
MURFREESBORO SELF STORAGE

SUBMITTED TO RUTHERFORD PLANNING DEPARTMENT
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Project Introduction & Developer Profile

Project Introduction

Beverly Delong is seeking rezoning on a rural piece of property on the south side of Highway 96. It is her intention to develop a mini-storage facility to service the southwestern corner of the county. Mrs. Delong has extensive experience in the self storage industry and is excited about bringing her business to this area.

We are asking for the property to be rezoned from the RM to PUD zoning.

Developer Profile

Beverly Delong holds a master's degree in business administration, is a Certified Self Storage Manager, and has earned various designations in the real estate field. Bev is involved in her church, having served in various capacities, as well as, the community, serving on the board of several real estate related entities including the Tennessee Self Storage Association.

She retired from a career at the University of Central Florida as an Associate Controller, having worked in and was responsible for all of the various accounting functions (including tax, financial accounting, accounts payable, accounts receivable, contracts and grants, construction accounting, project management, SEC compliance...). Bev has managed and/or partnered in various commercial real estate entities including apartments, a mobile home park and self-storage.

Currently, Bev is the property manager in charge of oversight of both an apartment community and a self-storage facility (acquired in 2012). This project was expanded in 2013 with a second expansion well underway. Bev lives on 9.5 acres in west Murfreesboro at 8461 Franklin Rd (Highway 96), and she and her partners hope to develop "Murfreesboro Self Storage" on this site.

Project Summary

Project Summary

Murfreesboro Self Storage is slated to be developed on 5.04 acres west of Murfreesboro on Franklin Road (Highway 96). Beverly DeLong and the development team have extensive experience in the self storage industry and believe this area of the county is prime for the storage business. The site, located between Deer Run and Baltimore Road, has an existing home on it. The home will serve as the manager's residence and the business office for the storage facility.

The developer desires to construct a self-storage facility for storage units and storage related goods and services. The plan is to develop 100 units initially and add units as the demand increases. The ultimate plan is to have up to 300 units, however this may change based on the size of units the consumer is demanding. Additional buildings are planned to be added once the existing units are 80% occupied.

The developer hopes to reach complete build-out within 3 - 5 years, however, this will be driven by market demand and therefore is an educated guess. The property is located approximately 2 miles from the intersection of Veterans Parkway and Franklin Road, which is rapidly becoming a major intersection in this area of the county. The arrival of multiple apartment developments, new residential communities, and substantial commercial developments has created a demand for storage in the area.

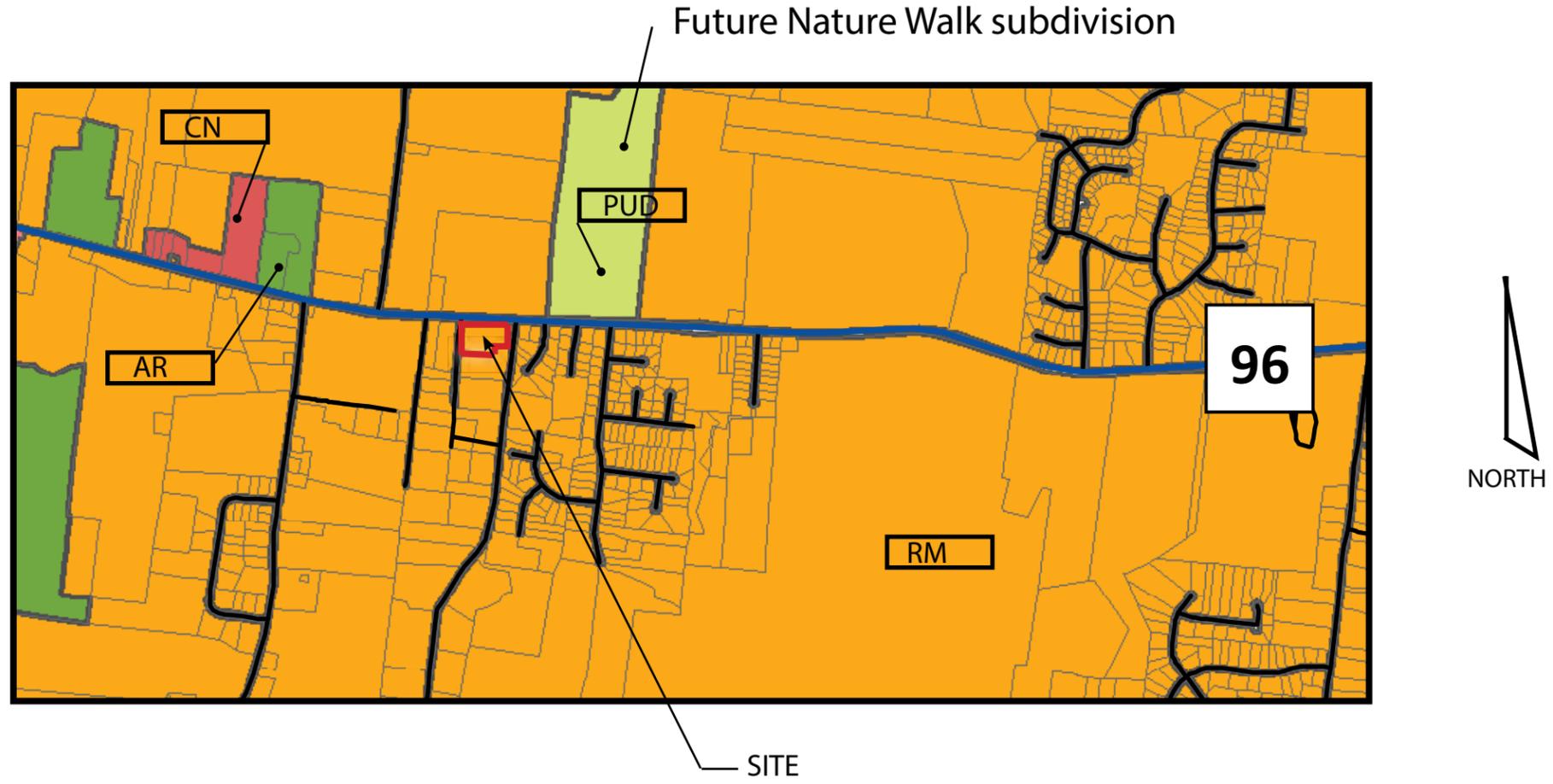
Murfreesboro Self Storage will operate primarily between the hours of 8am and 8pm, but there may be seasonal adjustments based on the time change. Special hours of operation may be granted if a tenant can provide a valid business reason for requesting it. The business will employ between 1 and 3 people.

Upon the completion of rezoning, design, and permitting, Murfreesboro Self Storage anticipates opening in Spring/Summer of 2017.

Aerial & Site Location



Adjacent Zoning



Adjacent Land Uses

The site under rezoning consideration is bordered by large acreage residential sites.
 Across Highway 96 is a PUD (Nature Walk subdivision)
 Along Highway 96 are multiple businesses neighborhood commercial, light industrial, and agriculture

Existing Conditions and Utility Providers

Water Provider:

Consolidated Utility District

Electric:

Middle Tennessee Electric Membership Corporation

Sewer Provider:

Sewer not available



View looking down Baltimore Road



View looking at site looking west on Deer Run Road



View of adjacent property to the west not to be developed under this PUD zoning request

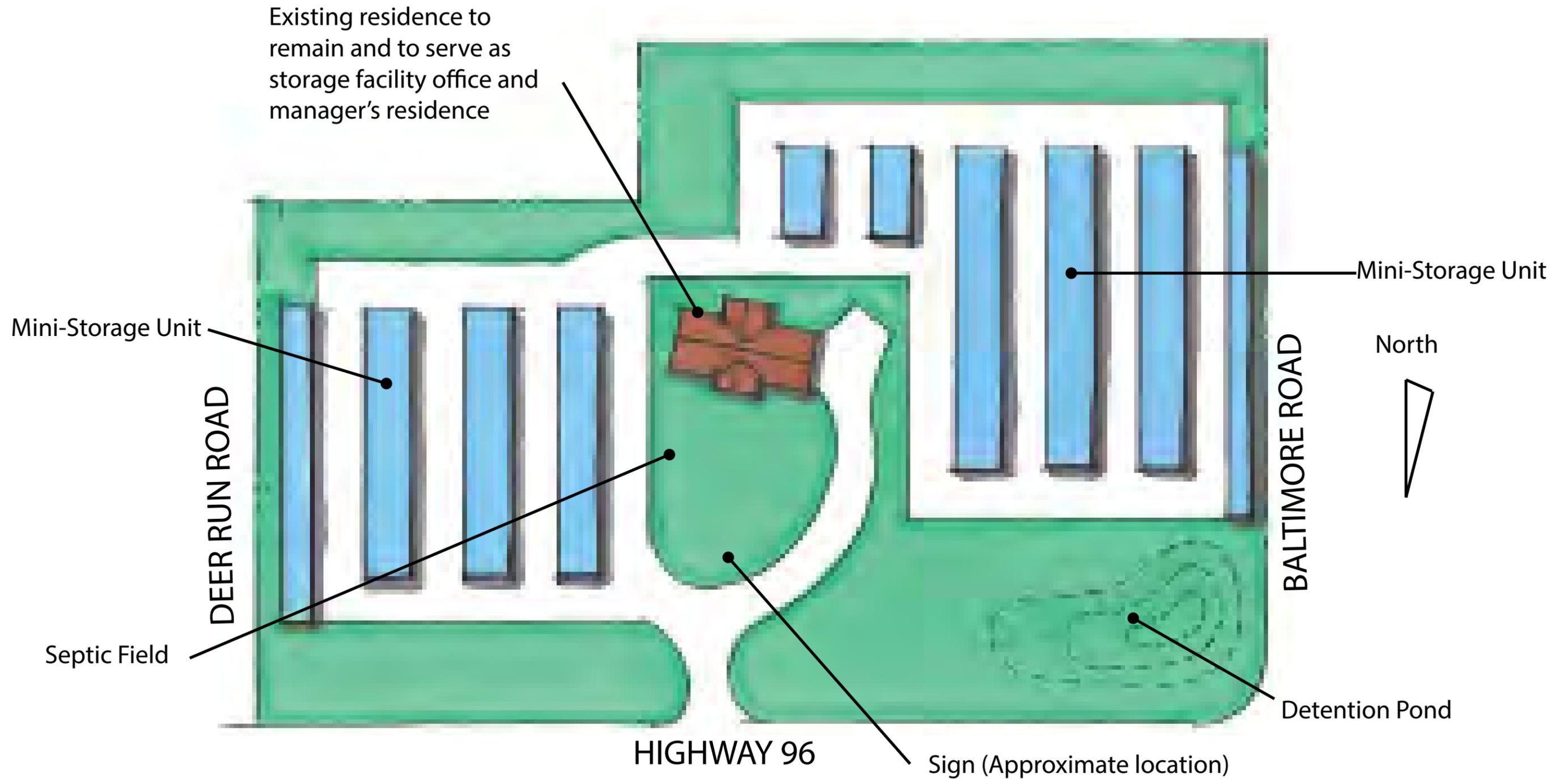


View looking east at the residence

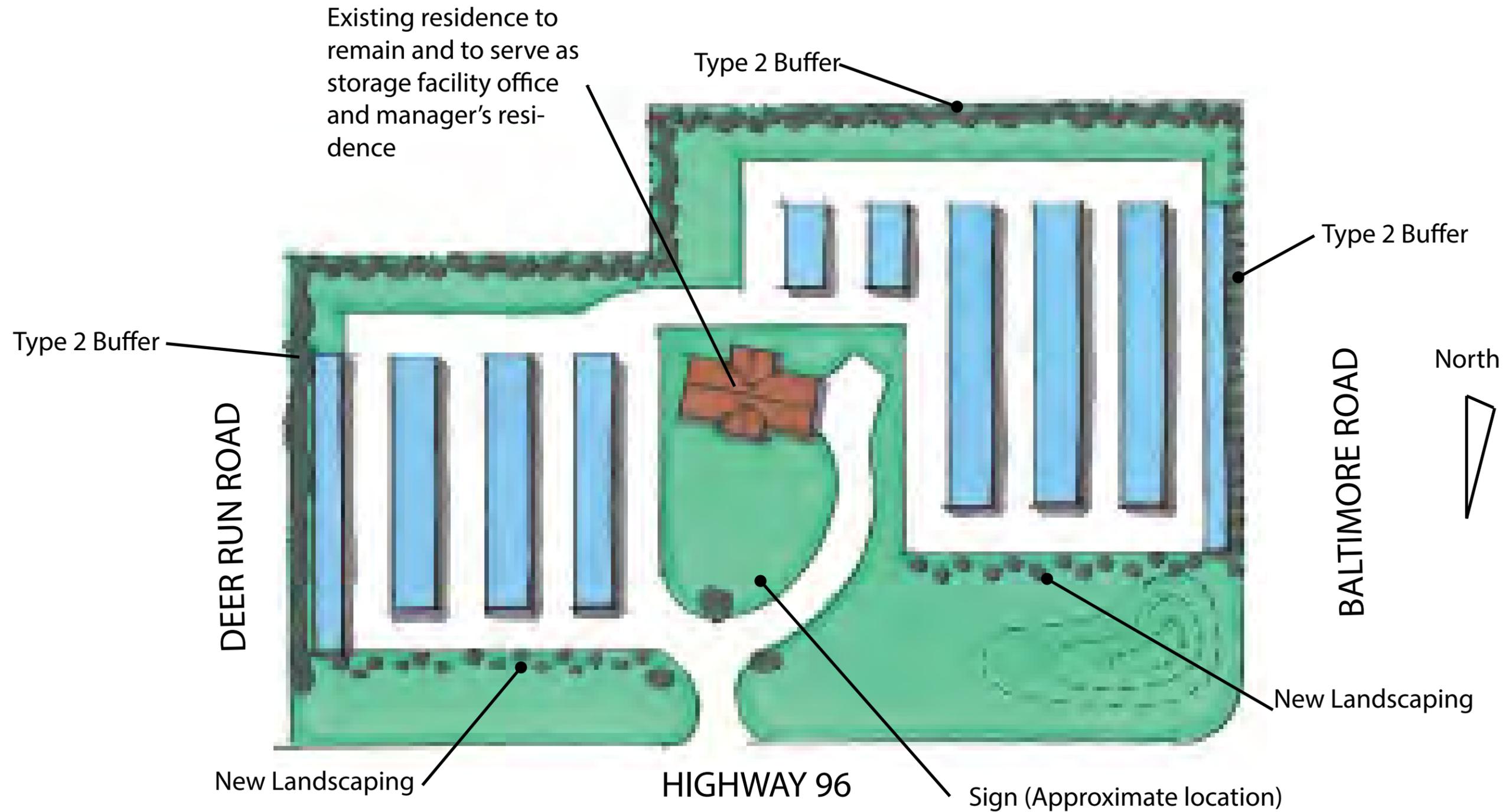


View looking at existing home from Highway 96

Conceptual Site Plan

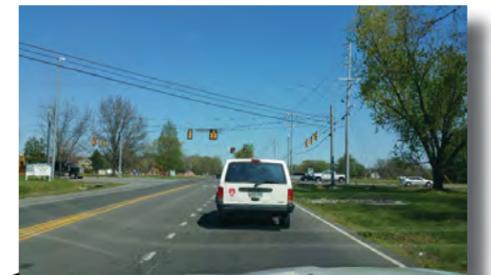
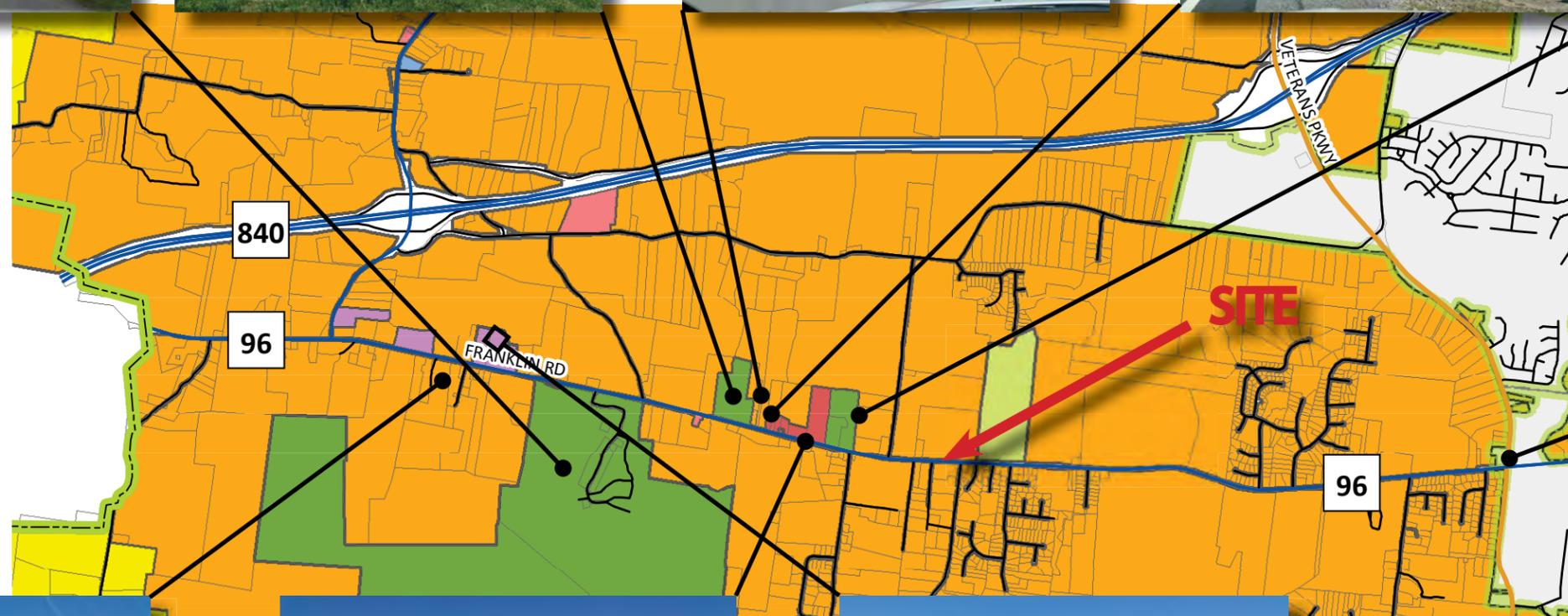


Conceptual Landscape Plan



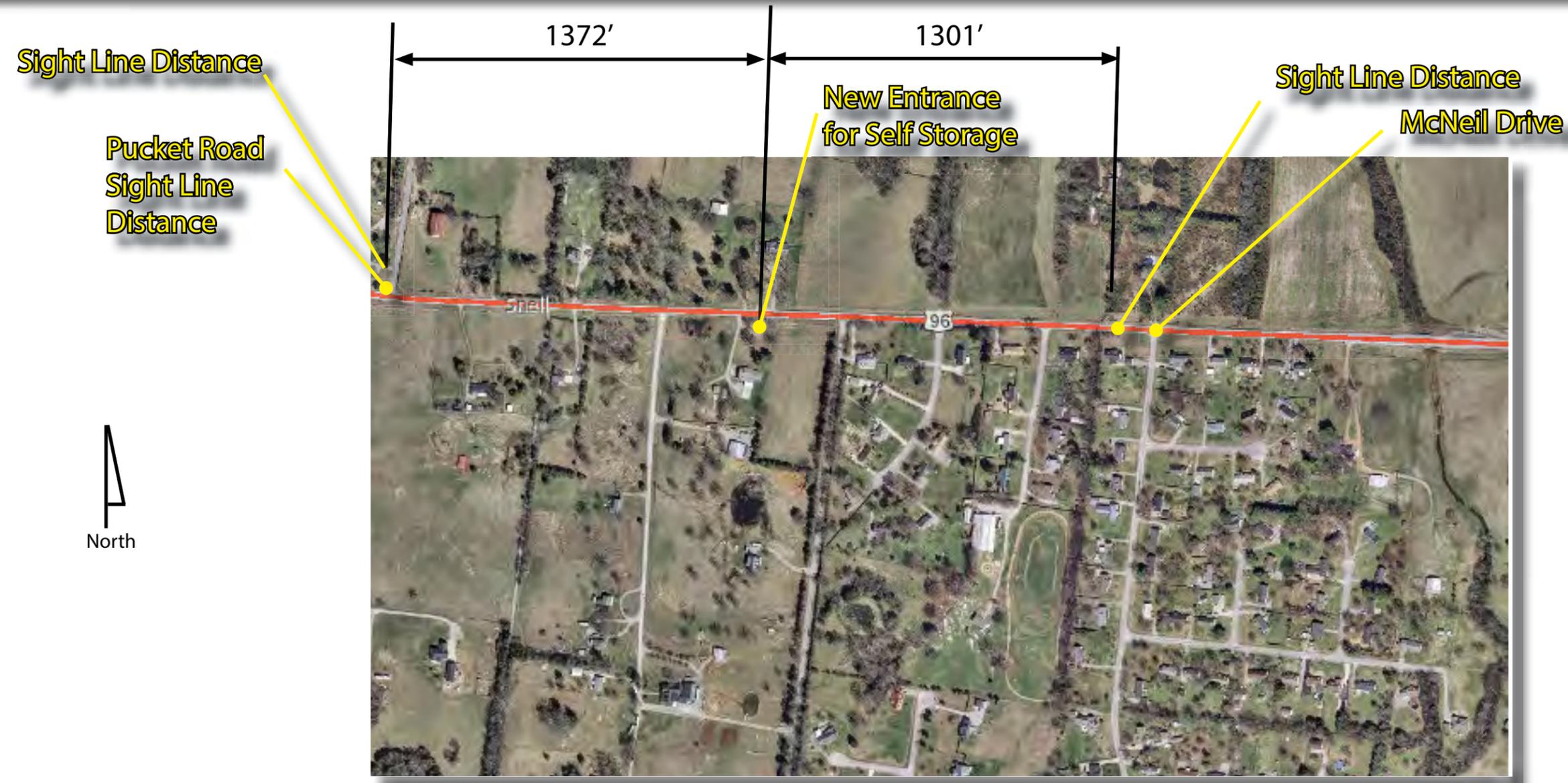
Commercial Entities within Two Miles of Site

MURFREESBORO SELF STORAGE



The section of roadway along Highway 96 from the Veterans Parkway intersection to the 840 overpass is prime for development. Located right outside the Blackman Community of Murfreesboro, the area is one of the faster growing areas in the County.

SIGHT DISTANCE EXHIBIT



According to the Tennessee Department of Standard Drawings RD01-SD-3, intersection sight distance from 55 mph design speed for passenger vehicles is 610'. This exhibit shows a sight distance of 1372' to the west and 1301' to the east along Highway 96.