

Rutherford County Regional Planning Commission

Agenda – May 26, 2015 – 9:00 AM (NOTE TUESDAY MEETING)

Planning Department Mezzanine Meeting Room

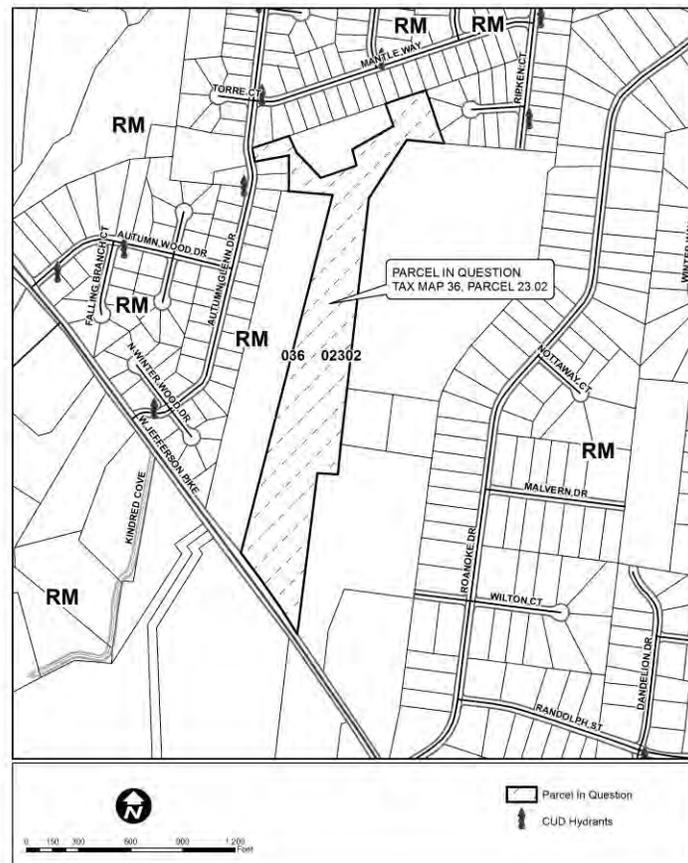
- I. CALL TO ORDER**
- II. PRAYER/PLEDGE OF ALLEGIANCE**
- III. ROLL CALL/DETERMINATION OF QUORUM**
- IV. APPROVAL OF THE MINUTES FOR MAY 11, 2015**
- V. ITEMS WITHDRAWN/DEFERRED**
- VI. WAIVER REQUESTS**
 - A. Mr. Robert C. Teasley (15-4003) is requesting a waiver for an access easement of less than 50 feet; fire hydrant waiver request and an off-site soils easement waiver for property located at 1486 West Jefferson Pike**
 - B. Mr. Chad Jordan (15-4004) is requesting a waiver for an access easement of less than 50 feet for property located at 3060 West Jefferson Pike**
- VII. SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
 - A. FoxFire Meadows Section X & the Resubdivision of Lot 287 of Section IX (15-1005) – 51 lots (49 residential, 2 common area) on 28.8 acres, zoned RM, located along Baker Road, Baker Road Partnership applicant**
 - B. McCormick Commercial Subdivision (15-1006) – 8 lots on 31.28 acres, zoned Light Industrial (LI), located along West Jefferson Pike, TW Taylor Excavating applicant**
- VIII. SUBMITTED FOR FINAL PLAT APPROVAL**
 - A. McCormick Commercial Subdivision (15-2033) – 8 lots on 31.28 acres, zoned Light Industrial (LI), located along West Jefferson Pike, TW Taylor Excavating applicant**
- IX. SUBMITTED FOR SITE PLAN APPROVAL**
 - A. Burnt Knob Self Storage (15-3012) – New construction of approximately 72,900 square feet of personal services space (Mini-warehouses) on 7.4 acres zoned LI, located along Burnt Knob Road, Stuart Conway applicant**
 - B. Walnut Grove Missionary Baptist Church (15-3014) – New construction of 12,139 square feet of community assembly space (religious institution) on 13.41 acres zoned RM, located along John Bragg Highway, Walnut Grove Missionary Baptist Church applicant**
 - C. McCormick Trucking (15-3016) – New construction of 15,000 square feet of Light Industrial space (Trucking Hub) on 18.02 acres zoned LI, located along West Jefferson Pike, TW Taylor Excavating applicant**
- X. STAFF REPORTS/OTHER BUSINESS**
- XI. ADJOURNMENT**

Rutherford County Regional Planning Commission

May 26, 2015 Staff Comments

File: 15-4003
Applicant Name: Robert C. Teasley
Property Address: 1486 West Jefferson Pike
Request: Waiver from Article III E. 2. of the Rutherford County Subdivision Regulations prohibiting septic system easements; Article III C. 6. i. prohibiting lots under five (5) acres on a private easement; and Article III D. 4. b. requiring a fire hydrant within 1,000 feet of a subdivision lot

15-4003



The subject property is located on the north side of West Jefferson Pike. According to information provided by the applicant, he desires to subdivide approximately ½ to 1 acre on the property to construct a single-family home to assist his parents. The applicant's letter also states that they have no intentions of developing the property for either residential or commercial purposes beyond the proposed single-family residence. Staff has included the applicant's letter for your reference.

The application requires three waiver requests: An off-site septic soils easement, a lot on a private easement less than five acres and a fire hydrant waiver. The applicant is asking for the waivers prior to contracting with a surveyor to prepare a subdivision plat. The plat will require Planning Commission approval due to the waiver requests.

10107 Old Lebanon Road
Murfreesboro, TN 37129

April 30, 2015

Rutherford County Regional Planning Commission
One South Public Square, Room 200
Murfreesboro, TN 37130

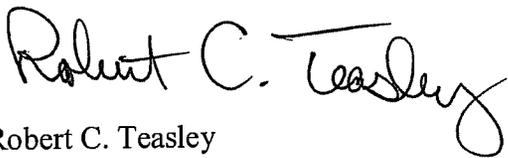
Dear Rutherford Count Planning Commission:

I am submitting an application for a Subdivision Plat Variance/Waiver for a subdivision plat of less than 5 acres along with an easement waiver for septic and fill lines. The current plat of land is owned by my parents, Jimmy L. and Margaret Teasley, and is located at 1486 West Jefferson Pike, Murfreesboro, TN 37129. The current plat consist of approximately 20.7 acres and contains one single family dwelling and a detached storage building. I am requesting a subdivision waiver prior to surveying a plat of approximately ½ to less than 1 acre in size to build a single family residence structure along with a detached garage on a parcel removed from the existing plat owned by Jimmy L. and Margaret Teasley.

Prior to this request, a soil analysis was performed and is awaiting surveying for final approval. The current tract of land has been owned by my parents since 1992 and I, along with my parents and immediate family, have resided in Rutherford County since 1995. Due to my parent's age and health, I am requesting the subdivision plat waiver for the purpose of purchasing the plat from my parents and then building a single family dwelling to assist my parents with upkeep of the current property and future assistance with health and wellness. Furthermore, in the future I, along with my parents and immediate family, have no desires, plans, or intentions to subdivide and/or develop the current property for residential or commercial purposes.

The plat belonging to my parents has sentimental value to my entire family and we want the property to remain in the care and custody of our family as we continue to reside and work within Rutherford County. The proposed subdivision plat, along with the driveway extension, is believed to have no concern for the safety of the neighboring residences or an environmental concern based upon the topography of the land. If this waiver is accepted, I will then have the plat and proposed perc sites surveyed and move forward with the county for approval of building a single family dwelling.

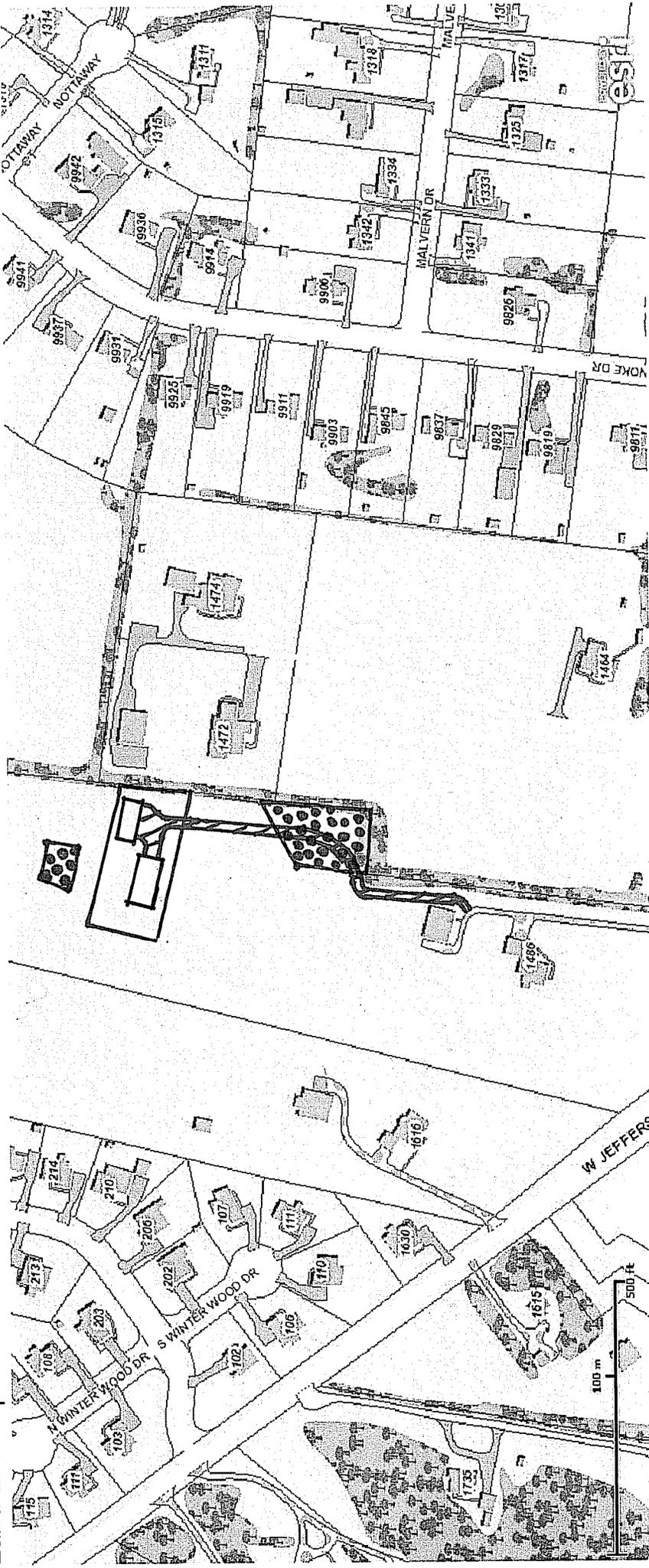
Sincerely,

A handwritten signature in black ink that reads "Robert C. Teasley". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Robert C. Teasley

My Map

Land and Septic



Copyright 2010 Esri. All rights reserved. Thu Apr 23 2015 11:04:03 AM.

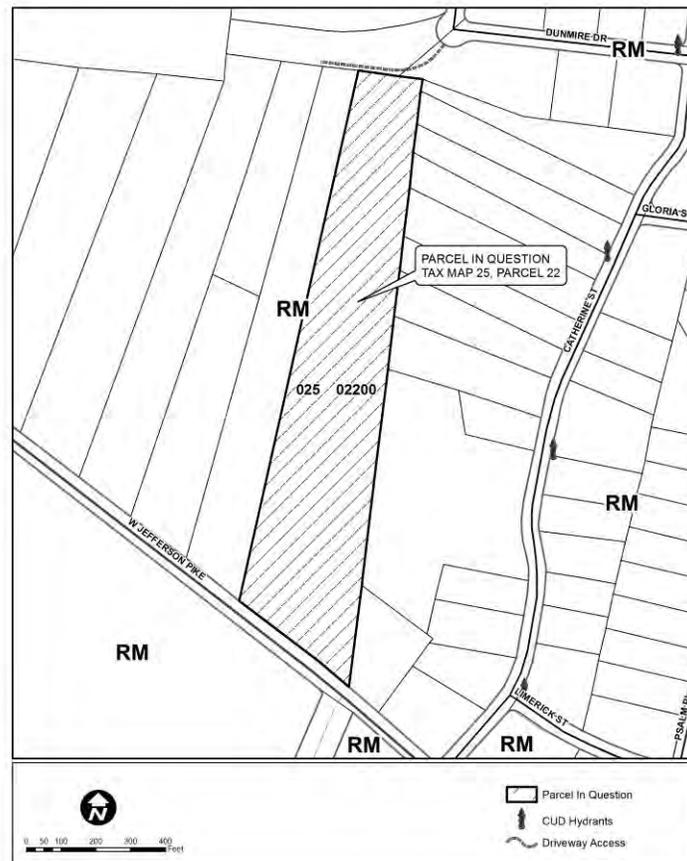
-  - Septic
-  - Driveway
-  - House and detached garage
-  - Proposed subdivision plat (Approximate)

Rutherford County Regional Planning Commission

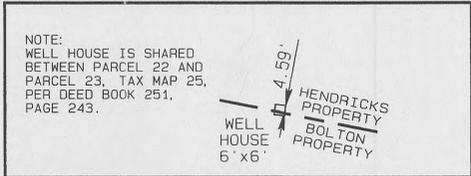
May 26, 2015 Staff Comments

File: 15-4003
Applicant Name: Chad Jordan
Property Address: West Jefferson Pike
Request: Article III C. 6. i. prohibiting private easements under 50 feet in width

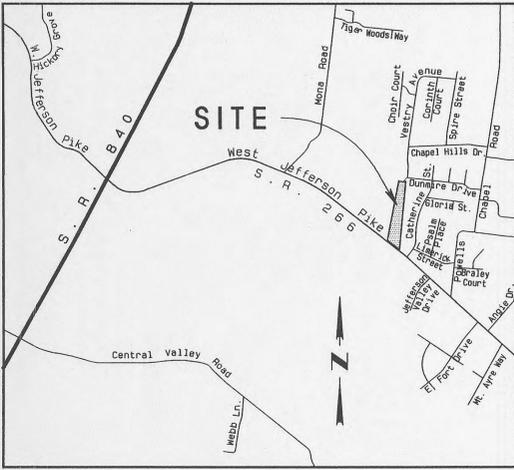
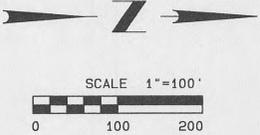
15-4004



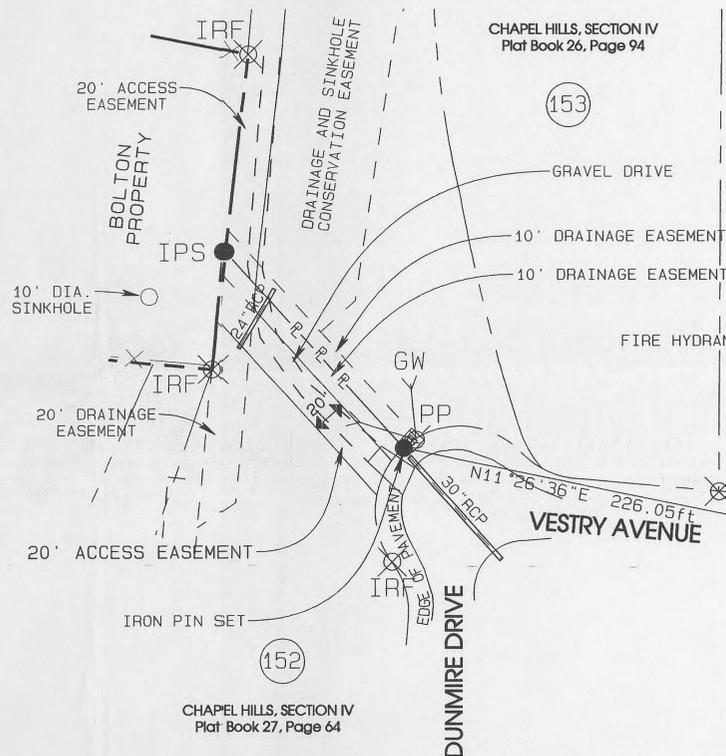
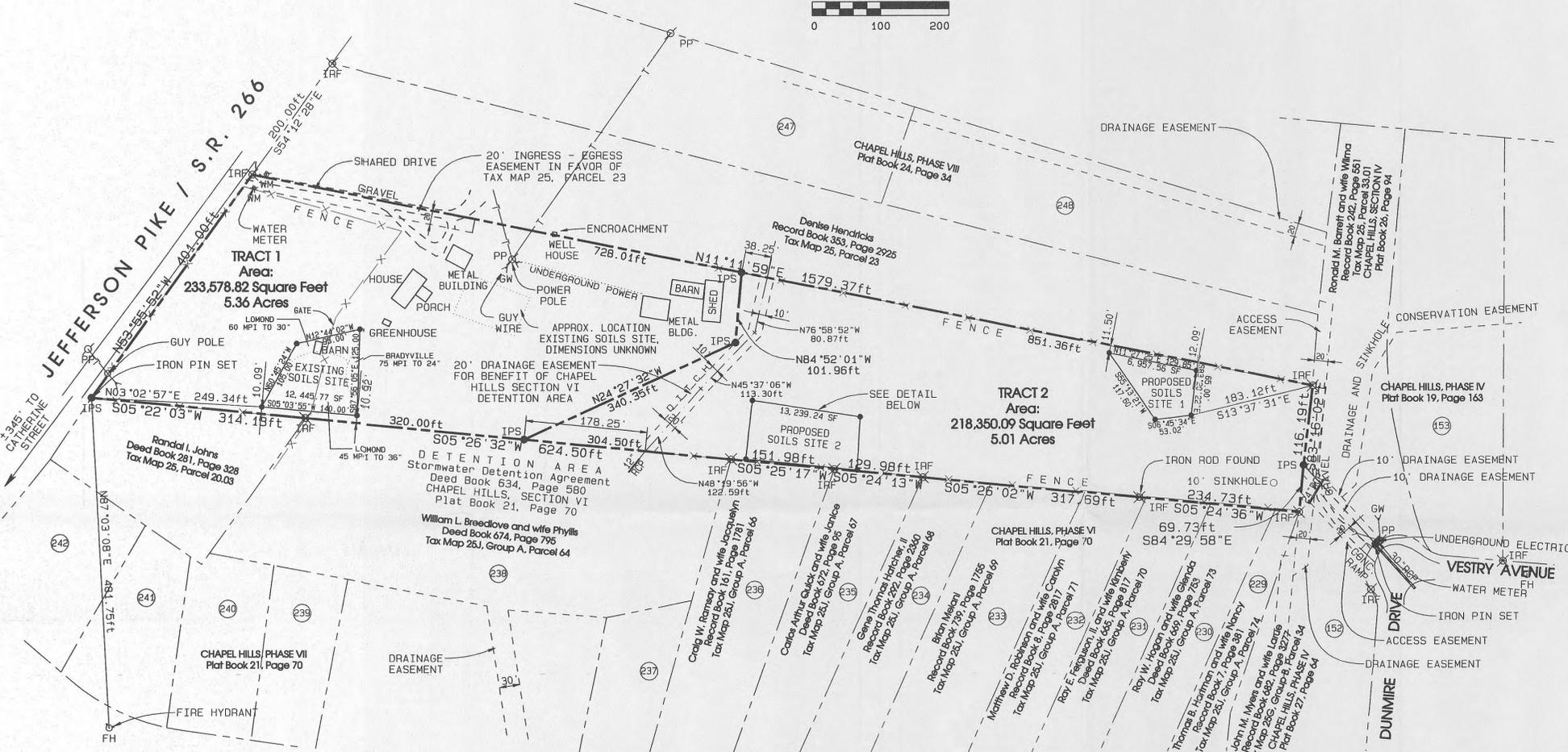
The subject property is located on the north side of West Jefferson Pike. The applicant owns the property at 3119 Dunmire Drive, which is accessed through the Chapel Hills Subdivision via an existing private easement. The applicant desires to purchase approximately five (5) acres of property from the owner of the subject property. A copy of the proposed subdivision has been included with your agenda materials. While the property would meet lot size and fire hydrant distance requirements, the existing easement is only 20 feet in width. If the waiver is granted, the applicant will need to submit a plat for Planning Commission approval due to the waiver. The applicant has not indicated any development plans at this time.



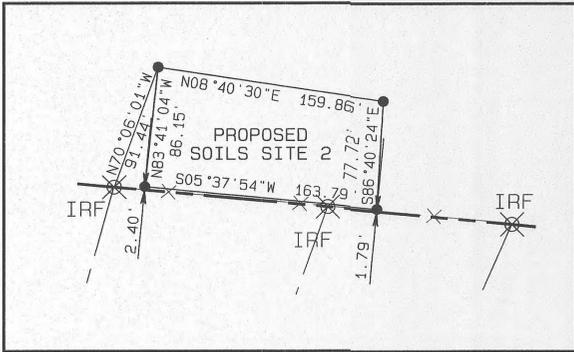
WELL HOUSE ENCROACHMENT DETAIL
SCALE: 1" = 50'



VICINITY MAP
NOT TO SCALE



ACCESS EASEMENT DETAIL
SCALE: 1" = 50'



SOILS SITE DETAIL
SCALE: 1" = 60'

- NOTES:**
- 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 (3) nor more than ten (10) 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.
 - Underground utilities shown hereon were located using available above ground evidence and from information obtained from the respective utility companies. The existence or nonexistence of said utilities and any other utilities which may be present on this site, or adjacent sites, should be confirmed with the utility owner prior to commencing work.
 - Parcels are subject to all easements as shown and any other easements and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - Water service, domestic and fire protection, are provided by Consolidated Utility District (C.U.D.) of Rutherford County, Tennessee.
 - This property is not included in areas designated Special Flood Hazard as shown on Federal Flood Insurance Rate Map No. 470165, Panel No. 0131H, Zone X, revised January 5, 2007.
 - Corners of Soils Sites are marked by Iron Pins.

PURPOSE NOTE:
The purpose of this drawing is to divide the Bolton Property, Tax Map 25, Parcel 22, into two tracts. The total area of the existing Bolton Property is 451,864.17 Square Feet, or 10.37 Acres. Tract 1 Area is 233,578.82 Square Feet, or 5.36 Acres. Tract 2 Area is 218,350.09 Square Feet, or 5.01 Acres.

CERTIFICATE OF ACCURACY
I hereby certify that this is a Category "I" Survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon.



OWNER: Ralph D. Bolton and wife Sheryll
ADDRESS: 3060 West Jefferson Pike
Murfreesboro, TN 37129
Deed Book 592, Page 402
Tax Map 025, Parcel 02200

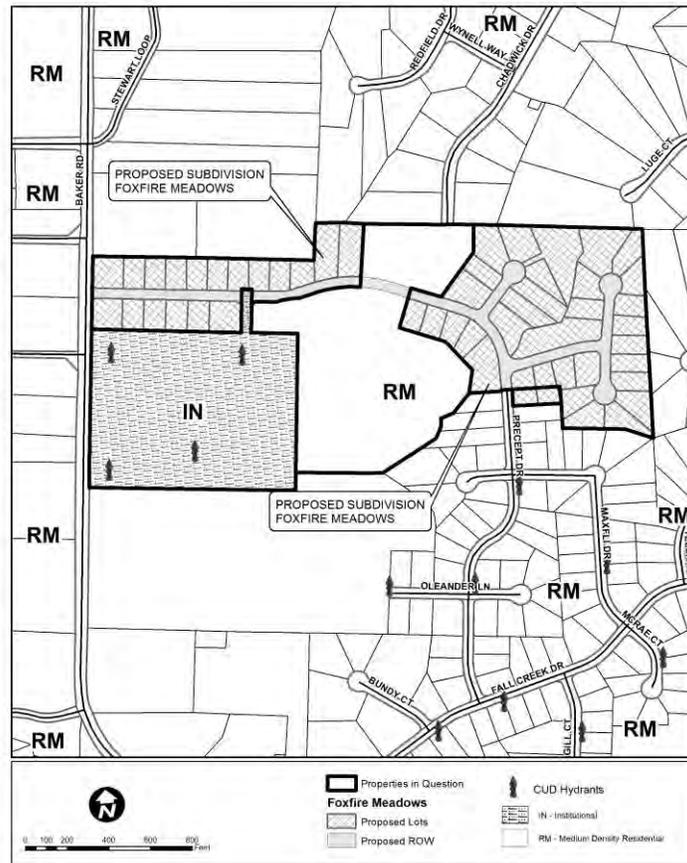
RESUBDIVISION
BOLTON PROPERTY
TAX MAP 25, PARCEL 22
Murfreesboro, Rutherford County, Tennessee
5th Civil District

Rutherford County Regional Planning Commission

May 26, 2015 Staff Comments

Plat/Plan Name: Foxfire Meadows, Section 10 and the Resubdivision of Lot 287 of Section 9 (15-1005)
Request: Preliminary Plan Approval
Site Details: 51 lots (49 residential, 2 common area) on 28.8 acres, zoned RM
Developer: Baker Road Partnership
Property Location: Baker Road

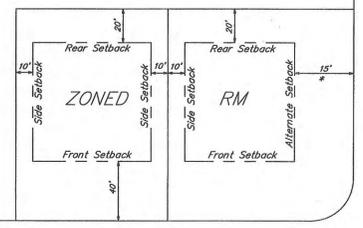
15-1005



The subject property is located on the east side of Baker Road, directly adjacent to Browns Chapel Elementary School. The applicant proposes to develop a new section of Foxfire Meadows. The development will tie onto the existing STEP system shared by the remainder of the development and the School. The applicant needs to provide information from Consolidated Utility District (CUD) that water and STEP capacity are available. There are also some drainage issues that Staff will discuss at the meeting.

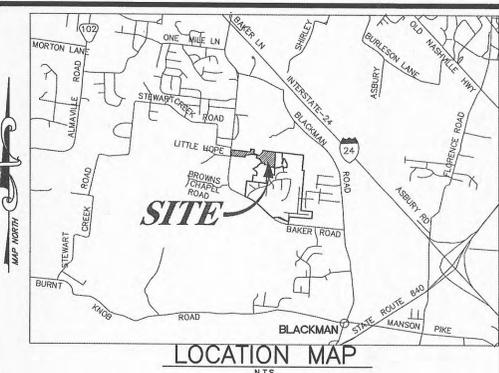
Any approval should be made subject to Staff Comments.

ZONING: RM = Residential Medium-Density
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'
 *Alternate Corner Setback = See Note B

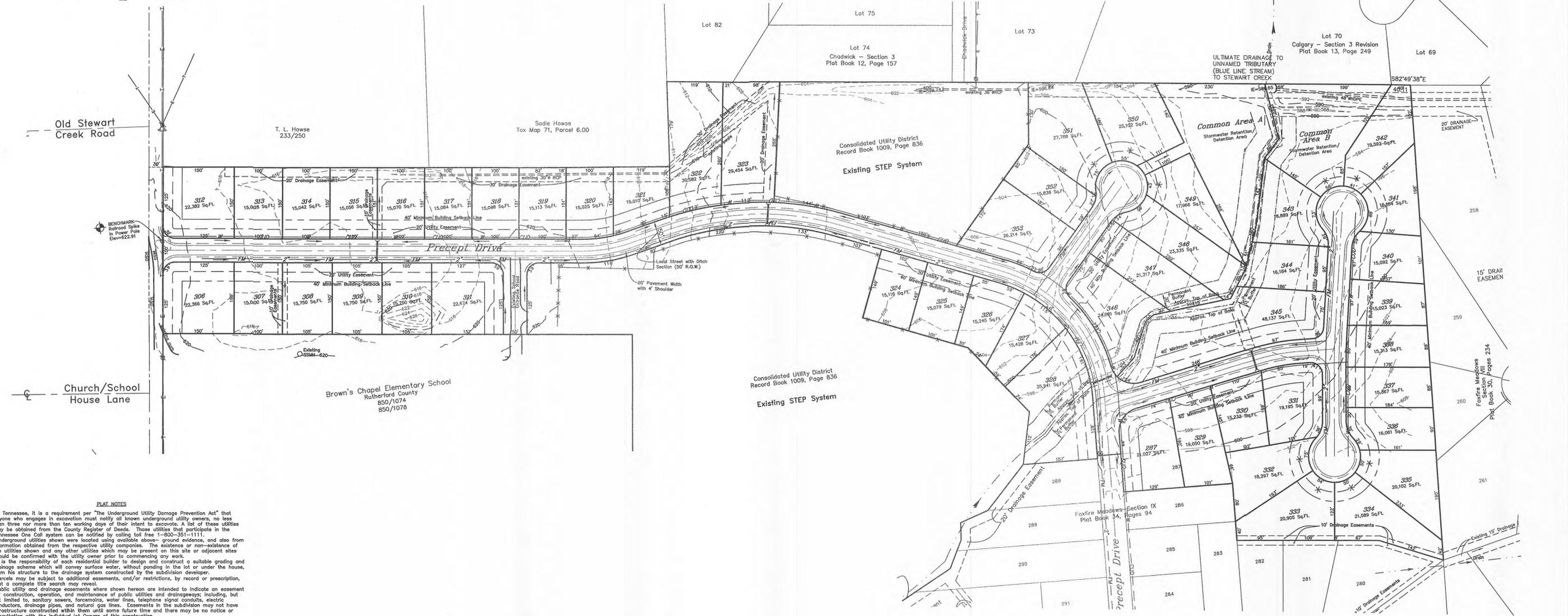


TYPICAL BUILDING SETBACK DETAIL

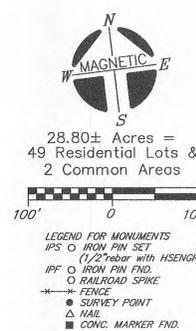
- LEGEND**
- ⊙ Power Pole
 - ⊙ Existing Fire Hydrant
 - ⊙ Proposed Fire Hydrant
 - ⊙ Reducer
 - ⊙ Concrete Thrust Block
 - ⊙ Proposed Gate Valve & Box
 - W — Existing Water Line
 - W — Proposed Water Line
 - S — Existing Sanitary Sewer Line
 - S — Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - Sewer Line Check Dam
 - Existing Contours
 - Proposed Contours
 - 000.0 Existing Spot Elevations
 - 000.0 Proposed Spot Elevations
 - ▨ Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
 - * Lot will be required to submit a Plat Plan to C.U.D. prior to construction.



LOCATION MAP



- PLAT 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.
 3. 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 the structure to the drainage system constructed by the subdivision developer.
 4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 5. 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. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
 6. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
 7. All lots shall be served by a sewage system. A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built & 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.
 8. The applicable zoning ordinance allows for an alternate setback of 12 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
 9. Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (815-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.
 10. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 11. Permanent or temporary soil stabilization shall be applied to denuded 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 denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
 12. Properties adjacent to the site of land disturbance 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 perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
 13. This development must comply with the Stream Buffer requirements of the Rutherford County Stormwater Ordinance.



OWNER/DEVELOPER: Baker Road Partnership
 ADDRESS: 532 Shirley Lane
 Smyrna, TN 37167
 Tax Map 71, Parcels 33.01 & 33.04
 Part of Deed Book 663, Page 016

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITYMAP 470165, PANEL NO. 0119 H. ZONE: X, DATED 01-05-07.

NO.	DATE	DESCRIPTION
0	05-08-15	Original Issue - For Submittal

PRELIMINARY PLAT - SECTION X & The Resubdivision of Lot 287 of Section IX

FOX FIRE MEADOWS

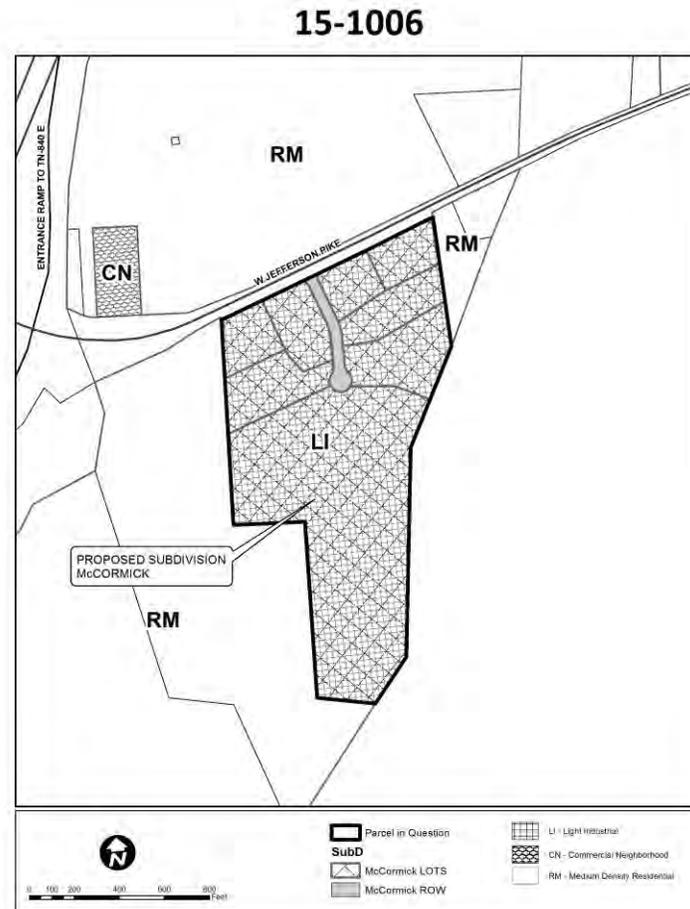
7th. Civil District of Rutherford County, Tennessee

Date: May, 2015 Scale: 1"=100' Sheet 1 of 1

15-1005

Rutherford County Regional Planning Commission May 26, 2015 Staff Comments

Plat/Plan Name: McCormick Commercial Subdivision (15-1006 and 15-2033)
Request: Preliminary Plan and Final Plat Approval
Site Details: 8 lots on 31.28 acres, zoned LI
Developer: TW Taylor Excavating
Property Location: West Jefferson Pike

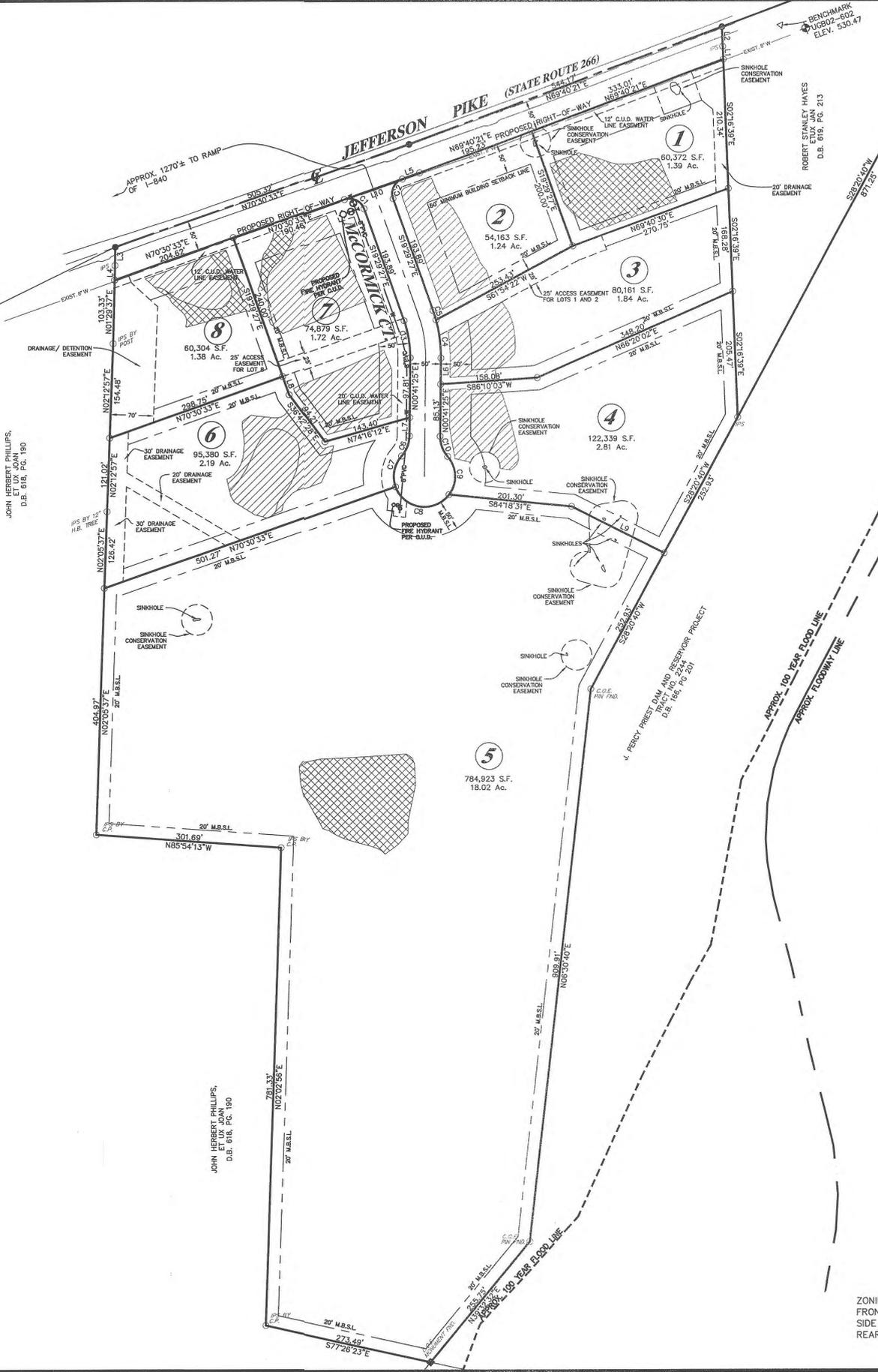


The subject property is located on the south side of West Jefferson Pike, just to the east of the State Route 840 Interchange. Since the comments are very similar for both the Preliminary Plan and Final Plat, these comments will address both applications, although a separate vote will be needed for each.

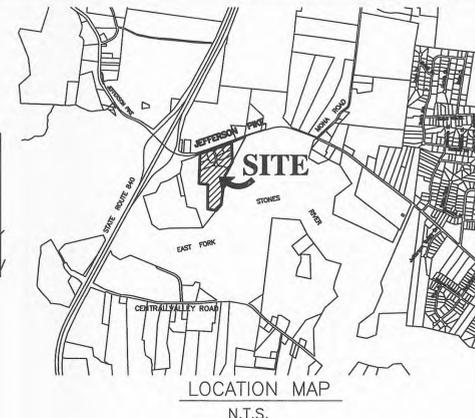
Both plans were originally approved by the Planning Commission back in 2011, but have since expired. The applicants plan to construct a trucking hub on Lot 5 of the property. A site plan for that development will be considered later on the agenda. The applicant successfully petitioned the State to construct the traffic improvements for this project. In order for the improvements to be made, the applicant has to be under construction

by the end of July. While there are a number of comments to address, Staff is of the opinion that none of the comments rises to the level of delaying the project.

Any approval should be made subject to Staff Comments.



- PLAT NOTES**
- It is the responsibility of each 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 and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, 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 1-800-351-1111.
 - The soil types and locations shown hereon are taken from a soils map provided by RANDY DICKERSON, dated 04-23-08. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
 - Permanent or temporary soil stabilization shall be applied to denuded 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 denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
 - Properties adjacent to the site of land disturbance 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 perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
 - Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
 - 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.
 - The Subject property is Zoned Services and Transportation and the Surrounding Properties Are Zoned R-15.
 - Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence 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.
 - Water line to be designed by Consolidated Utility District.
 - The location of all fire hydrants will be determined by C.U.D. in compliance with the Rutherford County Code of Ordinances.
 - Electric lines to be designed by Middle Tennessee Electric Membership Corporation.
 - Existing electric lines to be connected to are along Jefferson Pike.
 - A Type III Conditional Use Permit was granted by the Board of Commissioners on June 12, 2008 for Lot 8.



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, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date _____ RAM PROPERTIES, LLC
 Record Book: 855 Robert McCormick
 Page: 3028
 OWNER

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Flood Commissioner or the County Engineer.

Date _____ William H. Huddleston, N. RLS #1630

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 are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Registrar.

Date _____ SECRETARY, PLANNING COMMISSION

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled FINAL PLAT, MCCORMICK COMMERCIAL SUBDIVISION has been approved 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 that certification has been made in writing.

Date _____ Consolidated Utility District Official

Certification of general Approval for Installation of Subsurface Sewage Disposal System with Restrictions

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the Rutherford County Health Department.

Date _____ T.D.E.C. / D.W.R.

CERTIFICATE OF APPROVAL FOR 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, bylaws, 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 website 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 _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

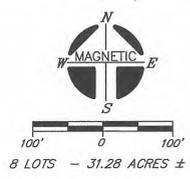
LOT	75 MPI	60 MPI	TOTAL
1	17,097 S.F.	0 S.F.	17,097 S.F.
2	0 S.F.	15,095 S.F.	15,095 S.F.
3	0 S.F.	9,753 S.F.	9,753 S.F.
4	0 S.F.	11,517 S.F.	11,517 S.F.
5	23,184 S.F.	0 S.F.	23,184 S.F.
6	0 S.F.	18,765 S.F.	18,765 S.F.
7	2,864 S.F.	32,223 S.F.	35,087 S.F.
8	4,676 S.F.	7,192 S.F.	11,868 S.F.

LINE	LENGTH	BEARING
L1	21.04	S02°16'39"E
L2	31.55	S02°16'39"E
L3	30.00	N01°28'32"E
L4	23.55	N01°29'17"E
L5	29.79	N70°30'33"E
L6	42.75	N00°41'26"E
L7	30.07	N00°41'26"E
L8	31.67	S19°28'27"E
L9	189.52	N63°03'42"W
L10	100.00	N70°30'33"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27	25.00	90°00'00"	35.36	N64°29'27"W
C2	39.27	25.00	90°00'00"	35.36	S25°30'33"W
C3	61.64	175.00	20°10'53"	61.32	N09°24'01"W
C4	63.06	225.00	16°03'31"	62.86	N07°20'21"W
C5	16.19	225.00	4°07'11"	16.19	N17°25'47"W
C6	36.14	50.00	41°24'35"	35.36	N21°23'42"E
C7	53.75	50.00	61°35'27"	51.20	S11°18'16"W
C8	108.07	50.00	123°50'31"	88.23	S81°24'43"E
C9	67.53	50.00	77°23'11"	62.52	N02°01'34"W
C10	36.14	50.00	41°24'35"	35.36	S20°00'53"E

LEGEND FOR MONUMENTS

IPS ○ IRON PIN SET
 IPF ○ IRON PIN WITH
 ○ RAILROAD SPIKE
 * FENCE
 ● SURVEY POINT
 ▲ NAIL
 ■ CONC. MARKER FND.



OWNER: RAM PROPERTIES, LLC
 ADDRESS: 4816 BLACKMAN RD
 MURFREESBORO, TN 37129

TAX MAP: 26, PARCEL: 30.00
 RECORD BOOK: 855, PAGE: 3028

FLOOD MAP: 470165, PANEL: 0131-H
 DATED: JAN. 5, 2007, ZONE: X
 NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

ZONING: LIGHT INDUSTRIAL (L-1)
 FRONT SETBACK: 50'
 SIDE SETBACK: 20'
 REAR SETBACK: 20'

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 470165 0131H ZONE: X DATED: 01/05/07.

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.



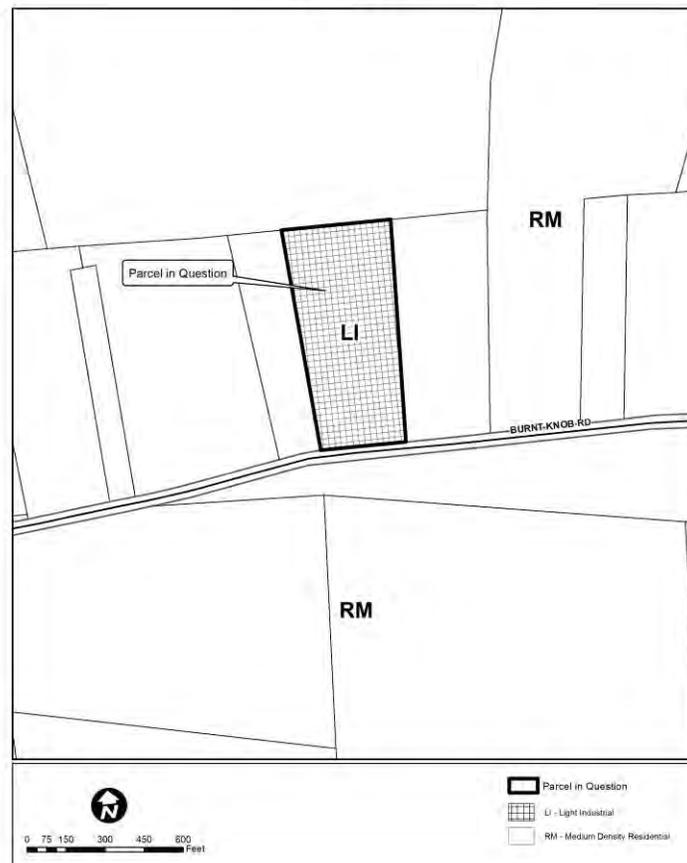
DATE OF RECORDING: _____
 TIME OF RECORDING: _____
 PLAT BOOK: _____, PAGE: _____

FINAL PLAT
MCCORMICK COMMERCIAL
SUBDIVISION
 5TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: MAY, 2015 SCALE: 1"=100' SH. 1 OF 1

Rutherford County Regional Planning Commission May 26, 2015 Staff Comments

Plat/Plan Name: Burnt Knob Self Storage (15-3012)
Request: Site Plan Approval
Site Details: 72,900 square feet of personal services space (Mini-warehouses)
on 7.4 acres, zoned LI
Developer: Stuart Conway
Property Location: Burnt Knob Road

15-3012

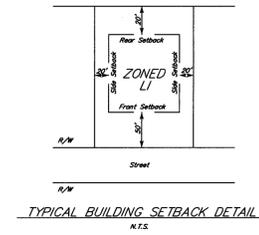
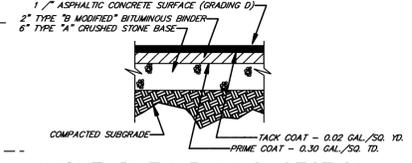


The subject property is located on the north side of Burnt Knob Road, adjacent to the Rogers Group Quarry. The property was rezoned to Light Industrial (LI) in February of this year. The applicant proposes to place a mini-warehouse facility on the property.

Staff has a number of issues with this site plan. The most significant issue is the amount of site work that is proposed. The site plan shows 60 feet of cut on the northern part of the property tapering off to about 20 feet towards the front. This is very significant and unusual with most development projects. Staff has reached out to the State to

determine how this would be classified. There are also issues with the grading, drainage plan and landscape plan. If Staff cannot work through these prior to the Planning Commission's meeting, it will be removed from the agenda.

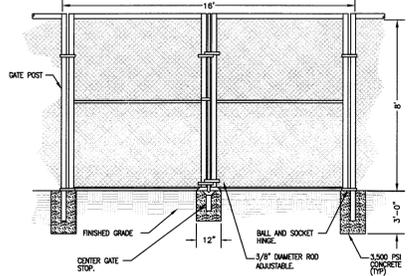
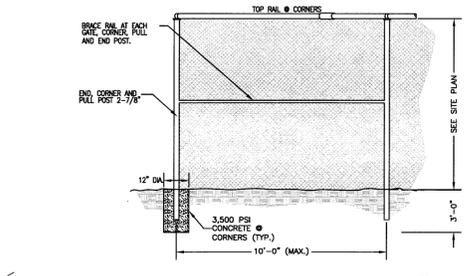
PROPOSED ZONING: LI = LIGHT INDUSTRIAL
 FRONT SETBACK: 50'
 SIDE SETBACK: 20'
 REAR SETBACK: 20'



LIGHT DUTY PAVING SECTION
 N.T.S.

TYPICAL BUILDING SETBACK DETAIL
 N.T.S.

VICINITY MAP
 NOT TO SCALE



CHAIN-LINK FENCE & GATE

SITE PLAN

CERTIFICATE OF WATER (SITE PLAN)
 I hereby certify that the site plan entitled BURN KNOB SELF STORAGE has been approved 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.R.C. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date Consolidated Utility District Official

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MEMEC) will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the rules and regulations, bylaws, policy bulletin and operational bulletins of MEMEC, and in accordance with the plot approval checklist, tree planting guidelines and other regulations contained on the MEMEC website at www.memec.com (collectively the "Requirements"). No electric service will be provided until MEMEC's Requirements have been met and approved in writing by an authorized representative of MEMEC. Any approval is, at all times, contingent upon continuing compliance with MEMEC's requirements.

Date MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

Certification of general Approval for Installation of Subsurface Sewage Disposal System with Restrictions
 General approval is hereby granted for lots proposed herein as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the Rutherford County Health Department.

Date T.D.E.C. / D.W.R.

- PLAT NOTES
- 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.
 - 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.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown herein 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. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
 - Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
 - The applicable zoning ordinance allows for an alternate setback of 1/3 times the required side yard setback (20') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
 - Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.

SITE DATA:

- PROPOSED USE: SELF STORAGE
- EXISTING ZONING: RM (RESIDENTIAL MEDIUM DENSITY)
- PROPOSED ZONING: LI (LIGHT INDUSTRIAL)
- LOT SIZE: 7.40 AC.
- PROPOSED BUILDING AREA: 72,900 SQ. FT.
- PAVED AREA: 100,531 SQ. FT.
- LOT COVERAGE: 179,431 / 322,344 = 53.8 %
- 30' PROVIDED BETWEEN ALL BUILDINGS TO ALLOW FOR PARKING
- PARKING REQUIRED: 1 SPACE PER 20 STORAGE STALLS = 21 SPACES
- PROVIDED 1 H.C. SPACE AND 21 SPACES (425+ STORAGE STALLS)

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over oil disturbed areas.)
- Siltation Fence (Initial Measure)
- Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

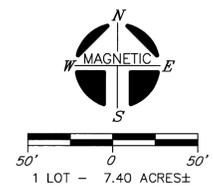
NO.	DATE	DESCRIPTION
1	05-07-2015	ORIGINAL ISSUE

DEVELOPER: STUART CONWAY
 ADDRESS: 3422 LAWNCREST COVE
 MURFREESBORO, TN 37129
 TAX MAP: 77, PARCEL: 23.08
 RECORD BOOK 1310, PG 2949

FLOOD MAP PANEL: 47149C0119H
 FLOOD MAP DATED: JANUARY 5th, 2007
 ZONES: X

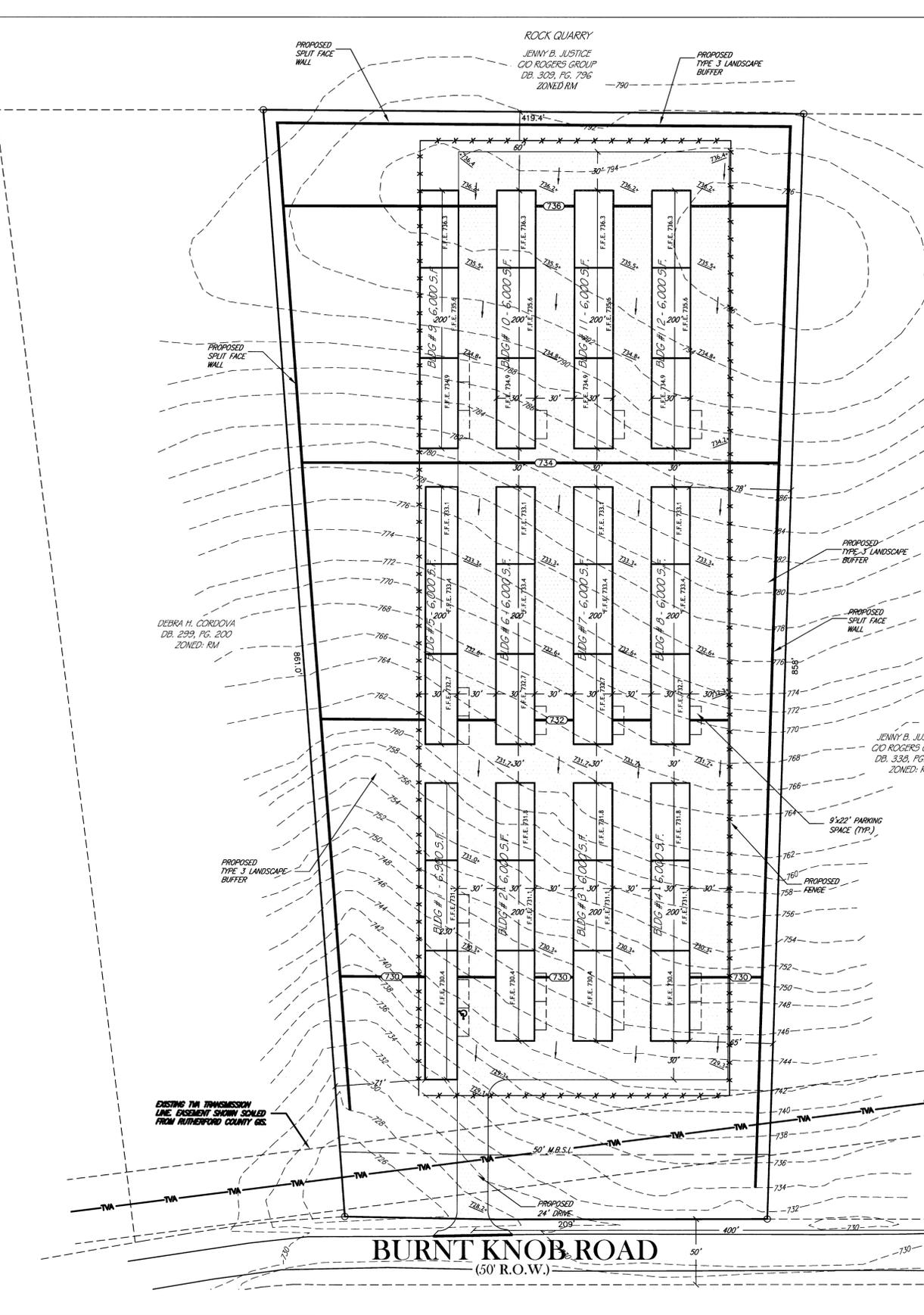
FLOOD MAP PANEL: 47149C0118J
 FLOOD MAP DATED: OCTOBER 16th, 2008
 ZONES: X

TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM RUTHERFORD COUNTY GIS.



SITE PLAN
BURNT KNOB
 SELF STORAGE
 MURFREESBORO, TN
 7th CIVIL DISTRICT- RUTHERFORD COUNTY - TN.

DATE: MAY, 2015 SCALE: 1" = 50' SH. 2 OF 3

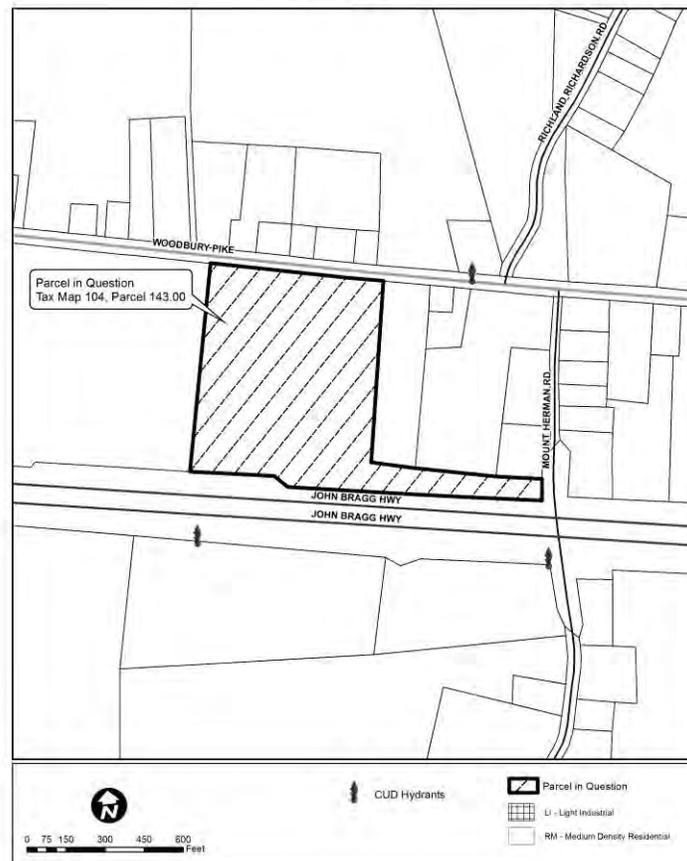


Rutherford County Regional Planning Commission

May 26, 2015 Staff Comments

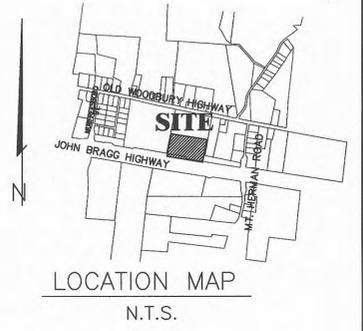
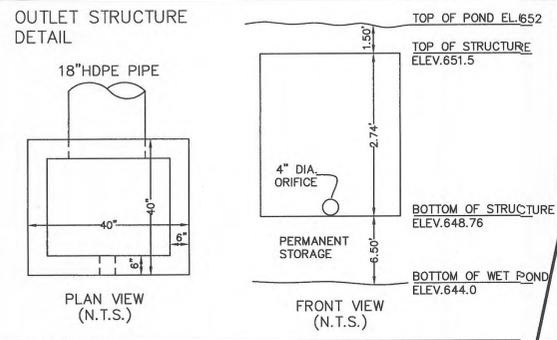
Plat/Plan Name: Walnut Grove Missionary Baptist Church (15-3014)
Request: Site Plan Approval
Site Details: New construction of 12,139 square feet of community assembly space (religious institution) on 13.41 acres zoned RM
Developer: Walnut Grove Missionary Baptist Church
Property Location: John Bragg Highway

15-3014



The subject property is located on the north side of John Bragg Highway. The applicant is proposing to construct a new religious facility on the property. The site received Special Exception approval from the Board of Zoning Appeals at their March 11, 2015 meeting for a Medium Community Assembly use (Up to 500 people). Staff has some issues with the drainage plan for the property and will discuss them in more detail at the meeting. The other issues identified are expected to be addressed prior to the meeting.

Any approval should be made subject to Staff Comments.

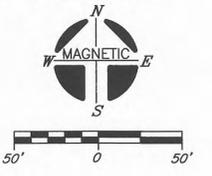


LEGEND

- ⊗ Power Pole
- ⊗ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ 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
- 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—T— Existing Telephone & Electric Line
- UGE— Existing Underground Electric Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe

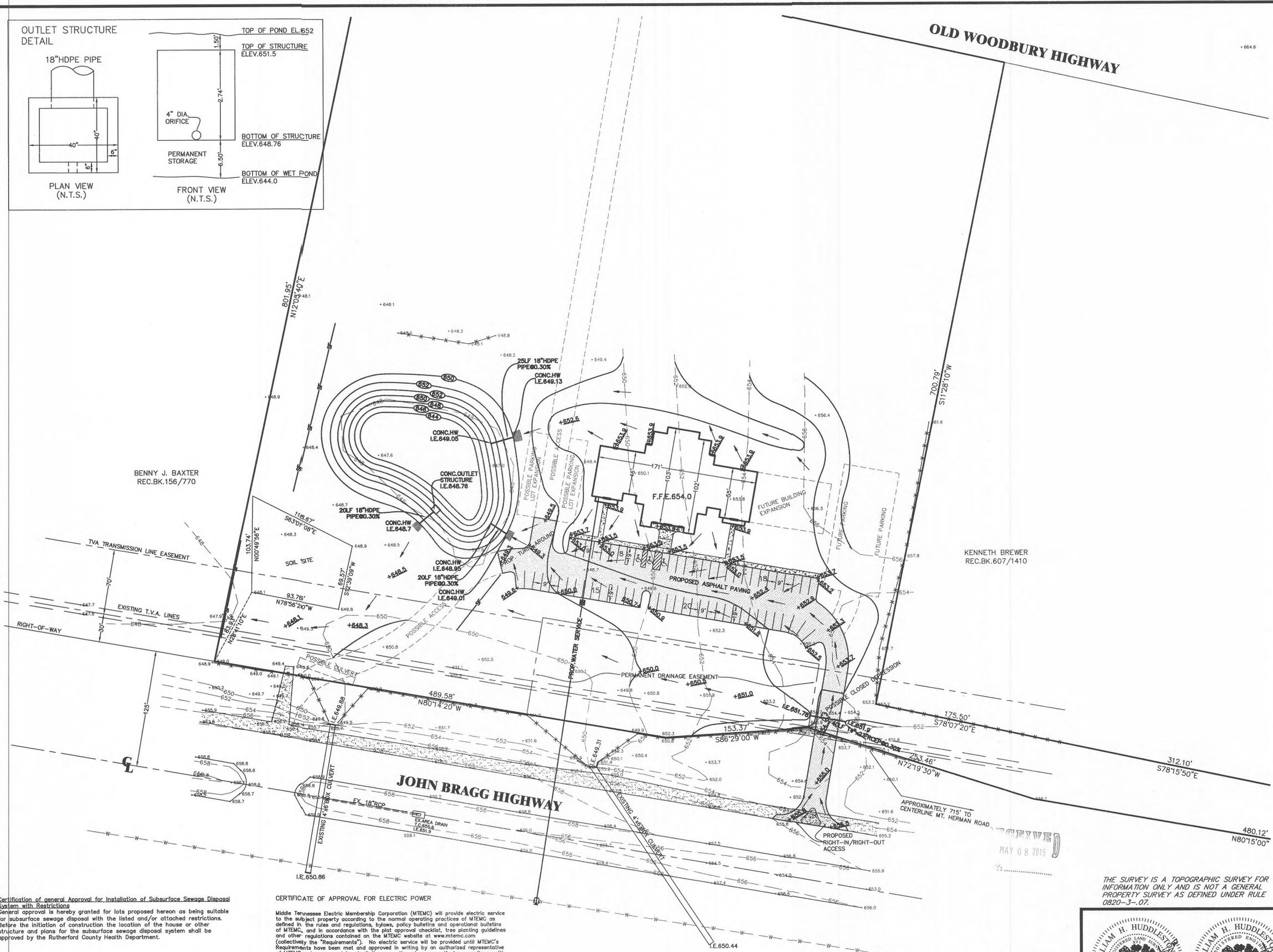
OWNER: WALNUT GROVE MISSIONARY BAPTIST CHURCH
 ADDRESS: P.O. BOX 803
 MURFREESBORO, TN 37133-0803
 TAX MAP: 104 PARCEL: 143
 RECORD BOOK: 69 PAGE: 1834

FLOOD MAP PANEL: 470165-2858 ZONE: X
 FLOOD MAP DATED: JAN. 05, 2007



SITE DATA:
 PROPOSED USE: COMMUNITY ASSEMBLY FACILITY (300 PERSONS)
 PARKING SPACES REQUIRED: 1 SPACE PER 5 SEATS IN THE MAIN ASSEMBLY AREA
 = (1SPACE)(300/5 SEATS) = 60 SPACES
 PARKING SPACES PROVIDED: 60

SITE DATA:
 LOT AREA: 13.41 ACRES± TOTAL, 584305 S.F.±
 (5.0 AC.± DISTURBED AREA)
 BUILDING AREA 12139 S.F.±
 LOT COVERAGE (BUILDING): 12139s.f./584305s.f. = 2.1%
 EXISTING PAVING&CONC: 26695 + 2242 S.F.± = 28937 S.F.±
 LOT COVERAGE (TOTAL): 41076 s.f./584305s.f. = 7.0%
 GREEN SPACE: 584305s.f.-41076s.f. = 543229s.f. = 93.0%
 BUILDING HEIGHT: 35 FEET



CERTIFICATE OF APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS
 General approval is hereby granted for lots proposed herein as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the Rutherford County Health Department.

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
 Middle Tennessee Electric Membership Corporation (MEMCO) will provide electric service to the subject property according to the normal operating practices of MEMCO as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MEMCO, and in accordance with the plot approval checklist, tree planting guidelines and other regulations contained on the MEMCO website at www.memco.com (collectively the "Requirements"). No electric service will be provided until MEMCO's Requirements have been met and approved in writing by an authorized representative of MEMCO. Any approval is, at all times, contingent upon continuing compliance with MEMCO's requirements.

SITE PLAN CERTIFICATE OF WATER (SITE PLAN)
 I hereby certify that the site plan entitled **SITE GRADING & DRAINAGE PLAN, WALNUT GROVE MISSIONARY BAPTIST CHURCH** has been approved 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.R.C. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

ZONED: RM
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'

LEGEND FOR MONUMENTS
 IPS ○ IRON PIN SET
 IPF ○ IRON PIN FND.
 ○ RAILROAD SPIKE
 — FENCE
 ● SURVEY POINT
 ▲ NAIL
 ■ CONC. MARKER FND.



SITE, GRADING & DRAINAGE PLAN
WALNUT GROVE MISSIONARY BAPTIST CHURCH
 JOHN BRAGG HIGHWAY
 15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: MAY, 2015 SCALE 1"=50' SH. 1 OF 2

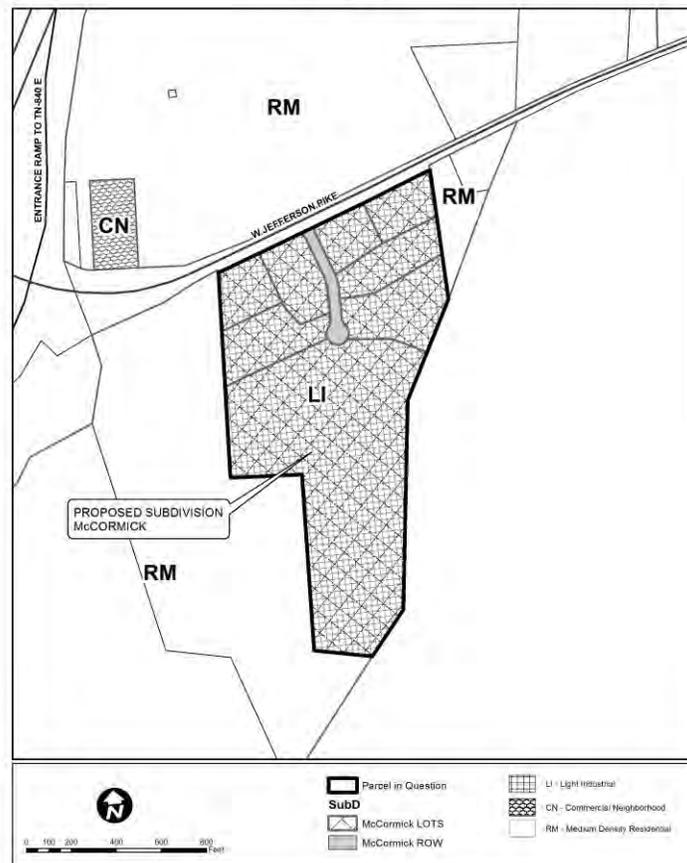
15-3014

Rutherford County Regional Planning Commission

May 26, 2015 Staff Comments

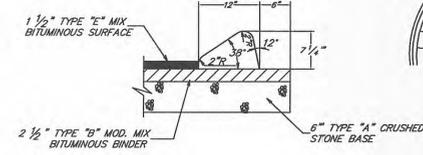
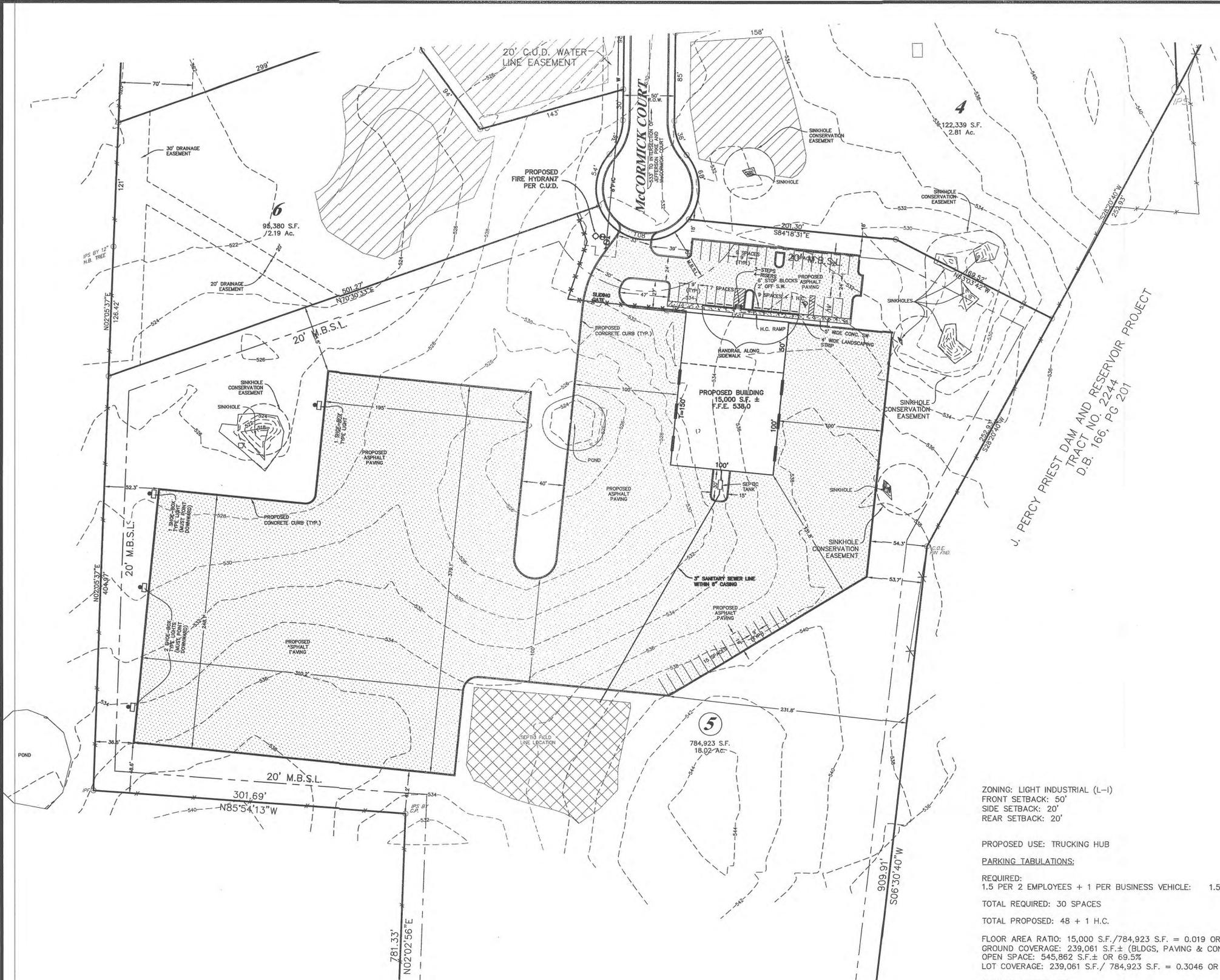
Plat/Plan Name: McCormick Trucking (15-3016)
Request: Site Plan Approval
Site Details: New construction of 15,000 square feet of Light Industrial space (Trucking Hub) on 18.02 acres zoned LI
Developer: TW Taylor Excavating
Property Location: West Jefferson Pike

15-3016

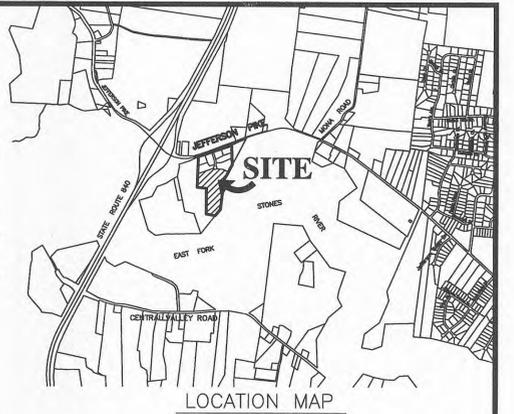


The subject property is located on the south side of West Jefferson Pike and is a portion of the same property considered earlier on the agenda. The applicant is proposing to construct a trucking hub on the property. The site plan will need to be updated with current road improvement information from TDOT. There were several other issues identified by Staff that are expected to be addressed prior to the meeting.

Any approval should be made subject to Staff Comments.

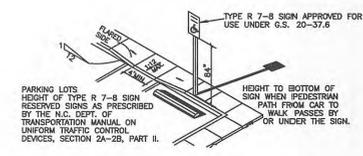


EXTRUDED MOUNTABLE
CONCRETE CURB
N.T.S.

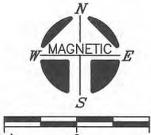


LOCATION MAP
N.T.S.

- PLAT NOTES**
- It is the responsibility of each 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 and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, 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 1-800-351-1111.
 - The soil types and locations shown hereon are taken from a soils map provided by BRADY DICKESSON, dated 04-22-08. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
 - Permanent or temporary soil stabilization shall be applied to denuded 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 denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 50 days.
 - Properties adjacent to the site of land disturbance 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 perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
 - Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
 - 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.
 - The Subject property is Zoned Services and Transportation and the Surrounding Properties Are Zoned R-15.
 - Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence 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.
 - Water line to be designed by Consolidated Utility District.
 - The location of all fire hydrants will be determined by C.U.D. in compliance with the Rutherford County Subdivision Regulations.
 - Electric lines to be designed by Middle Tennessee Electric Membership Corporation.
 - Existing electric lines to be connected to are along Jefferson Pike.
 - A Type III Conditional Use Permit was granted by the Board of Commissioners on June 12, 2008 for Lot 5.



H.C. SIGN AND RAMP DETAILS
N.T.S.



- LEGEND FOR MONUMENTS**
- IPF O IRON PIN SET
 - IPF O IRON PIN FND.
 - O RAILROAD SPIKE
 - ONC CONST.
 - SURVEY POINT
 - ▲ NAIL
 - CONG. MARKER FND.

- LEGEND**
- Ø Power Pole
 - ⊖ Existing Fire Hydrant
 - ⊕ Proposed Fire Hydrant
 - ▲ Reduce
 - ▲ 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
 - GD— Sewer Line Check Dam
 - GD— Existing Contours
 - GD— Proposed Contours
 - oo Existing Spot Elevations
 - oo 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.)
 - SF— Siltation Fence (Initial Measure)
 - SF— Siltation Fence (Once Constructed)
 - Turf Reinforcement Mat
 - Stone Check Dam

ZONING: LIGHT INDUSTRIAL (L-1)
FRONT SETBACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 20'

PROPOSED USE: TRUCKING HUB

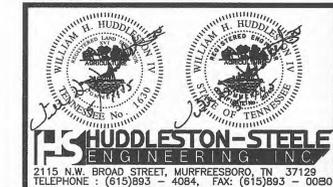
PARKING TABULATIONS:
REQUIRED: 1.5 PER 2 EMPLOYEES + 1 PER BUSINESS VEHICLE: 1.5 X 20 = 30
TOTAL REQUIRED: 30 SPACES
TOTAL PROPOSED: 48 + 1 H.C.

FLOOR AREA RATIO: 15,000 S.F./784,923 S.F. = 0.019 OR 1.9%
GROUND COVERAGE: 239,061 S.F. ± (BLDG, PAVING & CONC.)
OPEN SPACE: 545,862 S.F. ± OR 69.5%
LOT COVERAGE: 239,061 S.F./ 784,923 S.F. = 0.3046 OR 30.46%
BUILDING HEIGHT: 30'

DEVELOPER: TW TAYLOR EXCAVATING
ADDRESS: 2140 NORTH THOMPSON LANE, SUITE 100
MURFREESBORO, TN, 37129
TAX MAP: 26, PARCELS: 31.00 & 31.01
DEED BOOK: 619, PAGE: 213
DEED BOOK: 619, PAGE: 206
FLOOD MAP: 470165, PANEL: 0131-H
DATED: JAN. 5, 2007, ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THIS LOT IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 470165 0131H ZONE: X DATED: 01/05/07

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.



SITE PLAN
McCORMICK TRUCKING
(LOT 5, McCORMICK COMMERCIAL SUBDIVISION)
5TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: MAY, 2015 SCALE: 1"=50' SH. 1 OF 3