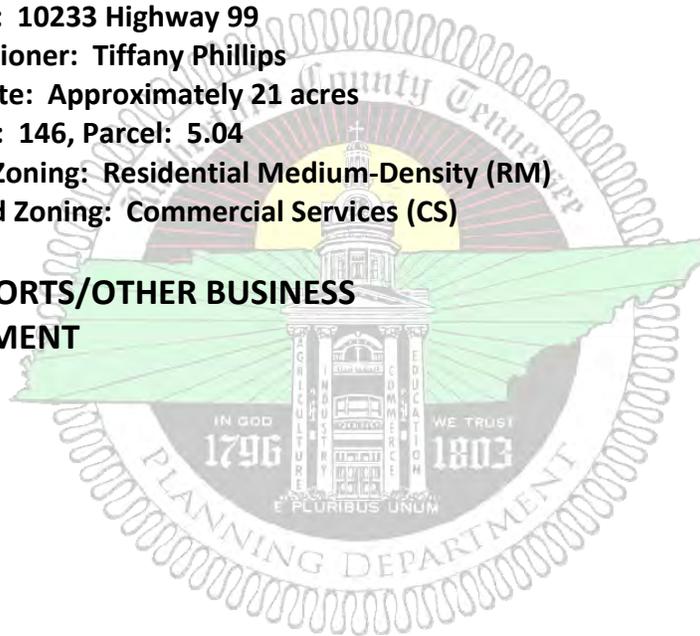


Rutherford County Regional Planning Commission

Agenda – 5-12-14 – 6:00 PM

Historic County Courthouse – 2nd Floor

- I. CALL TO ORDER
- II. PRAYER/PLEDGE OF ALLEGIANCE
- III. ROLL CALL/DETERMINATION OF QUORUM
- IV. APPROVAL OF THE APRIL 14 AND 28, 2014 MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. REZONING REQUESTS/PUBLIC HEARINGS
 - A. Bill McDowell, Triton Construction (14-A007)
 - Location: 10233 Highway 99
 - Commissioner: Tiffany Phillips
 - Size of Site: Approximately 21 acres
 - Tax Map: 146, Parcel: 5.04
 - Existing Zoning: Residential Medium-Density (RM)
 - Proposed Zoning: Commercial Services (CS)
- VII. STAFF REPORTS/OTHER BUSINESS
- VIII. ADJOURNMENT



Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: May 12, 2014

Case Number: 14-A007

Staff Recommendation: **APPROVE**

Request by: Bill McDowell for Triton Construction

Property Address: 10233 Highway 99

Commission District: 8 – Tiffany Phillips

Urban Growth Boundary: Rural Area

Applicant Request

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

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).

Site Characteristics

Current Zoning: RM

Current Use: Vacant and storage for adjacent business

Adjacent Uses: Existing business to the east (Triton Construction); Single Family properties to the west and north; Vacant land directly to the south.

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

Size of Tract: Approximately 21 acres

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. Highway 99 is identified as an Urban Corridor by the Plan.

- 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.

Infrastructure

Roads: Highway 99 is a 2-lane arterial road that has approximately 150 feet of right-of-way. The Tennessee Department of Transportation (TDOT) has a traffic count approximately

3 ½ miles to the northeast along Highway 99, which shows a 2013 Average Daily Travel (ADT) of 7,777 trips.

Utilities: According to the Consolidated Utility District (CUD), there is a 6-inch water line that runs along Lowe Lane. Any new development would also require an approved septic system to be installed.

Fire Protection: The closest fire hydrant to the property is approximately 3,500 feet to the west/southwest of this property at the intersection of Rockvale Road and Concord Road. CUD has indicated that a fire hydrant cannot be located along Highway 99 in this area due to no water line being present.

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.

Background/Proposal Details

Proposed Use: The subject property is located on the north side of Highway 99. The property immediately to the east is the location of an existing business (Triton Construction) that was originally zoned for commercial purposes under the previous Zoning Resolution in 2011. The property is zoned Commercial Services under the current Zoning Ordinance. Site plans for the property were approved by the Planning Commission in March of 2011 (Phase 1) and March of 2014 (Phase 2). It was discovered during the review of the Phase 2 site plan that there was storage accessory with the business occurring on the subject property. A complaint was also made to our Zoning Enforcement Office on this issue. The applicant was instructed to either remove the storage from the property or request rezoning. This application followed shortly afterwards.

Storage of construction materials falls under the Construction Sales and Services Activity Classification, which is allowed by-right in the CS zone. Staff would like to make the applicant aware that if they desire to relocate any of the fabrication activities to the subject property that a different zoning classification may be necessary.

Access & Parking: Access to the property will be provided from an existing drive onto Highway 99. Since the primary use is equipment storage for the adjacent property, no additional parking should be required.

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.

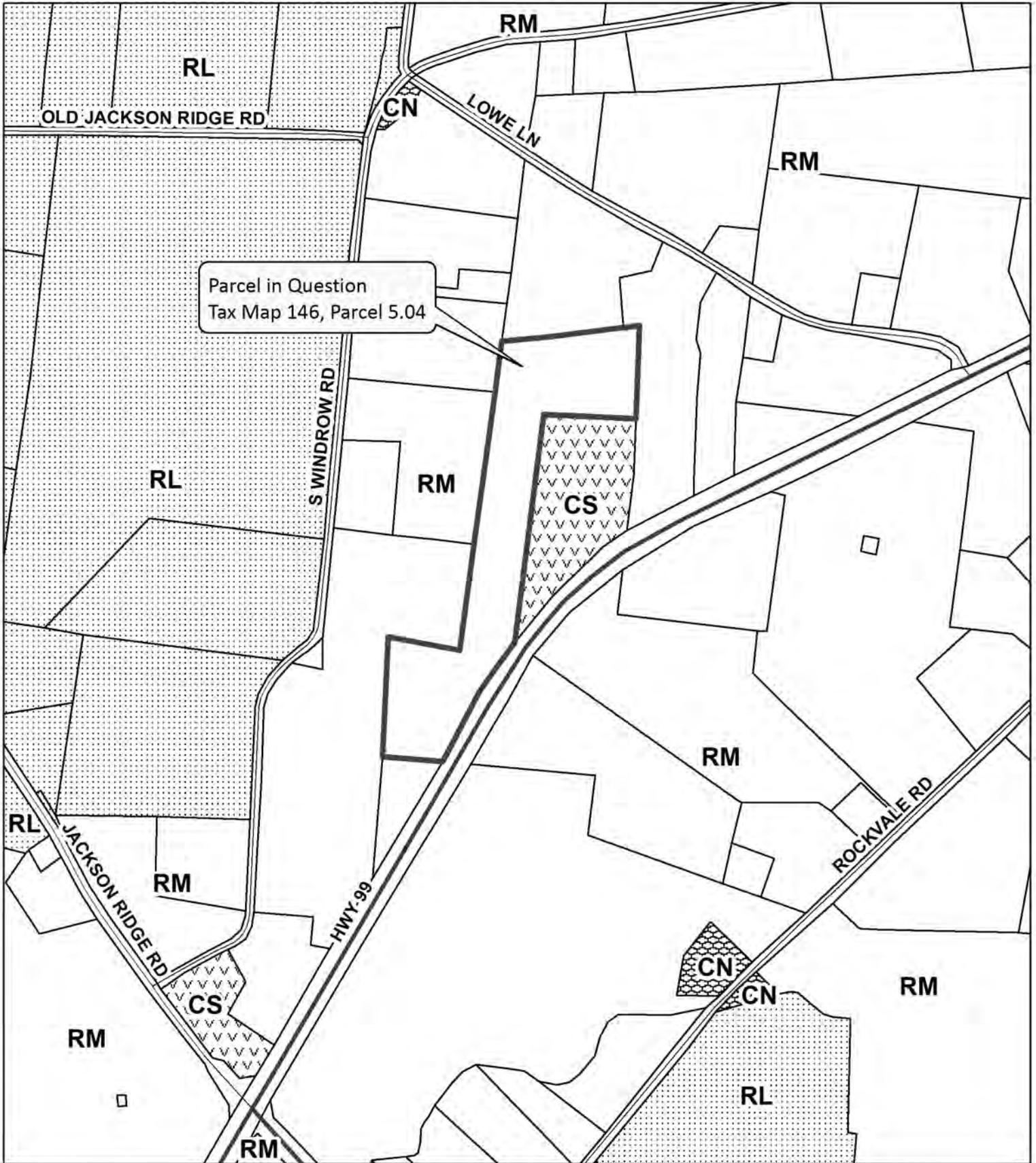
Staff Recommendation

The property is under the same ownership as the existing business to the east and will serve as a storage area for that business. The request appears to be consistent with the goals and objectives of the County's Comprehensive Plan. Staff recommends approval.

Attachments

Zoning Map
Aerial Map
Site Survey

14-A007

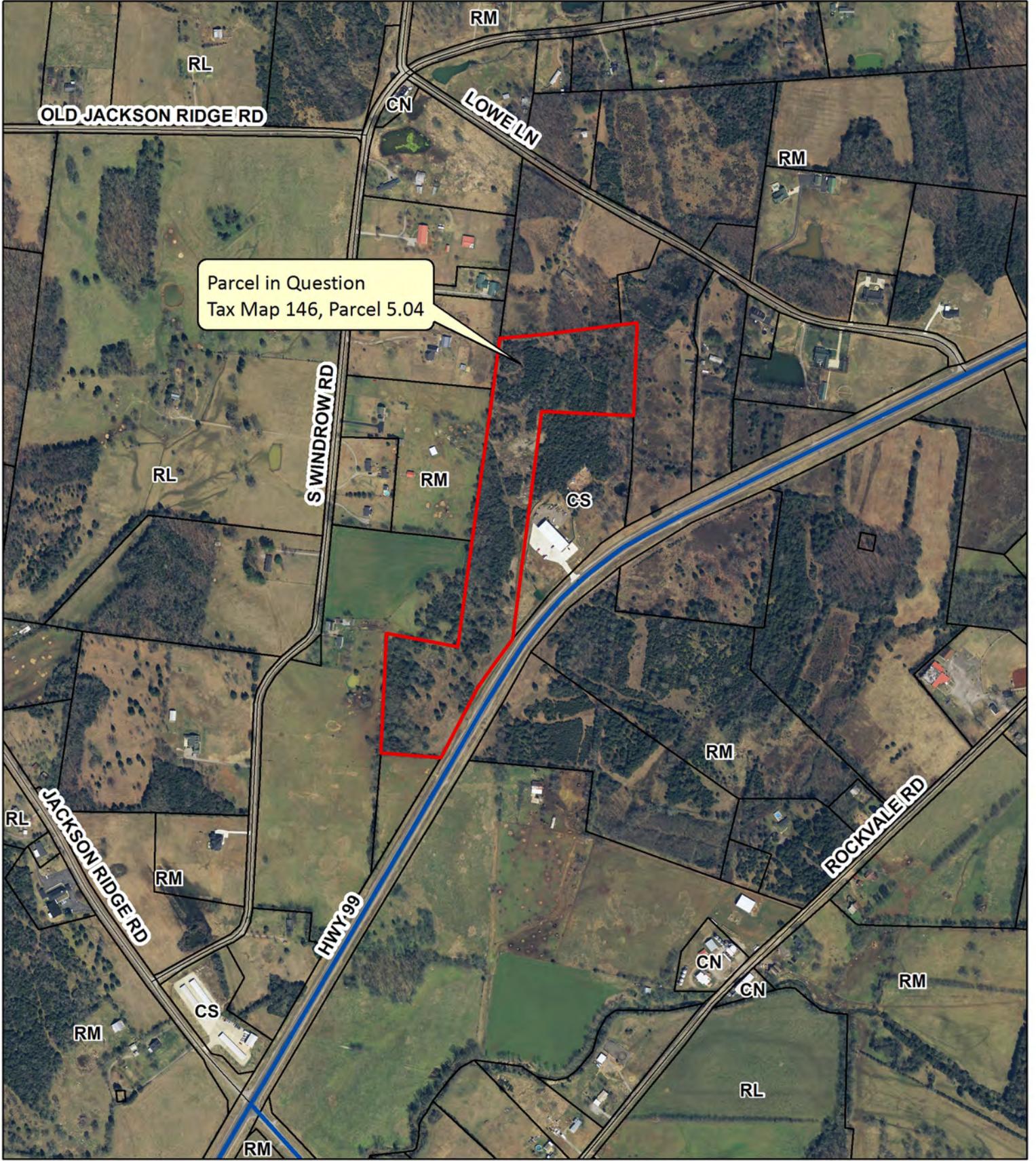


  In Question

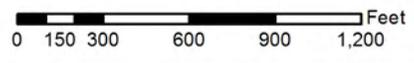
	RL - Low Density Residential
	RM - Medium Density Residential
	CS - Commercial Service
	CN - Commercial Neighborhood

0 150 300 600 900 1,200 Feet

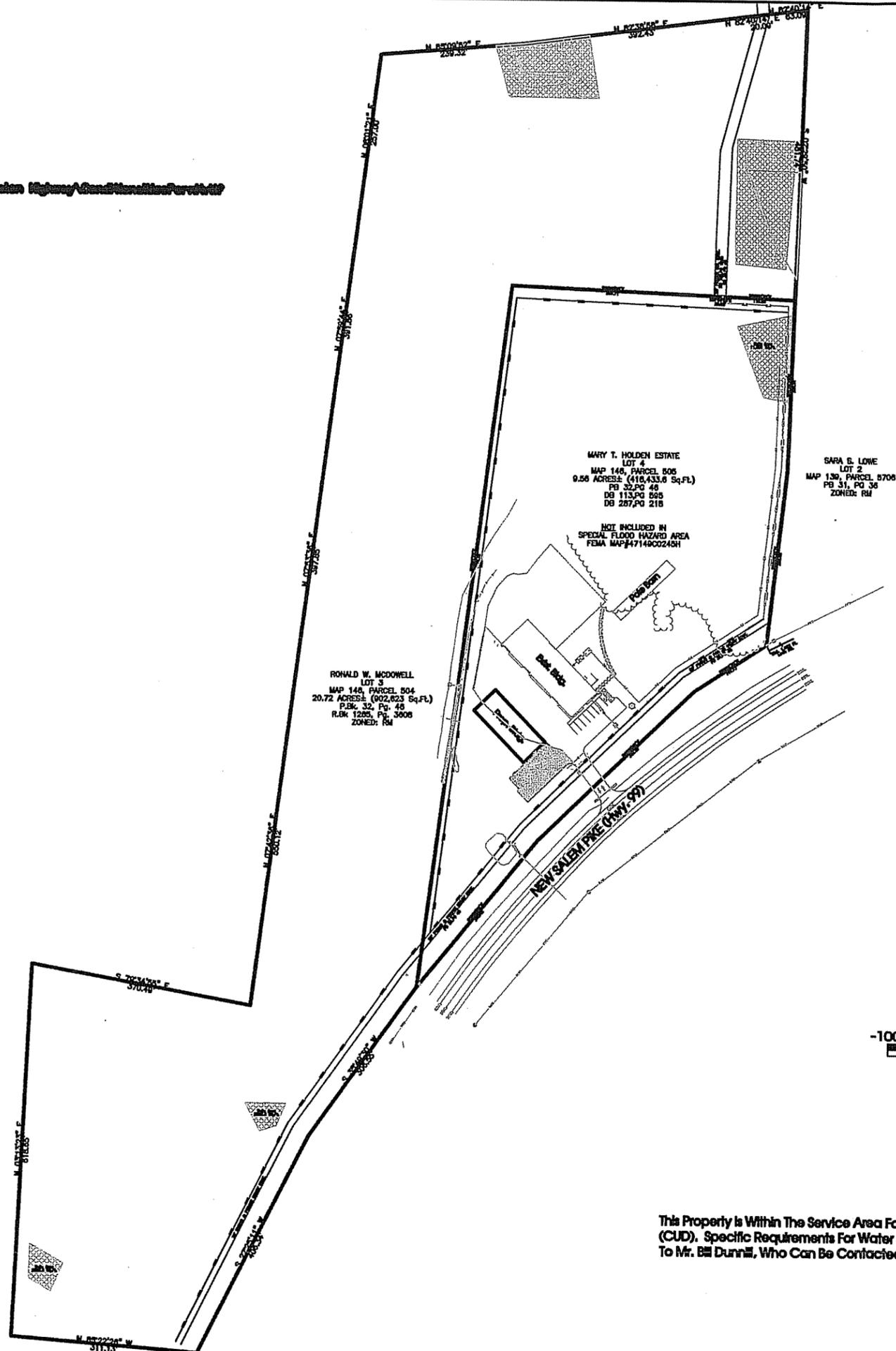
14-A007



 In Question



PARCEL 504 Salem Highway/Consolidated Utility District



This Property is Within The Service Area For Consolidated Utility District (CUD). Specific Requirements For Water Service Should Be Directed To Mr. Bill Dunn, Who Can Be Contacted At 615-893-7225.

Legend:	
EXIST. CONCRETE MONUMENT	INLET FILTER PROTECTION
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (I.P.F.)	HC SIGN
EXIST. SIGN POST	PROPOSED SIGN POST
EXIST. SEWER CLEAFOUT	HEADWALL
EXIST. MANHOLE (SEWER & FICHE)	WYED HEADWALL
EXIST. CATCH BASIN (STORM SEWER)	MANHOLE
EXIST. WATER/GAS VALVE	PROPOSED SPOT ELEVATION
EXIST. TELEPHONE RISER	EXIST. SPOT ELEVATION
EXIST. GAS RISER	POST INDICATOR VALVE
ELECTRICAL ENCLOSURE	REDUCER
EXIST. WATER METER	REMOTE FIRE DEPT. CONNECTION
EXIST. UTILITY POLE	REVISION NUMBER
EXIST. FIRE HYDRANT	RIP RAP
BENCHMARK	RUNOFF FLOW ARROW
BLOW OFF VALVE	SEWER/STORM FLOW DIRECTION
CONCRETE BOLLARD	TRAFFIC ARROW
CATCH BASIN	TURN LANE ARROWS
CURB INLET	VAN ACCESSIBLE HANDICAP DESIGNATION
AREA DRAIN	WHEEL STOP
CONCRETE THRUST BLOCK	GREASE TRAP
DOUBLE DETECTOR CHECK VALVE	DRAINAGE STRUCTURE DESIGNATION
FIRE DEPT. CONNECTION	DRAINAGE PIPE DESIGNATION
FIRE HYDRANT	CONCRETE SIDEWALK
GAS METER	EXTRUDED CURB
GATE VALVE & BOX	CURB & CUTTER
EXTERIOR CLEAFOUT	CONCRETE SHALE
WATER METER	TYPE - X - HEADWALL
EXISTING PHONE	
EXISTING ELECTRIC	
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	
EROSION CONTROL SILT FENCE	
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	
PROPOSED GAS LINE	
EXISTING STORM	
PROPOSED STORM	
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING WATER	
PROPOSED WATER	

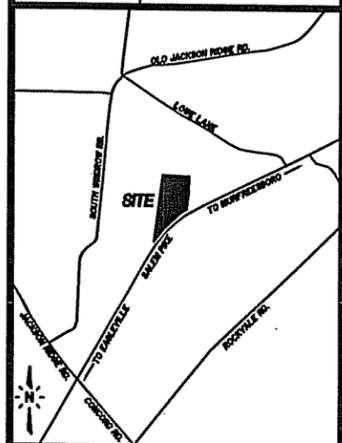
Notes:

Electrical Service:
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 guidelines and operational bulletins of MTEMC, and in accordance with the plot approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at 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: _____ M.T.E.M.C. Official: _____

Utility Service:
I hereby certify that the existing utilities shown hereon are located as shown.

Date: _____ C.U.D. Official: _____



Owner/Developer:
Bill McDowell
10148 Hwy. 99
Rockvale, TN 37153

Deed Reference:
Deed Book 1035, Page 3235,
Tax Map 146, Parcel 5.05
Plat Book 32, Page 46
Lot 4

Yard Requirements:
Front: 40'
Side: 15'
Rear: 20'

Land Use Data:
Area Lot 4 = 9.56± Acres
Zoning: Commercial Services
Building Size (Proposed):
Net Sq. Ft. = 6,00 Sq. Ft.

Parking Requirements:
Required: 3 Employees = 3 Spaces
1200 SF/Office = 4 Spaces
Total = 7 Spaces

Provided:
7 Reg. Spaces + 1 H.C. = 8 Spaces

Flood Map:
No Portion Of This Property Lies In The 100 Year Flood Plain As Determined, From Elevations Shown On F.E.M.A. Firm Maps For Rutherford County, Map No. 47149C0245H, Effective Date January 5, 2007

Building Height: <35'

Intended Use:
Office
General Service & Repair Shop
Inventory Storage for materials
Cleaning Bay (Self contained booth)

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING - SURVEYING - LAND PLANNING
860 MIDDLE TENNESSEE ROUTE 190
PRIDGES (B13) 800-7901
P.O. MAIL: JREKED@SEC-CIVIL.COM FAX: (615) 893-2577
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

The site or items on these construction drawings is intended to enhance specific engineering design efforts and objectives. It is the responsibility of the user to ensure that the design and construction of the site or items are in accordance with the applicable laws, regulations, codes, and standards. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for ensuring that the design and construction of the site or items are in accordance with the applicable laws, regulations, codes, and standards.

Triton Construction
Phase 2
Rutherford County, Tennessee

Master Plan

REVISION: 3-21-14 PG COMMENTS

DRAWN: SJA
DATE: 1-14-14
CHECKED:
IFR
FILE NAME:
10186project2.dwg
SCALE:
1"=100'
JOB NO.
10186
SHEET:

1 of 5