

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**March 6, 2019
6:00 PM**

**Bob Lamb
Chairman**

1. Call to order

2. Determination of a quorum.

3. Public Hearings:

- a. Zoning application [2019-407] for approximately 1.4 acres located along Mercury Boulevard to be rezoned from PCD to CH, Pradeep Agnihotri applicant. (project planner: Matthew Blomeley)
- b. Annexation plan of services and annexation petition [2019-502] for approximately 8,100 linear feet of Interstate 24 right-of-way located between South Church Street (exit 81) and Joe B Jackson Parkway (exit 84), City of Murfreesboro Fire and Rescue Department applicant. (project planner: Dianna Tomlin)
- c. Annexation plan of services and annexation petition [2019-501] for approximately 123 acres located along Lee Lane and I-24, Pinnacle Bank and Elizabeth Hoover Derryberry applicants. (project planner Margaret Ann Green)
- d. Zoning application [2019-405] for approximately 233.3 acres located along South Rutherford Boulevard, Lee Lane and I-24 to be zoned H-I simultaneous with annexation (123 acres) and to be rezoned from CH to H-I (110.4 acres), Brian Berryman applicant. (project planner Margaret Ann Green)
- e. Zoning application [2019-406] for approximately 90.56 acres located along New Salem Highway to be rezoned from RS-15, CH, OG and RM-16 to RS-6, Vision Development applicant. (project planner: Marina Rush)

MURFREESBORO PLANNING COMMISSION AGENDA

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March 6, 2019

4. Staff Reports and Other Business:

- a. Naming of new streets associated with the construction of Salem Elementary

5. Adjourn.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
MARCH 6, 2019
PROJECT PLANNER: MATTHEW BLOMELEY**

- 3.a. Zoning application [2019-407] for approximately 1.4 acres located along Mercury Boulevard to be rezoned from PCD to CH, Pradeep Agnihotri applicant.**

Background

The subject property is located along the south side of Mercury Boulevard west of South Rutherford Boulevard. It consists of portions of Tax Map 103, Parcels 05503 and 05504. It is undeveloped and was zoned to PCD (Planned Commercial District) in 2006 as a part of the Tractor Supply PCD solely for the development of a new Tractor Supply (TSC) store. Prior to being zoned PCD, the subject parcels had previously been zoned CH (Highway Commercial District) and RS-10 (Single-Family Residential District 10). The PCD totaled 6.7 acres. However, TSC's development only needed roughly 3.4 acres, leaving excess acreage zoned PCD to the east and south of TSC's lot. With the PCD specifically intended for the development of the TSC store, the excess PCD zoning outside of the bounds of the TSC lot has little or no utility and has only served to encumber the affected parcels. As a result, the adjacent landowner to the south of the TSC lot filed a rezoning application in 2013, which was granted by the City Council, to have the southern portion of the PCD rezoned to RM-16 (Residential Multi-Family District 16) in order to develop townhomes.

The owner of the parcels with the excess PCD zoning east of the TSC lot has filed a request to have them rezoned back to CH. The balance of these two parcels is already zoned CH, so, if this request is granted, it means that these parcels will be zoned CH in their entirety. The owner is attempting to market the two affected parcels for sale and the existing PCD zoning only places an unnecessary encumbrance on the property. It appears that the original application overestimated the amount of acreage actually needed for the development of the TSC store and the remaining balance of the PCD zoning presently serves no purpose.

Surrounding Land Uses and Zoning

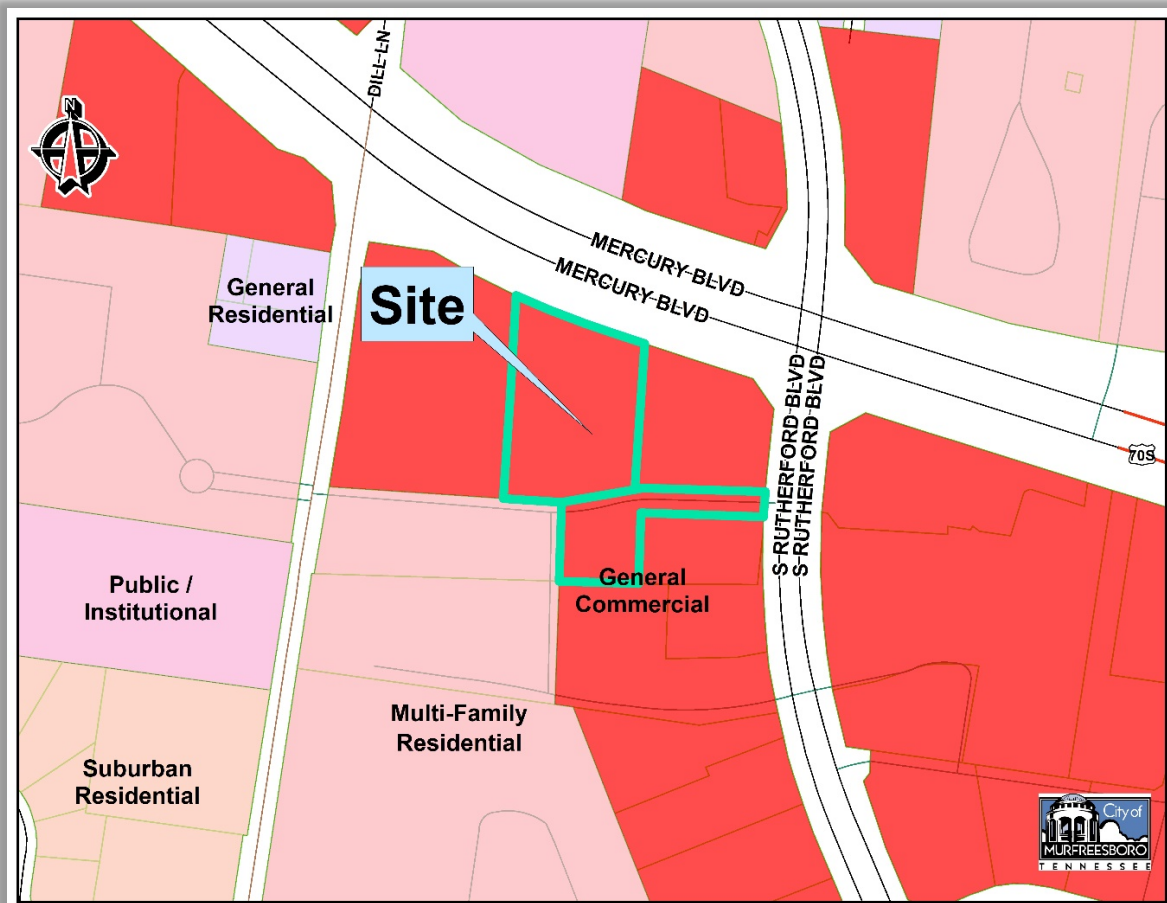
The adjacent property to the west is zoned CH and is developed with several restaurants and commercial centers. The adjacent property to the south is zoned RM-16 and is developed with two townhome communities. The TSC store, zoned PCD, is located directly to the west, at the southeast corner of Mercury Boulevard and Dill Lane. Directly to the north of the subject property is Mercury Boulevard (US Highway 70S/State Route 1). Across Mercury Boulevard to the north is an

electrical substation zoned RS-15 (Single-Family Residential District 15) and a restaurant and commercial center, both zoned CH.

Relationship to the Murfreesboro 2035 Comprehensive Plan

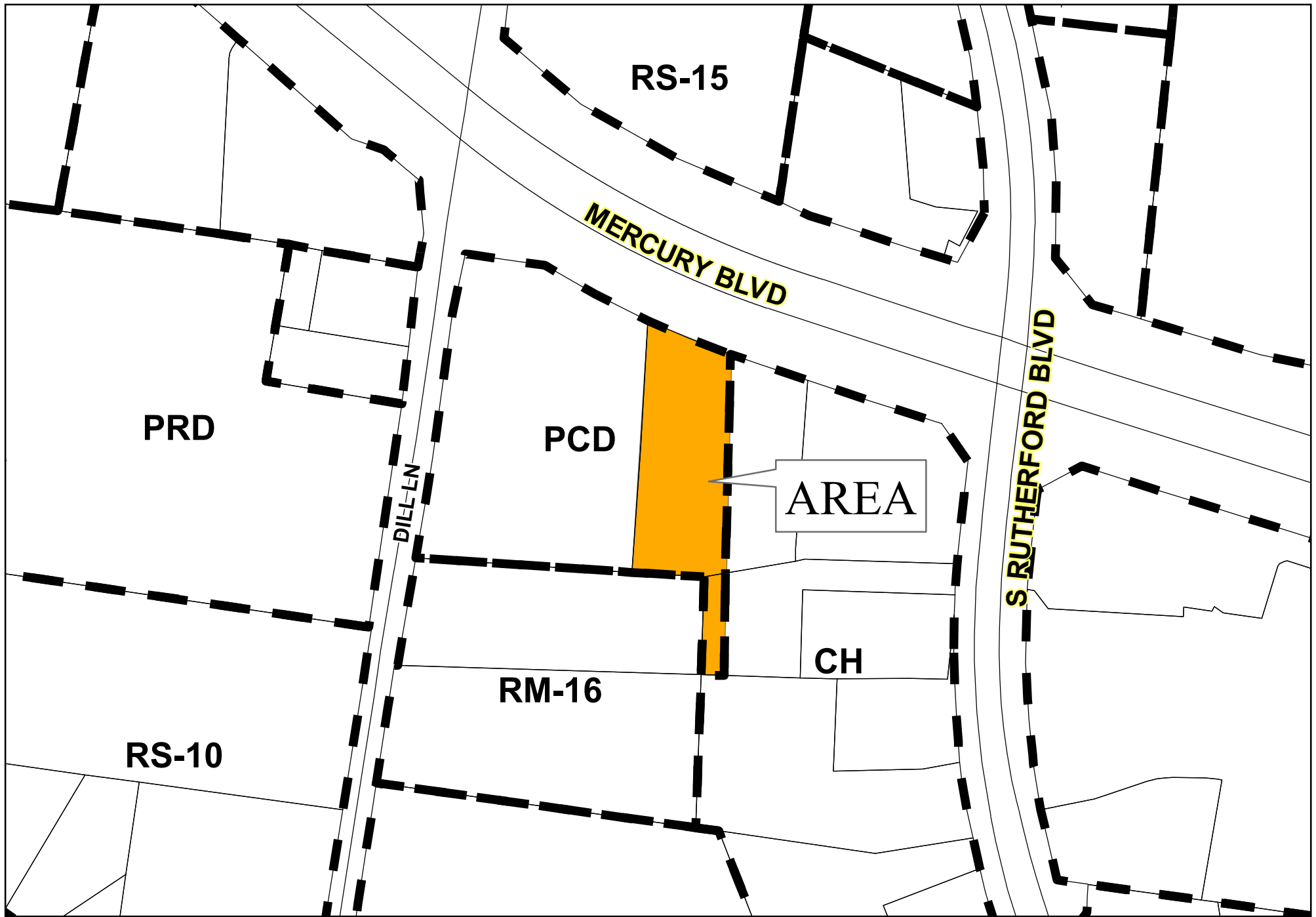
The future land use map contained in the *Murfreesboro 2035 Comprehensive Plan*, which was adopted by the Planning Commission in July 2017, depicts a recommended future land use character of *Auto-Urban (General) Commercial* for the subject parcels. An excerpt from the future land use map can be found below. The *General Commercial* land use character consists of automobile-oriented, high-intensity commercial uses. The plan specifically calls out CH as an existing zoning district that is consistent with the *General Commercial* land use character. Therefore, the request to rezone the subject parcels to CH is consistent with the recommendations of the *Murfreesboro 2035* future land use map.

Murfreesboro 2035 Comprehensive Plan Future Land Use Map



Planning Commission Action Needed

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



Zoning Request for Property Located Along Mercury Boulevard
PCD to CH



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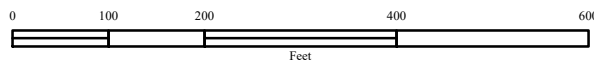
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Zoning Request for Property Located Along Mercury Boulevard
PCD to CH



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Creating a better quality of life

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

Zoning & Rezoning Applications – other than rezoning to planned unit development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	\$950.00

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: Pradeep Agnihotri

Address: P.O. Box 680129 City/State/Zip: Franklin, TN 37068-0129

Phone: 615.351.4385 E-mail address: agnigroup@comcast.net

PROPERTY OWNER: Pradeep + Ranjna Agnihotri

Street Address or
property description: 2.05 Ac on Mercury Blvd

and/or Tax map #: 103 Group: _____ Parcel (s): 0.55.04

Existing zoning classification: CH + PCD

Proposed zoning classification: CH Acreage: 2.05

Contact name & phone number for publication and notifications to the public (if different from the applicant): _____

E-mail: agnigroup@comcast.net

APPLICANT'S SIGNATURE (required): _____

DATE: 1/29/19

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

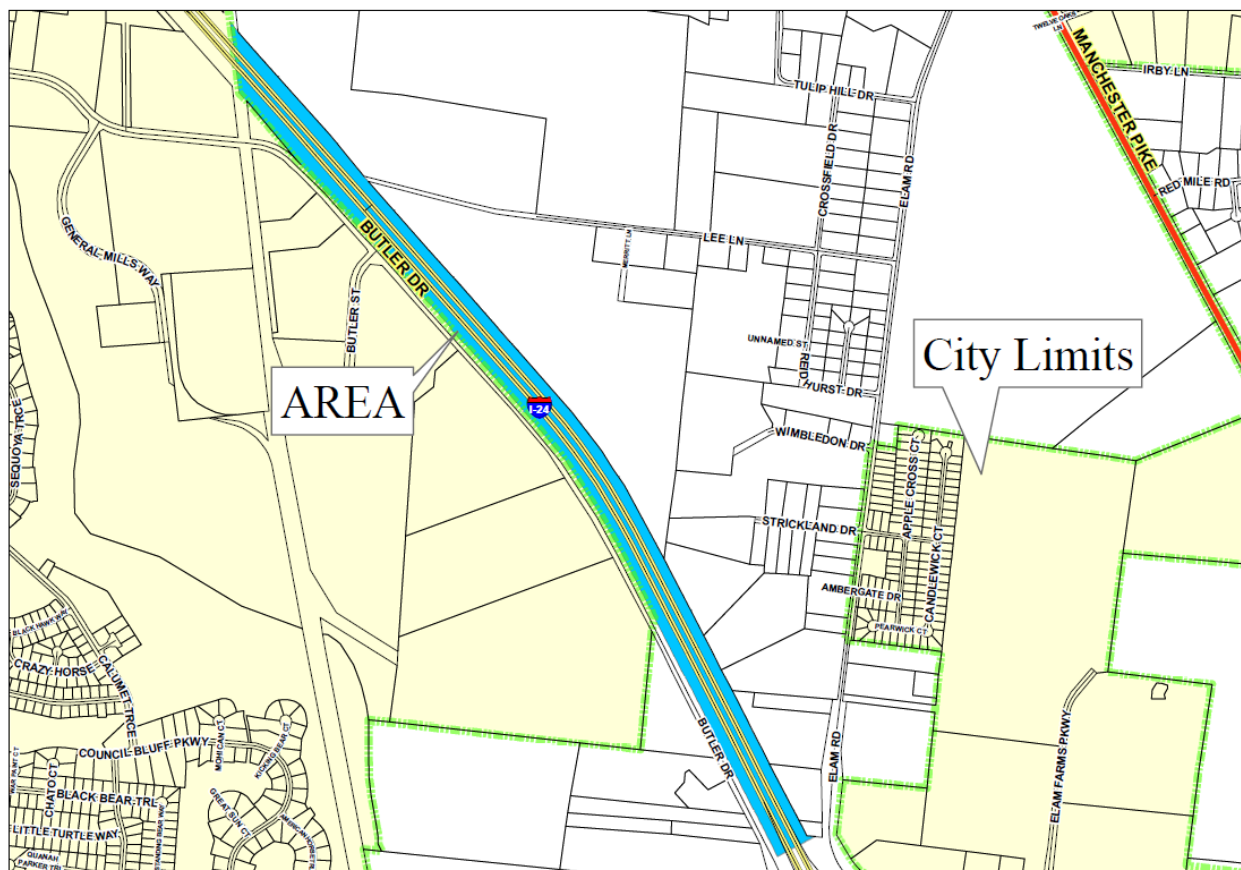
Date received: _____ MPC YR.: _____ MPC #: _____

Amount paid: \$700.00 Receipt #: 3164198

Revised 7/20/2018

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
MARCH 6, 2019
PROJECT PLANNER: DIANNA TOMLIN**

3.b. Annexation plan of services and annexation petition [2019-502] for approximately 8,100 linear feet of Interstate 24 right-of-way located between South Church Street (exit 81) and Joe B Jackson Parkway (exit 84), City of Murfreesboro Fire and Rescue Department applicant.



Annexation Request for ROW on I-24 (North of Joe B Jackson Parkway)



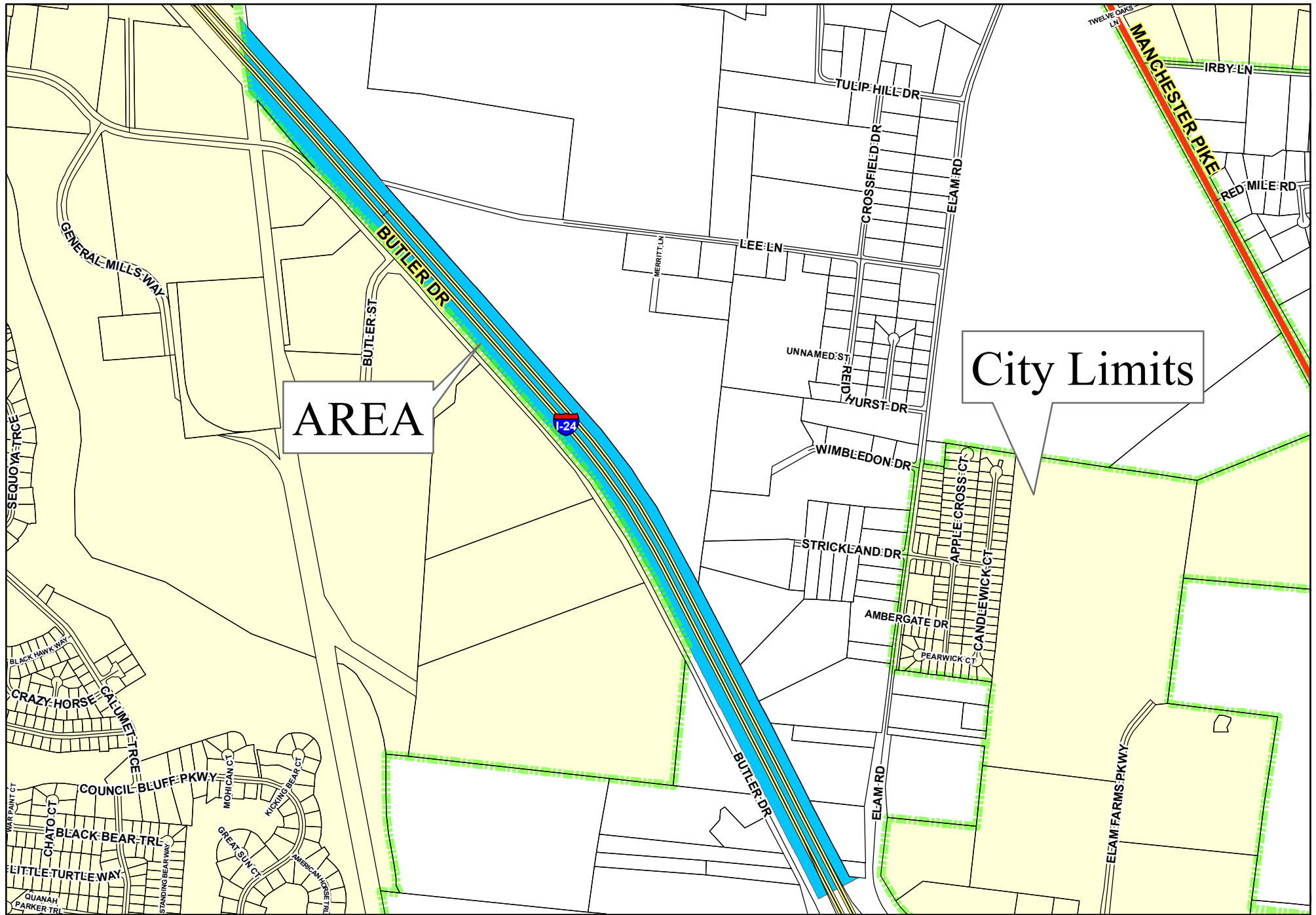
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Staff has prepared a Plan of Services, which is included in the agenda packet, for this proposed annexation. Considering the vicinity of the subject property relative to the existing City limits and City services, the annexation should be smoothly implemented. The Planning Commission will need to conduct a public hearing on

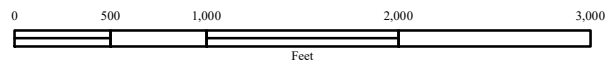
this annexation petition and plan of services, after which it will need to discuss this matter and then formulate a recommendation for City Council. There is no accompanying rezoning application.



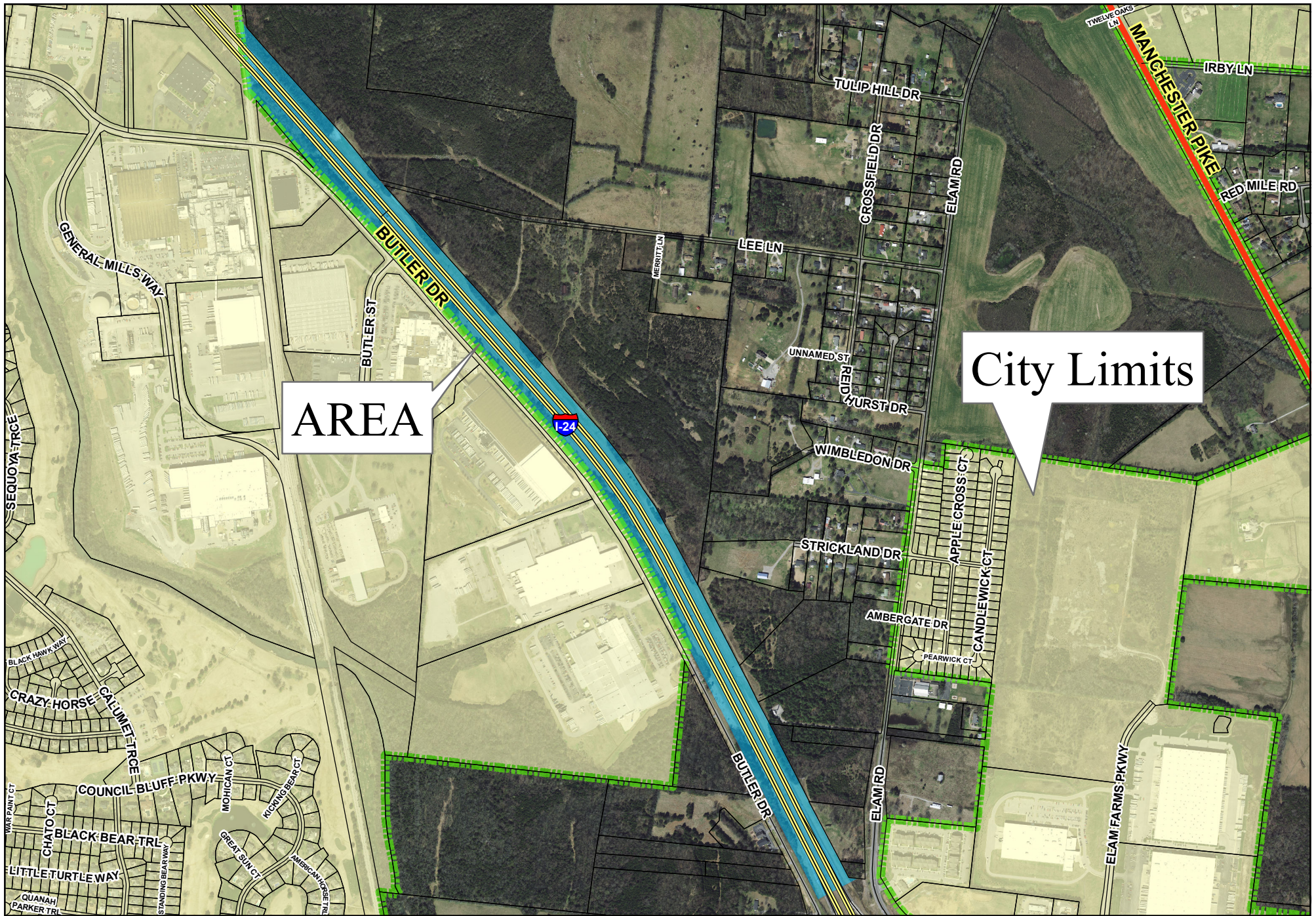
Annexation Request for ROW on I-24 (North of Joe B Jackson Parkway)



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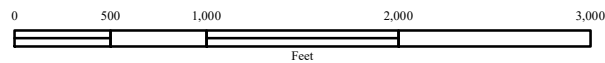
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Annexation Request for ROW on I-24 (North of Joe B Jackson Parkway)



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**Annexation Report for
I-24 Right-of-Way
Located Between South Church Street (Exit 81)
And Joe B Jackson Parkway (Exit 84),
Including Plan of Services
(File 2019-502)**



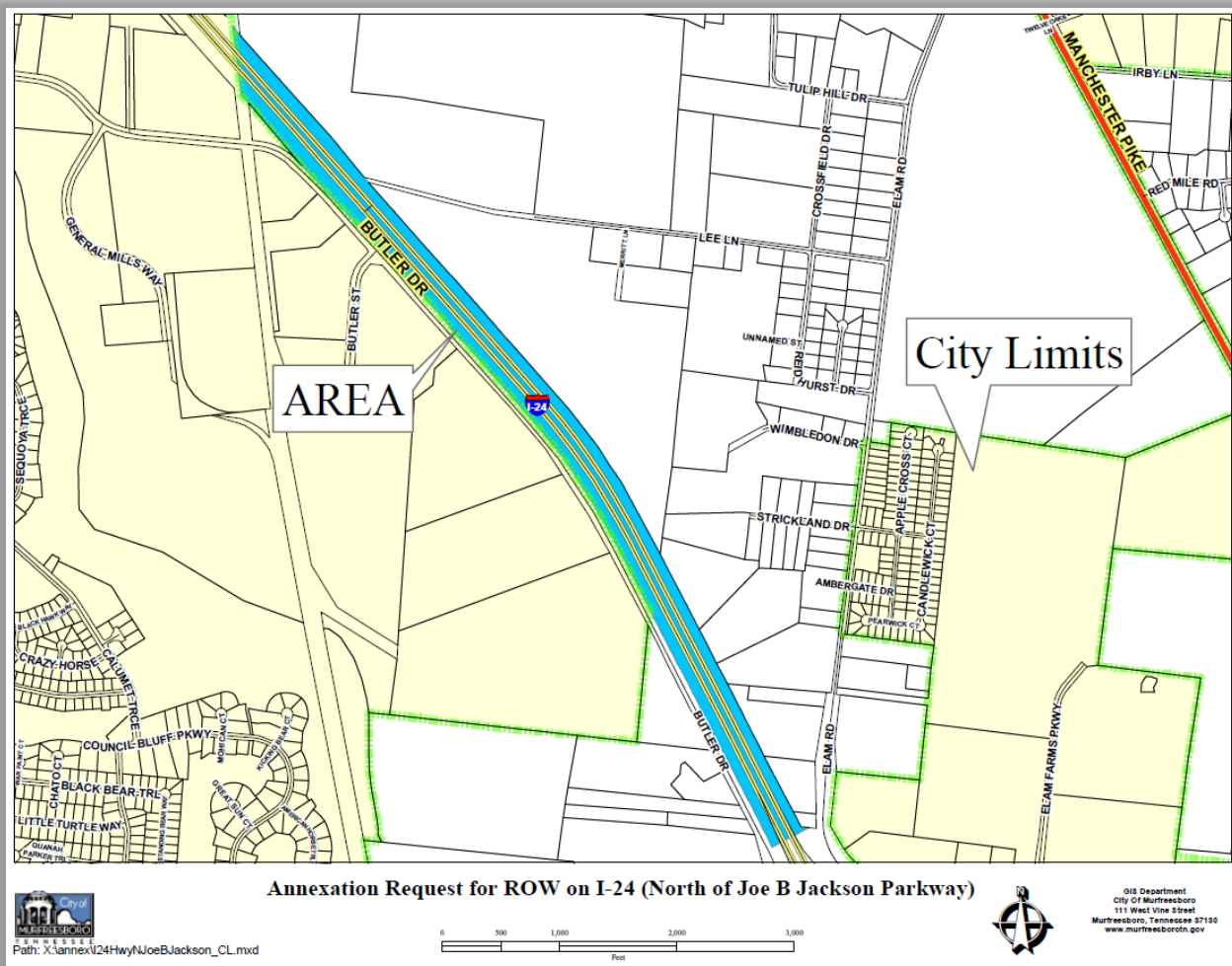
**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
MARCH 6, 2019**

INTRODUCTION

Overview

The Murfreesboro Fire and Rescue Department (MFRD) has requested annexation of this segment of Interstate 24 right-of-way (ROW) located adjacent to current City boundaries in between South Church Street (Exit 81) and Joe B Jackson Parkway (Exit 84). The purpose of the annexation request is to establish the MFRD's role as the Authority Having Jurisdiction (AHJ) along the subject right-of-way. Currently, the MFRD has a mutual/automatic aid response agreement with the Rutherford County Fire Department for the portion of Interstate 24 included in this annexation request. By annexing this area into the City, MFRD would become the AHJ, which could reduce emergency response times and establish a clear authority in emergency situations.

The total study area is approximately 8,100 linear feet of Interstate 24 ROW, or 57.8 acres. The ROW segment is within the City of Murfreesboro's Urban Growth Boundary. The ROW proposed for annexation is highlighted on the following map.



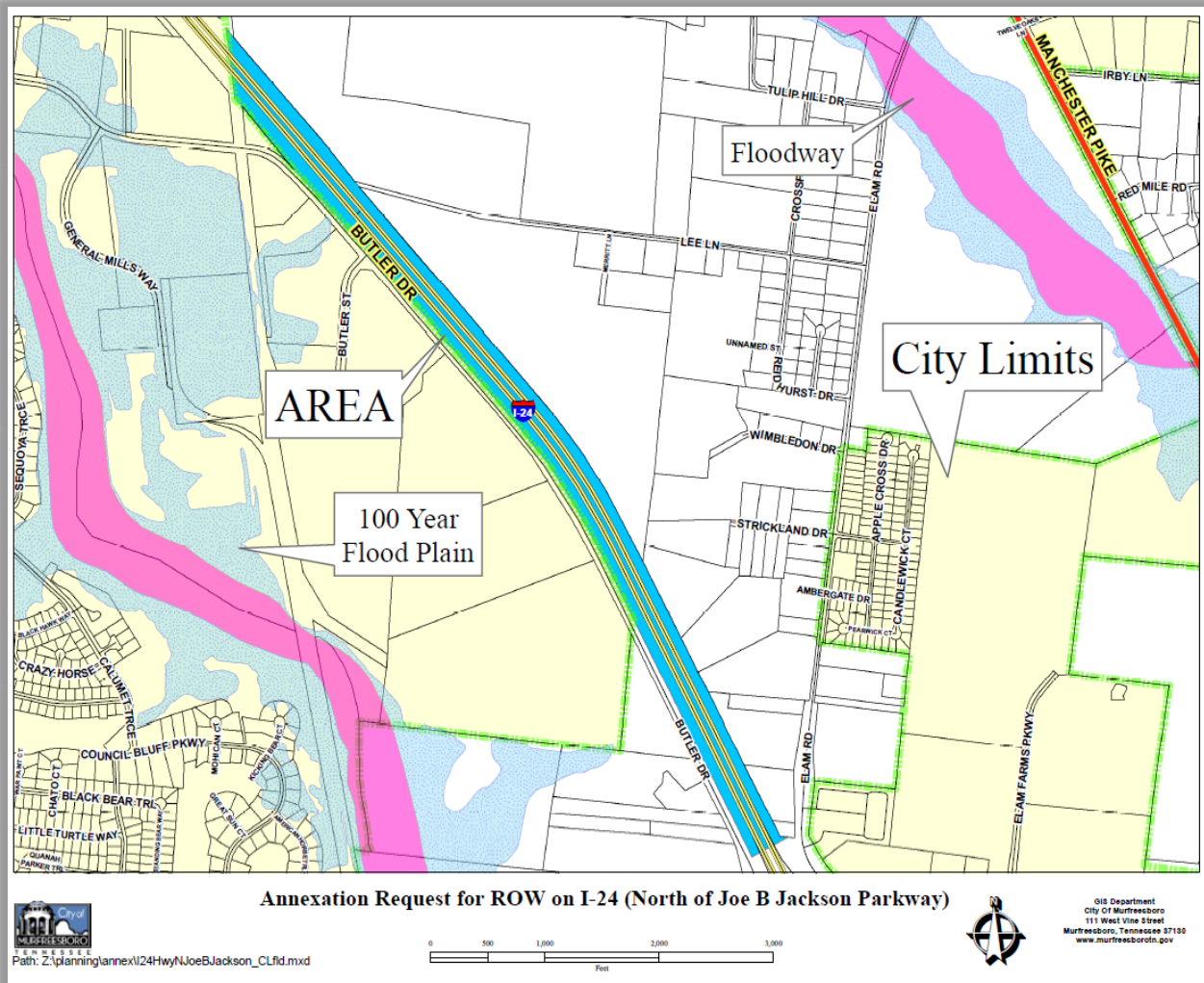
PLAN OF SERVICES

PLANNING, ENGINEERING, AND ZONING SERVICES

The City of Murfreesboro is supportive of this annexation, as it will help to ensure public health, safety and welfare on public roads by responding to emergency situations in the fastest, most efficient way possible.

FLOODWAY

This ROW is not located in the floodway or the 100-year floodplain. The map below shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



ELECTRIC SERVICE AND STREET LIGHTING

Murfreesboro Electric Department (MED) and Middle Tennessee Electric Membership Corporation (MTEMC) have no objection to the annexation, as it will not have a negative impact on either electric provider.

The Tennessee Department of Transportation (TDOT) is currently performing a safety audit for the interchange at Joe B Jackson Parkway and I-24 which includes an evaluation of the lighting at the interchange. Should TDOT include the lighting components in the overall project, the City will be responsible for maintaining the lighting. In addition, should TDOT determine in the future that additional lighting is necessary along the segment of ROW being considered for annexation, the City will be responsible for its maintenance.

WATER AND SANITARY SEWER SERVICE

The annexation of this ROW should have no impact on existing or proposed water and sewer services.

SOLID WASTE COLLECTION

The Murfreesboro Solid Waste Department provides trash collection services throughout the City. However, the study area includes no private property; therefore, the Solid Waste Department will not be impacted by the annexation.

BUILDING AND CODES

The study area will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. However, because the study area consists of public ROW only, codes enforcement should not be necessary. No additional costs are expected.

RECREATION

The Murfreesboro Parks and Recreation Department operates parks and recreational facilities throughout the City for residents of the City of Murfreesboro. However, because the study area consists of public ROW only, public parks and recreational facilities should not be impacted.

CITY SCHOOLS

The study area will fall within the jurisdiction of the Murfreesboro City School system, which serves all properties within the boundaries of the City of Murfreesboro. However, because the study area consists of public ROW only, public schools should not be impacted.

GEOGRAPHIC INFORMATION SYSTEMS

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

POLICE PROTECTION

The Murfreesboro Police Department (MPD) does not have a written policy or memorandum of understanding regarding agreements for jurisdiction on the interstates. Currently they do not patrol or respond to calls for service on the interstates that are incorporated into the city unless requested by the Tennessee Highway Patrol or the Rutherford County Sheriff's Department. MPD will continue to only respond to calls for service on the interstates as supplemental resources for the Highway Patrol and Sheriff's Department. The area is in Police Zone #4.

STREETS AND ACCESS

The annexation study area includes approximately 8,100 linear feet of Interstate 24. The operation and maintenance of the interstate is the responsibility of the Tennessee Department of Transportation (TDOT) and no additional services will be required from the City of Murfreesboro Engineering or Streets Departments.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Interstate 24 to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that Interstate 24 operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 Plan, this section of roadway will operate at a level of service C.

STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

The annexation study area is limited to the public ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Interstate 24.

Murfreesboro Fire and Rescue Department (MFRD) currently responds to calls on this section of Interstate 24. Rutherford County follows with a tanker when necessary. There would be no additional cost to the MFRD because service is already provided in this area. Annexation of this area would allow MFRD to be the Authority Having Jurisdiction (AHJ). The map on the following page shows the study area in relation to the nearest fire department.



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**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 6, 2019**

3.c. Annexation plan of services and annexation petition [2019-501] for approximately 123 acres located along Lee Lane and I-24, Pinnacle Bank and Elizabeth Hoover Derryberry applicants. (project planner Margaret Ann Green).

The subject properties are located along the south side of South Rutherford Boulevard, at the western terminus of Lee Lane and along the northeastern boundary of I-24. The properties consists of approximately 123 acres and include 3 separate parcels and South Rutherford Boulevard and Lee Lane right(s)-of-way. The properties are identified as follows:

- Tax Map 112, Parcel 001.00 (1.63 acres)
- Tax Map 113, Parcel 013.00 (54.43 acres- partially located within City limit)
- Tx Map 113, Parcel 018.00 (66.91 acres)
- Lee Lane right-of-way, approximately 2,200 linear feet
- 10' strip of South Rutherford Boulevard

TOTAL ACRES: 123 acres

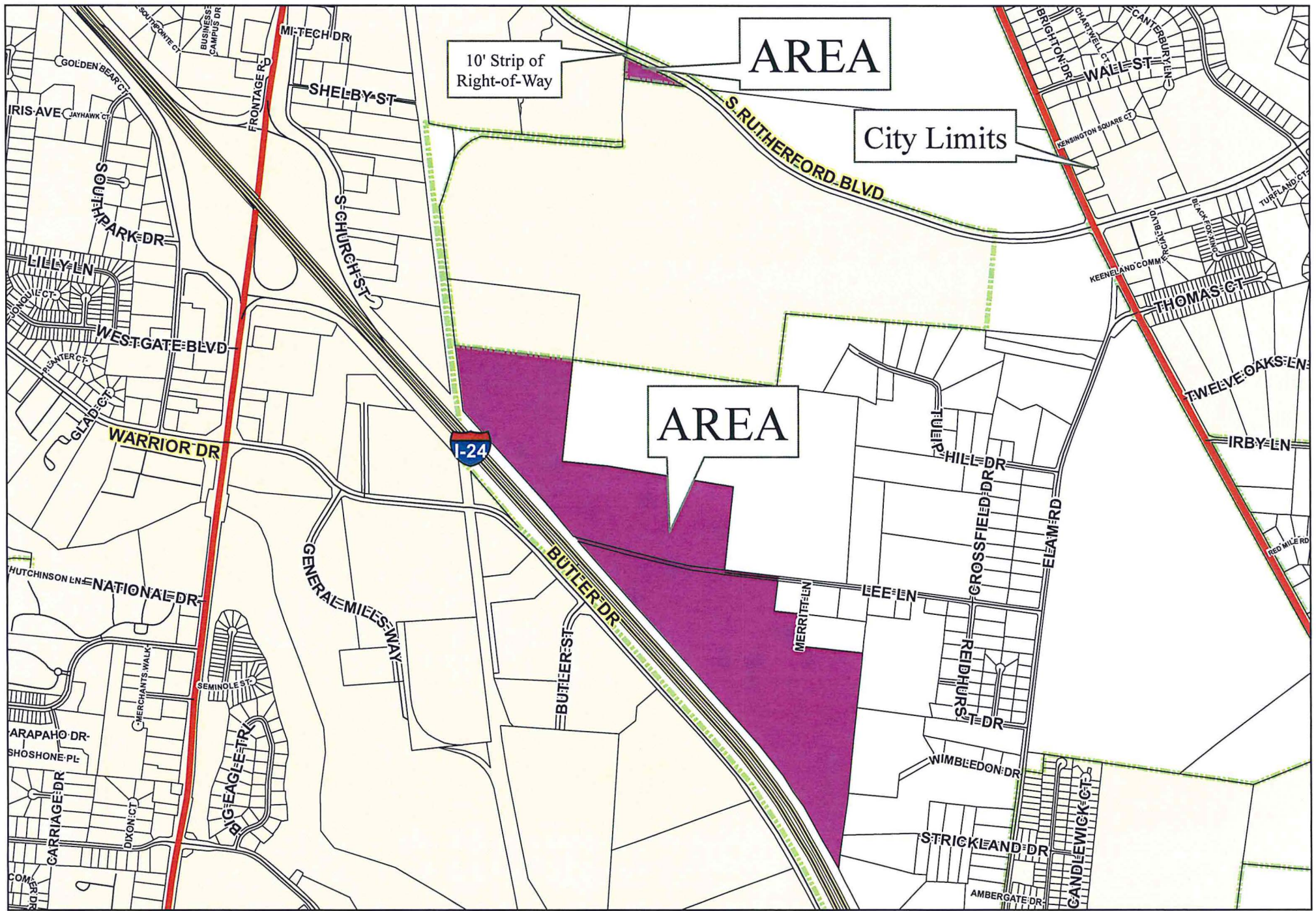
The properties are largely undeveloped and utilized for agricultural purposes. Written petitions requesting annexation have been filed with the City by the property owners and/or their legal representatives.

Mr. Brian Berryman has filed a request to have the properties zoned H-I (Heavy Industrial District) simultaneous with annexation (file 2019-405). The zoning request will be the subject of the next item on the agenda and will also include additional property already located within Murfreesboro Municipal boundary that was annexed and zoned CH in anticipation of a FedEx facility.

The subject property is located within the City's Urban Growth Boundary and is contiguous with the current City limits. It appears that the City will be able to extend most City provided services either immediately upon the effective date of annexation or as development occurs. Staff has included an *Annexation Feasibility Study and Plan of Services* for adoption. Sewer is not readily available to the property and will need to be extended according to one of the several options presented by the MWRD. The MFRD has stated that the existing agricultural accessory structures are inaccessible and will not be able to provide fire protection

and emergency service response. Prior to any development on the site, the developer shall provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water Resources Department (MWRD) policies and procedures.

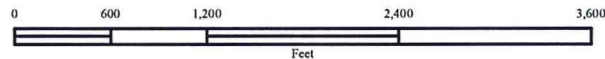
The Planning Commission will need to conduct a public hearing on the matter of the annexation petition and Plan of Services, after which it will need to discuss this matter and then formulate a recommendation for City Council.



Annexation Request for Property Along South Rutherford Boulevard and Lee Lane



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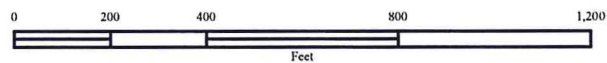
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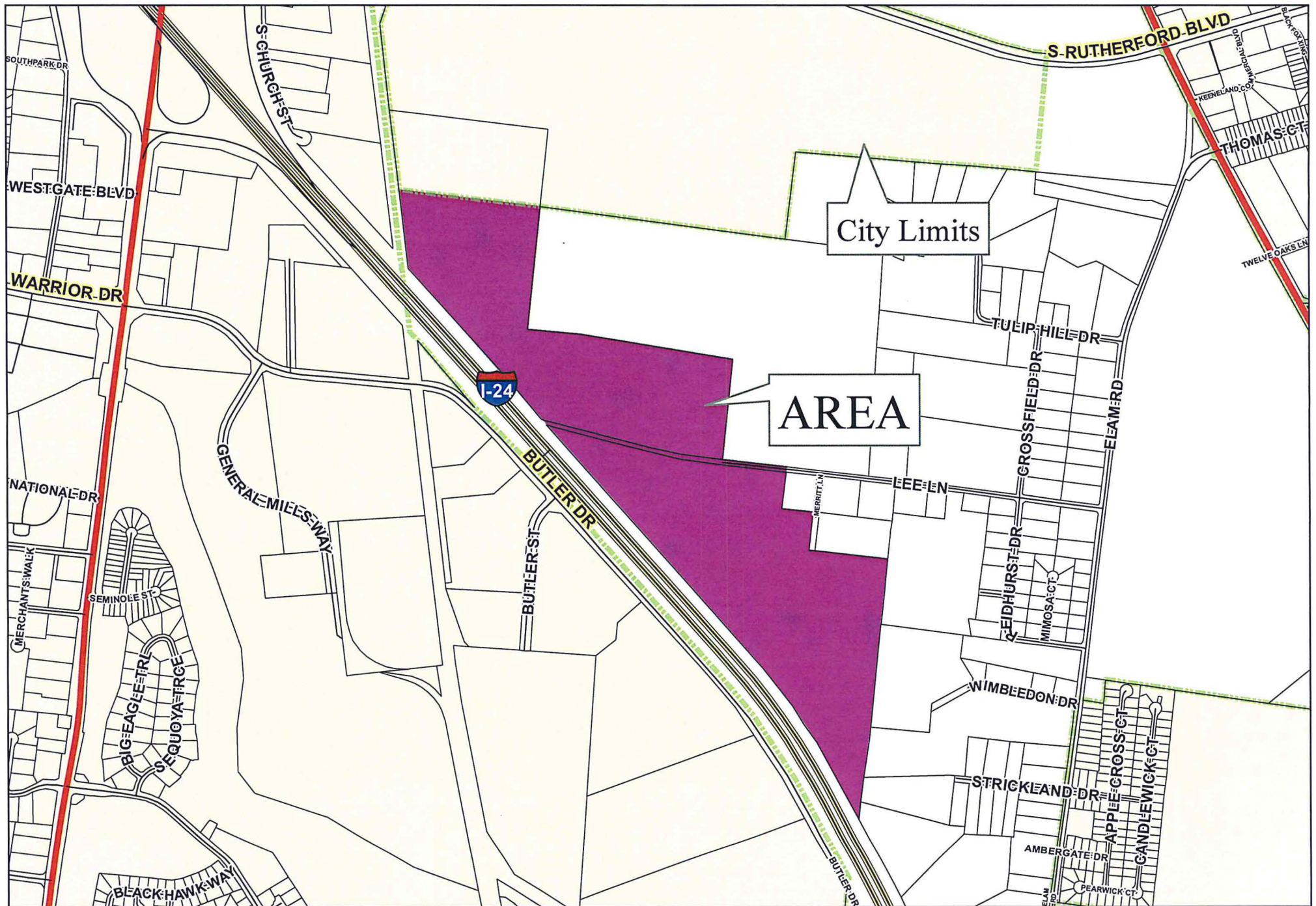
Annexation Request for Property Along South Rutherford Boulevard



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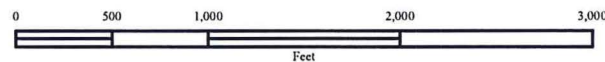
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Annexation Request for Property Along Lee Lane



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**ANNEXATION REPORT FOR
PROPERTY LOCATED SOUTH OF SOUTH RUTHERFORD
BOULEVARD AND ALONG LEE LANE
INCLUDING PLAN OF SERVICES
(FILE 2019-501)**



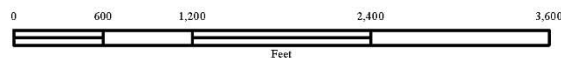
PREPARED FOR THE MARCH 6, 2019 PLANNING COMMISSION PUBLIC HEARING



Annexation Request for Property Along South Rutherford Boulevard and Lee Lane



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INTRODUCTION

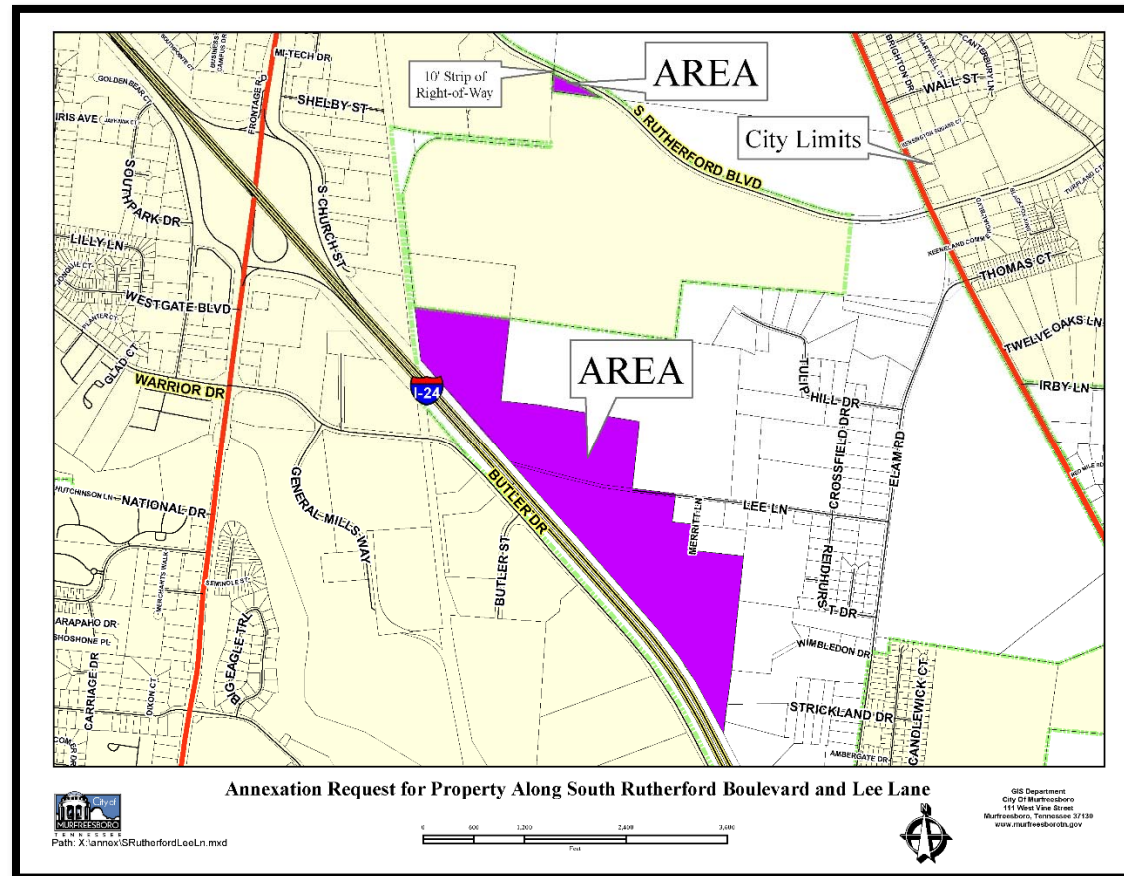
OVERVIEW

The property owners have submitted a petition requesting to be annexed by the City of Murfreesboro. The request is for three (3) parcels and a companion zoning change to Heavy Industrial District (H-I) simultaneous with the annexation. The developer has not made planning staff aware of future development intentions with this property.

The subject property is located along the south side of South Rutherford Boulevard and along Lee Lane. The parcels are approximately 123 acres and currently utilized for agricultural purposes. The study area includes rights-of-way along South Rutherford Boulevard and Lee Lane. The total study area consists of:

- Tax Map 112, Parcel 001.00 (1.63 acres)
- Tax Map 113, Parcel 013.00 (54.43 acres-partially located within City limit)
- Tax Map 113, Parcel 018.00 (66.91 acres)
- Lee Lane right-of-way, approximately 2,200 linear feet
- 10' strip of South Rutherford Boulevard right-of-way

The study area lies within the City of Murfreesboro's Urban Growth Boundary and is contiguous with current city limits.

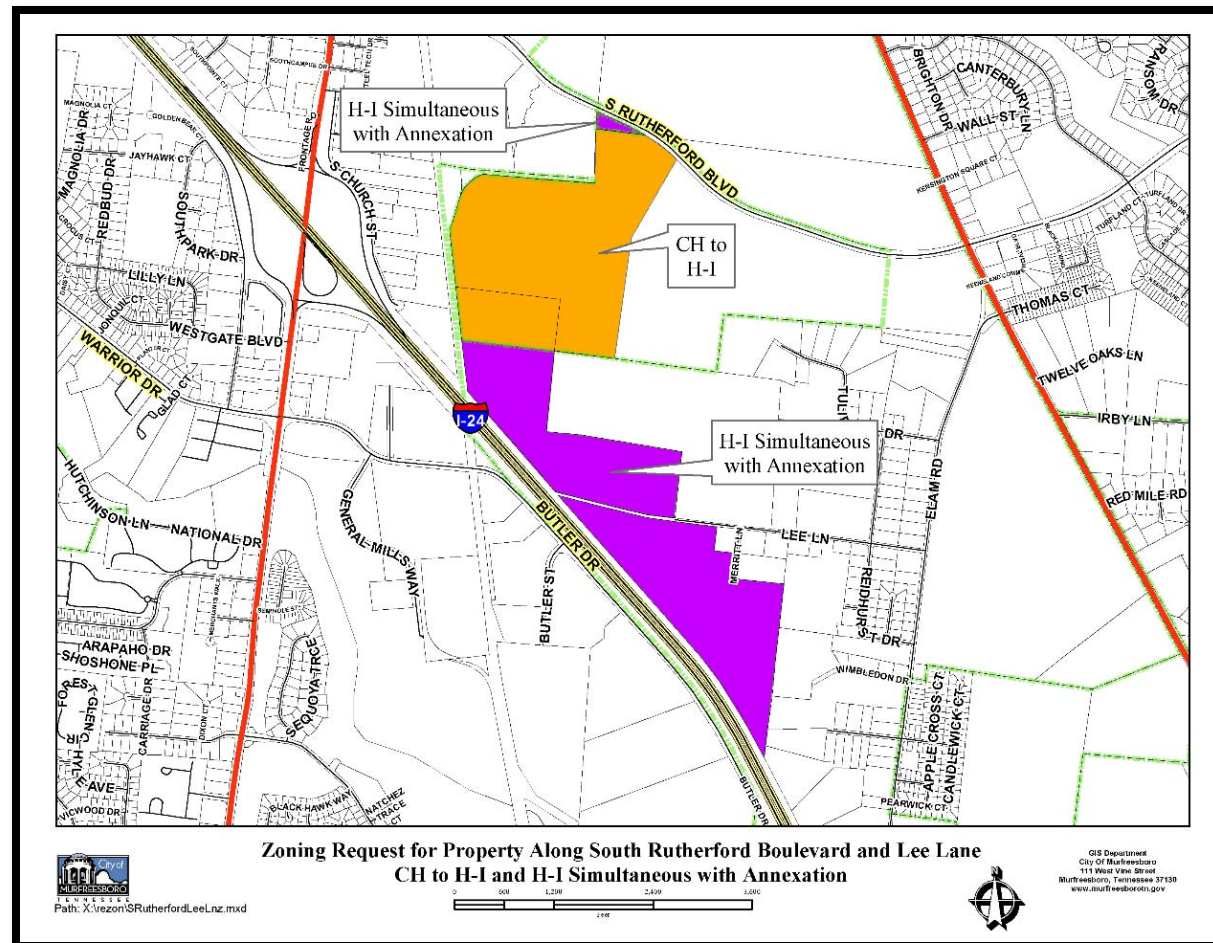


CITY ZONING

Simultaneous with the annexation, a request for rezoning for the subject property to H-I (Heavy Industrial District) is requested. The application for rezoning is made by Brian Berryman. The request is to allow for the potential development of the property with heavy industrial uses.

The study area is presently zoned RM (Residential – Medium Density) in the unincorporated area of Rutherford County.

The nearest City incorporated properties are east of the subject property and are developed, single-family residential lots that are zoned PRD (Sommersby Subdivision). Within unincorporated Rutherford County, adjacent properties are zoned RM and developed with suburban residential lots.

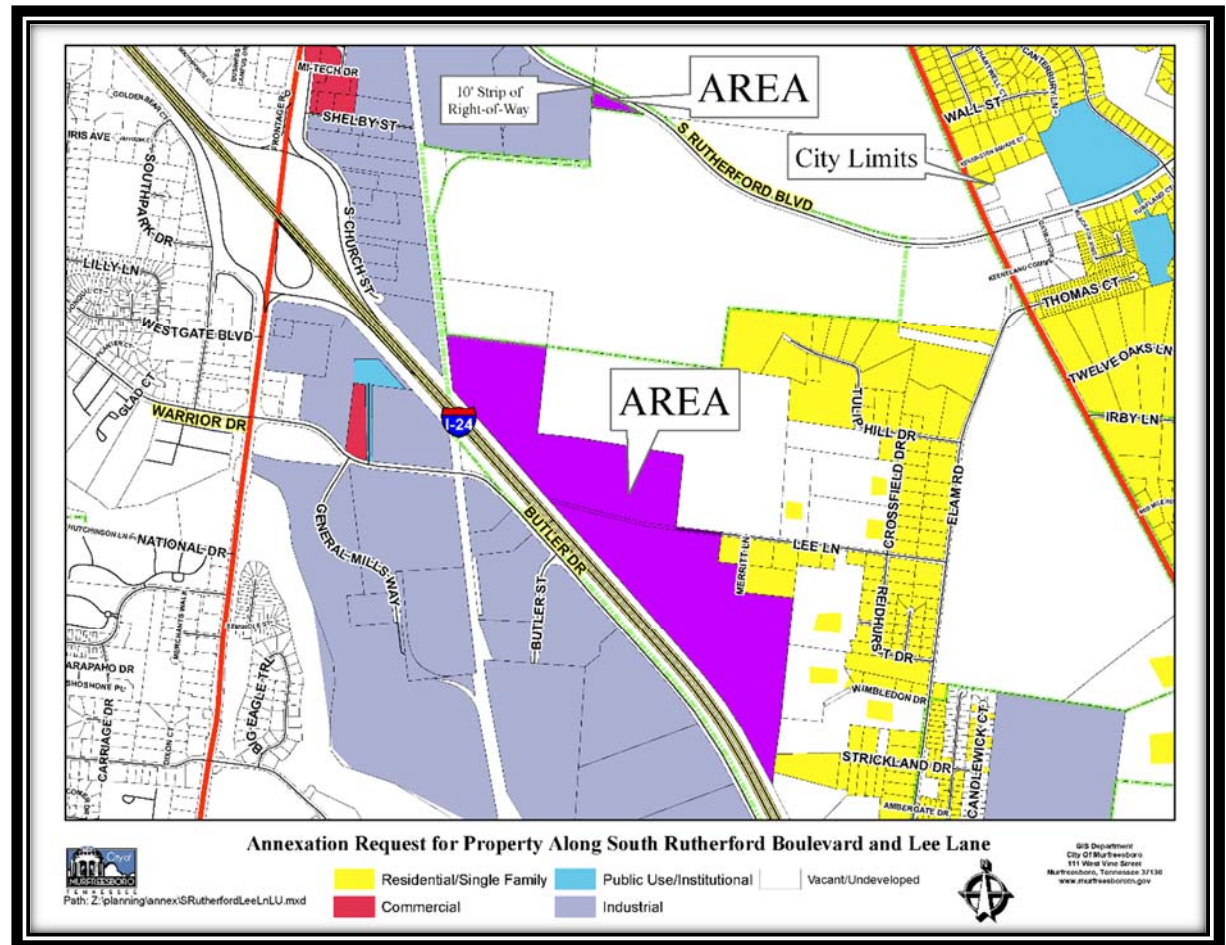


PRESENT AND SURROUNDING LAND USE

The study area is undeveloped but does have several agricultural accessory structures.

Surrounding land uses include:

- Single-family residential, as shown in yellow,
- Agricultural and vacant/undeveloped,
- Religious institutional uses, as shown in blue,
- And industrial uses in grey.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2019 will be due on December 31, 2020. 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 \$0.9494/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
DERRYBERRY BETTIE	1.63	\$3,673	\$0	\$563	\$9
CLARK ELIZABETH L & V LASSETER & S E LASSETER	54.43	\$11,400	\$0	\$2,850	\$27
CLARK ELIZABETH L & V LASSETER & S E LASSETER	66.91	\$96,900	\$21,500	\$296	\$281
Total					\$317

These figures are for the property in its current state and assessed at the residential rate of 25 percent. If this property is rezoned to Heavy Industrial District (H-I) and when it is developed, an improvement value will be added, which will result in an increase to the City and County taxes.

PLAN OF SERVICES

POLICE PROTECTION

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

This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #7.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area will not have an impact on the school's enrollment numbers as it is anticipated to be developed with heavy industrial/commercial uses.

SOLID WASTE COLLECTION

The City will not provide solid waste collection service to commercial/industrial properties.

ELECTRIC SERVICE

The study area is located within Murfreesboro Electric Department (MED) service boundary and currently has facilities along South Rutherford Boulevard.

Murfreesboro Electric Department (MED) will serve this property from South Rutherford Boulevard. Due to the size of the property and the potential zoning of Heavy-Industrial, MED will limit the electric capacity of the site to a maximum of 10MW. If the property owner has a potential buyer that needs more than 10MW of electricity, MED will need to perform an in-depth analysis of our electric system in the area as a new substation may be required. Any new electrical infrastructure installed will be required to adhere to MED standards.

STREET LIGHTING

Streetlights are existing along South Rutherford Boulevard and will be installed in the development if public streets exist. No street lighting is proposed along Lee Lane.

STREETS AND ACCESS

The annexation study area has access to existing South Rutherford Boulevard to the north and existing Lee Lane. The annexation study area includes approximately 10 linear feet of South Rutherford Boulevard right-of-way and 2,200 linear feet of Lee Lane right-of-way. South Rutherford Boulevard is a 5-lane, curb and gutter roadway. The City is already responsible for the operation and maintenance of this street and there will be no additional services required from the Engineering or Streets Departments.

Four Hundred and Eighty Seven (487) feet of Lee Lane is a 2-lane residential road that does not meet minimum City specifications; 1,509 feet is gravel and dirt within the ROW of Lee Lane that does not meet minimum City specifications. Any new public roadways to serve the study area must be constructed to City Standards.

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

It is recommended that the development of this tract include planning for a public roadway extension to the south with an intersection on South Rutherford Boulevard west of Lytle Creek. This new connector is on the 2040 Major Transportation Plan as MTI #5. The future corridor is to be a 3-lane roadway connection to south of South Rutherford Boulevard and west of Elam Road.

REGIONAL TRAFFIC & TRANSPORTATION

The intersection west of this property is South Church Street and South Rutherford Boulevard. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows South Church Street to be operating at a Level of Service D/F. The 2040 Level of Service Model indicates that South Church Street falls to Level of Service of F with or without the proposed improvements recommended in the 2040 MTP.

The intersection to the east is South Rutherford Boulevard & Manchester Pike. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows South Rutherford Boulevard to be operating at a Level of Service C in the study area using average daily traffic (ADT) counts. The 2040 Level of Service Model indicates that South Rutherford Boulevard falls to Level of Service of D with or without the proposed improvements recommended in the 2040 MTP.

Manchester Pike is operating at a Level of Service C. The 2040 Level of Service Model indicates that Manchester Pike falls to Level of Service of F with or without the proposed improvements recommended in the 2040 MTP.

Lee Lane intersects Elam Road which is 2-lane roadway that does not meet minimum City specifications. Elam Road is on the 2040 Major Transportation Plan as MTI #23 proposed to be a 3-lane roadway.

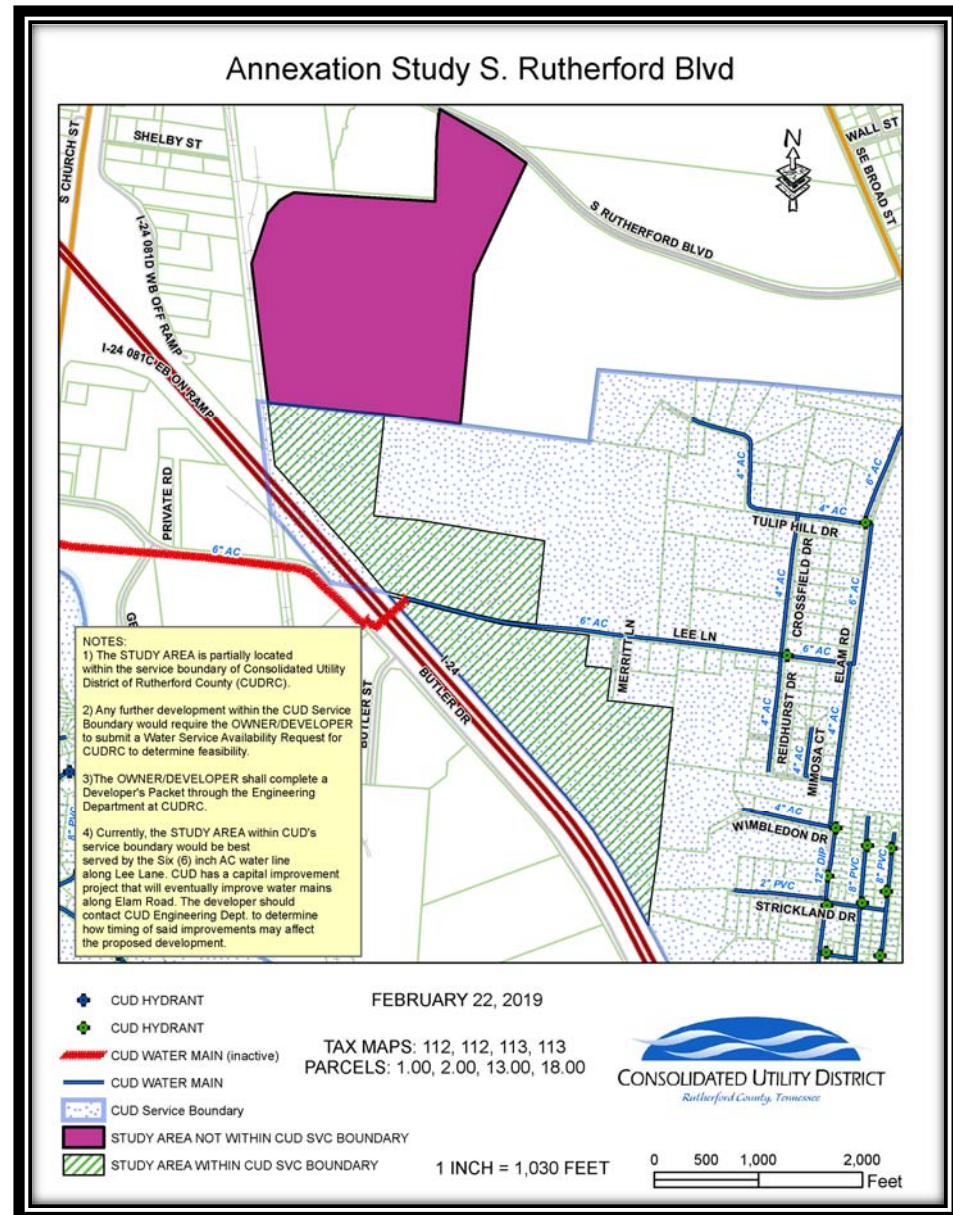
A traffic impact study will be required incorporating the surrounding properties and roadway systems.

WATER SERVICE- CUD

The study area is partially located within Consolidated Utility District's (CUD) service area. Currently, the portion of the study area within CUD's service boundary would be best served by the Six (6) inch AC water line along Lee Lane. CUD has a capital improvement project that will eventually improve water mains along Elam Road. The developer should contact the CUD Engineering Dept. to determine how timing of said improvements may affect the proposed development.

Also, the developer of the property will be required to complete CUD's Developer Packet through the CUD Engineering Department to determine feasibility prior to entering the construction phase.

The existing CUD water lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.



WATER SERVICE- MWRD

The study area is partially located within Murfreesboro Water Resources (MWRD) service area. Map 112, Parcel 001.00 is within the Department's service area has a 16" water main available. In addition to the above parcel, the very northernmost portion of Map 113, Parcel 13 is also within MWRD service area, however, unless served through Map 112, Parcel 2, Parcel 13 does not have MWRD water available. The remaining portion of Map 113, Parcel 13 & 18 are within Consolidated Utility District's water service area.

SANITARY SEWER SERVICE

Per the Department's current definition of "available", public sanitary sewer is not available to the properties requesting annexation other than Map 112, Parcel 1. There is an existing sewer main on both the north and south sides of South Rutherford Boulevard. There are several possible options for sewer service to the properties, however, all options will require the developer to obtain easements from adjacent property owners and be dedicated to the City of Murfreesboro.

- Option 1 would be to acquire permanent and temporary construction easements from the Murfree (Map 102, Parcel 49) and Derryberry (Map 112, Parcel 1) properties north of South Rutherford Boulevard and extend sewer east parallel to the northern right-of-way of Rutherford and bore to the south side to the requesting properties.
- Option 2 would be to acquire and/or redefine permanent and temporary construction easements from the Huskey Truss property (Map 113, Parcel 11.06) and extend sewer east and south to the requesting properties.
- Option 3 would be to acquire and/or redefine permanent and temporary construction easements from the Huskey Truss and Derryberry properties and extend sewer east parallel to the southern right-of-way of Rutherford Boulevard to the requesting properties.

With all of these options, the extension of sewer to the southern properties requesting annexation will somewhat follow the Lytle Creek Sanitary Sewer Study written by SEC, Inc. Gravity sewer should extend to the south from South Rutherford Boulevard to a natural high point and then the remaining properties would be served by a pump station and forcemain pumping back to the gravity sewer extension from Rutherford. In addition to serving these properties requesting annexation with sewer, if the eastern portion of Map 112 Parcel 2 develops, the Department and Developer will need to work together with regard to a proposed route for the Lytle Creek Interceptor Extension along Lytle Creek that is shown on the Department 201 Wastewater Facilities Plan. An easement will need to be dedicated for this future extension if not already.

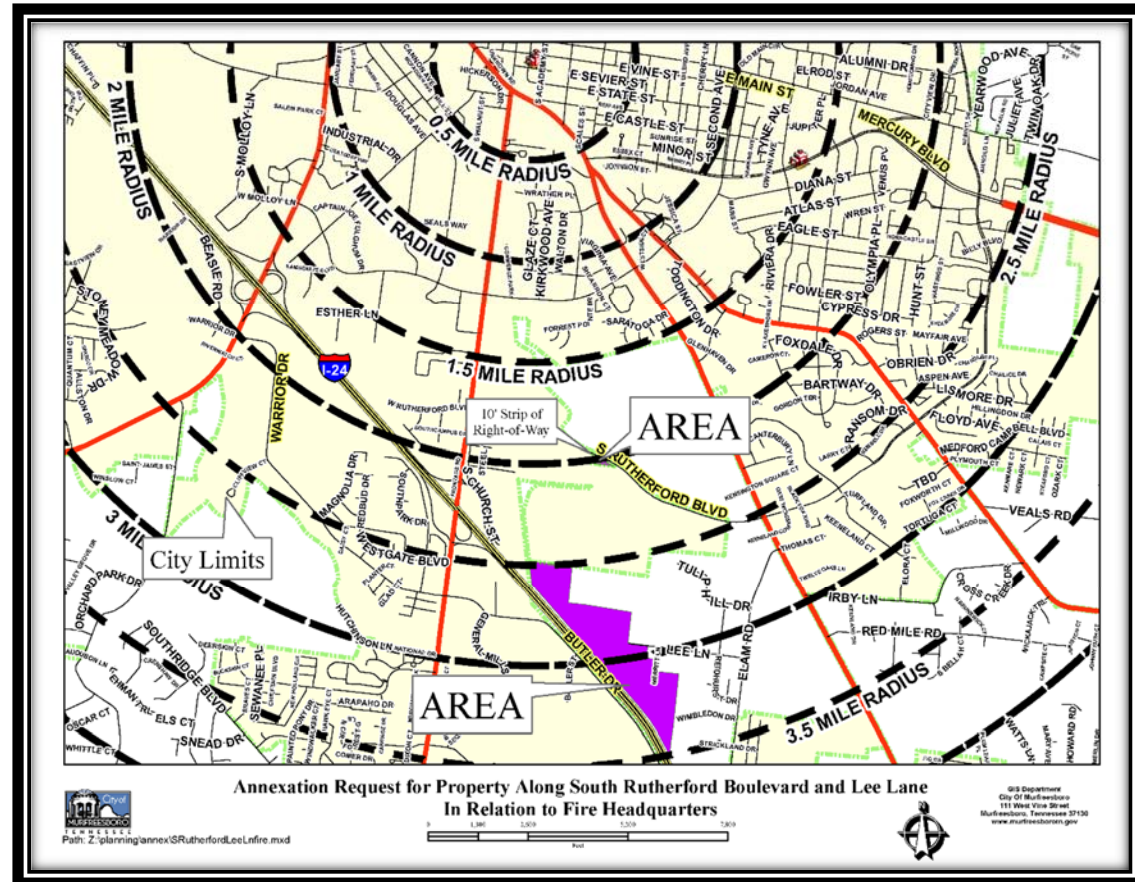
All main line extensions are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department found on-line at: <http://www.murfreesborotn.gov/DocumentCenter/View/144>

FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department (MFRD), will provide fire protection with a full-time, professional staff as well as medical first responder service immediately upon the effective date of annexation. The study area contains several agricultural accessory structures and it should be noted that the existing accessory structures are inaccessible and cannot receive fire protection from the MFRD.

Prior to any development on the site, the developer shall provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water Resources Department (MWRD) policies and procedures.

The closest fire station to the subject property is Fire Headquarters located along East Vine Street. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.

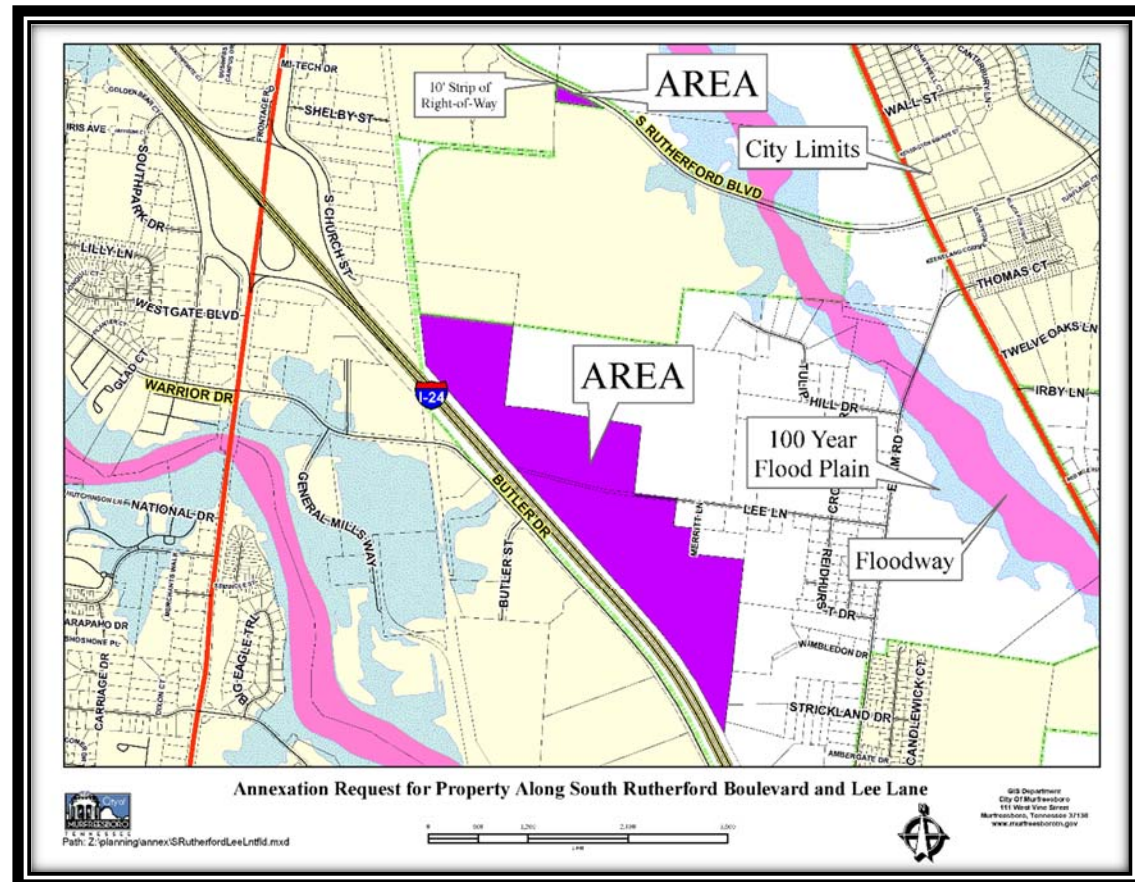


FLOODWAY

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

The floodplain comes in close proximity to the southeast corner of the study area, and some of the study area is at the 100-year flood elevation.

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



STORMWATER MANAGEMENT

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. No existing improvements are included on the subject properties and will not generate revenue for the Stormwater Utility Fund until development occurs.

The subject property is proposed to be developed for a heavy industrial district on approximately 123 acres. Based on this development scenario and property limitations, it is anticipated that the site will generate \$3,000 per month or \$36,000 annually in revenue for the Stormwater Utility Fund including anticipated fee credits upon full buildout.

Public Drainage System

Existing public drainage systems serving the study area are integral to the existing South Rutherford Boulevard. Annualized maintenance costs for drainage systems incidental to the roadways are included within the roadway maintenance costs and are anticipated to be paid from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage System

Approximately the eastern third of the property drains directly to Lytle Creek while the central portion of the site drains northward to an existing cross drain under South Rutherford Boulevard and then to Lytle Creek. The southwest portion of the property drains southwestward under CSX Railroad to I-24 ROW and West Fork Stones River.

Lytle Creek is a FEMA studied stream and a portion of the eastern property is within the floodplain and floodway of Lytle Creek. Development must meet the Floodplain Management Regulations including proper elevation and flood hazard reduction of new developments. Lytle Creek must also include a 50-foot Water Quality Protection Area from the top of bank on each side upon development. The WQPA is an undisturbed vegetated buffer providing water quality protections for Lytle Creek. Any modifications to Lytle Creek must include appropriate State and Federal permits.

The area likely includes some areas considered jurisdictional wetlands. Any proposed modifications of wetlands must include appropriate state and federal wetland permits.

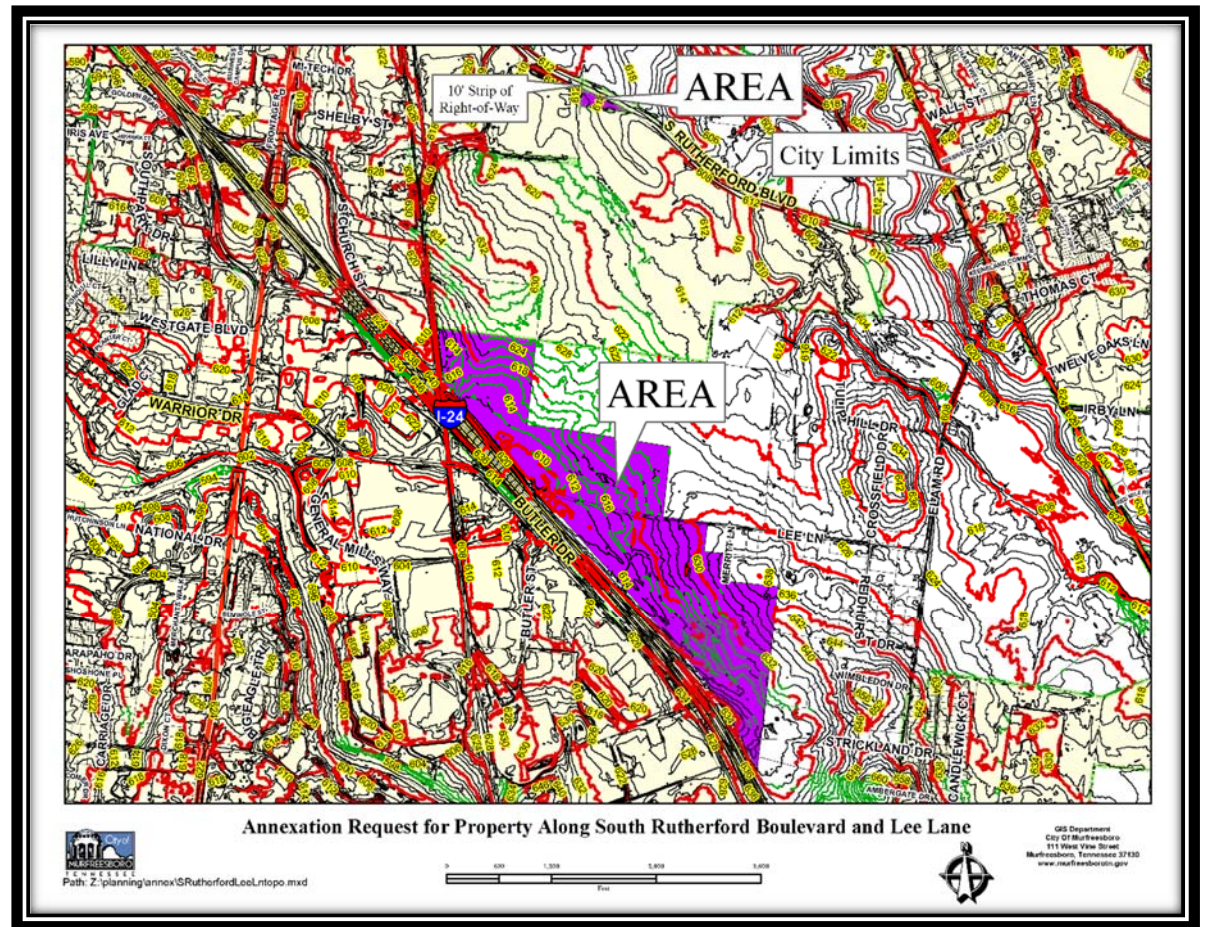
A small pond is located adjacent to a CSX spur rail on the northwestern portion of the site. It is unclear as to the jurisdictional status of this pond. If it is jurisdictional water, appropriate permits should be obtained for any proposed modifications.

PROPERTY AND DEVELOPMENT

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

New development in the study area must meet overall City of Murfreesboro Stormwater Quality requirements.

Improvements to South Rutherford Boulevard should be included for sidewalk along the development frontage.



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.

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.

PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, 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.

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.

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. Louis Bush Cole, Jr.

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

Signature: [Signature] Status: POA Date: 1/17/19

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

2. Jerry Colley, Sr.

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

Signature: [Signature] Status: POA Date: 1/17/19

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

3. Jerry Colley, Jr.

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

Signature: [Signature] Status: POA Date: 1/17/19

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

4. E. H. Hoover, III

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

Signature: [Signature] Status: POA Date: 1/17/19

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

(Attach additional signature pages if necessary)

Legal Description is attached: Yes

Power of Attorney applies and is attached: ✓ Yes No

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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1. Eleanor L. Hoover

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

Signature: [Signature] Status: POA Date: 1/17/19

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

2. Paul Anthony Hoover

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

Signature: [Signature] Status: POA Date: 1/17/19

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

3. Thomas S. Hoover, Sr.

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

Signature: [Signature] Status: POA Date: 1/17/19

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

4. Martha Houston

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

Signature: [Signature] Status: POA Date: 1/17/19

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

(Attach additional signature pages if necessary)

Legal Description is attached: Yes

Power of Attorney applies and is attached: ✓ Yes No

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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1. Melinda Milan

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

Signature: [Signature] Status: POA Date: 1/17/19

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

2. Eleanor Elizabeth Hoover IRRV Trust

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

Signature: [Signature] Status: POA Date: 1/17/19

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

3. TSH 2003 A Land Company, LP

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

Signature: [Signature] Status: POA Date: 1/17/19

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

4.

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

Signature: _____ Status: _____ Date: _____

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

(Attach additional signature pages if necessary)

Legal Description is attached: Yes

Power of Attorney applies and is attached: ✓ Yes No

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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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. ELIZABETH CLARK, SAMUEL LASSETER, MERCEDES
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

LUCIA SUAREZ - ALL REPRESENTED
Signature: _____ Status: _____ Date: _____

BY PINNACLE BANK AS SUCCESSOR TRUSTEE
Mailing Address (if not address of property to be annexed)

2. PINNACLE FINANCIAL PARTNERS

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

214 WEST COLLEGE ST.

Signature: _____ Status: _____ Date: _____

MURFREESBORO, TN. 37133

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

3. Ryan Miller

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

Signature: Ryan Miller Status: SVP + TRUST ADVISOR Date: 1-16-19

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: X Yes

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

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 9, 2019**

- 3.d. Zoning application [2019-405] for approximately 233.3 acres located along South Rutherford Boulevard, Lee Lane and I-24 to be zoned H-I simultaneous with annexation (123 acres) and to be rezoned from CH to H-I (110.4 acres), Brian Berryman applicant. (project planner Margaret Ann Green).**

The subject properties are located along the south side of South Rutherford Boulevard, at the western terminus of Lee Lane and along the northeastern boundary of I-24. The properties consists of approximately 233.3 acres and includes 4 separate parcels and are identified as follows:

- Tax Map 112, Parcel 001.00 (1.63 acres)
- Tax Map 112, Parcel 002.00 (110.35 acres- partially located within City limits)
- Tax Map 113, Parcel 013.00 (54.43 acres- partially located within City limit)
- Tax Map 113, Parcel 018.00 (66.91 acres)

TOTAL ACRES: 233.32 acres

The subject property consists of 123 acres of land located within unincorporated area of Rutherford County and is zoned RM (Medium Density Residential). Also included in this application are 110.4 acres which currently is located within municipal boundaries and is currently zoned CH (Commercial Highway District). The properties to the north and east are mostly undeveloped, agricultural properties. Along Lee Lane are existing, large-lot, single-family dwellings. The developed properties to the west are commercial and industrial properties which are bounded by CSX railroad and Interstate 24.

The owners of the property within the unincorporated area have petitioned the City to annex the unincorporated property. The applicant for the zoning change is Brian Berryman who has requested the properties be zoned H-I (Heavy Industrial District) simultaneous with annexation and that the CH zoned property be rezoned to H-I (Heavy Industrial District). The developer has not made staff aware of specific development plans for the property.

Heavy Industrial District (H-I):

This industrial district is intended to provide areas in which the principal uses permitted are manufacturing, wholesaling, or warehousing and which are accessible to major transportation routes. The Heavy Industrial District is our most permissive industrial zone. The uses permitted in this district, the special uses that may be allowed in this district, and the uses for which site plan review and approval are provided as an excerpt from Chart 1 of the Zoning Ordinance. The minimum lot width is 50-feet and the setbacks are 42-feet from the front lots lines, 10-feet from the side lots lines and 20-feet from the rear lot lines.

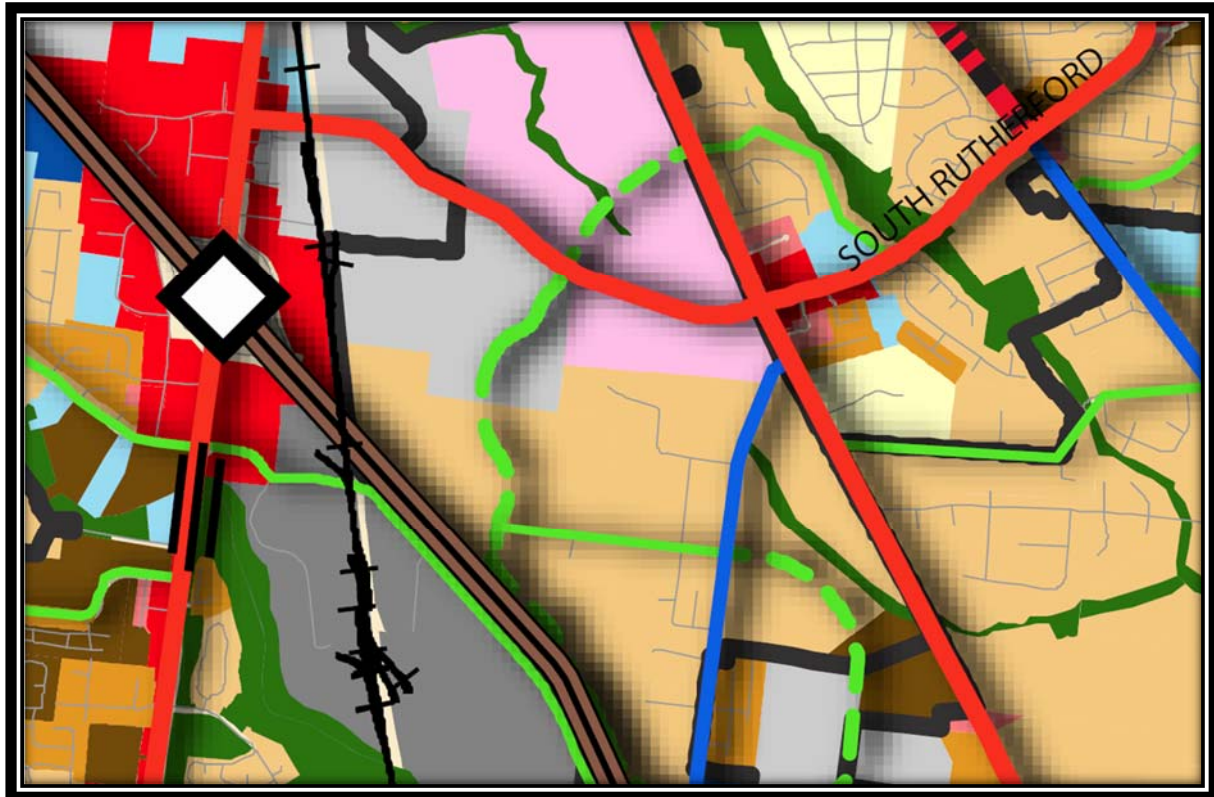
The Planning Director recommends that any approval of the proposed rezoning be made contingent on the applicant recording a subdivision plat that restricts the following uses on the subject property:

- Manufacture, Storage, Distribution of:
 - Composting Facility
 - Explosives
 - Fireworks
 - Leather and Leather Products, Tanning and Finishing
 - Paper Mills
 - Petroleum and Coal Products Refining
 - Radioactive Materials
- Manufacture of Chemicals
- Junkyard

The subdivision plat shall be submitted for review and recorded prior to the City Council holding a second reading of the rezoning request. Subsequent re-subdivisions of the subject property shall include these use restrictions.

Future Land Use Map

The Murfreesboro 2035 Future Land Use Map indicates that Light Industrial uses are the most appropriate land use for the northern portion of the subject property and that Suburban Residential is the most appropriate land uses for the southern portion of the subject property.



MAP 4.2

Future Land Use Map

LAND USES

Proposed Land Uses

- Undeveloped
- Parks
- Suburban Estate
- Suburban Residential
- Auto Urban Residential
- Multi Family Residential
- General Commercial
- Neighborhood Commercial
- Urban Commercial / Mixed Use
- Central Business District
- Business Park
- Light Industrial
- Heavy Industrial
- Public / Institutional

Light-Industrial Character (L-I)- northern portion of subject property

Murfreesboro should provide attractive sites for future industrial (light and heavy) development to provide additional employment opportunities to those who reside in the City as well as for residents who live in the surrounding area. The intent of the light industrial land use classification is to provide facilities for design, assembly, finishing, packaging, and storing of products or materials that have usually been processed at least once. These activities are characterized as “clean”, since they produce a relatively small amount of environmental outputs, including, but not limited to smoke, gas, odor, dust, noise, vibration of earth, soot or lighting; to a degree that is offensive when measured at the property line of subject property. Light industries include facilities for administration, research, assembly, storage, warehousing, and shipping. Examples are electronics firms, trucking companies, small textile mills, and auto assembly plants. Characteristic features may include the nature of the buildings, parking and shipping arrangements, the presence of outdoor storage facilities, trailer trucks, loading docks, rail lines, and power sources.

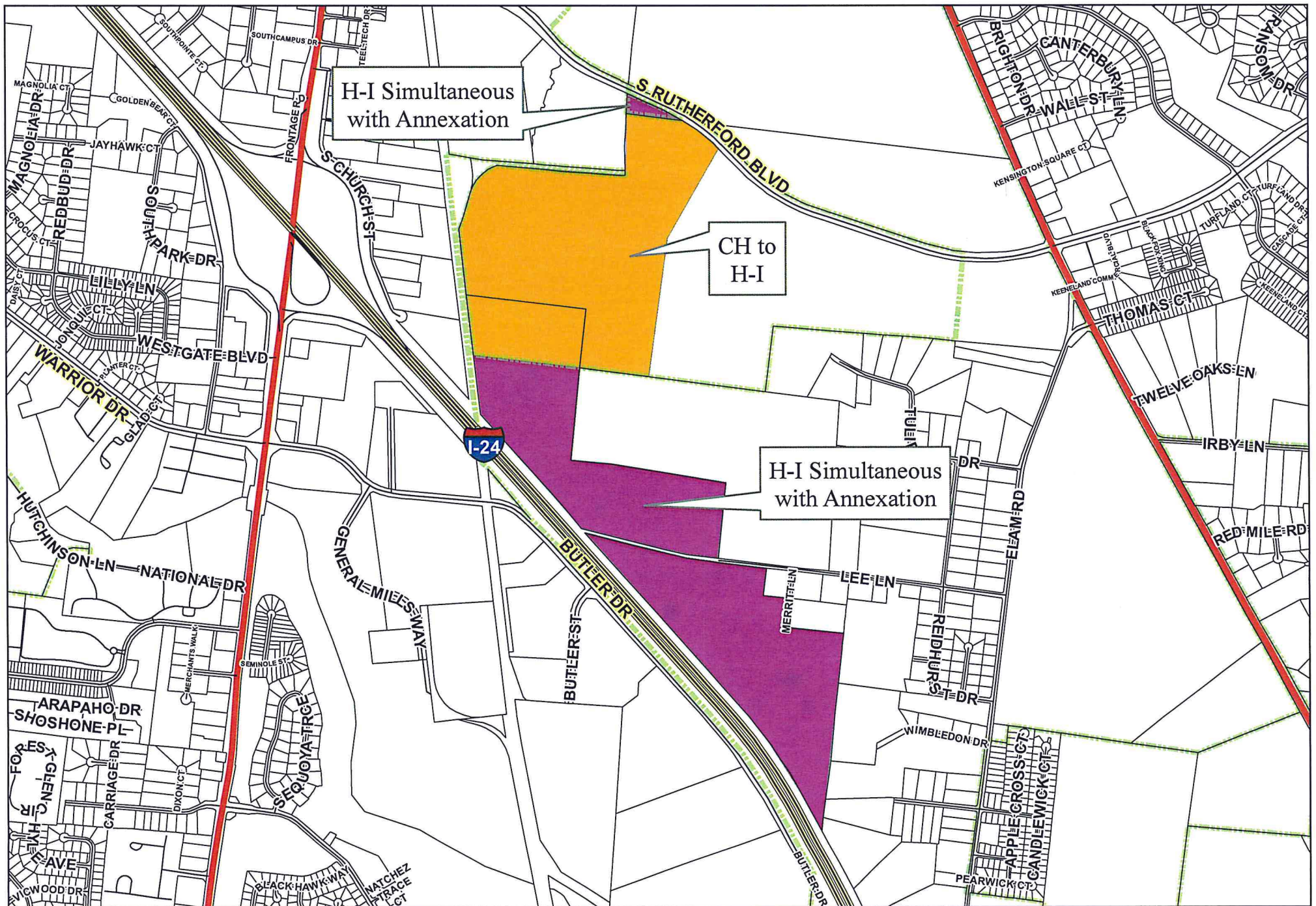
The proposed zoning is not consistent with the *Future Land Use Map*.

Suburban Residential Character (SR)- southern portion of subject property

The *Murfreesboro 2035* Land Use Plan indicates that Suburban Residential is the most appropriate land uses for the southern portion of the subject property. This community character classification accommodates the new development that continues around the City’s periphery, a lower density Suburban Residential (SR) development will help to transition rural and urban development. This character type includes small acreages or large lot estate development, or may also be smaller lots clustered around common open space. The recommended zoning districts range from RS-15 to RS-10, including PRDs, and has a density of 2.0 to 3.54 dwelling units per acre.

The proposed zoning is not consistent with the *Future Land Use Map*.

The Planning Commission will need to conduct a public hearing on the matter of the Heavy Industrial zone request, after which it will need to discuss this matter and then formulate a recommendation for City Council.

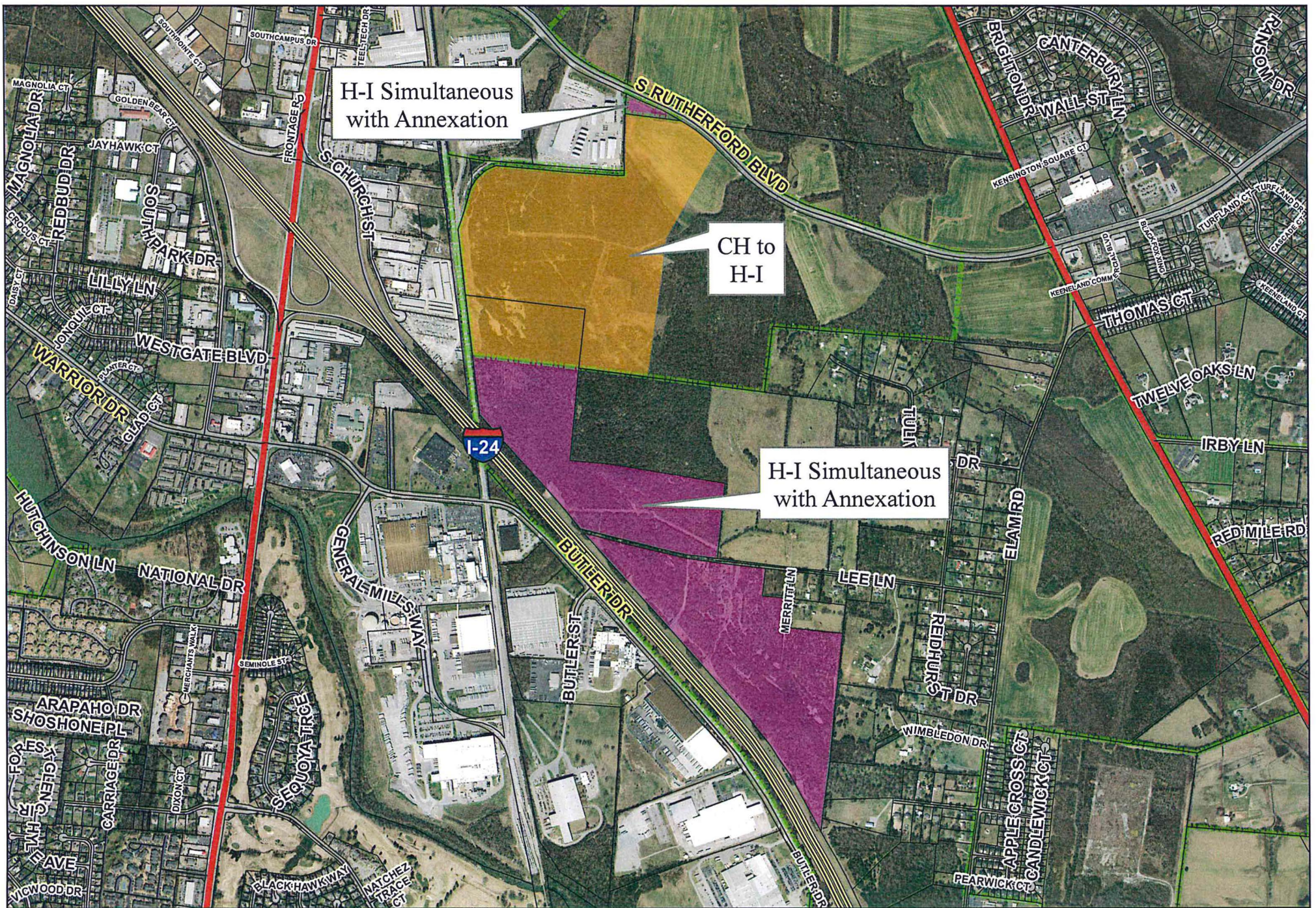


Zoning Request for Property Along South Rutherford Boulevard and Lee Lane CH to H-I and H-I Simultaneous with Annexation



Path: X:\rezon\SRutherfordLeeLnz.mxd

GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



Zoning Request for Property Along South Rutherford Boulevard and Lee Lane CH to H-I and H-I Simultaneous with Annexation



Path: X:\rezon\SRutherfordLeeLnz.mxd

GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov





SUBURBAN RESIDENTIAL CHARACTER (SR)

This community character classification is very different from the Urban and Auto-Urban (General) residential character categories. As new development continues around the City's periphery, a lower density Suburban Residential (SR) development will help to transition rural and urban development. This character type includes small acreages or large lot estate development, or may also be smaller lots clustered around common open space.

As in the case of many neighborhoods in Murfreesboro, particularly those in West Murfreesboro, or those that currently abut vacant land, the adjacent views that contribute to a semi-rural character are temporary, rather than permanent. The natural open space and views of the landscape are "borrowed" from the adjoining land. Consequently, as additional development occurs abutting these existing neighborhoods, the character will change. This is an important consideration as to the design of new subdivisions and whether they use the adjacent land or incorporate permanent open space into the development to sustain its original character. One means of achieving this character is by clustering development, thereby maintaining an equal or higher density while preserving permanent open space.

Development Types:

- ▶ Detached residential dwellings.
- ▶ Planned developments to provide other housing types (e.g., Auto-Urban attached residential) but with increased open space to preserve a suburban character setting.

Characteristics:

- ▶ Similar to Auto-Urban (General) Residential category, there is noticeable accommodation of the automobile on sites. Garages are typically integrated into the front facade of the dwelling with driveways on the side of homes or occupying a portion of the front yard space.

- ▶ Development options can be established which allow for smaller lot sizes in exchange for greater open space, with the additional open space devoted to maintaining the Suburban character and buffering adjacent properties and roads.

Density / Height Guidelines:

- ▶ 2.0 to 3.54 dwelling units per acre (DU/ac).

City Zoning Districts:

- ▶ Single Family Residential Districts:
 - RS-15
 - RS-12
 - RS-10



LIGHT INDUSTRIAL CHARACTER (L-I)

Murfreesboro should provide attractive sites for future industrial (light and heavy) development to provide additional employment opportunities to those who reside in the City as well as for residents who live in the surrounding area. The intent of the L-1 light industrial land use classification is to provide facilities for design, assembly, finishing, packaging, and storing of products or materials that have usually been processed at least once. These activities are characterized as “clean”, since they produce a relatively small amount of environmental outputs, including, but not limited to smoke, gas, odor, dust, noise, vibration of earth, soot or lighting; to a degree that is offensive when measured at the property line of subject property.

Light industries include facilities for administration, research, assembly, storage, warehousing, and shipping. Examples are electronics firms, trucking companies, small textile mills, and auto assembly plants. Characteristic features may include the nature of the buildings, parking and shipping arrangements, the presence of outdoor storage facilities, trailer trucks, loading docks, rail lines, and power sources. Development standards for light industrial industries include the minimum necessary to assure safe, functional, efficient and environmentally sound development, and may have to conform to certain requirements regarding enclosure, screening and minimum distance from residential districts.

Development Types:

- ▶ Light manufacturing and assembly;
- ▶ distribution, and warehousing;
- ▶ uses involving handling, storage, or shipping;
- ▶ laboratories for research and development.
- ▶ food production clusters (e.g., breweries, cookie, cracker and pasta manufacturing);
- ▶ arts and crafts manufacturing cluster (e.g., commercial screen printing, pottery product

manufacturing, ornamental and architectural metalwork manufacturing).

Characteristics:

Murfreesboro's industrial developments are predominantly characterized by large parking and storage yards and minimal greenspace. Required 10-15 percent landscape surface ratio, equivalent to City's Bufferyard E composition along all edges of property.

Siting Criteria:

1. Light industrial, warehousing and distribution uses that are well-screened and in buildings with upgraded facade treatments;
2. Shovel-ready sites: In-place infrastructure (e.g., utilities, accessibility, rail, etc.) increases speed-to-market, decreases construction / implementation costs, and minimizes risk (e.g., a proposed access road or interchange may not be constructed when planned).
3. Ensure adequate truck loading and maneuvering areas within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks will take place solely on private property and is well-screened from all public thoroughfares.
4. Light industrial land uses and industrial parks shall be located near freeways with adequate access provided by thoroughfares. Access to rail is desirable where possible.
5. Sufficient street frontage to accommodate structures, parking, and access while in character with adjacent non-industrial properties.

Intensity / Height Guidelines:

- ▶ 0.25 to 0.50 FAR for uses with a limited number of employees and customers, such as warehouses / up to three (3) stories.

City Zoning Districts:

- ▶ Light Industrial (LI)

APPENDIX A - ZONING

CHART 1. USES PERMITTED BY ZONING DISTRICT.

Revised: 04/12/18

Chart 1
Page 1 of 9

USES PERMITTED ³	ZONING DISTRICTS																																			
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P											
DWELLINGS																																				
Single-Family detached	X	X	X	X	X	X	X	X	X	X		X		X								X	X		X											
Single-Family attached							X	X	X	X		X		X									X		X											
Two-Family							X	X	X			X		X									X		X											
Three-Family								X	X			X		X									X		X											
Four-Family								X	X			X		X									X		X											
Multiple-Family								X ²¹	X ²¹								X ²¹	X ²¹							X											
OTHER HOUSING																																				
Accessory Apartment	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸				S ⁸																										
Accessory Dwelling Unit												X ¹	X ¹	X ¹	X ¹	X ¹	X	X ¹	X ¹	X ¹																
Assisted-Care Living Facility ¹⁵							S	X	X	X		X		X	X	X	X	X				X	X	X	S											
Bed-and-Breakfast Homestay	S	S	S	S	S		S	S	X	S		S		X	X	X		X				S	S	S	X											
Bed-and-Breakfast Inn	S	S	S	S	S		S	S	S	S		S		S	X	X		X				S	S	S	S											
Boarding House ¹⁵							S	S	X	X		S		X	X	X		X					S	S	X											
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X										
Extended Stay Hotel/Motel																X	X																			
Family Crisis Shelter												S		S	S	S				S	S		S													
Family Violence Shelter								S	S			S	S	S	X	X			X	X			X	S	S											
Fraternity/Sorority												S		S	S	S							S	S	S											
Group Shelter								S	S			S	S	S	S	S				S																
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Airport, Heliport	S	S	S	S	S	S	S	S		S							S			S	S	S	S	S	S	S										
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S				S			S	S															
Church ¹³	S	S	S	S	S	S	S	X	X	S	S	S	X	X	X	X	X	X	X	X	X	S	S	X	X											
College, University												X	X				X					X		X												

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Chart 1
Page 5 of 9

Revised: 04/12/18

APPENDIX A - ZONING

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Chart 1
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Revised: 04/12/18

USES PERMITTED ³	ZONING DISTRICTS																	
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²
Veterinary Office												X	X	X	X	X	X	X
Veterinary Clinic															X	X	X	X
Veterinary Hospital																X	X	X
Vehicle Sales (Non-Motorized)																X	X	X
Vehicle Wash														X		X	X	X
Video Rental														X	X	X	X	X
Wholesaling																X	X	X
Wireless Telecommunications Towers, Antennas ¹⁷	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wrecker Service ¹²																X	X	X
Wrecker Service Storage Yard ¹²																X	X	X
INDUSTRIAL																		
Manufacture, Storage, Distribution of:																		
Abrasive Products																	X	
Alcoholic Beverage Manufacture																	X ²⁰	
Animal or Poultry Slaughter, Stockyards, Rendering																	S	
Asbestos Products																	S	
Automobile Dismantlers and Recyclers ⁷																	S ⁷	
Automobile Manufacture																	X	
Automobile Parts and Components Manufacture																	X	
Automobile Seats Manufacture																	X	
Bakery Goods																	X	X
Boat Manufacture																	X	
Bottling Works																	X	X
Brewery																	X	
Candy																	X	X
Canned Goods																	X	
Chemicals																	X	
Composting Facility																	S	
Contractor's Storage, Indoor																X	X	X
Contractor's Yard or Storage, Outdoor																X	X	X
Cosmetics																	X	X
Custom Wood Products																	X	X
Electrical or Electronic Equipment, Appliances, and Instruments																	X	X
Explosives																	S	

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Revised: 04/12/18

USES PERMITTED ³	ZONING DISTRICTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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X = Use permitted by right.

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

Chart 1
Page 9 of 9

Revised: 04/12/18

USES PERMITTED ³	ZONING DISTRICTS																	
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²
OTHER																		
Advertising Sign																X		X
Automobile graveyard																		S
Home Occupations	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹		X			X	
Junkyard																		S
Metal, Sand, Stone, Gravel, Clay, Mining, and other related processing																		S
Recycling center																S		X
Self-Service Storage Facility ¹⁶														S	S	X	S	X
Wholesale Establishments																X		X
Temporary Mobile Recycling Center														S	S			S

X = Use permitted by right.

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



Creating a better quality of life

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

Zoning & Rezoning Applications – other than rezoning to planned unit development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	\$950.00

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: Brian Berryman

Address: 900 Cpt Joe Fulghum City/State/Zip: Murfreesboro, TN 37129

Phone: 615-890-8075 E-mail address: bcberryman@comcast.net

PROPERTY OWNER: Tommy Hoover (Elizabeth Clark)

Street Address or property description: Along south side of South Rutherford Blvd

and/or Tax map #: 112 (113) Group: Parcel (s): 2.00 (13.00)

Existing zoning classification: CH (RM-COUNTY)[RM-COUNTY]

Proposed zoning classification: H-I Acreage: 231.69

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

E-mail: MTAYLOR@SEC-CIVIL.COM

APPLICANT'S SIGNATURE (required):

DATE: 1-17-19

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

Date received: 1-17-19 MPC YR.: 19 MPC #: 405

Amount paid: \$700.00 Receipt #: 364175

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 3, 2019**

Project Planner: Marina Rush

3.e Zoning application [2019-406] for approximately 90.56 acres located along New Salem Highway to be rezoned from RS-15, CH, OG and RM-16 to RS-6, Vision Development applicant.

The subject property is located along the south side of New Salem Highway and west of Veterans Parkway. The property is 90.56 acres in size, a portion of a 482-acre parcel, which is identified solely as Parcel 123 on Tax Map 12.0. The applicant is proposing to rezone the 90.56 acres as follows:

- OG to RS-6 (35.19 acres)
- CH to RS-6 (6.88 acres)
- RS-15 to RS-6 (47.44 acres)
- RM-16 to RS-6 (1.05 acres)

The RS-6 zone allows single-family residential development with a minimum lot size of 6,000 square feet. The purpose of this zoning district, as stated in the Zoning Ordinance, is to allow for relatively low density and the preservation of open space and natural amenities. Site access is via New Salem Highway.

Staff analyzed the data on the GIS maps for this project area, and there appears to be potential wetlands within the rezoning boundary. If there are wetlands, the applicant will need to delineate the location and avoid or mitigate, as required.

A neighborhood meeting was held by the applicant on February 4, 2019, at Scales Elementary School. The meeting was well attended. The majority of the comments made were regarding stormwater drainage and traffic along New Salem Highway.

Adjacent Zoning and Land Uses

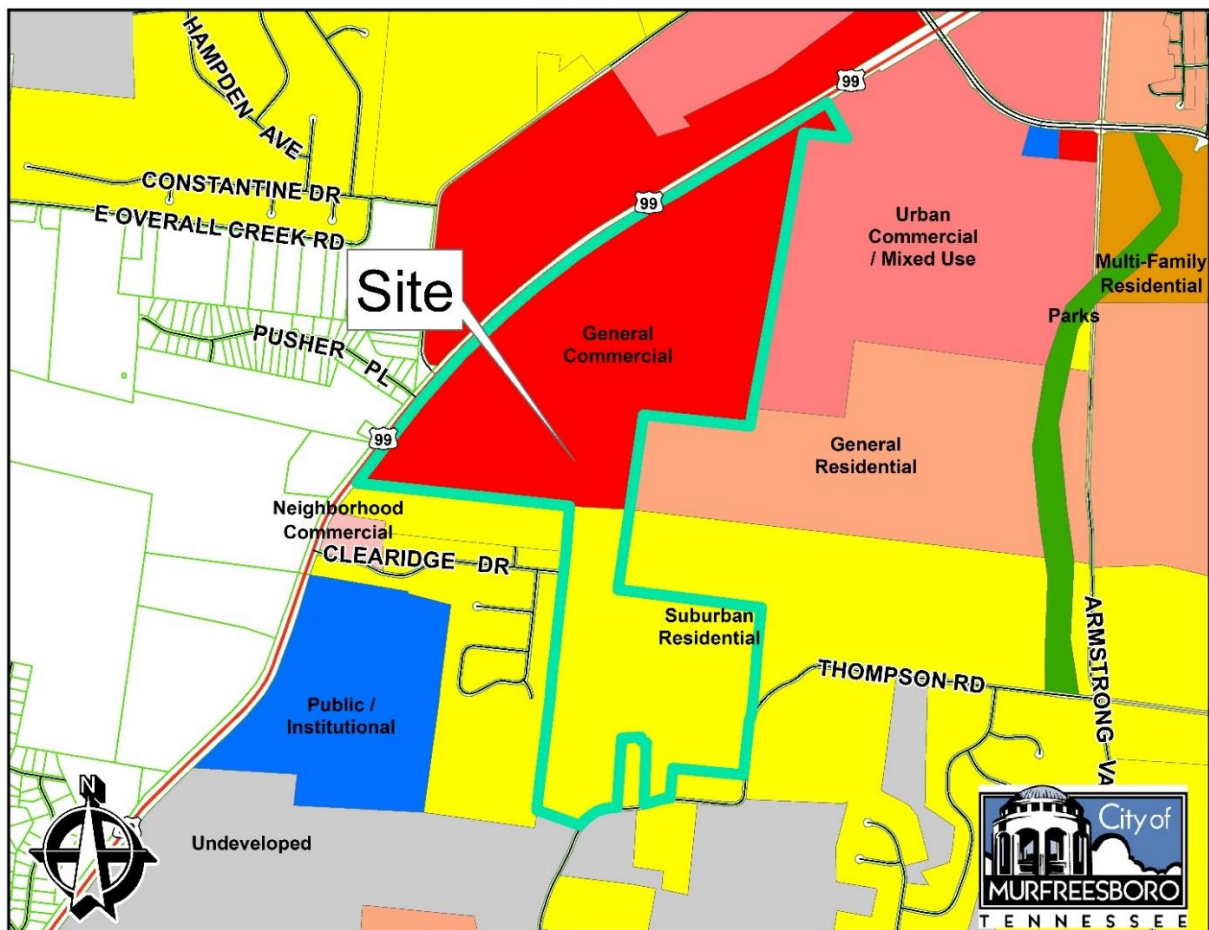
The adjacent zoning is CH, OG, RM-16, and RS-15. On the north side of New Salem Highway (Highway 99) the zoning is CH, CF and RS-15. The land uses are primarily vacant agricultural land, and in the unincorporated area surrounding this property are single family residential subdivisions: Clearidge to the south and Blue Ribbon Estates to the north.

Future Land Use Map

The future land use map of the *Murfreesboro 2035 Comprehensive Plan* indicates that General Commercial and Suburban Residential are the most appropriate land uses for the project area, as shown on the map below. The characteristics of the General

Commercial land use designation are commercial development devoted to vehicular access, buildings set back toward rear of site, less building articulation, and are typically developed as commercial centers along major roadways, restaurant chains, and big box retail, and compatible zoning districts are CH (commercial highway) and PCD (planned development). The characteristics of Suburban Residential are detached residential development, garages integrated into the front façade of the dwelling, and small lot sizes, and compatible zoning districts are RS-15, RS-12 and RS-10. The RS-6 zoning district is not associated with any land use designations in the 2035 Comprehensive Plan because this zoning district was adopted after the Comprehensive Plan.

The proposed rezoning is inconsistent with the future land use map of the *Murfreesboro 2035 Comprehensive Plan*. The Planning Commission should discuss the proposed zoning with regards to the land use designations, and if desired recommend changes to the Future Land Use map to be compatible with the requested zoning.



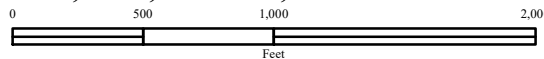
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this zoning request and then formulate a recommendation for the City Council.



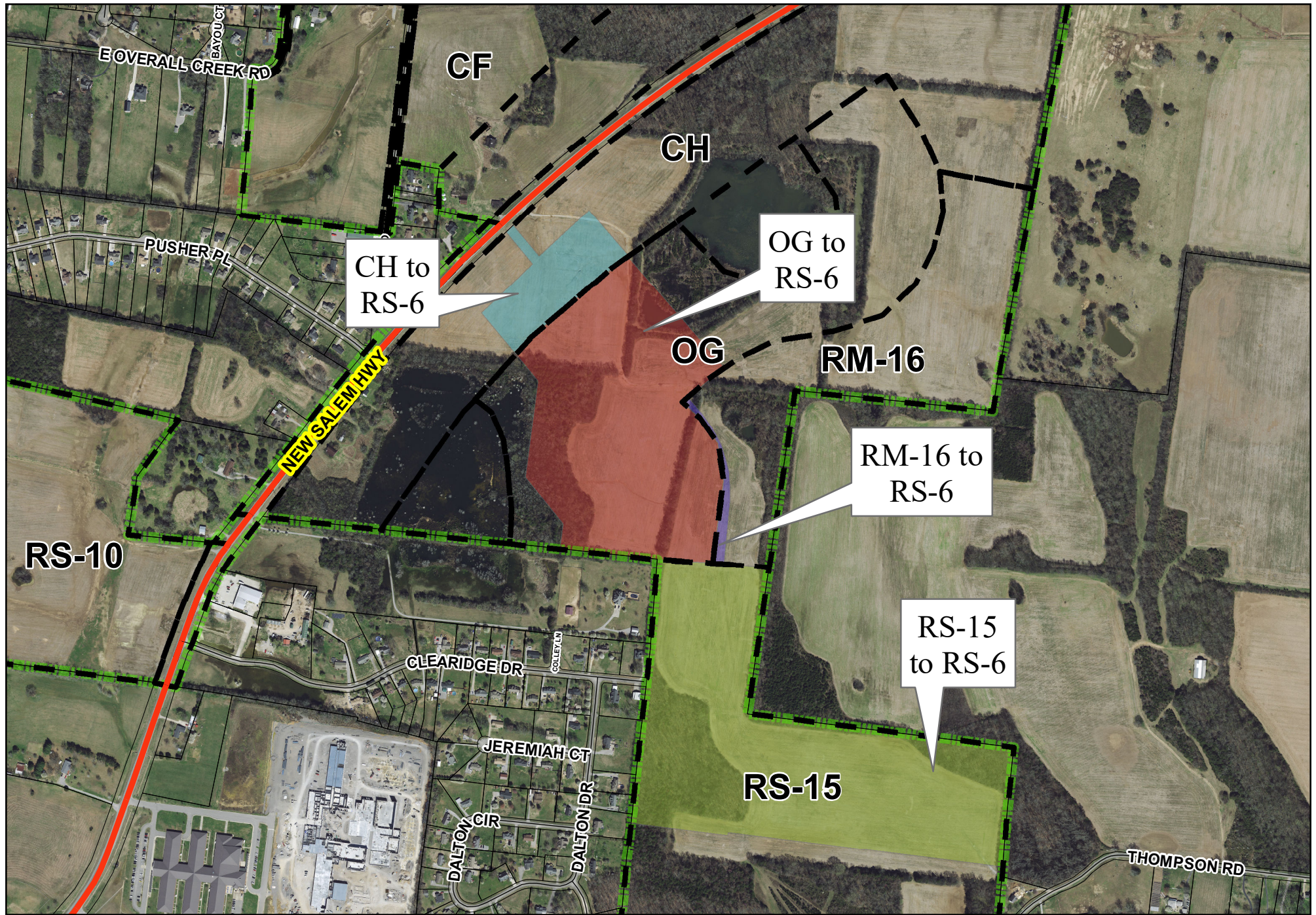
Zoning Request for Property Located Along New Salem Highway and Clearidge Drive **CH, OG, RM-16, and RS-15 to RS-6**



Path: X:\rezon\NewSalem_ClearidgeDr.mxd



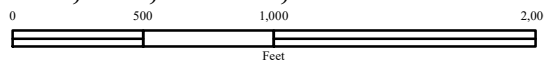
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



Zoning Request for Property Located Along New Salem Highway and Clearridge Drive CH, OG, RM-16, and RS-15 to RS-6



Path: X:\rezon\NewSalem_ClearridgeDr.mxd



GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
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Zoning & Rezoning Applications – other than rezoning to planned unit development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	\$950.00

Procedure for applicant:

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

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

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

To be completed by applicant:

APPLICANT: Vision Development c/o Tim McClure

Address: 602 N. Walnut St **City/State/Zip:** Murfreesboro, TN 37130

Phone: 423-595-4166 **E-mail address:** tmbuilder@comcast.net

PROPERTY OWNER: Rucker Donnell Foundation c/o Rick Mansfield

Street Address or property description: Along south side of Hwy 99

and/or Tax map #: 123 **Group:** **Parcel (s):** 12.00

Existing zoning classification: CH, OG, RM-16, RS-15

Proposed zoning classification: RS-6 **Acreage:** 90.56

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

E-mail: MTAYLOR@SEC-CIVIL.COM

APPLICANT'S SIGNATURE (required):

DATE: 1-17-19

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

Date received: 1-17-19 **MPC YR.:** 19 **MPC #:** 406

Amount paid: \$ 700.00 **Receipt #:** 364196

Revised 7/20/2018

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
MARCH 6, 2019**

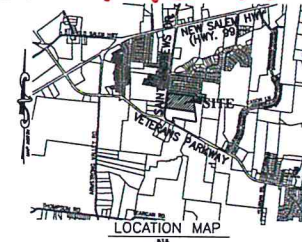
4.a. Naming of new streets associated with the construction of Salem Elementary.

The City is in the process of constructing its new elementary school, Salem Elementary, just to the east of Saint Andrews Drive and north of Veterans Parkway. It is planned to be open in time for the 2019-2020 school year. In conjunction with the construction of the school, the City is also constructing two new public streets. One of the public streets will be directly in front of the school, running east-west and terminating at Saint Andrews Drive. The other one will run north-south and intersect with Veterans Parkway at its south end.

Staff contacted representatives from Murfreesboro City Schools to discuss potential street names. MCS would like to name the east-west street "Saint Bernard Way" after the mascot for the school, which is the canine Saint Bernard. Opposite Veterans Parkway from the north-south street is an existing private street called Learning Lane. With the north-south street serving an elementary school, continuing the Learning Lane street name north of Veterans Parkway seemed like a natural fit to Staff. Section 5.2 of the Subdivision Regulations states that "The Planning Commission shall have final authority over street names." Staff presents for the Planning Commission's consideration "Saint Bernard Way" and "Learning Lane" as the proposed street names for these two new public streets.

The Planning Commission will need to discuss the proposed street names. If acceptable to the Planning Commission, Staff would ask the Planning Commission to vote to approve these two street names. Staff will be available to answer any questions about this matter at the Planning Commission meeting.

Proposed Street Names for New Streets Being Constructed with Salem Elementary



J3
Johnson +
Bailey
Architects
P.C.

City Center
100 East Vine St.
Murfreesboro Tennessee
37130
615-890-4560
Fax: 615-890-4564

Southwest
Elementary
School

Murfreesboro
City Schools

REVISION	DATE
17M SUBMITTAL	6-15-18
17M	7-12-18
ADDENDUM 3	7-19-18
PLANNING SUBMITTAL	7-26-18
REVISED PER	
STAFF COMMENTS	8-13-18

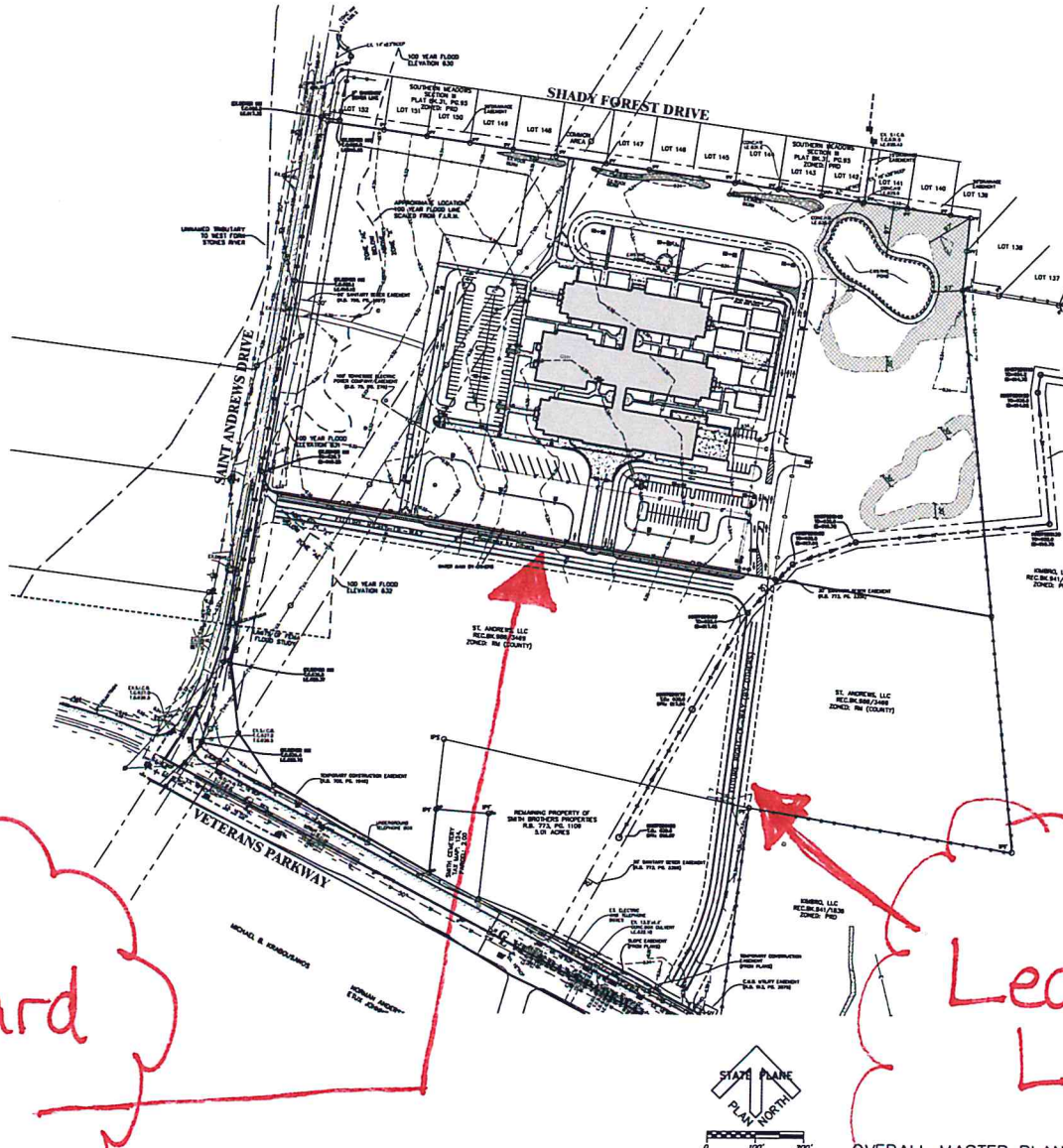
NOTES:

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PROJECT NO. 1811
DATE 6-15-18
DRAWN BY N.C.G.
CHECKED BY E.E.J.

C0.0



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-TOWN -WORK BEING DONE FOR
-STREET ADDRESS

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200 N. WALNUT STREET
MURFREESBORO, TN 37130
CONTACT: JIMMY HODGES
PHONE: 615-894-3020
FAX: 615-894-8738

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MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION
355 NEW SALEM ROAD
MURFREESBORO, TN 37130
CONTACT: DORY CANNON
PHONE: 615-894-1075

TELEPHONE:
AT&T
118 SOUTH CANNON AVENUE
MURFREESBORO, TN 37139
CONTACT: JAMAL ADEB
PHONE: 615-867-1887

SANITARY SEWER:
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225 NORTHWEST BROAD STREET
MURFREESBORO, TN 37130
CONTACT: VALERIE SMITH
PHONE: 615-848-3200
FAX: 615-848-3208

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SAM HUDDLESTON, ASST. CITY ENGINEER
CARY BRIDGES, PLANNING DIRECTOR
PHONE: 615-893-6441
FAX: 615-893-3008

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CONSOLIDATED UTILITY DISTRICT
708 NEW SALEM HIGHWAY
MURFREESBORO, TN 37139
CONTACT: BRYANT BRADLEY
PHONE: 615-225-3340

GAS:
AT&S ENERGY
334 WEST LOVELY AVENUE
MURFREESBORO, TN 37130
CONTACT: JIMMY DUANE
PHONE: 615-771-8311

CABLE TELEVISION:
860 MARSHMAN DRIVE, ENCL. DEPT.
HUNTSVILLE, TN 37228
CONTACT: LARRY BRUNSON
PHONE: 615-235-9089



TENNESSEE
HUDDLESTON-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 615-893-4084 FAX: 615-893-0080

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Saint
Bernard
Way

Learning
Lane