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# M E M O R A N D U M

## Rutherford County Regional Planning Commission

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**DATE:** October 28, 2013  
**TO:** Rutherford County Public Works Committee and Board  
of Commissioners  
**FROM:** Rutherford County Regional Planning Commission  
**RE:** Report on Activity at the October Meeting of the Rutherford County Regional  
Planning Commission

The Rutherford County Regional Planning Commission acted on the following request at its scheduled meeting on October 14, 2013:

- A. Monte Turner (13-A015)  
Recommendation for APPROVAL (10 for, 0 against)  
Location: 5276 Leanna Road  
Commissioner: Will Jordan  
Size of Site: Approximately 1.9 acres (Total Property – 17 acres)  
Tax Map: 48.00, Parcel: 49.00 (Only a Portion is Requested for Rezoning)  
Existing Zoning: Residential Medium-Density (RM)  
Proposed Zoning: Commercial Services (CS)

# Rutherford County Regional Planning Commission Staff Report

Board of Commissioners Meeting Date: November 14, 2013

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Case Number:	13-A015
Staff Recommendation:	<b>APPROVE</b>
Planning Commission Recommendation:	<b>APPROVE (10 For, 0 Against)</b>
Request by:	Monte Turner
Property Address:	5276 Leanna Road
Commission District:	3 – Will Jordan
Urban Growth Boundary:	Murfreesboro UGB

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## Applicant Request

Rezoning: From Residential Medium-Density (RM) To Commercial Services (CS)

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## Purpose of District

The Commercial Services district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; eating and drinking places; financial institutions; and offices. However, it is not intended that this district permit uses which generate large volumes of truck traffic, and certain activities that have lower performance characteristics are prohibited. Less building bulk is permitted, and more open space and buffering are required (Section 602 B).

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## Site Characteristics

Current Zoning: RM

Current Use: Vacant Property

Adjacent Uses: Primarily residential uses and agricultural/vacant land. There is an existing nonconforming commercial business adjacent to the west of the subject property. An interchange for State Route (SR) 840 is approximately ¼ of a mile to the west.

Adjacent Zoning: Residential Medium-Density (RM) on all sides. The closest commercial zoning is approximately 1/3 of a mile to the south along Sulphur Springs Road.

Size of Tract: Approximately 17 acres, 1.9 of which is requested for rezoning.

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## Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the General Urban Character Area. General Urban areas are recommended to include both residential and non-residential uses at higher densities than seen in either the Suburban or Rural Character Areas.

- Goal Statement 1, Objective B: Guide development to create commercial and residential nodes rather than residential sprawl.

Proposal supported by Comprehensive Plan

Yes. Staff feels that this proposal would meet the goals of the Comprehensive Plan as noted above.

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## Infrastructure

**Roads:** Leanna Road is a 2-lane village arterial road that has approximately 50 feet of right-of-way. The Tennessee Department of Transportation (TDOT) has a traffic count approximately 2/3 of a mile to the east on Leanna Road that shows a 2012 count of 3,806 vehicles per day. The Long Range Transportation Plan for Rutherford County shows Leanna Road being expanded to a 5-lane cross section in the future. At this point, Staff is not aware of any designs for this project. Dedication of right-of-way may be required prior to site plan approval if this application is approved.

**Utilities:** Consolidated Utility District has a 4-inch waterline fronting the subject property. Any new development would also require an approved septic system to be installed.

**Fire Protection:** The closest fire hydrant to the property is approximately 200 feet away, at the intersection of Leanna Road and Sulphur Springs Road. It does not appear at this time that a fire hydrant would have to be installed in order to provide fire protection should this request be approved.

**Stormwater:** The subject property is not impacted by the 100-year floodplain, as delineated by the Federal Emergency Management Agency (FEMA). 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.

**Schools:** Not Applicable since this application is not for residential uses.

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## Proposal Details

**Proposed Use:** The applicant is proposing to rezone a portion of the property for use as a Dollar General store. The remaining portions of the property are not proposed to be rezoned at this time. A subdivision plat would be required for the rezoned portion of property whenever a site plan is submitted for Planning Commission review. Staff's primary concern with this location is the condition of the Leanna Road/Sulphur Springs Road intersection. The applicants have provided Staff with a traffic study regarding proposed improvements to this intersection. Staff has included the findings of this study and will discuss them in more detail at the Planning Commission's meeting.

**Access & Parking:** The concept plan submitted by the applicant shows one access points off of Leanna Road along with the proposed parking layout. Parking requirements and design will have to be consistent with the regulations in the Zoning Ordinance.

**Landscaping:** Uses allowed within the CS zone require a Type 2 buffer adjacent to any residentially zoned property. Parking areas will also have to be landscaped consistent with the landscaping regulations in the Zoning Ordinance.

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

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### **Background**

The subject property is currently vacant. There have been no other zoning applications made for this property in the past.

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### **Staff Recommendation**

Considering the property's proximity to SR 840, the eventual plans to widen this section of road to five lanes and that it's immediately adjacent to a small commercial establishment, Staff feels that the request is consistent with the County's Comprehensive Plan. Staff does still have concerns with the Leanna Road/Sulphur Springs Road intersection, but the recommendations made in the traffic study should help address some of those concerns. Staff recommends approval.

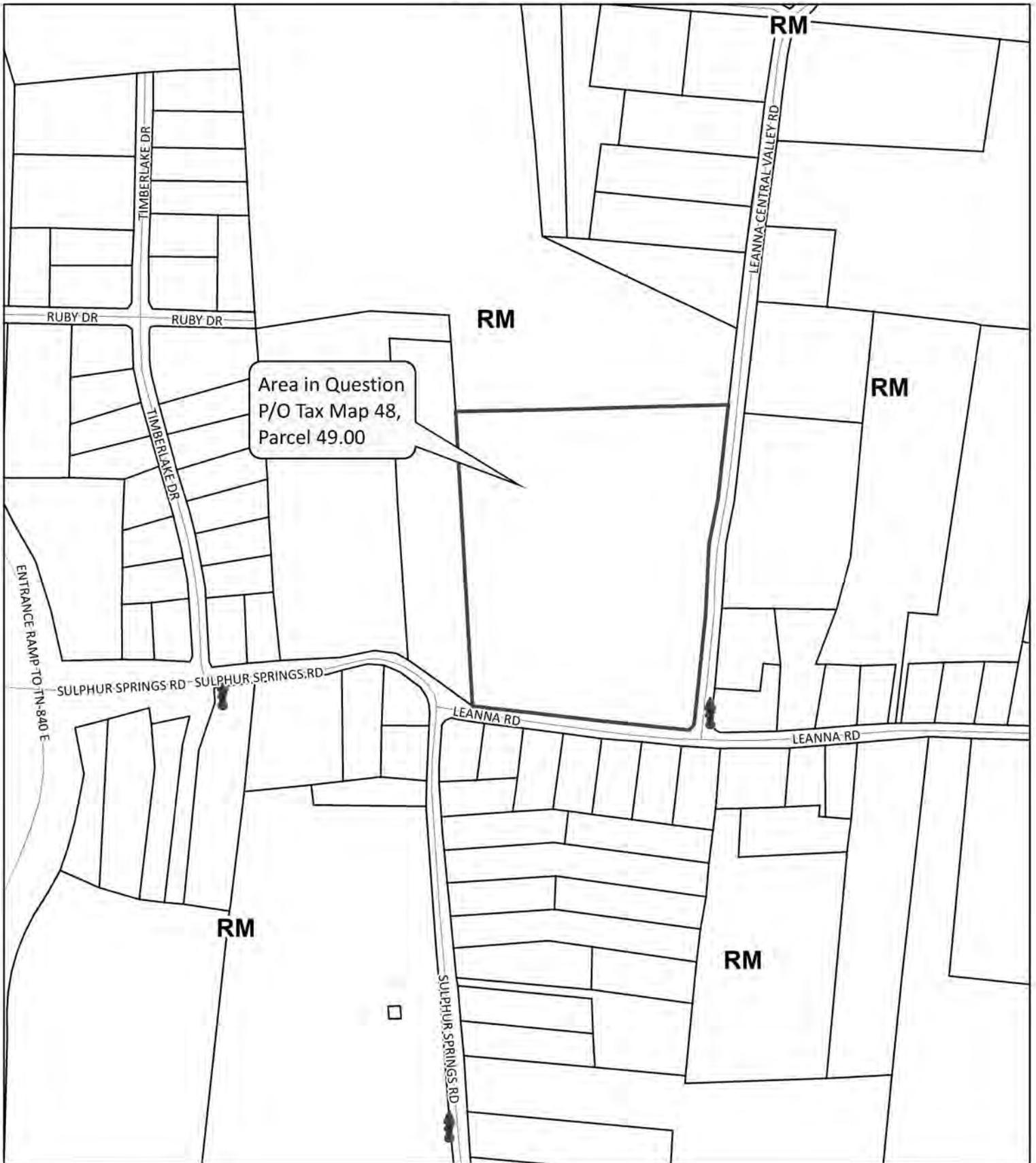
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### **Attachments**

Zoning Map  
Aerial Map  
Concept Plan  
CUD Water Lines Map  
Traffic Study Recommendations

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# 13-A015



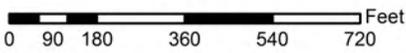
# 13-A015



Area in Question  
P/O Tax Map 48,  
Parcel 49.00

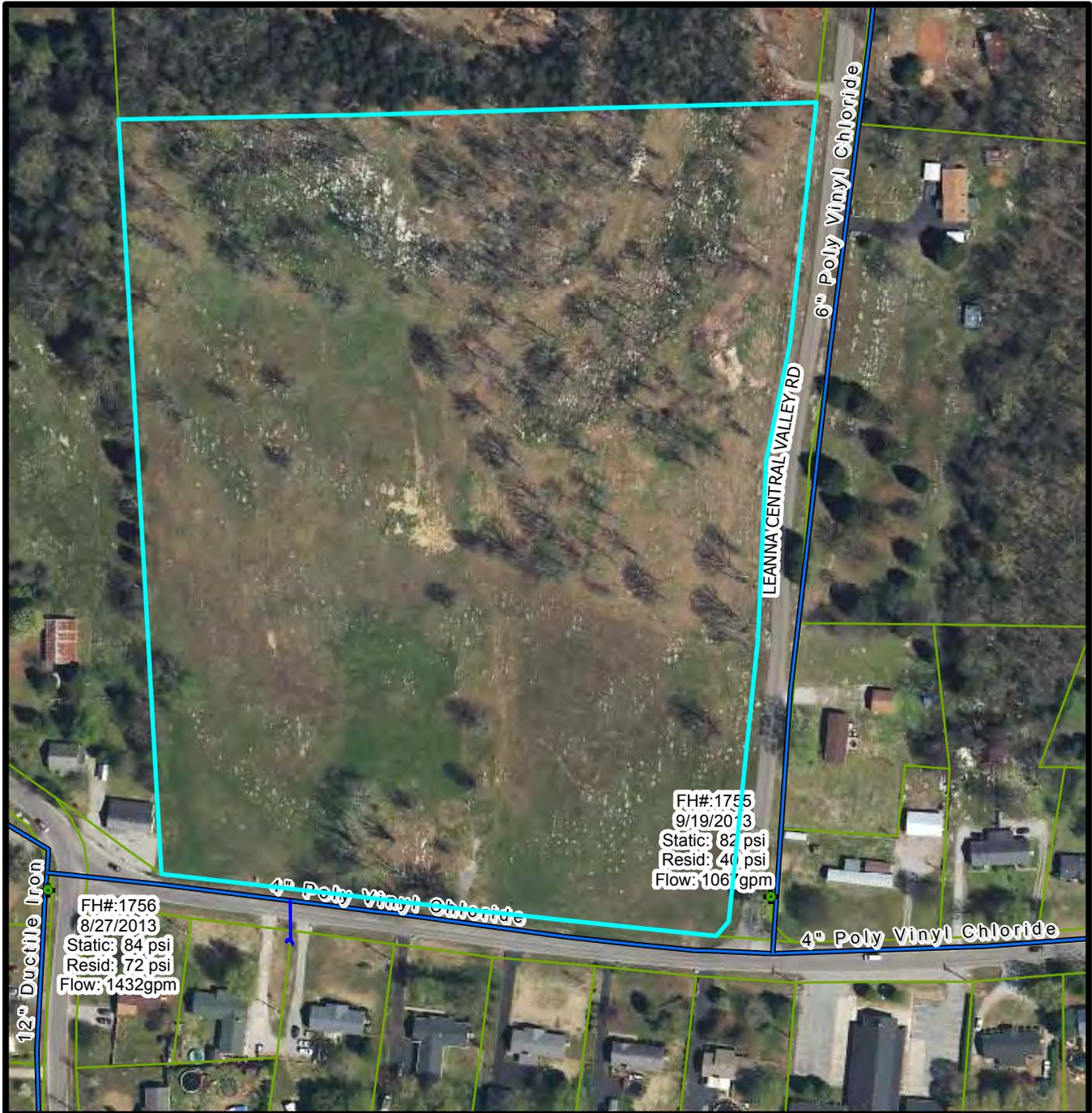


 In Question



# CUD LINE LOCATION

## Tax Map 48, Parcel 49.00

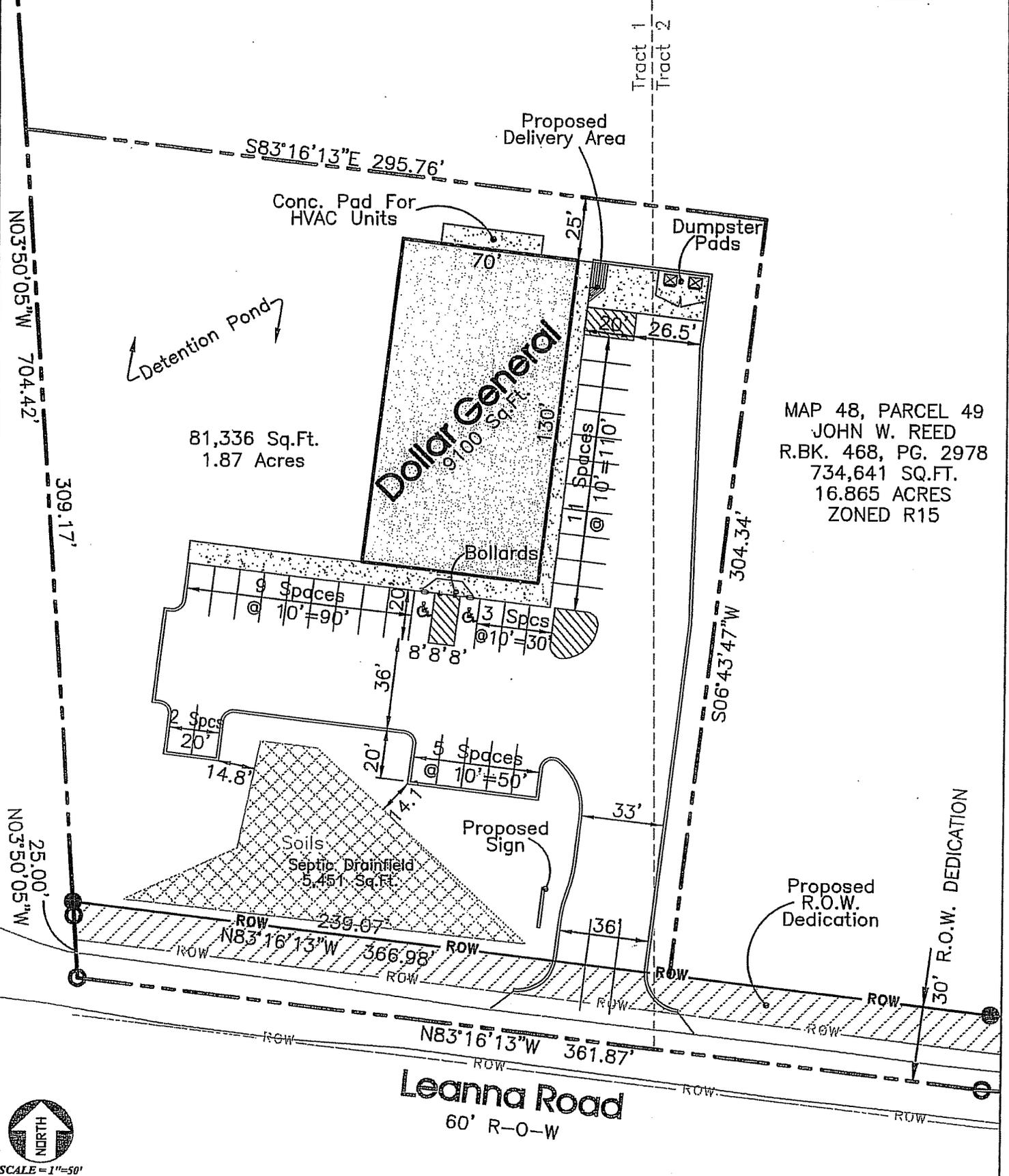


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Date: 9/27/2013  
 Prepared by: JLW



<b>PRELIMINARY SITE PLAN</b>		COUNTY, STATE - STREET: <b>Rutherford, TN - Leanna Road</b>	
PROTOTYPE: <b>B</b>	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: <b>9,100 Sq. Ft.</b>	COMPANY: <b>Turner &amp; Associates Realty</b>	COMPANY: <b>SEC, Inc.</b>	<b>7-30-13</b>
ACREAGE: <b>1.87±</b>	NAME: <b>Monte Turner</b>	NAME: <b>Jamie Reed III P.E., R.L.S.</b>	
PARKING SPACES: <b>32 Total</b>	PHONE #: <b>615-383-7878</b>	PHONE #: <b>615-890-7901</b>	



MAP 48, PARCEL 49  
 JOHN W. REED  
 R.BK. 468, PG. 2978  
 734,641 SQ.FT.  
 16.865 ACRES  
 ZONED R15



**Leanna Road**  
 60' R-O-W

## 6. CONCLUSIONS AND RECOMMENDATIONS

The results of the analyses included in this study indicate that the following recommendations should be considered in conjunction with the proposed project:

1. The project access should be constructed to include one northbound entering lane and one southbound exiting lane.
2. The intersection of Sulphur Springs Road and Leanna Road should be reconfigured as follows:
  - The all-way stop control should be removed. Also, the STOP AHEAD signs should be removed from the northbound and southbound approaches of Sulphur Springs Road. Instead, Intersection Warning Sign W2-2, as specified in the Manual on Uniform Traffic Control Devices (MUTCD), should be provided on the northbound and southbound approaches of Sulphur Springs Road.
  - A stop sign should be retained for the westbound approach of Leanna Road. However, the stop sign should be located 6-12 feet from the edge of pavement, as specified in the Manual on Uniform Traffic Control Devices (MUTCD). Also, a CROSS TRAFFIC DOES NOT STOP Plaque (W4-4P) should be provided with this stop sign.
  - New striping should be provided on both Sulphur Springs Road and Leanna Road. Specifically, double yellow lines should be striped on both facilities. Also, Sulphur Springs Road should be considered the main road, and a stop bar should be striped on the westbound approach of Leanna Road.
  - A 30 mph speed limit should be signed and enforced on each roadway segment within 1,000 feet of the intersection of Sulphur Springs Road and Leanna Road.
  - Existing foliage on the inside (south side) of the existing curve in Sulphur Springs Road, west of Leanna Road, should be removed to increase the available sight distance for eastbound/southbound motorists.
3. Currently, Sulphur Springs Road includes horizontal curvature that limits the available sight distance in some locations. Based on the guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book, the minimum stopping sight distance for a speed of 30 mph is 200 feet. This is the distance that a motorist on Sulphur Springs Road will need to come to a stop if a vehicle turning from Leanna Road creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 335 feet. This is the distance that a motorist on the Leanna Road will need to safely complete a left turn onto southbound Sulphur Springs Road. With this lower speed limit

and the implementation of the above recommendations, the minimum sight distances are available.

4. It is important to note that, if the existing foliage cannot be removed and/or the lower speed limit cannot be implemented and enforced, the intersection of Sulphur Springs Road and Leanna Road should retain an all-way stop configuration. However, striping – including double yellow lines and stop bars – should be provided on both Sulphur Springs Road and Leanna Road, and the stop signs should be located as specified in the Manual on Uniform Traffic Control Devices (MUTCD).

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# M E M O R A N D U M

## Rutherford County Regional Planning Commission

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**DATE:** OCTOBER 28, 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 ITS OCTOBER 14, 2013 AND OCTOBER 28, 2013 MEETINGS.

Waiver Request	
Dan Bobo (13-4007)	Request Details: Fire hydrant, number of lots off private easement and access easement upgrade requirements Property Location: 4705 Lascassas Pike
Subdivision Plats	
Owen Rogers Subdivision, Section 2 (13-2037) (Final)	Site Details: 2 Lots on 21.9 acres, Zoned RL and includes a waiver to the fire hydrant location requirements. Applicant: Owen Rogers Location: Along Horton Highway/Highway 31-A
Owen Rogers Subdivision, Section 1 (13-2038) (Final)	Site Details: 3 Lots on 15.13 acres, Zoned RL and includes a waiver to the fire hydrant location requirements. Applicant: Owen Rogers Location: Along Allisona Road
Resubdivision of Map 136, Parcel 69.08 (13-2040) (Final)	Site Details: 1 Lot on 1.41 acres, Zoned RM, Request includes a waiver to the fire hydrant location. <b>(Plat Approved, waiver denied)</b> Applicant: Charlie B. Mitchell, Jr. Location: 3966 Fieldcrest Drive
Peter Baltimore, Lots 2 and 3 (13-2042) (Final)	Site Details: 2 Lots on 7.49 acres, Zoned RM and includes a waiver to the fire hydrant location requirements Applicant: Kenneth Baltimore Location: Along Deer Run Lane
Bond/Plat Extensions	
Davenport Station, Section 1, Phases 1 and 2	Request for a 12-month plat extension
Twelve Corners, Section 3	Request for a 12-month plat extension



## RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting, October 9, 2013

Location: Commission Chambers, 2<sup>nd</sup> Floor, Historic Courthouse

### AGENDA

- I. Call to Order: 4:30 PM
- II. Invocation
- III. Pledge of Allegiance
- IV. Deferred Items  
Middle Tennessee Solar Farms, LLC – BZA 2013-052  
Location: 6246 West Trimble Road, Map No.:63, Parcel: 23, Request for special exception approval for the establishment of a solar farm, providing essential services, with variance relief to the development standard requiring paved vehicular areas and from the development standard requiring a fire hydrant to be located within 1000' for a property located in the RL, Low Density Residential zoning district.
- V. Roll Call & Determine Quorum
- VI. Approval of September 11, 2013 Meeting Minutes  
**Motion to Approve as Presented**  
**Motion Carried (Unanimous Voice Vote)**  
**September 11, 2013 Minutes were Approved as Presented**
- VII. Old Business
- VIII. New Business
  - A. **Dorsey H. Meeks – BZA 2013-051**  
Location: 13702 Versailles Road, Map No.:161, Parcel: 32.00, Request for special exception approval for the establishment of a boarding house with office area and variance relief from development standard requiring a fire hydrant within 1000' of a proposed development for a property located in the RL, Low Density Residential zone.  
**MOTION TO DENY**  
**Motion Carried (5 For, 0 Against)**  
**Request was Denied**
- IX. Adjournment