



Rutherford County Regional Planning Commission

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Douglas B. Demosi, AICP
Planning Director

Memorandum

To: Planning and Public Works Committee Members

From: Douglas B. Demosi, Planning Director *DBD*

Date: August 21, 2012

Subject: Report of Zoning Ordinance and Map Drafts

The Rutherford County Regional Planning Commission recommended approval of the draft Zoning Ordinance and Map (Zoning drafts) at their August 13, 2012 meeting. Copies of the Zoning drafts were distributed to the County Commission at their August 16, 2012 meeting. Mayor Burgess and Commissioner Jeff Phillips (The Planning Commission Chairman) gave a brief overview of the public input process and outlined options moving forward. It is our recommendation that the Board of Commissioners hold a joint work session with the Planning Commission to begin their analysis of the Zoning drafts. This work session would include an overview of the process used to develop the drafts, as well as an overview of the drafts themselves. There will also be an opportunity for Commissioners to ask questions. If it is determined that further review is needed, additional work sessions will be scheduled. When this memorandum was written, the date and time of the first work session had not been scheduled. However, as soon as that date is determined you will be notified.

Please be advised that before any action is taken on the Zoning drafts, State Law requires the Board of Commissioners to hold a public hearing with at least 30 days notice. If you have any questions on the Zoning drafts prior to the work session, please do not hesitate to contact me.



RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting, August 8, 2012

Location: Commission Chambers, 2nd Floor, Historic Courthouse

PUBLIC WORKS REPORT

- I. Call to Order: 4:30 PM
- II. Invocation
- III. Pledge of Allegiance
- IV. Deferred Items
- V. Roll Call & Determine Quorum
- VI. Approval of July 11, 2012 Meeting Minutes
- VII. Old Business
- VIII. New Business
 - A. **Craig M. Davidson – BZA 2012-042**

Location: 2208 Delay Drive, Map No.:61A, Group: A Parcel: 25.00, Request for variance relief to allow an additional 1,600 square feet of detached accessory structure area for a property located in the R-15 zoning district.

MOTION TO APPROVE – Conditional on removal of two (2) additional accessory structures

Motion Carried (5 For, 0 Against)

Request was Approved w/added condition
 - B. **Josh Cannon – BZA 2012-043**

Location: Old Nashville Highway, Map No.:70, Parcel: 45.00, Request for conditional use permit to allow outdoor storage of landscaping materials with variance relief from the development standard requiring double bituminous parking areas on a property located in the Transportation zoning district.

MOTION TO APPROVE - W/DAYS OF OPERATION CHANGED TO MON-SAT

Motion Carried (4 For, 1 Against)

Request was Approved w/change in days of operation
 - C. **Richard Reeves – BZA 2012-044**

Location: 950 Jefferson Pike, Map No.:46, Parcel: 31.00, Request for temporary conditional use permit allowing a borrow pit with relief from the area requirements for borrow pits in the PRD zone.

MOTION TO DEFER FOR 30 DAYS

Motion Carried (5 For, 0 Against)

Request was Deferred
- IX. Other Business

Request to re-hear BZA 2012-040, Derek Veselich & Camie Perkins

MOTION TO RE-HEAR

Motion Carried (3 For, 2 Against)

Request was Approved
- X. Adjournment

M E M O R A N D U M

Rutherford County Regional Planning Commission

DATE: August 22, 2012

TO: Public Works Committee and Board of Commissioners

FROM: Rutherford County Regional Planning Commission

SUBJECT: The following requests were granted approval by the Rutherford County Regional Planning Commission at the July 23, 2012 meeting.

Plat/ Bond Extension	Martha's Haven at Barfield	Request Details:	1 year letter of credit extension
	Travis Estates, Sec 1 & 2	Request Details:	1 year letter of credit extension
Subdivision Plats	Ridgeside Subdivision (preliminary)	Site Details: Developer: Property Location:	118 lots on 69.14 acres, Zoned R-15 Jones Construction Company Barfield Crescent Road
Site Plans	Middlepoint Landfill Leachate Pretreatment Plant	Site Details: Developer: Property Location:	New construction of 1,308 square feet on 459 acres, Zoned I-4 BFI Waste Systems of Tennessee, LLC 750 East Jefferson Pike
	Subway Restaurant	Site Details: Developer: Property Location:	New construction of 2,530 square feet on 2.9 acres, Zoned Services with a CUP for a Convenience market and Restaurant Charlie and Greg Patel 5854 Shelbyville Highway