

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**MARCH 11, 2026
6:00 PM**

**Ken Halliburton
Chair**

- 1. Call to order.**
- 2. Determination of a quorum.**
- 3. Public Comments.**
- 4. Approve minutes of the February 18, 2026 Planning Commission regular meeting.**
- 5. Old Business:**
 - a. Zoning application [2025-424] for approximately 87.7 acres located along Manchester Pike to be zoned PUD (Manchester Pike Development PUD) simultaneous with annexation, Scannell Properties applicant. (Project Planner: Holly Smyth)
- 6. Public Hearings and Recommendations to Council:**
 - a. 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. (Project Planner: Brad Barbee)
 - b. Zoning application [2026-401] for approximately 13.4 acres located along Memorial Boulevard and Tillanook Lane to be rezoned from RS-15, CH, and CF to PCD (Kroger U-839 PCD), Goodwin Mills Cawood applicant. (Project Planner: Brad Barbee)
 - c. Proposed amendment to the Zoning Ordinance [2026-803] related to minimum rear yard requirements for single-family residential uses and pertaining to *Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios* (including Chart 2 Endnotes), City of Murfreesboro Planning Department applicant. (Project Planners: Holly Smyth and Matthew Blomeley)
- 7. Staff Reports and Other Business:**
- 8. Adjourn.**

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 18, 2026

1: 00 P.M.

CITY HALL

MEMBERS PRESENT

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

STAFF PRESENT

Greg McKnight, Exec. Dir. Dev. Services
Ben Newman, Dir. of Land Mngt. & Planning
Matthew Blomeley, Assistant Planning Director
Holly Smyth, Principal Planner
Brad Barbee, Principal Planner
Marc Shackelford-Rowell, Planner
Katie Noel, Project Engineer
Lee Holliman, Project Engineer
Maria Routon, Development Services Coordinator
Carolyn Jaco, Recording Assistant
John Tully, Assistant City Attorney

1. Call to order.

Chair Ken Halliburton called the meeting to order.

2. Determination of a quorum.

Chair Ken Halliburton determined that a quorum was present.

3. Public Comments.

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

4. Approve minutes of the February 4, 2026 Planning Commission regular meeting and the February 4, 2026 Planning Commission/City Council Joint Conceptual Workshop meeting.

Mr. Reggie Harris made a motion to approve the minutes of the February 4, 2026 Planning Commission regular meeting and the February 4, 2026 Planning Commission/City Council Joint Conceptual Workshop meeting; the motion was seconded by Mr. Shawn Wright and carried in favor by the following vote.

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
FEBRUARY 18, 2026**

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

Nay: None

5. Consent Agenda:

Kings Landing Villas, Section 2, Phase 1 [2026-2007] final plat for 6 lots on 1.01 acres zoned PRD located along Winterfell Drive, Black Diamond Construction, LLC developer.

Spring Bell, Lot 1 [2026-2004] final plat for 1 lot zoned RM-12 & CCO on 1.12 acres located along North Spring Street and East Bell Street, Canaan Builders, LLC developer.

Spring Bell HPR [2026-2003] horizontal property regime plat for 12 residential units on 1.12 acres zoned RM-12 & CCO located along North Spring Street and East Bell Street, Canaan Builders, LLC developer.

Westlawn Commercial East, Lots 3A, 3B, & 3C [2026-1001] preliminary plat for 3 lots on 3.04 acres zoned PUD located along Veterans Parkway, HH Invest, LLC developer.

Franklin Road Baptist Church, Resubdivision of Lot 1 [2026-2001] final plat for 1 lot on 33.63 acres zoned PUD, RS-15, CH, and CL located along Franklin Road and Gresham Lane, Franklin Road Baptist Church developer.

Avery Farms, Section 2 [2026-2002] horizontal property regime plat for 49 residential units on 3 lots on 16.11 acres zoned PRD located along Double Springs Road and Garnet Way, Meritage Homes developer.

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
FEBRUARY 18, 2026**

Maple and Olive Townhomes [2026-2005] horizontal property regime plat for 4 residential units on 2 lots on 0.32 acres zoned RM-12 & CCO located along North Maple Street and Olive Street, Smith and Taylor Construction, LLC developer.

John W. Cunningham [2026-2006] final plat for 1 lot on 4.22 acres zoned RS-15 located along Old Lascassas Road, John W. Cunningham developer.

Haynes Brother Lumber Warehouse Building [2026-3014] site plan for an 18,740 ft² warehouse at an existing lumber business on 15.6 acres zoned H-I located along Northwest Broad Street, Haynes Brothers Lumber Co. developer.

TDOT Region 3, Rutherford County Maintenance Complex [2026 3006] site plan for site improvements and maintenance and wash bay buildings totaling approximately 4,524 ft² on 7.57 acres zoned H-I located along Joe B Jackson Parkway, State of Tennessee 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. Kelly G Rollins and carried in favor by the following vote:

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

Nay: None

Abstain: Tristan Carroll

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
FEBRUARY 18, 2026**

6. Plats and Plans:

Perkins Motor Plex [2026-3013] site plan for a motor vehicle sales dealership with a 3,230 ft² building on 1.82 acres zoned L-I located along Beasie Road, Perkins Automotive developer. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

The Planning Commission inquired about future road improvements to Beasie Road, specifically the roundabout. Mr. Matt Taylor explained that SEC was currently in the process of designing the construction plans for these improvements. Mr. Matthew Blomeley stated that, once the design is completed, it would be constructed by the City and open to the public prior to Cintas' opening.

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:

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

Nay: None

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
FEBRUARY 18, 2026**

Seven Brew Coffee [2026-3018] site plan for an 817 ft2 coffee kiosk on 0.69 acres zoned CH located along Memorial Boulevard, Who Brew TN 1, LLC developer. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

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

Nay: None

Chipotle (Westlawn) [2026-3016] site plan for a 2,383 ft2 restaurant with drive-thru on 0.85 acres zoned PUD located along Veterans Parkway, CSC Properties, LLC developer. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

There 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

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 18, 2026

Bryan Prince

Kelly G Rollins

Shawn Wright

Ken Halliburton

Nay: None

Flatrock 22 Townhomes [2026-3010] site plan for 22 attached dwelling units in 7 buildings on 2.6 acres zoned RM-16 located along Flat Rock Road, Modernbilt 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.

The Planning Commissioners were made aware the floor plans and architectural elevations needed to be updated to be consistent with the civil plans; therefore, Ms. Holly Smyth requested that the approval of this plan be made subject to staff continuing to work with the applicant on finalizing the floor plans and architectural elevations. In addition, the final recorded plat should reference the garage use restrictions that will be included in the CCRs for the development.

Mr. Shawn Wright announced he would abstain from all discussion and vote.

There being no further discussion, Mr. Bryan Prince 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

Bryan Prince

Kelly G Rollins

Ken Halliburton

Nay: None

Abstain: Shawn Wright

MINUTES OF THE MURFREESBORO PLANNING COMMISSION FEBRUARY 18, 2026

Three Leagues [2026-3017] site plan for a commercial development with 4 retail/restaurant buildings totaling 31,574 ft² and 5 self-storage buildings totaling 72,320 ft² on 11.32 acres zoned PCD located along Fortress Boulevard and Blaze Drive, Ninth Station Properties, LLC developer. Ms. Holly Smyth presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

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

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

Nay: None

7. New Business:

Zoning application [2026-401] for approximately 13.4 acres located along Memorial Boulevard and Tillanook Lane to be rezoned from RS-15, CH, and CF to PCD (Kroger U-839 PCD), Goodwin Mills Cawood applicant. Mr. Brad Barbee presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference. In addition, Mr. Brad Barbee stated a neighborhood meeting had been conducted February 10, 2026 at SportsCom.

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
FEBRUARY 18, 2026**

The Planning Commissioners began discussions on the potential negative impacts that would occur near existing residences, including related to trash pickup and large truck deliveries. The applicant was directed to address these concerns prior to the public hearing.

Mr. Randy Perry (design engineer) was in attendance representing the application. He indicated that the deliveries and trash pickup could occur during midday instead of nighttime. In addition, he would generate a profile before the public hearing to show the view of the back of the building with the berm and buffering with a sightline towards the neighbors' backyards.

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

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

Nay: None

Proposed amendment to the Zoning Ordinance [2026-803] related to minimum rear yard requirements for single-family residential uses and pertaining to *Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios (including Chart 2 Endnotes)*, City of Murfreesboro Planning Department applicant. Mr. Matthew Blomeley presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and incorporated into these Minutes by reference.

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
FEBRUARY 18, 2026**

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

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

Nay: None

8. Staff Reports and Other Business.

Mr. Matthew Blomeley stated the next Planning Commission meeting is scheduled for March 11, 2026; with the anticipation of a Joint Conceptual Workshop on the same date at 4:30 p.m.

9. Adjourn.

There being no further business, the meeting adjourned at 2:00 p.m.

Chair

Secretary

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 11, 2026
PROJECT PLANNER: HOLLY SMYTH**

5.a. Zoning application [2025-424] for approximately 87.7 acres located along Manchester Pike to be zoned PUD (Manchester Pike Development PUD) 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 zoning application was filed simultaneously with an annexation request for these 4 parcels. After further evaluation, it was determined by staff that the correct zoning designation for the request was PUD rather than PID, because the list of permitted uses includes both industrial and commercial uses. Accordingly, at staff's request, the applicant has modified their request to a proposed zoning classification of PUD. Public hearings were conducted at the February 4, 2026 Planning Commission meeting, where a recommendation to annex the subject site was passed. However, this companion zoning request was deferred to address concerns of proper transitioning to adjacent properties.

Proposed PUD

The applicant has modified their request for zoning from a PID with approximately 608,500 square feet of gross building floor area to a PUD with approximately 613,000 square-feet of gross building floor area for commercial and industrial uses to be accessed off the new Elam Farms Parkway extension. In addition to some minor clerical changes throughout the program book, **the site layouts on pages 9, 10, 11 & 12 have also been updated to:**

- 1) *Revise orientation and size of Buildings 1 & 2:* Rotating them 90°, slightly increasing the size of Building 1, slightly increasing the size of Building 2, and removing the northeastern most driveway of phase 1 of the project to avoid impact to that adjacent wetland.
- 2) *Revise orientation of Building 3:* Rotate Building 3 one-hundred and eighty degrees to have the loading docks directly facing Elam Farms Parkway instead of Manchester Pike. These are reflected on page 9 of the program book.
- 3) *Modify Landscape:* Adding a 210' wide preservation area along the site's eastern boundary directly adjacent to Manchester Pike, extending the north-south Type E Buffer to the site's northern property line to intersect with the east-west Type E Buffer, and clarifies that the 30' tree preservation easement in the southeastern section of the site will be supplemented to meet Type "E" Buffer requirements if missing. These are reflected on page 10 of the program book. "All parking will be screened from right-of-way by use of trees, shrubs and/or low landscape mounds" and "foundation plantings shall be utilized along the front of buildings with truck docks areas exempt" per City standards as bulleted on page 9 of the program

book. All landscape-related bullet points on page 9 should be moved to page 10 for better clarity. Staff noticed there is a street cross-section of Elam Farms Parkway on page 11 that needs to be moved to page 10: Site Phasing and modified to meet the City's 60' right-of-way requirement. Page 16 states that "there shall be no disturbance in the 30' buffer of any wetland or stream and, therefore, new landscaping must stay outside this area and be part of the exception list.

- 4) *Add timeline photo sims* to show 4 different vantage points anticipated on day 1, 5 years after, and 10 years after development from Manchester Pike, which are reflected on pages 11-14.
- 5) *Modify use table* to generally utilize the less intense uses that were originally slated only for Buildings 1 & 2 with the exception of those uses highlighted in yellow. These are shown on pages 19 & 20 of the program book. *Staff recommends further changes to the Use section as follows:*
 - a. *Add superscript note IV to "Contractor's Storage, Exterior" use.*
 - b. *Remove "Data Center / Server Farm > 15,000 SF" from the use table.*
 - c. *Remove "Recycling center" from the use table.*

Page 20 incorporates some design/performance standards applicable to some permitted uses to better ensure compatibility to adjacent neighbors. Standard I limits some types of manufacturing so that they "don't generate bothersome noise, vibrations, odors, or air pollutants for the neighboring properties". Standard II defines what a "light assembly" use entails because the City's Zoning Ordinance does not define this use. Standards III and IV express what types of temporary or permanent outdoor storage might be allowed and any process needed for such. Standard V is a reminder that the City's noise and lighting standards will need to be met for any 24/7 operations. Standard VI states that parking standards will need to be met which are determined during Site Plan Review and tenant build-out. Standard VII is specific for breweries, distilleries, wineries, and artisan versions of such being allowed if they are at least 250' away from residential property and meet the standards listed therein. Lastly it is the intent to not allow an entire development of cross-docking with this PUD and, therefore, the use "Warehousing, Transporting/ Distribution/ Fulfillment as accessory uses", has been added, so as to exclude these uses, including cross-docking, as principal uses.

Page 23 contains the Zoning Comparison Table with four (4) proposed **exceptions** requested below the table as follows and shown in red text throughout the program book:

- **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.**
- **Allow dock doors to directly face Elam Farms Parkway right-of-way**
- **There shall be no disturbance in the 30' buffer of any wetland or stream and, therefore, new landscaping will need to stay outside this area.**

Action Needed

The applicant will provide a presentation of their updated program book and be available to discuss the proposed rezoning request at the Planning Commission meeting. The Planning Commission will need to discuss the revised plan and if they are in agreement with staff's proposed modifications above in blue text to the attached program book. Thereafter, the Planning Commission will need to formulate a recommendation on the zoning application for City Council.

Attachments:

- Ortho Zone Map
- No-ortho Zone
- February 4, 2026 Planning Commission Staff Report
- Summary of Changes Letter
- Revised Program Book

Staff Comments from 2/4/26 PC Meeting

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. _____

Staff Comments from 2/4/26 PC Meeting

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

Staff Comments from 2/4/26 PC Meeting

- 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.

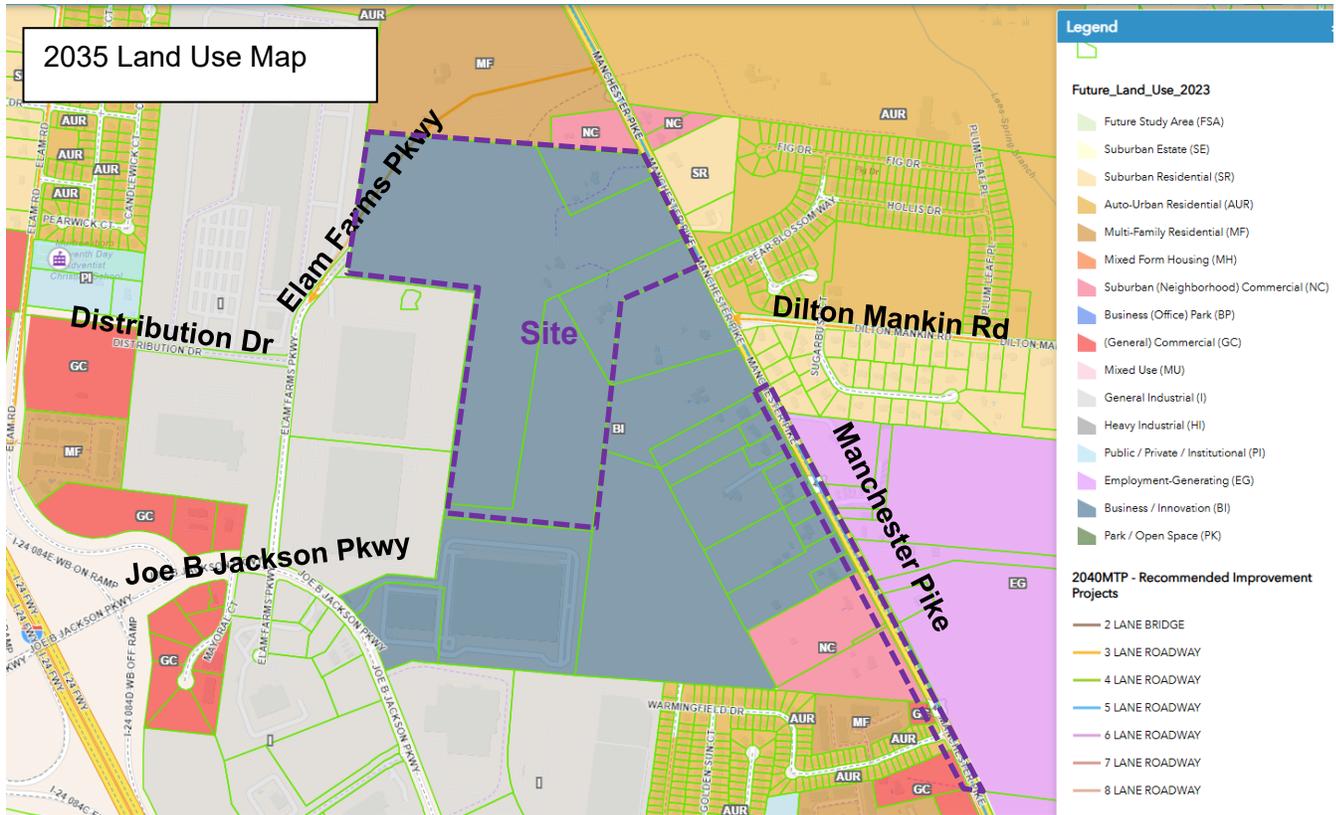
During the initial discussion on the project, the Planning Commission expressed some concerns with adequate buffering being provided to the adjacent residential uses. The PID book was updated to more clearly show the proposed 15' Type D and 20' Type E landscape buffers. Staff will ask that the developer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

Staff Comments from 2/4/26 PC Meeting



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.

Staff Comments from 2/4/26 PC Meeting

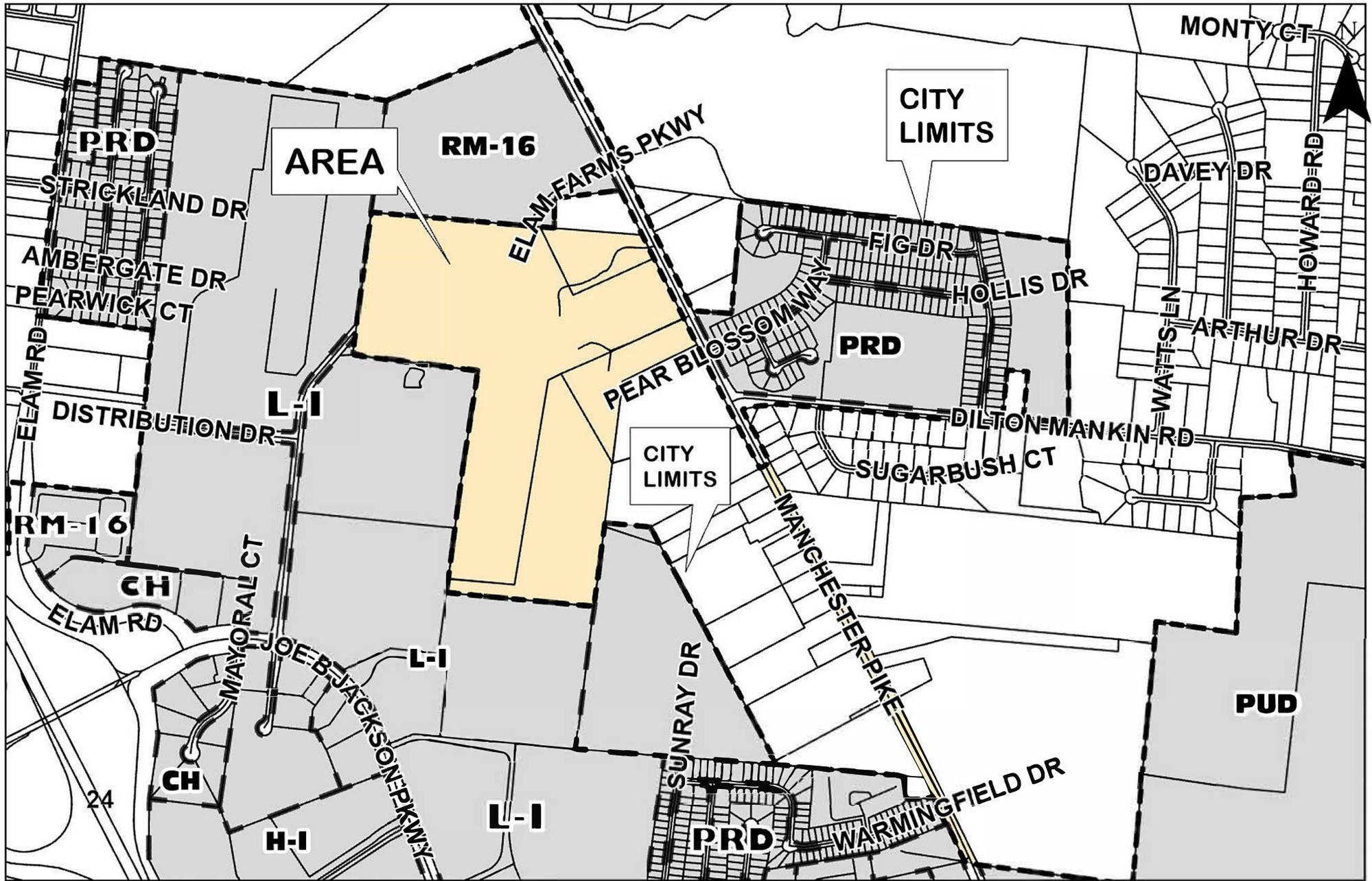
- 2) The PID program book and site layout, landscape, and uses demonstrates general compatibility with adjacent land uses.
- 3) The proposed uses will provide jobs within the community while consuming limited sanitary sewer usage.
- 4) The PID zoning designation is consistent with the recommendations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

Action Needed

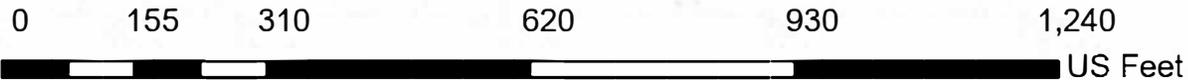
The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission should conduct a public hearing and then formulate a recommendation for the Murfreesboro City Council.

Attachments:

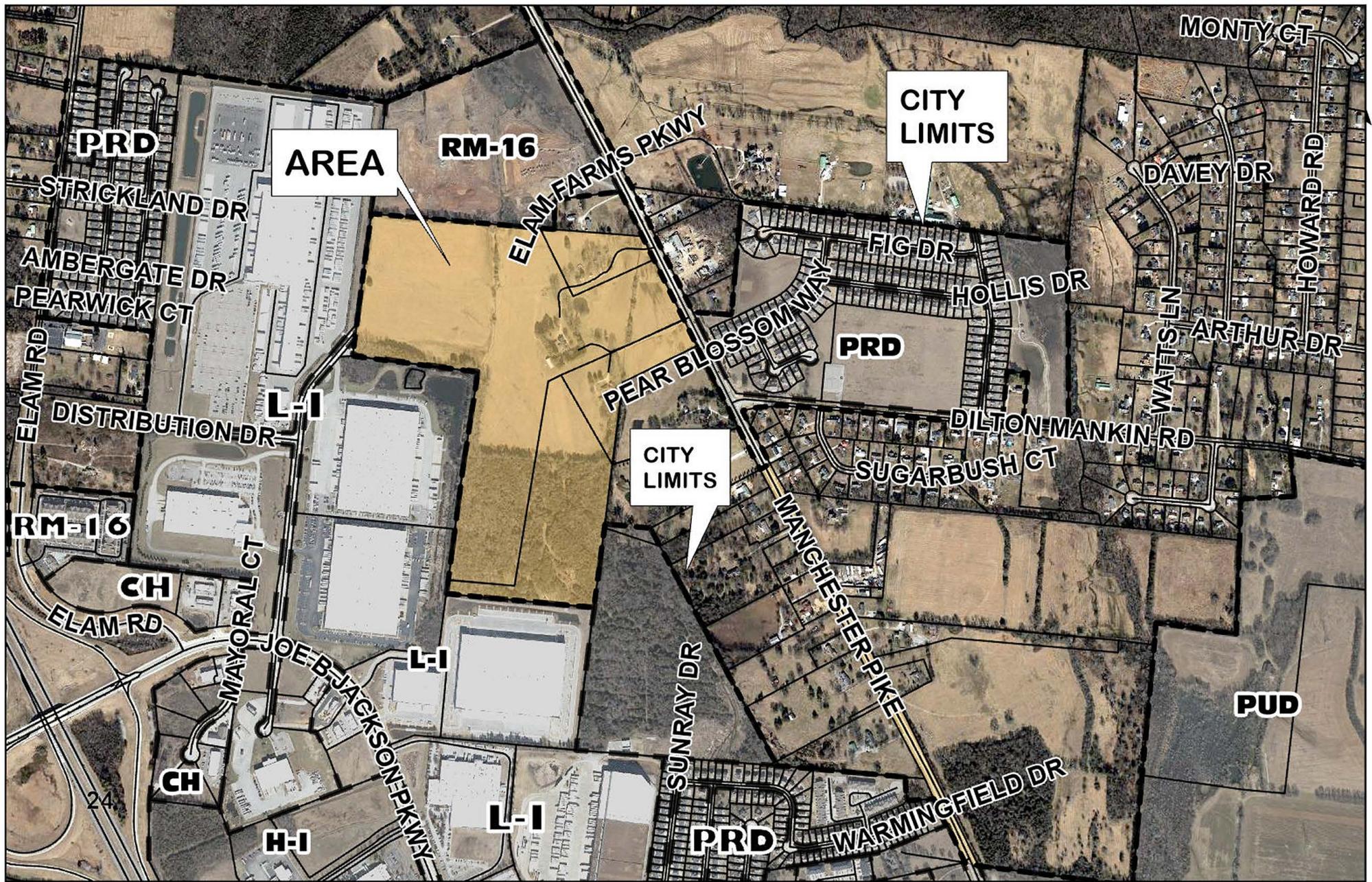
- Ortho Zone Map
- No-ortho Zone
- Updated Program Book



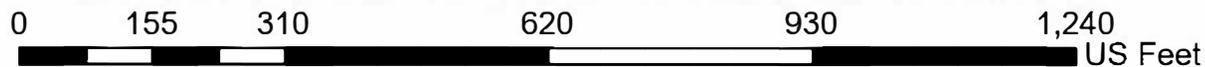
Zoning Request for property along Manchester Pike
 PUD (Manchester Pike Development PUD) simultaneous with annexation



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



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



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



500 11TH AVENUE NORTH, SUITE 800
NASHVILLE, TN 37203 | 615.349.4990
WWW.THOMASANDHUTTON.COM

March 2, 2026

City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130

Re: Manchester Pike PUD
Summary of Revisions to Pattern Book

To whom it may concern:

The following summary of revisions is meant to accompany the Manchester Pike PUD Pattern Booklet dated March 2, 2026.

Cover

- Changed PID to PUD
- Updated submittal date
- Updated PC date

Table of Contents

- Revised TOC with new pages / page numbers

Page 1

- Changed PID to PUD

Page 2

- No changes

Page 3

- No changes

Page 4

- No changes

Page 5

- No changes

Page 6

- No changes

Page 7

- No changes

Page 8

- No changes

Page 9

- Revised Master plan
 - Rotated buildings 1 & 2 90 degrees
 - Increased areas to 106,250 sf per building
 - Rotated building 3 180 degrees
 - Loading docks now face Elam Farms Parkway
 - Removed drive aisle along northern property line
 - Added 210' wide preservation area along Manchester Pike

Page 10

- Adjusted landscape per masterplan revisions
- Slightly moved Type 'E' buffer and extended it to the northern property line

- Page 11
New page consisting of views of site from Manchester pike at day one, 5 year, and 10 year
- Page 12
New page consisting of views of site from Manchester pike at day one, 5 year, and 10 year
- Page 13
New page consisting of views of site from Manchester pike at day one, 5 year, and 10 year
- Page 14
New page consisting of views of site from Manchester pike at day one, 5 year, and 10 year
- Page 15
Updated phasing lines to match new layout
- Page 16
Updated limits of wetland disturbance per new layout reducing the wetland disturbance
Added 210' wide preservation area along Manchester Pike
- Page 17
Added exception for loading docks now facing Elam Farms Parkway
- Page 18
No changes
- Page 19
Simplified chart into one use column, which was generally the less intense uses previously identified for buildings 1 & 2 with the exception of the yellow highlighted uses
- Page 20
Simplified chart into one use column, which was generally the less intense uses previously identified for buildings 1 & 2 with the exception of the yellow highlighted uses
- Page 21
Revised references to page numbers per new page numbers
- Page 22
Revised references to page numbers per new page numbers
- Page 23
Revisions per city comments
- Page 24
New page to summarize revisions to PUD Booklet

Please review for applicable requirements. If you have any questions, please call us at 615.349.4969 or email me at [REDACTED].

Sincerely,
Chad Grass
THOMAS & HUTTON



MANCHESTER PIKE DEVELOPMENT



Planned Unit Development

*Resubmittal on March 3, 2026
For March 11, 2026 Planning Commission*



TABLE OF CONTENTS

INTRODUCTION 1

EXISTING CONDITIONS 2

SITE CONTEXT 2

ZONING 3

MAJOR TRANSPORTATION PLAN & FUTURE LAND-USE 4

SURROUNDING USES AND ZONING 5

NATURAL RESOURCES 6

UTILITIES 7

SITE PHOTOS 8

PROPOSED SITE 9

PROPOSED SITE PLAN 9

LANDSCAPING REQUIREMENTS 10

CONCEPTUAL VIEWS FROM MANCHESTER PIKE 11-14

PHASING 15

WETLAND IMPACTS 16

PROPOSED ARCHITECTURE 17-18

PROPOSED ALLOWABLE USES 19

PROPOSED ALLOWABLE USE STANDARDS 20

ZONING CHECKLIST 21-22

ZONING COMPARISON TABLE 23

SUMMARY OF REVISIONS 24



Planned Unit Development

INTRODUCTION

DEVELOPER



Company: Scannell Properties
ATTN: Tom McCary
Address: 294 Grove Lane Suite 140
Wayzata, MN 55391
Phone: 763-251-6300
Email: [REDACTED]

ENGINEERING | LANDSCAPE ARCHITECTURE | PLANNING



Company: Thomas & Hutton
Attn: Chad Grass, PE
Address: 500 11th Ave N #800
Nashville, TN 37203
Phone: 615-349-4968
Email: [REDACTED]

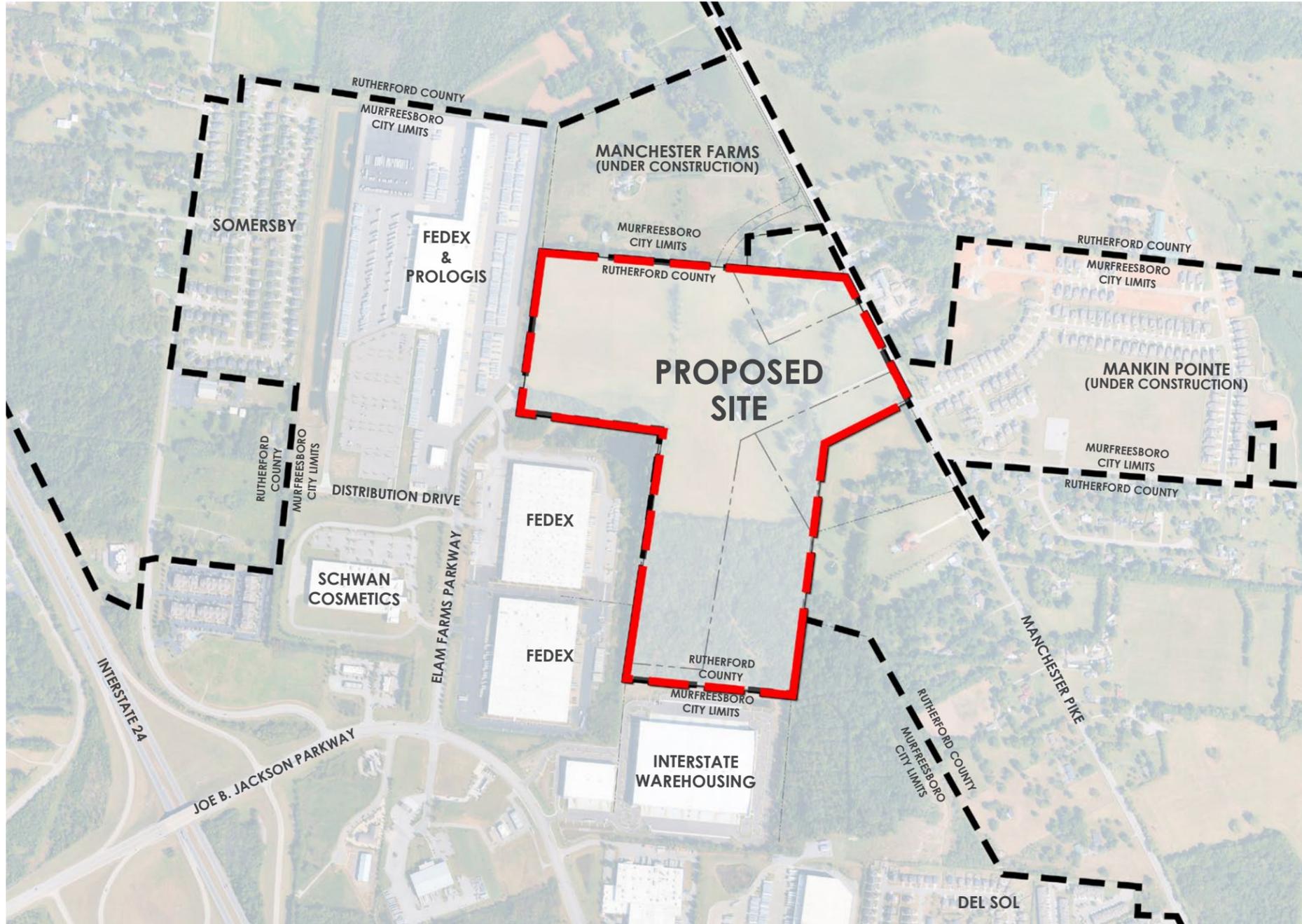
PROJECT SUMMARY

Scannell Properties respectfully requests to annex the proposed property and create Manchester Pike PUD. 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

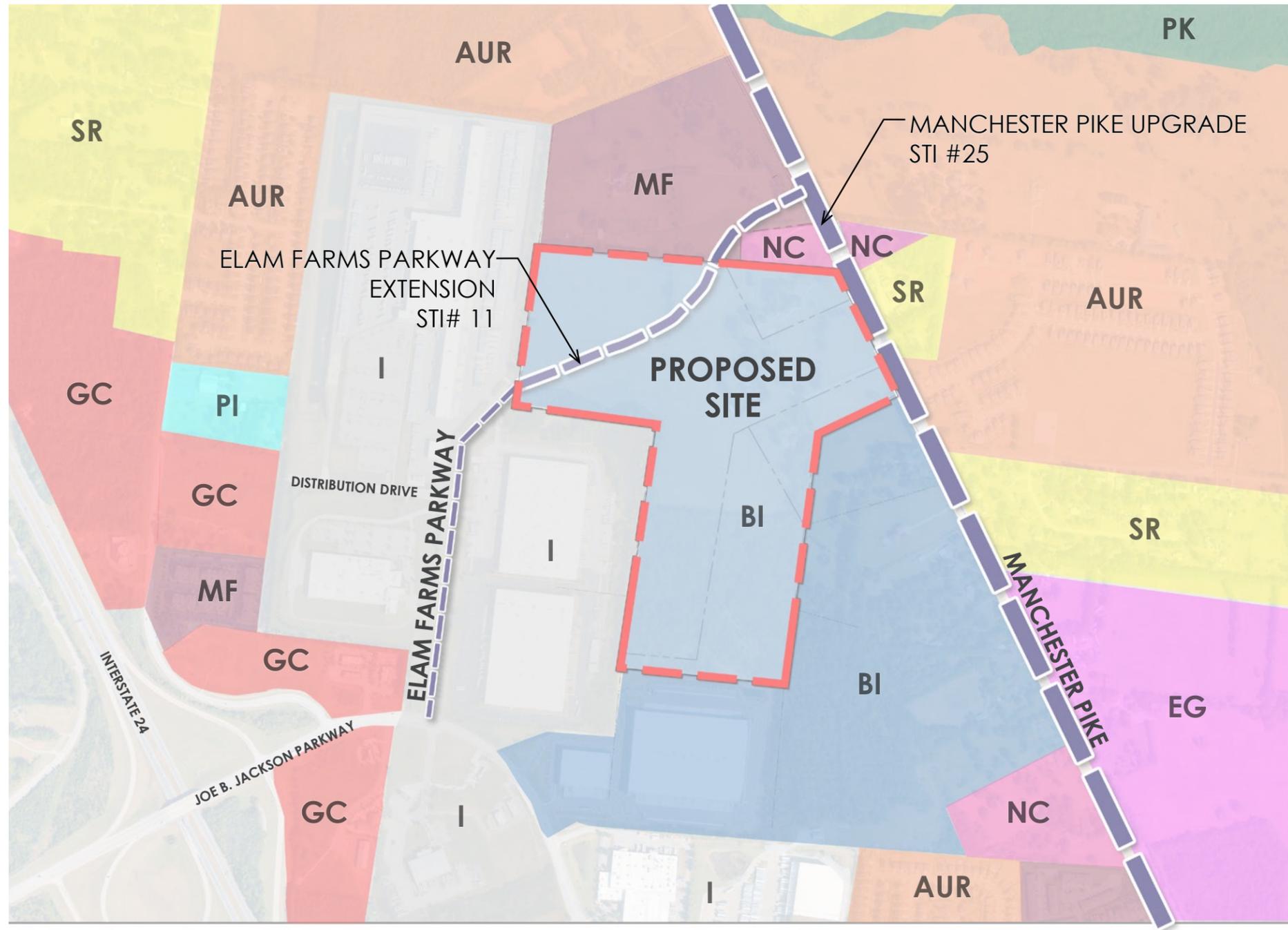


Context Map

The subject property is located along Manchester Pike approximately three-quarter of a mile north of Manchester Pike and Joe B Jackson intersection. The property to the east is single family residential and undeveloped land. The property to the north is being developed by Crescent Communities for apartments and will be called Manchester Farms. The property to the west is operated by Prologis/FedEx facilities. The property to the south is light industrial warehousing by Interstate Warehousing and High Density Single-Family and Townhomes as part of Del Sol Community

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

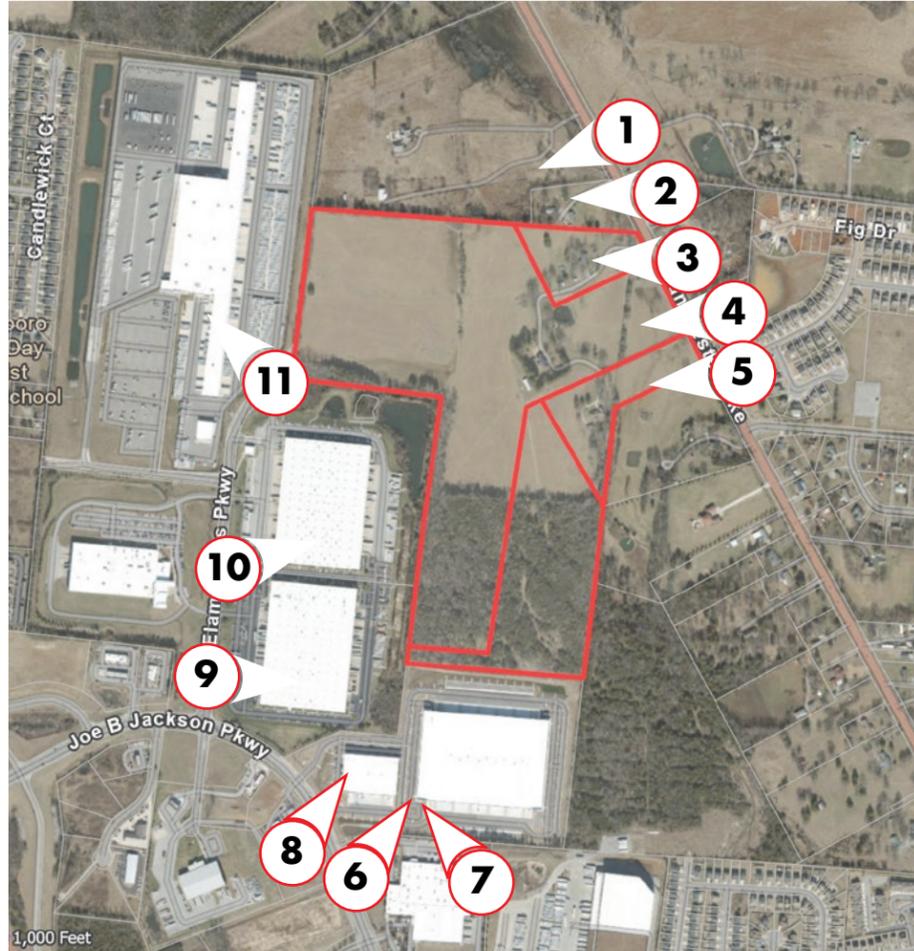
A traffic study was prepared for the entire development prior to the annexation submittal. New internal private drives will serve the proposed buildings off the new collector road.

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



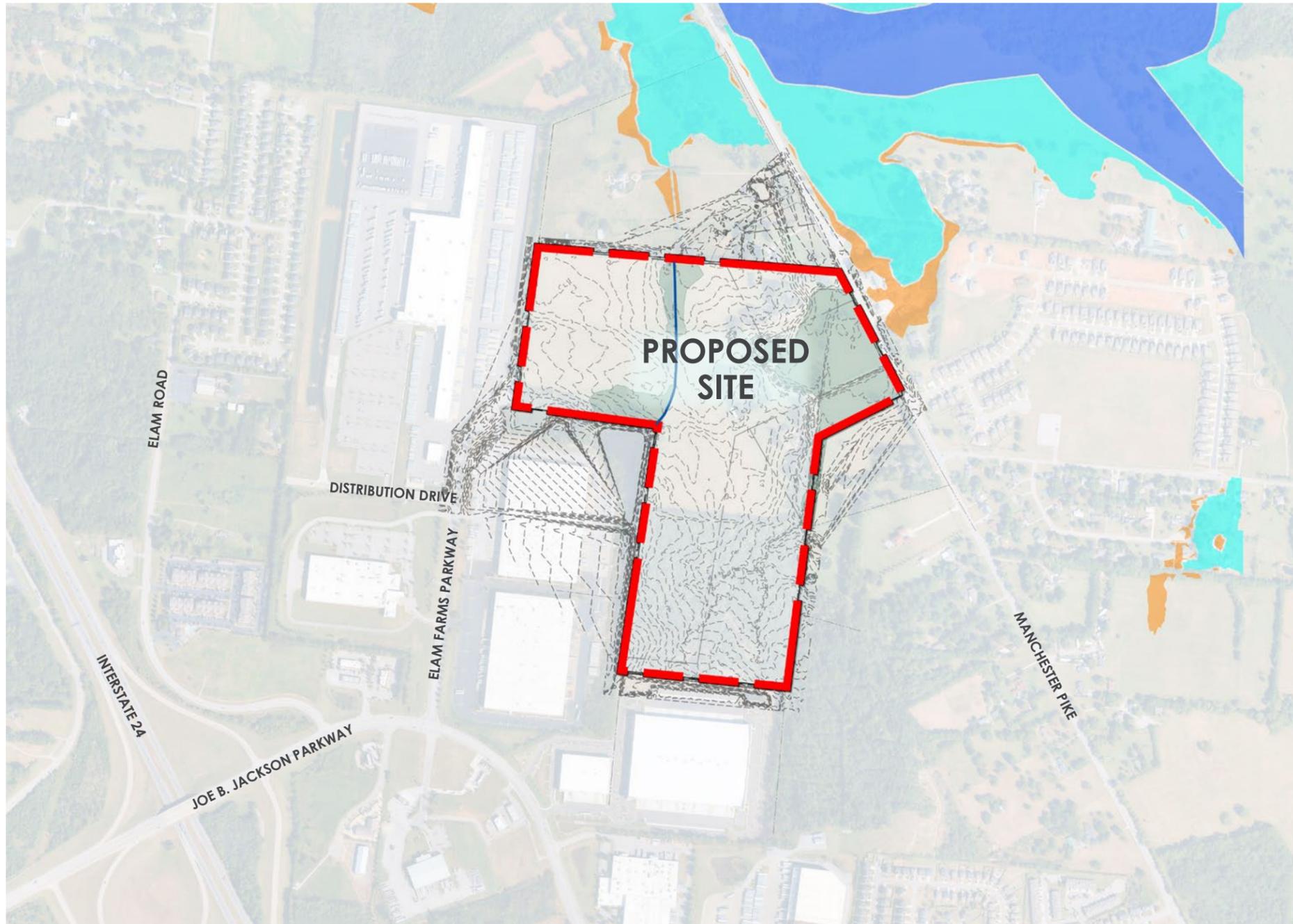
10 Zoning: Light Industrial
Prologis



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.

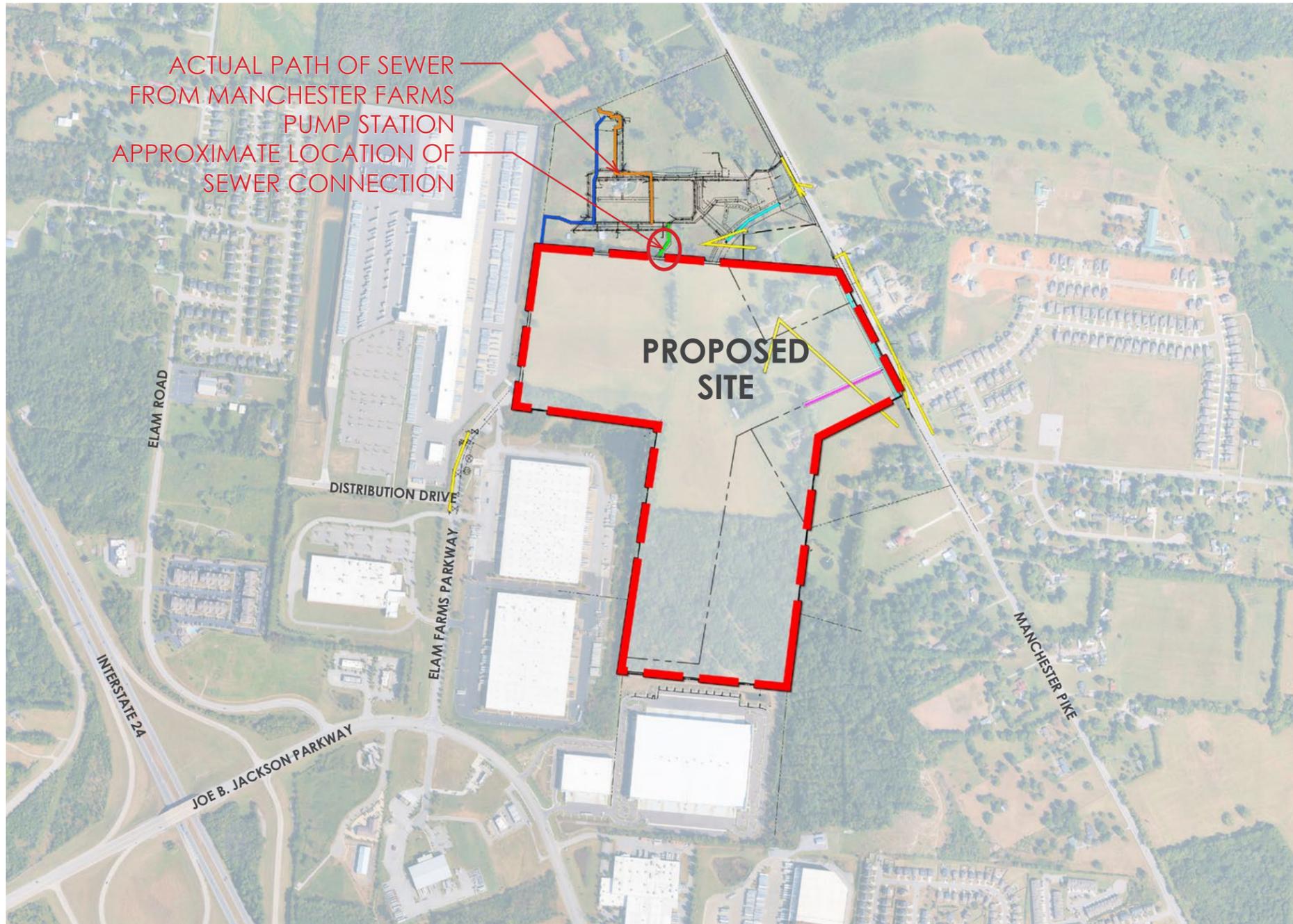
No known easements exist on site (per time of printing)

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



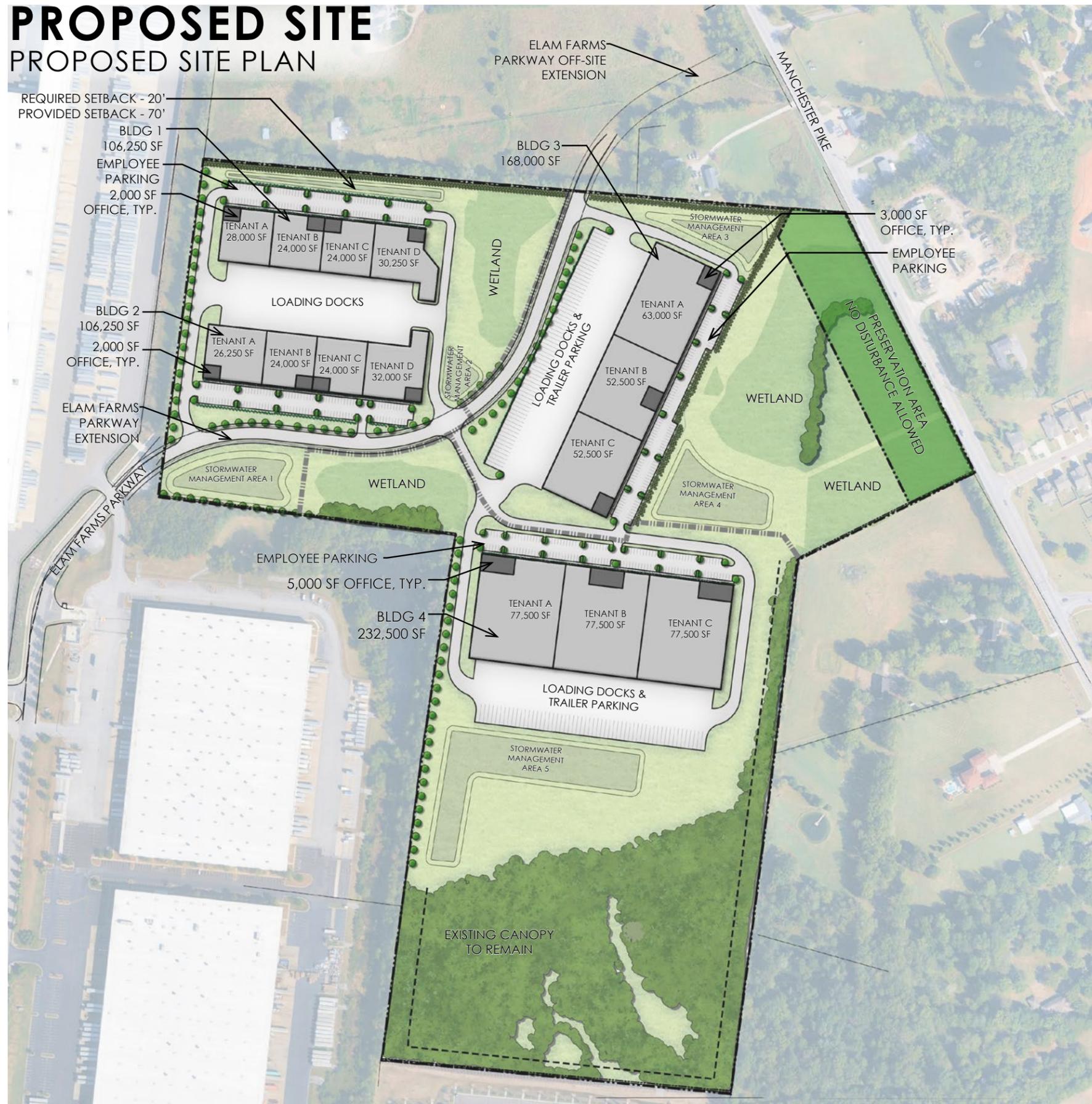
4 Photograph was taken from Joe B Jackson Pkwy looking northeast



5 Photograph was taken from Joe B Jackson Pkwy looking east

PROPOSED SITE

PROPOSED SITE PLAN

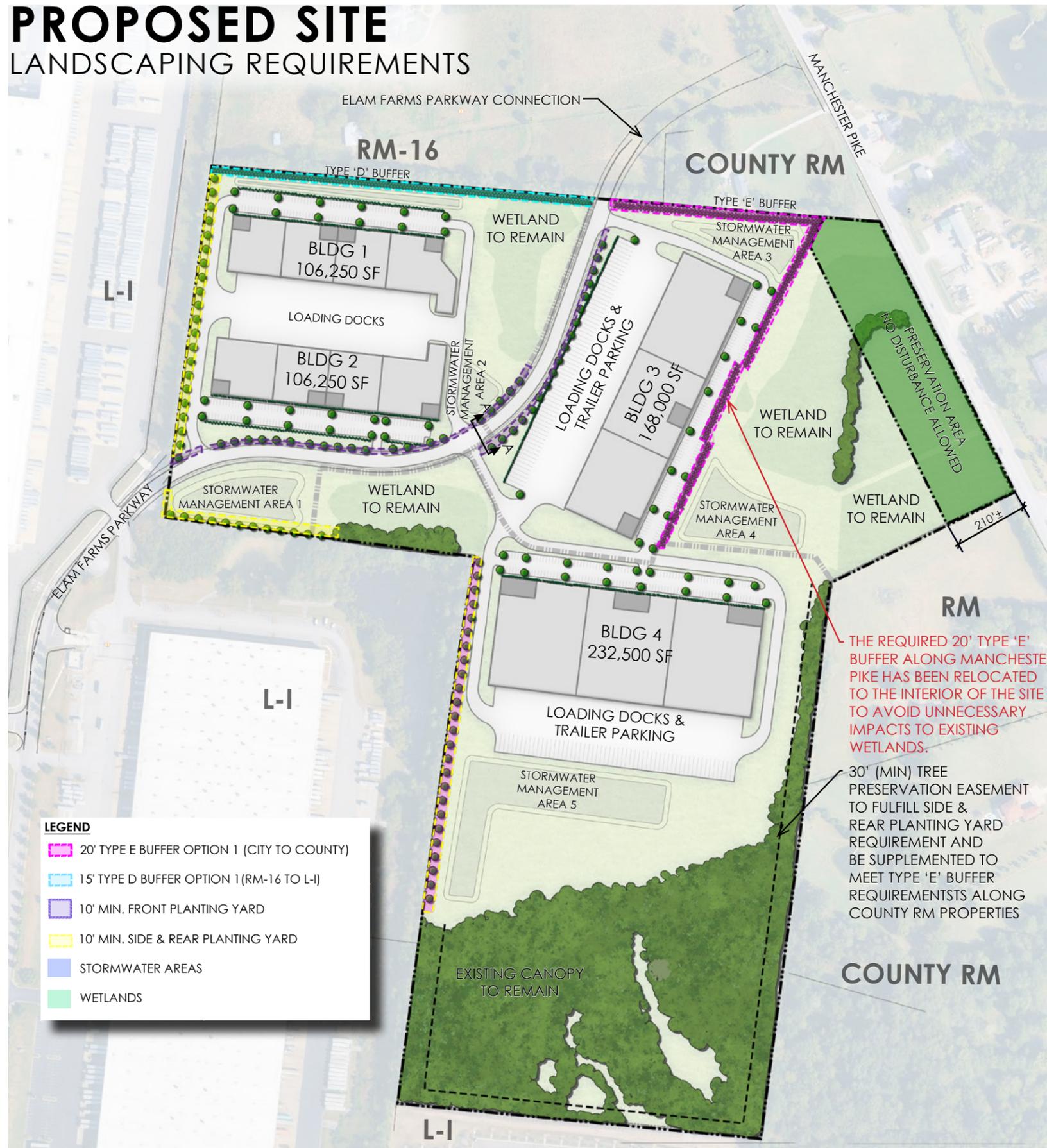


PROPOSED SITE REQUIREMENTS

- 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 Unit Development (PUD) 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

LANDSCAPING REQUIREMENTS



LEGEND

- 20' TYPE E BUFFER OPTION 1 (CITY TO COUNTY)
- 15' TYPE D BUFFER OPTION 1 (RM-16 TO L-I)
- 10' MIN. FRONT PLANTING YARD
- 10' MIN. SIDE & REAR PLANTING YARD
- STORMWATER AREAS
- WETLANDS

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 1-1/2" 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.

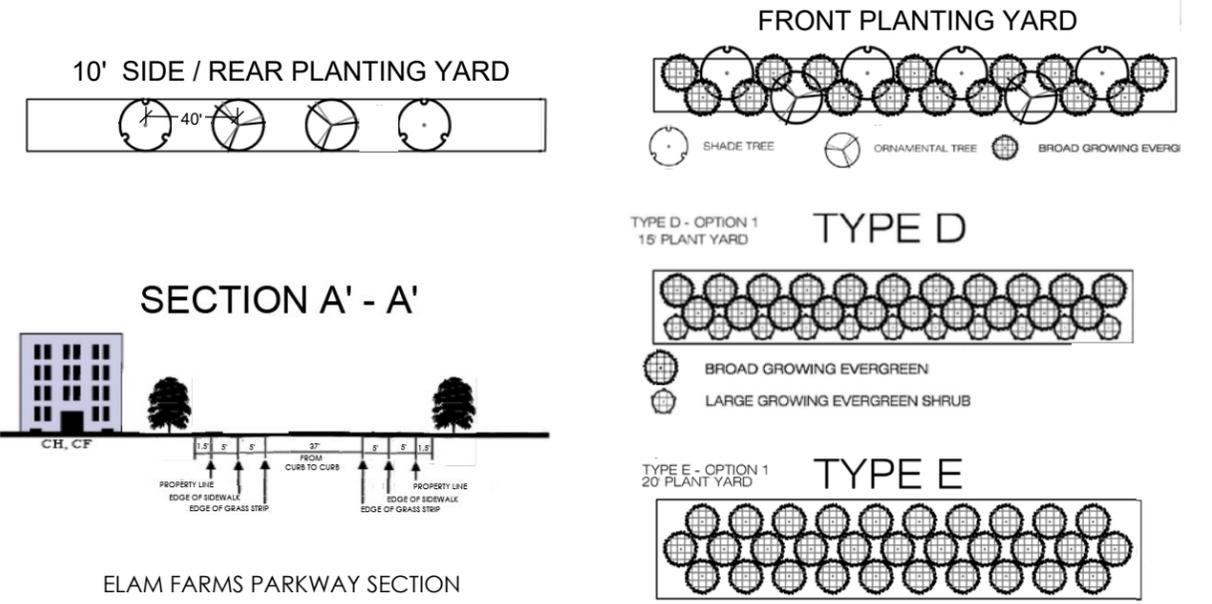
**Future interior parcel subdivisions within the site shall be exempt from perimeter planting yard requirements.*

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



PROPOSED SITE

VIEWS FROM MANCHESTER PIKE



The site will utilize all required landscape buffers to effectively limit views from Manchester Pike, consistent with the buffering and screening objectives outlined in the City's Design Guidelines. These buffer yards will be designed to soften the visual impact of development through layered plantings, evergreen screening elements, and maintained landscape edges. In addition, the project will make every reasonable effort to preserve existing tree lines, natural vegetation, and wetland areas, in alignment with the Guidelines' emphasis on retaining significant natural features and integrating them into the development's landscape framework. This approach ensures that the site maintains a high-quality visual edge along Manchester Pike while protecting and enhancing the site's existing environmental assets.

VIEW 1



DAY 1



YEAR 5



YEAR 10

PROPOSED SITE

VIEWS FROM MANCHESTER PIKE



The site will utilize all required landscape buffers to effectively limit views from Manchester Pike, consistent with the buffering and screening objectives outlined in the City's Design Guidelines. These buffer yards will be designed to soften the visual impact of development through layered plantings, evergreen screening elements, and maintained landscape edges. In addition, the project will make every reasonable effort to preserve existing tree lines, natural vegetation, and wetland areas, in alignment with the Guidelines' emphasis on retaining significant natural features and integrating them into the development's landscape framework. This approach ensures that the site maintains a high-quality visual edge along Manchester Pike while protecting and enhancing the site's existing environmental assets.

VIEW 2



DAY 1



YEAR 5



YEAR 10

PROPOSED SITE

VIEWS FROM MANCHESTER PIKE



The site will utilize all required landscape buffers to effectively limit views from Manchester Pike, consistent with the buffering and screening objectives outlined in the City's Design Guidelines. These buffer yards will be designed to soften the visual impact of development through layered plantings, evergreen screening elements, and maintained landscape edges. In addition, the project will make every reasonable effort to preserve existing tree lines, natural vegetation, and wetland areas, in alignment with the Guidelines' emphasis on retaining significant natural features and integrating them into the development's landscape framework. This approach ensures that the site maintains a high-quality visual edge along Manchester Pike while protecting and enhancing the site's existing environmental assets.

VIEW 3



DAY 1



YEAR 5



YEAR 10

PROPOSED SITE

VIEWS FROM MANCHESTER PIKE



The site will utilize all required landscape buffers to effectively limit views from Manchester Pike, consistent with the buffering and screening objectives outlined in the City's Design Guidelines. These buffer yards will be designed to soften the visual impact of development through layered plantings, evergreen screening elements, and maintained landscape edges. In addition, the project will make every reasonable effort to preserve existing tree lines, natural vegetation, and wetland areas, in alignment with the Guidelines' emphasis on retaining significant natural features and integrating them into the development's landscape framework. This approach ensures that the site maintains a high-quality visual edge along Manchester Pike while protecting and enhancing the site's existing environmental assets.

VIEW 4



DAY 1



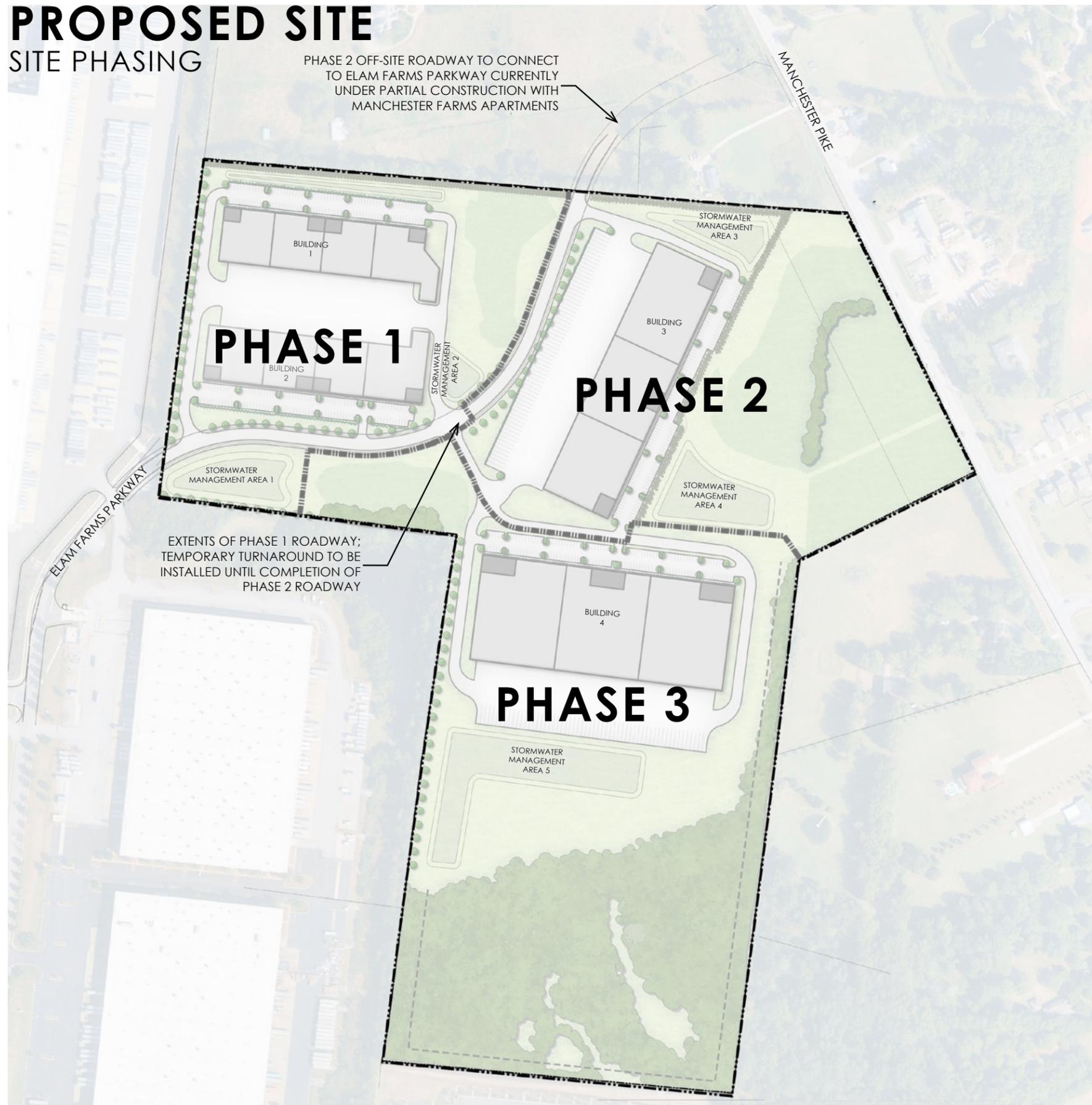
YEAR 5



YEAR 10

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

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

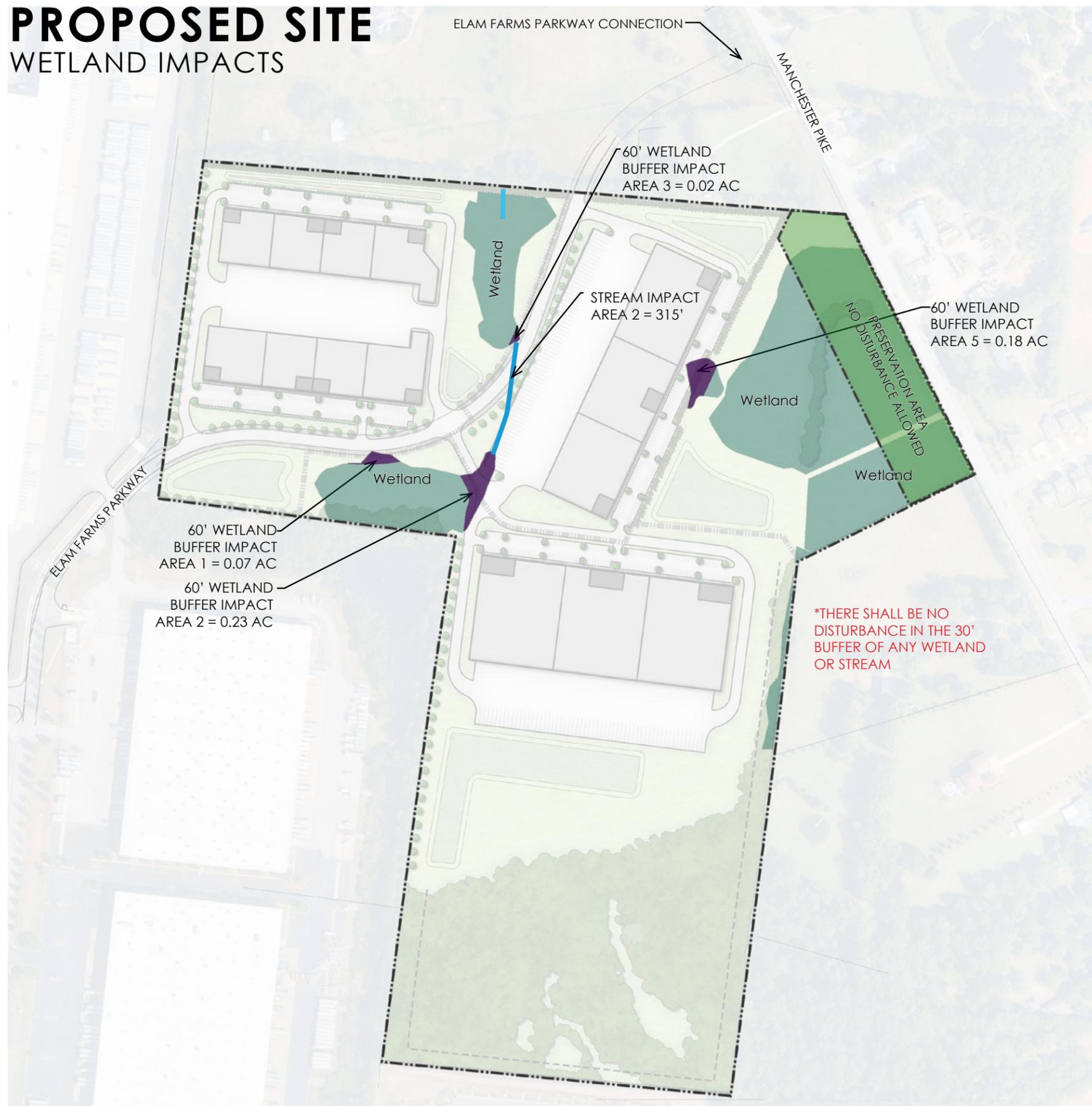
PHASE 3

- 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

WETLAND IMPACTS



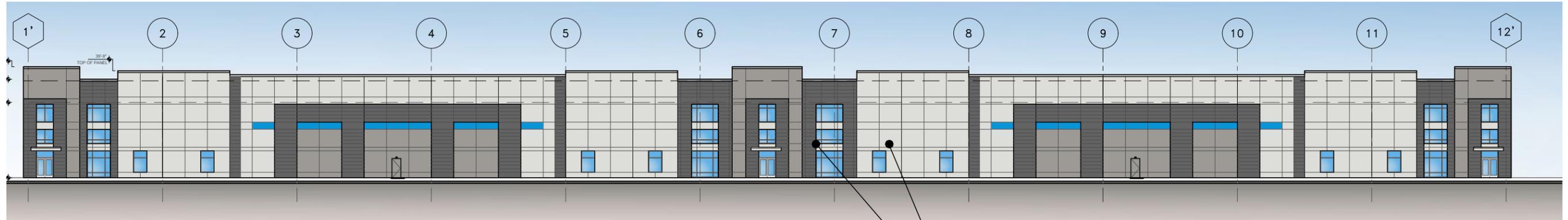
PROPOSED WETLAND IMPACTS

- 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 the 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

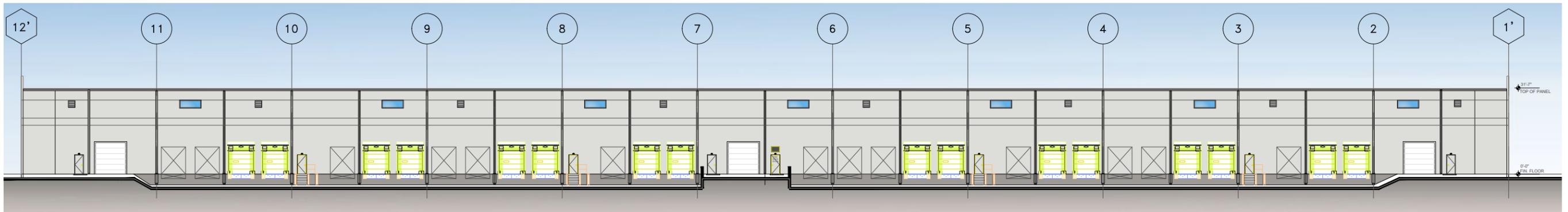
PROPOSED ARCHITECTURE

FRONT FACADE

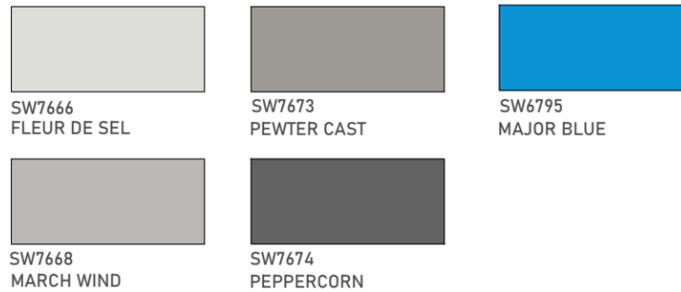


Future building height, length, and layout may vary per building (to be finalized at site plan review)

REAR FACADE



EXTERIOR COLOR PALETTE



*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

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 of ways through landscaping features.
- Varying roof-lines and building planes shall be utilized to add architectural character.
- Exception to allow truck docks to face Elam Farms Parkway ROW

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.

PROPOSED SITE

PROPOSED ARCHITECTURE



EXAMPLE OF TYPICAL WELL-DEFINED ENTRY FEATURE CONSISTING OF RAISED ROOF-LINES, CHANGE IN BUILDING MATERIALS & COLORS, AS WELL AS CHANGES IN THE BUILDING PLANE

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

X = allowed by right
E = allowed by right, excluding manufacturing
See roman numeral subscript notations on next page

USES PERMITTED ^{V & VI}

COMMERCIAL	
Amusements, Commercial Indoor	X
Animal Grooming Facility	X
Automotive/Motor Vehicle Repair/Service	X
Bank or Credit Union, Branch Office or Main Office	X
Brewery, Artisan ^{VII} (> 250' from residential)	X
Brewery, Micro ^{VII} (> 250' from residential)	X
Brewpub ^{VII} (> 250' from residential)	X
Business and Communication Service	X
Business School	X
Clothing Store	X
Data Center ≤15,000 SF	X
Department or Discount Store	X
Distillery, Artisan ^{VII}	X
Fitness/ Health Club Facility >5,000 SF	X
Garden and Lawn Supplies	X
General Service and Repair Shop	X
Glass--Auto, Plate, and Window	X
Glass--Stained and Leaded	X
Grocery Store	X
Iron Work	X
Janitorial Service	X
Laboratories, Medical	X
Laboratories, Testing	X
Lawn, Tree, and Garden Service	X
Lumber, Building Material	X
Movie Theater	X
Music or Dancing Academy	X
Offices	X
Pet Shops	X
Pharmacies, Apothecaries	X
Radio, TV, or Recording Studio	X
Retail Shop, firearms (excluding shooting range)	X
Retail Shop, other than enumerated elsewhere	X
Veterinary Clinic	X
Veterinary Hospital	X
Veterinary Office	X
Wholesaling, Wholesale Establishments	X
Winery, Artisan ^{VII} (> 250' from residential)	X

USES PERMITTED ^{V & VI}

INDUSTRIAL Manufacture, Storage, Distribution and/or Fulfillment of:	
Abrasive Products	E ^I
Automobile Parts and Components	E ^I
Bakery Goods, Candy	X
Boat Manufacture	X
Bottling Works	X
Brewery ^{VII} (> 250' from residential)	X
Canned Goods	E ^I
Contractor's Storage, Indoor	X
Contractor's Storage, Exterior	X
Contractor's/Construction Equipment: Sales, Rental, Repair ^{IV}	X
Cosmetics	X
Custom Wood Products, indoors	X
Data Center / Server Farm > 15,000 ^{VIII}	X
Distillery ^{VII} (> 250' from residential)	X
Dry Cleaning- Laundering Facility > 3,000	X
Electrical or Electronic Equipment, Appliances, and Instruments	X
Fabricated Metal Products and Machinery	X
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery	X
Furniture and Fixtures	E ^I
Jewelry	X
Light Assembly ^{II}	X
Limited Outdoor Storage as an accessory use, temporary ^{III}	X
Leather and Leather Products except tanning and finishing	X
Lumber and Wood Products	E ^I
Musical Instruments	X
Office/Art Supplies	X
Outdoor Storage as an accessory use, permanent ^{IV}	X
Paints	E ^I
Paper Products excluding paper and pulp mills	X
Pharmaceuticals	X
Pottery, Figurines, and Ceramic Products	X
Primary Metal	E ^I
Printing and Publishing	X
Recycling center	X
Rubber and Plastic Products	E ^I

Continued on next page

PROPOSED SITE

PROPOSED ALLOWABLE USES

Continued from previous page

USES PERMITTED ^{V & VI}	
INDUSTRIAL Manufacture, Storage, Distribution and/or Fulfillment of:	
Silverware and Cutlery	X
Small Moulded Metal Products	E ^I
Sporting Goods	X
Stone, Clay, Glass, and Concrete Products	E ^I
Textile, Apparel Products	E ^I
Tire	E ^I
Toiletries	X
Transportation Equipment	X
Warehousing, Transporting/Distributing/Fulfillment as accessory uses (excluding cross-dock)	X
Winery ^(VII)	X

X = allowed by right
E = allowed by right, excluding manufacturing
See roman numeral subscript notations below

PROPOSED ALLOWABLE USE STANDARDS

- I. Manufacturing will be allowed if the use doesn't generate bothersome noise, vibrations, odors, or air pollutants for the neighboring properties
- II. Light Assembly = the inspection, assembling, merging, blending, and/or packaging of previously manufactured components into finished goods
- III. Outdoor storage that's temporary or short-term in nature and is limited to the concrete dock apron
- IV. Any permanent outdoor storage areas may be an accessory use subject to additional screening as consistent with normal site plan approval process and approved by planning commission through site plan review per zoning ordinance as amended.
- V. Any approved use shall be allowed to operate 24/7 if it meets the City's noise & lighting standards.

VI. Specific users will need to provide required parking per City's zoning ordinance as amended.

VII. Activities and uses by Brewery, Brew Pubs, Distilleries, Wineries, Microbreweries, Artisan Breweries, Artisan Distilleries, and Artisan 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:
 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 off-premises consumption in accordance with T.C.A. Section 57-3-202;
 6. The sale of alcohol manufactured and/or packaged on the premises for on-premises 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, Brew Pubs, Distillery, Winery, Microbreweries, Artisan Breweries, Artisan Distilleries, and Artisan Wineries;
 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 this use 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 greater 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.

VIII. Must utilize closed loop cooling systems or other technologies that do not require the use of public water and wastewater.

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 10 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 12

(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 16-17, AS WELL AS OTHER DEVIATIONS HIGHLIGHTED THROUGHOUT THIS BOOKLET IN **RED**. DEVIATIONS ALSO NOTED ON PAGE 20

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.

500 11th Ave. N, Nashville, TN 37203; grass.c@tandh.com; 912-429-8349

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 BUILDING COVERAGE (%)
L-I	NONE	50	42	10	20	75	NONE	NONE	NONE	NONE	NONE
PUD	NONE	50	42	10	20	50	NONE	NONE	NONE	NONE	30%

*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.
- Allow dock doors to face Elam Farms Parkway ROW

PROPOSED SITE

SUMMARY OF BOOKLET REVISIONS

FROM THE MARCH 3, 2026 BOOKLET

Cover

Changed PID to PUD
Updated submittal date
Updated PC date

Table of Contents

Revised TOC with new pages / page numbers

Page 1

Changed PID to PUD

Page 2

No changes

Page 3

No changes

Page 4

No changes

Page 5

No changes

Page 6

No changes

Page 7

No changes

Page 8

No changes

Page 9

Revised Master plan
-Rotated buildings 1 & 2 90 degrees
-Increased areas to 106,250 sf per building
-Rotated building 3 180 degrees
-Loading docks now face Elam Farms Parkway
-Removed drive aisle along northern property line
Added 210' wide preservation area along Manchester Pike

Page 10

Adjusted landscape per masterplan revisions
Slightly moved Type 'E' buffer and extended it to the northern property line

Page 11

New page consisting of views of site from Manchester pike at day one, 5 year, and 10 year

Page 12

New page consisting of views of site from Manchester pike at day one, 5 year, and 10 year

Page 13

New page consisting of views of site from Manchester pike at day one, 5 year, and 10 year

Page 14

New page consisting of views of site from Manchester pike at day one, 5 year, and 10 year

Page 15

Updated phasing lines to match new layout

Page 16

Updated limits of wetland disturbance per new layout reducing the wetland disturbance
Added 210' wide preservation area along Manchester Pike

Page 17

Added exception for loading docks now facing Elam Farms Parkway

Page 18

No changes

Page 19

Simplified chart into one use column, which was generally the less intense uses previously identified for buildings 1 & 2 with the exception of the yellow highlighted uses

Page 20

Simplified chart into one use column, which was generally the less intense uses previously identified for buildings 1 & 2 with the exception of the yellow highlighted uses

Page 21

Revised references to page numbers per new page numbers

Page 22

Revised references to page numbers per new page numbers

Page 23

Revisions per city comments

Page 24

New page to summarize revisions to PUD Booklet

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 11, 2026
PROJECT PLANNER: BRAD BARBEE**

- 6.a. 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.**

Dewayne Beard and Jason Kleve of K&B Investment Partners, LLC have submitted a petition requesting annexation of their property into the City of Murfreesboro. The annexation area includes one 7.3-acre parcel located on the southwest corner of Sulphur Springs Road and North Thompson Lane. The study area is identified as Tax Map 69, Parcel 51.00 and is currently vacant. In addition, an approximately 920-linear foot segment (approximately 1.51 acres) of Sulphur Springs Road right-of-way (ROW) is also included in the study area. At its January 5th, 2025 regular meeting, the Rutherford County Road Board voted to grant its consent for that segment of ROW to be annexed. The total annexation study area is approximately 8.81 acres.

The study area is currently zoned RM (Residential Medium Density) in the unincorporated County. Since there is no companion zoning application, if approved, it would be brought into the City with an interim zoning classification of RS-15 (Single-Family Residential). The applicant has indicated that it is his intention to develop a residential subdivision with approximately eight lots under the RS-15 zone.

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

Staff has prepared a Plan of Services to study the annexation of the property in its current state. Services are generally available to the property in its current state. However, some coordination between Consolidated Utility District and the Murfreesboro Water Resources Department will be required to determine which entity will provide water to the property, and a public water line extension will be required to serve the future single-family residential lots

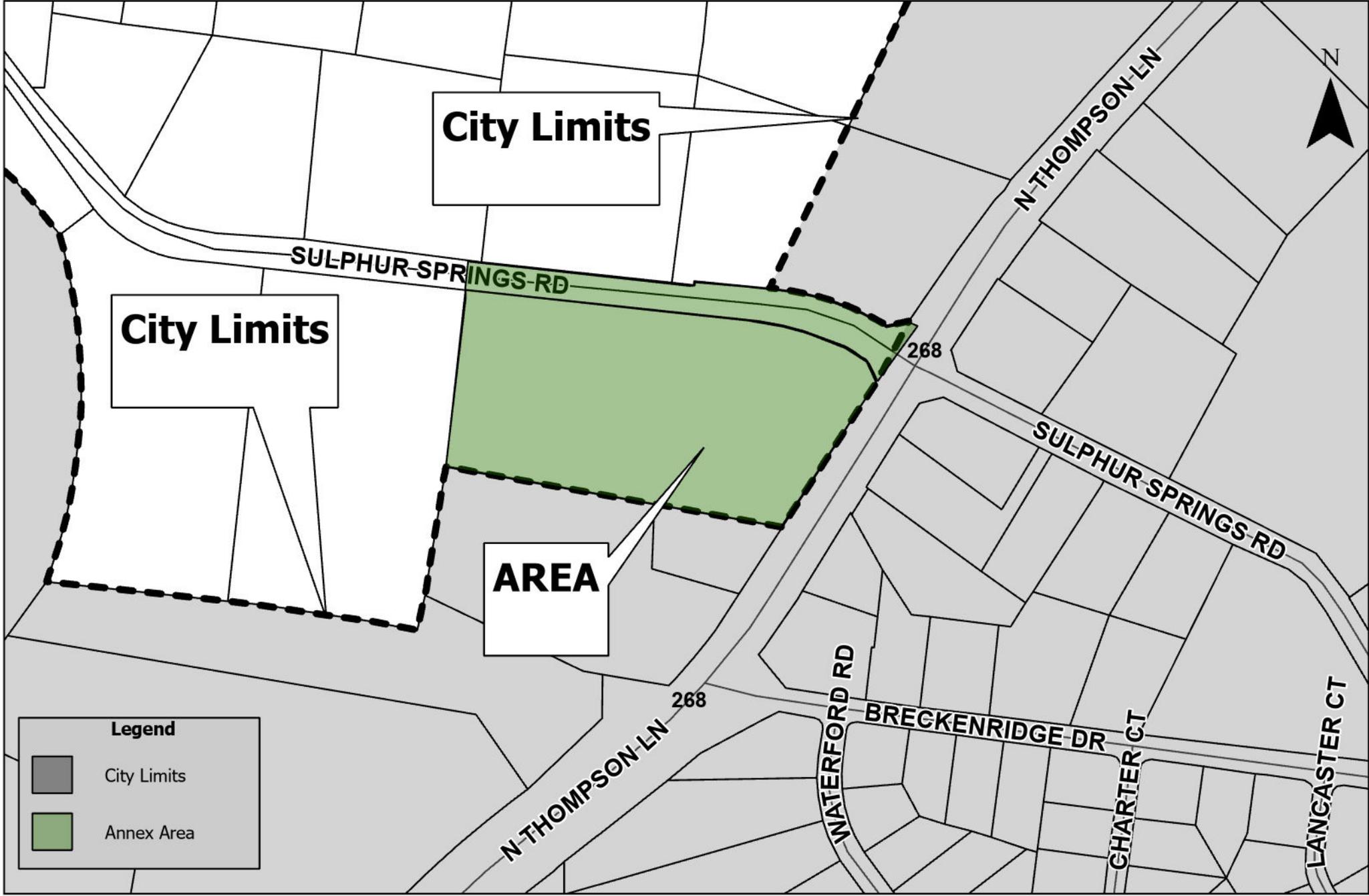
Staff Recommendation:

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

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

Action Needed:

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



Annexation request for property along Sulphur Springs Road and North Thompson Lane



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



Annexation request for property along Sulphur Springs Road and North Thompson Lane



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

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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

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

1. Dewayne Beard (K&B Investment Partners LLC)

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

Signature: *Dewayne Beard* dotloop verified
12/09/25 8:37 AM CST
R3K7-4HNS-ZWSZ-VH DU Status: Partner Date: 12/09/2025

3434 Meadowhill Dr, Murfreesboro, TN 37130

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

2. Jason Kleve (K&B Investment Partners LLC)

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

Signature: *JASON KLEVE* dotloop verified
12/09/25 8:56 AM CST
SZLR-V3G9-OZVW-PGHT Status: Partner Date: 12/09/2025

2141 Slater Dr, Murfreesboro, TN 37128

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

3.

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

Signature: _____ Status: _____ Date: _____

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

4.

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

Signature: _____ Status: _____ Date: _____

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

(Attach additional signature pages if necessary)

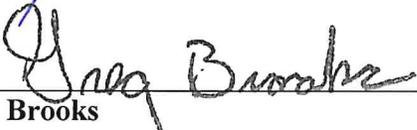
Legal Description is attached: Yes

Power of Attorney applies and is attached: _____ Yes No

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

The City of Murfreesboro, Tennessee has initiated an annexation study of public right-of-way as shown on the attached Exhibit, which specifically includes that segment of Sulphur Springs Road from North Thompson Lane to the western boundary of 3225 Sulphur Springs Road (Tax Map 069, Parcel 051.00), totaling approximately 920 linear feet ("County Right-of-Way"), such section being a portion of the prescriptive/platted right-of-way for Sulphur Springs Road shown in the current Rutherford County Highway Department Road Book. The undersigned, a duly authorized official of Rutherford County, Tennessee, hereby certifies that, at a public meeting held on January 5, 2026 and in furtherance of the requirements set forth in Tenn.Code Ann. § 6-51-1014, the Rutherford County Highway Commission consented to the annexation of the County Right-of-Way by the City of Murfreesboro, Tennessee.

WITNESS MY HAND this 5 day of January 2026.



Greg Brooks
Rutherford County Road Superintendent

Sworn to and subscribed before me, a notary public in and for said county and state in Murfreesboro, Tennessee on the 5 day of January.



NOTARY PUBLIC

My Commission Expires: 4-15-2028



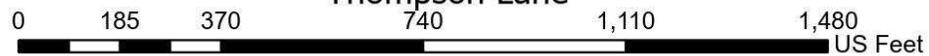
**ANNEXATION REPORT FOR PROPERTY
LOCATED ALONG SULPHUR SPRINGS ROAD
AND NORTH THOMPSON LANE
INCLUDING PLAN OF SERVICES
(FILE 2025-510)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
MARCH 11, 2026**



Annexation request for property along Sulphur Springs Road and North Thompson Lane



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

INTRODUCTION

OVERVIEW

The annexation study area includes one parcel located at the southwest corner of Sulphur Springs Road and North Thompson Lane. The parcel in question is currently owned by K&B Investment Partners, LLC and is currently vacant land with several accessory structures present. The owner has submitted an annexation petition. The request includes the following property:

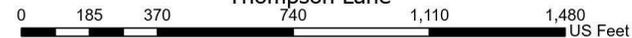
- Tax Map 69, Parcel 51.00 (7.31 acres)

Also included in the study area is approximately 920 linear feet (or 1.5 acres) of Sulphur Springs Road right-of-way (ROW). The Rutherford County Road Commission granted its consent to annex at its January 5, 2026 meeting. The study area contains a total of 8.81 acres.

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



Annexation request for property along Sulphur Springs Road and North Thompson Lane

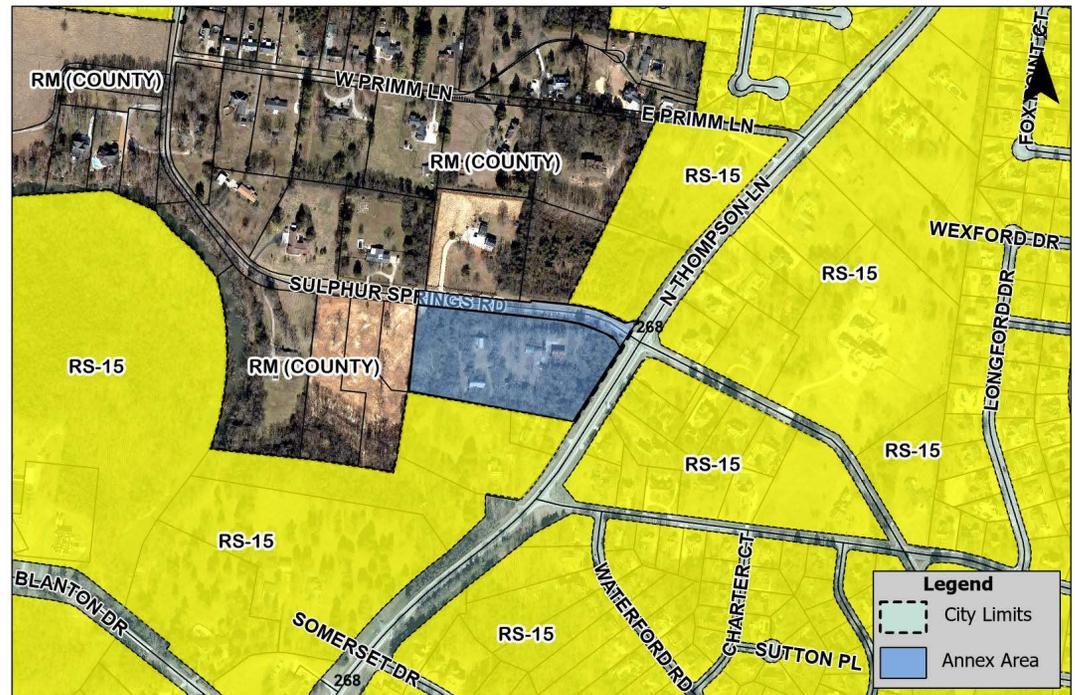


Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

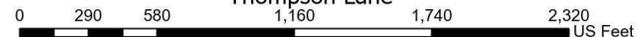
SURROUNDING ZONING

The study area consists of one parcel located at the southwest corner of Sulphur Springs Road and North Thompson Lane. The parcel is currently zoned RM (Residential Medium Density) in unincorporated Rutherford County. The annexation petition does not have a companion zoning application. If approved, the property would receive a zoning designation of RS-15 (Residential Single Family).

The surrounding areas to the northeast, east, and south are located inside the City limits of Murfreesboro and are zoned RS-15. The areas to the west and northwest are zoned RM in unincorporated Rutherford County.



Annexation Request for property along Sulphur Springs and North Thompson Lane



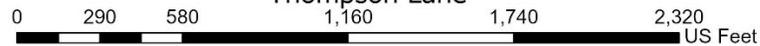
Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

SURROUNDING LAND USE

The surrounding area consists primarily of single-family residential land uses located both in the City limits and also in the unincorporated county areas of Rutherford County.



Annexation Request for property along Sulphur Springs and North Thompson Lane



Legend
--- City Limits
■ Annex Area

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

TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 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/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

*Table I
Estimated Taxes from Site*

Owner of Record	Tax Map and Parcel	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
K&B Investment Partners, LLC	Map 69, Parcel 51.00	7.31	\$247,500	\$35,900	\$70,850	\$675

These figures are for the property in its current state and assessed at the residential rate of 25 percent.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police services through the Rutherford County Sheriff's Department and Tennessee Highway Patrol. If annexed, the Murfreesboro Police Department could begin providing services that include patrol-related functions, criminal investigations, and community engagement initiatives. These services would be provided immediately upon the effective date of annexation. The current police zone that borders the study area is Zone 6.

ELECTRIC SERVICE

The study area is currently served by and will continue to be served by Middle Tennessee Electric (MTE) if annexed.

STREET LIGHTING

Streetlights are currently in place along North Thompson Lane but not along Sulphur Springs Road. Streetlights will be installed within the development by the developer if new public streets are constructed. If the City of Murfreesboro wishes to add streetlights along the Sulphur Springs Road public right-of-way, the Transportation Department would need to make the request to MTE, but at the present time, there are no plans to do so.

SOLID WASTE COLLECTION

The property will be eligible for City-provided weekly curbside solid waste collection service on Wednesdays, immediately upon the effective date of annexation, as well as

brush/debris removal every two to three weeks. The above solid waste services will be provided upon development of the property. In its current undeveloped state, no additional equipment or manpower will be needed to serve the study area. Upon development as a residential subdivision, a solid waste cart for each dwelling (\$74.75 each) will be needed to serve the study area.

RECREATION

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

CITY SCHOOLS

The Murfreesboro City Schools (MCS) system serves grades kindergarten through sixth and is offered to students who reside within the City of Murfreesboro. This parcel of land currently resides outside of the Erma Siegel Elementary School zone, and it would become part of this school's zoned area once annexed into the city limits. In the present state or upon development, the annexation of the study area would have little impact on the City school system.

STREETS AND ACCESS

The right-of-way of North Thompson Lane is located within the City limits of Murfreesboro and is adjacent to the study area. North Thompson Lane is a state ROW that is maintained by the City of Murfreesboro.

Sulphur Springs Road is not currently located in the City limits of Murfreesboro. The Rutherford County Road Board voted to grant its consent for the annexation of the portion of Sulphur Springs Road that is adjacent to the subject parcel. If annexed, the City of Murfreesboro would be responsible for the maintenance of the portion of Sulphur Springs Road in question. Any future public roadway facilities to serve the study area must be constructed to City standards.

PUBLIC ROADWAY SYSTEMS

The annexation study area includes approximately 920 linear feet of Sulphur Springs Road right-of-way. Sulphur Springs Road is currently a 2-lane shoulder ditch section. Upon annexation, the roadway will become the responsibility of the City of Murfreesboro, including all routine maintenance. Based on an estimated 15-year re-pavement cycle for collector roadways and routine right-of-way mowing, annualized roadway maintenance costs are estimated at \$1,500 for this roadway.

Sulphur Springs Road within the study area is identified on the City's Major Transportation Plan to be upgraded to a 5-lane section, any development will need to dedicate appropriate right-of-way and participate in improvements. Any new connections must be approved by the City Engineer.

TRAFFIC INFRASTRUCTURE SYSTEMS

The study area contains three (3) traffic control signs. These include a post-mounted curve ahead sign, a bike lane ahead sign, and a signal ahead sign. The annexation study area contains approximately 920 linear feet of roadway. This would include approximately 935 feet of Double Solid Yellow Line (DSYL) striping including lane separation gore, 2,150 feet of Single White Solid Line (SSWL) striping, and 50 feet to white stop bar striping.

Based on a replacement cycle of 5 years for pavement markings, 10 years for traffic signs, preventive maintenance cycle, the annualized traffic infrastructure maintenance costs are estimated at \$1,430.00 for this roadway.

REGIONAL TRAFFIC AND TRANSPORTATION CONDITIONS

The study area is located at the intersection of Sulphur Springs Road and North Thompson Lane. The 2014 Level of Service (LOS) Model in the adopted 2040 Major Transportation Plan shows Sulphur Springs Road operating at a Level of Service B and North Thompson Lane to be operating at a Level of Service C within the study area. The 2040 LOS Model indicates that, without the proposed improvements identified in the plan, Sulphur Springs Road is projected to operate at a Level of Service F and North Thompson Lane is projected to operate at a Level of Service D.

BUILDING AND CODES

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

PLANNING, ENGINEERING, AND ZONING SERVICES

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

GEOGRAPHIC INFORMATION SYSTEMS

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

SANITARY SEWER SERVICE

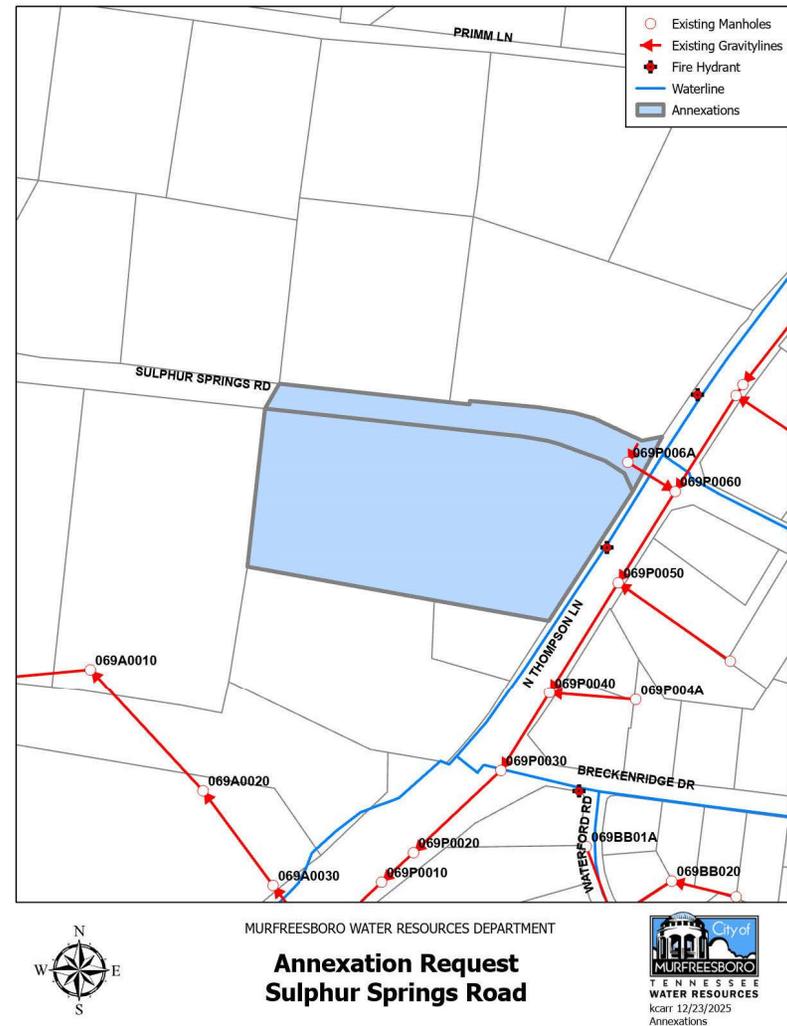
According to the Murfreesboro Water Resources Department, a 20-inch RCP (reinforced concrete pipe) public sanitary sewer main is currently located along the east side of North Thompson Lane. An 8-inch cast iron public sewer main runs northwest from this sewer within Sulphur Springs Road right-of-way, on the near side of the roadway and ends with a manhole at about 100 feet from the road intersection centerline. Therefore, these two public sewer mains are available to this property.

The TDOT (Tennessee Department of Transportation) road widening project of North Thompson Lane will improve the sewer service to this property through its proposed sewer relocations/extensions. The 8-inch cast iron and 20-inch RCP sewer will be replaced by new public 8-inch and 20-inch DIP (ductile iron pipe) sewer mains, respectively. The 20-inch will be outside the widened North Thompson Lane roadway. An 8-inch DIP sewer main will be installed to this property and end with a sewer manhole. The property owner granted easements to install this sewer on the property.

Topography of this property leads to this new manhole being on the shallow side. MWRD wants as many of these lots served by a gravity sewer extension as the proposed grading will allow, with the remaining lots served by a new public sewer force main with private grinder pumps draining into the new gravity sewer.

This property would be subject to the standard connection fees. No capacity concerns exist. All sewer main line

extensions are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department.



WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area but CUD and MWRD will have to work together to determine who will serve the property with water for both fire protection and domestic water use, as described below.

Regarding water service, the owner submitted a request to both CUD and MWRD for a Water Service Area Adjustment on December 2, 2025. CUD and MWRD are reviewing this request currently. CUD has a 6-inch public water main running along the north (opposite) side of Sulphur Springs Road from this property, and it dead-ends at approximately the mid-point of this property's northern lot line. MWRD currently has a 20-inch DIP (ductile iron pipe) water main running along the west side of North Thompson Lane, running along the entirety of this property's eastern property line. There is currently a public fire hydrant located off this 20-inch water main at approximately the mid-point of this property's eastern lot line. All properties on the north/west side of Thompson Lane in this area are in MWRD's water service area, except this property. A public water extension would be required to serve any proposed single-family residential lots, if served by MWRD. CUD will have similar requirements. Per MFRD, a fire hydrant will be required along Sulphur Springs Road approximately 250' from the intersection.

Furthermore, TDOT (Tennessee Department of Transportation) is preparing to widen Thomspson Lane (State Route 268) in the near future. Under this roadway project, utility lines will be relocated/replaced and in some instances

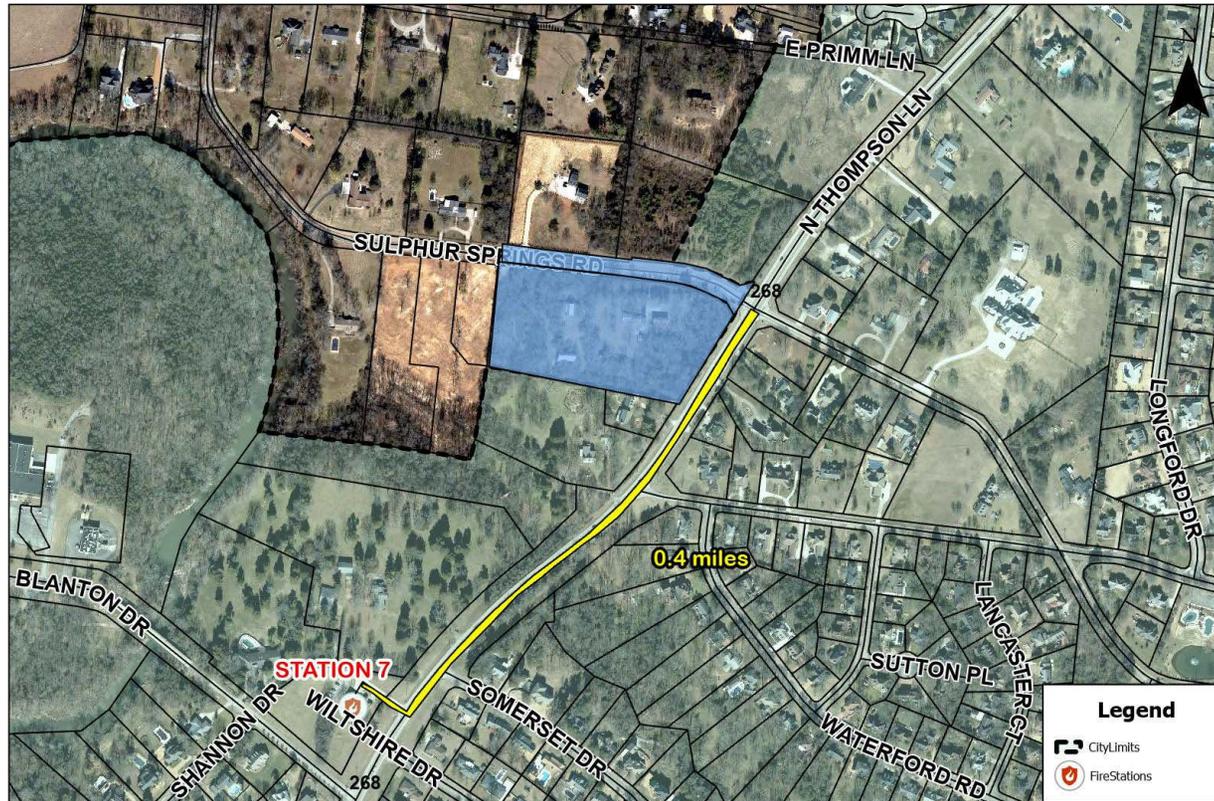
upgraded to expand their capacity and reach beyond Thompson Lane.

This particular property will experience improvements to both the public water and sewer mains MWRD provides adjacent to it. A new 20-inch public water main and public fire hydrant will replace the existing and will be relocated closer to this property, to move it out of the widened TDOT roadway pavement.

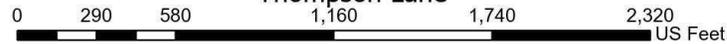
This property would be subject to the standard connection fees. All water main line extensions are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department.

FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire Rescue Department can provide services, including fire protection and medical response, to the study area immediately upon annexation. Station 7 is located at 2715 North Thompson Lane and is 0.4 miles from the study area.



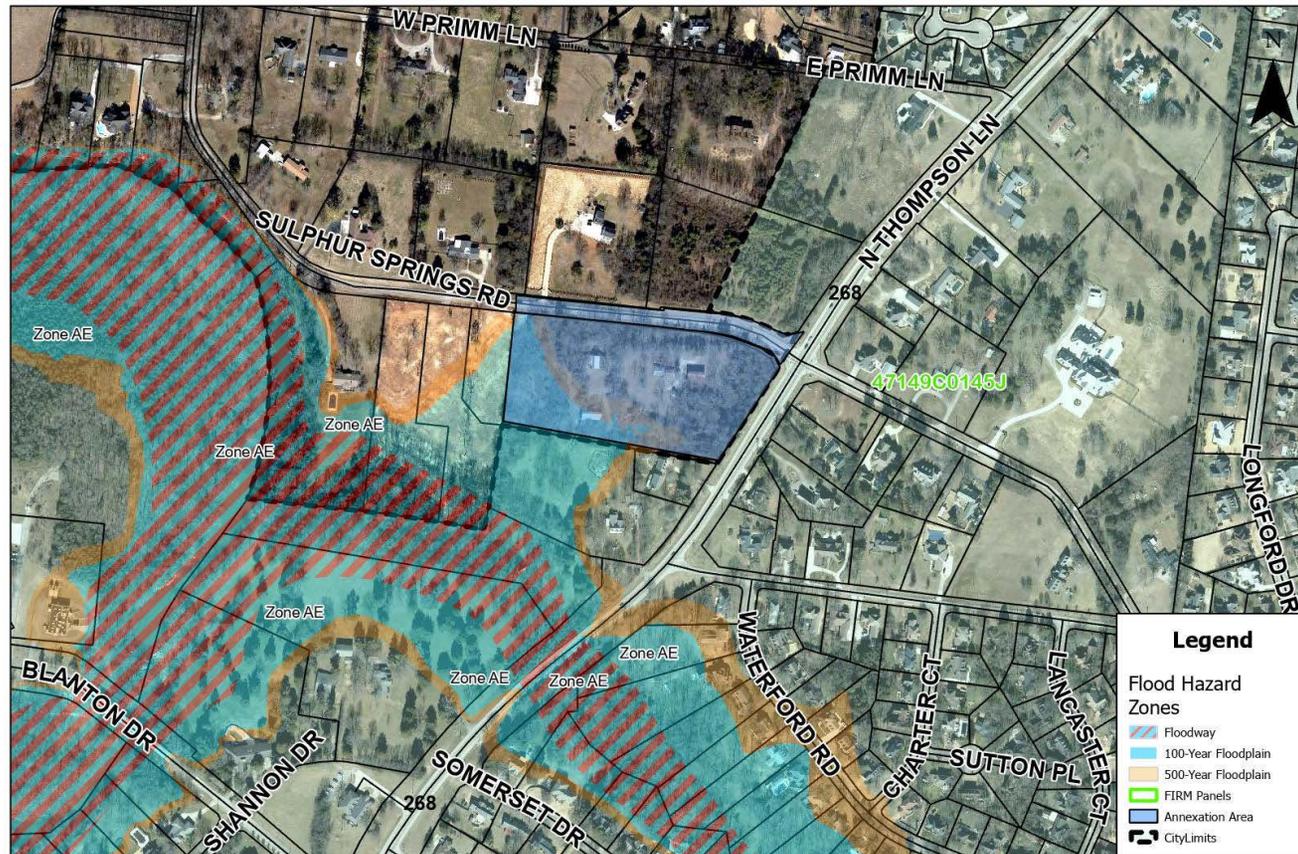
Annexation Request for property along Sulphur Springs and North Thompson Lane



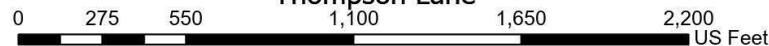
Planning Department
City of Murfreesboro
111 West Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

FLOODWAY

Portions of the study area are located within the 100-year floodplain (light blue on the map below) and 500-year floodplain (orange on the map below), as delineated on the Flood Insurance Rate Map (FIRM) developed by the Federal Emergency Management Agency (FEMA).



Annexation Request for property along Sulphur Springs and North
Thompson Lane



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

DRAINAGE

Public Drainage System

Public Drainage facilities available to the study area are located within the right-of-way of Sulphur Springs Road and North Thompson Lane. 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 the southwest to Sinking Creek less than a tenth of a mile away. A portion of the study area is located within the 100-year floodplain and the regulatory floodway.

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 has a proposal to develop with approximately eight (8) single-family detached homes. Based on this development scenario, it is anticipated that the site will generate approximately \$300 in revenue per year into the Stormwater Utility Fund upon full build-out.

Property and Development

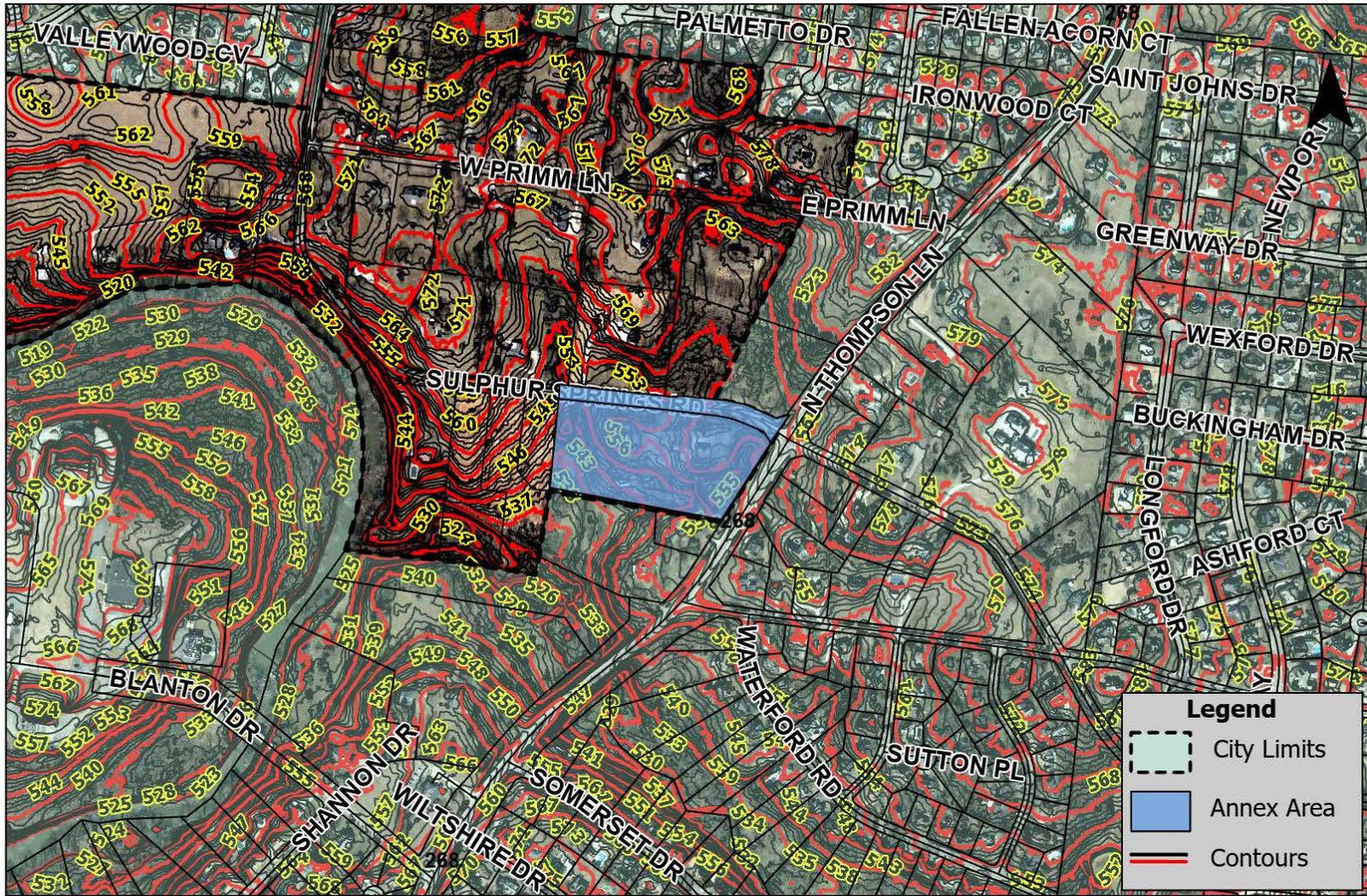
The study area has access to both Sulphur Springs Road and North Thompson Lane. Any new connections to either roadway must be approved by the City Engineer. Additionally, any new connections to North Thompson Lane must be approved by TDOT.

Sulphur Springs Road is identified on the City's Major Transportation Plan to be converted to a 5-lane roadway and connect to the future Cherry Lane corridor. Right-of-way dedication and participation in roadway improvements will be required with any development along this corridor.

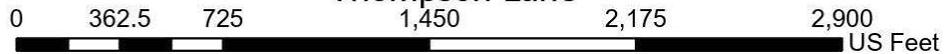
New development must also comply with the City's Stormwater Quality Regulations, including provisions for water quality treatment, streambank protection, and detention. Any proposed public drainage or roadway infrastructure must be constructed to current City standards.

A portion of the study area is located within the 100-year floodplain. Any new development must set finished floor elevations above the base flood elevation in compliance with the City's floodplain management regulations.

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



Annexation Request for property along Sulphur Springs and North Thompson Lane



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

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
MARCH 11, 2026
PROJECT PLANNER: BRAD BARBEE**

- 6.b. Zoning application [2026-401] for approximately 13.4 acres located along Memorial Boulevard and Tillanook Lane to be rezoned from RS-15, CH, and CF to PCD (Kroger U-839 PCD), Goodwyn Mills Cawood applicant.

The three subject parcels total approximately 13.4 acres in size and are located at the southwest corner of Memorial Boulevard and Tillanook Lane. The parcels are identified as Tax Map 69, Parcel 41.00; Tax Map 69, Parcel 39.01; and Tax Map 69, Parcel 69.01. Goodwyn Mills Cawood, representing Kroger, is requesting a rezoning of the subject parcels from RS-15 (Single-Family Residential District - approximately 10.05 acres), CH (Highway Commercial District - approximately 2.52 acres), and CF (Fringe Commercial District - approximately 0.84 acres) to PCD (Kroger U-839 PCD). The northern and southern parcels are developed with single-family dwellings, and the middle parcel is currently vacant.



Adjacent Land Use and Zoning

The adjacent properties consist of a mix of vacant land, and commercial and residential uses. To the north across Tillanook Lane is a vacant lot, zoned CH and CF. To the east across Memorial Boulevard are Wilson Bank & Trust and Speedway convenience store and gas station, as well as a multi-tenant commercial development under construction south of the Speedway -- all of which are zoned CL (Commercial Local District). Properties to the south and west are developed with single-family detached dwellings, including the Palmer Heights Subdivision to the southwest (zoned RS-15) and the developing Northridge Park Subdivision to the northwest (zoned PRD – Planned Residential District).

Kroger U-839 PCD

The applicant proposes combining the three lots as a part of the proposed PCD with permitted uses limited to those that will support the Kroger facility. Primary access will be from Tillanook Lane and Memorial Boulevard with two additional cross access points connecting the adjacent property to the south. Landscaping includes a 20-foot-wide Type E buffer in addition to a 4-foot berm along the western property line. Additional landscape plantings accent the frontages along Tillanook Lane and Memorial Boulevard as well as the property line to the south. The parking lot and building foundation areas will also be planted to meet City of Murfreesboro Standards. Architectural design standards will follow City-wide Design Guidelines, and parking requirements will default to the City's Zoning Ordinance.

Allowed Uses

The applicant is proposing permitted uses limited to those that are specific to the operation of Kroger. Additional uses will require amending the plan document or rezoning the property. The list of permitted uses has been simplified to only show the principal uses and accessory uses that will serve Kroger.

Access

Primary access to the commercial development will be provided via Tillanook Lane and Memorial Boulevard along with two additional cross access points connecting to the adjacent property to the south. The intersection of Memorial Boulevard and Tillanook lane is a signalized intersection. Direct access to Memorial Boulevard will be full access along the southern boundary of the development. The City's Public Infrastructure Division is recommending the construction of a right-turn lane on Tillanook Lane as a function of this development. The right-turn lane will facilitate the east bound traffic on Tillanook turning right onto Memorial Boulevard and minimize delays for this vehicular movement. The applicant has agreed to include this improvement as a function of the proposed development.

Buffering and Landscaping

The applicant is proposing standard City of Murfreesboro landscaping to include plantings to be located at the perimeter of the property, parking lot, base of buildings, and screening of utility elements. A Type E buffer is proposed along the western

property line adjacent to the residential homes. The buffer is proposed as a 20ft wide, Type E vegetative buffer to be planted on top of a 4ft earthen berm. This buffer and berm are intended to mitigate potential negative impacts on the adjacent residential uses to the west.

At the February 18, 2026 meeting of the Murfreesboro Planning Commission additional concerns related to noise and the visual impact of the store were voiced by the commission members. Mr. Randy Perry with Goodwyn, Mills, and Cawood was in attendance and addressed those concerns. Mr. Perry said that the truck well used for deliveries incorporates a sound wall to assist in the abatement of noise from deliveries. In addition, Kroger has the ability to schedule both trash pickup and store deliveries so that they occur at midday and avoid early morning and late-night schedules. The applicant has committed to preserving the trees along the western property line and shifting proposed work outside of the dripline of those trees. A 20ft wide type E vegetative buffer with a berm will be installed between the building and the adjacent properties. To address the visual impact, Mr. Perry will prepare a site-line study and include a perspective image that provides the view of the development from the adjacent properties to the west.

Design Standards

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

- Avoiding blank facade expanses over 40 feet
- 50% void area for the front façade
- A base, body, and cap
- Building materials are to be primarily brick and stone with Exterior Insulation Finish System (EIFS)

Parking

The pattern book defers to the Zoning Ordinance for parking requirements. The Murfreesboro Zoning Ordinance requires 1 space for every 300 square feet of floor area for retail uses or 5 spaces, whichever is greater, plus 1 for each business vehicle, plus three queuing spaces for each drive-up window or drive-thru lane.

The total building area proposed is 99,241 square feet. $99,241/300=331$ spaces (rounded), 397 spaces have been provided. The parking requirement has been met.

Future Land Use Map:

The Future Land Use Map (FLUM) of the Murfreesboro 2035 Comprehensive Plan designates "General (Auto-Urban) Commercial" (GC) as the most appropriate land use character for the project area, as shown on the map below. This designation

pertains to commercial development as well as outparcels located on arterial and collector transportation routes. The primary difference in Urban and Auto-Urban character categories is the role of the automobile in its site design. Rather than buildings oriented to the street, as in an urban setting, such as what is found in downtowns, auto-urban environments are characterized by large parking lots surrounding the buildings.

Auto-Urban commercial uses include high intensity commercial businesses that have a trade area outside of Murfreesboro and/or require a large amount of land for their operations. Uses like regional shopping centers, grocery stores, hotels, gas stations, restaurants, and “big box” retailers. Due to the potential for these uses to generate high traffic volumes, their location should be on or with adequate access to arterial roadways.

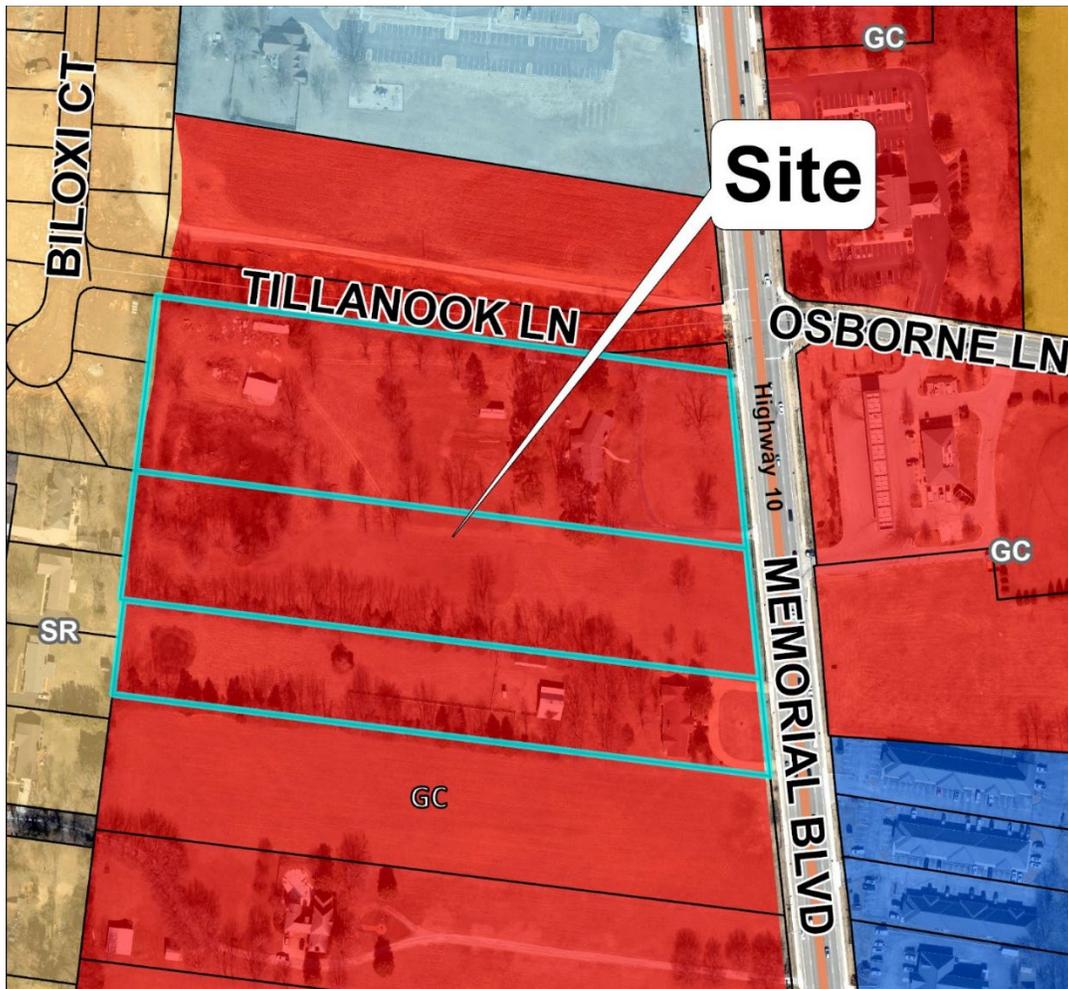
Suggested City Zoning Districts for the GC land use character:

- Highway Commercial District (CH)
- Planned Commercial District (PCD)
- Planned Unit District (PUD)
- Planned Institutional District (PND)
- Commercial Fringe District (CF)
- Zoning districts other than the suggested districts may be evaluated on a case-by-case basis.

The proposed uses included in the plan book are limited to the principal and accessory uses that will be specifically utilized by Kroger and the accompanying fuel center. These uses are similar to what would be allowed in the CH zone.

In Staff’s opinion, these uses and the proposed zoning plan are consistent with the Murfreesboro 2035 Comprehensive plan recommendations.

Murfreesboro 2035 Comprehensive Plan Future Land Use Map (excerpt)



Neighborhood Meeting:

At the request of staff, the applicant conducted a neighborhood meeting on the proposed rezoning request. This meeting was held at Murfreesboro SportsCom on Tuesday, February 10th, at 5:30 PM.

This meeting was well attended by residents with approximately 30 in attendance. Main discussions included, but were not limited to:

- Existing and future drainage both regionally and associated with the proposed development.
- Increased traffic
- Impact on property values
- Noise impacts from vendor deliveries

Recommendation:

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

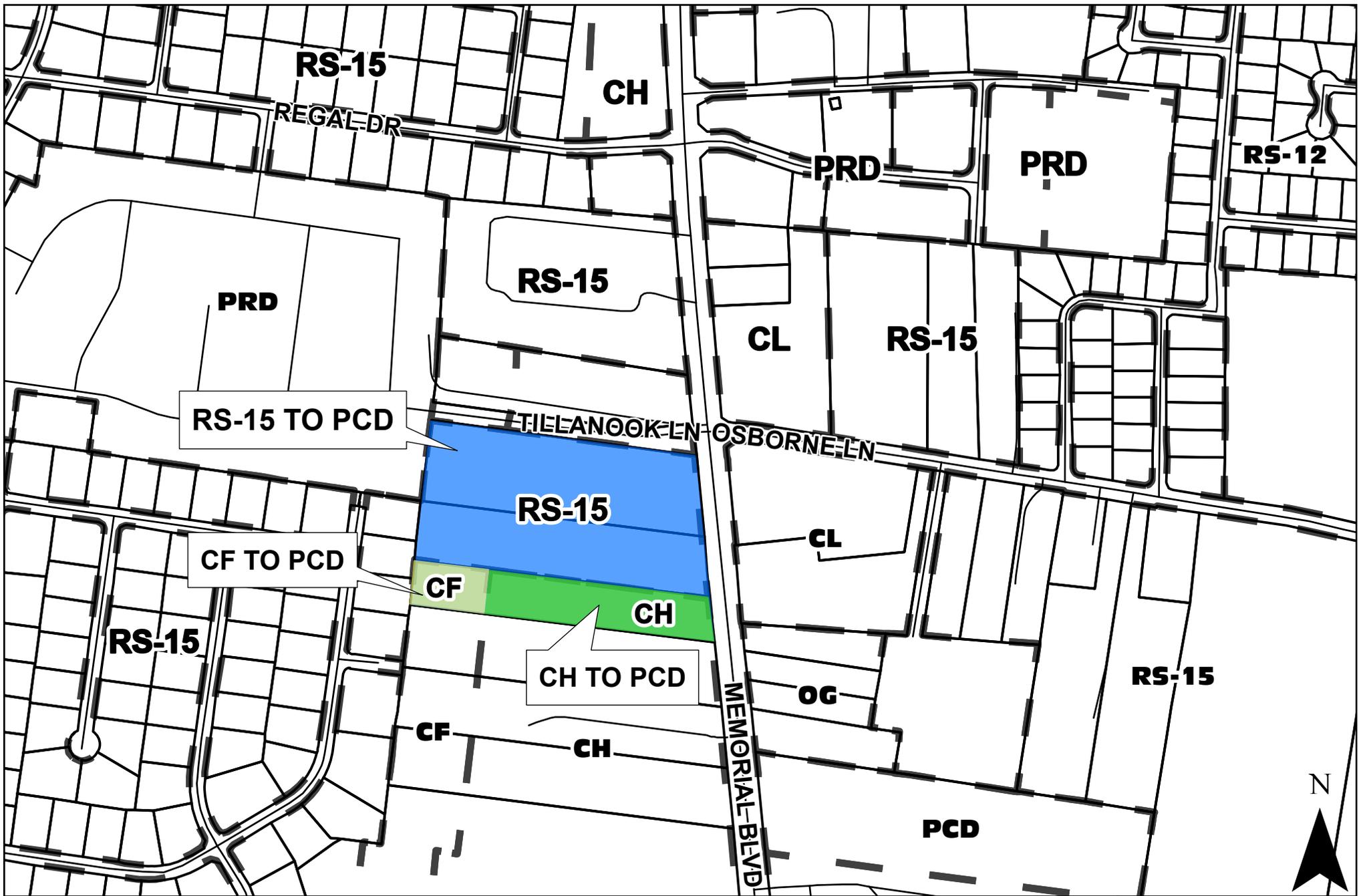
- The proposed commercial use and zoning is consistent with the commercial development pattern and zoning along Memorial Boulevard, which is a 5-lane major arterial roadway.
- The request is consistent with the recommendations of the Murfreesboro 2035 Comprehensive Plan.

Action Needed

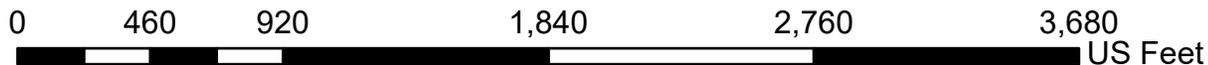
The Planning Commission will need to conduct a public hearing prior to formulating a recommendation to the City Council.

Attachments

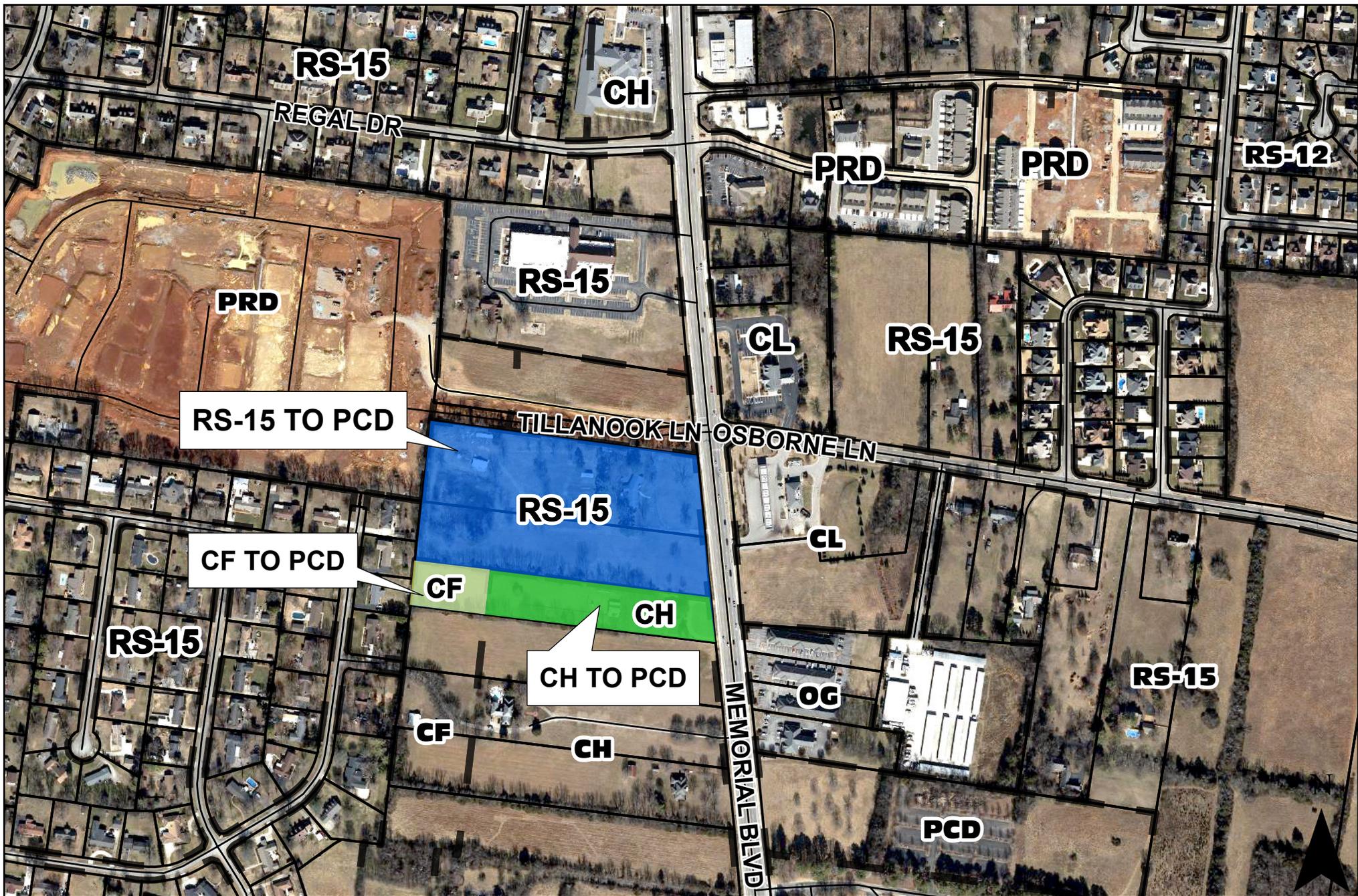
Non-Ortho Map
Ortho Map
Program Book



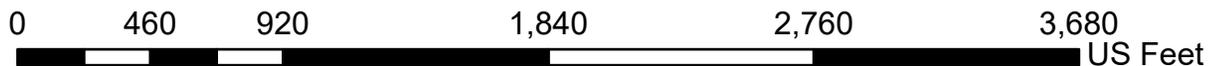
Rezoning request for property along Memorial Blvd and Tillanook Ln
 CH, CF, and RS-15 to PCD (Kroger U-839 PCD)



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



Rezoning request for property along Memorial Blvd and Tillanook Ln
 CH, CF, and RS-15 to PCD (Kroger U-839 PCD)



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

KROGER U-839

Memorial Boulevard and Tillanook Lane
Murfreesboro, Tennessee

Request for Rezoning to Planned
Commercial Development (PCD)

SUBMITTED 03/04/2026 FOR THE
03/11/2026 PLANNING COMMISSION MEETING

Plans prepared by:

GMC

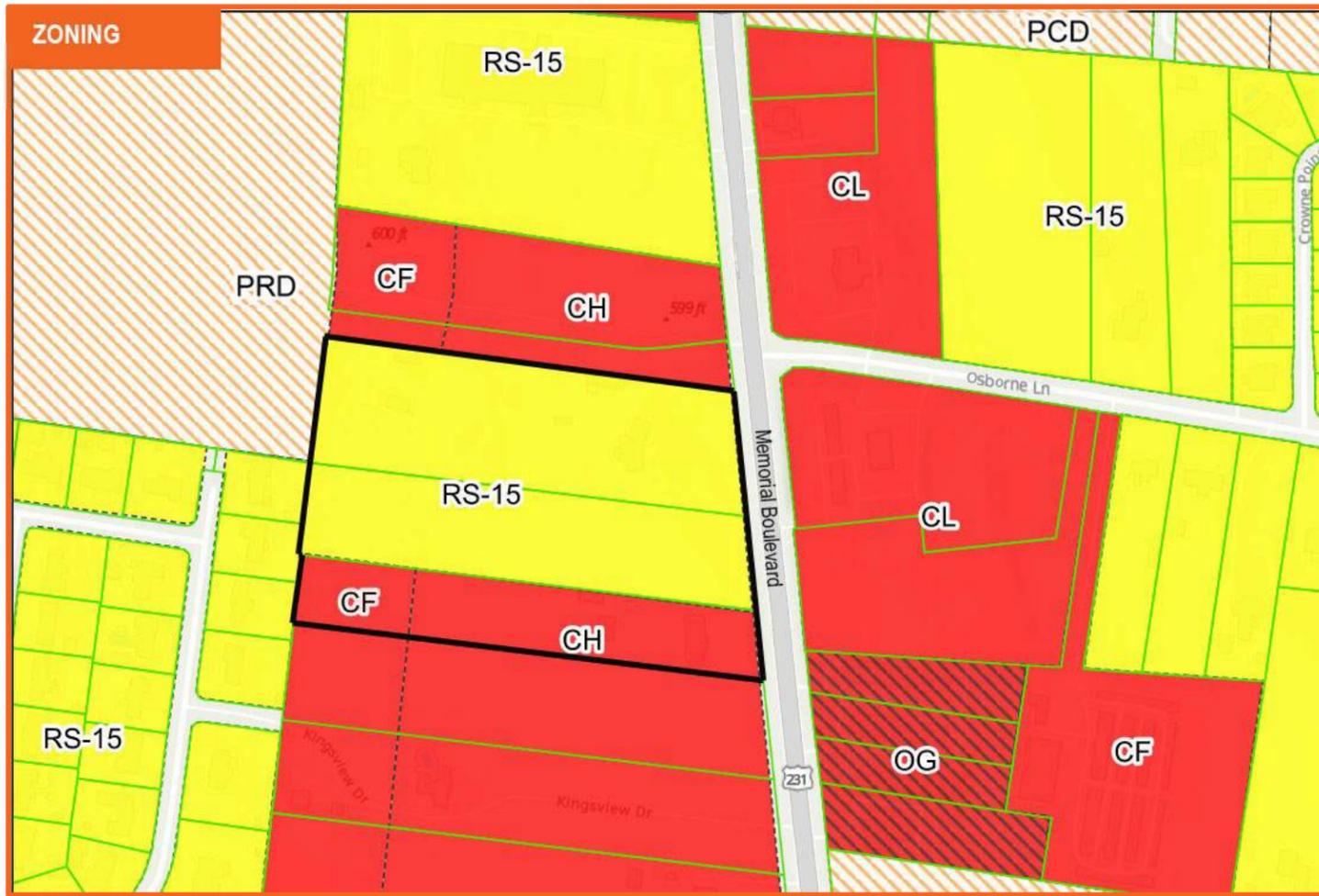


TABLE OF CONTENTS	PAGE
Project Summary and Development Team	3
Zoning and Future Land Use	4
Transportation Map	5
Existing Water and Sanitary Sewer	6
Soils and Topography	7
Storm and Easement	8
Aerial Map	9
Existing Conditions Photos	10-12
Conceptual Landscape Plan, PCD Calcs, Site Notes	13
Allowed Use Chart	14
Architectural Characteristics	15
Addendum 1 – Section 13b responses	16-17
Addendum 2 – Restricted Use Chart	18-19
Schematic Plans	

PROJECT SUMMARY

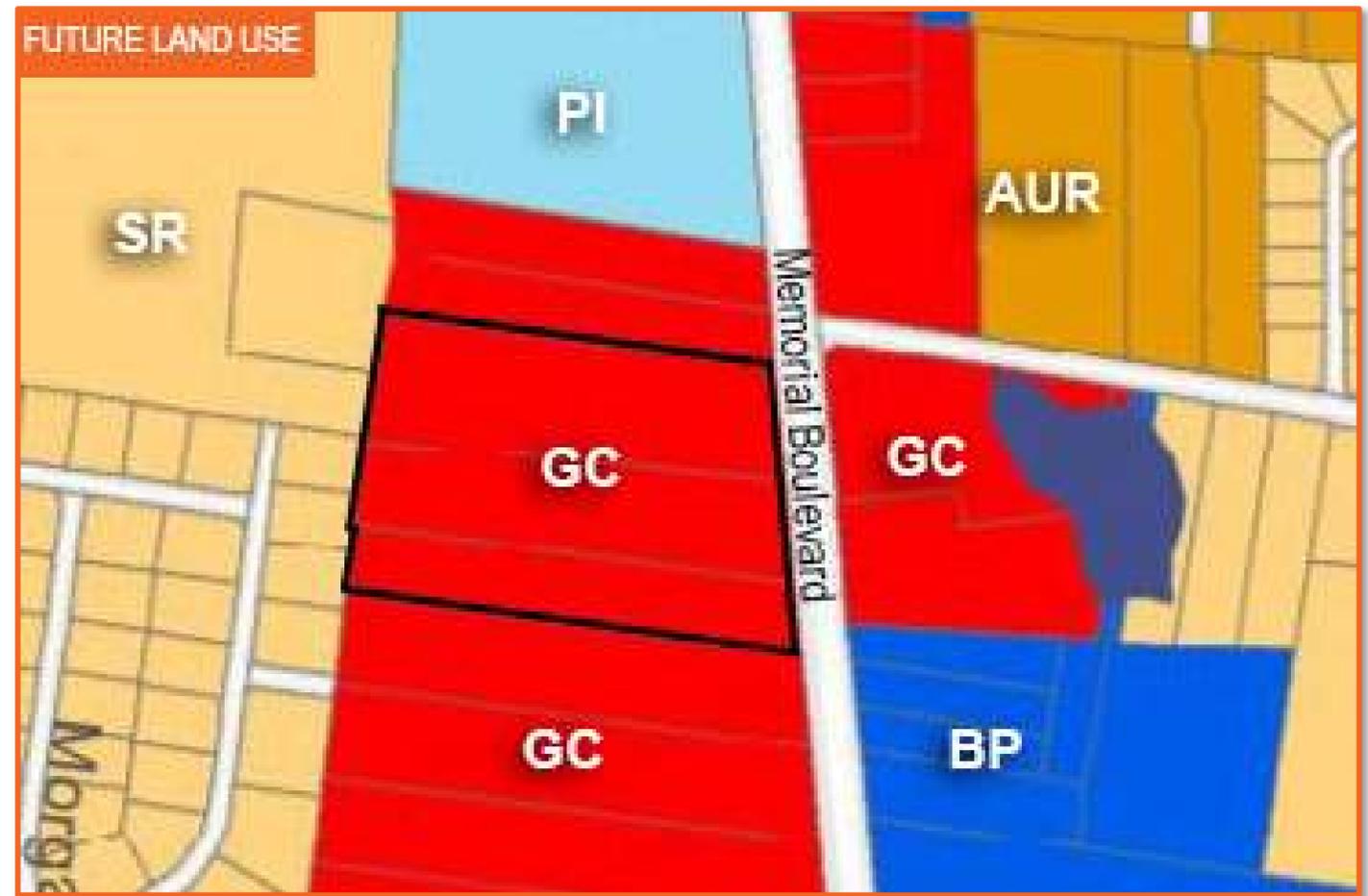
Goodwyn, Mills, Cawood respectfully requests rezoning of three parcels from RS-15 and CH to PCD for a new Kroger grocery store and Fuel Center. The building will be 99,000 sf with associated parking, formal open space, landscaping, and buffering. Access to the site will consist of two drive entrances from Tillanook Lane and a single entrance from Memorial Boulevard. Cross access to the adjacent property to the south will be provided through two constructed access points, stubbed to the property line and covered with access easements. Water and sewer public mains will be extended through the site for future extensions as properties develop south of the site. The building will be a mix of brick, stone, glass and architectural metal panels. A Pickup Area will be included for grocery pick up by customers. A brick screen wall will be a part of the building to screen service vehicles and a Type E buffer on a raised berm will be located along the west property line to screen residentially zoned property to the west.

Location	SWC Memorial Boulevard. and Tillanook Lane		
Parcel 1:	Tax Map 69, Parcel 041.00, Deed Book 1077, Page 3818, 5.61 AC.		
Parcel 2:	Tax Map 69, Parcel 039.01, Deed Book 0589, Page 0485, 4.43 AC.		
Parcel 3:	Tax Map 69, Parcel 069.01, Deed Book 0449, Page 0567, 3.36 AC.		
DEVELOPMENT TEAM			
OWNER / DEVELOPER			
Company	Kroger	Attn	Amber Long
Address	2620 Elm Hill Pike, Nashville, TN 37214	Phone	615.871.2529
		Email	[REDACTED]
APPLICANT			
Company	Goodwyn Mills Cawood	Attn	Randy Perry
Address	3310 West End Avenue, Suite 420 Nashville, TN 37203	Phone	615.333.7200
		Email	[REDACTED]
			3310 West End Avenue Suite 420 Nashville, TN 37203 



ZONING MAP SUMMARY:

Two of the three parcels are currently zoned RS-15, while the third parcel is zoned CH. Adjacent properties to the north and the south of the subject site are zoned CH. To the east is Memorial Boulevard and property to the west is zoned RS-15.



FUTURE LAND USE MAP SUMMARY:

The Murfreesboro Future Land Use Plan indicates all three properties zoned GC or General Commercial. No specific commercial zoning designation like CH is shown, however, the assumption would be CH is the targeted designation to keep these properties similar to surrounding commercially zoned parcels.

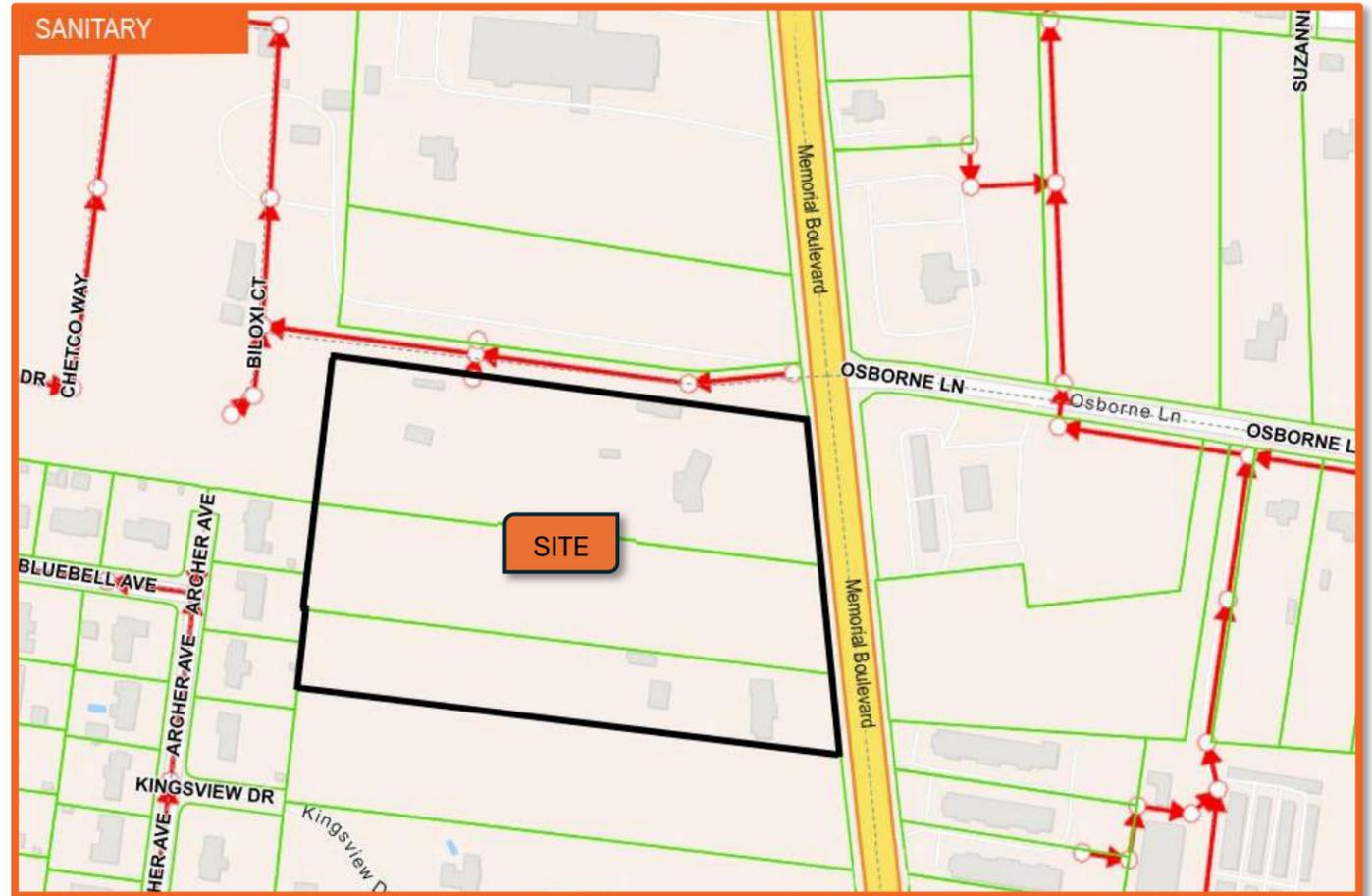
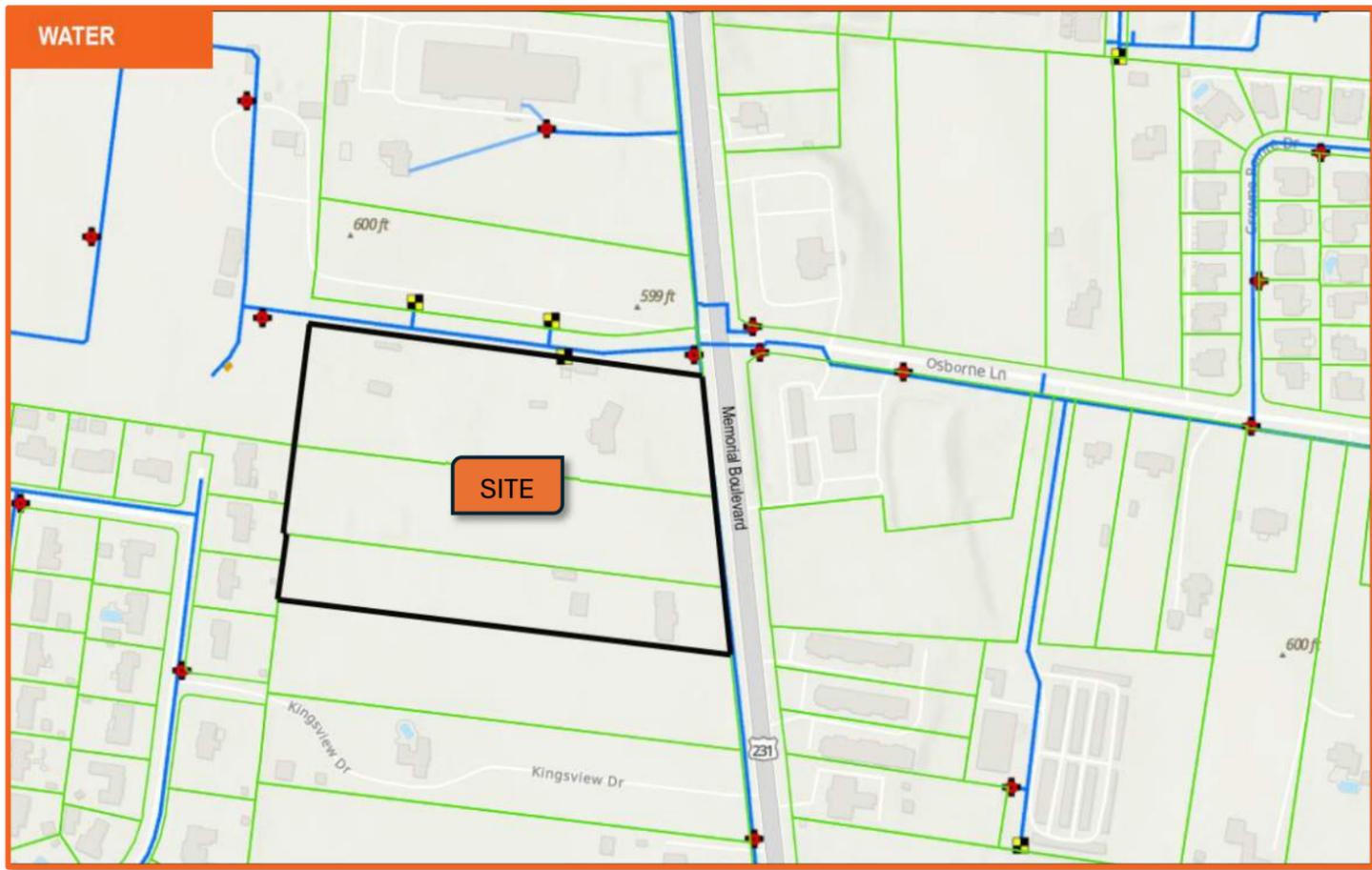


TRANSPORTATION MAP



TRANSPORTATION MAP SUMMARY:

The subject property is adjacent to Memorial Boulevard on the east. Memorial Boulevard is a 5-lane major arterial with a continuous turn lane. To the north is Tillanook Lane, a 2-lane local street with a continuous turn lane. Tillanook Lane is currently under construction but should be complete prior to any development occurring on the subject property. No improvements are shown on the Murfreesboro 2040 Major Transportation Plan to either bordering street.

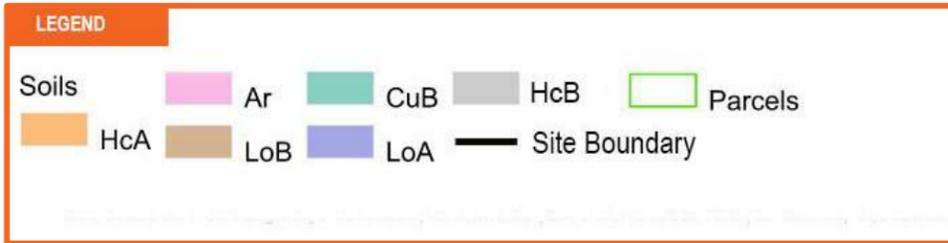
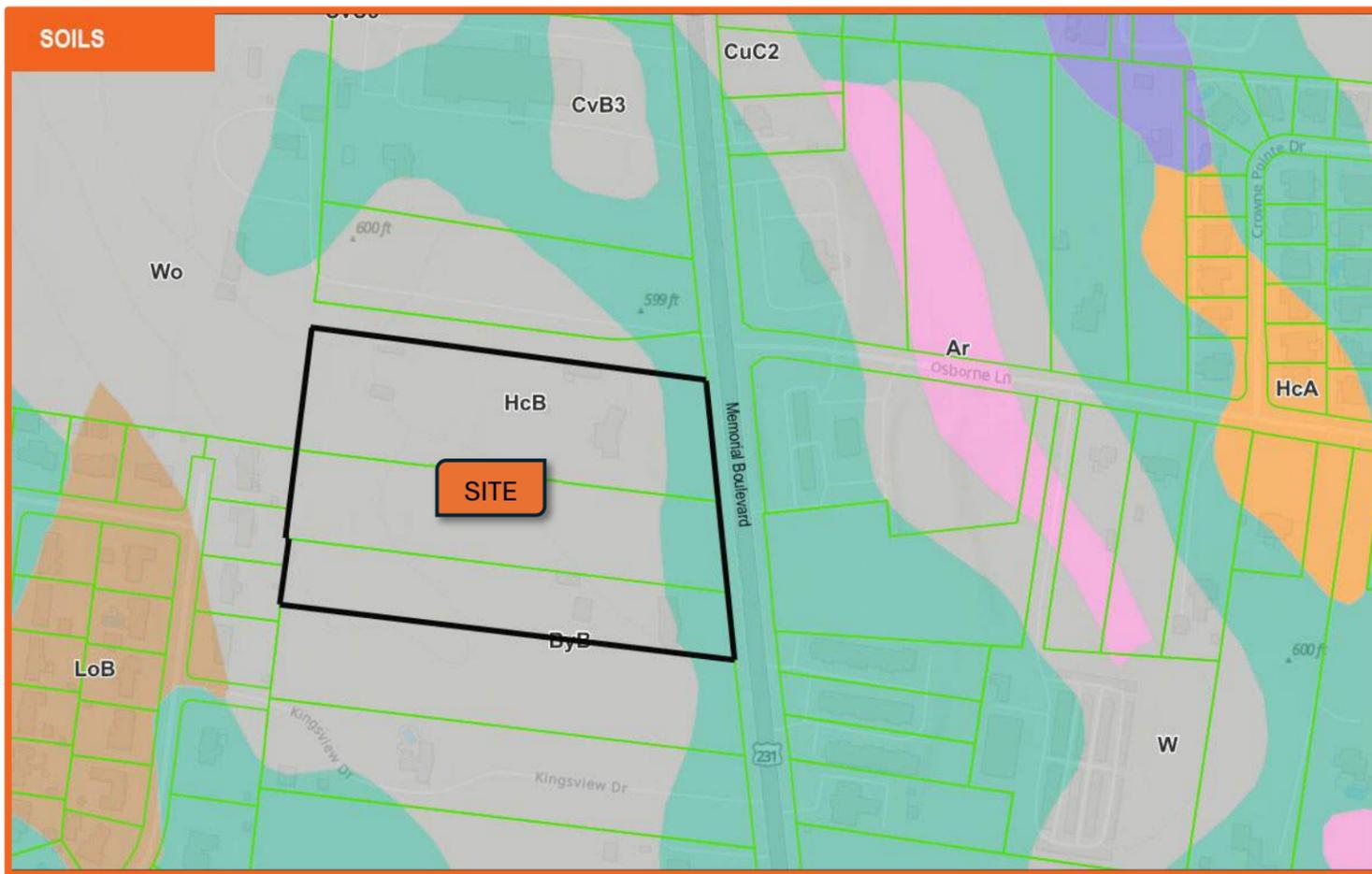


WATER MAP SUMMARY:

Water for the subject property is provided by MWRD. An 8" main is installed along Tillanook Lane and a 24" main is installed along Memorial Boulevard. The proposed development will tie to the 24" in Memorial Boulevard in two locations. A domestic loop and a fire line will be constructed. Schematic Plans are included with the rezoning submittal indicating the proposed lines.

SANITARY MAP SUMMARY:

Sanitary sewer for the subject property is provided by MWRD. A new sewer main is installed along Tillanook with a manhole stubbed into the subject property. The proposed development will tie to the manhole and extend a public main through the site to the southern property line for future extension. Schematic Plans are included with the rezoning submittal indicating the proposed sewer line and main extension.



SOILS MAP SUMMARY:

The subject site consists of HcB soils according to Murfreesboro GIS mapping. A soils investigation has also been performed and the site consists of lean-to fat clays with auger refusal at 6' to 13' depending on soil boring location.

TOPOGRAPHY MAP SUMMARY:

The subject site slopes from southeast to northwest generally, but with the low point occurring approximately 250' from the northwest property corner. During development, a storm water pollution prevention program will be utilized per TDEC and the City of Murfreesboro requirements to control sediment runoff.



LEGEND	
Site Boundary	INFILTRATION TRENCH
Parcels	WINGWALL
Detention Basin	<all other values>
Detention	Stormwater Control Measures
	Gravity Main
	Collector
	Retention
	Area Drain with Manhole
	Curb Inlet
	Open Channel
	Outlet Structure
	Junction Box
	Area Drain
	Discharge Point
	Open Channel
	Curb Cut
	Headwall
	HEADWALL

STORM MAP SUMMARY:

Permeable pavers and a combination of underground and surface detention will be used for stormwater control. Allowances will be made for site storm runoff from the south to be conveyed across property. Schematic Plans are included with the rezoning submittal indicating the proposed storm routing and surface detention location.



LEGEND	
Site Boundary	Easement
Parcels	

EASEMENT MAP SUMMARY:

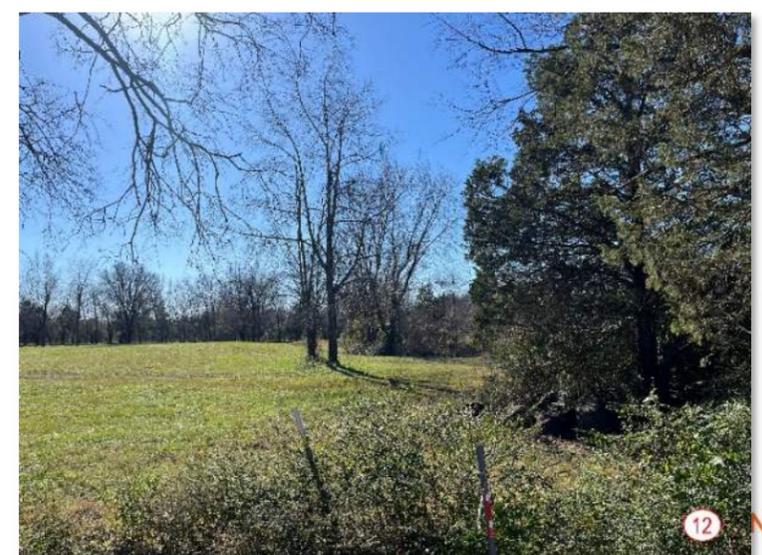
20' wide water and 30' wide sewer easements will be included as part of the public utility main extension design. Perimeter public utility and drainage easements will be included as required by the City. Schematic Plans are included with the rezoning submittal indicating the proposed sewer and water lines and associated easements.

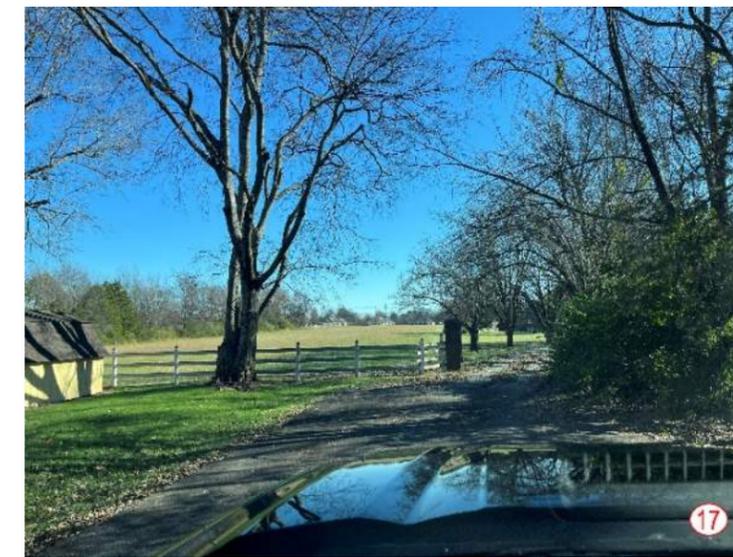


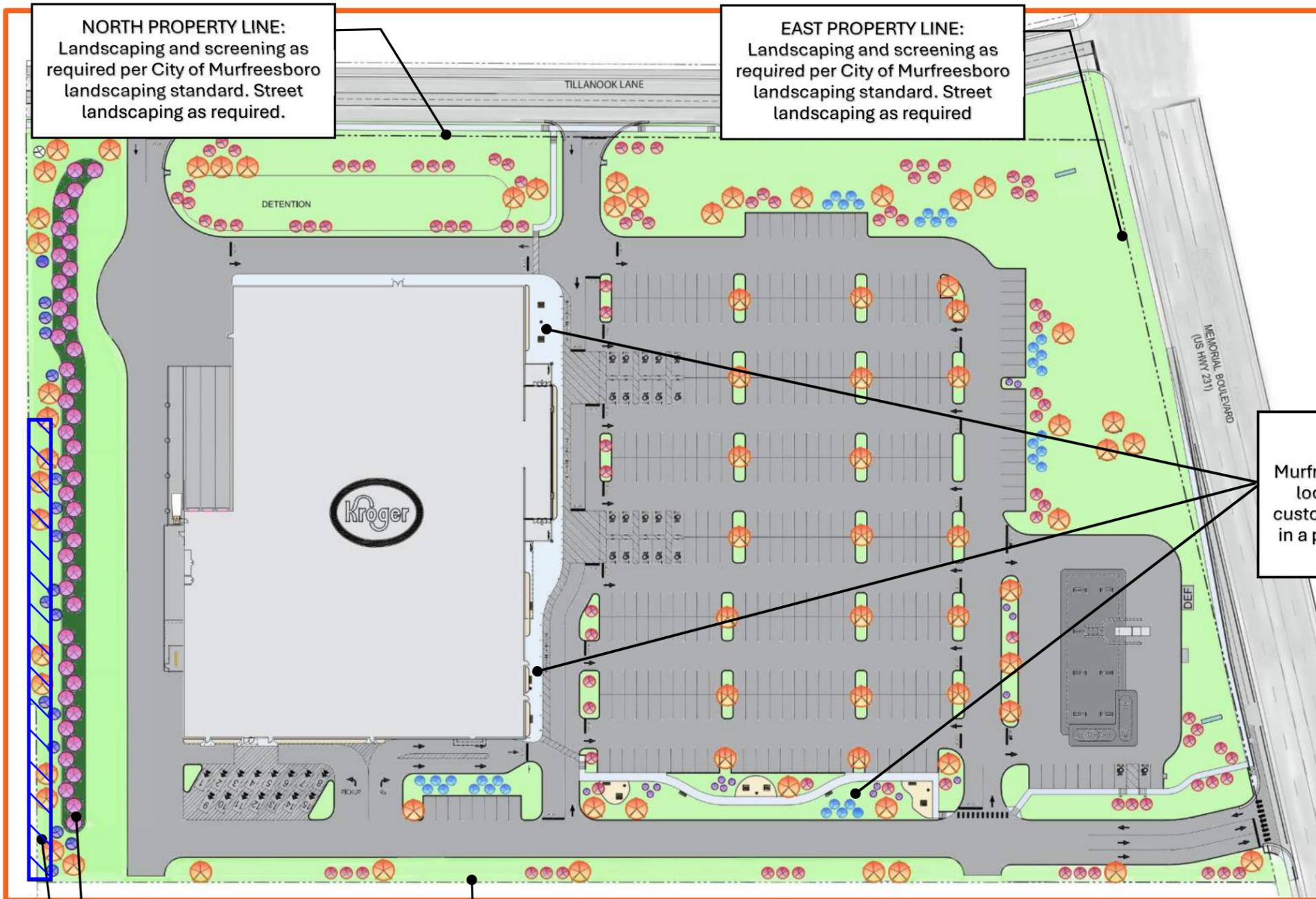
AERIAL MAP SUMMARY:

The subject property is located on a major arterial, Memorial Boulevard, and is adjacent to a new local street Tillanook Lane. Residential subdivisions border the west and to the south with Murfreesboro's Future Land Use Map indicating commercial properties to the south and north along Memorial Boulevard. Current commercial developments in the vicinity include banks, fuel centers and convenience stores, office condos, and churches.









NORTH PROPERTY LINE:
Landscaping and screening as required per City of Murfreesboro landscaping standard. Street landscaping as required.

EAST PROPERTY LINE:
Landscaping and screening as required per City of Murfreesboro landscaping standard. Street landscaping as required.

FORMAL OPEN SPACE:
FOS as required per City of Murfreesboro requirements. FOS to be located along front of building for customer and employee use as well as in a park like setting on the south side of the parking lot.

WEST PROPERTY LINE:
Type E buffer with 4' tall berm, per City of Murfreesboro Zoning Ordinance standards, located on a raised berm along the west property line. Landscaping and screening as required per City of Murfreesboro landscaping

SOUTH PROPERTY LINE:
Landscaping and screening as required per City of Murfreesboro landscaping standards.

TREE PRESERVATION:
A plan is in place to preserve existing trees along the western property line between Kroger and Palmer Heights Subdivision

PCD Setbacks			
Land Use Parameters and Building Setbacks			
Zoning (Existing vs Proposed)	CH (Existing)	RS-15 (Existing)	Proposed PCD
Minimum Setback Requirements (External)			
Minimum Front Setback	42'	40'	42'
Minimum Side Setback	10'	12.5'	10'
Minimum Rear Setback	20'	30'	30'
Land Use Intensity Ratios			
Max Floor Area Ratio	N/A	N/A	N/A
Minimum Livable Space Ratio	N/A	N/A	N/A
Minimum Open Space Ratio	N/A	N/A	N/A
Minimum Open Space Requirement	20%	25%	20%
Minimum Formal Open Space Requirement	3%	3%	0%
Max Height	75'	35'	40'

SITE DATA TABLE	
EXISTING ZONING	RS-15 / CH / CF
PROPOSED ZONING	PCD
EXISTING USE	RESIDENTIAL / VACANT
PROPOSED USE	GROCERY STORE / GASOLINE SALES
BUILDING AREA	99,241 SF
LAND AREA - PARCEL 069-04100	5.64 AC.
LAND AREA - PARCEL 069-03901	4.40 AC.
LAND AREA - PARCEL 069-06901	3.36 AC.
TOTAL LAND AREA	(584,040 SF) 13.40 AC.
PARKING REQUIRED, SHOPPING CENTER NEIGHBORHOOD (1 / 250 SF)	397
PARKING REQUIRED, GASOLINE SALES (1.5 / EMPLOYEE)	1.5
PARKING REQUIRED TOTAL	399
PARKING PROVIDED	414
ACCESSIBLE PARKING PROVIDED	20
GREENSPACE PROVIDED	187,685 SF (32%)

PCD CALCULATIONS	
TOTAL LAND AREA	13.40 AC
TOTAL BLDG COVERAGE	99,241 SF
TOTAL DRIVE/PARKING	297,114 SF
TOTAL GREENSPACE	187,685 SF
FLOOR AREA RATIO	0.17
FORMAL OPEN SPACE	18,056 SF
FOS RATIO	0.031
OPEN SPACE RATIO	0.32

LIGHTING NOTE
FIXTURES TO BE IN ACCORDANCE WITH CITY OF MURFREESBORO STDS
POLE HEIGHTS TO BE 15' AND 30' OR WALL MOUNT

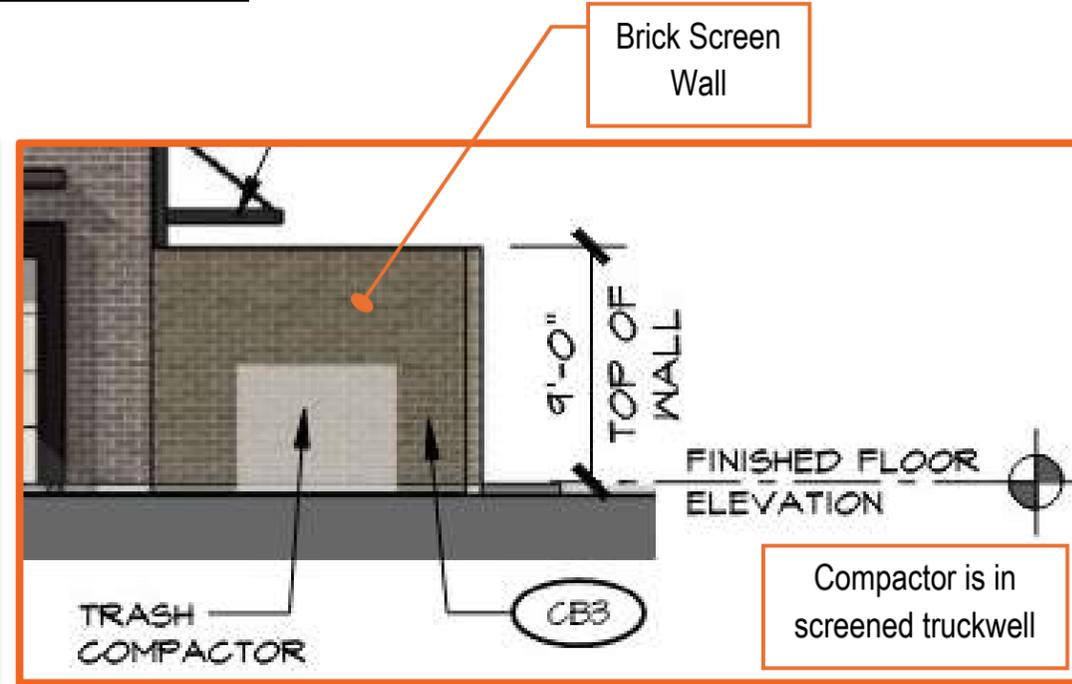
ALLOWED USE CHART SUMMARY:

The use chart indicates principal and accessory uses requested as part of the PCD rezoning. Principal uses are the grocery store and fuel center and accessory uses occur inside the building and fuel kiosk. A list of uses currently allowed in RS-15 and CH that would be restricted against if the property is rezoned is included in Addendum 2.

ALLOWED USE CHART
PRINCIPAL USES:
Grocery Store
Gasoline Sales
ACCESSORY USES:
Bakery, retail
Bank or Credit Union
Bank, Drive-up
Beer, Packaged
Book or Card Shop
Clothing Store
Coffee, Food, or Beverage Kiosk
Financial Service
Flower or Plant Store
Garden and Lawn Supplies
Gas-LP, Bottled and Bulk
Keys
Liquor Store
Offices
Optical Dispensaries
Pharmacies
Restaurant, Specialty
Retail Shop
Shopping Center, Neighborhood
Specialty Shop
Winery

ARCHITECTURAL CHARACTERISTICS:

See Color Building Elevations included with Schematic Plans which are part of the submittal.



EXTERIOR MATERIAL LEGEND

DWG. REF.	REMARKS	MANUF.	COLOR
CB1	DECORATIVE, INTEGRALLY COLORED CASTERICK	LEE BRICK & BLOCK	MAXBRIC 4X16 - ANTIQUE CREAM
CB2	DECORATIVE, INTEGRALLY COLORED CASTERICK	LEE BRICK & BLOCK	MAXBRIC 4X16 - LAUREL BLEND
CB3	DECORATIVE, INTEGRALLY COLORED CASTERICK	LEE BRICK & BLOCK	MAXBRIC 4X16 - TIMBER
CS1	CAST STONE	CONTINENTAL CAST STONE	16"H X 48"L - 6658 ARCHITECTS GREY
CS2	CAST STONE	CONTINENTAL CAST STONE	16"H X 48"L - 6404 DARK SHALE
BL2	DECORATIVE, INTEGRALLY COLORED C.M.U. - SPLIT FACE	LEE BRICK & BLOCK	BOULDER GRAY
BL5	DECORATIVE, INTEGRALLY COLORED C.M.U. - SPLIT FACE	LEE BRICK & BLOCK	CREAM
MP1	ARCHITECTURAL METAL WALL PANEL	PAC-CLAD	SMOOTH/FLUSH - CONCEALED FASTENER - BURNISHED SLATE
MP2	ARCHITECTURAL METAL WALL PANEL	PAC-CLAD	RIBBED/HWP - CONCEALED FASTENER - BURNISHED SLATE
MP3	METAL WALL PANEL	LONGBOARD	EXTRUDED ALUMINUM PLANK W/WOOD FINISH LIGHT CHERRY
PM1	ARCHITECTURAL METAL WALL PANEL	PAC-CLAD	BURNISHED SLATE
PM2	ARCHITECTURAL METAL WALL PANEL	PAC-CLAD	MATTE BLACK
PM3	PRE-FINISHED METAL	PAC-CLAD	BONE WHITE
ASI	PRE-FINISHED ALUMINUM STOREFRONT SYSTEM		DARK BRONZE ANODIZED
PT6	PAINTED METAL	SHERWIN WILLIAMS	SW7016 - MINDFUL GRAY
PT7	PAINTED METAL	SHERWIN WILLIAMS	PAINT TO MATCH PM-1

PCD Development Standards:

- Building heights shall not exceed 45' in height.
- Any solid waste enclosures will be constructed of material consistent with building architecture, be at least 2' taller than compactor height, with opaque gates, and accented with landscaping.
- Monument signage located at entrances along roadways shall be constructed of materials consistent with building architecture and accented with landscaping.
- All building and development signage shall be designed to the City of Murfreesboro sign ordinance.
- All mechanical equipment (i.e. HVAC and transformers) to be screened. If mechanical equipment is located on the ground, it shall be screened by either vegetation or fencing. If mechanical equipment is located on the roof, then they shall be screened from view by the parapet wall.
- All on-site utilities will be underground.
- On-site lighting will comply with city standards to prevent light pollution.
- All buildings within the PCD will feature uniform materials and architecture, harmonizing the character of the development with the surrounding neighborhoods and commercial zones.
- Development shall provide a dumpster which will be serviced by a private hauler.
- Any solid waste enclosure will be constructed of masonry material consistent with building architecture and be at least 12" inches taller than the dumpster. Gates shall be steel / opaque, and the enclosure shall be enhanced with landscaping.

Addendum 1 - City Of Murfreesboro General Applicability Section 13b for Planned Development

1. Identification of existing utilities, easement, roadways, rail lines and public right-of-way crossings and adjacent to the subject property.

Response: See pages 5, 6, and 8 of the Pattern Book.

2. A graphic rendering of the existing conditions and/or aerial photograph(s) showing the existing conditions and depicting all significant natural 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 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: See pages 7 and 9 of the Pattern Book.

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

Response: See page 9 of the Pattern Book.

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

Response: See the Schematic Plans included at the end of the Pattern Book.

5. A circulation diagram indicating the proposed principal movement of vehicles, bicycles, goods, and pedestrians within the development to and from existing thoroughfares;

Response: See page 5 of the Pattern Book and the Schematic Plans included at the end of the Pattern Book.

6. A development schedule indicating the stages in which the project will be built and when construction of the project can be expected to begin. If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating: (aa) the approximate date when construction of the project can be expected to begin; (bb) the order in which the phases of the project will be built; and, (cc) the minimum area and the approximate location of common space and public improvements that will be required at each phase.

Response: Construction of the development is scheduled to begin sometime between June and August 2026.

7. A written statement generally describing the relationship of the planned development to the current policies and plans of the City and how the proposed planned development is to be designed, arranged and operated
UPDATED: July 31, 2025 APP A:103 APPENDIX A - ZONING in order to permit the development and use of neighboring property in accordance with the applicable regulations of this article;

Response: See Project Summary on page 3 of the Pattern Book. In addition to the Project Summary, rezoning the CH and RS-15 parcels to PCD allows for a more restrictive development in terms of landscaping, formal open space, building architecture and materials, and uses, We anticipate the development to complement surrounding commercial and residential developments.

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

Response: See page 13 of the Pattern Book for deviations from CH and RS-15 zoning requirements. Other deviations would be restricted uses normally allowed in CH and RS-15 shown on pages 14-16.

9. A tabulation setting forth: (aa) maximum total square feet of building floor area proposed for commercial uses and for industrial uses, by general type of use; (bb) maximum total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to commercial and/or industrial uses; minimum public and private open space; streets and offstreet parking and loading areas; and, (cc) a tabulation of the maximum floor area 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).

Response: See PCD Calculations on page 13 of the Pattern Book.

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

Response: The property does not lie within any specific Murfreesboro Overlay District and is not within a designated floodway or floodplain per FEMA map no. 47149C0145J, dated May 09, 2023.

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

Response: See page 5 of the Pattern Book. No improvements are shown on the Murfreesboro 2040 Major Transportation Plan to either bordering street.

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

Response: See page 3 of the Pattern Book.

13. Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. The plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. And an exterior lighting plan; and,

Response: See page 17 of the Pattern Book and the color building elevations included with the Schematic Plans. The building will be a mix of brick, stone, glass and architectural metal panels.

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

Response: Signage will include building signage shown on the building elevations. Fuel center signage will include canopy price signs and a monument sign. There will be a second Kroger sign centered on the east property line along Memorial Boulevard. All signage will adhere to current City of Murfreesboro signage standards.

Addendum 2 – Restricted Use Chart (Uses currently allowed in RS-15 and CH, but would be disallowed with the PCD Rezoning)		
USES PERMITTED	ZONING DISTRICTS	
	RS-15	CH
DWELLINGS		
Single-Family detached	X	
OTHER HOUSING		
Accessory Apartment	S	
Accessory Dwelling Unit		X
Assisted-Care Living Facility		X
Bed-and-Breakfast Homestay	S	X
Bed-and-Breakfast Inn	S	X
Boarding House		X
Class I Home for the Aged	S	X
Class II Home for the Aged	S	X
Class III Home for the Aged		X
Emergency Shelter	X	X
Extended Stay Hotel/Motel		X
Family Crisis Shelter		S
Family Violence Shelter		X
Fraternity/Sorority		S
Group Shelter		S
Hotel		X
Home Occupations	S	
Motel		X
INSTITUTIONS		
Adult Day Care Center	S	X
Adult Day Care Home	S	X
Airport, Heliport	S	S
Cemetery, Mausoleum	S	S
Church	S	X
College, University		X
Day-Care Center		X
Family Day-Care Home	S	X
Group Day-Care Home	S	X
Hospital		X
Lodge, Club, Country Club	S	X
Mental Health Facility		X
Morgue		X
Museum		X

Nursery School		S
Nursing Home		S
Park	X	X
Pet Cemetery	S	S
Philanthropic Institution		X
Public Building	S	X
Recreation Field	S	X
Senior Citizens Center	S	X
School, Public or Private, Grades K-12		S
Student Center		X
AGRICULTURAL USES		
Customary General Farming	X	X
Crop, Soil Preparation Agricultural Services	S	X
Farm Labor and Management Services		X
Grain, Fruit, Field Crop and Vegetable Cultivation	X	
Livestock, Horse, Dairy, Poultry, and Egg Products	S	
Timber Tracts, Forest Nursery, Gathering of Forest Products	S	
COMMERCIAL		
Amusements, Commercial Indoor		X
Amusements, Commercial Outdoor excluding Motorized		X
Animal Grooming Facility		X
Antique Mall		X
Antique Shop <3,000 sq. ft.		X
Art or Photo Studio or Gallery		X
Artisan Use <3,000 sf, other than enumerated elsewhere		X
Automobile Parts Retail Hybrid/Retail Hub equal to or greater than 10,000 sq. ft.		S
Automotive/Motor Vehicle Service		X
Barber or Beauty Shop		X
Brewery, Artisan		X
Brewery, Micro		X
Brewpub		X
Business and Communication Service		X
Business School		X
Carnivals		S
Catering Establishment		X
Cigar Lounge		S
Commercial Center (≤25,000 SF)		X
Convenience Store ≤5,000 SF		X
Convenience Store >5,000 SF		X
Data Center ≤15,000 SF		X
Department or Discount Store		X
Distillery, Artisan		X
Drive-In Theater		X
Dry Cleaner ≤3,000 SF (No On-Site Cleaning)		X

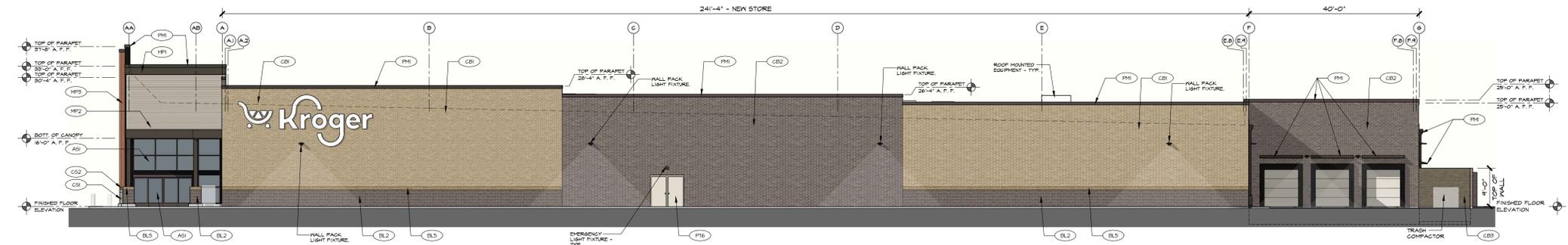
Fireworks Retailer		S
Fireworks Seasonal Retailer		S
Fitness/Health Club Facility >5,000 SF		X
Fitness studio/personal instruction ≤5,000 SF		X
Funeral Home		X
General Service and Repair Shop		X
Glass--Auto, Plate, and Window		X
Glass--Stained and Leaded		X
Greenhouse or Nursery		X
Group Assembly, < 250 persons		X
Group Assembly, >250 persons		S
Ice Kiosk, Automated		X
Interior Decorator		X
Iron Work		X
Janitorial Service		X
Kennels		X
Laboratories, Medical		X
Laboratories, Testing		X
Laundries, Self-Service		X
Lawn, Tree, and Garden Service		X
Motor Vehicle: Sales, Rental (Automobiles)		S
Movie Theater		X
Music or Dancing Academy		X
Parking Structure		X
Pawn Shop		X
Payday Loan, Title Loan, or Check-Cashing Service		X
Personal Service Establishment		X
Pet Funeral Home		X
Pet Shops		X
Radio, TV, or Recording Studio		X
Radio and Television Transmission Towers		S
Restaurant and Carry-out Restaurant		X
Restaurant, Drive-In		X
Restaurant, Specialty-Limited		X
Retail Shop: Tobacco, Vape, Dispensary		X
Salvage and Surplus Merchandise		X
Self-Service Storage Facility		X
Sheet Metal Shop		X
Shopping Center, Community (150-300K SF)		X
Shopping Center, Regional (>300,000SF)		X
Tavern		X
Taxidermy Studio		S
Veterinary Clinic		X
Veterinary Hospital		X
Veterinary Office		X
Vehicle Wash		X
Wholesaling, Wholesale Establishments		X

Wireless Telecommunications Towers, Antennas		S
INDUSTRIAL Manufacture, Storage, Distribution and/or Fulfillment of:		
Contractor's Storage, Indoor		X
Dry Cleaning - Laundry Facility >3,000		X
Printing and Publishing		X
Recycling center		S
Recycling Center: Temporary Mobile		S
TRANSPORTATION AND PUBLIC UTILITIES		
Bus Terminal or Service Facility		X
Electric Transmission, Gas Piping, Water/Sanitary Sewer Pumping Station	X	X
Freight Terminal, Service Facility		X
Post Office or Postal Facility		X
Railroad Station/Terminal		S
Telephone or Communication Services		X
Taxicab Dispatch Station		X



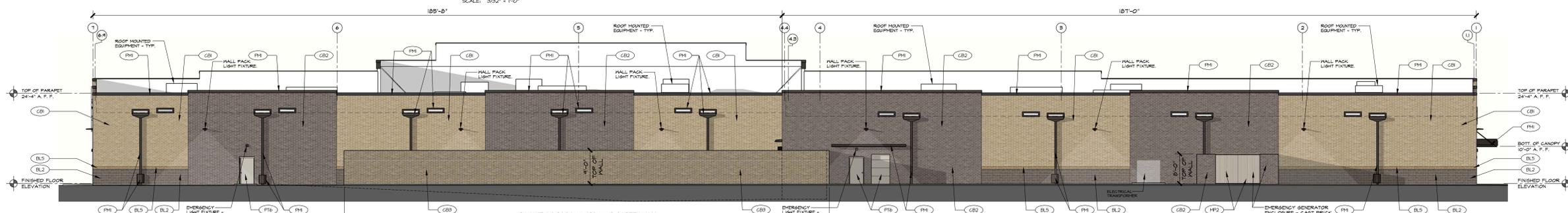
PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

EAST EXTERIOR ELEVATION MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
CAST BRICK	5363	50%
INTERIOR COLORED SPLIT-FACE BLOCK	746	
CAST STONE	340	45%
NEW GLASS	1343	
SMOOTH FLUSH METAL PANEL	1452	
T&B METAL PLANK SIDING	694	
EXPOSED STEEL METAL DOORS, METAL BUTTER & DOWNPOUTS AND METAL ROOF PANELS	444	5%
EXPOSED CONCRETE FOUNDATION	241	
TOTAL ELEVATION SQ. FT. =	11680	100%



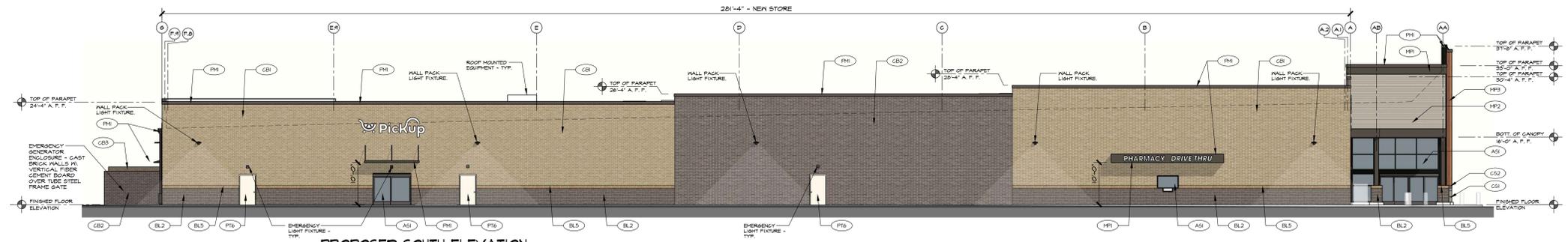
PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NORTH EXTERIOR ELEVATION MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
CAST BRICK	6277	75%
INTERIOR COLORED SPLIT-FACE BLOCK	753	
CAST STONE	11	10%
NEW GLASS	501	
SMOOTH FLUSH METAL PANEL	404	
T&B METAL PLANK SIDING	69	
EXPOSED STEEL METAL DOORS, METAL BUTTER & DOWNPOUTS AND METAL ROOF PANELS	623	4%
EXPOSED CONCRETE FOUNDATION	121	
TOTAL ELEVATION SQ. FT. =	8356	100%



PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"

WEST EXTERIOR ELEVATION MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
CAST BRICK	7142	75%
INTERIOR COLORED SPLIT-FACE BLOCK	440	
SMOOTH FLUSH METAL PANEL	45	1%
NEW GLASS	522	
SMOOTH FLUSH METAL PANEL	448	
T&B METAL PLANK SIDING	66	
EXPOSED STEEL METAL DOORS, METAL BUTTER & DOWNPOUTS AND METAL ROOF PANELS	522	10%
EXPOSED CONCRETE FOUNDATION	455	
TOTAL ELEVATION SQ. FT. =	9762	100%



PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

SOUTH EXTERIOR ELEVATION MATERIAL CALCULATIONS		
MATERIAL	SQ. FT.	PERCENTAGE
CAST BRICK	6177	74%
INTERIOR COLORED SPLIT-FACE BLOCK	647	
CAST STONE	11	22%
NEW GLASS	356	
SMOOTH FLUSH METAL PANEL	448	
T&B METAL PLANK SIDING	66	
EXPOSED STEEL METAL DOORS, METAL BUTTER & DOWNPOUTS AND METAL ROOF PANELS	243	4%
EXPOSED CONCRETE FOUNDATION	35	
TOTAL ELEVATION SQ. FT. =	8223	100%



ENTRY VESTIBULE
SCALE: NOT TO SCALE

NOTE: ALL SIGNAGE SHOWN FOR REFERENCE ONLY AND A SEPARATE SIGN PERMIT APPLICATION WILL BE PROVIDED. ALL SIGNAGE TO BE REVERSE CHANNEL BACK LIT.

NOTE: ALL ROOFTOP MECHANICAL EQUIPMENT TO BE SCREENED FROM PEDESTRIAN VIEW BY BUILDING PARAPET WALLS.

DMG. REF.	REMARKS	MANUF.	COLOR
CB	DECORATIVE INTERIALLY COLORED CASTORICK	LEE BRICK & BLOCK	MAVERICK 4X16 - ANTIGUE GREY
CB2	DECORATIVE INTERIALLY COLORED CASTORICK	LEE BRICK & BLOCK	MAVERICK 4X16 - LAUREL BLEND
CS	CAST STONE	CONTINENTAL CAST STONE	16" X 48" - 6659 ARCHITECTS GREY
CS2	CAST STONE	CONTINENTAL CAST STONE	16" X 48" - 6404 DARK SHALE
BL	DECORATIVE INTERIALLY COLORED CMU - SPLIT FACE	LEE BRICK & BLOCK	BOULDER GRAY
BL2	DECORATIVE INTERIALLY COLORED CMU - SPLIT FACE	LEE BRICK & BLOCK	CREAM
HP	ARCHITECTURAL METAL WALL PANEL	PAC-GLAD	SMOOTHFLUSH - CONCEALED FASTENER - BURNISHED SLATE
HP2	ARCHITECTURAL METAL WALL PANEL	PAC-GLAD	RIBBEDHP - CONCEALED FASTENER - BURNISHED SLATE
MP	METAL WALL PANEL	LONGBOARD	EXTRUDED ALUMINUM PLANK - HANDED FINISH LIGHT CHERRY
PH	ARCHITECTURAL METAL WALL PANEL	PAC-GLAD	BURNISHED SLATE
PH2	ARCHITECTURAL METAL WALL PANEL	PAC-GLAD	MATTE BLACK
PF	PRE-FINISHED METAL	PAC-GLAD	BONE WHITE
AS	PRE-FINISHED ALUMINUM STOREFRONT SYSTEM	SHERWIN WILLIAMS	DARK BRONZE ANODIZED
PT	PAINTED METAL	SHERWIN WILLIAMS	SW706 - MINDFUL GRAY
PT2	PAINTED METAL	SHERWIN WILLIAMS	PAINT TO MATCH PH-1



A New Facility for
KROGER STORE U-839 - MURFREESBORO, TN
MEMORIAL BLVD., MURFREESBORO, TENNESSEE 37129

ISSUE DATE: SEPTEMBER 11, 2025
SHEET NUMBER:

A1

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 11, 2026
PROJECT PLANNERS: MATTHEW BLOMELEY AND HOLLY SMYTH**

- 6.c. Proposed amendment to the Zoning Ordinance [2026-803] related to minimum rear yard requirements for single-family residential uses and pertaining to *Chart 2: Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios* (including Chart 2 Endnotes), City of Murfreesboro Planning Department applicant.**

In some of the older parts of the City, there are lots that are very shallow. When the minimum front and rear building setbacks are applied, the building envelopes are so severely constrained that the lots have very little utility. This makes development and redevelopment of single-family dwellings on these lots, as well as adding on to existing single-family structures, very difficult. For example, for an 80'-deep lot, once a 35' front building setback and a 20' rear setback are applied, a building envelope of only 25' in depth remains. The Planning Department brings forth an amendment to assist property owners and builders utilize these existing, shallow single-family residential lots.

In this amendment, Staff proposes to reduce the rear setback to 10' for any lot zoned and used (or proposed to be used) for single-family residential detached dwellings, provided that the lot was in existence as of April 1, 2026 and has a depth of 80' or less. Staff believes that, by doing so, this will help make some of these shallow, older lots more usable, eliminating regulatory roadblocks for contractors looking to build on them or homeowners looking to add on to their existing homes. In addition, it will reduce the possibility of owners of such lots making application to the Board of Zoning Appeals for setback variances when they may not qualify for such.

Action Needed:

The Planning Commission will need to conduct a public hearing on this matter and then formulate a recommendation to City Council.

ORDINANCE YY-O-XX amending Murfreesboro City Code Appendix A, Zoning, Chart 2 and Chart 2 Endnotes, dealing with rear yards, City Planning Staff, applicant [2026-803].

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

SECTION 1. Appendix A, Chart 2, Minimum Yard Requirements, etc., of the Murfreesboro City Code is hereby amended under the “Rear” column to add superscript “19”.

SECTION 2. Appendix A, Chart 2 Endnotes, of the Murfreesboro City Code is hereby amended at Endnote 19 (which is currently marked as “Reserved”) by adding the following language:

“19. Legal lots of record in existence as of April 1, 2026 that are: a) less than 80 feet in depth (as determined by the length of the shortest side lot line); b) are zoned for single-family residential detached dwellings; and c) are occupied or proposed to be occupied with a single-family detached dwelling; shall have a minimum rear yard requirement of 10 feet, regardless of any other minimum rear yard requirement denoted in this chart.”

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

Passed:

Shane McFarland, Mayor

1st reading _____

2nd reading _____

ATTEST:

APPROVED AS TO FORM:

Erin E. Tucker
City Recorder

Kelley Blevins Baker
Interim City Attorney

SEAL