
M E M O R A N D U M

Rutherford County Regional Planning Commission

DATE: October 15, 2012
TO: Rutherford County Public Works Committee and Board of Commissioners
FROM: Rutherford County Regional Planning Commission
RE: Public Hearing Scheduled for the Following Requests—to be heard at the **November 15, 2012** Board of Commissioners Meeting

The Rutherford County Regional Planning Commission acted on the following requests at its scheduled meetings on August 13, 2012 and October 8, 2012:

1. Rezoning Request: 12-A011 – Springhouse Development, LLC

Commissioner: Tiffany Phillips
Recommendation for **Approval** (9 for, 0 against)
Location: 8100 Franklin Road
Map: 94, Part of Parcel: 53.00
Size of Site: Approximately 74.95 acres
Existing Zoning: R-15
Requested Zoning: Planned Unit Development

2. New Zoning Ordinance and Map

Recommendation for **Approval** (7 for, 2 against)
Documents can be downloaded at <http://www.rutherfordcountyttn.gov/planning/index.htm>

Rutherford County Regional Planning Commission Staff Report

Board of Commissioners Meeting Date: November 15, 2012

Case Number:	12-A011
Planning Commission Recommendation:	APPROVE (9 For, 0 Against)
Request by:	Springhouse Development LLC, applicant and owner
Property Address:	8100 Franklin Road
Commission District:	8 – Tiffany Phillips
Urban Growth Boundary:	Murfreesboro UGB

Applicant Request

Rezoning: To Planned Unit Development

Site Characteristics

Current Zoning: R-15
Current Use: Agriculture
Adjacent Uses: Single Family Residential
Size of Tract: 74.95 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan classifies this property as being located within the Urban Character Area. In addition, Franklin Road is recommended to be an Urban Corridor. The combination of the Urban Character Area and Urban corridor implies this area is potentially suitable for residential development of densities up to 10 units per acre.

- Goal statement objective 1.E; “Maintain the traditional rural character of Rutherford County and guide development to areas identified as suitable for higher densities”
- Goal statement 4; “Protect and enhance open spaces in a connected network of parks, trees, and stream corridors in creating a healthy environment”
- Goal statement 5; “Provide neighborhoods that create a sense of community and connectedness”

Proposal supported by Comprehensive Plan

Yes, this proposal would be within the recommended uses for the Urban Character Area. The design of the subdivision preserves the stream corridor and provides the residents with a common area to foster a connected community.

Infrastructure

Roads: Franklin Road is a 2 lane arterial road with no shoulders that has adequate right of way. The 2011 TDOT traffic count ½ a mile to the west on Franklin Road was 5,488 vehicles per day.

Utilities: Consolidated Utility District has a 6” waterline on Franklin Road and a 12” waterline on Jim Cedar Drive from Shores Road. Sanitary sewer for the development will be provided by a decentralized STEP system. A portion of the STEP system was constructed along with Section 1 of the Springhouse Subdivision.

Fire Protection: According to CUD, the waterline from Jim Cedar Drive will support fire hydrants but the waterline on Franklin Road will not. The situation is further complicated by the property being located in two separate pressure zones. The applicant will have to work closely with CUD engineers to design a system that will provide sufficient fire hydrants located throughout the development as required in the Rutherford County Subdivision Regulations. In addition, the houses within the development will be placed a minimum of 15 feet apart from each other.

Stormwater: An unnamed tributary drains across the site from the east to west and it will need to be studied to determine if it is a blue line stream. The property is not officially within any FEMA floodplain, however there is a history of localized flooding which is shown on the Concept Plan. The stormwater drainage system in the area was carefully studied by James Civil Engineering while developing the plans for the Springhouse subdivision and will be reviewed again if this new development is approved.

Proposal Details

Proposed Use: The applicant is proposing to develop a planned residential development called Nature Walk. The Concept Plan shows 165 new single family residential lots on 74.95 acres with 25.95 acres set aside for open space. These 74.95 acres were previously approved as part of the Springhouse subdivision and this new proposal will increase the total number of lots by 29. The remainder of the property, approximately 129 acres, will continue to be developed based on the currently approved plan for Springhouse.

Site Design: The proposed lots are to be a minimum of 7,800 square feet in size. The setbacks will be 25 foot front, 20 foot rear, and 5 foot side with a minimum of 15 feet between structures. The proposed lot coverage is 35%. The houses will be a minimum of 1,800 square feet and will be 35% brick, hardy board of masonry product. The development will have underground utilities, uniform mailboxes, concrete driveways, and curb & gutter along the streets.

As noted earlier, the applicant is proposing to set aside 25.95 acres as open space which is approximately 35% of the entire development. The open space will contain mulched walking trails and a playground and will respect the natural drainage features on the property. The proposal will meet the usable open space requirement found in the Zoning Resolution. Another amenity proposed by the applicant is a place for the community to store their boats and campers.

Access & Parking: The primary entrance to the property will be from Franklin Road (State Highway 96) and an access permit will have to be acquired from the Tennessee Department of Transportation (TDOT). The development will also connect to Shores Road through the Springhouse subdivision. A typical street section in the pattern book shows 14 foot lanes and 4 foot concrete sidewalks on both sides.

Landscaping: Although no landscaping would be required, the applicant is proposing to build a

20 foot landscape easement paralleling Franklin Road. The easement would include a 3 rail wooden fence and pine trees placed 20 feet apart. The applicant is also proposing an evergreen buffer separating Nature Walk from the Springhouse development with a stone monument denoting the dividing line.

Schools: Nature Walk would be zoned for the Blackman Elementary, Middle and High schools. The School Board has indicated there is some capacity for new students in these schools, with Blackman Elementary being the most limited. Five year predictions created by the School Board show a new elementary school potentially being built in this area.

Background

The preliminary plat for the Springhouse subdivision, which contained approximately 204 acres, was approved by the Planning Commission in February 2007. Springhouse, Section 1 was given final approval in October 2009 and recorded in August 2010. This section created 36 residential lots and a portion of the STEP system. Since that time, seventeen building permits have been issued for this subdivision.

The surrounding area is zoned R-15 and contains many existing subdivisions, including Crestwood, Fox Ridge and Royal Glen.

The applicant requested deferral from the August 13, 2012 Planning Commission meeting so that a neighborhood meeting could be held. A neighborhood meeting was held on September 6, 2012.

At the September 10, 2012 Planning Commission meeting, this application was deferred to give the applicant time to have another neighborhood meeting.

The second neighborhood meeting was held on September 24, 2012. The applicant worked with the Springhouse community and created a list of changes to the PUD request (see attached sheet).

Staff Recommendation

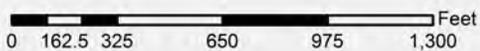
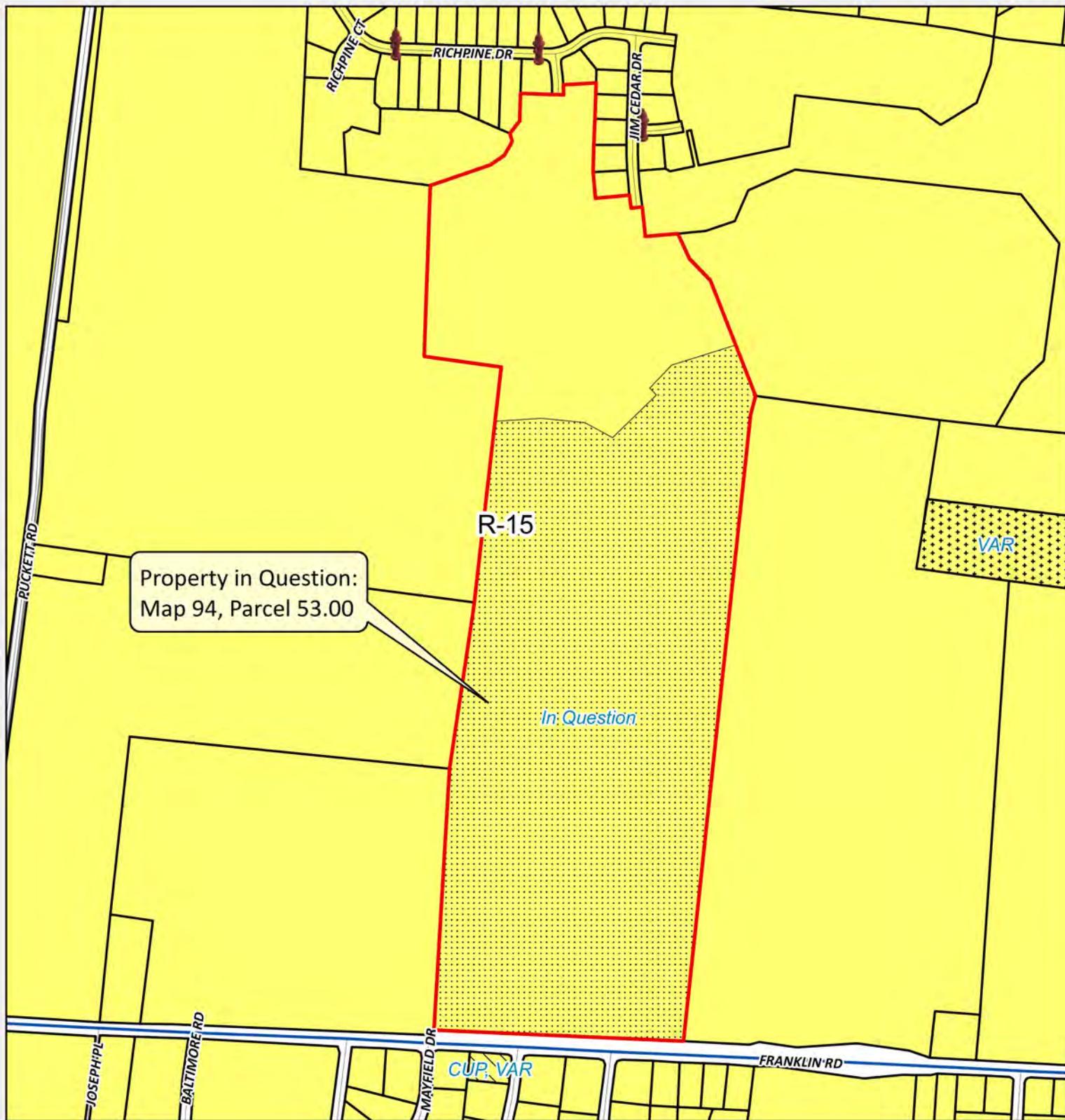
Staff recommends approval. The proposed project is consistent with land use policies within the Comprehensive Plan. The project is also capable of meeting all the zoning requirements found within the Rutherford County Zoning Resolution.

The Planning Commission incorporated the list of changes provided by the applicant into its recommendation for approval.

Attachments

Zoning Map, Aerial Map, Concept Plan, and List of changes

12-A011



 Parcels In Question

Zoning Description
 R-15 Residential

Zoning Comments
 In Question
 Conditional Use Permit; Variance
 Variance

12-A011



Property in Question:
Map 94, Parcel 53.00

R-15

In Question

CUP, VAR

VAR

FRANKLIN RD



 Parcels In Question

Zoning Comments

-  In Question
-  Conditional Use Permit; Variance
-  Variance



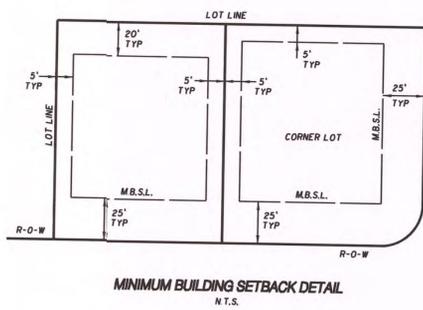
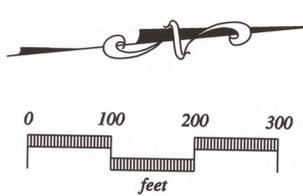


NatureWalk

Cluster Lot Subdivision

Site Data
 Total Area = 74.95 Ac.±
 Area in R-O-W = 8.78 Ac.±
 Area in Open Space = 25.95 Ac.± (35%)
 No. of Lots = 165
 Typical Lot Size = 65' x 120'
 Proposed Zoning = Cluster Lot w/Min. 10% Open Space

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CHANGES TO THE PROPOSED RESTRICTIONS FOR NATURE WALK PUD

1. 1,600 square foot minimum heated requirement to be changed to 1,800 square foot minimum.
2. Homes will be 35% minimum brick, Hardie Board, stone, faux stone or equivalent masonry product. Any vinyl siding must be the 6" "Variform" beaded style. Vinyl will be allowed on windows, soffits, overhangs, fascia and dormers.
3. No person or entity may purchase a home in Nature Walk with the intent of creating income producing/rental property.
4. No vehicles may be parked on the street on a long-term basis.

ADDITIONAL CHANGES TO THE NATURE WALK PUD PLAN PROPOSED BY THE DEVELOPER

1. The developer will plant an additional evergreen buffer in the area of green space separating the Nature Walk development from the Springhouse development.
2. A stone or masonry monument denoting the dividing line between Nature Walk and Springhouse will be erected at the time that the permanent public street connection is made between the two communities.
3. The home owners of Springhouse will be given the option by a simple majority vote of lot owners/residents at the time of the street connection between the two developments of whether or not to become a part of an overall home owners association (Nature Walk and Springhouse) which would include using the accompanying amenities in the Nature Walk development.



RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting, October 10, 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 September 12, 2012 Meeting Minutes
MOTION TO APPROVE AS PRESENTED BY STAFF
Unanimous Voice Vote
September 12, 2012 Minutes were Approved
- VII. Old Business
- VIII. New Business
 - A. **Carl Brogunier – BZA 2012-052**
Location: 1211 Coleman Road, Map No.:111, Parcel: 20.00, Request for a conditional use permit to establish a radio controlled airplane airfield with variance relief from the development standard requiring double bituminous parking areas for a property located in the R-15 zone.
MOTION TO DENY DUE TO HARDSHIP (NOISE) ON NEIGHBORS
Motion Carried (4 For, 0 Against)
Request was Denied
 - B. **Bobby and Amy Covington – BZA 2012-053**
Location: 5493 Almaville Road, Map No.:72, Parcel: 52.04, Request for a conditional use permit for an accessory dwelling unit that does not meet the design standards for ADUs involving a property located in the R-15 zone.
MOTION TO APPROVE AS PRESENTED BY STAFF
Motion Carried (5 For, 0 Against)
Request was Approved
 - C. **Samuel and Amy Wright – BZA 2012-054**
Location: 2281 Thompson Road, Map No.:123, Parcel: 11.02, Request for a conditional use permit for special events with variance relief from the total square footage for detached accessory structures and variance relief from the development standard requiring double bituminous parking areas in the R-15 zone.
MOTION TO APPROVE AS PRESENTED BY STAFF
Motion Carried (5 For, 0 Against)
Request was Approved

D. Josh Canon – BZA 2012-055

Location: Old Nashville Highway, Map No.:70, Parcel: 45.00, Request for variance relief to the development regulation requiring a fire hydrant to be located within 1000' of a proposed development for a property located in the Transportation zone.

MOTION TO APPROVE AS PRESENTED BY STAFF

Motion Carried (5 For, 0 Against)

Request was Approved

IX. Adjournment

M E M O R A N D U M

Rutherford County Regional Planning Commission

DATE: October 15, 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 September 24, 2012 meeting.

Plat/ Bond Extension	Lewis Downs Section 1, Phase 2	Request Details:	1 year letter of credit extension
Subdivision Plats	Ridgeview at Crescent Ridge, Sec 2 (preliminary)	Site Details:	19 lots on 22.6 acres, Zoned R-15
		Developer:	New South Development
		Property Location:	Barfield Crescent Road
	Muirwood Sec 2, Phase 1 (final)	Site Details:	21 lots on 7.32 acres, Zoned R-15 with PRD
		Developer:	Tennessee Contractors, Inc
		Property Location:	Rucker Lane
	Cedar Crest, Sec 3 (final)	Site Details:	3 lots on 1.75 acres, Zoned R-15
		Developer:	Cedar Crest Golf Ventures
		Property Location:	Mona Road
Site Plans	Don Bruce – Mulch, Gravel, and Rock Storage	Site Details:	New construction of 1,968 square feet on 2.03 acres zoned Transportation with a conditional use permit for Outdoor storage of Landscaping Material
		Developer:	Don Bruce
		Property Location:	Old Nashville Highway