

Rutherford County Regional Planning Commission

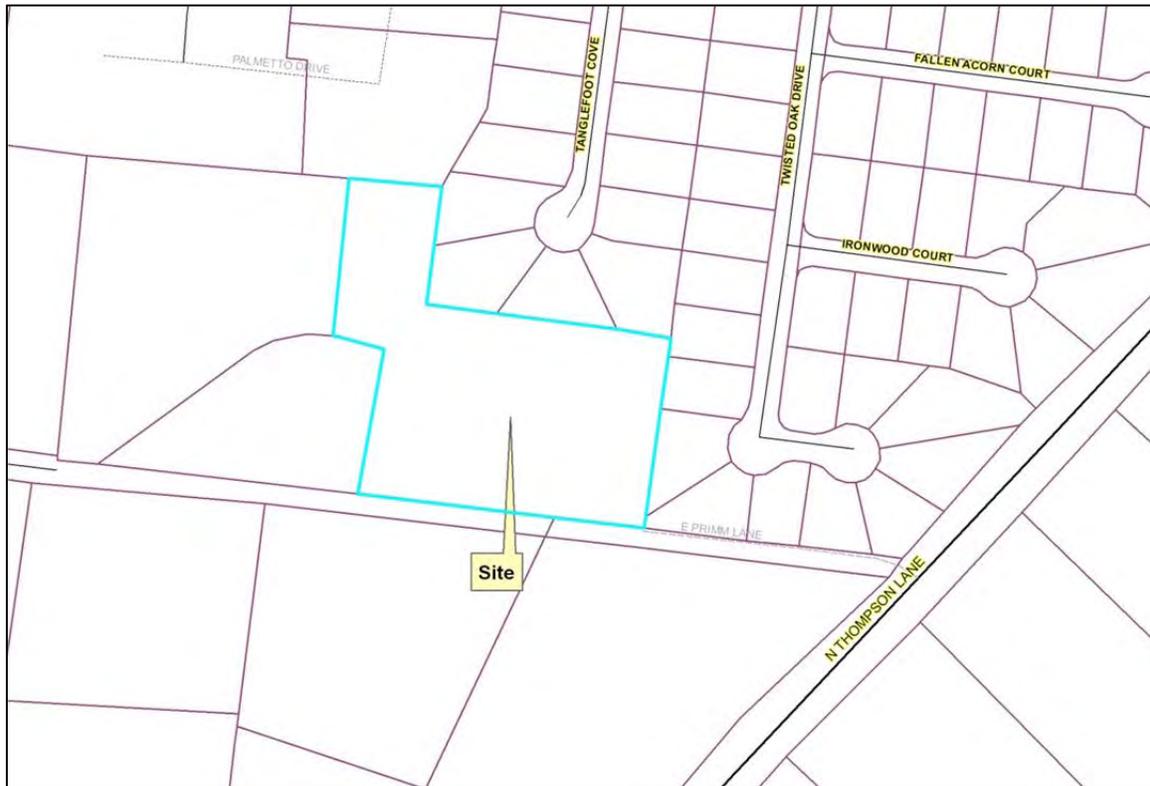
Agenda – 7-14-14 – 6:00 PM

Historic County Courthouse – 2nd Floor

- I. CALL TO ORDER
- II. PRAYER/PLEDGE OF ALLEGIANCE
- III. ROLL CALL/DETERMINATION OF QUORUM
- IV. APPROVAL OF THE JUNE 23, 2014 MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. WAIVER REQUEST
 - A. Steve Primm is requesting a waiver (14-4007) to allow for an off-site soils area on property located along East Primm Lane.
- VII. SUBMITTED FOR FINAL PLAT APPROVAL
 - A. Cascade Falls, Section III, Phase II (14-2034) – 53 lots on 31.03 acres, zoned Residential Medium-Density (RM), located off of JD Todd Road, Michael A. Hollingshead applicant
- VIII. REZONING REQUESTS/PUBLIC HEARINGS
 - A. W.R. Thompson (14-A008)
Location: West Jefferson Pike
Commissioner: Jack Black
Size of Site: Approximately 19 acres
Tax Map: 36, Parcels: 25.08 (Portion) and 47.04
Existing Zoning: Residential Medium-Density (RM)
Proposed Zoning: Commercial Services (CS)
 - B. Frank Bauer (14-A009)
Location: 611 East Jefferson Pike
Commissioner: Jack Black
Size of Site: Approximately 18 acres
Tax Map: 46, Parcels: 34.00 and 34.19
Existing Zoning: Residential Medium-Density (RM)
Proposed Zoning: Light Industrial (LI)
 - C. Zoning Ordinance Amendments (14-5002) regarding Outdoor Entertainment and Amusements, Planning Staff applicant
- IX. STAFF REPORTS/OTHER BUSINESS
- X. ADJOURNMENT

Rutherford County Regional Planning Commission July 14, 2014 Staff Comments

File: 14-4007
Applicant Name: Howard S. Primm
Property Address: 2142 Primm Lane
Request: Subdivision Regulations Waivers from Article III E.1. and 2.
Regarding easements for septic system easements



The subject property is located on the north side of East Primm Lane. The applicant is proposing to subdivide his tract into two (2) separate parcels in order to allow for his daughter to build a house on the second lot. The proposed concept plan is included with your agenda materials. A small portion of the required soils will be on the parent tract. The applicant is asking for permission to access this portion with an off-site soils easement. Since this is not permitted under the Subdivision Regulations, the applicant has asked for this waiver.

Staff will be available at the meeting to answer any questions that the Board may have.

LEGEND

- EXISTING CONC. MON.
- EXISTING IRON PN
- SET IRON PN
- SET IRON PN
- UTILITY POLE W/OUT
- LIGHT POLE
- FLOOD LIGHT
- SAN. SEWER MANHOLE
- SAN. SEWER CLEANOUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- TELEPHONE BOX
- ELECTRIC TRANSFORMER PAD
- CATCH BASIN/AREA DRAIN
- HVAC UNIT
- F PARKING SPACES
- MANHOLES PARKING SPACES
- SIGN POST
- DECADUOUS TREE
- CONVENOUS TREE
- HEDGE ROW
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- GAS LINE
- OVERHEAD UTILITY LINE

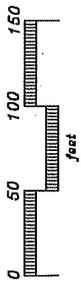
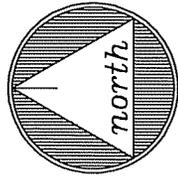
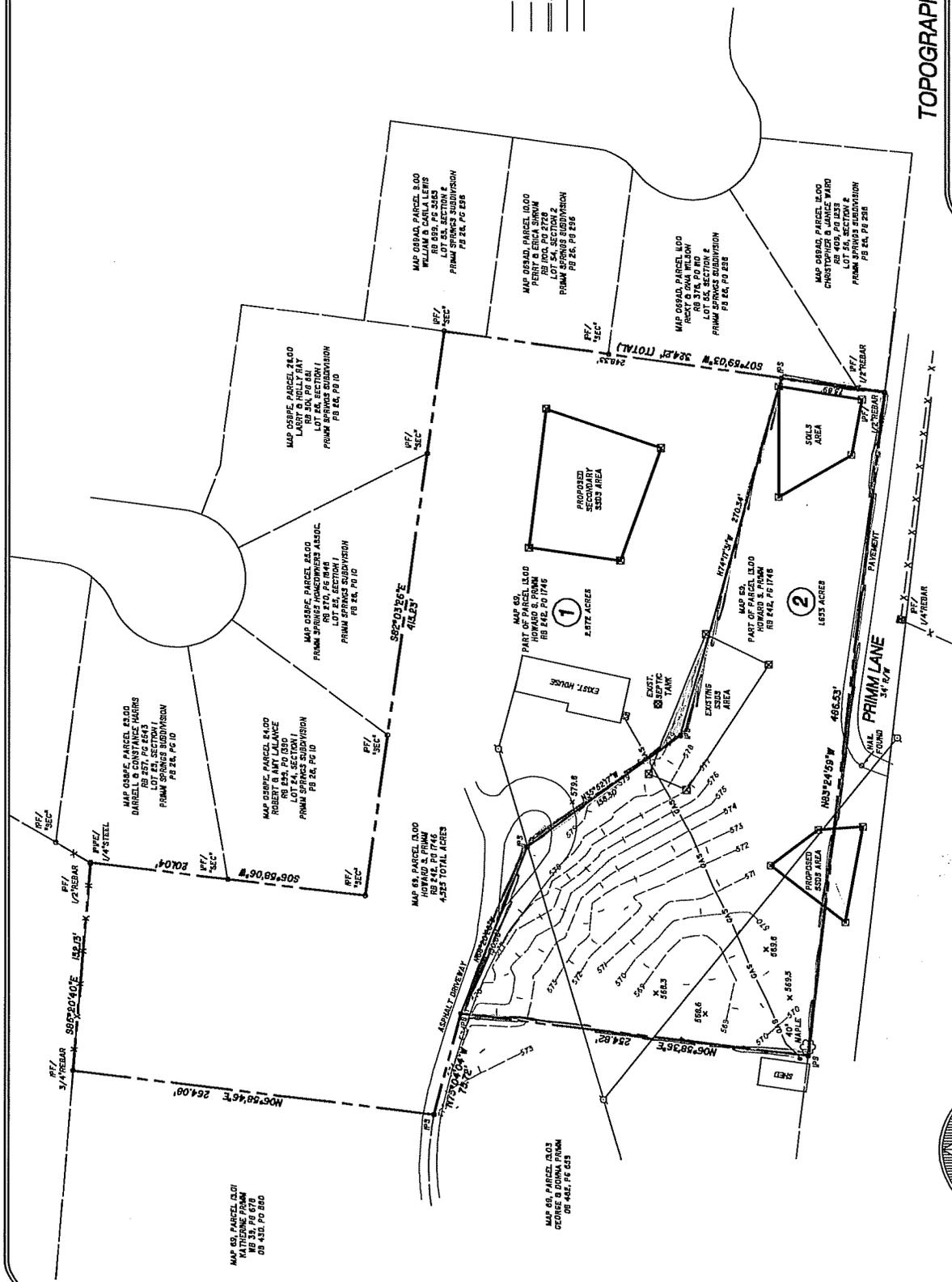
TOPOGRAPHIC EXHIBIT

HOWARD S. PRIMM PROPERTY

CITY OF MURFREESBORO, TENNESSEE
9th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
650 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37132
PHONE (66) 890-7801 • FAX (66) 895-2567

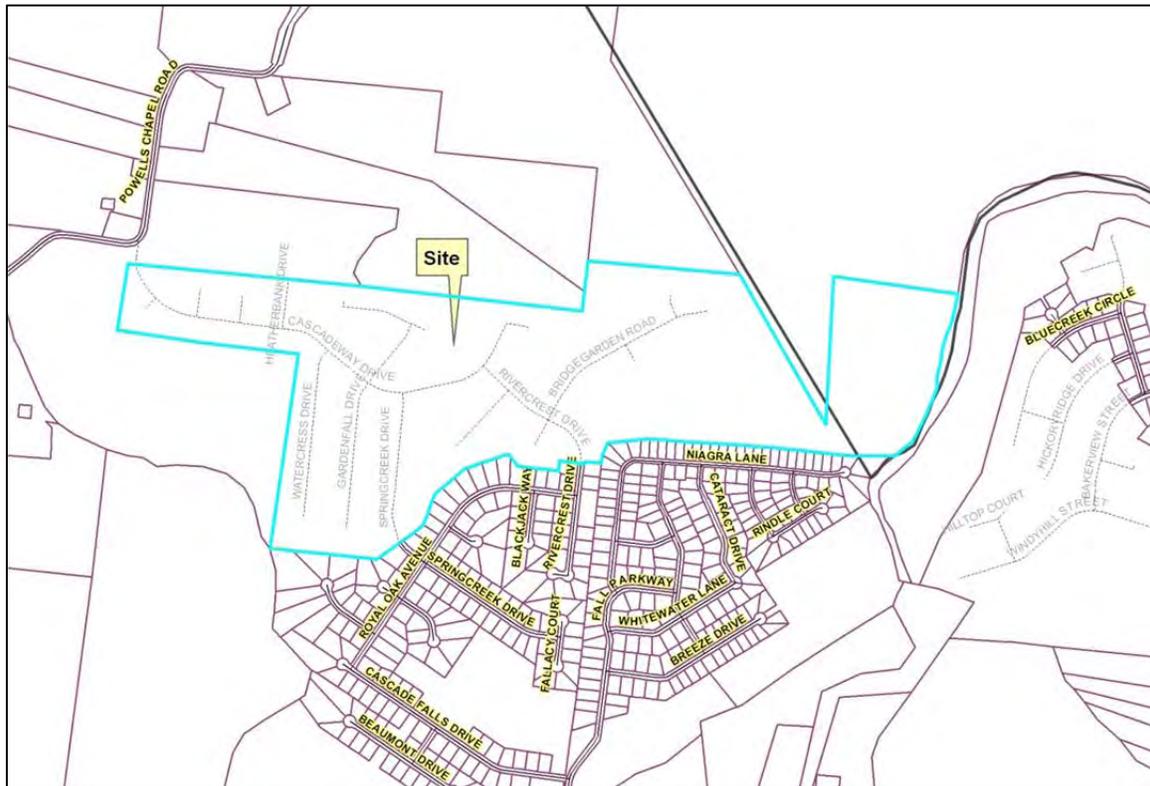
PROJ. NO.	DATE:	FILE:	DATE OF	SHEET
1000	06/23/76	1000-100	REVISION	1 OF 1



Rutherford County Regional Planning Commission

July 14, 2014 Staff Comments

Plat/Plan Name: Cascade Falls, Section III, Phase II (14-2034)
Request: Final Plat Approval
Site Details: 53 lots on 31.03 acres, zoned Residential Medium-Density (RM)
Developer: Michael A. Hollingshead
Property Location: Off of J.D. Todd Road



The subject property is located on the north side of JD Todd Road. The preliminary plat for this section was originally approved by the Planning Commission in July of 2006. The last phase (Section III, Phase 1c) was recorded in April of 2013. This phase contains 53 lots. There are a number of comments that Staff has sent to the design engineer, but Staff expects these issues to be addressed prior to the meeting.

Any approval should be made subject to Staff comments.

NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 53 BUILDING LOTS FOR RESIDENTIAL CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-8811.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDEED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENUDEED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT UNDISTURBED FOR A LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERMEABLE FILTER BARRIERS SUCH AS SEDIMENT BARRIERS, FILTER OR DICES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0045 H, EFFECTIVE DATE: JANUARY 5, 2007.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0045 H, EFFECTIVE DATE: JANUARY 5, 2007.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT.
- PROPERTY IS CURRENTLY ZONED RM.
- ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. HOLLINGSHEAD, IN RECORD BOOK 479, PAGE 1353, REGISTERS OFFICE OF RUTHERFORD COUNTY, TN.
- BEARING SYSTEM IS BASED ON STATE PLANE COORDINATES TIED TO THE CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENTS UBG02-G16 & UBG02-G16A.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26" INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING AND FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.

LINE DATA

LINE	BEARING	DISTANCE
L1	S77°28'59"W	5.46'
L2	S46°43'43"E	66.42'
L3	S28°43'44"W	5.03'
L4	S06°16'19"W	60.46'

*** MIN. FFE REQUIRED**

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.
80	576.0	578.0
84 & 85	585.0	587.0
90 & 91	582.0	584.0
264 & 265	628.0	630.0
269-272	608.0	610.0
302-304	591.0	593.0

LOTS 80, 84 & 85, 90 & 91, 264 & 265, 269-272, 302-304 ARE NOT WITHIN A FLOOD ZONE; HOWEVER, MINIMUM PAD & FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY DRAINAGE DITCHES.

MAP II, PARCEL 13
RANDY L. JASON & ASHLEY LANE
R.B.K. 383, PG. 632
ZONED RM

MAP II, PARCEL 13.02
MURHAMMAD M. ANKAL
R.B.K. 383, PG. 632
ZONED RM

MICHAEL A. HOLLINGSHEAD
R.B.K. 479, PG. 1353
CASCADE FALLS
FUTURE DEVELOPMENT
ZONED RM



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) 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 ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
RECORD BOOK 479, PAGE 1353
MICHAEL A. HOLLINGSHEAD
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; THAT THE PRECISION OF THE UNADJUSTED SURVEY IS NOTED OR GREATER; AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC. _____
DATE: 6-12-14
David A. Parker
REGISTERED SURVEYOR
TENN. R.L.S. No. 2381

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN ENTITLED "CASCADE FALLS, SECTION 3, PHASE 2" HAS BEEN REVIEWED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C. U. D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM

I HEREBY CERTIFY THAT THIS PLAN ENTITLED "CASCADE FALLS, SECTION 3, PHASE 2" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW, CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

RESIDENTIAL FIRE SPRINKLER CERTIFICATE

CONSOLIDATED UTILITY DISTRICT CAN ADEQUATELY SERVE THE DEVELOPMENT OF "CASCADE FALLS, SECTION 3, PHASE 2" FOR DOMESTIC WATER SERVICE. ADEQUATE FIRE PROTECTION CAN NOT BE OBTAINED THROUGH FIRE HYDRANTS TO BE INSTALLED AND CONSOLIDATED UTILITY DISTRICT REQUIRES ALL OCCUPIED STRUCTURES, INCLUDING DETACHED GARAGES, CONSTRUCTED WITHIN THIS DEVELOPMENT BE PROTECTED BY INDEPENDENT FIRE SPRINKLER SYSTEMS. INSTALLATION CRITERIA FROM THE STATE FIRE MARSHALL'S OFFICE AND CONSOLIDATED UTILITY DISTRICT MUST BE MET. INSPECTION AND APPROVAL OF EACH STRUCTURE CONSTRUCTED WILL BE COMPLETED BY THE LOCAL BUILDING CODE AUTHORITY WITH JURISDICTION. RESIDENTIAL FIRE SPRINKLER SYSTEMS WILL REQUIRE A ONE INCH NETER INSTALLATION.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER

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, BY-LAWS, 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 WEB SITE 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: _____
AUTHORIZED MTEMC OFFICIAL

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 RUTHERFORD COUNTY REGISTER.

DATE: _____
CHAIRMAN, PLANNING COMMISSION

DATE: _____
SECRETARY, PLANNING COMMISSION

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

**SECTION III, PHASE II
CASCADE FALLS
SUBDIVISION**

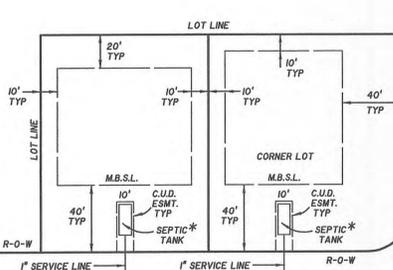
5th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 05202	DATE: 09-12-07	FILE: CASFALLS PLAT3SP2	DRAWN BY: ACAD/LP	SCALE: 1" = 100'	SHEET I OF 1
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CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	03°04'20"	325.00'	17.43'	8.72'	17.43'	S05°19'00"W
C2	00°51'13"	275.00'	4.10'	2.05'	4.10'	S06°25'33"W
C3	68°07'26"	275.00'	326.97'	185.92'	308.05'	S27°12'33"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	N73°43'44"E
C5	41°24'35"	50.00'	36.14'	18.90'	36.36'	N20°01'26"E
C6	262°48'09"	50.00'	229.35'	56.69'	75.00'	N61°16'16"W
C7	41°24'35"	50.00'	36.14'	18.90'	35.36'	S49°26'01"W
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	S16°16'16"E
C9	14°30'31"	229.00'	56.98'	28.64'	56.82'	N54°01'01"W
C10	90°00'00"	25.00'	39.27'	25.00'	35.36'	N81°14'15"E
C11	41°25'10"	50.00'	36.15'	18.90'	35.36'	N22°31'40"E
C12	262°48'09"	50.00'	229.35'	56.69'	75.00'	N46°46'21"W
C13	41°23'59"	50.00'	36.13'	18.89'	35.35'	S63°56'14"W
C14	90°00'00"	25.00'	39.27'	25.00'	35.36'	S01°45'49"E
C15	83°57'28"	25.00'	36.63'	22.49'	33.44'	S89°44'29"E
C16	281°12'12"	450.00'	221.51'	113.05'	219.28'	S63°22'53"W
C17	50°24'51"	400.00'	351.96'	188.29'	340.71'	S52°16'33"W
C18	41°24'35"	50.00'	36.14'	18.90'	35.36'	S06°21'51"W
C19	150°48'37"	50.00'	131.96'	191.68'	96.76'	N61°02'22"E
C20	41°24'35"	50.00'	36.14'	18.90'	35.36'	N61°17'07"W
C21	240°00'00"	50.00'	209.44'	86.60'	86.60'	S35°00'35"W
C22	60°00'00"	50.00'	52.36'	28.87'	80.00'	S54°59'25"E
C23	67°56'27"	25.00'	29.64'	16.84'	27.94'	N61°02'22"E
C24	10°07'34"	450.00'	79.63'	39.87'	79.43'	S32°07'39"W
C25	83°57'28"	25.00'	36.63'	22.49'	33.44'	N24°47'01"W
C26	14°30'31"	175.00'	44.31'	22.28'	44.20'	N54°01'01"W
C27	90°00'00"	25.00'	39.27'	25.00'	35.36'	S73°43'44"W
C28	90°00'00"	25.00'	39.27'	25.00'	35.36'	N16°16'16"W
C29	68°07'26"	325.00'	386.42'	219.73'	364.06'	S27°12'33"E



* SEPTIC TANK RISERS TO BE NO MORE THAN 26" AS SPECIFIED BY C.U.D. ADDENDUM No. 1, NOTE 3.

MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL
N.T.S.



LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- WATER LINE w/FIRE HYD.
- STEP SYSTEM FORCE MAIN

OWNER/DEVELOPER:
MICHAEL A. HOLLINGSHEAD
4472 HICKORY GROVE RD.
MURFREESBORO, TN 37129
PHONE: (615) 394-4882

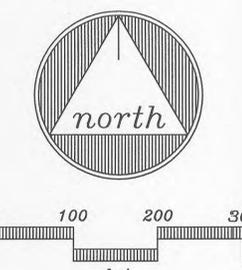
DEED REFERENCE:
RECORD BOOK 479, PG. 1353, R.O.R.C.
TAX MAP 2L PART OF PARCEL 6

SITE DATA
TOTAL AREA = 31.028 ACRES
AREA IN RIGHT-OF-WAY = 4.182 ACRES
TOTAL NO. LOTS = 53
ZONING = RM



LOT AREAS

LOT	SQ FT	ACRES
80	15,591	0.358
81	16,281	0.374
82	17,368	0.399
83	34,220	0.786
84	29,981	0.689
85	32,403	0.744
86	18,343	0.421
87	15,912	0.365
88	17,866	0.410
89	16,367	0.376
90	24,366	0.559
91	30,478	0.700
92	26,246	0.603
93	25,382	0.583
94	36,011	0.827
95	29,169	0.670
96	32,904	0.755
97	23,590	0.541
98	19,452	0.447
99	16,175	0.371
100	13,006	0.300
101	16,914	0.388
102	16,880	0.388
103	18,343	0.421
104	16,900	0.388
105	20,417	0.469
106	23,148	0.531
252	15,000	0.344
253	15,000	0.344
254	15,740	0.361
255	15,334	0.352
256	16,215	0.372
257	15,557	0.357
258	15,269	0.351
259	19,919	0.457
260	21,613	0.496
261	15,082	0.346
262	15,268	0.351
263	40,856	0.938
264	46,606	1.116
265	73,691	1.692
266	26,052	0.598
267	15,000	0.344
268	17,159	0.395
269	15,000	0.344
270	15,000	0.344
271	17,522	0.402
272	28,983	0.665
273	16,914	0.388
274	16,880	0.388
275	18,343	0.421
276	19,853	0.455
277	17,419	0.400
278	16,969	0.390



Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: July 14, 2014

Case Number: 14-A008

Staff Recommendation: **APPROVE**

Request by: W.R. Thompson
Property Address: West Jefferson Pike
Commission District: 2 – Jack Black
Urban Growth Boundary: Murfreesboro UGB

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

Adjacent Uses: Mostly vacant. Residential single-family uses (Wildflowers Subdivision) are located to the north. Existing self-storage business to the east.

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

Size of Tract: Approximately 19 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Character Area as well as the Walter Hill Village Center. Both recommend mixtures of residential and non-residential uses, but the Village Center recommends a slightly higher density of four (4) residential units per acre (single-family) and commercial uses at a .5 Floor/Area Ratio. West Jefferson Pike is also 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.
- Goal Statement 5, Objective C: Allow for a mixture of uses that compliments existing and planned community character.

Proposal supported by Comprehensive Plan

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

Infrastructure

Roads: West Jefferson Pike is a 2-lane arterial road that has approximately 50 feet of Right-of-Way. The Tennessee Department of Transportation (TDOT) has a traffic count in the immediate vicinity of the subject properties, which shows a 2013 Average Daily Travel (ADT) of 8,096 trips.

Utilities: According to the Consolidated Utility District (CUD), there is an 8-inch water line that runs along West Jefferson Pike. Any new development would also require an approved septic system to be installed.

Fire Protection: The closest fire hydrant to the property is approximately 400 feet to the east/southeast of the properties. Fire protection will need to be provided consistent with the recently adopted fire code for commercial structures and the Zoning Ordinance.

Stormwater: The subject properties are 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 properties are located on the north side of West Jefferson Pike. The applicant would like to rezone the property in order to construct mini-warehouses on the property. There is an existing mini-warehouse facility immediately to the east of the subject properties. The existing facility was approved in 2010, with Phase 2 approved in May of 2013, although Staff is not aware of any permits that were ever obtained for the expansion. The applicant is aware that if the properties are rezoned that an application to the Board of Zoning Appeals for a special exception for the mini-warehouses will also be required, along with site plan approval from the Planning Commission. The applicant has not provided a concept plan, as they haven't progressed that that point.

Access & Parking: Access to the property will be provided from West Jefferson Pike. Access and parking will have to meet the standards in the County's Zoning Ordinance and be shown on an engineered site plan. Right-of-way dedication may also be required at that time.

Landscaping: Uses allowed within the CS zone require a Type 2 buffer adjacent to any residentially zoned property. No buffering would be required to the east, as the property is already zoned CS. 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.

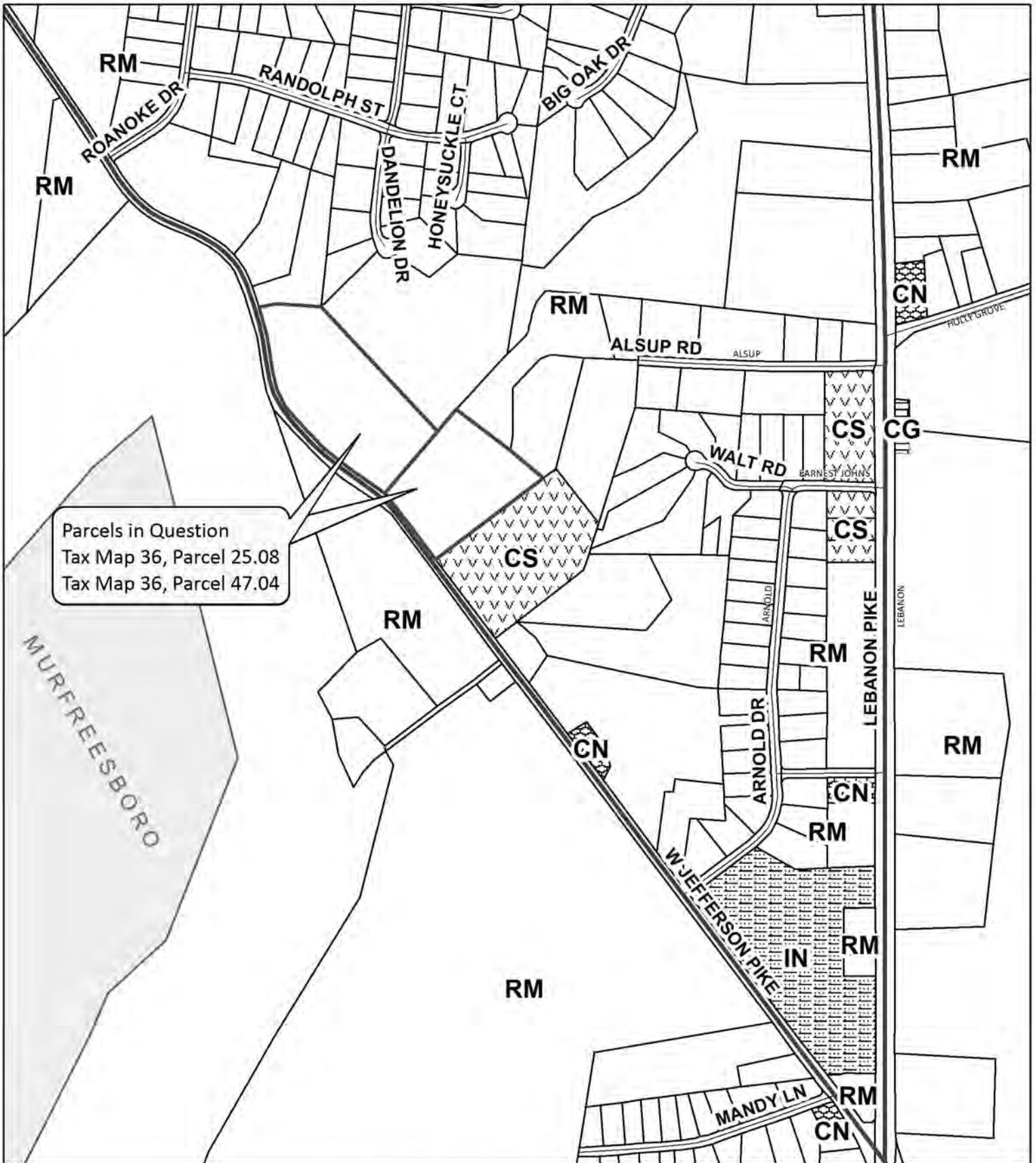
Staff Recommendation

The property is immediately adjacent to existing CS zoning. The property is located within the Walter Hill Village Center, which encourages mixed uses. The request also appears to be consistent with the goals and objectives of the County's Comprehensive Plan. For these reasons, Staff recommends approval.

Attachments

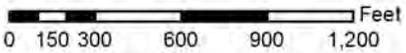
Zoning Map
Aerial Map
CUD Water Lines Map

14-A008



Parcels in Question
 Tax Map 36, Parcel 25.08
 Tax Map 36, Parcel 47.04





0 150 300 600 900 1,200 Feet

 In Question

 IN - Institutional

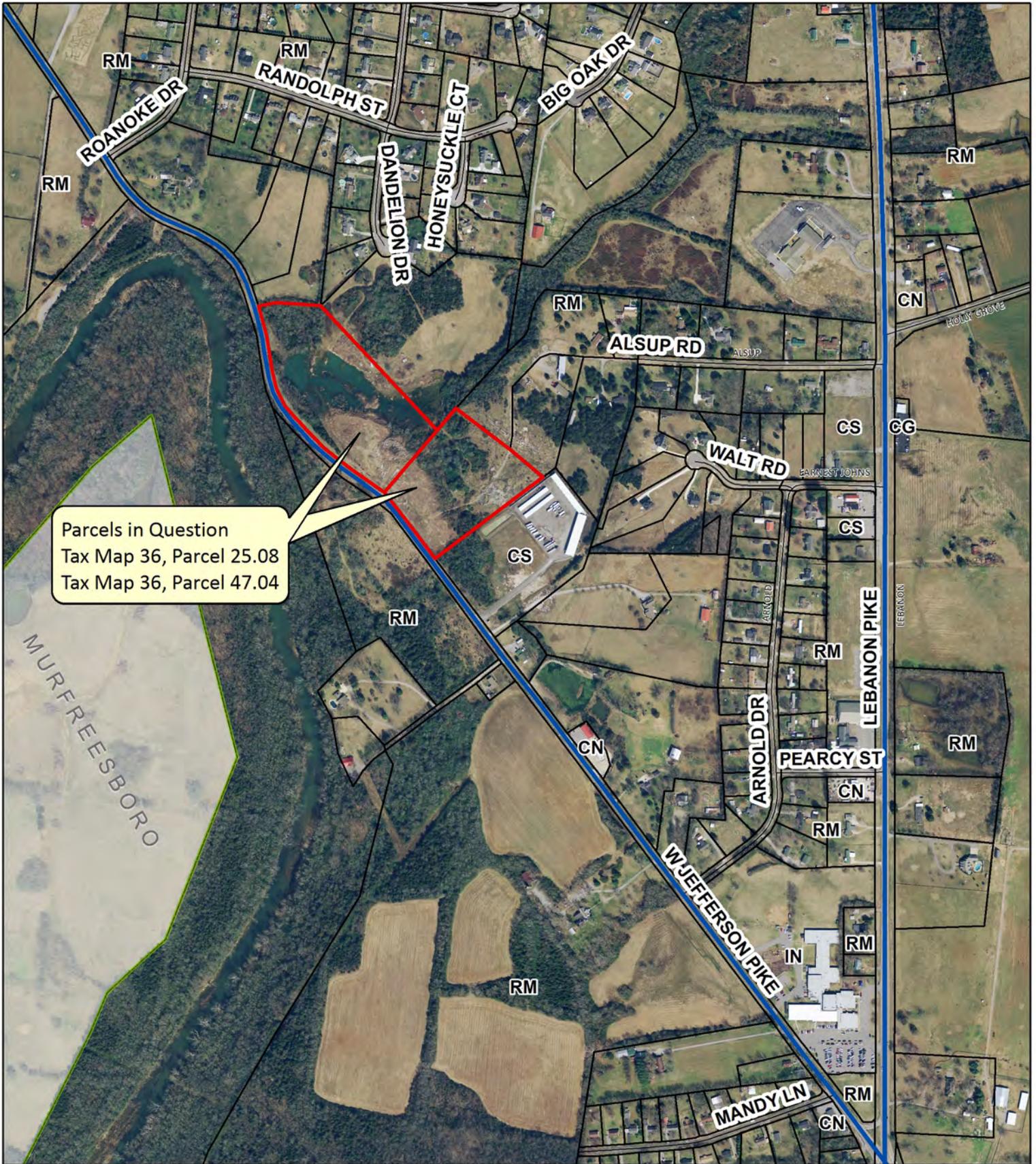
 RM - Medium Density Residential

 CN - Commercial Neighborhood

 CS - Commercial Service

 CG - Commercial General

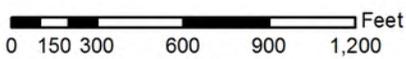
14-A008



Parcels in Question
Tax Map 36, Parcel 25.08
Tax Map 36, Parcel 47.04



 In Question



CUD Line Location

Tax Map 36 Parcel 25.08 and 47.04



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: 6/26/2014

Prepared by: JLW



N.T.S.

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: July 14, 2014

Case Number: 14-A009

Staff Recommendation: **NEUTRAL**

Request by: Frank Bauer
Property Address: 611 East Jefferson Pike
Commission District: 2 – Jack Black
Urban Growth Boundary: Murfreesboro UGB

Applicant Request

Rezoning from Residential Medium-Density (RM) to Light Industrial (LI)

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).

Site Characteristics

Current Zoning: RM

Current Use: Vacant

Adjacent Uses: Mini-warehouses to the west. Religious facility to the east. Middlepoint Landfill is located across the street. Residential single-family uses to the north.

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

Size of Tract: Approximately 18 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Character Area as well as the Walter Hill Village Center. Both recommend mixtures of residential and non-residential uses, but the Village Center recommends a slightly higher density of four (4) residential units per acre (single-family) and commercial uses at a .5 Floor/Area Ratio. West Jefferson Pike is also 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.
 - Goal Statement 5, Objective C: Allow for a mixture of uses that compliments existing and planned community character.
-

Proposal supported by Comprehensive Plan

While mixed uses are consistent with the Comprehensive Plan's recommendations for Village Centers, Staff is concerned about Light Industrial zoning at this location. A more appropriate zoning may be Commercial Services, consistent with what's immediately adjacent to the property.

Infrastructure

Roads: East Jefferson Pike is a 2-lane arterial road that has approximately 50 feet of Right-of-Way. The Tennessee Department of Transportation (TDOT) has a traffic count in the immediate vicinity of the subject properties, which shows a 2013 Average Daily Travel (ADT) of 8,887 trips.

Utilities: According to the Consolidated Utility District (CUD), there is an 8-inch water line that runs along East Jefferson Pike. Any new development would also require an approved septic system to be installed.

Fire Protection: The closest fire hydrant to the property is approximately 1,000 feet to the west of the properties. Fire protection will need to be provided consistent with the recently adopted fire code for commercial structures and the Zoning Ordinance.

Stormwater: The subject properties are 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 properties are located on the north side of East Jefferson Pike. The applicant would like to rezone the property for speculative purposes. No use has been identified at this point. The applicant has not provided a concept plan, as they haven't progressed to that point.

Access & Parking: Access to the property will be provided from East Jefferson Pike. Access and parking will have to meet the standards in the County's Zoning Ordinance and be shown on an engineered site plan. Right-of-Way dedication may also be required at that time.

Landscaping: Uses allowed within the LI zone require a Type 3 buffer adjacent to any residentially zoned property and a Type 1 adjacent to CS zoned property. A landscape plan will be required to ensure that the County's requirements are met.

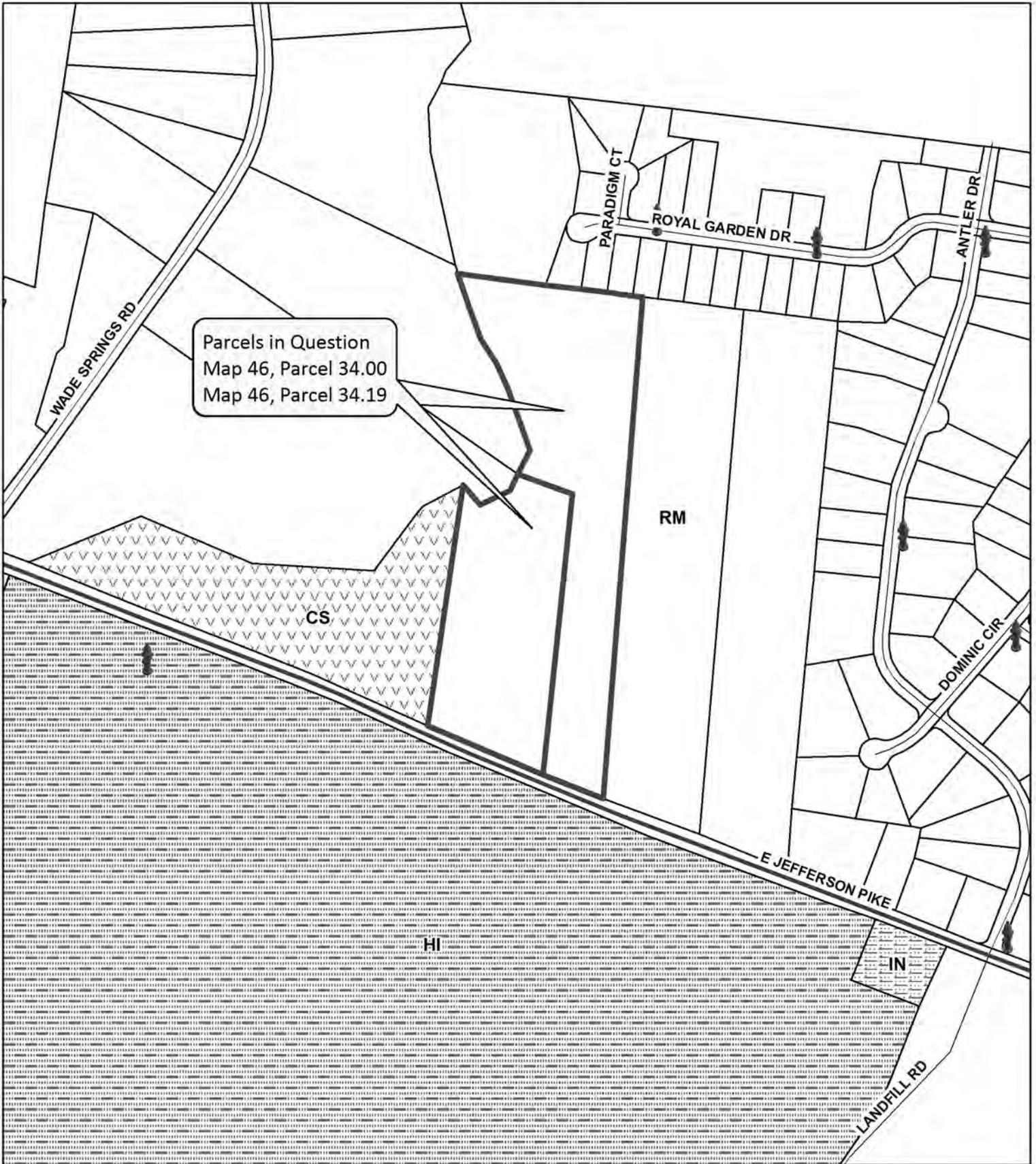
Performance Standards: Section 1106 of the Zoning Ordinance creates performance standards for noise, dust, odor and hazardous materials that commercial or industrial activities must be able to meet.

Staff Recommendation

Although the Comprehensive Plan does encourage mixed-uses in the development nodes, Staff has concerns as to whether Light Industrial (LI) is appropriate for this property. Heavy Industrial zoning is located directly across the street, but that is specifically for the Middlepoint Landfill and it is doubtful that Staff would recommend any further industrial zoning simply because of the location of the Landfill. Staff feels that Commercial Services (CS) zoning may be more appropriate for the area than LI, especially considering the wide range of uses allowed in the LI zone. We are neutral on this application.

Attachments

Zoning Map
Aerial Map
CUD Water Lines Map



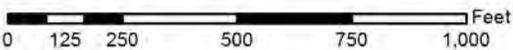
 In Question

 RM - Medium Density Residential

 HI - Heavy Industrial

 HI - Heavy Industrial

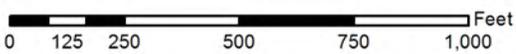
 CS - Commercial Service



14-A009



 In Question



CUD Line Location

Tax Map 46 Parcel 34.00 and 34.19



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Date: 6/26/2014

Prepared by: JLW





Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

MEMORANDUM

To: Planning Commission Members

From: Doug Demosi, Planning Director

Date: July 2, 2014

Subject: PC Agenda Item IX – Staff Reports and Other Business

Staff presented proposed amendments for Outdoor Entertainment and Amusement Services at the Planning Commission's April 28, 2014 and May 27, 2014 meetings. Several issues were raised during Staff's presentation, including allowing these uses in more than just the AR zone, how the amendments would affect Community Assembly uses (i.e. playgrounds on church properties) and the effect on subdivision amenities, such as tennis courts, pools, etc. The amendments below have been modified to reflect the Planning Commission's discussion.

Amend Section 206 G. as follows:

- After, "For larger groups see Group Assembly," add the following text: "This activity type has two levels; Indoor and Outdoor."
- Add the following Examples: Paintball fields, Ballfields

Amend Section 1408 F. as follows:

- **Rename 2 as follows:**
 2. Entertainment and Amusement Services – Outdoor
 - a. General Standards
 - i. There shall be a minimum lot size of 5 acres, unless otherwise specified in this Section.
 - ii. Accessory uses, such as snack bars, offices, maintenance facilities, refreshment stands or retail sales, which are



Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

designed and intended primarily for the use of patrons, shall be allowed.

- iii. Site plan approval is required consistent with Section 1404 C. of this Ordinance.
- iv. Uses approved in this Section shall abide by the Parking Requirements found in Section 1102 of this Ordinance. Parking areas are not required to be of a hard-surfaced, dustless material but must be approved by Planning and Engineering Staff. If an agreement cannot be reached with Staff, the Board of Zoning Appeals shall have the authority to determine the surface material to be used.
- v. Uses approved in this Section shall abide by the Landscaping, Screening and Buffering requirements and Performance Standards found in Sections 1104 and 1106 of this Ordinance, respectively, unless otherwise specified in this Section.
- vi. All regulations enforced through other agencies, (i.e. Federal, State, and other Local authorities) must be met.

- **Renumber subsequent sections accordingly.**

Amend Appendix B – Land Use Activity Table as shown on Exhibit A

Amend Appendix C – Land Use Index as follows:

Add:

- Ballfields (Publicly owned) – Cultural & Recreational Services
- Ballfields (Privately owned) – Entertainment and Amusement Services – Outdoor
- Remote Controlled Vehicle Fields (Airplanes, Cars, etc.) – Entertainment and Amusement Services – Outdoor
- Sport Tracks – Outdoor (i.e. motocross, mudbogs, etc.) – Entertainment and Amusement Services – Outdoor



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Amend:

- Arcades – Entertainment and Amusement Services – Indoor
- Art Galleries (private for profit) – Entertainment and Amusement Services – Indoor
- Batting Cages (Indoor or outdoor) – Entertainment and Amusement Services (Indoor or Outdoor)
- Billiard Parlors – Entertainment and Amusement Services – Indoor
- Bowling Alleys – Entertainment and Amusement Services – Indoor
- Exhibition Halls and Auditoriums (fewer than 250 participants) Indoor or Outdoor – Entertainment and Amusement Services – Indoor or Outdoor
- Golf Driving Ranges – Entertainment and Amusement Services – Outdoor
- Golf (miniature) – Entertainment and Amusement Services – Outdoor
- Movie Theaters (Excluding adult entertainment as defined) – Entertainment and Amusement Services – Indoor
- Paintball Fields – Entertainment and Amusement Services – Outdoor
- Playfields – See Ballfields
- Skating Rinks – Entertainment and Amusement Services – Indoor
- Theaters (Live) – Entertainment and Amusement Services – Indoor

Delete:

- Amusement Arcades – Entertainment and Amusement Services
- Playfields (Commercial) – Entertainment and Amusement Services

Appendix D – Off Street Parking Requirements

Add the following category to Entertainment and Amusement Services:

- Ballfields – 10 for every acre of land, plus 1 for every 4 spectator seats or 1 for each 8 linear feet of bleacher seats whichever is greater



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In addition, the following amendments are proposed to clarify that these regulations would not apply for Community Assembly uses, subdivision amenities, etc.

Chapter 2 – Use Classification

Amend 205 B. Community Assembly as follows:

- B. Community Assembly
Includes the activities typically performed by or at institutions and installations for various social, religious, athletic, and recreational purposes, **including but not limited to accessory uses such as fellowship halls and recreational facilities** but excluding any facility the primary function of which is to produce products or printed matter for sale or general distribution, any retail sales or commercial overnight accommodations or facilities primarily utilized for profit. Community Assembly is divided into three categories by the maximum occupancy in the largest assembly area. The categories are as follows: Small Assembly with a maximum occupancy of fewer than 150 persons; Medium Assembly with a maximum occupancy of 150 to 500 persons; Large Assembly with a maximum occupancy of greater than 500 persons. Examples include but are not limited to: Civic, Social, Fraternal, and Philanthropic Associations, Religious Facilities including chapels, churches, convents, monasteries, mosques, sanctuaries, synagogues and temples

Chapter 4 – Residential District Regulations

Amend 403 A.2.b. to state:

Recreation facilities exclusively for the use of the residents. **This provision includes subdivision amenities including but limited to clubhouses, pools and tennis courts on lots identified on an approved and recorded final plat subject to the provisions for site plans found in Section 1404 C. of this Ordinance;**



Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

Add the following provision to 403 A.2.:

- k. Operation of a playfield or other recreational facility including but not limited to clubhouses, pools and tennis courts for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

Chapter 5 – Office and Institutional Zoning Regulations

Amend Section 503 A.2.g. as follows:

- g. Operation of a playfield or ~~multiple purpose~~ other recreational facility **including but not limited to clubhouses, pools and tennis courts** for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

Chapter 6 – Commercial District Regulations

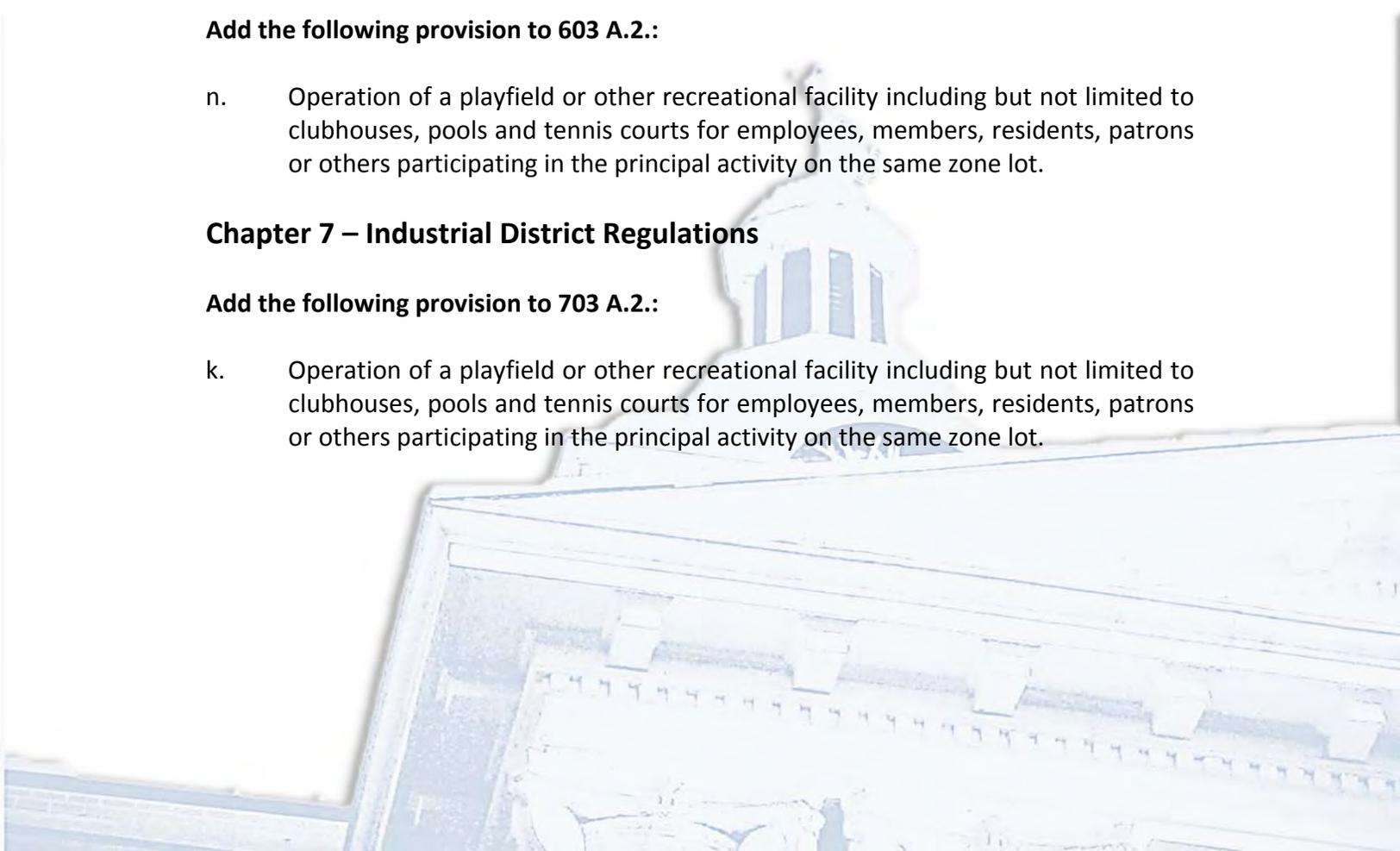
Add the following provision to 603 A.2.:

- n. Operation of a playfield or other recreational facility including but not limited to clubhouses, pools and tennis courts for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

Chapter 7 – Industrial District Regulations

Add the following provision to 703 A.2.:

- k. Operation of a playfield or other recreational facility including but not limited to clubhouses, pools and tennis courts for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.





Rutherford County Planning and Engineering Department

ONE PUBLIC SQUARE SOUTH, SUITE 200 MURFREESBORO, TENNESSEE 37130
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Chapter 8 – Special Character District Regulations

Add the following provision to 803 A.2.:

- g. Operation of a playfield or other recreational facility including but not limited to clubhouses, pools and tennis courts for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

Staff will have further comments on this item at the meeting. If you have any questions prior to that, please do not hesitate to contact me.

