

Rutherford County Regional Planning Commission

Agenda – 5-11-15 – 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 APRIL 27, 2015 MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. REZONING REQUESTS/PUBLIC HEARINGS
 - A. Patty Travis (15-A007)

Location: Leanna Road/Leanna Central Valley Road
Commissioner: Will Jordan
Size of Site: Approximately 6.0 acres
Tax Map: 48, Parcel: 49.00
Existing Zoning: Residential Medium-Density (RM)
Proposed Zoning: Commercial Services (CS)
 - B. Amendments to the Zoning Ordinance concerning Retreats (15-5001), Planning Staff applicant
- VII. STAFF REPORTS/OTHER BUSINESS
- VIII. ADJOURNMENT

Prior to the Regular Meeting, the Planning Commission will have a work session on Traffic Sheds in the Planning and Engineering Department's Mezzanine Meeting Room at 5:00 PM located at 1 South Public Square. All interested parties are invited to attend.

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: May 11, 2015

Case Number:	15-A007
Staff Recommendation:	APPROVAL
Request by:	Patty Travis
Property Address:	5276 Leanna Road
Commission District:	3 – Will Jordan
Urban Growth Boundary:	Murfreesboro UGB

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: Vacant property

Adjacent Uses: Primarily single-family residential. There is an existing Dollar General to the southwest of the property. There is also a pre-existing commercial use on property adjacent to the west.

Adjacent Zoning: RM on all sides except for CS zoning to the southwest (Dollar General)

Size of Tract: 14.83 acres. Area for rezoning – Approximately 6 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). Leanna Road is labeled as an Urban Arterial, while Leanna Central Valley is not classified as a special corridor in the 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 bordered by Leanna Road and Leanna Central Valley Road. Access for the project will be off of Leanna Central Valley Road. The closest traffic count to the subject property is located approximately 2/3 of a mile to the east of the intersection of Leanna Road and Leanna Central Valley Road. The

location shows a 2013 count of 4,372 trips per day. There are no traffic counts along Leanna Central Valley Road.

Leanna Road is shown on the County's Long Range Transportation Plan (LRTP) as being widened to a 5-lane cross section in the future. Leanna Central Valley Road is only shown to have safety improvements. There is approximately 50 feet of existing right-of-way along Leanna Central Valley Road, which should be sufficient for these improvements.

Utilities: According to Consolidated Utility District (CUD), there is a 6-inch water line to service the property along Leanna Central Valley Road and a 4-inch water line along Leanna Road.

Fire Protection: According to information provided by CUD, there is a fire hydrant located at the intersection of Leanna Road and Leanna Central Valley Road. 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: The applicant would like to rezone approximately six (6) acres of the subject property for a mini-warehouse facility. Mini-warehouses are only permitted in the CS zone by Special Exception approval from the Board of Zoning Appeals. The applicant has been made aware of this.

According to information submitted by the applicant, they would like to provide storage and parking options for homeowners and renters that have restrictions, such as parking of recreational vehicles at their residences. She plans to have inside storage units, some with climate control. She also proposes to have an office and possibly an apartment for added security. The property would be fenced and gated with access allowed only during certain times of the day. The applicants have also provided some conceptual drawings of the proposed development.

A portion of this property (Approximately 2 acres) was rezoned in October 2013 for use as a retail shop (Dollar General). If this application is approved, there will be approximately nine (9) acres of RM-zoned land remaining. Staff expects that the remainder of the property will be requested for non-residential zoning at some point in the future but is not aware of any imminent plans to do so.

The applicant understands that if the property is rezoned a more formal concept plan will be required for their Special Exception application. They also understand that if the Special Exception is approved that an engineered site plan will be required that demonstrates conformance to the County's regulations and will more than likely require Planning Commission approval.

Access & Parking: The applicant's concept plan shows access onto Leanna Central Valley Road. Safety improvements may be needed along Leanna Central Valley Road. Traffic with mini-warehouse facilities is typically infrequent and does not occur during peak hour times. The applicant will need to demonstrate conformance to County parking requirements as part of their site plan submittal. Staff does not expect any direct access onto Leanna Road.

Landscaping: If approved, the proposed development will require a Type 2 Buffer on the perimeter of the area being requested for rezoning. Mini-warehouses are required to have a minimum 60-foot setback along all property lines as well, so there should be ample room for the buffer.

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.

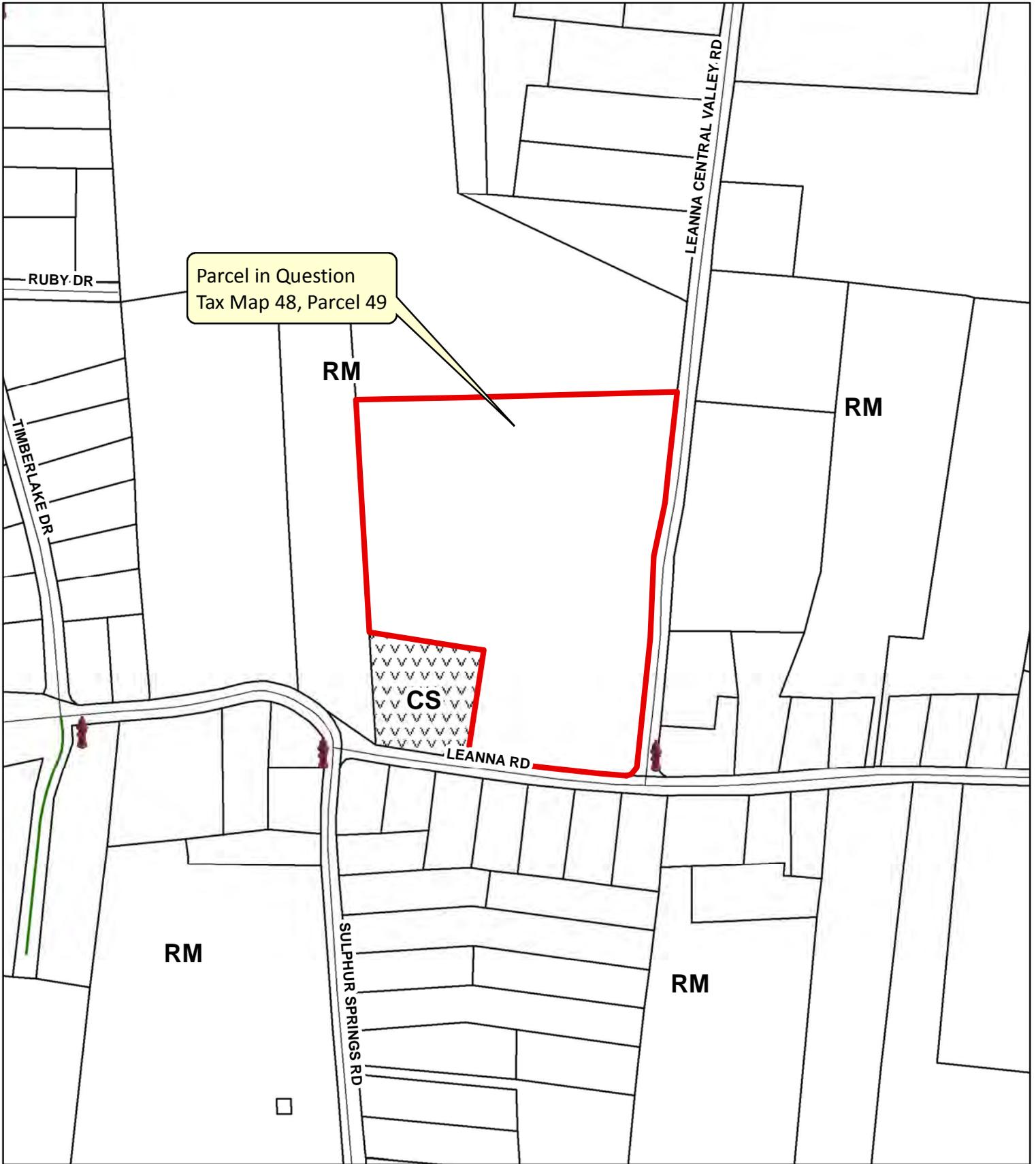
Staff Recommendation

With the recent construction of the Dollar General on a portion of this property, Staff is of the opinion that the remainder of the property will probably develop in a non-residential manner as well. The CS zoning requested is the same zoning for the Dollar General Store. If a mini-warehouse facility is pursued, Board of Zoning Appeals approval will be required and additional standards will apply. Staff recommends approval.

Attachments

Zoning Map
Aerial Map
CUD Water Lines Map
Applicant's Concept Plan and Other Submittal Materials

15-A007



	RM - Medium Density Residential
	CS - Commercial Service
	In Question

15-A007



Parcel in Question
Tax Map 48, Parcel 49

RUBY DR

TIMBERLAKE DR

RM

RM

CS

LEANNA RD

LEANNA CENTRAL VALLEY RD

SULPHUR SPRINGS RD

RM

RM



 In Question

0 100 200 400 600 800 Feet

Rezoning Request

Leanna Central Valley Rd./ Map 48, Parcel 49



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: 5/1/2015

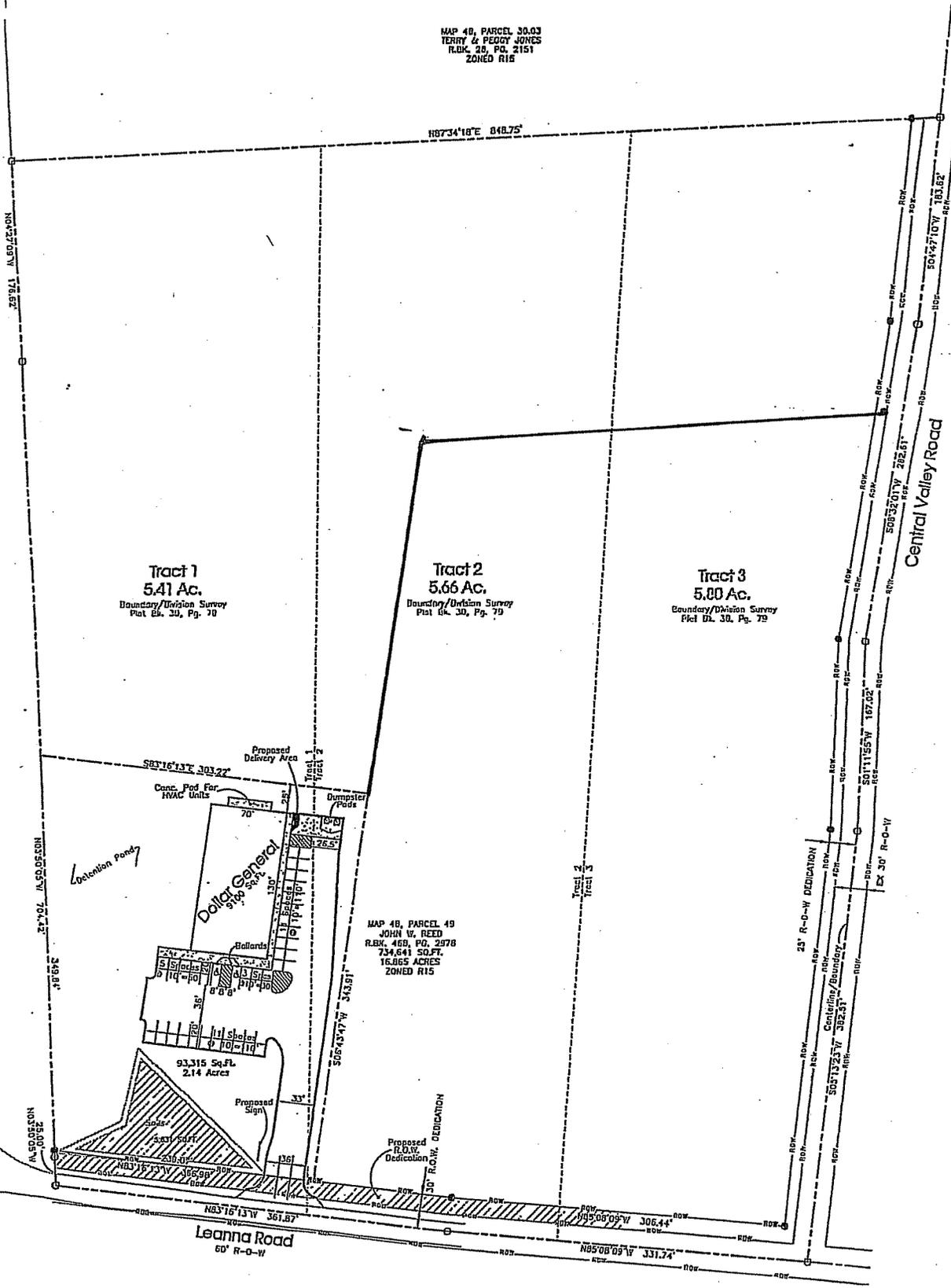
Prepared by: JLW



N.T.S.

I am wanting to purchase 6 acres off of Leanna Central Valley Road to build a storage facility. No existing buildings are on this property so all new construction will be needed. I hope to provide storage and parking, targeting homeowners and renters that have restrictions such as parking of recreational type vehicles (motorhomes/boats, trailers) at their residence. I plan to have inside storage units, including some with climate control. I plan to have open parking and covered parking. I would also like to have an office, possibly with an upstairs apartment for added security purposes. The property will be fenced and gated with access to the property beginning and ending at designated times. I wish to provide a safe and secure business that will always be well maintained and makes a contribution to the community not only from the service it will provide but appearance as well.

MAP 49, PARCEL 30.03
TERRY & PEGGY JONES
R.B.K. 28, PG. 2151
ZONED R15



Tract 1
5.41 Ac.
Boundary/Division Survey
Plat 68, 20, Pg. 70

Tract 2
5.66 Ac.
Boundary/Division Survey
Plat 68, 30, Pg. 79

Tract 3
5.00 Ac.
Boundary/Division Survey
Plat 68, 30, Pg. 79

MAP 49, PARCEL 50
BOBBY J. BROWN
R.B.K. 43, PG. 327
ZONED R15

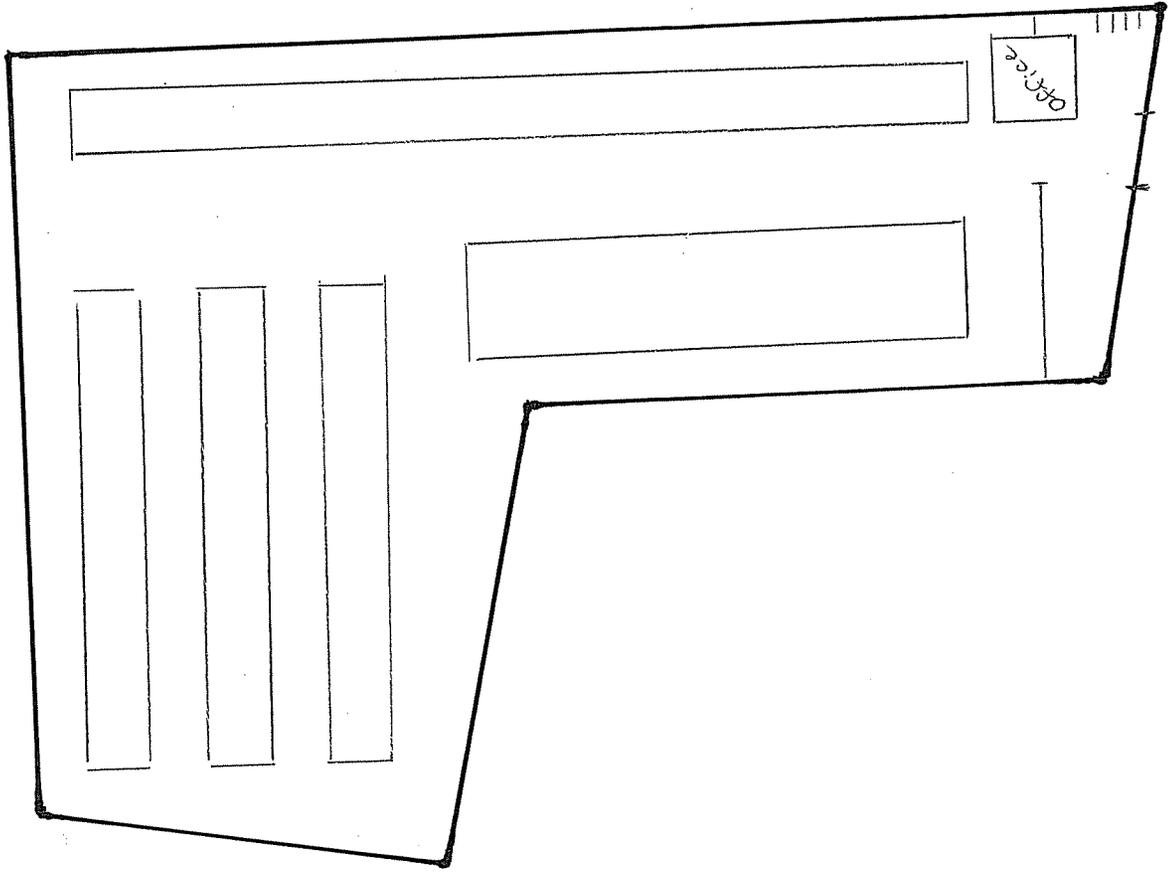
MAP 46, PARCEL 49
JOHN W. REED
R.B.K. 46D, PG. 297B
734,641 SQ.FT.
16.865 ACRES
ZONED R15



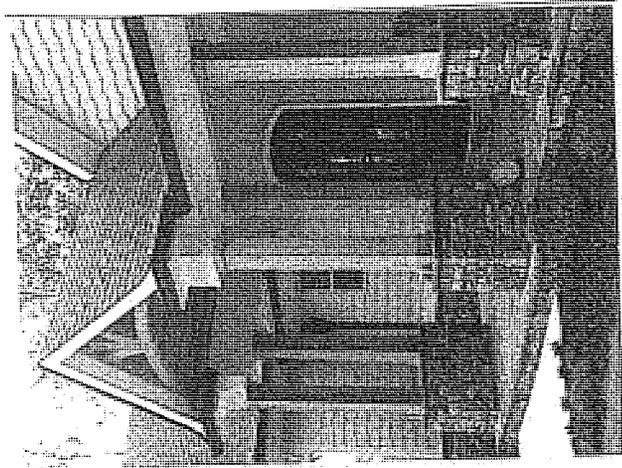
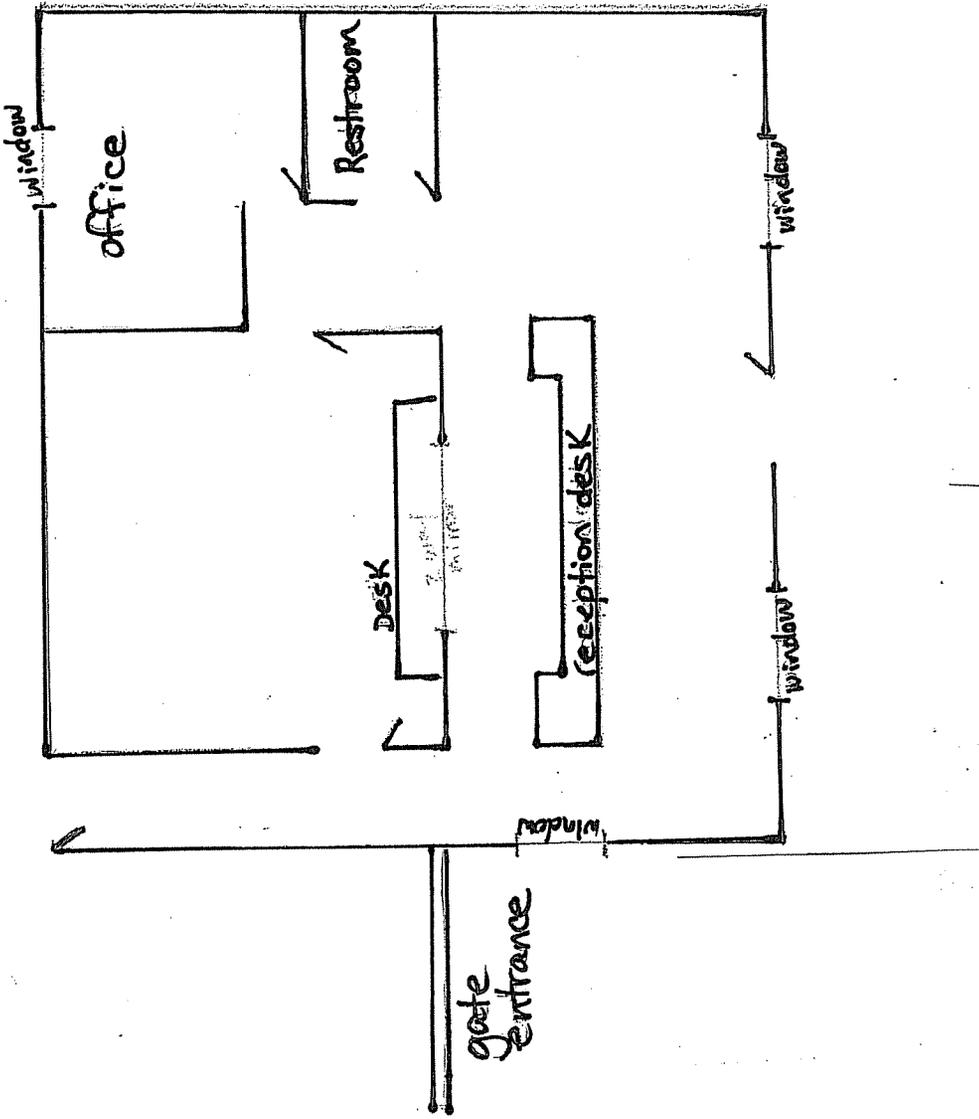
0' 100'
50'
IC
CONSULTANTS
PLANNING
BOULEVARD
HEX 3712D
NOT REPRODUCED
WITHOUT WRITTEN
CONSENT OF IC

Leanna Road
60' R-O-W

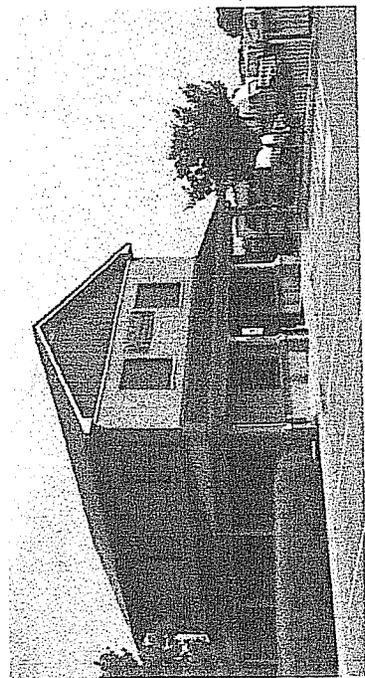
Central Valley Road



500 storage units?
200 parking/covered?



Front entrance idea

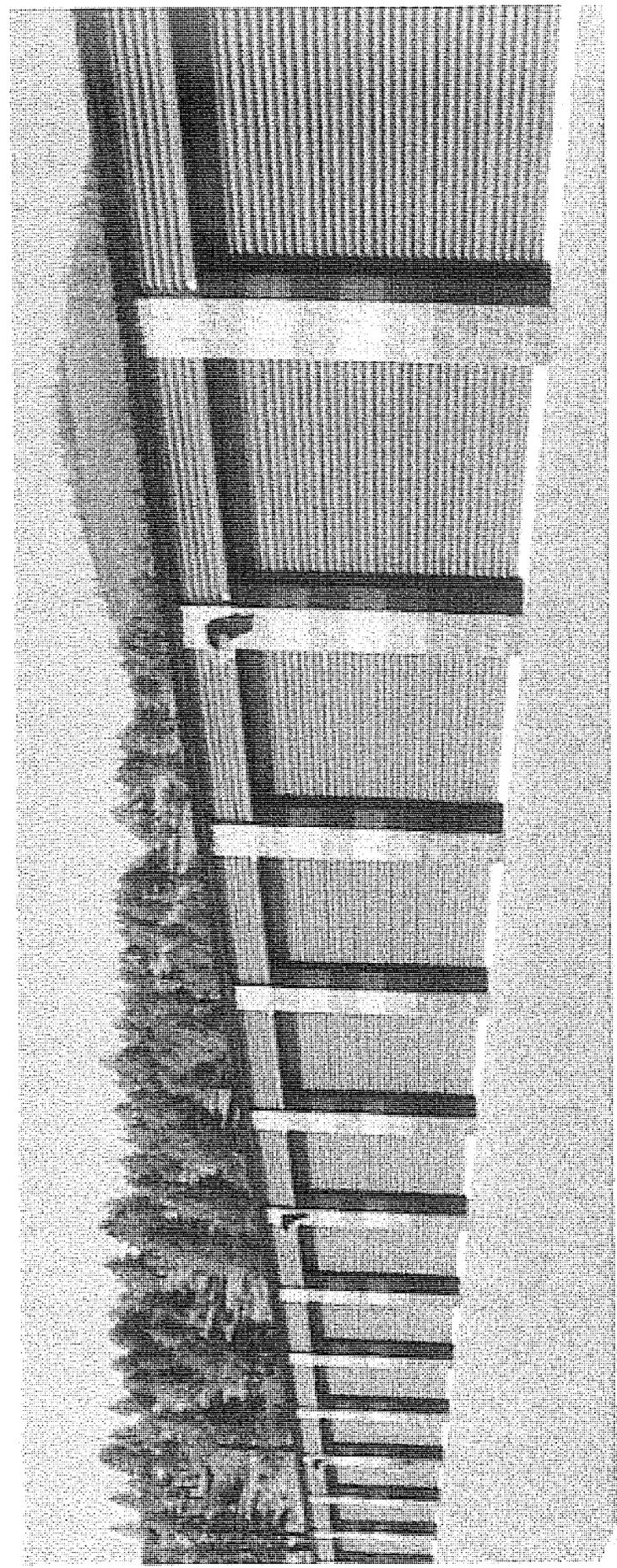


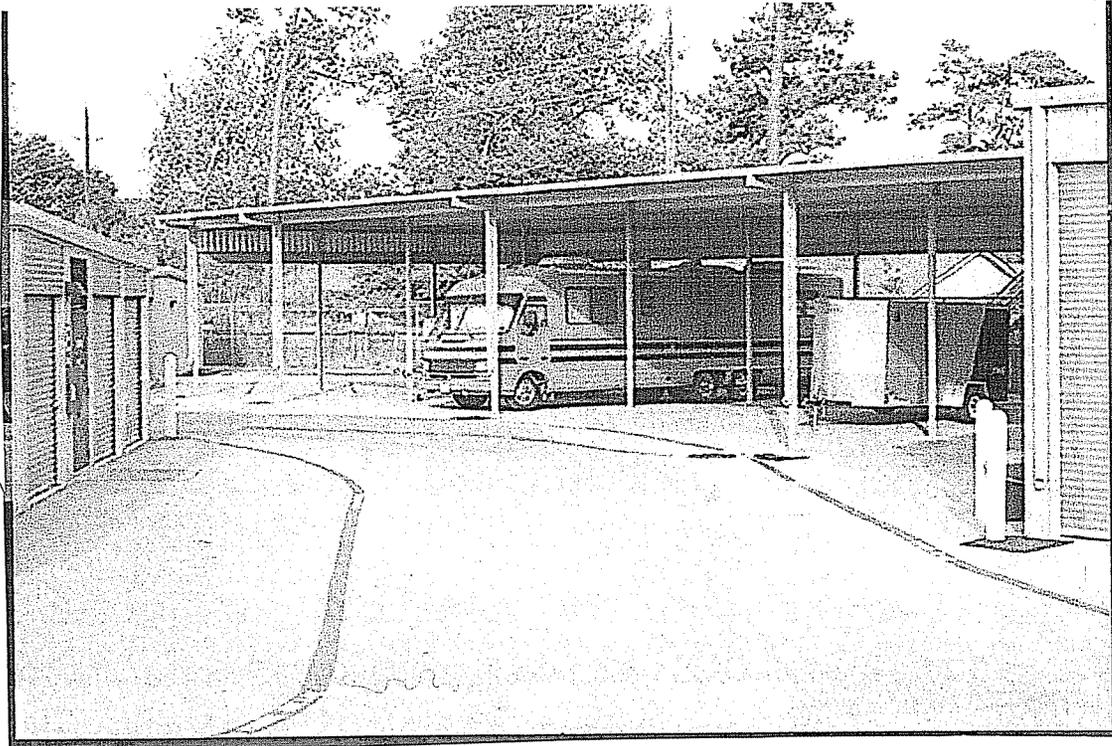
office idea-

5:00 PM
Yesterday
2:23 PM

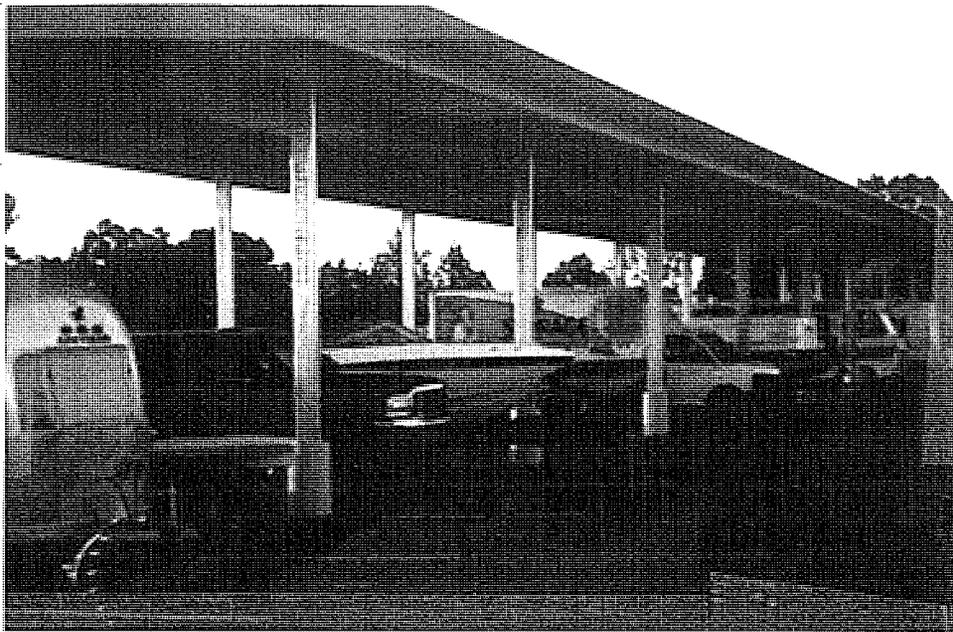
Moments

nymore.





Covered
parking
options





Doug Demosi, AICP
Planning Director

Mike Hughes, P.E.
County Engineer

MEMORANDUM

To: Planning Commission Members

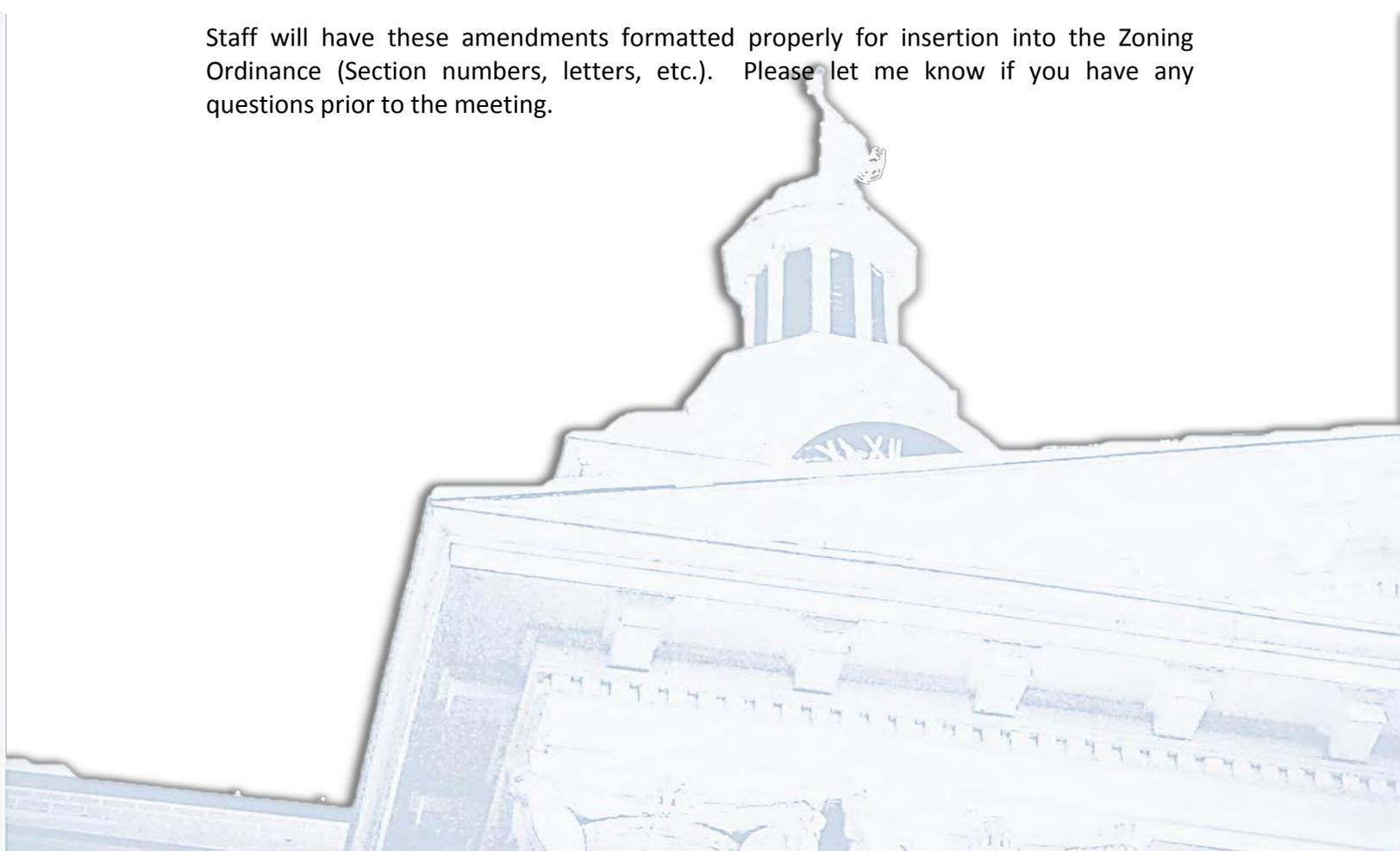
From: Doug Demosi, Planning Director

Date: April 30, 2015

Subject: Proposed Zoning Ordinance Amendments – Retreats

Staff has included in your packets a copy of the most recent draft of the proposed Zoning Ordinance Amendments on Retreats. Staff has made the changes regarding the allowable size of structures (2.5 percent as opposed to 5 percent), the minimum size of the lots (10 acres as opposed to 5 acres) and has provided an option for lots of less than 10 acres to be considered using the Planned Unit Development (PUD) approach. All other amendments are the same as they were in the April 27, 2015 draft.

Staff will have these amendments formatted properly for insertion into the Zoning Ordinance (Section numbers, letters, etc.). Please let me know if you have any questions prior to the meeting.



Zoning Ordinance Amendments – Retreats

May 11, 2015 Draft

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. Retreats on property that meet State and Local definitions of Agriculture are exempt from this definition. In addition, the following activities are specifically excluded from this definition:

- Uses approved with a temporary use permit (i.e. outdoor performances or seasonal attractions);
- Uses classified as Transient Accommodations;
- Uses classified as Entertainments and Amusement Services – Indoor or Outdoor

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 size of the proposed facility including a floor plan showing the assembly area and other areas;
- The expected number of events per year;
- The maximum 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. In addition to the General Standards listed in Section 1408 C., Retreats also must meet the following standards:

- a. Minimum acreage – 10 acres. Applications for properties less than 10 acres in size will need to seek a rezoning to Planned Unit Development using the process described in Chapter 9 of this Ordinance and the standards in this subsection.
- b. The maximum number of events during any calendar year is 30. Applications for more than 30 events will need to seek a rezoning to Planned Unit Development using the process described in Chapter 9 of this Ordinance and the standards in this subsection. For the purposes of this section, an event is defined as a celebration, ceremony, wedding, reception, corporate function or similar activity for the benefit of someone other than the property owner that takes place on a periodic basis, involving the gathering of individuals assembled for the common purpose of said celebration, wedding, etc. This definition does not include uses that are accessory to a single-family residential use, such as private parties, gatherings and similar activities.
- c. 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.
- d. Site plan approval is required consistent with Section 1404 C. of this Ordinance.
- e. The maximum floor area for all areas used in connection with the Retreat shall be no greater than 2.5 percent of the total lot area.
- f. Accessory uses can include, but are not limited to; banquet facilities and recreational amenities not intended to be open to the general public.
- g. Overnight accommodations shall be accessory to the primary use of the property proposed as a Retreat and shall not be open to the general public as a standalone use. The maximum length of stay for any guest(s) shall be seven (7) consecutive days per singular event.
- h. 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.
- i. Events shall conform to the performance standards in Section 1106 of this Ordinance. Sound amplification and any outdoor lighting shall cease no later than 10:00 PM.

- j. Signage shall comply with Chapter 12 of this Ordinance.
- k. Any 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. Existing buildings may require variances from the Board of Zoning Appeals if they are located within required setbacks.
- l. 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.
- m. 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.
- n. Setbacks for buildings activities used in association with a retreat shall abide by the following setbacks:
 - If providing a Type 1 buffer (or equivalent using existing plantings) – 100 feet
 - If providing a Type 2 buffer (or equivalent using existing plantings) – 75 feet
 - If providing a Type 3 buffer (or equivalent using existing plantings) – 50 feet

Existing plantings must be shown on a site plan. Credits for existing plantings shall be determined using Section 1104 of the Zoning Ordinance. Parking areas are allowed to be within required setbacks but not within required buffer yards.

- o. Contact information for the owner/manager shall be provided to the contact person for each event and posted on the premises.

Parking Requirements: 1 space for every 3 people at maximum capacity of the main assembly room plus one space for every guestroom or campsite.