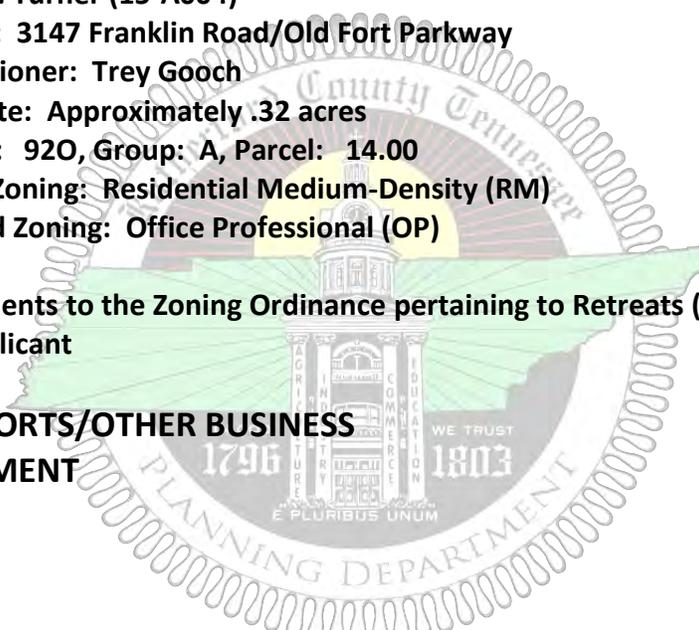


Rutherford County Regional Planning Commission

Agenda – 2-9-15 – 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 JANUARY 12 AND 26, 2015 MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. REZONING REQUESTS/PUBLIC HEARINGS
 - A. Jeffrey D. Turner (15-A004)
 - Location: 3147 Franklin Road/Old Fort Parkway
 - Commissioner: Trey Gooch
 - Size of Site: Approximately .32 acres
 - Tax Map: 920, Group: A, Parcel: 14.00
 - Existing Zoning: Residential Medium-Density (RM)
 - Proposed Zoning: Office Professional (OP)
 - B. Amendments to the Zoning Ordinance pertaining to Retreats (15-5001), Planning Staff applicant
- VII. STAFF REPORTS/OTHER BUSINESS
- VIII. ADJOURNMENT



Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: February 9, 2015

Case Number:	15-A004
Staff Recommendation:	APPROVAL
Request by:	Jeffrey D. Turner
Property Address:	3147 Franklin Road
Commission District:	20 – Trey Gooch
Urban Growth Boundary:	Murfreesboro UGB

Applicant Request

Rezoning from Residential Medium-Density (RM) to Office Professional (OP)

Purpose of District

This class of district is designed to provide for low intensity office development and compatible commercial uses such as small retail and business service uses with a minimum of objectionable characteristics in appropriate locations. This district may be used as a transitional zone between residential and intense commercial areas. Permitted uses are those which tend to attract small numbers of people and generate lower volumes of traffic. Less building bulk is permitted and more open space is required.

Site Characteristics

Current Zoning: RM

Current Use: Vacant

Adjacent Uses: Existing business to the west (Lee Company). Religious use directly across the street to the north (Franklin Road Baptist Church). Single-family residential use to the south; vacant land across Franklin Heights Drive to the east.

Adjacent Zoning: OP to the west. RM on all other sides. See attached exhibit showing City zoning.

Size of Tract: Approximately .32 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the General Urban Character Area. Urban Character Areas are recommended to include residential uses at densities of up to ten (10) units per acre and non-residential densities of .9 Floor/Area Ratio (FAR). Old Fort Parkway/Franklin Road is also classified as an Urban Corridor.

Proposal supported by Comprehensive Plan

Staff feels that the proposal is consistent with the policies listed in the Comprehensive Plan.

Infrastructure

Roads: The property is located along Old Fort Parkway/Franklin Road. The closest traffic count to the subject property is located approximately a half mile to the east of the property that shows a 2013 count of 21,609 trips per day.

Utilities: According to Consolidated Utility District (CUD), there is a 20-inch water line to service the property (See attached map). Since the property is proposed to be developed as a parking lot, no new water connections should be required.

Fire Protection: According to information provided by CUD, there is a fire hydrant located within 1,000 feet of the subject property. Additional hydrants should not be needed in this location.

Stormwater: No portion of the subject property is impacted by the 100-year floodplain, as delineated by the Federal Emergency Management Agency (FEMA). The applicant's concept plan does show existing drainage easements on the property. 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 for any new improvements.

Schools: Not Applicable since this application is not for residential uses.

Background/Proposal Details

Proposed Use: The subject property is located on the southern side of Old Fort Parkway/Franklin Road. The property had a single-family dwelling on it in the past, but the house was removed as part of the widening project for Franklin Road. The current size of the property is slightly over 12,000 square feet, which makes it a non-conforming lot in the RM zone, since it's less than 15,000 square feet. The applicant proposes to purchase the property and combine it through a resubdivision plat with property immediately to the west at 3167 Franklin Road. The applicant's intent is to use the proposed area for additional parking for the business at 3167 Franklin Road.

Access & Parking: The applicant has submitted a concept plan, which has been included with your agenda materials. Access is not shown, but Staff expects an access point to the west, as well as an access drive onto Franklin Heights Drive. Staff finds this secondary access preferable than another access point onto Franklin Road. Conformance to County parking requirements will need to be demonstrated on an engineered site plan.

Landscaping: If the rezoning application is approved, a Type 1 buffer would be required to be installed along the south side of the property. This could be accomplished through the use of plantings and/or solid visual screens and plantings. Existing plantings can be counted towards this requirement.

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.

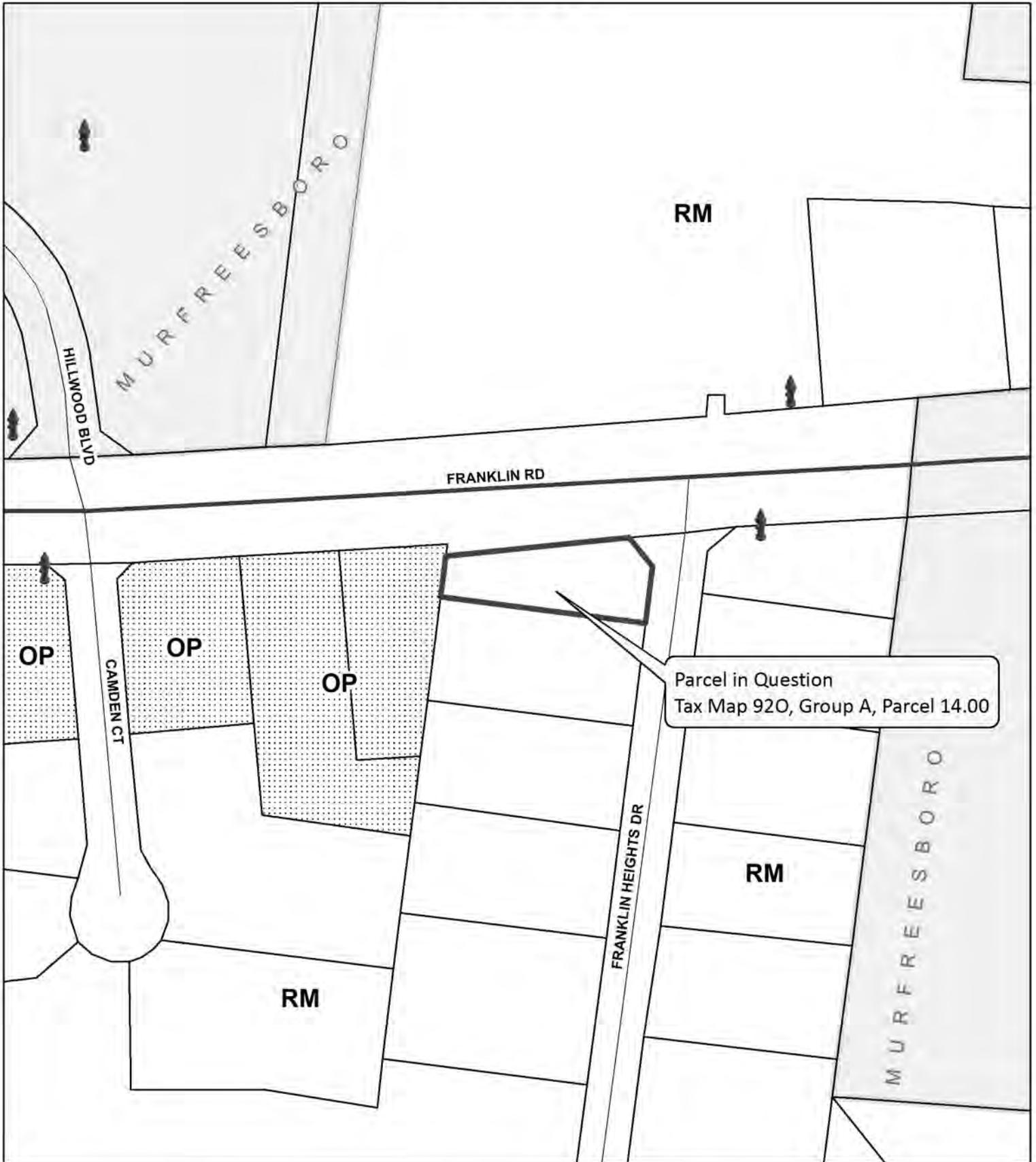
Staff Recommendation

Due to the various constraints on this property (size, drainage easements, etc.), Staff does not expect that this property will ever be used for a single-family dwelling. Staff also feels that extending the existing OP zoning in this area is compatible with the residential areas to the south. Staff recommends approval.

Attachments

Zoning Map
Aerial Map
CUD Water Lines Map
Applicant's Concept Plan
Murfreesboro Zoning Map

15-A004



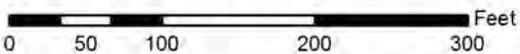
Parcel in Question
Tax Map 920, Group A, Parcel 14.00



 In Question

 OP - Office Professional

 RM - Medium Density Residential



15-A004



Parcel in Question
Tax Map 920, Group A, Parcel 14.00



0 50 100 200 300 Feet

 In Question

Rezoning Request 3147 Franklin Road



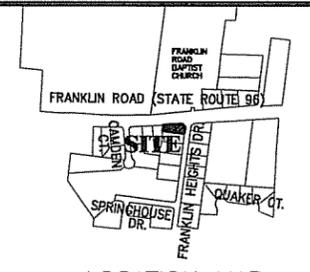
Any additional development to the parcel(s) would be subject to the applicant submitting the Developer's Packet to Consolidated Utility District which includes a Water Availability Request to determine feasibility of and approve the proposed development.

Date: 1/30/2015

Prepared by: JLW



N.T.S.



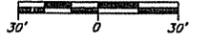
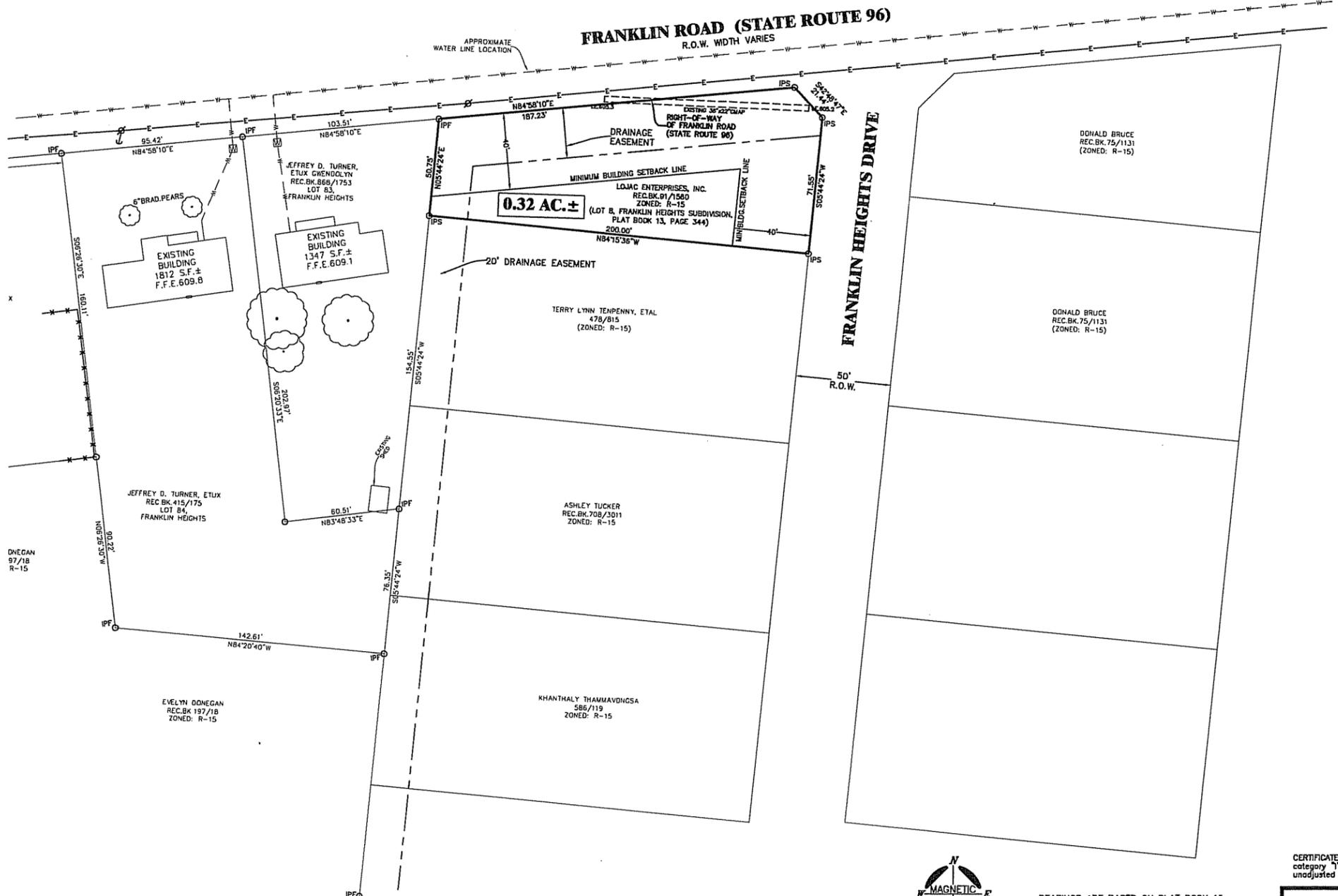
LOCATION MAP
N.T.S.

LEGEND

- ⊕ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- △ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- W— Existing Water Line
- W— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line Check Dam
- 00— Existing Contours
- 00— Proposed Contours
- DD.D Existing Spot Elevations
- DD.D Proposed Spot Elevations
- SF— Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- E— Existing Telephone & Electric Line
- UGE— Existing Underground Electric Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe

NOTES:

1. 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 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.



- LEGEND FOR MONUMENTS**
- IPF ○ IRON PIN SET
 - IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.

BEARINGS ARE BASED ON PLAT BOOK 15, PAGE 396, R.O.R.C., TENNESSEE.

OWNER: LOJAC ENTERPRISES, INC.
ADDRESS: 1401 TOSHIBA DRIVE
LEBANON, TN 37087

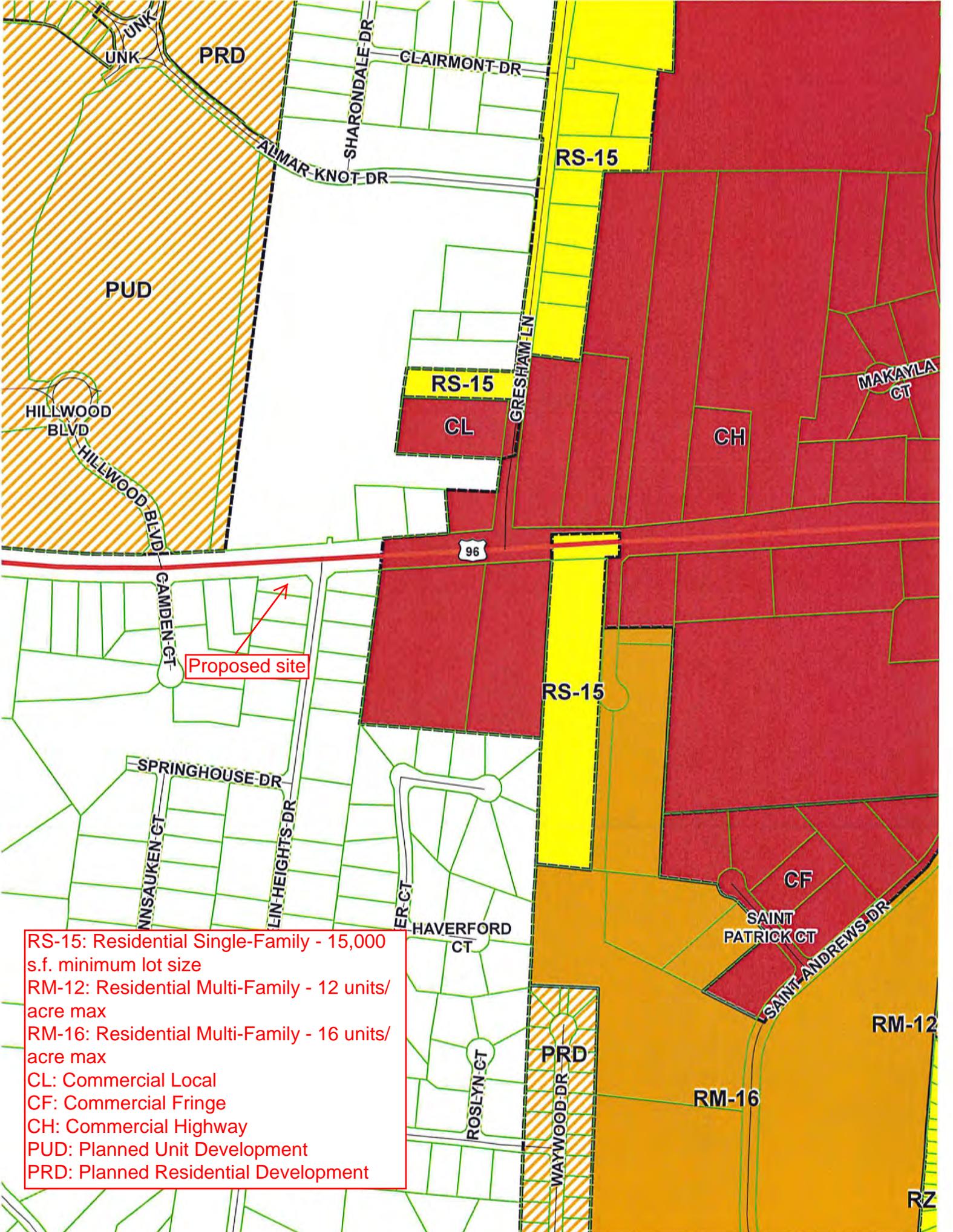
TAX MAP: 92-0, GROUP A PARCEL: 14
RECORD BOOK: 91 PAGE: 1560
FLOOD MAP PANEL: 470168 0260 H. ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

CERTIFICATE OF ACCURACY - I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

.PDF PLOT ONLY.
NOT AN OFFICIAL SURVEY

BOUNDARY SURVEY
LOJAC ENTERPRISES, INC.
FRANKLIN ROAD
13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JUNE, 2009 SCALE 1"=30' SH. 1 OF 1



- RS-15: Residential Single-Family - 15,000 s.f. minimum lot size
- RM-12: Residential Multi-Family - 12 units/acre max
- RM-16: Residential Multi-Family - 16 units/acre max
- CL: Commercial Local
- CF: Commercial Fringe
- CH: Commercial Highway
- PUD: Planned Unit Development
- PRD: Planned Residential Development

RZ



Doug Demosi, AICP
Planning Director

Mike Hughes, P.E.
County Engineer

MEMORANDUM

To: Planning Commission Members

From: Doug Demosi, Planning Director

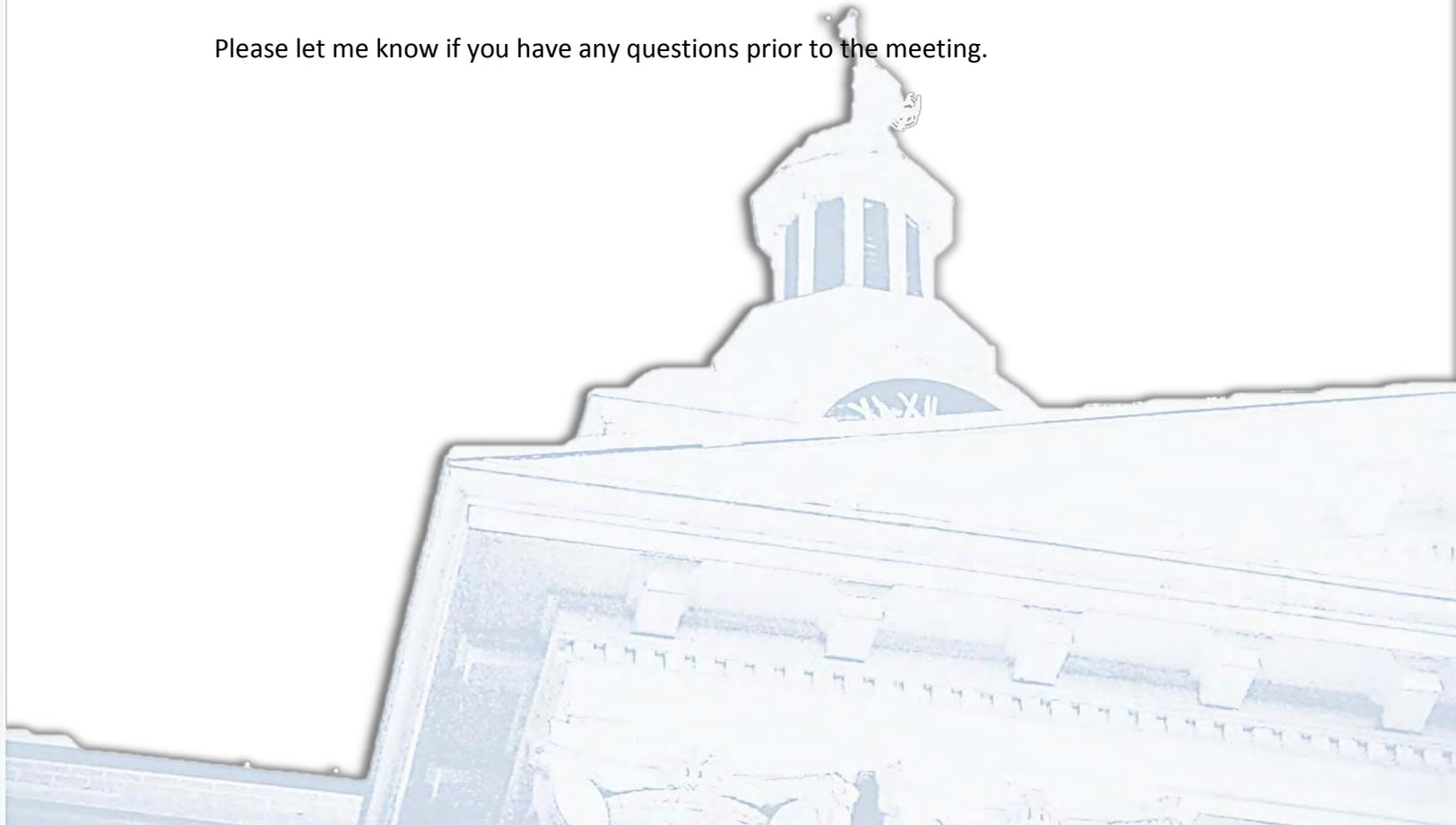
Date: January 30, 2015

Subject: Proposed Zoning Ordinance Amendments – Retreat

Staff distributed proposed amendments to the Zoning Ordinance regarding Retreats at the January 26, 2015 meeting. After some discussion, the Planning Commission asked Staff to place the amendments on the February 9, 2015 meeting for consideration. The amendments are included with your agenda materials.

The Planning Commission had some questions as to the minimum size requirement as well as the proposed setbacks. Staff is preparing exhibits to present at the meeting and will provide those at a later date.

Please let me know if you have any questions prior to the meeting.



Possible Regulations for Retreats

Classification – Minimal Impact Facility – Permitted by Special Exception in all zones except the MHP, LI and HI zones, where they are not permitted.

Definition: Retreat – A facility owned and operated by a non-governmental entity for the purpose of providing a rural setting in which temporary lodging, camping and/or conferences, meeting, and event facilities are provided with or without compensation. This definition does not include those activities allowed by the Zoning Ordinance with a temporary use permit (i.e. outdoor performances or seasonal attractions).

1. An application for a retreat shall include a concept plan and a complete description of all activities proposed to occur on the property that shall include, at a minimum, the following information:
 - The number of events per year;
 - The expected number of attendees per event;
 - The number of employees;
 - The hours of operation;
 - Provision of overnight accommodations, duration, etc.;
 - Provision of restroom facilities;
 - Proposed lighting;
 - Sound amplification to be used;
 - Temporary structures or tents to be used in association with planned events;
 - Proposed Signage;
 - Security to be provided;
 - Location of trash receptacles;
 - Traffic management and parking plans;
 - Other documentation as required.

2. The following standards shall apply for retreats:
 - Minimum acreage – 10 acres

 - Parcels must have an unobstructed frontage along a public road consistent with the requirements of the Zoning Ordinance. Access drives on private easements will not be permitted.

 - Site plan approval is required consistent with Section 1404 C. of this Ordinance.

 - The maximum floor area for all areas used in connection with the Retreat (excluding areas for overnight accommodations) shall be no greater than 20,000 square feet.

- Accessory uses can include, but are not limited to; banquet facilities and recreational amenities not intended to be open to the general public.
- 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. Handicapped parking is required to be of a hard, dustless material and must meet ADA standards.
- The maximum length of stay for any guest(s) shall be fourteen (14) consecutive days.
- The Board of Zoning Appeals has the ability to condition approval upon adequate landscape screening on a case-by-case basis.
- Events shall conform to the performance standards in Section 1106 of this Ordinance.
- Signage shall comply with Chapter 12 of this Ordinance.
- Proposed and existing structures to be used in connection with the Retreat shall comply with the adopted building and fire codes for Rutherford County and shall be inspected prior to occupancy by the Building and Codes and Fire and Rescue Departments for Rutherford County.
- All regulations enforced through other agencies, (i.e. Federal, State, and other Local authorities) must be met. These include, but are not limited to, building codes, fire codes, health department regulations, groundwater protection, etc.
- If the retreat is proposed on property with an existing structure or residence, an additional address may have to be assigned for the retreat for E-911 purposes.
- All parking, buildings, activities, etc. used in association with the rural retreat must be setback at least 100 feet from all property lines.
- Parking Requirements: 1 space for every 3 people at maximum capacity of the main assembly room plus one space for every guestroom or campsite.