

Rutherford County Regional Planning Commission
Agenda – September 22, 2014 – 9:00 AM – REVISED
Planning Department Mezzanine Meeting Room

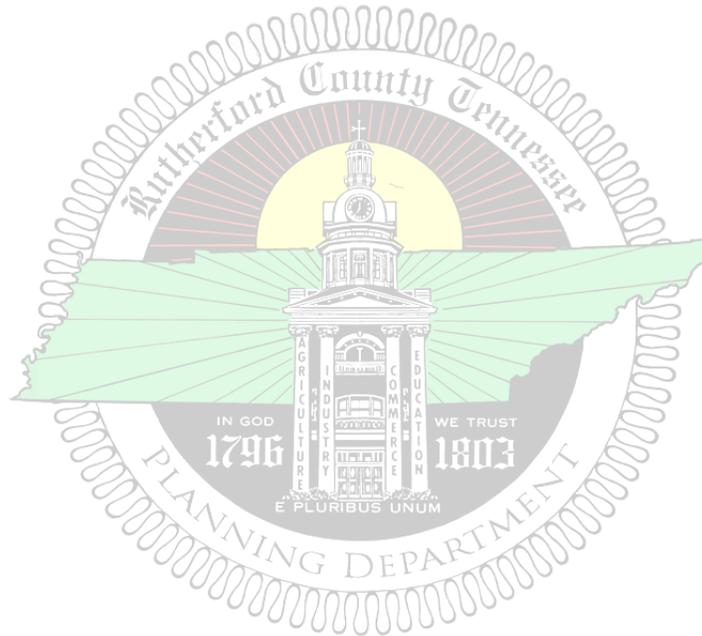
- I. CALL TO ORDER**
- II. PRAYER/PLEDGE OF ALLEGIANCE**
- III. ROLL CALL/DETERMINATION OF QUORUM**
- IV. APPROVAL OF THE MINUTES FOR AUGUST 25, 2014**
- V. ITEMS WITHDRAWN/DEFERRED**
- VI. WAIVER REQUEST**
 - A. Jamie Hire for Fred Farrer Properties is requesting waivers to the off-site soils provisions in the Subdivision Regulations for property located along Jakes Road**
- VII. SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
 - A. Lewis Downs Section 2 (14-1008) – 19 lots on 8.80 acres, zoned Residential Medium-Density (RM), located to the north of Rock Springs Midland Road, Stewart Springs LLC applicant. Includes a waiver request to the fire hydrant requirements**
- VIII. SUBMITTED FOR FINAL PLAT APPROVAL**
 - A. Curtis M. Williamson Minor Final Plat (14-2036) – 1 lot on 1.66 acres, zoned Residential Medium-Density (RM), located at the intersection of Manchester Pike and East Gum Road, Tennmo Properties, LLC applicant. Includes a waiver request for an off-site soils site**
 - B. Fanelli Property, Lot 1 (14-2063) – 1 lot on 5.11 acres, zoned Residential Medium-Density (RM), located at 3792 Drake Lane, William and Dawn Fanelli applicants. Includes a waiver requests for fire hydrant distance, number of lots off of a private easement and size of an existing private easement**
 - C. George Faulk Property Minor Final Plat (14-2064) – 3 lots on 30.98 acres, zoned Residential Low-Density (RL), located off of Shelbyville Pike, George Faulk applicant. Includes waiver request for fire hydrant distance, number of lots off a private easement and size of an existing private easement**
 - D. Cold Saturday Farm, Lot 11 (14-2065) – 1 lot on 1.12 acres, zoned Residential Low-Density (RL), located along Threet Road, Bob and Shirley Masteller applicants. Includes a waiver to the fire hydrant requirements**
 - E. Colonial Estates Section XII, Phase 1i and 3a (14-2066) – 10 lots on 3.78 acres, zoned Residential Medium-Density (RM), located along Drema Court, to the east of Shelbyville Pike, Tennmo Properties, LLC applicant**
 - F. WR Thompson Final Plat (14-2067) – 3 lots on 31.64 acres, zoned Residential Medium-Density (RM) and Commercial Services (CS), located along West Jefferson Pike, WR Thompson applicant**

IX. SUBMITTED FOR SITE PLAN APPROVAL

- A. Heatcraft, Inc. (14-3022) – New construction of 20,000 square-foot warehouse/manufacturing facility on 13.6 acres zoned Light Industrial (LI), located at 315 Murfreesboro Street, Robert Stroop applicant**
- B. WR Thompson (14-3023) – New construction of approximately 80,000 square feet of mini-warehouse/RV and boat storage space on 21.28 acres zoned Commercial Services (CS), located along West Jefferson Pike, WR Thompson applicant**

X. STAFF REPORTS/OTHER BUSINESS

XI. ADJOURNMENT



JAKES AVEN

RB. 269, PG. 965

CAPPED REBAR FOUND

10' WATER LINE EASEMENT

CAPPED REBAR SET

5' DRAINAGE EASEMENT

S 76°36'00" E

197.73'

64.73' N68°09'51"W

73.63' N68°09'51"W

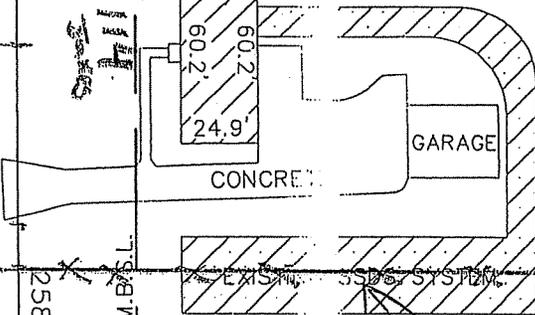
54.93

ONE STORY BRICK

WELL HOUSE

CAPPED REBAR SET

RB. 243, PG. 2657



DRAINAGE EASEMENT FOR STORMWATER DETENTION AREA (PART OF LOT 25)

25

96,800 sq. ft.

SECONDARY FIELD LINE AREA

ANGLE IRON FOUND

N 14°50'44" E 470.74'

N 75°09'16" W

N77°32'43"W

142.80'

10' DRAINAGE EASEMENT

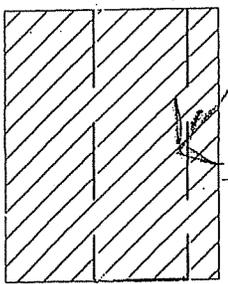
1" IRON ROD FOUND

#3 REBAR FOUND

UNITED INVESTMENT, INC. RB. 387, PG. 2850

26

19,154 sq. ft.



Bud Mitchell

25' CONSERVATION EASEMENT AROUND SINKHOLE

CAPPED REBAR SET

N14°48'03"E 111.71'

#3 REBAR FOUND

UNITED INVESTMENT, INC. RB. 387, PG. 2850

#3 REBAR FOUND

S15°23'3 57.05'

#3 REBAR FOUND

N74°20'40"W 99.65'

BAR

BC RE