

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**FEBRUARY 4, 2026
6:00 PM**

**Ken Halliburton
Chair**

- 1. Call to order.**
- 2. Determination of a quorum.**
- 3. Public Comments.**
- 4. Approve minutes of the January 21, 2026 Planning Commission regular meeting.**
- 5. Public Hearings and Recommendations to Council:**
 - a. Mandatory Referral [2025-719] to consider the abandonment of a portion of Airport Road right-of-way, City of Murfreesboro Municipal Airport applicant. (Project Planner: Stephen Anthony)**
 - b. Annexation petition and plan of services [2025-509] for approximately 93.6 acres located along Manchester Pike, including approximately 3,150 linear feet of Manchester Pike right-of-way, Jennifer Workman, James/Gail Lewis, and Kenneth/Sharon Wilson applicants. (Project Planner: Holly Smyth)**
 - c. Zoning application [2025-424] for approximately 87.7 acres located along Manchester Pike to be zoned PID (Manchester Pike Development PID) simultaneous with annexation, Scannell Properties applicant. (Project Planner: Holly Smyth)**
- 6. Staff Reports and Other Business:**
- 7. Adjourn.**

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 21, 2026

1:00 PM

CITY HALL

MEMBERS PRESENT

Ken Halliburton, Chair
Jami Averwater, Vice-Chair
Tristan Caroll
Reggis Harris
Kelly G Rollins
Shawn Wright

STAFF PRESENT

Ben Newman, Dir. of Land Mngt. & Planning
Matthew Blomeley, Assistant Planning Director
Holly Smyth, Principal Planner
Richard Donovan, Principal Planner
Brad Barbee, Principal Planner
Stephen Anthony, Planner
Katie Noel, Project Engineer
Lee Holliman, Project Engineer
Carolyn Jaco, Recording Assistant
John Tully, Assistant City Attorney
Chad Gehrke, Airport Director

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. Approve minutes of the January 7, 2026 Planning Commission regular meeting and the January 7, 2026 Planning Commission/City Council Joint Conceptual Workshop meeting.

Ms. Jami Averwater made a motion to approve the minutes of the January 7, 2026 Planning Commission regular meeting and the January 7, 2026 Planning Commission/City Council

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 21, 2026

Joint Conceptual Workshop meetings; the motion was seconded by Mr. Shawn Wright and carried in favor by the following vote:

Aye: Jami Averwater

Tristan Carroll

Reggie Harris

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

Mr. Matthew Blomeley made a public service announcement regarding scam e-mails to being sent to applicants.

5. Consent Agenda:

Hiddenoaks [2025-1022] preliminary plat for 21 lots on 13.2 acres zoned RS-10 located along Yeargan Road, Donald Shane Beard developer.

Maple and Olive, Lots 1 & 2 [2025-2102] final plat for 2 lots on 0.53 acres zoned RM-12 and CCO located along North Maple Street and Olive Street, Smith & Taylor Construction, LLC developer.

Shelton Square, Section 12 [2025-1021] preliminary plat for 6 lots on 0.75 acres zoned PRD located along Lennis Lane, Shelton Square, LLC developer.

Avery Farms, Section 2 [2025-2101] final plat for 3 lots on 16.11 acres zoned PRD located along Double Springs Road and Garnet Way, Meritage Homes developer.

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Jackson-Butler Subdivision, Resubdivision of Lot 1 (Including the Resubdivision of Lot 1 of the Butler Division) [2025-2103] final plat for 1 lot on 31.54 acres zoned H-I located along Butler Drive and Kenny Pipe Court, City of Murfreesboro developer.

Farmhouse Downs, Section 2, Phase 1 [2025-2105] final plat for 76 lots on 89.32 acres zoned RS-10 and RS-6 located along Lyons Farm Parkway, Lennar Homes developer.

Westwind, Section 5 [2025-1023] preliminary plat for 15 residential lots on 5.78 acres zoned RS-8 located along Fuji Apple Lane, Cornerstone Development, LLC developer.

Carlton Landing, Section 4, Phase 2 [2025-2104] final plat for 21 lots on 6.88 acres zoned RS-10 located along Gladstone Lane, Cornerstone Development, LLC developer.

Northfield Acres [2025-2106] final plat for 2 lots and 1 accessory lot on 18 acres zoned PRD and PCD located along East Northfield Boulevard and North Tennessee Boulevard, Haury & Smith Contractors, Inc developer.

There being no further discussion, Vice-Chair Jami Averwater made a motion to approve the Consent Agenda subject to all staff comments; the motion was seconded by Mr. Reggie Harris and carried in favor by the following vote:

Aye:	Jami Averwater
	Reggis Harris
	Kelly G Rollins
	Shawn Wright
	Ken Halliburton
Abstain	Tristan Carroll
Nay:	None

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6. GDO:

On Motion

Waterstone, Lot 5 [2025-3131 & 2025-6010] final design review and site plan review for a 40-bed, 54,000 ft² hospital on 4.0 acres zoned MU and GDO-3 located along Kennedy Drive and Williams Drive, Lifepoint Acquisition developer. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

Aye: Jami Averwater

Tristan Carroll

Reggie Harris

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

Toyota of Murfreesboro Repair Building [2025-3133 & 2025-6011] final design review and site plan review of a 7,500 ft² motor vehicle repair facility accessory to a motor vehicle sales use on 7.46 acres zoned PCD and GDO-1 located along Bill Smith Drive, TT of T Murfreesboro, Inc. developer. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

Aye: Jami Averwater

Tristan Carroll

Reggie Harris

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

Neighbors Murfreesboro Pergola Addition [2025-3135 & 2025-6012] initial design review (and potentially final design review and site plan review) of a 985 ft2 pergola addition over a patio at an existing restaurant on 2.0 acres zoned CH and GDO-1 located along Roby Corlew Lane, JMTCO dba Struxure Tenn developer. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

Aye: Jami Averwater

Tristan Carroll

Reggie Harris

Kelly G Rollins

Shawn Wright

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Ken Halliburton

Nay: None

7. Plats and Plans:

Parkway Place, Lot 17 [2025-3137] site plan for three industrial buildings totaling 285,885 ft² on 26.27 acres zoned PID (Parkway Place PID) located along Logistics Way and Elam Road, Lovett Industrial, 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. Deaton Hildabrand (civil engineer) was in attendance representing the application.

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

Aye: Jami Averwater

Tristan Carroll

Reggie Harris

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

Maple and Olive Street Townhomes [2025-3141] site plan for one building containing 4 single-family attached dwellings (townhomes) on 0.32 acres zoned RM 12 & CCO located along North Maple Street and Olive Street, Smith and Taylor Construction, LLC developer. Ms. Holly Smyth presented the Staff Comments regarding this item, a

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 21, 2026

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 massing, height, parking, and material colors.

There being no further discussion, Mr. Shawn Wright 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

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

Murfreesboro Municipal Airport MBT North Hangar One [2025-3132] site plan for 18,000 ft2 hangar building on 4.25 disturbed acres zoned P east of Memorial Boulevard, City of Murfreesboro 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. Chad Gehrke, Airport Director, was in attendance representing the application.

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

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Aye: Jami Averwater

Tristan Carroll

Reggie Harris

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

8. New Business:

Zoning application [2025-425] for approximately 7.01 acres located along Brinkley Road to be rezoned from RS-15 to PRD (Farmer Grove PRD), Philip Farmer 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. Greg Duklnick (civil engineer) was in attendance representing the application.

The Planning Commissioners discussed the request, making known their concerns about the small lot sizes and existing road conditions on Brinkley Road. Vice-Chair Jami Averwater requested the applicant to consider increasing the size of the lots so this property would be consistent with the surrounding area.

There being no further discussion, Vice-Chair Jami Averwater made a motion to schedule a public hearing for March 11, 2026; the motion was seconded by Mr. Shawn Wright and carried in favor by the following vote:

Aye: Jami Averwater

Tristan Carroll

Reggie Harris

MINUTES OF THE MURFREESBORO PLANNING COMMISSION JANUARY 21, 2026

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

Mandatory Referral [2025-719] to consider the abandonment of a portion of Airport Road right-of-way, City of Murfreesboro Municipal Airport applicant. Mr. Stephen Anthony 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, Vice-Chair Jami Averwater made a motion to schedule a public hearing for February 4, 2026; the motion was seconded by Mr. Kelly G Rollins and carried in favor by the following vote:

Aye: Jami Averwater

Tristan Carroll

Reggie Harris

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

Annexation petition and plan of services [2025-510] for approximately 8.81 acres located along Sulphur Springs Road and North Thompson Lane, including approximately 920 linear feet of Sulphur Springs Road right-of-way, K&B Investment Partners, LLC applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

There being no further discussion, Mr. Reggie Harris made a motion to schedule a public hearing for March 11, 2026; the motion was seconded by Mr. Shawn Wright and carried in favor by the following vote:

Aye: Jami Averwater

Tristan Carroll

Reggie Harris

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

9. Staff Reports and Other Business.

Monthly update from Director of Land Management and Planning.

Mr. Ben Newman provided updates on a variety of topics, including the Cherry Lane corridor study, Design Guidelines study, the Thrivence study, and staffing.

Mr. Matthew Blomeley announced the next Joint Conceptual Workshop would be on February 4, 2026 starting at 4:30 p.m. in Council Chambers. The Planning Commission meeting will begin immediately after at 6:00 p.m.

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10. Adjourn.

There being no further business the meeting was adjourned at 2:20 p.m.

Chair

Secretary

BN: cj

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 4, 2026
PROJECT PLANNER: STEPHEN ANTHONY**

5. a. Mandatory Referral [2025-719] to consider the abandonment of a portion of Airport Road right-of-way, City of Murfreesboro Municipal Airport applicant.



In this mandatory referral, the Planning Commission is being asked to consider the abandonment of a portion of Airport Road public right-of-way (ROW). The ROW in question is located at the southeast corner of the intersection of Memorial Boulevard and Airport Road, directly adjacent to the former Whataburger location. The above-mentioned request for abandonment is depicted on the attached exhibit pages that are included in the agenda materials. On the attached exhibit, prepared by LJA Surveying, the portion of Airport Road ROW requested to be abandoned is shown in a triangle with a bold outline. The applicant, the City of Murfreesboro Airport, is requesting abandonment of the right-of-way so that the Airport may erect a sign in that location. If approved, the abandoned ROW would be quitclaimed to the City to become a part of the adjacent parcel that contains the Airport.

A memo from the Airport Director is included in the agenda materials. In this memo, the Airport Director states that the Airport initially kept a slim piece of property along Airport Road with the intention of placing a sign at the corner of Airport Road and Memorial Boulevard. However, after the development of 1924 Memorial Boulevard (the former Whataburger location), the Airport determined that placing a sign on their property would encroach on existing underground storm drains. This mandatory referral would extend the airport's property by several feet to the north and west so that they may place a sign indicating the entrance of the airport.

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 approval of the request with the following conditions:

- 1) The abandonment of the subject right-of-way shall be finalized via the recording of a quitclaim deed. The quitclaim deed shall be subject to the final review and approval of the City Legal Department and shall quitclaim the abandoned right-of-way to become part of the adjacent airport parcel.
- 2) A public utility easement, as needed, shall be retained to accommodate existing utility infrastructure.

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.
1) Memorandum from Planning Staff regarding responses

Attachments:

- 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: Stephen Anthony, Planner

Date: January 23, 2026

Re: Mandatory Referral [2025-719] for the abandonment of a portion of Airport Road right-of-way

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.

Transportation

The signal pole, ped button, and some sidewalk/landing are in the area requesting to be abandoned. These elements will need to be within an easement to allow access.

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)

MWRD has an abandoned sewer main in the area. It should not conflict with the ROW abandonment.

Consolidated Utility District (CUD)

CUD does not have any comments on the abandonment.

Middle Tennessee Electric Members Cooperative (MTE)

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

AT&T

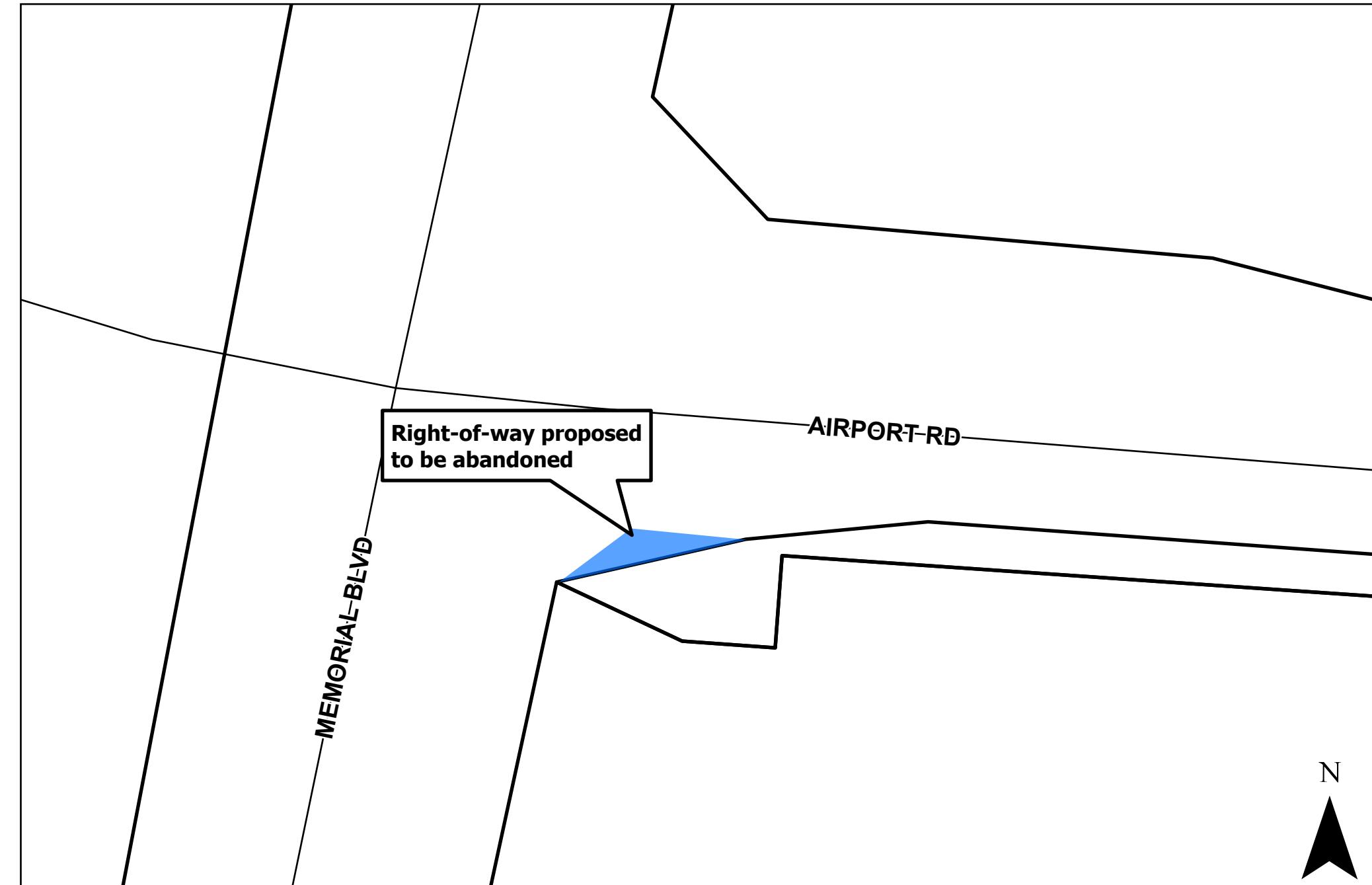
AT&T has an underground facility in the area. They will need an easement.

Atmos Energy

Atmos Energy has no objection to the ROW abandonment.

Comcast

Comcast has facilities all along Airport Rd which will require an easement.

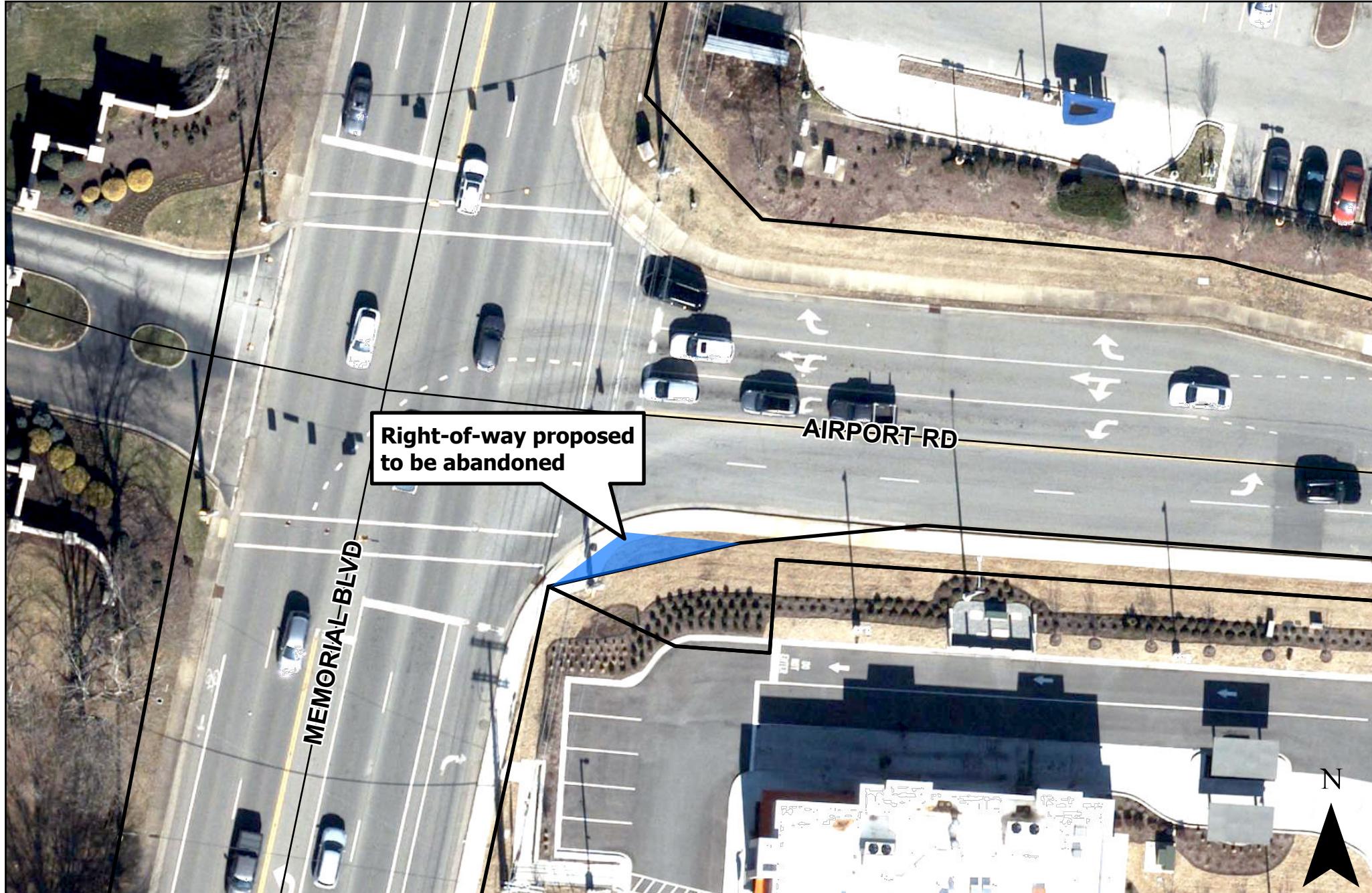


Request to abandon a segment of Airport Road public right-of-way

0 20 40 80 120 160 US Feet



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



Request to abandon a segment of Airport Road public right-of-way

0 20 40 80 120 160 US Feet

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





City of Murfreesboro Mandatory Referral Application

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

Mandatory Referral Fees:

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

Property Information:

Tax Map/Group/Parcel: N/A Address (if applicable): N/A
Street Name (if abandonment of ROW): Segment of Airport Road
Type of Mandatory Referral: Right -of- Way Abandonment

Applicant Information:

Name of Applicant: Chad Gehrke, Airport Director
Company Name (if applicable): City of Murfreesboro Municipal Airport
Street Address or PO Box: 1930 Memorial Boulevard
City: Murfreesboro
State: TN Zip Code: 37129
Email Address: [REDACTED]
Phone Number: (615) - 848 - 3254

Required Attachments:

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

A handwritten signature in black ink, appearing to read "Chad Gehrke".

Applicant Signature

1-5-2026

Date



TO: Matthew Blomeley, Assistant Planning Director
CC:
FROM: Chad L Gehrke, Airport Director 
DATE: January 5, 2026
RE: Request for Airport Road Right -of-Way Abandonment

As you know, the City of Murfreesboro - Municipal Airport is requesting approval of the abandonment of a very small area of right-of-way along Airport Road for the purpose of placing the new Airport sign.

A few years ago, the City of Murfreesboro working with the Airport Commission sold a portion of what was determined to be non-aviation use property at the corner of Memorial Boulevard and Airport Road coordinating those efforts with the Federal Aviation Administration and the Tennessee Department of Transportation - Aeronautics Division to ensure compliance with our FAA Grant Assurances. A slim area of land along Airport Road was maintained as part of City/Airport property for several reasons which included:

1. maintaining a Memorial Boulevard address for all the businesses located at the Murfreesboro Municipal Airport,
2. control of vital drainage areas associated with the 231 Drainage Basin, and
3. a place to locate the new Airport sign.

During the design of the commercial development at 1924 Memorial Boulevard a great deal of coordination was conducted between the City of Murfreesboro and the engineers regarding utilities, landscaping, and signage for both the business operator and the Airport. After construction of the business facilities at 1924 Memorial, taking its conceptual sign design to full design, the Airport's engineer determined that the initial location of the sign's footing was going to encroach on existing underground storm drains. The only viable solution was to relocate the sign a few feet to the north. While this addressed the conflict with the storm drains the sign would now encroach a few feet into the ROW.

I believe, with the assistance of the Planning Department, this request for a small area of abandonment of the ROW along Airport Road allows the Airport sign to be installed properly informing people of the location of the entry into the Murfreesboro Municipal Airport. This small encroachment does not impact the neighboring business or the ability to access this area any utility maintenance or repairs.

Thank you for your assistance with this process.



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 4, 2026
PROJECT PLANNER: HOLLY SMYTH**

5.b. Annexation petition and plan of services [2025-509] for approximately. 93.6 acres located along Manchester Pike, including approximately 3,150 linear feet of Manchester Pike right-of-way, Jennifer Workman, James/Gail Lewis, and Kenneth/Sharon Wilson applicants.

The property owners listed above, represented by Thomas & Hutton, have submitted petitions requesting annexation into the City of Murfreesboro. The annexation study area includes four (4) parcels along the west side of Manchester Pike. Additionally, approximately 3,150 linear feet of Manchester Pike right-of-way (ROW) is also included in the study area. The three properties that front Manchester Pike each contain one single-family house, while the one land-locked parcel contains no structures. The total annexation study area is approximately 93.6 acres broken down as follows.

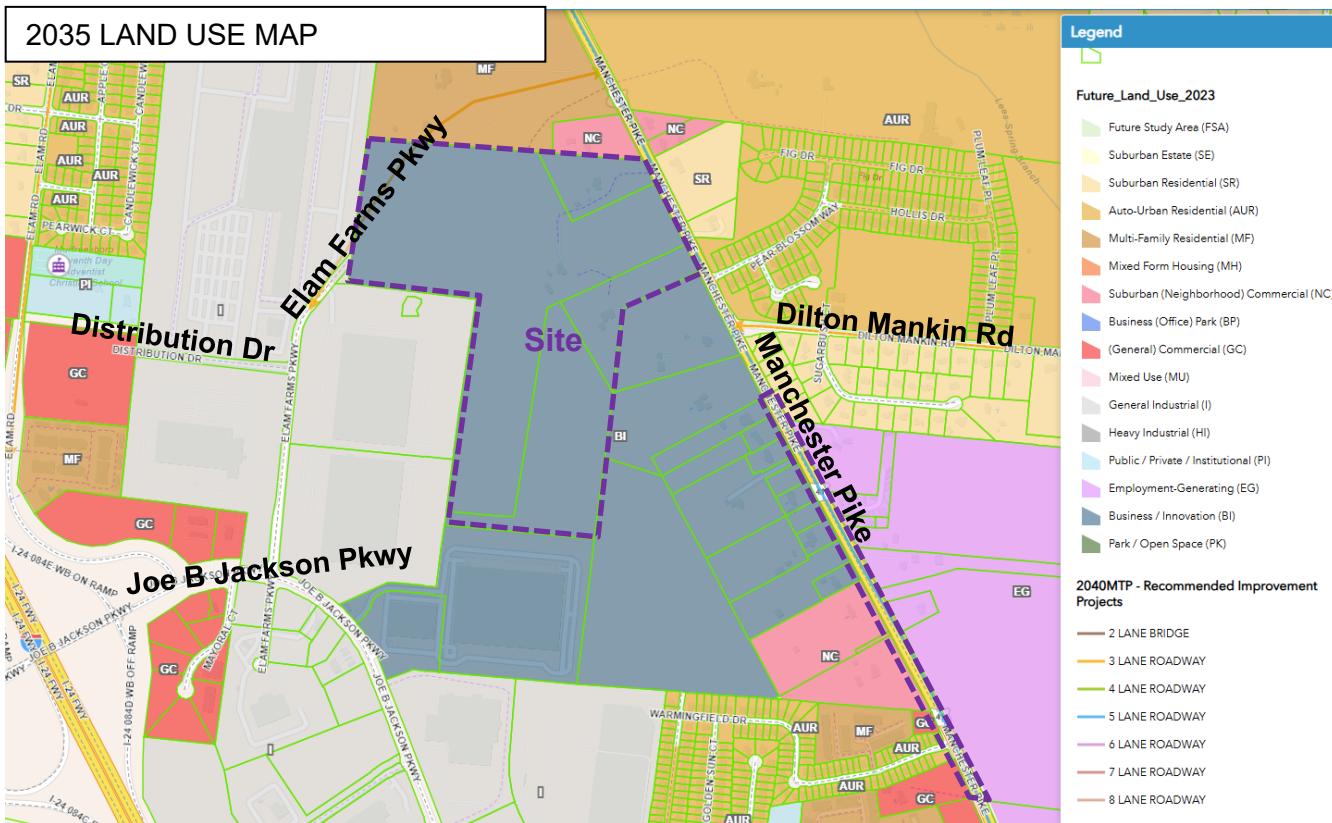
The annexation study area includes the following areas:

- Jennifer Workman; Tax Map 126, Parcel 30.04 (3326 Manchester Pike, 5.05 acres)
- James & Gail Lewis; Tax Map 126, Parcel 30.01 (3406 Manchester Pike, 57.93 acres)
- Kenneth & Sharon Wilson; Tax Map 126, Parcel 29.18 (3466 Manchester Pike, 6.61 acres)
- Kenneth & Sharon Wilson; Tax Map 126, Parcel 30.00 (vacant, 18.09 acres)
- Manchester Pike right-of-way (approximately 3,150 linear feet/5.9 acres)

The 3,150 linear feet of Manchester Pike right-of-way is shown on the attached maps and varies in width from approximately 75' to 95'. This ROW is not contiguous with the 4 parcels but would fill the existing gap in the City limits along the roadway south of 3614 Manchester Pike and north of Bethpage Drive. Because this area is a State highway, the State of Tennessee has provided its consent in writing for the annexation of its ROW.

The annexation study area is contiguous with the existing City limits. In addition, it is located within the City's Urban Growth Boundary as well as within the Infill Service Area. The subject parcels are designated as "Business/ Innovation (BI)" within the adopted Murfreesboro 2035 Comprehensive Plan Future Land Use Map

A request to zone the four parcels to PID – Planned Industrial District simultaneous with annexation has also been filed and is the next item on the agenda.



The proposed annexation area fronts Manchester Pike, which is designated as a recommended 5-lane roadway in the 2040 Major Transportation Plan (MTP). Elam Farms Parkway is designated as a recommended 3-lane roadway in the 2040 MTP. Any future development in the study area will be required to construct Elam Farms Parkway through the subject property consistent with the MTP.

Staff has prepared a Plan of Services for the proposed annexation, which has been provided to the Planning Commission in the agenda packet. It demonstrates how services can be provided to the subject property upon annexation. No significant difficulties in providing services to the property as it exists today are identified in the plan of services. However, sanitary sewer is not currently available to the property. Sanitary sewer extensions will be the responsibility of the developer and may be limited due to the size of the pump station constructed at the Manchester Farms Apartment to the north.

Additionally, the construction of the Elam Farms Parkway is needed to properly access development within the study area and has been incorporated in the development phasing to construct. Early in the process, the applicant asked the City if they would be amenable in allowing the terminus of Elam Farms Parkway to be shifted to bend the street onto the Prologis property to better fit the curved alignment of the street within City standards and avoid as many wetlands as possible which the City agreed. Because the concept plan is based on the movement of the street, the City will need to get a signed agreement with Prologis to dedicate this small portion of new alignment of their property to the Elam Farms Parkway street extension project prior to 2nd reading by City Council.

Manchester Pike is a State route and upon annexation, this roadway segment will become the maintenance responsibility of the City of Murfreesboro under contract with TDOT. Under the TDOT contract, no additional annual maintenance costs are anticipated for the public roadway system. Additionally, it is anticipated that \$3,480/year will be provided to the City by TDOT for the maintenance of this route.

Manchester Pike is on the City's Major Transportation Plan (MTP) for future improvement to 5-lanes. Any development along this route may require ROW dedication and participation in the upgrade of this roadway to the proposed cross-section. Additionally, roadway connections to Manchester Pike will require approval of TDOT following review by the City Engineer.

Staff Recommendation:

Staff supports the annexation of these four parcels and the additional right-of-way of Manchester Pike for the following reasons:

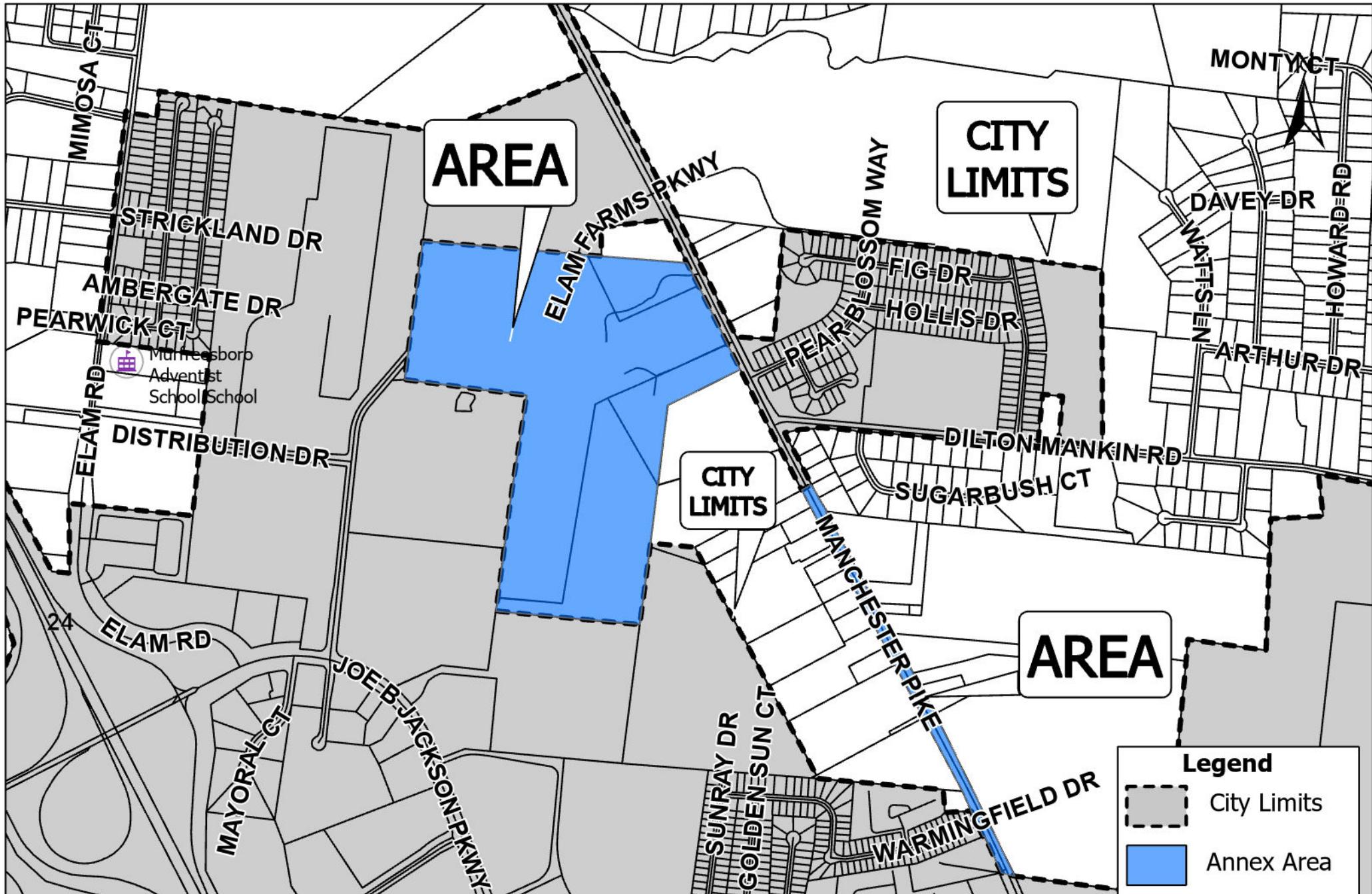
- 1) Inclusion of these properties in the City, as well as its future development lends itself to the Elam Farms Parkway full roadway extension from the existing terminus near Distribution Drive to the new connection with Manchester Pike consistent with the 2040 Major Transportation Plan.
- 2) The area is within the Infill Service Line as well as the City's Urban Growth Boundary. It is also contiguous with the existing City limits.
- 3) Annexation of the subject parcels in their current state will not pose any issues for delivery of services, especially given existing City services are already being provided in the vicinity.
- 4) A signed agreement with Prologis to dedicate a small portion of the new Elam Farms Parkway right-of-way alignment must be executed and recorded, in a form acceptable to City legal department, prior to the 2nd reading of the City Council to annex the property.

Action Needed:

The applicant will be available at the Planning Commission meeting to discuss this proposed annexation petition and plan of services. The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation to City Council.

Attachments:

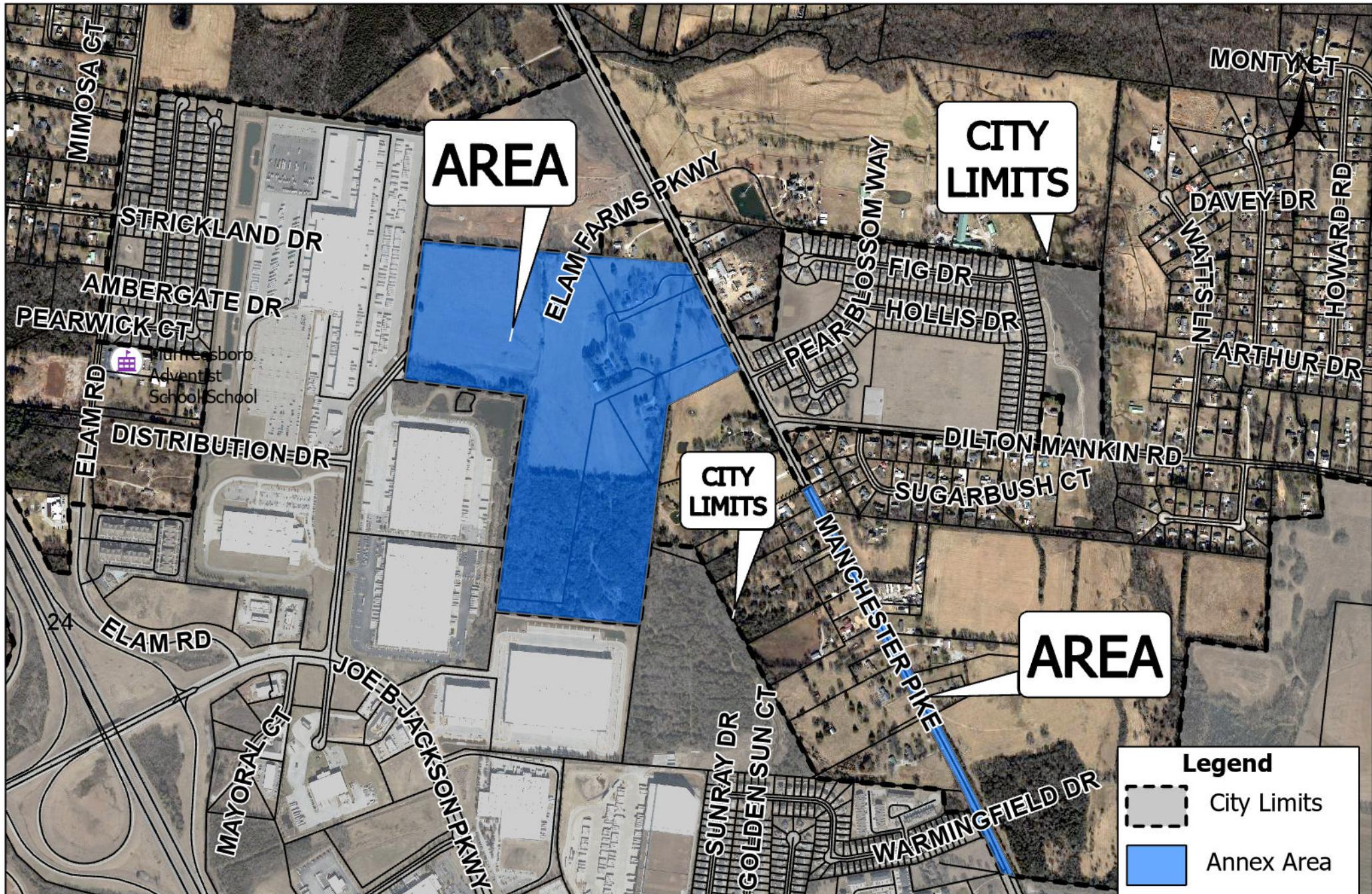
- Otho Map
- No Ortho Map
- Plan of Service



Annexation Request for property along Manchester Pike

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





Annexation Request for property along Manchester Pike

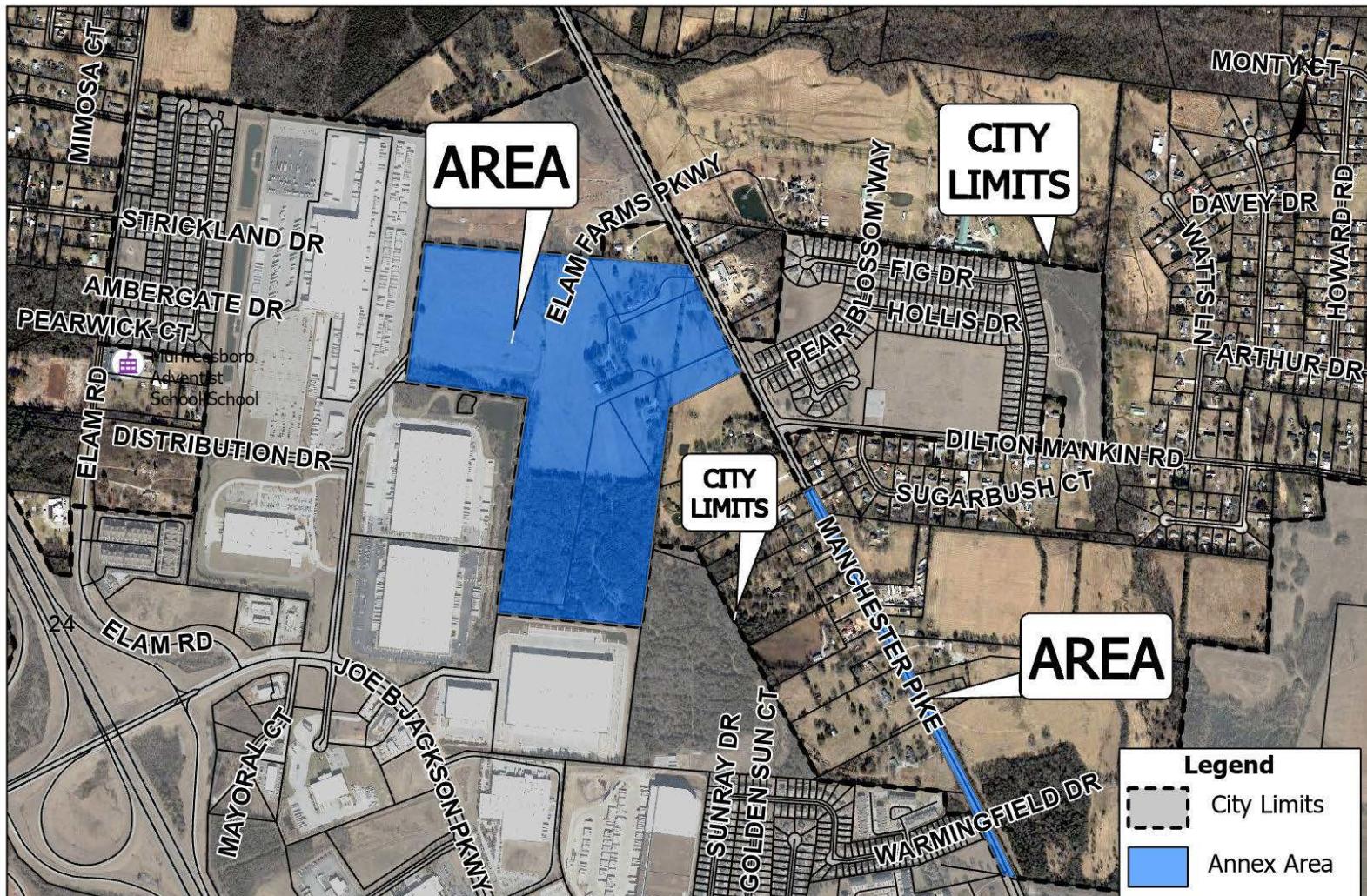
Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37130
www.murfreesboron.gov



**ANNEXATION REPORT FOR PROPERTY LOCATED ALONG
THE WEST SIDE OF MANCHESTER PIKE
INCLUDING PLAN OF SERVICES
(FILE 2025-509)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
FEBRUARY 4, 2026**



Annexation Request for property along Manchester Pike

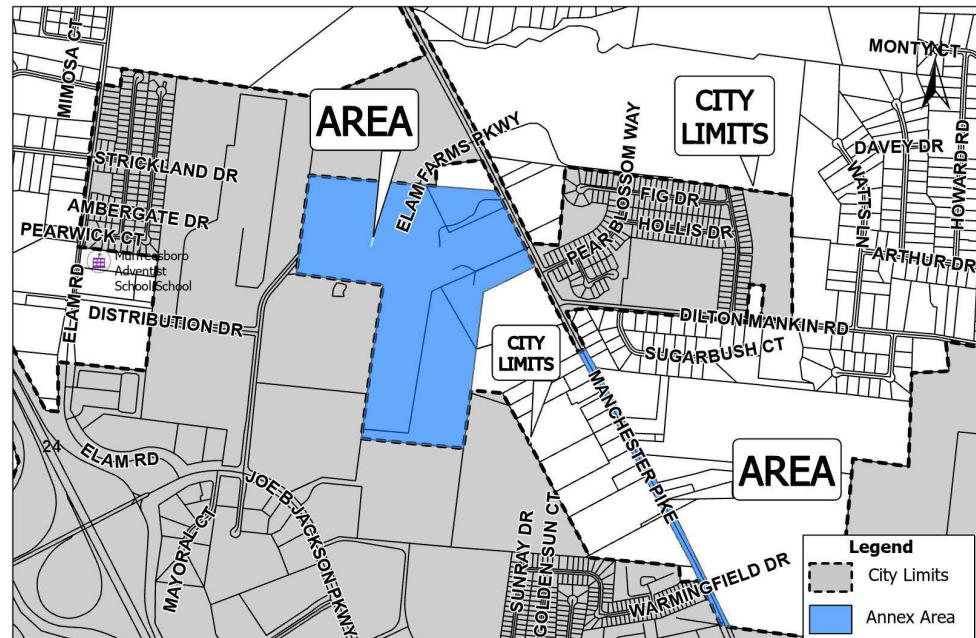
Planning Department
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INTRODUCTION

OVERVIEW

The bulk of the study area is located along the east side of Manchester Pike north of Warmingfield Drive and northeast of the current Elam Farms Parkway terminus. The property owners, Jennifer Workman, James & Gail Lewis, and Kenneth & Sharon Wilson have submitted petitions requesting their 4 properties be annexed into the City of Murfreesboro. In addition, the Tennessee Department of Transportation has provided its consent regarding the annexation of an approximately 3,150 linear-foot segment of Manchester Pike right-of-way (ROW) located south of Dilton Mankin Road to approximately Bethpage Drive. The total study area and right-of-way is 93.6 acres and includes the following:

- Tax Map 126, Parcel 30.04 (approx. 5.05 acres)
- Tax Map 126, Parcel 30.01 (approx. 57.93 acres)
- Tax Map 126, Parcel 29.18 (approx. 6.61 acres)
- Tax Map 126, Parcel 30.00 (approx. 18.09 acres)
- Approx. 3,150 linear feet of Manchester Pike ROW (approx. 5.9 acres)



Annexation Request for property along Manchester Pike

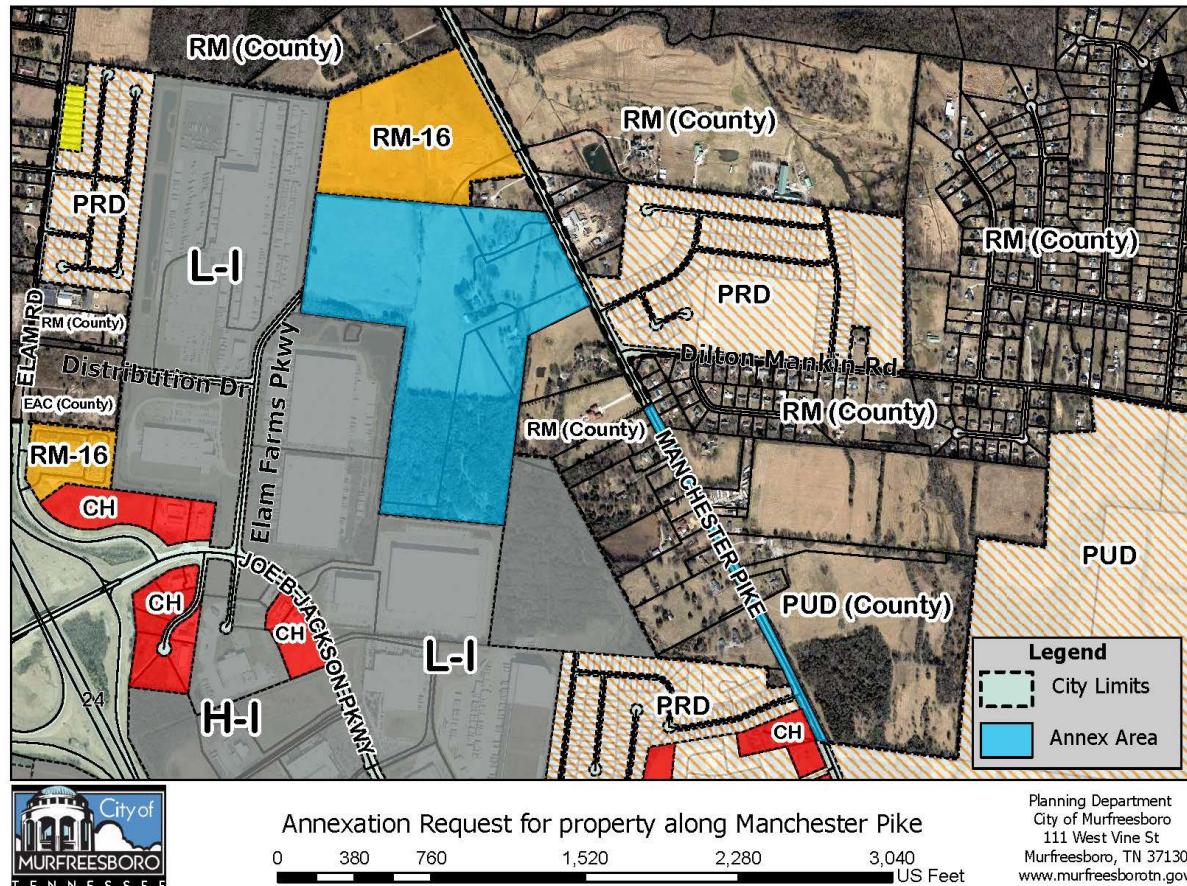
Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

The study area is located within the City of Murfreesboro's Urban Growth Boundary and is contiguous to the existing City limits along its south and west boundaries and portions of its north and east boundaries.

SURROUNDING ZONING

The subject property is currently zoned RM (Medium Density Residential) in unincorporated Rutherford County and PUD (Planned Unit Development). The County PUD was approved for a winery but never carried out. The surrounding properties to the south and west are within the City limits and zoned L-I (Light Industrial). One property to the north is in the City and designated RM-16 (Residential Multi-Family). There is one parcel to the north and two parcels to the south designated RM (Medium Density Residential) in the County. Across Manchester Pike to the east, is zoned RM (Medium Density Residential) in the county and PRD (Mankin Pointe PRD) within the City limits.

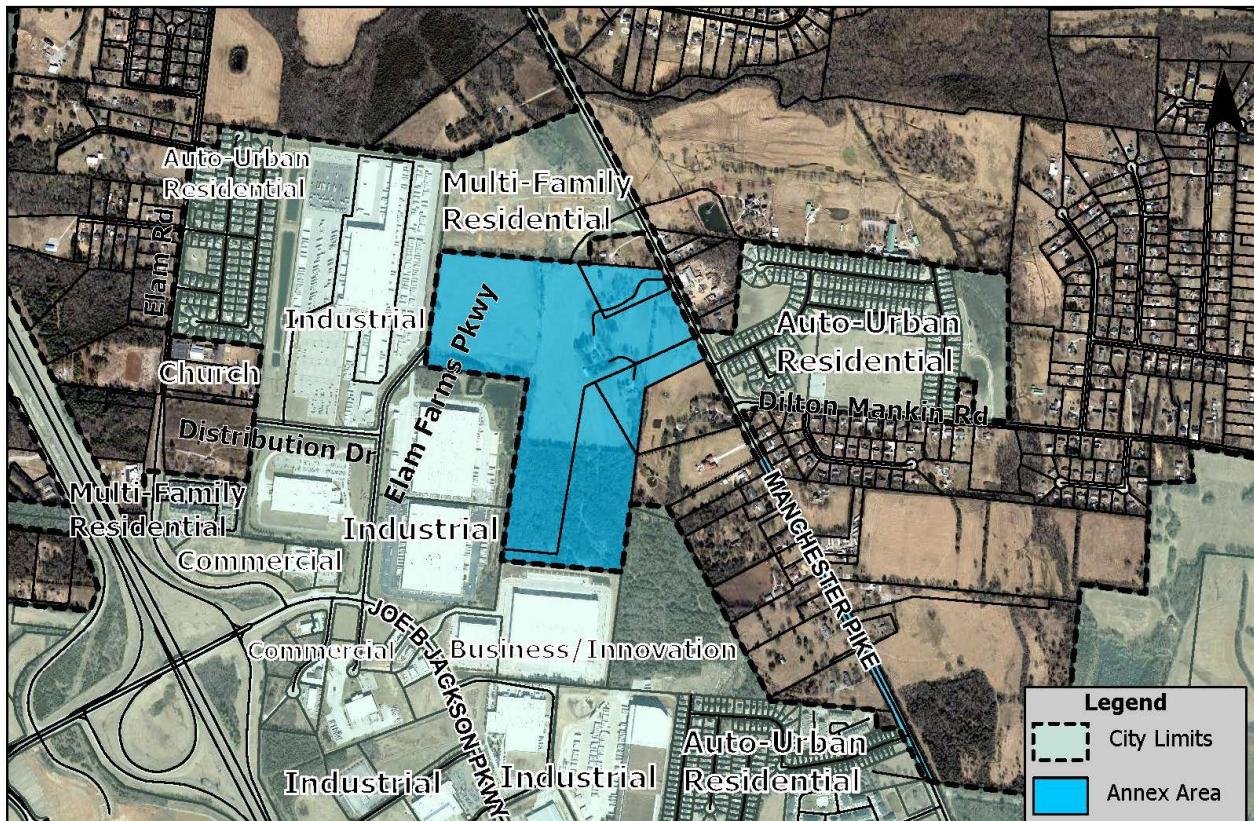
There is a zoning application simultaneous with this annexation request to zone the property to Planned Industrial District (PID) zoning. The reason for the annexation and zoning requests is to allow the development of the property for industrial uses with access to the City's sanitary sewer system.



PRESENT AND SURROUNDING LAND USE

The study area contains three (3) properties that front Manchester Pike each containing one single-family dwelling, while the fourth property has no road frontage and contains no structures. A mixture of uses is developed on the properties in the surrounding area.

The surrounding properties to the south and west are developed with industrial uses (which includes a Federal Express regional hub owned by Prologis). One property to the north is being developed with 315 apartment units known as Manchester Farms Apartments. There is one parcel to the north and two to the south each containing a single-family dwelling. Across Manchester Pike to the east is a small lot single-family detached subdivision, a commercial property, and one stand-alone single-family residence.



Annexation Request for property along Manchester Pike

0 380 760 1,520 2,280 3,040 US Feet

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TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2026 will be due on December 31, 2027. 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 assessed value. Residential property is assessed at a rate of 25% of its appraised value and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected, if the property were to be annexed in its present state.

***Table I
Estimated Taxes from Site***

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Jennifer Workman (Poland)	5.05	\$106,400	\$323,000	\$107,350	\$1,022
James & Gail Lewis	57.93	\$178,800	\$381,800	\$140,150	\$1,335
Kenneth & Sharon Wilson	6.61	\$122,700	\$402,600	\$131,325	\$1,251
Kenneth & Sharon Wilson	18.09	\$155,900	\$0	\$38,975	\$371

These figures are for the property in its current state and are only estimates. In addition, they do not account for any existing or proposed greenbelt status. Finally, it should be noted that once the property is redeveloped, the appraisal and assessment numbers will change based upon the appraisal of the new improvements.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police services through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department would 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 to the existing homes and to future industrial development. The current police zone that borders the study area is Zone 7.

ELECTRIC SERVICE

The study area, including the existing homes, is served by Middle Tennessee Electric (MTE). MTE has capacity to accommodate the future anticipated development from the new section of Elam Farms Parkway where it intersects Manchester Pike, not near the current Elam Farms Parkway terminus near Distribution Drive. All new electrical infrastructure installed to serve future development will be required to adhere to MTE standards.

STREET LIGHTING

There are no streetlights along this segment of Manchester Pike. No new street lighting is anticipated with the annexation of the study area in its current condition. However, MTE has stated that streetlights *may* be installed by the developer on existing or proposed public roadways in the study area but only upon coordination with the City and MTE.

SOLID WASTE COLLECTION

The study area currently contains three homes that all bring their trash to the Buchanan Convenience Center. Any future industrial development will need to be collected by a private solid waste management service. Murfreesboro Solid Waste Department will only provide service to the existing residents if they sign up for service and agree to bring trash out to the roadway on pickup days.

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. Considering both the existing and proposed use of the study area, it would have minimal impact to the Recreation Department.

CITY SCHOOLS

The Murfreesboro City School (MCS) system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. Three of the subject parcels are currently developed with one home each for a total of 3 existing single-family homes in the study area.

These parcels of land currently reside outside of the Black Fox Elementary School zone, and it would become part of this school's zoned area once annexed into the City limits.

In its present state, the annexation of the study area would have little impact on the school system. If developed with 608,500 square feet of industrial space, it would have no impact on school enrollment.

BUILDING AND CODES

The property will come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the

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

PLANNING, ENGINEERING, AND ZONING SERVICES

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

GEOGRAPHIC INFORMATION SYSTEMS

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

STREETS AND ACCESS

The annexation study area includes approximately 3,150 linear feet of Manchester Pike right-of-way (ROW). Upon annexation, this roadway segment will become the responsibility of the City of Murfreesboro under contract with TDOT. Under this contract, no additional annual maintenance costs are anticipated for the public

roadway system. Additionally, it is anticipated that \$3,480/year will be provided to the City by TDOT for the maintenance of this route.

Manchester Pike is on the City's Major Transportation Plan (MTP) for future improvement to 5-lanes. Any development along this route may require ROW dedication and participation in the upgrade of this roadway to the proposed cross-section. Additionally, roadway connections to Manchester Pike will require approval of TDOT following review by the City Engineer.

The study area is also impacted by the proposed extension on Elam Farms Parkway, STI#17 on the MTP. Any development within the study area will require ROW dedication and participation in the extension of this roadway.

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

REGIONAL TRAFFIC & TRANSPORTION

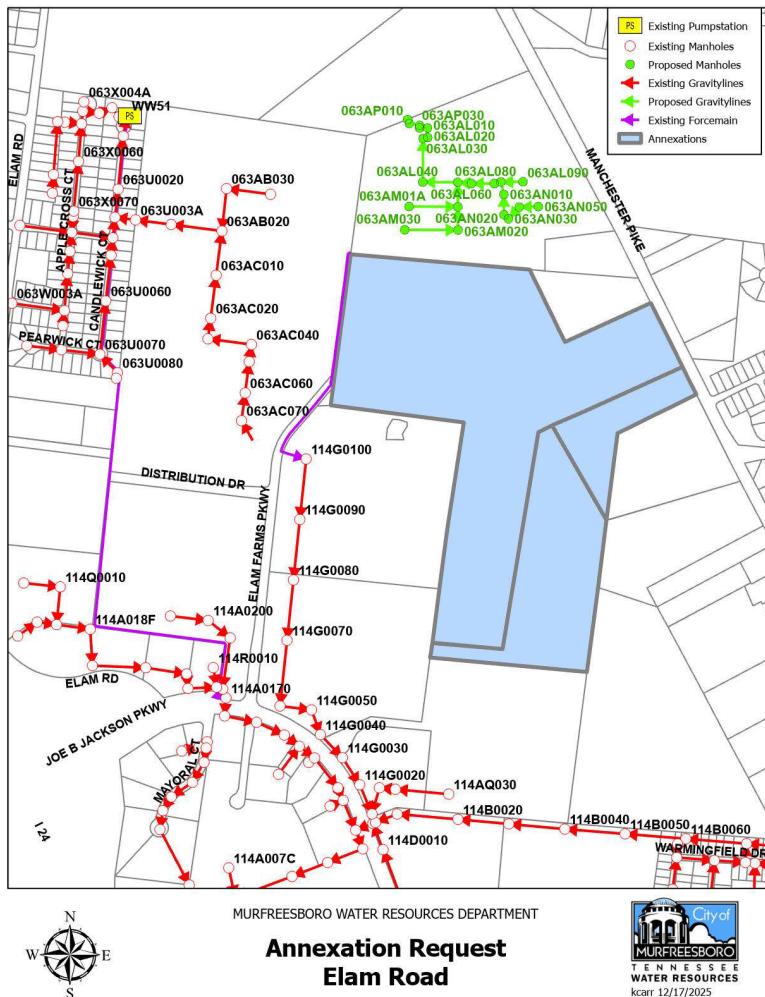
The study area is served by Manchester Pike. The 2014 Level of Service Model in the 2040 MTP shows Manchester Pike to be operating at a Level of Service D in the study area. The 2040 Level of Service Model indicates that Manchester Pike operates at a Level of Service D without the proposed improvements in the 2040 plan.

The study area contains three (3) existing traffic control signs. These include a post-mounted speed limit sign, and a post-mounted stop sign with street marker. The annexation study area contains approximately 3,150 linear feet of roadway. This would include approximately 1,200 feet of Double Solid Yellow Line (DSYL) striping, 6,200 feet of Single White Solid Line (SSWL) striping, and 2,600 feet of single yellow skip line.

According to a traffic analysis, the proposed development within the study area will impact the need for a new traffic signal at Elam Farms Parkway (partially under construction now) and Manchester Pike.

Based on a replacement cycle of 5 years for pavement markings, 10 years for traffic signs, preventive maintenance cycle, and end of life cycle for communication equipment, the annualized traffic infrastructure maintenance costs are estimated at \$12,480.00 for this roadway.

SANITARY SEWER SERVICE



Currently sanitary sewer is not available to the four properties in question. The existing structures in the study area are served by private septic systems. Should the properties remain in their current state, they would continue to utilize the existing septic system(s).

With regard to public sanitary sewer service for the development, the owner/developer would be required to install private grinder pump(s) for each building, connecting to a common and public sewer forcemain that would either connect to an existing sewer manhole just north of the property on the Manchester Farms Apartments development currently under construction, or to an existing sewer manhole to the west on the Prologis property. Either scenario requires the developer to acquire off-site sewer easement(s), recorded in the City's name, prior to the review of any engineered sewer construction drawings. If a connection is made to the Manchester Farms project, the developer will be required to upgrade the existing sewer pump station and even then, sewer capacity will be limited to the maximum capacity of the pump station.

This property is within the Buchanan / Elam Road Sanitary Sewer Assessment Districts and will be charged \$1,000 per single-family unit (sfu), respectively, in addition to the standard connection fee of \$2,550 per sfu.

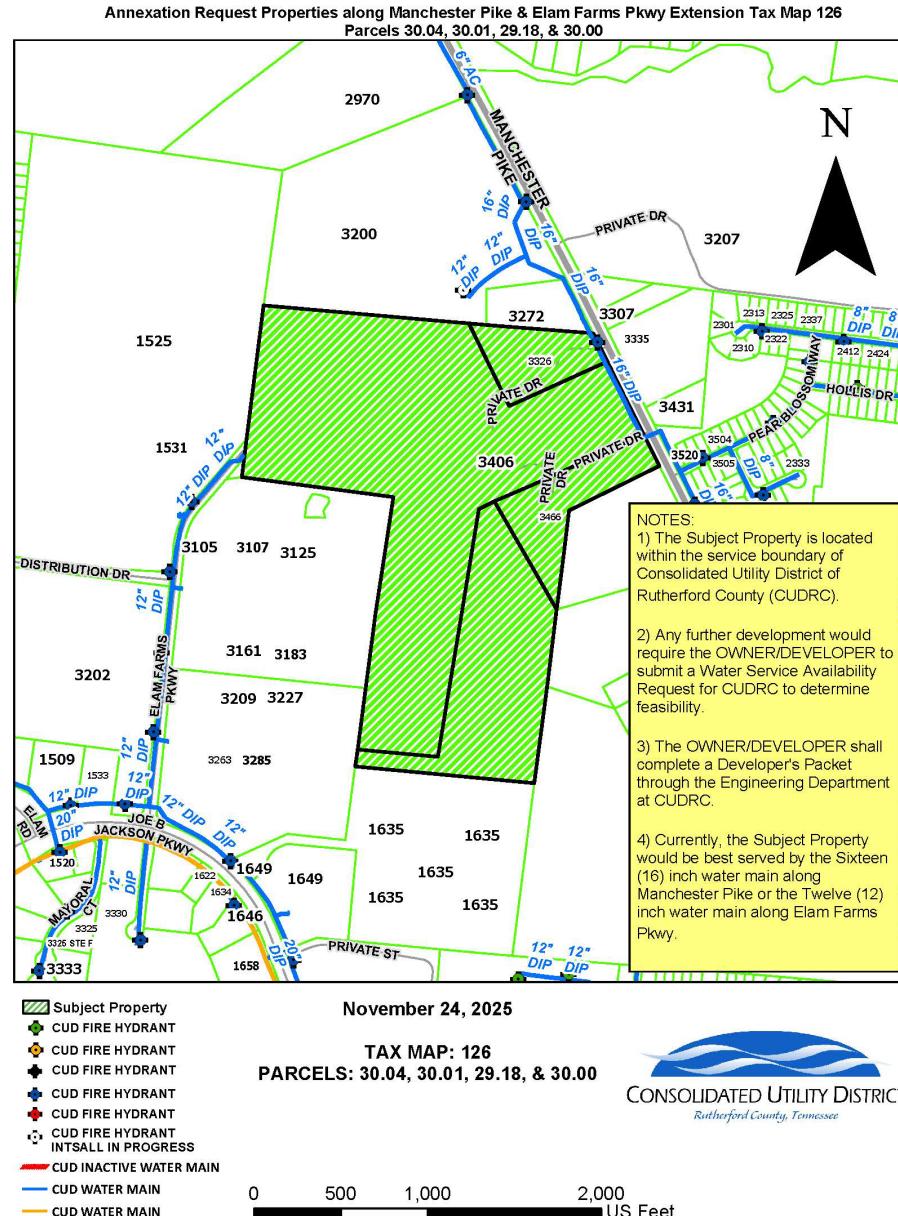
All main line extensions and off-site sewer easements are the financial responsibility of the developer and must be extended in accordance with the Development Policies and Procedures of MWRD (Murfreesboro Water Resources Department).

WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUD) service area.

A 16-inch water main is located along Manchester Pike. CUD provides water services to the 3 existing homes, which also have their own wells which would continue to be utilized upon annexation.

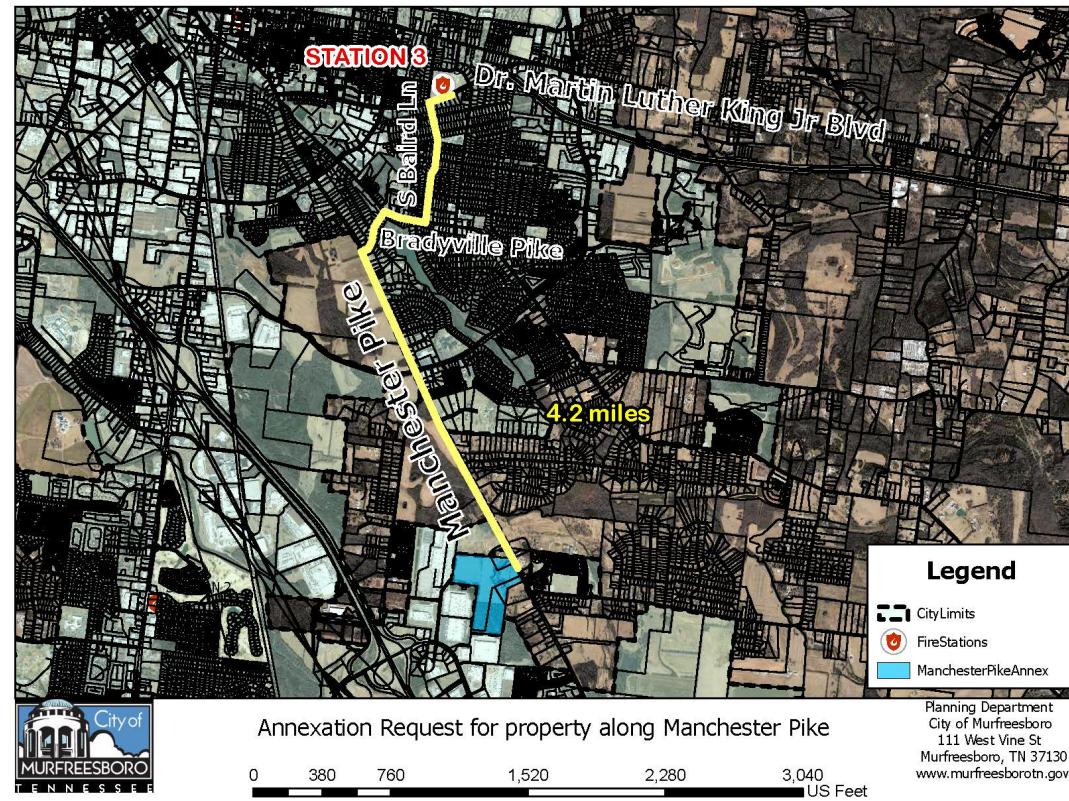
Any future development of the property would require the owner/developer to submit a Water Service Availability request for CUD to determine feasibility and complete CUD's Developer Packet through CUD's Engineering Department.



FIRE AND EMERGENCY SERVICE

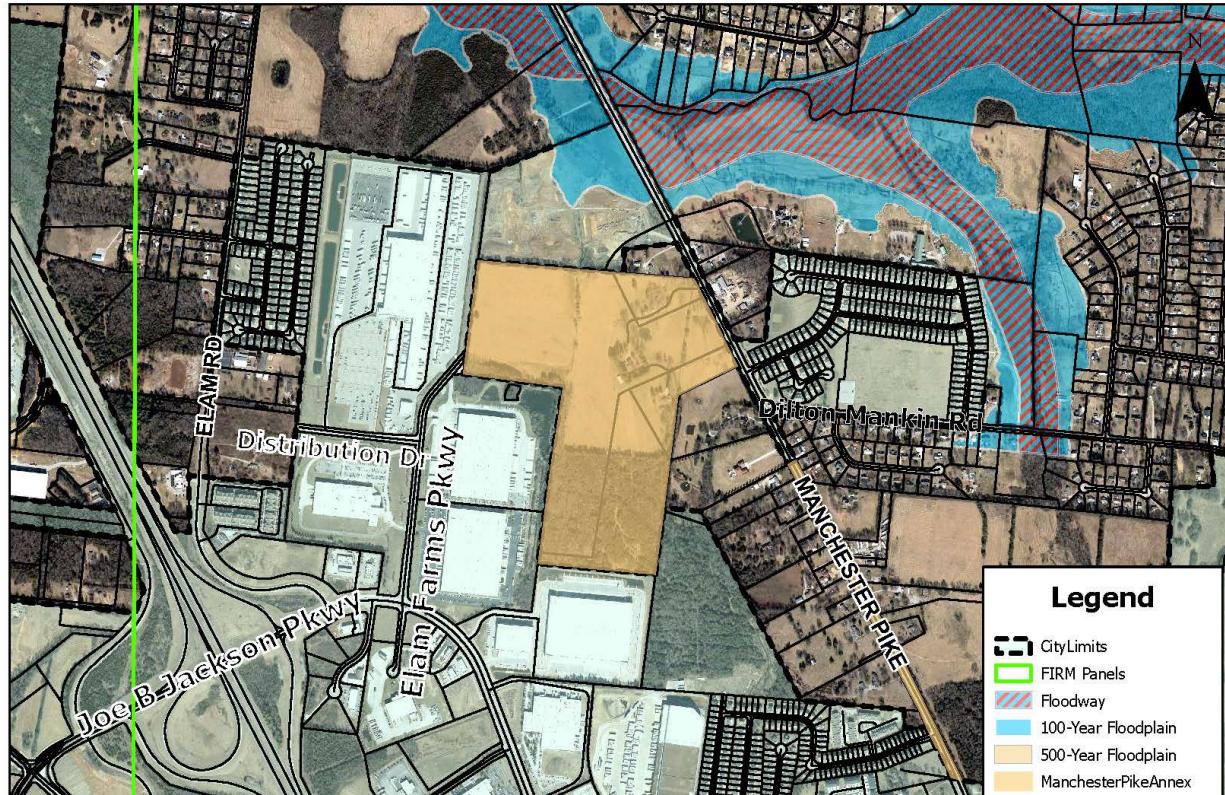
The study area contains three (3) existing single-family homes and a vacant lot with no structures that is heavily wooded. The Murfreesboro Fire and Rescue Department (MFRD) can provide emergency services, including fire and medical response, to the study area and any existing structures within it immediately upon annexation as well as the anticipated future industrial development. Station 3, located at 1511 Doctor Martin Luther King Jr Boulevard, would be the responding station and is 4.2 miles from the study area. Additional units are located at Station 2, located at 2880 Runnymead Drive, which is 3.8 miles away.

The yellow line on the adjacent map represents the linear distance range from the primary response fire station.



FLOODWAY

The study area is located within Zone X on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA) per the May 23, 2023 FIRM panel 47149C0290J.



Annexation Request for property along Manchester Pike

0 650 1,300 2,600 3,900 5,200 US Feet

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DRAINAGE

Public Drainage System

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

Regional Drainage Conditions

The study area drains to a pond and other closed depressions located within the study area.

Stormwater Management and Utility Fees

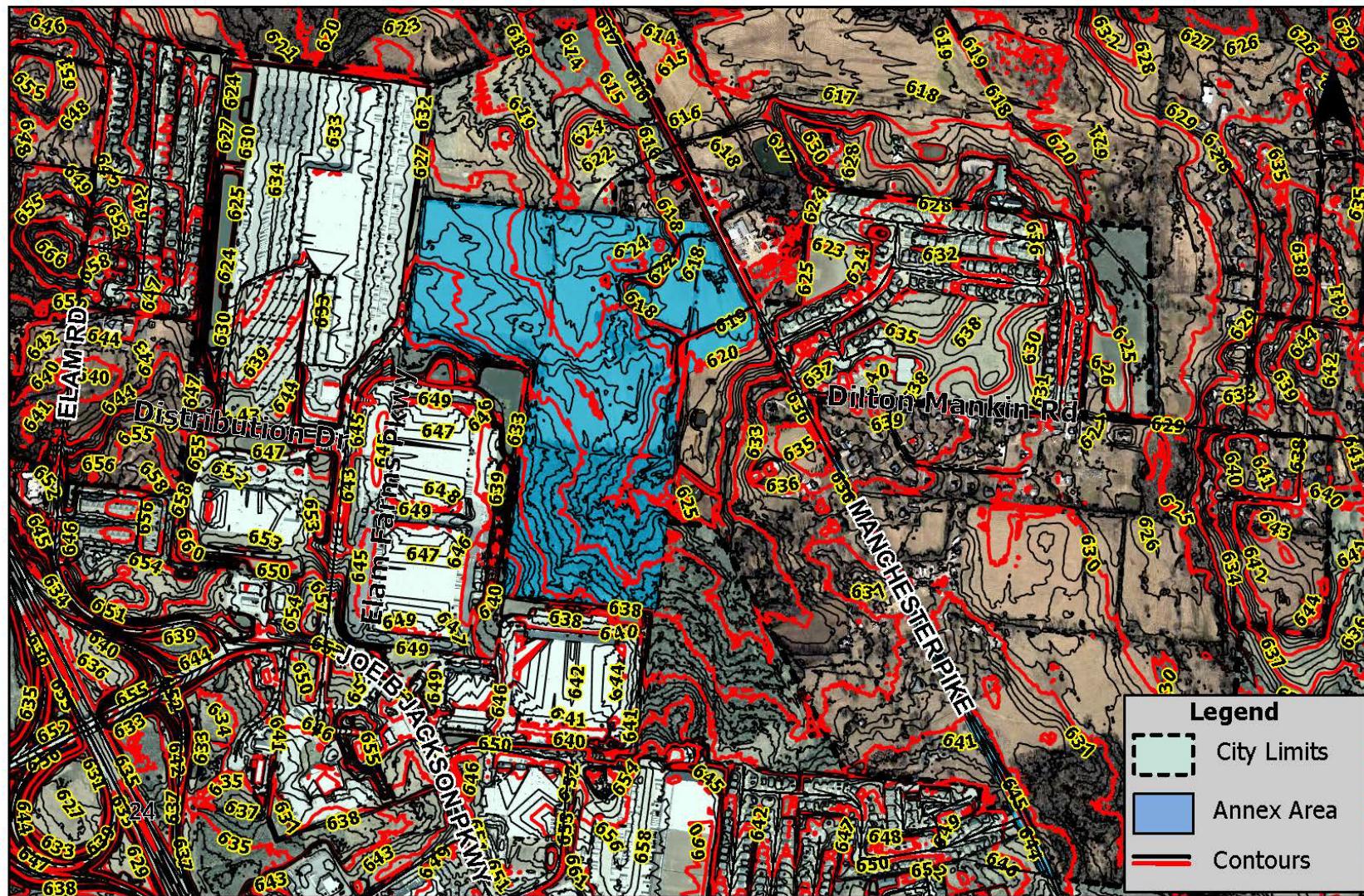
Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area and existing and new improvements will be subject to the Stormwater Utility Fee. The study area currently has three single-family residences and will generate approximately \$117 per year in revenue for the Stormwater Utility Fee.

The study area has a proposed zoning of Planned Industrial District, PID. Based on

this development scenario, it is anticipated that the site will generate approximately \$10,000 in revenue per year into the Stormwater Utility Fund upon full build-out.

New development must also comply with the City's Stormwater Quality Regulations, including provisions for water quality treatment, streambank protection, and detention. Any proposed public drainage or roadway infrastructure must be constructed to current City standards.

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



Annexation Request for property along Manchester Pike

0 550 1,100 2,200 3,300 4,400 US Feet

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
FEBRUARY 4, 2026
PROJECT PLANNER: HOLLY SMYTH**

5.c. Zoning application [2025-424] for approximately 87.7 acres located along Manchester Pike to be zoned PID (Manchester Pike Development PID) simultaneous with annexation, Scannell Properties applicant.

The study area consists of four parcels located along the west side of Manchester Pike north of Joe B Jackson Parkway. A Planned Industrial District (PID) zoning application has been filed simultaneously with an annexation request for these 4 parcels.

The applicant is requesting the PID to allow for approximately 608,500 square-feet of industrial space accessed off of the Elam Farms Parkway extension, as generally shown on the concept site plan shown on page 9 of the program book. Page 10 of the program book shows the development being made in 3 separate phases given the scale of some of the collector roadway improvements. Page 11 of the program book shows the proposed landscape buffers, with some exceptions being requested to avoid some of the existing wetlands. A large amount of greenspace is proposed to be maintained at the southern end of the project area. The Planning Commission will need to discuss the project further to determine adequate buffering between adjacent uses and the proposed PID.

The proposed allowable uses table is contained on pages 15 and 16 of the program book. Staff evaluated the original table and directed the applicant to create differences for Buildings 1 & 2 versus Buildings 3 & 4 due to proximity of Manchester Farms Apartments due north of the project for better compatibility.

Use adjacent to Buildings 1 & 2: When selecting use categories from Chart 1 of the Zoning Ordinance, the general rule of thumb was if a use was not allowed in the L-I district, it should not be allowed adjacent to the apartments. Given the layout of Buildings 1 & 2 with truck docks facing the shared drive courtyard, making sure the City's noise standards are met was paramount. It is also important that long-term unsightly outdoor storage is not allowed, given our current strong policies. It is the intent to not allow an entire development of cross-docking with this PID. Additionally manufacturing uses could be potentially allowed so long as the "use won't generate bothersome noise, vibrations, odors, or air pollutants for the neighboring property to the north. Additionally breweries, distilleries, wineries and artisan versions of these could be allowed if they are at least 250' away from the residential property line.

Adjacent Zoning and Land Uses

The PID project site is directly adjacent to several large scale industrial developments, including Prologis/Federal Express (zoned Light Industrial; L-I) to the west, Manchester Pike to the east, two parcels with single-family residences (zoned Residential Medium Density; RM in the unincorporated County) along Manchester Pike at the northeastern and southeastern edges of the project, Manchester Farms apartment complex (zoned Residential Multi-Family; RM-16) to the northeast currently under construction on the west side of Manchester Pike. Directly east of the project on the east side of Manchester Pike is single-family detached housing in the Mankin Pointe PRD (Planned Residential District) within the City limits. Unincorporated County areas to the north of the subject parcels are designated Commercial Neighborhood (CN) and Commercial Services (CS) and RM, as shown on page 3 of the program book.

Proposed PID

The proposed Planned Industrial District (PID) will complement nearby industrial uses while adequately protecting large scale residential uses under construction to the north and will provide a new roadway connection along Elam Farms Parkway to a future signalized intersection.

The site layout places two 104,000 square foot buildings labeled 1 & 2 in the north-westerly section of the site directly adjacent to apartments and focuses on smaller scale tenant uses. Tenant spaces are anticipated to range from 24,000 to 32,000 square-feet, with the ability to further break down into smaller incubator type business tenant spaces. The required Type D landscape runs along the northerly property line to Elam Farms Parkway. The proposed uses are slightly less intense and only allow manufacturing that does not have “bothersome noise, vibrations, odors, or air pollutants for the neighboring properties. Brewer, distillery, winery and similar uses are only allowed when they are least 250' from residential uses. Outdoor storage is not allowed in this area but could be allowed in the areas adjacent to Building 3 & 4 so long as approved by site plan and meets the zoning ordinance. As users are identified for the spaces all parking and lighting requirements of the zoning ordinance will be reviewed and meet.

The following key pages in the program book provide development specifics for the PID:

- Page 9 contains the overall conceptual Site Plan
- Page 10 outlines project phasing mostly related to timing of Elam Farms Parkway construction
- Page 11 provides landscaping and required Type D and E buffers
- Pages 12 shows anticipated wetland impacts

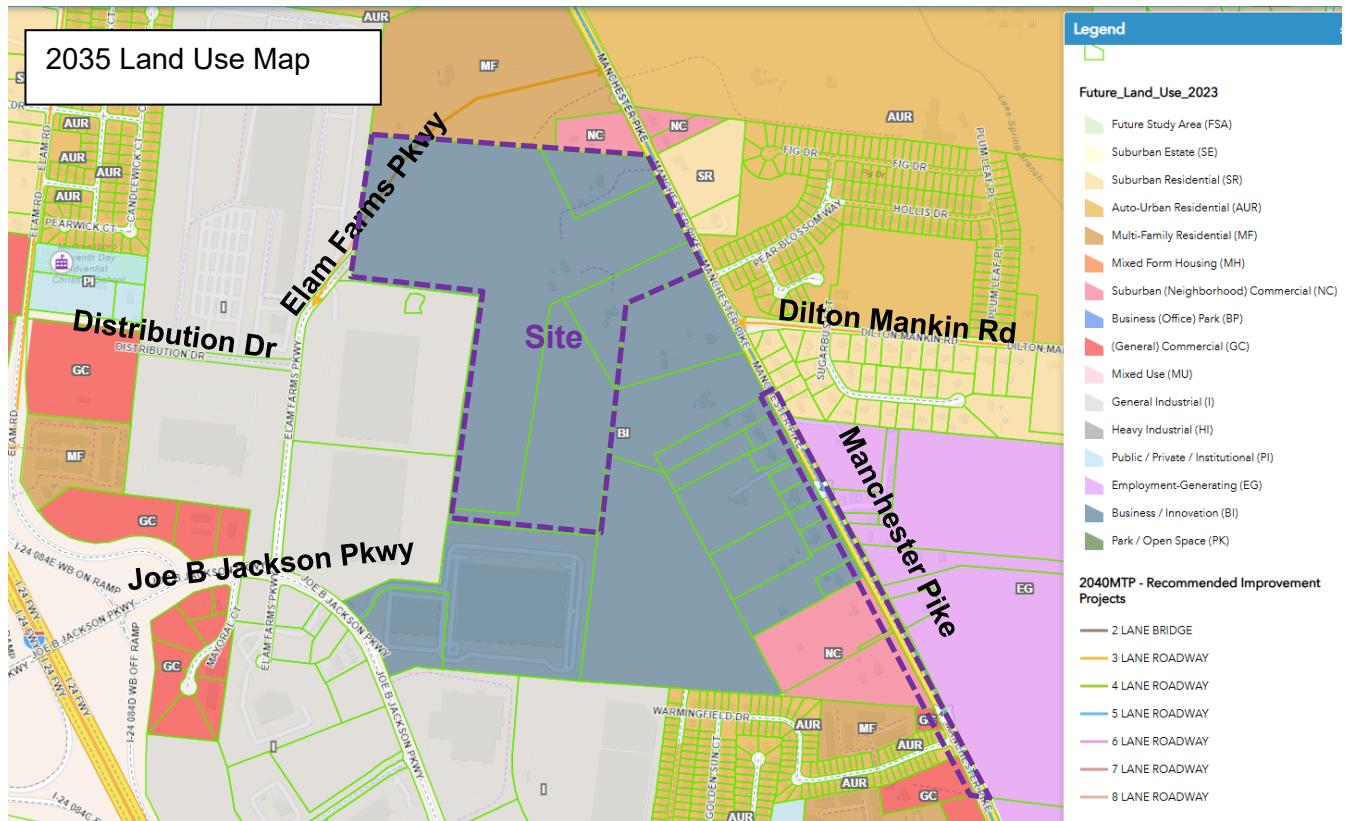
- Pages 15 to 18 are the proposed allowable uses and standards. **Staff is still in process of further refinements with the developer on the end product which will be reviewed during the public hearing.**
- Page 21 contains the Zoning Comparison Table with several proposed exceptions requested:
 - Future interior parcel subdivision within the site shall be exempt from perimeter planting yard requirements.
 - The required 20' Type 'E' Buffer along Manchester Pike has been relocated to the interior of the site to avoid unnecessary impacts to existing wetlands rather than directly adjacent to the road.

During the initial discussion on the project, the Planning Commission expressed some concerns with adequate buffering being provided to the adjacent residential uses. The PID book was updated to more clearly show the proposed 15' Type D and 20' Type E landscape buffers. Staff will ask that the developer provide an aerial exhibit of the project layout for discussion purposes at the meeting.

Future Land Use Map

The Murfreesboro 2035 Comprehensive Plan Future Land Use Map (FLUM) indicates Business/Innovation (BI) as the most appropriate land use character for the subject property. The BI designation is intended for industrial and manufacturing parks, business innovation and research centers, advanced manufacturing, research and development, incubator industrial, and office space. Industrial centers primary focus is industry and innovation, but can include commercial, park, and open space components.

Characteristics may include additional environmental performance standards to ensure hours of activity, loading, noise levels, and lighting are such to ensure that the intensity of the industrially-oriented uses is comparable to neighboring uses. Development should encourage orderly, staged development of large-scale, comprehensively planned projects. • Intended to create a highly attractive business investment environment. Suggested zoning districts include L-I (Light Industrial), G-I (General Industrial), PID (Planned Industrial District), and medical; other districts may be considered and are to be evaluated on a case-by-case basis. Staff believes the proposed zoning request is be consistent with the FLUM.



Major Transportation Plan

The proposed annexation area fronts Manchester Pike, which is designated as a “recommended 5-lane roadway” in the 2040 Major Transportation Plan (MTP). The future Elam Farms Parkway extension is designated as a “recommended 3-lane roadway” in the 2040 MTP. The project will need to extend Elam Farms Parkway from the existing terminus close to Distribution Drive to access their site as outlined in their program book. Access to the development will be through an extension of Elam Farms Parkway generally through the center of the PID and tie into the street stub currently being constructed adjacent to Manchester Pike as a part of the adjacent Manchester Farms apartment development.

Staff recommendation:

Staff is supportive of this rezoning request for the following reasons, **pending further updates to the proposed uses section of the program book and signed agreement with Prologis for the slightly altered alignment of the Elam Farms Parkway terminus discussed in the annexation report.**

- 1) Inclusion of these properties in the City, as well as its future development lends itself to the Elam Farms Parkway full roadway extension from the existing terminus near Distribution Drive to the new connection with Manchester Pike consistent with the 2040 Major Transportation Plan.

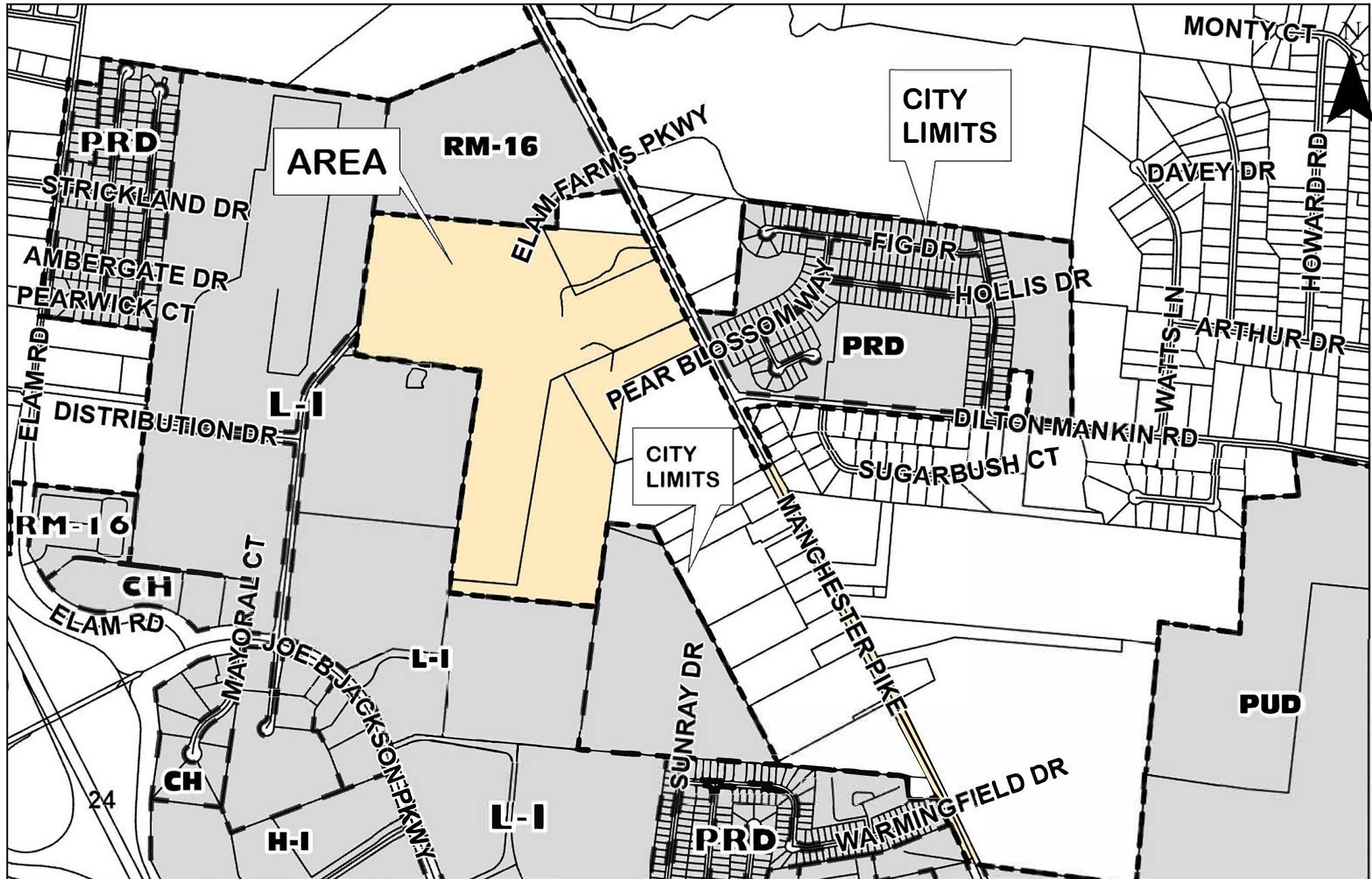
- 2) The PID program book and site layout, landscape, and uses demonstrates general compatibility with adjacent land uses.
- 3) The proposed uses will provide jobs within the community while consuming limited sanitary sewer usage.
- 4) The PID zoning designation is consistent with the recommendations of the 2035 Comprehensive Plan Business Innovation designation.

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 and then formulate a recommendation for the Murfreesboro City Council.

Attachments:

Ortho Zone Map
No-ortho Zone
Updated Program Book

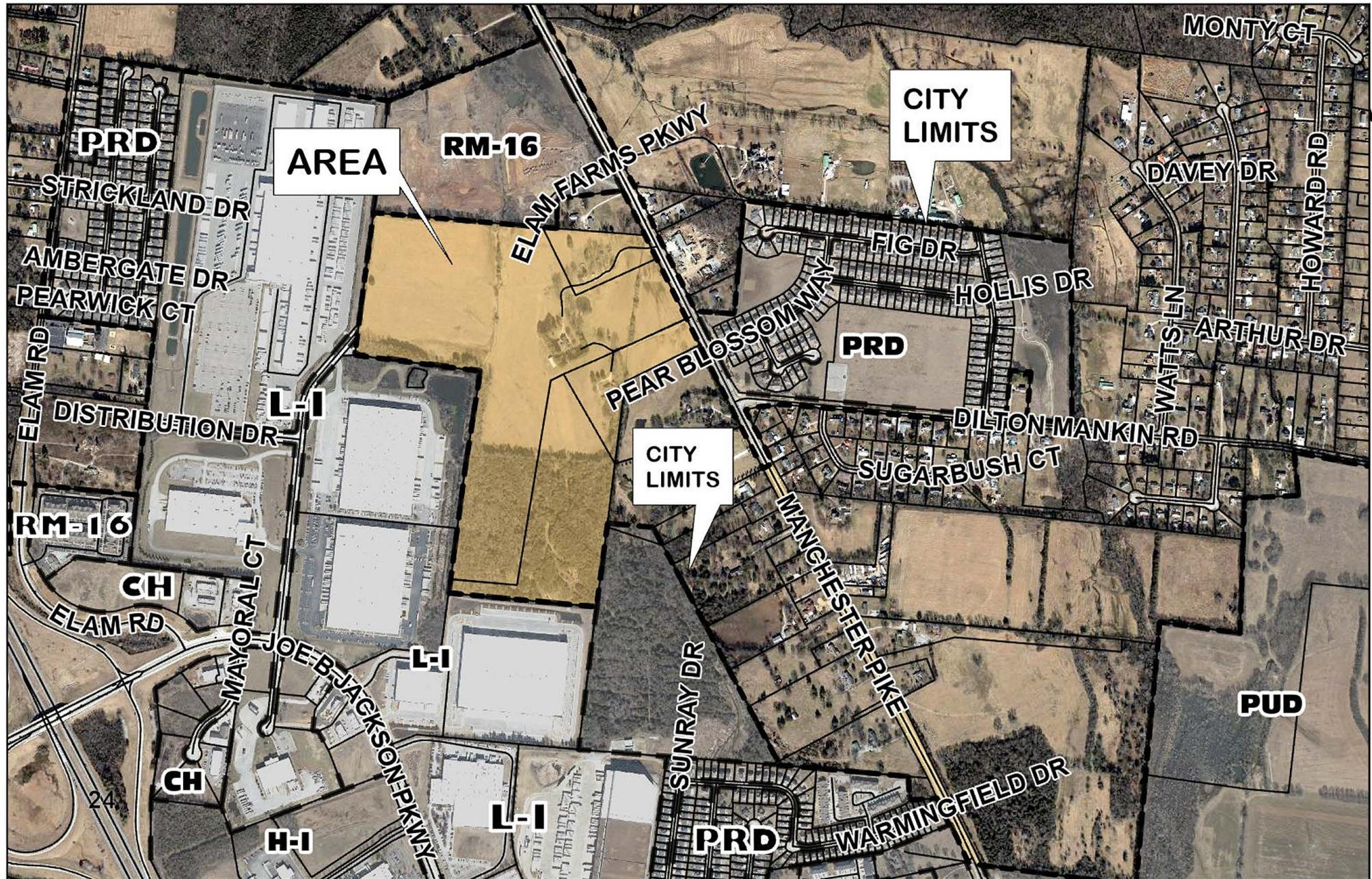


Zoning Request for property along Manchester Pike
PID (Manchester Pike Development PID) simultaneous with annexation



0 155 310 620 930 1,240 US Feet

Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37130
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Zoning Request for property along Manchester Pike
PID (Manchester Pike Development PID) simultaneous with annexation



0 155 310 620 930 1,240
US Feet

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www.murfreesborotn.gov



MANCHESTER PIKE DEVELOPMENT



Planned Industrial Development

*Resubmittal on January 28, 2026
For February 4, 2026 Planning Commission*



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MANCHESTER PIKE DEVELOPMENT



Planned Industrial Development

INTRODUCTION

DEVELOPER



Company: Scannell Properties
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ENGINEERING | LANDSCAPE ARCHITECTURE | PLANNING



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Address: 500 11th Ave N #800
Nashville, TN 37203
Phone: 615-349-4968
Email: grass.c@tandh.com

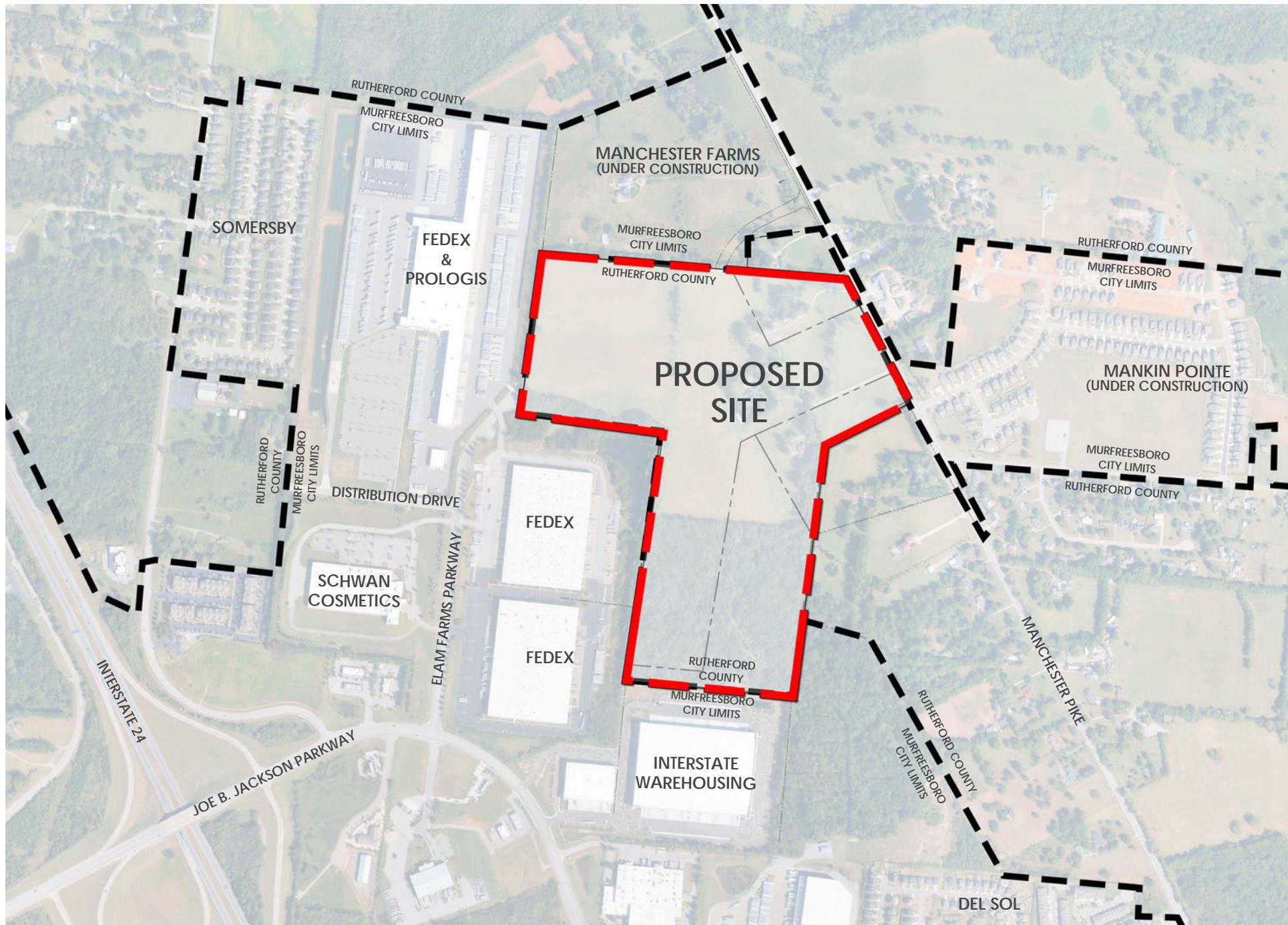
PROJECT SUMMARY

Scannell Properties respectfully requests to annex the proposed property and create Manchester Pike PID. Manchester Pike Development is a commercial/industrial development located in the southern section of Murfreesboro with a primary purpose to connect Manchester Pike and Joe B. Jackson Parkway by completing Elam Farms Parkway between the two while also developing the site for light industrial and/or commercial uses. The

proposed development is located along the southwest side of Manchester Pike, east and north of Prologis/FedEx site and south of Manchester Farms Apartments. The site is identified as Parcels 29.18, 30.00, 30.01, & 30.04 of Tax Map 126. The site has a combined acreage / area of approximately 87.76 acres. It is anticipated that approximately 2.31 acres will be dedicated from this total for right of way for Elam Farms Parkway

EXISTING CONDITIONS

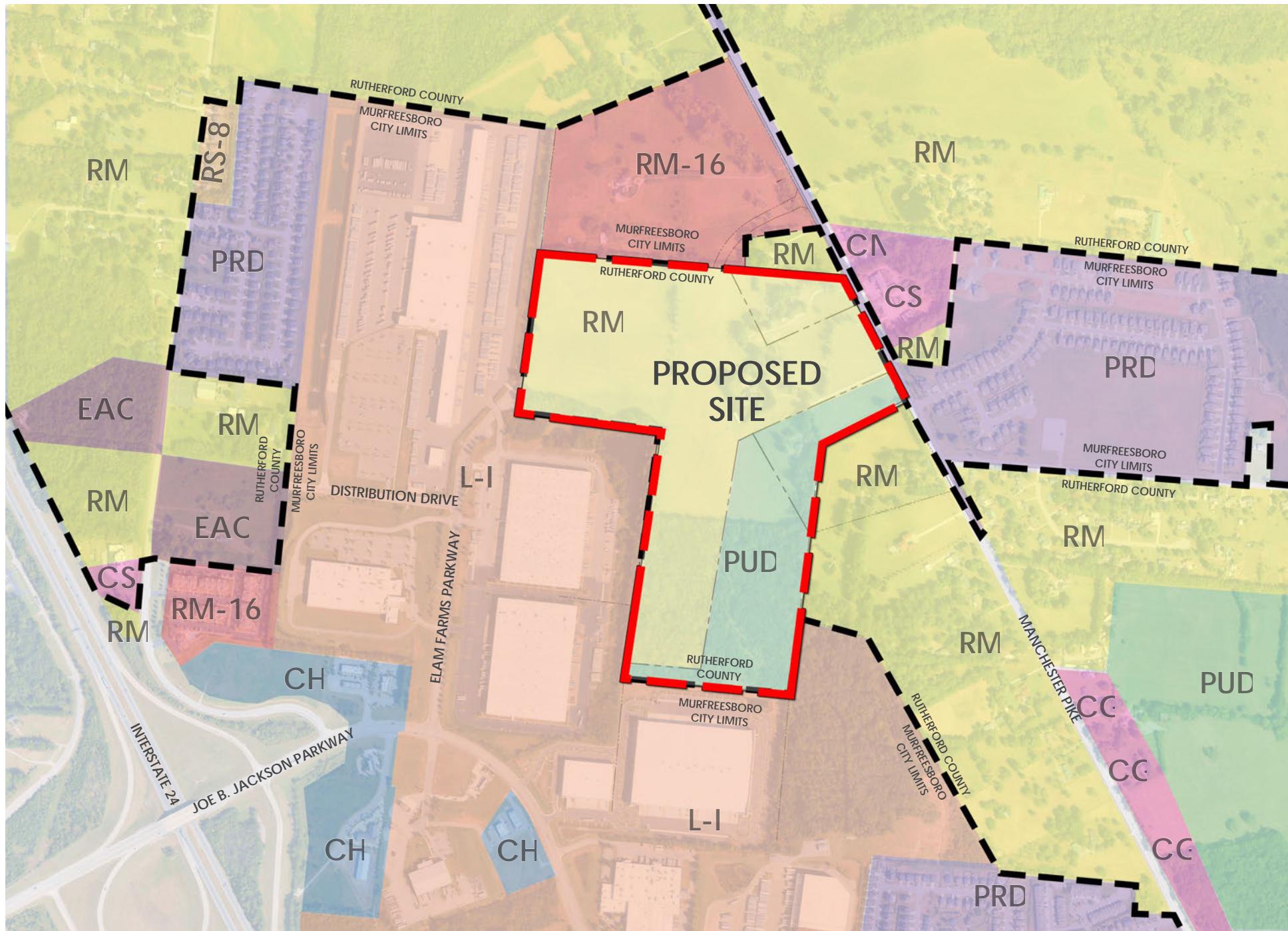
SITE CONTEXT



Context Map

EXISTING CONDITIONS

ZONING



The property is currently zoned through Rutherford County as Residential Medium Density (RM) and Planned Unit Development (PUD). The request submitted is to annex the proposed parcels and rezone to a Planned Industrial District (PID). The properties northern boundary has both Rutherford county zoning of Residential Medium Density (RM) and City of Murfreesboro zoning of Residential Multi-Family (RM-16). The northeastern boundary is bordered by Manchester Pike. The southeastern boundary has a combination of Rutherford County zoning of Medium Density Residential (RM) and City of Murfreesboro zoning of Light Industrial (L-I). The southern and western boundaries are both zoned Light Industrial (L-I).

Murfreesboro Land-Use & Zoning:

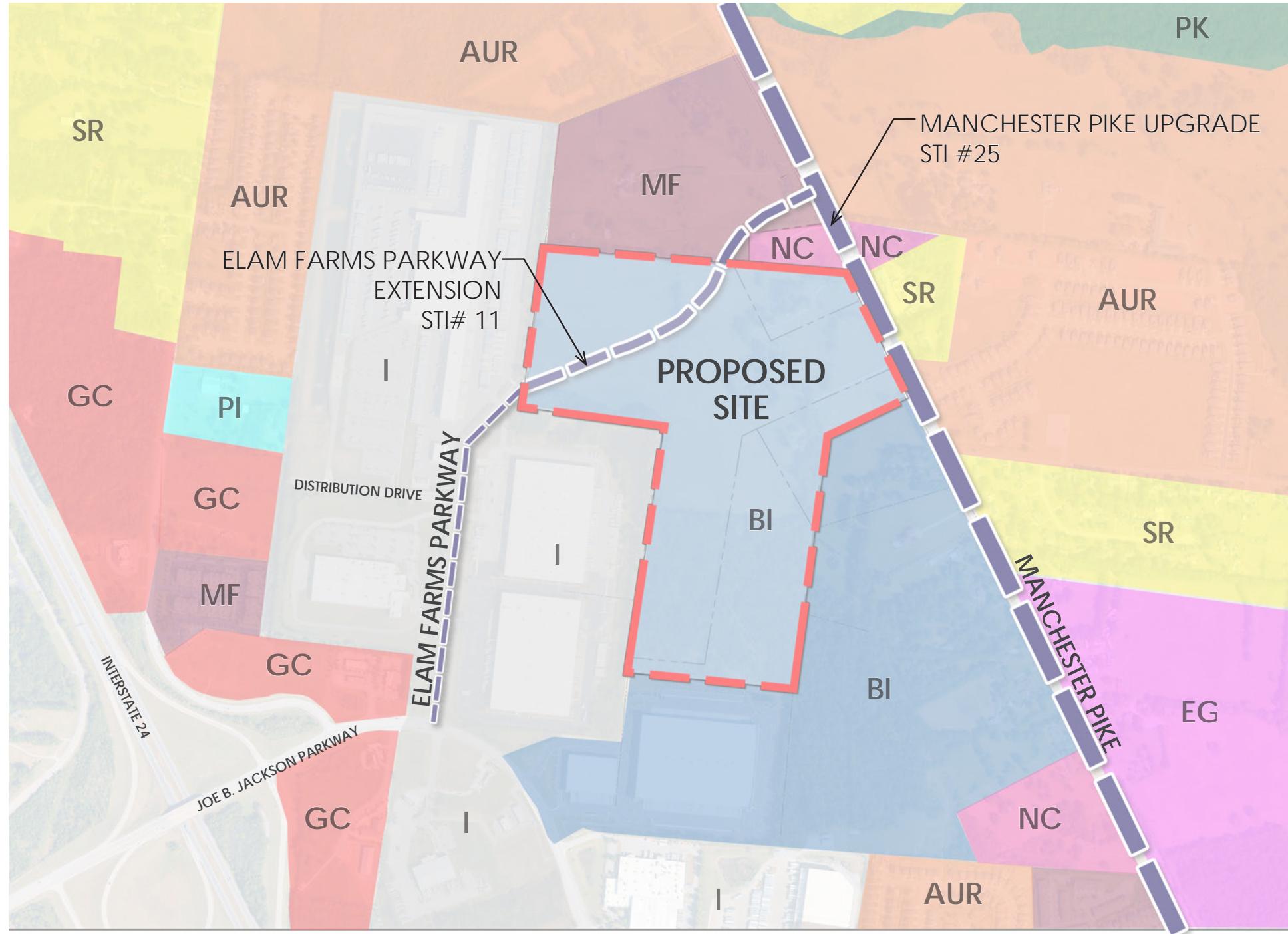
- Residential Multi-Family (RM-16)
- Single-Family Residential (RS-8)
- Industrial (L-I)
- Planned Residential Development (PRD)
- Highway Commercial (CH)

Rutherford County Land-Use & Zoning:

- Medium Density Residential (RM)
- Planned Unit Development (PUD)
- Commercial (CG, CN, CS)
- Employment & Activity Center (EAC)

EXISTING CONDITIONS

MAJOR TRANSPORTATION PLAN & FUTURE LAND-USE



Primary access to the site will be via Elam Farms Parkway. The proposed project will accomplish the City of Murfreesboro's goal of supplying a new connection from Joe B. Jackson Parkway to Manchester Pike. Elam Farms Parkway will extend from the northeast of the site and align with the proposed road alignment currently being partially installed by Manchester Farm Apartments. Elam Farm Parkway will proceed southwest through the site and connect with an existing section of Elam Farms Parkway currently being utilized by Prologis/FedEx as a private drive between their two sites that border the proposed site. Once the City gives a six-month notice to complete the "Temporary Land-Use License Agreement," Prologis will need to remove their temporary use of city ROW per the agreement. Elam Farms Parkway is proposed to be a 3 lane commercial collector with a 60' ROW as a 2040 Major Transportation Plan (MTP) recommended improvement project. Additionally, Manchester Pike is designated as a future 5-lane roadway in the 2040 MTP and is classified as a major arterial

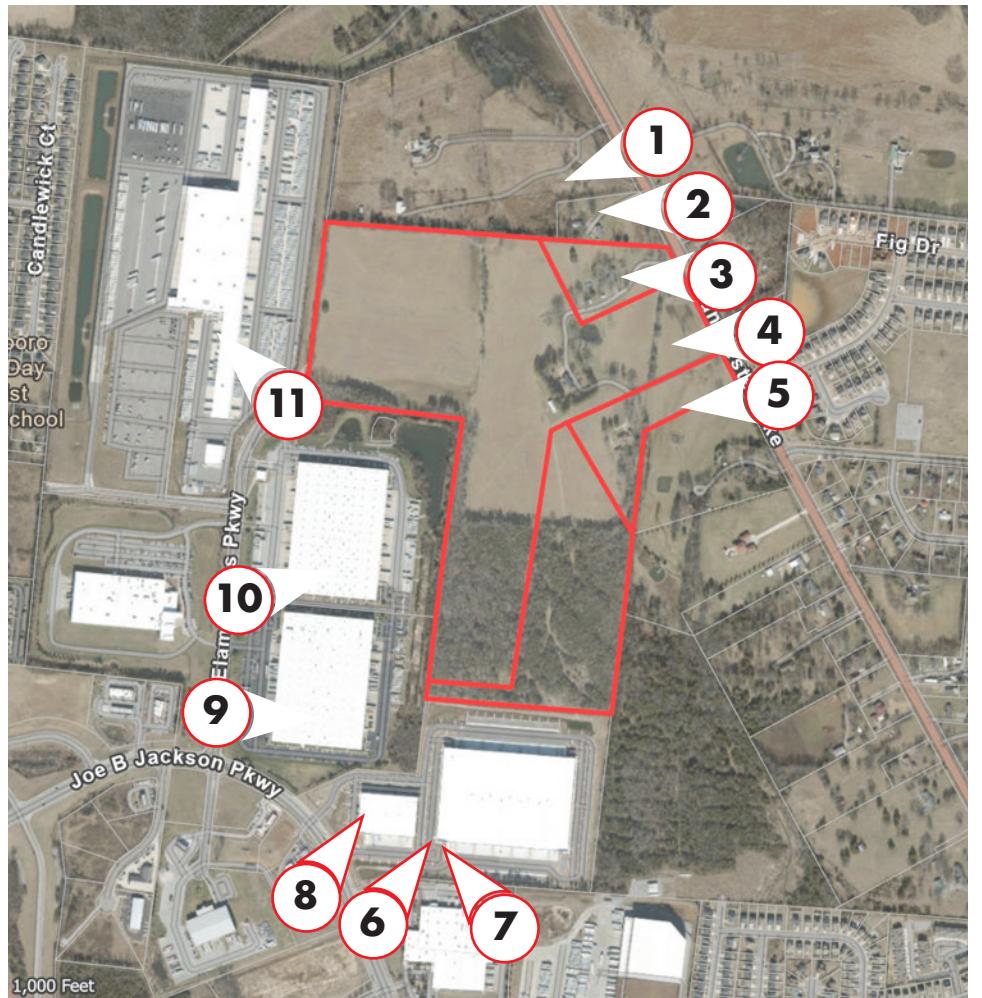
A traffic study was prepared for the entire development prior to the annexation submittal. New internal private drives will serve the proposed buildings off the new collector road.

Future Land-Use & Zoning:

- BI - Business / Innovation
- I - General Industrial
- PI - Public / Private Institutional
- AUR - Auto-Urban Residential
- SR - Suburban Residential
- NC - Neighborhood Commercial
- EG - Employment Generating
- GC - General Commercial
- MF - Multi-Family Residential
- PK - Park / Open space

EXISTING CONDITIONS

SURROUNDING USES AND ZONING



1 Zoning: Multi-Family Residential
Manchester Farms Apartments



2 Zoning: Single Family Residential



3 Zoning: Single Family Residential



4 Zoning: Single Family Residential



5 Zoning: Single Family Residential



6 Zoning: Light Industrial



7 Zoning: Light Industrial



8 Zoning: Light Industrial



9 Zoning: Light Industrial
Intermetro



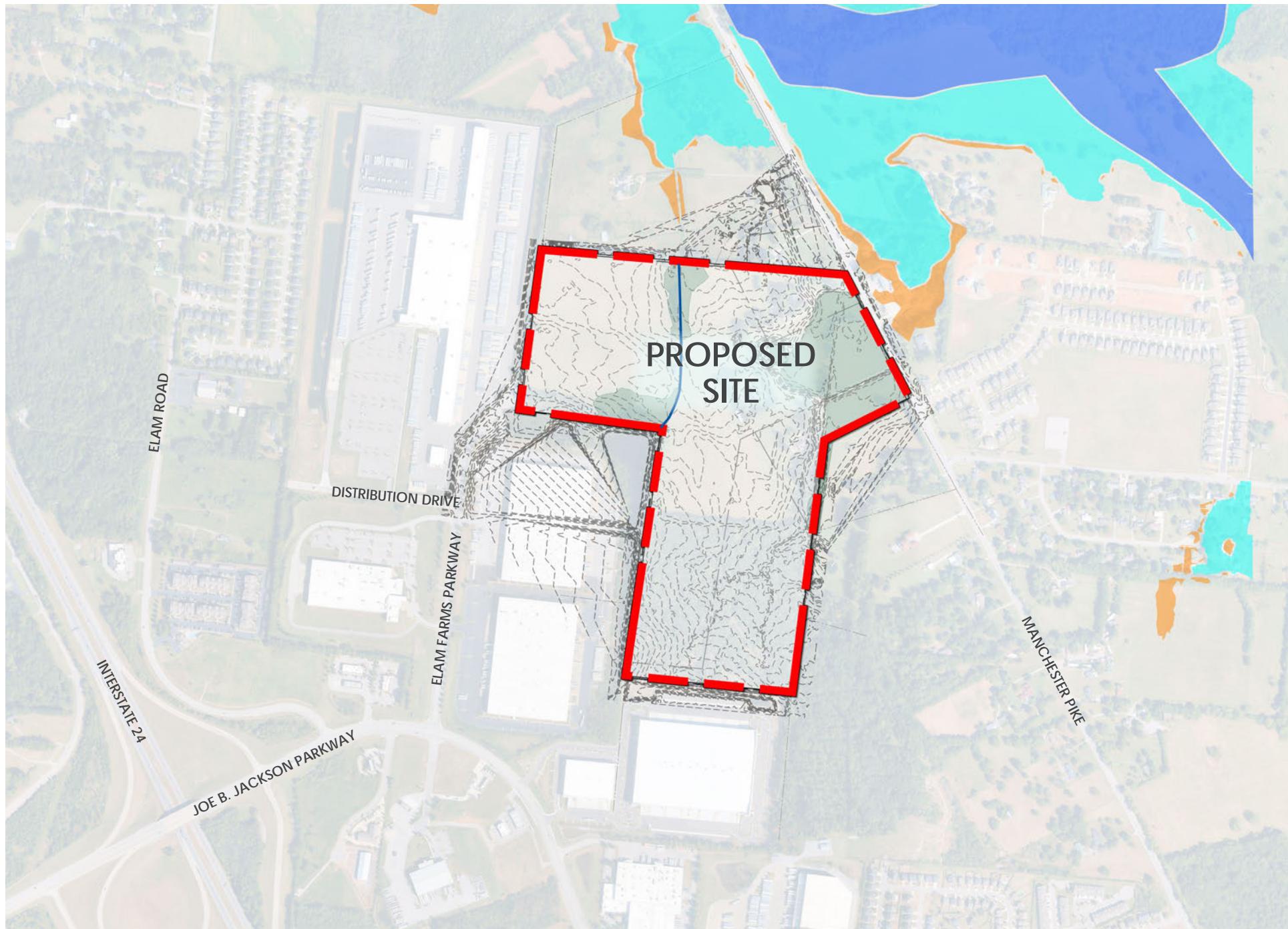
10 Zoning: Light Industrial
Prologis



11 Zoning: Light Industrial
Prologis

EXISTING CONDITIONS

NATURAL RESOURCES



The property is outside of the FEMA flood zones.

Per FEMA Panel 47149C0290 J dated 5/9/2023

The property is generally flat with 14' to 24' of fall from southwest to northeast direction. There is an existing stormwater detention pond located south of the property and developed by Prologis/FedEx. There is an existing 12,000 SF pond located in the front yard of an existing house on the proposed property. A wetland determination letter has been received from TDEC and wetland boundaries have been delineated on the proposed site plan.

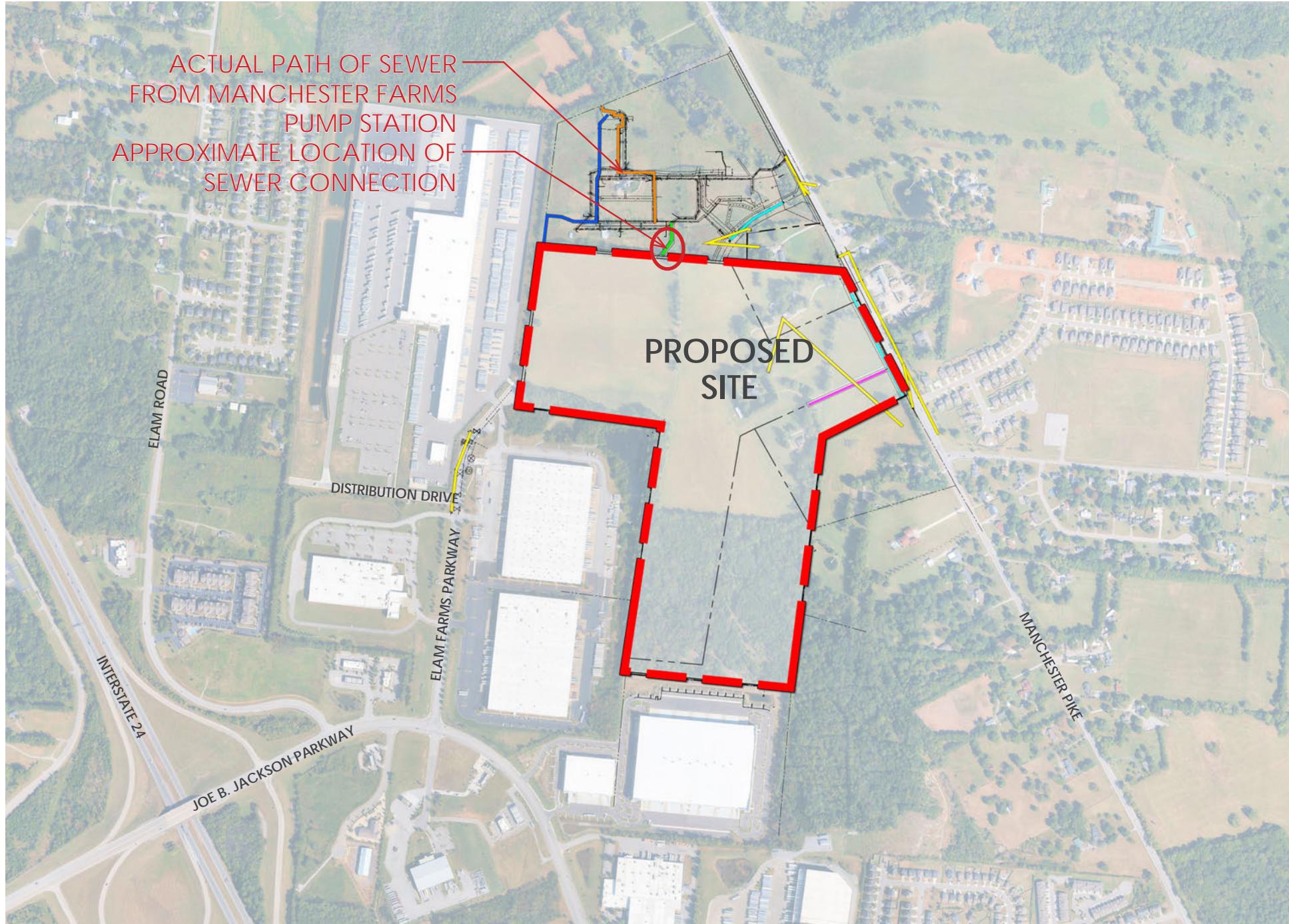
No known easements exist on site (per time of printing)

Future Land-Use & Zoning:

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Existing Wetlands
- Existing Contours

EXISTING CONDITIONS

UTILITIES



The sanitary sewer will be supplied by Murfreesboro Water and Resources Department. A force main is being constructed by Manchester Farms Apartments along the western property line and the proposed Manchester Pike PID can manifold into the Manchester Farms Apartments force-main or can connect directly to the Manchester Farms Apartments pump station through a pre-established sewer easement (shown in green). However, the Manchester Farms Apartments pump station will need to be tested to determine the required modifications necessary to accommodate the Manchester Pike PID. The site will be in the Buchanan-Elam Road sewer assessment district. It is anticipated the maximum sewer usage will be 7,625 gallons per day for the entire site (equivalent to 0.33 SFUs/acre) for the entire 87.76 acre site.

The property is adjacent to existing power. MTE has shared that there is not enough power available to the site adjacent to Prologis. Power will need to be fed likely along the Elam Farms Parkway alignment.

The water will be supplied by Consolidated Utility District of Rutherford County (CUDRC). A 10" waterline is being installed by Manchester Farms Apartments. A proposed blow off valve is located within Elam Farms Parkway to be replaced with new water connection.

Developer will be responsible for any utility extensions.

Utility Key:

- EXISTING OVERHEAD POWER
- 4" FORCE-MAIN (PROPOSED THROUGH MANCHESTER FARMS)
- EXISTING SEWER EASEMENT
- EXISTING WATER & EASEMENTS
- EXISTING 30 'DRIVeway EASEMENT TO BE ABANDONED
- SANITARY SEWER

EXISTING CONDITIONS

SITE PHOTOS



1 Photograph was taken from Manchester Pike / US 41 looking west



2 Photograph was taken from Manchester Pike / US 41 looking west at 3272 Manchester Pike Road



3 Photograph was taken from Elam Farms Parkway looking northeast



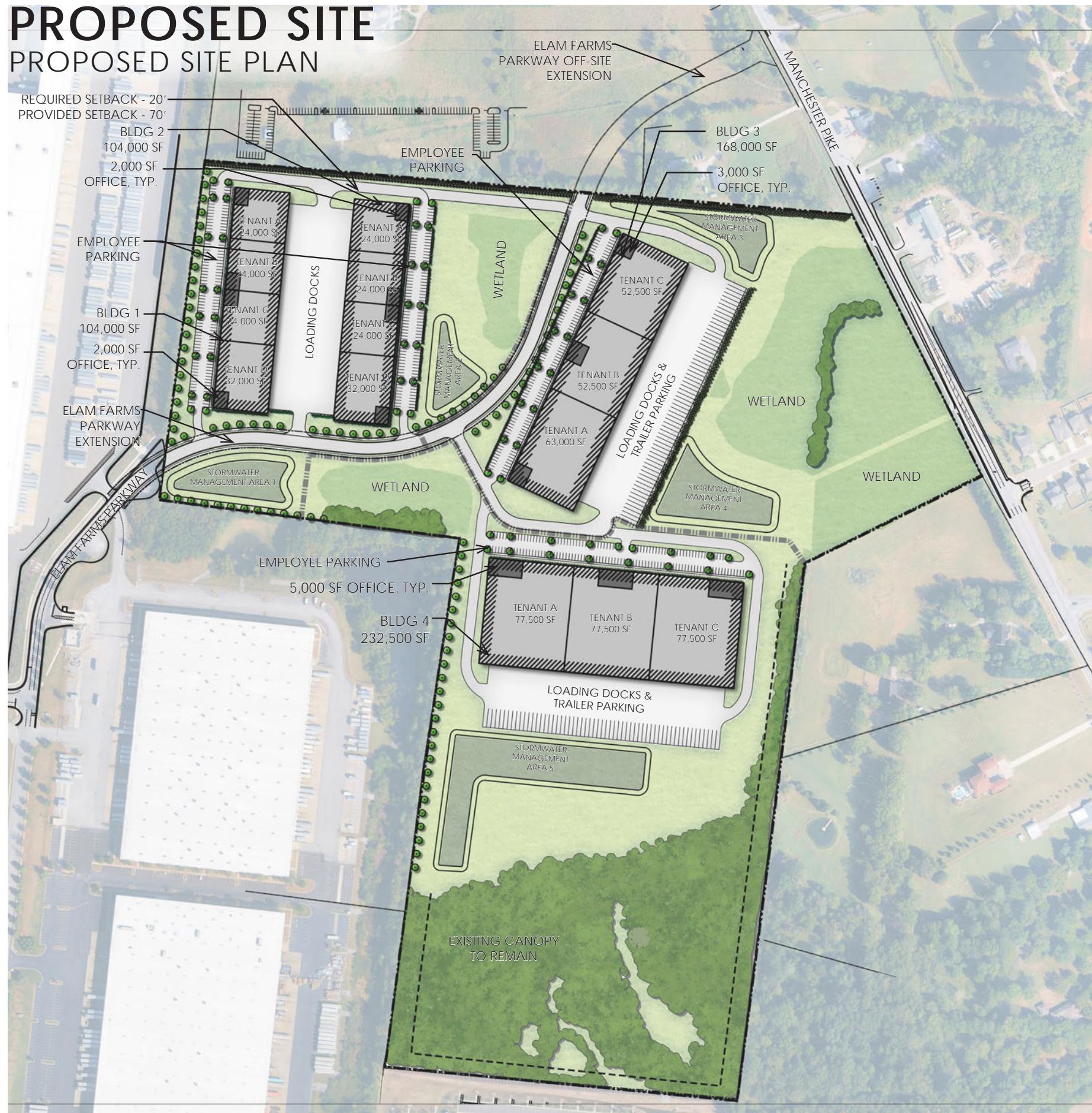
4 Photograph was taken from Joe B Jackson Pkwy looking northeast



5 Photograph was taken from Joe B Jackson Pkwy looking east

PROPOSED SITE

PROPOSED SITE PLAN

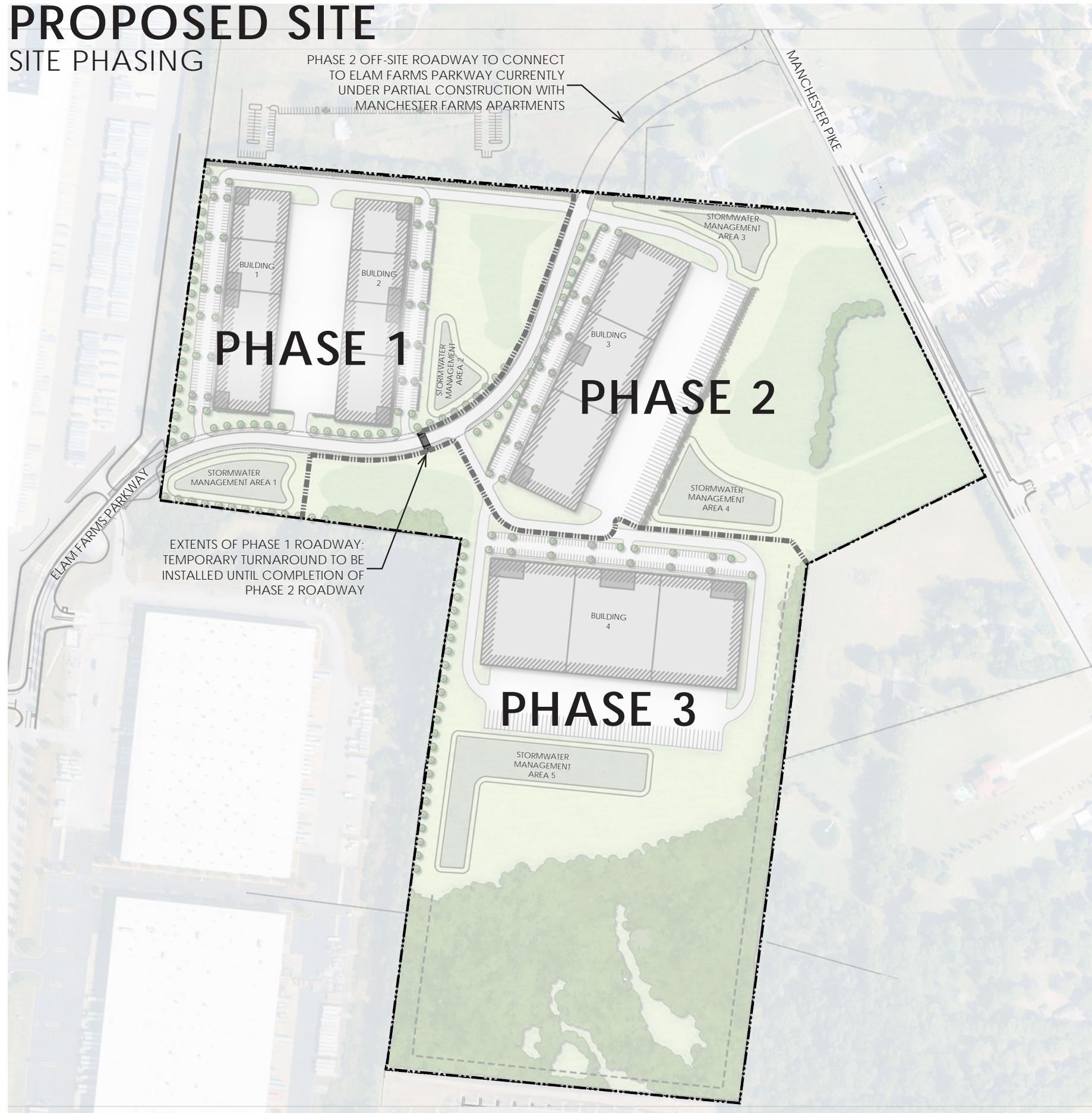


PROPOSED SITE REQUIREMENTS

- Entire development will consist of 87.76 acres by combining four parcels.
- Elam Farms Parkway will be developed as a three lane commercial collector with a design speed of 40 mph.
- A 60' ROW will align with the existing sections of Elam Farms Parkway.
- Lighting fixtures and lighting plan design will meet the City of Murfreesboro regulations in order to contain the light on-site and reduce glare.
- A 15' Type 'D' buffer will be placed along the northern property line to separate the Manchester Farms Apartments from the proposed Light Industrial area & a 20' Type 'E' buffer will be placed on the northern property line adjacent to the property currently zoned RM in Rutherford County.
- Any and all mechanical units shall be located on the roof or in a mechanical yard and screened by architectural screening or by evergreen landscape plantings.
- All parking will be screened from right-of-way by use of trees, shrubs and/or low landscape mounds.
- Sites shall utilize curb & gutter throughout, no extruded curb will be accepted.
- Adequate room for truck turning movements at any loading areas should be provided.
- All entry points into the site as well as the parking areas are to be adequately planned to allow for proper turning and maneuvering movements. If truck parking is anticipated, then truck sized parking spaces shall be allocated in the design. Normal spaces for passenger vehicles will not be used for this purpose.
- Signage will comply with City of Murfreesboro's sign ordinance pursuant to its requirements for a Planned Industrial Development (PID) and will be cohesive with the architectural character of the site, while being complemented by landscaping.
- All utilities shall be underground. This applies for both public infrastructure as well as on-site.
- Stormwater management areas shall be screened from view with appropriate landscaping if not aesthetically enhanced.
- Foundation plantings shall be utilized along the front of buildings. Truck dock areas are exempt from this requirement.
- Building Height Restrictions (maximum) shall be 50'.

PROPOSED SITE

SITE PHASING



PHASE 1

- The developer shall enter into a Development Agreement with the City to outline road impact fee offsets, cost sharing, roadway improvements, and timing.
- Building 1 and Building 2 along with employee parking lots and loading docks.
- Construct approximately 960' of Elam Farms Parkway 3-lane roadway extension starting from existing Elam Farms Parkway terminus from southwest with temporary turn-around.*

*ROW alignment may be cleared during phase 1 to allow for connection of electricity and water to the first proposed buildings.

- Stormwater Management Areas 1 and 2
- Construct exit drive along northern property line for tie-in to future Elam Farms Parkway extension

Apply to Army Corps & TDEC for all Elam Farms Parkway Connections

PHASE 2

- Building 3 along with employee parking lots, loading docks and trailer parking.
- Removal of the temporary turn-around.
- Building 1 & Building 2 secondary access tie-in to ROW.
- Construct full Elam Farms Parkway Extension to join with Manchester Pike.
- Complete all sidewalks within Elam Farms Parkway Extension and all sidewalks within the off-site section of the Elam Farms Parkway Extension.
- Stormwater Management Area 3 and 4

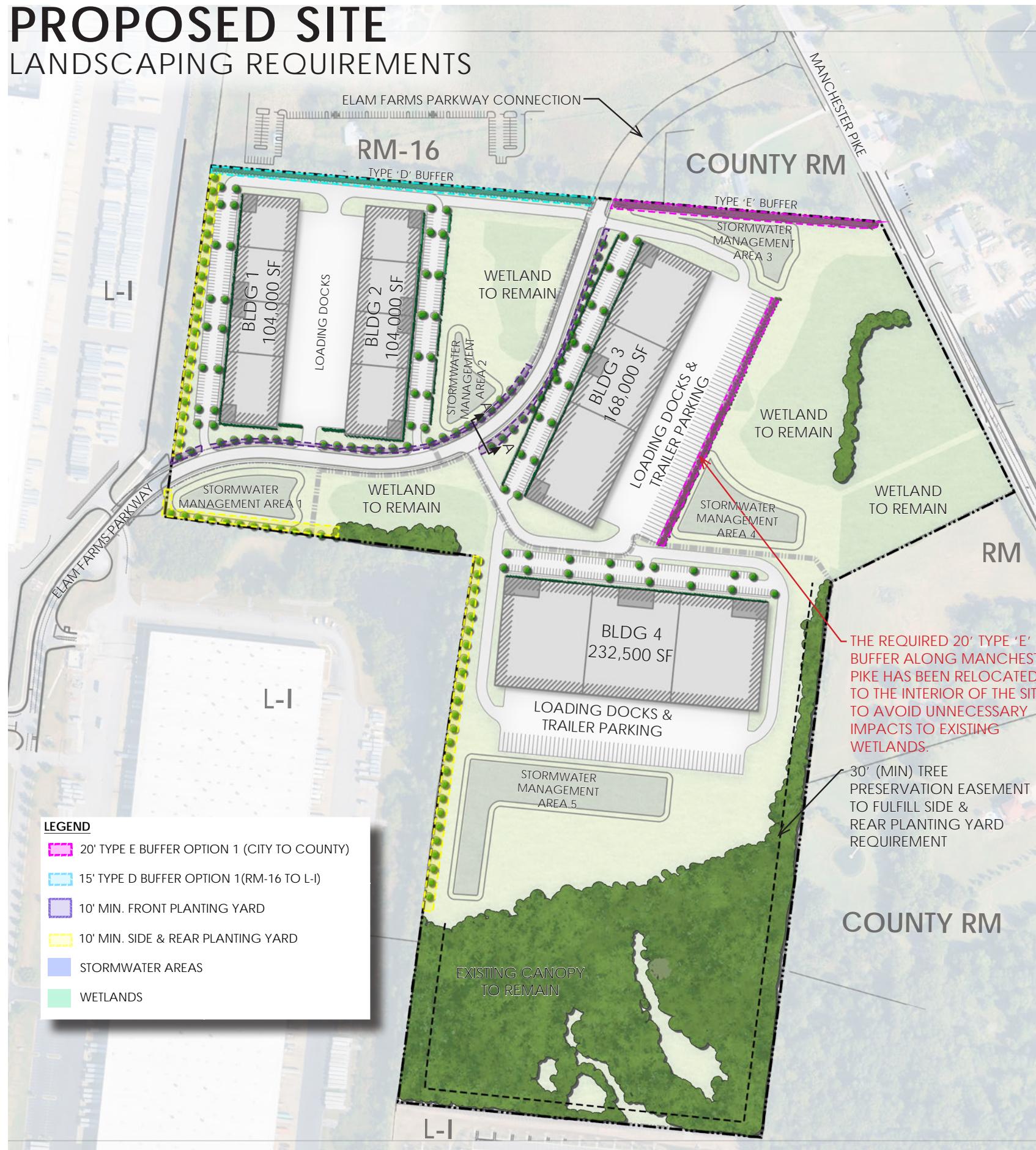
PHASE 3

- Building 4 along with parking lots, loading docks and trailer parking.
- Stormwater Management Area 5

Note: Traffic study denotes the need for a signal which will likely be needed with phase 3.

PROPOSED SITE

LANDSCAPING REQUIREMENTS



TREE PRESERVATION

- Total site 3,822,825 sf / 87.76 ac
- Proposed tree save 882,730 sf / 20.26 ac (23% of total site)

Note: An arborist or survivor will need to tag all trees 11/2" caliper or bigger to qualify for tree save area credit per Murfreesboro zoning ordinance appendix.

PLANTING YARD REQUIREMENTS

- Planting yards shall be placed along the front, side and rear property lines per city standards when buffers don't apply except along Manchester Pike and along the southern boundary that connects to Manchester Pike as shown in this exhibit.

**Future interior parcel subdivisions within the site shall be exempt from perimeter planting yard requirements.*

WET DETENTION POND

- The entire perimeter of such stormwater management areas shall be landscaped as follows: a minimum of one shade tree for every 40 linear feet and one shrub for every 15 linear feet. The required plantings are encouraged to be grouped together to achieve a less regimented, more natural appearance per Murfreesboro zoning ordinance appendix.

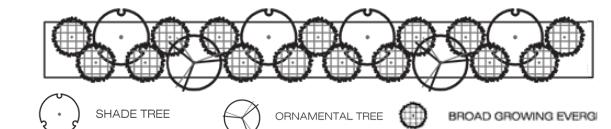
BUFFER YARDS

- A 15' wide Type 'D' Buffer is required between the site and the Manchester Farms apartments, zoned RM16
- A 20' wide Type 'E' Buffer is required abutting the county RM zoned properties with single-family.
- Two of the wetlands will be kept intact and the buffer will be moved parallel to building 3 shown herein

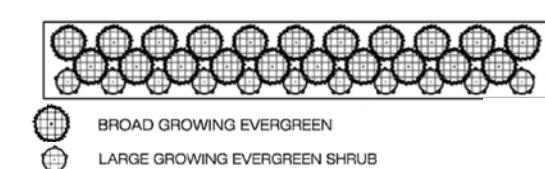
10' SIDE / REAR PLANTING YARD



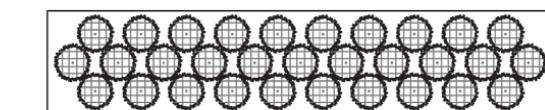
FRONT PLANTING YARD



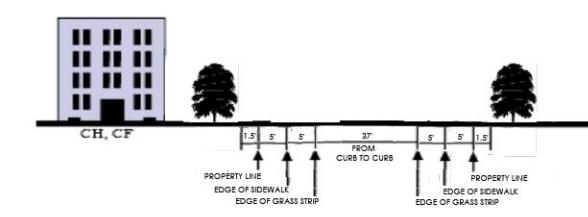
TYPE D



TYPE E



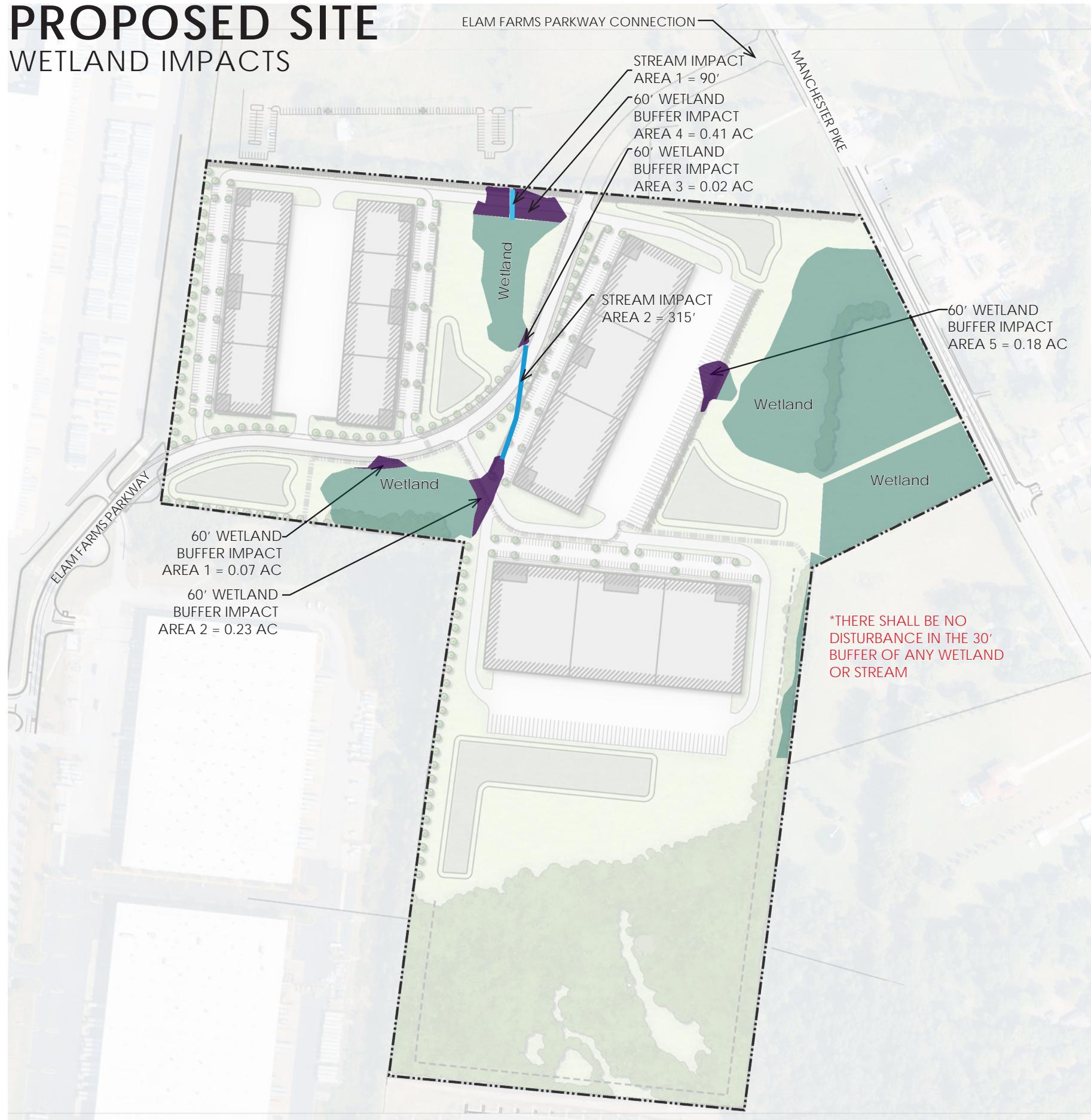
SECTION A' - A'



ELAM FARMS PARKWAY SECTION

PROPOSED SITE

WETLAND IMPACTS

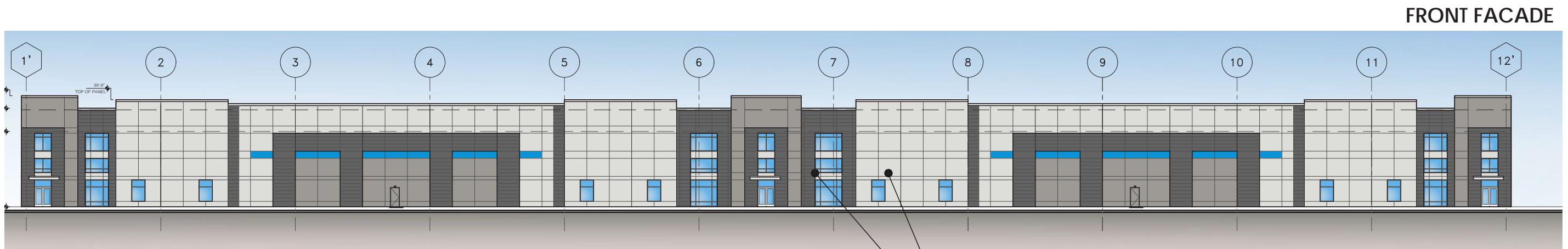


PROPOSED WETLAND IMPACTS

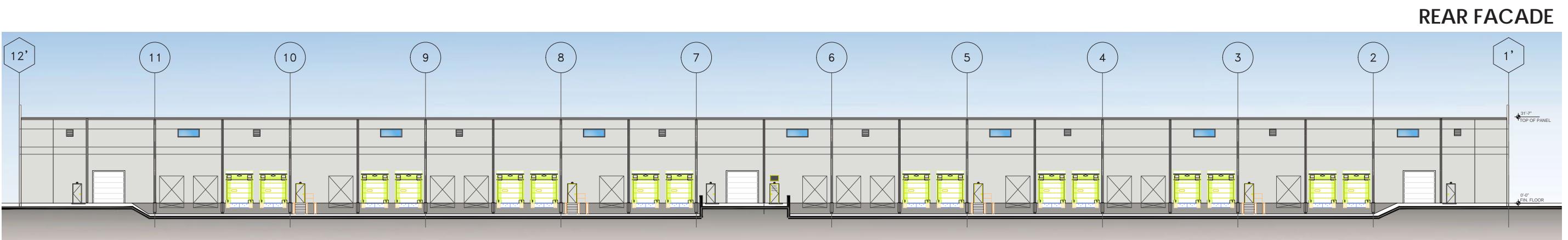
- A jurisdictional determination (LRN-2023-00141) has been issued on November 3, 2023 by USACE for the proposed site.
- A Hydrological Determination (DWR ID No. 32018) has been issued on September 14, 2023 by TDEC for the proposed site.
- The proposed site will attempt to keep wetland impacts to a minimum.
- General Aquatic Resource Alteration Permits (ARAP) will be obtained for each impacted wetland area per TDEC regulations.
- A Nationwide Permit will be obtained for each impacted wetland area per USACE regulations.
- The delineated stream will be routed through road side ditches and culverts through the site. Every attempt will be made to minimize their impact on the stream.
- Army Corps & TDEC permits in the Elam Farms Parkway alignment connections shall be obtained during Phase 1 of the project

PROPOSED SITE

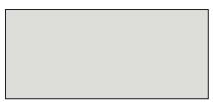
PROPOSED ARCHITECTURE



Future building height, length, and layout may vary per building (to be finalized at site plan review)



EXTERIOR COLOR PALETTE



SW7666
FLEUR DE SEL



SW7673
PEWTER CAST



SW7695
MAJOR BLUE

SW7668
MARCH WIND



SW7674
PEPPERCORN

TEXTURED PAINT



ARCHITECTURAL FEATURES:

- The main entrances are to be well defined and easily recognizable by use of raised roof-lines, canopies, glazing, change in colors, and change in building planes.
- Truck docks shall be reasonably screened from the public right aways through landscaping features.
- Varying roof-lines and building planes shall be utilized to add architectural character.

BUILDING MATERIALS:

- Painted tilt-up concrete walls will be used as the primary material.
- Glazing will be used as the secondary material.
- Canopies will be incorporated at building entries.

*Color samples are from Sherwin Williams, a popular paint manufacturer, as noted by the 'SW###' product numbers. Final Color selection to be reviewed at site plan review

PROPOSED SITE

PROPOSED ARCHITECTURE



CONCEPTUAL RENDERING OF TYPICAL BUILDING

ARCHITECTURAL INTENT:

It is intended that the proposed architectural styles, elements, colors, and materials outlined in this section be approved as an architectural guideline and sampling palate for the final building designs. The Planning Commission shall have review authority and shall be allowed to provide input and influence for the final architectural building design for each site, ensuring proper base, body, and cap, as well as sectional spacing in accordance to the city's design standards.

PROPOSED SITE

PROPOSED ALLOWABLE USES - COMMERCIAL

USES PERMITTED	ZONING DISTRICTS	
	1 & 2	3 & 4
Building:		
COMMERCIAL		
Amusements, Commercial Indoor	X	X
Animal Grooming Facility	X	X
Automobile Parts Retail	X	X
Automotive/Motor Vehicle Repair/Service	X	X
Bank or Credit Union, Branch Office or Main Office	X	X
Beer, Packaged	X	X
Brewery, Artisan***	X	X
Brewery, Micro**	X	X
Brewpub****	X	X
Business and Communication Service	X	X
Business School	X	X
Clothing Store	X	X
Data Center ≤15,000 SF	X	X
Department or Discount Store	X	X
Distillery, Artisan**	X	X
Fitness/ Health Club Facility >5,000 SF	X	X
Garden and Lawn Supplies	X	X
General Service and Repair Shop	X	X
Glass--Auto, Plate, and Window	X	X
Glass--Stained and Leaded	X	X
Grocery Store	X	X
Iron Work	X	X
Janitorial Service	X	X
Laboratories, Medical	X	X
Laboratories, Testing	X	X
Lawn, Tree, and Garden Service	X	X
Liquor Store	X	X
Lumber, Building Material	X	X
Movie Theater	X	X
Music or Dancing Academy	X	X
Offices	X	X
Pet Shops	X	X
Pharmacies, Apothecaries	X	X
Radio, TV, or Recording Studio	X	X
Retail Shop, firearms	X	X

Retail Shop, other than enumerated elsewhere	X	X
Veterinary Clinic	X	X
Veterinary Hospital	X	X
Veterinary Office	X	X
Wholesaling, Wholesale Establishments	X	X
Winery, Artisan***	X	X

X = allowed by right

E = allowed by right, excluding manufacturing

N = not allowed

*Manufacturing shall be allowed in Buildings 1 & 2 if the use won't generate bothersome sounds, vibrations, or orders for the neighboring properties

**See note on page 17

*** See note on page 17-18

****See note on page 18

*****See note on page 18

Any approved use shall be allowed to operate 24/7

PROPOSED SITE

PROPOSED ALLOWABLE USES - INDUSTRIAL

USES PERMITTED	ZONING DISTRICTS	
Building:	1 & 2	3 & 4
INDUSTRIAL		
Manufacture, Storage, Distribution and/or Fulfillment of:		
Abrasive Products	E*	X
Automobile Parts and Components	E*	X
Bakery Goods, Candy	X	X
Boat Manufacture	X	X
Bottling Works	X	X
Brewery**	X	X
Canned Goods	E*	X
Contractor's Storage, Indoor	X	X
Contractor's Storage, Exterior	N	X
Contractor's/Construction Equipment: Sales, Rental, Repair	X	X
Cosmetics	X	X
Custom Wood Products, indoors	X	X
Data Center / Server Farm > 15,000	X	X
Distillery**	X	X
Dry Cleaning- Laundering Facility > 3,000	X	X
Electrical or Electronic Equipment, Appliances, and Instruments	X	X
Fabricated Metal Products and Machinery	X	X
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery	X	X
Furniture and Fixtures	E*	X
Jewelry	X	X
Light Assembly*****	X	X
Limited Outdoor Storage as an accessory use*****	X	X
Leather and Leather Products except tanning and finishing	X	X
Lumber and Wood Products	E*	X
Musical Instruments	X	X
Office/Art Supplies	X	X
Outdoor Storage as an accessory use*****	N	X
Paints	E*	X
Paper Products excluding paper and pulp mills	X	X
Pharmaceuticals	X	X
Pottery, Figurines, and Ceramic Products	X	X

Primary Metal	E*	X
Printing and Publishing	X	X
Recycling center	X	X
Recycling Center: Temporary Mobile	X	X
Rubber and Plastic Products	E*	X
Silverware and Cutlery	X	X
Small Moulded Metal Products	E*	X
Sporting Goods	X	X
Stone, Clay, Glass, and Concrete Products	E*	X
Textile, Apparel Products	E*	X
Tire	E*	X
Tobacco Products*****	X	X
Toiletries	X	X
Transportation Equipment	X	X
Warehousing, Transporting/Distributing/Fulfillment as accessory uses	X	X
Winery**	X	X

X = allowed by right

E = allowed by right, excluding manufacturing

N = not allowed

*Manufacturing shall be allowed in Buildings 1 & 2 if the use won't generate bothersome sounds, vibrations, or orders for the neighboring properties

**See note on page 17

*** See note on page 17-18

****See note on page 18

*****See note on page 18

Any approved use shall be allowed to operate 24/7

PROPOSED ALLOWABLE USE STANDARDS

**Activities and uses by Breweries, Distilleries, and Wineries, where permitted by right, shall be subject to the following additional standards:

a. The following specific activities and uses are permitted on the premises of a Brewery, Distillery, or Winery:

1. The growing, harvesting, grinding and/or milling of products suitable for processing on the premises;
2. The packaging (whether by, without limitation, bottling, canning, and/or kegging) and storage of products produced either on or off the premises;
3. Wholesale shipping/distribution of alcohol manufactured and/or packaged on the premises;
4. Office functions related to the primary use;
5. The sale of alcohol manufactured and/or packaged on the premises for offpremises consumption in accordance with T.C.A. Section 57-3-202;
6. The sale of alcohol manufactured and/or packaged on the premises for onpremises consumption in accordance with T.C.A. Section 57-3-202;
7. The operation of a Tasting Room;
8. The serving of samples, with or without cost, of alcohol manufactured or packaged on or off the premises;
9. Giving tours of the facilities to the general public;
10. The sale of merchandise related to alcohol or the Brewery, Distillery, or Winery;
11. A restaurant, bar, tavern, or other food service;
12. Live entertainment; and
13. Special events such as meetings, receptions, and other special occasions.

b. Each of the accessory activities/uses identified in subsections (a)(6-10) shall be subject to the provisions of this Zoning Ordinance as though such activities/uses were principal activities/uses of the premises. If a Brewery, Distillery, or Winery engages in one or more of the activities/uses identified in subsections (a)(6-10), and to the extent the regulations of such activities/uses conflict, the most restrictive regulation (or the regulation requiring the highest degree of compliance) shall control, as determined by the Planning Director.

c. All alcoholic beverage production shall be within completely enclosed structures.

d. In addition to any other setbacks and/or yard requirements imposed herein, structures relating to alcoholic beverage production, including packaging, barreling, and storage, shall be no less than 250 feet from any residential structure on a residentially zoned property, including a residential structure on land in a PUD, existing at the date of Site Plan approval. Distance shall be measured in a straight line from the nearest point of the alcoholic beverage manufacture structure to the nearest point of the residential structure.

e. Security fencing may be constructed, provided such fencing meets the following standards: (1) Fencing along the public right-of-way, enclosing spaces for use by patrons, and/or use for screening and buffering requirements pursuant to this Zoning Ordinance shall be decorative and shall be constructed of iron, aluminum, or PVC; (2) Chain link fencing, where otherwise permitted, shall be plastic coated with black or green coating.

f. By-products or waste from the alcoholic beverage production shall not be disposed of on-site but must be disposed of off-site in accordance with applicable state and federal law.

***Activities and uses by Microbreweries, Artisan Breweries, Artisan Distilleries, and Artisan Wineries, where permitted by right, shall be subject to the following additional standards:

g. The following specific activities and uses are permitted on the premises of a Microbrewery, Artisan Brewery, Artisan Distillery, or Artisan Winery:

1. The grinding and/or milling of products suitable for processing on the premises;
2. The packaging (whether by, without limitation, bottling, canning, and/or kegging) and storage of products produced either on or off the premises;
3. Wholesale shipping/distribution of alcohol manufactured and/or packaged on the premises;
4. Office functions related to the primary use;
5. The sale of alcohol manufactured and/or packaged on the premises for offpremises consumption in accordance with T.C.A. Section 57-3-202;
6. The sale of alcohol manufactured and/or packaged on the premises for onpremises consumption in accordance with T.C.A. Section 57-3-202;
7. The operation of a Tasting Room;
8. The serving of samples, with or without cost, of alcohol manufactured or packaged on or off the premises;
9. Giving tours of the facilities to the general public;
10. The sale of merchandise related to alcohol or the Artisan Brewery, Artisan Distillery, or Artisan Winery;

PROPOSED ALLOWABLE USE STANDARDS

11. A restaurant, bar, tavern, or other food service;
12. Live entertainment; and
13. Special events such as meetings, receptions, and other special occasions.

h. Each of the accessory activities/uses identified in subsections (a)(6-10) shall be subject to the provisions of this Zoning Ordinance as though such activities/ uses were principal activities/uses of the premises. If an Artisan Brewery, Artisan Distillery, or Artisan Winery engages in one or more of the activities/uses identified in subsections (a)(6-10), and to the extent the regulations of such activities/uses conflict, the most restrictive regulation (or the regulation requiring the highest degree of compliance) shall control, as determined by the Planning Director.

i. In addition to any other setbacks and/or yard requirements imposed herein, structures relating to alcoholic beverage production, including packaging, barreling, and storage, shall be no less than 75 feet from any residential structure on a residentially zoned property, including a residential structure on land in a PUD, existing at the date of Site Plan approval. Distance shall be measured in a straight line from the nearest point of the alcoholic beverage manufacture structure to the nearest point of the residential structure. This requirement shall not apply to structures located within the CCO district.

j. All alcoholic beverage production shall be within completely enclosed structures.

k. Security fencing may be constructed, provided such fencing meets the following standards:

1. Fencing along the public right-of-way, enclosing spaces for use by patrons, and/or use for screening and buffering requirements pursuant to this Zoning Ordinance shall be decorative and shall be constructed of iron, aluminum, or PVC;
2. Chain link fencing, where otherwise permitted, shall be plastic coated with black or green coating. (f) By-products or waste from the alcoholic beverage production shall not be disposed of on-site but must be disposed of off-site in accordance with applicable state and federal law.

****Activities and uses by Brewpubs, where permitted by right, shall be subject to the following additional standards:

- a. The following specific activities and uses are permitted on the premises of a Brewpub:
 1. The grinding and/or milling of products suitable for processing on the premises;
 2. The packaging of beer in hand-capped or sealed containers in quantities up to one-half barrel or 15.5 gallons for immediate distribution or sale directly to the consumer on the premises;
 3. The sale of beer manufactured and/or packaged on the premises directly to the consumer for off-premises consumption in accordance with T.C.A. Section 573-202, the provisions of the Murfreesboro City Code, and the provisions of this Zoning Ordinance;
 4. The sale of beer manufactured and/packaged either on or off the premises for on-premises consumption in accordance with T.C.A. Section 57-3-202;
 5. The serving of samples, with or without cost, of beer manufactured on the premises;
 6. Giving tours of the facilities to the general public;
 7. The sale of merchandise related to the Brewpub;
 8. Live entertainment; and
 9. Restaurant use, as defined in this Zoning Ordinance.
- b. A Brewpub may self-distribute up to ten percent (10%) of its monthly barrelage at wholesale to other bars and restaurants in the state in compliance with state law, provided such distribution is within unmarked non-commercial delivery vehicles. Loading bays/docks, commercial delivery vehicles, box trucks, semi-trucks, etc. shall not be utilized in self-distribution from the Brewpub site.
- c. All alcoholic beverage production shall be within completely enclosed structures.
- d. By-products or waste from the alcoholic beverage production shall not be disposed of on-site but must be disposed of off-site in accordance with applicable state and federal law.

*****Retail Shop: Tobacco, Vape, Dispensary, where permitted by right, shall be subject to a minimum one thousand (1,000) foot separation from another vape shop, public or private school, City park, daycare center, or church, and a minimum two hundred fifty (250) foot separation from properties zoned or used for residential purposes. The required distance shall be measured from property line to property line.

***** Light Assembly = the inspection, assembling, merging, blending, and/or packaging of previously manufactured components into finished goods

***** Outdoor storage that's temporary or short-term in nature and is limited to the concrete dock apron

***** Subject to additional screening as determined necessary by city staff via administrative review.

PROPOSED SITE

ZONING CHECKLIST

All sheet numbers are subject to change. Pages are based off of this file.

1.) A MAP SHOWING AVAILABLE UTILITIES EASEMENTS, ROADWAYS, RAIL AND PUBLIC RIGHT-OF-WAY CROSSING AND ADJACENT TO THE SUBJECT PROPERTY.

RESPONSE: UTILITY EXHIBIT FOR WATER, SEWER AND ELECTRICAL IS GIVEN ON PAGE 7. A ROADWAY EXHIBIT IS LOCATED ON PAGE 4. A PUBLIC RIGHT-OF-WAY ADJACENT TO THE PROPERTY IS LOCATED ALONG MANCHESTER PIKE AND THE EASTERN PROPERTY LINE. THERE ARE NO KNOWN EASEMENTS OR PUBLIC RIGHT-OF-WAY CROSSING ON THE PROPOSED PROPERTY.

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: AN EXHIBIT SHOWING THE EXISTING CONTOURS AND DRAINAGE PATTERNS WITH AN AERIAL PHOTO OF THE AREA IS GIVEN ON PAGE 6. NO PORTION OF THE PROPOSED PROPERTY IS SUBJECT TO FLOODPLAINS OR FLOODWAYS AS SHOW ON PAGE 6

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.

EXHIBITS AND PHOTOGRAPHS ON PAGES 5 AND 8 GIVE THE LOCATION OF EXISTING STRUCTURES ON THE PROPOSED PROPERTY AND SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 3 GIVES THE ZONING OF THOSE SAME PROPERTIES.

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.

THE PROPOSED SITE PLAN IS GIVEN ON PAGE 9 AND SHOW THE LOCATIONS OF ALL PROPOSED BUILDINGS, ROADWAYS AND STORMWATER MANAGEMENT AREAS. EXHIBITS GIVEN ON PAGE 11 SHOW THE PROPOSED SCREENING, LANDSCAPING, AND OTHER TREATMENT PROPOSED ON THE PROPERTY.

5.) A CIRCULATION DIAGRAM INDICATING THE PROPOSED PRINCIPAL MOVEMENT OF VEHICLES, GOODS AND PEDESTRIAN WITHIN THE DEVELOPMENT TO AND FROM EXISTING THOROUGHFARE. **THE SITE PLAN GIVEN ON PAGE 10 SHOWS ALL ACCESS POINTS TO THE PROPOSED SITE AND PHASING FOR VARIOUS CONNECTIONS**

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 CAN BE EXPECTED TO BEGIN IS JULY 2026.

(BB) THE PROPERTY WILL DEVELOPED IN THREE PHASES. THE PHASING SUMMARY CAN BE FOUND ON PAGE 10

(CC) THE COMMON SPACE AND PUBLIC IMPROVEMENTS FOR EACH PHASE WILL REMAIN CONSISTENT WITH THE PROPOSED SITE PLANS SHOWN ON PAGES 9-11 AND THROUGHOUT THE PROGRAM BOOK

PROPOSED SITE

ZONING CHECKLIST

All sheet numbers are subject to change. Pages are based off of this file.

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 PROPOSED PROPERTY IS CURRENTLY ZONED BY RUTHERFORD COUNTY. THE AREA TO THE SOUTH AND WEST OF THE PROPERTY ARE CURRENTLY ZONED LIGHT INDUSTRIAL BY THE CITY OF MURFREESBORO. THE PROPERTY IS PROPOSED TO BE ANNEXED AND REZONED PLANNED INDUSTRIAL DISTRICT TO ALLOW FOR A RANGE OF CLIENTS TO OCCUPY THE PROPOSED STRUCTURES. PROPOSED USES FOR THE SITE ARE SHOWN ON PAGE 15. THIS PROPOSED DEVELOPMENT WILL COMPLETE THE CONNECTION FROM JOE B. JACKSON PARKWAY TO MANCHESTER PIKE BY FINISHING ELAM FARMS PARKWAY. THE PROPOSED SITE WILL BLEND IN SEAMLESSLY WITH THE EXISTING USES ALONG ELAM FARM ROAD.

8.) A STATEMENT SETTING FORTH IN DETAIL THE MANNER IN WHICH THE PLANNED DEVELOPMENT DEVIATES FROM THE ZONING AND SUBDIVISION REGULATIONS

RESPONSE: IT IS THE INTENT OF THIS PID TO MATCH THE LIGHT INDUSTRIAL STANDARDS WITH THE EXCEPTIONS OF THE REVISED ALLOWABLE USES FOUND ON PAGES 15-18, AS WELL AS OTHER DEVIATIONS HIGHLIGHTED THROUGHOUT THIS BOOKLET IN **RED**. DEVIATIONS ALSO NOTED ON PAGE 21

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 PID. **NOT REQUIRED FOR INDUSTRIAL USES PER MUNICIPAL ZONING ORDINANCE CHART 2 "MINIMUM LOT REQUIREMENTS, MINIMUM YARD REQUIREMENTS, AND LAND USE INTENSITY RATIOS."**

10.) THE NATURE AND EXTENT OF ANY OVERLAY ZONE AS DESCRIBED IN SECTION 240 OF THIS ARTICLE AND ANY SPECIAL FLOOD HAZARD AREA THIS ARTICLE AFFECTING

RESPONSE: THE PROPERTY DOES NOT EXISTING WITHIN ANY OVERLAY DISTRICTS. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE CURRENT FEMA MAP PANEL.

11.) THE LOCATION AND PROPOSED IMPROVEMENTS OF ANY STREET SHOWN ON THE 2040 MAJOR TRANSPORTATION PLAN AS ADOPTED AND AS IT MAY BE AMENDED FROM TIME TO TIME.

RESPONSE: THE PROPOSED IMPROVEMENTS ARE INDICATED IN THE MURFREESBORO MAJOR TRANSPORTATION PLAN AND ARE NOTED ON PAGE 4. ELAM FARMS PARKWAY IS PROPOSED TO BE A 3 LANE COMMERCIAL COLLECTOR WITH A 60' ROW AS A 2040 MAJOR TRANSPORTATION PLAN (MTP) RECOMMENDED IMPROVEMENT PROJECT. ADDITIONALLY, MANCHESTER PIKE IS DESIGNATED AS A FUTURE 5-LANE ROADWAY IN THE 2040 MTP AND IS CLASSIFIED AS A MAJOR ARTERIAL AND STATE HIGHWAY.

12.) THE NAME, ADDRESS, TELEPHONE NUMBER, AND FAX/EMAIL 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 SUBMITTALS. A PRIMARY REPRESENTATIVE SHALL BE DESIGNATED.

RESPONSE: THE PRIMARY REPRESENTATIVE IS CHAD GRASS OF THOMAS & HUTTON ENGINEERING.

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PROPOSED SITE

ZONING COMPARISON TABLE

MINIMUM LOT REQUIREMENTS			MINIMUM YARD REQUIREMENTS					LAND USE INTENSITY RATIOS			
	AREA (SQ. FT.)	WIDTH (FT.)	FRONT (FT.)	SIDE (FT.)	REAR (FT.)	MAXIMUM HEIGHT (FT.)	MAXIMUM GROSS DENSITY (D.U./ACRE)	MAXIMUM F.A.R.*	MINIMUM L.S.R.*	MINIMUM O.S.R.*	MAXIMUM LOT COVERAGE (%)
<i>L-I</i>	NONE	50	42	10	20	75	NONE	NONE	NONE	NONE	NONE
<i>PID</i>	NONE	50	42	10	20	50*	NONE	NONE	NONE	NONE	NONE

*F.A.R. = Floor Area Ratio

*L.S.R. = Liability Space Ratio

*O.S.R. = Open Space Ratio

OTHER EXCEPTIONS:

- Future interior parcel subdivisions within the site shall be exempt from perimeter planting yard requirements.
- The required 20' Type 'E' Buffer along Manchester Pike has been relocated to the interior of the site to avoid unnecessary impacts to existing wetlands.