M E M O R A N D U M

Rutherford County Regional Planning Commission

DATE: May 23, 2013

TO: Rutherford County Public Works Committee and Board of Commissioners

FROM: Rutherford County Regional Planning Commission

RE: Report on Activity at the May 13, 2013 Meeting of the Rutherford County Regional Planning Commission

The Rutherford County Regional Planning Commission acted on the following request at its scheduled meeting on May 13, 2013:

1. **Alan and George Lamb – 13-A010**
   Recommendation for **DENIAL** (9 for, 0 against)
   Location: 2898 Barfield Road and 1008, 1018 and 1028 Veterans Parkway
   Commissioner: Gary Farley
   Size of Site: Approximately 3.15 acres
   Tax Map: 124, Parcel: 17.00, 19.00 and Tax Map 124L, Group A, Parcels 12.01 and 12.02
   Existing Zoning: Medium Density Residential (RM)
   Proposed Zoning: Rural Center (RC)
   Withdrawn by the applicant on May 17, 2013

Action was taken on this item, but since the request was withdrawn at the request of the applicant, it will not be heard by the Board of Commissioners.

Rutherford County Regional Planning Commission Staff Report

Board of Commissioners Meeting Date: N/A

Case Number:	13-A010
Staff Recommendation:	**APPROVE**
Planning Commission Recommendation:	**DENY (9 For, 0 Against)** ***Application withdrawn by the applicant on May 17, 2013***
Request by:	Alan Lamb and George Lamb, Property owners
Property Address:	2898 Barfield Road and 1008, 1018 and 1028 Veterans Parkway
Commission District:	7 – Gary Farley
Urban Growth Boundary:	Murfreesboro UGB

Applicant Request

Rezoning: To Rural Center (RC)

Purpose of District

The Rural Center (RC) zone seeks to accommodate mixed-use opportunities for residential, retail, service, office and general commercial uses along with small scale industrial uses that provide the physical design characteristics for development of pedestrian orientation, store-front streets, local businesses and employment within a neighborhood setting. Further, the intent is to encourage interaction among the activities within the district to enhance business vitality, reduce vehicular traffic and ensure that the appearance and effects of buildings and uses are harmonious with each other. The intensity of this zone is lower than what is found in the Village Neighborhood Center zone.

Site Characteristics

Current Zoning: Medium Density Residential (RM)
Current Use: Vacant property
Adjacent Uses: Residential Single-Family and vacant property
Adjacent Zoning: Residential Medium-Density (RM) and Rural Center (RC)
Size of Tract: Approximately 3.15 acres (total of all 4 parcels)

Comprehensive Plan

The Rutherford County Comprehensive Plan classifies both Veteran Parkway and Barfield Road as urban corridors which envision limited commercial and industrial uses. This property is also located within the Rural Center Node established for the Barfield Community.

- Goal Statement 2: "Cultivate an environment attractive to new business investment and retention and expansion of existing businesses"
- Goal Statement 3: "Strengthen rural communities"

Proposal supported by Comprehensive Plan

Yes. The proposed zoning conforms to the recommendation of the Comprehensive Plan.

Infrastructure

Roads: Barfield Road is a 2-lane arterial road with limited shoulders that does not have adequate right of way. The 2012 TDOT traffic count on Old Nashville Highway approximately two miles to the north was 5,877 vehicles per day.

Veterans Parkway as it fronts the subject properties is a 2-lane arterial road with limited shoulders. Right-of-way was purchased by the City of Murfreesboro in 2009 and 2012 for the eventual widening of this segment to 5 lanes. Information provided by the City indicates that this segment should begin construction later this year. The closest TDOT traffic count on Veteran Parkway is about ½ mile to the west of the subject properties, with a count of 3,001 vehicles per day. Staff anticipates that this count will increase over time, especially when the road improvements are completed.

Utilities: Consolidated Utility District has a 30" waterline along Veterans Parkway and an 8" line along Barfield Road in this area.

Fire Protection: There are three fire hydrants within 1,000 feet of the properties.

Stormwater: No portion of the properties is located within any FEMA designated flood zone. The applicant will need to work closely with Engineering staff to ensure that a stormwater management system is designed to provide water quality and quantity control.

Proposal Details

Proposed Use: The applicant is proposing to zone the properties in question to Rural Center (RC). RC zoning allows a variety of uses, including residential, commercial and some limited industrial uses. The applicant has indicated that they don't have any specific uses in mind, but are trying to zone the property in order to make it more attractive to sell.

Site Design: No specific developments are being proposed at this time, but any development would have to adhere to the standards in the Zoning Ordinance.

Access & Parking: One of the properties in question (Parcel 17.00) has road frontage along Barfield Road and Veterans Parkway. The other three parcels have frontage along Veterans Parkway. Access to the properties will be determined upon site plans being submitted if the zoning for the property is approved.

Landscaping: If approved, a type 2 bufferyard will be required along any property line adjacent to residential zoning.

Performance Standards: Section 1106 of the Zoning Ordinance creates performance standards for noise, dust, odor and hazardous materials that commercial activities must be able to meet.

Background

The properties in question contained single-family homes until right-of-way was purchased by the City of Murfreesboro for the Veterans Parkway widening project. The existing homes were removed and the land has remained vacant since that time. The properties are narrower than most of the properties in the area due to the right-of-way acquisition. Because of this, Staff expects that most of them will be assembled into one larger tract in order to accommodate any commercial-type development.

Staff Recommendation

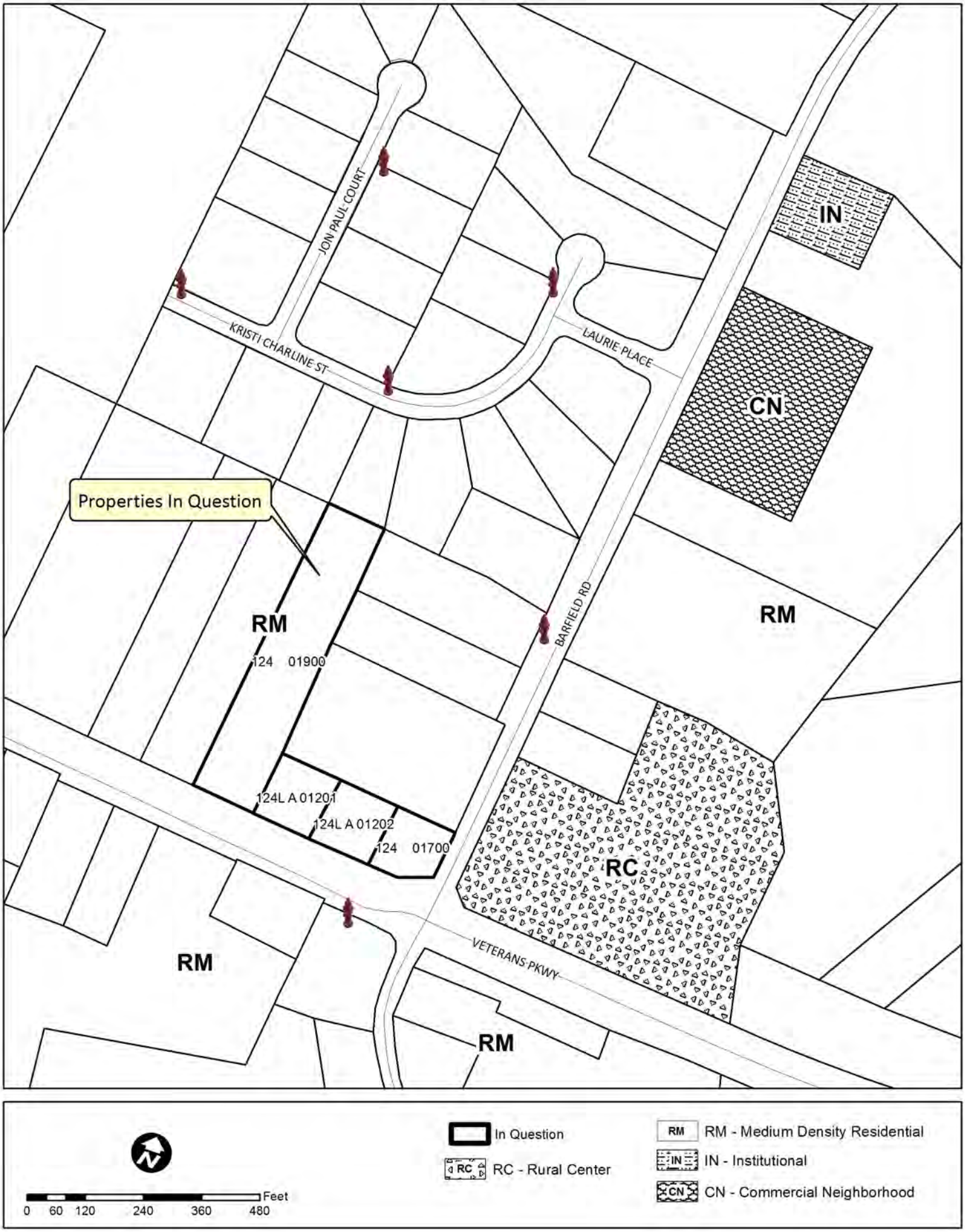
Staff recommends approval. The proposed zoning is consistent with the recommendations of the Comprehensive Plan. Although no specific development plans exist at this time, any development will be subject to the standards of the Zoning Ordinance. Staff also expects to see more development in this area as time goes on, especially considering the upcoming widening of Veterans Parkway.

Most of the comments during the Planning Commission's public hearing concerned the lack of any specific development proposal for the property. The applicant was also not present at the meeting. The Planning Commission felt that more detail was needed and recommended denial of the application. Staff discussed the Planning Commission's concerns with the applicant following the meeting. Following this discussion, the applicants withdrew their application.

Attachments

Zoning Map
Aerial Map

13-A010


JON PAUL COURT
KRISTI CHARLINE ST
LAURIE PLACE
BARFIELD RD
VETERANS PKWY
IN
CN
RM
RM
RM
RM
RC
Properties In Question
124 01900
124L A 01201
124L A 01202
124 01700
In Question
RC - Rural Center
RM - Medium Density Residential
IN - Institutional
CN - Commercial Neighborhood
Feet
0 60 120 240 360 480

13-A010

In Question

Feet
0 60 120 240 360 480

M E M O R A N D U M

Rutherford County Regional Planning Commission

DATE: May 23, 2013

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 April 22, 2013 and May 13, 2013 meetings.

Subdivision Plats	Rose Ridge Preliminary – Reapproval and Final	Site Details: Developer: Property Location:	7 lots (6 Residential Lots, 1 Detention Lot) on 27.2 acres, Zoned RM RZM, LLC Colyn Avenue
	Davis-Milby Subdivision (Resubdivision and Fire Hydrant Waiver)	Site Details: Developer: Property Location:	1 lot on 1.36 acres, Zoned RM Daryl Milby 2845 State Highway 269/Christiana Road

RUTHERFORD COUNTY BOARD OF ZONING APPEALS
Regular Meeting, May 8, 2013

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 April 10, 2013 Meeting Minutes
MOTION TO APPROVE AS PRESENTED
Motion Carried (Unanimous Voice Vote)
April 10, 2013 Minutes were Approved
VII. Old Business
VIII. New Business

A. **Johnny Spies – BZA 2013-020**
Location: 223 Floraton Road, Map No.:105, Parcel: 125.00, Request for variance relief to reduce the rear yard setback from 20' to 15' for a property located in the LI, Light Industrial zone.
MOTION TO APPROVE AS PRESENTED
Motion Carried (5 For, 0 Against)
Request was Approved

B. **Amanda Mannino – BZA 2013-021**
Location: 5160 Ferrell Hollow Road, Map No.: 132, Parcel(s): 15.00 and 15.03, Request for special exception approval allowing the establishment of a major home based business permitting the manufacturing of custom rifles for a property located in the RL- Low Density Residential zone.
MOTION TO APPROVE AS PRESENTED
Motion Carried – (5 For, 0 Against)
Request was Approved

C. **Michael Sutter – BZA 2013-022**
Location: 1671 Newman Road, Map No.: 99, Parcel: 27.00, Request for special exception approval allowing the establishment of a major home based business permitting a wholesale manufacturing business using mechanical processes to transform plastic and wood into usable consumer goods for a property located in the RM- Medium Density Residential zone.
MOTION TO DENY DUE UNSUITABILITY FOR NEIGHBORHOOD
Motion Carried (5 For, 0 Against)
Request was Denied

D. **Dwight W. Willis – BZA 2013-023**

Location: 2125 Stewart Creek Road, Map No.: 72, Parcel: 50.36, Request for temporary special exception approval allowing a borrow pit with relief from the setback and area requirements for borrow pits in the RM- Medium Density Residential zone.

MOTION TO APPROVE FOR 6 MONTHS

Motion Carried (5 For, 0 Against)

Request was Approved

E. **Richard Reeves – BZA 2013-024**

Location: In the vicinity of 950 Jefferson Pike, Map No.: 46, Parcel: 31.00, Request to amend a temporary conditional use permit allowing a borrow pit with relief from the area requirements for borrow pits in the RM- Medium Density Residential zone.

MOTION TO APPROVE AS PRESENTED

Motion Carried (5 For, 0 Against)

Request was Approved

IX. Board Business

Red Frog Request to re-hear Warrior Dash Application

MOTION TO NOT RE-HEAR

Motion Carried (4 For, 1 Against)

Request will not be re-heard

X. Adjournment