



**FYI**  
Boom Times in  
Middle Tennessee



**GAIL KERR**  
Read her latest  
column

Middle Tennessee's #1 Online News Source

[Back Issues](#) | [Weather](#) | [Traffic](#) | [Subscribe to the Paper](#) | [Help](#)

ADVERTISEMENT

**Pillsbury® Microwave Biscuits**  
Ready in 25 seconds

**\$1.00 off**

PRINT COUPON

Freezer Section

HOME **NEWS** BUSINESS | SPORTS | ENTERTAINMENT | LIVING

CLASSIFIEDS | JOBS | CARS | REAL ESTATE | SHOPPING

county news: [Williamson](#) | [Brentwood](#) | [Franklin](#) | [Spring Hill](#) and [Thompson's Station](#) |

Website  Archives  [ adv. search ]

Email newsletters

Wednesday, 09/14/05

## Project set for Gateway District


### *Puckett Station has plans for 553 homes*

By COLLEEN CREAMER  
For Rutherford A.M.

Puckett Station, a 178-acre residential district with approximately 553 new homes, is being planned for the west side of the proposed Manson Pike Crossing at the intersection of Manson Pike and Fortress Boulevard in the Gateway District.

Developers Ole South Properties Inc. is requesting that the City of Murfreesboro annex the 178-acre site.

#### TODAY'S TOP STORIES:

- Rita draws bead on oil hub; exodus jams Texas roads 
- HCA insiders sold stock before dive, as Frist did
- March offered to plead guilty, detective says
- Metro disputes Predators' minimum net worth
- Jury to work again today on Elliott's punishment
- Deaths of cyclists, wheelchair users spike in past 9 months

ADVERTISEMENT

**BATH FITTER®** Nashville's top choice for bath remodeling

We will install a beautiful new acrylic tub or shower RIGHT OVER your old one.

We're the Perfect Fit!®  
www.bathfitter.com

"With the introduction of the luxury town homes and apartments (in Manson Pike Crossing) and the single-family element, along with the shopping, that whole Blackman area will basically be a community to itself," said Mike Lilly, senior vice president of development for Ole South Properties

With the development of both Manson Pike Crossing and Puckett Station, over 1,200 new residential units are being planned for the Gateway Overlay District in the next few years. Manson Pike Crossing is the 130-acre, mixed-use project with a variety of attached

housing types including condominiums atop commercial.

The Puckett Station project will be laid out in three developments with unattached housing only and on lots in varying in size and price range from phase to phase, according to their application for rezoning.

The Villages at Puckett Station will be comprised of 5,500 square-foot-lots and houses that will range in price from the \$140,000's to the \$170,000's. The homes will be a minimum of 1,400 square feet.



[Railroad Freight Conductor](#)

[Life Specialist/Financial ServicesThis](#)

[Transport Unloader](#)

[All Top Jobs](#)

"Those are designed for folks that are moving up from town homes," said Lilly. "They will be similar to our single family homes in Indian Creek."

Indian Creek, Lilly said, was selling at upwards of 10 units per week.

The second component, according to the plan, is The Knolls at Puckett Station with two lot sizes, 7,500 square feet for 1,800 plus square-foot-homes and 10,000 square-foot-lots for homes that will start at 2,200 square feet. Prices for the homes will be in the \$1490,000 to \$225,000 and the \$225,000 to \$275,000 ranges respectively.

"Those homes are designed for folks that have lived in The Villages who have had a child or two or maybe have gotten a better job and want to move up," Lilly said.

The third and final component, The Preserve at Puckett Station, according to the developer's plans, will be a high-end neighborhood with homes ranging in price from \$275,000 to \$500,000 and up.

Lots in The Preserve will be a minimum of 15,000 square feet with homes ranging in square footage from 1,800 to 3,000 plus.

"Those will be all custom homes with whatever you can imagine," Lilly said. "Some of these homes will be upwards of \$500,000 to \$1,000,000."

The community is designed for all phases of life, Lilly said.

"What we are trying to convey is that the idea in Puckett Station is that it can literally be a sort of cradle-to-the-grave development," he said.

The Murfreesboro school system is shoring up for the heavy development in the area.

Chuck Arnold, Finance/Administrative Services Director for the Murfreesboro school system, said the school system was keeping pace.

Children in the Gateway Overlay District could go to either the brand new Scales Elementary in Murfreesboro or Blackman Elementary in the county. Arnold said Blackman Elementary is at capacity and even though Scales is not yet at capacity, that could happen soon.

"There is some room at Scales Elementary, but when you consider the zone on that side of Murfreesboro, there are many more homes than just these that are going up.

"It's not going to take long for Scales to fill up," said Arnold. "Obviously, another school is going to be needed in that area."

City of Murfreesboro traffic engineer Dana Richardson said the city has forecast for the impending growth burst with over 38 new road projects.

"The Blackman area and everything out there is growing quite rapidly as we had expected," Richardson said. "There are a lot of road projects that will be ongoing to address some of those growth issues."

Most obvious of those, Richardson said, is the Manson Pike/Medical Center Parkway Interchange on Interstate 24, which opened last month.

"That, of course, is complemented with Medical Center Parkway that goes all the way back into town," he added.

The building of the new State Route 840/Beasley Road Interchange, currently in the works, will also help stem future bottlenecks. A new five-lane road will connect Highway 96 to the new 840 interchange, Richardson said

"We are trying to attract some of the people in that area to that road and that new interchange so they won't have to come into town," Richardson said.

Lily said Puckett Station will have underground utilities and 10 acres dedicated for a recreation area as well as a network of sidewalks that will connect the three phases. A homeowners association will maintain the entire development.

Ole South Properties is submitting construction plans for the development to the city of Murfreesboro.

"In a perfect world I hope to break ground November 1," Lilly said.

---

[Email story](#) | [Print](#) | [Photo Reprints](#) | [Email headlines](#) | [Photo gallery](#) | [Coupons](#)

---

**SITE MAP** [tennessean.com main](#) | [news](#) | [sports](#) | [business](#) | [entertainment](#) | [life](#) | [all the rage](#) | [celebrities](#) | [photo gallery](#) | [shopping](#) | [traffic](#) | [weather](#) | [classified](#) | [jobs](#) | [cars](#) | [real estate](#) | [dating](#)

---

**CUSTOMER SERVICE** [terms of service](#) | [reader services](#) | [back issues/archives](#) | [contact \*The Tennessean\*](#) | [subscribe to \*The Tennessean\*](#) | [Newspapers in Education](#) | [The Tennessean in our community](#) | [about \*The Tennessean\*](#) | [jobs at \*The Tennessean\*](#)

---

**COUNTY NEWS:** [Ashland City Times](#) | [Brentwood Journal](#) | [Dickson Herald](#) | [Fairview Observer](#) | [Franklin Review Appeal](#) | [Gallatin News Examiner](#) | [Hendersonville Star News](#) | [The Journal of Spring Hill & Thompson's Station](#) | [Robertson County Times](#) | [Williamson A.M.](#)

---

**PARTNERS** [USA Today](#) | [Gannett Co. Inc.](#) | [Gannett Foundation](#)

---

Copyright © 2005, tennessean.com. All rights reserved.