
M E M O R A N D U M

Rutherford County Regional Planning Commission

DATE: August 14, 2014
TO: Rutherford County Public Works Committee and Board of Commissioners
FROM: Rutherford County Regional Planning Commission
RE: Rutherford County Regional Planning Commission Activity Report

The Rutherford County Regional Planning Commission acted on the following requests at its July 14, 2014 meeting:

- A. Various Amendments to the Zoning Ordinance (14-5003), Planning Staff applicant**
These amendments are primarily housekeeping in nature and concern the adoption of the 2012 International Fire Code
Motion to Recommend APPROVAL (11 for, 0 against)



Rutherford County Planning and Engineering Department

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PHONE 615.898.7730 FAX 615.898.7823

Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

MEMORANDUM

To: Rutherford County Board of Commissioners

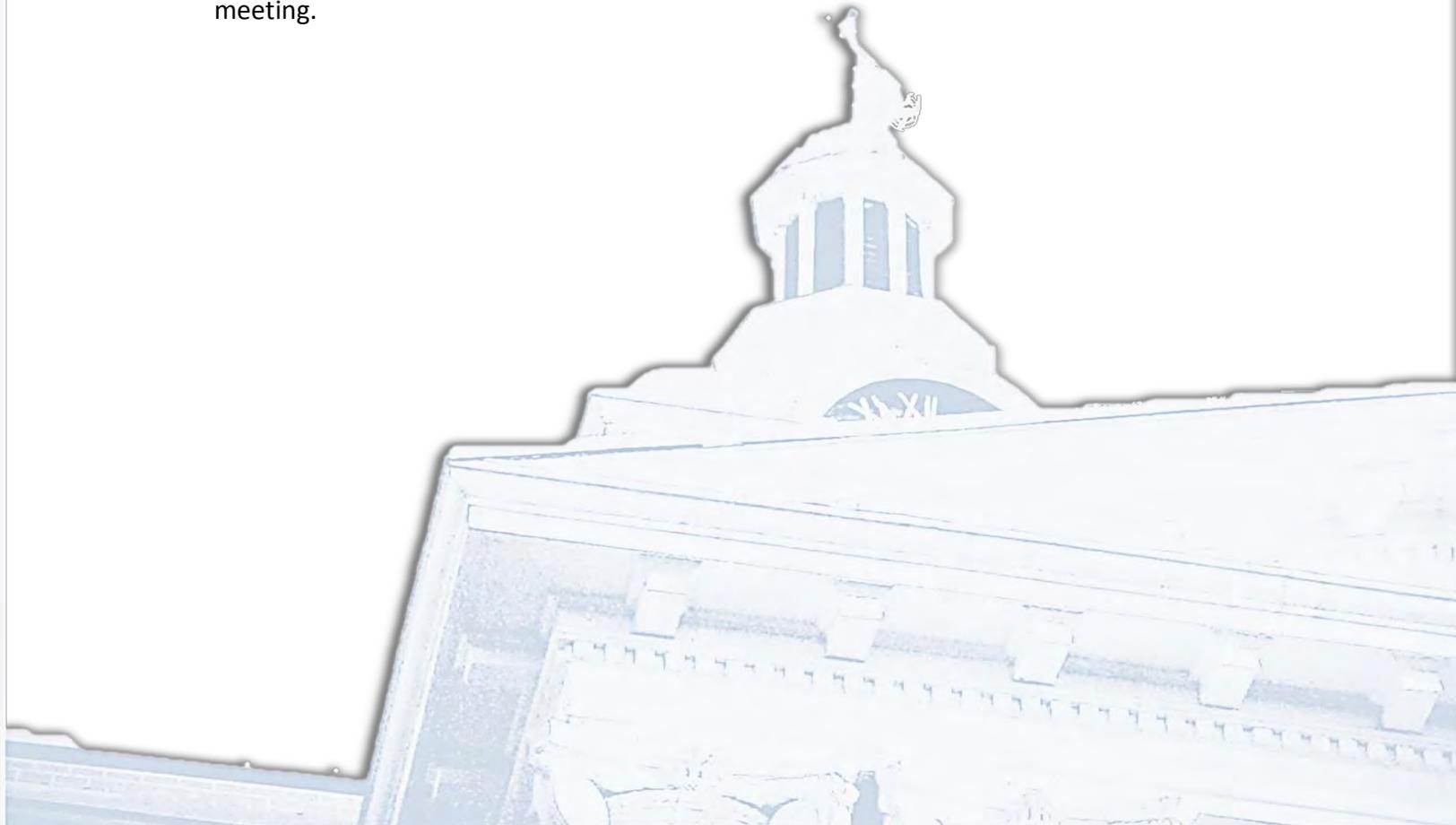
From: Doug Demosi, Planning Director

Date: August 14, 2014

Subject: Zoning Ordinance Amendments (14-5003)

Consistent with the Work Schedule endorsed by the Planning Commission at their January 27, 2014 meeting, Staff has compiled a number of amendments to the Zoning Ordinance for your consideration. The proposed amendments involve consistency with the recently adopted 2012 International Fire Code. The most significant change involves deleting the section regarding possible bans on outdoor burning and fireworks, as the Fire Code grants this authority to the Fire Chief.

Please let me know if you have any questions on these amendments prior to the meeting.



Zoning Ordinance Amendments for Fire Codes

404 A. 1. – 3. Variable Lot Size

Current Language:

- A. Variable Lot Size and Adequate Infrastructure in the RL Zone
 - 1. Lot size may be reduced to 15,000 square feet provided:
 - a. Public sanitary sewer or a decentralized sewer system existing (i.e. STEP system) with sufficient capacity as determined by the sewer provider:
and
 - b. Adequate water service is available for domestic service and fire protection as determined by the water provider.
 - 2. Lot size may be reduced to 22,000 square feet provided:
 - a. Adequate water service is available for domestic service and fire protection as determined by the water provider.
 - b. Adequate soils exist for subsurface sewage disposal as determined by the State of Tennessee Department of Environment and Conservation, Division of Groundwater Protection.
 - 3. In the event water service is either not available or does not meet minimum requirements as determined by the water provider, lot sizes may not be less than 43,560 square feet.

Proposed Language:

- A. Variable Lot Size and Adequate Infrastructure in the RL Zone
 - 1. Lot size may be reduced to 15,000 square feet provided:
 - a. Public sanitary sewer or a decentralized sewer system existing (i.e. STEP system) with sufficient capacity as determined by the sewer provider:
and
 - b. Adequate water service is available for domestic service as determined by the water provider and fire protection as determined by the fire chief.
 - 2. Lot size may be reduced to 22,000 square feet provided:

- a. Adequate water service is available for domestic service as determined by the water provider and fire protection as determined by the fire chief.
 - b. Adequate soils exist for subsurface sewage disposal as determined by the State of Tennessee Department of Environment and Conservation, Division of Groundwater Protection.
3. In the event water service is either not available or does not meet minimum requirements as determined by the water provider, lot sizes may not be less than 43,560 square feet.

405 B. – Fire Protection

Current Language:

Fire Protection

For all approved nonresidential uses within the AR, RL, and RM Districts, a fire hydrant is required to be located within 1,000 feet of a proposed development measured from the property line. In the event water lines providing service to a proposed development cannot support a fire hydrant based on a determination by the water provider, the applicant shall be required to install a sprinkler system in accordance with all applicable building codes, including NFPA 13D, also to include an audio alarm flow switch to be approved by the Rutherford County Building Codes Department. If the water lines are able to support a fire hydrant according to the water provider then one shall be installed.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

Proposed Language:

Fire Protection

For all approved nonresidential uses within the AR, RL, and RM Districts, fire protection shall be provided consistent with the requirements of the adopted fire code for Rutherford County.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

405 C.5.e. – Mobile Home Communities

Current Language:

- e. Fire Protection: Each mobile home park shall be equipped with fire hydrants spaced so that no mobile home shall be farther than 1,000 feet from a fire hydrant. The water system shall be capable of providing a required fire flow of 500 gallons per minute for one (1) hour duration.

Proposed Language:

- e. Fire Protection: Each mobile home park shall provide fire protection consistent with the requirements of the adopted fire code for Rutherford County.

505 C. – Fire Protection

Current Language:

- C. Fire Protection

Within the IN and OP Districts, a fire hydrant is required to be located within 1,000 feet of a proposed development measured from the property line. In the event water lines providing service to a proposed development cannot support a fire hydrant based on a determination by the water provider, the applicant shall be required to install a sprinkler system in accordance with all applicable building codes, including NFPA 13D, also to include an audio alarm flow switch to be approved by the Rutherford County Building Codes Department. If the water lines are able to support a fire hydrant according to the water provider than one shall be installed.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

Proposed Language:

- C. Fire Protection

Within the IN and OP Districts, fire protection shall be provided consistent with the requirements of the adopted fire code for Rutherford County.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

605 D. – Fire Protection

Current Language:

D. Fire Protection

Within the CN, CS and CG Districts, a fire hydrant is required to be located within 1,000 feet of a proposed development measured from the property line. In the event water lines providing service to a proposed development cannot support a fire hydrant based on a determination by the water provider, the applicant shall be required to install a sprinkler system in accordance with all applicable building codes, including NFPA 13D, also to include an audio alarm flow switch to be approved by the Rutherford County Building Codes Department. If the water lines are able to support a fire hydrant according to the water provider than one shall be installed.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

Proposed Language:

D. Fire Protection

Within the CN, CS and CG Districts, fire protection shall be provided consistent with the requirements of the adopted fire code for Rutherford County.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

705 C. – Fire Protection

Current Language:

- C. Within the LI and HI Districts, a fire hydrant is required to be located within 1,000 feet of a proposed development measured from the property line. In the event water lines providing service to a proposed development cannot support a fire hydrant based on a determination by the water provider, the applicant shall be required to install a sprinkler system in accordance with all applicable building codes, including NFPA 13D, also to include an audio alarm flow switch to be approved by the Rutherford County Building Codes Department. If the water lines are able to support a fire hydrant according to the water provider than one shall be installed.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

Proposed Language:

- C. Within the LI and HI Districts, fire protection shall be provided consistent with the requirements of the adopted fire code for Rutherford County.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

805 D. – Fire Protection

Current Language:

- D. Fire Protection

Within the VNC, RC and EAC Districts for nonresidential uses, a fire hydrant is required to be located within 1,000 feet of a proposed development measured from the property line. In the event water lines providing service to a proposed development cannot support a fire hydrant based on a determination by the water provider, the applicant shall be required to install a sprinkler system in accordance with all applicable building codes, including NFPA 13D, also to include an audio alarm flow switch to be approved by the Rutherford County Building Codes Department. If the water lines are able to support a fire hydrant according to the water provider than one shall be installed.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

Proposed Language:

D. Fire Protection

Within the VNC, RC and EAC Districts for nonresidential uses, fire protection shall be provided consistent with the requirements of the adopted fire code for Rutherford County.

The requirements of this subsection shall not apply to existing developments, but any change of use or expansion on a lot will be required to meet the requirements of this subsection.

1101 T. – Fireworks Displays, Open Air Burning, and Illegal Burning

Current Language:

T. Fireworks Displays, Open Air Burning, and Illegal Burning

The purpose of the following regulations is to establish controls on open burning to prevent undesirable levels of air contaminants in the atmosphere that may create a breathing hazard. The regulations also create the ability to ban open burning and fireworks displays when hazardous conditions exist in order to protect the property and lives of citizens.

1. Open air burning of allowable materials is allowed in the unincorporated County. The only allowable material is wood waste which is defined as any product which has not lost its basic character as wood, such as bark, sawdust, chips and chemically untreated lumber whose “disposition” by open burning is to solely get rid of or destroy.
2. The open air burning of tires and other rubber products, vinyl shingles and siding, other plastics, asphalt shingles and other asphalt roofing materials, and/or asbestos containing materials is expressly prohibited, and such materials shall not be included in any open burning conducted under the provision.
3. In extreme fire hazard conditions, the Rutherford County Fire Chief, with the advice and consent of the County Mayor, may issue a Ban on Open Burning, prohibiting all open air burning and fire in unincorporated areas of Rutherford County, including the private use and display of fireworks in unincorporated areas of the County.

Proposed Language:

This section will be deleted in its entirety and marked “Reserved.”

Appendix A. Definitions – Hazardous Occupancy

Current Language:

Hazardous Occupancy: The use of a building or any part thereof, that involves the manufacture, use, or storage of highly combustible, flammable, or explosive materials or materials that constitute a high fire hazard and further defined as a type “H” occupancy in Chapter 3, Section 307, ICC International Building Code, 2006 Edition, and any subsequent amendments.

Proposed Language:

Hazardous Occupancy: The use of a building or any part thereof, that involves the manufacture, use, or storage of highly combustible, flammable, or explosive materials or materials that constitute a high fire hazard and further defined by the adopted building and fire codes for Rutherford County.

M E M O R A N D U M

Rutherford County Regional Planning Commission

DATE: AUGUST 26, 2014

TO: PUBLIC WORKS COMMITTEE AND BOARD OF COMMISSIONERS

FROM: RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

SUBJECT: SITE PLAN/PLAT APPROVALS AT THE AUGUST 25, 2014 MEETING OF THE RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

Subdivision Plats	
Long Creek Subdivision, Section 5 Preliminary Plan (13-1005)	Site Details: 10 lots (9 buildable) on 6.03 acres, zoned RM Applicant: Harding Fox Location: Off of Rucker Road
Sue Fults – Lots 2, 3, 4 Final Plat (14-2050)	Site Details: 3 lots on 7.9 acres, zoned RM Applicant: Lillian Sue Fults Location: East Compton Road
Richmond’s Retreat Subdivision, Sec. 3 and Resubdivision of Lots 50 and 52 Final Plat (14-1006)	Site Details: 12 lots on 21.67 acres, zoned RM with a previously approved CUP for a PRD (A-785) Applicant: KW Group, LLC Location: Shelbyville Highway
Saddle Wood Farms Wedding Venue Site Plan (14-3014)	Site Details: 9,682 square feet on 23.2 acres zoned Agricultural Residential (AR) Applicant: Larry Berberich Location: 9522 Franklin Road