



## Community Context

Located approximately 4 miles from the New Salem Highway/Interstate 24 interchange and 5.5 miles from Historic Downtown Murfreesboro, the site is situated on a 93.67 contiguous acre tract within the City of Murfreesboro, Tennessee and it is currently zoned for a Planned Residential Development (PRD).

### Salem Land Use Study Area

Indigo is directly adjacent to the Salem Pike Land Use Study Area, which identifies the property to the north and west of the site as medium density with up to 8 units per acre and small neighborhood commercial areas along Kimbro Road. The Plan for Indigo is consistent with the "Village Overlay Options" as outlined in the Guidelines Section as well as the following paraphrased goals and objectives as identified in the Salem Pike Land Use Study:

- **Provide a Mixture of Uses** with the objectives of creating pedestrian-scale development patterns that integrate diverse housing types with commercial in convenient proximity
- **Enhance Connectivity** with the objectives of improving accessibility of the major thoroughfare system and promoting pedestrian and bicycle activity, reducing vehicular trips

### City of Murfreesboro Zoning Ordinance Section 13

The design approach and plan for Indigo is consistent with all thirteen items contained in the *Purpose and Intent* of the City of Murfreesboro Zoning Ordinance, Section 13, Planned Development Regulations. Some items from the list include:

- promote the creation of a safe and desirable living environment for residential areas
- permit the creation of a variety of housing types to provide a greater choice of types of environment and living units
- promote the provision of attractive and appropriate locations for business and opportunities for employment closer to residences with a reduction in travel time from home to work
- promote the diversification in the uses permitted in developments intended as cohesive, unified projects
- promote the significance of architectural and aesthetic improvements and details in atypical developments

## Legend

- Murfreesboro 2020 Urban Growth Boundary
- Salem Pike Land Use Study Area
- Future 5-Lane Southwest Loop