

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**September 4, 2019
6:00 PM**

**Kathy Jones
Chair**

1. Call to order

2. Determination of a quorum.

3. Old Business:

- a.** Zoning application [2019-422] for approximately 24.15 acres located along Shelbyville Pike to amend The Marketplace at Savannah Ridge PUD to modify the site and building design, Baker Storey McDonald applicant. (project planner: Marina Rush)
- b.** Zoning application [2019-421] for approximately 1.01 acres located at 4431 Veterans Parkway to be zoned CH simultaneous with annexation, Overall Creek Partners, Inc. applicant. (project planner: Marina Rush)

4. Public Hearings:

- a.** Zoning Application [2019-430] for approximately 26.2 acres located along Cherry Lane to be rezoned from RS-15 to P, City of Murfreesboro applicant. (project planner: Margaret Ann Green)
- b.** Annexation Petition and Plan of Services [2019-509] for approximately 10.6 acres located along Asbury Lane and Asbury Road, Pretoria Rentals Trust applicant. (project planner- Margaret Ann Green)
- c.** Zoning application [2019-427] for approximately 10.6 acres located along Asbury Lane and Asbury Road to be zoned PRD (Pretoria Falls PRD) simultaneous with annexation, Landmark Homes of TN applicant. (project planner- Margaret Ann Green)
- d.** Zoning application [2019-428] for approximately 8.14 acres located along Shores Road to amend the Westlawn PUD to modify the buffering and

MURFREESBORO PLANNING COMMISSION AGENDA

PAGE 2

September 4, 2019

screening plan along Shores Road, D.R. Horton, Inc. applicant. (project planner: Marina Rush)

- e.** Mandatory Referral/ROW Abandonment [2019-715] to consider the abandonment of existing road rights-of-way adjacent to the Murfreesboro Housing Authority property, including East Lokey Avenue, North Academy Street, Jetton Drive, Christy Court, and Palm Court, Huddleston Steele Engineering, Inc. applicant. (project planner: Amelia Kerr)
- f.** Mandatory Referral/ROW Abandonment [2019-717] to consider the abandonment of a segment of East Sevier Street right-of-way east of South Academy Street, SEC, Inc. applicant. (project planner: Amelia Kerr)

5. Staff Reports and Other Business:

6. Adjourn.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2019**

PROJECT PLANNER: MARINA RUSH

3.a. Zoning application [2019-422] for approximately 24.15 acres located along South Church Street to amend The Marketplace at Savannah Ridge PUD to modify the site and building design, Baker Storey McDonald applicant. (project planner: Marina Rush)

The applicant, Baker Storey McDonald, is requesting to modify the pattern book for The Marketplace at Savannah Ridge PUD, located along the east side of South Church Street and north of Joe B Jackson Parkway. On August 7, 2019, the Planning Commission conducted a public hearing on the zoning application and deferred it to a later date to allow time for the applicant to improve the building elevations depicted in the pattern book.

The commercial building materials will be a combination of brick, natural stone, Nichiha to simulate cedar vintage wood, architectural metal panels, and EIFS with store front glass windows and doors. The residential townhomes will have varied sloping shingles roof with a blend of masonry and siding materials. The revised building elevations for the pattern book are attached to this staff report.

Public Hearing

The public hearing was conducted on August 7, 2019. The Planning Commission will need to discuss the revisions and this zoning request, and then formulate a recommendation for the City Council.

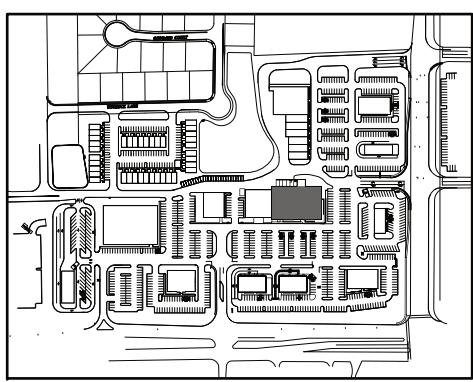


4 Front Elevation



2 Side Elevation

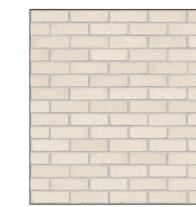
ALDI ELEVATIONS



KEY PLAN



BRK-1
DARK BRICK



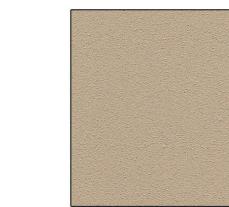
BRK-2
CREAM BRICK



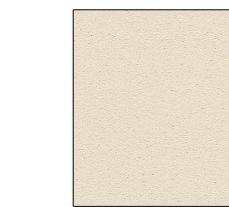
CP-1
NICHIAH - CEDAR
(VINTAGE WOOD)



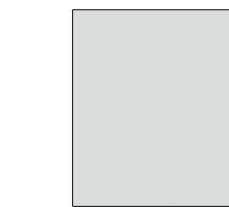
STN-1
NATURAL STONE



EIFS-1
TAN



EIFS-2
CREAM



MTL-1
METAL PANEL



ARCHITECTS

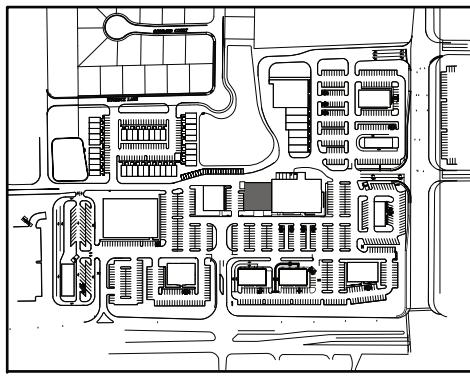


INLINE FRONT PERSPECTIVE

Architectural Character - Commercial

The Marketplace at Savannah Ridge will provide a broad range of beneficial neighborhood services. The building design will generally include a significant amount of masonry or stone veneer highlighted with elements of synthetic stucco and shop storefront glazing. The pedestrian experience will feature low masonry at the shops spaces, landscape beds within the sidewalk and building canopies and lighting. Additional site amenities, described in the landscaping design, will be included to enhance the use and walkability of the center.

Anchor tenants will receive their standard trade dress, adapted and blended as much as possible into the design level and intent of the overall development



BRK-1
DARK BRICK



BRK-2
CREAM BRICK



CP-1
NICHIA - CEDAR
(VINTAGE WOOD)



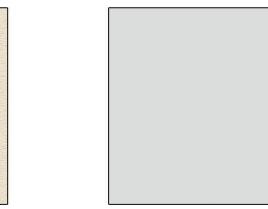
STN-1
NATURAL STONE



EIFS-1
TAN



EIFS-2
CREAM



MTL-1
METAL PANEL

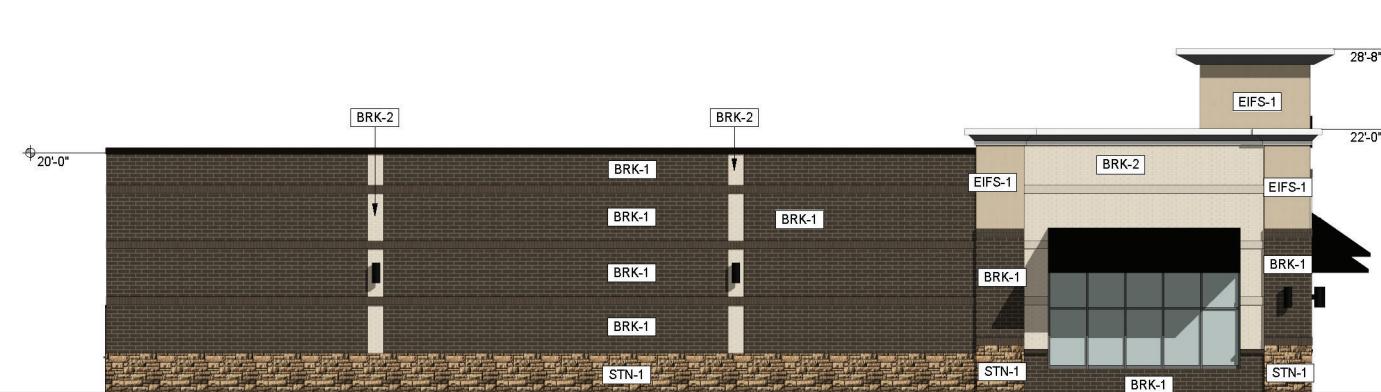


ARCHITECTS

KEY PLAN



① IN-LINE FRONT ELEVATION - OVERALL

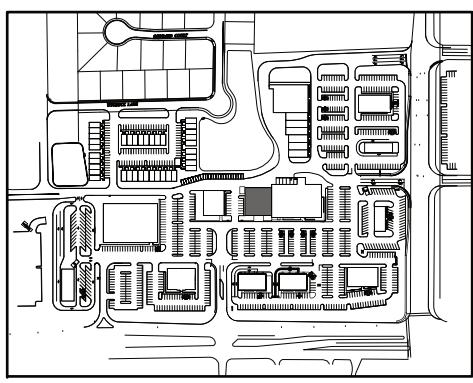


③ SIDE ELEVATION B



② JUNIOR ANCHOR - FRONT ELEVATION

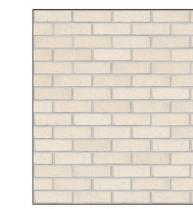
INLINE ELEVATIONS



KEY PLAN



BRK-1
DARK BRICK



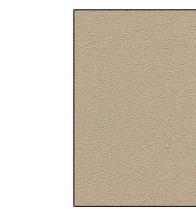
BRK-2
CREAM BRICK



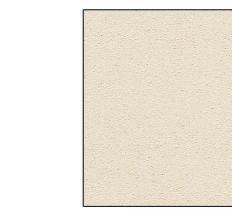
CP-1
NICHIAH - CEDAR
(VINTAGE WOOD)



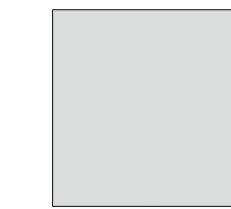
STN-1
NATURAL STONE



EIFS-1
TAN



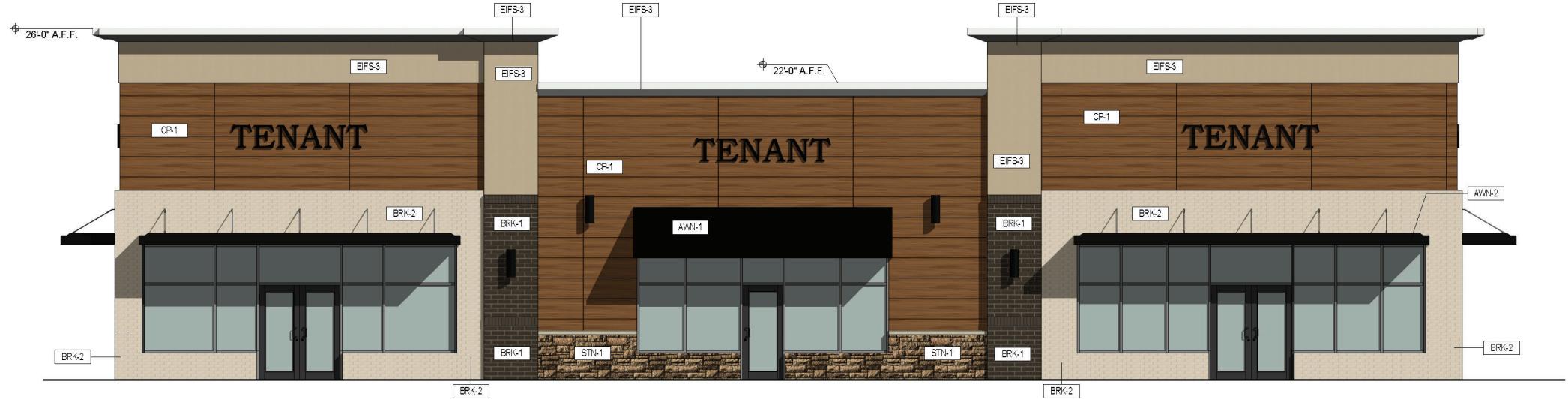
EIFS-2
CREAM



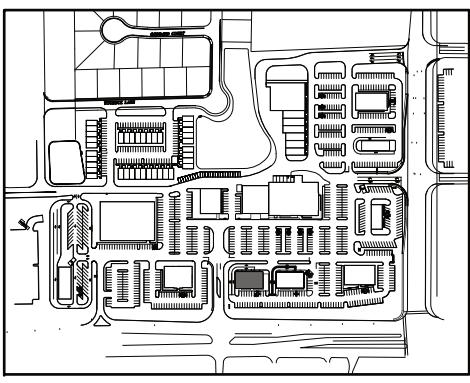
MTL-1
METAL PANEL



ARCHITECTS



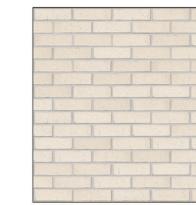
SMALL FOOTPRINT SINGLE STORY OUTPARCEL ELEVATIONS



KEY PLAN



BRK-1
DARK BRICK



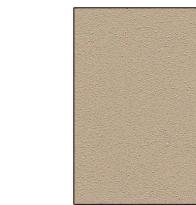
BRK-2
CREAM BRICK



CP-1
NICHIA - CEDAR
(VINTAGE WOOD)



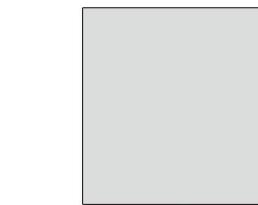
STN-1
NATURAL STONE



EIFS-1
TAN



EIFS-2
CREAM

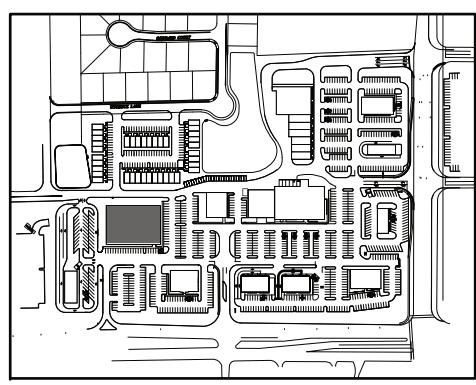


MTL-1
METAL PANEL





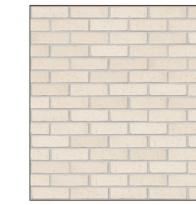
LARGE FOOTPRINT SINGLE STORY OUTLOT ELEVATIONS



KEY PLAN



BRK-1
DARK BRICK



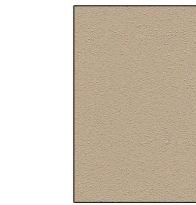
BRK-2
CREAM BRICK



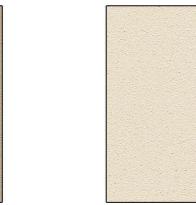
CP-1
NICHIA - CEDAR
(VINTAGE WOOD)



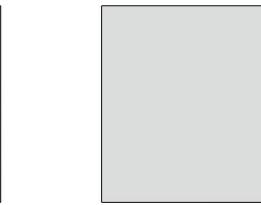
STN-1
NATURAL STONE



EIFS-1
TAN



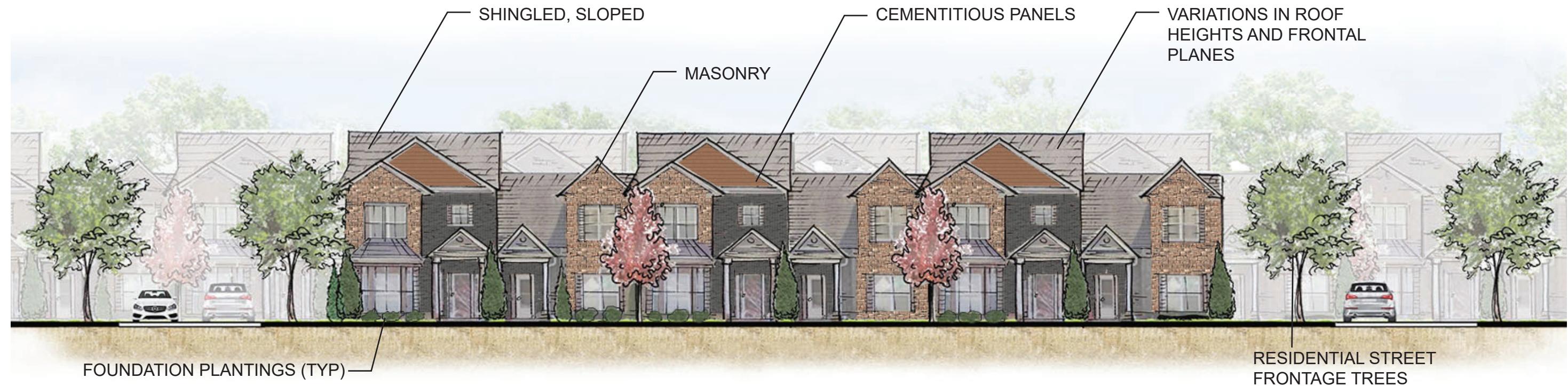
EIFS-2
CREAM



MTL-1
METAL PANEL



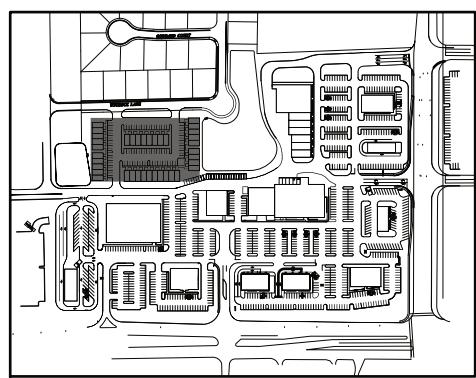
ARCHITECTS



ILLUSTRATIVE TOWNHOME ELEVATION

Architectural Character - Residential

Townhomes are to be part of the phased development of the Marketplace at Savannah Ridge and will be designed to provide a transition in use scale from the existing residential neighborhood to the commercial component of the development. Building design for townhomes and single family dwelling units will feature varied sloping shingled roof forms with facades featuring a blend of masonry and siding materials. Residential units will have access to planned open green space and will feature sidewalk linking all new and existing residential areas to the commercial component. Parking for the units will be surface parking immediately adjacent to the units, carports or garages.



KEY PLAN



ARCHITECTS

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2019**

PROJECT PLANNER: MARINA RUSH

3.b. Zoning application [2019-421] for approximately 1.01 acres located at 4431 Veterans Parkway to be zoned CH simultaneous with annexation, Overall Creek Partners, Inc., developer.

The property owner, Mr. Vijay Patel, Overall Creek Partners, has submitted an application requesting to zone the property to Commercial Highway (CH) simultaneous with the requested annexation into the City. The property is located at 4431 Veterans Parkway and identified as Tax Map 93N, Group B, Parcel 6.00 and is presently developed with a single-family residence that is occupied. The subject parcel is currently zoned Commercial Services (CS) in the County of Rutherford. The applicant has indicated there is no new development planned at this time.

On August 7, 2019 Planning Commission conducted a public hearing on the zoning application. In response to staff's concerns regarding commercial development of the property in its current size and shape the applicant's representative, Mr. Bill Huddleston, offered to prepare a conceptual site plan. The Planning Commission deferred the zoning application to a later date to allow the applicant additional time to prepare the concept plan.

Conceptual Site Plan

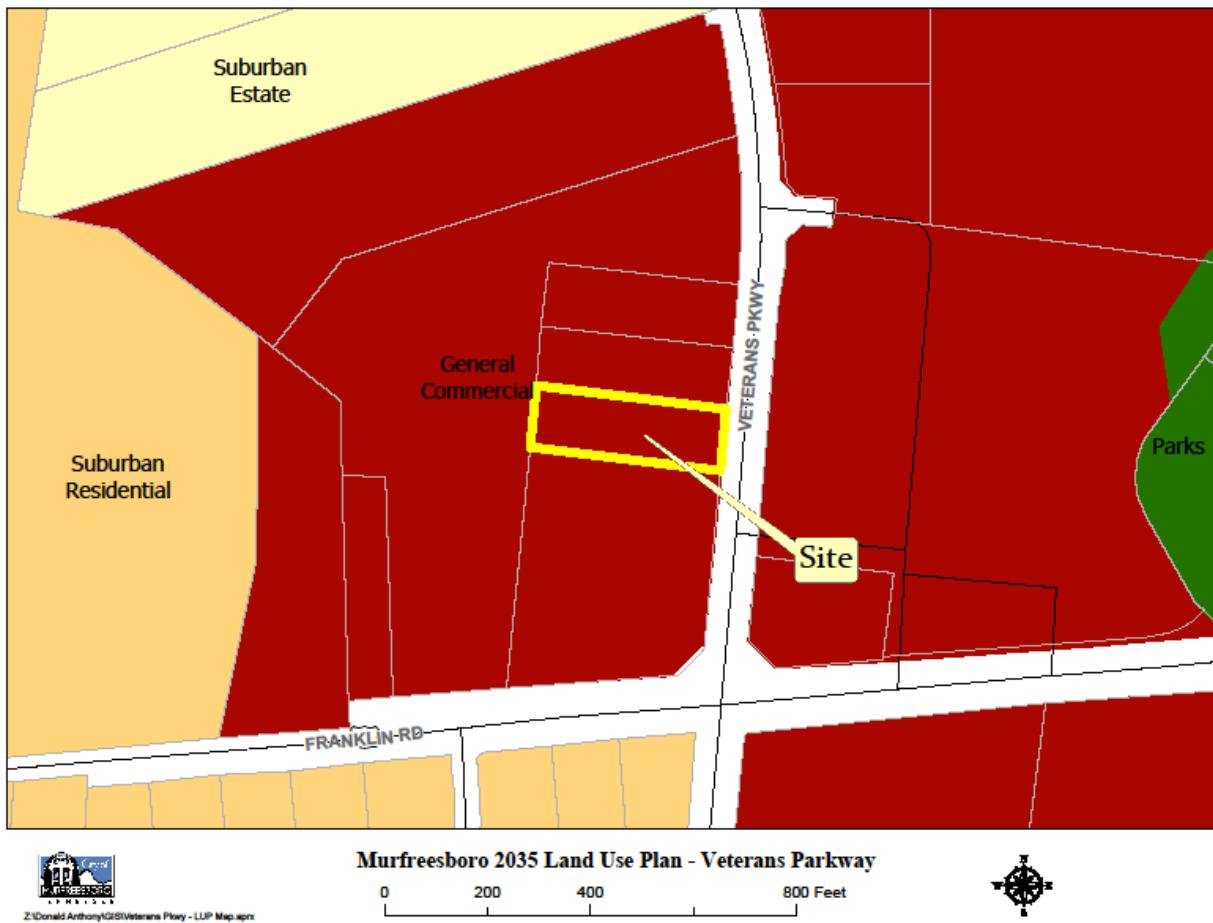
The conceptual plan is attached to this staff report and depicts a commercial building (6,650 square feet) at the rear of the property and the parking lot and trash enclosure in the front. The 1.01 acre parcel size is not consistent with General Commercial development along a major arterial roadway, as projected for this area along Veterans Parkway. The conceptual plan demonstrates the challenges of this type of development on a parcel of this size and does not alleviate staff's original concerns

Adjacent Zoning and Land Uses

The adjacent zoning on the properties to the east and south is CH and they are developed with various commercial uses. The adjacent properties to the north and west are in the unincorporated portion of Rutherford County. The two contiguous parcels to the north (4441 and 4451 Veterans Parkway) are developed with single-family residences and are zoned County RM (Medium-Density Residential), and properties further north and west are primarily vacant and agricultural.

Future Land Use Map

The future land use map of the *Murfreesboro 2035 Comprehensive Plan* indicates that Auto-Urban (General) Commercial is the most appropriate land use for the project area. Auto-Urban Commercial character is typically high intensity commercial businesses and is typically developed with strip commercial, commercial centers, auto focused uses, restaurants, etc. and requires a significant amount of land area for operations, including parking. CH zoning is consistent with the General Commercial land use designation.



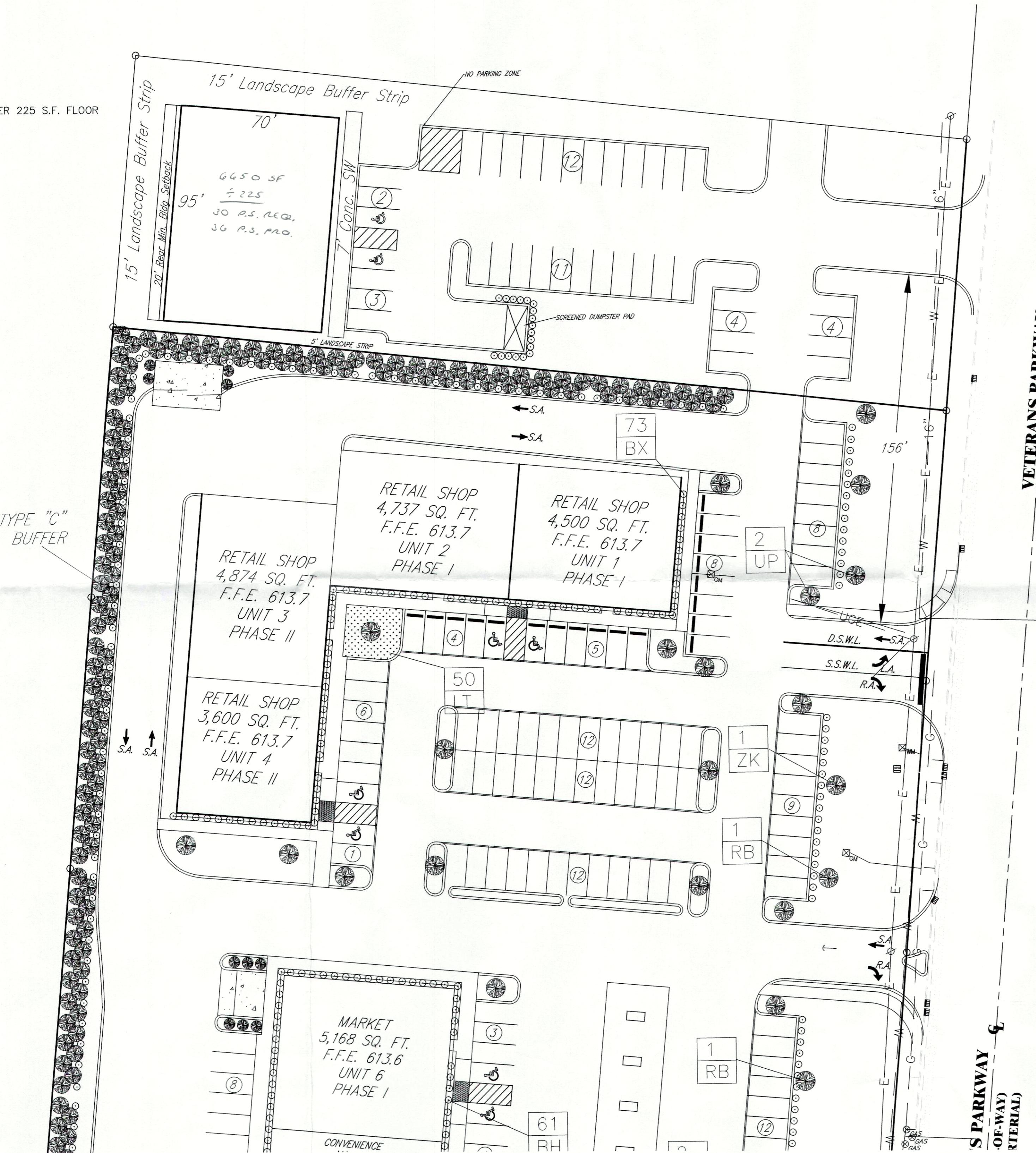
Public Hearing

The Public Hearing was closed on August 7, 2019 and the matter deferred. The Planning Commission will need to consider this matter under "Old Business" and then formulate a recommendation for the City Council.

NOTE: PLANNING DEPARTMENT
APPROVAL OF THIS SITE PLAN, MAY
OR MAY NOT ADEQUATELY REFLECT
THE LATEST REQUIREMENTS AND/OR
PLANS APPROVED BY
MURFREESBORO WATER RESOURCES
DEPARTMENT (MWRD). THIS ALSO
APPLIES TO SITE PLANS THAT ARE
INCLUDED IN THE BUILDING PERMIT
SET. CONTRACTOR MUST VERIFY WITH
MWRD THAT THEY ARE USING
APPROVED UTILITY PLANS.

SITE DATA
BUILDING AREA: 25,311 S.F.
PROPOSED USE: COMMERCIAL CENTER
BUILDING HEIGHT: 1 STORY, (40 FEET)
HVAC UNITS WILL BE ROOF-MOUNTED.

PARKING DATA: COMMERCIAL CENTER
PARKING SPACES REQUIRED: 1 SPACE PER 225 S.F. FLOOR
25,311/225 = 112.49 = 113 SPACES
PARKING SPACES PROVIDED:
113 SPACES PROVIDED
6 H.C. SPACES PROVIDED



LEGEND FOR MONUMENTS
IPS O IRON PIN SET
IPF O IRON PIN FND.
RSP O RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

N
W MAGNETIC E
S
30' 0 30'
1 LOT-3.64±ACRES



OWNER: VETERANS COMMONS GP
ADDRESS: 500 SNOW MILLS AVE
TUSCALOOSA, AL 35406

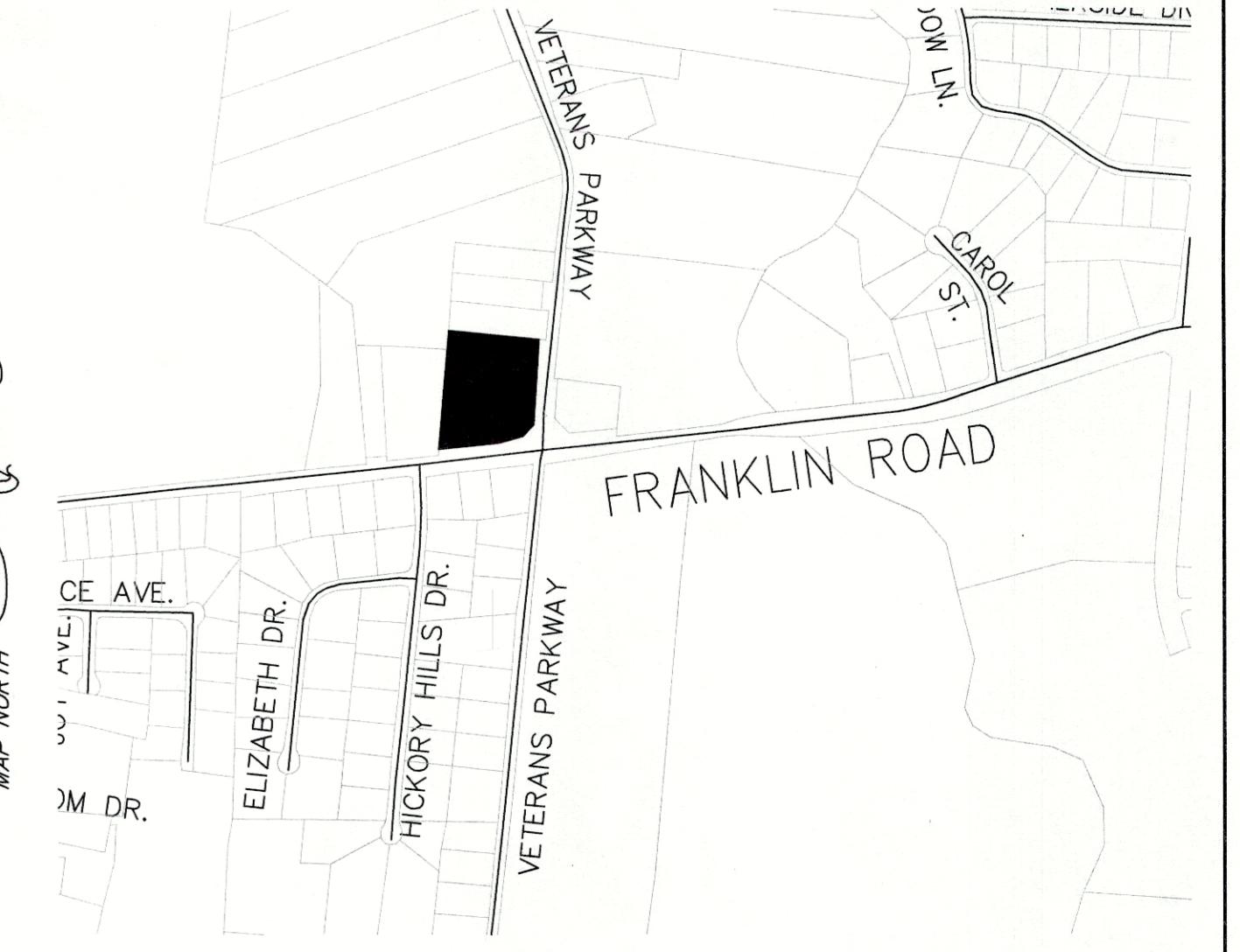
TAX MAP: 83N GROUP: "B" PARCEL: 001.00

FLOOD MAP PANEL: 47149 C 0255H ZONE: X

DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY
OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY
PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

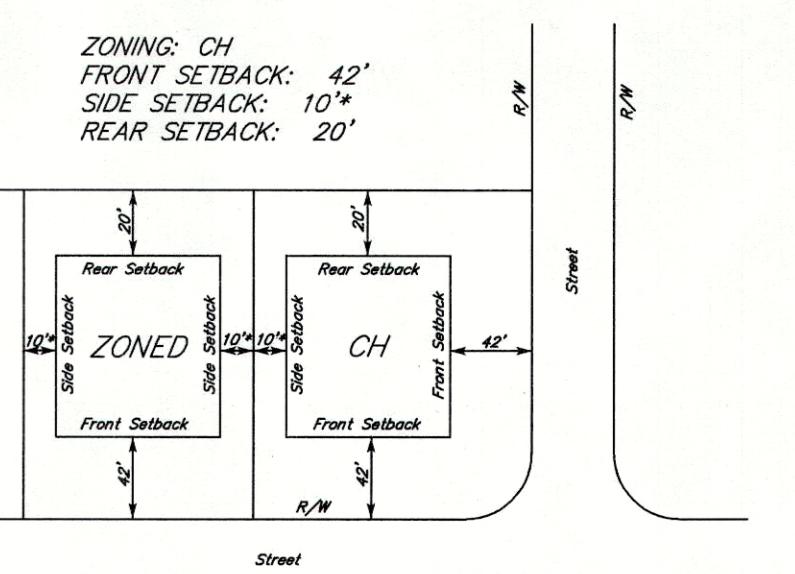
HS HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
PHONE: 893-4084, FAX: 893-0080



LOCATION MAP
N.T.S.

LEGEND

Power Pole
Existing Fire Hydrant
Proposed Fire Hydrant
Rear Setback
Proposed Gate Valve & Box
Concrete Thrust Block
Existing Water Line
Proposed Water Line
Existing Sanitary Sewer Line
Proposed Sanitary Sewer Line
Existing Manhole
Proposed Manhole
Sewer Line Check Dam
Existing Contours
Proposed Contours
Existing Spot Elevations
Proposed Spot Elevations
Siltation Fence
(to be installed before
grading and left in place until
a good stand of grass is
established over all disturbed
areas.)
Turf Reinforcement Mat
Existing Telephone & Electric Line
Existing Underground Electric Line
Corrugated Metal Pipe
Reinforced Concrete Pipe



ZONING: CH
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'

NOTE: NO
DRIVE-THROUGH WINDOWS
ARE PROPOSED.

NOTE: ALL ENTRIES ARE
TO BE MURFREESBORO
CITY STANDARD CONCRETE
RAMPS

REVISIONS	
NO.	DATE
1	08/30/18
2	01/16/19
3	INCREASED BUILDING SIZE

FOR REVIEW
ONLY

SITE PLAN
VETERANS PLAZA
MURFREESBORO, TENNESSEE

DATE: JANUARY, 2019 SCALE: 1"=30' SHEET 2 OF 10

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2019**

4.a. Zoning Application [2019-430] for approximately 26.2 acres located along Cherry Lane to be rezoned from RS-15 to P, City of Murfreesboro applicant. (project planner: Margaret Ann Green).

The subject property is located along the south side of Cherry Lane, west of Leanna Road. The property is owned by the City of Murfreesboro and is used for recreational and water treatment purposes. The total parcel size is just over 200 acres, however the Parks and Recreation Department is requesting to rezone only 26.2 acre portion of the property from RS-15 (Single-family residential district) to P (Park District) to allow the 26.2 acres to be further developed for recreational purposes by right. The property is identified on Tax Map 058 as Parcel 022.00.

Park District:

The purpose of the Park District (P) is to provide a zoning category for the location of park, recreational and open space areas within the City. It is intended this zoning classification have application to both public and private owned areas.

Future Land Use Map

The Murfreesboro 2035 Future Land Use Map indicates that Suburban Residential uses are the most appropriate future land use for the subject property. The proposed zone district is not listed as the anticipated use in the Suburban Residential Character (SR), however rezoning this property to permit park as a permitted use does encourage the greater open space that is desired to preserve a suburban character setting in the SR.

Chapter 6 Parks, Recreation and Open Space of the 2035 Comprehensive Plan addressed the City's needs for parkland. The chapter is guided by three themes:

- Economic development strategies
- Spaces to improve citizen's health outcomes; and
- Green infrastructure and ecosystem services to improve stormwater management and provide environmental benefits.

The Rutherford County Chamber of Commerce has trademarked "Sports Capital of Tennessee" for our area. The future plans for this property will contribute to economic development strategies for Murfreesboro. It is anticipated to be soccer practice fields and part of the larger Siegal Park and Soccer Complex. This subject property is just over 26 acres and meets the classification of a Community Park, however, this facility is a part of the neighboring Siegel Park and Soccer Complex which operates as a Special Use Area for soccer. A Special Use Area Parkland is an area for specialized or single purpose recreation activities.



MAP 4.2

Future Land Use Map

LAND USES

Proposed Land Uses

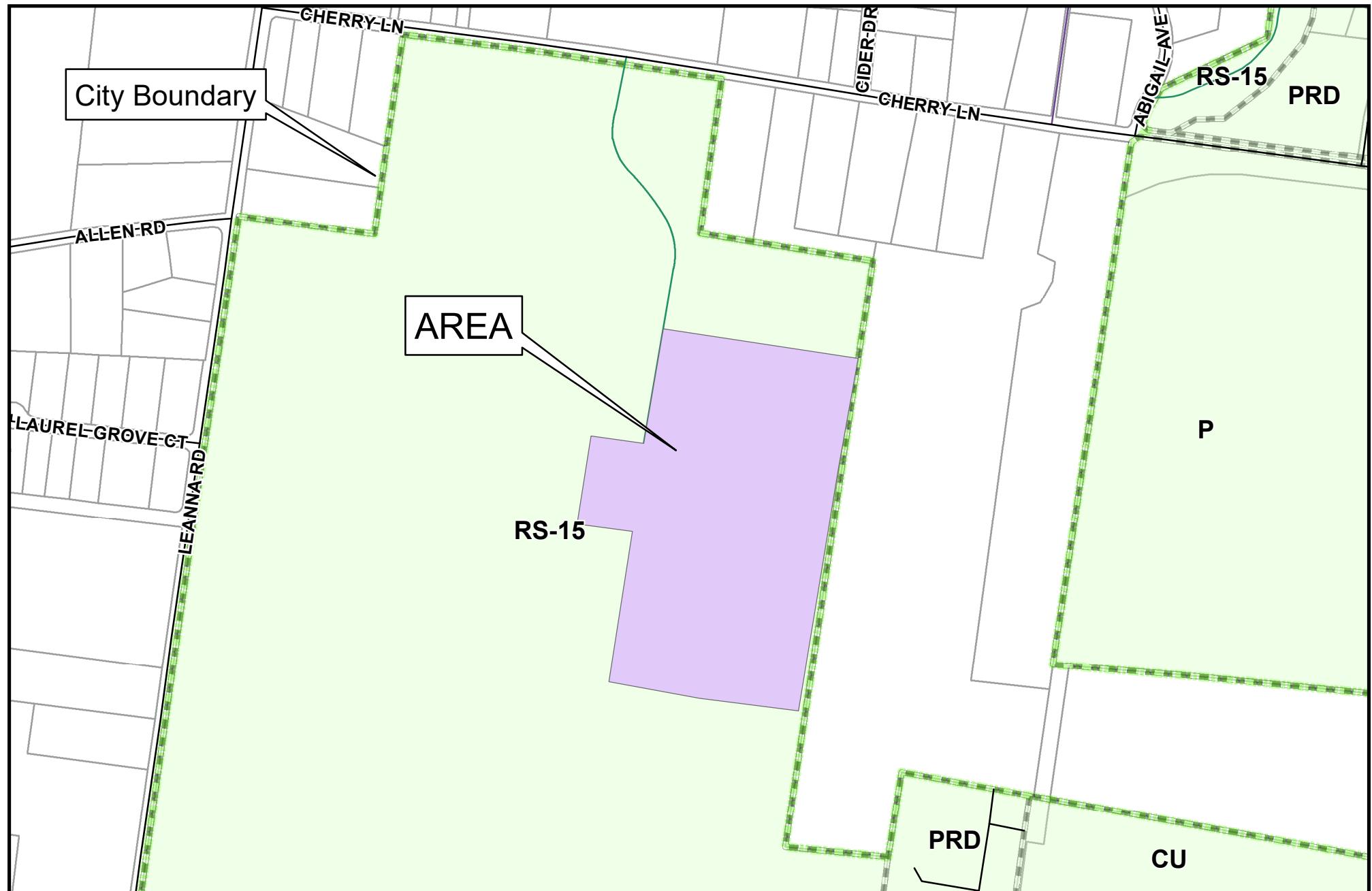
- Undeveloped
- Parks
- Suburban Estate
- Suburban Residential
- Auto Urban Residential
- Multi Family Residential
- General Commercial
- Neighborhood Commercial
- Urban Commercial / Mixed Use
- Central Business District
- Business Park
- Light Industrial
- Heavy Industrial
- Public / Institutional

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.

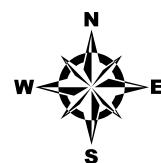
As in the case of many neighborhoods in Murfreesboro that currently abut vacant land, the adjacent views that contribute to a semi-rural character are temporary, rather than permanent. The natural open space and views of the landscape are "borrowed" from the adjoining land. Consequently, as additional 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.

The Planning Commission should conduct a public hearing prior to formulating a recommendation to City Council.



Rezoning Request for Property Along Cherry Lane
RS-15 to P

0 270 540 1,080 1,620 Feet

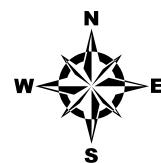


Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesboron.gov



Rezoning Request for Property Along Cherry Lane RS-15 to P

0 270 540 1,080 1,620 Feet



Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

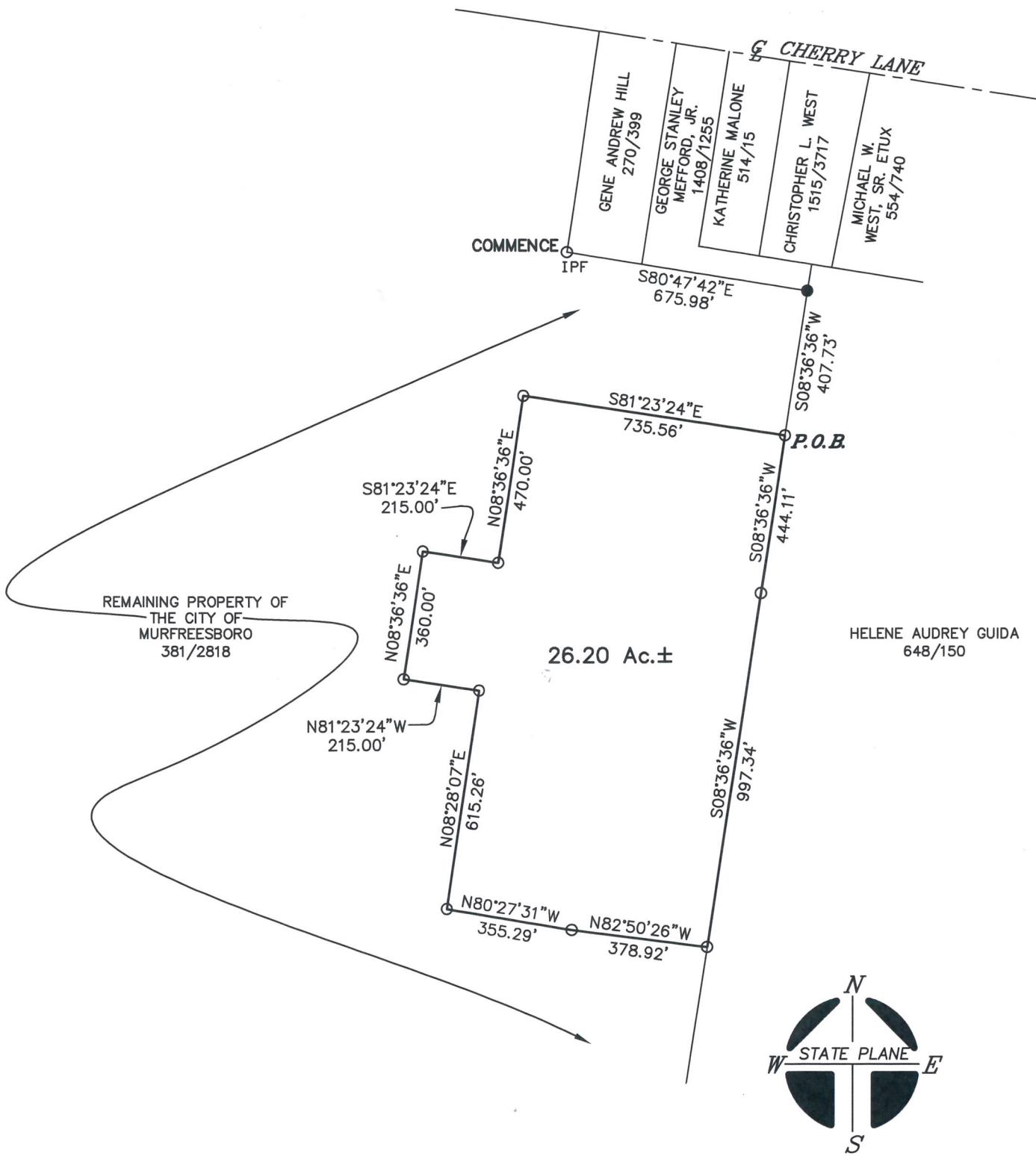


EXHIBIT
SIEGEL SOCCER PARK
ANNEX

CITY OF MURFREESBORO
PART OF TAX MAP 58, PARCEL 22.00
RECORD BOOK 381, PAGE 2818
CITY OF MURFREESBORO
AUGUST 2019
SCALE: 1"=400'

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2019**

4.b. Annexation Petition and Plan of Services [2019-509] for approximately 10.6 acres located along Asbury Lane and Asbury Road, Pretoria Rentals Trust applicant. (project planner- Margaret Ann Green).

The subject property is located along the west side of Asbury Lane and south of Asbury Road, along Overall Creek and its floodway. The study area consists of approximately 10.6 acres and includes Asbury Lane and Asbury Road right-of-way. The properties are identified as follows:

- **Owner: Pretoria Rentals Trust**
- Tax Map 079, Parcel 017.00 approximately 5.1 acres
- Tax Map 079, Parcel 019.00 approximately 5.1 acres
- **Right(s)-of-way**
- Approximately 530 linear feet of Asbury Lane right-of-way
- Approximately 500 linear feet of Asbury Road right-of-way

TOTAL ACRES: approximately 10.6 acres

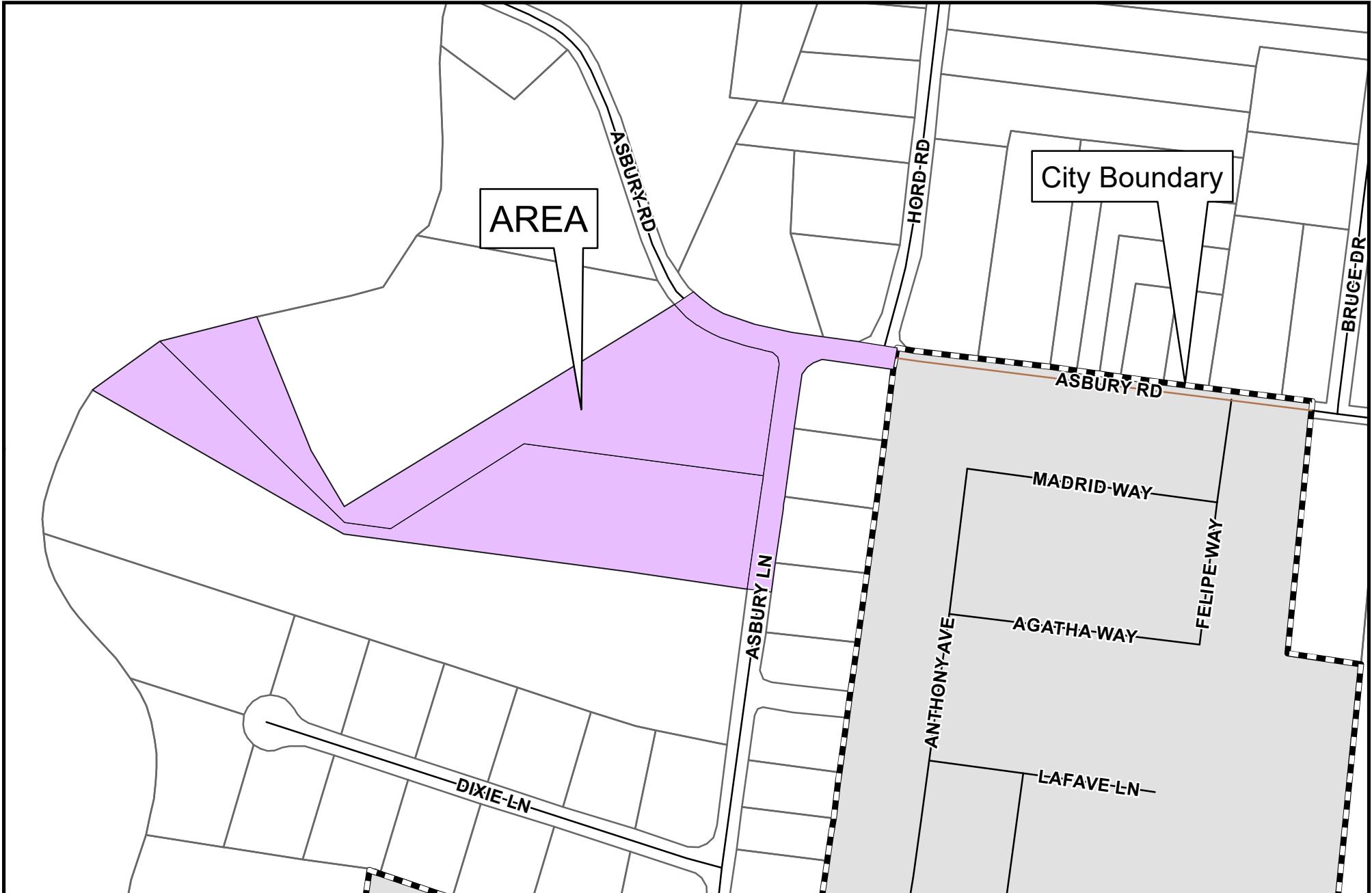
Each lot has one single-family detached home for a total of two homes within the study area (3790 Asbury Lane and 3798 Asbury Lane). Written petitions requesting annexation have been filed with the City by the property owners' legal representative.

Gary Wisniewski of Landmark Homes of Tennessee has filed a companion zone change request to have the properties zoned PRD (Planned Residential District) simultaneous with annexation (file 2019-427). The zoning request will be the subject of the next item on the agenda item.

A neighborhood meeting was held on Monday August 26, 2019 at Blackman Community Club.

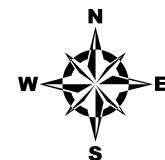
The subject property is located within the City's Urban Growth Boundary and is contiguous with the current City limits. It appears that the City will be able to extend most City provided services either immediately upon the effective date of annexation or as development occurs. Staff has included an *Annexation Feasibility Study and Plan of Services* for adoption.

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 Asbury Road and Asbury Lane

0 200 400 800 1,200 Feet

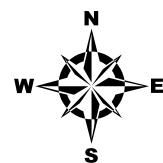


Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesboron.gov



Annexation Request for Property
Along Asbury Road and Asbury Lane

0 200 400 800 1,200 Feet



Planning Department
City of Murfreesboro
11 W 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. PREJOKIA RENTALS TRUST UNDER THE HICKMAN BURGH PRESERVATION TRUST.
Printed Name of Owner (and Owner's Representative, if Owner is an entity)

Signature: 8/15/19 Status: Trustee Date: 8/15/19

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

2.
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)

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: _____

3790 + 3798 ASBURY LANE MURFREESBORO, TN 37129.

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

(Attach additional signature pages if necessary)

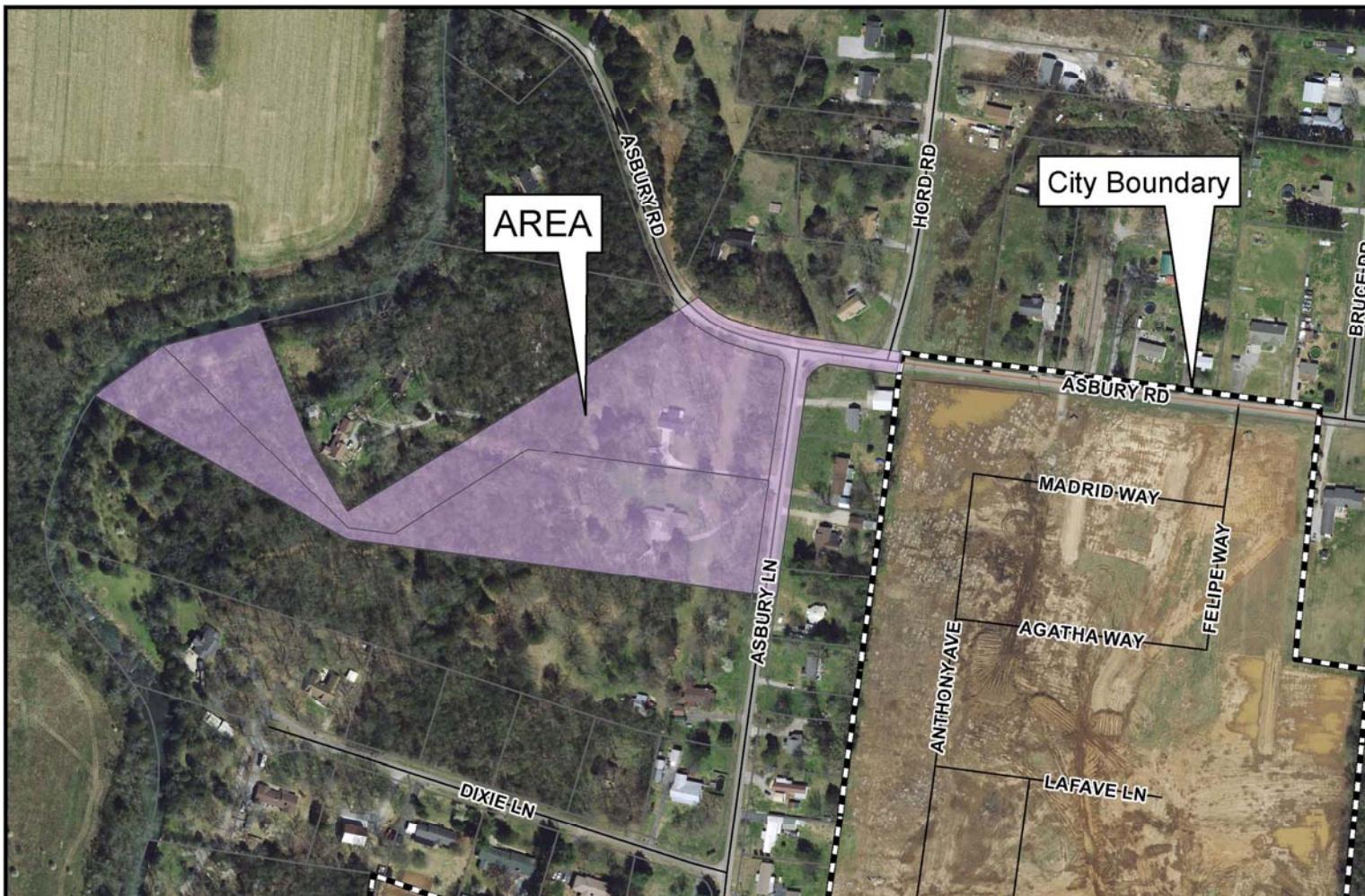
Legal Description is attached: _____ Yes

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

ANNEXATION REPORT FOR PROPERTY LOCATED WEST OF ASBURY LANE AND SOUTH OF ASBURY ROAD INCLUDING PLAN OF SERVICES



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
September 4, 2019**



Annexation Request for Property
Along Asbury Road and Asbury Lane

0 200 400 800 1,200 Feet



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11 W Vine St
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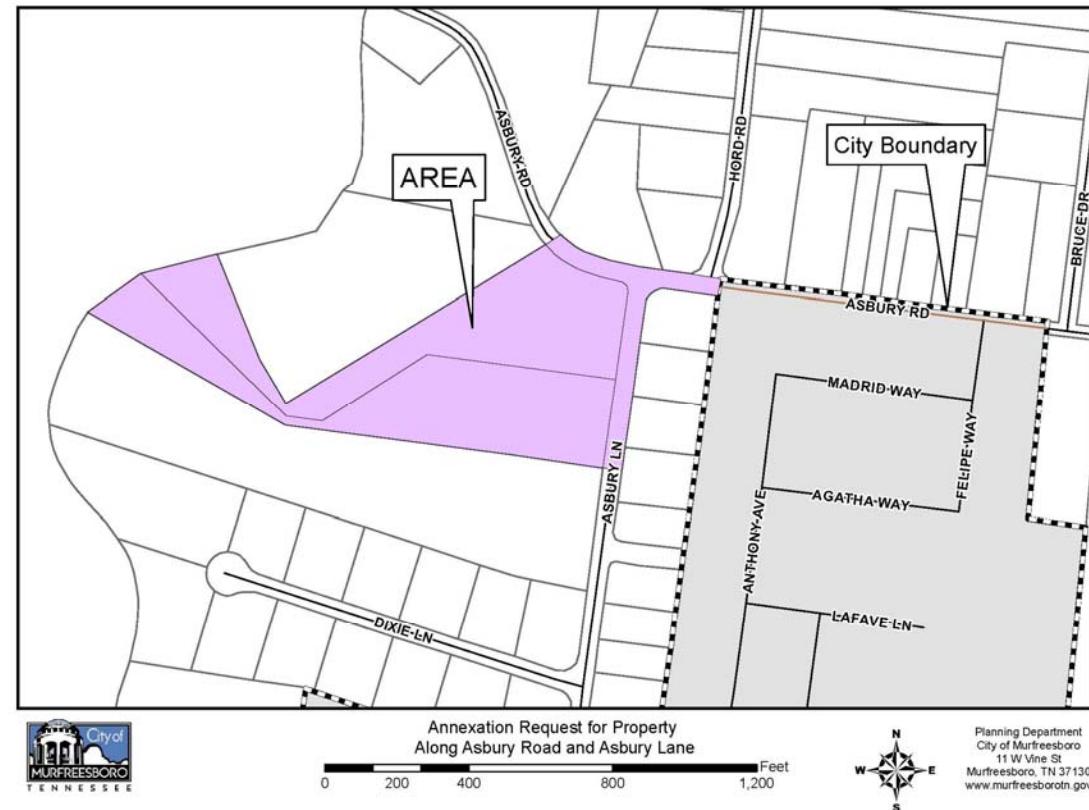
INTRODUCTION

OVERVIEW

The areas studied in this Plan of Services are two parcels (Tax Map 79, Parcel 17 and Parcel 19) situated along the west side of Asbury Lane and south of Asbury Road. Also included in the study area are two segments of rights-of-way: approximately 530 linear feet of Asbury Lane and approximately 500 linear feet of Asbury Road. The study area adjoins the City on its east, while the areas to the north, west and south lie within the unincorporated County.

Each parcel has a single-family house. A written petition requesting annexation has been filed with the City by the property owners' legal representatives.

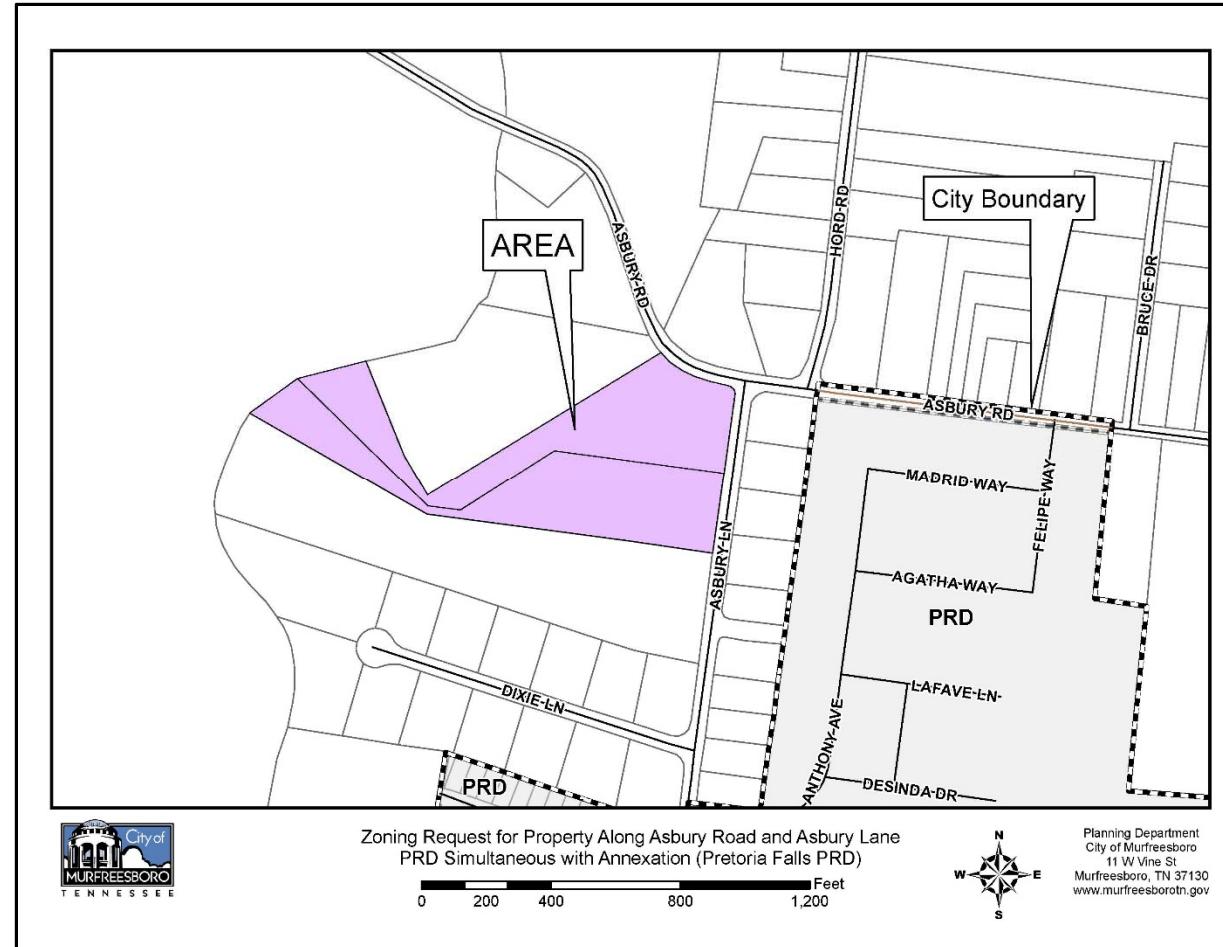
The parcel as well as the rights-of-way are located within the City of Murfreesboro's Urban Growth Boundary.



CITY ZONING

The property has a pending zoning change application to be zoned PRD (Planned Residential District). Landmark Homes of TN has contractual interest in the property and has requested rezoning simultaneous with annexation. The proposed Pretoria Falls PRD will allow 60 single-family, detached dwellings.

The subject property is currently zoned RM (Residential – Medium Density) in the County.

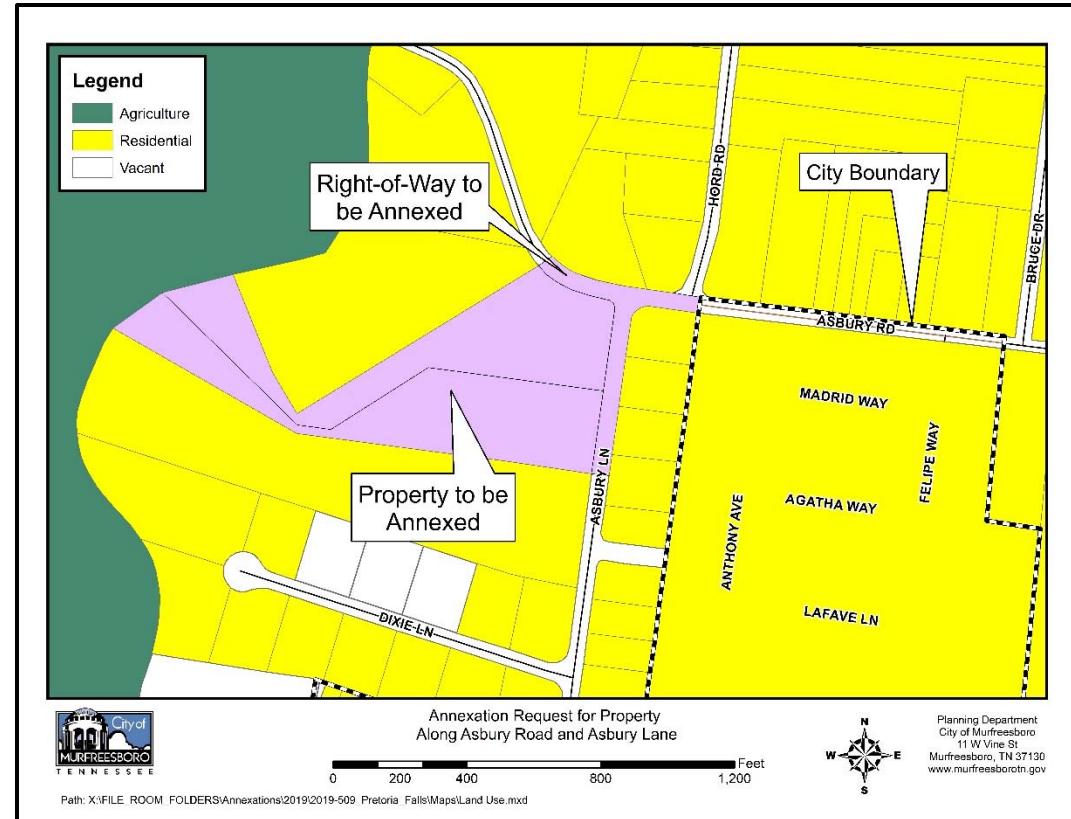


PRESENT AND SURROUNDING LAND USE

The primary areas being considered for annexation are two 5.1-acre parcels and rights-of-way for total of 10.6 acres.

The area surrounding the 10.6-acre parcel is characterized by large lots with residential and agricultural uses. Notable exceptions include Spring Creek PRD and Kingsbury PRD- two developing residential subdivisions located within the City. Spring Creek PRD allows 101 townhomes and 48 single-family, detached lots with a density of 2 dwelling units per acre. Kingsbury PRD allows 156 single-family, detached lots with a density of 4.35 dwelling units per acre. Both PRDs are currently under development.

Access to the study area will be from Asbury Lane and Asbury Road. The study area also runs along Overall Creek.



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 \$1.2894/\$100 assessed value. Residential property is assessed at a rate of 25% of its appraised value and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected, if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
PRETORIA RENTALS TRUST- MYBURGH SONETTE TRUSTEE	5.1	\$67,900	\$134,100	\$202,500	\$651.15
PRETORIA RENTALS TRUST HERMAN MYBURGH TRUST- SONETTE MYBURGH TRUSTEE	5.1	\$67,900	\$154,700	222,300	\$716.58

These figures are for the property in its current state.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2019-2020 per capita state revenue initial estimates for the City of Murfreesboro once the development is built out. The study area is proposed to be developed with 60 single-family homes.

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$89.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.00
Gross Receipts (TVA in-lieu taxes)	\$11.80
<i>Total General Revenue Per Capita</i>	<i>\$103.30</i>
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$38.50
<i>Total Per Capita (General and State Street Aid Funds)</i>	<i>\$141.80</i>
Total State-Shared Revenues (based on full build-out at 2.58 per dwelling unit for proposed 60 units)	\$21,950

The per capita state revenue estimates apply only to new residents.

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 #4.

ELECTRIC SERVICE

The study area is currently served by Middle Tennessee Electric Membership Corporation (MTEMC). MTEMC will serve the study area as it develops with the extension of facilities along Asbury Lane. The developer will be responsible for the service extension and alternative feed that will be required.

STREET LIGHTING

According to MTEMC, street lighting will be installed on the property if any future development on the property includes public streets. No street lighting is proposed along Asbury Lane or Asbury Road as a result of this annexation.

SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Thursday. In its current state, two carts will be provided at a cost of \$106.60 (\$53.30 per cart). If developed with 60 single-family homes, then it will cost the department \$3,198 for 60 carts and will take approximately one hour to serve.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents 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 tax payers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

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 be within the Overall Creek school zone.

STREETS AND ACCESS

Public Roadway System

The Annexation Study Area has access to existing Asbury Lane and Asbury Road roadways. Portions of both Asbury Lane and Asbury Road are included in the Study Area. Asbury Lane and Asbury Road are existing 2-lane, ditch section streets. Upon annexation, the City would become responsible for operation and maintenance of these streets. Based on a 20-year repaving cycle for both, the annualized maintenance cost is \$1,150 with State Street Aid and General Fund as funding sources. The addition of the ROW will also result in \$250 of capital cost with State Street Aid and General Fund as funding sources. Any new connections to either roadway must be approved by the City Engineer. Additionally, development along these roadways may require improvements to include widening for turning lanes and ROW/easement dedication in accordance with the City's Substandard Street requirements.

This property is affected by mid-term improvement #7 on the major transportation plan. This includes improves to Asbury Road to a 3-lane section as well as realignment of the roadway. The applicant will be required to participate in those improvements. Any future public roadway facilities to serve the study area must be constructed to City standards

Regional Traffic and Transportation Conditions

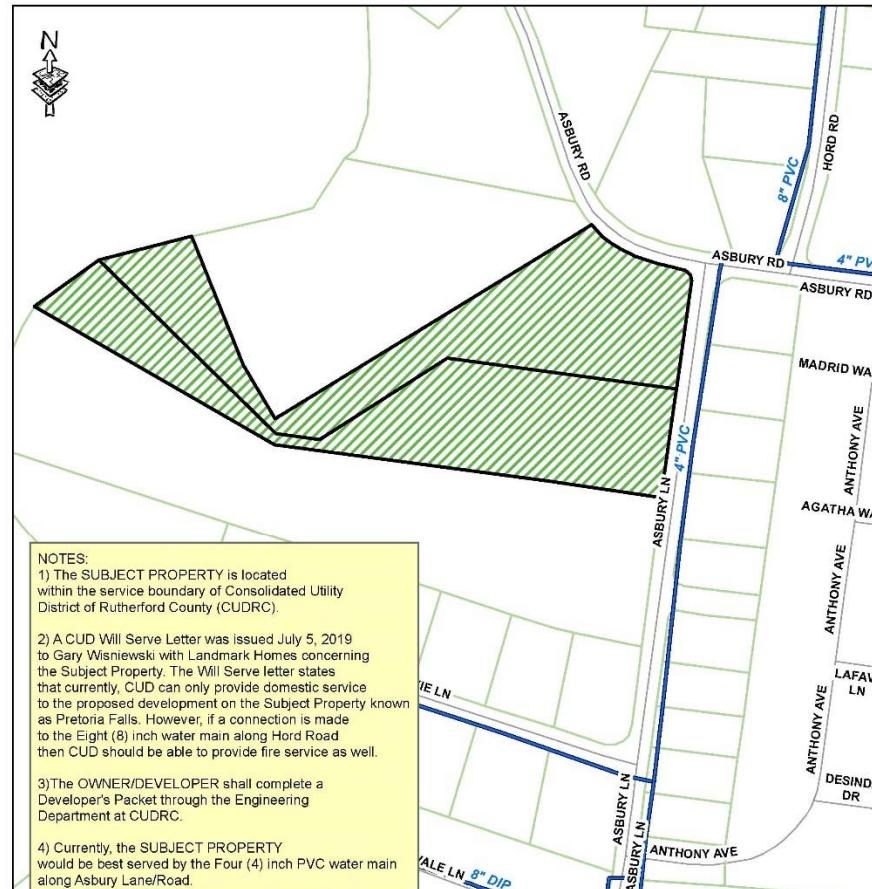
The Study Area is currently served by Asbury Lane and Asbury Road Street as the major roadway facilities. Asbury Lane intersects with Asbury Road to the north and Medical Center Parkway to the south. While Asbury Road intersects with Old Nashville Highway to the east and dead ends to the west just before Interstate 840. The 2014 Level of Service Model in the 2040 Major Transportation Plan (MTP) indicates Asbury Lane to be operating at a Level of Service B and Asbury Road to be operating at a Level of Service A in the Study Area based on average daily traffic (ADT). The 2040 Level of Service Model shows that Asbury Lane operates at a level of service of D without the proposed improvements recommended in the 2040 MTP and Asbury Road operates at a level of service B without the proposed improvements.

WATER SERVICE

The study area is served by a 4-inch Consolidated Utility District (CUD) water line along Asbury Lane and Asbury Road. This line is adequate for providing domestic water service but not for maintaining the proper fire flows for the proposed development. The Developer will be responsible for extending service from the 8-inch line along Hord Road to provide fire service as well.

A Water Availability Request must be submitted to CUD for review and approval before any additional development on the property may occur. Any new water line development must be done in accordance with CUD's development policies and procedures.

3790 & 3798 Asbury Lane Annexation Request



AUGUST 9, 2019

TAX MAP: 79
PARCELS: 17.00, 19.00

 Tax Parcels selection

 CUD WATER MAIN

1 INCH = 250 FEET



0 125 250 500
Feet

SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." There is an existing 24-inch sewer main along Overall Creek along the western boundary of the properties.

The study area lies within the Overall Creek Sanitary Sewer Assessment District and will be required to pay \$1,000 per single family unit in addition to the existing standard sewer connection fee of \$2,550. All sewer main improvements and easements needed to serve the subject properties are to be installed and acquired respectively by the developer in accordance with MWSD's development policies and procedures. The red lines on the adjacent map represent existing sewer lines.

This development will be required to comply with the proposed Sewer Allocation Ordinance upon its final reading at City Council. At present, the Ordinance proposes to allow 5 single family units per acre for townhome developments.

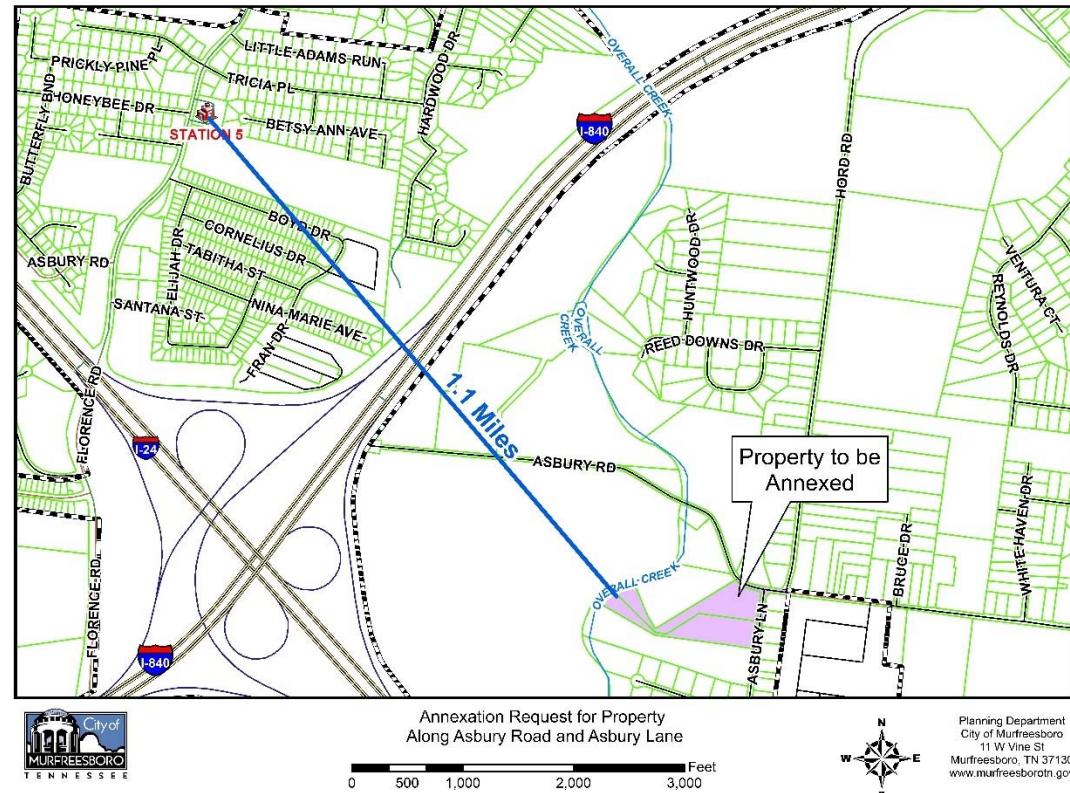


FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD).

Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District policies and procedures. Current guidelines recommend fire hydrants be 500 feet apart. There is a 4-inch Consolidated Utility District water line along Asbury Lane that serves the subject property. The developer will be responsible for extending service from an 8-inch line along Hord Road to support fire service.

The closest operating fire station to the subject property is Fire Station #4, located at 1321 Medical Center Parkway, approximately 3.9 miles from the study area. Fire Station #9, located at 802 Cason Lane, is approximately 4.5 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection.



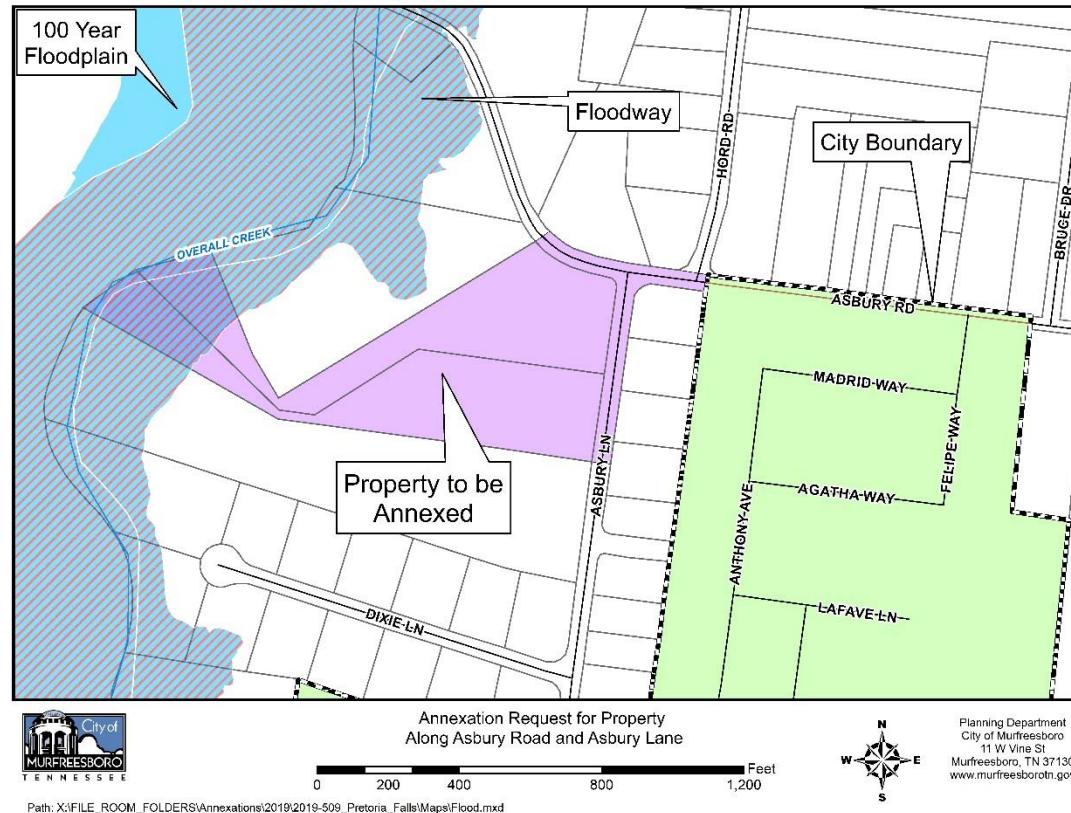
FLOODWAY

The study area is located within a floodway and 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

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

STORMWATER MANAGEMENT

Upon annexation, stormwater management services provided by the City will be available to the study area. The property currently has two single-family dwellings which will generate approximately \$78 in annual revenue for the Stormwater Utility Fee. The Study Area has a proposed zoning of Planned Residential District (PRD) called Pretoria Falls and consists of 60 single-family, detached dwelling units. Based on this development scenario, it is anticipated that the site will generate approximately \$2,340 in revenue per year into the Stormwater Utility Fund upon full build out.

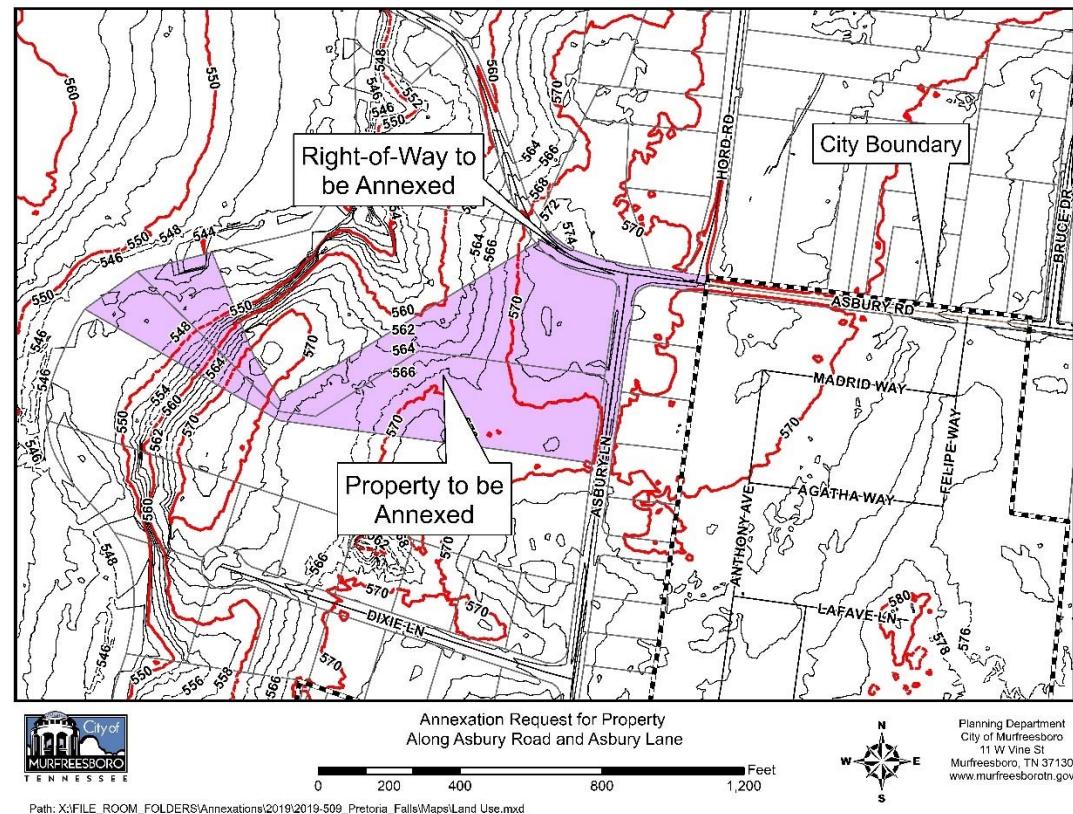


Public Drainage System

The drainage systems along and within the roadway of Asbury Lane and Asbury Road are included in the Study Area and the property has access to the drainage system. Routine operation and maintenance costs for the drainage system integral to Asbury Lane and Road are included in the public roadway annualized costs. The City has entered into an Intergovernmental agreement with the County to maintain the drainage system currently being installed in Asbury Road right-of-way for Kingsbury subdivision. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage System

The Study Area drains poorly to the west and ultimately to Overall Creek through a series of closed depressions in the study area and on adjacent properties. According to aerial photography, these closed depressions fill with runoff during extreme rain events. It is been reported that homes along Asbury Lane, Asbury Road, and Hord Road are impacted from time to time with flood water in living spaces. As development plans are finalized, the development should incorporate and to the extent practical mitigate these existing drainage limitations. Consultation with City and Rutherford County engineering staffs is appropriate as the existing drainage conditions are evaluated and potential mitigation strategies are analyzed. Regional drainage patterns, drainage plans and future development should also be considered in this process.



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 Public Chapter 1101 passed by the Tennessee Legislature, 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.

BUILDING AND CODES

The property will immediately 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. A preliminary inspection by the Codes Department indicated high grass and weeds, which must be cut to City standards if the property is annexed.

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.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2019**

4.c. Zoning application [2019-427] for approximately 10.6 acres located along Asbury Lane and Asbury Road to be zoned PRD (Pretoria Falls PRD) simultaneous with annexation, Landmark Homes of TN applicant. (project planner- Margaret Ann Green).

The subject property is located along the west side of Asbury Lane and south of Asbury Road, along Overall Creek and its floodway. The property consists of approximately 10.6 acres and includes Asbury Lane and Asbury Road right-of-way. The properties are identified on Tax Map 079 as parcels 017.00 and 019.00.

The subject property is located within the unincorporated area of Rutherford County and is zoned RM (Medium Density Residential). The surrounding properties are mostly developed, suburban residential properties. Further to the south, along Asbury Lane are two PRD (Planned Residential District) development located within the City limits- Spring Creek and Kingsbury. Spring Creek is a developing 90 unit townhomes and 48 lot single-family, detached residential development that has a density of 1.9 dwelling units/ acre. An application is currently pending before City Council to increase the number of townhomes to 101 dwelling units in Spring Creek. Kingsbury consists of 156 single-family, detached lots with a density of 4.35 dwelling units/acre.

Pretoria Falls PRD:

The Pretoria Falls PRD program book is included with the agenda materials. The PRD is proposed to consist of 60 single-family, detached homes on 10.6 acres, with a density of 5.7 dwelling units per acre. The housing is single-family, detached and will be owned via Horizontal Property Regime with limited common area just outside the houses and the remaining property as common area. Although the proposed development is “age-targeted” it is not age-restricted and is open to all household types.

During the workshop, Planning Commission asked the applicant to further develop spaces for active recreation areas and/or formal open space. The proposal for sidewalks and detention ponds falls shorts of the City’s expectations for recreation areas, particularly when considering the decrease in lot size and increases in density. Page 11 of the program book outlines the community features.

The plan proposes to utilize City Solid Waste services as there is not “opt-out” policy for single-family houses. The engineer confirmed that roadway design will meet minimum standards as required in the *Standard Street Specifications*. The development also accommodates the *2040 Major Transportation Plan* by proposing to dedicate rights-of-way for MTI #7. Also proposed are roadway improvements to Asbury Lane and Asbury Road to accommodate traffic resulting from this development.

Exceptions:

First exception: The proposed PRD includes an exception to the Zoning Ordinance requirement that each single-family dwelling accommodate 4 parking spaces outside of a garage. The plan proposes to restrict the use of the 2-car garages so that they cannot be utilized for storage and includes a driveway design that accommodates 2 vehicles. Staff has expressed concern to the development team that the 2 smaller sized garages are not large enough to accommodate two vehicle, solid waste cart, and utilities such as hot water heaters.

Second exception: the second exception requested is regarding the bulk standards set forth in the Zoning Ordinance. The request is to reduce the minimum required setbacks for the structures as follows:

- FRONT: 13-feet to front of house & 20-feet to face of garage
- SECONDARY FRONT FOR CORNER LOTS: 4-feet from sidewalks and 20-feet from Asbury Land and Asbury Road
- SIDES: 10-feet between structures
- REAR: 10-FEET

It also allows a density of 5.7 dwelling units per acre and a maximum lot coverage of 32 percent.

Future Land Use Map

The Murfreesboro 2035 Future Land Use Map indicates that Suburban Residential (SR) uses are the most appropriate future land use for the subject property. The proposed density exceeds the proposed density of 2.0-3.54 dwelling units/acre in the Suburban Residential Character (SR).

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 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.



MAP 4.2

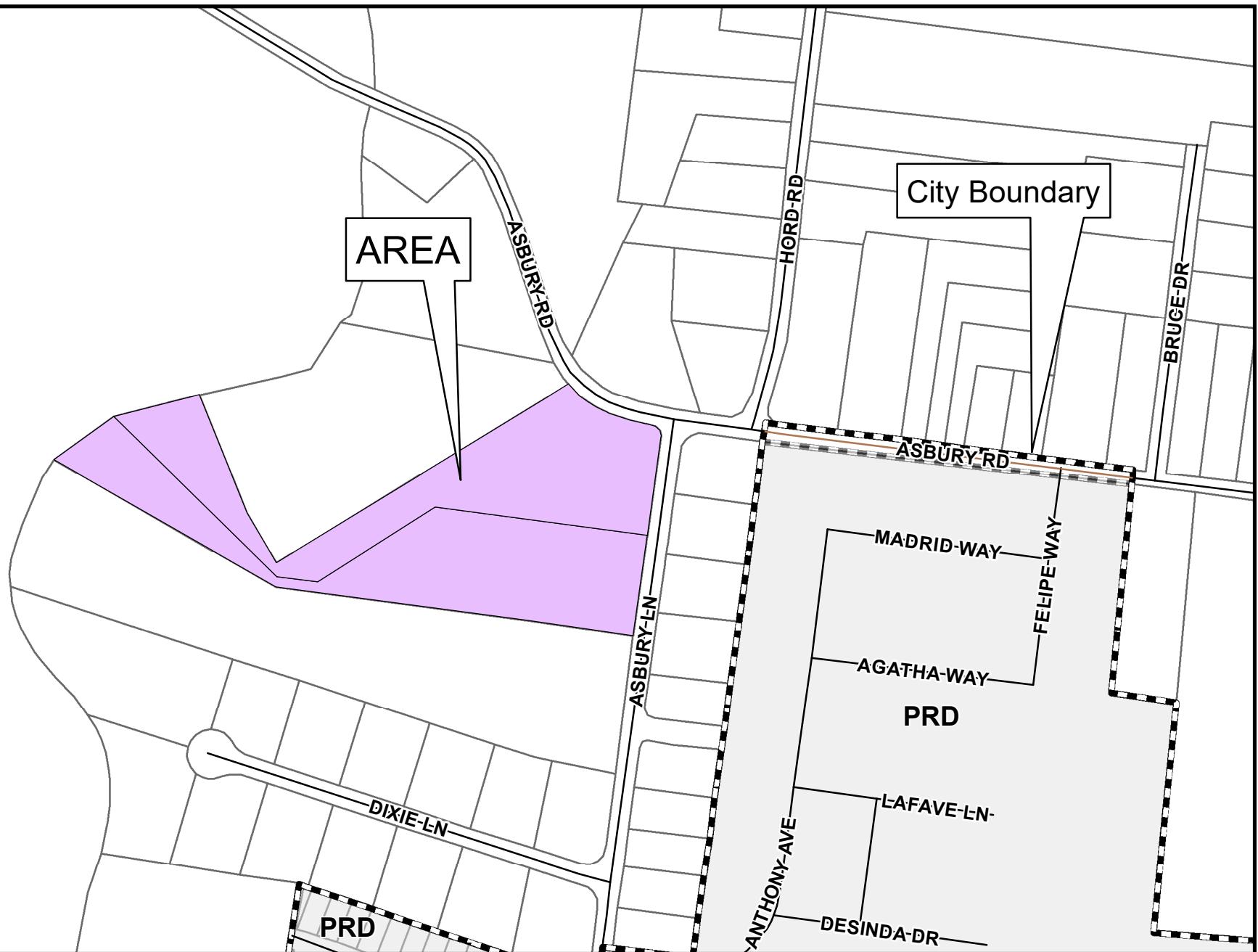
Future Land Use Map

LAND USES

Proposed Land Uses

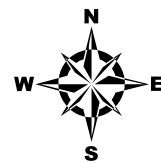
- Undeveloped
- Parks
- Suburban Estate
- Suburban Residential
- Auto Urban Residential
- Multi Family Residential
- General Commercial
- Neighborhood Commercial
- Urban Commercial / Mixed Use
- Central Business District
- Business Park
- Light Industrial
- Heavy Industrial
- Public / Institutional

The Planning Commission should conduct a public hearing prior to formulating a recommendation to City Council.



Zoning Request for Property Along Asbury Road and Asbury Lane
PRD Simultaneous with Annexation (Pretoria Falls PRD)

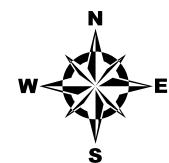
0 200 400 800 1,200 Feet



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Zoning Request for Property Along Asbury Road and Asbury Lane
PRD Simultaneous with Annexation (Pretoria Falls PRD)



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DEVELOPMENT PLAN SYNOPSIS

This proposed development is located at the intersection of Asbury Road and Asbury Lane, Murfreesboro, Tennessee. The property is currently zoned RM and consists of 10.6 acres. The purpose of this development is to annex the property into the City of Murfreesboro and revise the existing RM zoning to permit a Planned Residential Development with up to sixty (60) detached single-family residential units. The developer intends for this development to be a horizontal property regime with for sale units.

PRETORIA FALLS

PLANNED RESIDENTIAL DEVELOPMENT

MURFREESBORO, TENNESSEE
PLANNING COMMISSION MEETING: SEPTEMBER 4, 2019

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0 8 ILLUSTRATIVE MASTER PLAN

0 9 SITE PLAN

1 0 CONCEPTUAL SITE ENGINEERING PLAN

1 1 COMMUNITY CHARACTER

1 2 ARCHITECTURAL IMAGERY

1 3 EXAMPLE FLOOR PLANS

1 4 CHECKLIST SUMMARY

DEVELOPER



LANDMARK HOMES OF TN, INC.

6064 Central Pike

Mt. Juliet, TN 37122

(615) 773-0700

Contact: Gary Wisniewski

CIVIL ENGINEER



CSDG

2305 Kline Avenue, Suite 300

Nashville, TN 37211

(615) 248-9999

Contact: Kyle Griffin, P.E.

PLANNER + LANDSCAPE ARCHITECT



CSDG

2305 Kline Avenue, Suite 300

Nashville, TN 37211

(615) 248-9999

Contact: Brian J. Dunn, PLA

OWNER

PRETORIA RENTALS TRUST

2974 Spannstown Road

Arrington, TN 37014

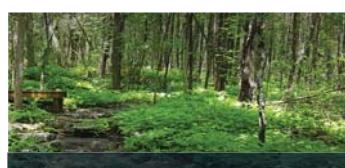
Mt. Juliet, TN 37122

NEIGHBORHOOD CONTEXT

Located approximately thirty-three miles southeast of downtown Nashville, Murfreesboro is a vibrant hub that has been named "the most livable town in Tennessee." Murfreesboro grew up as an agricultural community, and is embracing both its heritage as well as a vision for the future by providing ample amenities and resources to its residents. From historic tours and festivals to recreational sports and the arts, Murfreesboro has become an attractive area for families to call home.

SITE CONTEXT

Currently sited within Rutherford County, the Pretoria Falls property is located at the intersection of Asbury Lane and Asbury Road, approximately five miles northwest of downtown Murfreesboro. The site encompasses 10.6 acres and is currently under the jurisdiction of Rutherford County with a zoning entitlement of RM (Medium Density Residential). Although largely undeveloped, the site contains two single-family homes and the terrain of the land is typical of Middle Tennessee with gentle slopes and dense tree canopy. Picturesque views to Overall Creek are present along the western property line.



EXISTING ROADWAYS

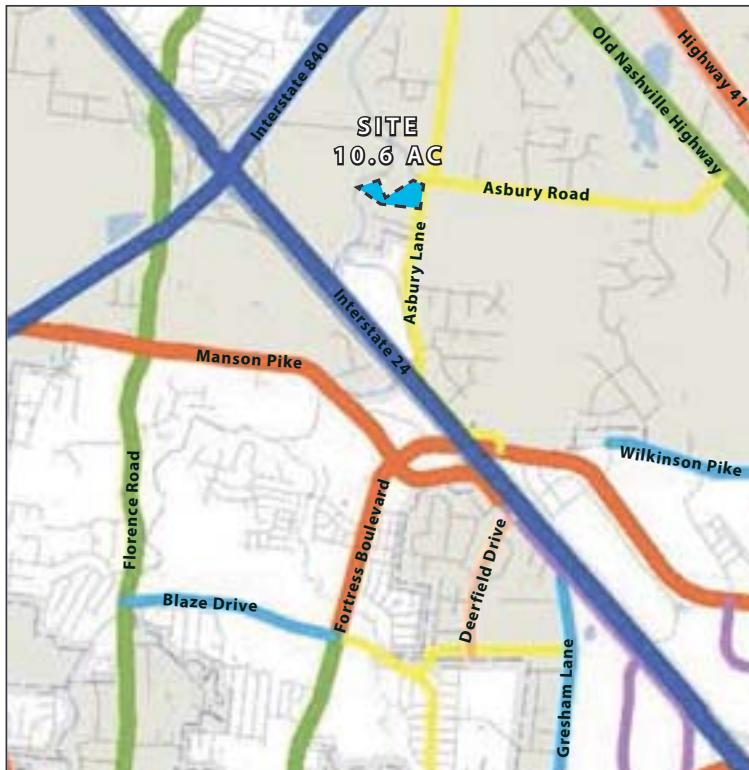
Existing roadways abutting Pretoria Falls are Asbury Road and Asbury Lane. Per the City of Murfreesboro's Functional Class Map, both roadways are classified as residential collectors. Both Asbury Road and Asbury Lane currently have a 50' wide right-of-way along the Pretoria Falls site boundary.

The City of Murfreesboro's Major Thoroughfare Plan designates Pretoria Falls to be within the Murfreesboro Urban Growth Boundary and requires additional right-of-way to be dedicated for future road widening of Asbury Lane and future roadway realignment of Asbury Road. This development will provide right-of-way dedication as needed for future road widening to accommodate the future realignment of Asbury Road.

2040 MURFREESBORO RECOMMENDED ROAD IMPROVEMENTS

As a long-range plan, the 2040 Major Transportation Plan identifies conceptual locations and types of roadway facilities that are needed to meet the projected long-term growth within the city limits of Murfreesboro. Numerous improvements throughout Murfreesboro and Rutherford County will consist of connectivity and accessibility changes that are proposed to be implemented over the next several years.

One such improvement is the proposed extension of Asbury Road to the west, which would create a connection between Asbury Road and Manson Pike. This future connection will require river and interstate crossings and impact several parcels, specifically that of the Pretoria Falls development. Therefore, a proposed Asbury Road extension would need to be accounted for as part of the Pretoria Falls master plan.



FUNCTIONAL CLASS MAP

Road Class	Classification
Expressway/ Freeway	
Major Arterial	
Minor Arterial	
Commercial Collector	
Community Collector	
Residential Collector	
Residential Sub Collector	
CBD	
City of Murfreesboro	
Urban Growth Boundary	
Rutherford County	



2040 MAJOR TRANSPORTATION PLAN

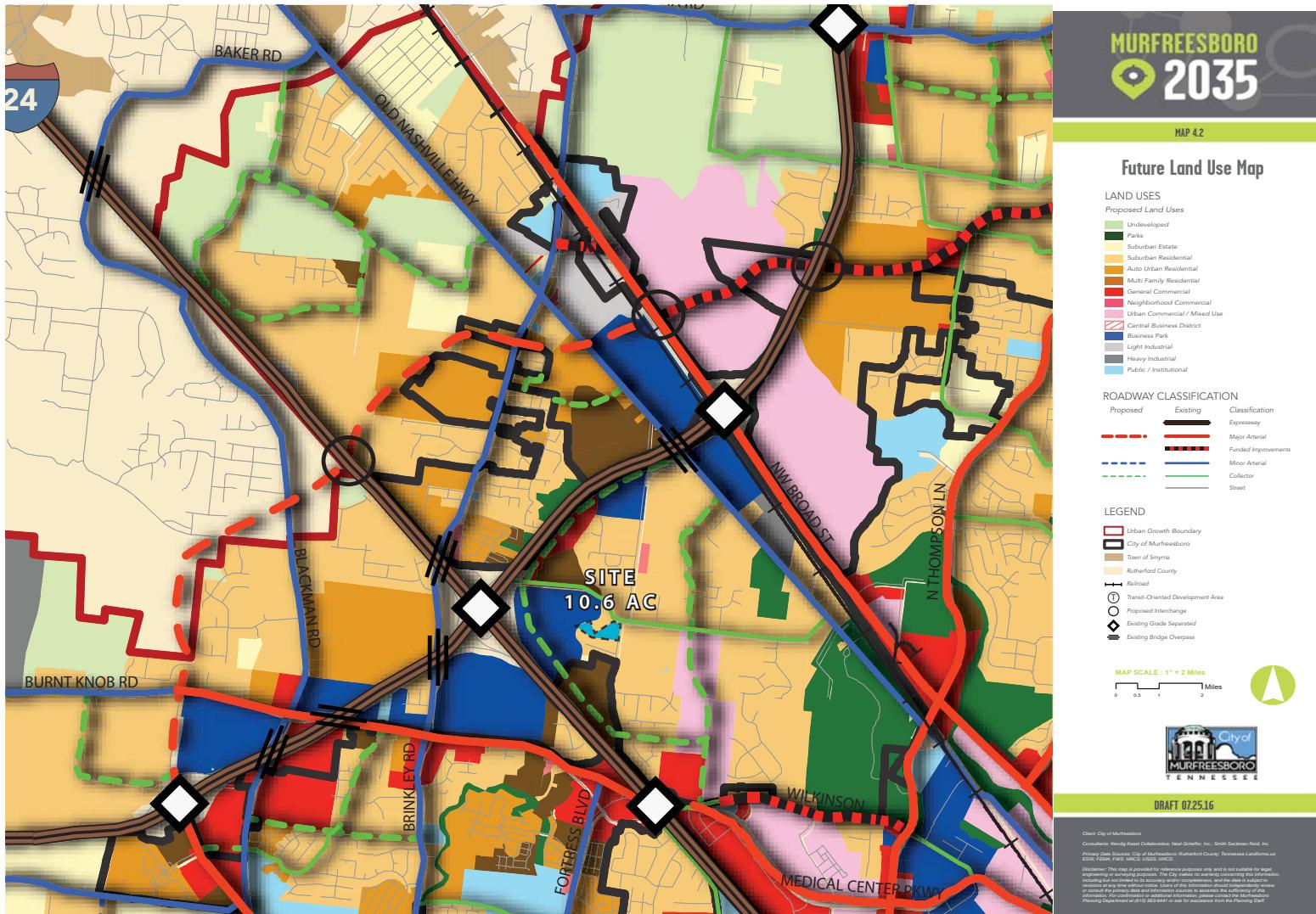
MURFREESBORO 2035 COMPREHENSIVE LAND USE PLAN

The Murfreesboro 2035 comprehensive plan is a long-range plan that sets the framework for the physical development of the City and contains the community's vision for growth and future development. The Murfreesboro 2035 plan assists City leaders and Developers with planning for a prosperous, healthy, and equitable Murfreesboro. Each new development must be studied to ensure it meets the overall intent of this comprehensive plan.

This proposed development is located within the Suburban Residential land use designation as indicated on the the Murfreesboro 2035 comprehensive plan. In addition to land use designations that border the property, which include Suburban Residential to the north, east, and south, and Business Park to the west, adjacent land use designations include Multi Family Residential, and Urban Commercial / Mixed-Use.

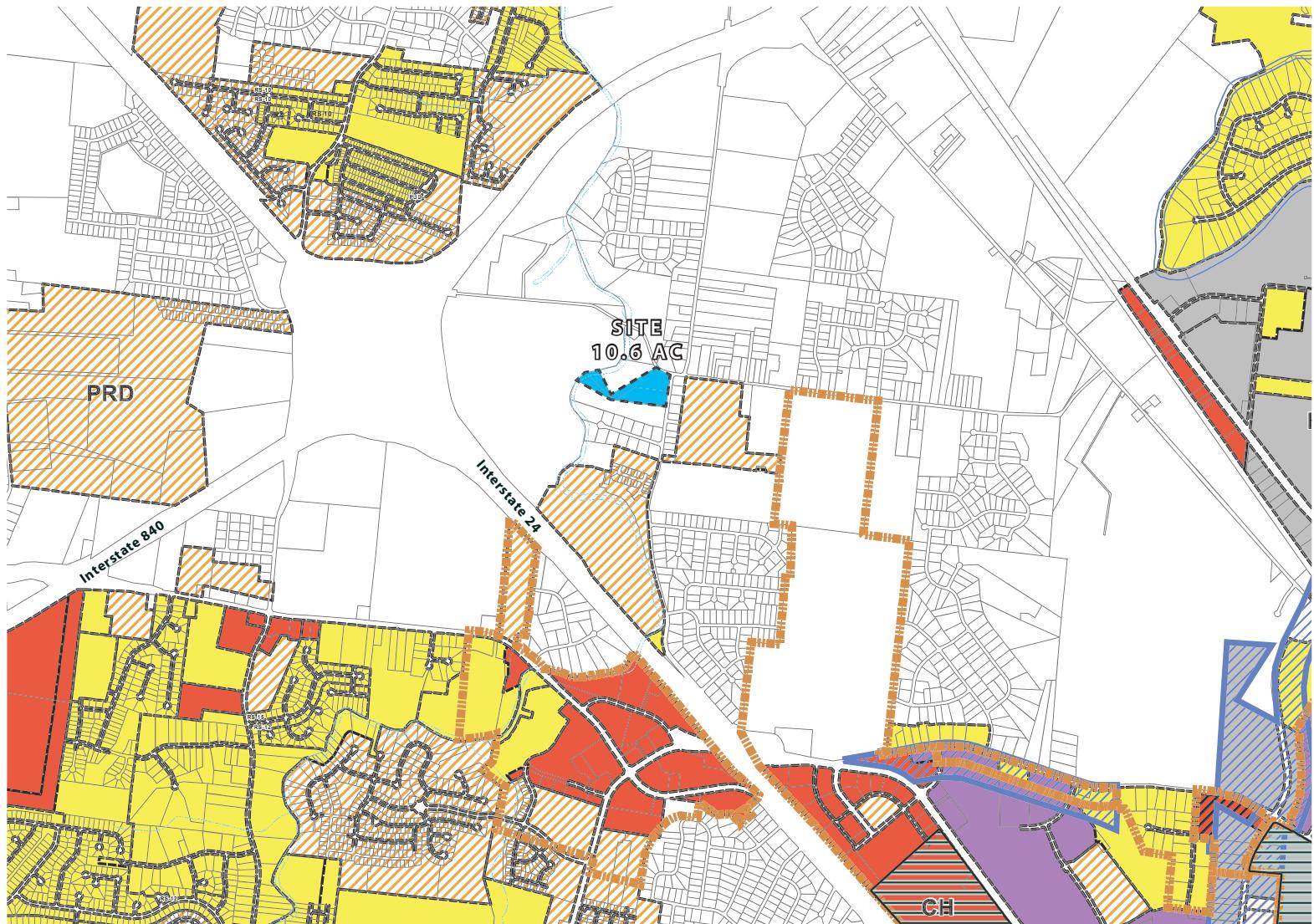
The Suburban Residential land use designation is based on a shift to a different, non-urban, spatial relationship between homes and the natural environment. In contrast to creating architectural spaces that give the feel of urban living, the character of this land use policy is to promote the natural character of the site.

This development will serve as a cohesive transition between the Business Park and Suburban Residential land use designations. In addition to promoting moderate density to support future commerce within the adjacent Business Park, this proposed development will contain a sense of suburban living while integrating natural features and common open spaces to encourage residents to connect with the both the natural and social environment as they interact with fellow neighbors outside of their homes. Single-family, detached homes will be situated near common open space elements including pocket parks, walking trails, dog park, and passive areas. Existing vegetation will be preserved wherever possible to retain a sense of harmony with the existing environment.



MURFREESBORO ZONING MAP

Located southeast of the Interstate 65 and Interstate 840 interchange, Pretoria Falls is currently under the jurisdiction of Rutherford county, and holds a zoning entitlement of RM (Medium-Density Residential). Surrounding planned residential development sites show a mix of single-family and multi-family residential developments. In addition to many new developments near Pretoria Falls, there are numerous established single-family neighborhoods. This mix of single-family and multi-family residential neighborhoods suggests that specialized residential developments are a key component in expanding the existing character of this area.



0 4
ZONING MAP



EXISTING UTILITIES

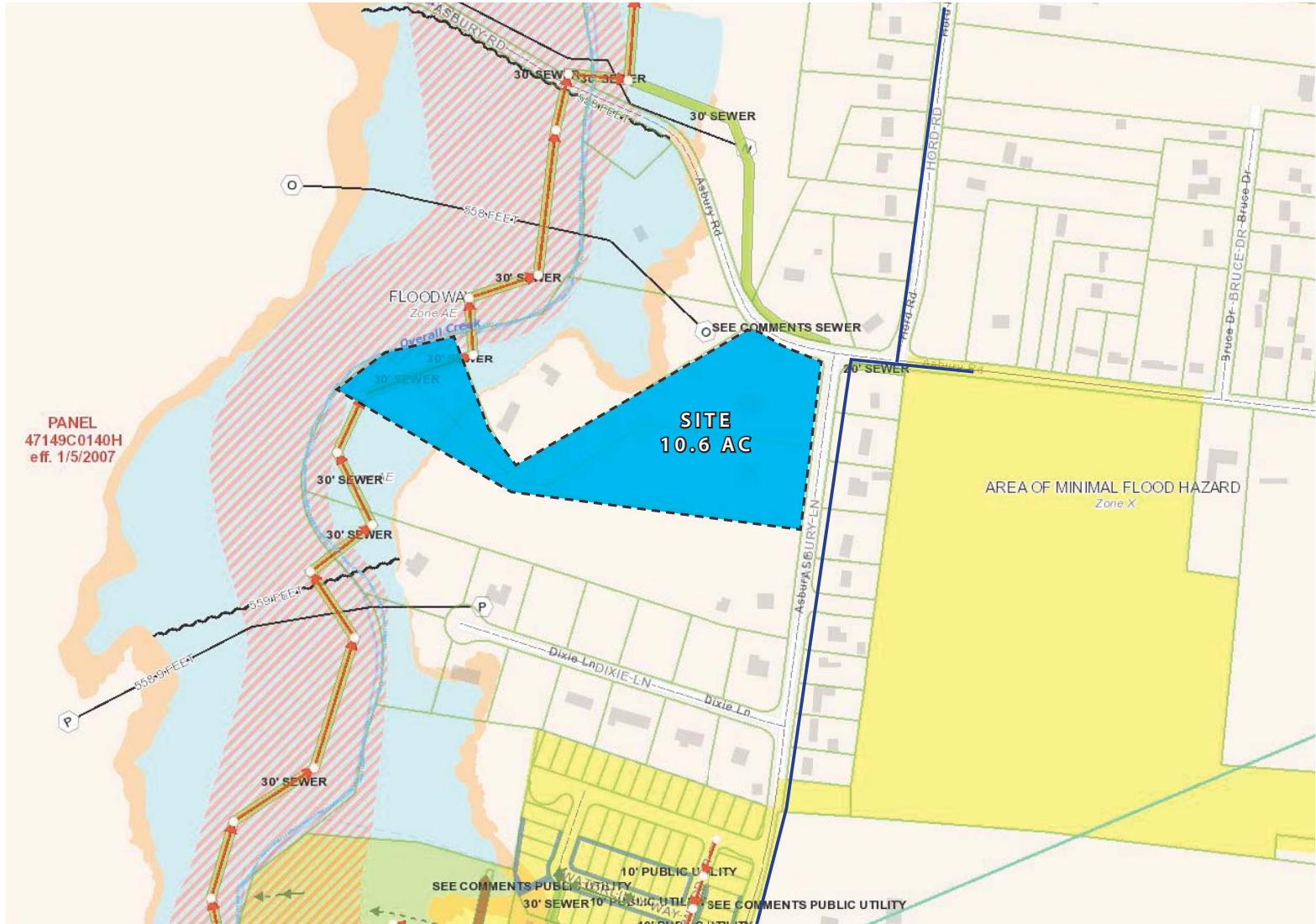
Water: An existing 4" water main is located along Asbury Lane. In addition to tying into this line, a connection will be made to the 8" water main on Hord Road to establish adequate flows. Water will be provided by Consolidated Utility District of Rutherford County. See C.U.D. will-serve letter for connectivity details.

Sanitary Sewer: This development shall tie into the existing gravity sanitary line that runs along Overall Creek. Sanitary sewer to be provided by Murfreesboro Water and Sewer Department.

Electricity: An existing overhead electric line runs along Asbury Lane. Electric for the site will tie into this line and will be provided by Middle Tennessee Electric Membership Corporation (MTEMC).

Natural Gas: An existing 4" gas main runs along Asbury Lane. Gas for the site will be tied into this main and will be provided by Atmos Energy.

All utilities within the Pretoria Falls development will be underground.



05 UTILITY MAP



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EXISTING CONDITIONS

Pretoria Falls is currently zoned RM (Medium Density Residential), and falls under the jurisdiction of Rutherford County. The site encompasses 10.6 acres and is comprised of farm structures, gravel driveways, and two single-family homes. The terrain of the land is typical of Middle Tennessee with gentle slopes, dense tree canopy, rock outcroppings, and open meadows. The property slopes west towards Overall Creek, which is located near the western boundary line. A 100-year floodplain associated with Overall Creek encroaches onto the western portion of the property while the creek's floodway is located outside of Pretoria Falls' property boundary. This property falls into FIRM panel 47149C0140H, effective date January 5, 2007.

SITE DATA

Tax Parcels: Map 79, Parcels 17.0 & 19.0

Location: Asbury Road & Asbury Lane
Murfreesboro, TN 37129

Acreage: 10.6 acres

Zoning:
Existing: RM Medium Density Residential (Rutherford County)
Proposed: PRD (Murfreesboro)

District: 19

County Commissioner:
Steve Ervin

School Zones: Browns Chapel Elementary School
Blackman Middle School
Blackman High School



06

EXISTING CONDITIONS

SITE ANALYSIS

Pretoria Falls is a traditional-minded subdivision with special design considerations being made to the existing conditions and natural features of the land. Benefits from traditional-minded subdivision design include interconnectivity of livable areas and open spaces throughout the site, reduced stormwater run-off and increased aquifer recharge with the use of ponds to promote water infiltration, and minimization of site earthworks by encouraging better utilization of buildable land. Areas of special interest have been noted, which include viewsheds to the existing creek, development areas, and areas reserved for detention. Additional areas have been noted for potential site access and right-of-way dedication.

The eastern portion of the site is best primed for development given its mild terrain. To enhance the main development area, a centralized pond amenity area can be created as both a formal and function design element. Development on the western portion of the property can capitalize on the views to Overall Creek. Connection to this natural amenity would be a unique feature for future residents. Future development shall maintain a 35' zone 1 stream buffer and 15' zone 2 stream buffer as determined by the final survey.

Both Asbury Lane and Asbury Road frame the property to the west. These roadways make the site extremely accessible by allowing future residents the opportunity for accessibility from multiple directions. The connectivity can be further improved with a suggestion to expand Asbury Road to the east, which would be similar to the recommendations shown in the 2040 Major Transportation Plan. Our roadway extension suggestion is shown with a yellow dash and highlights the crossing of Overall Creek, and will likely reduce the number of separate properties that would need to be crossed.



MASTER PLAN

Pretoria Falls will be a horizontal property regime with the Homeowner's Association responsible for all site maintenance. The main entry is from Asbury Lane and the secondary entry is from Asbury Road. Vehicular circulation within Pretoria Falls shall be accommodated with private streets, which will be maintained by the Homeowner's Association. Private street sections shall be 24' wide with 12' wide drive lanes. Both sides of the private street shall contain a 5' sidewalk, which will also be maintained by the Homeowner's Association.

Pretoria Pond is centrally located within the neighborhood as a gathering place for residents, and is linked to the neighborhood with an interconnected pathway. Open spaces and parks dispersed throughout the community allow opportunities for gatherings and passive recreation. Varying home sizes will attract a variety of new residents, promoting diversity within the neighborhood. Existing trees will be preserved where possible, and supplemental plantings will be installed along the property boundary as needed for buffering purposes. Views to surrounding natural areas shall be preserved where possible.

Each garage will be available for the parking of two (2) vehicles at all times. Parking of boats, RV's, and household storage will be restricted by the Covenants and enforced by the Homeowner's Association.

Variance to Standard Zoning Requirements: Allowance for garage spaces to count toward minimum parking requirements.

DESIGN PRINCIPLES

This design is driven by the integration of a combination of quality housing development, amenities, and strategic locations of open space as appropriate transition areas. This will ensure that this development will provide a positive impact on both the community and the residents who will call Pretoria Falls home.



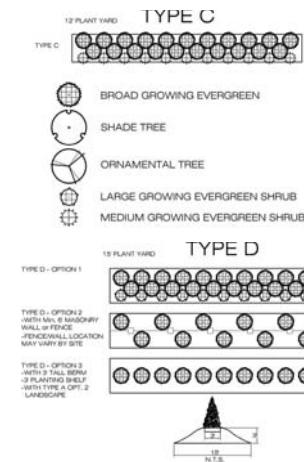
SITE PLAN

Pretoria Falls will be constructed in two phases. The first phase includes 34 homes and connects to Asbury Lane. The second phase includes 26 homes and connects to Asbury Road.

60' of right-of-way shall be dedicated for a future connection through the site, with 20' temporary construction easements on either side. Where the backs of homes abut public right-of-way, a 15' wide landscape berm shall be installed. Road pavement shall be constructed per city of Murfreesboro standards.

D E V E L O P M E N T S T A N D A R D S

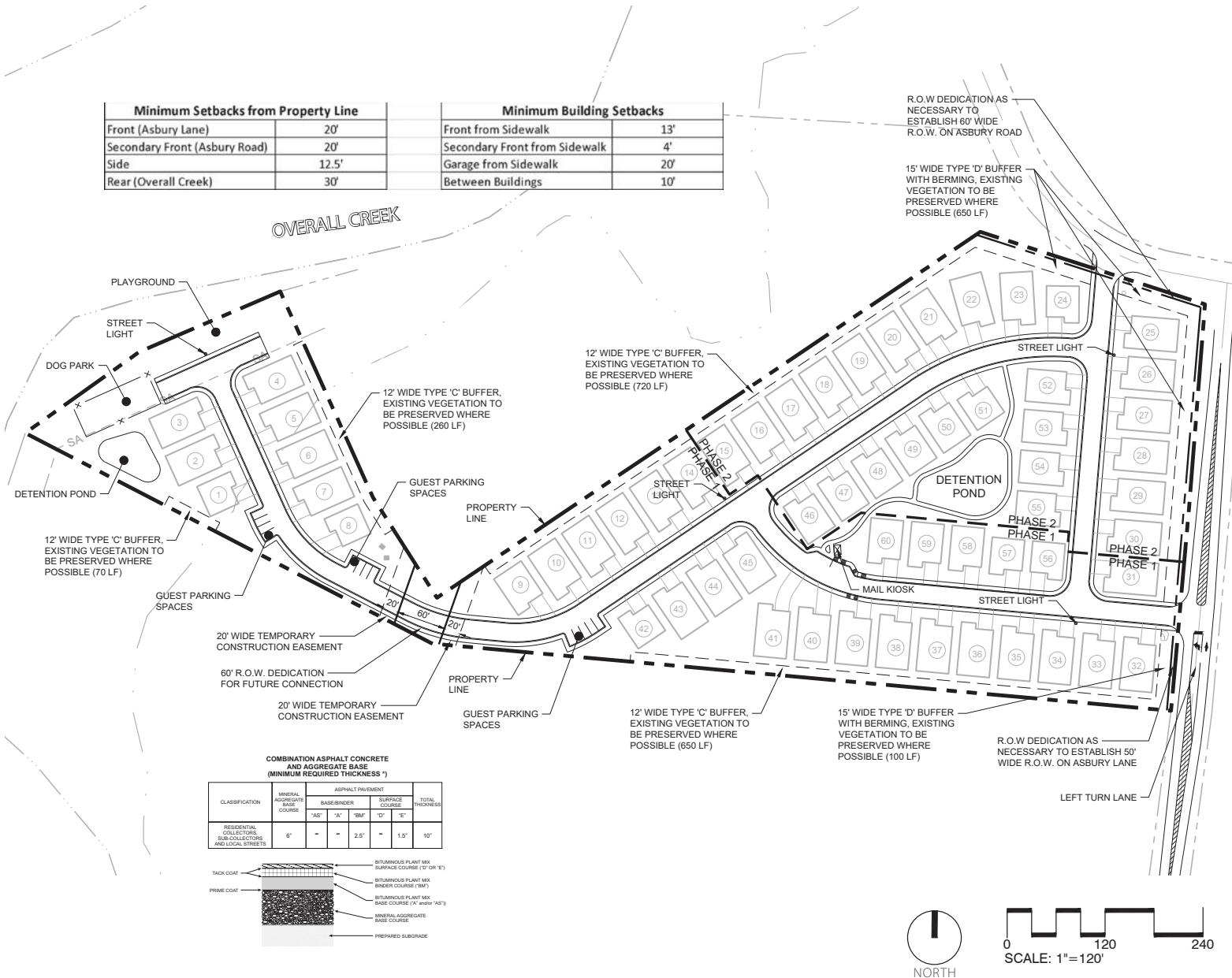
For development standards, regulations and requirements not specifically shown on this PRD plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations, and requirements of the RS-15 zoning district as of the date of the applicable request or application.



Minimum Setbacks from Property Line	
Front (Asbury Lane)	20'
Secondary Front (Asbury Road)	20'
Side	12.5'
Rear (Overall Creek)	30'

Minimum Building Setbacks	
Front from Sidewalk	13'
Secondary Front from Sidewalk	4'
Garage from Sidewalk	20'
Between Buildings	10'

R.O.W DEDICATION AS
NECESSARY TO
ESTABLISH 60' WIDE
R.O.W. ON ASBURY RO



09

SITE PLAN

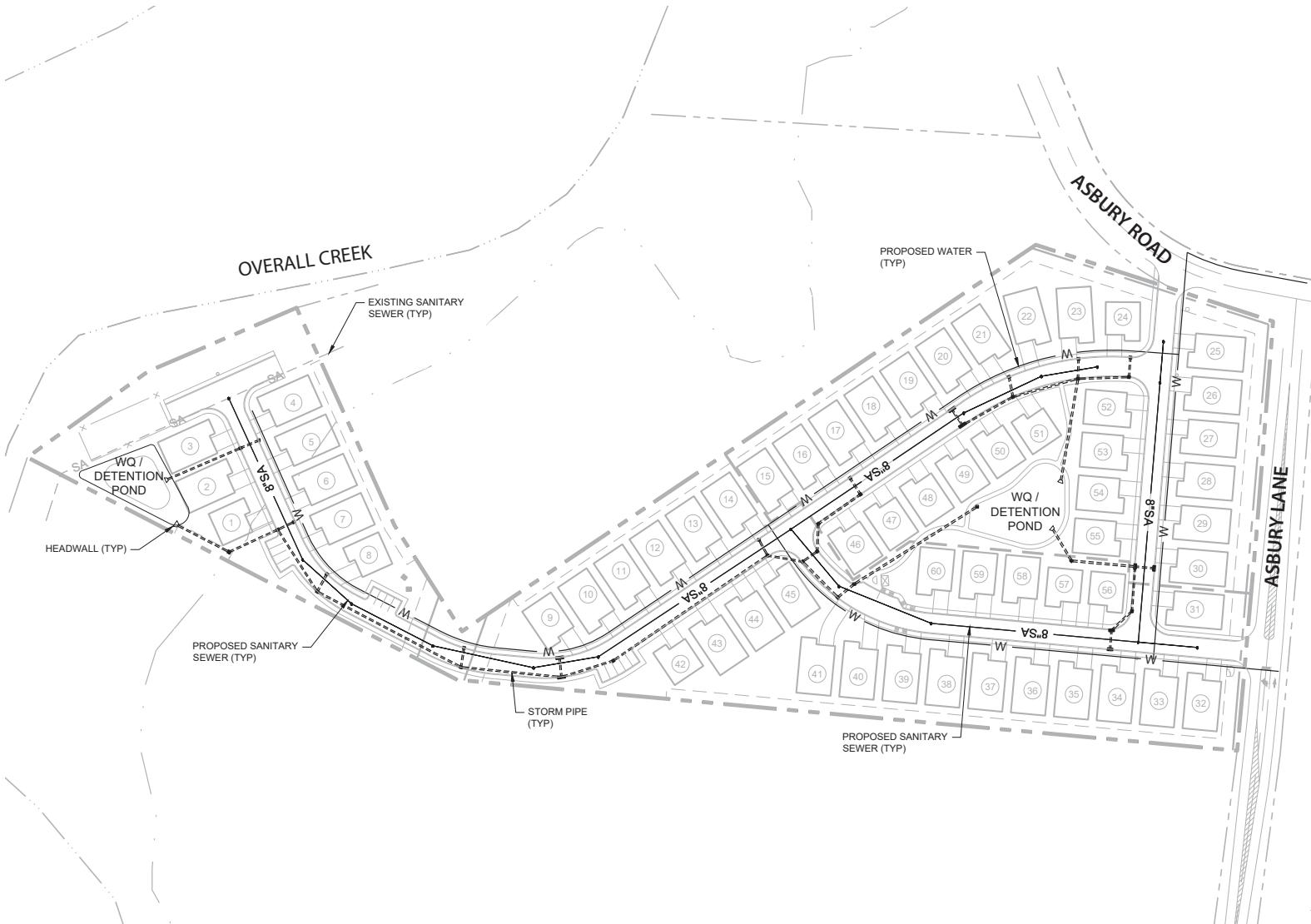
CONCEPTUAL SITE ENGINEERING PLAN

All utilities are proposed to be located underground.

In order to meet both domestic and fire demands, connections must be made to the existing 4" waterline along Asbury Lane and the existing 8" waterline along Hord Road to the East.

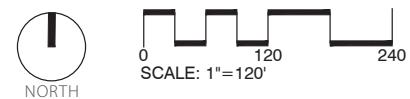
Gravity sewer shall tie in to the existing line that extends across the western portion of the site.

Pretoria Falls will utilize a stormwater pipe system and water quality/detention ponds to ensure proper management of rainwater on site. Pretoria Pond shall be designed as a detention pond and will receive sheetflow from the eastern portion of the site. A secondary detention pond located on the west side of the site shall treat and detain the remaining water flow and discharge it into Overall Creek in a controlled manner.



10

CONCEPTUAL SITE ENGINEERING PLAN



COMMUNITY FEATURES

The character of Pretoria Falls directly affects future residents. Native vegetation near Overall Creek shall be protected, preventing unnecessary erosion as well as allowing residents to connect with the natural environment. Within the site, pocket parks provide opportunities for residents to gather and relax. A picnic area allows residents to take advantage of the surrounding natural areas. A walking trail around Pretoria Pond allows for candid interaction between neighbors, and a dog park provides an amenity for dog owners as well as more opportunities for social gatherings.

Circulation and walkability throughout the property area encourage resident activity and interaction. Open space areas are located throughout Pretoria Falls to provide a variety of active and leisure activities. These include:

- Fountains at Pretoria Pond
- Dog Park
- Picnic and Rest Areas
- Interconnected Trail System
- Adjoining Sidewalks
- Playground

The total preserved open space area is 5.4 acres (51% of site). Formal open space (dog park, picnic area, sitting areas, and walking path) totals 0.8 acres.

ENTRY MONUMENT

The front entry monument signage will be constructed with stacked limestone boulders dug on site. The actual worded sign will be constructed of stacked cultured stone with HDU (high density urethane) inlaid in the cultured stone. The rear backdrop along with the front of the pond will be landscaped according to the Murfreesboro Landscape code. Hydro pumps and filters will provide a gentle waterfall over the limestone, creating a calming water feature. The entire feature will be illuminated by low voltage LED lighting in accordance with the Murfreesboro sign code.



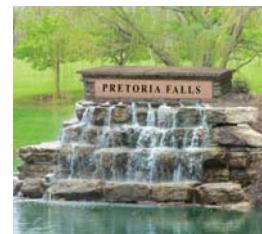
DOG PARK



TYPICAL SITTING AREA



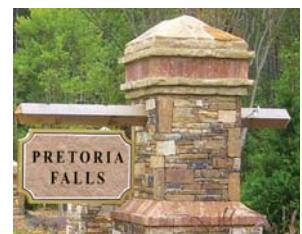
PICNIC & REST AREA



COMMUNITY GATHERING



CONNECTION WITH NATURE



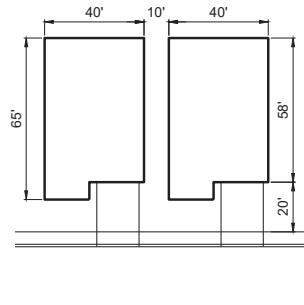
ARCHITECTURAL CHARACTER

Pretoria Falls will consist of all single-family detached homes ranging in size from 1,900-2,800 square feet. Exterior finishes will be a mix of brick, stone, and fiber cement siding (Hardie board) on all elevations. Roofs shall be 30-year dimensional asphalt shingles. Porches and patios will be concrete, and no decks will be allowed on the property. Garage doors shall be carriage style. Homes shall be 1, 1-1/2, or 2 stories, and shall not exceed 35' in height. A minimum of 10' of separation between homes shall ensure space for utilities. The property shall be HOA managed with all lawn and landscape maintenance included in fees. Units shall be priced approximately between \$350,000 and \$450,000.

Driveways shall be a minimum of 20' in depth to accommodate two vehicles. A minimum 10' of separation between each home shall be maintained.

The renderings shown here represent the general product that is proposed. There may be minor design changes or new plans introduced in the future that are not contained in this book.

TYPICAL LOT LAYOUT



PIAZZA BY LANDMARK



MAGGIO BY LANDMARK



DANTE BY LANDMARK



LUCCA BY LANDMARK



ROSE BY LANDMARK



FLORENCE BY LANDMARK

HOME LAYOUTS

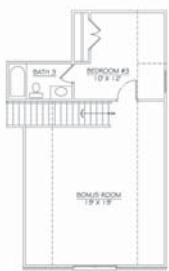
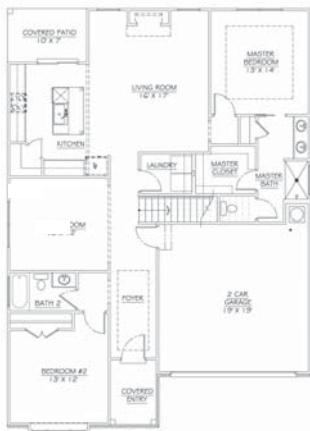
Floor plans for Pretoria Falls shall consist of a mix of one and two-story homes, all with at least 3 bedrooms. Home areas range in size from 1,900-2,800 square feet. Garages shall accommodate 2 cars, garbage cans, and water heaters. All front yards shall be sodded. A minimum of one tree per two houses shall be planted in the front yards to create a shaded streetscape.

The floor plans shown here represent the general product that is proposed. This page does not show all proposed floor plans, but a sample of some of the variations. There may be design changes or new plans introduced in the future that are not contained in this book.

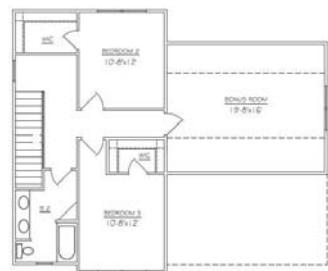
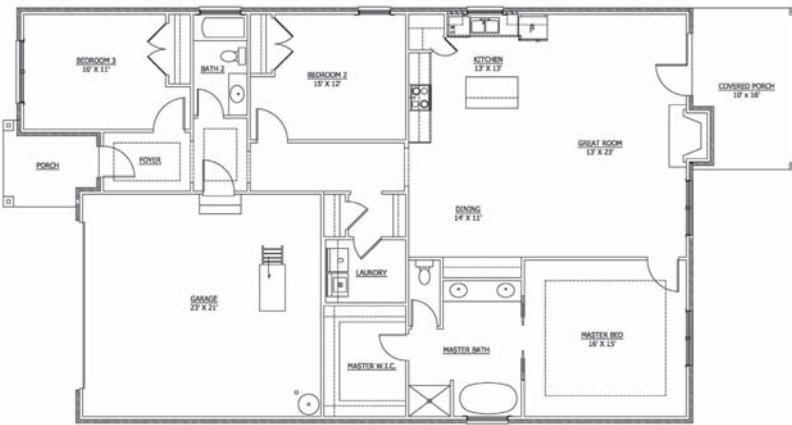
GARAGES

All garages shall be constructed to have adequate space for two vehicles, trash receptacle, and a water heater. It will be prohibited for an Owner or occupant of a Unit to convert a garage to any other use. No Owner or occupant of a Unit shall park his or her car or other motor vehicle on any portion of the Property, other than in the garage, unless the maximum number of cars or similarly sized motor vehicles which can be parked in the garage according to its design capacity are already parked in said garage. All garages shall be maintained in such a manner that parking for the maximum number of motor vehicles for which it was originally designed to hold is allowed and possible. Parking on the street shall be prohibited, guest parking spaces have been provided for overflow parking. All trash receptacles shall be stored in the garage.

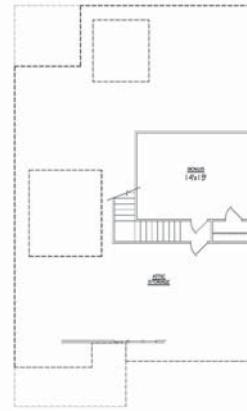
First Floor: 1,497 Sq. Ft.
Second Floor: 649 Sq. Ft.
Total Heated: 2,146 Sq. Ft.



Total Heated: 1,914 Sq. Ft.



First Floor: 1,687 Sq. Ft.
Second Floor: 356 Sq. Ft.
Total Heated: 2,043 Sq. Ft.



CHECKLIST SUMMARY

1. A map showing available utilities, easements, rail lines and public right-of-way crossing and adjacent to the subject property.

Response: An exhibit showing available utilities, easements, rail lines, and public right-of-way crossing and adjacent to the subject property can be found on pages 2, 3, 4, & 5.

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 extend of water courses, wetlands, floodway, and floodplains on or within one hundred (100) feet of the subject property; existing drainage pattern; location and extent of tree cover; and community greenways and bicycle paths and routes in proximity to the subject property.

Response: An exhibit is given on page 6 that shows existing conditions, including topography, aerial information, and flood information. A portion of the site is located within the 100 year floodplain.

3. A plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on-site and within two hundred (200) feet of the subject property and the identification of the use thereof.

Response: Exhibits on pages 1, 5 & 6 show existing structures and surrounding properties.

4. A drawing defining the general location and maximum number of lots, parcels or other sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, school sites, public buildings and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto and the extent of proposed landscaping, planting, screening, or fencing.

Response: Lot counts, parking information, and open space can be found on page 8. Proposed amenity features and enhancement of open space is described on page 10.

5. A tabulation of the maximum number of dwelling units proposed including the number of units with two (2) or less bedrooms and the number of units with more than two (2) bedrooms.

Response: All homes have a minimum of 3 bedrooms as called out on pages 8 and 12.

6. A tabulation of the maximum floor area proposed to be constructed, the F.A.R. (floor area ratio), the L.S.R. (livability space ratio) and the O.S.R. (open space ratio)

Response: F.A.R., L.S.R., and O.S.R. are stated on page 8, with calculations described below.

FLOOR AREA RATIO (F.A.R.)

$$\begin{aligned} \text{TOTAL MAXIMUM FLOOR AREA} &= (1646 \times 2) + (2046 \times 17) + (2446 \times 41) = 138,360 \text{ SF} \\ \text{TOTAL SITE AREA} &= 461,736 \text{ SF} \\ \text{F.A.R.} &= 138,360 / 461,736 \text{ SF} = 0.30 \end{aligned}$$

LIVEABILITY SPACE RATIO (L.S.R.)

$$\begin{aligned} \text{TOTAL MAXIMUM FLOOR AREA} &= 138,360 \text{ SF} \\ \text{TOTAL SITE AREA} &= 461,736 \text{ SF} \end{aligned}$$

$$\text{TOTAL DRIVE/PARKING AREA} = 88,880 \text{ SF}$$

$$\begin{aligned} \text{TOTAL LIVEABLE SPACE} &= 461,736 \text{ SF} - 88,880 \text{ SF} = 372,856 \text{ SF} \\ \text{L.S.R.} &= 372,856 \text{ SF} / 138,360 \text{ SF} = 2.7 \end{aligned}$$

OPEN SPACE RATIO (O.S.R.)

$$\text{TOTAL OPEN SPACE} = 234,896 \text{ SF}$$

$$\begin{aligned} \text{TOTAL MAXIMUM FLOOR AREA} &= 138,360 \text{ SF} \\ \text{O.S.R.} &= 234,896 \text{ SF} / 138,360 \text{ SF} = 1.7 \end{aligned}$$

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 the neighboring property in accordance with the applicable regulations of this article.

Response: The property is currently zoned RM within Rutherford County. The proposed PRD includes annexing the property into Murfreesboro. The surrounding areas have a mixture of single and multi-family residential properties, zoned RS-15, PRD, and county. This planned residential development offers residents detached home living without the need for yard and home exterior maintenance. By providing varying sizes of single-family homes in an environment where families can get to know their neighbors, we are proposing a diverse neighborhood that aligns with the characteristics of surrounding areas.

8. Proposed means of assuring the continued maintenance of common space or other common elements and governing the use and continued protection of the planned development, for this purpose, the substance of any proposed restrictions or covenants shall be submitted.

Response: This development includes the proposal of an HOA that will enforce all proposed CCRs and maintain common spaces and elements.

9. A statement setting forth in detail either (1) the exceptions which are required from the zoning and subdivision regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed.

Response: The proposed PRD requires the following exceptions:

1. Development proposes a variance in the way that parking is calculated. The zoning ordinance requires 4 parking spaces outside of each home. This PRD proposes 2 parking spaces outside of each home plus 2 parking spaces inside of each garage.
2. RS-15 requires setbacks of the following: Front = 40' from right-of-way, Side = 12.5' from property line, Rear = 30' from property line. This PRD is requesting setbacks of the following: Front = 13' from back of sidewalk, Side = 10' between units, Rear = 10' between units.
3. RS-15 requires a maximum density of 2.9 d.u./acre. This PRD is requesting a density of 5.7 d.u./acre.
4. RS-15 requires a maximum lot coverage of 25%. This PRD is requesting a maximum building coverage of 32%.

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

Response: This property is not in the Airport Overlay District (AOD), Battlefield Protection District (BPD), Gateway Design Overlay District (GDO), Historical District (H-1), or Planned Signage Overlay District (PS). A portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA panel.

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: The Murfreesboro Major Thoroughfare Plan and 2040 Recommended Improvements are shown on pages 2 & 3.

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

Response: The primary representative for this project is Kyle Griffin, P.E. of Civil Site Design Group, PLLC. Developer/Applicant is Gary Wisniewski of Landmark Homes. Contact info for both can be found on the second sheet of the pattern book.

13. Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of the proposed structures. The plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. The location and orientation of the exterior light fixtures and of garages shall be shown if such are to be included in the structures.

Response: Architectural renderings and example floor plans are shown on pages 11 & 12, with building descriptions and materials listed.

14. If a development entrance sign is proposed, the application shall include a description of lighting, landscaping, and construction materials.

Response: Entrance signs, lighting, and landscaping will be similar to the imagery shown on page 10. All elements of the entry signs shall be in accordance with the City of Murfreesboro's sign ordinance.



19' x 19' Garage

Items located within garage:

- Lincoln Navigator
- Jeep Grand Cherokee
- Trash Receptacle
- Hot Water Heater
- Full-sized Refrigerator
- 2' x 4' Shelving Unit
- Step Ladders



20' x 21' Garage

Items located within garage:

- Infiniti QX50
- Ford Thunderbird
- Trash Receptacle
- Hot Water Heater
- Tool Box Storage and Shelving



20' x 21' Garage

Items located within garage:

- Infiniti QX50
- Ford Thunderbird
- Trash Receptacle
- Hot Water Heater
- Tool Box Storage and Shelving

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2019**

PROJECT PLANNER: MARINA RUSH

4.d. Zoning application [2019-428] for approximately 8.14 acres located along Shores Road to amend the Westlawn PUD to modify the buffering and screening plan along Shores Road, D.R. Horton, Inc. applicant.

The applicant, D.R. Horton, Incorporated, is requesting to amend the Westlawn Planned Unit Development (PUD), located along Veterans Parkway and Shores Road, to allow modification of the landscape buffer design for the berm, width, and plantings for the portion located along the edge of Westlawn along Shores Road. Property is identified as Tax map 93A, Group E, Parcel 26.01 Group F, Parcel 32.00.

The Westlawn PUD was originally approved by the City Council in 2007 and amended in 2010. The current approved pattern book depicts landscape buffers at various places along the frontage of Shores Road for the purpose of screening the existing homes along the south side of Shores Road from the new homes along the north side of Shores Road. The applicant purchased and proceeded with developing the residential subdivision. Some of the required buffers along Shores Road were not installed with the associated sections of development that were already approved and platted with the City, and the omission was caught while reviewing plans for Section 5 that the Section 4 landscape buffers were not installed, designed, and approved.

The applicant's engineer, SEC, studied the project conditions and landscape requirements and determined the required buffer would not be feasible due to the required stormwater drainage channel and is requesting to modify the PUD booklet to reflect the landscape buffer that will be provided. Additional details regarding the analysis and modifications requested are contained in the attached applicant's letter and landscape plan. The Westlawn PUD modifications are to Pages 31 and 32 for the following:

1. Remove the raised berm requirement and allow the landscape buffer plantings to be installed on existing grade;
2. Remove the required buffer widths and allow varying widths fitting between the rear lot lines and Shores Road (see Photo 1);

3. Remove the plant type requirements and allow for a variety of evergreen trees and shrubs to enhance areas where needed (see Photos 2 and 3); and



(Photo 1: Relation of homes to existing vegetation)



(Photo 2 – Typical of the thin vegetation to be enhanced)



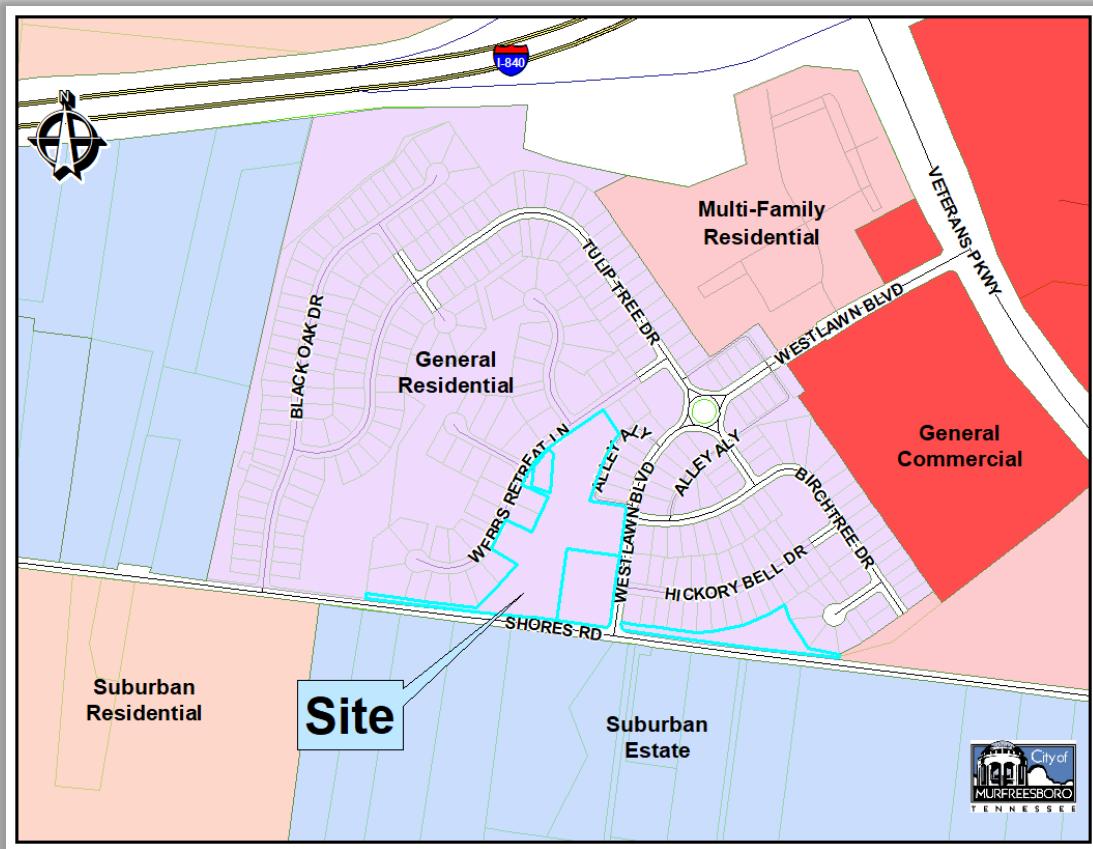
(Photo 3 – Typical of the thick vegetation to remain in place)

Adjacent Zoning and Land Uses

The adjacent zoning on the properties to the north, west and east are Westlawn PUD and beyond the development is unincorporated Rutherford County. The adjacent land uses are agriculture, vacant land, and single family residential. Veterans Parkway is located east of the Westlawn development and Interstate-840 is located to the north.

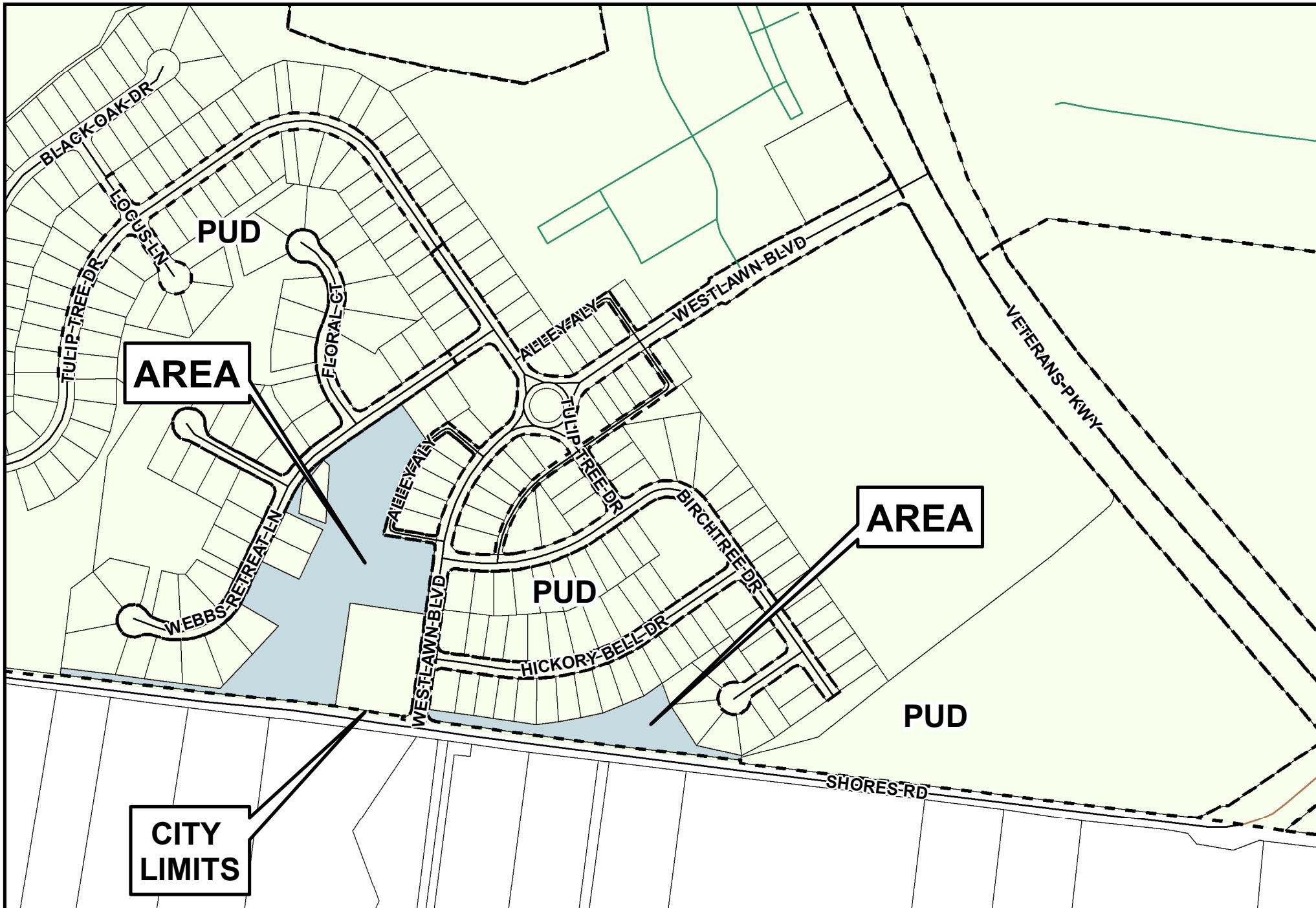
Future Land Use Map

The future land use map of the *Murfreesboro 2035 Comprehensive Plan* indicates that Auto-Urban (General) Residential is the most appropriate land use for the project area. The PUD zoning is consistent with this land use design. In addition, the amendment would not affect the land use for this property.



Public Hearing

The applicant will be available at the Planning Commission meeting to discuss the proposed zoning amendment. 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.

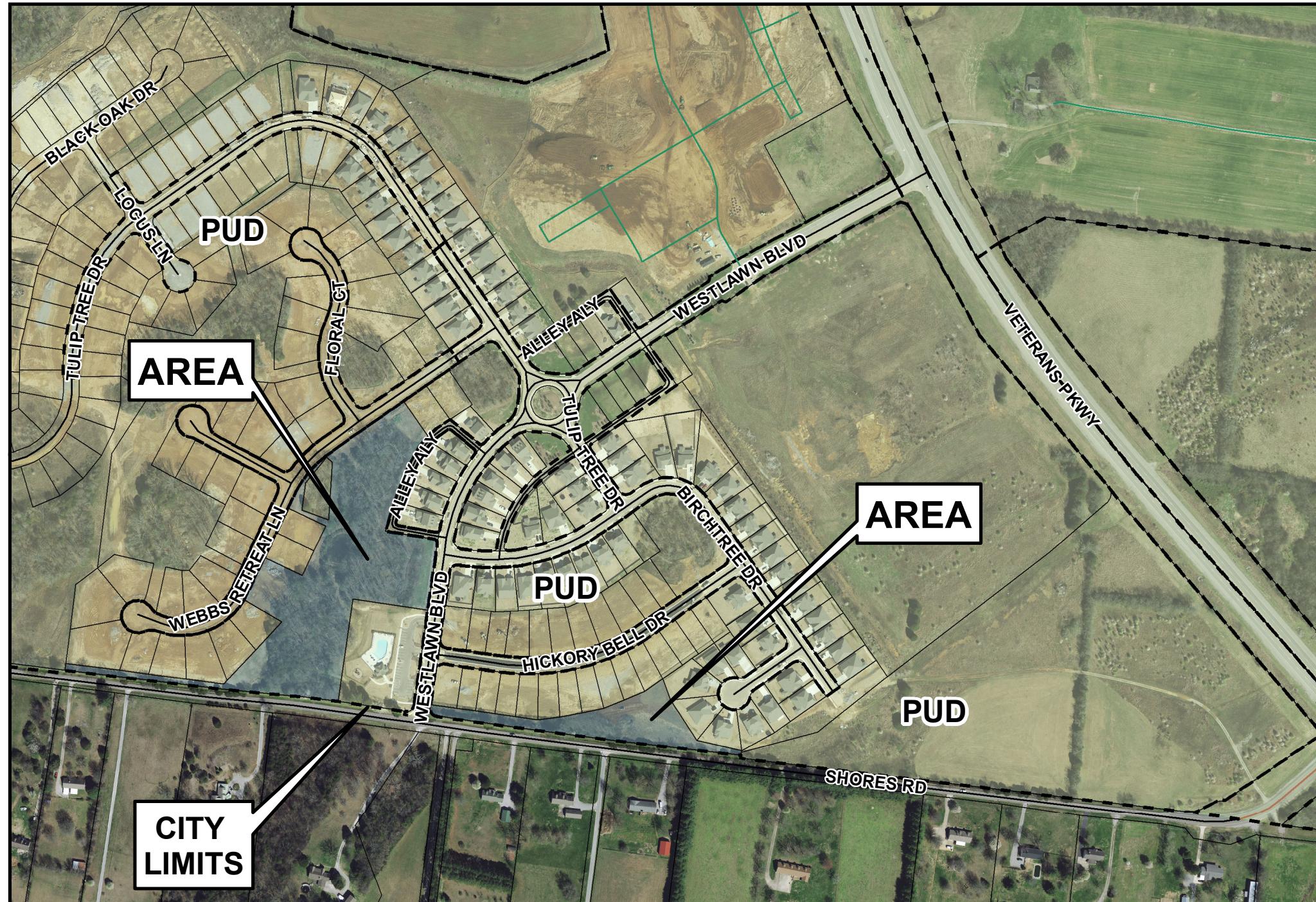


**PUD Amendment Along Shores Road
(Westlawn PUD)**

0 125 250 500 750 1,000
Feet



Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborontn.gov



**PUD Amendment Along Shores Road
(Westlawn PUD)**

0 125 250 500 750 1,000
Feet



Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

August 16, 2019

Mr. Donald Anthony
City of Murfreesboro Planning Department
111 West Vine St.
Murfreesboro TN 37130

RE: Westlawn PUD Amendment
SEC Project No. 15264

Dear Mr. Anthony,

D.R. Horton is requesting a PUD Amendment for a portion of the Westlawn development located along Veterans Parkway and Shores Road. The request for a amendment to the PUD consists of modifying the proposed design of the landscape buffers located along Shores Road. Specifically, this request is for a revision to the width, design and location of the landscape buffers at the edge of Westlawn along Shores Road.

Westlawn was originally approved by City Council in 2007 and amended in 2010 by a previous developer. The approved PUD booklet outlines landscape buffers to be place at various places along Shores Road frontage associated with Westlawn. The buffers were meant to screen the proposed homes along Shores Road.

Our client, D.R. Horton has purchased and developed the single family portion of Westlawn and proceeded to develop the project as it was outlined in the approved PUD booklet. During such time, the required buffers along Shores Road were not installed with the associated sections of development as they were approved and platted with the city. The oversight wasn't realized until staff was reviewing plans for Section 5. At that time, staff discovered that the required landscape buffers for Section 4 were not designed, approved and installed with that section of the development. It was brought to SEC's attention and we advised our client.

Since that time, SEC has been working to design the required buffers per the approved PUD. During our design, we determined that the approved buffers would not work as designed within the areas as outlined in the PUD booklet. The conceptual buffer design locations and berm cross-sections did not fully consider the detailed engineering designs to allow for appropriate drainage of the development. The berm and buffer diagrams on Pages 31 and 32 of the approved PUD (see attached pages) did not take into consideration, the actual topographic layout of the property when those concepts were designed into the PUD book. In order to adequately drain the proposed lots, drainage swales were necessary at the rear lot lines of the homes to provided adequate stormwater management between the development and Shores Road. It would be physically impossible to provide for the proposed PUD berms to occupy the same spaces as the required drainage swales. As you can see in the attached cross-sections, the blending of existing topography and the drainage ditch at the rear of the lots, does not allow for the intended landscape berms in the land between Shores Road and the rear lot lines in Westlawn.

Although we might not be able to install the berm portion of the buffer, we are fully committed to installing the landscape plantings associated with the buffers outlined in the PUD booklet. As you can see in the attached landscape plans for these areas (Landscape Sheets L0.1-L2.0), we have designed landscape materials to adequately provide the same level of screening desired in the approved Westlawn PUD booklet. The proposed plantings will be in conjunction with the existing vegetation that has over 10 more years of maturity from the time the original PUD was approved thus creating more screening from natural vegetation. The plantings have been placed along the edges or banks of the stormwater ditches to provide that screening desired in the original PUD. While working in and around the existing natural vegetation preserved between the development and Shores Road.

Our amendment request is as follows: to modify the widths, design and location of the buffers along Shores at the edge of Westlawn. Previously and prior to our public hearings on this property, the applicant agreed to the following commitments to accompany the rezoning:

1. Remove the berm requirements of the landscape buffer as outlined on Pages 31 and 32 of the approved PUD booklet. In place of those requirements, allow for the proposed landscape buffer plantings to be placed on existing grades associated with the development.
2. Remove the required widths of the buffers as outlined on Pages 31 and 32 of the approved PUD booklet. In place of those requirements, we offer to install the landscape plantings originally intended in the approved PUD with varying widths in order to better fit the areas existing between the rear lot lines and Shores Road. This is outlined in the attached conceptual landscape plans for these buffer areas along Shores Road
3. Remove the types of plant type requirements of the landscape buffer as outlined on Pages 31 and 32 of the approved PUD Booklet. In place of those requirements, allow for a variety of evergreen trees and shrubs to allow for the plantings to fit within some of the tight spaces along these proposed buffers and provide year-round screening.

These amendments will allow for the least disturbance to the existing homeowners within Westlawn that have previously bought with the existing vegetation in place. I have attached pictures of the existing vegetation with this letter for your information as well.

If you should have any questions concerning this request, please feel free to call myself at (615) 890-7901 or via email at rmolcahn@sec-civil.com.

Sincerely,

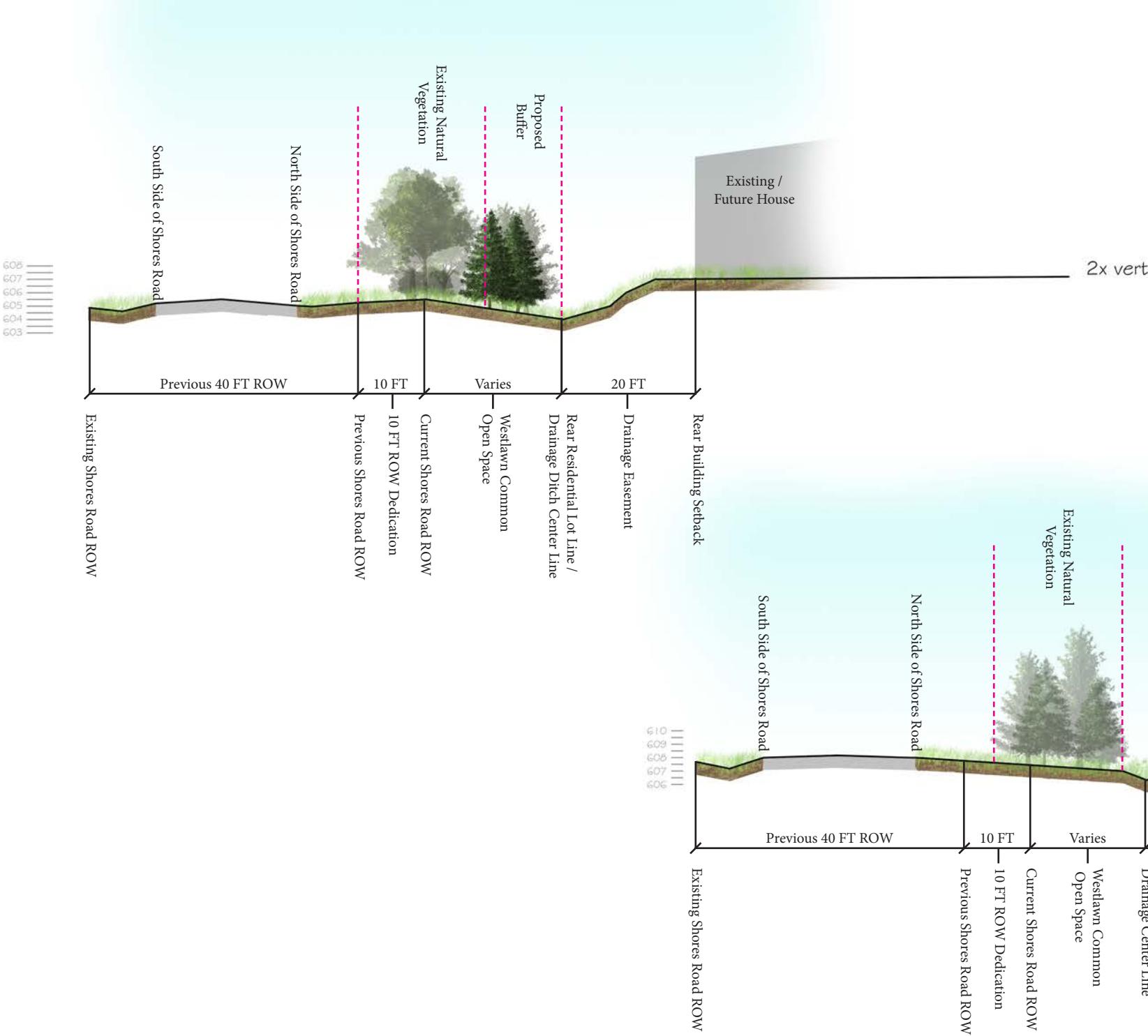


Rob Molchan, P.L.A.
SEC Inc.

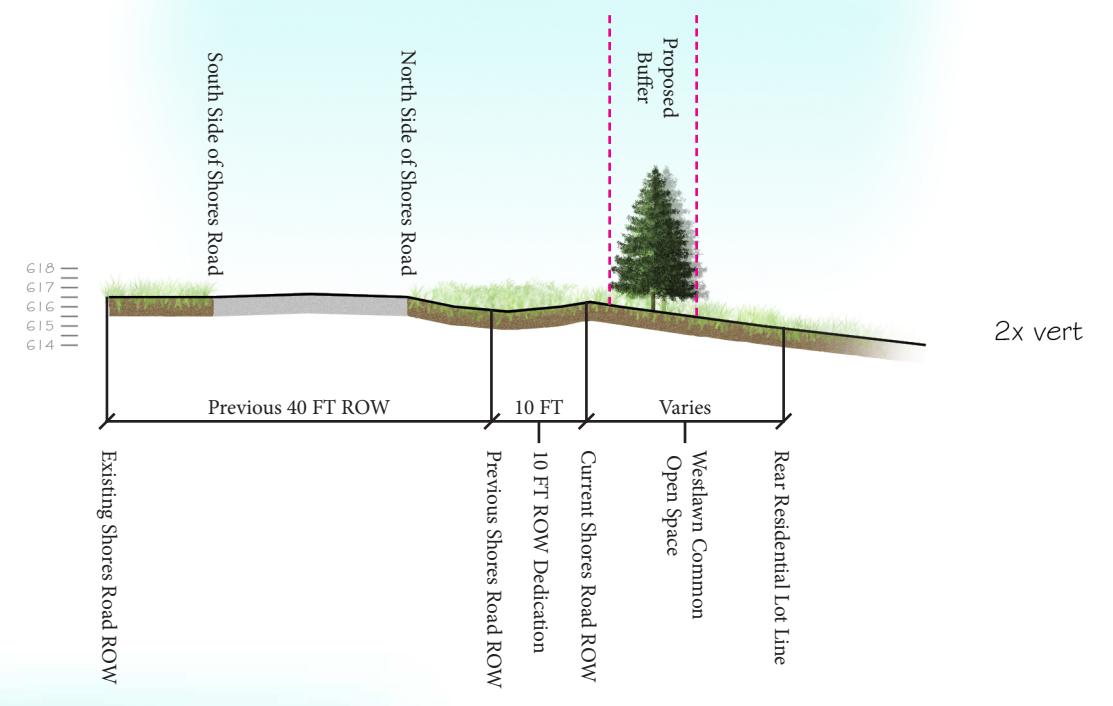
WESTLAWN SECTION 5

7/18/19

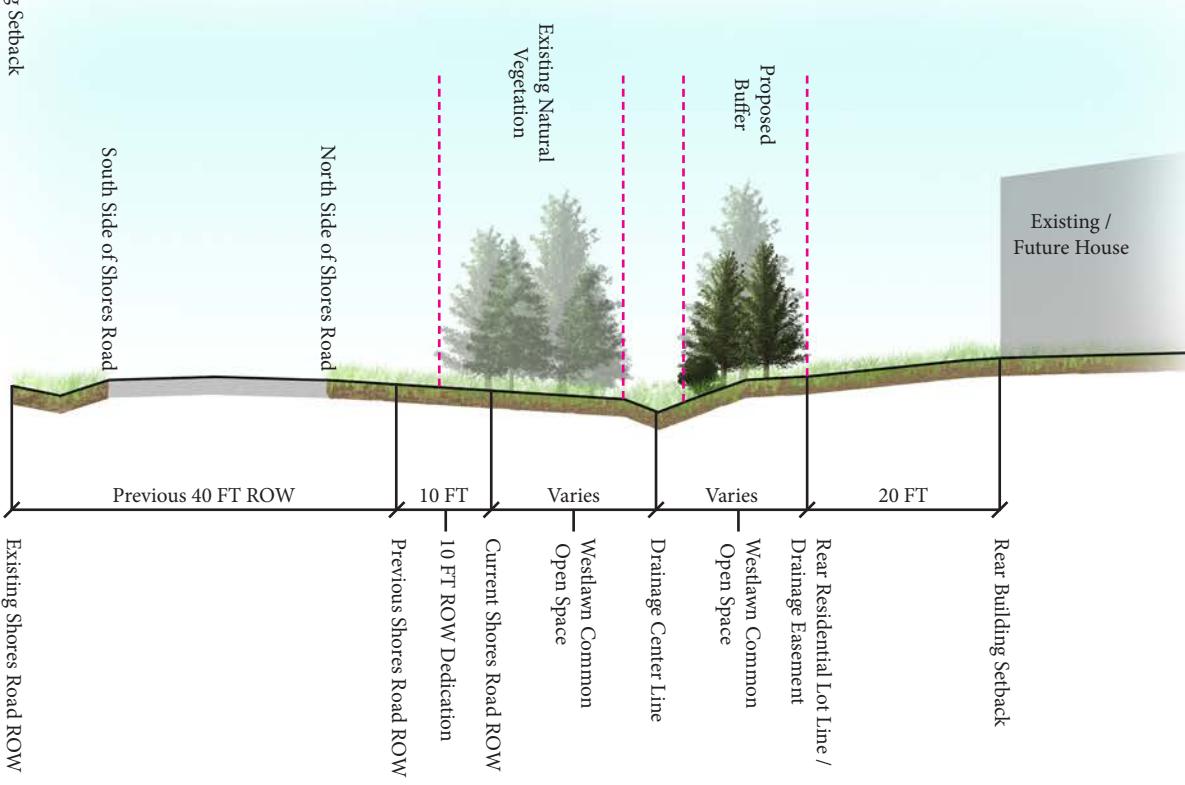
Proposed Section A - A1



Proposed Section C - C1



Proposed Section B - B1



SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

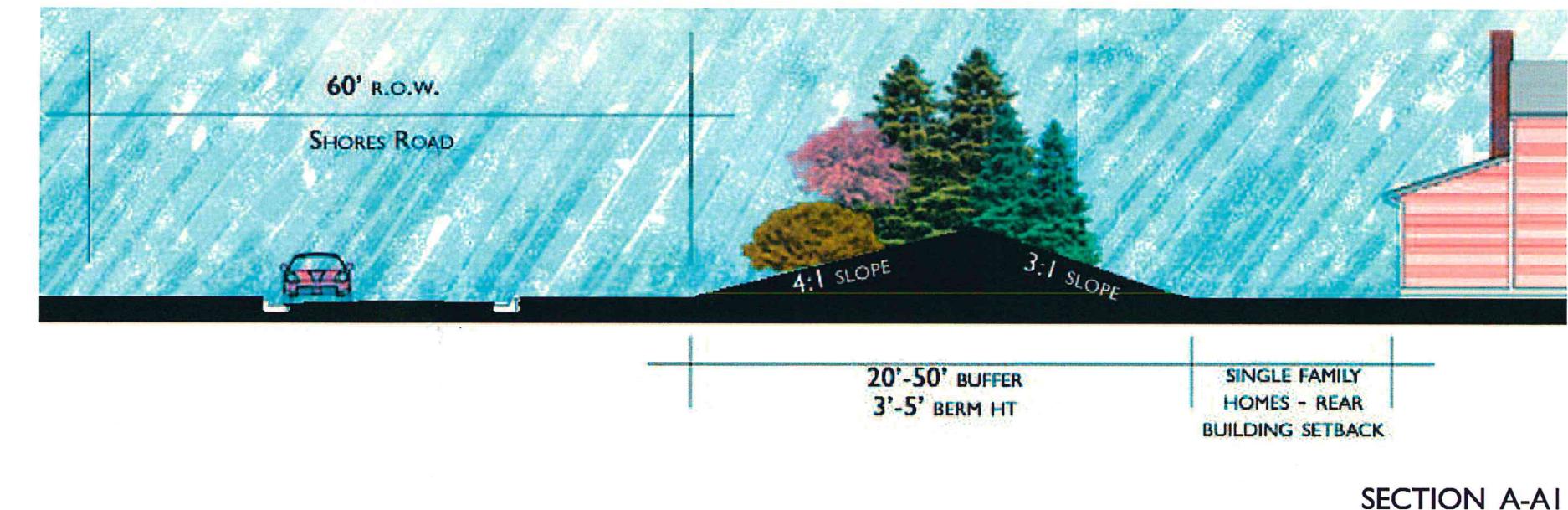
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WEB: WWW.SEC-CIVIL.COM FAX: (615) 895-2567

LANDSCAPE & ROW SECTIONS



RESIDENTIAL-BUFFER/SCREENING

A 20 to 50' minimum landscape buffer will be provided along Shores Road to screen the backs and sides of the proposed 85' and 63' residential lots that back up to the existing residents along Shores Road. This buffer will be a culmination of ornamental and evergreen plant material. This application will be designed around existing vegetation and will be installed continuously along the backs of the proposed lots.



PLAN VIEW

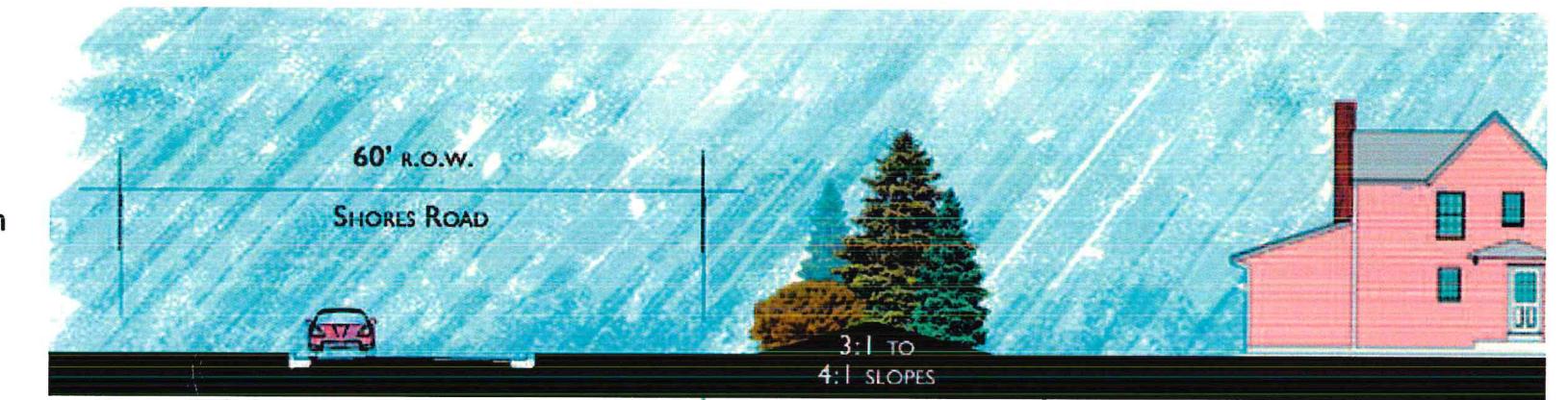
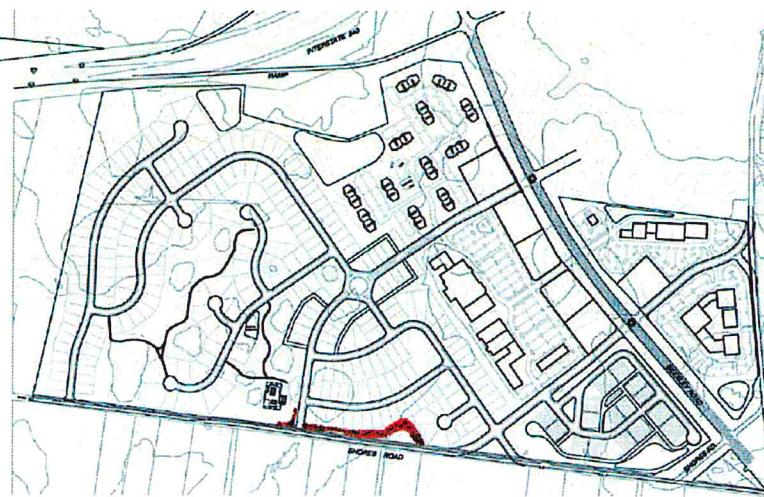


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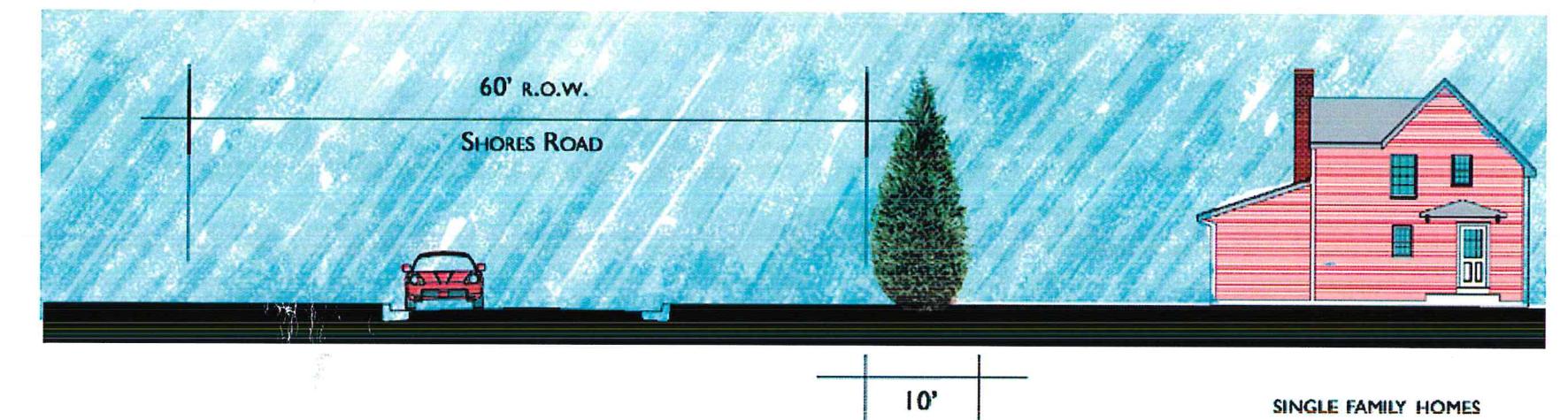
RESIDENTIAL - BUFFER/SCREENING

Where 60' lots back up to Shores Road, a 10' to 35' buffer will be provided to screen the backs and sides of the residential lots. This buffer will be a culmination of ornamental and evergreen plant material and will include berms on the wider buffers to add additional screening.

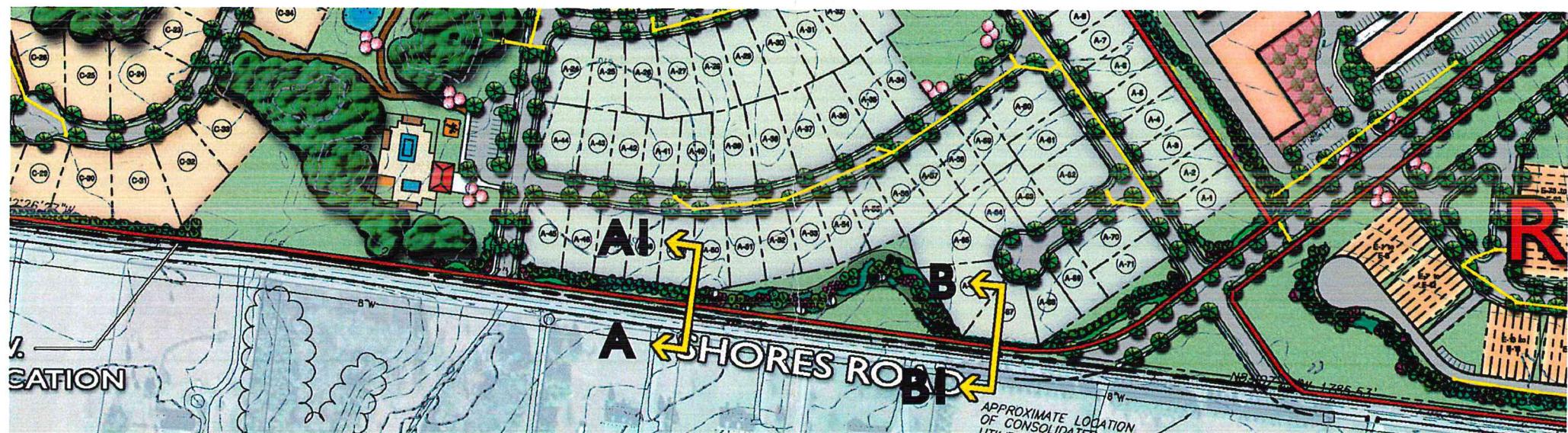
SITE AMENITIES



SECTION A-A1

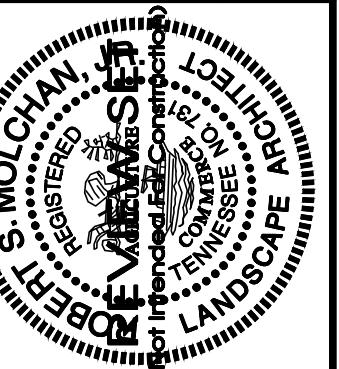


SECTION B-B1



PLAN VIEW



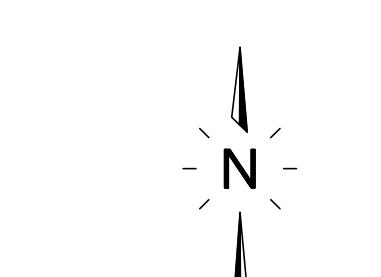


Westlawn
Section 5
Murfreesboro, TN

REvised:	
DRAWN:	BPG
DATE:	06-26-2019
CHECKED:	
FILE NAME:	1520Project_westlawn_sec5_LA
SCALE:	1" = 100'
JOB NO.	15264
SHEET:	

10.1

Shores Road Buffer Plan



100' 0 100' 200'
SCALE: 1" = 100'

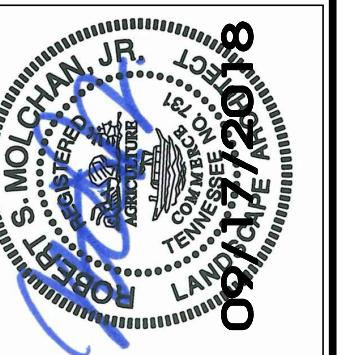


PLAN NOTES:

1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED. CONTRACTOR TO TIE INTO EXISTING IRRIGATION SYSTEM.
4. SOD ALL AREAS DISTURBED DURING CONSTRUCTION.

PLANTING SCHEDULE NOTES:

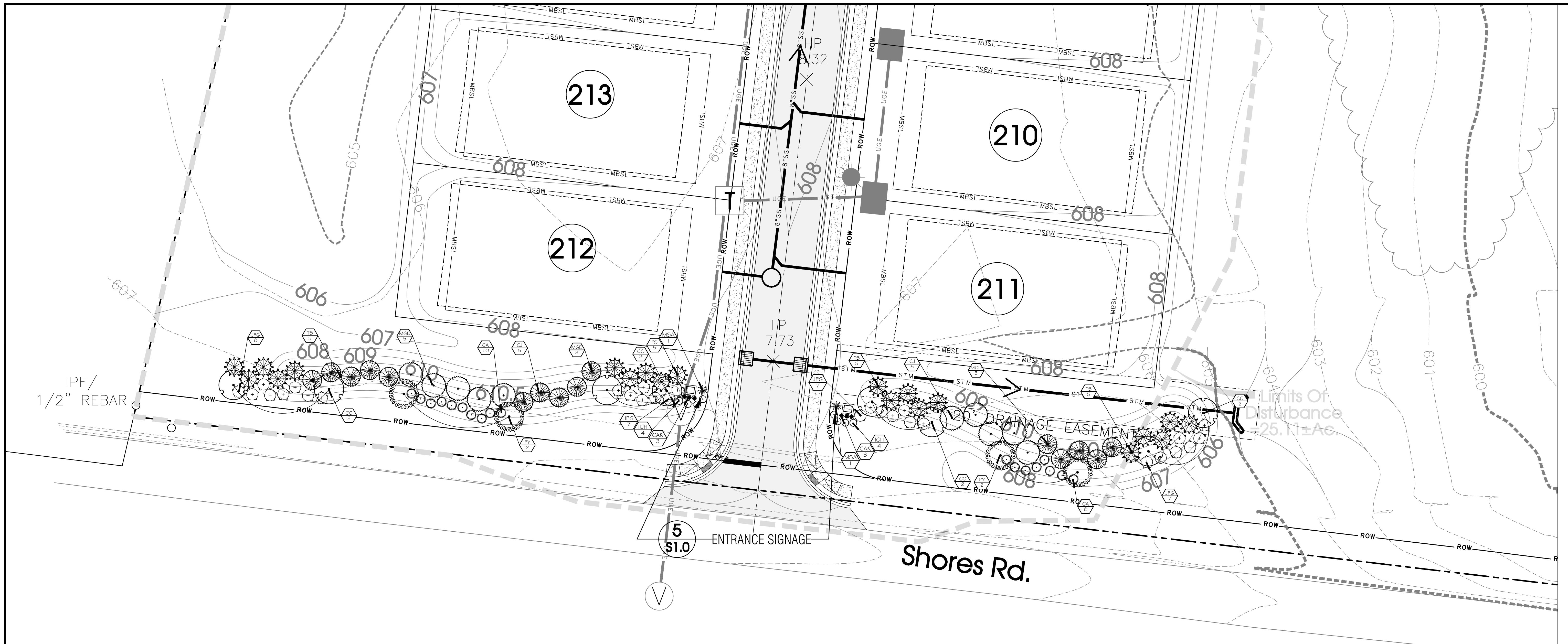
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECTURE REPORTER.
3. REQUESTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF MURFREESBORO URBAN ENVIRONMENTAL DEPARTMENT 615-895-8059 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



Westlawn Section 5 Murfreesboro, TN

Entrance Landscape Plan

REvised: 09-12-18: New Entrance Sign
DRAWN: BPG
DATE: 04-27-2017
CHECKED: RSM
FILE NAME: 150Project-westlawn_sec5_LA
SCALE: 1" = 20'
JOB NO. 15264
SHEET:



PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
●	CJ	10	Cryptomeria japonica 'Radicans' / Japanese Cedar	B + B	G'	4'	8'	O.C.	Full to ground, dense, well-branched
●	MGO	15	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	B + B	G'	4'	8'	O.C.	Full to ground, dense, well-branched
●	T5	20	Thuya standeishi x plicata 'Green Giant' / Green Giant Arborvitae	B + B	G'	4'	8'	O.C.	Full to ground, dense, well-branched
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
●	CC	8	Cercis canadensis / Eastern Redbud	B + B	2'Cal	10'-12'	As Shown	Matched, well-branched	
●	PY	4	Prunus x yedoensis / Yoshino Cherry	B + B	2'Cal	10'-12'	As Shown	4" clear trunk, full canopy, matched	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
●	CA	18	Conus sibirica 'Arctic Fire' / Arctic Fire Dogwood	B + B	12"	12"	As Shown		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
●	ICH	8	Ilex crenata 'Hoogendom' / Hoogendom Japanese Holly	Cont.	12"	12"	3"	O.C.	Dense, full, matched
●	JPG	29	Juniperus x pfitzeriana 'Aurea Improved' / Gold Coast Juniper	Cont.	12"	12"	9"	O.C.	Dense, full, matched
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
●	CAK	6	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	12"-18"	12"	2"	O.C.	Well rooted and full to edges of container
●	MSA	2	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	1 gal	12"-18"	12"	4"	O.C.	Well rooted and full to edges of container

LANDSCAPE NOTES

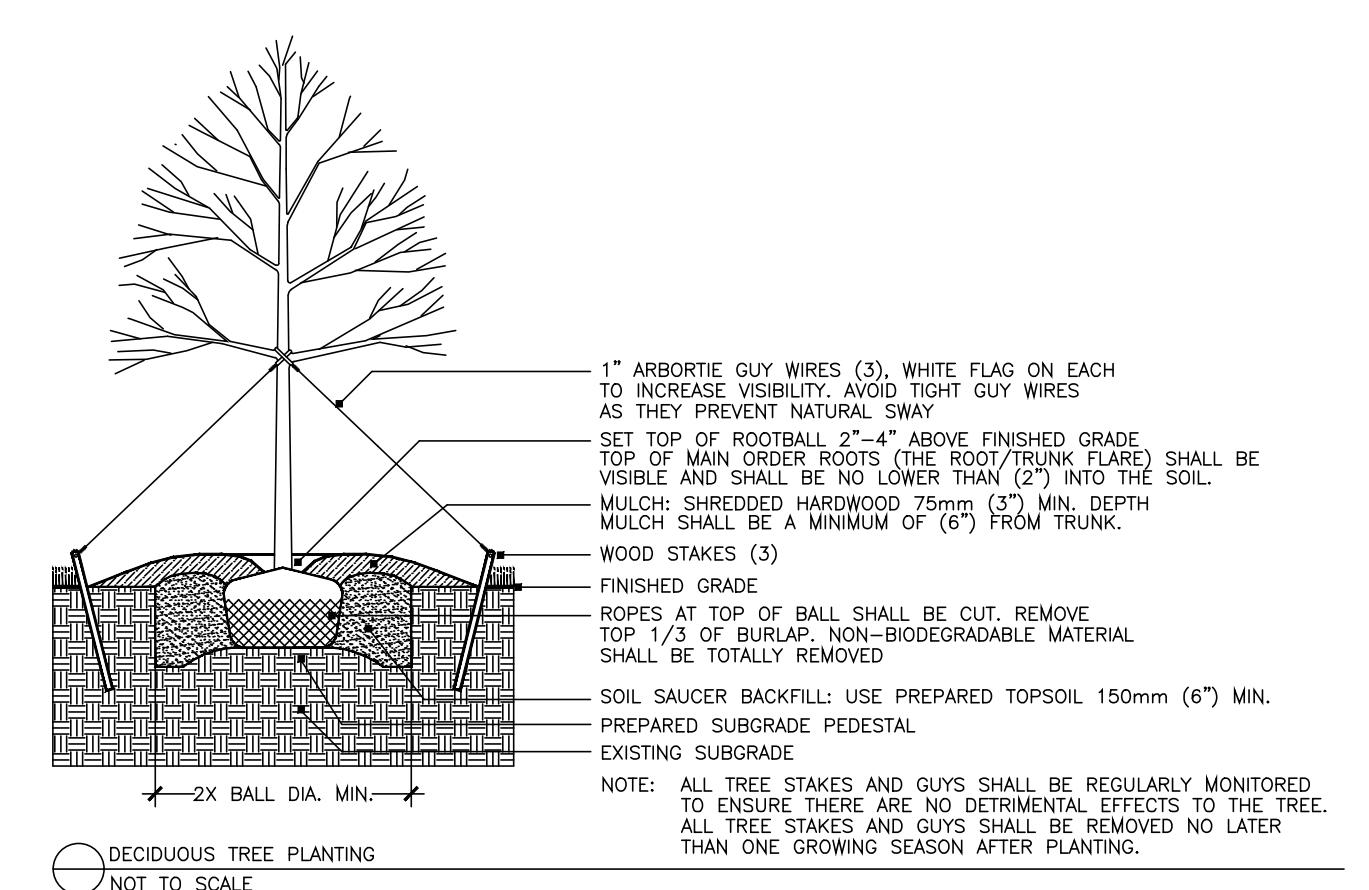
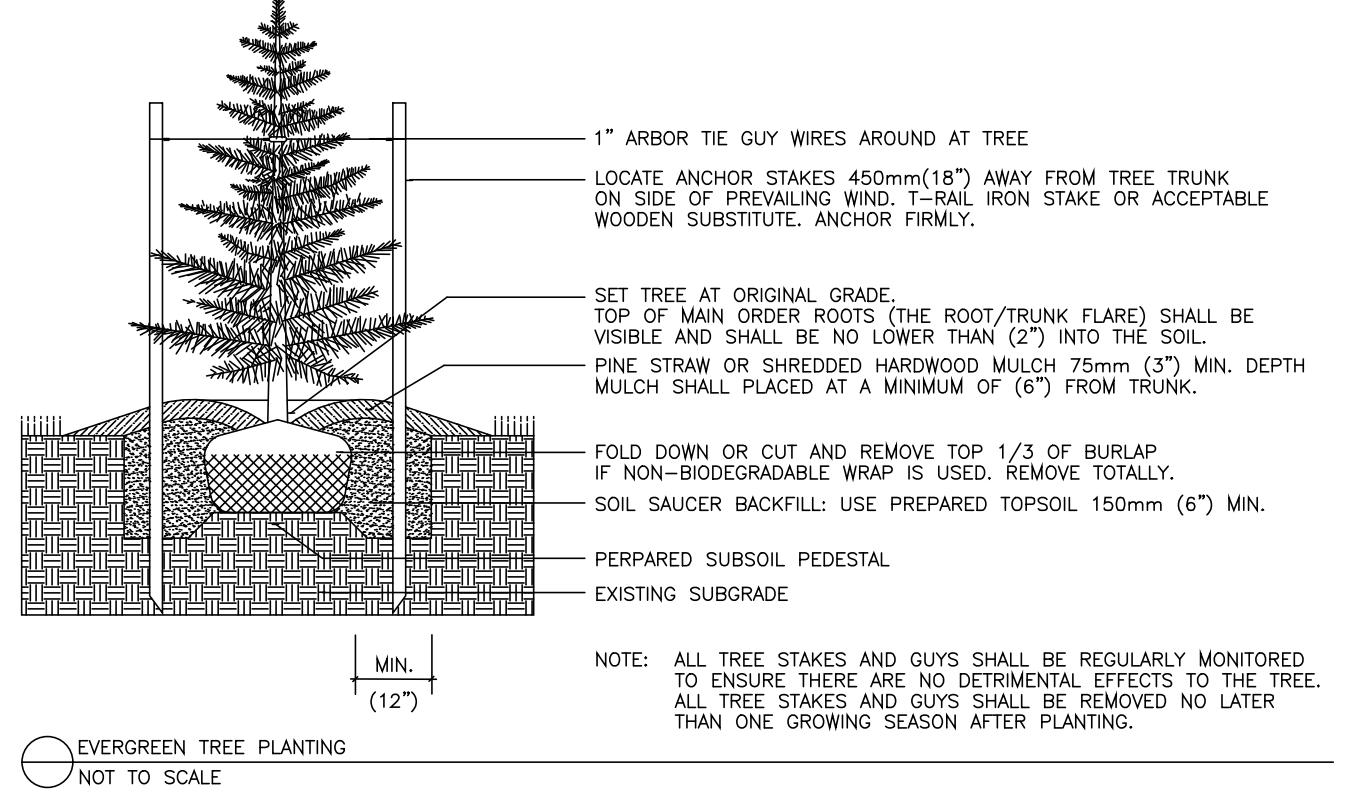
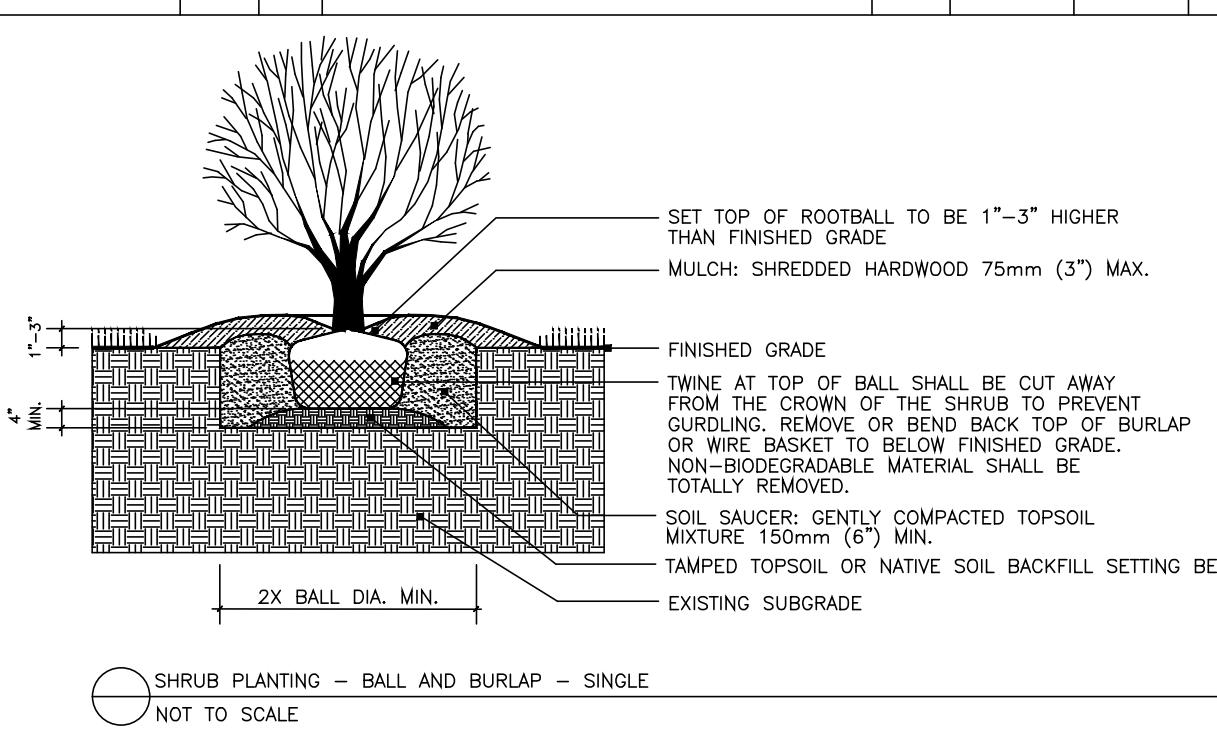
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. PLANT MATERIALS SHALL BE SHIPPED IN CONTAINERS AS SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
10. THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
11. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
12. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUNDCOVER AREAS.
13. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION AND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUE OF THE CERTIFICATE OF OCCUPANCY.

PLAN NOTES:

1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED. CONTRACTOR TO TIE INTO EXISTING IRRIGATION SYSTEM.
5. ALL SHRUBS TO BE 3' BACK OF CURB.
6. SOD ALL AREAS DISTURBED DURING CONSTRUCTION WITH FESCUE SOD.

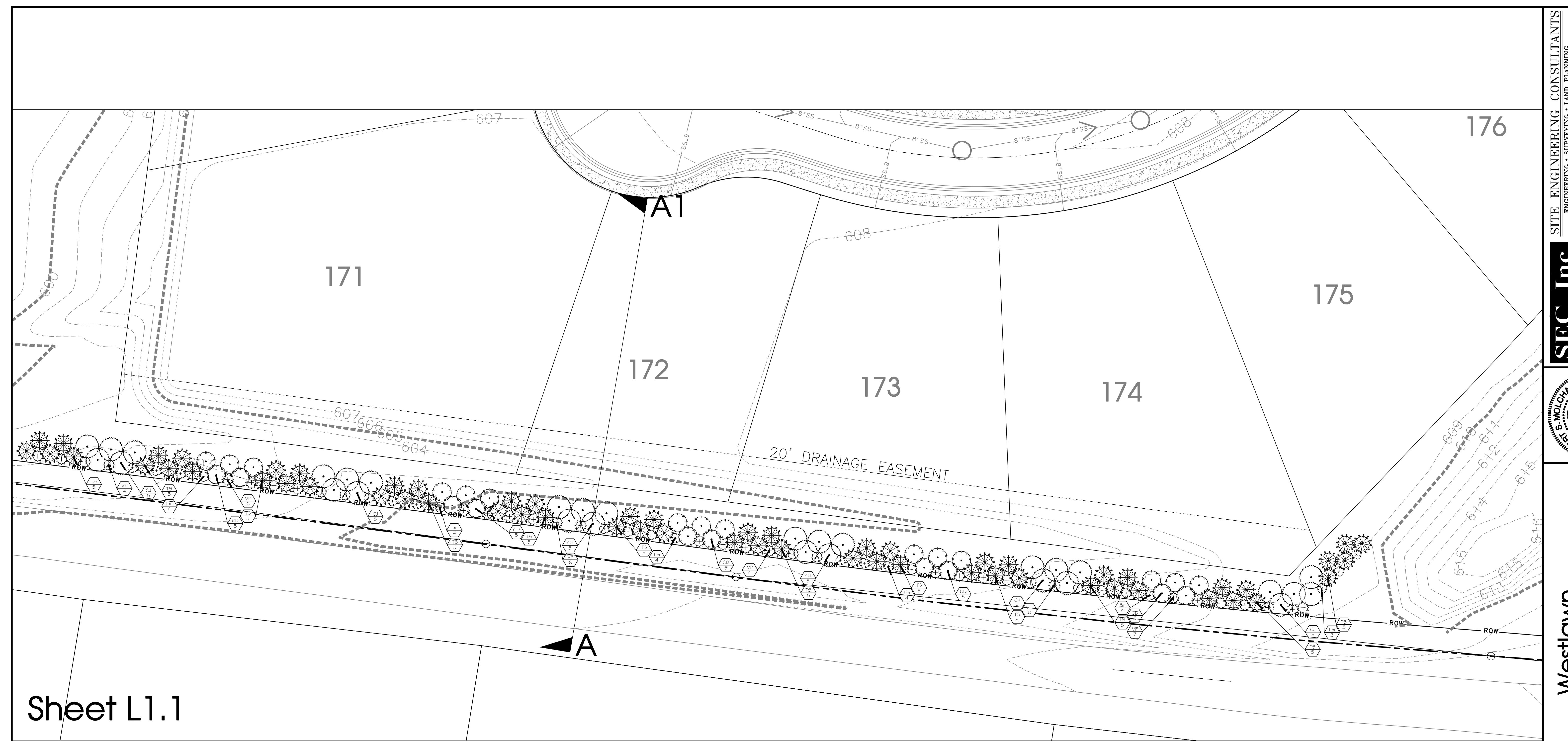
PLANTING SCHEDULE NOTES

1. SHIPPED PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF MURFREESBORO URBAN ENVIRONMENTAL DEPARTMENT 615-895-8059 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



10' 0' 10' 20'
SCALE: 1" = 20'

L1.0



Sheet L1.1

Yellow Section 5 Murfreesboro, TN

Murfreesboro, TN

Shores Road Buffer Plan

SCC, LLC:
ENGINEERING, SCULPTING, LANDSCAPING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL:
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

6-26-2019
D:
ME:
<u>westlawn_sec5_LA</u>
= 20'
0.
264

SOLICITORS

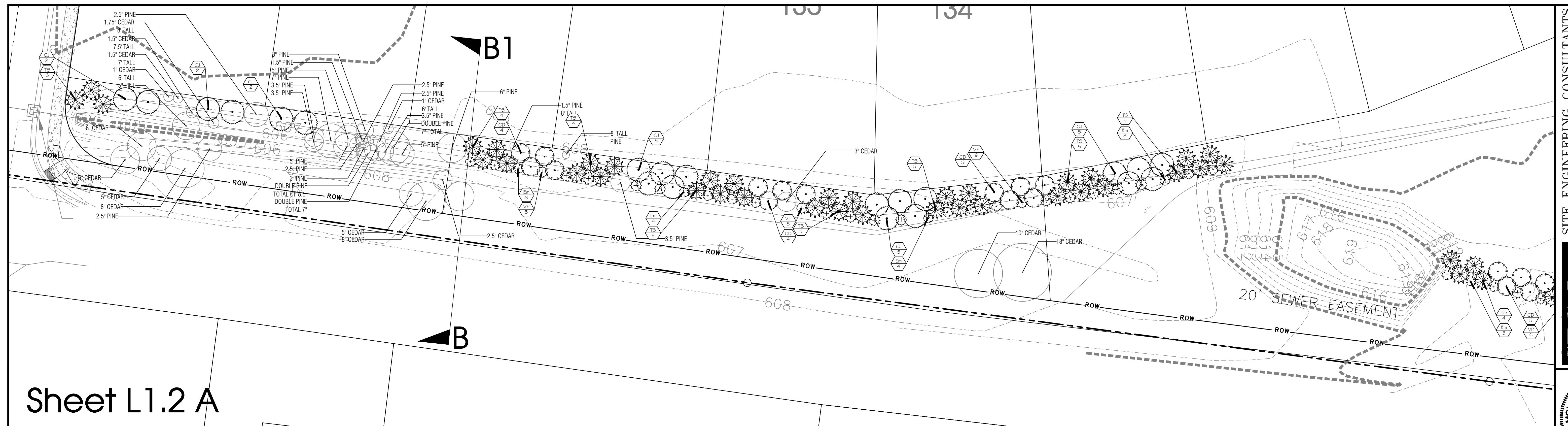
L1.1

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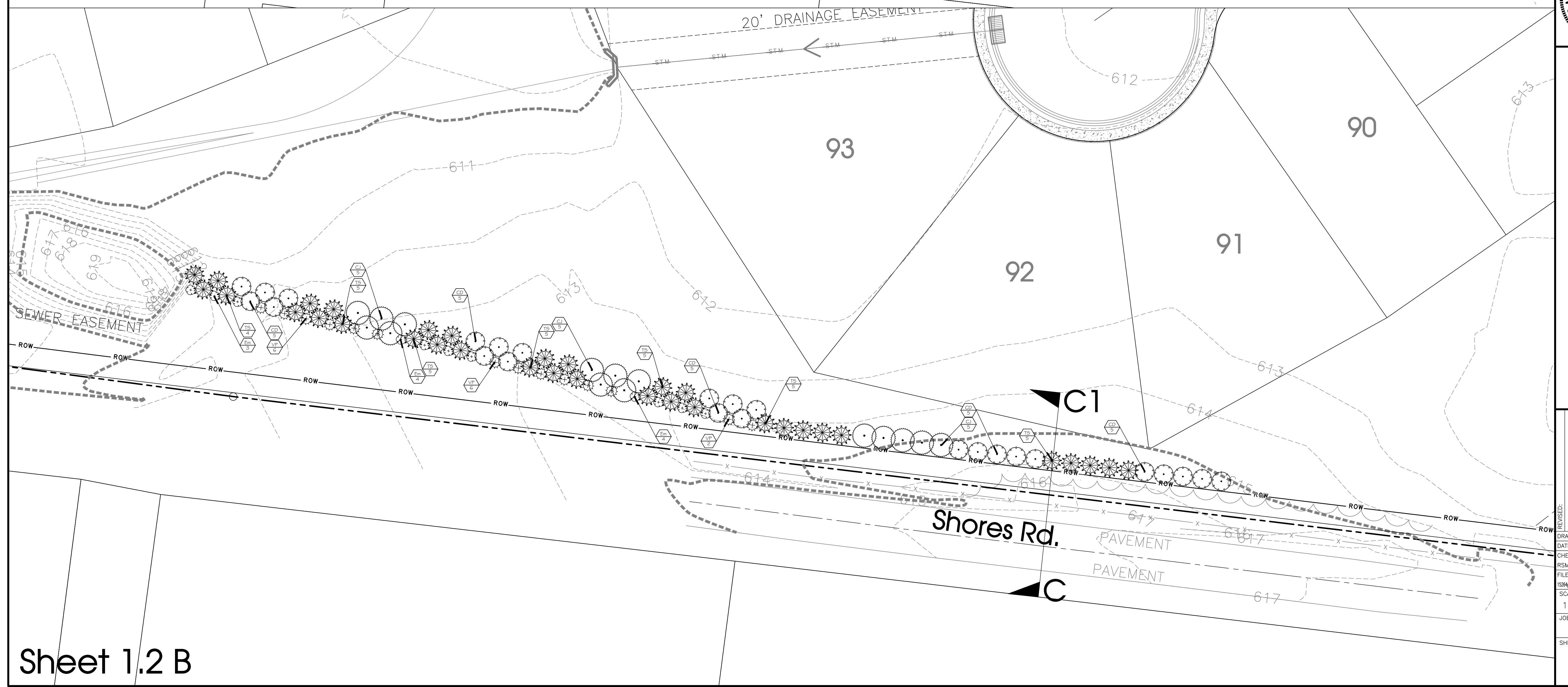


A scale bar consisting of a horizontal line with a black and white checkered pattern. The line is divided into three segments: the first segment is 10' long, the second is 10' long, and the third is 20' long. Below the scale bar, the text "SCALE: 1" = 20'" is printed in a large, bold, black font.

L1.1



Sheet L1.2 A



Sheet 1.2 B

S.E.C., Inc.
850 MIDDLE TENNESSEE BOULEVARD PHONE: (615) 890-7901 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
E-MAIL:
MURFREESBORO, TENNESSEE 37129
LANDSCAPE ARCHITECTURE
ENGINEERING • SURVEYING • LAND PLANNING
THE SITES AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO ADMINISTRATIVE LIABILITY OR RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

Westlawn Section 5

WN: BPG	
E: 06-26-2019	
CKED:	
1	
C NAME:	
project_westlawn_sec5_LA	
ALE:	
” = 20'	
3 NO.	
15264	

L1.2

PLANT SCHEDULE								
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	CD	63	CEDRUS DEODARA 'BRACKEN'S BEST CEDAR' / BRACKEN'S BEST DEODAR CEDAR	B & B	6'	4'	6' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	CJ	66	CRYPTOMERIA JAPONICA 'RADICANS' / JAPANESE CEDAR	B & B	6'	4'	6' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	130	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6'	4'	6' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	Em	48	ELAEAGNUS MACROPHYLLA / OLEASTER	CONT.	18"	12"	4' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	VP	65	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	CONT.	24"	18"	AS SHOWN	DENSE, FULL, MATCHED

LANDSCAPE NOTES

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- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
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- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING OF ALL PLANTS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTS (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
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SEC, Inc.
ENGINEERING • SURVEYING • PLANNING
LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37139-5367
PHONE: 615.890.7400 FAX: 615.890.7401
E-MAIL: info@secinc.com

The above drawings on these construction drawings is intended to achieve specific objectives. It is the responsibility of the design engineer to achieve these objectives. It is the responsibility of the contractor to construct in accordance with the design as noted, described, and illustrated. The engineer assumes no responsibility for the construction of the site is constructed in accordance with the construction plans.

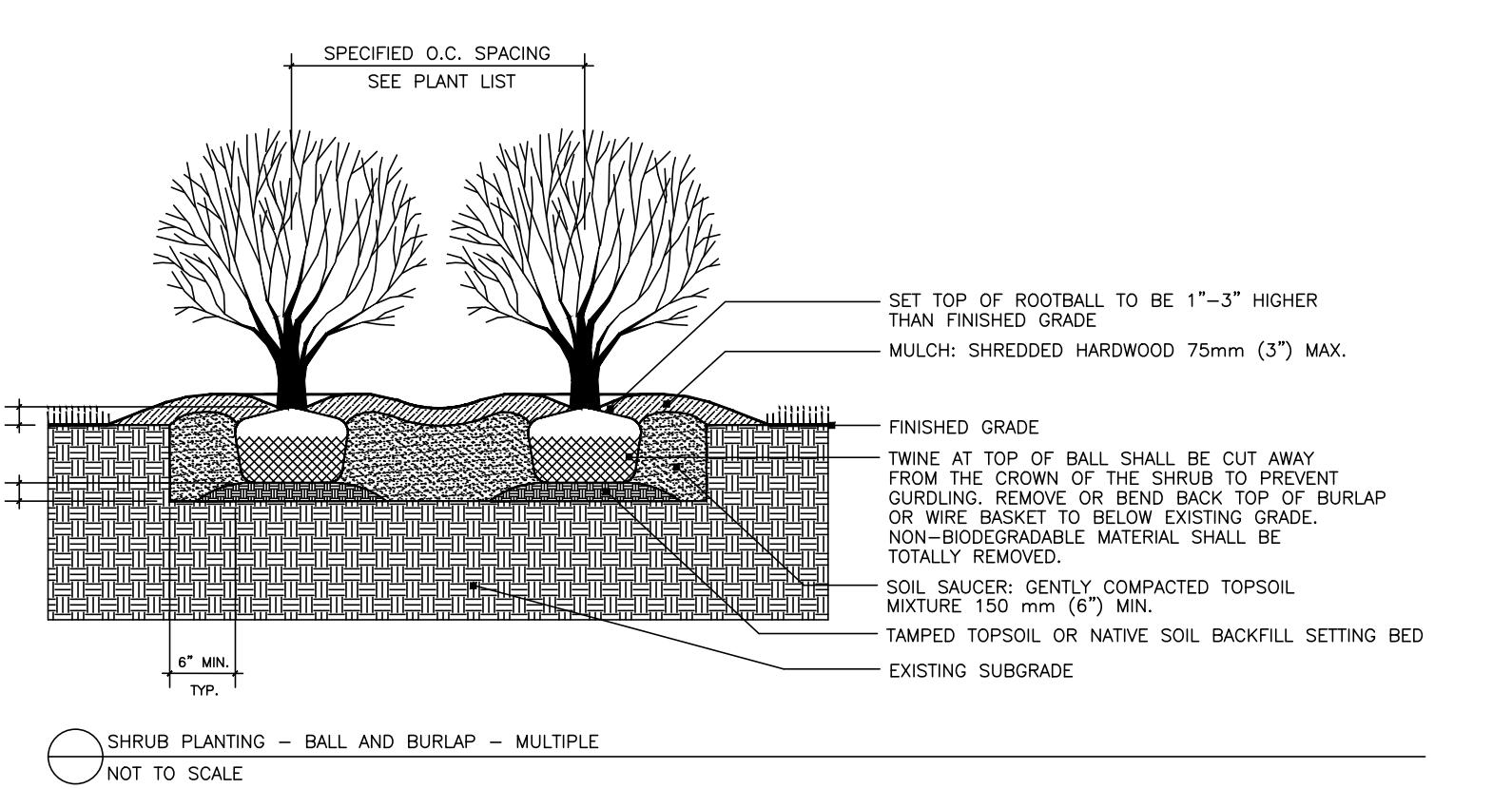
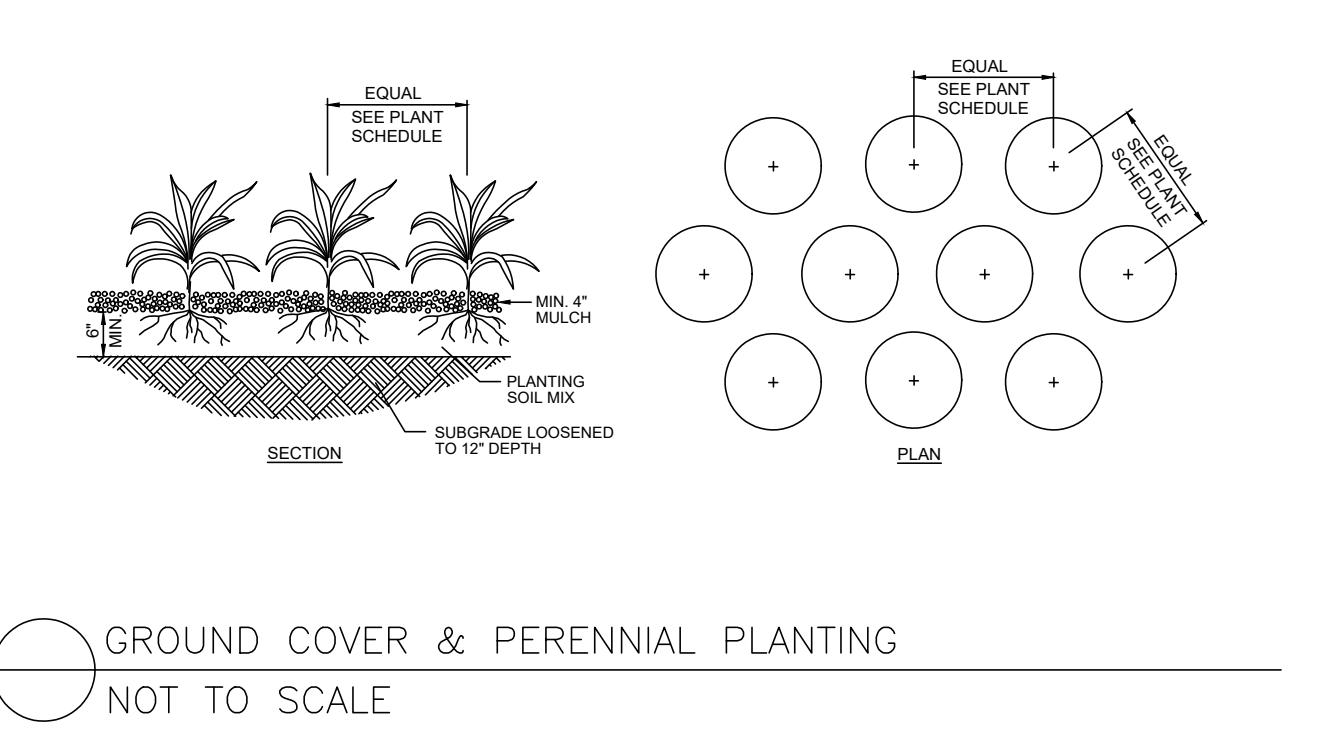
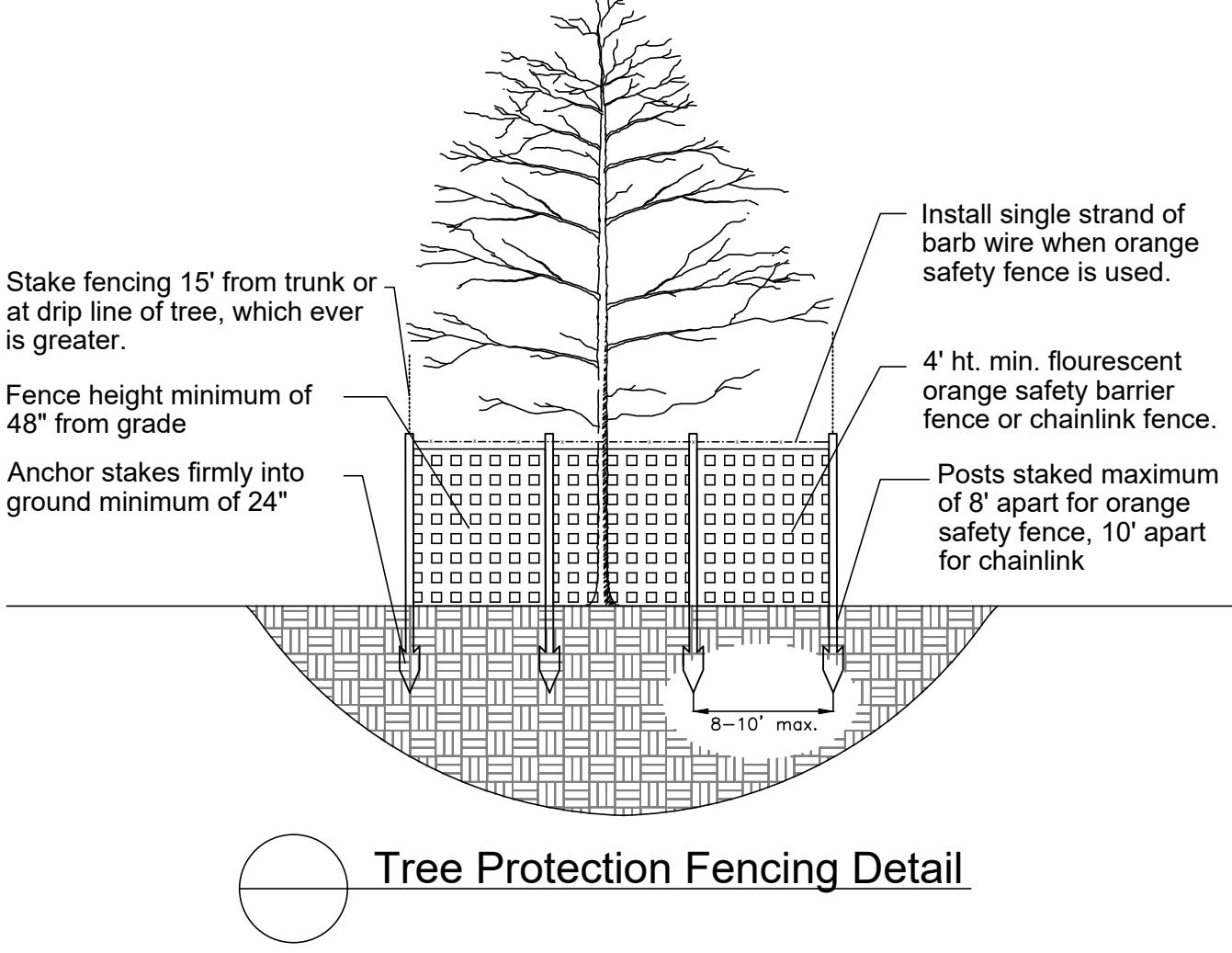
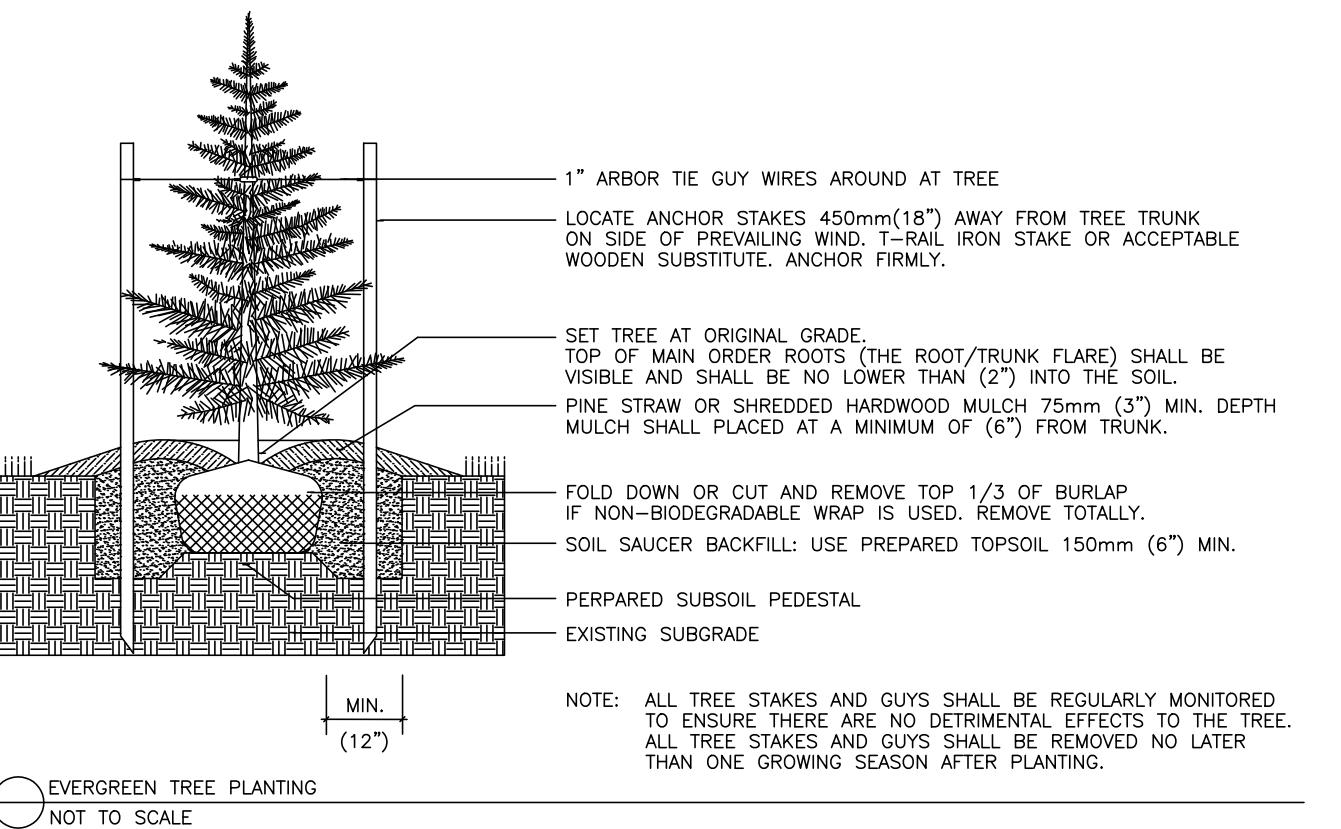
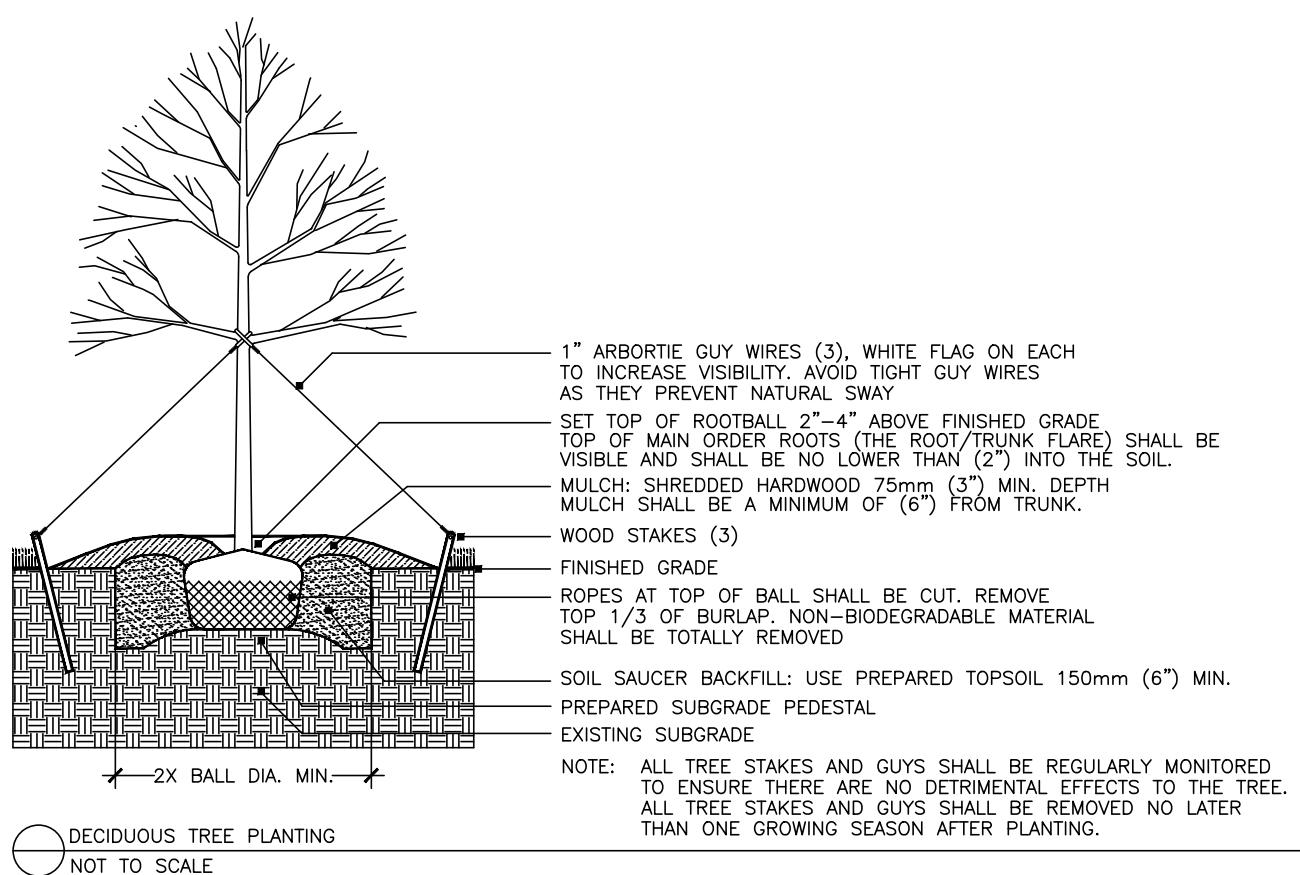
Westlawn
Section 5
Murfreesboro, TN

REVIEWED:
DRAWN: BPG
DATE: 06-26-2019
CHECKED:
RSM
FILE NAME:
1504Project-westlawn_sec5_LA
SCALE:
N/A
JOB NO.
15264
SHEET:



Know what's below.
Call before you dig.

L2.0



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2019
PROJECT PLANNER: AMELIA KERR**

4.e. Mandatory Referral/ROW Abandonment [2019-715] to consider the abandonment of existing road rights-of-way adjacent to the Murfreesboro Housing Authority property, including East Lokey Avenue, North Academy Street, Jetton Drive, Christy Court, and Palm Court, Huddleston Steele Engineering, Inc. applicant.

The subject area is 3.67 acres of various rights-of-way (ROW) proposed to be abandoned within or adjacent to the Murfreesboro Housing Authority's Oakland Court development.

It consists of ROW segments of the following streets:

- 1) North Academy Street from Palm Court north to East Hembree Street (approximately 1,040 linear feet);
- 2) East Lokey Avenue from just west of North Academy Street east to just east of Christy Court (approximately 1,075 linear feet); and
- 3) Jetton Drive from East Hembree Street south to East Lokey Avenue (approximately 500 linear feet)

It also consists of the abandonment of the entire ROW of the following streets:

- 4) Christy Court (approximately 280 linear feet); and
- 5) Palm Court (approximately 200 linear feet).

The Murfreesboro Housing Authority (MHA) property is approximately 20.00 acres in area and is currently zoned Residential Duplex (RD). MHA has submitted a rezoning request for its property to be rezoned to PRD for the redevelopment of Oakland Court. On August 7, 2019, the Planning Commission conducted a public hearing on the rezoning request and then voted to recommend its approval to the City Council. The City Council will be conducting a public hearing on the zoning request on September 19, 2019. These ROW abandonments are necessary to implement MHA's proposed redevelopment plan. Some of the streets included in this study are proposed to go away completely while others are proposed to be rerouted. It is likely that some of the requested ROW may not need to be abandoned once detailed civil plans are designed. The applicant, however, decided to ask for the maximum amount of ROW that may need to be abandoned, knowing that it could be scaled back after approval as needed.

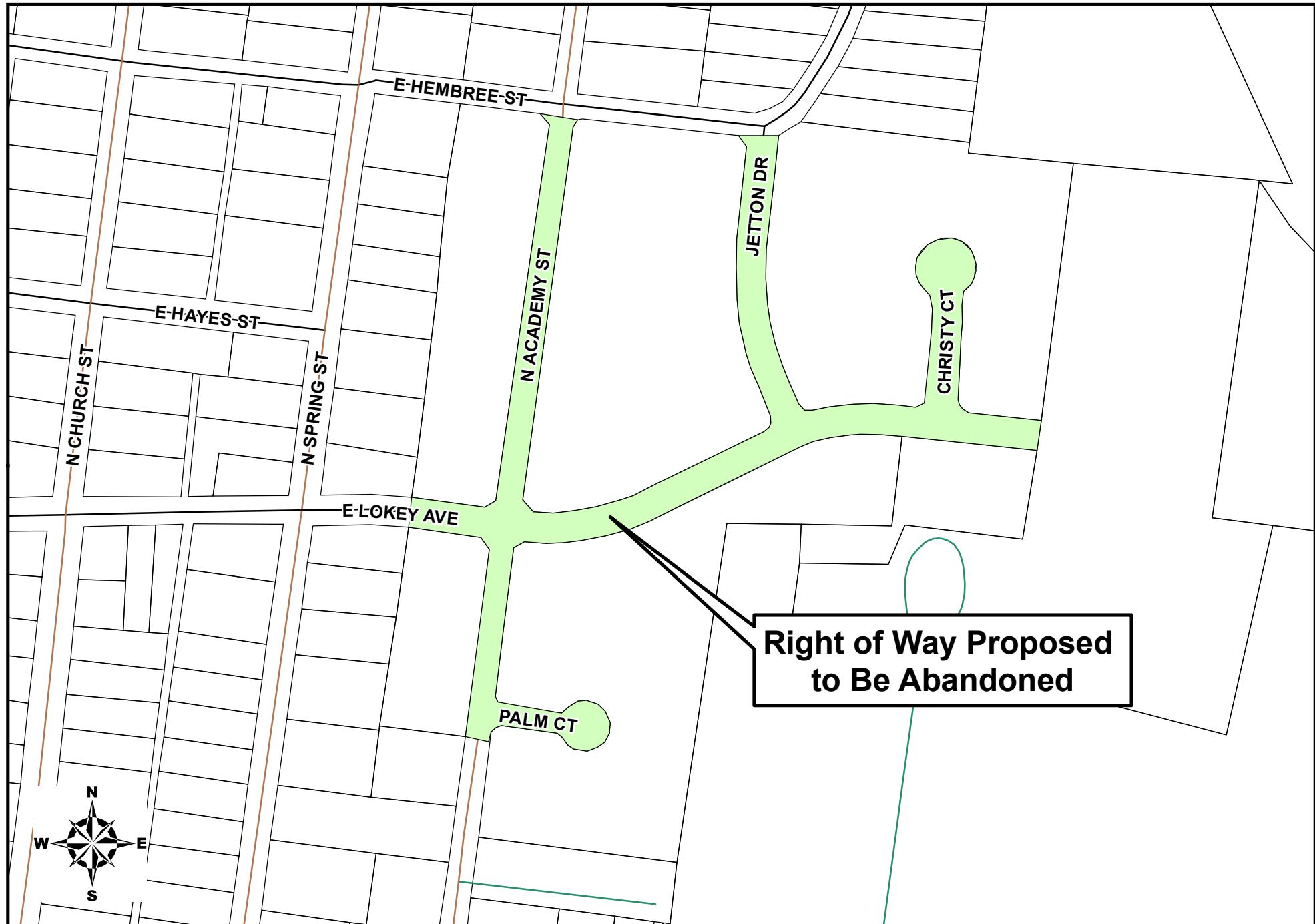
Included in the agenda materials is ROW abandonment study prepared by Staff. No departments or agencies that were contact indicated any opposition to the

ROW abandonment. However, several of them indicated the need for the retention of easements in the proposed ROW abandonment area.

Staff recommends that any approval of the ROW abandonment request be made subject to the following comments:

- 1) North Academy Street shall remain public. The quitclaim deed abandoning this segment of right-of-way shall not be recorded until a plat dedicating new right-of-way has been recorded.
- 2) East Lokey Avenue from North Academy Street westward shall remain public. The quitclaim deed abandoning this segment of right-of-way shall not be recorded until a plat dedicating new right-of-way has been recorded.
- 3) A public-to-private transition/delineation shall be provided at the eastern terminus of the East Lokey Avenue right-of-way.
- 4) All existing and proposed drainageways shall be placed in drainage easements meeting City standards. In addition, utility easements shall be recorded to accommodate existing utilities as needed, including but not limited to sanitary sewer, electric, Comcast, and AT&T.
- 5) The applicant shall be required to submit the necessary documents to the Legal Department required to draft the quitclaim deed.
- 6) The applicant shall be responsible for recording the quitclaim deed.
- 7) The abandoned ROW shall be incorporated into the existing parcel(s) via a subdivision plat recorded at the Register of Deeds Office.

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.



Proposed Right-of-Way Abandonment of East Lokey Avenue,
North Academy Street, Jetton Drive, Christy Court, and Palm Court

0 50 100 200 300 400
Feet





Proposed Right-of-Way Abandonment of East Lokey Avenue,
North Academy Street, Jetton Drive, Christy Court, and Palm Court

0 50 100 200 300 400
Feet



July 18, 2019

Mr. Donald Anthony, Planning Director
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130

Re: Abandonment of Right-of-Way
Murfreesboro Housing Authority
Tax 91E, Group B, Parcel 39.00

Murfreesboro, TN 37130
111 West Vine Street
JUL 18 2019
Received
Planning Department

Dear Mr. Anthony:

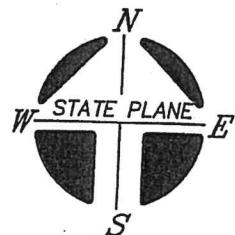
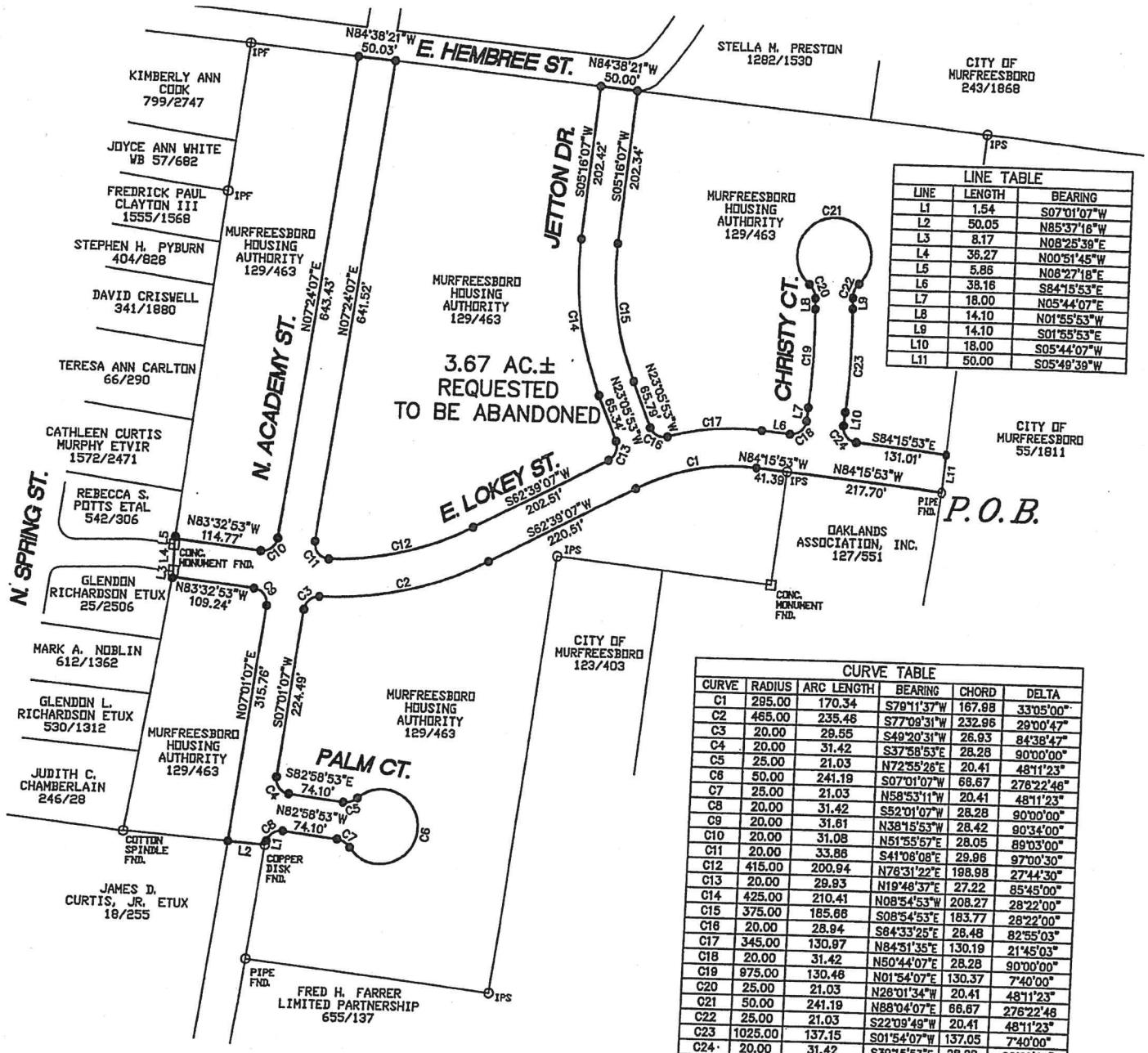
At the request of our client, Murfreesboro Housing Authority, we hereby make a request to abandon the existing road rights-of-way that cross the Murfreesboro Housing Authority property located at Tax Map 91E, Group B, Parcel 39.00, with a mandatory referral by Planning Commission. Property descriptions and an exhibit are attached.

Sincerely,

HUDDLESTON-STEELE ENGINEERING, INC.

William H. Huddleston

William H. Huddleston IV, P.E., R.L.S.



**EXHIBIT
REQUESTED
RIGHTS OF WAY ABANDONMENT
MURFREESBORO HOUSING
AUTHORITY**

**TAX MAP 91E, GROUP "B", PARCEL 39.00
CITY OF MURFREESBORO**

**JULY 2019
SCALE: 1"=200'**

Property Description
Right of Way to be Abandoned
Murfreesboro Housing Authority
Tax Map 91E, Group B, Parcel 39.00
Deed Book 129, Page 463

Located in the 13th Civil District of Rutherford County, Tennessee. Bound on the north by Hembree Street and the Murfreesboro Housing Authority (Deed Book 129, Page 463); on the east by the City of Murfreesboro (Record Book 55, Page 1811) and Murfreesboro Housing Authority (Deed Book 129, Page 463); on the south by North Academy Street, Murfreesboro Housing Authority (Deed Book 129, Page 463), and Oaklands Association, Inc. (Deed Book 127, Page 551); and on the west by East Lokey Street and Murfreesboro Housing Authority (Deed Book 129, Page 463).

BEGINNING at a pipe found in the south right-of-way of East Lokey Street and the west line of the City of Murfreesboro, being the northeast corner of the Oaklands Association, Inc. and an easterly corner of this tract; Thence with the south right-of-way of East Lokey Street N84°15'53"W, 217.70 feet to an iron pin set, being a northerly corner of the Oaklands Association; Thence continuing with the south right-of-way of East Lokey Street N84°15'53"W, 41.39 feet to a point of curvature; Thence with a curve to the left having a radius of 295.00 feet with a chord bearing and distance of S79°11'37"W, 167.98 feet for an arc length of 170.34 feet to a point of tangency; Thence S62°39'07"W, 220.51 feet to a point of curvature; Thence with a curve to the right having a radius of 465.00 feet with a chord bearing and distance of S77°09'31"W, 232.96 feet for an arc length of 235.46 feet to a point of reverse curvature; Thence with a curve to the left having a radius of 20.00 feet with a chord bearing and distance of S49°20'31"W, 26.93 feet for an arc length of 29.55 feet to a point of tangency in the east right-of-way of North Academy Street; Thence with the east right-of-way of North Academy Street S07°01'07"W, 224.49 feet to a point of curvature; Thence with a curve to the left having a radius of 20.00 feet with a chord bearing and distance of S37°58'53"E, 28.28 feet for an arc length of 31.42 feet to a point of tangency in the north right-of-way of Palm Court; Thence with the north right-of-way of Palm Court S82°58'53"E, 74.10 feet to a point of curvature; Thence continuing with the north right-of-way of Palm Court with a curve to the left having a radius of 25.00 feet with a chord bearing and distance of N72°55'26"E, 20.41 feet for an arc length of 21.03 feet to a point of reverse curvature; Thence with a curve to the right having a radius of 50.00 feet with a chord bearing and distance of S07°01'07"W, 66.67 feet for an arc length of 241.19 feet to a point of reverse curvature in the south right-of-way of Palm Court; Thence the south right-of-way of Palm Court with a curve to the left having a radius of 25.00 feet with a chord bearing and distance of N58°53'11"W, 20.41 feet for an arc length of 21.03 feet to a point of tangency; Thence continuing with the south right-of-way of Palm Court N82°58'53"W, 74.10 feet to a point of curvature; Thence with a curve to the left having a radius of 20.00 feet with a chord bearing and distance of S52°01'07"W, 28.28 feet for an arc length of 31.42 feet to a point of tangency in the east right-of-way of North Academy Street; Thence with the east right-of-way of North Academy Street S07°01'07"W, 1.54 feet to a copper disk found, being a southerly corner of this tract; Thence leaving the east right-of-way of North Academy Street N85°37'16"W, 50.05 feet to the southwest corner of this tract in the west right-of-way of North Academy Street; Thence with the west right-of-way of North Academy Street N07°01'07"E, 315.76 feet to a point of curvature; Thence continuing with the west right-of-way of North Academy Street with a curve to the left having a radius of 20.00

feet with a chord bearing and distance of N38°15'53"W, 28.42 feet for an arc length of 31.61 feet to a point of tangency in the south right-of-way of East Lokey Street; Thence with the south right-of-way of East Lokey Street N83°32'53"W, 109.24 feet to a westerly corner of this tract; Thence N08°25'39"E, 8.17 feet to a concrete monument found; Thence leaving the south right-of-way of East Lokey Street N00°51'45"W, 36.27 feet to a concrete monument found in the north right-of-way of East Lokey Street; Thence with the north right-of-way of East Lokey Street N06°27'18"E, 5.86 feet to a westerly corner of this tract; Thence continuing with the north right-of-way of East Lokey Street S83°32'53"E, 114.77 feet to a point of curvature; Thence with a curve to the left having a radius of 20.00 feet with a chord bearing and distance of N51°55'57"E, 28.05 feet for an arc length of 31.08 feet to a point of tangency in the west right-of-way of North Academy Street; Thence with the west right-of-way of North Academy Street N07°24'07"E, 643.43 feet to the northwest corner of this tract in the south right-of-way of East Hembree Street; Thence with the south right-of-way of East Hembree Street S84°38'21"E, 50.03 feet to a northerly corner of this tract in the east right-of-way of North Academy Street; Thence with the east right-of-way of North Academy Street S07°24'07"W, 641.52 feet to a point of curvature; Thence continuing with the east right-of-way of North Academy Street with a curve to the left having a radius of 20.00 feet with a chord bearing and distance of S41°06'08"E, 29.96 feet for an arc length of 33.86 feet to a point of compound curvature in the north right-of-way of East Lokey Street; Thence the north right-of-way of East Lokey Street with a curve to the left having a radius of 415.00 feet with a chord bearing and distance of N76°31'22"E, 198.98 feet for an arc length of 200.94 feet to a point of tangency; Thence continuing with the north right-of-way of East Lokey Street N62°39'07"E, 202.51 feet to a point of curvature; Thence with a curve to the left having a radius of 20.00 feet with a chord bearing and distance of N19°46'37"E, 27.22 feet for an arc length of 29.93 feet to a point of tangency in the west right-of-way of Jetton Drive; Thence with the west right-of-way of Jetton Drive N23°05'53"W, 65.34 feet to a point of curvature; Thence continuing with the west right-of-way of Jetton Drive with a curve to the right having a radius of 425.00 feet with a chord bearing and distance of N08°54'53"W, 208.27 feet for an arc length of 210.41 feet to a point of tangency; Thence N05°16'07"E, 202.42 feet to a northerly corner of this tract in the south right-of-way of East Hembree Street; Thence with the south right-of-way of East Hembree Street S84°38'21"E, 50.00 feet to a northerly corner of this tract in the east right-of-way of Jetton Drive; Thence with the east right-of-way of Jetton Drive S05°16'07"W, 202.34 feet to a point of curvature; Thence continuing with the east right-of-way of Jetton Drive with a curve to the left having a radius of 375.00 feet with a chord bearing and distance of S08°54'53"E, 183.77 feet for an arc length of 185.66 feet to a point of tangency; Thence S23°05'53"E, 65.79 feet to a point of curvature; Thence with a curve to the left having a radius of 20.00 feet with a chord bearing and distance of S64°33'25"E, 26.48 feet for an arc length of 28.94 feet to a point of reverse curvature in the north right-of-way of East Lokey Street; Thence with the north right-of-way of East Lokey Street with a curve to the right having a radius of 345.00 feet with a chord bearing and distance of N84°51'35"E, 130.19 feet for an arc length of 130.97 feet to a point of tangency; Thence continuing with the north right-of-way of East Lokey Street S84°15'53"E, 38.16 feet to a point of curvature; Thence with a curve to the left having a radius of 20.00 feet with a chord bearing and distance of N50°44'07"E, 28.28 feet for an arc length of 31.42 feet to a point of tangency in the west right-of-way of Christy Court; Thence with the west right-of-way of Christy Court N05°44'07"E, 18.00 feet to a point of curvature; Thence continuing with the west right-of-way of Christy Court with a curve to the left having a radius of 975.00 feet with a chord bearing and distance of N01°54'07"E,

130.37 feet for an arc length of 130.46 feet to a point of tangency; Thence N01°55'53"W, 14.10 feet to a point of curvature; Thence with a curve to the left having a radius of 25.00 feet with a chord bearing and distance of N26°01'34"W, 20.41 feet for an arc length of 21.03 feet to a point of reverse curvature; Thence with a curve to the right having a radius of 50.00 feet with a chord bearing and distance of N88°04'07"E, 66.67 feet for an arc length of 241.19 feet to a point of reverse curvature in the east right-of-way of Christy Court; Thence with the east right-of-way of Christy Court with a curve to the left having a radius of 25.00 feet with a chord bearing and distance of S22°09'49"W, 20.41 feet for an arc length of 21.03 feet to a point of tangency; Thence continuing with the east right-of-way of Christy Court S01°55'53"E, 14.10 feet to a point of curvature; Thence with a curve to the right having a radius of 1,025.00 feet with a chord bearing and distance of S01°54'07"W, 137.05 feet for an arc length of 137.15 feet to a point of tangency; Thence S05°44'07"W, 18.00 feet to a point of curvature; Thence with a curve to the left having a radius of 20.00 feet with a chord bearing and distance of S39°15'53"E, 28.28 feet for an arc length of 31.42 feet to a point of tangency in the north right-of-way of East Lokey Street; Thence with the north right-of-way of East Lokey Street S84°15'53"E, 131.01 feet to an easterly corner of this tract in the west line of the City of Murfreesboro; Thence with the west line of the City of Murfreesboro S05°49'39"W, 50.00 feet to the POINT OF BEGINNING, containing 3.67 acres, more or less.

This tract is subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Prepared By:
Huddleston-Steele Engineering, Inc.
2115 Northwest Broad Street
Murfreesboro, Tennessee 37129





SECTION TWO \ Existing Conditions



Memorandum

To: Donald Anthony, Planning Director
From: Amelia Kerr, Planner
Date: August 30, 2019
Re: Right of way abandonment- East Lokey Avenue, North Academy Street, Jetton Drive, Christy Court and Palm Court

Please find below a summary of the responses received regarding the captioned right-of-way (ROW) abandonment. In summary:

Murfreesboro Electric Department (MED)

MED does not have any concerns with the abandonment of the ROW. MED acknowledged that existing overhead electric will be removed with the redevelopment of Oakland Court. New underground electric will be installed within easements at that time. Easements must be dedicated for the future underground electric lines.

AT&T

AT&T currently has existing infrastructure located within the subject ROW. During the redevelopment of Oakland Court, AT&T will have cables removed and will provide service to the new development. Utility easements will be required for the cables needed to serve the new development.

Comcast

Comcast requests that the easements proposed by MED be allowed to be used by Comcast as well.

Murfreesboro Water Resources Department

MWRD has stated that each street within the abandonment area has existing water mains, which vary in size, and existing 8" sewer mains within the ROW. MWRD has determined that the existing mains in the area are in need of replacement. The Department will be working with the Housing Authority to replace all existing water and sewer mains within the area as re-

development occurs, while coordinating to keep existing residents in service. Easements may be needed to accommodate the new water and sewer mains.

Consolidated Utility District

The subject ROW is not located within CUD's service jurisdiction.

Engineering Department

The Engineering Department requests that North Academy Street and the segment of East Lokey Avenue between North Spring Street and North Academy Street should remain public streets. Any portion of the other existing streets that remain on the new Housing Authority plan need to be differentiated as private roadways.

The request to abandon right-of-way should be subject to submission and recording of a deed transferring the abandoned ROW. The deed should reserve easements for public utilities and drainage. In order to facilitate the abandonment process, the applicant should provide a legal description and exhibits necessary for the City to draft the legal documents as well as any recording fees. In addition, the ROW abandonment should be subject to the final approval of the legal documents by the City Attorney. Engineering recommends the following four conditions of approval:

- 1) North Academy Street shall remain public. The quitclaim deed abandoning this segment of right-of-way shall not be recorded until a plat dedicating new right-of-way has been recorded.
- 2) East Lokey Avenue from the North Academy Street westward shall remain public. The quitclaim deed abandoning this segment of right-of-way shall not be recorded until a plat dedicating new right-of-way has been recorded.
- 3) A public-to-private transition/delineation shall be provided at the eastern terminus of the East Lokey Avenue ROW.
- 4) All existing and proposed drainageways shall be placed in drainage easements meeting City standards.

Transportation Department

The abandonment of ROW will have minimal impact to the roadway network. As noted above in the Engineering section of the report, the Transportation Department requests that appropriate demarcation needs to be in-place between public and private streets.

Police Department

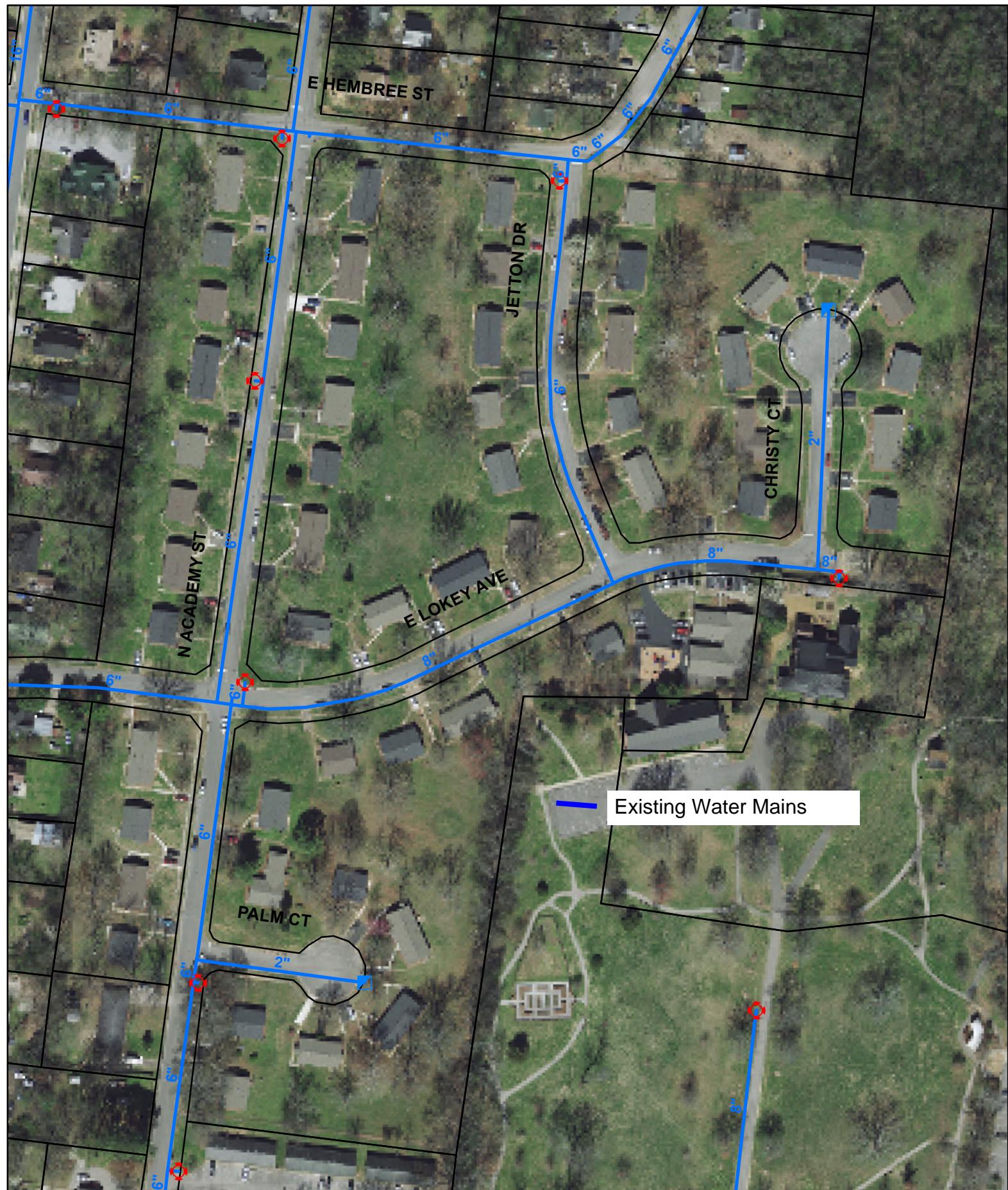
The ROW abandonment will have no negative impact on the Murfreesboro Police Department.

Solid Waste Department

The Solid Waste Department will not be negatively impacted by this ROW abandonment.

Atmos Energy

Atmos Energy does not have any concerns with this ROW abandonment.



1 Inch = 150 Feet

Murfreesboro Water Resources Department

Right of Way Abandonments
Murfreesboro Housing Authority





1 Inch = 150 Feet

Murfreesboro Water Resources Department

Right of Way Abandonments
Murfreesboro Housing Authority



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 4, 2019
PROJECT PLANNER: AMELIA KERR**

4.f. Mandatory Referral/ROW Abandonment [2019-717] to consider the abandonment of a segment of East Sevier Street right-of-way east of South Academy Street, SEC, Inc. applicant.

The subject right-of-way (ROW) consists of a small segment of East Sevier Street east of South Academy Street. This segment of ROW is approximately 50' wide by 230' deep and dead-ends into the Old City Cemetery. The area adjacent to the subject ROW on its north and south sides is zoned Commercial Highway (CH) and City Core Overlay District (CCO). The adjacent property to the north is developed with two single-family homes, and the adjacent property to the south is largely undeveloped but does contain a gravel parking area. The subject ROW is paved and there is a circular gravel driveway on its north side to provide access to the property to the north.

The owner of the property to the south, Greenhouse Ministries, has plans to expand its facilities onto the property to the south of the subject ROW. Because this ROW appears to be excess and no longer needed for its original intended public purpose, Greenhouse Ministries, has requested that it be abandoned. Staff urged the property owner to move forward with the ROW abandonment request as the public function of this segment of ROW appears to be minimal due to the fact that it will never be extended eastward because of the adjacent cemetery. Instead, Greenhouse Ministries proposes to incorporate the ROW into their private property with a private driveway leading into the proposed development which will include an access easement for the existing driveway for the house to the north located at 223 South Academy Street.

Included in the agenda materials is ROW abandonment study prepared by Staff. No departments or agencies that were contact indicated any opposition to the ROW abandonment. However, several of them indicated the need for the retention of easements in the proposed ROW abandonment area.

Staff recommends that any approval of the ROW abandonment request be made subject to the following comments:

- 1) The applicant shall be required to submit the necessary documents to the Legal Department required to draft the quitclaim deed.
- 2) The applicant shall be responsible for recording the quitclaim deed.

- 3) The abandoned ROW shall be incorporated into the existing parcel(s) via a subdivision plat recorded at the Register of Deeds Office.
- 4) Utility and access easements shall be recorded to accommodate the existing residence and utilities, including but not limited to sanitary sewer, electric, Comcast, and AT&T.

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.



Proposed Right of Way Abandonment of East Sevier Street

0 50 100 200 300 400
Feet





Proposed Right of Way Abandonment of East Sevier Street

0 50 100 150 200 250 300 350 400
Feet



July 18, 2019

Mr. Matthew Blomeley
Murfreesboro Planning & Engineering Dept
111 W. Vine St
Murfreesboro, Tennessee 37130

RE: Greenhouse Ministries Future Building
East Sevier Street Right-of-Way Abandonment Request
Murfreesboro, Tennessee

Dear Mr. Blomeley:

Please accept this as our formal request for the City of Murfreesboro to abandon a portion of Right-of-Way for East Sevier Street that is shown to the east of South Academy Street. Furthermore, the attached exhibit highlights this area.

This segment of right-of-way along East Sevier Street appears to be excess and not needed. The request for the right-of-way would result in a closure of this segment of East Sevier street since no lots depend on this segment to legally exist.

If you should have any questions concerning this letter, please feel free to call me at (615) 890-7901 or via email at mtaylor@sec-civil.com

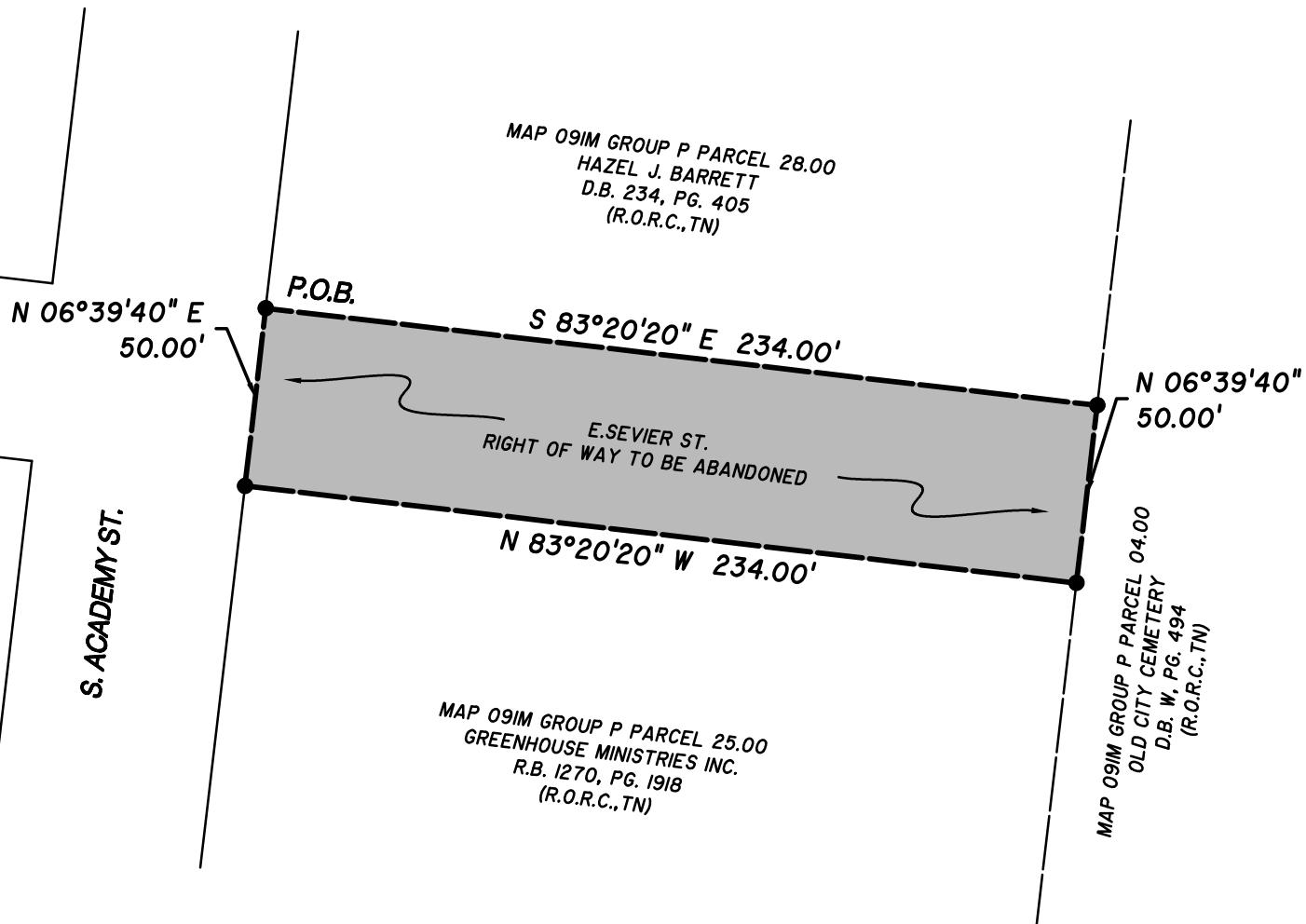
Sincerely,

Matt Taylor

Matt Taylor, P.E.
Vice-President
SEC, Inc

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 • E-MAIL: DPARKER@SEC-CIVIL.COM • FAX: (615) 895-2567



ABANDONEDMENT SURVEY EXHIBIT

**E.SEVIER ST.
MURFREESBORO, TN.**

DATE 7-17-2019 SCALE 1"=50'

12110

SEC, Inc.

SITE ENGINEERING CONSULTANTS

Engineering • Surveying • Land Planning

850 Middle Tennessee Blvd, Murfreesboro, TN 37129

www.sec-civil.com • 615-890-7901 • fax 615-895-2567

CITY OF MURFREESBORO, TN
EAST SEVIER ST.
RIGHT OF WAY ABANDONMENT
0.27 AC.

PORTION OF EAST SEVIER STREET RIGHT OF WAY LYING IN THE 13TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY MAP 091M GROUP P PARCEL 28.00 HAZEL J. BARRETT D.B. 234 PG. 405 (R.O.R.C.,TN) ON THE NORTH, MAP 091M GROUP P PARCEL 04.00 OLD CITY CEMETERY D.B. W, PG. 494 (R.O.R.C.,TN) ON THE EAST, MAP 091M GROUP P PARCEL 25.00 GREENHOUSE MINISTRIES INC. R.B. 1270, PG. 1918 (R.O.R.C.,TN) ON THE SOUTH, AND SOUTH ACADEMY STREET ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT A POINT BEING ON THE EASTER RIGHT OF WAY OF S. ACADEMY ST. WHICH IS BARRETT'S SOUTHEAST CORNER; THENCE, WITH BARRETT'S SOUTH LINE S 83°20'20" E FOR A DISTANCE OF 234.00' TO A POINT BEING ON OLD CITY CEMETERY'S WEST LINE; THENCE, WITH SAID LINE S 06°39'40" W FOR A DISTANCE OF 50.00' TO A POINT BEING GREENHOUSE MINISTRIES NORTHEAST CORNER; THENCE, WITH GREENHOUSE MINISTRIES NORTH LINE N 83°20'20" W FOR A DISTANCE OF 234.00' TO A POINT BEING ON THE EASTERN RIGHT OF WAY OF S. ACADEMY ST.; THENCE, WITH SAID RIGHT OF WAY N 06°39'40" E FOR A DISTANCE OF 50.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 11700.00 SQUARE FEET, 0.27 ACRES

Memorandum

To: Donald Anthony, Planning Director
From: Amelia Kerr, Planner
Date: September 4, 2019
Re: Right-of-way abandonment- East Sevier Street

Please find below a summary of the responses received regarding the captioned right-of-way (ROW) abandonment. In summary:

Murfreesboro Electric Department (MED)

MED does have an existing overhead line in this area (please see attached exhibit). MED will need a 20' easement (10' on each side of the existing line).

AT&T

AT&T indicated that they have equipment to serve the house on the northeast corner of North Academy Street and East Sevier Street adjacent to the subject ROW with an overhead guy and anchor. This facility is requested to stay in place for now. There are other service providers on that route. Therefore, an easement will be needed for this infrastructure. The AT&T easement can be located within the easement requested by MED.

Comcast

Comcast requests that the easement proposed by MED be allowed to be used by Comcast as well.

Murfreesboro Water Resources Department

MWRD has stated that there are no existing water mains within the ROW abandonment area. However, there is an existing 8" sanitary sewer main within the ROW abandonment area; therefore, the Department requests an easement be retained. This sanitary sewer easement must be 30 feet in width centered over the existing sewer main, 15' on either side and to the east at the end of the line.

Consolidated Utility District

The subject ROW is not located within CUD's service jurisdiction.

Engineering Department

The Engineering Department indicated that the request to abandon ROW should be subject to submission and recording of a deed transferring the abandoned ROW. The deed should reserve an access easement and easements for public utilities. In order to facilitate the abandonment process, the applicant should provide a legal description and exhibits necessary for the City to draft the legal documents as well as any recording fees. In addition, the ROW abandonment should be subject to the final approval of the legal documents by the City Attorney.

Transportation Department

The Transportation Department does not have any concerns with abandoning this ROW.

Police Department

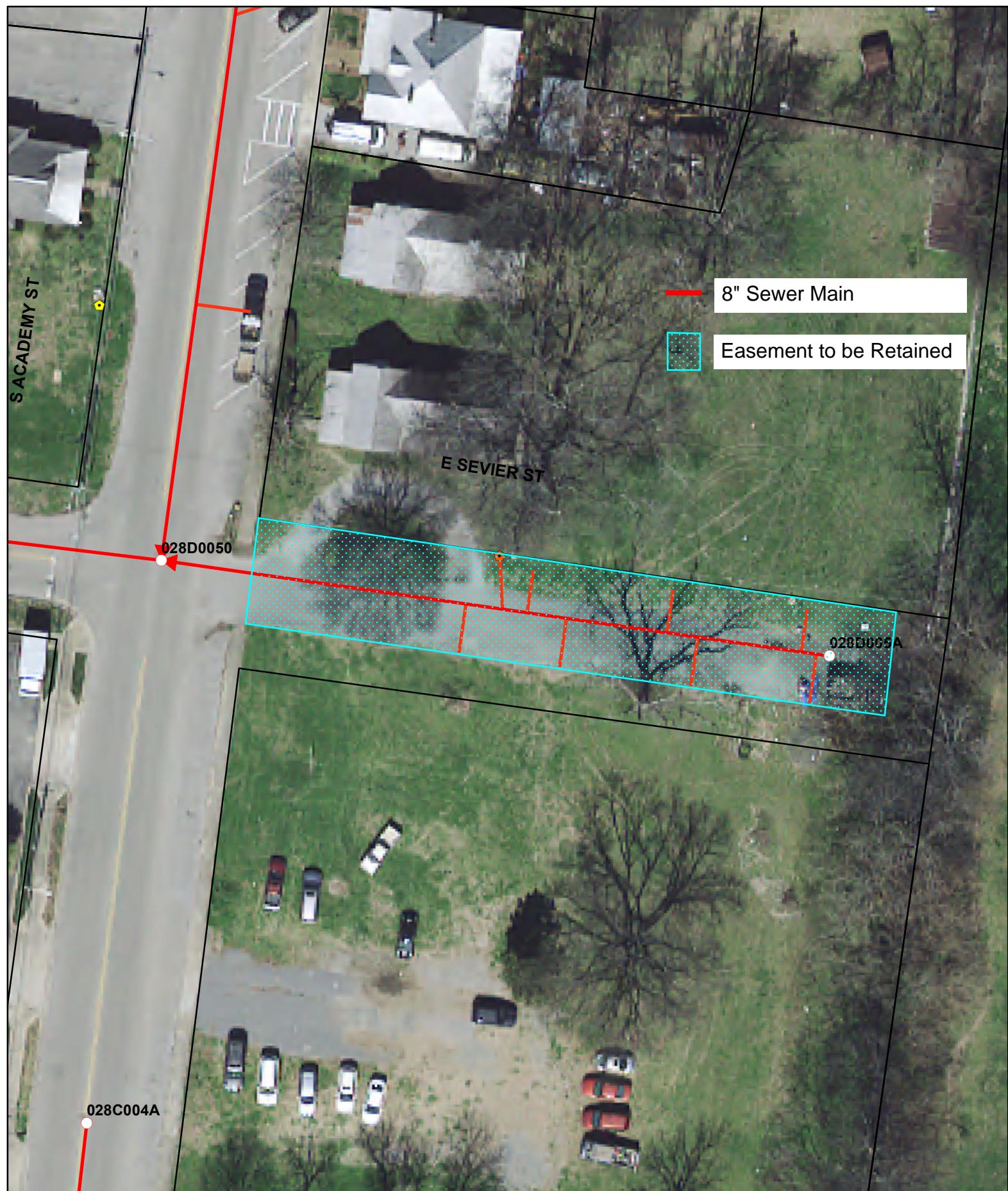
The ROW abandonment will not negatively impact the Murfreesboro Police Department.

Solid Waste Department

The Solid Waste Department will not be affected by this ROW abandonment.

Atmos Energy

Atmos Energy does not have any concerns with this ROW abandonment.



Murfreesboro Water Resources Department

Right of Way Abandonment
E. Sevier Street



1 Inch = 40 Feet

