
MEMORANDUM

Rutherford County Regional Planning Commission

DATE: December 19, 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 did not have any zoning applications to consider at their December 8, 2014 meeting. The following item was deferred at the request of the applicant until the January 12, 2015 Planning Commission meeting:

South Haven Development (14-A013)
Location: Ocala Road
Commissioner: Trey Gooch
Size of Site: Approximately 262 acres
Tax Map: 94, Parcels: 1.01 and 34.00
77, Parcels: 62.00, 64.00 and 64.01 (portion)
76, Parcel: 39.03 and 39.02 (portion)
Existing Zoning: Residential Medium-Density (RM)
Proposed Zoning: Planned Unit Development (PUD)

In addition, the following plats were approved at the meeting:

Hall Farm Subdivision (Formerly Eades Property, Tract 3) Preliminary Plan (14-1011)	Site Details: Applicant: Location:	18 lots on 29.6 acres, zoned RL – includes a fire hydrant waiver request Lewis Perry McKee Road and Valley View Road
Dickerson and Cook Subdivision Final Plat (14-2071)	Site Details: Applicant: Location:	6 lots on 6.16 acres, zoned RM – includes a fire hydrant waiver request Dickerson and Cook Mona Road
Woodard One-Lot Subdivision Final Plat (14-2073)	Site Details: Applicant: Location:	1 lot on 1.63 acres, zoned RM – includes a fire hydrant waiver request Charlie Montgomery 10243 Manchester Pike
Richmond's Retreat Section II Final Plat (14-2075)	Site Details: Applicant: Location:	31 lots on 16.71 acres, zoned RM KW Group, LLC Off of Shelbyville Pike

Troutt Subdivision (Formerly Eades Property, Tract 2) Final Plat (14-2076)	Site Details: Applicant: Location:	4 lots on 6.09 acres, zoned RM – includes a fire hydrant waiver request Jonathan Troutt Mona Road
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The Planning Commission also heard a presentation from Mr. Steve Tocknell, Tocknell Planning Services, and Mike Matteson, Williamson County Planning Director, on the use of traffic sheds in Williamson County.

RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting December 10, 2014

Location Commission Chambers, 2nd Floor, Historic Courthouse



AGENDA

- I. Call to Order: 4:30 PM
- II. Pledge of Allegiance
- III. Roll Call & Determine Quorum
- IV. Approval of November 12, 2014 Meeting Minutes

Jerry Sartain moved, seconded by Joe Meshotto, to approve the Minutes as presented by Staff.
Motion Carried (Unanimous Voice)
November 12, 2014 Minutes were Approved
- V. New Business
 - A. **Bradley Sherer – BZA 2014-064**
Location: 708 Furman Drive, Map No.:25C, Group: A, Parcel: 31, Request for variance relief to reduce the 5' side yard setback for accessory structures by 2' to 3' for a property located in the RM, Medium Density Residential zoning district.

Gary Farley moved, seconded by Joe Crowell, to Deny the request based on legitimate concerns presented by neighbors.
Motion Carried (5 For, 0 Against)
Request was Denied
 - B. **Dwanda Spearman – BZA 2014-065**
Location: 522 Sondra Drive, Map No.:49O, Group: A, Parcel: 52.00, Request for special exception map approval for the establishment of a group child care home upon a property located in the RM, Medium Density Residential zoning district.

Jerry Sartain moved, seconded by Gary Farley, to Approve the request but retracted the motion to allow for further discussion and amendment.
Joe Meshotto moved, seconded by Gary Farley to Approve the request with a limit of seven (7) children and the approval lapsing upon sale or transfer of property.
Motion Carried (5 For, 0 Against)
Request was Approved with conditions
- VI. Adjournment