COUNCIL COMMUNICATION

Meeting Date: 09/03/2026

Item Title: Resolution 26-R-28 Regarding the Dismukes Property for an Interchange and School Site

Department: Administration

Presented by: Darren Gore, City Manager

Requested Council Action:

Ordinance	☐
Resolution	☒
Motion	☐
Direction	☐
Information	☐

Summary

Consider a resolution supporting coordinated acquisition and preservation of the Dismukes property for transportation, utility, and future school purposes.

Staff Recommendation

Approve the resolution 26-R-28 and request support of a corresponding resolution by the Rutherford County Commission.

Background Information

The City proposes to pursue purchase of the Dismukes property for $8,500,000. The acquisition would preserve land needed for the future Stonesbattle Parkway alignment, a potential I-24 interchange or grade-separated connection, connecting roads, drainage, utilities, and construction limits, while reserving the remaining suitable acreage for a future Rutherford County high school. The City would make sanitary sewer service available when school funding is approved and would continue discussions regarding transition of Heatherwood Subdivision to City sewer and potential incorporation of the adjacent approximately 35-acre drip field into the future school campus.

Council Priorities Served

Responsible budgeting

This resolution preserves land for future transportation and school needs while allowing Rutherford County to defer funding until a future school project is approved.

Expand infrastructure

This resolution supports the City’s long-term infrastructure plans by preserving property needed for the future Stonesbattle Parkway corridor, a potential I-24 interchange, and related roadway and utility improvements.

Fiscal Impact

The proposed property purchase is $8,500,000. Any future transfer for a school site would occur when the Rutherford County Commission approves funding for the City's cost of purchasing and holding the land.

Attachments:

Resolution 26-R-28; A resolution regarding the Dismukes property, the future Stonesbattle Parkway/I-24 interchange, reservation of land to support a future school site, and a request for support from the Rutherford County Commission.

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RESOLUTION 26-R-28 a Resolution of the City of Murfreesboro regarding the Dismukes property, the future Stonesbattle Parkway/ I-24 interchange, reservation of land to support a future school site, and a request for support from the Rutherford County Commission.

WHEREAS, the City of Murfreesboro and Rutherford County have a direct public interest in the prudent coordination of transportation, land use, public infrastructure, public safety, and educational facilities serving this rapidly growing community; and

WHEREAS, the long-planned Cherry Lane/ Stonesbattle Parkway Corridor Plan establishes a long-term vision for an east Rutherford County-west Rutherford County transportation connection extending from Walter Hill/ Memorial Blvd, I-840 to I-24 and ultimately connecting with Blackman Road, with a future interchange at I-24 identified as a critical component of the corridor; and

WHEREAS, a portion of the property commonly known as the Dismukes property has been identified on the City of Murfreesboro Major Thoroughfare Plan and the Rutherford County Major Thoroughfare Plan as an area needed for the future Cherry Lane/ Stonesbattle Parkway alignment and the I-24 interchange, connecting roadways, drainage, utilities, construction limits, and other associated public infrastructure; and

WHEREAS, the Rutherford County Board of Education is evaluating the Dismukes property, or a portion thereof, as a potential site for a future school; and

WHEREAS, the City of Murfreesboro strongly supports responsible planning for future school capacity and recognizes the importance of securing well-located school sites before growth and development limit available options; and

WHEREAS, acquisition or development of the Dismukes property before the transportation corridor, interchange footprint, access plan, and necessary rights-of-way are sufficiently defined could create conflicting public uses, increase future acquisition or relocation costs for Rutherford County and the City of Murfreesboro, restrict safe school access, or impair the ability to deliver the Stonesbattle Parkway/ I-24 interchange project; and

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WHEREAS, the City of Murfreesboro is willing to purchase the Dismukes property for $8,500,000 in order to preserve the property for coordinated public purposes, including the future transportation corridor, interchange area, and a future school site; and

WHEREAS, the City of Murfreesboro is willing to deed restrict the acreage not needed for the interchange, transportation corridor, connecting roadways, drainage, utilities, construction limits, and associated public infrastructure so that such acreage may be used only for a future Rutherford County high school site, and the City will hold the land and transfer it to Rutherford County when funding is approved by the Rutherford County Commission for the cost incurred by the City in purchasing and holding the land; and

WHEREAS, funding has not been approved for multiple Rutherford County school sites, and the City's purchase of the Dismukes property would allow the property to be preserved for a future school site without requiring the Rutherford County Board of Education to use reserves or the Rutherford County Commission to fund the land purchase until funding for a future school is approved; and

WHEREAS, the City will make sanitary sewer service available to the Dismukes property to eliminate the need for substantial property set aside for a land application drip field for a decentralized sewer treatment system; and

WHEREAS, the sanitary sewer service provided will support development of the remaining property for a future high school campus when funding is approved, and the City believes that centralized sanitary sewer service will provide greater long-term reliability, capacity, and lifecycle value than an on-site septic tank effluent pump or comparable decentralized system, thereby reducing long-term operating, maintenance, and replacement costs that would otherwise be borne by taxpayers; and

WHEREAS, the extension of sanitary sewer service to the Dismukes property can also provide an opportunity to serve the Heatherwood Subdivision and eliminate or reduce reliance on the existing septic tank effluent pump system and associated 35 acres of drip field; and

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WHEREAS, in connection with providing sanitary sewer service to Heatherwood Subdivision, the City has engaged with Consolidated Utility District of Rutherford County regarding the possible acquisition or incorporation of approximately 35 acres of septic drip field property located south of and adjacent to the Dismukes property for inclusion in a future high school campus; and

WHEREAS, the City desires to work cooperatively and proactively with the Rutherford County Commission, the Rutherford County Board of Education, Rutherford County Schools, and other partners to relieve regional traffic congestion through advanced infrastructure planning while reserving sufficient property for a future school campus, thereby advancing shared City and County interests; and

WHEREAS, if a full interchange is not approved, the City supports pursuing a grade-separated connection between Stonesbattle Parkway and Blackman Road at this location to provide additional regional access for the Blackman and Florence communities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. **Public Purpose**. The City affirms that the future Stonesbattle Parkway/ I-24 interchange, regional transportation connectivity, utility planning, and the timely provision of school capacity are important public purposes that should be coordinated so that one public use does not unnecessarily prevent or materially impair another.

SECTION 2. **Commitment to Purchase and Reserve School Site Area**. The City expresses its commitment to pursue the purchase of the Dismukes property for $8,500,000. In connection with any such acquisition, the City will preserve the area needed for the future Stonesbattle Parkway alignment, I-24 interchange, connecting roadways, drainage, utilities, construction limits, and associated public infrastructure, while reserving the portion of the property necessary to support a future school site.

SECTION 3. **Commitment to Provide Sanitary Sewer Service**. The City commits to making sanitary sewer service available to support a future school site on

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the Dismukes property upon funding from the Rutherford County Commission. This commitment is intended to eliminate the need for a significant on-site drip field area for land application disposal and preserve more of the property for school campus, transportation, and related public purposes.

SECTION 4. **Commitment to Pursue Incorporation of Adjacent Drip Field Property.** The City commits to discussions with Consolidated Utility District of Rutherford County regarding potential transition of Heatherwood Subdivision septic tank effluent pump customers to the City's sanitary sewer system. When such transition is approved and implemented, the City further commits to acquisition or incorporation of the approximately 35-acre common neighborhood drip field area located south of and adjacent to the Dismukes property into the future school campus.

SECTION 5. **Request for County Commission Support**. The City respectfully requests that the Rutherford County Commission adopt a corresponding resolution expressing support for the City's proposed approach to the Dismukes property, including the City's commitment to pursue acquisition of the property, preserve the transportation corridor and interchange area, reserve sufficient area for a future school site, coordinate with the Rutherford County Board of Education and Rutherford County Schools, and cooperate on public infrastructure improvements serving the broader county at no cost to Rutherford County until funding for a future school is approved.

SECTION 6. **Effective Date**. This Resolution shall become effective immediately upon adoption by the City Council of the City of Murfreesboro, Tennessee, the public welfare requiring it.

Passed: _____

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Shane McFarland, Mayor

ATTEST:

_____
Erin E. Tucker
City Recorder

APPROVED AS TO FORM:

Signed by:
Jeffrey L. Peach
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Jeffrey L. Peach
City Attorney