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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, 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 October 13, 2014 meeting:

- A. James A. Swett (14-A010)  
**Motion to Recommend APPROVAL (7 for, 0 against)**  
Location: Forrest Lane  
Commissioner: Shawn Kaplan  
Size of Site: .81 acres  
Tax Map: 49N, Group F, Parcel: 5.03  
Existing Zoning: Residential Medium-Density (RM)  
Proposed Zoning: Commercial Services (CS)
  
- B. Dale Taylor (14-A011)  
**Motion to Recommend APPROVAL (6 for, 1 against)**  
Location: 13142 Highway 99  
Commissioner: Pettus Read  
Size of Site: 1.42 acres  
Tax Map: 145, Parcel: 24.01  
Existing Zoning: Residential Low-Density (RL)  
Proposed Zoning: Commercial Services (CS)
  
- C. Chris Hillis (14-A012)  
**Motion to Recommend APPROVAL (7 for, 0 against)**  
Location: 8447 Shelbyville Pike  
Commissioner: Joe Frank Jernigan  
Size of Site: 10.45 acres  
Tax Map: 179, Parcel: 22.00  
Existing Zoning: Residential Low-Density (RL)  
Proposed Zoning: Light Industrial (LI)

# Rutherford County Regional Planning Commission Staff Report

Board of Commissioners Meeting Date: November 13, 2014

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Case Number: 14-A010

Staff Recommendation: **APPROVAL**

PC Recommendation: **APPROVAL (7 FOR, 0 AGAINST)**

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Request by: James A. Swett

Property Address: Forrest Lane

Commission District: 19 – Shawn Kaplan

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 CS 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

Adjacent Uses: Existing lawn care and irrigation business to the west. Residential uses to the east. Religious facility to the southeast, immediately behind the lot under consideration.

Adjacent Zoning: CS to the west. RM on all other sides.

Size of Tract: Approximately .81 acres

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## Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Character Area. Suburban areas are recommended to include both residential and non-residential uses at densities of three (3) residential units per acre and non-residential uses at a .2 Floor/Area Ratio.

- Goal Statement 1, Objective B: Guide development to create commercial and residential nodes rather than residential sprawl.
- Goal Statement 5, Objective C: Allow for a mixture of uses that compliments existing and planned community character.

Proposal supported by Comprehensive Plan

Staff feels that this proposal is supported by the Comprehensive Plan as outlined above.

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## Infrastructure

**Roads:** Forrest Lane is a 2-lane local street that has approximately 50 feet of Right-of-Way. There are no traffic counts along Forrest Lane. The closest count is located along Old Nashville Highway at Creekmont Drive, approximately  $\frac{3}{4}$  of a mile to the southeast (5,996 ADT – 2013). However, Staff does not feel that this is representative of the traffic on Forrest Lane. Forrest Lane is a local street that is within a very well-connected street network.

**Utilities:** According to the Consolidated Utility District (CUD), there is a 6-inch water line that extends in front of the 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 100 feet to the west of the property. Fire protection will need to be provided consistent with the recently adopted fire code for commercial structures.

**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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## Background/Proposal Details

**Proposed Use:** The subject properties are located on the east side of Forrest Lane. The applicant currently operates a lawn care/irrigation business at immediately adjacent to the subject property and would like to rezone the subject property for future expansion. The applicant has submitted a concept plan showing the proposed layout of the property, although he has indicated that he has no immediate plans for construction.

The previous Zoning Resolution and Map (Prior to 2013) showed this property, as well as the entire area bordered by Forrest Lane, Hooper Street, Scenic Drive and Old Nashville Highway, as being zoned C-2, although Staff was unable to determine when this rezoning was first put into effect. When the County adopted the new Zoning Ordinance and Zoning Map, the existing commercially-used areas were zoned CS while the existing residential uses, religious facility and vacant property were zoned to RM.

**Access & Parking:** Access to the property will be provided from Forrest Lane. The applicant's submittal materials indicate that there isn't much customer traffic to the property, although there are approximately 10 work vehicles that will be on-site. The vehicles are pick-up trucks, flatbed trucks and some trailers (especially during the fall seeding season). The applicant has indicated that the work vehicles leave somewhere between 8:30 AM and 9:00 AM to avoid traffic from school zones and general morning rush hour traffic and return sporadically throughout the day. Access and parking will have to meet

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the standards in the County's Zoning Ordinance and be shown on an engineered site plan.

Landscaping: Uses allowed within the CS zone require a Type 2 buffer adjacent to any residentially zoned property. A landscape plan will be required to ensure that the County's requirements are met.

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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### **Planning Commission/Staff Recommendation**

*The Planning Commission did not have many comments regarding this application and recommended approval by a vote of 7 for and 0 against.*

Although this property borders existing residential uses to the east, Staff does not believe that the property will be used for residential purposes. Staff feels that with an appropriate buffer on this property that it will be compatible with the rest of the area. Staff recommends approval.

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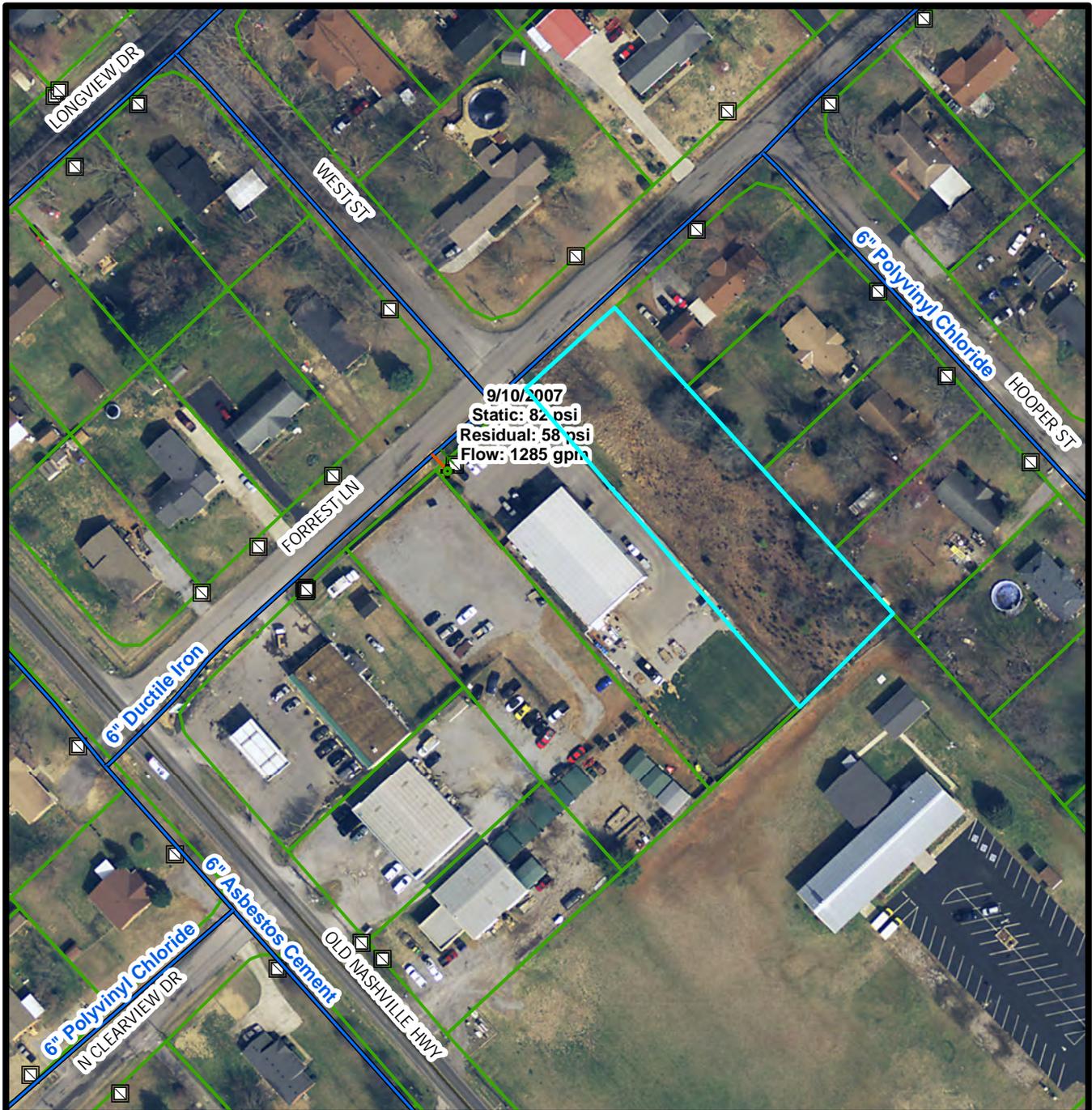
### **Attachments**

Zoning Map  
Aerial Map  
CUD Water Lines Map  
Concept Plan

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# CUD Line Location

## Tax Map: 49N Group F, Parcel 5.03



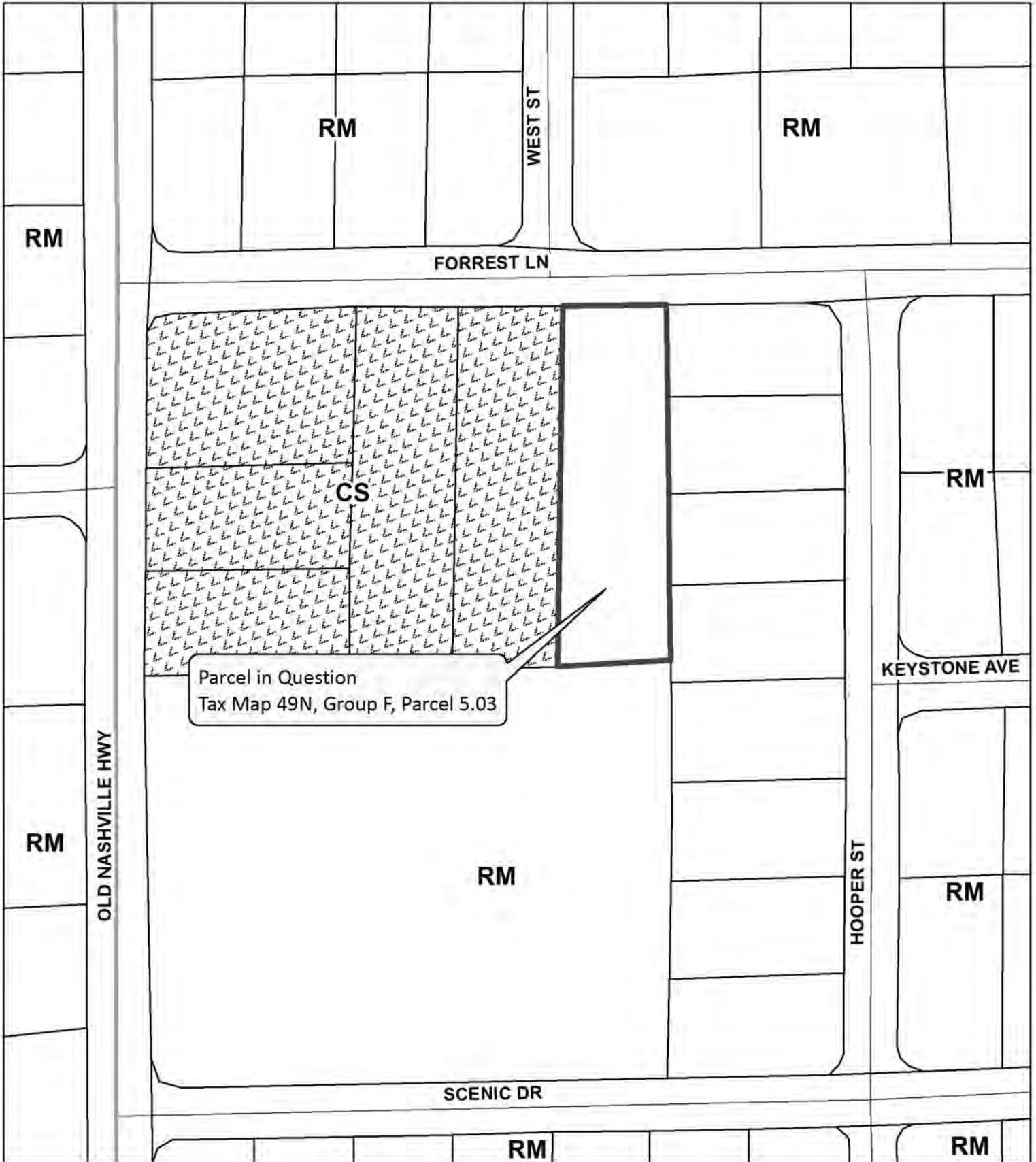
All maps, flows, elevations, pipe sizes or any other hydraulic information is provided as a courtesy by CUDRC to the recipient and is for information use only. Since it may be inaccurate or incomplete, it should never be relied upon for design purposes or financial commitments without investigation and due diligence by the recipient.

Date: 9/29/2014

Prepared by: JLW



# 14-A010



0 25 50 100 150 200 Feet

 In Question

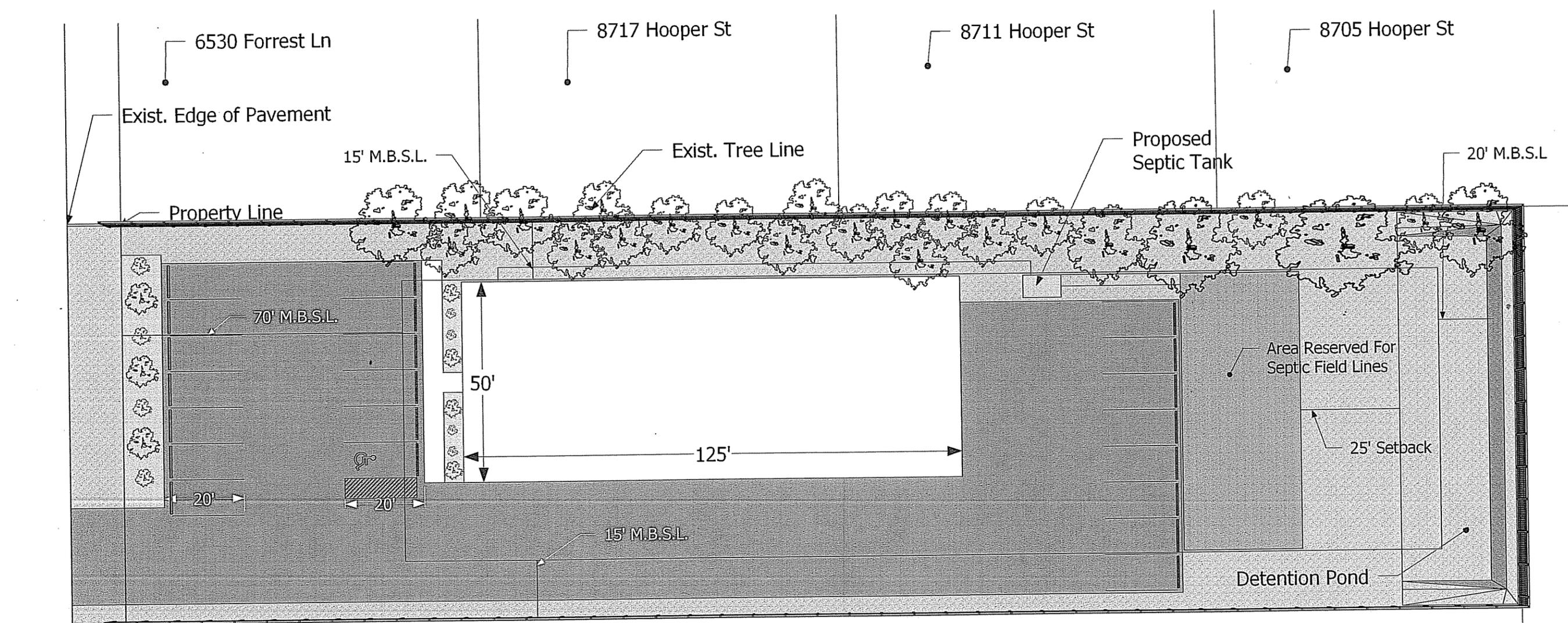
 CS - Commercial Service

# 14-A010



 In Question

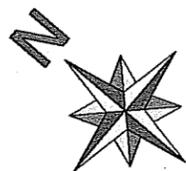
0 25 50 100 150 200 Feet



Forrest Ln

6515 Scenic Dr

6522 Forrest Ln



# Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: November 13, 2014

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Case Number: 14-A011

Staff Recommendation: **NEUTRAL**

PC Recommendation: **APPROVAL (6 FOR, 1 AGAINST)**

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Request by: Dale Taylor

Property Address: 13142 Highway 99

Commission District: 8 – Pettus Read

Urban Growth Boundary: Rural Area

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## Applicant Request

Rezoning from Residential Low-Density (RL) to Commercial Services (CS)

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## Purpose of District

The CS 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: RL

Current Use: Residential

Adjacent Uses: Residential to the west and south. Vacant land to the north and east, owned by the State of Tennessee.

Adjacent Zoning: RL on all sides.

Size of Tract: 1.42 acres

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## Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Rural Character Area. Rural areas are recommended to include residential uses at densities of one (1) residential unit per acre. Highway 99 is also classified as a Rural/Scenic Corridor that does recommend nonresidential uses.

- Goal Statement 5, Objective C: Allow for a mixture of uses that compliments existing and planned community character.

## Proposal supported by Comprehensive Plan

Staff feels that the Comprehensive Plan is general supports this application. The proposal is unique in the sense that the applicant is proposing to operate a home-based business that cannot meet the standards in the Zoning Ordinance. However, nonresidential uses are anticipated along rural/scenic corridors.

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## Infrastructure

Roads: Highway 99 is an arterial roadway that has approximately 130 feet of Right-of-Way in this area. There are no traffic counts along Highway 99 in the vicinity of the property. There is a count approximately two miles to the west along Highway 99 that shows an average daily travel of 3,315 as of 2013.

Utilities: According to the Consolidated Utility District (CUD), there is a 12-inch water line that extends along Highway 99 in this area. Any new development would also require an approved septic system to be installed.

Fire Protection: There are two (2) existing fire hydrants in close proximity to the property. Fire protection will need to be provided consistent with the recently adopted fire code for commercial structures.

Stormwater: The subject property is 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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## Background/Proposal Details

Proposed Use: The subject property is located on the north side of Highway 99. This application comes as a result of a zoning enforcement action on the property. According to information submitted by the applicant, Taylor's Colors is a small family owned and operated business that specializes in paint and light body repair. The work is completed in an existing building on the property.

The applicants bought the property in 2010 and have operated their business since March of 2013. A complaint was made to the County's Zoning Enforcement Office in August of this year. The applicants had placed a portable sign of the property, which probably precipitated the complaint. The applicants met with Staff soon afterwards. Staff originally thought that the business may be more appropriate as a major home-based business that would require Board of Zoning Appeals approval, but automobile/vehicle repair establishments are not permitted as home-based businesses. The applicants wanted to keep the activity the same, so Staff advised that the only other option would be rezoning if they wanted to continue operating on the property.

The applicants plan to continue living on the property. Residential uses are not allowed in the CS zone, but since the residential use of the property was legally established and in existence at the time of the zoning request, it would be considered a nonconforming, or grandfathered, use.

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Access & Parking: Access to the property will be provided from the existing driveway onto Highway 99. Access and parking will have to meet the standards in the County's Zoning Ordinance and be shown on an engineered site plan.

Landscaping: Uses allowed within the LI zone require a Type 2 buffer adjacent to any residentially zoned property. A landscape plan will be required to ensure that the County's requirements are met. Existing planting can be used to achieve the buffer.

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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### **Planning Commission/Staff Recommendation**

*The Planning Commission had several questions about this application. Most of the questions concerned the potential impact the business would have on the property as well as future expansion plans. Staff explained that any expansion of the buildings on the property would require an engineered site plan to be submitted for review. There were also concerns about open storage, which Staff explained would not be permitted in the CS zone. Ultimately, the Planning Commission recommended approval of the application by a vote of 6 for and 1 against.*

Staff is neutral on this application. The Comprehensive Plan does recommend mixed uses on rural/scenic highways, but this will be the only commercially zoned property along this stretch of Highway 99. At the same time, it appears that most of the activity occurs within an existing building and that there isn't much noise associated with the business, which does help the business be compatible with the surrounding area. It appears to Staff that the only reason a complaint was made was because of the portable sign that was placed on the property. If the rezoning is granted, the applicant will be allowed to have permanent signage. Portable signs are not permitted in any zone. The applicant will also have to bring the property into compliance with the Zoning Ordinance in regards to parking areas and landscape buffering.

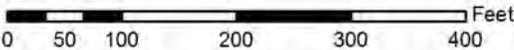
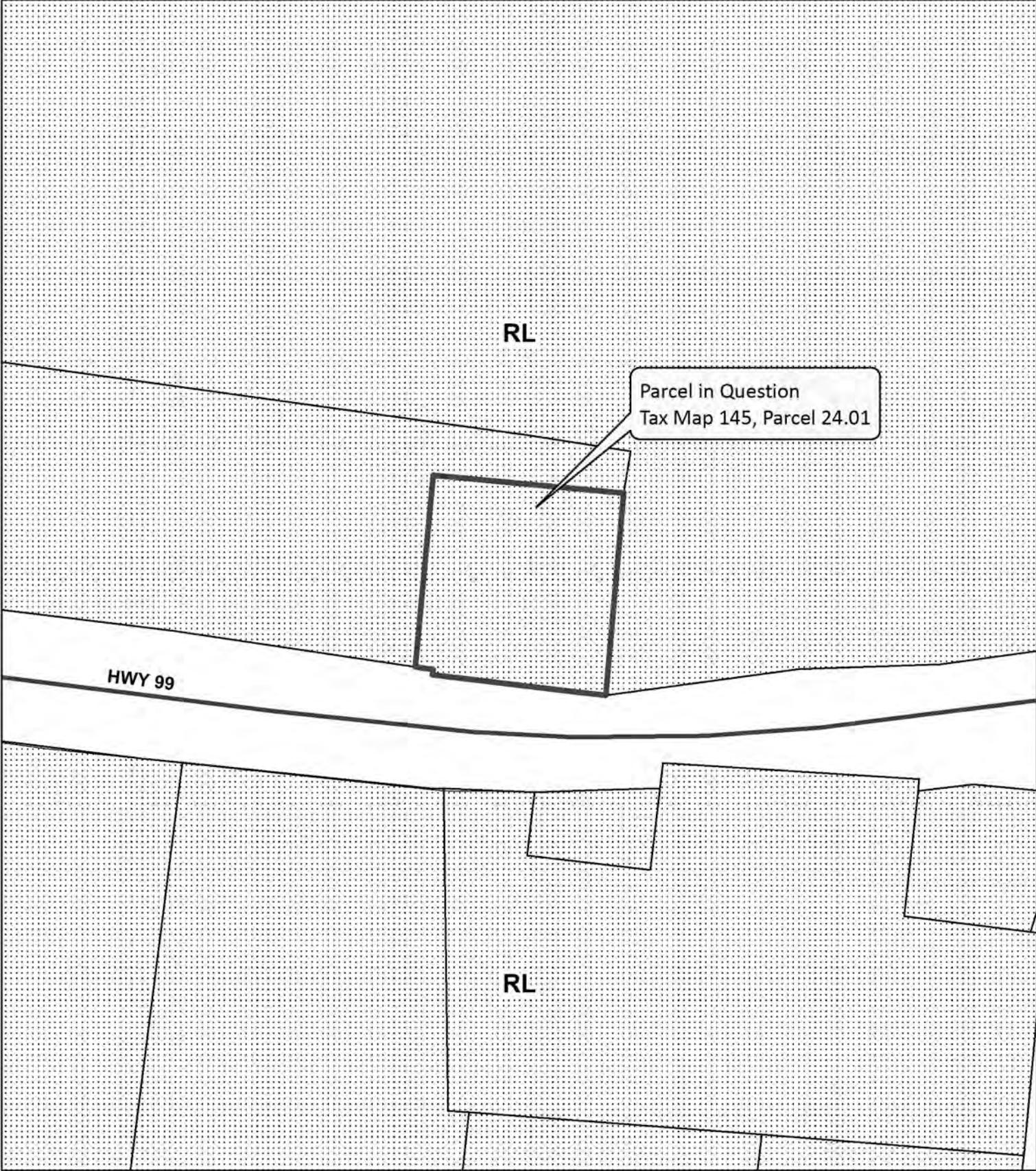
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### **Attachments**

Zoning Map  
Aerial Map  
CUD Water Lines Map  
Applicant's Submitted Information

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# 14-A011



 In Question

 RL - Low Density Residential

# 14-A011



Parcel in Question  
Tax Map 145, Parcel 24.01

HWY 99

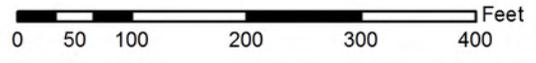
RL

RL

RL



 In Question



# CUD Line Location

## Tax Map: 145, Parcel 24.01



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Date: 9/29/2014  
Prepared by: JLW



N.T.S.



13142 Highway 99, Eagleville, TN 37060  
[www.taylorcolors.com](http://www.taylorcolors.com)  
(615) 604-8419

To Whom It May Concern;

Re: Rezoning for Commercial Property at 13142 Highway 99, Eagleville, TN 37060

Taylor's Colors is a small family-owned and operated business that specializes in paint and light body repair. We produce quality custom paint work for Motorcycles, Hot Rods, Muscle and Vintage Cars. We are also set up to repair light collision vehicles and work with all insurance companies.

Our family roots run deep in our small community, and we hope for Taylor's Colors to remain a staple here. In the near future, we plan to expand our current shop and add a few employees. It is important for us to keep our small family business invested in our local community.

We would appreciate your time in considering us for rezoning our property to commercial.

Thank you for your consideration,

A handwritten signature in black ink that reads "Dale Taylor". The signature is written in a cursive, flowing style.

Dale Taylor- Owner  
Taylor's Colors  
615-604-8419

# Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: November 13, 2014

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Case Number: 14-A012

Staff Recommendation: **APPROVAL**

PC Recommendation: **APPROVAL (7 FOR, 0 AGAINST)**

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Request by: Chris Hillis

Property Address: 8447 Shelbyville Pike

Commission District: 6 – Joe Frank Jernigan

Urban Growth Boundary: Rural Area

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## Applicant Request

Rezoning from Residential Low-Density (RL) to Light Industrial (LI)

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## Purpose of District

The LI district is intended to provide space for a range of industrial and related uses that conform to a high level of performance standards and have the least objectionable characteristics. It is required that all operations of such establishments with the exception of limited outdoor storage be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities that have more objectionable influences. New residential activities except for those permitted as an accessory use are excluded, and community facilities and commercial establishments that provide needed services for industry and are complementary thereto are permitted. (Section 702 A).

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## Site Characteristics

Current Zoning: RL

Current Use: Portions used for residential purposes and storage. Portion where proposed business is located is vacant and heavily treed.

Adjacent Uses: Residential uses on all sides. Concrete batch plant to the west/southwest.

Adjacent Zoning: RL on all sides. HI zoning for concrete batch plant to the west/southwest.

Size of Tract: Approximately 10.45 acres

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## Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Rural Character Area. Rural areas are recommended to include residential uses at densities of one (1) residential unit per acre.

- Goal Statement 5, Objective C: Allow for a mixture of uses that compliments existing and planned community character.

Proposal supported by Comprehensive Plan

Staff feels that the Comprehensive Plan is neutral on this proposal. Non-residential uses are not specifically mentioned in this character area, but there is an existing concrete batch plant just to the west of the subject property.

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## **Infrastructure**

**Roads:** The property is accessed via a 40-foot private easement that extends off Shelbyville Pike. Shelbyville Pike is a 4-lane divided arterial street that has approximately 250 feet of Right-of-Way in this area. There are no traffic counts along the access drive or along Shelbyville Pike in the vicinity of the property. There is a count approximately two miles to the north along Shelbyville Pike that shows an average daily travel of 19,994 as of 2013.

**Utilities:** According to the Consolidated Utility District (CUD), there is an 8-inch water line that extends along Shelbyville Pike in this area. Any new development would also require an approved septic system to be installed.

**Fire Protection:** There is not a fire hydrant in close proximity to the property and CUD has indicated that the existing water line will not support a hydrant. Fire protection will need to be provided consistent with the recently adopted fire code for commercial structures.

**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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## **Background/Proposal Details**

**Proposed Use:** The subject property is located on the east side of Shelbyville Pike. The Planning Commission considered and approved a final subdivision plat on the property at their September 22, 2014 meeting. The applicant desires to rezone about 10.5 acres (Tract 1) of the property to Light Industrial (LI) in order to operate a small scale sawmill on the property for production of lumber. No other improvements are anticipated for the property.

The property is currently zoned and surrounded by RL zoning. There is an existing concrete batch plant that was approved for rezoning in 2007 and is currently zoned Heavy Industrial (HI).

**Access & Parking:** Access to the property will be provided from the existing access drive. Access and parking will have to meet the standards in the County's Zoning Ordinance and be shown on an engineered site plan.

**Landscaping:** Uses allowed within the LI zone require a Type 3 buffer adjacent to any residentially zoned property. A landscape plan will be required to ensure that the County's requirements are met. Existing planting can be used to achieve the buffer.

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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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### **Planning Commission/Staff Recommendation**

*The Planning Commission had a couple of questions regarding the proximity to existing residences and the possible sound effects from the operation of the saw mill. Any activity will be required to abide by the performance standards in the Zoning Ordinance. The Planning Commission recommended approval of this application by a vote of 7 for and 0 against.*

Although this property borders existing residential uses, the fact that existing HI zoning exists just to the west of the property lends support for a rezoning for this property. Staff recommends approval.

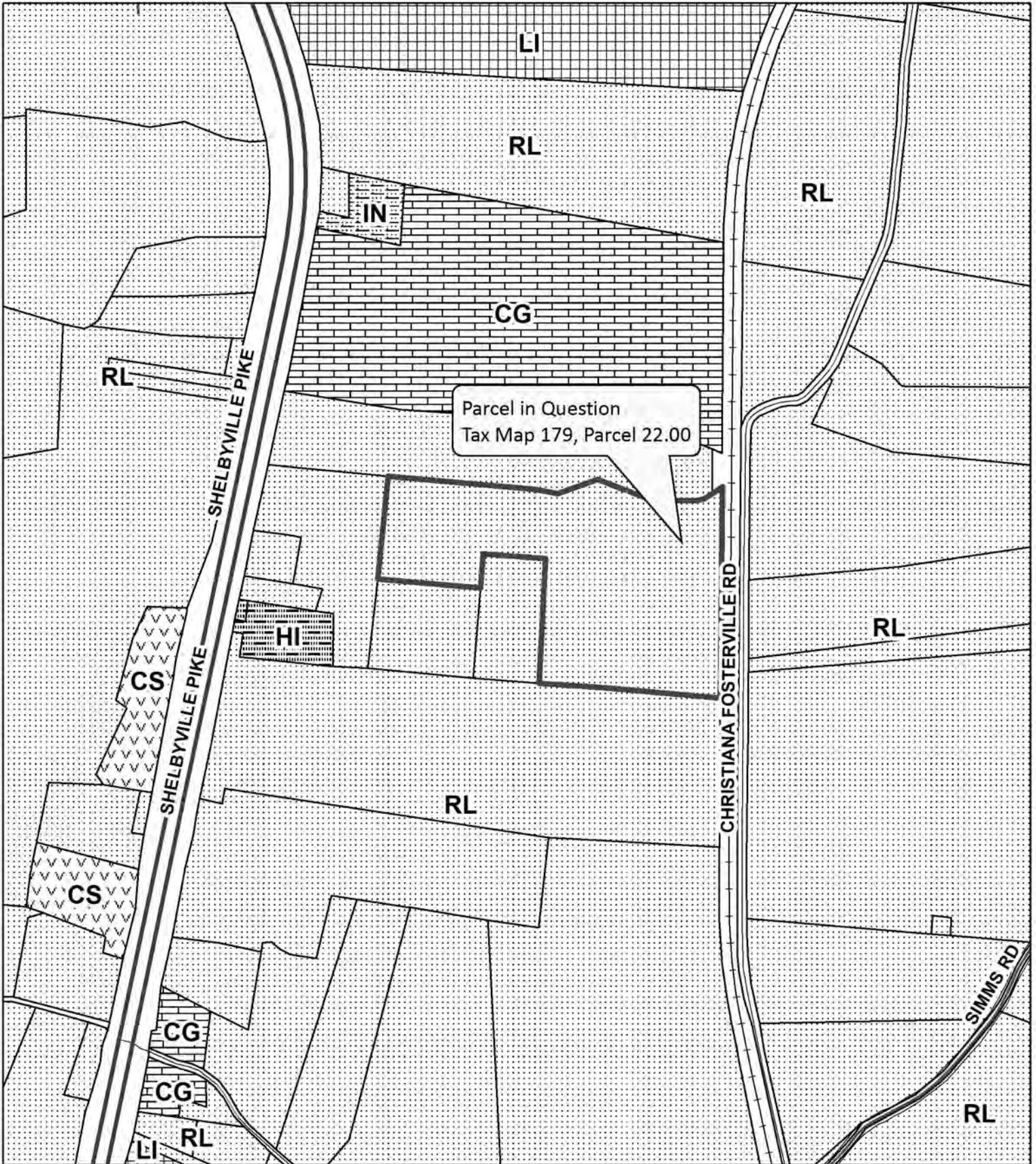
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### **Attachments**

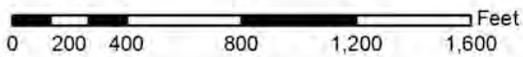
Zoning Map  
Aerial Map  
CUD Water Lines Map  
Concept Plan

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# 14-A012



Parcel in Question  
Tax Map 179, Parcel 22.00



 In Question

 LI - Light Industrial

 IN - Institutional

 RL - Low Density Residential

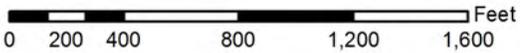
 CS - Commercial Service

 CG - Commercial General

 HI - Heavy Industrial

# 14-A012

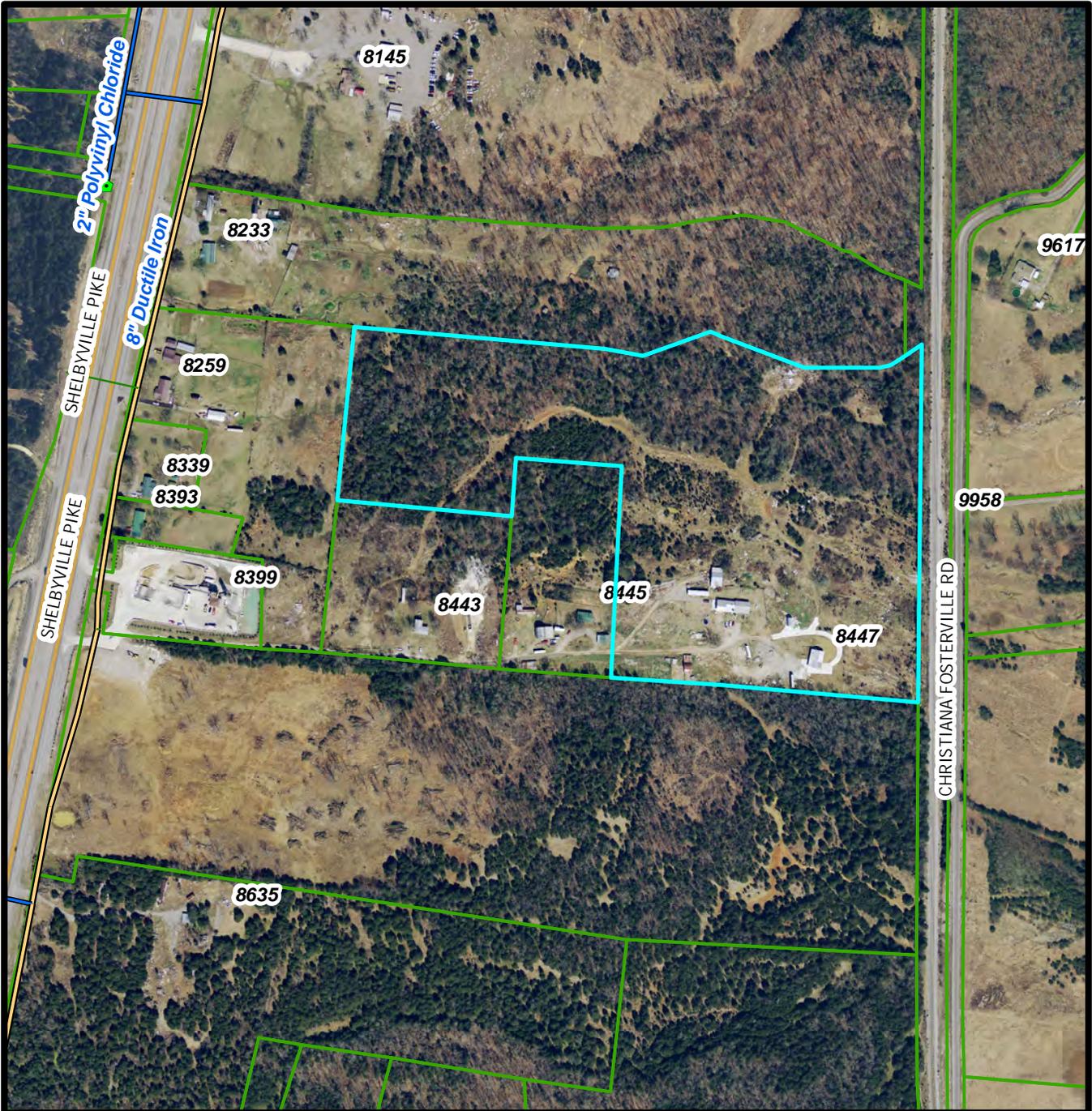


 In Question	 RL RL - Low Density Residential
 IN IN - Institutional	 CS CS - Commercial Service
 LI LI - Light Industrial	 CG CG - Commercial General
	 HI HI - Heavy Industrial

# CUD Line Location

## Tax Map: 179, Parcel 22.00

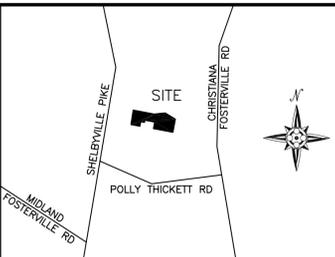


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Date: 9/29/2014

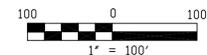
Prepared by: JLW





LINE	BEARING	LENGTH
L1	N85°09'21"W	50.00'
L2	S85°54'12"E	28.54'
L3	S68°53'46"E	37.54'
L4	N73°15'24"E	35.80'
L5	N54°51'33"E	107.94'

TOTAL AREA  
30.98 ACRES +/-



**Certificate of Ownership**

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and hereby dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Date \_\_\_\_\_ Owner \_\_\_\_\_

**Certificate of Accuracy**

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Rutherford County Tennessee Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Road commissioner or the County Engineer.

Date \_\_\_\_\_ Surveyor \_\_\_\_\_



**Certificate of Approval For Recording**

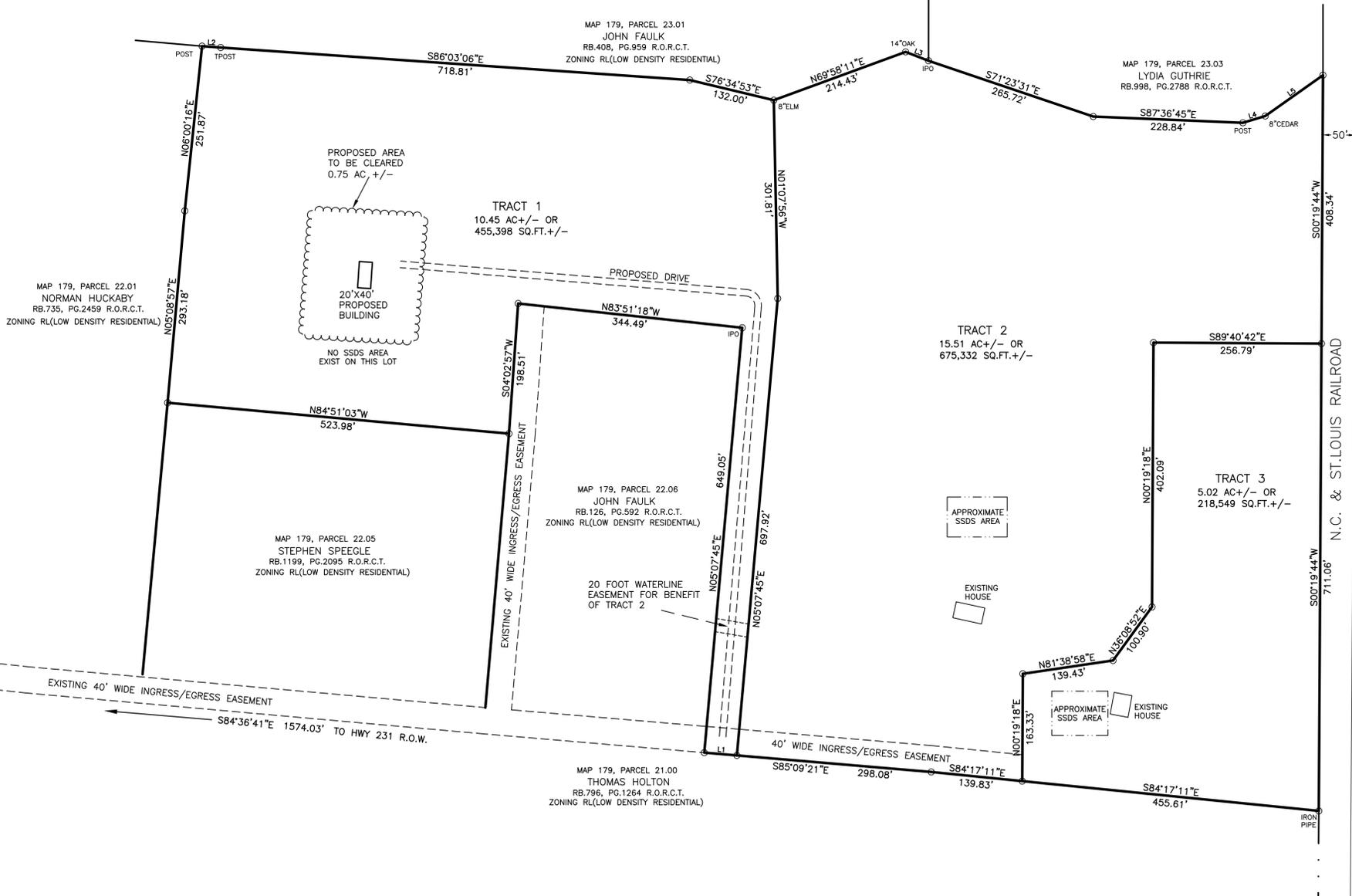
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County Tennessee, with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

Date \_\_\_\_\_ Planning Commission Secretary \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Plat Book/Record Book: \_\_\_\_\_

Page: \_\_\_\_\_



**NOTES:**

- The purpose of this plat is to subdivide Parcel 22.00, of Map 179 as shown in the Rutherford County Tax Assessors Office, into three lots.
- Bearings for this survey were obtained from a magnetic reading. Field work for this survey performed August, 2014.
- All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
- The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records, and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
- Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
- Federal Flood Note: This property is NOT in an area designated as a special flood area as shown on Community NFIP Map No. 47149C0395H, Effective Date January 3, 2007.
- This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
- This map may not be altered without consent of this surveyor.
- Water meters to be set along Highway 231.

**Certificate of Electric**

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at [www.mtemc.com](http://www.mtemc.com) (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date \_\_\_\_\_ Signature \_\_\_\_\_

**Certificate of Water Service**

I hereby certify that the plan entitled, Subdivision of the George Faulk Property, has been approved by the engineers for Consolidated Utility District for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated Utility District specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date \_\_\_\_\_ Signature \_\_\_\_\_

**Certificate of General Approval for Installation of Solid Waste Disposal with Restrictions**

Approval is hereby granted for lots 2&3 defined as the Subdivision of the George Faulk Property, in Rutherford County Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or/ or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and a SSD system permit issued by the Division of Ground Water Protection. Water taps, waterlines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.

Date \_\_\_\_\_ TDEC Division of Groundwater Protection

**Zoning Note:**

The property shown hereon and the surrounding properties shown hereon zoned RM; the minimum building setbacks are 40' front yard, 10' side yard, and 20' rear yard as found in the City of Murfreesboro Zoning Ordinance, Effective January 1, 2013.

**PROPERTY INFORMATION:**  
OWNER: GEORGE FAULK  
ADDRESS: 8447 SHELBYVILLE PIKE  
CHRISTIANA TN 37037  
MAP 179, PARCEL 22.00  
RECORD BOOK 910, PAGE 1440  
REGISTER'S OFFICE OF  
RUTHERFORD COUNTY TENNESSEE

**K&A Land Surveying**  
1012 Sparta Pike Lebanon TN, 37087  
Office Phone- 615-443-7796  
Mobile Phone- 615-351-3915

SUBDIVISION OF THE  
**GEORGE FAULK PROPERTY**  
MAP 179, PARCEL 22.00  
20<sup>TH</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY,  
TENNESSEE  
DATE: SEPT 3, 2014 JOB # 14-0819-1889  
REVISED: SEPT 15, 2014

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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 27, 2014

**TO:** PUBLIC WORKS COMMITTEE AND BOARD OF COMMISSIONERS

**FROM:** RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

**SUBJECT:** SITE PLAN/PLAT APPROVALS AT THE OCTOBER 27, 2014 MEETING OF THE RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLATS/SITE PLANS	
Lewis Downs Section 2 REAPPROVAL (14-2008)	Site Details: 19 lots on 8.80 acres, zoned Residential Medium-Density (RM) Applicant: Stewart Springs LLC Location: Rock Springs Midland Road
Henley Propane Minor Final Plat (14-2043)	Site Details: 1 lot on 2.00 acres, zoned Light Industrial (LI), Includes waiver request for no soil site and fire hydrant requirement Applicant: Brett Henley Location: Franklin Road/State Route 96
Kyle Warren One-Lot Subdivision (14-2068)	Site Details: 1 lot on 15.02 acres, zoned RM, Includes waivers from the distance requirements for fire hydrants for subdivision lots, number of lots off of a private easement and easement width requirements. Applicant: Suzan Lee and Michael A. Warren Location: Drake Lane
Waldron Farms, Section V, Phase IIB (14-2069)	Site Details: 15 lots on 4.861 acres, zoned RM with a previously approved conditional use permit for a Planned Residential Development Applicant: Waldron Farms, LLC Location: Stones River Road
A.T. Project (14-3025)	Site Details: New construction of approximately 40,000 square feet on 127.15 acres zoned Institutional (IN) with a special exception for a healthcare facility Applicant: Journey Pure, LLC Location: 5110 Florence Road
PLAT EXTENSION	
Twelve Corners, Section III	Request for a 12-month extension
Davenport Station, Section 1, Phases 1 and 2	Request for a 12-month plat extension



## PUBLIC WORKS REPORT

- I. Call to Order: 4:30 PM
- II. Pledge of Allegiance
- III. Roll Call & Determine Quorum
- IV. Approval of September 10, 2014 Meeting Minutes

Motion to Approve as Presented

Motion Carried (Unanimous Voice Vote)

**SEPTEMBER 10, 2014 MINUTES WERE APPROVED**

- V. New Business

**A. David Chris Bennett – BZA 2014-060**

Location: 1302 Rhonda Drive, Map No.:170E, Group: B, Parcel: 34.00, Request for variance relief to reduce the 5' side yard setback for accessory structures by 4.5' to 0.5' for a property located in the RM, Medium Density Residential zoning district.

Motion to Approve As Presented by Staff

Motion Carried (5 For, 0 Against)

**REQUEST WAS APPROVED**

**B. Micah and Nicholas Hoffman – BZA 2014-061**

Location: 926 Esquire Court, Map No.:68B, Group: C, Parcel: 12.00, Request for special exception approval for an accessory dwelling unit that does not meet the design standards for ADUs involving a property located in the RM, Medium Density Residential zoning district.

Motion to Approve As Presented by Staff

Motion Carried (5 For, 0 Against)

**REQUEST WAS APPROVED**

- VI. Adjournment