411] for approximately 2.05 acres located along East Pitts Lane to be rezoned from CF to CH, Murfreesboro Medical Clinic applicant.**

The subject area includes a 2.05-acre vacant portion of an existing parcel identified as Tax Map 068, Parcel 117.00. The full parcel of 11.4 acres was annexed and zoned CF (Commercial Fringe) in September of 2022 by City Council through applications #2022-503 and #2022-407. The parent parcel has frontage along both Lascassas Pike and East Pitts Lane. Final plat #2022-2053 was approved by the Planning Commission for the purpose of re-subdividing the this parcel into 4 lots, and it is close to recordation (see reference attachment). The proposed lot to the north of the project site is being developed as a Murfreesboro Medical Clinic satellite medical office building (approved site plan #2023-3006), which is an allowed use in the existing CF zoning. No other site plans have been submitted for the remaining 3 proposed lots.

A developer would like to construct a freestanding emergency room on the 2.05 acres in question, which staff has determined would be classified as a “hospital” based on its current definition in the Zoning Ordinance. This use is not allowed in the existing CF zone district but is allowed in several other zone districts, including CH – Highway Commercial. The applicant is therefore proposing a zone change to CH to allow the desired use. A concept plan has been provided to show how the use might fit on the proposed lot; however, since the rezoning request is not for planned development zoning, the applicant is not bound to either the proposed use or the conceptual layout.

All other properties surrounding the parent tract on the east side of Lascassas Pike are in the unincorporated County and include a Dollar General, a gas station, churches, single-family detached homes, and a recently approved Planned Unit Development for 108 single-family homes on a STEP sewer system. The west side of Lascassas Pike is within City limits and contains the partially-constructed Laurelstone subdivision, consisting of single-family residential attached homes.

**Future Land Use Map**

As was stated with the annexation and rezone of the parent tract in 2022, the property is within the Urban Growth Boundary, but outside the Infill Service Line. In the original 2017 version of the *Murfreesboro 2035 Comprehensive Plan Future Land Use Map*, which was in effect at the time of annexation and zoning in 2022, the property was identified as *Suburban Estate (SE)* as the most appropriate land use character for the project area, with the corner of Lascassas Pike and East Pitts Lane being *Neighborhood Commercial*. However, in 2023, the amended Future Land Use Map was adopted by the Planning Commission, with all areas on the east side of Lascassas Pike being designated as Future Service Area (FSA) outside of the Infill Service Line.

Appropriate development types in the FSA include residential homesteads, large lot single-family detached, agricultural uses with related outbuildings, rural hamlets or villages. The FSA characteristics include rural character resulting from wide open landscapes with minimal sense

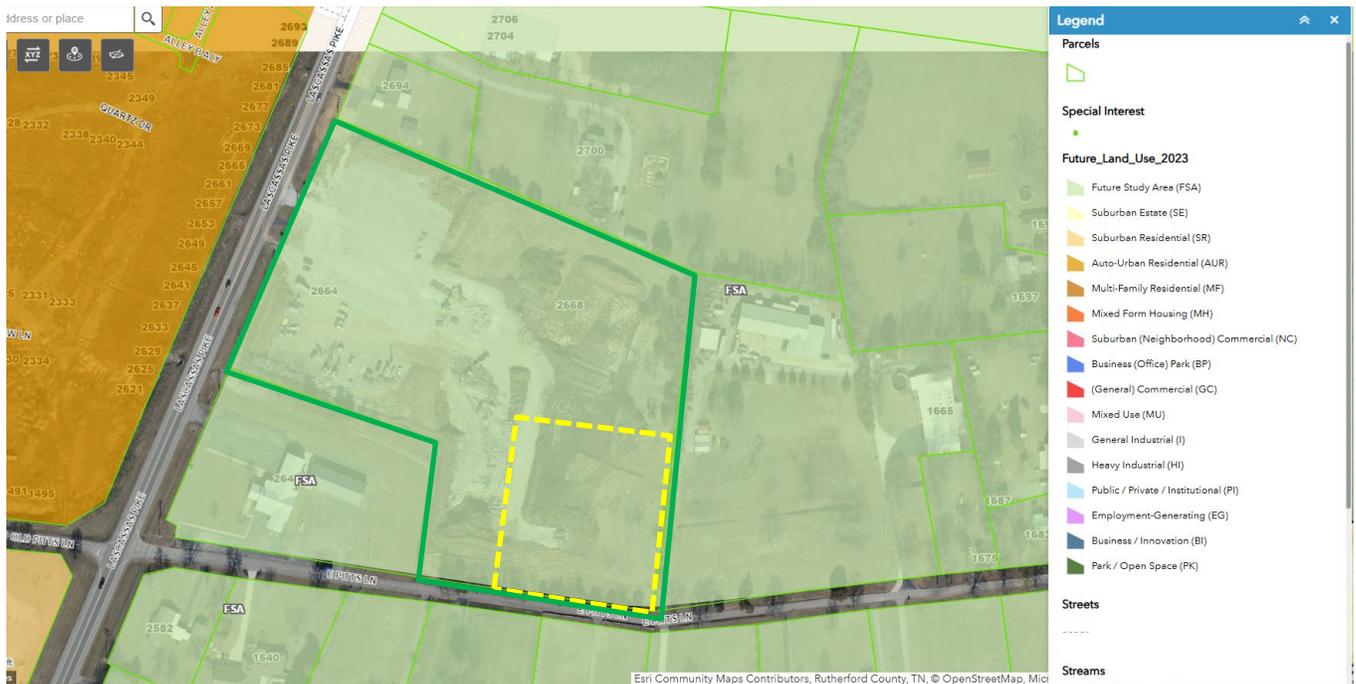
of enclosure and open views of the surrounding landscape in most places, typically ditch section roads without dedicated pedestrian facilities or streetlights. There are no suggested zoning districts in the FSA, as these areas are not anticipated to be annexed or developed within the City limits within the 2035 planning horizon.

The Planning Commission and City Council previously determined that annexation and zoning to CF- Commercial Fringe was appropriate for the area outlined in dark green below.

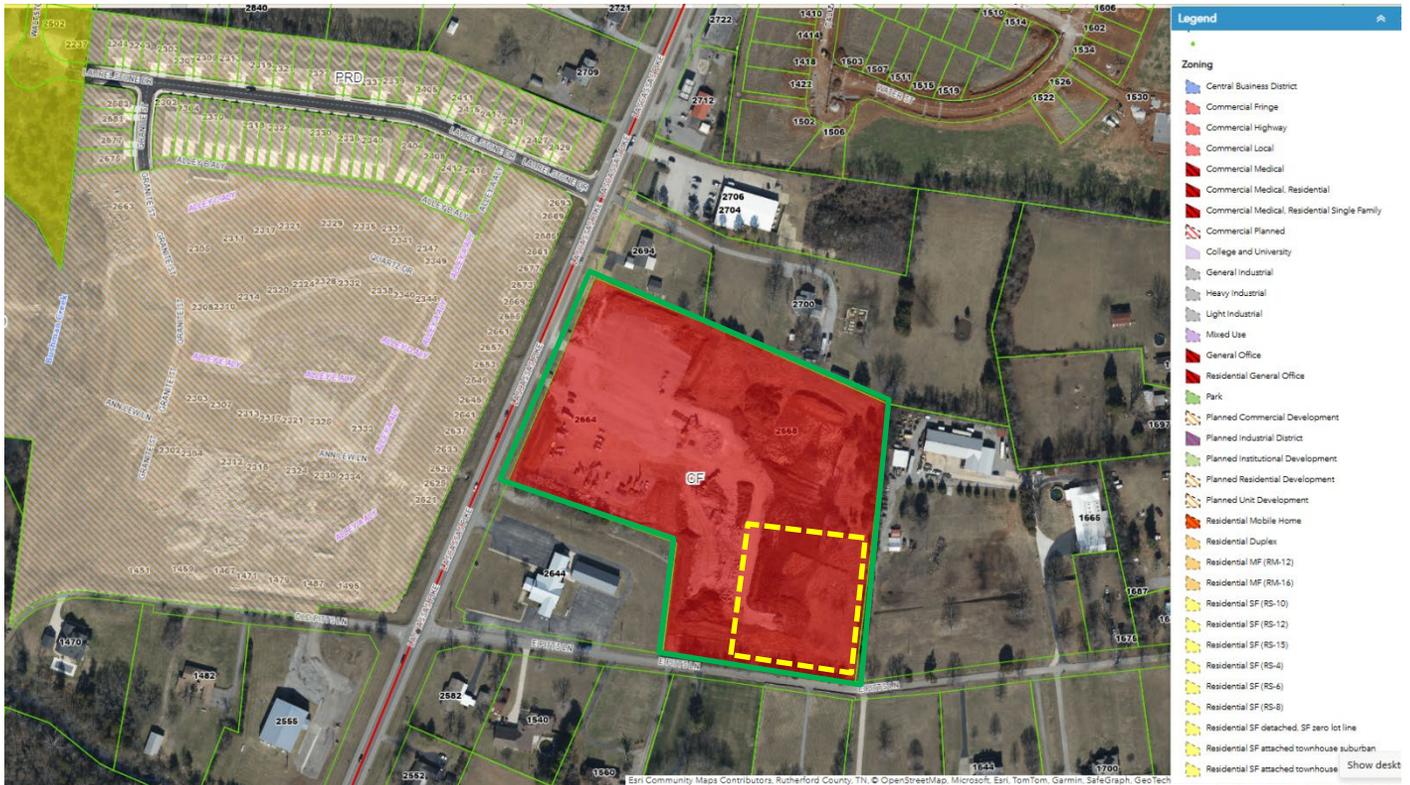
The transition policy approved as part of the May 2023 Future Land Use Map update states that an example of where transitions or changes to the land use map might occur is when there are possible improvements to quality-of-life issues or when there are unique development opportunities. An emergency room may bring improved quality of life by providing a service to the community that is not currently offered on this side of the City. Additionally, the transition policy may be applied when “current land development patterns support the expansion or contraction of a specific land use boundary or land use change.” In this instance, uses to the north along the east side of Lascassas Pike that are in the County include an automobile dent repair business, a gas station, a Dollar General store, and the proposed MMC satellite medical office building. This may be an instance where the existing commercial development nearby supports the expansion of commercial zoning and uses in the immediate vicinity. If the zoning is approved, the design characteristics should look at the FSA characteristics to better fit in with the area during site plan review submittal.

The Planning Commission will need to determine whether the change from the CF zone to the CH zone district is an appropriate deviation from the future land use map and if it meets any of the criteria listed in the transition policy.

### **Future Land Use Map Excerpt**



## Current Zoning



When setting the public hearing, Planning Commission asked if the State had approved the emergency room's Certificate Of Need application to allow the use at the site. The applicant shared that their application is on the State's calendar in late August to make that decision. Some Commissioners stated that they would only support the zoning to CH if the emergency room was the only use that could be developed on this site given the rural context. For reference, other zone districts that would allow for the "hospital" use include OG-R, OG, MU, HI, GI, LI, CM, CM RS-8, and CM-R.

### Staff recommendation:

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

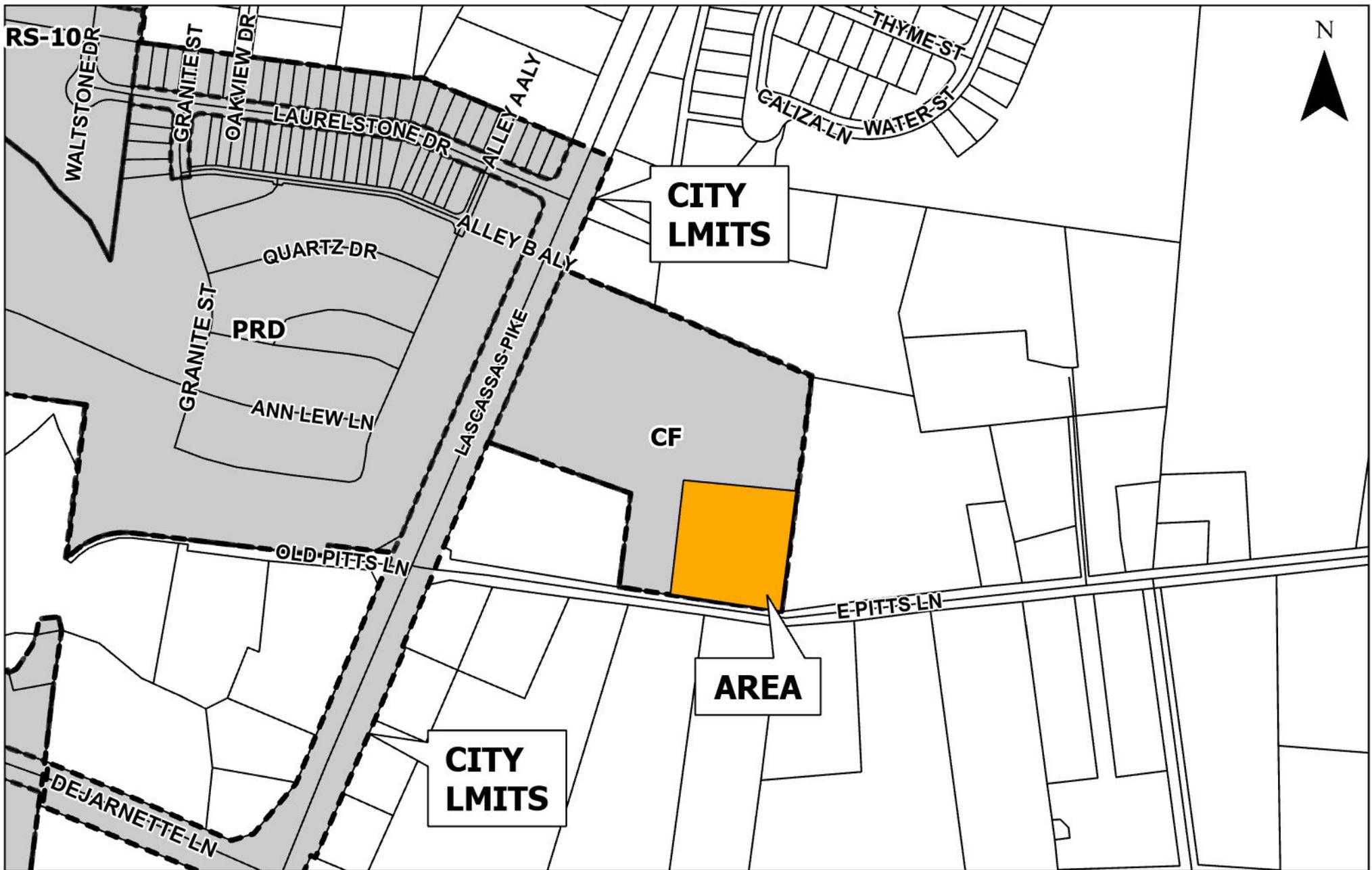
- 1) The CH zoning will allow the hospital use of an emergency room as indicated by the applicant, which, according to testimony from the applicant, is a needed use in this area and will be able to serve the rural communities on the east side of the County.
- 2) The CH zoning is compatible with the existing commercial uses along the east side of Lascassas Pike.
- 3) The intended emergency room use is complimentary to the MMC Clinic that is currently under development.
- 4) The proposed request may be an appropriate instance to utilize the transition policy of the future land use map of the Murfreesboro 2035 Comprehensive Plan.

## **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 City Council.

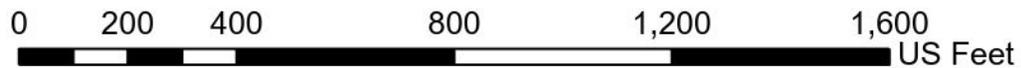
## **Attachments:**

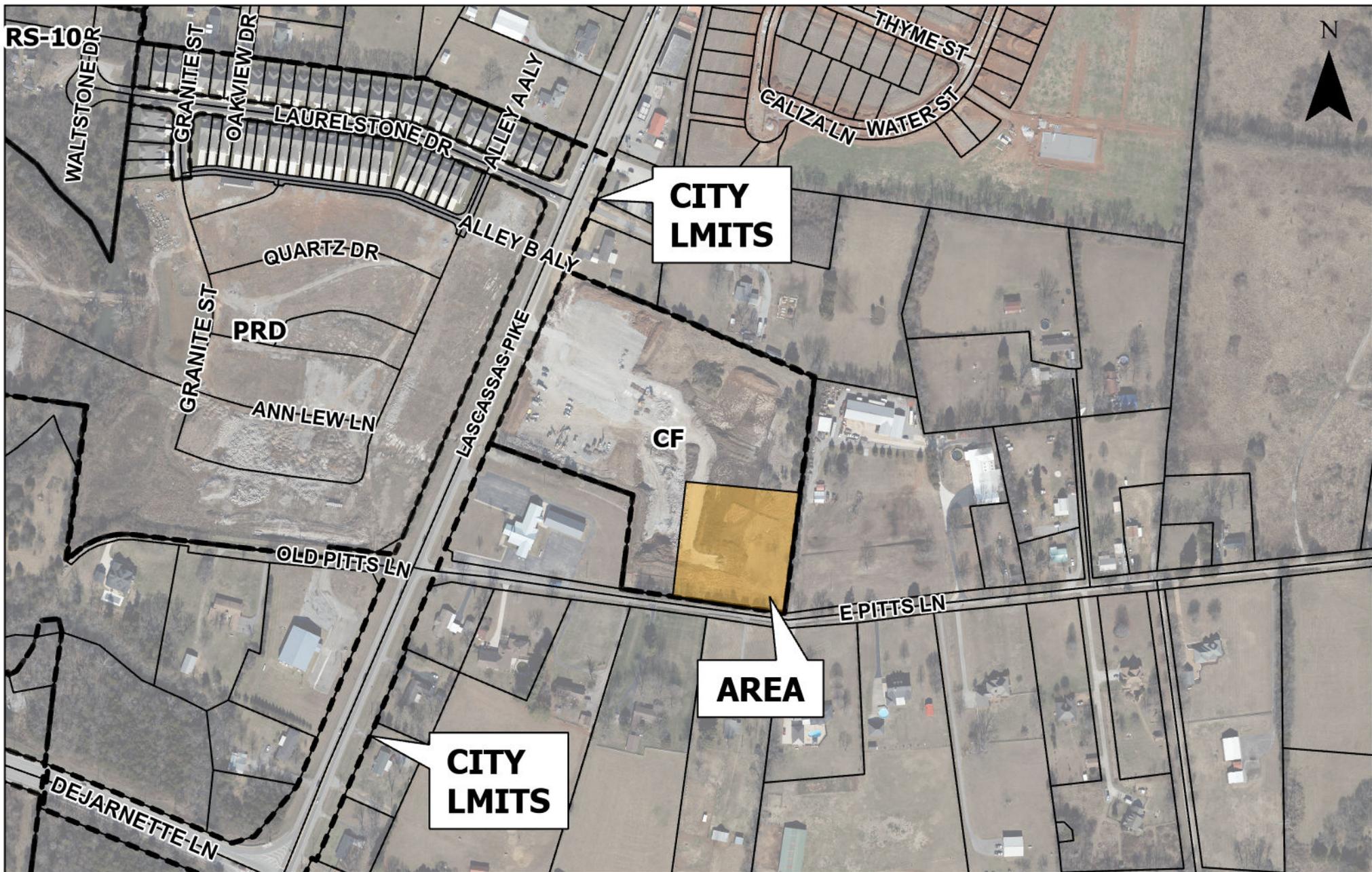
- Concept Plan Layout
- Ortho Zone Map
- No-ortho Zone Map
- Reference Final Plat in progress



Rezoning Request for property along East Pitts Lane  
from CF to CH

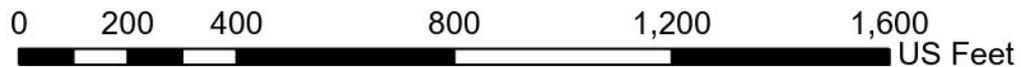
Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)





Rezoning Request for property along East Pitts Lane  
from CF to CH

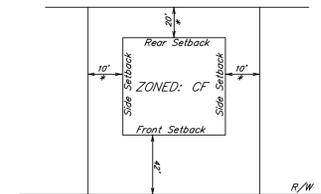
Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



**PLAN NOTES**

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- This property is within the service area for Consolidated Utility District (C.U.D.). Specific requirements for water service should be directed to C.U.D. at 615-893-7225.
- This property has been Annexed into the City Limits of Murfreesboro by Ordinance 21-02-23, passed on September 1, 2022, and effective September 16, 2022.
- For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the Development Services Division prior to construction commencement.
- An erosion prevention and sediment control plan will be required with an application for a Land Disturbance Permit. This plan will include a temporary sediment basin.
- Note Removed per MWRD
- Note Removed per MWRD
- East Pitts Lane is a county road and access requires Rutherford County Highway Department approval.
- No work within the State right-of-way without previous written approval from T.D.O.T.
- Per the City of Murfreesboro, both City and TDOT right-of-way permits will be required for all work taking place in the right-of-way for Lascassas Pike.
- Per the City of Murfreesboro, East Pitts Lane is a substandard county roadway. In accordance with the city's substandard road policy, the developer of Lot 3 will be required to participate in improvements to the roadway to bring it to a more standard condition. Roadway improvement plans should be approved by Rutherford County Engineering.
- Per the City of Murfreesboro, a driveway permit from Rutherford County for the access point onto East Pitts Lane should be provided prior to the issuance of any permit on this property. No access to East Pitts Lane shall be permitted until after Lot 3 has developed.
- Per the City of Murfreesboro, there shall be no direct vehicular access to Lascassas Pike from Lots 1 & 2. Vehicular access to Lascassas Pike for Lots 1 & 2 shall only be from the ingress/egress easement located on Lot 4. Lot 3's access to East Pitts Lane shall only be from the 30' Ingress/Egress Easement.
- All Ingress/Egress Easements depicted on this plat shall be for the benefit of Lots 1-4 of the MMC Lascassas Subdivision and any future lots created from these lots via Resubdivision.
- Under the current adapted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- Per M.W.R.D., the future owner/developer of Lot 2 will be required to extend the sewer main to the south at the time of development.
- This property is serviced by Middle Tennessee Electric (MTE). For specific electric and "SmartGrid" design and requirements contract Nathan Donehue <Nathan.Donehue@mte.com>.
- Any street in this subdivision may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
- Shared Landscape Easement documents are recorded in Record Book Page \_\_\_\_\_, R.O.R.C.

ZONED: CF  
FRONT SETBACK: 42'  
SIDE SETBACK: 10'  
REAR SETBACK: 20'



**TYPICAL BUILDING SETBACK DETAIL**

\*NOTE: In the CF district, the minimum side yard or rear yard setback shall be as specified in Murfreesboro Zoning Ordinance Chart 2 unless the property abuts property in the RS, RD, RS-A or PRD classification or the residential portion of land zoned in the PUD classification, in which case, the minimum setback shall be twenty-five feet from the common property line of the property in the RS, RD, RS-A, or PRD classification or the residential portion of land zoned in the PUD classification. Sideyard Setbacks are 25' if adjacent to RM County or residential properties.

**Consolidated Utility District Notes:**

- Per C.U.D., roadways within development are private. CUD shall have 24-hour unrestricted ingress and egress access to all water facilities through the designated private right of ways and public utility easements located hereon. All CUD easements are to remain free from obstructions. Any encroachments within a CUD easement including, but not limited to, structures, landscaping, fencing or any other obstruction requires pre-approval from CUD with the appropriate CUD encroachment agreement executed prior to installation of said encroachment.
- Per C.U.D., CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing or landscaping. A permanent access easement exists at the meter vault location. This easement is intended to assure service and repair access to the meter(s) and service line(s). CUD will not be liable to repair or replace any removed or damaged encroachments within the easement and will not be financially liable for damages to any encroachments.
- Per C.U.D., CUD may require an amendment plat or survey metes and bounds description with exhibit to dedicate necessary easement upon any future development of lots 1-4.
- Per C.U.D., by owner's/grantor's signature, the 20' CUD water line easement shown hereon is dedicated by the recording of this plat and is subject to the following conditions: Owner/grantor agrees not to grant, convey, transfer, or assign to any other third party any easement or other property right or interest on the above described easement area allowing the installation of water lines, sewer lines, gas lines, electric lines, television cable(s), phone cable(s), fiber optic lines, or any other communication cables, and/or appurtenances related to any of said lines within ten (10) feet of either side of the center line of the water line or any appurtenances thereto without the prior written consent of Consolidated Utility District of Rutherford County. This covenant and agreement shall run with the land and be binding upon Grantor, and Grantor's successors and assigns with regard to the parcels shown hereon. Consolidated Utility District of Rutherford County shall be granted and transferred this 20' wide permanent easement running along, parallel and appurtenant to the southern edge of the 50' ingress/egress utility easement, 30' sanitary sewer easement and 10' landscape easement, together with all necessary rights of ingress and egress to and from parcels shown hereon for the purpose of locating, laying, constructing, installing, servicing, repairing, replacing, enlarging, maintaining, and operating a water utility line, together with all necessary or appropriate fittings, appliances, and appurtenances thereto, in, upon, along, under, through, and across the parcels shown hereon.

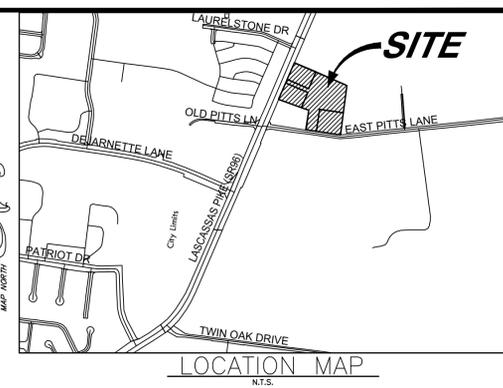
N: 565,798.1154  
E: 1,867,170.6522

Bethlehem Church of Christ  
Deed Book 181, Page 564  
Zoned: RM (County)

Matilda Carol Scott Turner  
Record Book 1985, Page 1152  
Zoned: RM (County)

Laura Pfeifer, et al  
Ronald M. Boyce  
Record Book 1480, Page 2266  
Zoned: RM (County)

LINE	BEARING	LENGTH
L1	N21°31'36"W	28.28'
L2	S68°28'24"W	28.28'



The purpose of this plat is to create 4 lots of record, record easements and dedicate right-of-way.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date: \_\_\_\_\_  
Record Book 2287, Page 1028  
Lascassas Pike Properties, LLC  
Joey Peay, Chief Manager

**CERTIFICATE OF ACCURACY**  
I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Road Commissioner or the County Engineer.

Date: \_\_\_\_\_  
Philip G. Chapman, Tenn. R.L.S. No. 2007

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the Rutherford County Register of Deeds provided that it is so recorded within one year of this date.

Date: \_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**  
I hereby certify that: (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with City codes and specifications and the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date: \_\_\_\_\_  
Murfreesboro Water Resources Official

**Certificate of Electric**  
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at [www.mtemc.com](http://www.mtemc.com), [www.mtemc.com](http://www.mtemc.com) (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date: \_\_\_\_\_  
M.T.E.M.C. Official

**CERTIFICATE FOR APPROVAL OF WATER SYSTEMS**  
I hereby certify that (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with city codes and specifications, or the specifications of the Consolidated Utility District of Rutherford County if they are more stringent, and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the Consolidated Utility District of Rutherford County to assure completion of same.

Date: \_\_\_\_\_  
Consolidated Utility District Official



**LEGEND**

- IPS ○ IRON PIN SET (1/2" red with HSENGR cap)
- IPF ○ IRON PIN FND.
- RAILROAD SPIKE
- FENCE
- SURVEY OR CALCULATED POINT
- ▲ CONC. MARKER FND.
- CENTERLINE EASEMENT
- - - SETBACK
- - - CITY LIMITS

OWNER/DEVELOPER: Lascassas Pike Properties, LLC  
ADDRESS: 1272 Garrison Drive  
Murfreesboro, TN 37129

Tax Map 68, Parcel 117.00  
Record Book 2287, Page 1028

THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE RATE MAP NUMBERS 47149C0164H, ZONES: X, DATED 01/05/2007.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

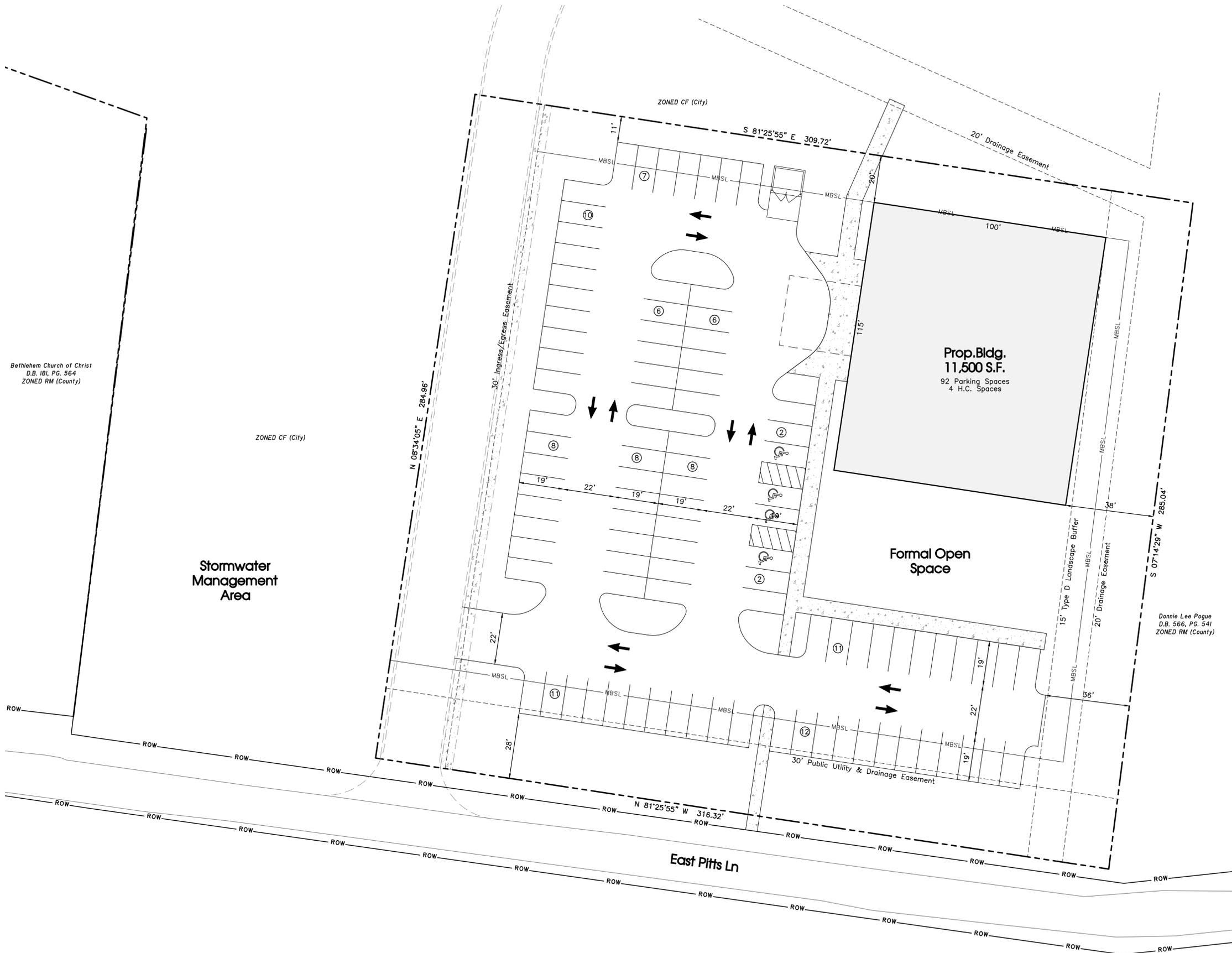
DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

**FINAL PLAT**  
**TRANSMITTAL COPY FOR REVIEW PURPOSES ONLY**  
**MMC Lascassas Subdivision, Lots 1-4**

21ST CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

DATE: MAY 2025 SCALE: 1"=50' SHEET 1 OF 1

**HUDDLESTON-STEEL ENGINEERING, INC.**  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
SURVEYING: 893-4084, FAX: 893-0080



Bethlehem Church of Christ  
D.B. 181, PG. 564  
ZONED RM (County)

ZONED CF (City)

Stormwater  
Management  
Area

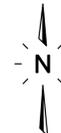
Prop. Bldg.  
11,500 S.F.

92 Parking Spaces  
4 H.C. Spaces

Formal Open  
Space

Dannie Lee Pogue  
D.B. 566, PG. 541  
ZONED RM (County)

Legend:			
□	EXIST. CONCRETE MONUMENT	□	INLET FILTER PROTECTION
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⊙	HC SIGN
+	EXIST. SIGN POST	+	PROPOSED SIGN POST
○	EXIST. SEWER CLEANOUT	—	HEADWALL
○	EXIST. MANHOLE (SEWER and PHONE)	—	WINGED HEADWALL
⊕	EXIST. CATCH BASIN (STORM SEWER)	○	MANHOLE
⊗	EXIST. WATER/GAS VALVE	63.25 ×	PROPOSED SPOT ELEVATION
⊞	EXIST. WATER RISER	63.25 ×	EXIST. SPOT ELEVATION
⊞	EXIST. GAS RISER	●	POST INDICATOR VALVE
⊞	ELECTRICAL ENCLOSURE	▽	REDUCER
⊞	EXIST. WATER METER	⊞	REMOTE FIRE DEPT. CONNECTION
○	EXIST. UTILITY POLE	⊞	REVISION NUMBER
○	EXIST. FIRE HYDRANT	⊞	RIP RAP
⊞	BENCHMARK	→	RUNOFF FLOW ARROW
⊞	BLOW OFF VALVE	>	SEWER/STORM FLOW DIRECTION
●	CONCRETE BOLLARD	→	TRAFFIC ARROW
⊞	CATCH BASIN	↔	TURN LANE ARROWS
⊞	CURB INLET	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊞	AREA DRAIN	⊞	WHEEL STOP
⊞	CONCRETE THRUST BLOCK	⊞	GREASE TRAP
⊞	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊞	FIRE DEPT. CONNECTION	#A	DRAINAGE PIPE DESIGNATION
⊞	FIRE HYDRANT	⊞	CONCRETE SIDEWALK
⊞	GAS METER	⊞	EXTRUDED CURB
⊞	GATE VALVE and BOX	⊞	CURB and GUTTER
○	EXTERIOR CLEANOUT ECO	⊞	CONCRETE SWALE
⊞	WATER METER	⊞	TYPE- "U" HEADWALL
EXISTING PHONE	PH	---	---
EXISTING ELECTRIC	OH	---	---
PROPERTY LINE	---	---	---
EASEMENTS	---	---	---
RIGHT OF WAY	50' ROW	---	---
EROSION CONTROL SILT FENCE	SF	SF	---
EXISTING TREELINE	---	---	---
EXISTING FENCELINE	X	X	---
MINIMUM BUILDING SETBACK LINE	MBSL	---	---
PHASE BOUNDARY	---	---	---
EXISTING GAS LINE	GAS	---	---
PROPOSED GAS LINE	GAS	---	---
EXISTING STORM	STM	---	---
PROPOSED STORM	STM	---	---
EXISTING CONTOUR LINES	-601-	---	---
PROPOSED CONTOUR LINES	601	---	---
EXISTING SANITARY SEWER	SS	SS	---
PROPOSED SANITARY SEWER	SS	SS	---
EXISTING WATER	W	W	---
PROPOSED WATER	W	W	---
EROSION EEL	E	E	E



**SEC, Inc.**  
SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.  
COPYRIGHT SEC, INC., 2025  
THIS PLAN SHOWS THE PROPOSED CONSTRUCTION OF THE PROJECT. THE ENGINEER ASSUMES NO ADMINISTRATIVE LIABILITY OR RESPONSIBILITY IN THE ASSURANCE THAT THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO ADMINISTRATIVE LIABILITY OR RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

East Pitts Lane  
Lot 3  
Murfreesboro, Tennessee

REVISIONS:  
DRAWN: PRN  
DATE: 5-19-2025  
CHECKED:  
MAT  
FILE NAME:  
21552Lot3-01  
SCALE:  
1"=20'  
JOB NO.  
21552  
SHEET:  
**1 of 1**

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 6, 2025  
PROJECT PLANNER: RICHARD DONOVAN**

- 5.d. Zoning application [2024-412] for approximately 14.9 acres located along Franklin Road to be rezoned from PUD (Kingdom Ridge PUD) to PCD (Kingdom Ridge Commercial PCD), Swanson Development, LP applicant.

Swanson Development, LP, the applicant, is requesting a rezoning of the subject property from PUD (Kingdom Ridge PUD) to PCD (Kingdom Ridge Commercial PCD). The vacant property, approximately 14.9 acres in size, is located on the south side of Franklin Road between Covenant Boulevard and Conquest Road, identified as Tax Map 093M, Group B, Parcel 25.00. The original Kingdom Ridge PUD was approved in 2003 and then amended in 2014.



### **Adjacent Land Use and Zoning**

The adjacent properties consist of a mix of commercial and residential uses, each zoned accordingly. To the north are single-family detached homes zoned Medium-Density Residential (RM) within unincorporated Rutherford County. To the east and south are the single-family residential portions of the Kingdom Ridge PUD, and directly to the west is Commercial Highway (CH) zoned land that is developed as Aldi and under development as Kingdom Ridge Storage.

### **Kingdom Ridge PUD Existing**

The current Kingdom Ridge PUD zoning identified this as “Parcel B”. Parcel B of the PUD is permitted to include a church, institutional uses, or approximately 41 single-family detached residential homes. The single-family detached residential has a minimum lot size of 15,000 square feet along Franklin Road with the remainder of Parcel B permitting a minimum lot size of 12,000 square feet. The remaining portions of the Kingdom Ridge PUD have been developed as single-family residential homes or multi-family residential as permitted by the pattern book.

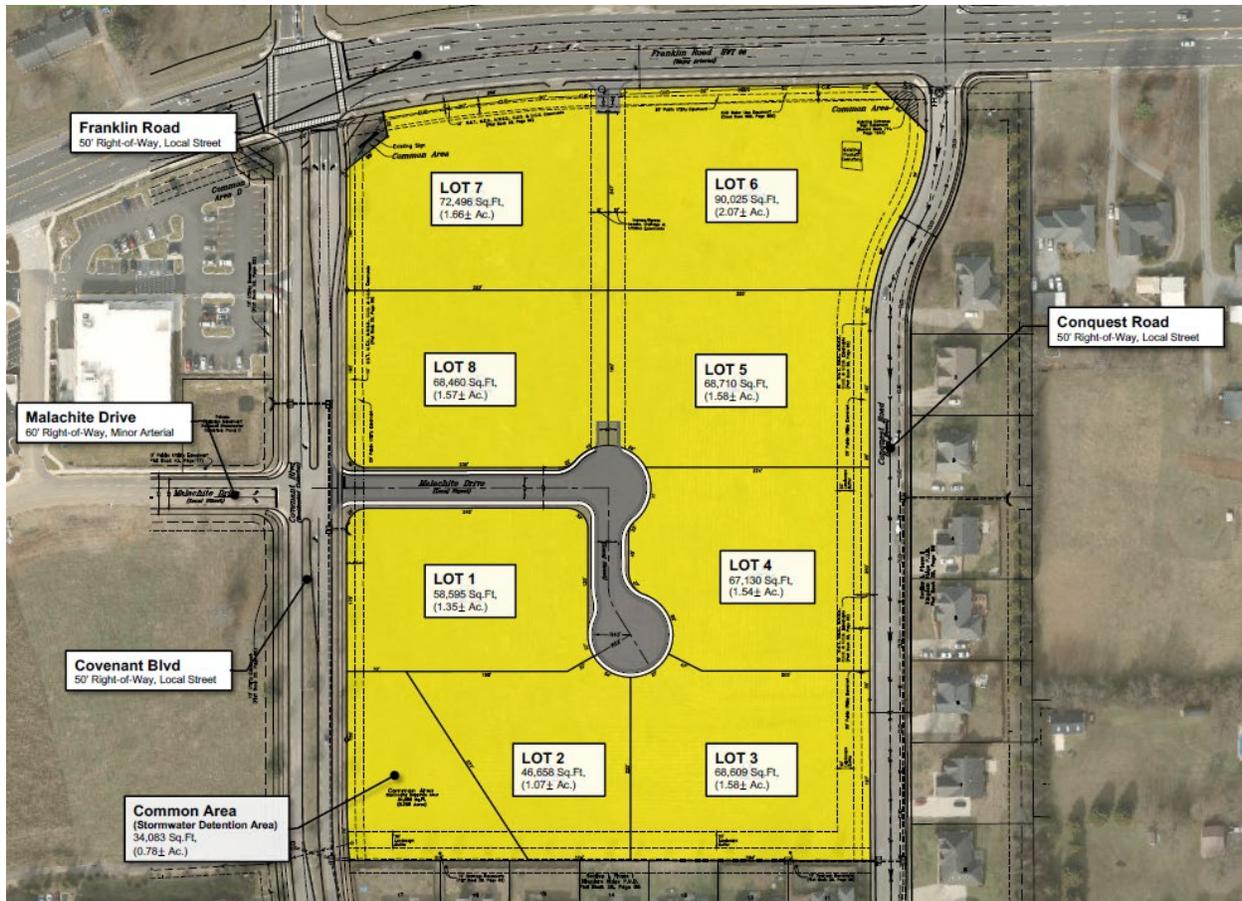
### **Kingdom Ridge Commercial PCD**

The applicant proposes 8 lots in the proposed PCD with permitted uses based on the Commercial Highway (CH) zoning district, excluding those requiring a special use permit, with automotive services and gasoline sales limited to Lots 1, 7, and 8, and prohibiting tobacco, vape, dispensary retail, and bulk mulch sales on all lots. Primary access will be from Covenant Boulevard, Malachite Drive, and Franklin Road, no access will be permitted to Conquest Road. Landscaping includes street trees along Covenant Boulevard and a 20-foot-wide Type E buffer along both Conquest Road and adjacent to the homes to the south on Pillar Drive. Architectural design standards will follow City-wide Design Guidelines, and parking requirements will default to the City’s Zoning Ordinance.

### **Allowed Uses**

The applicant is proposing permitted uses primarily derived from the Commercial Highway (CH) zoning district. All proposed uses are permitted by right, and any uses that would require a special use permit under CH zoning have been excluded from the Planned Commercial Development (PCD). Additionally, not all by-right uses from the CH district have been included in the PCD. Several uses have been intentionally omitted from the list of permitted uses, including but not limited to:

- Dry Cleaners
- Payday Loan, Title Loan, or Check-Cashing Services
- Self-Service Storage Facilities
- Vehicle Washes



The PCD does allow Automotive/Motor Vehicle Services and Gasoline Sales, but these uses are restricted to Lots 1, 7, and 8. Retail shops selling tobacco, vape products, or dispensary items, as well as bulk mulch sales, are expressly prohibited throughout the development.

### Access

Primary access to the commercial development will be provided via Covenant Boulevard and an extension of Malachite Drive, which will serve Lots 1 through 5 & 8. An additional shared access point will be located on Franklin Road between Lots 6 and 7. The applicant has agreed to restrict access to Conquest Road and will need to provide language reflecting that in the Pattern Book.

### Buffering and Landscaping

The applicant is proposing street landscaping and buffering along both Covenant Boulevard and Conquest Road, respectively. The street landscaping proposed along Covenant Boulevard will include 4" caliper trees with 100-foot spacing in an alternating pattern. A 20'-foot-wide Type E buffer is proposed along Conquest Road and adjacent to the residential homes to the south along Pillar Drive.

### Design Standards

The pattern book includes architectural design controls that similarly mimic the City-wide architectural design controls, which include:

- Avoiding blank facade expanses over 40 feet
- 50% void area for retail and 35% for office and other commercial
- Required to feature a base, body, and cap
- Building materials are to be primarily brick and stone with secondary materials including Exterior Insulation Finish System (EIFS), Split-face or ground-face, or polished-face concrete masonry (integrally colored), Architectural metal panels with durable finish and defined profile, Composite panels, Cementitious siding or panels, and Wood

### Parking

The pattern book defers to the Zoning Ordinance for parking requirements for the individual lots.

### **Future Land Use Map:**

The Future Land Use Map (FLUM) of the Murfreesboro 2035 Comprehensive Plan designates "Public/Private Institutional" (PI) as the most appropriate land use character for the project area, as shown on the map below. The PI designation is intended for governmental buildings and facilities, hospitals, and both public and private institutional uses, such as the existing permitted church use. When the land use plan was developed, the existing permitted church use informed the future land use designation, and no change in use was contemplated at that time. However, the proposed PCD (Planned Commercial District) zoning is inconsistent with the FLUM designation for the subject property. The PI designation supports and encourages the development of most public or institutional land uses.

However, Chapter 4 of the Comprehensive Plan includes a transition policy that allows flexibility when the current development pattern supports expansion of a land use boundary. Staff believes that this policy may be appropriate in this case—particularly for the western portion of the property, which could reasonably be classified as commercial to align with the adjacent development to the west. Introducing less intense and auto centric uses along the southern and eastern portions of the property, soften the transition to the existing residential area. The Planning Commission will need to evaluate this request further to determine whether a deviation from the land use plan is warranted.

## Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)



### Neighborhood Meeting:

The applicant held a neighborhood meeting at Fellowship Bible Church on Tuesday, July 15th at 5:30 PM. Approximately 25 residents attended the meeting. During the discussion, neighbors raised several concerns and requests for the developer to consider, including:

- Excluding liquor stores, self-storage facilities, gas stations, and automobile service uses
- Prohibiting the use of metal as a primary building material
- Limiting the connection between Lots 6 and 7 to right-in/right-out access only
- Potentially installing a fence within the buffer area along Conquest Road

**Staff recommendation:**

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

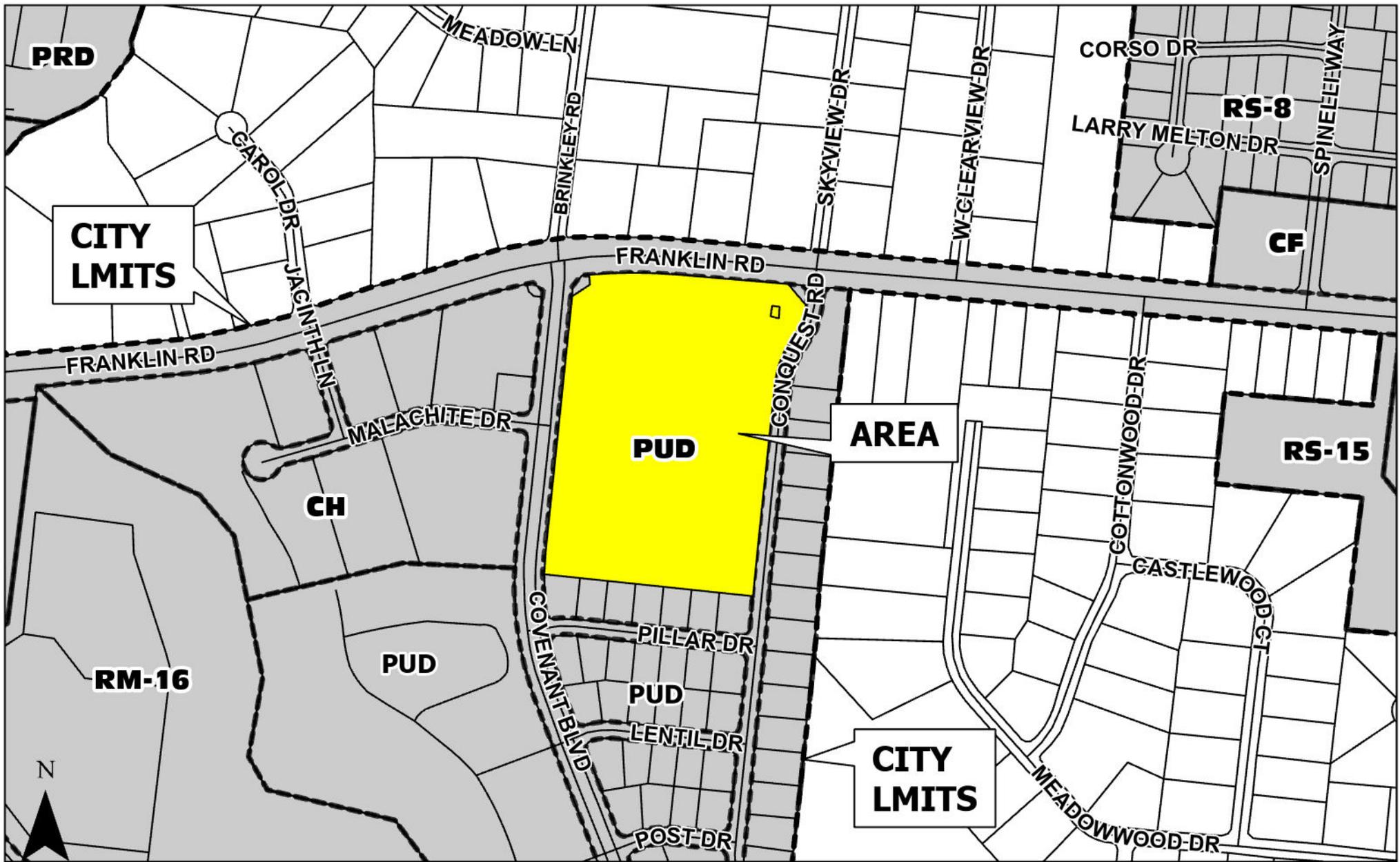
1. The PCD zoning is consistent with the existing commercial character of the area, particularly along Franklin Road, a 5-lane major thoroughfare suited for commercial development.
2. The PCD zoning is compatible with the CH zoning designation to the west and restricts auto centric uses to areas furthest away from residential uses in order to minimize negative impacts on adjacent homes.
3. The proposed Type E buffer will help minimize any potential impacts on the adjacent residential properties to the east and south.

**Action Needed:**

The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.

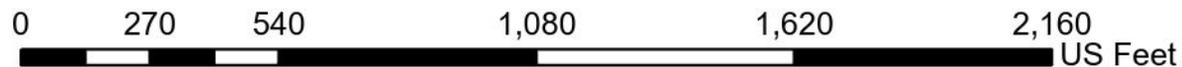
**Attachments:**

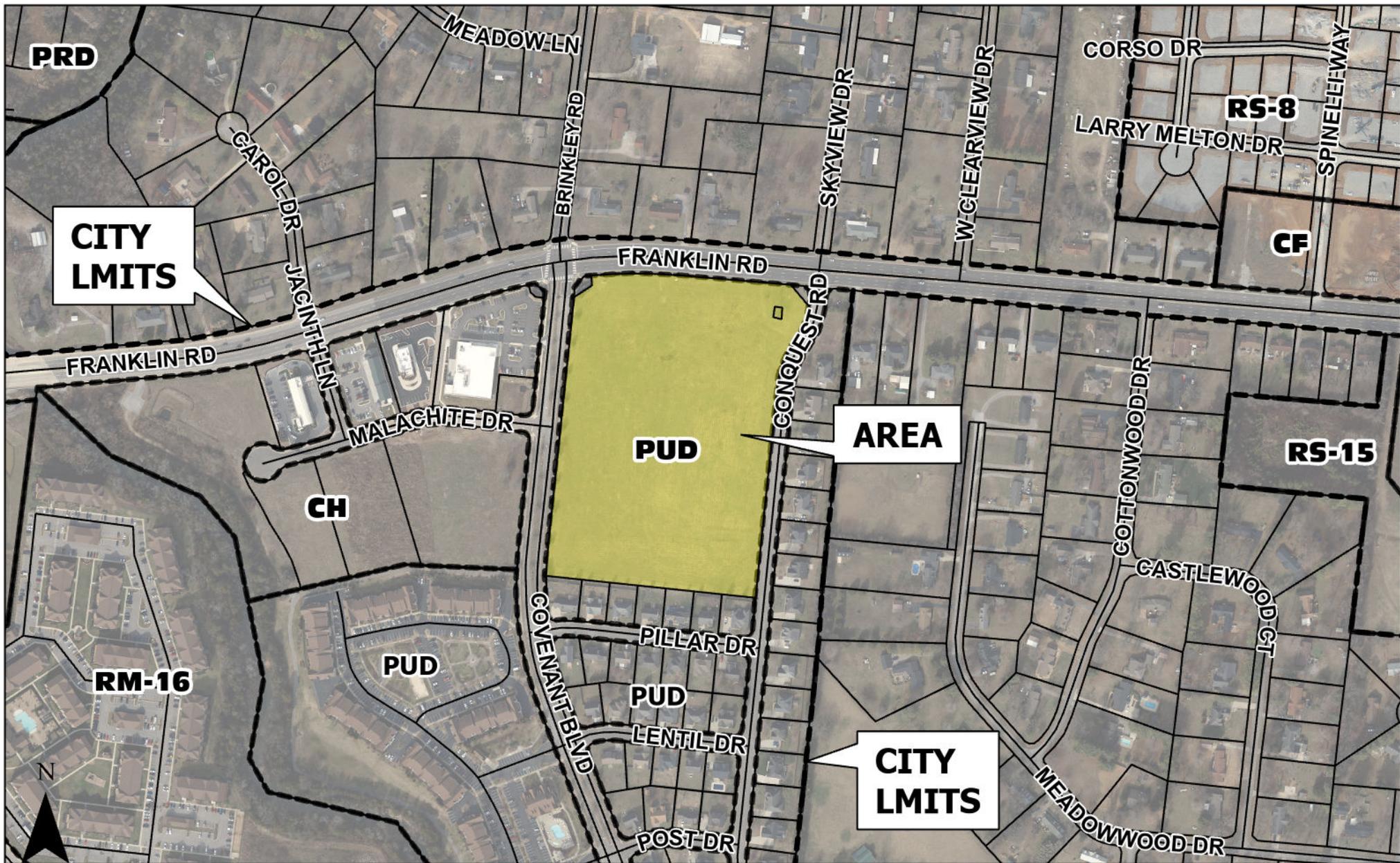
Ortho Map  
Non-ortho maps  
Pattern Book



Rezoning Request for property along Franklin Road & Covenant Boulevard  
from PUD to PCD (Kingdom Ridge Commercial PCD)

Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)





Rezoning Request for property along Franklin Road & Covenant Boulevard  
from PUD to PCD (Kingdom Ridge Commercial PCD)

Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

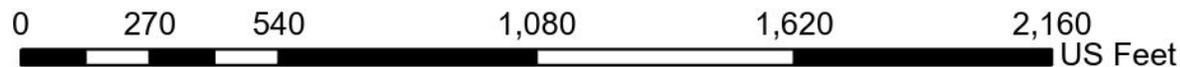




TABLE OF CONTENTS	PAGE
➤ PROJECT SUMMARY AND DEVELOPMENT TEAM	2
➤ ZONING AND FUTURE LAND USE	3
➤ EXISTING WATER AND SEWER	4
➤ ROADWAY MAP	5
➤ SOILS AND TOPOGRAPHY	6
➤ STORMWATER AND EASEMENT	7
➤ AERIAL MAP	8
➤ EXISTING CONDITION PHOTOS	9-11
➤ SITE PLAN	12
➤ ARCHITECTURAL PLAN	13-14
➤ CONCEPTUAL LANDSCAPE PLAN	15
➤ CONCEPTUAL LANDSCAPE & LIGHTING PLAN	16
➤ DEVELOPMENT STANDARDS	17-18
➤ ADDENDUM I - PERMITTED USES COMPARISON	19-21

## PROJECT SUMMARY

The subject property is 14.9 +/- acres, situated in the rapidly growing Blackman community. The property fronts Franklin Road and has frontage along both Conquest Road and Covenant Blvd. After years of analysis, the development team desires to request a PCD zoning for the site and propose a partition of the property into eight commercial lots of 1 to 2 acres in size. Primary access to this property will be via Malachite Drive, with a direct connection to Covenant Blvd. This 50' area includes a 20' Buffer, creating separation from adjacent neighborhoods along Conquest Drive.

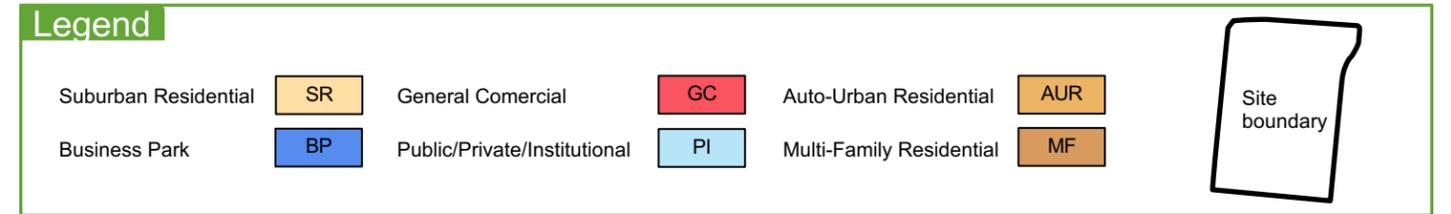
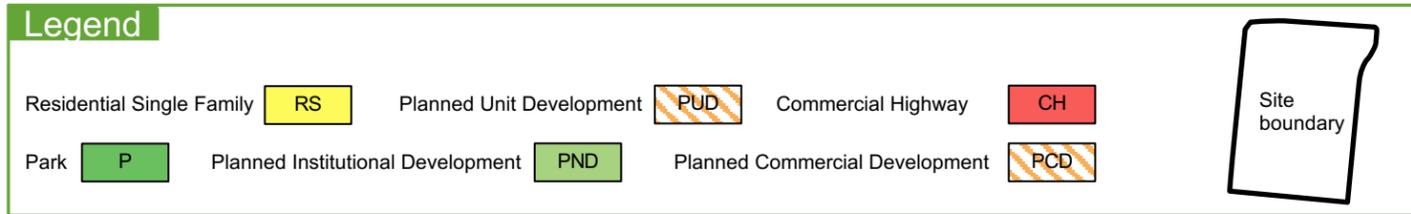
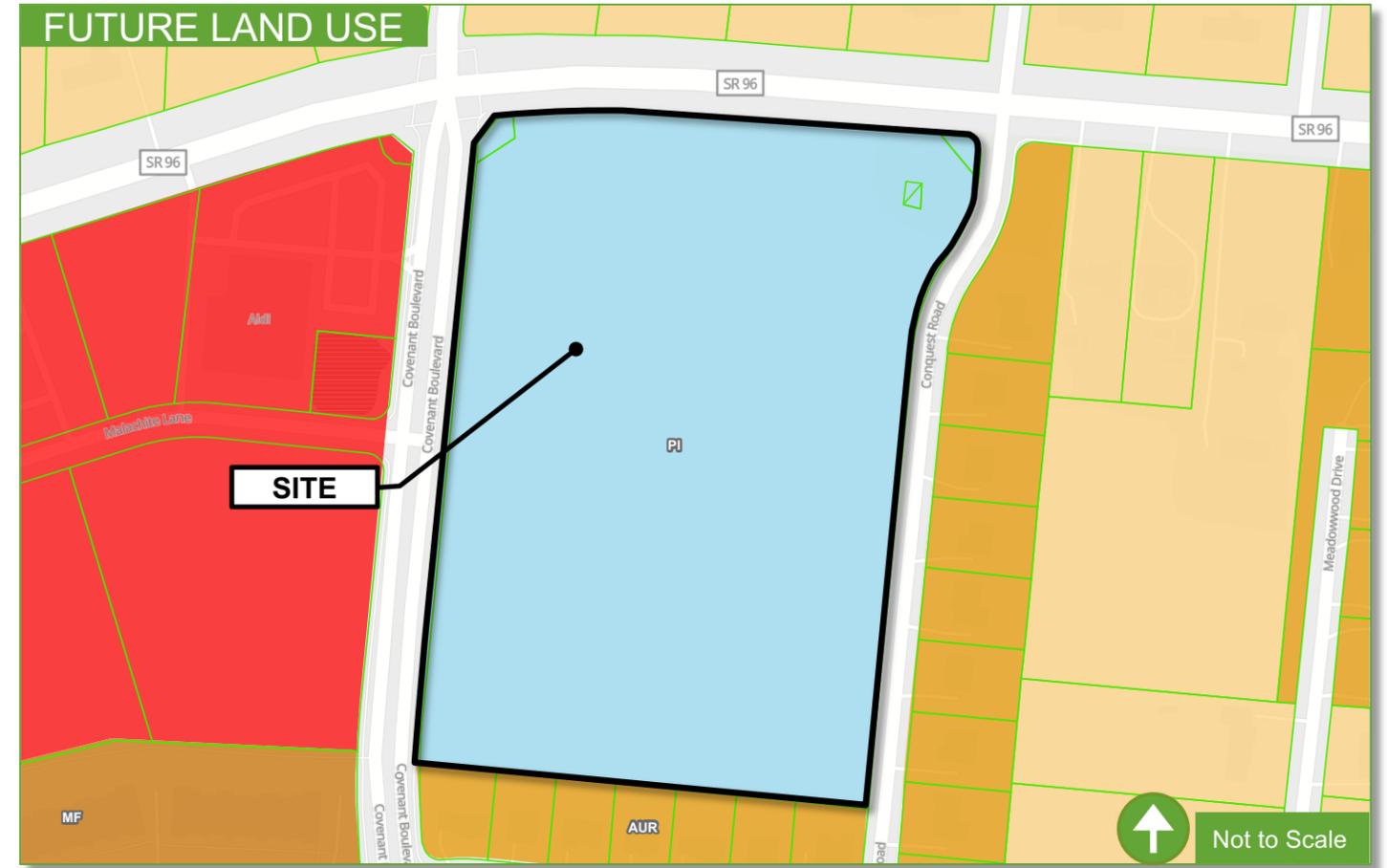
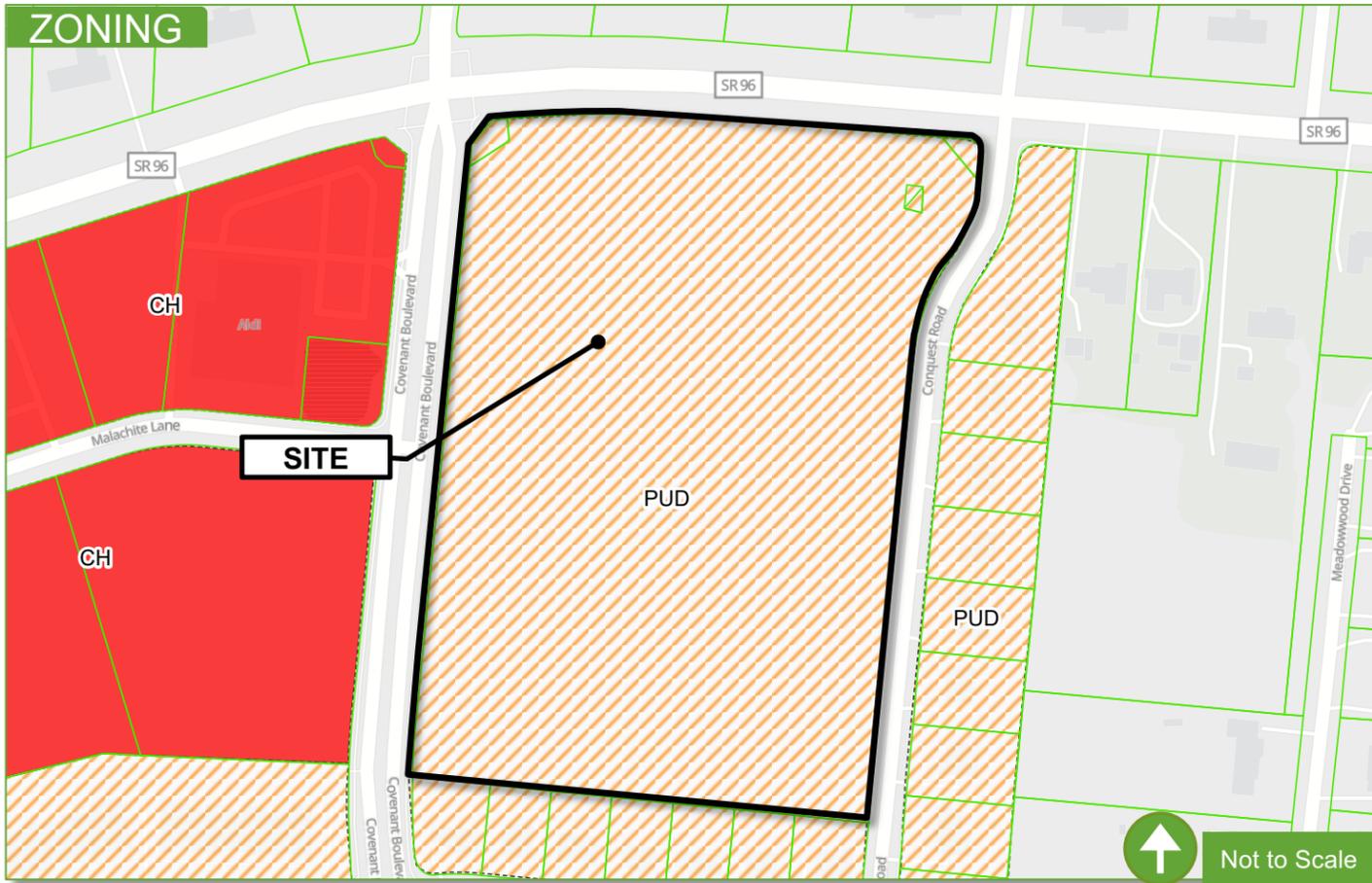
<b>Address</b>	Covenant Blvd., Murfreesboro, 37218				
<b>Tax Map</b>	093M	<b>Group</b>	B	<b>Parcel</b>	025.00
<b>P Book</b>	2421		<b>Page</b>	3969	

OWNER/ DEVELOPER			
<b>Company</b>	Swanson Developments, L.P.	<b>Attn</b>	Joe Swanson
<b>Address</b>	1188 Park Avenue, Murfreesboro, TN 37219	<b>Phone</b>	615.896.0000
		<b>Email</b>	joejr@swansoncompanies.com

PLANNING			
<b>Company</b>	Huddleston – Steele Engineering Inc.	<b>Attn</b>	Clyde Rountree, RLA
<b>Address</b>	2115 N.W. Broad Street, Murfreesboro, TN, 37129	<b>Phone</b>	615.509.5930
		<b>Email</b>	rountree.associates@yahoo.com

ENGINEERING			
<b>Company</b>	Huddleston – Steele Engineering Inc.	<b>Attn</b>	Chris Maguire, P.E. R.L.S.
<b>Address</b>	2115 N.W. Broad Street, Murfreesboro, TN, 37129	<b>Phone</b>	615.893.4084
		<b>Email</b>	cmaguire@hsengr.com





**Map Summary**

The property is currently zoned PUD, which stands for Planned Unit Development. The request submitted is for a rezoning to a Planned Commercial Development under amended conditions. The property's eastern boundary is zoned Planned Urban Development, while the properties directly to the west are zoned CH (Commercial Highway) and border a site zoned PUD. The property to the north is outside city limits, and the area to the south is zoned for PUD.

**Map Summary**

The Murfreesboro Future Land Use Plan designates this site as Public/Private Institutional (PI). This category includes facilities that serve the public, such as government buildings, public safety facilities (police and fire stations), educational institutions, hospitals, cemeteries, the Murfreesboro Municipal Airport, wastewater treatment plants, and jails. Key characteristics of these facilities are that they provide public benefits, have high visitor traffic, may be organized in a campus-style layout, and require special parking and drop-off areas.

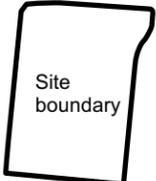


**Legend**

Water Line 

Fire Hydrant 



Site boundary 

**Map Summary**

- The Consolidated Utility District (CUD) will provide water services.

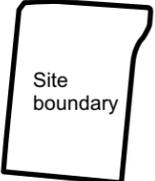


**Legend**

Existing Sewer Gravity Main 

Existing Sewer Manhole 



Site boundary 

**Map Summary**

- The sewer line will be constructed along Covenant Blvd and located along the newly constructed Malachite Drive.
- Based on the city recommendation, the site is exempt from MWRD sewer allocation requirements.
- The site is in Overall Creek sewer allocation district (SAD).



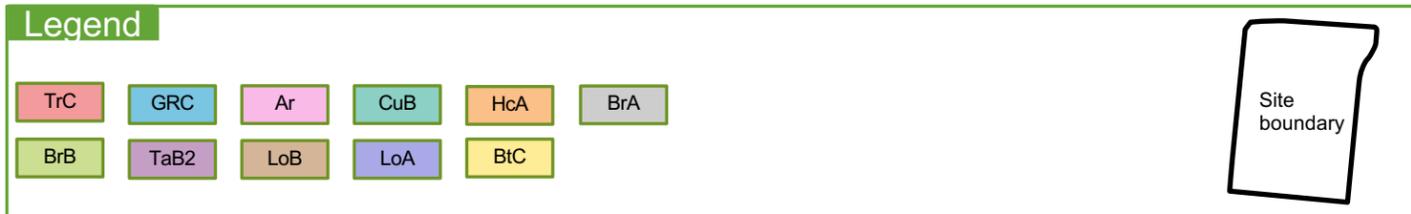
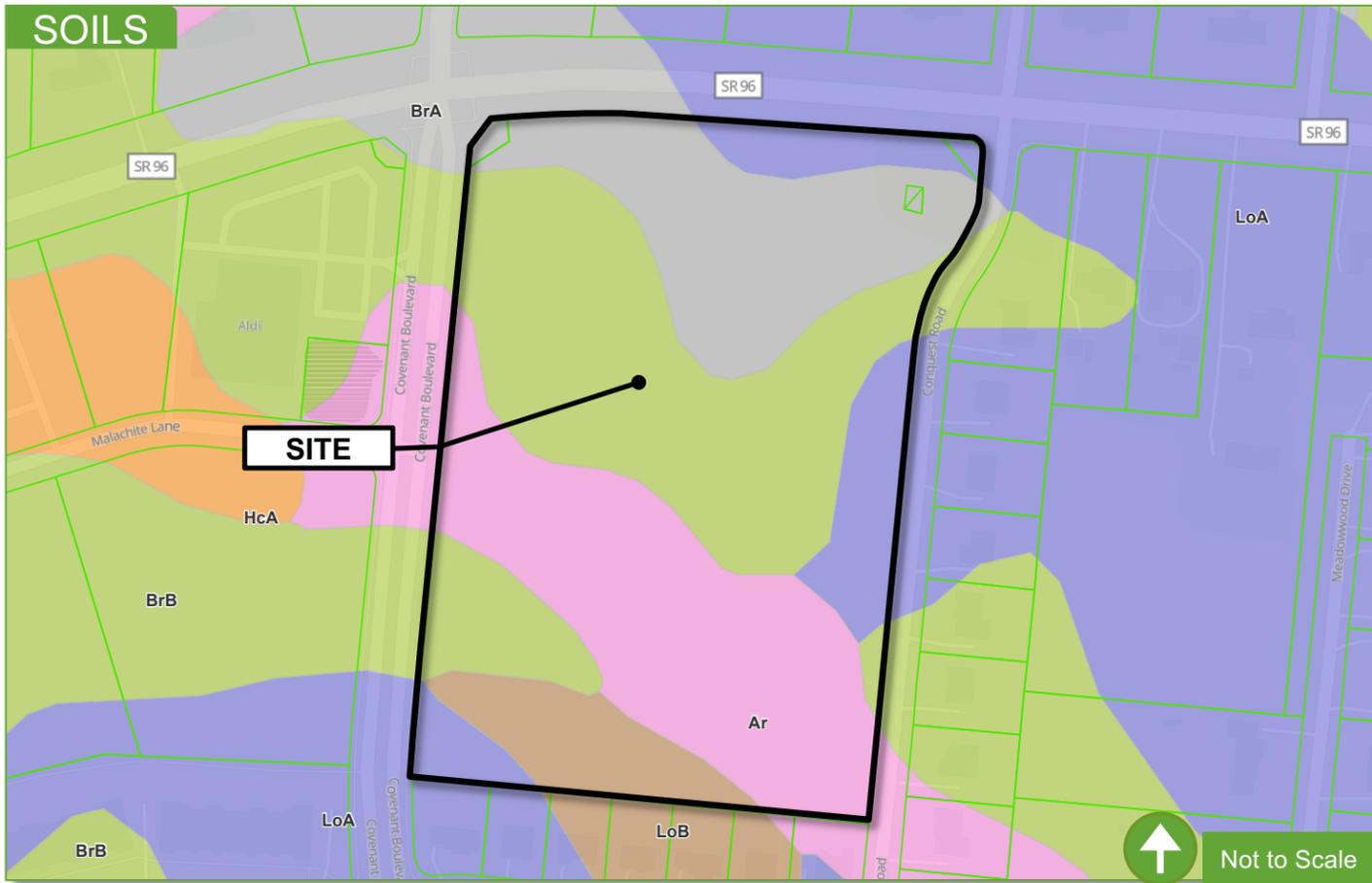
### Map Summary

- The subject property is bordered by Franklin Road (Hwy 96), a major arterial, and two local streets (Malachite Drive & Conquest Road).
- The site will primarily be accessed via a proposed street with a 50' ROW on the western end of the property, which will be an extension of Malachite Drive and terminate at a roundabout located towards the south of the property.
- Secondary access points are proposed on the property's northern end to provide connectivity with Franklin Road and site access on Covenant Blvd, as shown.
- Developer to apply site triangle standards at all corner lots for public safety (see lots 1,6,7 & 8 on the site plan).
- The Developer will comply with all recommendations from the TDOT traffic study conducted in April 2025.
- The developer will comply with all corner clearances as prescribed by the zoning ordinance and street specifications.

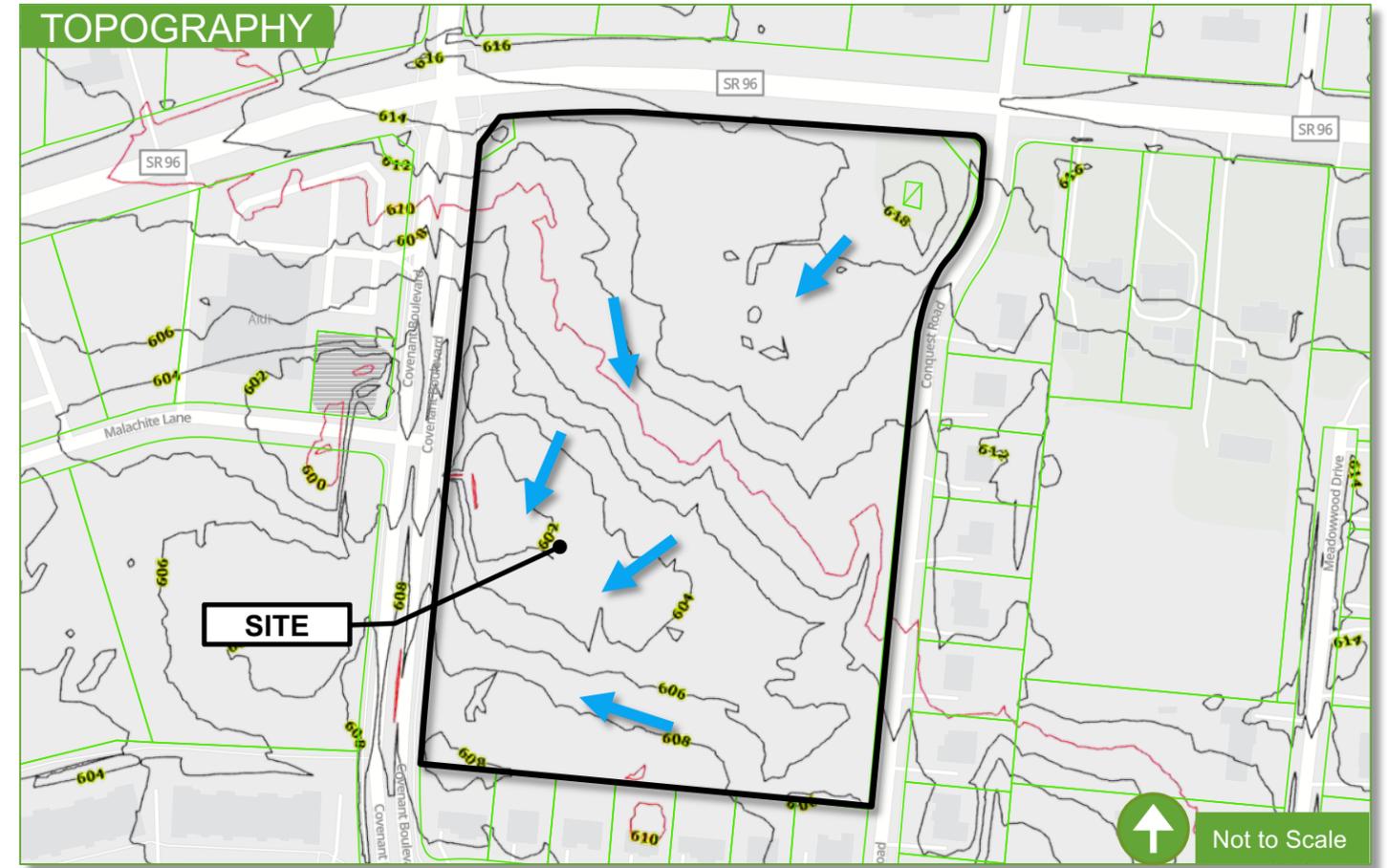
### Legend

Community Collector		Residential Collector		Access Point	
Major Arterial		Local Collector		Site boundary	
Minor Arterial					

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- Map Summary**
- **Ar** - Arrington Silt Loam.
  - **LoB** - Lomond Silt Loam, 2 to 5 percent slopes.
  - **BrB** - Bradyville Silt Loam, 2 to 5 percent slopes.
  - **BrA** - Bradyville Silt Loam, 0 to 2 percent slopes.
  - **LoA** - Lomond Silt Loam, 0 to 2 percent slopes.



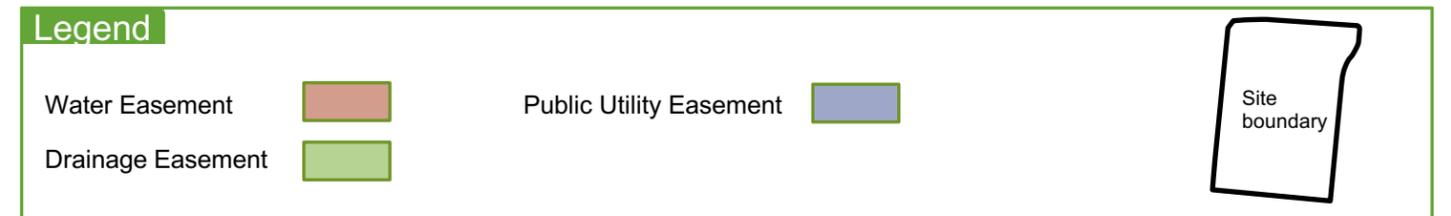
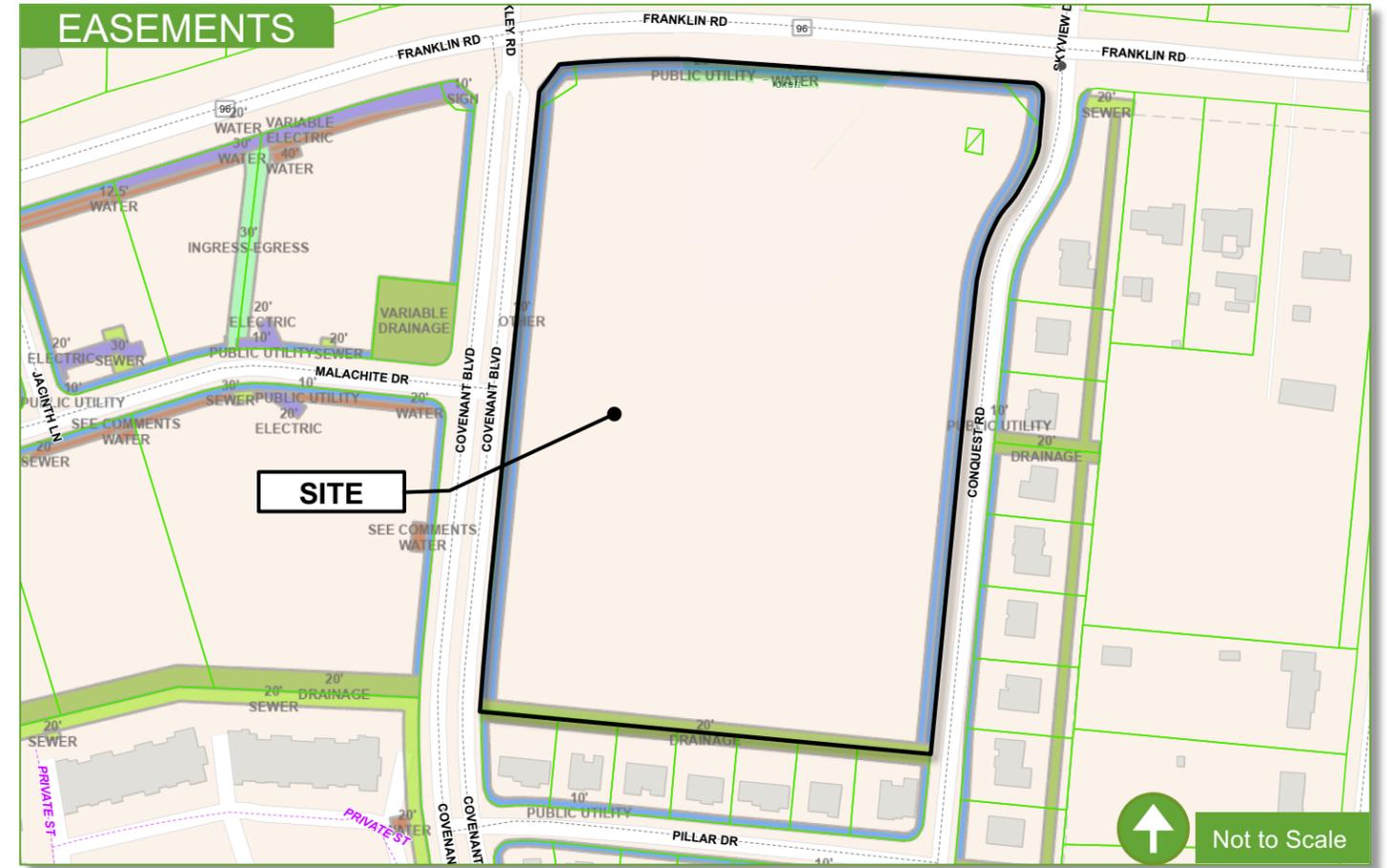
**Map Summary**

The Subject property will be graded, with the storm pond being located in the southeast corner of the property.



**Map Summary**

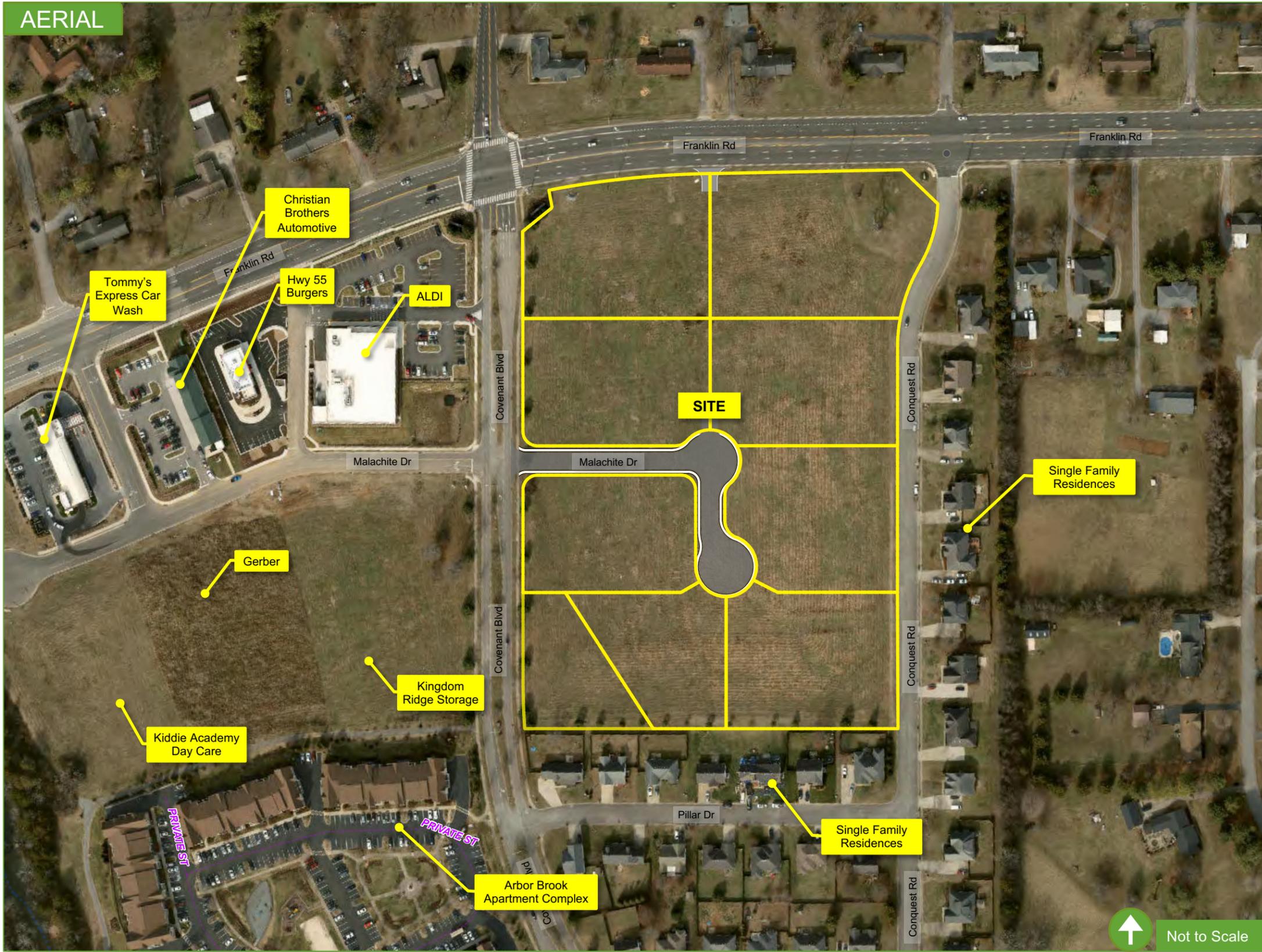
- Drainage will be directed to the southwest corner of the site.
- The Stormwater Detention area will contain a safety buffer room as recommended by the city.



**Map Summary**

- The site is affected by a 20' drainage easement along the southern boundary.
- A 10' public utility easement is affecting the east and west boundaries of the site.
- There is a 20' public utility easement as well as a 10' water easement along the northern boundary of the site.

**AERIAL**



**Map Summary**

The subject property is situated directly off Franklin Road, a major thoroughfare, and is designed to serve as a natural extension of the existing businesses located to the west. This development opens up opportunities for providing expanded services to the surrounding community. The properties to the north, south, and east of the subject property are predominantly residential, primarily consisting of single-family homes.



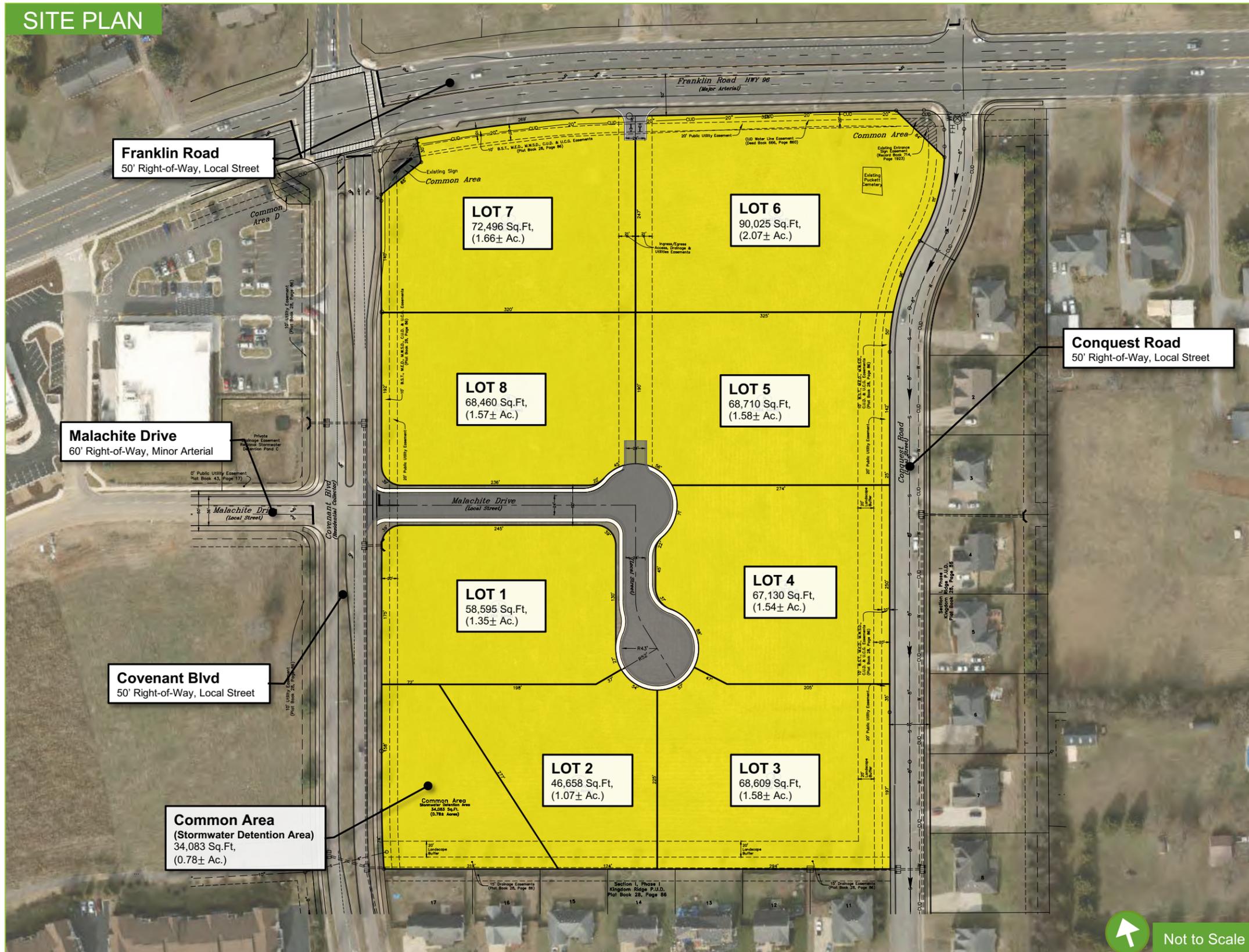
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**SITE PLAN**



SITE DATA		
Total SF	649,044 ± SF	
Total Acreage	14.90 ± Ac.	
LOT BREAKDOWN		
LOT	S.F.	Acreage
LOT 1	58,595 SF	(1.35± Ac.)
LOT 2	46,658 SF	(1.07± Ac.)
LOT 3	68,609 SF	(1.58± Ac.)
LOT 4	67,130 SF	(1.54± Ac.)
LOT 5	68,710 SF	(1.58± Ac.)
LOT 6	90,025 SF	(2.07± Ac.)
LOT 7	72,496 SF	(1.66± Ac.)
LOT 8	68,460 SF	(1.57± Ac.)
Common Area	34,083 SF	(0.78± Ac.)
SETBACK		
Front	42'	
Side	10'	
Rear	20'	

### Architectural Design - General Character

- **Guideline:** Attention should be given to the size, massing, spatial relationships, architectural style, details, color, and materials of the building. It is also important to ensure compatibility with neighboring structures and maintain a cohesive exterior appearance across sites with multiple buildings.
- Standards:
  - Design exterior elevations to consider the appropriate level of interest, the relationship of building features, the emphasis on architectural detailing, and the identification of the function and use of the building.
  - Architectural plans for buildings over 5,000 square feet must be created by a licensed architect in Tennessee.

### Architectural Design - Height and Setbacks

- **Guideline:** Use variations in building heights and front planes to create interest and establish scale by avoiding long, unbroken rooflines and walls.
- Standards:
  - All heights and setbacks will adhere to the Murfreesboro Zoning Ordinance.
  - Adjoining buildings shall not have more than a two-story differentiation in height.

### Architectural Design - Building Mass Scale

- **Guideline:** Establish a building scale suitable for the site, considering views from roadways and pedestrian areas, as well as its relation to nearby structures.
- Standards:
  - Ensure appropriate massing for the intended use by stepping back building heights, varying visual heights, altering the front plane, and incorporating breaks for pedestrian connections.
  - Divide the facade into sections no wider than forty (40) feet, each taller than wide, and avoid large blank walls.
  - Use windows, columns, and other elements to enhance the vertical appearance of the facade.

### Architectural Design - Building Composition and Rhythm

- **Guideline:** The building facade should feature design elements that are interesting and balanced with an established pattern of repeated elements. balanced appearance. While symmetry isn't required, avoid extreme variations. Repeated elements can establish a rhythmic pattern.
- Standards:
  - Incorporate design features such as cornices, pediments, varied roof lines, windows, entrances, and projecting canopies.
  - Use common design elements from adjoining developments when a unified design concept or style is present. Be mindful of the scale, massing, and materials of adjacent buildings.
  - Ensure that the building entrance is prominent and easily visible.
  - For sites with multiple front lot lines, the primary entrance should face the street with a higher functional classification.

### Respecting character between buildings



### Façade divided into distinct sections



### Repeating design elements



## Architectural Design - Transparency Articulation and Expression

- **Guideline:** Utilizing windows and other voids to offer an inviting presence and utilizing columns and windows to express building structure. The façade should appear authentic, with visible materials reflecting their structural properties. Effective lighting can highlight key areas, especially the entrance, using fixtures on the building or the ground. The building address should be clearly visible, positioned above vehicles and landscaping, and can be integrated into the design. All buildings shall establish a “base, body, and cap”.
- Standards:
  - Ground-level retail facades must have at least 50% window or void area; ground-level office and commercial uses require a minimum of 35%.
  - Upper levels of all commercial uses should have at least 20% window or void area.
  - All buildings must feature a “base, body, and cap.” The base can be different materials or colors, at least 24” high for single-level buildings or an entire level for multi-level ones. Large glass areas may have an 8” raised mullion as the base. The body should cover at least 50% of the facade area, while the cap can include cornices or moldings and may also be an entire level for a multi-level building.
  - Visible security grills or bars are prohibited on window or wall exteriors.
  - Street numbers (except for specific buildings) must be a minimum of 8 inches high with a stroke width of at least 1.5 inches.

The storefront is expressed with an 8” raised mullion.



## Architectural Design - Materials

- **Guideline:** All publicly visible sides of a building must use consistent materials. Material choices should consider those of nearby structures. Establish a defined palette of materials for all projects. Developments with multiple buildings can use different palettes, but some materials should be shared. Selected materials must be durable and of sufficient quality for a consistent appearance.
- Standards:
  - Primary materials: Brick (full thickness or thin-set), Cast stone, Natural or synthetic stone on building base and body.
  - Secondary materials: Exterior Insulation Finish System (EIFS), Split-face or ground-face, or polished-face concrete masonry (integrally colored), Architectural metal panels with durable finish and defined profile, Composite panels, Cementitious siding or panels, Wood siding may be used on small scale buildings, Fabric Awnings.
  - Tertiary materials: Metal copings, flashings, and trim, as well as wood or cementitious trim.
  - Prohibited materials: Smooth-face concrete masonry, Corrugated metal “R” panels.
  - All dumpster / refuse collection areas shall be enclosed with a masonry wall that is a minimum of one foot in height taller than the top of the refuse container used for collection, as well as match the color and materials of the building with a base and cap.

The building base is expressed with a different masonry material. The base at the storefront is expressed with an 8” raised bottom mullion.



Mix of brick and architectural metal panels on commercial building

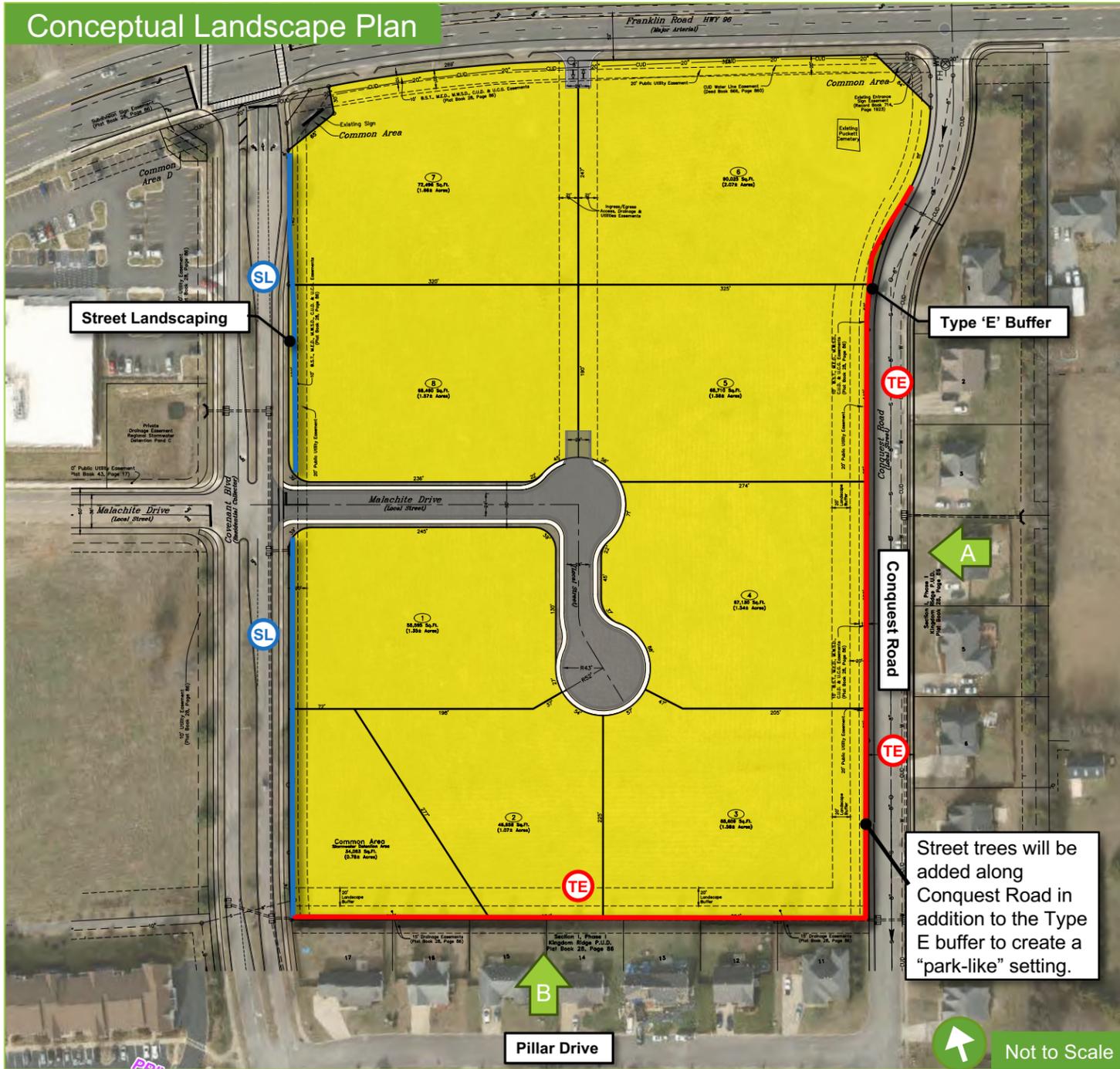


Mix of tilt-up concrete and architectural metal panels on industrial buildings.



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# Conceptual Landscape Plan

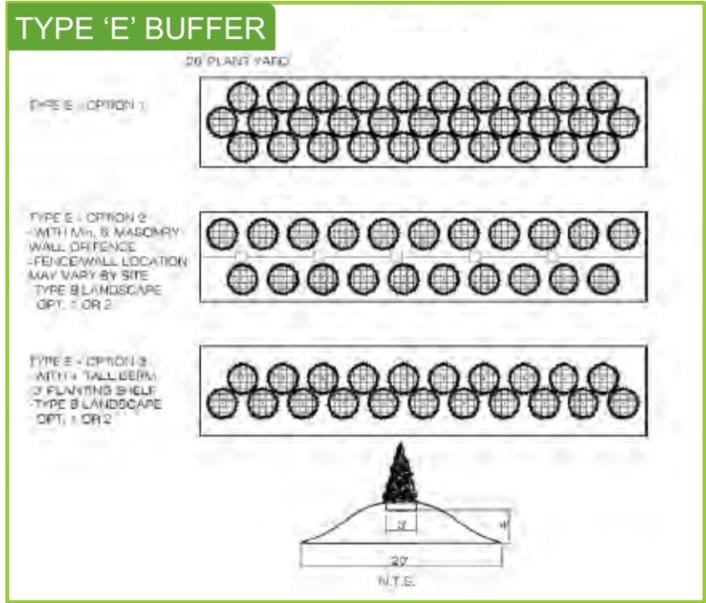


**TYPE E BUFFER ZONE** TE

- A high-density screen having a minimum width of twenty feet, which is intended to substantially block visual contact between zoning classifications and create spatial separation.
- Trees in this area will have a maximum height of 40 feet.

**STREET LANDSCAPING** SL

- Shade trees with a minimum 4-inch caliper spaced at 100 feet on center in alternating pattern.

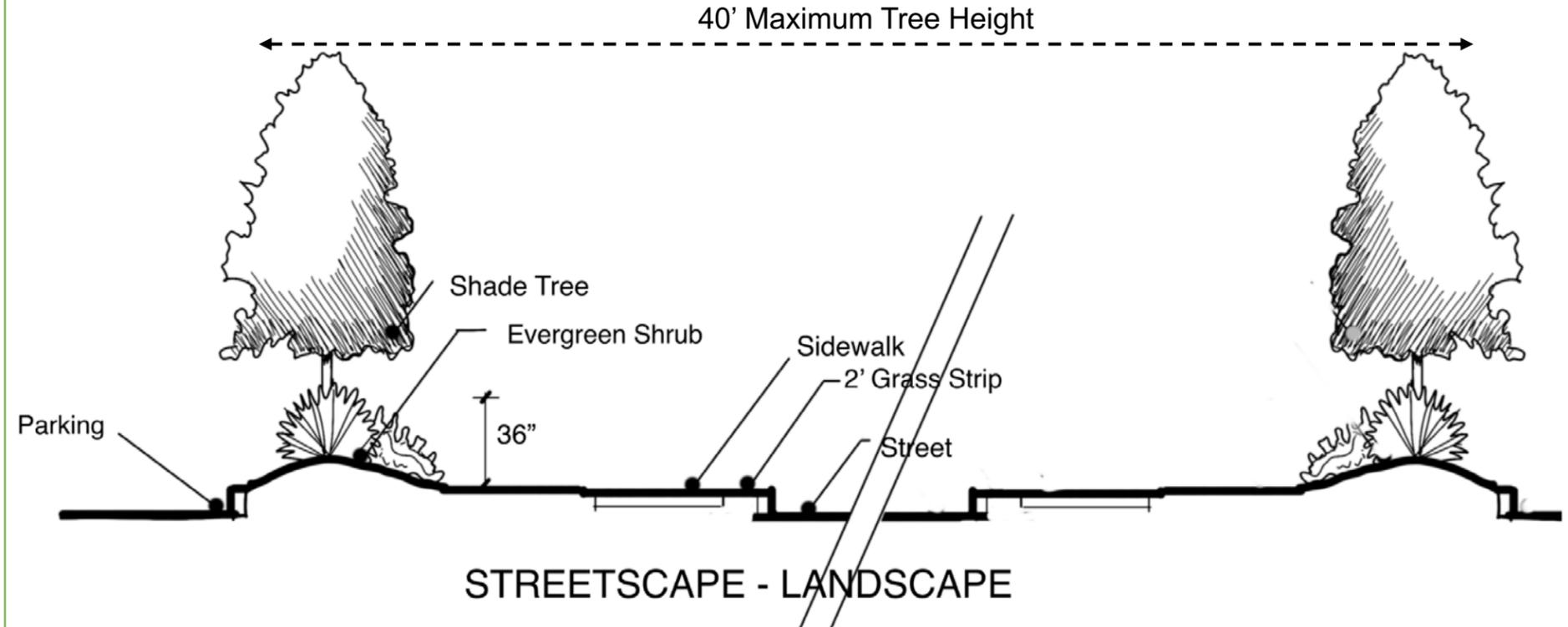


Street trees will be added along Conquest Road in addition to the Type E buffer to create a "park-like" setting.



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Internal Streetscape and Light Design



Landscaping and Lighting Design Standards

The public street is designed to implement ornamental street lighting, street trees, and walks on both sides to provide a streetscape that acts as a uniform design element for the development. Parking will be screened per the Murfreesboro Zoning Ordinance to visually separate the parking from the street. Lighting within the retail and office parking lots will be 12-14' tall light poles with hooded fixtures. A photometric plan will be provided to ensure that light does not overflow into residential areas per the zoning ordinance and design guidelines.



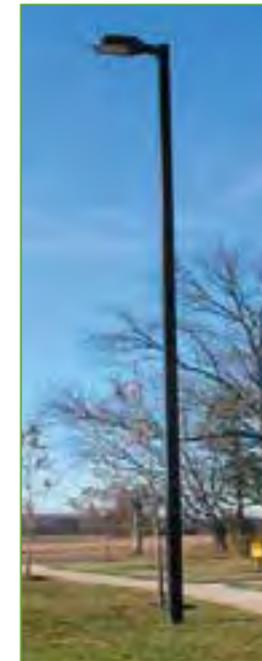
6' WOODEN FENCE



6' VINYL COATED FENCE



Dumpster Enclosure



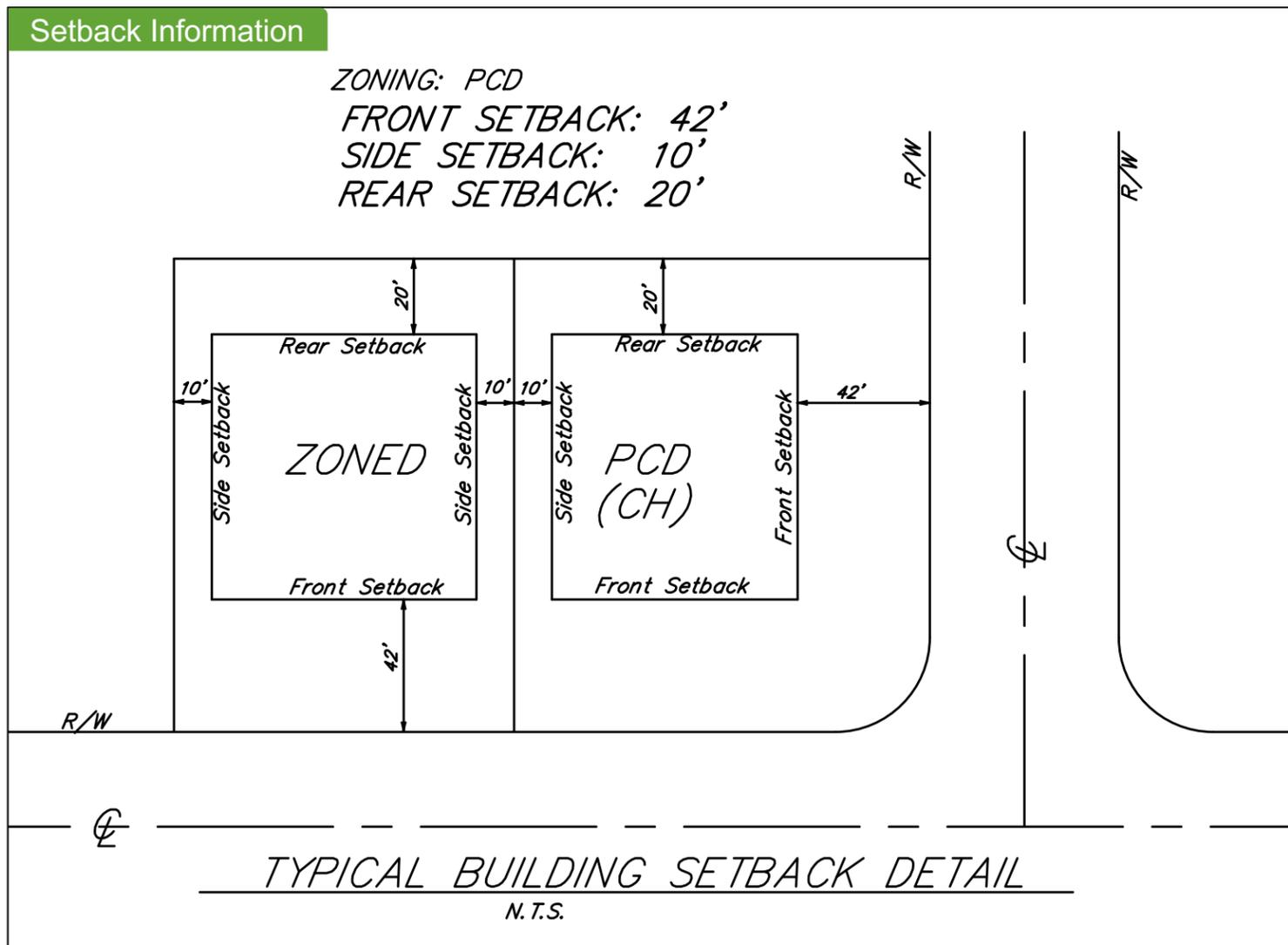
Parking Lot Light



Streetlight: 120-Watt  
Black Cobra Head on 30'  
Pole Davit Arm

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LAND USE PARAMETERS AND BUILDING SETBACKS			
ZONING (COMPARABLE VS PROPOSED)	COMPARABLE (CH)	PROPOSED	DIFFERENCE
<b>MINIMUM EXTERNAL SETBACK REQUIREMENTS</b>			
MINIMUM FRONT SETBACK (FT.)	42	42	-
MINIMUM SIDE SETBACK (FT.)	10	10	-
MINIMUM REAR SETBACK (FT.)	20	20	-
MAX HEIGHT (FT.)	45	45	-



PROPOSED ALLOWABLE USES
<b>INSTITUTIONS</b>
Adult Day Care Home
Church
Day-Care Center
Nursery School
<b>COMMERCIAL</b>
Amusements, Commercial Indoor
Animal Grooming Facility
Art or Photo Studio or Gallery
Artisan Use < 3,000 SF, other than enumerated elsewhere
Automotive/Motor Vehicle Service*
Bakery, Retail
Bank or Credit Union, Branch Office or Main Office
Bank, Drive-Up Electronic Teller
Barber or Beauty Shop
Book or Card Shop
Brewery, Artisan
Business and Communication Service
Business School
Catering Establishment
Clothing Store
Coffee, Food, or Beverage Kiosk
Commercial Center (≤25,000 SF)
Convenience Store, ≤5,000 SF
Convenience Store, >5,000 SF
Department or Discount Store
Financial Service
Fitness/Health Club Facility ≤ 5,000 SF
Fitness Studio/ Personal Instruction ≤ 5,000 SF
Flower or Plant Store
Garden and Lawn Supplies
Gasoline Sales*
Greenhouse or Nursery
General Service and Repair Shop
Ice Kiosk, Automated
Interior Decorator
Janitorial Service
Keys Locksmith
Laboratories, Medical
Laboratories, Testing
Music or Dancing Academy
Offices
Optical Dispensaries
Personal Service Establishment
Pet Shops
Pharmacies, Apothecaries

PROPOSED ALLOWABLE USES
<b>COMMERCIAL</b>
Restaurant and Carry-Out Restaurant
Restaurant, Drive-In
Restaurant, Specialty
Restaurant, Specialty-Limited
Retail Shop, other than enumerated Elsewhere
Shopping Center, Neighborhood (25-150K SF)
Specialty shop
Veterinary Clinic
Veterinary Office
Winery, Artisan
<b>INDUSTRIAL</b>
Manufacture, Storage and Distribution of:
Contractor's Storage, Indoor
<b>TRANSPORTATION AND PUBLIC UTILITIES</b>
Post Office or Postal Facility

Proposed uses not included in the existing PUD but included in the CH allowable uses.

\* Permitted only on lots 1,7 & 8."

**Proposed Uses Summary**

The uses indicated in the tables above denote the requested uses for the lots after rezoning. While most proposed uses are highlighted in yellow, this is due to the restrictive nature of the existing PUD. We have added an addendum to directly compare the permitted uses for CH, Existing PUD, and Requested PUD zoning.

- Prohibited Uses - Commercial**
- Retail Shop: Tobacco, Vape, Dispensary
  - Bulk Mulch Sales



## City of Murfreesboro General Applicability Section 13b for Planned Development

1. Identification of existing utilities, easement, roadways, rail lines and public right-of-way crossings and adjacent to the subject property: [Shown in pattern book on pages 3-7.](#)
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; [Shown in pattern book on pages 9-11.](#)
3. A plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structure on-site and within two hundred feet of the subject property and the identification of the use thereof; [Shown in pattern book on Page 8.](#)
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; [Shown in pattern book on Page 12.](#)
5. A tabulation of the maximum number of dwelling units proposed including the number of units with two or less bedrooms and the number of units with more than two bedrooms; [Not Applicable in this situation.](#)
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); [Not applicable in this situation.](#)
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; [Shown in pattern book pages 2.](#)
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; (bb) the order in which the phases of the project will be built; (cc) the minimum area and the approximate location of common space and public improvements that will be required at each stage; and, (dd) a breakdown by phase for subsections [5] and [6] above; [Development will be constructed in single phase.](#)
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; [Not applicable in this situation.](#)
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;
  - **EXCEPTION 1: No Exceptions are currently requested for this development.**
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; [The project is not within any overlays.](#)
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; [Not applicable in this situation.](#)
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; [Shown in pattern book on page 2 .](#)
14. Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. [Shown in pattern book on pages 13-14.](#)
15. If a development entrance sign is proposed the application shall include a description of the proposed entrance sign; [Not applicable in this situation.](#)

USES PERMITTED <sup>3</sup>			
	CH	Existing PUD	Proposed PUD
<b>DWELLINGS</b>			
Single-Family detached		X	
Single-Family attached or detached, zero-lot line (max. 2 units attached) <sup>23</sup>			
Single-Family attached, townhouse <sup>25, 26, 28</sup>			
Two-Family			
Three-Family			
Four-Family			
Multiple-Family			
<b>OTHER HOUSING</b>			
Accessory Apartment <sup>8</sup>		S <sup>8</sup>	
Accessory Dwelling Unit	X <sup>1</sup>		
Assisted-Care Living Facility <sup>15</sup>	X		
Bed-and-Breakfast Homestay	X	S	
Bed-and-Breakfast Inn	X	S	
Boarding House <sup>15</sup>	X		
Class I Home for the Aged <sup>15</sup>	X		
Class II Home for the Aged <sup>15</sup>	X		
Class III Home for the Aged <sup>15</sup>	X		
Emergency Shelter	X	X	
Extended Stay Hotel/Motel	X		
Family Crisis Shelter	S		
Family Violence Shelter	X		
Fraternity/Sorority	S		
Group Shelter	S	S	
Hotel	X	S	
Home Occupations <sup>11</sup>		S	
Mission		X	
Mobile Homes			
Motel	X		
Rooming House			
Student Dormitory			
Transitional Home			

USES PERMITTED <sup>3</sup>			
	CH	Existing PUD	Proposed PUD
<b>INSTITUTIONS</b>			
Adult Day Care Center	X		
Adult Day Care Home	X	X	X
Airport, Heliport	S		
Cemetery, Mausoleum	S		
Church <sup>13</sup>	X	X	X
College, University	X	X	
Day-Care Center	X	X	X
Family Day-Care Home	X	X	
Group Day-Care Home	X	X	
Hospital	X		
Lodge, Club, Country Club <sup>13</sup>	X		
Mental Health Facility	X		
Morgue	X		
Museum	X		
Nursery School	S	X	X
Nursing Home	S		
Park	X	X	
Pet Cemetery	S		
Philanthropic Institution	X		
Public Building <sup>13</sup>	X		
Recreation Field <sup>13</sup>	X	X	
Senior Citizens Center	X		
School, Public or Private, Grades K - 12 <sup>13</sup>	X		
Student Center	S		
Technology/Vocation School (indoor)	X		
Trade School (includes outdoor)			
<b>AGRICULTURAL USES</b>			
Customary General Farming	X		
Crop, Soil Preparation Agricultural Services	X		
Farm Labor and Management Services	X		
Fish Hatcheries and Preserves			
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage			
Livestock, Horse, Dairy, Poultry, and Egg Products			
Timber Tracts, Forest Nursery, Gathering of Forest Products			

USES PERMITTED <sup>3</sup>			
	CH	Existing PUD	Proposed PUD
<b>COMMERCIAL</b>			
Adult Cabaret			
Adult Entertainment Center			
Adult Motel			
Adults-Only Bookstore			
Adults-Only Motion Picture Theater			
Amusements, Commercial Indoor	X		X
Amusements, Commercial Outdoor excluding Motorized	X		
Amusements, Commercial Outdoor Motorized except Carnivals			
Animal Grooming Facility	X		X
Antique Mall	X		
Antique Shop <3,000 sq. ft.	X		
Art or Photo Studio or Gallery	X		X
Artisan Use < 3,000 sf, other than enumerated elsewhere	X		X
Automobile Body Shop <sup>12</sup>			
Automotive/Motor Vehicle Repair <sup>12</sup>			
Automotive/Motor Vehicle Service	X		X
Bakery, Retail	X		X
Bank or Credit Union, Branch Office or Main Office	X		X
Bank, Drive-Up Electronic Teller	X		X
Barber or Beauty Shop	X		X
Beer, Packaged	X		
Boat Rental, Sales, or Repair			
Book or Card Shop	X		X
Brewery, Artisan <sup>29</sup>	X		X
Brewery, Micro <sup>29</sup>	X		
Brewpub <sup>30</sup>	X		
Business and Communication Service	X		X
Business School	X		X
Campground, Travel-Trailer Park			
Carnivals	S		
Catering Establishment	X		X
Cigar Lounge	S		
Clothing Store	X		X
Coffee, Food, or Beverage Kiosk	X		X
Commercial Center (≤25,000 SF)	X		X

X = Use permitted by right. N = Not Allowed, if N\* = Not Allowed if > 3,000 sf  
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

USES PERMITTED <sup>3</sup>			
	CH	Existing PUD	Proposed PUD
Convenience Store, ≤5,000 SF	X		X
Convenience Store > 5,000 SF	X		X
Crematory			
Data Center ≤15,000 SF	X		
Department or Discount Store	X		X
Distillery, Artisan <sup>29</sup>	X		
Drive-In Theater	X		
Dry Cleaner ≤3,000 SF (No On-Site Cleaning)	X		
Financial Service	X		X
Fireworks Public Display			
Fireworks Retailer	S		
Fireworks Seasonal Retailer	S		
Fitness/ Health Club Facility >5,000 SF	X		X
Fitness studio/ personal instruction ≤5,000 SF	X		X
Flower or Plant Store	X		X
Funeral Home	X		
Garden and Lawn Supplies	X		X
Gas--Liquified Petroleum, Bottled and Bulk	X		
Gasoline Sales	X		X
General Service and Repair Shop	X		X
Glass--Auto, Plate, and Window	X		
Glass--Stained and Leaded	X		
Greenhouse or Nursery	X		
Grocery Store	X		
Group Assembly, <250 persons	X	X	
Group Assembly, >250 persons	S	X	
Ice Kiosk, Automated	X		X
Interior Decorator	X		X
Iron Work	X		
Janitorial Service	X		X
Kennels	X		
Keys, Locksmith	X		X
Laboratories, Medical	X		X
Laboratories, Testing	X		X
Laundries, Self-Service	X		
Lawn, Tree, and Garden Service	X		
Liquor Store	X		
Livestock, Auction			
Lumber, Building Material			
Manufactured Home Sales			

USES PERMITTED <sup>3</sup>			
	CH	Existing PUD	Proposed PUD
Massage Parlor			
Motor Vehicle: Sales , Rental (Automobiles) <sup>3</sup>	S		
Motor Vehicle: Sales, Rental (Other Than Automobiles) <sup>3</sup>			
Motor Vehicle: Sales, Rental, Repair (Medium & Heavy Duty Commercial Vehicles) <sup>3</sup>			
Movie Theater	X		
Music or Dancing Academy	X		X
Offices	X		X
Optical Dispensaries	X		X
Parking Structure	X		
Pawn Shop	X		
Payday Loan, Title Loan, or Check-Cashing Service	X		
Personal Service Establishment	X		X
Pet Crematory			
Pet Funeral Home	X		
Pet Shops	X		
Pharmacies, Apothecaries	X		X
Plasma Donation Center			
Radio, TV, or Recording Studio	X		
Radio and Television Transmission Towers	S		
Rap Parlor			
Restaurant and Carry-Out Restaurant	X		X
Restaurant, Drive-In	X		X
Restaurant, Specialty	X		X
Restaurant, Specialty -Limited	X		X
Retail Shop, firearms			
Retail Shop, other than enumerated elsewhere	X		X
Retail Shop: Tobacco, Vape, Dispensary <sup>31</sup>	X <sup>31</sup>		
Salvage and Surplus Merchandise	X		
Sauna			
Self-Service Storage Facility <sup>16</sup>	X		
Sheet Metal Shop	X		
Shopping Center, Community (150-300K SF)	X		
Shopping Center, Neighborhood (25-150K SF)	X		X
Shopping Center, Regional (>300,000 SF)	X		
Specialty Shop	X		X
Tavern	X		
Taxidermy Studio	S		

USES PERMITTED <sup>3</sup>			
	CH	Existing PUD	Proposed PUD
Veterinary Clinic	X		X
Veterinary Hospital	X		
Veterinary Office	X		X
Vehicle Wash	X		
Wholesaling, Wholesale Establishments	X		
Winery, Artisan <sup>29</sup>	X		X
Wireless Telecommunications Towers, Antennas <sup>17</sup>	S		
Wrecker/Towing Service, Wrecker Storage Yard <sup>12</sup>			
<b>INDUSTRIAL</b>			
Manufacture, Storage, Distribution of:			
Abrasive Products			
Asbestos Products			
Automobile Dismantlers and Recyclers <sup>7 &amp; 12</sup>			
Automobile Manufacture			
Automobile Parts and Components Manufacture			
Automobile Seats Manufacture			
Bakery Goods, Candy			
Boat Manufacture			
Bottling Works			
Brewery <sup>20</sup>			
Canned Goods			
Chemicals			
Composting Facility			
Contractor's Storage, Indoor	X		X
Contractor's Yard or Storage, Outdoor <sup>32</sup>			
Contractor's/Construction Equipment: Sales, Rental, Repair <sup>32</sup>			
Cosmetics			
Custom Wood Products			
Data Center / Server Farm > 15,000			
Distillery <sup>20</sup>			
Dry Cleaning- Laundering Facility > 3,000	X		
Electrical or Electronic Equipment, Appliances, and Instruments			
Fabricated Metal Products and Machinery			
Fertilizer			
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery			
Furniture and Fixtures			

X = Use permitted by right. N = Not Allowed, if N\* = Not Allowed if > 3,000 sf  
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

USES PERMITTED <sup>3</sup>			
	CH	Existing PUD	Proposed PUD
Jewelry			
Junkyard			
Leather and Leather Products except tanning and finishing			
Leather and Leather Products, Tanning and Finishing			
Lumber and Wood Products			
Mobile Home Construction			
Musical Instruments			
Office/Art Supplies			
Paints			
Paper Mills			
Paper Products excluding paper and pulp mills			
Petroleum, Liquified Petroleum Gas and Coal Products except refining			
Petroleum, Liquified Petroleum Gas and Coal Products refining			
Pharmaceuticals			
Photographic Film Manufacture			
Pottery, Figurines, and Ceramic Products			
Primary Metal Distribution and Storage			
Primary Metal Manufacturing			
Printing and Publishing	X		
Recycling center	S		
Recycling Center: Temporary Mobile	S		
Rubber and Plastic Products except rubber or plastic manufacture			
Rubber and Plastic Products, Rubber and Plastic Manufacture			
Saw Mills			
Scrap Metal Processors			
Scrap Metal Distribution and Storage			
Scrap Processing Yard			
Secondary Material Dealers			
Silverware and Cutlery			
Small Moulded Metal Products			
Sporting Goods			
Stone, Clay, Glass, and Concrete Products			
Textile, Apparel Products, Cotton--Factoring, Grading			
Textile, Apparel Products, Cotton Gin			

USES PERMITTED <sup>3</sup>			
	CH	Existing PUD	Proposed PUD
Tire Manufacture			
Tobacco Products			
Toiletries			
Transportation Equipment			
Warehousing, Transporting/Distributing <sup>18</sup>			
Winery <sup>20</sup>			
<b>TRANSPORTATION AND PUBLIC UTILITIES</b>			
Bus Terminal or Service Facility	X		
Electric Transmission, Gas Piping, Water/Sanitary			
Sewer Pumping Station	X		
Freight Terminal, Service Facility	X		
Garbage or Refuse Collection Service			
Gas, Electric (Including Solar Farms), Water, Sewerage Production and/or Treatment Facility, Landfill <sup>19</sup>		S	
Post Office or Postal Facility	X		X
Railroad Station/Terminal	S		
Refuse Processing, Treatment, and Storage			
Telephone or Communication Services	X	S	
Taxicab Dispatch Station	X		

X = Use permitted by right. N = Not Allowed, if N\* = Not Allowed if > 3,000 sf

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 6, 2025  
PROJECT PLANNER: RICHARD DONOVAN**

- 5.e. Zoning application [2024-410] for approximately 17.26 acres located along Cason Lane to be rezoned from CF (11.65 acres) and OG (5.61 acres) to PUD (Cason Lane PUD), Lennar applicant.**

Lennar, the applicant, is requesting a rezoning of the subject property from CF (Commercial Fringe) and OG (Office General) to PUD (Planned Unit District – Cason Lane PUD). The vacant property, approximately 17.26 acres in size, is located on the west side of Cason Lane north of its intersection with New Salem Highway and is identified as Tax Map 114, Parcel 4.07.



### **Adjacent Land Use and Zoning**

The adjacent properties include a mix of commercial and residential uses, each appropriately zoned. To the north is Cason Estates Apartment Homes, zoned RM-16 (Multi-Family Residential). To the east are the Cason Ridge Apartments, also zoned RM-16, along with vacant land zoned CF (Community Fringe). To the south is the Walmart Neighborhood Market, zoned CF, while to the west lies vacant land zoned CH (Commercial Highway) and RM-16.

### **Cason Lane PUD**

The Cason Lane PUD proposes 94 attached single-family homes and two commercial outparcels. The development is proposed to be completed in three phases with the residential portion being Phase 1 and each of the commercial outparcels being Phase 2 and 3. The homes will feature 2-story designs, with front porches and two-car garages. Each home will include a minimum 24-inch brick water table on all sides, with fiber cement siding above. The attached homes are proposed to be on individual lots with a minimum lot size of 2,000 square feet and a 20-foot width. The allowed uses for the commercial outparcels are targeting neighborhood services to service the proposed residential and the nearby existing residential. Access to the site will be from Cason Lane, with an additional stub-out to the property to the west for a future connection. The commercial outparcels will utilize the roads that service the residential portion of the development and will not be permitted to connect directly to Cason Lane. The development will offer various amenities, including a dog park, playground, pavilion, picnic pads, walking trails, and a mail kiosk. A homeowner's association will be established to manage all common areas.

### **Residential**

#### **Lot Size and setbacks:**

- 94 attached single-family lots
  - with a minimum lot size of 2,000 square feet
  - with a minimum lot width of 20 feet
  - Setbacks
    - Front – 35 ft
    - Side – 5 ft
    - Rear – 20 ft

#### **Architecture and Building Materials:**

- Example elevations have been provided in the pattern book for the attached homes.
- Be 2 stories;
- Have front porches;
- Have two-car garages; and

- Will be a minimum 1,200 square-feet.
- Building Materials
  - All sides minimum of 24-inch water table
  - Front – Brick and Fiber Cement Board.
  - Side – Brick and Fiber Cement Board.
  - Rear – Brick and Fiber Cement Board.
  - Soffit & Trim – Vinyl and Aluminum

Parking:

- Single family attached
  - Driveway
    - Will accommodate 4 parking spaces
      - 376 spaces provided
      - 311 spaces required
  - Garage Parking
    - Can accommodate 2 automobiles
      - Garage is 18 ft by 20 ft
      - Not needed to meet parking standards.
      - 94 spaces provided (counting as single spaces due to not meeting Zoning Ordinance requirement for size.)
- Amenity Parking
  - Mail kiosk – 3 spaces
  - Dog Park – 11 spaces
  - Playground – 5 spaces
  - Other guest spaces – 20 spaces
    - Guest spaces are spread through the development with 2 spaces provided on the north end of each of the southernmost buildings.

Open Space and Amenities:

There will be 4.00 acres of open space (24.3% of the site), including the stormwater management areas; amenities; mail kiosk; and associated parking. The amenities include the following:

- Playground with pavilion
- Dog Park
- A passive open space area
- Picnic pads along the walking path
- Walking path with connection to Wal-Mart Neighborhood Market to the south
- Mail kiosk

## **Commercial**

### Allowed Uses:

The applicant is proposing permitted uses for the two outparcels primarily derived from the Commercial Fringe (CF) zoning district with the intent of targeting services to serve the neighboring area. All proposed uses are permitted by right, and any uses that would require a special use permit under CF zoning have been excluded from the Planned Unit Development (PUD). The commercial portion of the PUD permits the following uses:

#### Institutions

- day care center
- museum
- nursery school
- park
- recreation field

#### Commercial

- animal grooming facility
- antiques shop
- antique shop (<3000 sf)
- bakery, retail
- book or card shop
- brewery, artisan
- brewpub
- catering establishment
- clothing store
- coffee, food, or beverage kiosk

- commercial center (<25,000 sf)
- fitness/health club facility (>5000 sf)
- fitness studio/personal instruction (<5000 sf)
- flower or plant store
- grocery store
- medical office
- restaurant and carry-out restaurant
- restaurant, specialty
- restaurant, specialty-limited
- retail shop (non tobacco, vape, dispensary, firearms, liquor)
- specialty shop
- veterinary clinic
- veterinary office

### Access:

Access to the site will be provided from Cason Lane via the two proposed public streets serving the residential units. Direct access to Cason Lane will not be permitted for the commercial outparcels; instead, cross-access will be required where appropriate to ensure internal connectivity.

### Design Standards, Landscaping, and Parking

The pattern book defers to the Zoning Ordinance for parking requirements for the commercial lots. It also defers to the City's Design Guidelines for architectural standards and landscaping.

### **Exceptions:**

The PUD does NOT include any exceptions, from the Zoning Ordinance, or Subdivision Regulations but does require one from the Future Land Use Map which is discussed below.

### **Future Land Use Map:**

The Future Land Use Map (FLUM) of the Murfreesboro 2035 Comprehensive Plan designates the project area as 'Auto Urban Residential' (AUR), which is considered the most appropriate land use character, as indicated on the map below. The AUR designation supports a density range of 4.0 to 12.0 dwelling units per acre. The Comprehensive Plan recommends RS-10, RS-8, RS-6, RS-A1, RS-A2, RS-A3, R-D, PRD and PUD as compatible zoning districts. The AUR designation also supports townhomes on lots of 4.1 acres or greater with the following criteria:

- Maximum 20% of overall acreage consists of attached residential units
- Maximum 40% of overall number of units is attached residential units
- Transition of heights and setbacks, requiring an increase in setback when attached units are taller than detached housing.

However, Chapter 4 of the Comprehensive Plan includes a transition policy that allows flexibility when the current development pattern supports expansion of a land use boundary. Staff believes the transition policy may be appropriate for a portion of this property as it is in an area that is transitioning from the commercial uses at the New Salem Highway and Cason Lane intersection to the existing multi-family residential zoning and uses to the north and the existing multi-family zoning and uses to the west that are currently in place. The deviation from the required percentages of attached single-family housing may be appropriate due to the above-mentioned existing multi-family residential uses zoning in the vicinity that already permit townhomes and apartments. The Planning Commission will need to evaluate this request further to determine whether a deviation from the land use plan is warranted.

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



**Staff recommendation:**

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

1. The rezoning request is an appropriate use of the transition policy in Staff's opinion, using the existing development pattern of multi-family housing to transition to the commercial corridor along New Salem Highway.
2. The proposed residential use in the PUD zoning is consistent and compatible with the existing housing types or permitted housing types in the immediate vicinity while preserving neighborhood commercial opportunities along Cason Lane.
3. The subject property is currently vacant and situated in an area of active residential growth, making it well-positioned to complement ongoing development trends and meet housing demand.

**Action Needed:**

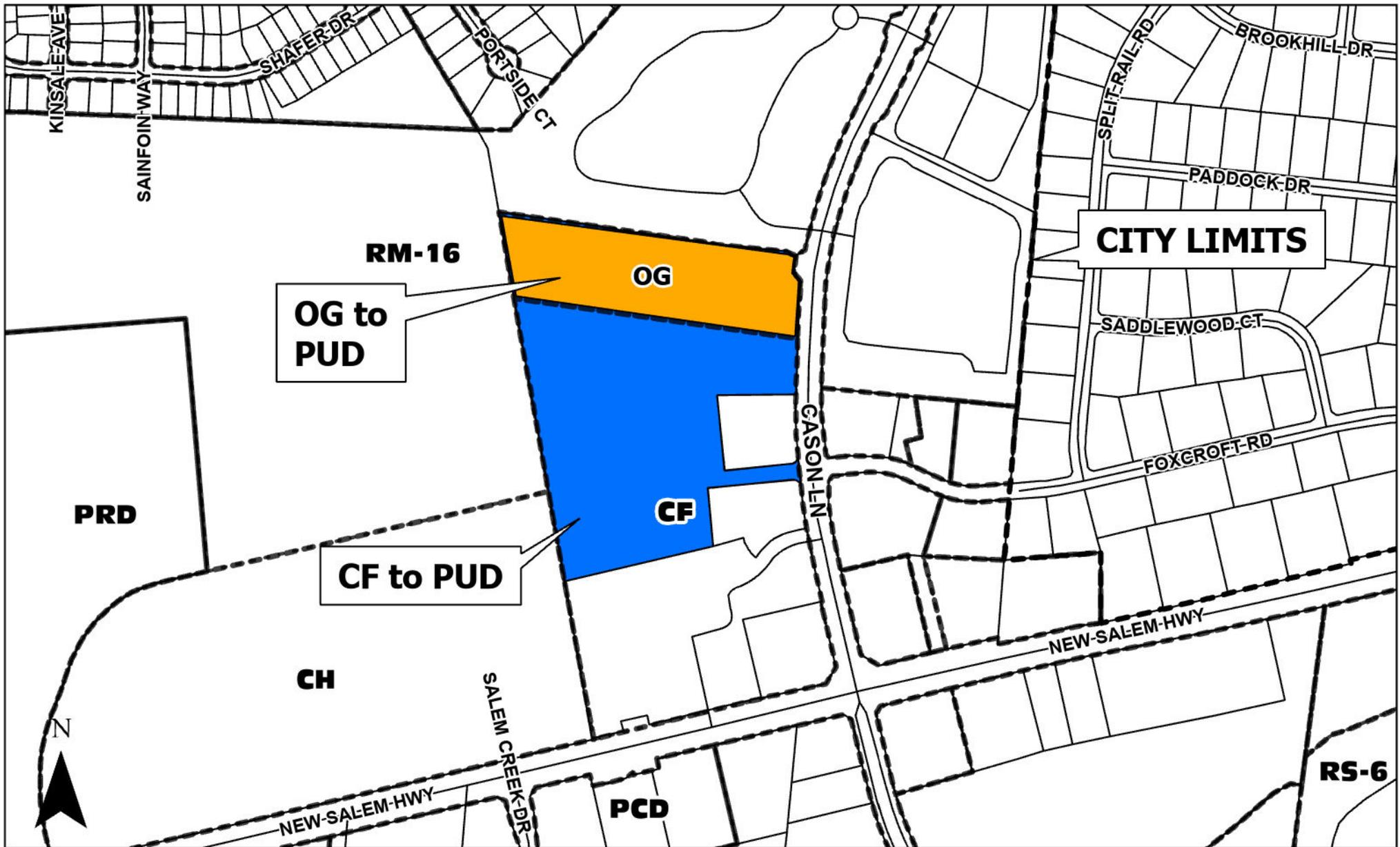
The Planning Commission will need to conduct a public hearing on this matter, after which it will need to formulate a recommendation for City Council.

**Attachments:**

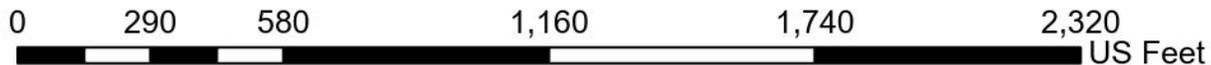
Ortho Map

Non-ortho maps

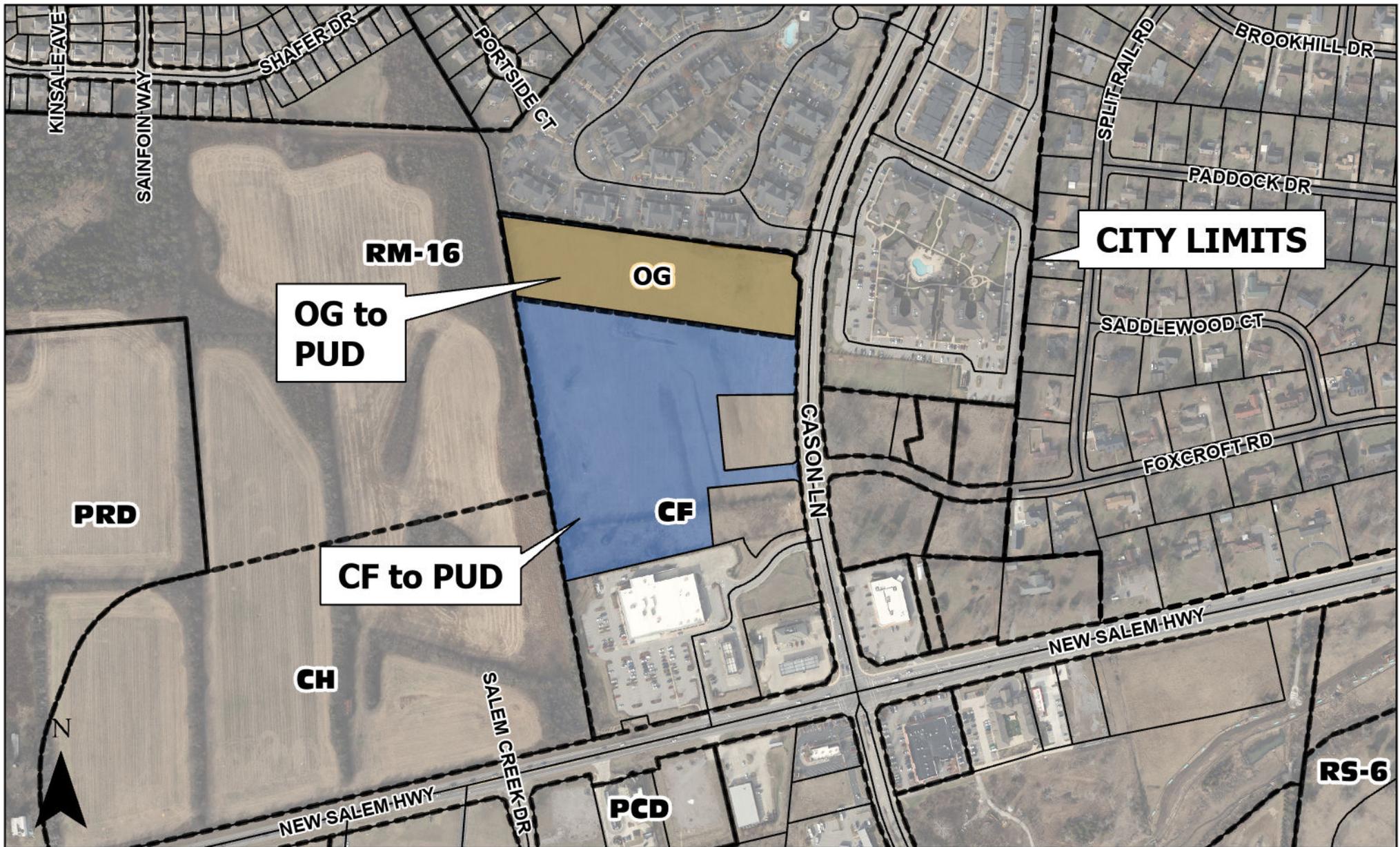
Pattern Book



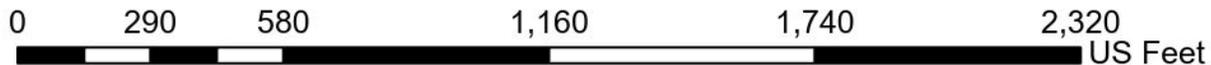
Rezoning Request for property along Cason Lane  
from CF & OG to PUD (Cason Lane PUD)



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



Rezoning Request for property along Cason Lane  
 from CF & OG to PUD (Cason Lane PUD)



Planning Department  
 City of Murfreesboro  
 111 West Vine St  
 Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)

# CASON LANE

## A PLANNED UNIT DEVELOPMENT MURFREESBORO

**LENNAR**

 **RaganSmith**  
a Pape-Dawson company



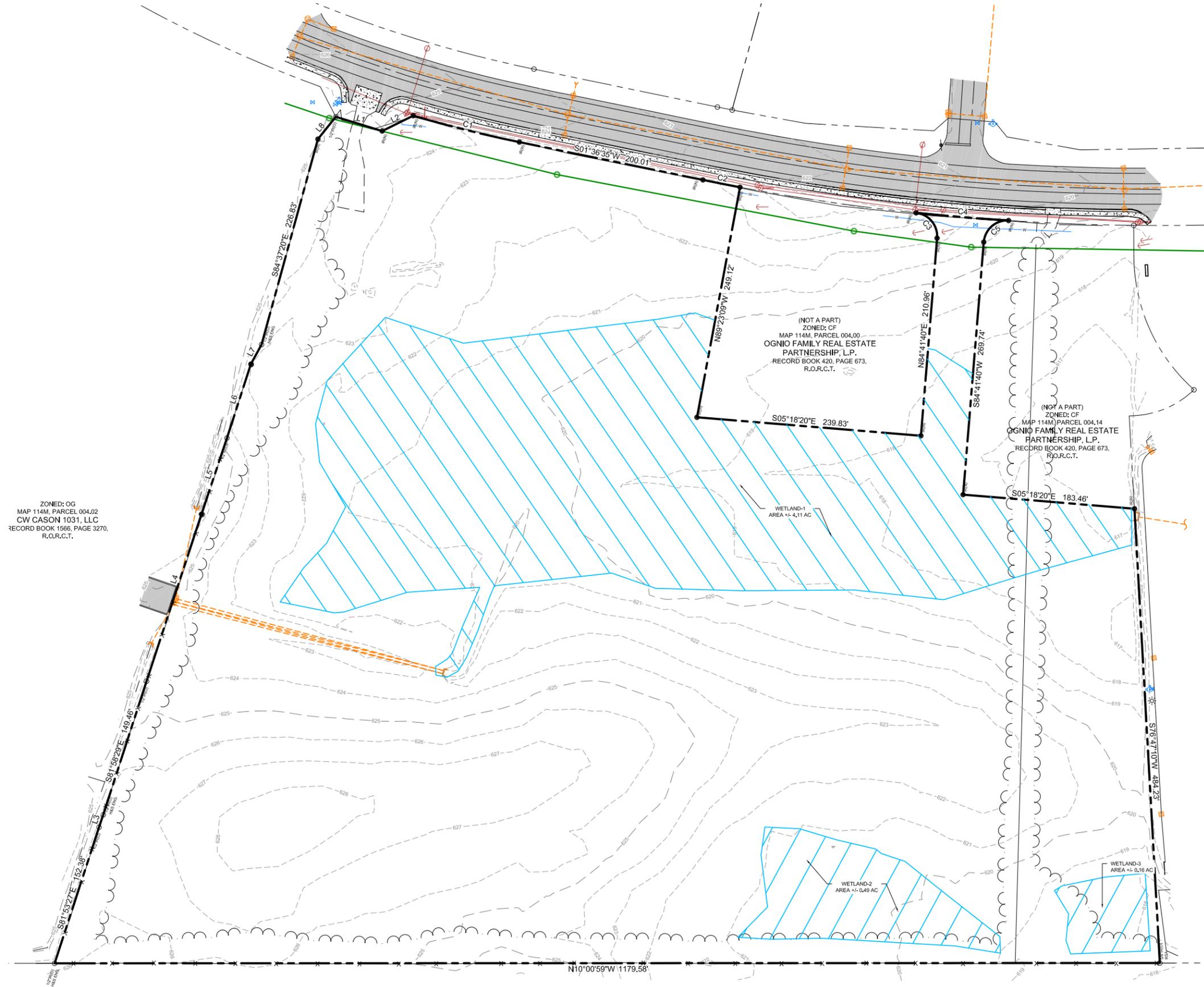
APPLICANT  
LENNAR  
WENDY DEATS  
6840 CAROTHERS PKWY, SUITE 600  
FRANKLIN, TN 37067  
WENDY.DEATS@LENNAR.COM

LANDSCAPE ARCHITECT/ PLANNING  
PRIMARY PROJECT CONTACT  
RAGANSMITH  
TYLOR FISCHER, PLA  
4068 RURAL PLAINS CIR. SUITE 290  
FRANKLIN, TN 37064  
TFISCHER@RAGANSMITH.COM

CIVIL ENGINEER  
RAGANSMITH  
MARK MERRILL  
4068 RURAL PLAINS CIR. SUITE 290  
FRANKLIN, TN 37064  
MMERRILL@RAGANSMITH.COM

# SITE LOCATION MAP





# EXISTING UTILITIES



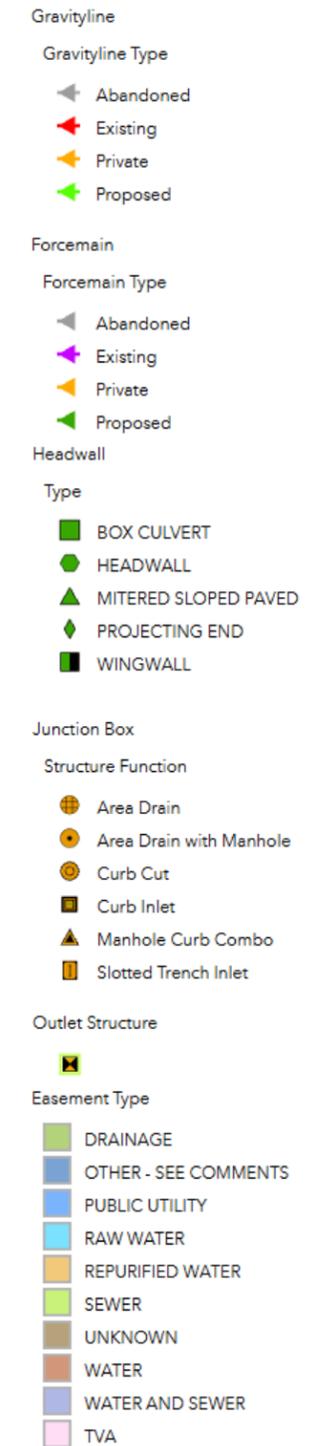
UTILITIES - CITY OF MURFREESBORO

Public utilities are accessible directly adjacent to the project site including MWRD sewer and MWRD stormwater. The adjacent sewer line has capacity to serve the development and the capacity granted to this project shall be determined by MWRD and Planning Commission. Electric service is provided by Middle Tennessee Electric and is readily available.



UTILITIES - CUD

CUD provides potable water service to this area. A 16" water main runs adjacent to the site along Cason Lane. Reservation of capacity shall be coordinated with CUD.

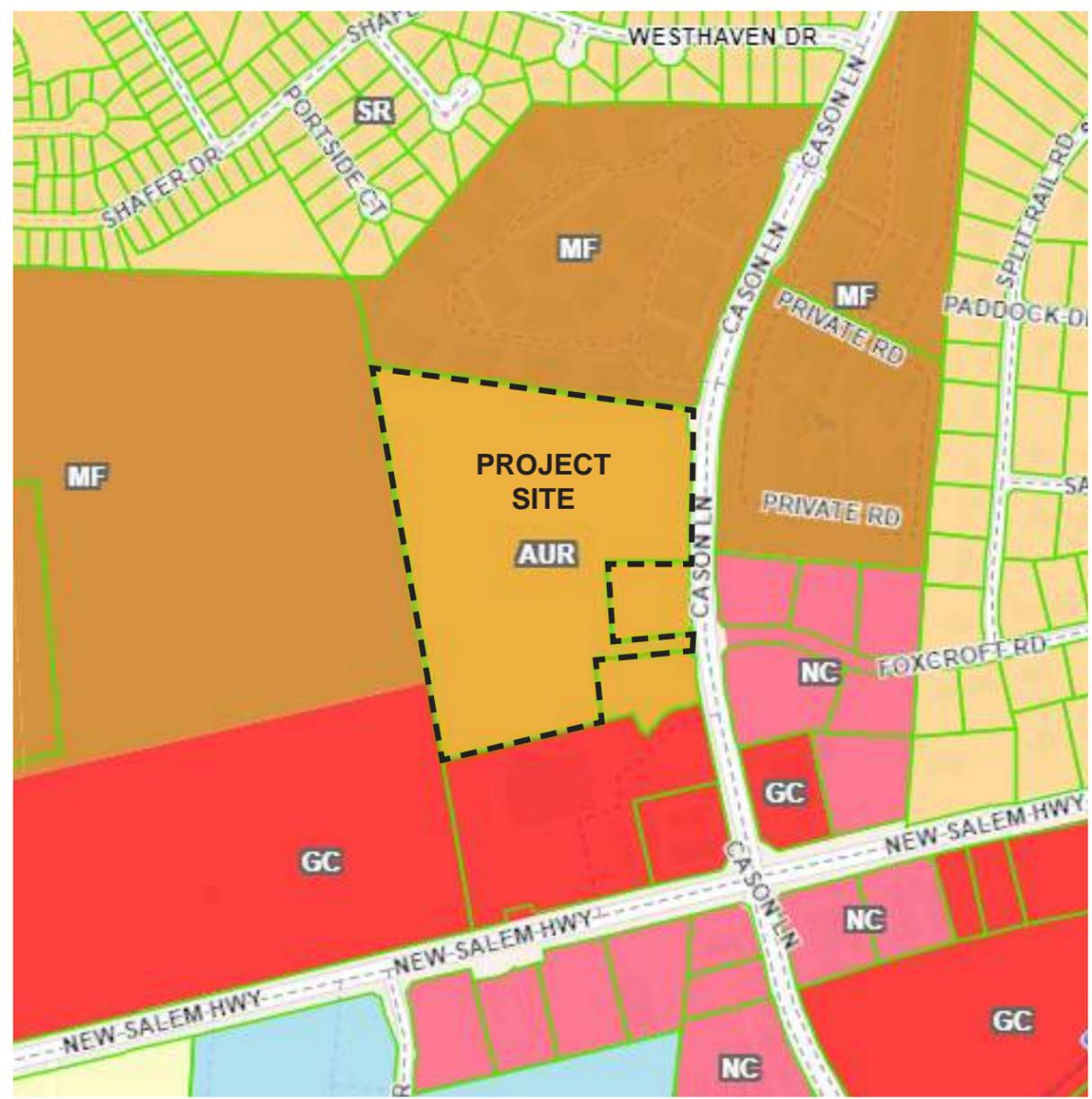


The Cason Lane Planned Development is located along Cason Lane near New Salem Highway. It is surrounded by existing multifamily to the North and East, proposed multifamily/ commercial to the West, and Commercial along the South and South-East. This project proposes 94 attached suburban style townhomes as well as the creating of two commercial outparcels.

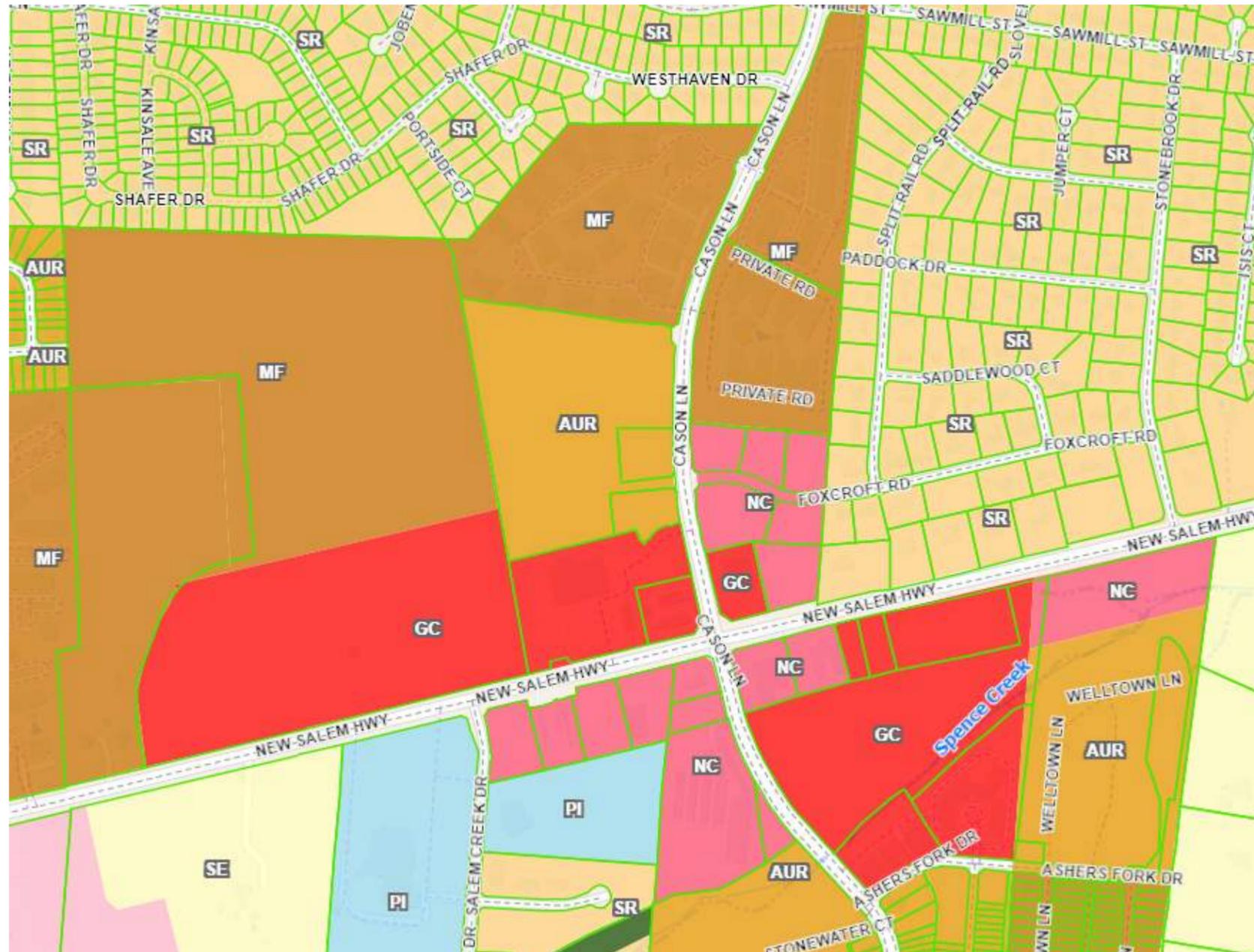
This parcel is designated as Auto-Urban Residential character which targets the development of car-centric residential development and allows a variety of housing types. The proposed attached front-loaded townhomes fit within the intended character for the area and offers additional housing variety to this area which is heavy on multi-family apartment buildings. The existing zoning for the site is a combination of commercial and office uses. This development proposes to reduce the commercial portion of the development to the area fronting Cason Lane while transitioning to residential to the West which better fits the existing character and intended character for the area.

This development seeks to vary from the 2035 Comprehensive plan slightly by exceeding the recommended 40% maximum of attached products for the residential development. This allows for a density that is more complimentary to its surroundings as well as the commercial outparcels being created along Cason Lane. Detached homes on this site would not be as desirable due to the adjacent development patterns.

Minor changes to the standard street geometry have been proposed along the Northern side of the development as the roadways in this area are unable to connect to the adjacent parcels and will only serve the few residents whose driveways are located along them. Because of this, there will be less concern for speeding or cut-through traffic that needs to be accommodated. The primary entrance to the site, Foxcroft Road, will be constructed to residential collector standards and will directly tie to the planned Stillwaters development to the East, and will align with the newly constructed Foxcroft Road segment to the East of Cason Lane where more commercial development is planned.



# FUTURE LAND USE MAP

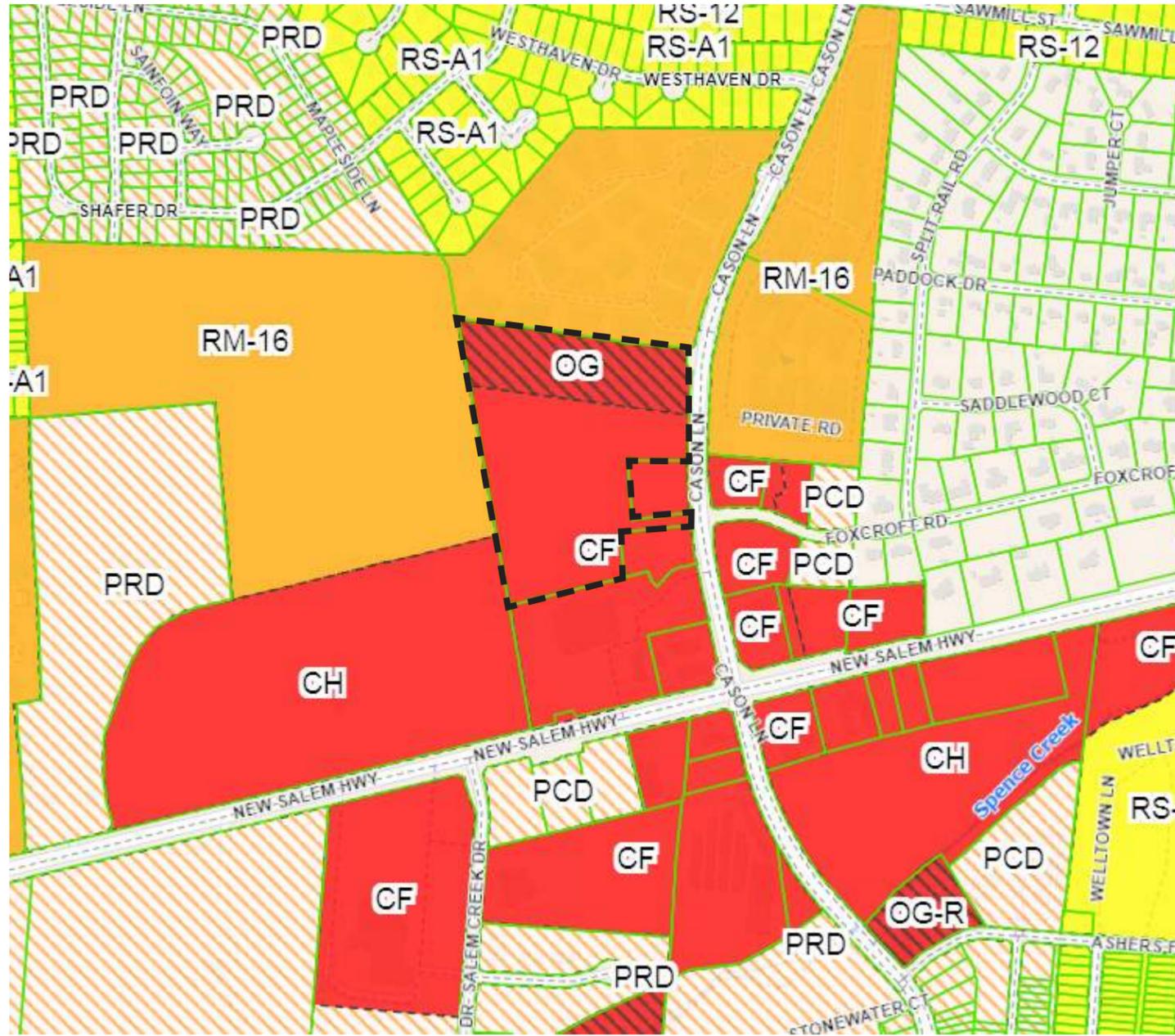


## AUTO - URBAN RESIDENTIAL CHARACTER (AUR)

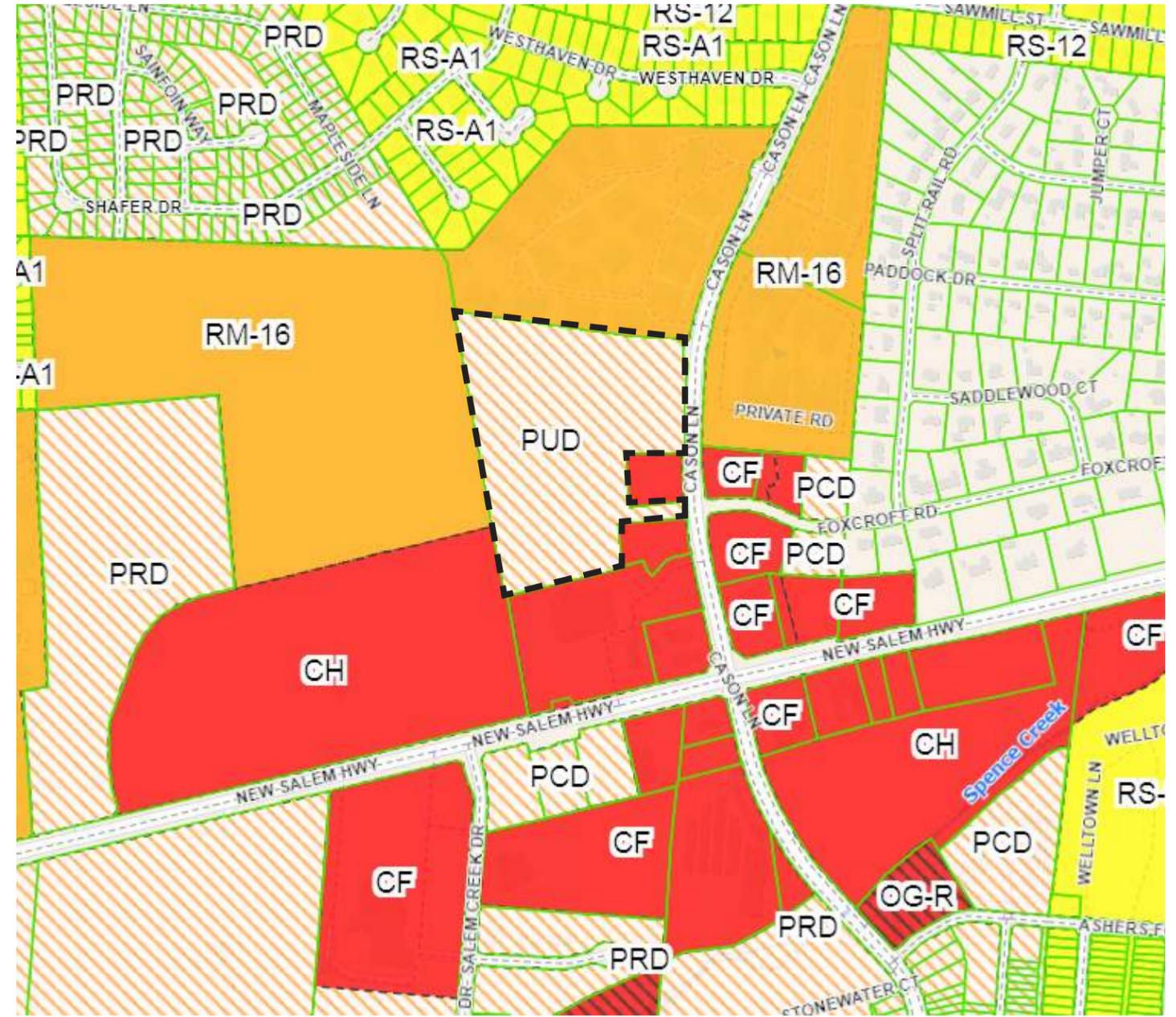
This designation pertains to current and future residential development and includes primarily detached residential dwellings as primary use; and allows attached housing types (subject to compatibility and open space standards, e.g., townhomes, zero lot-line/patio homes, and three-family structures); planned developments (with a potential mix of housing types and varying densities, subject to compatibility and open space standards), etc.

## CHARACTERISTICS:

- Less openness and separation between dwellings compared to suburban character areas, due to size of parcel and proportion of building footprint to parcel
- Automobile significantly influences the design and character of the dwelling
- Landscape enhancements are relative to urban scale and land use
- Strong amenity packages with active recreation areas that serve all age groups
- Emphasis on connectivity within the development
- Street trees or front yard trees located near lot line to help integrate new development patterns into established communities
- Lots on periphery sized consistent with the existing lots within of adjacent city neighborhoods
- Typical density ranges between 4.0 to 12 (DU/ac.)



**EXISTING ZONING - CF AND OG**



**PROPOSED ZONING - PUD**

# SITE DATA AND ALLOWABLE USES

ADDRESS:	CASON LANE	REQUIRED PARKING FOR RESIDENTIAL AREA		<u>ALLOWED USES</u>
PARCEL ID:	114-004.07-000			(ANY USES NOT SPECIFICALLY IDENTIFIED ARE TO BE CONSIDERED DISALLOWED)
SIZE:	17.28 AC	TOWNHOME (ATTACHED/SUBURBAN):	311	<u>RESIDENTIAL</u>
		(1.1 PER BEDROOM X 3 BEDS/UNIT X 94 UNITS)		HOME-BASED BUSINESSES ARE PERMITTED WITHIN THE RESIDENTIAL PORTION OF THE PUD SO LONG AS NO CUSTOMERS VISIT THE SITE.
EXISTING LAND USE:	AUR	PROVIDED PARKING FOR RESIDENTIAL AREA		<u>INSTITUTIONS</u>
PROPOSED LAND USE:	AUR			DAY-CARE CENTER
				MUSEUM
EXISTING ZONING:	CF/OG	GARAGE PARKING:	94 (1 PER UNIT)	NURSERY SCHOOL
PROPOSED ZONE:	PUD	DRIVEWAY PARKING:	376 (4 PER UNIT)	PARK
PROPOSED EQUIVALENT ZONE:	RS-A2/CF	GUEST PARKING:	36	RECREATION FIELD
		MAIL KIOSK PARKING:	3	
COMMERCIAL AREA:	3.33 AC	TOTAL PARKING:	509 SPACES (185 EXCESS)	<u>COMMERCIAL</u>
RESIDENTIAL AREA (INCL ROW):	13.95 AC			ANIMAL GROOMING FACILITY
		PARKING FOR COMMERCIAL PARCELS TO BE DETERMINED BY USE AT SITE PLAN SUBMITTAL		ANTIQUE SHOP (<3000 SF)
MAXIMUM F.A.R. (RESIDENTIAL):	.366 PROPOSED	<u>NEIGHBORHOOD MONUMENT SIGN SPECIFICATIONS</u>		BAKERY, RETAIL
(2.55 AC BUILDINGS X 2 FLOORS)				BOOK OR CARD SHOP
MINIMUM O.S.R. (RESIDENTIAL):	0.25 (ENTIRE RESI PORTION)	<u>DIMENSIONING</u>		BREWERY, ARTISAN
PER RSA2 STANDARDS		MAXIMUM WIDTH: 25' 0"		BREW/PUB
		MAXIMUM DEPTH: 3' 0"		CATERING ESTABLISHMENT
MINIMUM L.S.R.:	0.5 (ENTIRE RESI PORTION)	MAXIMUM HEIGHT: 8' 1"		CLOTHING STORE
PER RSA2 STANDARDS		SIGN FACES: 1		COFFEE, FOOD, OR BEVERAGE KIOSK
		MAXIMUM LETTER HEIGHT: 15"		COMMERCIAL CENTER (<25,000 SF)
COMMON OPEN SPACE:	4.30 AC	MAXIMUM SIGN AREA: 40 SF (TEXT BOX)		FITNESS/ HEALTH CLUB FACILITY (>5000 SF)
				FITNESS STUDIO/ PERSONAL INSTRUCTION (<5000 SF)
UNIT MIX		<u>MATERIALITY</u>		FLOWER OR PLANT STORE
FRONT LOADED TOWNHOMES:	94 UNITS (6.73 DU/AC)	MASONRY: BRICK, WHITE		GROCERY STORE
(ATTACHED/SUBURBAN)		MORTAR/SAND: WHITE		MEDICAL OFFICE
COMMERCIAL OUTPARCELS:	2	LETTERING: PIN MOUNTED METAL, BLACK		RESTAURANT AND CARRY-OUT RESTAURANT
(SEE USE LIST FOR ALLOWED USES)		PRE-CAST CONCRETE		RESTAURANT, SPECIALTY
REQ. SETBACKS (RESIDENTIAL)		<u>SITE AMENITIES</u>		RESTAURANT, SPECIALTY-LIMITED
FRONT:	35' MIN	1. DOG PARK		RETAIL SHOP (NON TOBACCO, VAPE, DISPENSARY, FIREARMS, LIQUOR)
SIDE:	5' MIN	3000 SF MIN., 5' TALL ALUMINUM VERTICAL PICKET STYLE FENCING, 1 DOG WASTE STATION		SPECIALTY SHOP
REAR:	20' MIN			VETERINARY CLINIC
		2. WALKING TRAILS		VETERINARY OFFICE
MIN LOT AREA (RESIDENTIAL):	2000 SF	+/-1300 LF, 5' WIDE CONCRETE OR ASPHALT, PICNIC TABLES AT BUMP OUTS (2 @ 8'X12' MIN.)		
MIN LOT WIDTH (RESIDENTIAL):	20'			
MAX BUILDING HEIGHT (RESIDENTIAL):	35'	3. PLAYGROUND		
		1100 SF MULCH SURFACE MIN., 1 PLAY STRUCTURE WITH SLIDE		
REQ. SETBACKS (COMMERCIAL)		4. PAVILION		
FRONT:	42' MIN	10' X 10' MINIMUM SIZE, STEEL STRUCTURE WITH METAL ROOF, 1 PICNIC TABLE		
SIDE:	10' MIN			
REAR:	20' MIN			
MAX BUILDING HEIGHT (COMMERCIAL):	45'			



## ANTICIPATED PHASING

**PHASE 1 - RESIDENTIAL AREA (94 TOWNHOME UNITS)**  
 - COMMON OPEN SPACE CONSTRUCTED: 4.20 AC (100% OF PROPOSED)

**PHASE 2 - COMMERCIAL OUTPARCEL 1**  
 - NO OPEN SPACE INCLUDED

**PHASE 3 - COMMERCIAL OUTPARCEL 2**  
 - NO OPEN SPACE INCLUDED

## ANTICIPATED DEVELOPMENT SCHEDULE

<b>JUNE 2025:</b>	REZONING SUBMITTED TO PC
<b>AUGUST 2025:</b>	REZONING APPROVED BY PC
<b>OCTOBER 2025:</b>	REZONING APPROVED BY CITY COUNCIL
<b>NOVEMBER 2025:</b>	PRELIMINARY PLAT SUBMITTED TO PC
<b>DECEMBER 2025:</b>	PRELIMINARY PLAT APPROVED BY PC
<b>JANUARY 2026:</b>	CONSTRUCTION DOCUMENTS SUBMITTED
<b>FEBRUARY 2026:</b>	GRADING PERMIT ISSUED/ CD APPROVAL

**FEBRUARY 2026 - FEBRUARY 2027**  
 PHASE 1 (TOWNHOMES) CONSTRUCTION  
 100% OF OPEN SPACE CONSTRUCTED

**FEBRUARY 2027 - FEBRUARY 2027**  
 PHASE 2 & 3 (COMMERCIAL OUTPARCELS) CONSTRUCTION

TIMING OF ANY OFFSITE IMPROVEMENTS SHALL OCCUR PER THE TRAFFIC IMPACT STUDY



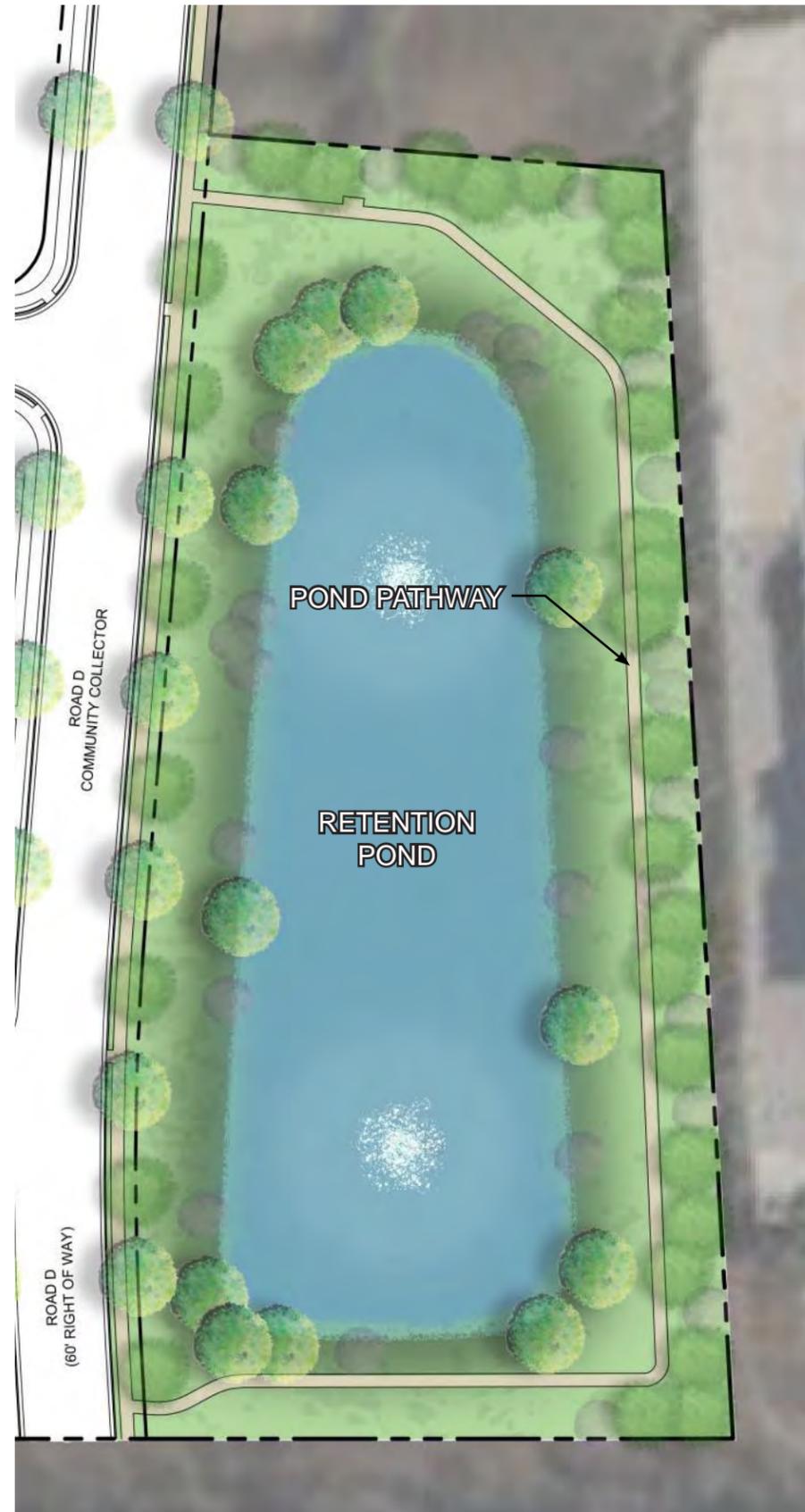
# OPEN SPACE PLAN

TOTAL OPEN SPACE: 4.30 AC



## SITE AMENITIES

1. DOG PARK  
3000 SF MIN., 5' TALL ALUMINUM VERTICAL PICKET STYLE FENCING, 1 DOG WASTE STATION
2. WALKING TRAILS  
+/-1300 LF, 5' WIDE CONCRETE OR ASPHALT, PICNIC TABLES AT BUMP OUTS (2 @ 8'x12' MIN)
3. PLAYGROUND  
1100 SF MULCH SURFACE MIN., 1 PLAY STRUCTURE WITH SLIDE
4. PAVILION  
10' X 10' MINIMUM SIZE, STEEL STRUCTURE WITH METAL ROOF, 1 PICNIC TABLE



# CIRCULATION PLAN



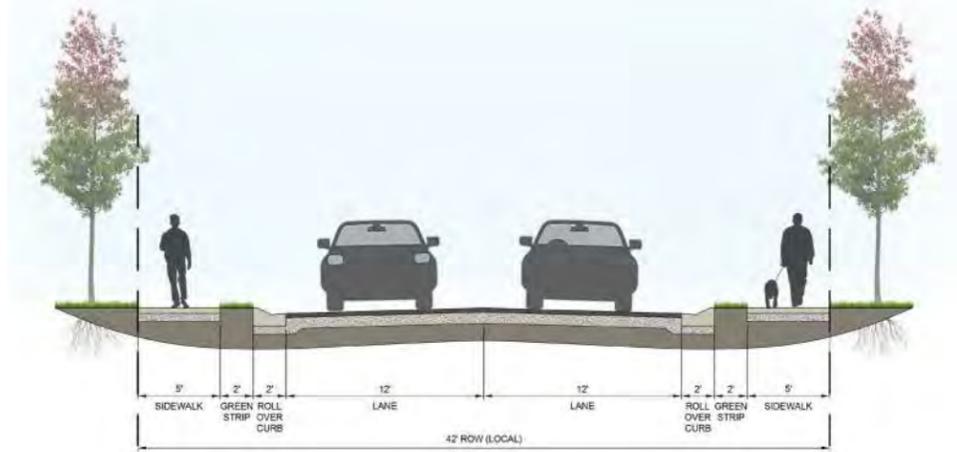
— SIDEWALKS



# ROADWAY STANDARDS



50' WIDE PUBLIC RIGHT OF WAY LOCAL ROAD



42' WIDE PRIVATE RIGHT OF WAY LOCAL ROAD WITH DRIVEWAYS



60' WIDE PUBLIC RIGHT OF WAY COMMUNITY COLLECTOR

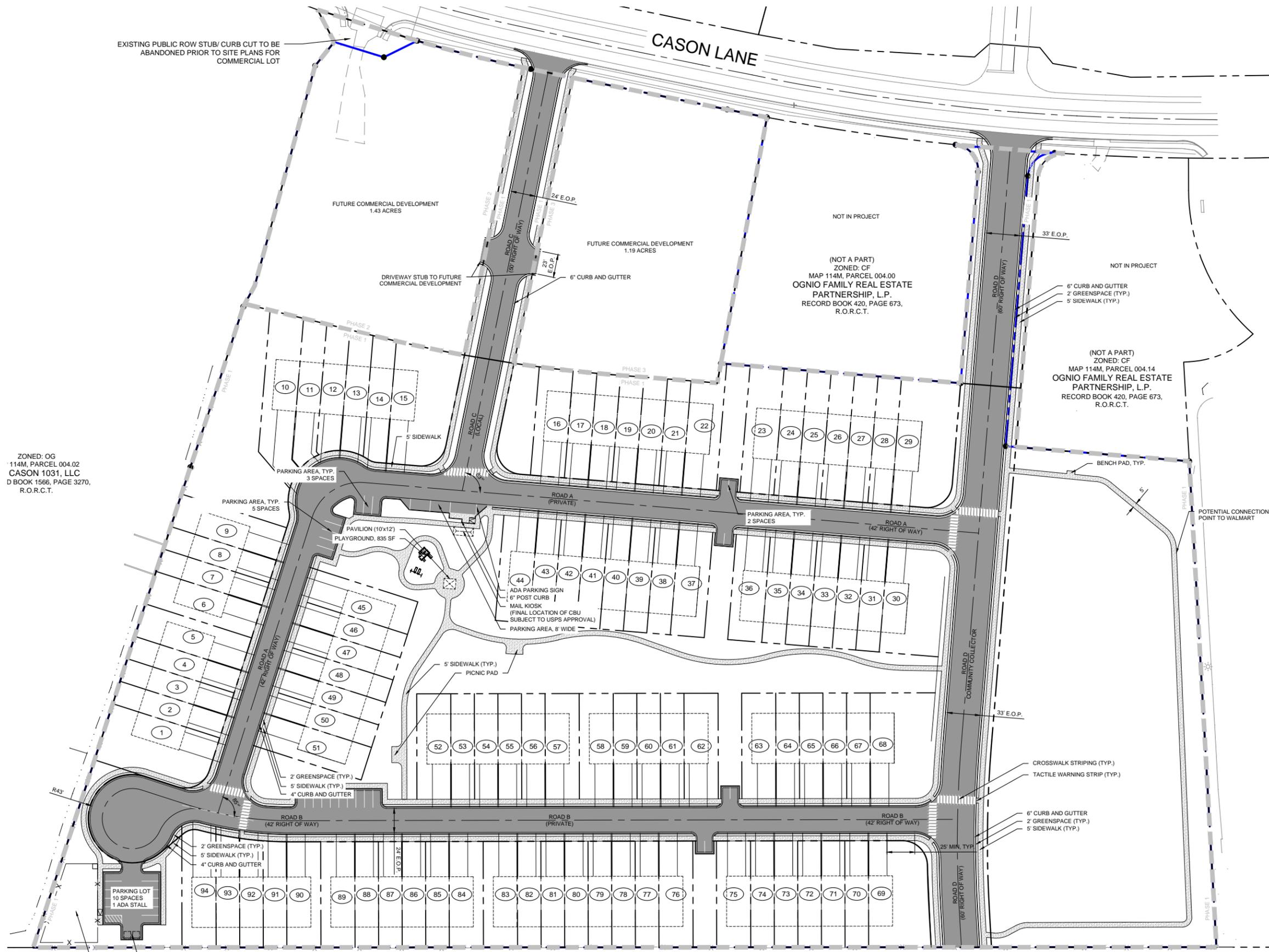
# AMENITY AND GUEST PARKING



- GUEST PARKING: 36 SPACES
- MAIL KIOSK PARKING: 3 SPACES



# CONCEPTUAL LAYOUT PLAN



SITE DATA	
ADDRESS:	CASON LANE
PARCEL ID:	114-004.07-000
SIZE:	17.28 AC
EXISTING LAND USE:	AUR
PROPOSED LAND USE:	AUR
EXISTING ZONING:	CF/OG
PROPOSED ZONE:	PLD
PROPOSED EQUIVALENT ZONE:	RS-A2/CF
COMMERCIAL AREA (INCL ROW):	3.33 AC
RESIDENTIAL AREA (INCL ROW):	13.95 AC
MAXIMUM F.A.R. (RESIDENTIAL): (2.55 AC BUILDINGS X 2 FLOORS)	.366 PROPOSED
MINIMUM O.S.R. (RESIDENTIAL): PER RSA2 STANDARDS	0.25 (ENTIRE RESI PORTION)
MINIMUM L.S.R.: PER RSA2 STANDARDS	0.5 (ENTIRE RESI PORTION)
COMMON OPEN SPACE:	4.30 AC
UNIT MIX	
FRONT LOADED TOWNHOMES: (ATTACHED/SUBURBAN)	94 UNITS (6.73 DU/AC)
COMMERCIAL OUTPARCELS: (SEE USE LIST FOR ALLOWED USES)	2
NOTE: ALL TOWN HOMES WILL BE ON INDIVIDUAL LOTS OF RECORD	
<b>REQ. SETBACKS (RESIDENTIAL)</b>	
FRONT:	35' MIN
SIDE:	5' MIN
REAR:	20' MIN
MIN LOT AREA (RESIDENTIAL):	2000 SF
MIN LOT WIDTH (RESIDENTIAL):	20'
MAX BUILDING HEIGHT (RESIDENTIAL):	35'
<b>REQ. SETBACKS (COMMERCIAL)</b>	
FRONT:	42' MIN
SIDE:	10' MIN
REAR:	20' MIN
MAX BUILDING HEIGHT (COMMERCIAL):	45'
<b>REQUIRED PARKING FOR RESIDENTIAL AREA</b>	
TOWNHOME (ATTACHED/SUBURBAN): (1:1 PER BEDROOM X 3 BEDSUITS X 94 UNITS AS PRESCRIBED BY THE ZONING ORDINANCE)	311
<b>PROVIDED PARKING FOR RESIDENTIAL AREA</b>	
GARAGE PARKING:	94 (1 PER UNIT)
DRIVEWAY PARKING:	375 (4 PER UNIT)
GUEST PARKING:	36
MAIL KIOSK PARKING:	3
TOTAL PARKING:	509 SPACES (185 EXCESS)
PARKING FOR COMMERCIAL PARCELS TO BE DETERMINED BY USE AT SITE PLAN SUBMITTAL AS PRESCRIBED BY THE ZONING ORDINANCE.	
<b>NEIGHBORHOOD MONUMENT SIGN SPECIFICATIONS</b>	
<b>DIMENSIONING</b>	
MAXIMUM WIDTH:	25' 0"
MAXIMUM DEPTH:	3' 0"
MAXIMUM HEIGHT:	8' 1"
SIGN FACES:	1
MAXIMUM LETTER HEIGHT:	15"
MAXIMUM SIGN AREA:	40 SF (TEXT BOX)
<b>MATERIALITY</b>	
MASONRY:	BRICK, WHITE
MORTAR/SAND:	WHITE
LETTERING:	PIN MOUNTED METAL, BLACK
PRE-CAST CONCRETE	
<b>PHASING</b>	
PHASE 1 - RESIDENTIAL AREA (94 TOWNHOME UNITS)	COMMON OPEN SPACE CONSTRUCTED: 4.20 AC (100% OF PROPOSED)
PHASE 2 - COMMERCIAL OUTPARCEL 1	NO OPEN SPACE INCLUDED
PHASE 3 - COMMERCIAL OUTPARCEL 2	NO OPEN SPACE INCLUDED

ZONED: OG  
114M, PARCEL 004.02  
CASON 1031, LLC  
D BOOK 1566, PAGE 3270,  
R.O.R.C.T.



# CONCEPTUAL GRADING PLAN



**LEGEND**

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
	STORM JUNCTION BOX
	SANITARY MANHOLE

**NOTE:**  
 PROPOSED UNDERGROUND ELECTRIC UTILITY IS GRAPHICALLY SHOWN FOR REFERENCE ONLY AND IS NOT FOR CONSTRUCTION. CONTRACTOR TO VERIFY AND COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR DESIGN PLANS.

ZONED: OG  
 114M, PARCEL 004.02  
 CASON 1031, LLC  
 D BOOK 1566, PAGE 3270,  
 R.O.R.C.T.

START RE-ROUTE OF  
 OFF-SITE FLOWS TO  
 OUR DETENTION POND

(NOT A PART)  
 ZONED: CF  
 MAP 114M, PARCEL 004.00  
 OGNIO FAMILY REAL ESTATE  
 PARTNERSHIP, L.P.  
 RECORD BOOK 420, PAGE 673,  
 R.O.R.C.T.

(NOT A PART)  
 ZONED: CF  
 MAP 114M, PARCEL 004.14  
 OGNIO FAMILY REAL ESTATE  
 PARTNERSHIP, L.P.  
 RECORD BOOK 420, PAGE 673,  
 R.O.R.C.T.

RETENTION POND (TO BE  
 AERATED)  
 WATER SURFACE  
 ELEVATION: 616.5  
 POND IS SIZED TO HANDLE  
 ON-SITE AND OFF-SITE  
 FLOWS



# CONCEPTUAL UTILITY PLAN



**LEGEND**

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
	STORM JUNCTION BOX
	SANITARY MANHOLE

**NOTE:**  
 PROPOSED UNDERGROUND ELECTRIC UTILITY IS GRAPHICALLY SHOWN FOR REFERENCE ONLY AND IS NOT FOR CONSTRUCTION. CONTRACTOR TO VERIFY AND COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR DESIGN PLANS.

ZONED: OG  
 MAP 114M, PARCEL 004.02  
 CASON 1031, LLC  
 D BOOK 1566, PAGE 3270,  
 R.O.R.C.T.

(NOT A PART)  
 ZONED: CF  
 MAP 114M, PARCEL 004.00  
 OGNIO FAMILY REAL ESTATE  
 PARTNERSHIP, L.P.  
 RECORD BOOK 420, PAGE 673,  
 R.O.R.C.T.

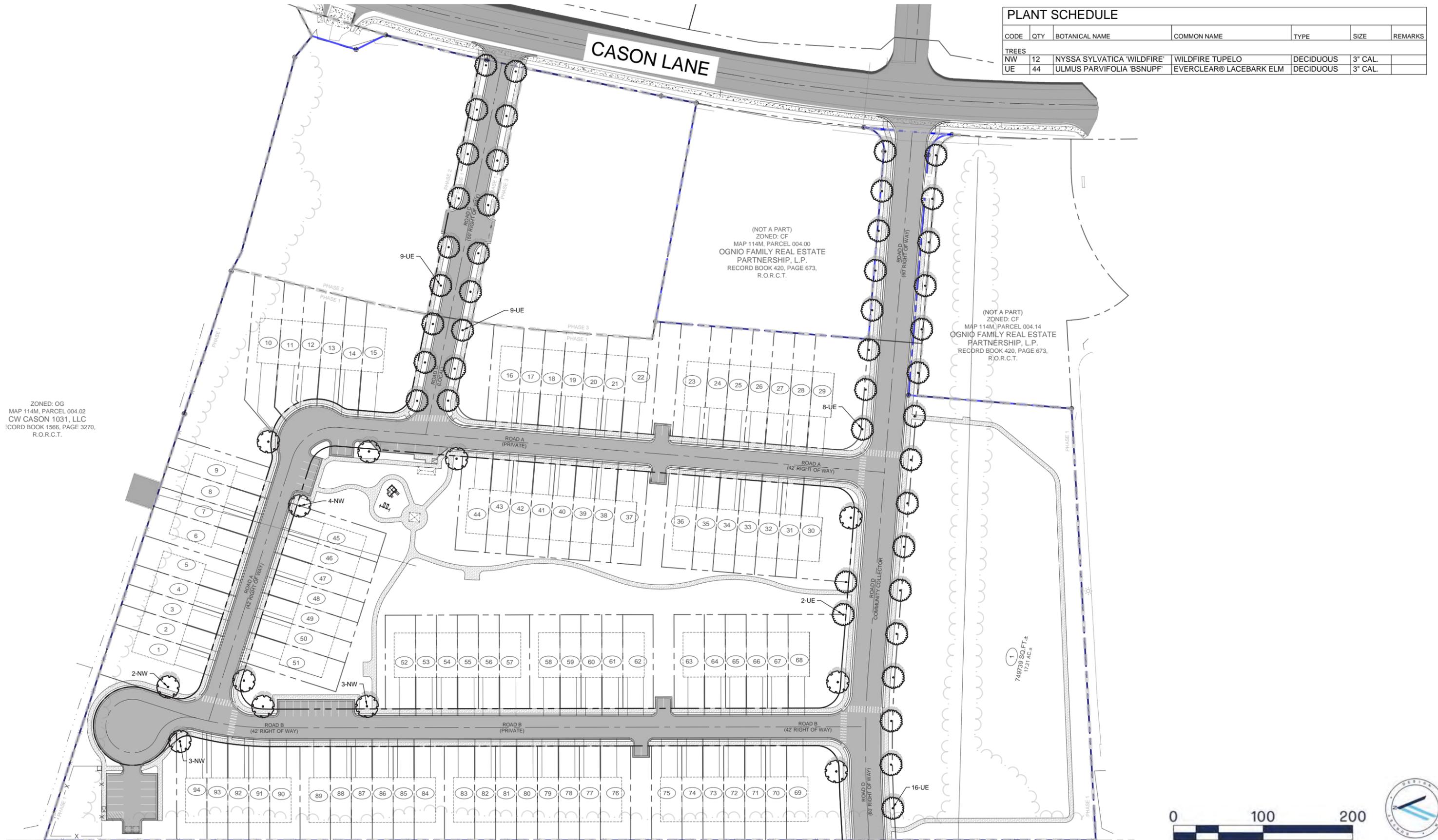
(NOT A PART)  
 ZONED: CF  
 MAP 114M, PARCEL 004.14  
 OGNIO FAMILY REAL ESTATE  
 PARTNERSHIP, L.P.  
 RECORD BOOK 420, PAGE 673,  
 R.O.R.C.T.



# CONCEPTUAL LANDSCAPE PLAN

## PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	REMARKS
TREES						
NW	12	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	DECIDUOUS	3" CAL.	
UE	44	ULMUS PARVIFOLIA 'BSNUFF'	EVERCLEAR® LACEBARK ELM	DECIDUOUS	3" CAL.	



# ARCHITECTURAL CHARACTER - TOWNHOMES



## MATERIALS

### A) FACADE

-FRONT:

-SIDE:

-REAR:

### B) LIGHTING:

C) ROOF:

D) TRIM:

24" BRICK WATER TABLE WITH HARDIE SIDING ABOVE - NEUTRAL TONES

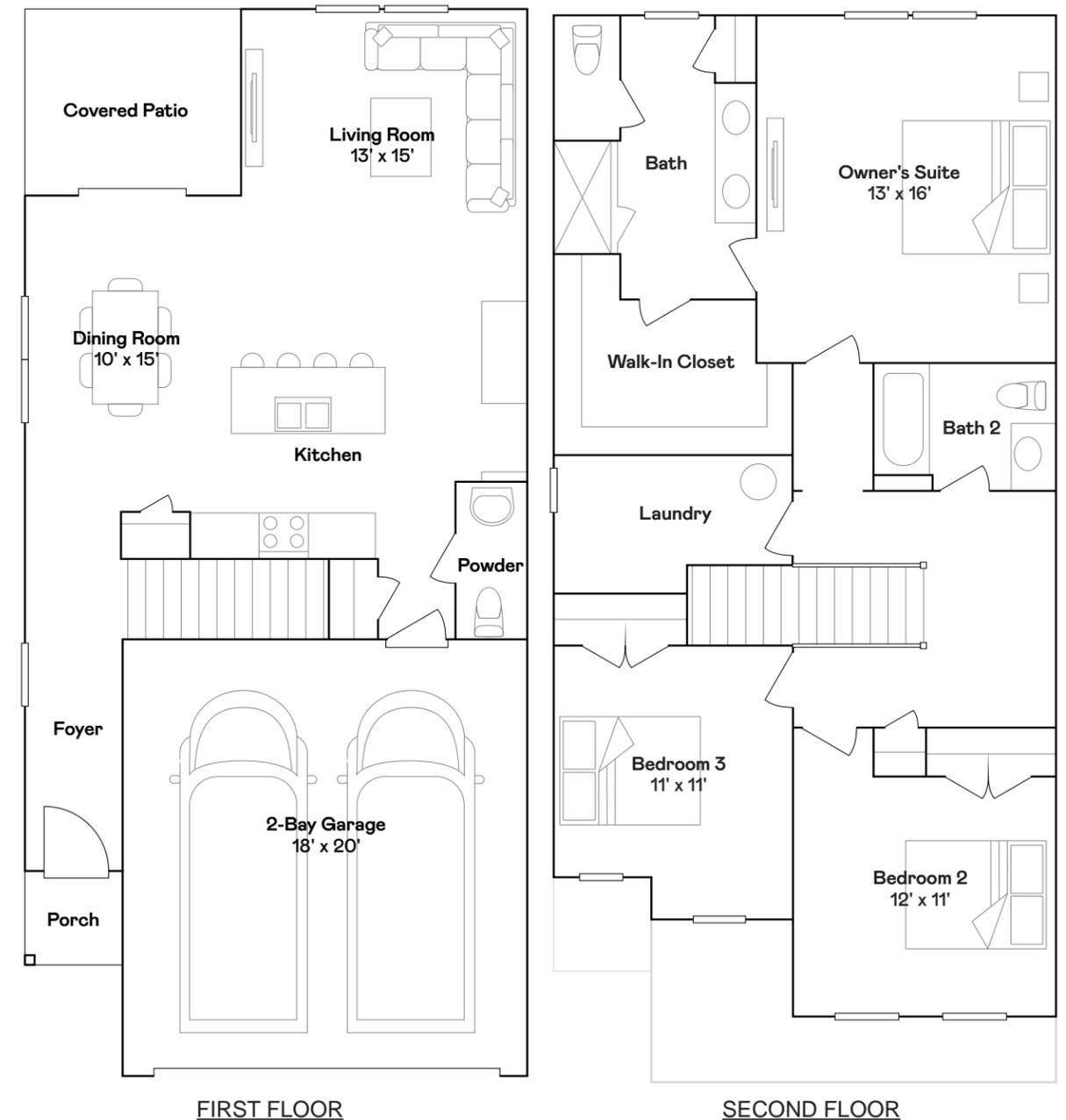
24" BRICK WATER TABLE WITH HARDIE SIDING ABOVE - NEUTRAL TONES

24" BRICK WATER TABLE WITH HARDIE SIDING ABOVE - NEUTRAL TONES

LANTERN STYLE SCONCES

ASPHALT SHINGLES

VINYL AND ALUMINUM

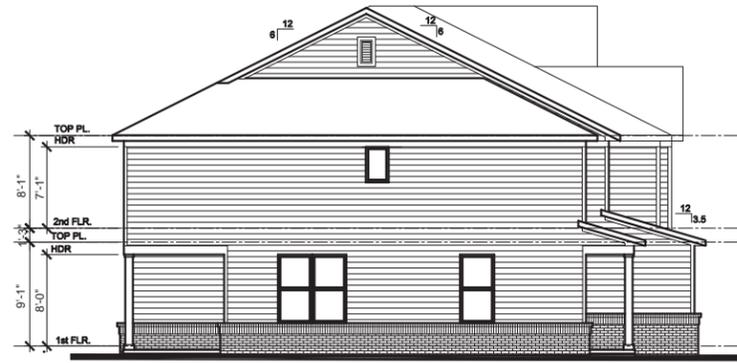


FIRST FLOOR

SECOND FLOOR

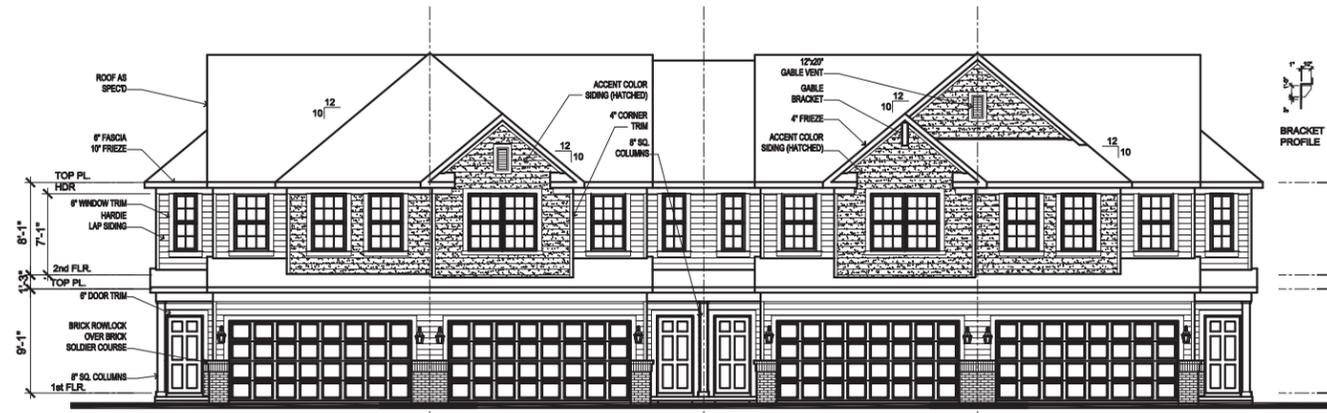
TYPICAL FLOOR PLAN

# ARCHITECTURAL CHARACTER - TOWNHOMES



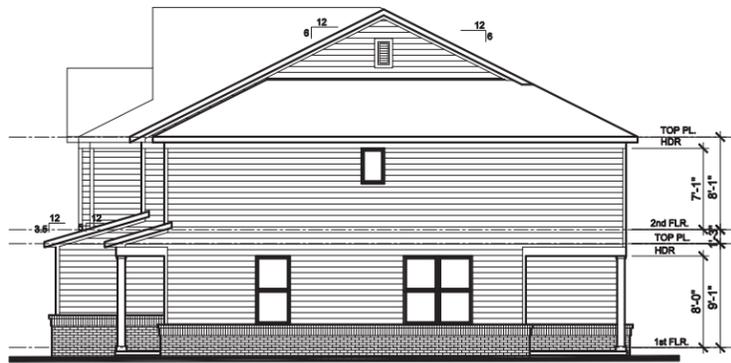
Harper  
End Unit

**LEFT**  
SCALE: 1/16"=1'-0"



Harper End Unit      Westfield Interior Unit      Westfield Interior Unit      Harper End Unit

**FRONT**  
SCALE: 1/16"=1'-0"



Harper  
End Unit

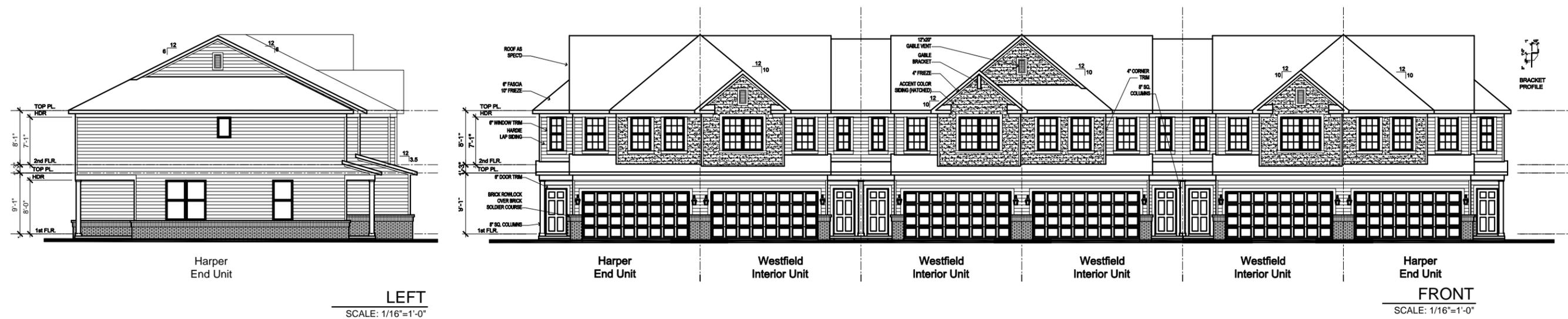
**RIGHT**  
SCALE: 1/16"=1'-0"



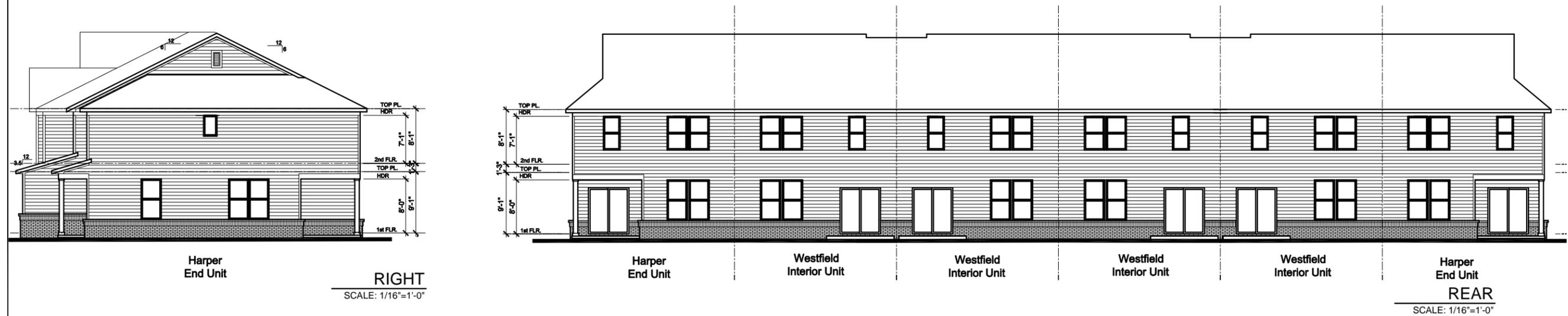
Harper End Unit      Westfield Interior Unit      Westfield Interior Unit      Harper End Unit

**REAR**  
SCALE: 1/16"=1'-0"

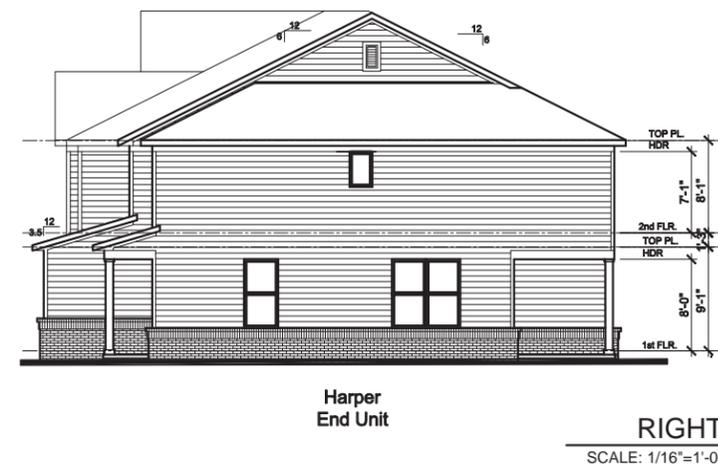
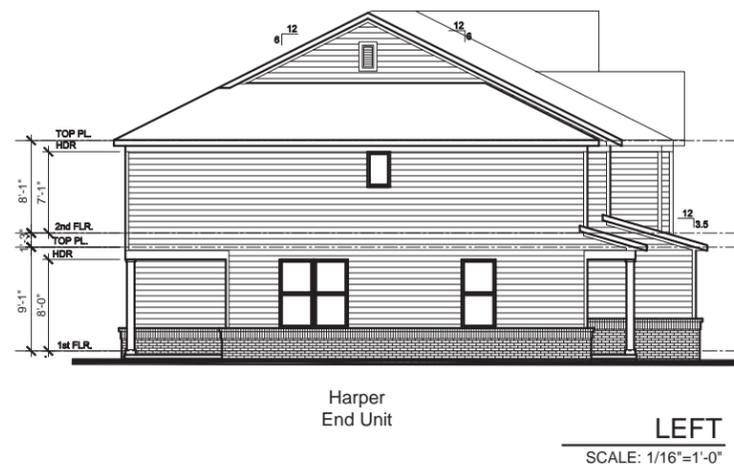
# ARCHITECTURAL CHARACTER - TOWNHOMES



## CONCEPTUAL LANDSCAPE PLAN



# ARCHITECTURAL CHARACTER - TOWNHOMES



**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS, PAGE 1  
AUGUST 6, 2025  
PROJECT PLANNER: AMELIA KERR**

**5.f. Mandatory Referral [2025-707] to consider the abandonment of a segment of Kenny Pipe Court right-of-way located north of Joe B Jackson Parkway, City of Murfreesboro Public Works Division applicant.**

In this mandatory referral, the Planning Commission is being asked to consider the abandonment of a segment of Kenny Pipe Court public right-of-way (ROW). The above-mentioned request for abandonment is depicted on the attached exhibit that is included in the agenda materials. The attached exhibit, prepared by Huddleston Steele for Griggs and Maloney, shows the portion of Kenny Pipe Court ROW requested to be abandoned. The above-mentioned right-of-way was a portion of the prior alignment of Butler Drive. When the new alignment of Butler Drive was constructed, this remnant segment of roadway was renamed to Kenny Pipe Court.

A site plan has been submitted to the Planning Department for review for the City's proposed solid waste transfer station. It was conditionally approved by the Planning Commission at its July 16<sup>th</sup>, 2025 meeting. The site plan includes the incorporation of this abandoned ROW into the project site. The ROW requested to be abandoned is owned by TDOT, and the City is in the process of going through TDOT's excess right-of-way abandonment process. Because a City street occupies the ROW in question, the City is also moving forward with its own ROW abandonment process, so that the City can abandon any ROW interest it has in the property as well.

Staff has obtained comments from other City departments and utility providers regarding the impact of the proposed ROW abandonment. Their responses are included in the attached memorandum from Planning staff. The report attachments include the map depicting the location of the ROW in question.

Based on the responses received, staff recommends the following conditions of approval be applicable to the ROW abandonment:

1. The quitclaim deed to abandon the City's right-of-way interest in the area shall be subject to the final approval of the City Legal Department.
2. If the abandonment is approved, a subdivision plat combining abandoned ROW with adjacent lot(s) shall be submitted to the Planning Department for review and approval. The quitclaim deed for the ROW abandonment and the companion final plat are to be recorded simultaneously.

3. Easements for the existing CUD water line and access to it must be recorded simultaneously with the recording of the quitclaim deed.
4. If the abandonment is approved, then the appropriate easements for existing utility and drainage infrastructure, potentially including but not limited to CUD, MTE, and Atmos, shall be recorded on the subdivision plat.

**Action Needed:**

The Planning Commission should conduct a public hearing and then discuss this matter and formulate a recommendation to the City Council regarding the abandonment. Staff recommends that any approval be made subject to the above conditions.

**Attachments:**

1. Memorandum from Planning Staff regarding responses.
2. Non-ortho and Ortho maps depicting the abandonment area.
3. Applicant Request to Abandon ROW letter, legal descriptions, and engineer map

# Memorandum

**To:** Ben Newman, Planning Director  
Matthew Blomeley, Assistant Planning Director

**From:** Amelia Kerr, Planner

**Date:** August 6, 2025

**Re:** Mandatory Referral [2025-707] for the abandonment of a segment of Kenny Pipe Court right-of-way located north of Joe B. Jackson Parkway

The following is a summary of the City department staff and utility provider comments regarding the requested right-of-way (ROW) abandonment.

## **Engineering & Streets Department**

The request to abandon ROW should be subject to the submission and recording of a quitclaim deed abandoning the City's right-of-way interest in the property.

## **Fire and Rescue Department**

Fire and Rescue does not have any comments on the abandonment.

## **Police Department**

The Murfreesboro Police Department has no objection to the ROW abandonment.

## **Solid Waste Department**

The Solid Waste Department does not have any comments on the abandonment.

## **Murfreesboro Water Resources Department (MWRD)**

The MWRD does not have any comments on the abandonment.

## **Consolidated Utility District (CUD)**

CUD has an 8" existing water main located on adjacent private property with a recorded 30' centerline easement for the existing water main. CUD will require an additional 20' (minimum) ingress/egress/access easement to be granted as a condition of the final approval of the site plan to assure adequate access to the existing water main and easement.

## **Middle Tennessee Electric Members Cooperative (MTE)**

MTE electric lines should not be affected by the ROW abandonment.

**AT&T**

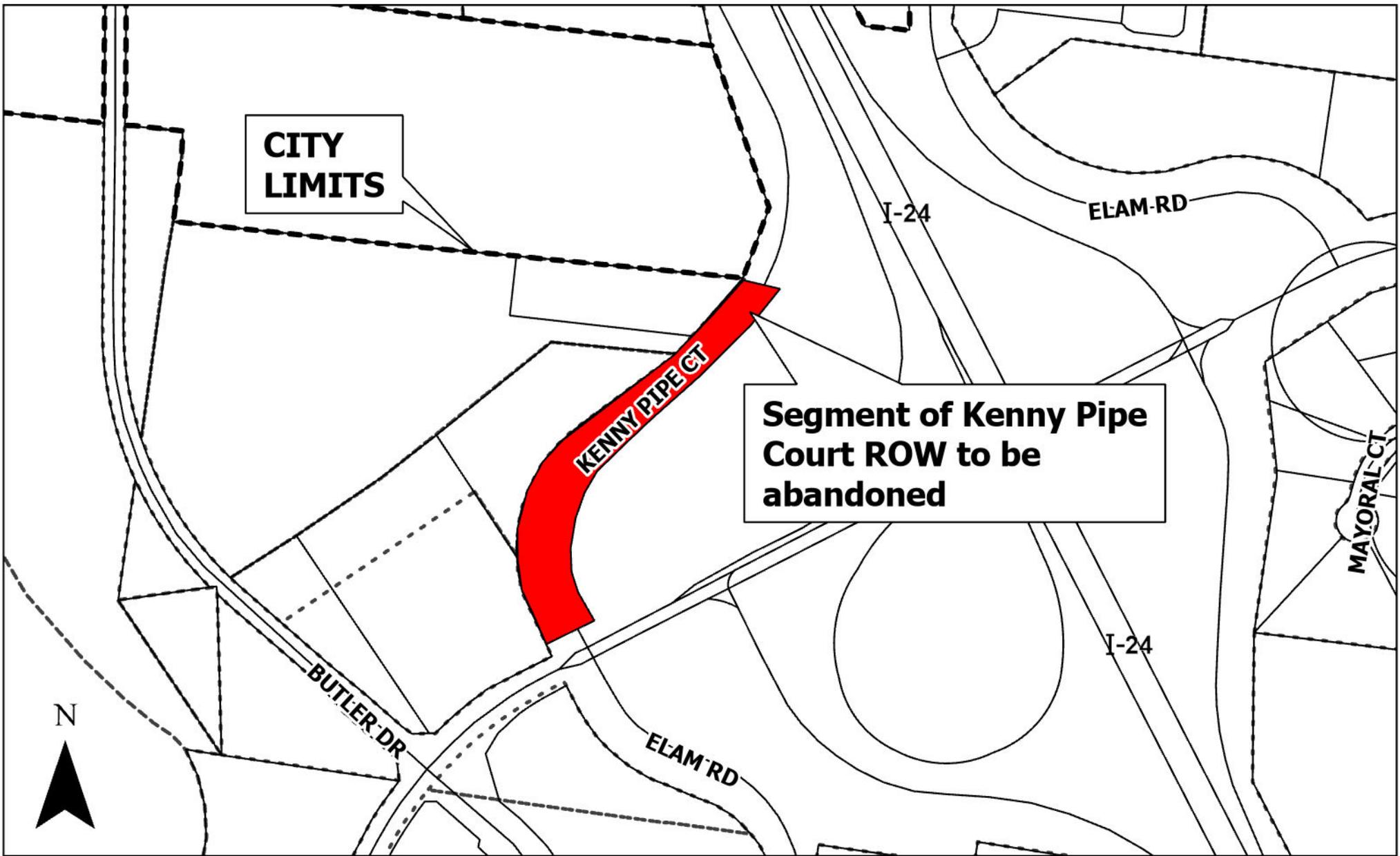
ATT has no objection to the ROW abandonment.

**Atmos Energy**

Atmos Energy has facilities that are in the ROW that will need to be placed within an easement.

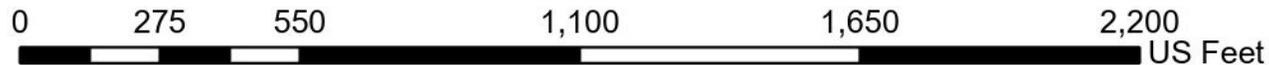
**Comcast**

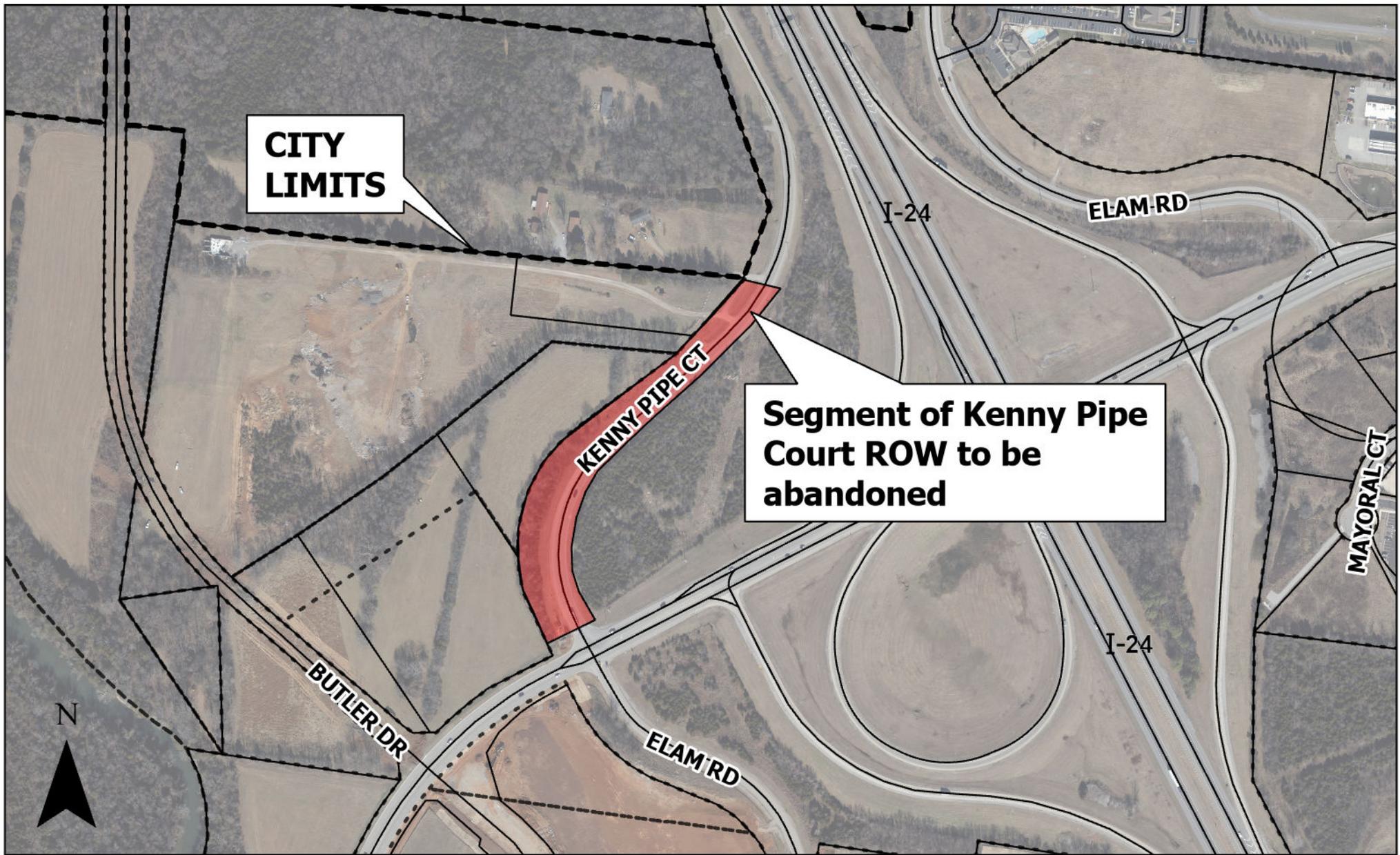
Comcast does not have any comments on the abandonment.



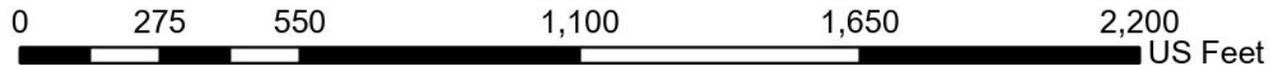
Segment of Kenny Pipe Court right-of-way to be abandoned

Planning Department  
 City of Murfreesboro  
 111 West Vine St  
 Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)





## Segment of Kenny Pipe Court right-of-way to be abandoned



Planning Department  
City of Murfreesboro  
111 West Vine St  
Murfreesboro, TN 37130  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



P.O. Box 2968  
Murfreesboro, TN 37133-2968  
(615) 895-8221  
Fax: (615) 895-0632

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June 24, 2025

Ben Newman  
Director of Land Management & Planning  
111 West Vine Street  
Murfreesboro, TN 37130

**RE: MANDATORY REFERRAL APPLICATION FOR KENNY PIPE COURT R.O.W. ABANDONMENT**

Dear Mr. Newman:

Griggs & Maloney, Inc. is submitting, on behalf of the City of Murfreesboro, a Mandatory Referral Application for the abandonment of the public right-of-way located on Kenny Pipe Court. This abandonment request is related to the Materials Management Facility: South Transfer Station located at 2120 Butler Drive. The site plan for the Material Management Facility was submitted to the City on June 12, 2025.

The right-of-way abandonment request is made for a 217,803 square foot or 5.00 (+/-) acre portion of right-of-way of Kenny Pipe Court that is currently property of the State of Tennessee. The Tennessee Department of Transportation (TDOT) Excess Land Committee has approved vacating this 5.00 (+/-) acres portion of the right-of-way to the City of Murfreesboro.

The specific request is for the City of Murfreesboro to abandon interest in the soon to be abandoned TDOT right-of-way as right-of-way so the 5.00 (+/-) acre portion of land can be incorporated into the city owned lot of record for the Materials Management Facility: South Transfer Station. A boundary survey of the right-of-way requested for abandonment has been provided to clearly identify the property.

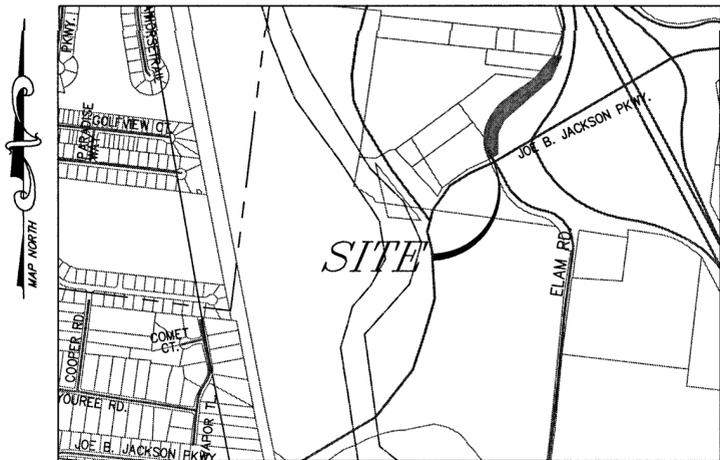
Sincerely,  
**GRIGGS & MALONEY, INC.**

A handwritten signature in cursive script that reads "Ryan Maloney". The signature is written in black ink and is positioned above the printed name of the signatory.

Ryan Maloney, P.E.

**SURVEY NOTES**

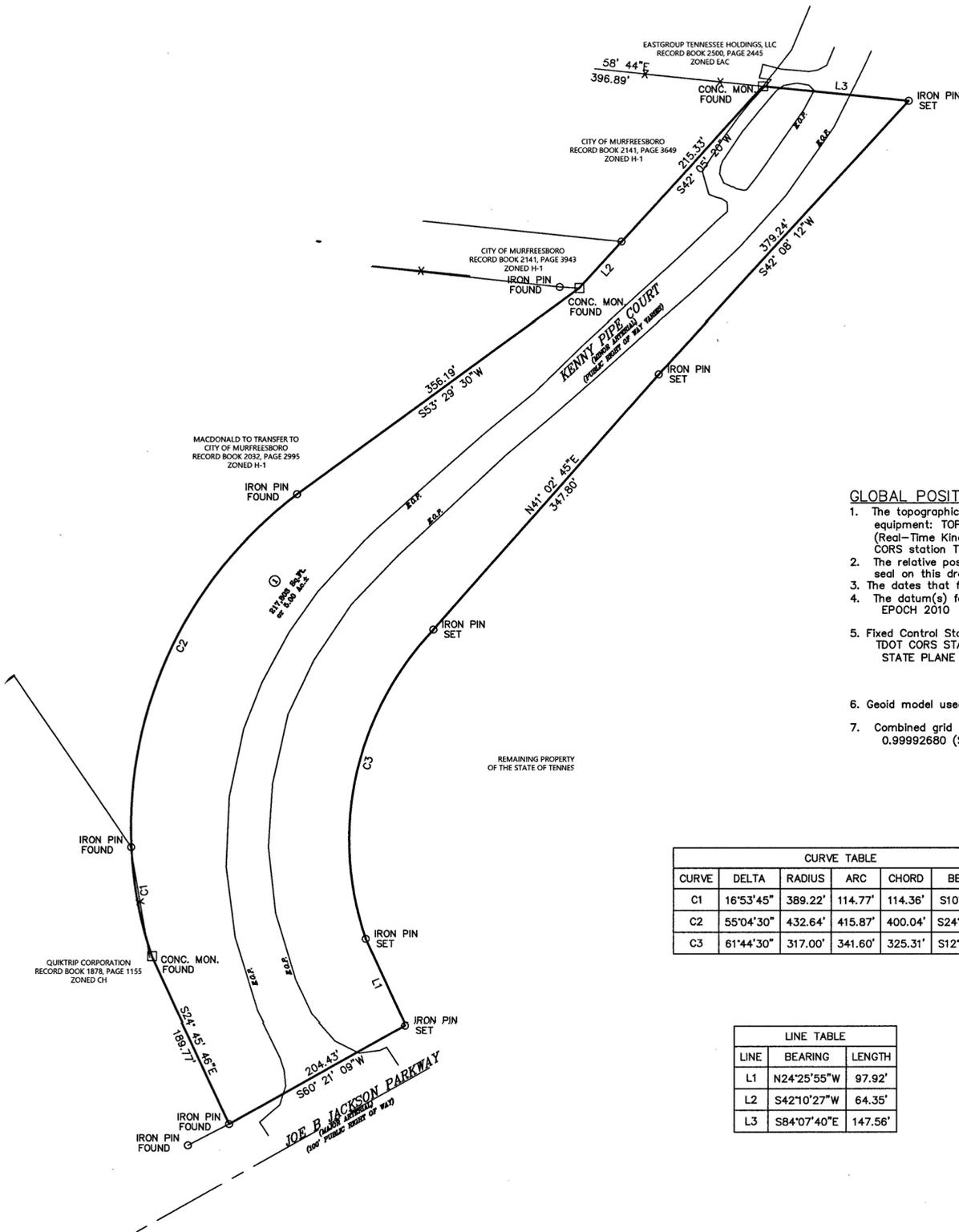
1. The purpose of this plat is to Cut out a portion of the State of Tennessee property from Joe B Jackson Parkway to the north line of the City of Murfreesboro property along Kenny Pipe Court.
2. Underground utilities shown were located using available above-ground evidence, as well as information abtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
3. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
4. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
5. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
6. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).



LOCATION MAP  
N.T.S.

**LEGEND**

- IRON PIN SET ○ Iron Pin Set (1/2" Rebar, H-S ENGR)
- IRON PIN FOUND ○ Iron Pin Found
- CONC. MON. FOUND □ Concrete Monument Found
- \*—\*— Fence
- Boundary Line
- CL— Centerline Road



**GLOBAL POSITION SYSTEM SURVEY NOTES**

1. The topographic portion of this survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. The topographic features shown were obtained by using the TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: APRIL & MAY 2025
4. The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:  
TDOT CORS STATION-TN38  
STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 569,154.86  
EASTING: 1,837,086.15  
ELEVATION: 558.34 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN38:  
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	16°53'45"	389.22'	114.77'	114.36'	S10°41'50"E
C2	55°04'30"	432.64'	415.87'	400.04'	S24°53'32"W
C3	61°44'30"	317.00'	341.60'	325.31'	S12°07'08"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°25'55"W	97.92'
L2	S42°10'27"W	64.35'
L3	S84°07'40"E	147.56'

OWNER : STATE OF TENNESSEE

DATED: MAY 9, 2023 ZONE: X  
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

NO.	DATE	DESCRIPTION
0	4/29/2025	Original Issue - For Review

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

BEARINGS SHOWN ARE BASED ON RECORD DRAWING



1 LOT - 5.00 Ac.±  
(No Buildings Located on these Lots.)



**FOR REVIEW ONLY**

**SHUDDLESTON-STEELE ENGINEERING, INC.**  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE: 893 - 4084, FAX: 893 - 0080

**BOUNDARY SURVEY**

**KENNY PIPE COURT  
(PREVIOUSLY BUTLER DRIVE)  
FROM STATE OF TENNESSEE  
TO CITY OF MURFREESBORO**

22nd Civil District of Rutherford County, Tennessee

Date: April, 2025

Scale: 1"=100'

Sheet 1 of 1