

# Rutherford County Regional Planning Commission

Agenda – 7-13-15 – 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- V. ITEMS WITHDRAWN/DEFERRED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)
  - B. South Haven Development (15-A009) – PUD Amendment  
Location: Ocala Road  
Commissioner: Trey Gooch  
Size of Site: Approximately 268 acres  
Tax Map: 94, Parcels: 1.01 and 34.00  
77, Parcels: 62.00, 64.00 and 64.01 (portion)  
76, Parcel: 39.03, 39.02 (portion) and 39.04 (portion)  
Existing Zoning: Planned Unit Development (PUD)  
Proposed Zoning: Planned Unit Development (PUD)
  - C. Caldwell Lucas – Grove Park Land Company (15-A010)

Location: Lebanon Pike/Cutoff Road  
Commissioner: Steve Pearcy  
Size of Site: Approximately 89 acres  
Tax Map: 24, Parcels: 50.00, 51.00 and 90.00  
Existing Zoning: Residential Medium-Density (RM)  
Proposed Zoning: Planned Unit Development (PUD)
- VII. STAFF REPORTS/OTHER BUSINESS
- VIII. ADJOURNMENT

# Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: July 13, 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. Even if the concept plan is ultimately not the final design, most of Staff's concerns would be similar for whatever development is proposed.

**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.

**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. Staff's concerns would also be valid for any other type of development that might be proposed.

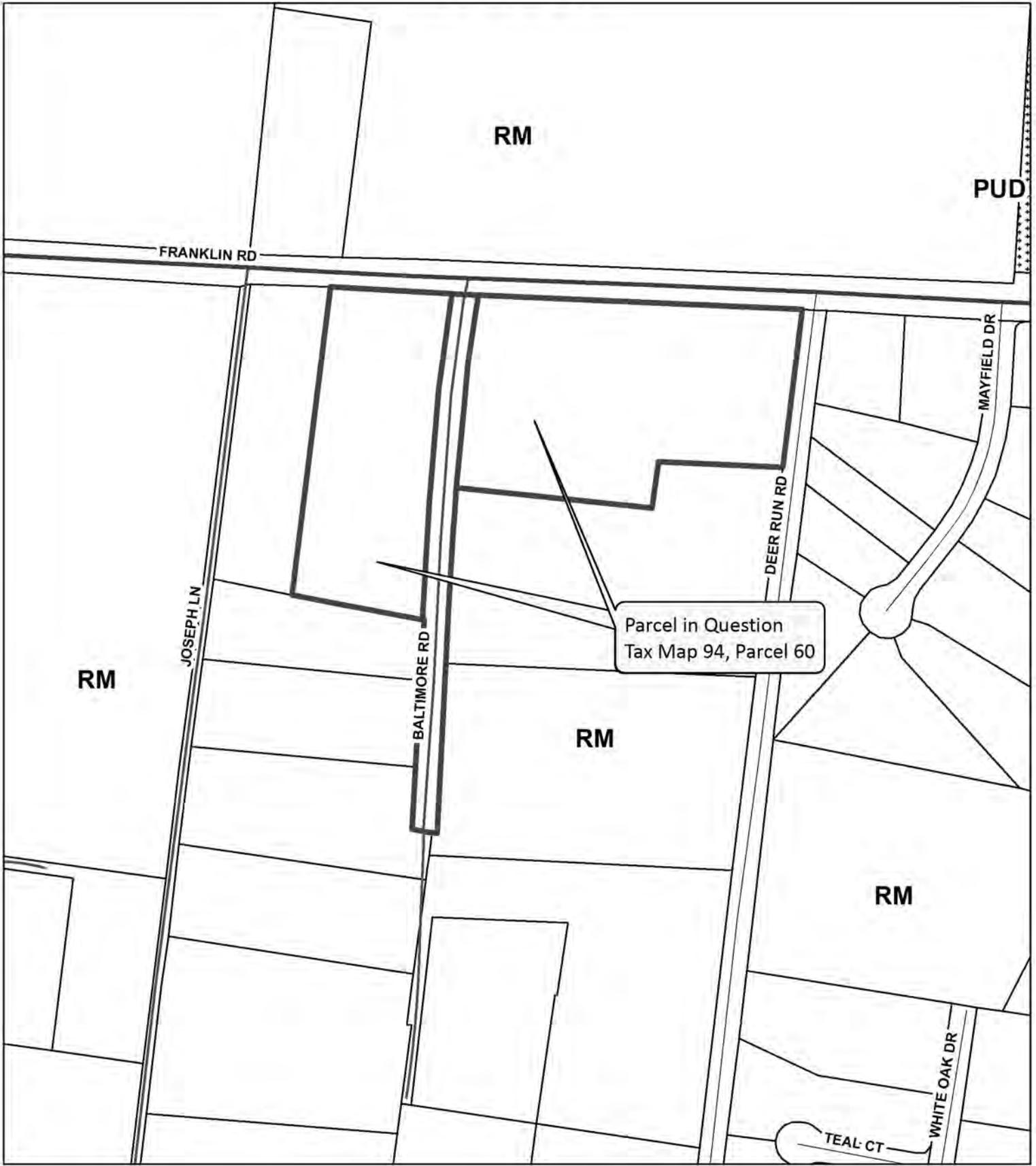
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### **Attachments**

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

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# 15-A008



0 50 100 200 300 400 Feet

RM RM - Medium Density Residential

 In Question

# 15-A008



Parcel in Question  
Tax Map 94, Parcel 60

 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.

STATE HIGHWAY 96 (ROW VARIES)

SCALE 1"=30'

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

**Southern Consulting**  
 Engineering / Materials Testing / Surveying  
 Environmental Services  
 1208 HIGHWAY 117E  
 CANTON, TN 37025  
 (615) 740-8777 (T) (615) 441-8776 (F)

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

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

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

415983.53 Sq. Feet  
 9.55 Acres  
 (60)

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°23'26" W	34.48'
L2	N 84°48'54" W	29.96'
L3	S 07°59'20" W	45.07'
L4	N 78°37'34" W	10.78'
L5	N 78°37'34" W	38.53'

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.

REVISIONS

PRELIMINARY SITE PLAN  
 MURFREESBORO  
 SELF STORAGE  
 CITY OF MURFREESBORO, TENNESSEE



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

# Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: July 13, 2015

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Case Number: 15-A009

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Staff Recommendation: **APPROVAL**

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Request by: South Haven Development

Property Address: Ocala Road

Commission District: 20 – Trey Gooch

Urban Growth Boundary: Smyrna UGB

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## Applicant Request

Amendment to existing Planned Unit Development (PUD)

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## Purpose of District

The Planned Unit Development District (PUD) is a distinct zoning district which is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments. Further information on the purpose of this district can be found in Section 901 of the Rutherford County Zoning Ordinance.

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## Site Characteristics

Current Zoning: PUD

Current Use: Vacant Land

Adjacent Uses: Residential of open on all sides. The property to the north is proposed for a subdivision (Stewart Creek Farms). State Route (SR) 840 is located directly south of Ocala Road

Adjacent Zoning: RM on all sides

Size of Tract: Approximately 268 acres

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## Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Belt Character Area. Suburban Belt areas are recommended to include residential uses at densities of up to three (3) residential units per acre. The proposed density for the project is 2.36 units per acre. Portions of the property are also located within the Major Employment Center Activity Node, which recommends higher non-residential uses.

### Proposal supported by Comprehensive Plan

Staff feels that the proposed amendment is consistent with the recommendations of the Comprehensive Plan. The applicants are changing the street alignment of the subdivision, adding 19 lots to the development (New total of 571 single-family lots) and reducing the width of some lots (441 lots to have 55-foot wide lots as opposed to 65 feet).

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## Infrastructure

Roads: The properties have frontage along Ocala Road. The applicant is proposing to extend Ocala Road so that it intersects directly with Almaville Road. The improvements identified in the traffic study to the intersection of Old Shores Road and Almaville Road would be shifted to this new intersection. The improvements to the intersection of

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Ocala Road and Old Shores Road would still be required.

There are no traffic counts along Ocala Road. The closest TDOT traffic count is located on Almaville Road on the south side of the interchange of Almaville Road and State Route SR 840, approximately 1 ½ miles away as the truck drives that shows a 2014 count of 1,851 trips per day.

Utilities: Nothing has changed in regards to the utilities for this project. The final decision on this issue was that the applicant will build the subdivision with fire hydrants until CUD determines that fire hydrants can no longer be supported. At that point, residential sprinkler systems will be required.

Fire Protection: Nothing has changed in regards to fire protection for this project.

Stormwater: Nothing has changed in regards to stormwater for this project.

Schools: The revised concept plan has been sent to the Rutherford County Schools Central Office. Staff had not received any comments prior to these comments being distributed. Any comments will be relayed to the Planning Commission at the meeting.

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## **Background/Proposal Details**

Proposed Use: Staff has included the Staff Report to the Board of Commissioners for your reference. The history of the property is discussed in more detail in that report. Since being approved by the Board of Commissioners at their February 12, 2015 meeting, the applicant's plan has evolved and they is asking for the following amendments:

1. The addition of approximately 6.5 acres of land to the PUD by adding approximately 2 more acres of Tax Map 76, Parcel 39.02 (Limbaugh Property) and approximately 4.5 acres of Tax Map 76, Parcel 39.04 (Arender Property), for a grand total of 268.5 acres;
2. The addition of 19 lots from the currently approved 552 lots, for a new total of 571 lots;
3. Introducing 55-foot wide lots (441) in addition to the currently approved 65-foot wide lots (130);
4. Revisions to the layout and open space areas to account for revisions listed above and to incorporate the information from the more detailed soils investigation.

The remaining aspects of the PUD are unchanged from their earlier application.

Access & Parking: Access to the properties will be along Ocala Road. There is a proposed stub street on the north side of this project which may be shifted in order to line up the current stub street in the Stewart Creek Farms Subdivision. The applicant has also provided stub streets to the west. Staff has requested that the applicant place an additional stub to the east.

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Landscaping: Since this is a residential development, there is no required screening from adjacent properties. The Planning Commission can recommend screening, but Staff does not see what practical benefit this would have since the Concept Plan shows a large amount of existing tree material to be preserved.

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. Since this is a residential development, the performance standards should not be an issue.

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### **Staff Recommendation**

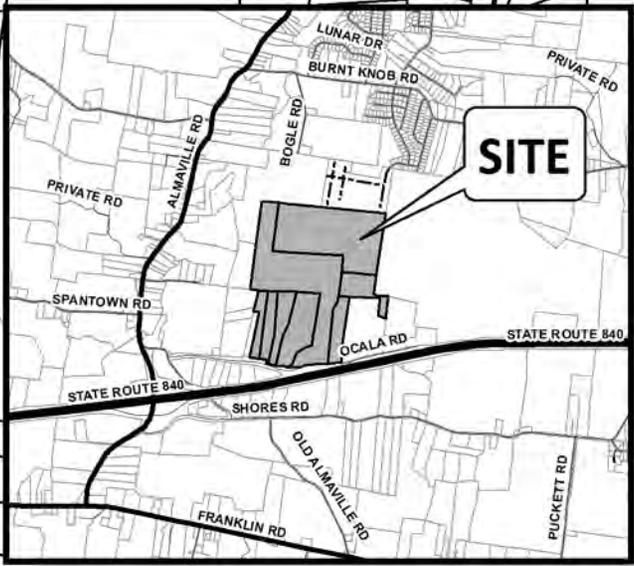
Staff is comfortable with the proposed amendments to this project. The extension of Ocala Road to Almaville Road will be an added benefit for the development and should eliminate any traffic issues that may have been created with placing the proposed traffic onto Old Shores Road. Staff recommends approval.

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### **Attachments**

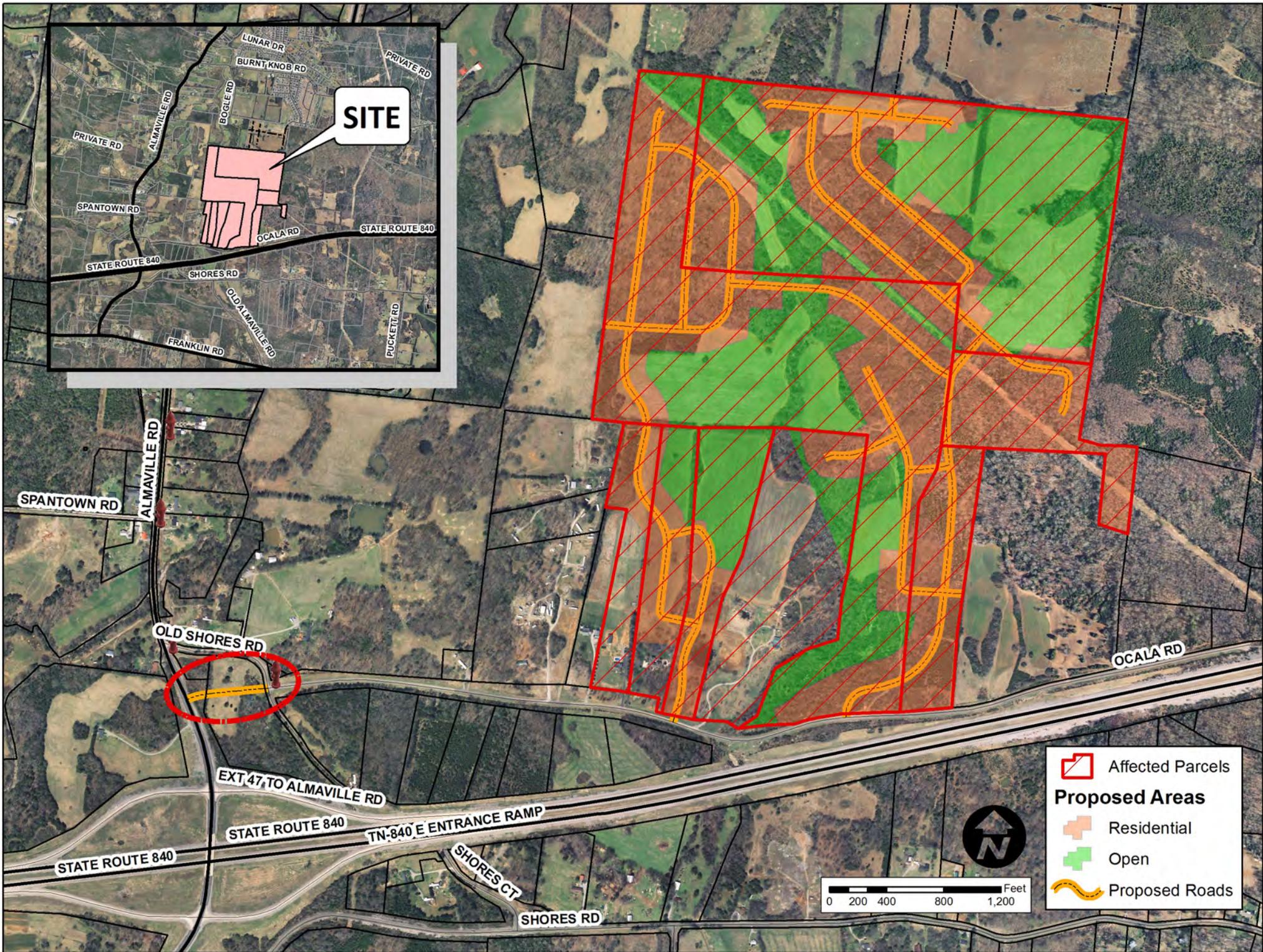
Zoning Map  
Aerial Map  
CUD Water Lines Map  
Staff Report from BOC Meeting  
PUD Pattern Book (Separate Attachment)

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**Legend**

-  Affected Parcels
- Proposed Areas**
  -  Residential
  -  Open
-  Proposed Roads



SITE

-  Affected Parcels
- Proposed Areas**
-  Residential
-  Open
-  Proposed Roads

0 200 400 800 1,200 Feet



# Rezoning Request South Haven



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: 6/24/2015

Prepared by: JLW



N.T.S.

**Rutherford County Regional Planning Commission Staff Report**

Board of Commissioners Meeting Date: February 12, 2015

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Case Number: 14-A013

Staff Recommendation: **APPROVAL**

PC Recommendation: **APPROVAL (10 FOR, 0 AGAINST)**

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Request by: South Haven Development

Property Address: Ocala Road

Commission District: 20 – Trey Gooch

Urban Growth Boundary: Smyrna UGB

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**Applicant Request**

Rezoning from Residential Medium-Density (RM) to Planned Unit Development (PUD)

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**Purpose of District**

The Planned Unit Development District (PUD) is a distinct zoning district which is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments. Further information on the purpose of this district can be found in Section 901 of the Rutherford County Zoning Ordinance.

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**Site Characteristics**

Current Zoning: RM

Current Use: Vacant Land

Adjacent Uses: Residential of open on all sides. The property to the north is proposed for a subdivision (Stewart Creek Farms). State Route (SR) 840 is located directly south of Ocala Road

Adjacent Zoning: RM on all sides

Size of Tract: Approximately 262 acres

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**Comprehensive Plan**

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Belt Character Area. Suburban Belt areas are recommended to include residential uses at densities of up to three (3) residential units per acre. The proposed density for the project is 2.36 units per acre. Portions of the property are also located within the Major Employment Center Activity Node, which recommends higher non-residential uses.

**Proposal supported by Comprehensive Plan**

Staff feels that the proposed development is consistent with the recommendations of the Comprehensive Plan. The applicants are using the PUD approach to allow for smaller lots but are conserving more open space and are providing amenities that aren't typically required in a conventionally zoned development.

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**Infrastructure**

Roads: The properties have frontage along Ocala Road. Staff required the applicant to complete a traffic study due to the amount of traffic that this development could generate. The results of that study have been received by Staff and a synopsis has been

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included with these comments. The entire study has not been included with this report but is available for inspection. Staff has visited the area and feels that improvements are needed to the entire portion of Old Shores Road that extends from Almaville Road to Ocala Road and not just the first 300 feet off of Almaville Road. It is a narrow road and Staff has concerns about the amount of traffic it can accommodate. Staff would also like to see additional traffic control measures at the intersection of Ocala Road and Old Shores Road. These concerns have been communicated to the applicant and the applicant has responded that they will address these issues. The Pattern Book mentions bringing Old Shores Road up to a minimum of 18 feet. Staff would like this statement to reflect the County minimum of 20 feet. The improvements to the intersection of Almaville Road and Old Shores road are listed on Page 10 of the pattern book as being completed prior to the recording of the final plat for the 100<sup>th</sup> lot. However, the traffic report state that they would be installed with the initial phase. In addition, the improvements to Old Shores Road and Ocala Road are proposed to occur during the infrastructure work with Phase 2. Staff feels these improvements should also be completed with the initial phase.

There are no traffic counts along Ocala Road. The closest TDOT traffic count is located on Almaville Road on the south side of the interchange of Almaville Road and State Route SR 840, approximately 1 ½ miles away as the truck drives that shows a 2013 count of 1,830 trips per day.

Utilities: According to the Consolidated Utility District (CUD), there are no water lines along Ocala Road. The applicant has asked CUD to complete a feasibility study to determine what infrastructure upgrades would be necessary in order to develop the project with fire hydrants. The study has been completed and a memorandum from CUD is included with this report.

The development will be served by a STEP system that would be owned, operated and maintained by CUD. The applicant has also provided a letter from MTEMC stating that they can serve the development.

Fire Protection: There is not a fire hydrant in close proximity to the properties. CUD has completed a feasibility study to determine what infrastructure upgrades would be necessary to develop the property with fire hydrants. If fire hydrants cannot be supported, the development would be required to provide residential sprinkler systems in all houses. The feasibility study included with your agenda materials outlines the options the developer has in relation to fire protection and will be discussed in more detail at the meeting. Staff would like to know the developer's intentions prior to any action being taken by the Planning Commission.

Stormwater: Portions of the subject properties 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

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system is designed to provide water quality and quantity control. Staff has asked for more detailed information on the drainage plan for the proposed development.

Schools: The revised concept plan has been sent to the Rutherford County Schools Central Office. Staff had not received any comments prior to these comments being distributed. Any comments will be relayed to the Planning Commission at the meeting.

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### **Background/Proposal Details**

Proposed Use: The subject properties are located on the north side of Ocala Road, to the east of Almadale Road and in very close proximity to SR 840. This development was originally approved in October of 2007 and was known as Cedar Brook. The original development contained 434 lots and contained a mixture of single-family detached and attached structures. Although the development was approved, no subdivision plats were ever submitted, nor was any work completed on the property. The approval for this development has long since lapsed and the applicant is resubmitting the development using a different arrangement. The proposed development, South Haven, contains more property than the original development contained (218 acres as compared to 262 acres).

The current application was originally considered by the Planning Commission at their November 10, 2014 meeting. The Commission had several questions on water service, size of the lots, traffic and other issues. Ultimately, the Commission deferred the application until more information could be provided on the overall design of the subdivision due to the possible need to provide wider lots for the STEP system septic tanks. Since that time, CUD has met with their board to discuss the issue of lot width and they recommend that the minimum width should be at least 65 feet. In anticipation of this, the applicants have revised their proposal to show the wider lots. The original proposal was for 55-foot lots, which yielded 618 lots. The new arrangement provides for 552 lots, a reduction of 66 lots. All units are still proposed to be single-family detached dwellings. The pattern book provides details as to how the amenities will be phased into the project.

Some modifications have been made to the street network, namely some improvements that eliminated some potentially awkward intersections. The biggest change in the proposed plan is the reduction in the number of lots.

Access & Parking: Access to the properties will be along Ocala Road. There is a proposed stub street on the north side of this project which may be shifted in order to line up the current stub street in the Stewart Creek Farms Subdivision. The applicant has also provided stub streets to the east and west, as requested by Staff.

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Landscaping: Since this is a residential development, there is no required screening from adjacent properties. The Planning Commission can recommend screening, but Staff does not see what practical benefit this would have since the Concept Plan shows a large amount of existing tree material to be preserved.

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. Since this is a residential development, the performance standards should not be an issue.

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### Staff Recommendation

Overall, Staff is more comfortable with this project than we were back in November. Most of the concerns Staff has have been addressed. One remaining issue is the fire protection element of the project. Staff would like to see more attention given to this issue prior to final approval. Staff recommends approval pending resolution of the fire protection issue.

***Most of the discussion on this application centered on fire protection. Ultimately, the Planning Commission recommended approval upon the developer installing fire hydrants to the maximum extent allowed by CUD at the time of construction of each phase. The remaining balance of homes would then receive residential sprinkler systems in lieu of fire hydrants.***

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### Attachments

Zoning Map  
Aerial Map  
CUD Water Lines Map  
CUD Will Serve Letter  
CUD Feasibility Study  
Traffic Study Synopsis  
PUD Pattern Book (Separate Attachment)

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# Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: July 13, 2015

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Case Number: 15-A010

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Staff Recommendation: **APPROVAL**

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Request by: Caldwell Lucas – Grove Park Land Company

Property Address: Lebanon Pike and Cutoff Road

Commission District: 2 – Steve Percy

Urban Growth Boundary: Murfreesboro UGB

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## Applicant Request

Rezoning from Residential Medium-Density (RM) to Planned Unit Development (PUD)

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## Purpose of District

The Planned Unit Development District (PUD) is a distinct zoning district which is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments. Further information on the purpose of this district can be found in Section 901 of the Rutherford County Zoning Ordinance.

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## Site Characteristics

Current Zoning: RM

Current Use: Parcel 50.00 is developed with a single-family dwelling unit and accessory structures. Parcel 90.00 is undeveloped. Parcel 52.00 is identified as a cemetery according to County Assessment records

Adjacent Uses: Single-family residential uses to the west (Harvest Wood Subdivision), south (Roanoke and Tenpenny Subdivisions, along with several smaller subdivisions), vacant land to the north, vacant land and a small commercial business (Dutch barn sales) across Lebanon Pike to the east

Adjacent Zoning: RM to the west, north and south. RL and CN across Lebanon Pike to the east

Size of Tract: Approximately 89 acres

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## Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Belt Character Area. Suburban Belt areas are recommended to include residential uses at densities of up to three (3) residential units per acre. The proposed density for the project is 2.35 units per acre. Lebanon Pike is classified as an Urban Corridor by the Plan, which recommends non-residential uses at a density of 10 units per acre and 0.9 Floor/Area Ratio for non-residential uses.

Proposal supported by Comprehensive Plan

Staff feels that the proposed development is consistent with the recommendations of the Comprehensive Plan.

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## Infrastructure

Roads: The properties have frontage along both Lebanon Pike and Cutoff Road. Staff has asked the applicant to submit a traffic study due to the amount of traffic that this

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development could generate. There are two traffic counts within about two miles of the property. The first count, located about a mile and a half to the north of the property along Lebanon Pike, shows a 2014 traffic count of 4,202 vehicle trips per day. The second count, located approximately two miles to the south of the property along Lebanon Pike, shows a 2014 traffic count of 8,439 vehicles per day. Staff feels that improvements will be needed to facilitate traffic in this area. Cutoff Road is also shown as having safety improvements according to the County's Long Range Transportation Plan.

Utilities: According to the Consolidated Utility District (CUD), there is a 6-inch water line and a 20-inch line available to serve the property. CUD has asked the applicant to submit an updated Water Service Availability Request Form, which has been submitted by the applicant. The original request was only for 100 residential lots and no commercial area. The revised request will be for 186 single-family lots and a 9.05-acre area for commercial uses.

The development will be served by a STEP system that would be owned, operated and maintained by CUD. Electric service will be provided by MTEMC.

Fire Protection: There is an existing fire hydrant located at the intersection of Lebanon Pike and Cutoff Road. Additional hydrants will need to be installed consistent with County and CUD regulations.

Stormwater: There does not appear to be any 100-year floodplain issues on the subject properties, as delineated by the Federal Emergency Management Agency (FEMA). That being said, there is a creek that runs through the northwest portion of the properties in question, so Staff does have concerns about drainage. 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.

Schools: The revised concept plan has been sent to the Rutherford County Schools Central Office. Wilson Elementary School is located approximately a mile to the west of the subject properties. Staff had not received any comments prior to these comments being distributed. Any comments will be relayed to the Planning Commission at the meeting.

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## **Background/Proposal Details**

Proposed Use: The subject properties are located at the northwest corner of the intersection of Lebanon Road and Cutoff Road. The applicant is proposing a mixed-use PUD that includes 186 single-family residential units along with approximately 9 acres of land designated for commercial use. Typical residential density in the RM district for 89 acres would be 258 lots; although Staff is doubtful that this many lots could be accommodated on the property considering the soils areas needed for septic tanks, roads, drainage ponds and easements, etc. The PUD pattern book is included with your

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agenda materials.

Staff has reviewed the pattern book has several comments. Staff is concerned about the impact traffic may have on this area. To this end, Staff has requested that a traffic study be submitted with the rest of their application materials. Staff also would like to see an access from the residential area onto Lebanon Pike. Staff understands that the applicant is not in favor of this connection. That being said, Staff expects to discuss this item in greater detail at the Planning Commission's meeting. Staff has also reached out to the Rutherford County School Board to determine what their concerns are with this development.

**Access & Parking:** Access to the property is shown to be along Cutoff Road, with a tie-in to the Harvest Woods Subdivision immediately to the west of the property. The applicant is also showing an additional stub to the north. Staff has requested that the applicant provide a connection from the residential area onto Lebanon Pike. It is anticipated that the commercial area would access directly onto Lebanon Pike. Possible improvements to Lebanon Pike would be evaluated at the site plan stage, although Staff would like the applicant to plan ahead for as few connections as possible onto Lebanon Pike.

**Landscaping:** Since this is a residential development, there is no required screening from adjacent properties. Staff does expect to see appropriate buffers between the proposed commercial area and the residential areas of the development. In addition, Staff has asked to applicant to explore the possibility of a buffer between their property and the Harvest Woods Subdivision to the west. The applicant may wish to consider this since the size of the proposed lots is smaller than the adjacent subdivision.

**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. These would be applicable in the proposed commercial area but not in the residential portion.

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### **Staff Recommendation**

Overall, Staff feels that the plan is generally consistent with the Comprehensive Plan. A traffic study is being required to determine what improvements need to be made to Cutoff Road and the intersection with Lebanon Pike. Staff recommends approval pending the outcome of the traffic study.

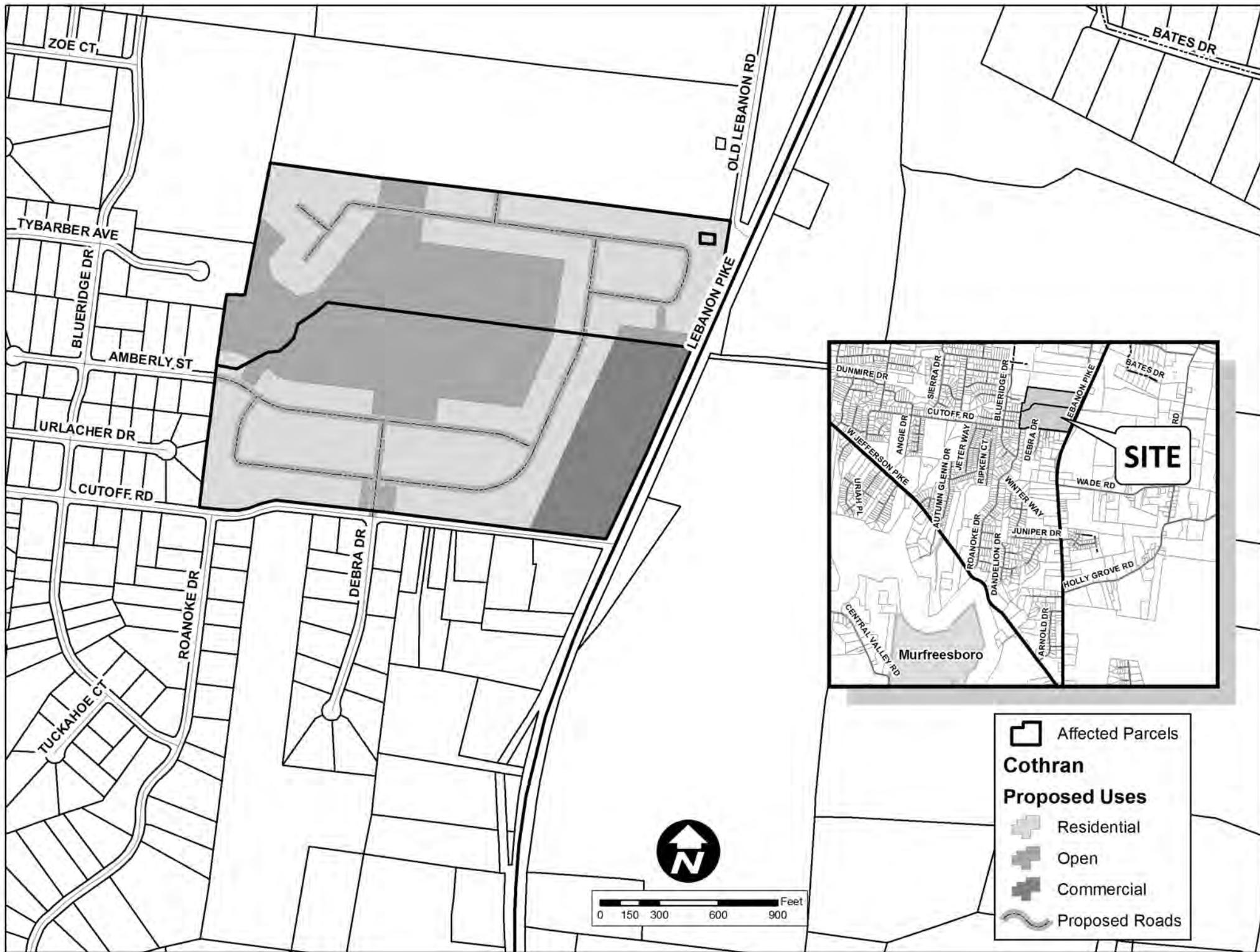
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### **Attachments**

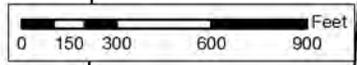
Zoning Map  
Aerial Map  
CUD Water Lines Map  
PUD Pattern Book (Separate Attachment)

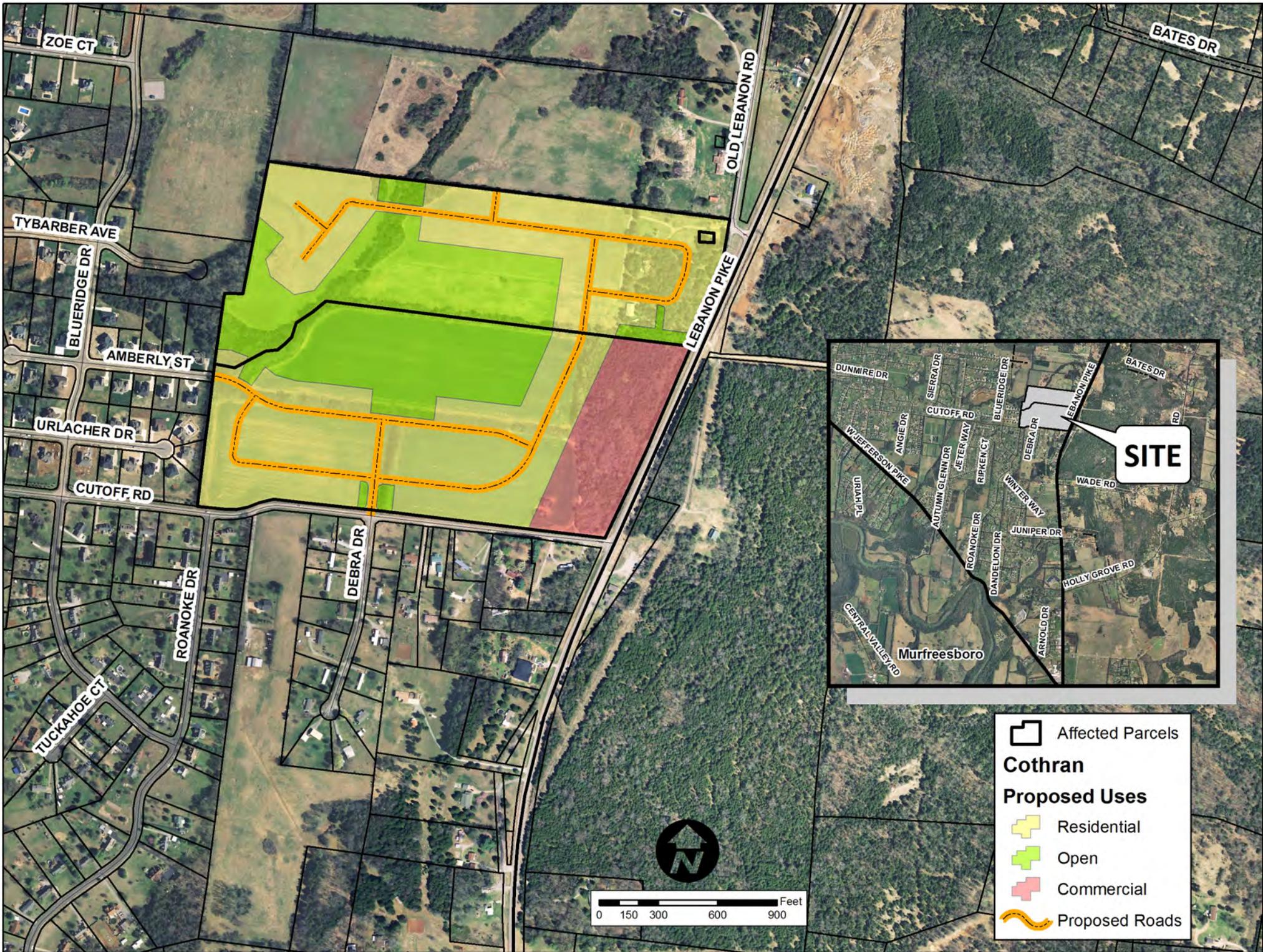
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**SITE**

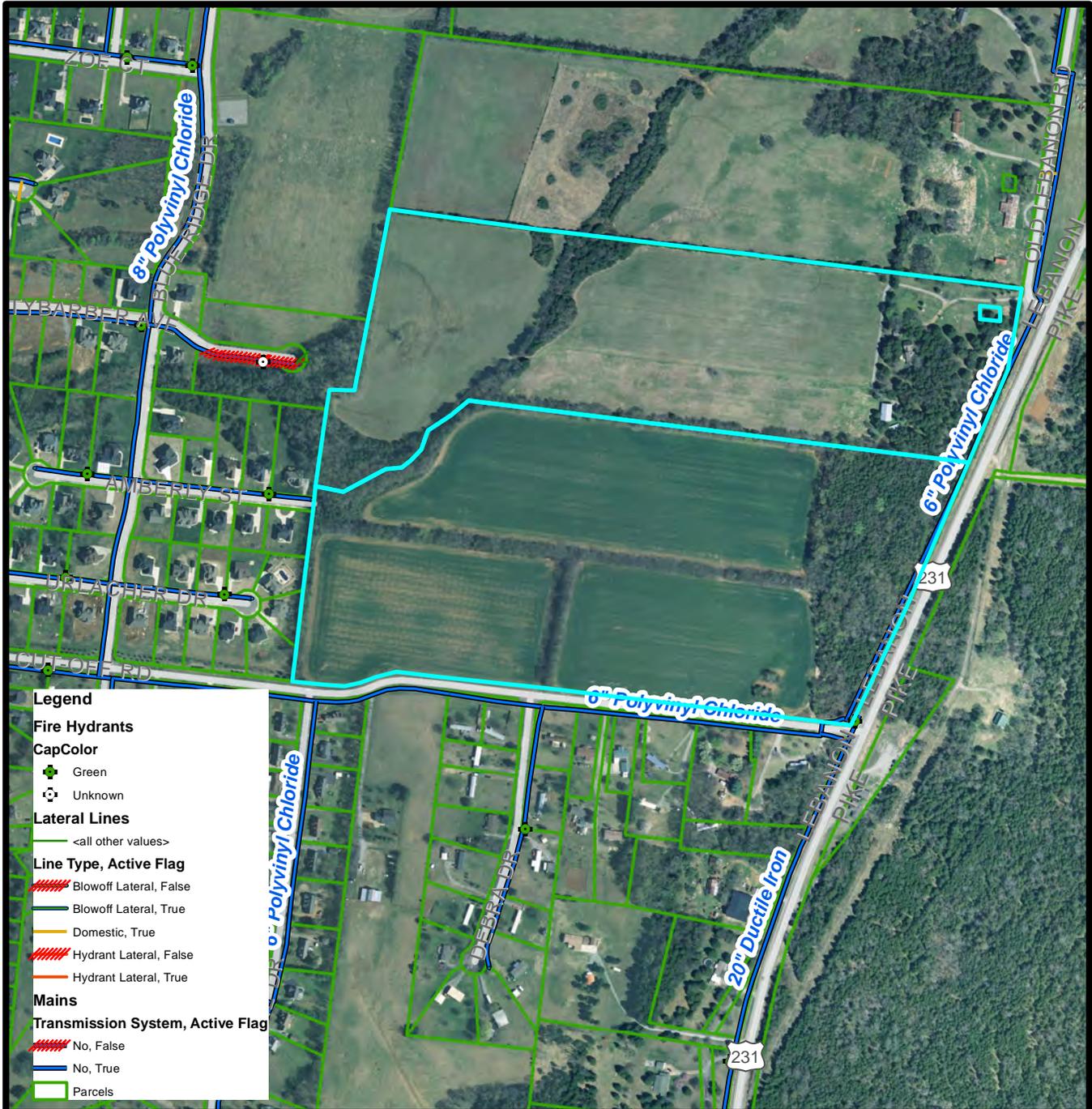
-  Affected Parcels
- Cothran**
- Proposed Uses**
-  Residential
-  Open
-  Commercial
-  Proposed Roads





 Affected Parcels  
**Cothran**  
**Proposed Uses**  
 Residential  
 Open  
 Commercial  
 Proposed Roads

# Rezoning Request Cothran Retreat



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: 6/24/2015

Prepared by: JLW

