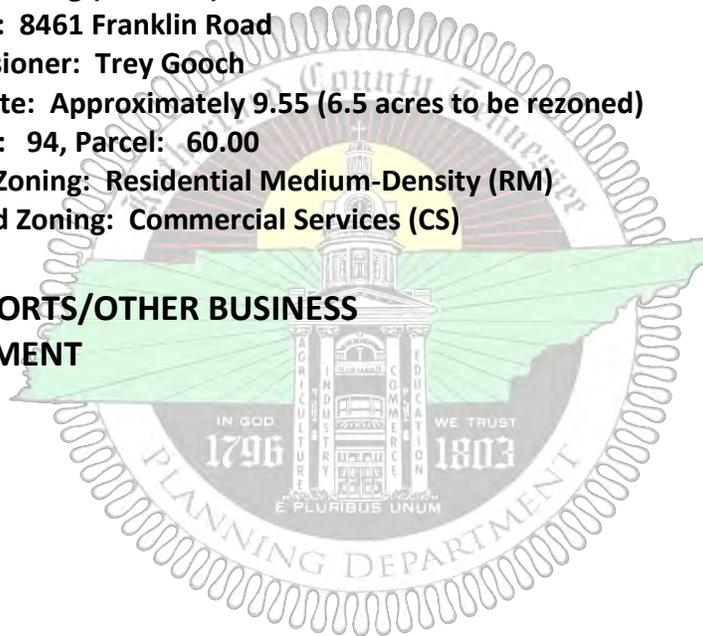


# Rutherford County Regional Planning Commission

Agenda – 6-8-15 – 6:00 PM

Historic County Courthouse – 2<sup>nd</sup> Floor

- I. CALL TO ORDER
- II. PRAYER/PLEDGE OF ALLEGIANCE
- III. ROLL CALL/DETERMINATION OF QUORUM
- IV. APPROVAL OF THE MAY 26, 2015 MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. REZONING REQUESTS/PUBLIC HEARINGS
  - A. Beverly DeLong (15-A008)
    - Location: 8461 Franklin Road
    - Commissioner: Trey Gooch
    - Size of Site: Approximately 9.55 (6.5 acres to be rezoned)
    - Tax Map: 94, Parcel: 60.00
    - 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: June 8, 2015

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Case Number: 15-A008

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Staff Recommendation: **NEUTRAL**

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Request by: Beverly Delong  
Property Address: 8461 Franklin Road  
Commission District: 20 – Trey Gooch  
Urban Growth Boundary: Murfreesboro UGB

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## Applicant Request

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

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## 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.

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## Site Characteristics

Current Zoning: RM  
Current Use: Vacant property/Single-family home (Tract is split by Baltimore Road, which is private)  
Adjacent Uses: Primarily single-family residential  
Adjacent Zoning: RM on all sides  
Size of Tract: 9.55 acres. Area for rezoning – Approximately 6.5 acres

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## 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). Franklin Road is labeled as an Urban Arterial in the Plan.

Proposal supported by Comprehensive Plan

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

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## Infrastructure

Roads: The property is located along Franklin Road. Baltimore Road, a private road, bisects the property. Staff would not recommend any access for the proposed project off of Baltimore Road. The closest traffic count to the subject property is located approximately 1/2 of a mile to the west of the subject property. The location shows a 2013 count of 5,420 trips per day.

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Franklin Road is shown on the County's Long Range Transportation Plan (LRTP) as being widened to a 5-lane cross section in the future. This would be a TDOT-driven project and Staff is not aware of any timelines for imminent development of this improvement. There is approximately 60 feet of existing right-of-way along Franklin Road. Right-of-way dedication may be required for any development project should this rezoning be granted.

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

Fire Protection: According to information provided by CUD, there is a fire hydrant located at the intersection of Franklin Road and Puckett Road, which is about 800 feet to the west of the subject property. 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.

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### **Background/Proposal Details**

Proposed Use: The applicant would like to rezone approximately 6.5 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.

The applicant has submitted a concept plan that has been included with your agenda materials. Staff has a number of concerns with the concept plan. They include:

- Access to the property is shown off of Baltimore Road, a graveled, private road. Staff feels that if these access points are to be used that the portion of Baltimore Road should be built to County road standards;
  - The access points on either side of Baltimore Road do not align. In addition, the western access appears to be too close to the intersection of Baltimore Road and Franklin Road, potentially making access from Franklin Road;
  - Franklin Road is scheduled to be widened to a five-lane cross section in the future. Right-of-way acquisition will more than likely be required. The concept plan does not appear to take this into account;
  - The septic tank disposal field appears to be in the area of an existing depression;
  - While just a concept plan, there do not appear to be any provisions for stormwater retention/detention;
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- The parking spaces at the northern end of the property cannot be within the proposed buffer area.

These issues are mentioned in an effort to alert the applicant to potential issues with their design should the rezoning application be approved. Since the concept plan is not binding, changes can be made prior to the design moving forward. In all likelihood, if this application is approved and the plans for the development move forward, Staff will require that a traffic study be submitted to determine what improvements need to be made along Franklin Road.

**Access & Parking:** The applicant's concept plan shows access onto Baltimore Road. Staff has already expressed our concern about this access. Parking will need to be provided consistent with the regulations in the Zoning Ordinance.

**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 65-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 light, noise, dust, odor and hazardous materials that commercial or industrial activities must be able to meet.

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### **Staff Recommendation**

Staff is neutral on this application. The property is along Franklin Road, which is shown on the County's LRTP as being widened to five lanes in the future. It is also identified as an Urban Arterial in the Comprehensive Plan, which does recommend a mixture of residential and commercial uses. That being said, there isn't any commercially zoned property adjacent to the site, although there is existing commercial zoning less than ½ mile to the west on Franklin Road. While the zoning may be generally consistent with the Comprehensive Plan, the concept plan has several aspects that would need to be addressed if this development is approved.

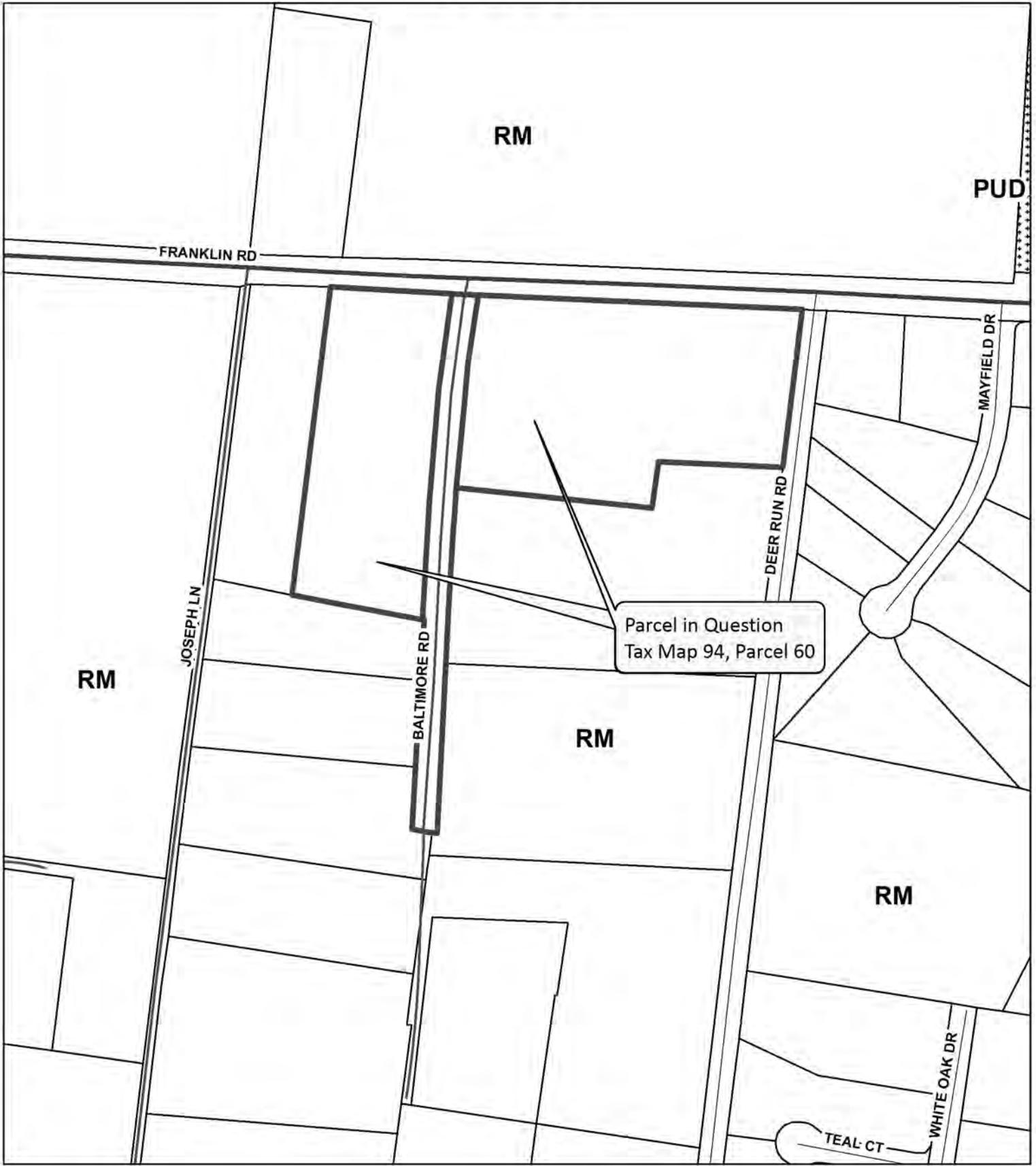
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### **Attachments**

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

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# 15-A008



Parcel in Question  
Tax Map 94, Parcel 60

RM

RM

PUD

RM

RM



0 50 100 200 300 400 Feet

RM RM - Medium Density Residential

 In Question

# 15-A008

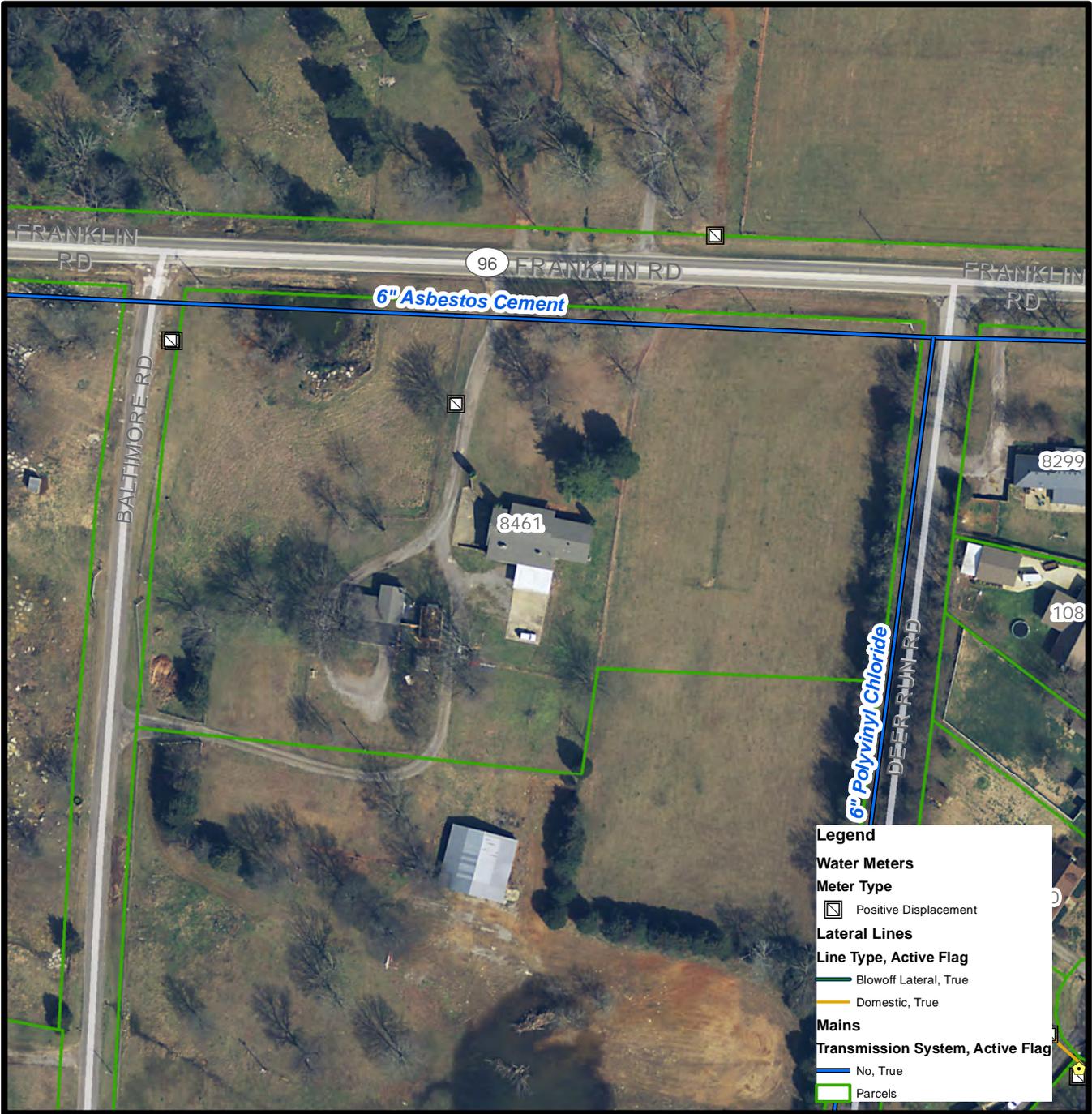


 In Question



0 50 100 200 300 400 Feet

# Rezoning Request 8461 Franklin Road



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

Date: 5/20/2015

Prepared by: JLW



N.T.S.



REVISIONS:

**PRELIMINARY SITE PLAN  
 MURFREESBORO  
 SELF STORAGE  
 CITY OF MURFREESBORO, TENNESSEE**



DESIGNED	TBS
DRAWN	IGJ
CHECKED	IGJ
DATE	05/06/2015
SCALE	30'
PROJECT NO.	
<b>SHEET</b>	<b>C 1.0</b>

SCALE 1"=30'



BENCH MARK = TDOT GPS MON. #75-96-19

N 85°00'14" W  
158.09'

N 88°49'07" E  
305.70'

DEER RUN ROAD (50' ROW)

STATE HIGHWAY 96 (ROW VARIES)

415983.53 Sq. Feet  
 9.55 Acres  
 (60)

MIKE BIRD  
 BOOK 1198, PAGE 3723, R.O.R.C., TN  
 (60.02)

**GENERAL NOTES**

1. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY MAP 470165, PANEL 0235H, DATED JAN. 5, 2007.
2. NUMBERS SHOWN THUS (00) REFER TO PARCELS ON RUTHERFORD COUNTY TAX MAP NO. 94
3. THIS IS A CLASS "1" SURVEY AS DEFINED BY THE TN. BOARD OF LICENSING FOR LAND SURVEYORS' REGULATIONS. THE PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN ONE PART IN 10,000 PARTS.
4. THIS SURVEY WAS PERFORMED USING RECORDED DEEDS AND PLATS AND EVIDENCE OF THE SAME FOUND UPON THE GROUND. THIS SURVEY IS SUBJECT TO ALL THE FINDINGS AN ADEQUATE TITLE SEARCH WOULD REVEAL. NO TITLE FURNISH THIS SURVEYOR.
5. THIS IS ALL OF LOT 1, PROPERTY SURVEY, PETER P. BALTIMORE ESTATE, AS EVIDENCED IN PLAT BOOK 37, PAGE 25, R.O.D.C., TN
6. THE ADDRESS OF THE PROPERTY IS 8461 FRANKLIN ROAD, MURFREESBORO, TN.

**LINE TABLE**

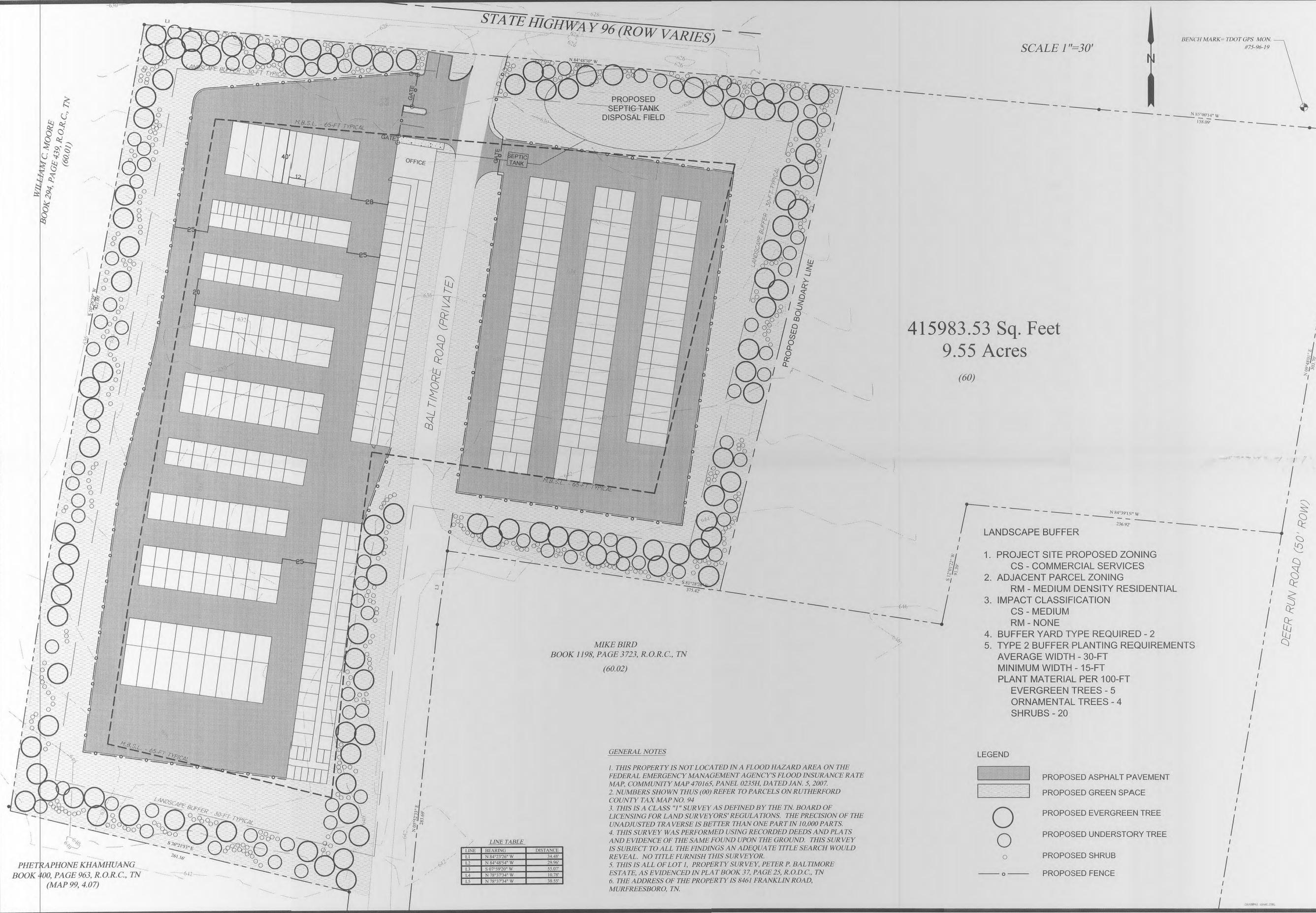
LINE	BEARING	DISTANCE
L1	N 84°23'56" W	34.48'
L2	N 84°48'54" W	29.96'
L3	S 07°59'20" W	85.07'
L4	N 78°37'34" W	10.78'
L5	N 78°37'34" W	38.55'

**LANDSCAPE BUFFER**

1. PROJECT SITE PROPOSED ZONING  
CS - COMMERCIAL SERVICES
2. ADJACENT PARCEL ZONING  
RM - MEDIUM DENSITY RESIDENTIAL
3. IMPACT CLASSIFICATION  
CS - MEDIUM  
RM - NONE
4. BUFFER YARD TYPE REQUIRED - 2
5. TYPE 2 BUFFER PLANTING REQUIREMENTS  
AVERAGE WIDTH - 30-FT  
MINIMUM WIDTH - 15-FT  
PLANT MATERIAL PER 100-FT  
EVERGREEN TREES - 5  
ORNAMENTAL TREES - 4  
SHRUBS - 20

**LEGEND**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED GREEN SPACE
- PROPOSED EVERGREEN TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUB
- PROPOSED FENCE



WILLIAM C. MOORE  
 BOOK 294, PAGE 439, R.O.R.C., TN  
 (60.01)

PHETRAPHONE KHAMHUANG  
 BOOK 400, PAGE 963, R.O.R.C., TN  
 (MAP 99, 4.07)