

Rutherford County Regional Planning Commission

Agenda – 3-9-15 – 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 FEBRUARY 23, 2015 MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. REZONING REQUESTS/PUBLIC HEARINGS

A. Paul Cook with C&M Cabinets (15-A005)

Location: Sulphur Springs Road

Commissioner: Will Jordan

Size of Site: Approximately 6.0 acres

Tax Map: 48, Parcel: 57.04

Existing Zoning: Residential Medium-Density (RM)

Proposed Zoning: Light Industrial (LI)

B. Thomas (Buddy) Ogles (15-A006)

Location: 7151 Manchester Pike

Commissioner: Joe Frank Jernigan

Size of Site: Approximately 1.39 acres

Tax Map: 151, Parcel: 38.00

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: March 9, 2015

Case Number: 15-A005

Staff Recommendation: **APPROVAL**

Request by: Paul Cook, with C&M Cabinets

Property Address: Sulphur Springs Road

Commission District: 3 – Will Jordan

Urban Growth Boundary: Murfreesboro UGB

Applicant Request

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

Purpose of District

This class of 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.

Site Characteristics

Current Zoning: RM

Current Use: Vacant

Adjacent Uses: Existing cabinet business to the east. Single-family residential uses on all other sides

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

Size of Tract: Approximately 6.0 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Character Area. Suburban Character Areas are recommended to include residential uses at densities of up to three (3) units per acre and non-residential densities of .2 Floor/Area Ratio (FAR). Sulphur Springs Road is also labeled as a future Urban Arterial.

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 Sulphur Springs Road. The closest traffic count to the subject property is located approximately one and a half miles to the east of the property that shows a 2013 count of 4,371 trips per day.

Sulphur Springs Road is classified as an arterial road with a future 5-lane cross-section on the County's Long Range Transportation Plan (LRTP).

Utilities: According to Consolidated Utility District (CUD), there is a 12-inch water line to service the property (See attached map).

Fire Protection: According to information provided by CUD, there is a fire hydrant located just to the east of the subject property. Any development will be required to adhere to the adopted fire codes for Rutherford County.

Stormwater: Portions of the subject property 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 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 north side of Sulphur Springs Road, to the west of the interchange with State Route (S.R.) 840. The applicant would like to move his existing cabinet making business, located within the city limits of Murfreesboro, to this property. Cabinet Making and Similar Products are classified as Light Industrial Activities in the Zoning Ordinance, which requires Light Industrial zoning. There is an existing cabinet shop to the east of the subject property that was approved by the Board of Commissioners in August 2002. The existing shop is zoned Commercial Services (CS) and is considered a grandfathered use.

Access & Parking: The applicant has submitted a concept plan, which has been included with your agenda materials. Access is shown, along with approximately 10 spots. Staff does not expect a large amount of traffic to the site so any improvements to Sulphur Springs Road should be minimal. Sulphur Springs Road is classified as an arterial road with a future 5-lane cross-section on the County's LRTP, so dedication of right-of-way may be required as a condition of site plan approval.

Landscaping: The applicant's concept plan shows a Type 3 Buffer along the west and north property lines and a Type 1 Buffer on the east property line. A small portion of the east property line will also have to have a Type 3 Buffer. These buffers can 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.

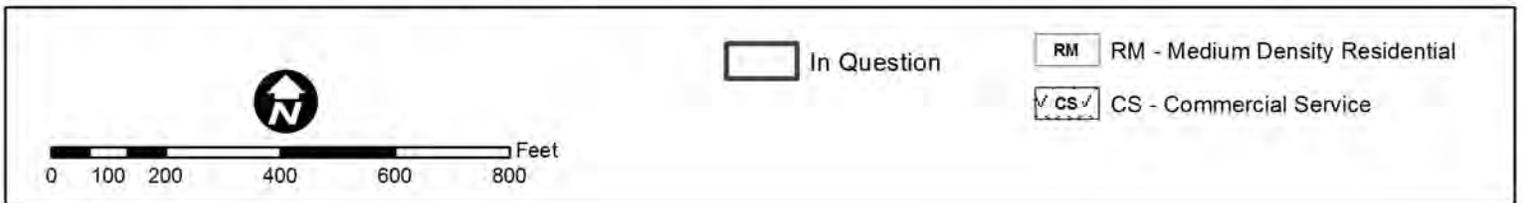
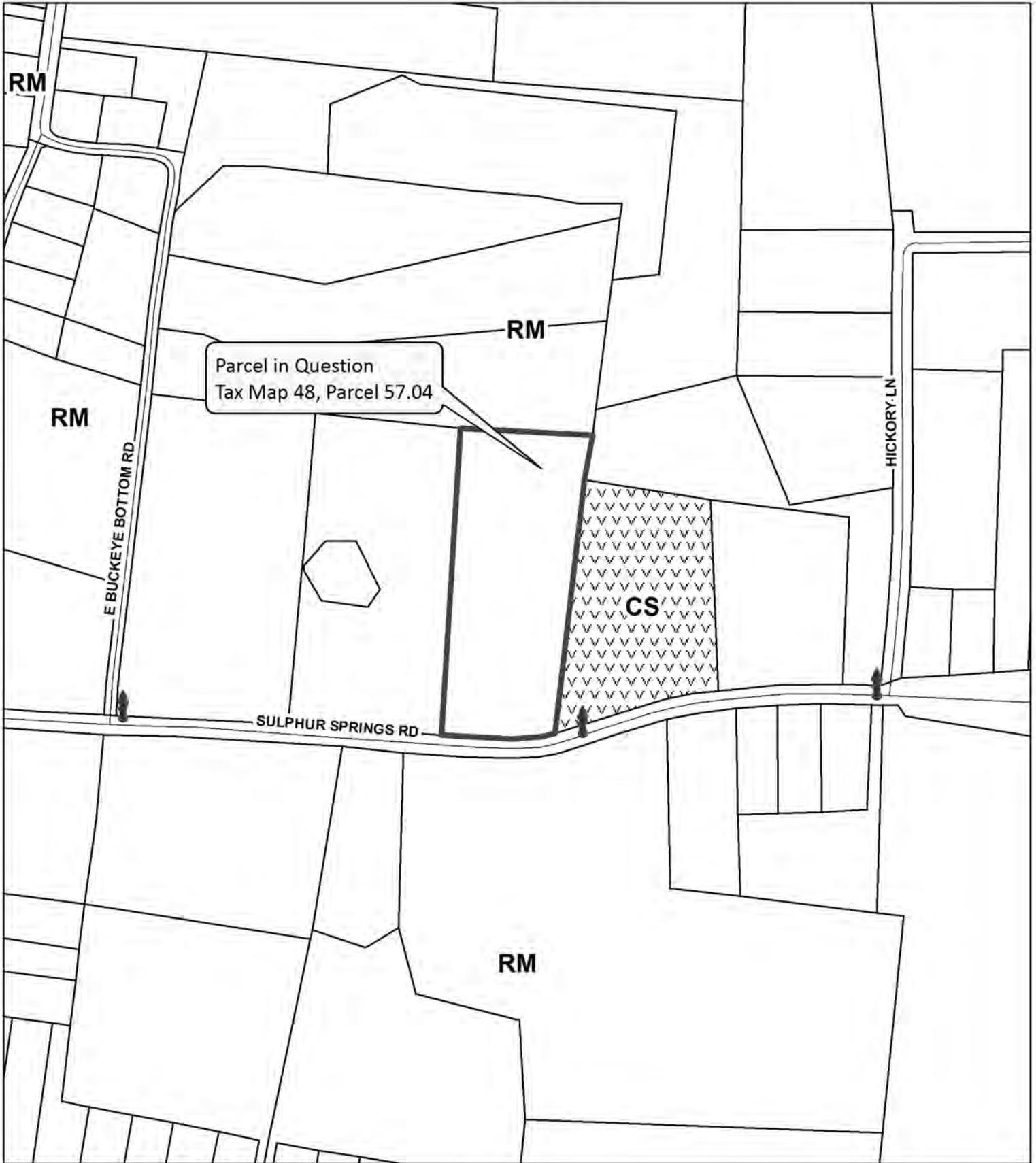
Staff Recommendation

Although this area is not identified as a development node in the Comprehensive Plan, Staff does expect the area to develop commercially in the future due to the future widening of Sulphur Springs Road and the location of the S.R. 840 Interchange. This use would not be the first non-residential use in the area, as an existing cabinet shop is located immediately to the east. Staff recommends approval.

Attachments

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

15-A005



15-A005

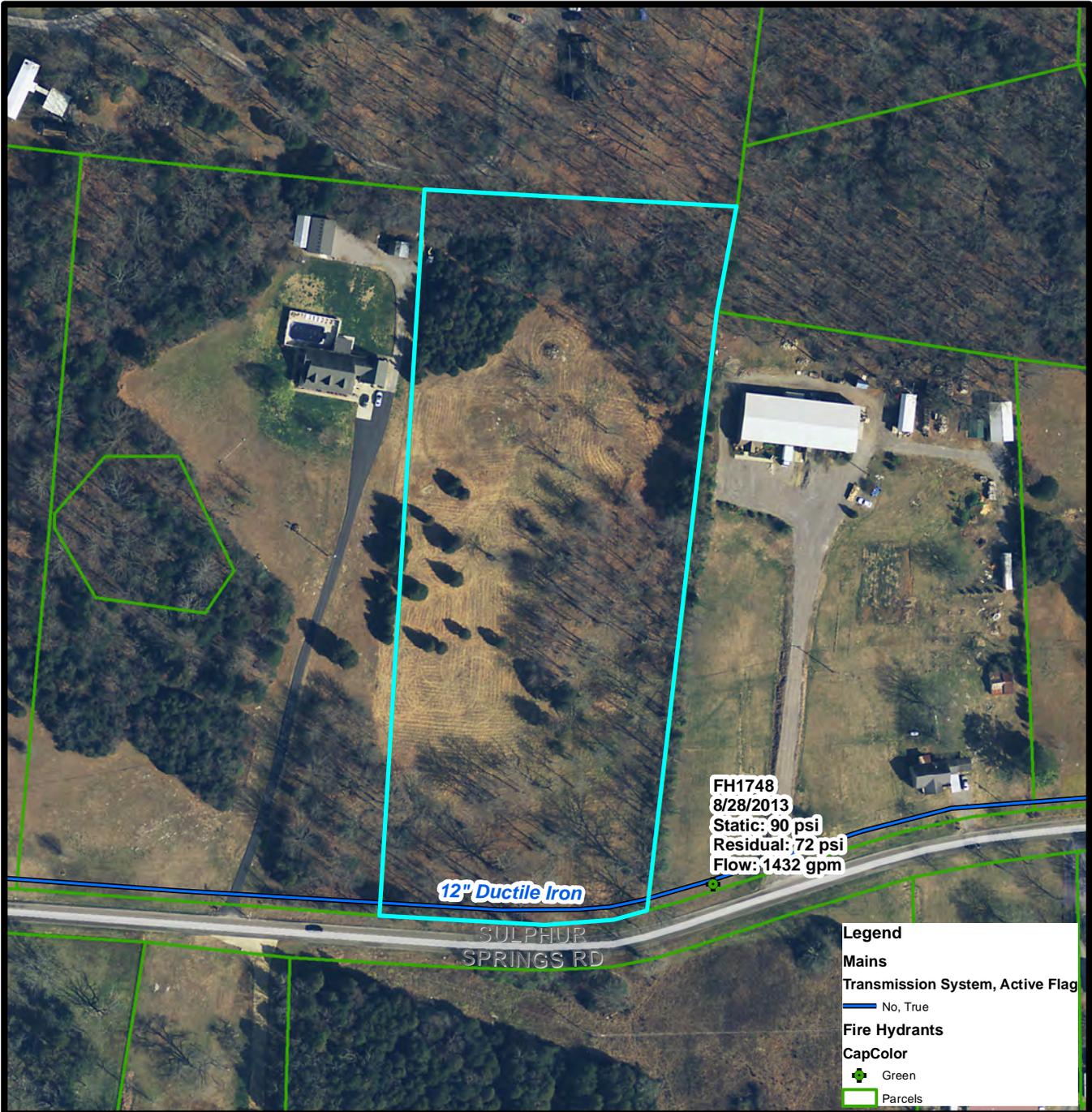


0 100 200 400 600 800 Feet

 In Question

Rezoning Request

Tax Map 48 Parcel 57.04



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: 2/26/2015

Prepared by: JLW



N.T.S.



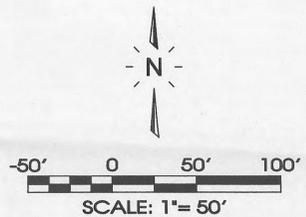
Charles A. & Jeani Erin Shultz
Tax Map 46, Parcel 157.02
R.Bk. 789, Pg. 2745
Zoned: RM

Martha S. Rehegar
Tax Map 48, Parcel 57.06
R.Bk. 83, Pg. 2222
Zoned: RM

Jimmie & Stella Duncan
Tax Map 48, Parcel 54.02
R.Bk. 280, Pg. 827
Zoned: RM

Lanny D. & Linda K. Ganter
Tax Map 48, Parcel 56.00
R.Bk. 162, Pg. 1726
Zoned: CS (Commercial Services)

Operating Hours: 6:30-3:00 Monday-Friday
Building To Be Fully Sprinklered



Know what's below.
Call before you dig.

Applicant:
C&M Cabinet & Millworks
C/O Paul Cook
1527 Rutledge Way
Murfreesboro, TN 37129
Deed Reference:
R.Bk. 9, Pg. 1786
Map 48, Parcel 67.04
Yard Requirements:
Front: 50'
Side: 20'
Rear: 20'
Intended Use:
Cabinet Shop
Land Use Data:
Existing Zoning: RM (Medium Density Residential)
Proposed Zoning: LI (Light Industrial)
1-Story Building
Total Floor Area: 14,400 Sq.Ft.
Total Land Area: 6.00± Acres
Parking Requirements:
1 Space / 1,500 Sq.Ft. Floor Area x 14,400 Sq.Ft. = 10 Spaces Required
Provided: 10 Regular + 1 H.C. = 11 Total Spaces
Lot Coverage:
14,400 Sq.Ft. (Bldg) + 30,690 Sq.Ft. (Vehicular Use Area) = 0.17 < 50%
261,439 Sq.Ft. (Lot Area)

RECEIVED
FEB 05 2015
BY:

Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊕	HC SIGN
○	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊕	EXIST. CATCH BASIN (STORM SEWER)	⊕	WHEEL STOP
⊕	EXIST. WATER/GAS VALVE	▬	CONCRETE SIDEWALK
⊕	EXIST. TELEPHONE RISER	▬	EXTRUDED CURB
⊕	EXIST. GAS RISER	▬	CURB & GUTTER
⊕	ELECTRICAL ENCLOSURE	▬	TRAFFIC ARROW
⊕	EXIST. WATER METER	↔	TURN LANE ARROWS
⊕	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊕	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	↔	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	□	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	63.25	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	▬	CATCH BASIN
⊕	GATE VALVE & BOX	▬	CURB INLET
⊕	WATER METER	▬	AREA DRAIN
⊕	GAS METER	▬	HEADWALL
⊕	GREASE TRAP	▬	WINGED HEADWALL
○	EXTERIOR CLEANOUT EGO	▬	CONCRETE SWALE
○	MANHOLE	⊕	TYPE- X- HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	EEL EEL EEL
EXISTING TREELINE	~ ~ ~
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W



SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901
E-MAIL: MTAYLOR@SEC-CIVIL.COM
FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the client to provide accurate and complete information. The engineer assumes no responsibility for the construction of the site as shown on these drawings.

C&M Cabinets
Rutherford County, Tennessee

REVISIONS:
DRAWN: SJA
DATE: 2-6-15
CHECKED: MAT
FILE NAME: 15014project.dwg
SCALE: 1" = 50'
JOB NO. 15014
SHEET: 1 of 1

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: March 9, 2015

Case Number: 15-A006

Staff Recommendation: **APPROVAL**

Request by: Thomas (Buddy) Ogles
Property Address: 7151 Manchester Highway
Commission District: 6 – Joe Frank Jernigan
Urban Growth Boundary: Rural Area

Applicant Request

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

Purpose of District

This class of 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.

Site Characteristics

Current Zoning: RM

Current Use: Existing single-family dwelling unit and various accessory structures, one of which contains the applicant's electrical contracting business. There is also an existing horse barn on the property

Adjacent Uses: Residential and agriculture. Existing mini-warehouse units located across East Gum Road

Adjacent Zoning: RM on all sides. CS located directly across East Gum Road

Size of Tract: Total size – 19.41 acres. Area for rezoning – 1.39 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Character Area. Suburban Character Areas are recommended to include residential uses at densities of up to three (3) units per acre and non-residential densities of .2 Floor/Area Ratio (FAR). Manchester Highway is also labeled as an Urban Arterial. East Gum Road is not identified as a special corridor by the Comprehensive Plan.

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 Manchester Highway. The closest traffic count to the subject property is located approximately one half of a mile to the southeast of the property and shows a 2013 count of 3,798 trips per day.

Manchester Highway is shown on the County's Long Range Transportation Plan (LRTP) as being widened to a 3-lane cross section in the future. There is approximately 80 feet of existing right-of-way along Manchester Pike, which should be sufficient for this improvement.

East Gum Road is classified as a collector road and is shown to have safety improvements on the County's LRTP. Any needed improvements will be determined at the site plan stage should this application be approved.

Utilities: According to Consolidated Utility District (CUD), there is an 8-inch water line to service the property along Manchester Highway and a 4-inch water line along East Gum Road (See attached map).

Fire Protection: According to information provided by CUD, there is a fire hydrant located at the intersection of East Gum Road and Manchester Highway. Any development will be required to adhere to the adopted fire codes for Rutherford County.

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 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: This application comes as a result of a zoning enforcement action on the property. The applicant purchased the property in August 2014 and began operation of his electrical contracting business in November 2014. No zoning approvals were granted for this use. Staff met with the applicant and explained his options moving forward. He decided to pursue rezoning of the property.

The applicant operates an electrical contracting business on the property. Normal operating hours are Monday through Friday from 6:30 AM to 4:30 PM, with some occasional work on Saturdays. The business employs approximately 25 people and there are approximately 12 vehicles, which include bucket trucks, vans, etc. Although there is an office on the property, traffic from the general public is very limited. Most of the area of the existing building is used for storage of materials. The applicant's house is also located on the property but is not part of the rezoning request.

The applicant understands that if the property is rezoned an engineered site plan will be required that demonstrates conformance to the County's regulations.

Access & Parking: The applicant has submitted a concept plan, which has been included with your agenda materials. Access is shown via an existing driveway that accesses East Gum Road. Staff has informed the applicant that improvements will need to be made to the access drive, as well as the entrance to East Gum Road. That being said, there is an existing horse barn that is still used for that purpose on the property. Staff is willing to work with the applicant to provide an access that is sufficient for the business on the property, but still provides a suitable surface for equine use. Most of the traffic on the site will be business vehicles, as public traffic is very limited. Staff does not expect any access onto Manchester Pike.

Landscaping: The applicant's concept plan shows a Type 2 Buffer on the perimeter of the area being requested for rezoning. Buffering will be required to the south, as well. There is very little space between the eastern property line and the existing access drive. Staff has informed the applicant that they will have to propose an alternate landscape scheme along this boundary at the site plan stage if this rezoning is approved.

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.

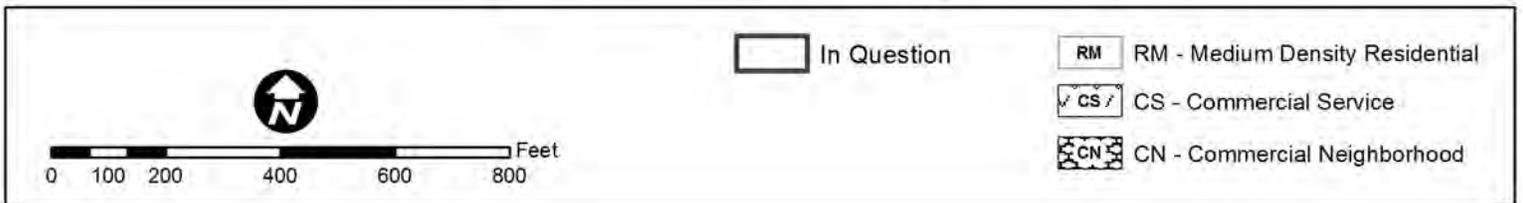
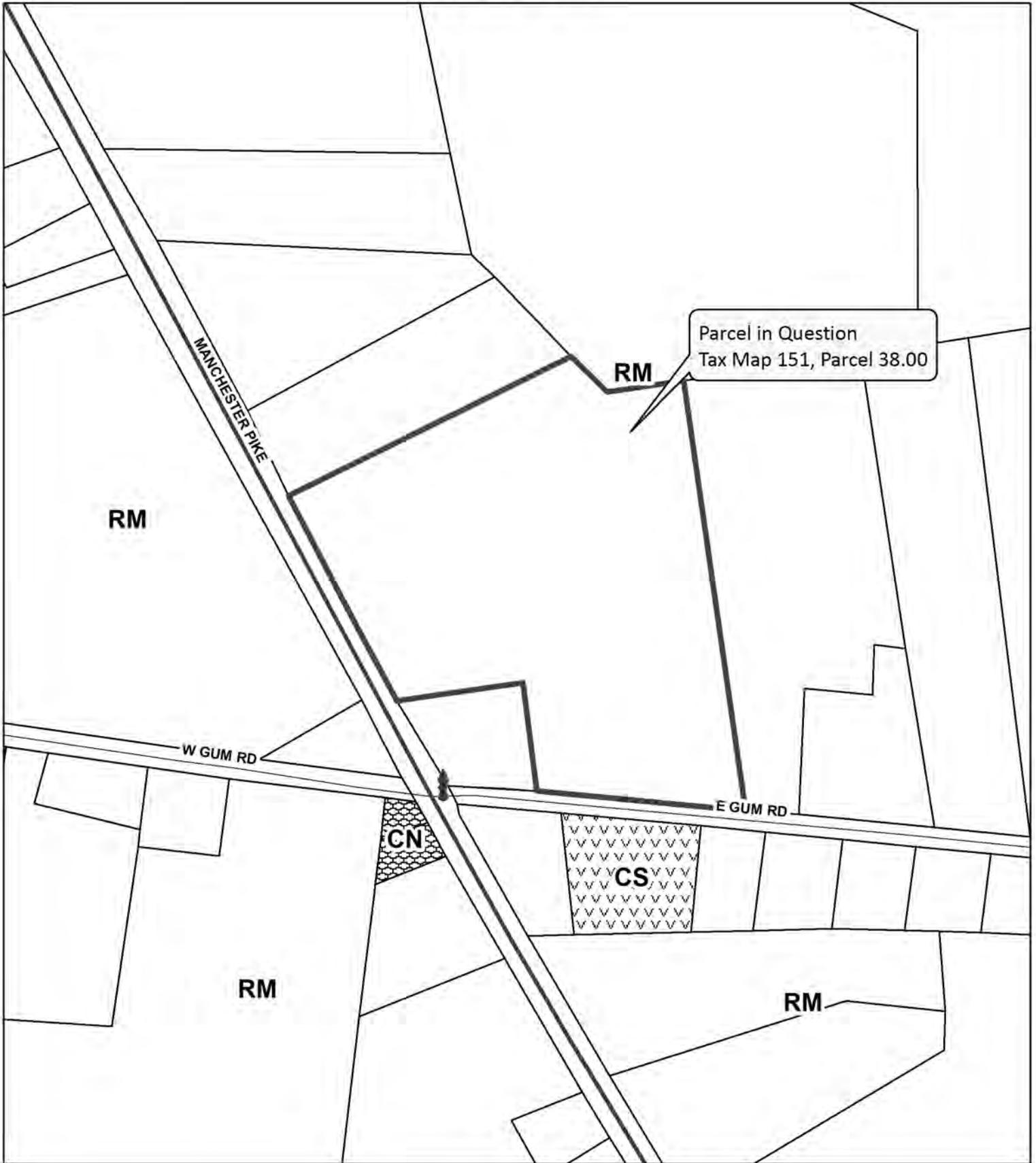
Staff Recommendation

Staff is of the opinion that if this rezoning is approved, the improvements that will be required will make the use compatible with the area. It is located directly across the street from an existing commercial use (mini-warehouses) and has frontage along Manchester Highway, which is labeled as an Urban Arterial by the Comprehensive Plan. Staff recommends approval.

Attachments

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

15-A006



15-A006



Parcel in Question
Tax Map 151, Parcel 38.00

RM

RM

W GUM RD

CN

CS

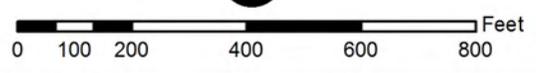
E GUM RD

RM

RM



 In Question



Rezoning Request

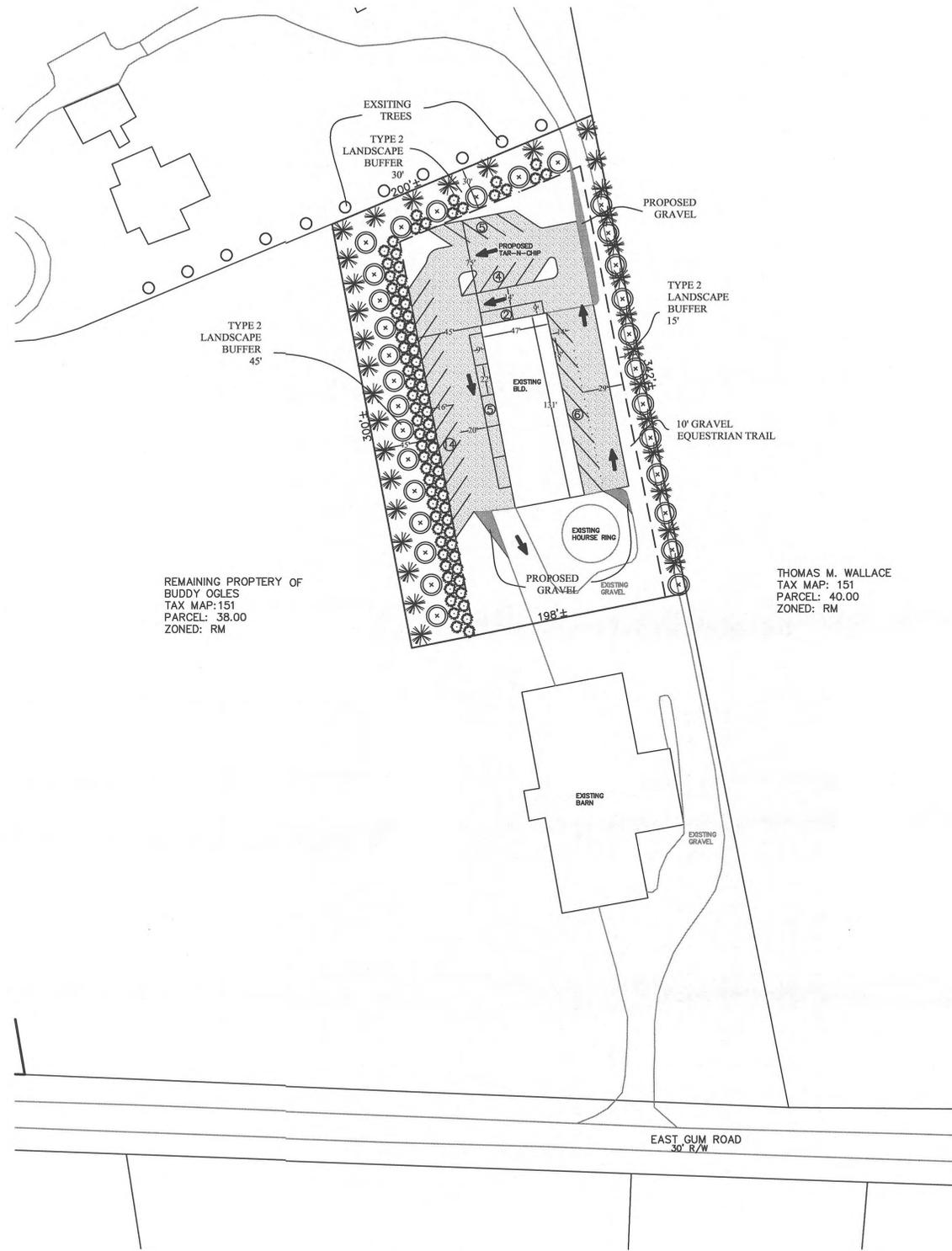
Tax Map 151 Parcel 35.02 & 38.00



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: 2/26/2015
 Prepared by: JLW



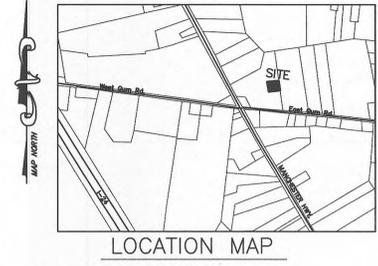


REMAINING PROPERTY OF
BUDDY OGLES
TAX MAP: 151
PARCEL: 38.00
ZONED: RM

THOMAS M. WALLACE
TAX MAP: 151
PARCEL: 40.00
ZONED: RM

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
- ⊕ Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 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
- UOE— Existing Underground Electric Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe
- ⊕ Ornament Tree
- ⊕ Evergreen Tree
- ⊕ Shrub



LOCATION MAP

PLAT NOTES N.T.S.

1. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
2. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
3. 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.

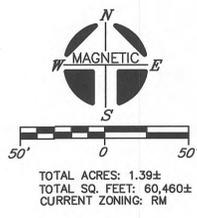
SITE DATA:
PROPOSED USE: SHOP FOR QUALITY ELECTRIC

PROPOSED ZONE: COMMERCIAL

PARKING REQUIRED: 3 OFFICE EMPLOYEES
33 OTHER (FIELD EMPLOYEES/TRUCKS)
36 TOTAL

PARKING PROPOSED: 3 OFFICE
33 OTHER (FIELD EMPLOYEES/TRUCKS)
36 TOTAL

#	DATE	REVISION DESCRIPTION



TOTAL ACRES: 1.39±
TOTAL SQ. FEET: 60,460±
CURRENT ZONING: RM

- LEGEND FOR MONUMENTS**
- ⊕ IRON PIN SET
 - ⊕ IRON PIN FND.
 - ⊕ RAILROAD SPIKE
 - ⊕ FENCE
 - ⊕ SURVEY POINT
 - ⊕ WALL
 - ⊕ CONC. MARKER FND.



OWNER: BUDDY OGLES
ADDRESS: 7650 E. GUM RD.
MURFREESBORO, TN 37127

TAX MAP: 151 PART OF PARCEL: 38.00

FLOOD MAP PANEL: 47149C0402H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM THE CITY OF MURFREESBORO GEOGRAPHIC INFORMATION SYSTEM (GIS).

CONCEPT PLAN

QUALITY ELECTRIC

7650 EAST GUM ROAD
25TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: FEBRUARY, 2015 SCALE 1"=50' SH. 1 OF 1