Rutherford County Regional Planning Commission

Agenda – 8-10-15 – 6:00 PM

Historic County Courthouse – 2nd Floor

I. CALL TO ORDER
II. PRAYER/PLEDGE OF ALLEGIANCE
III. ROLL CALL/DETERMINATION OF QUORUM
IV. APPROVAL OF THE JULY 27, 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V. ITEMS WITHDRAWN/DEFERRED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 9.5 acres
Tax Map: 94, Parcel: 60.00
Existing Zoning: Residential Medium-Density (RM)
Proposed Zoning: Commercial Services (CS)

B. 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)

C. Brenda Benz (15-A011)
Location: Manchester Pike
Commissioner: Joe Frank Jernigan
Size of Site: Approximately 83 acres
Tax Map: 156, Parcel: 21.02
Existing Zoning: Residential Medium-Density (RM)
Proposed Zoning: Employment and Activity Center (EAC)

D. Troy Shanks (15-A012)
Location: 5590 Hickory Grove Road
Commissioner: Will Jordan
Size of Site: Approximately 5 acres
Tax Map: 20, Parcel: 58.00
Existing Zoning: Residential Medium-Density (RM)
Proposed Zoning: Light Industrial (LI)

VII. STAFF REPORTS/OTHER BUSINESS

VIII. ADJOURNMENT

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: August 10, 2015

Case Number:	15-A008
Staff Recommendation:	**NEUTRAL**
Request by:	Beverly Delong
Property Address:	8461 Franklin Road
Commission District:	20 – Trey Gooch
Urban Growth Boundary:	Murfreesboro UGB

Applicant Request

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

Purpose of District

This class of district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; eating and drinking places; financial institutions; and offices. However, it is not intended that this district permit uses which generate large volumes of truck traffic, and certain activities that have lower performance characteristics are prohibited. Less building bulk is permitted, and more open space and buffering are required.

Site Characteristics

Current Zoning: RM

Current Use: Vacant property/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

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.

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 Franklin 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 (Station 51) shows a 2014 count of 5,748 trips per day.

Franklin Road is shown on the County's Long Range Transportation Plan (LRTP) as being widened to a 5-lane cross section. This would be a TDOT-driven project. Information provided from TDOT indicates that environmental studies are being prepared for the widening project. 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 County's Engineering Staff has stated that the drainage area downstream from this property is volume sensitive. The applicant will need to work closely with Engineering Staff to ensure that a stormwater management system is designed to provide water quality and quantity control for any new improvements.

Schools: Not Applicable since this application is not for residential uses.

Background/Proposal Details

Proposed Use: The applicant would like to rezone 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. The plan has been updated from the original submittal, taking Staff's concerns into consideration. That being said, Staff still has the following concerns with the plan:

- The access points on either side of Baltimore Road are in alignment, but Staff still feels that they are too close to the intersection with Franklin Road, potentially making access problematic;
- Franklin Road is scheduled to be widened to a five-lane cross section in the future. Potential right-of-way acquisition is shown on the west side of Baltimore Road but not on the east side. It also appears that any possible right-of-way acquisition may impact the proposed septic soils;
- The septic tank disposal field appears to be in the area of an existing pond;
- While just a concept plan, there do not appear to be any provisions for stormwater retention/detention;

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. There is an existing maintenance agreement that has been recorded for this private road. While the County does not enforce such instruments, the wording of this document may impact access to the property. It should be noted that Staff is not in favor of direct access of any development onto Franklin Road.

Landscaping: If approved, the proposed development will require a Type 2 Buffer on the perimeter of the area being requested for rezoning. Mini-warehouses are also required to have a minimum 65-foot setback along all property lines.

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.

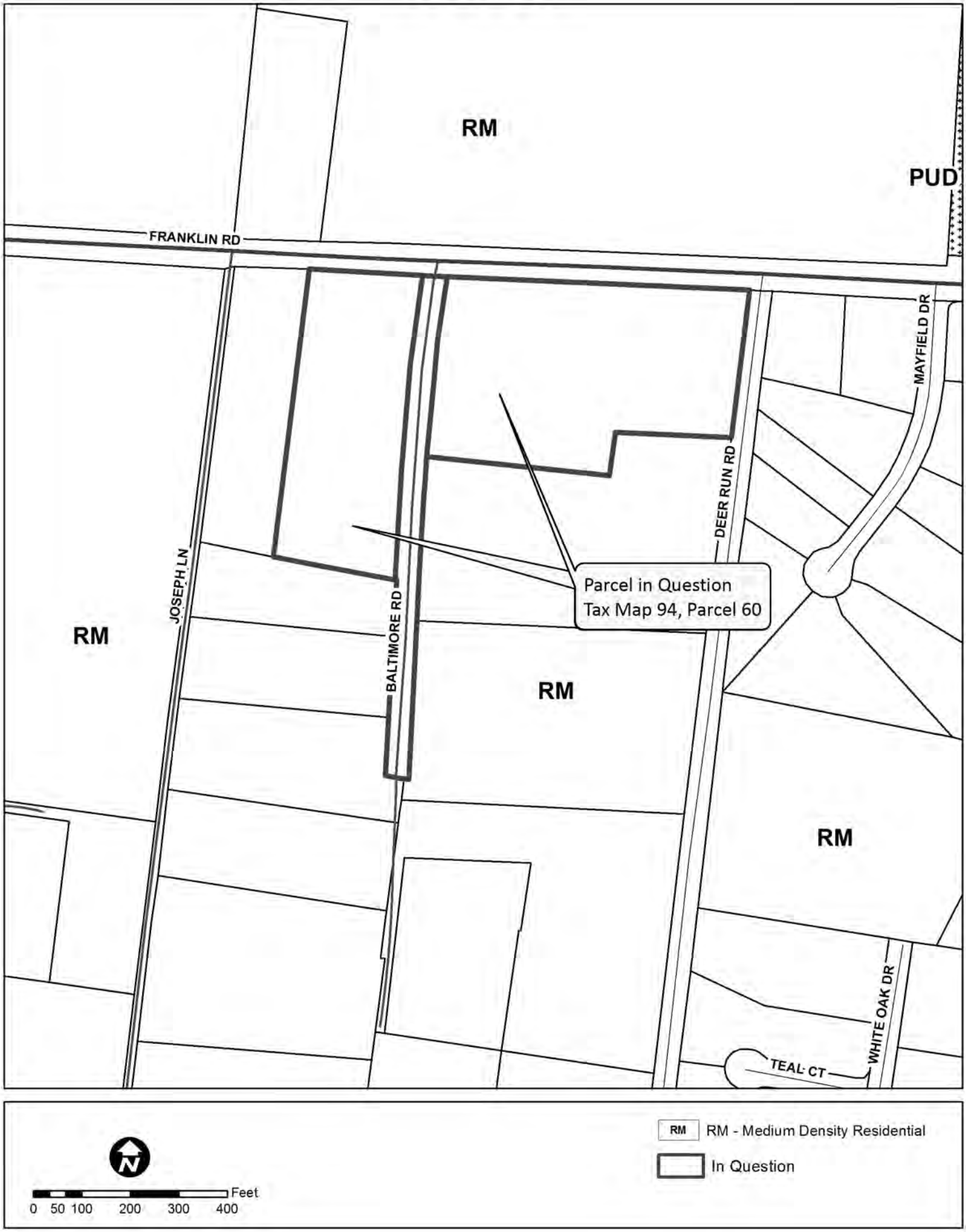
Staff Recommendation

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 one-half mile to the west on Franklin Road. While the proposed zoning request 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 also has concerns about access to the property. These concerns would be valid for any other type of development that might be proposed.

Attachments

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

15-A008


RM
PUD
FRANKLIN RD
MAYFIELD DR
DEER RUN RD
JOSEPH LN
BALTIMORE RD
Parcel in Question
Tax Map 94, Parcel 60
RM
RM
RM
WHITE OAK DR
TEAL CT
RM - Medium Density Residential
In Question
Feet
0 50 100 200 300 400

15-A008

In Question

Feet
0 50 100 200 300 400

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

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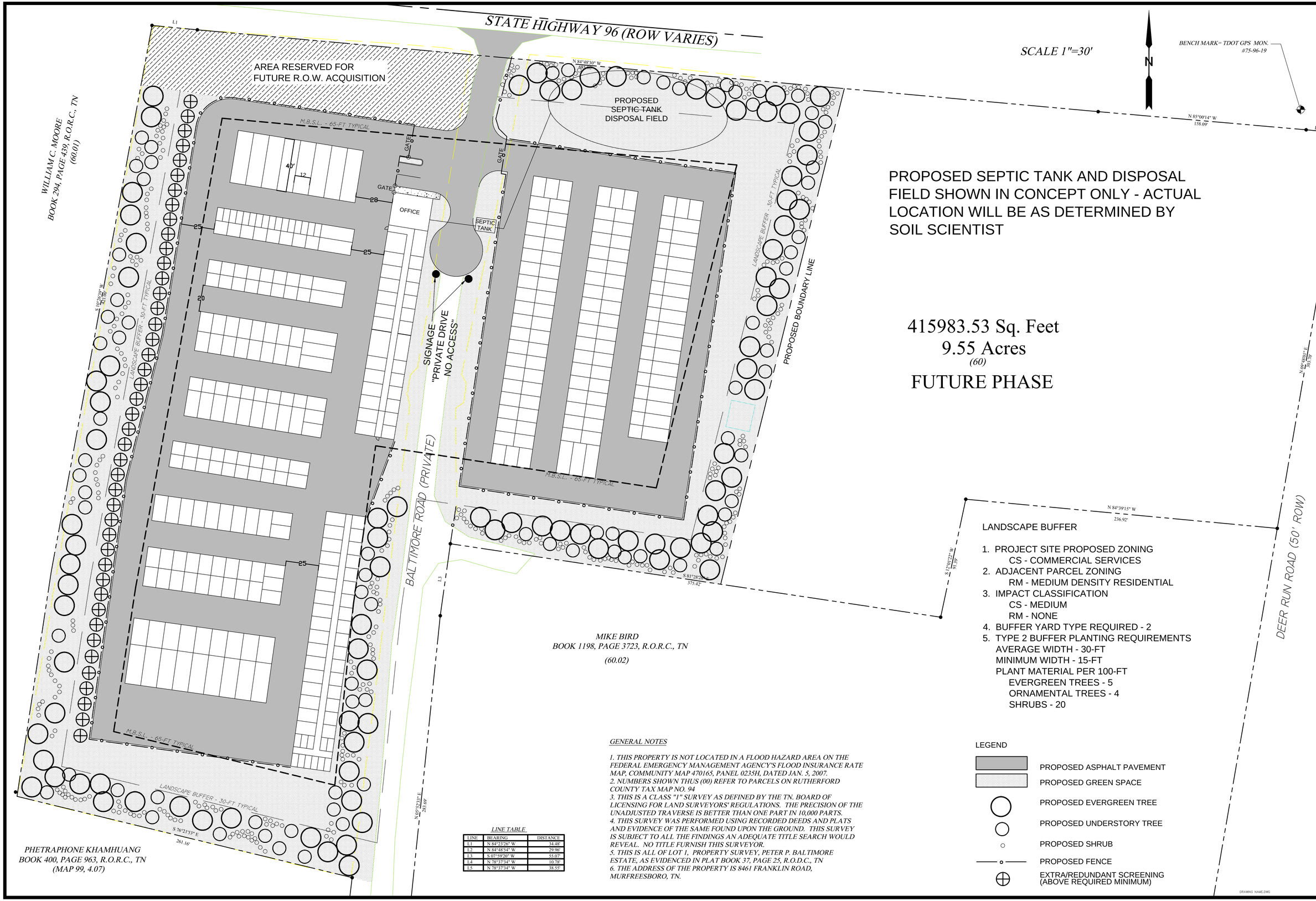
CONSOLIDATED UTILITY DISTRICT
Rutherford County, Tennessee



PROPOSED SEPTIC TANK AND DISPOSAL FIELD SHOWN IN CONCEPT ONLY - ACTUAL LOCATION WILL BE AS DETERMINED BY SOIL SCIENTIST

415983.53 Sq. Feet
9.55 Acres
(60)
FUTURE PHASE

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
- EXTRA/REDUNDANT SCREENING (ABOVE REQUIRED MINIMUM)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°23'26" W	34.48'
L2	N 84°48'54" W	29.98'
L3	S 07°59'20" W	55.07'
L4	N 78°37'34" W	10.78'
L5	N 78°37'34" W	38.55'

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.

Southern Consulting
Engineering / Materials Testing / Surveying
Environmental / Geotechnical
1208 HIGHWAY 47E DICKSON, TN 37055
(615) 740-8777 (T) (615) 441-8776 (F)

REVISIONS:

PRELIMINARY SITE PLAN
MURFREESBORO SELF STORAGE
CITY OF MURFREESBORO, TENNESSEE

TRENT B SMITH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 00101202
STATE OF TENNESSEE
7/23/15

DESIGNED	TBS
DRAWN	ICJ
CHECKED	TBS
DATE	07/23/2015
SCALE	20'
PROJECT NO.	

SHEET
C 1.0

DRAWING NAME.DWG

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: August 10, 2015

Case Number:	15-A010
Staff Recommendation:	**RESERVED**
Request by:	Caldwell Lucas – Grove Park Land Company
Property Address:	Lebanon Pike and Cutoff Road
Commission District:	2 – Steve Pearcy
Urban Growth Boundary:	Murfreesboro UGB

Applicant Request

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

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.

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

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.

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

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.

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 agenda materials.

Staff has reviewed the pattern book has several comments. Staff is concerned about the impact traffic may have on this area. A traffic study was submitted to Staff but due to the possible changes in the design of the development, it may need to be updated. 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. 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.

A neighborhood meeting was held by the developer prior to the July 13, 2015 Planning Commission meeting. It was a well-attended meeting with much discussion. Many of the neighbors who were present were concerned about the commercial element of the plan, possible traffic improvements, lot size and home size. After hearing the comments from the neighbors, the applicants withdrew their request from the July 13, 2015 PC meeting in order to make some modifications to their plan. As of the time these comments were written, the applicant's design engineer was working on the proposed changes to the PUD pattern book. They were also attempting to schedule another neighborhood meeting, although Staff is not sure when/where that will take place. If the changes are not submitted in time for Staff review, this item may be removed from the August 10, 2015 agenda.

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.

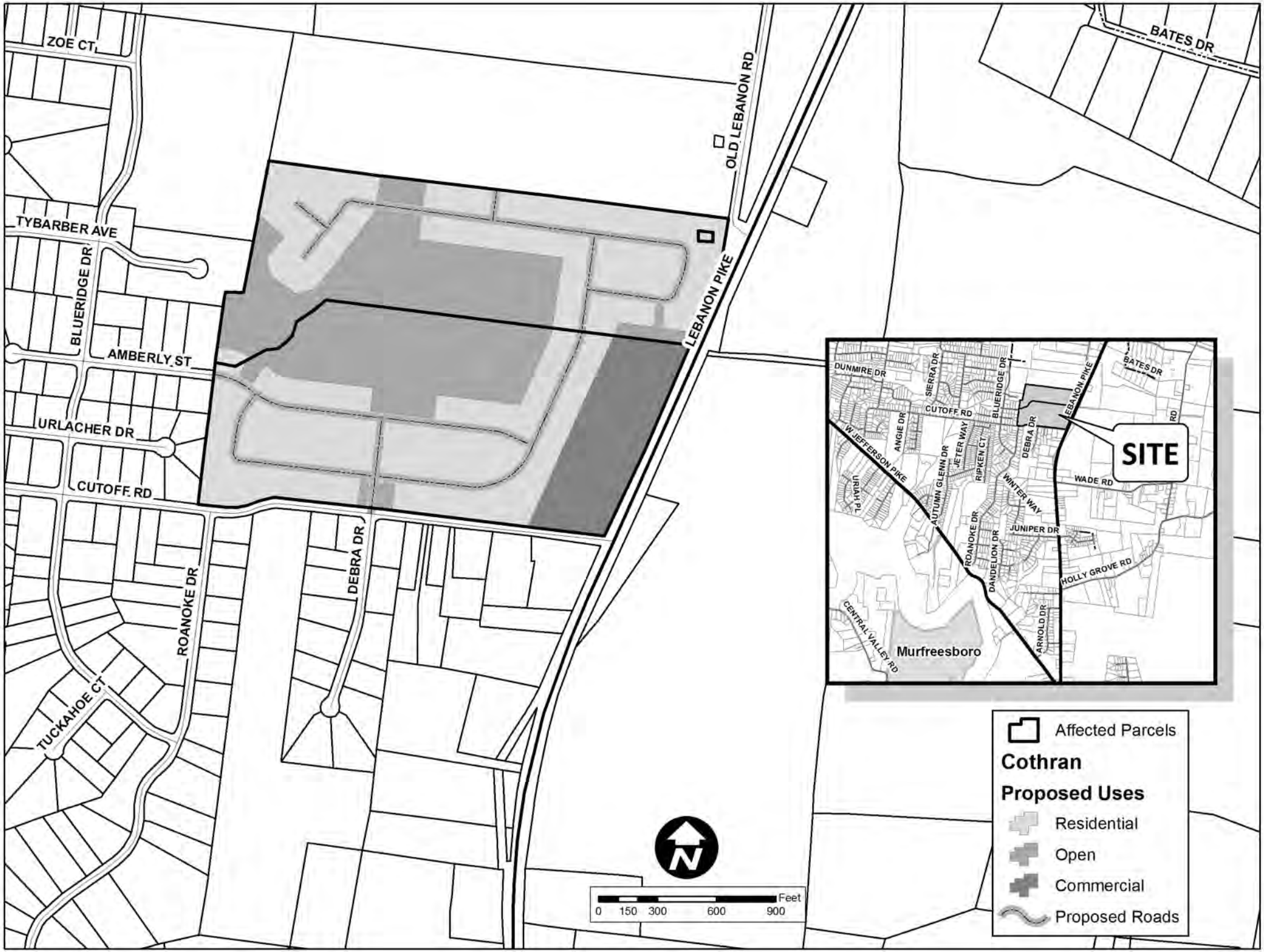
Performance Standards: Section 1106 of the Zoning Ordinance creates performance standards for noise, dust, odor and hazardous materials that commercial or industrial activities must be able to meet. These would be applicable in the proposed commercial area but not in the residential portion.

Staff Recommendation

Staff is withholding a recommendation at this time pending receipt of revised materials. If these materials are not received in a timely fashion, this item will be removed from the Planning Commission's agenda.

Attachments

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


ZOE CT
TYBARBER AVE
BLUERIDGE DR
AMBERLY ST
URLACHER DR
CUTOFF RD
ROANOKE DR
TUCKAHOE CT
DEBRA DR
OLD LEBANON RD
LEBANON PIKE
BATES DR
SITE
DUNMIRE DR
SIERRA DR
BLUERIDGE DR
CUTOFF RD
ANGIE DR
W JEFFERSON PIKE
JETER WAY
RIPKEN CT
DEBRA DR
WADE RD
URIAH PL
AUTUMN GLENN DR
WINTER WAY
ROANOKE DR
JUNIPER DR
DANDELION DR
HOLLY GROVE RD
CENTRAL VALLEY RD
ARNOLD DR
Murfreesboro
Affected Parcels
Cothran
Proposed Uses
Residential
Open
Commercial
Proposed Roads
Feet
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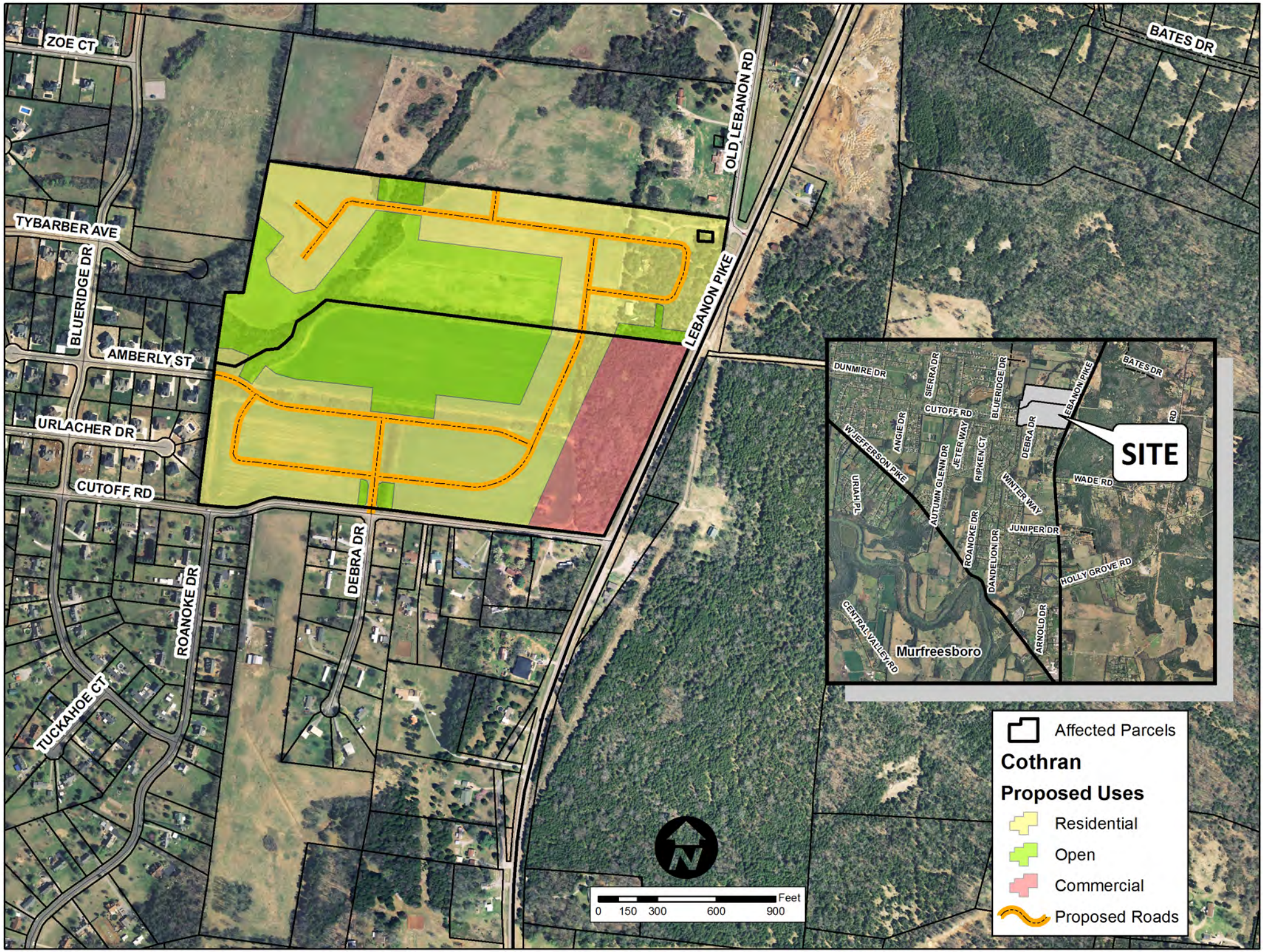
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BATES DR
DUNMIRE DR
SIERRA DR
CUTOFF RD
BLUERIDGE DR
ANGIE DR
JETER WAY
RIPKEN CT
DEBRA DR
LEBANON PIKE
BATES DR
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URIAH PL
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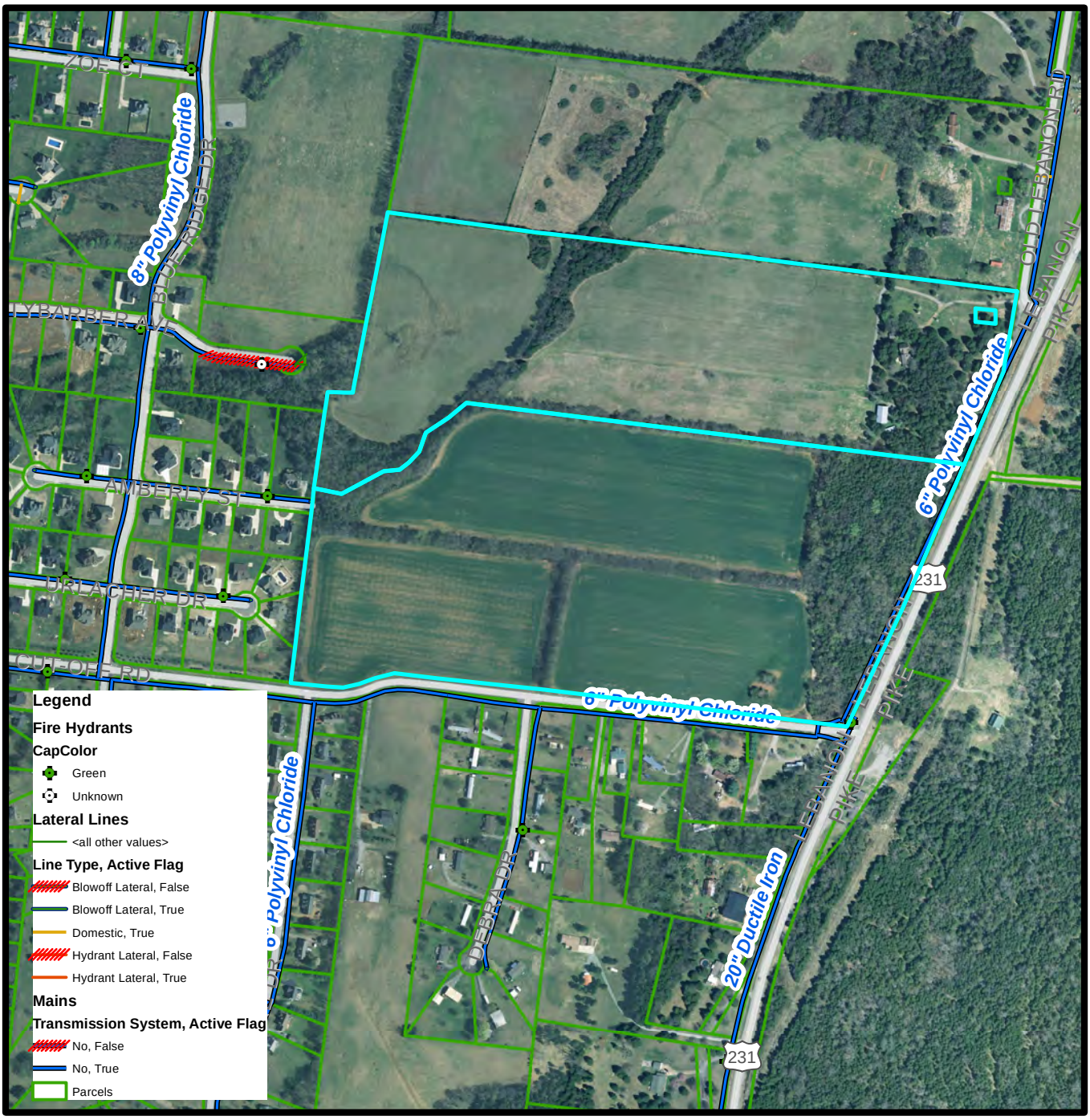
WINTER WAY
WADE RD
ROANOKE DR
JUNIPER DR
DANDELION DR
HOLLY GROVE RD
CENTRAL VALLEY RD
ARNOLD DR
Murfreesboro
SITE
Affected Parcels
Cothran
Proposed Uses
Residential
Open
Commercial
Proposed Roads
Feet
0 150 300 600 900

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

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CONSOLIDATED UTILITY DISTRICT
Rutherford County, Tennessee

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: August 10, 2015

Case Number:	15-A011
Staff Recommendation:	**APPROVAL**
Request by:	Brenda Benz
Property Address:	8990 Manchester Pike
Commission District:	6 – Joe Frank Jernigan
Urban Growth Boundary:	Rural Area

Applicant Request

Rezoning from Residential Medium-Density (RM) to Employment and Activity Center (EAC)

Purpose of District

The purpose of an EAC District is to provide a more intense mixed-use accommodation of commercial, office, retail, service and industrial uses as well as multi-family residential for a wide market area and a variety of activities. The district is designed to implement the alternative scenario of employment and activity centers as depicted in the adopted comprehensive plan (Section 802 C).

Site Characteristics

Current Zoning: Medium Density Residential (RM)

Current Use: Single Family Residential

Adjacent Uses: Barrett Manufacturing, truck stop and convenience market, general retail to the west. Single-family residential at the intersection of Epps Mill Road and Manchester Pike

Adjacent Zoning: EAC to the west. RM on all other sides

Size of Tract: Approximately 83 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan classifies these properties as being located within the Epps Mill Road Major Employment Center, which is intended to attract a concentration of office, industrial and commercial development.

- Goal statement objective 1.B; "Guide development to create commercial and residential nodes rather than residential sprawl"
- Goal statement 2: "Cultivate an environment attractive to new business investment and retention and expansion of existing businesses"
- Goal statement objective 2.F; "Designate and reserve optimal employment areas from inappropriate development using the Comprehensive Plan"
- Goal statement objective 7.F; "Limit development along roads with an inadequate level of service until funds or improvements to roads are in place"

Proposal supported by Comprehensive Plan

Yes, this proposal would be within the recommended uses for the Employment Center. Establishing appropriate centers for employment opportunities lays the groundwork for

Rutherford County's economic stability in the future. The only concern raised by the plan is allowing untimely development on a road before an improvement plan is in place. Since the plan is intended to be long range in scope, some areas may not have all of the necessary infrastructure available yet.

Infrastructure

Roads: Epps Mill Road is a two-lane collector road with no shoulders that does not have adequate right-of-way. Manchester Pike is a two-lane arterial road with shoulders that does not have adequate right-of-way. The 2014 TDOT traffic count on Epps Mill Road near Forbus Drive was 3,071 vehicles per day. This is an increase from the 2013 count of 2,829 vehicles per day when this application was last considered by the Planning Commission. The 2014 TDOT traffic count a half mile to the north of the Manchester Highway/Epps Mill Road intersection was 3,844 vehicles per day. This is up from the 2013 count of 3,798 vehicles per day.

According to the Nashville Area Metropolitan Planning Organization's list of cost-feasible projects, the improvement of Epps Mill Road is to be completed between FY 2026 to FY 2035. The plan is to widen Epps Mill Road to a 3-lane cross section from Aldridge Drive to Manchester Pike and redesign Exit 89 to better accommodate truck traffic. Huddleston-Steele Engineering also completed a feasibility study of Epps Mill Road in 2011 that shows the need for 80-foot right of way to accommodate a 3 lane road with sidewalks on either side. The total project cost was estimated at $4,004,000, which does not include the Exit 89 interchange.

TDOT has constructed a new access road to the Barrett Manufacturing plant which is located beside the property in question. The road has yet to be named but it is finished and currently in use.

Along with the previous rezoning application submitted for this property, Huddleston Steele completed a Traffic Memorandum for the property on June 11, 2012 to determine if a traffic signal would be warranted at the entrance of the development. The memorandum stated that "the traffic on Epps Mill Road would need to increase two-and-a-half times before a signal could be warranted" at the entrance on Epps Mill Road.

Utilities: Consolidated Utility District has sections of 4" and 6" waterlines on the opposite side of Manchester Highway. The size of the lines will reduce the overall water capacity for these properties and limit the ability to provide fire protection. Any development would be subject to a water availability request being submitted and reviewed for feasibility.

The applicants are proposing that future projects would connect to the 8" sewer main that has been extended along TDOT's new road. The City of Murfreesboro Water and Sewer Department stated that anyone connecting to this main would have to be a small water user, such as a storage/warehouse type business. The 8" main is only able to

handle approximately 177,040 gallons of sewage per day or 123 gallons per minute and there are no plans to increase this capacity ***(Staff Note: Staff has been attempting to confirm that this information is accurate. As of the time these comments were written, Staff was still in conversations with the Murfreesboro Water and Sewer Department. Staff will continue these discussions and will update the Planning Commission at the meeting).*** Any project connecting to the sewer will have to meet the Murfreesboro design standards as well as any county standards.

Fire Protection: There are two fire hydrants located at the intersection of Forbus Drive and Epps Mill Road that could be used for fire protection in this area. However, there are no hydrants along Manchester Highway within 1,000 feet of the property and the size of the line and the available pressure will limit the ability to install new ones. Any development will be required to adhere to the adopted fire codes for Rutherford County.

Stormwater: No portion of the property is located within the 100-year flood zone, 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 development.

Schools: Not Applicable since this application is not for residential uses.

Background/Proposal Details

Background: The existing commercial areas around the Epps Mill Road interchange were rezoned to EAC with the adoption of the new Zoning Map on January 1, 2013. The surrounding area is zoned Employment and Activity Center and Medium Density Residential.

A similar application was submitted by the applicant in May of 2012 (12-A008) and February 2013 (13-A005). Both of these requests involved the subject property, as well as additional property to the south. At the June 11, 2012 meeting, the Planning Commission recommended the application be deferred so more information could be provided about infrastructure improvements and additional screening. There were many letters of opposition submitted to the Planning and Engineering Department about this application. Eventually the application was withdrawn before it was heard by the Planning Commission again.

The applicant held a neighborhood meeting on January 17, 2013 at the Whitworth-Buchanan Middle School. The residents voiced concerns about inadequate roads, traffic, views from Manchester Pike and proximity to residential areas. Since the new proposal is only for Ms. Benz's property, the proximity to the Horseshoe Downs Subdivision isn't as close as it was under previous applications.

Proposed Use: The applicants are proposing to rezone their land for speculative purposes without a specific use in mind. Allowable uses in the EAC zone contain a wide range of commercial, light industrial and multi-family uses.

Access & Parking: The primary access will be from the new road constructed by TDOT to Epps Mill Road. There is also the potential for a secondary entrance on Manchester Pike. While there were several concerns about access onto Manchester Pike from the residents in the area, Staff feels that such an access for private vehicles (Passenger cars, small delivery vehicles, etc.) would be appropriate. Staff would anticipate requiring a traffic study if the rezoning application is approved and development plans submitted.

Landscaping: If approved, a Type 2 bufferyard will be required along any property line adjacent to residential zoning. Development projects would be required to meet the Landscape Requirements of the Zoning Ordinance.

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.

Staff Analysis/Recommendation

As noted earlier in the report, the Rutherford County Comprehensive Plan designates this area as a Major Employment Center. To promote a good quality of life, Rutherford County will have to continue to compete for higher-paying, high-skilled jobs in a very competitive regional setting. One of the main goals articulated in the plan was to cultivate an environment attractive to new business investment. One of the ways to accomplish this goal is to designate and reserve optimal employment areas from inappropriate development. Rezoning the property now would prevent it from being carved into smaller residential lots that would be harder to reassemble in the future.

The property is in very close proximity to I-24 and several existing industrial and commercial uses, such as the Barrett Manufacturing plant. The proposed EAC district would be compatible with those areas. It is unrealistic to believe that this property would ever be developed as a single family subdivision based on the existing development pattern. Nevertheless the surrounding area to the south and east are more rural and residential in nature.

There are two different State funding sources that could be used in conjunction with developer funds to improve the infrastructure in the area. The Department of Economic and Community Development offers a FastTrack grant program which is available to new and expanding industries and can be utilized to build water and transportation systems among other improvements. The funds must be tied to a project which will create high-skilled, high-wage jobs in the community. The second funding source is offered by the Tennessee Department of Transportation (TDOT) and is called the State Industrial Access (SIA) Program. Essentially funds from this program can be used to build an industrial highway defined as any road designed to provide access to an industrial site.

It is generally accepted that Epps Mill Road and the Exit 89 interchange will need to be improved to accommodate the types of development that are predicted in the future for this area, however the funds are not currently available. Finding a company willing to locate at this interchange could make the county eligible for these state funding sources. The FastTrack program and/or the SIA program could be used to improve Epps Mill Road for the benefit of everyone.

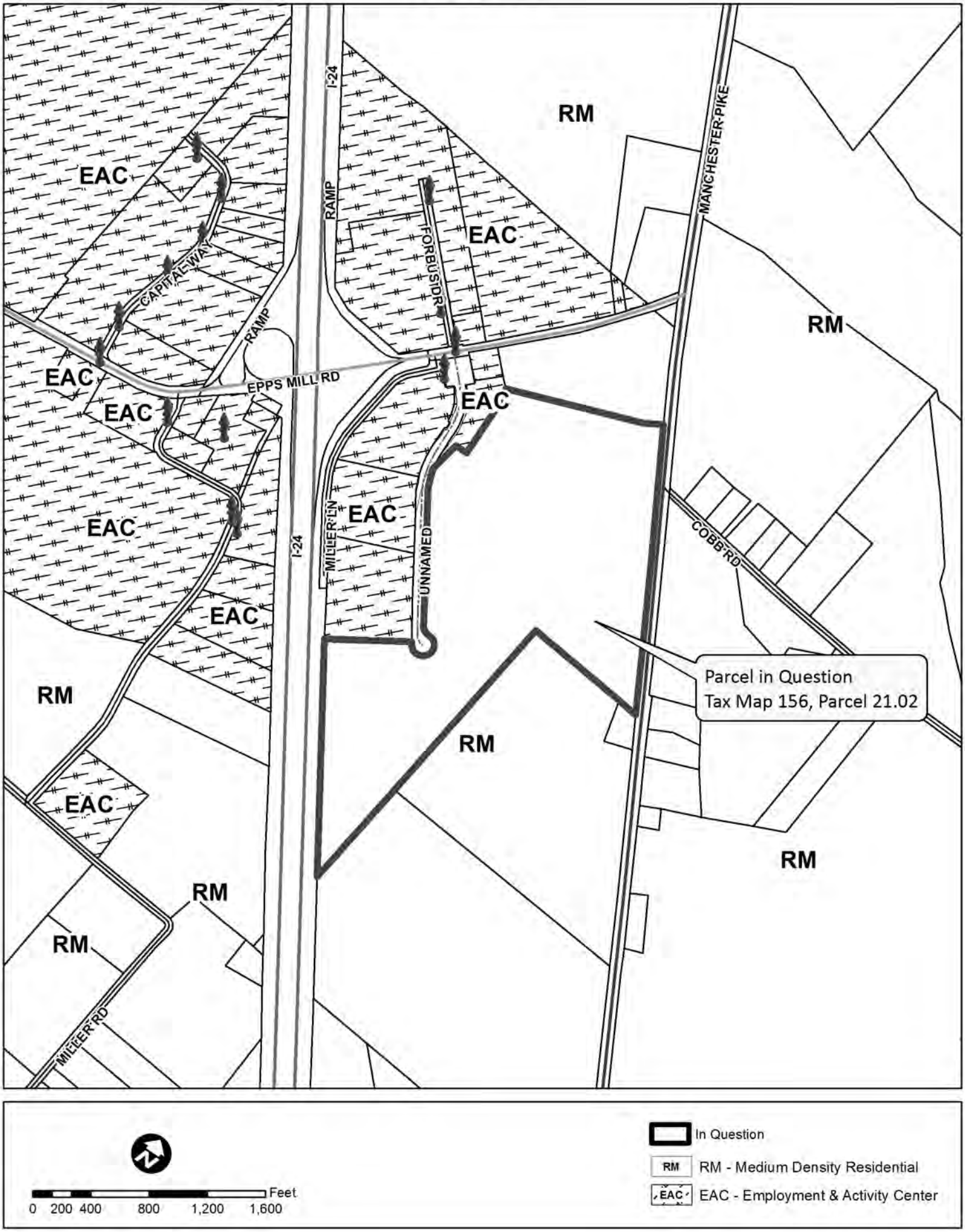
It needs to be understood, however, that there are no guarantees that these funding sources would be approved for this project. If this application is approved, the EAC district allows a variety of uses including commercial, office, retail, service, industrial and multi-family residential. If a site plan was submitted for an approved use that could be supported with the existing infrastructure, the Planning Commission would have no grounds to deny it. However as noted in the utilities section of this report, there is capacity limitation in both the water & sewer connection to this property. It would appear that this situation will place more limits on what can be built on the property than the proposed zoning.

The Planning Commission will need to weigh the benefits and issues of this application carefully, as they would with any application. An argument could be made that rezoning this property will open the door to infrastructure improvements that are already needed in the area. The new zone would be compatible with the Comprehensive Plan and the surrounding zoning near the interchange. On the other hand, an argument could also be made that due to the limitation of the infrastructure and the inability to guarantee their timely completion, that this may not be the appropriate time to rezone the property in question. That being said, Staff feels that EAC zoning is appropriate for the subject property and does recommend approval.

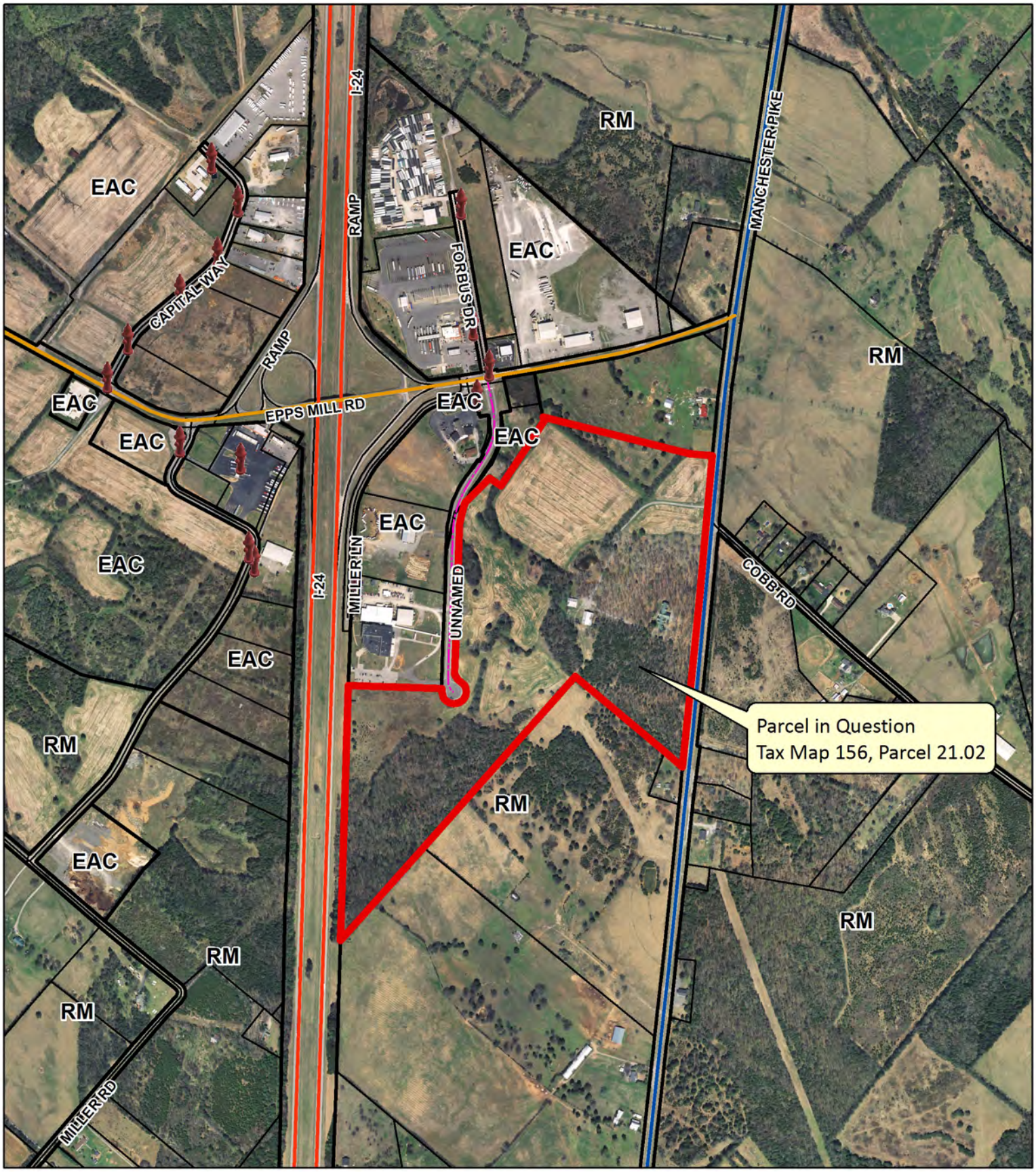
Attachments

Zoning Map
Aerial Map
CUD Water Lines Map

15-A011


RM
EAC
I-24
RAMP
MANCHESTER PIKE
FORBUS DR
CAPITAL WAY
EPPS MILL RD
MILLER LN
UNNAMED
COBB RD
Parcel in Question
Tax Map 156, Parcel 21.02
MILLER RD
Feet
0 200 400 800 1,200 1,600
In Question
RM - Medium Density Residential
EAC - Employment & Activity Center

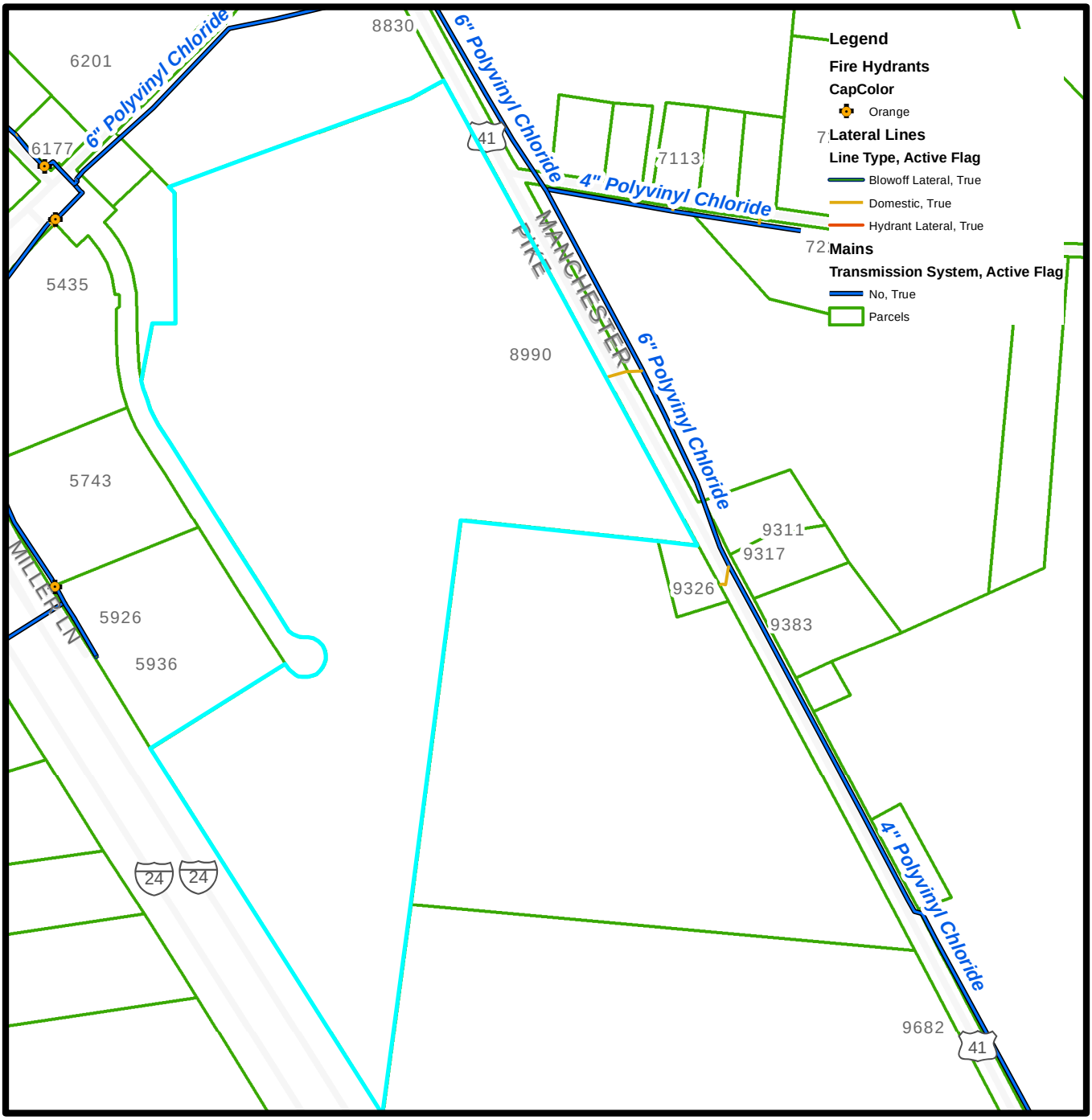
15-A011



In Question

Feet
0 200 400 800 1,200 1,600

Rezoning Request
Tax Map 156 Parcel 21.02



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: 7/31/2015

Prepared by: JLW

N.T.S.

CONSOLIDATED UTILITY DISTRICT
Rutherford County, Tennessee

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: August 10, 2015

Case Number:	15-A012
Staff Recommendation:	**APPROVAL**
Request by:	Troy Shanks
Property Address:	5590 Hickory Grove Road
Commission District:	3 – Will Jordan
Urban Growth Boundary:	Smyrna UGB

Applicant Request

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

Purpose of District

This class of district is intended to provide space for a range of industrial and related uses that conform to a high level of performance standards and have the least objectionable characteristics. It is required that all operations of such establishments with the exception of limited outdoor storage be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities that have more objectionable influences. New residential activities except for those permitted as an accessory use are excluded, and community facilities and commercial establishments that provide needed services for industry and are complementary thereto are permitted.

Site Characteristics

Current Zoning: RM

Current Use: Vacant/Abandoned

Adjacent Uses: Single-Family Residential and vacant land. An existing rock quarry is located approximately 600 feet to the north of the property

Adjacent Zoning: RM

Size of Tract: Approximately 5.2 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan classifies this property as being located within Suburban Character Area, as well as within the Major Employment Center at Jefferson Pike and 840, which is intended to attract a concentration of office, industrial and commercial development. Recommended non-residential density for a Major Employment Center is 0.9 Floor/Area Ratio.

Proposal supported by Comprehensive Plan

Yes, this proposal would be within the recommended uses for the Employment Center.

Infrastructure

Roads: Hickory Grove Road is a 2-lane minor road with no shoulders that has adequate right-of-way. There are no traffic counts along Hickory Grove Road. The closest 2014 TDOT

traffic count is located along West Jefferson Pike, approximately one-half mile to the west of the Hickory Grove Road/West Jefferson Pike intersection, which shows a count of 12,990 vehicles per day. This count is more than likely not indicative of the amount of traffic on Hickory Grove Road, however.

Utilities: The property is located with the jurisdiction of the Town of Smyrna Water and Sewer Department. The attached map shows an 8-inch water line that fronts the subject property.

Fire Protection: There is a fire hydrant just to the north of the subject property located along Hickory Grove Road, as shown on the attached map. Any development will be required to adhere to the adopted fire codes for Rutherford County.

Stormwater: No portion of the property is located within the 100-year flood zone, as delineated by the Federal Emergency Management Agency (FEMA). The applicant will need to work closely with Engineering Staff to ensure that a stormwater management system is designed to provide water quality and quantity control for any new improvements.

Schools: Not Applicable since this application is not for residential uses.

Background/Proposal Details

Proposed Use: The applicant is proposing to rezone the property for use as a recycling center for composting activities. The applicant has supplied a basic concept plan, along with some pictures of possible building construction. All activity will occur within the proposed building and will include equipment to process sawdust, tobacco, yard waste and other organic material.

Access & Parking: Access will be from Hickory Grove Road. Parking lots and access drives will need to be provided and constructed consistent with the regulations in the Zoning Ordinance.

Landscaping: If approved, a Type 3 bufferyard will be required along any property line adjacent to residential zoning. Development projects would be required to meet the Landscape Requirements of the Zoning Ordinance.

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.

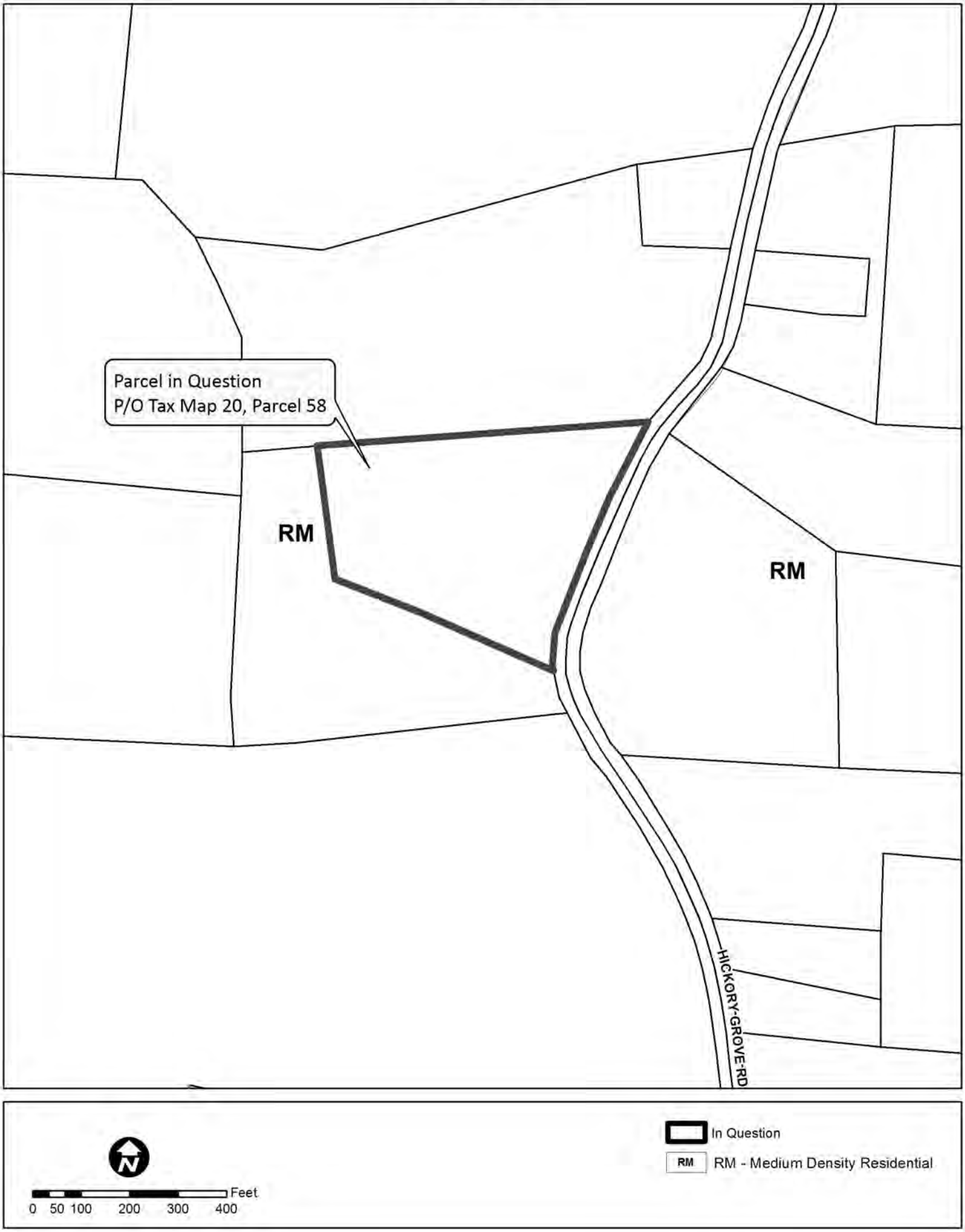
Staff Recommendation

Although the zoning of the property, as well as the surrounding zoning, is RM, there is an active rock quarry within a quarter mile. The Comprehensive Plan also shows this property as being within a Major Employment Center. These facts lead Staff to believe that residential development along Hickory Grove Road is not very realistic. Staff recommends approval of the request.

Attachments

Zoning Map
Aerial Map
Water Line Map from the Town of Smyrna
Concept Plan

15-A012

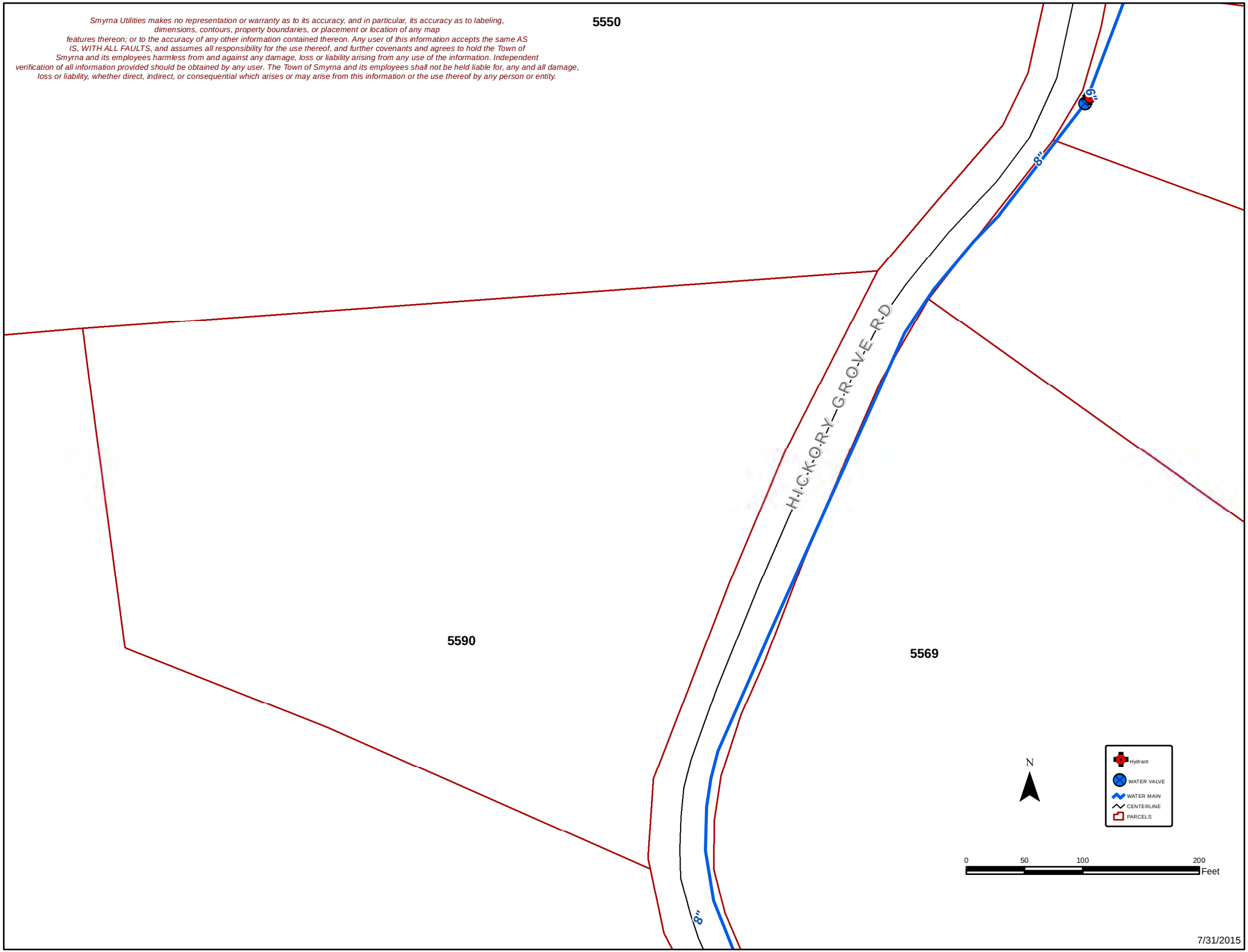

Parcel in Question
P/O Tax Map 20, Parcel 58
RM
RM
HICKORY GROVE RD
In Question
RM
RM - Medium Density Residential
N
Feet
0 50 100 200 300 400

15-A012

In Question

Feet
0 50 100 200 300 400

Smyrna Utilities makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; or to the accuracy of any other information contained thereon. Any user of this information accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold the Town of Smyrna and its employees harmless from and against any damage, loss or liability arising from any use of the information. Independent verification of all information provided should be obtained by any user. The Town of Smyrna and its employees shall not be held liable for, any and all damage, loss or liability, whether direct, indirect, or consequential which arises or may arise from this information or the use thereof by any person or entity.



The existing driveway entering the Southwest corner of the property will be widened and extended to create a circle drive to the Northwest corner of the property. Crushed rock and concrete will be added as needed. Trees will be removed as needed to clear the area. The existing structures and rubbish will be removed from the property.

Trees from the Southwest corner of property will be cleared to provide an area for an 80'W x 26'H x 220'L Quonset Metal Structure. This structure will house equipment to process sawdust, tobacco, yard waste, and other organic material to produce compost. The material and equipment will be stored in-door.

Hidden Grove