

Rutherford County Regional Planning Commission

Agenda – 12-14-15 – 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 MINUTES**
- V. ITEMS WITHDRAWN/DEFERRED**
- VI. NEW BUSINESS**
 - A. WAIVER REQUESTS**
 - 1. James Kessler (15-4007) is requesting waivers to the following provisions in the Rutherford County Subdivision Regulations for property located along Henley Road: Fire hydrant requirements; Number of lots on a private easement; Size of a lot on a private easement
 - 2. Keith Caywood (15-4008) is requesting a waiver to the fire hydrant requirements for property located at 3867 Asbury Road
 - B. SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
 - 1. Pembroke Farms (15-1016) – 35 lots (34 Residential, 1 Stormwater Detention) on 61.24 acres, zoned RM, located along Stewarts Creek Road, Salem Creek LLC applicant
 - C. SUBMITTED FOR FINAL PLAT APPROVAL**
 - 1. Thomas and Deborah McClure Resubdivision Plat (15-2086) – 2 lots on approximately 2 acres, zoned RL, located along Richland-Richardson Road, Thomas and Deborah McClure applicants. Includes a waiver to the off-site soils limitation
 - 2. Robin Estates, Section 2 (15-2089) – 13 lots (12 Residential, 1 Stormwater Detention) on 19.30 acres, zoned RM, located along Twin Oak Drive, Michael's Homes, LLC applicant
 - 3. Waldron Farms, Section V, Phase 2C (15-2090) – 22 lots on 7.15 acres, zoned RM with a previously approved Conditional Use Permit (CUP) for a Planned Development, located along Halverson Drive (North of Stones River Road), Waldron Farms, LLC applicant
 - 4. Nature Walk, Section I, Phase 1 (15-2091) – 31 lots (29 Residential, 2 Stormwater Detention) on 15.00 acres, zoned PUD and RM, located along Ruby Oaks Lane (South of Shores Road), A&R Land Investments, LLC applicant

5. Muirwood, Section IV (15-2092) – 20 lots on 5.53 acres, zoned RM with a previously approved Conditional Use Permit (CUP) for a Planned Development, located along Oak Drive (East of Rucker Lane), Tennessee Contractors, Inc. applicant
6. Muirwood, Section III, Phase 1 (15-2093) – 14 lots on 4.98 acres, zoned RM with a previously approved Conditional Use Permit (CUP) for a Planned Development, located along Oak Drive (East of Rucker Lane), Tennessee Contractors, Inc. applicant

D. REZONING REQUESTS/PUBLIC HEARINGS

1. South Haven PUD Amendment (15-A015)

Location: Ocala Road

Commissioner District: 20 (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)

2. Ernie Lee Colvin, II (15-A016)

Location: 4025 Southridge Boulevard

Commissioner District: 7 (Mike Kusch)

Size of Site: Approximately .8 acres

Tax Map: 125G, Group: A, Parcel: 2.00

Existing Zoning: Residential Medium-Density (RM)

Proposed Zoning: Office Professional (OP)

3. Dan Umansky, Umansky Auto Group (15-A017)

Location: 802 Gresham Lane

Commissioner District: 16 (Phil Dodd)

Size of Site: Approximately 21 acres

Tax Map: 92, Parcel: 2.01

Existing Zoning: Residential Medium-Density (RM)

Proposed Zoning: Planned Unit Development (PUD)

4. Parks Development (15-A018)

Location: Almaville Road

Commissioner District: 9 (Joe Gourley)

Size of Site: Approximately 106 acres

Tax Map: 72, Parcel: 13.00

Existing Zoning: Residential Medium-Density (RM)

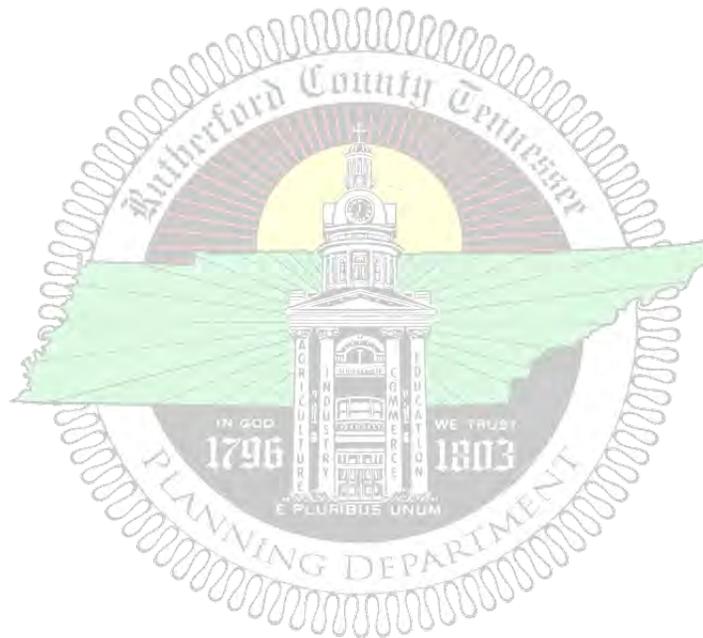
Proposed Zoning: Planned Unit Development (PUD)

VII. OLD BUSINESS

VIII. STAFF REPORTS/OTHER BUSINESS

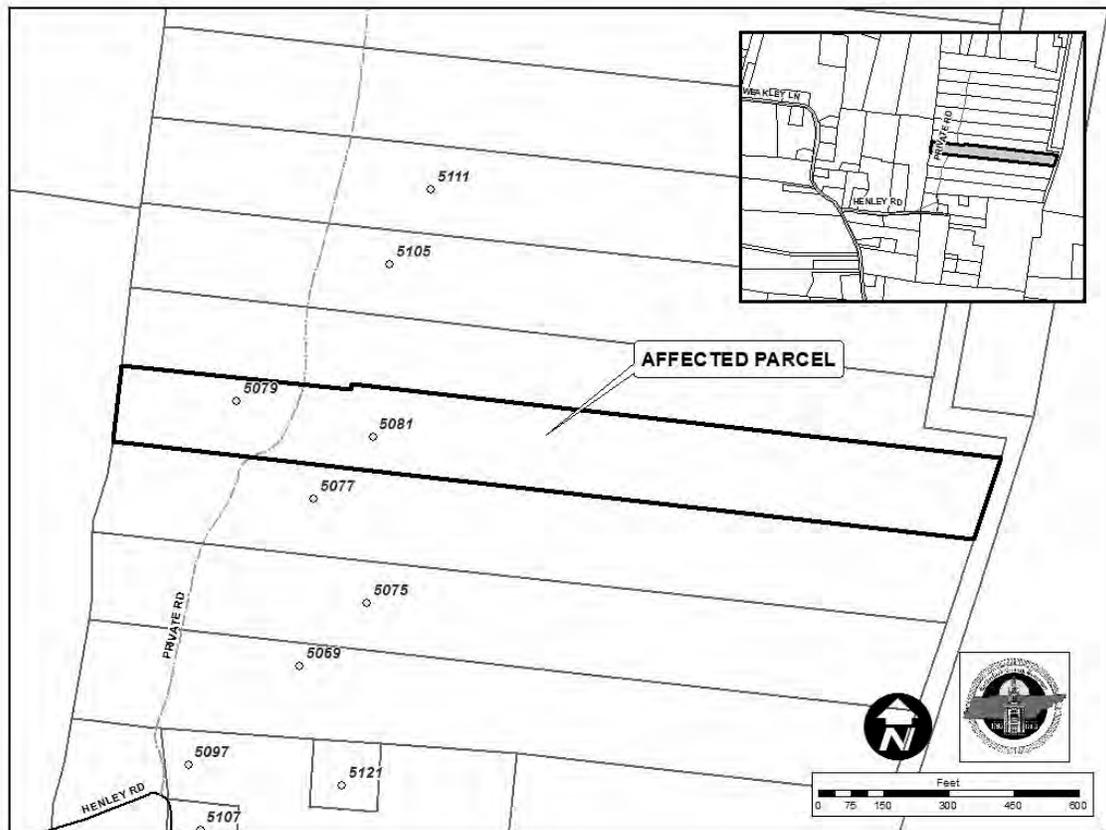
- A. Appoint Nominating Committee for Chair/Vice Chair
- B. Traffic Sheds Public Meeting – January 21, 2016

IX. ADJOURNMENT



Rutherford County Regional Planning Commission December 14, 2015 Staff Comments

File: 15-4007
Applicant Name: James Kessler
Property Address: Henley Road
Request: Waivers from: Article III D.4.b. requiring a fire hydrant within 1,000 feet of a subdivision lot; C.6.a.ii (A) and (B), requiring lots on private easements to be at least five acres in size and limiting the number of lots on a private easement to three

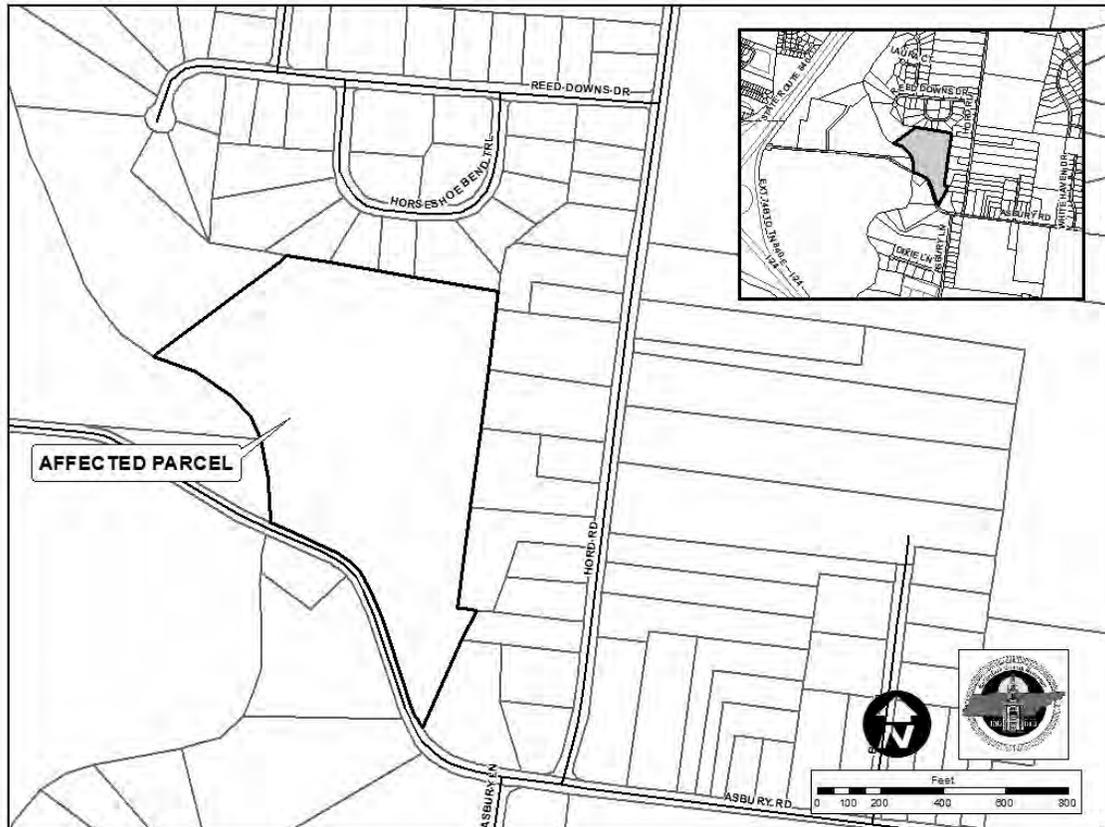


It appears that the lots along this private drive were created back in the late 1980's. There are currently two structures on the property, a house and a mobile home. The mobile home was added in 1997. The applicant owns Lot 4 and wishes to subdivide a portion of his property as a gift for his daughter. Staff has spoken to the applicant on numerous occasions to explain the process necessary to split the property. This application is a result of those conversations. No new construction is anticipated with this request. If the request is granted, a subdivision plat will need to be prepared and approved by the Planning Commission.

Staff will have additional comments at the meeting.

Rutherford County Regional Planning Commission December 14, 2015 Staff Comments

File: 15-4008
Applicant Name: Keith Caywood
Property Address: 3867 Asbury Road
Request: Waivers from Article III D.4.b. requiring a fire hydrant within 1,000 feet of a subdivision lot



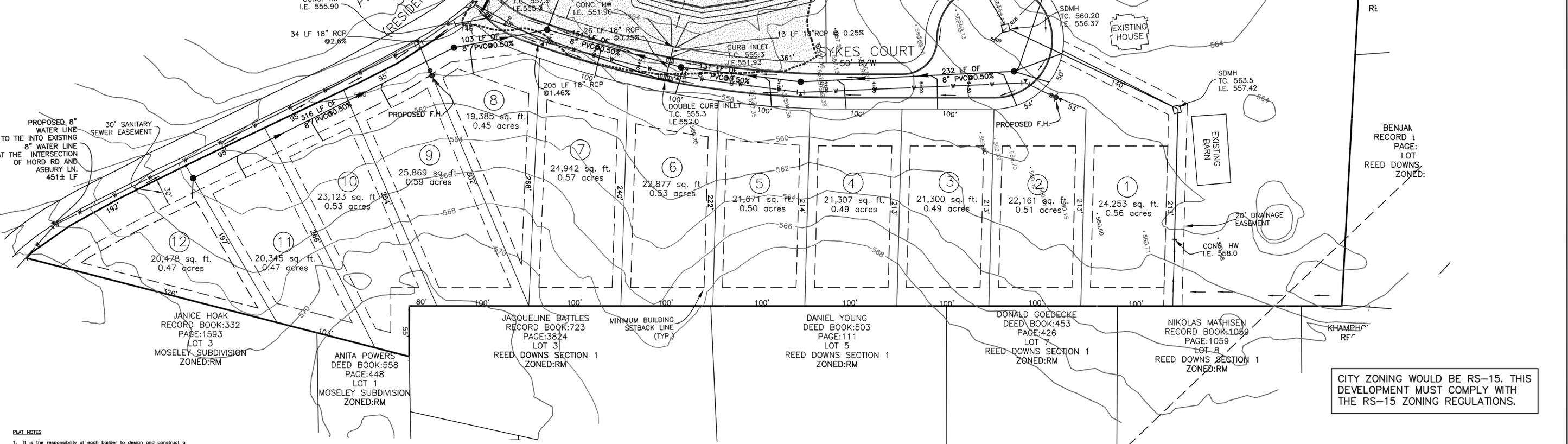
The Planning Commission approved a preliminary plan for this property, entitled Asbury Road Development, at their April 27, 2015 meeting. The development was for 13 lots and was going to access sanitary sewer from the City of Murfreesboro. The applicant's plans for the property have changed and he now wishes to only construct three lots on the property, each with road frontage. He is asking for the ability to not extend the water line to serve these three lots and install a fire hydrant. The existing water line is approximately 900-1,000 feet from the subject property. Staff is of the opinion that the line should be extended for both domestic and fire protection purposes and has informed the applicant of such. That being said, the applicant does have a right to ask the Planning Commission for the waiver.

Staff will have additional comments at the meeting.

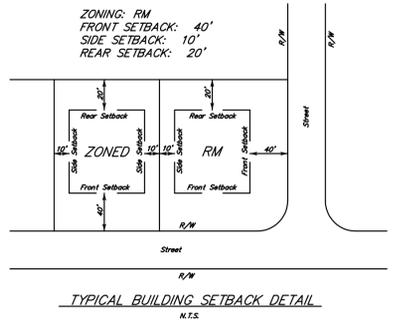
Original Submittal

- WATER AND SANITARY NOTES**
- Complete specifications for the sewer lines, "Sewer Line Specifications and Drawings", March, 2014 Ed., are on file at the Murfreesboro Water & Sewer Department Engineering Annex and can also be found online at <http://www.murfreesborotn.gov/index.aspx?nid=284>.
 - Sewer construction must be in accordance with all MWSO specifications and drawings.
 - Concerning water line construction, restraints such as rods or kickers shall be installed at any change in direction where fittings are required, at all dead-ends, and at any location as directed by the CUD.
 - Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.
 - All main line water taps will be made by the CUD.
 - Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The building and/or homeowner shall be responsible for compliance with this requirement.
 - Regarding the sanitary sewer, the M.P.E. must extend to the edge of the curb and be verified prior to acceptance of the project. For corner lots the M.P.E. only has to extend to the side of the lot which has the sewer service.
 - Trench check dams, as called out in the MWSO Specifications, are to be installed at the discretion of the Water & Sewer Department.
 - The existing sewer mains and/or manholes must be tested before and after construction. Should the sewer not be tested prior to construction any defects found after construction will be the responsibility of the contractor to repair at his or her expense.
 - All proposed manholes must be wrapped in a Conesol, or an approved equal, 12" minimum water and soil barrier wrap at each manhole section joint and at any other manhole component as directed by MWSO.
 - No more than 25 percent of the dollar amount of the Contract may be awarded to subcontractors.
 - A maximum of 2 - 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 - 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
 - All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via an in-line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the National Association of Sewer Service Companies' (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.

- STANDARD NOTES:**
- IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT, WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDERS' EXPENSE.
 - ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
 - A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
 - FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.
 - CONTRACTOR TO COORDINATE WITH THE TRAFFIC ENGINEER IN THE CITY TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF WORK IN THIS AREA TO AVOID CLASH TO TRAFFIC SIGNAL DEVICES.
 - A TDOT PERMIT MAY BE REQUIRED. EVIDENCE OF TDOT APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME MUST BE PROVIDED.
 - AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO CERTIFICATE OF OCCUPANCY.
 - A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - THE DRIVEWAY FOR LOT 8 WILL BE LOCATED ADJACENT TO LOT 7.

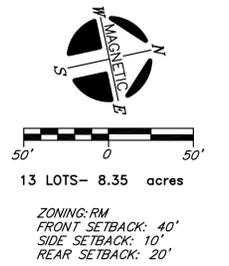


- ELIAT NOTES**
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - (B.S.T., M.E.D., M.W.S.D., & U.C.G. Easements) = BellSouth Telecommunications, Murfreesboro Electric Department, Murfreesboro Water & Sewer Department, and United Cities Gas Easements.
 - The streets identified on the plot may be constructed or reconstructed in the future without consultation or notice to the owners of the lots in the subdivision.
 - Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners or this construction.
 - This site contains post-construction best management practices utilized in treating stormwater runoff in order to comply with Murfreesboro City Code. A stormwater maintenance agreement is recorded with this property and obligates all subsequent Owners to adhere to the stormwater maintenance plan on file with the City of Murfreesboro.
 - Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of that sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
 - This lot is required to comply with the City's Stormwater Quality requirements.



- LEGEND**
- Power Pole
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Reducer
 - Proposed Gate Valve & Box
 - Concrete Thrust Block
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary Sewer Line
 - Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - Sewer Line Check Dam
 - Existing Contours
 - Proposed Contours
 - Existing Spot Elevations
 - Proposed Spot Elevations
 - Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
 - Turf Reinforcement Mat
 - Existing Telephone & Electric Line
 - Existing Underground Electric Line
 - Corrugated Metal Pipe
 - Reinforced Concrete Pipe

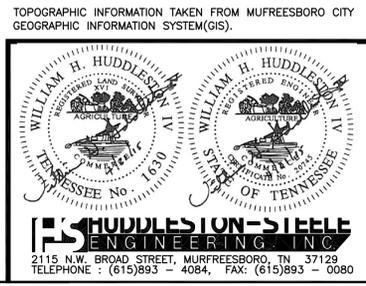
100 YEAR FLOOD EL. 558
LOTS 4-8
MPE=558.0
MFE=561.0



DEVELOPER: CAYWOOD BUILDERS
ADDRESS: 1639 MEDICAL CENTER PARKWAY SUITE 101 MURFREESBORO, TN 37129
OWNER: DAVID & JENNIFER WATSON
ADDRESS: 3867 ASBURY ROAD MURFREESBORO, TN 37129
TAX MAP: 70 PART OF PARCEL: 58.00
FLOOD MAP PANEL: 47149 0140 H ZONE: X & AE
FLOOD MAP DATED: JANUARY 5, 2007

PROPERTY IS LOCATED WITHIN THE OVERALL CREEK ASSESSMENT DISTRICT.

NO.	DATE	DESCRIPTION
0	03-26-15	Original Issue
1	04-09-15	Revised per City Staff Comments
2	04-22-15	Revised per County Staff Comments



PRELIMINARY PLAN

ASBURY ROAD DEVELOPMENT

9TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MARCH, 2015 SCALE 1"=50' SH. 3 OF 4

Rutherford County Regional Planning Commission December 14, 2015 Staff Comments

Plat/Plan Name: Pembroke Farms (15-1016)
Request: Preliminary Plan Approval
Site Details: 35 lots (34 Residential, 1 Stormwater Detention) on 61.24 acres, zoned RM
Applicant: Salem Creek, LLC
Property Location: Stewarts Creek Drive



The original preliminary plan for this development was approved by the Planning Commission at their June 23, 2014 meeting for 84 lots utilizing a STEP system. Since that time, the applicant has redesigned the subdivision on conventional septic tanks, which has reduced the lot yield to 35 lots, 34 of which are buildable. Staff will need updated service letters from both CUD and MTEMC.

Engineering Staff has some concerns with the proposed drainage plan for the property. Staff also has asked about the existing barns on the property and whether or not they will be retained. If the lots are subdivided as shown, these structures will become nonconforming, as they would no longer be used for agricultural purposes. Any approval should be made subject to all Staff Comments.

STEWARTS CREEK ROAD

MAP 55, PARCEL 26.01
DONALD AND PEGGY
NICHOLSON
R.B. 18, PG. 2912
ZONED: RM

MAP 55, GROUP N,
PARCEL 23.00
DEAN AND LEONA ELLIOT
R.B. 201, PG. 285
DEER CROSSING, LOT 24
P.B. 12, PG. 184
ZONED: RM

MAP 55, GROUP N,
PARCEL 22.00
STEPHEN AND APRIL ROJIK
R.B. 1245, PG. 2360
DEER CROSSING, LOT 23
P.B. 12, PG. 184
ZONED: RM

MAP 55, GROUP N,
PARCEL 21.00
WILLIAM AND PAMELA
SCARBOROUGH
D.B. 411, PG. 283
DEER CROSSING, LOT 22
P.B. 12, PG. 184
ZONED: RM

MAP 55, GROUP N,
PARCEL 20.00
CHRISTINE ROBERTSON
D.B. 540, PG. 273
DEER CROSSING, LOT 21
P.B. 12, PG. 184
ZONED: RM

MAP 55, PARCEL 25.00
IMOGENE BOLIN
D.B. 655, PG. 96
ZONED: RM

MAP 72, PARCEL 17.03
JACKSON AND SADIE ETTA
D.B. 55, PG. 284
ZONED: RM

MAP 72, PARCEL 17.04
RINDA AND JOHNNIE BROWN
D.B. 215, PG. 536
ZONED: RM

Stormwater Pond

Hembroke Farms Dr.

Royal Palm Dr.

MAP 72, PARCEL 17.02
CHERYL DILLARD
R.B. 857, PG. 1046
ZONED: RM

MAP 72, PARCEL 17.01
MICHAEL AND CHERYL DILLARD
R.B. 864, PG. 1107
ZONED: RM

MAP 72, PARCEL 16.04
BUFORD BREWER SR. TRUST
R.B. 863, PG. 3088
ZONED: RM

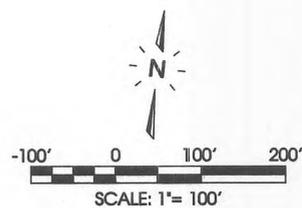
MAP 55, PARCEL 21.01
THOMAS AND HOWARD SMITH
D.B. 624, PG. 635
ZONED: RM

Legend:			
□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊖	HC SIGN
○	EXIST. SEWER CLEANOUT	→	PROPOSED SIGN POST
⊙	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊞	EXIST. CATCH BASIN (STORM SEWER)	⊞	WHEEL STOP
⊞	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊞	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊞	EXIST. GAS RISER	—	CURB & GUTTER
⊞	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊞	EXIST. WATER METER	↔	TURN LANE ARROWS
○	EXIST. UTILITY POLE	↑	REVISION NUMBER
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
○	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊞	BLOW OFF VALVE	⊞	RIP RAP
⊞	REDUCER	→	RUNOFF FLOW ARROW
⊞	REMOTE FIRE DEPT. CONNECTION	⊞	INLET FILTER PROTECTION
⊞	CONCRETE THRUST BLOCK	63.25 x	PROPOSED SPOT ELEVATION
⊞	DOUBLE DETECTOR CHECK VALVE	(63.25) x	EXIST. SPOT ELEVATION
⊞	FIRE DEPT. CONNECTION	→	SEWER/STORM FLOW DIRECTION
⊞	FIRE HYDRANT	⊞	CATCH BASIN
⊞	GATE VALVE & BOX	⊞	CURB INLET
⊞	WATER METER	⊞	AREA DRAIN
⊞	GAS METER	—	HEADWALL
⊞	GREASE TRAP	—	WINGED HEADWALL
○	EXTERIOR CLEANOUT EDO	—	CONCRETE SWALE
○	MANHOLE	⊞	TYPE-X HEADWALL
—	EXISTING PHONE	PH	
—	EXISTING ELECTRIC	OH	
—	PROPERTY LINE	---	
—	EASEMENTS	---	
—	RIGHT OF WAY	50' ROW	
—	EROSION CONTROL	SF SF	
—	SILT FENCE	E	
—	EXISTING TREELINE	~	
—	EXISTING FENCELINE	X-X-X-X-X	
—	MINIMUM BUILDING SETBACK LINE	MBSL	
—	PHASE BOUNDARY	-----	
—	EXISTING GAS LINE	GAS GAS	
—	PROPOSED GAS LINE	GAS GAS	
—	EXISTING STORM	STM STM	
—	PROPOSED STORM	STM STM	
—	EXISTING CONTOUR LINES	601	
—	PROPOSED CONTOUR LINES	601	
—	EXISTING SANITARY SEWER	SS SS	
—	PROPOSED SANITARY SEWER	SS SS	
—	EXISTING WATER	W W	
—	PROPOSED WATER	W W	

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD, MEMPHIS, TENNESSEE 37120
PHONE: (615) 890-7800 FAX: (615) 895-2587
E-MAIL: JREED@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

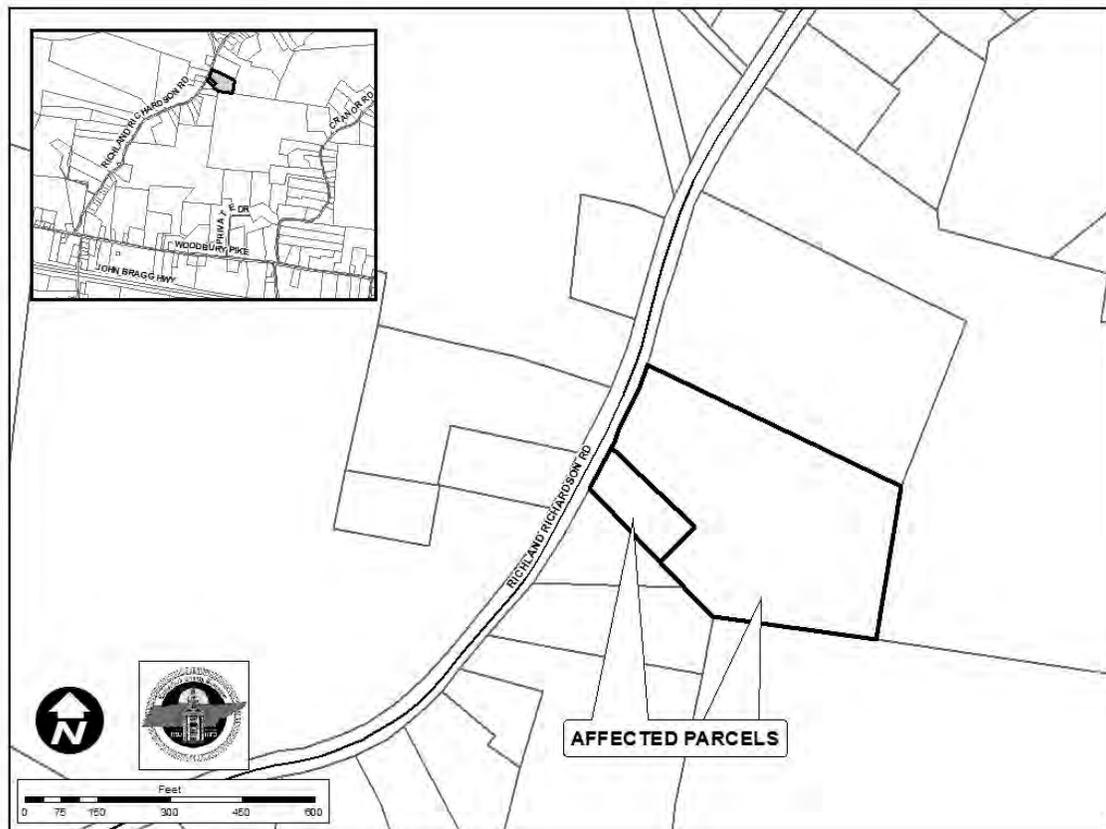
**Pembroke Farms
Subdivision**
Rutherford County, Tennessee

Master Plan
REVISIONS:
DRAWN: CAM
DATE: 6-6-14
CHECKED: CAM
FILE NAME: 13180project.dwg
SCALE: 1"=100'
JOB NO. 13180
SHEET: 3 of 17



Rutherford County Regional Planning Commission December 14, 2015 Staff Comments

Plat/Plan Name: Thomas and Deborah McClure Resubdivision Plat (15-2086)
Request: Final Plat Approval – Includes a waiver to the off-site soils limitation
Site Details: 2 lots on approximately 2 acres, zoned RL
Applicant: Thomas and Deborah McClure
Property Location: Richland-Richardson Road



The subject properties were created by deed and probate over the last several years. In an attempt to bring the lots into conformance, the applicant is shifting a lot line between Lots 1 and 2 in order to place the existing field line area for Lot 1 on the same lot. Duplicate soil areas also needed to be identified for both lots. While a soil location was found on Lot 2, none was found on Lot 1. Since Lot 1 will be relying on the duplicate area on Lot 2, waivers allowing this off-site soils easement has been requested as part of the plat approval.

While not related to the plat approval, the applicant has been put on notice that the abandoned structures on Lot 2 need to be removed prior to any single-family residential permits being issued. Any approval should be made subject to all Staff Comments.

- NOTES:
- TOTAL ACREAGE: 5.09 ACRES
 - TOTAL NO. OF LOTS: 2
 - ZONING DISTRICT: RM
 - ZONING DISTRICT REQUIREMENTS AREA: 15,000 s.f.
MINIMUM YARD:
FRONT: 40'
SIDE: 10'
REAR: 20'
 - SUBDIVISION IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE F.I.R.M. - RUTHERFORD COUNTY, TENNESSEE AND INCORPORATED AREAS. COMMUNITY-470165 MAP 47149C - 0285H. THE PROJECT IS IN ZONE "X" - AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - EXISTING SEWAGE DISPOSAL AREAS SHOWN ON THIS PLAN WERE PLOTTED FROM COPIES OF A CERTIFICATE OF COMPLETION OF SDDS FORM DATED 1/26/07 BY KAREN PIPPEN; A COPY OF A FIELD ACTIVITY REPORT DATED 11/02/04 BY KAREN PIPPEN AND A SURVEY BY STANLEY R. DRAPER, R.L.S. DATED 10/20/10.
 - IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION OR EARTH MOVING ACTIVITIES MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN 3 NOR MORE THAN 10 WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER'S OFFICE. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE-CALL SYSTEM CAN BE NOTIFIED BY CALLING 1-800-351-1111 OR 811.

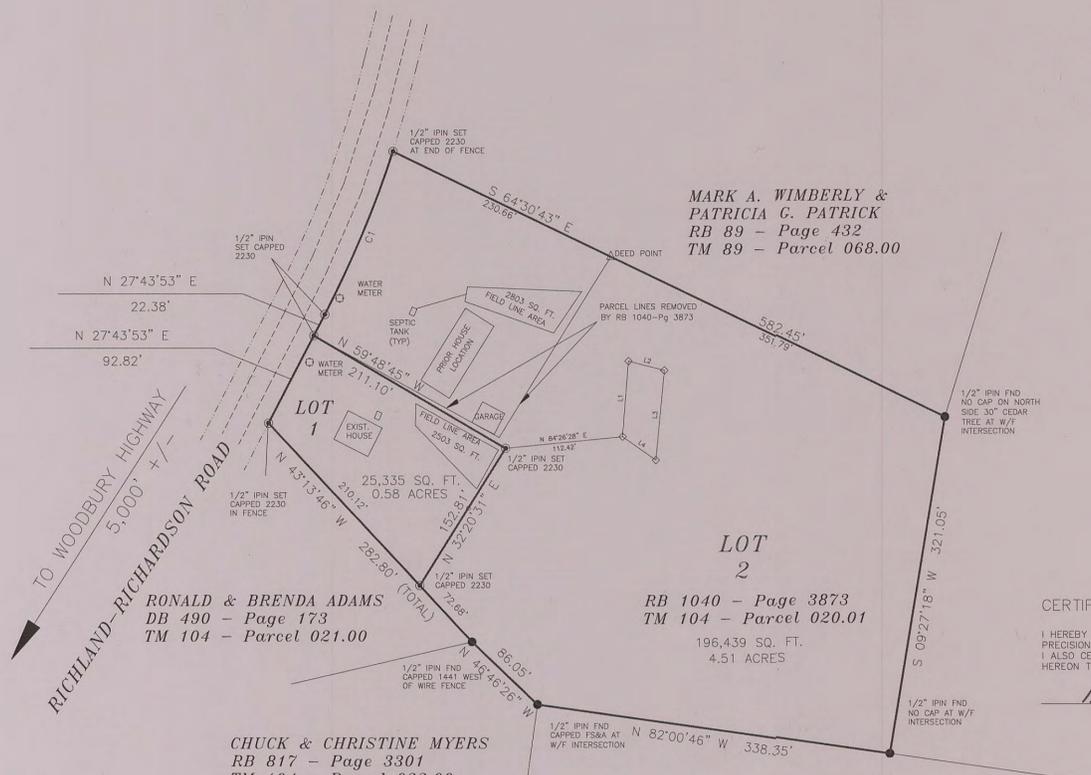
- UTILITIES WERE LOCATED BY VISIBLE SURFACE EVIDENCE ONLY UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES ON OR WITHIN THIS SUBDIVISION SHOULD BE CONFIRMED WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION WORK.
- THIS SUBDIVISION IS UNDER AND SUBJECT TO ALL REGULATIONS OF THE RUTHERFORD COUNTY SUBDIVISION AND ZONING ORDINANCES, AS BOTH ARE AMENDED.
- LOT 2 AS SHOWN HEREON SHALL ENCOMPASS ALL OF TAX MAP 104 - PARCEL 020.01 WHICH SHALL BECOME AN INSEPARABLE PART OF LOT 2 AND CANNOT BE CONVEYED SEPARATE AND APART THEREFROM.
- LOT 2 IS IMPROVED WITH AN EXISTING APPROVED SEWAGE DISPOSAL SYSTEM AND PUBLIC WATER SERVICE WHICH SERVED A PRIOR SINGLE FAMILY RESIDENCE LOCATED TAX MAP 104 - PARCEL 020.01.
- LOT 1 IS IMPROVED WITH A SINGLE FAMILY RESIDENCE WITH AN EXISTING APPROVED SEWAGE DISPOSAL SYSTEM AND PUBLIC WATER SERVICE.
- THE PURPOSE OF THIS RESUBDIVISION IS ENLARGE THE AREA OF TAX MAP 104 - PARCEL 020.01 AND CREATE LOT 1 AS THE REMAINING AREA OF TAX MAP 104 - PARCEL 020.00 AS DEVISED BY WB 49 - Page 326 AND CONFORM TO EXISTING DEEDS OF RECORD AND CURRENT TAX MAP.

14. THIS SUBDIVISION IS UNDER AND SUBJECT TO EASEMENTS OF RECORD OR BY PRESCRIPTION A DETAILED TITLE SEARCH OR VISUAL INSPECTION OF THE PROPERTY MAY REVEAL WHETHER OR NOT SHOWN HEREON.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1005.61'	166.69'	166.50'	N 22°54'59" E	09°29'51"

SOILS AREA REFERENCE

LINE	BEARING	DISTANCE
L1	N 04°30'58" E	71.12'
L2	S 75°41'14" E	35.19'
L3	S 05°29'18" W	84.69'
L4	N 55°01'56" W	38.56'



MARK A. WIMBERLY & PATRICIA G. PATRICK
RB 89 - Page 432
TM 89 - Parcel 068.00

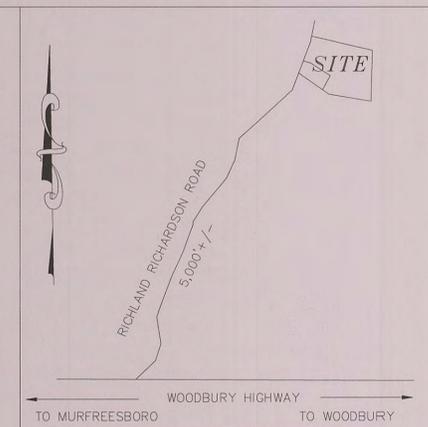
FORMERLY:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
RB 1306 - Page 1863
TM 089 - Parcel 068.01

RECEIVED
NOV 09 2015
BY:

CERTIFICATE OF ACCURACY:

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ENGINEER.

DATE: 8/23/15
LEONARD T. TUSAR TN#2230



LOCATION MAP - NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS SHOWN HEREON, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED HEREON.

DATE: .2015
THOMAS McCLURE
DEBORAH MICHELLE McCLURE
JUDY MAE MURPHY

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN AND DEPICTED HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF RUTHERFORD COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS.

DATE: .2015
NAME: _____
TITLE: _____

CERTIFICATE OF WATER SERVICE AVAILABILITY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT: EUGENE DAVENPORT - RESUBDIVISION OF TM 089P - A - 00100 FINAL PLAT HAS BEEN REVIEWED BY THE ENGINEERS FOR THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED THAT THE LINES, VALVES AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE SHALL BE PROVIDED UNTIL THAT CERTIFICATION IS IN WRITING.

DATE: .2015
NAME: _____
TITLE: _____

CERTIFICATE OF ELECTRIC SERVICE AVAILABILITY

SUBDIVISION PLAT: THOMAS & DEBORAH McCLURE - RESUBDIVISION OF TM 104 - PAR 020.01 AND SUBDIVISION OF TM 104 - PAR 020.00 - FINAL PLAT

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON MTEMC'S WEB SITE. www.mtemc.com (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: .2015
NAME: _____
TITLE: _____

THOMAS & DEBORAH McCLURE
RESUBDIVISION OF
TM 104 - Parcel 020.01 AND
SUBDIVISION OF
TM 104 - PARCEL 020.00

FINAL PLAT

DRAWN LTT	DATE 08/23/15	McCLURE/MURPHY RICHLAND/RICHARDSON
APPROVED	DATE	MURFREESBORO, TN RUTHERFORD CNTY, TN
SCALE 1" = 100'	SHEET 1 OF 1	PROJECT NO. TMCLLURE

SURVEYOR CERTIFICATE:
THIS SURVEY MEETS THE REQUIREMENTS OF A CERTAIN SURVEY PER THE STANDARDS AND REGULATIONS OF THE BOARD OF EXAMINERS FOR SURVEYORS, STATE OF TENNESSEE WITHIN THE LINE OF ENCLOSURE 1:10,000.

LEONARD T. TUSAR
COMMERCIAL
TENNESSEE NO 2230

LTT LAND SURVEYING, LLC
624 DRY CREEK ROAD
SMITHVILLE, TN 37166
TELEPHONE 615 785-3636
E-MAIL lttusar.pls @ comcast.net
Leonard T. Tusar, PLS - TN 2230

TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION
DIVISION OF GROUND WATER PROTECTION

- ANY CUTTING OR FILLING AFTER _____ MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
- 1 ACRE PARCEL SHOWN ON THIS PLAN IS APPROVED FOR A 3 BEDROOM HOUSE (HAS EXISTING SEWAGE DISPOSAL SYSTEM CONSTRUCTED & APPROVED BY TDEC - DIVISION OF GROUND WATER PROTECTION).
- DUPLICATE SEPTIC AREAS ARE FOR THE REPLACEMENT SEWAGE DISPOSAL SYSTEM. KEEP ALL BUILDINGS, UTILITIES AND DRIVES OUTSIDE OF THIS AREA.

GLENDON BRUCE BRITTON, et al
RB 955 - Page 2832
TM 104 - Parcel 028.00

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS. BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURE(S) AND PLANS FOR THE SUBSURFACE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

DATE: .2014
TDEC-DIVISION OF GROUND WATER PROTECTION

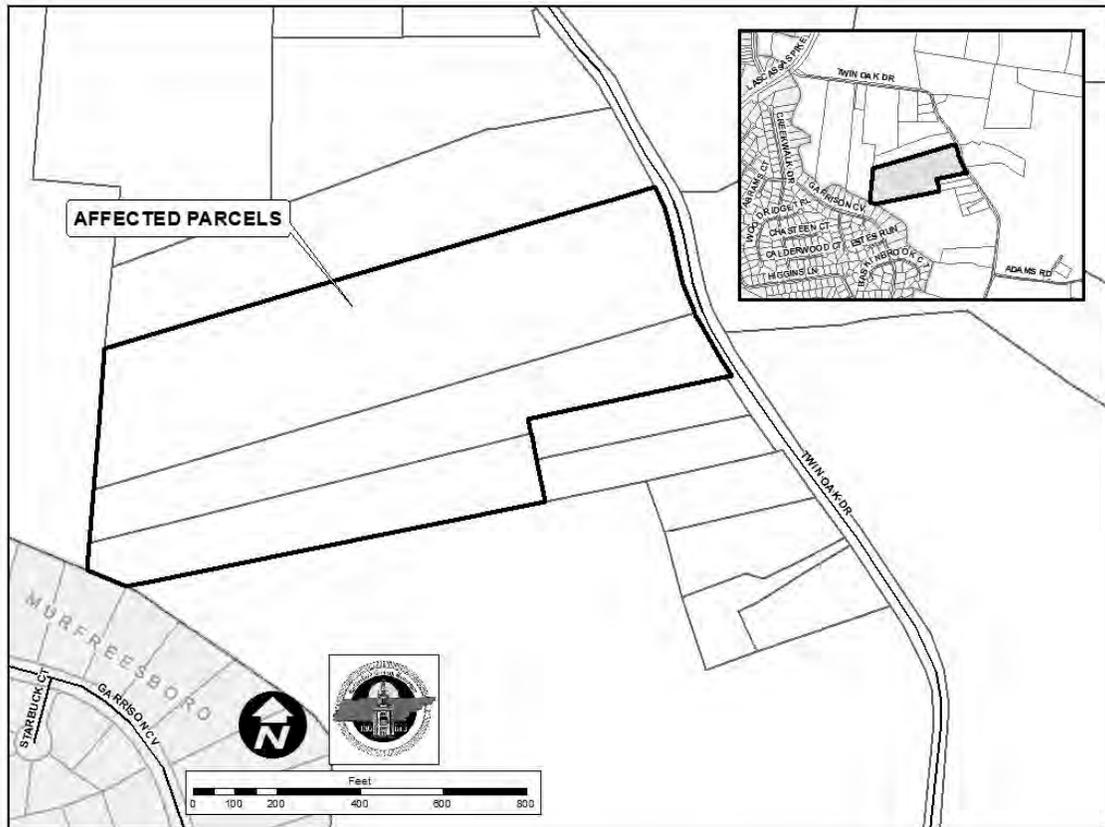
PLAT BOOK _____, PAGE _____
TIME OF RECORDING _____
DATE OF RECORDING _____



15-2086

Rutherford County Regional Planning Commission December 14, 2015 Staff Comments

Plat/Plan Name: Robin Estates, Section 2 (15-2089)
Request: Final Plat Approval
Site Details: 13 lots (12 Residential, 1 Stormwater Detention) on 19.30 acres, zoned RM
Applicants: Michael's Homes, LLC
Property Location: Twin Oak Drive



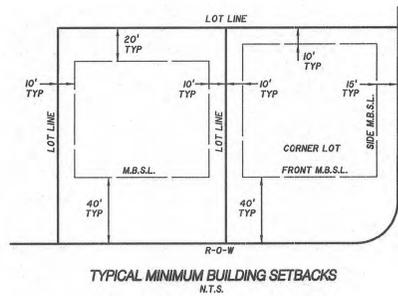
The Planning Commission approved the preliminary plan for this development at their June 22, 2015 meeting. Section 1 was also approved by the Planning Commission on the same date. This plat appears to be consistent with the preliminary plan. The Plan was approved with a waiver to the fire hydrant requirements. Due to the number of lots in the subdivision, all homes in the development will have to be installed with residential sprinkler systems.

Staff identified several housekeeping issues that will need to be addressed prior to the plat being recorded. Besides those issues, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 13 RESIDENTIAL BUILDING LOTS, A COMMON AREA LOT FOR STORMWATER DETENTION, AND DEDICATE R-O-W.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO UGB MONUMENT U602-157, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA. PER FEMA FIRM MAP NOS. 4749C064 H & 4749C0280 H, EFFECTIVE DATE JANUARY 5, 2007.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROL STRUCTURES SUCH AS SEDIMENT BARRIERS, FILTERS OR DIKES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SWIMHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOWWAYS.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-357-3111.
- PROPERTY IS CURRENTLY ZONED RM.
- ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. ADD. TO R-O-W / REAR = 20 FT.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (CUD) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- A PLANNING PLAN IS REQUIRED FOR LOT 3 TO BE SUBMITTED TO RUTHERFORD COUNTY PLANNING DEPARTMENT TO OBTAINING A BUILDING PERMIT, DUE TO THE SWIMHOLE.



LOT NO.	LOT AREAS			SOILS AREAS		
	SO. FT.	ACRES	TOTAL	45/60 MPI	75 MPI	TOTAL
1	55,750	1.280	9,645	2,527	6,718	6,718
2	50,946	1.170	9,489	6,774	1,715	1,715
3	46,063	1.057	9,196	4,670	4,526	4,526
4	37,957	0.871	11,609	7,317	4,292	4,292
5	34,784	0.788	12,751	6,715	4,036	4,036
6	92,187	2.116	15,989	14,557	1,332	1,332
7	49,012	1.102	10,227	10,227	0	0
8	67,746	1.555	10,436	10,436	0	0
9	64,040	1.470	10,492	10,492	0	0
11	70,134	1.610	11,585	9,033	2,552	2,552
12	78,709	1.807	12,640	4,555	8,085	8,085
13	43,135	0.990	15,461	8,359	6,622	6,622
14	45,087	1.035	11,806	9,980	1,826	1,826
15	44,538	1.022	10,031	10,031	0	0
16	50,862	1.168	8,291	6,448	1,843	1,843

LINE DATA

LINE	BEARING	DISTANCE
L1	S33°39'12"E	19.37'
L2	S33°39'12"E	31.34'
L3	S78°05'35"W	27.46'
L4	N78°05'35"E	27.46'

*** REQUIRED MINIMUM BUILDING PAD ELEVATIONS (MPE)**

BUILDING ENVELOPES ARE NOT WITHIN THE F.E.M.A. 100 YEAR FLOODPLAIN ON LOTS 8 AND 9. HOWEVER MPE'S HAVE BEEN ESTABLISHED TO COMPLY WITH REGULATIONS. LOTS 3-7, AND 11-13 ARE NOT WITHIN THE F.E.M.A. 100 YEAR FLOODPLAIN, HOWEVER MPE'S HAVE BEEN ESTABLISHED FOR LOCAL DRAINAGE CONSIDERATIONS.

REQUIRED MINIMUM DRIVEWAY CULVERT SIZE

LOT NOS.	REQUIRED CULVERT SIZE
3-4	15" DIA.
5-9	(24" OR (1)36" DIA.
11-14	18" DIA.

- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN SET (NEW)
 - CONC. MONUMENT (FOUND)
 - 6" W — WATER LINE

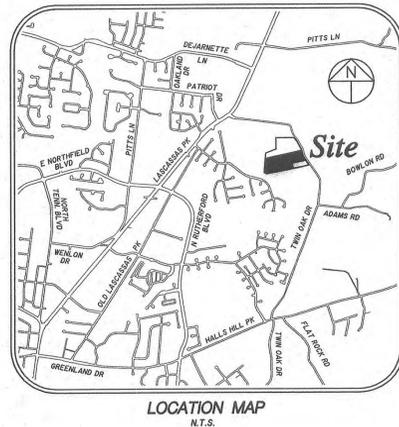
- SOILS LEGEND**
- 30/45/60 MPI SOILS ARE SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
 - 75 MPI SOILS ARE MARGINALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION NOTES:

- ALL LOTS ARE APPROVED FOR _____ BEDROOMS USING CONVENTIONAL SYSTEMS ONLY. LOTS CAN BE REVIEWED ON A LOT BY LOT BASIS.
- SHADED AREAS ARE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL ONLY. KEEP ALL BUILDINGS, DRIVEWAYS AND UNDERGROUND UTILITIES OUTSIDE THE SHADED SOILS AREAS. ANY ENCROACHMENT OF THESE AREAS MAY VOID LOT APPROVAL.

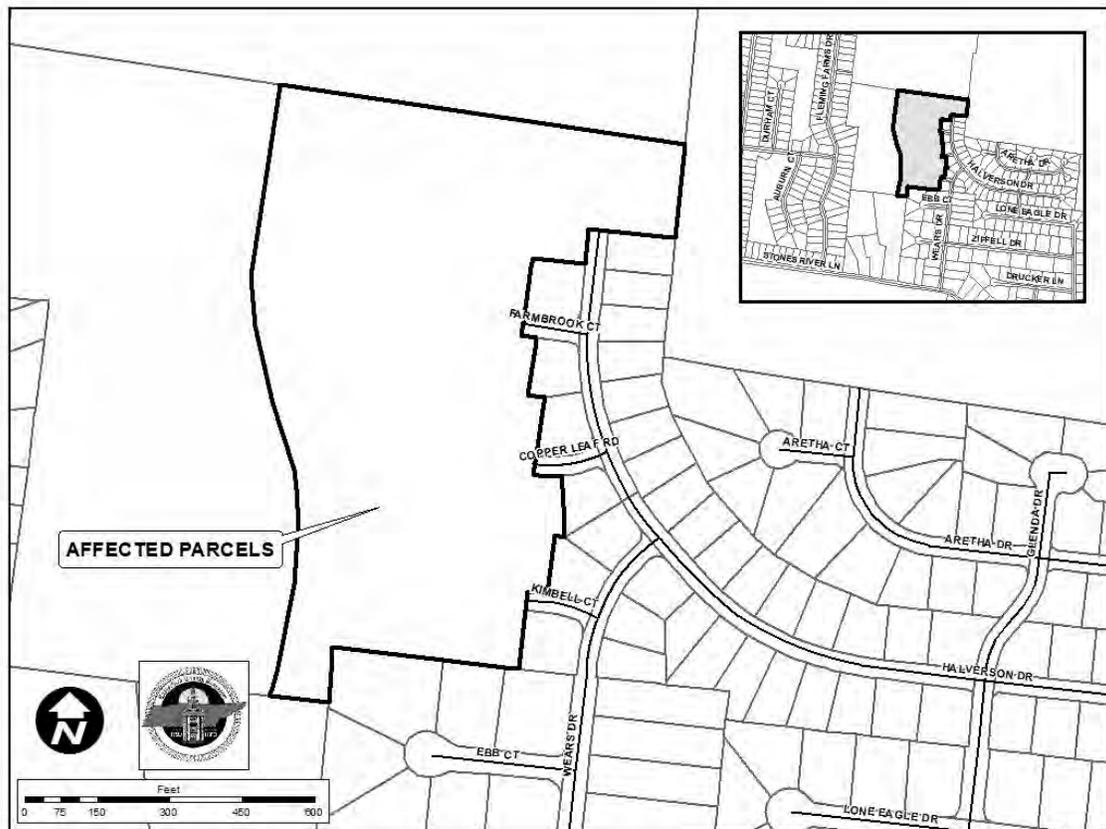
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	22°16'14"	722.04'	280.65'	142.12'	278.89'	N22°31'05"W
C2	1°52'17"	508.04'	105.26'	52.82'	105.08'	S20°39'40"E
C3	12°25'55"	478.04'	103.72'	52.07'	103.52'	S21°02'41"E
C4	22°16'14"	722.04'	292.31'	148.03'	290.48'	S22°31'05"E
C5	73°21'03"	23.00'	32.01'	19.62'	29.86'	N54°13'03"W
C6	8°21'28"	958.04'	139.75'	70.00'	139.63'	S82°16'19"W
C7	8°21'28"	775.00'	113.05'	66.63'	112.95'	S82°16'19"W
C8	41°24'35"	50.00'	36.14'	18.90'	35.36'	S57°23'18"W
C9	262°49'09"	50.00'	229.35'	66.69'	78.00'	N11°54'25"W
C10	41°24'35"	50.00'	36.14'	18.90'	35.36'	S81°12'08"E
C11	8°21'28"	825.00'	120.34'	60.28'	120.24'	N82°16'19"E
C12	8°21'28"	908.04'	132.46'	66.35'	132.34'	N82°16'19"E
C13	99°04'47"	25.00'	43.23'	29.31'	38.04'	N28°33'11"E



Rutherford County Regional Planning Commission December 14, 2015 Staff Comments

Plat/Plan Name: Waldron Farms, Section V, Phase 2C (15-2090)
Request: Final Plat Approval
Site Details: 22 lots on 7.15 acres, zoned RM with a previously approved Conditional Use Permit (CUP) for a Planned Development
Applicant: Waldron Farms, LLC
Property Location: Halverson Drive (North of Stones River Road)



The Preliminary Plat for this development was approved at the Planning Commission's January 28, 2013 meeting. This final plat appears to be consistent with the preliminary approval. The drainage pond lots will need to be shown on the plat. Development is also bound to the approved CUP for the property.

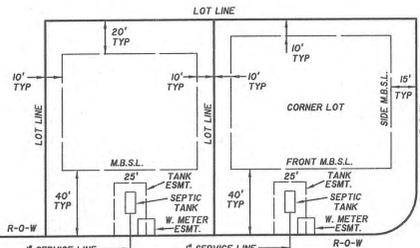
Any approval should be made subject to all Staff Comments.

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 22 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UG802-4EY 0 RUTHERFORD COUNTY CONTROL POINT 864-001 (NAD 83-96)
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0381 H, EFFECTIVE DATE: JANUARY 5, 2007.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH CONVEYS SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-353-1111.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DICES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 25 FT. / SIDE = 7.5 FT. / REAR = 20 FT.
- STORMWATER FOR THIS PHASE IS BEING HANDLED BY DETENTION PONDS AND WILL BE RECORDED AS COMMON AREA WITH PHASE II, TO BE MAINTAINED BY THE H.O.A. CURRENTLY ALL UNRECORDED AREAS ARE MAINTAINED BY THE OWNER.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A CENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26" INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF THE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- THIS DEVELOPMENT MUST ADHERE TO ALL THE CONDITIONS OF THE APPROVED PLANNED RESIDENTIAL DEVELOPMENT (PRD) APPLICATION.
- S.T.E.P. SYSTEM TANKS ARE BEING SHOWN ON THE LOTS IN ORDER TO DEMONSTRATE THAT EACH LOT MUST HAVE ONE AND A C.U.D. EASEMENT SURROUNDS IT. TANKS WILL NOT ACTUALLY BE BUILT IN THESE EXACT LOCATIONS. IT IS A REQUIREMENT THAT TANKS BE LOCATED A MINIMUM OF 10 FEET FROM THE HOUSE. CORRECT LOCATION OF THE TANK IS DETERMINED AT THE PERMITTING STAGE.



*** MINIMUM BUILDING PAD ELEVATIONS & FINISHED FLOOR ELEVATIONS REQUIRED**
 THESE LOTS ARE NOT IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA, MINIMUM BUILDING PAD AND MINIMUM FINISHED FLOOR ELEVATIONS ARE REQUIRED FOR THESE LOTS TO PROTECT THE HOMEOWNERS FROM POSSIBLE HIGH WATER IN LOCAL DRAINAGE SYSTEMS.



- SEPTIC TANK IS 6' X 13'.
- TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
- WATER METER TO BE 10' FROM SEPTIC TANK.

MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL
 N.T.S.

C.U.D. NOTE:
 LOTS 226, 229 & 230 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

LOT AREAS

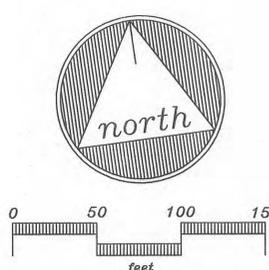
LOT	SQ. FT.	ACRES
225	12,002	0.276
226	12,012	0.276
227	12,671	0.291
228	22,504	0.517
229	13,033	0.299
230	16,747	0.384
231	11,418	0.262
232	11,418	0.262
233	11,418	0.262
234	11,418	0.262
236	11,398	0.262
239	11,397	0.262
240	11,398	0.262
241	11,397	0.262
242	11,377	0.261
243	11,417	0.262
244	14,115	0.324
245	10,741	0.247
246	10,741	0.247
247	10,741	0.247
248	10,741	0.247
249	10,741	0.247

LINE DATA

LINE	BEARING	DISTANCE
L1	S81°33'32"E	10.07'
L2	N82°01'48"W	23.35'
L3	S62°01'48"W	89.45'
L4	N82°40'48"W	11.83'
L5	N07°40'16"E	40.00'
L6	S82°40'48"E	11.89'
L7	N82°01'48"E	89.45'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	12°26'48"	220.00'	47.79'	23.39'	47.70'	S87°46'54"E
C2	66°25'14"	50.00'	57.96'	32.73'	54.77'	S63°06'53"W
C3	246°57'09"	50.00'	215.51'	79.61'	83.41'	N26°37'09"W
C4	26°30'41"	180.00'	85.29'	42.40'	82.55'	S89°11'09"W
C5	28°07'48"	220.00'	120.33'	51.06'	89.46'	N85°22'37"E
C6	9°53'59"	180.00'	31.10'	15.59'	31.09'	N66°58'47"E
C7	35°17'24"	220.00'	135.50'	69.98'	133.37'	S79°40'30"W
C8	38°17'24"	180.00'	110.87'	57.26'	109.12'	N79°40'30"E
C9	10°16'59"	220.00'	99.48'	19.79'	39.43'	N67°10'17"E



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY PLEDGE THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
 RECORD BOOK 964, PAGE 2154
 MARY R. WALDRON BAIRD, MEMBER
 POWER OF ATTORNEY
 FOR JOSEPH M. WALDRON, MEMBER
 R.B.K. 907, PG. 3372
 WALDRON FARMS, LLC
 A TENNESSEE LIMITED LIABILITY COMPANY

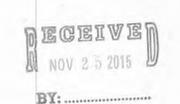
CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN/WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.
 SEC. INC. _____
 DATE: 11-20-15 *David A. Parker*
 REGISTERED SURVEYOR
 TENN. R.L.S. No. 2381

CERTIFICATION OF APPROVAL OF WATER SYSTEM
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "WALDRON FARMS, SECTION V, PHASE IIC" HAS BEEN APPROVED BY THE ENGINEERS FOR CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST. TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.
 DATE: _____
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF STEP SYSTEM
 I HEREBY CERTIFY THAT THIS PLAT ENTITLED "WALDRON FARMS, SEC. V, PHASE IIC" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW AND SOILS ANALYSIS. DESIGN AND CONSTRUCTION WILL MEET CONSOLIDATED UTILITY DISTRICT'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.
 DATE: _____
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST. TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.
 DATE: _____
 AUTHORIZED MTEMC OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER.
 DATE: _____
 SECRETARY, PLANNING COMMISSION



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

FINAL PLAT

SECTION V, PHASE IIC
WALDRON FARMS
SUBDIVISION

20th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC Inc. **SITE ENGINEERING CONSULTANTS**
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 650 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 • FAX: (615) 895-2567

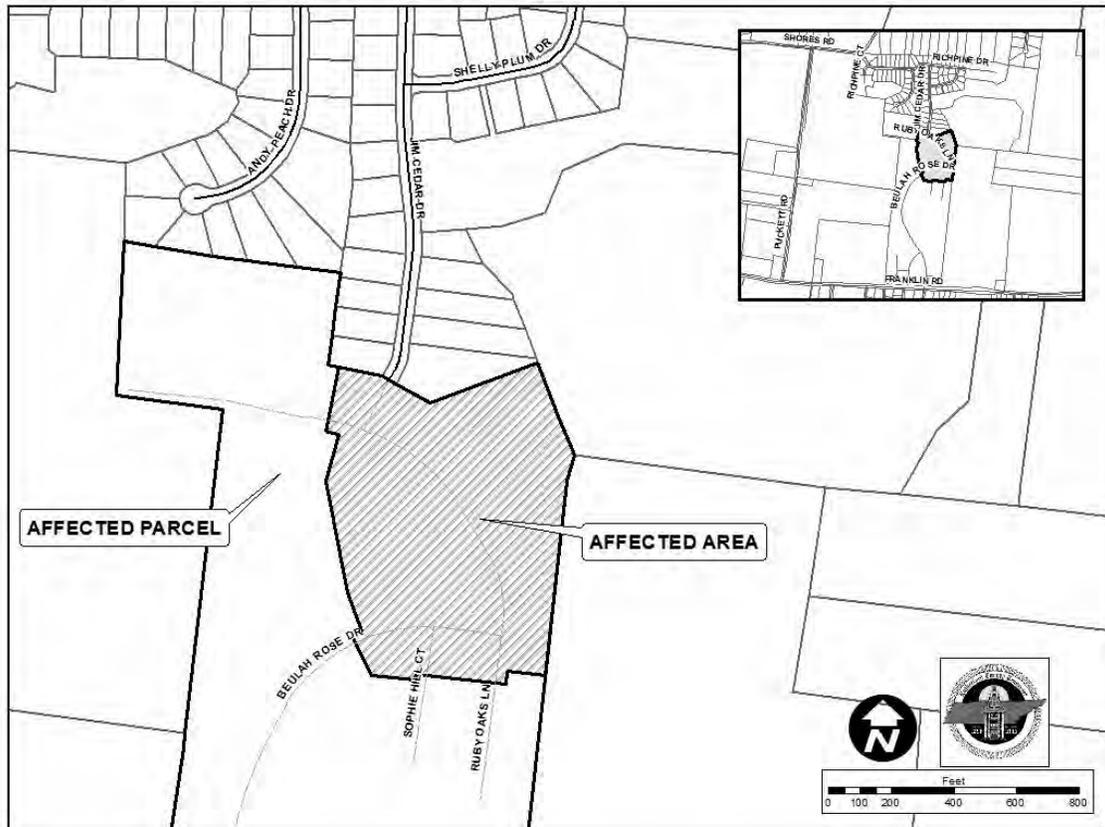
OWNER/DEVELOPER:
 WALDRON FARMS, LLC
 1343 CASON TRAIL
 MURFREESBORO, TN 37128
 MAP 149, P/O PARCEL 46.03
 RECORD BOOK 964, PG. 2154, R.O.R.C.

SITE DATA
 TOTAL AREA = 7.147 ACRES
 TOTAL NO. LOTS = 22
 AREA IN RIGHT-OF-WAY = 0.923 ACRES
 ZONING = RM/COND. USE PERMIT

PROJ. #	DATE: 11-19-15	FILE:	DRAWN BY:	SCALE:	SHEET
0704	REV:	WF-SECY	ACAD/JWG	1" = 50'	1 OF 1
		PHASE2PLAT			

Rutherford County Regional Planning Commission December 14, 2015 Staff Comments

Plat/Plan Name: Nature Walk, Section I, Phase 1 (15-2091)
Request: Final Plat Approval
Site Details: 31 lots (29 Residential, 2 Stormwater Detention) on 15.00 acres, zoned PUD and RM
Applicant: A&R Land Investments
Property Location: Ruby Oaks Lane (South of Shores Road)



The preliminary plan for this development was approved at the Planning Commission's January 27, 2014 meeting. Although the lot layout appears consistent with this approval, the open space lot (Lot 50) appears to be smaller than what was shown on the preliminary plan. Staff has asked for clarification on this issue. Reduction of open space is considered a major deviation from an approved plan. An amended plan would have to be considered by the Planning Commission if this has in fact changed. Development of the property is bound by the approved pattern book for the property.

Any approval should be made subject to all Staff Comments.

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 29 RESIDENTIAL LOTS AND 2 COMMON AREA LOTS, WHICH ARE BEING USED TO HANDLE STORMWATER.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BDRY. MONUMENT UG02-52, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 4749C0235 H, EFFECTIVE DATE JANUARY 5, 2007.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENuded AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STOP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DIKES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL, CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-33-4-888.
- PROPERTY IS CURRENTLY ZONED P.U.D. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 35 FT. / SIDE = 5 FT. (5 FT. BETWEEN STRUCTURES) / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26 INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- STORMWATER MAINTENANCE AGREEMENT RECORDED IN R.R. 148, PG. 2925.

OWNER:
A & R LAND INVESTMENTS, LLC
131 INDUSTRIAL BOULEVARD
LAVENGE, TN 37086
MAP 94, PARCEL 53
R.B.K. 1363, PG. 3701

SITE DATA:
TOTAL AREA = 15,005 ACRES
AREA IN RIGHT-OF-WAY = 2,169 ACRES
AREA IN COMMON AREA = 5,882 ACRES
NO. OF RESIDENTIAL LOTS = 29
NO. OF COMMON AREA LOTS = 2
MINIMUM LOT SIZE = 7,800 SQ.FT.
ZONING = P.U.D.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER LINE W/FIRE HYD.
- STEP SYSTEM FORCE MAIN
- ▨ APPROVED DRIVEWAY LOCATION

*** MIN. BLDG. PAD & MIN. FFE REQUIRED**

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.
2-9	609.6	610.6
14-26, 48, 49	610.0	612.0

THESE LOTS ARE NOT WITHIN A F.E.M.A. 100 YEAR FLOOD ZONE; HOWEVER, MINIMUM PAD & FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY DRAINAGE SYSTEMS.

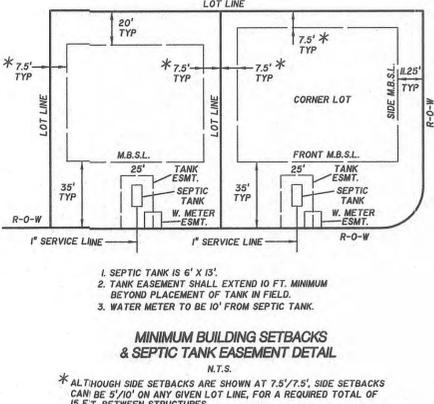
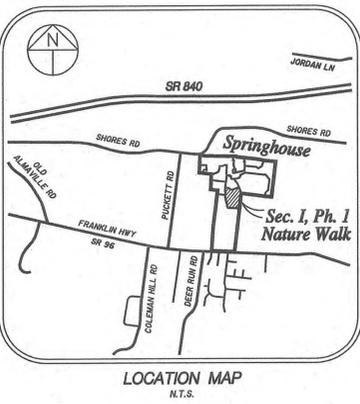
C.U.D. NOTE:
LOTS 3-13, 16-19, & 22-26 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

CURVE DATA

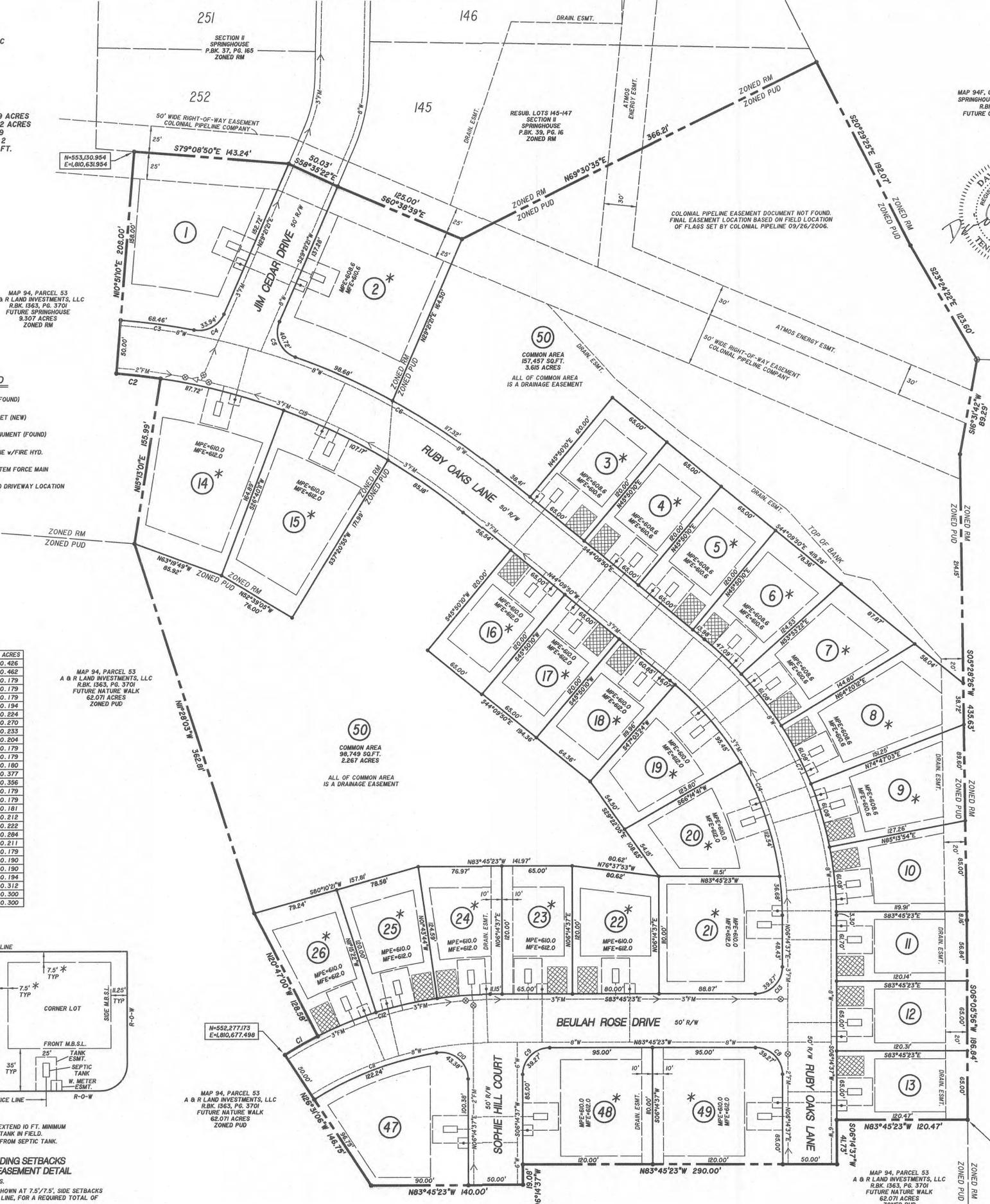
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	5°44'05"	350.00'	35.03'	17.53'	35.02'	N65°20'57"E
C2	4°05'13"	575.00'	41.01'	20.52'	41.01'	N77°06'13"W
C3	6°16'35"	625.00'	68.46'	34.27'	68.43'	S76°00'32"E
C4	77°46'24"	28.00'	33.94'	20.16'	31.39'	N89°14'33"E
C5	33°19'16"	25.00'	26.49'	16.72'	26.49'	S177°18'17"E
C6	19°48'05"	625.00'	216.00'	109.09'	214.93'	S54°03'52"E
C7	50°24'27"	335.00'	294.73'	157.67'	285.31'	S18°57'36"E
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	N39°45'23"W
C9	90°00'00"	25.00'	39.27'	25.00'	35.36'	S91°14'37"W
C10	99°24'56"	25.00'	43.38'	29.49'	39.14'	N45°27'51"W
C11	23°20'46"	300.00'	122.24'	61.98'	121.40'	S75°09'17"W
C12	32°45'43"	350.00'	200.13'	102.89'	197.42'	S79°51'46"W
C13	90°00'00"	25.00'	39.27'	25.00'	35.36'	N51°14'37"E
C14	50°24'27"	285.00'	250.74'	134.13'	242.75'	N16°57'36"W
C15	30°53'47"	575.00'	310.07'	159.50'	306.32'	N59°56'43"W
C16	34°59'00"	575.00'	351.08'	181.20'	345.65'	N61°39'20"W

LOT AREAS

LOT	SQ. FT.	ACRES
1	18,563	0.426
2	20,121	0.462
3	7,800	0.179
4	7,800	0.179
5	7,800	0.179
6	8,436	0.194
7	9,759	0.224
8	11,777	0.270
9	10,148	0.233
10	8,904	0.204
11	7,804	0.179
12	7,815	0.179
13	7,825	0.180
14	16,442	0.377
15	15,498	0.356
16	7,800	0.179
17	7,800	0.179
18	7,877	0.181
19	9,229	0.212
20	9,655	0.222
21	12,362	0.284
22	9,200	0.211
23	7,800	0.179
24	8,283	0.190
25	8,275	0.190
26	8,430	0.194
27	13,575	0.312
28	13,066	0.300
29	13,066	0.300



- SEPTIC TANK IS 6' X 13'.
 - TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
 - WATER METER TO BE 10' FROM SEPTIC TANK.
- MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL**
N.T.S.
- *ALTHOUGH SIDE SETBACKS ARE SHOWN AT 7.5'/7.5', SIDE SETBACKS CAN BE 5'/10' ON ANY GIVEN LOT LINE, FOR A REQUIRED TOTAL OF 15 FT. BETWEEN STRUCTURES.



CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
RECORD BOOK 1363, PAGE 3701

RYAN CHURCH, MEMBER
A & R LAND INVESTMENTS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. ING. _____
DATE: 11-24-15
TENN. R.L.S. No. 2391

DAVID A. PARKER
REGISTERED SURVEYOR

CERTIFICATION OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "NATURE WALK, SECTION 1, PHASE 1 OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: _____
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM
I HEREBY CERTIFY THAT THIS PLAT ENTITLED "NATURE WALK, SECTION 1, PHASE 1" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW. CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY C.U.D.

DATE: _____
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: _____
AUTHORIZED MTEMC OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE WRITING OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER.

DATE: _____
SECRETARY, PLANNING COMMISSION



RECEIVED
NOV 25 2015
BY: _____

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

FINAL PLAT
SECTION 1, PHASE 1
NATURE WALK
SUBDIVISION

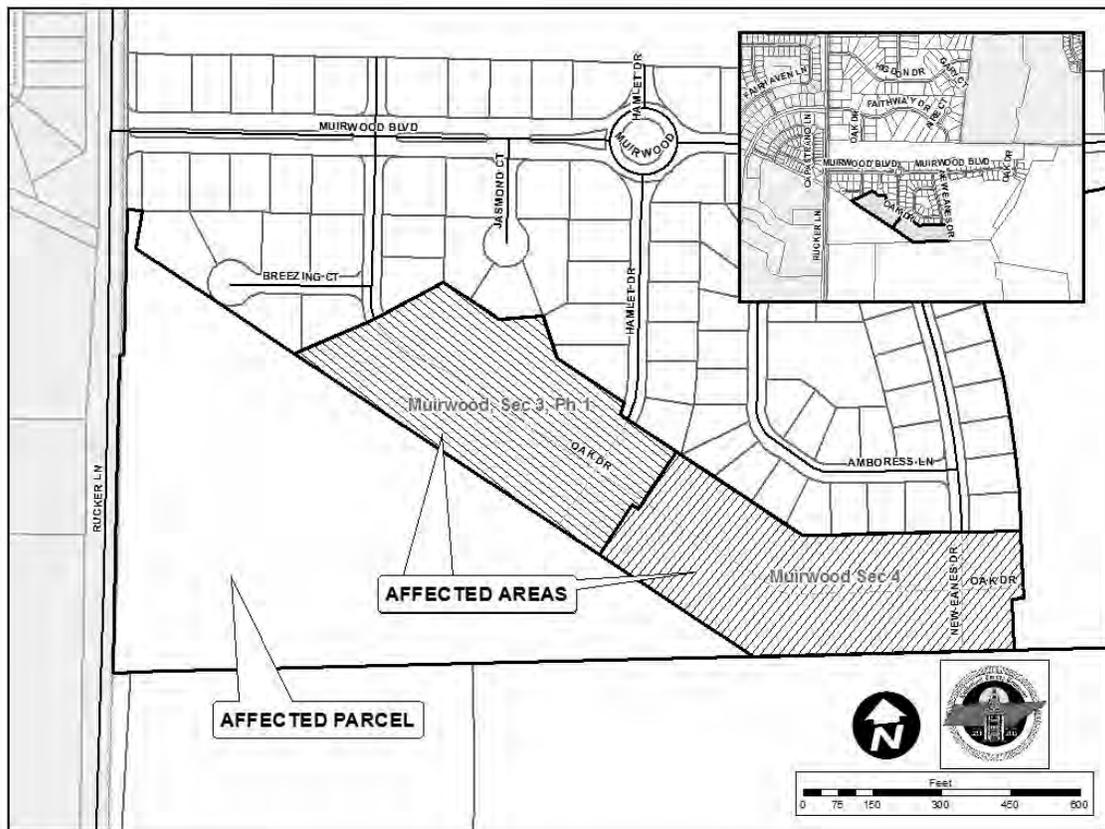
7th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 06102 DATE: 11-23-15 FILE: NWSIPLIPLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 1 OF 1

Rutherford County Regional Planning Commission December 14, 2015 Staff Comments

Plat/Plan Name: Muirwood, Section IV (15-2092)
Request: Final Plat Approval
Site Details: 20 lots on 5.53 acres, zoned RM with a previously approved Conditional Use Permit (CUP) for a Planned Development
Applicant: Tennessee Contractors, Inc.
Property Location: Oak Drive (East of Rucker Lane)



The preliminary plan for this development was approved at the Planning Commission's February 23, 2015 meeting. The lot layout appears consistent with the preliminary plan. According to the pattern book for the development, some of the lots in this section do not appear to have enough lot width. Staff has asked the applicant's design engineer to look into this. Development of the property is bound by the approved pattern book for the property. This subdivision is also served with sanitary sewer from the City of Murfreesboro. City approval of this plat will be required.

Any approval should be made subject to all Staff Comments.



LOCATION MAP
N.T.S.

Certificate of Ownership and Dedication
I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all street, alleys, walks, and utilities thereon, parks and other open spaces to public or private use as noted.

Date: _____
Owner, Tenn. Contractors, Inc.

Record Book: 1033
Page: 3661

Certificate of Approval for Recording
I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register of Deeds provided that it is so recorded within one year of this date.

Date: _____
Planning Commission Secretary

Certificate of Approval for Recording
I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Register.

Date: _____
Secretary, Planning Commission

Date: _____
Chairman, Planning Commission

Certificate of Water
I hereby certify that the subdivision plot entitled "Final Plat, Section II, Phase I, Muirwood S/D," has been approved by the engineers for Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date: _____
Official, Consolidated Utility District of Rutherford County

Certificate of Approval of Sewer Systems
I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

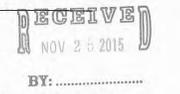
Date: _____
Murfreesboro Water and Sewer Official

Certificate of Approval for Electric Power
I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the Owner complying with the applicable rates and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

Date: _____
Murfreesboro Electric Department Official

Certificate of Approval of Streets and Drainage
I hereby certify that (1) the streets, drainage structures, drainage improvements, and stormwater quality controls for the subdivision shown hereon have been installed in accordance with city specifications, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date: _____
City Engineer.

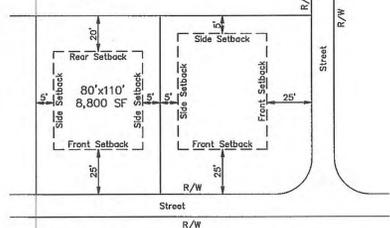


PLAT NOTES
1. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice of consultation with the individual lot Owner of this construction.
2. A mandatory owners association is required as a condition of approval in order to meet obligations established by the developer.
3. These properties are served as Outside the City Sewer Customers.

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

MUIRWOOD NEIGHBORHOOD:
RM(COUNTY) WITH A
PREVIOUSLY-APPROVED
CONDITIONAL USE PERMIT FOR
A PRD

ANDREW M. JARRATT
DEED BOOK 87, PAGE 413
RM



MASTER PLAN APPROVAL WAS
ON AUGUST 17, 2011.

NOTE: SIDEWALKS WILL BE THE RESPONSIBILITY OF THE OWNER, PER MURFREESBORO SUBDIVISION REGULATIONS.

UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOMEOWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE BUILDER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS REQUIREMENT.

LOTS	M.F.E.*	M.P.E.*
161-166	633.0	632.0

*BASED ON LOCAL DRAINAGE

NOTE: LANDSCAPING REQUIREMENTS WILL BE CONSISTENT WITH THE APPROVED PRD PATTERN BOOK.

NOTE: IF SECTION III, PHASE I HAS NOT BEEN CONSTRUCTED BEFORE SECTION IV, THEN SANITARY SEWER MUST BE INSTALLED ALONG HAMLET DRIVE TO CONNECT TO EXISTING MANHOLE ALONG LOT 120/121 FRONTAGE.

NOTES:
1. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS, THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

ZONING: PRD
FRONT SETBACK: 25'
SIDE SETBACK: 5'
REAR SETBACK: 20'

LEGEND FOR MONUMENTS
IP S IRON PIN SET
IP F IRON PIN FIND
C RAILROAD SPIKE
F FENCE
S SURVEY POINT
M MARK
C CONC. MARKER FND.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THIS PROPERTY INTO 20 SINGLE-FAMILY RESIDENTIAL LOTS.

NOTES:
1. HOMEOWNERS ASSOCIATION TO BE CREATED FOR THE PURPOSE OF MANAGING COMMON AREAS INCLUDING ANY SIGN AREAS.
2. ALL BUILDERS MUST FIRST RECEIVE APPROVAL FROM THE PLANNING STAFF PRIOR TO THE ISSUANCE OF EACH INDIVIDUAL BUILDING PERMIT IN ORDER TO INSURE COMPLIANCE WITH THE ARCHITECTURAL REQUIREMENTS OF THE APPROVED PRD.
3. MASTER PLAN PREPARED BY HUDDLESTON STEELE ENGINEERING, INC., DATED OCTOBER, 2011
OWNER: TENN. CONTRACTORS, INC.
ADDRESS: P.O. BOX 314
FRANKLIN, TN 37065-0314
TAX MAP: 115 PARCEL: 11.02
RECORD BOOK: 1033, PAGE: 3661
FLOOD MAP PANEL: 47149C 0255H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

This subdivision is in the Overall Creek sanitary sewer special assessment district, a charge of \$1,000.00 per single family unit or equivalent will be charged in addition to all other sanitary sewer connection fees at the time the sewer connection fee is paid.
ALL LOTS WILL BE WITHIN 1,000 FEET OF A FIRE HYDRANT.

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "T" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

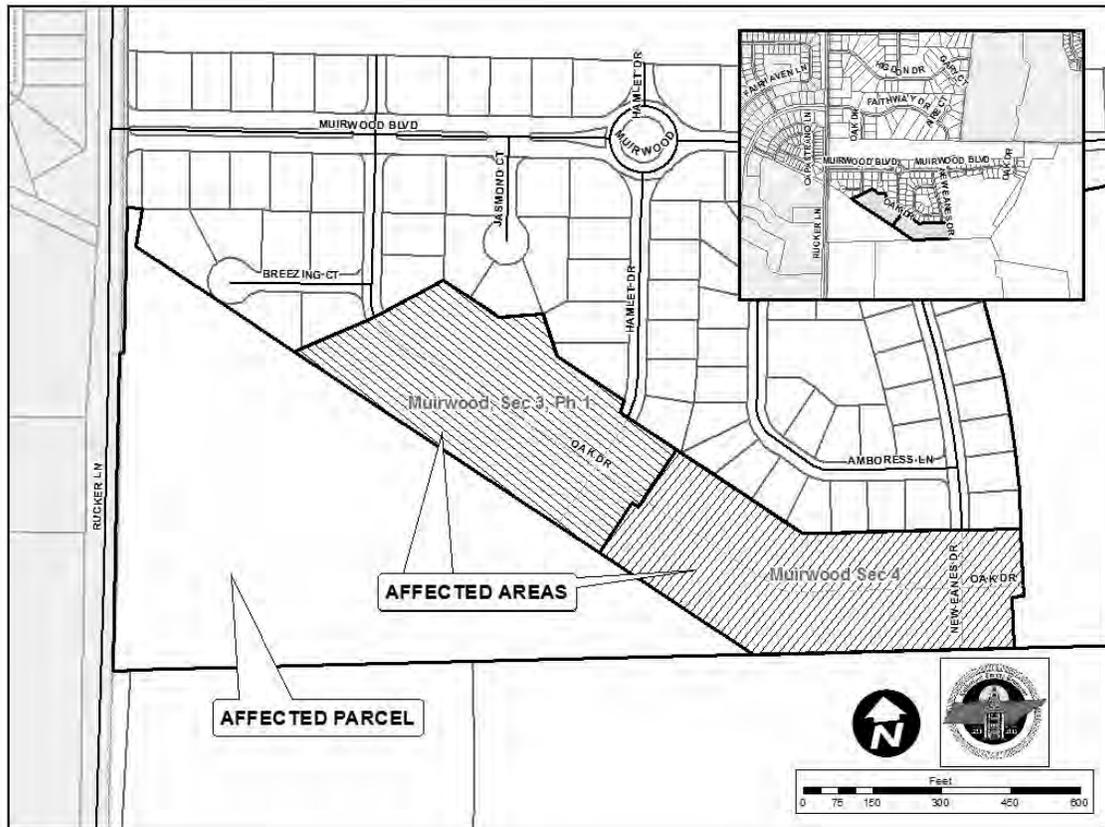


FINAL PLAT
SECTION IV
MUIRWOOD S/D

21ST CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: NOVEMBER, 2015 SCALE 1"=50' SH. 1 OF 1

Rutherford County Regional Planning Commission December 14, 2015 Staff Comments

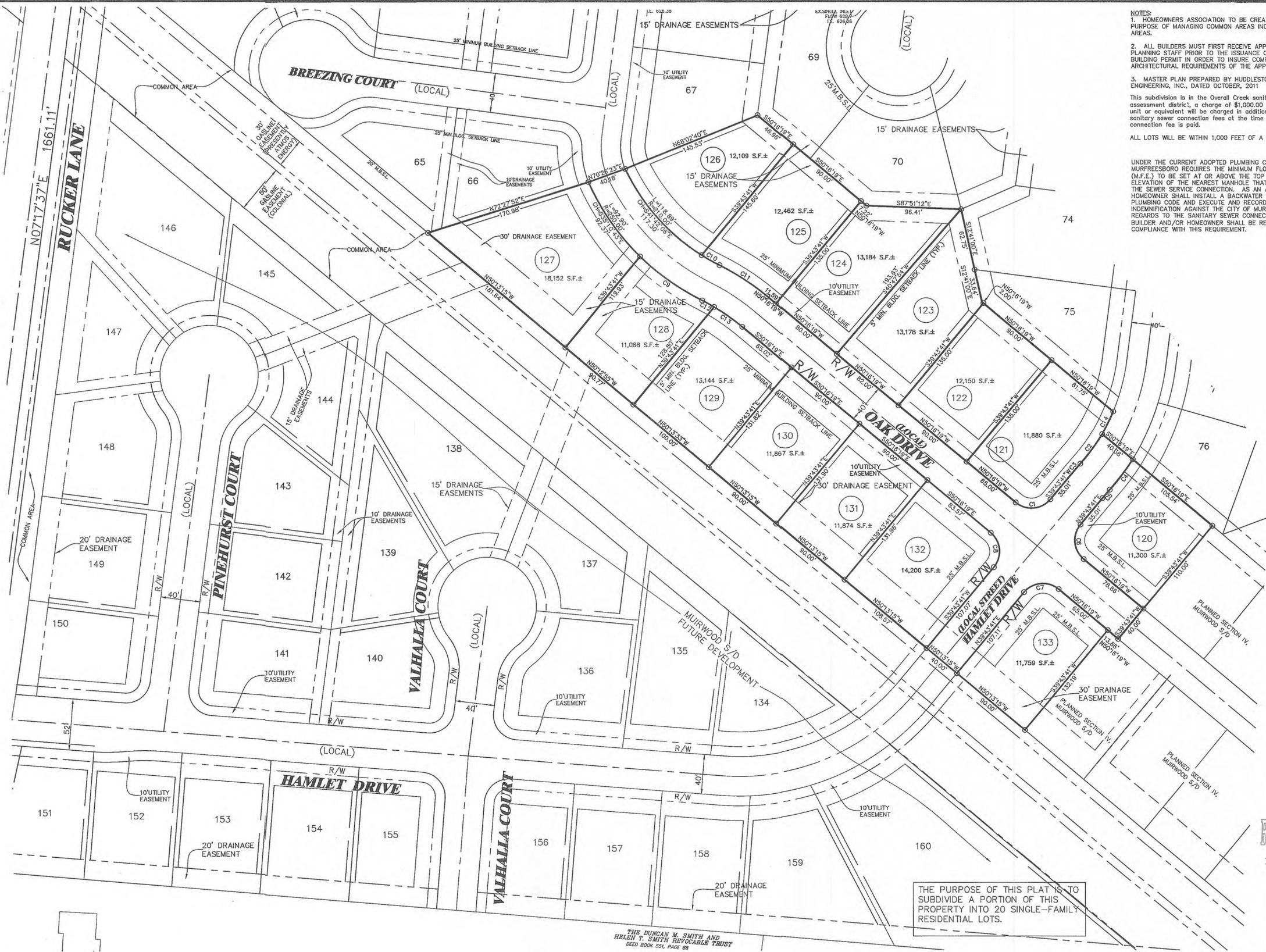
Plat/Plan Name: Muirwood, Section III, Phase 1 (15-2093)
Request: Final Plat Approval
Site Details: 14 lots on 4.98 acres, zoned RM with a previously approved Conditional Use Permit (CUP) for a Planned Development
Applicant: Tennessee Contractors, Inc.
Property Location: Oak Drive (East of Rucker Lane)



The preliminary plan for this development was approved at the Planning Commission's June 22, 2015 meeting. The lot layout appears consistent with the preliminary plan. According to the pattern book for the development, some of the lots in this section do not appear to have enough lot width or lot area. Staff has asked the applicant's design engineer to look into this. Development of the property is bound by the approved pattern book for the property. This subdivision is also served with sanitary sewer from the City of Murfreesboro. City approval of this plat will be required.

Staff is aware of some possible issues in regards to the crossing of the Colonial and Atmos gas line easements which could possibly impact the drainage in the subdivision.

Staff will have additional comments on this issue at the meeting. Any approval should be made subject to all Staff Comments.



NOTES:

1. HOMEOWNERS ASSOCIATION TO BE CREATED FOR THE PURPOSE OF MANAGING COMMON AREAS INCLUDING ANY SIGN AREAS.
2. ALL BUILDERS MUST FIRST RECEIVE APPROVAL FROM THE PLANNING STAFF PRIOR TO THE ISSUANCE OF EACH INDIVIDUAL BUILDING PERMIT IN ORDER TO INSURE COMPLIANCE WITH THE ARCHITECTURAL REQUIREMENTS OF THE APPROVED PRD.
3. MASTER PLAN PREPARED BY HUDDLESTON STEELE ENGINEERING, INC., DATED OCTOBER, 2011

This subdivision is in the Overall Creek sanitary sewer special assessment district; a charge of \$1,000.00 per single family unit or equivalent will be charged in addition to all other sanitary sewer connection fees at the time the sewer connection fee is paid.

ALL LOTS WILL BE WITHIN 1,000 FEET OF A FIRE HYDRANT.



Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building setback lines, and dedicate all streets, alleys, walks, and utilities thereon, parks and other open spaces to public use as noted.

Date: _____
 Owner: Tyler Ring
 Owner, Tenn. Contractors, Inc.

Record Book: 1033
 Page: 3661

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register of Deeds provided that it is so recorded within one year of this date.

Date: _____
 Planning Commission Secretary

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Register.

Date: _____
 Secretary, Planning Commission

Date: _____
 Chairman, Planning Commission

Certificate of Water

I hereby certify that the subdivision plat entitled "Final Plat, Section III, Phase I, Muirwood S/D," has been approved by the engineers for Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date: _____
 Official, Consolidated Utility District of Rutherford County

Certificate of Approval of Sewer Systems

I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date: _____
 Murfreesboro Water and Sewer Official

Certificate of Approval for Electric Power

I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the Owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

Date: _____
 Murfreesboro Electric Department Official

Certificate of Approval of Streets and Drainage

I hereby certify that (1) the streets, drainage structures, drainage improvements, and stormwater quality controls for the subdivision shown hereon have been installed in accordance with city specifications, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date: _____
 City Engineer.

RECEIVED
 NOV 25 2015

PLAT NOTES

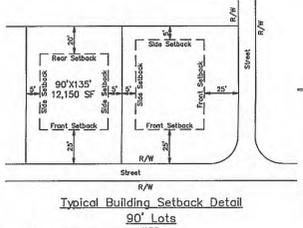
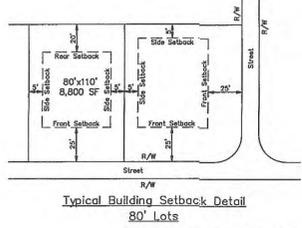
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2. A mandatory owners association is required as a condition of approval in order to meet obligations established by the developer.
3. These properties are served as Outside the City Sewer Customers.

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

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THIS PROPERTY INTO 20 SINGLE-FAMILY RESIDENTIAL LOTS.

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

CURVE	LENGTH	RADIUS	CHORD	DIRECTION	CHORD
C1	39.27	25.00	N84°43'41"E		35.36
C2	37.62	210.00	N36°17'58"E		37.57
C3	12.48	420.00	S40°34'47"E		12.49
C4	38.77	250.00	N36°59'18"E		38.73
C5	11.30	380.00	S40°34'47"W		11.30
C6	39.27	25.00	S05°16'19"E		35.36
C7	39.27	25.00	S84°43'41"W		35.36
C8	39.27	25.00	N05°16'19"W		35.36
C9	77.74	250.00	S54°43'56"E		77.43
C10	20.97	210.00	S80°46'49"E		20.98
C11	58.33	250.00	N56°57'22"W		58.20
C12	13.85	210.00	N61°45'02"W		13.85
C13	35.14	210.00	N55°03'58"W		35.10
C14	25.77	210.00	N25°48'59"E		25.76



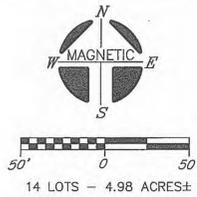
MASTER PLAN APPROVAL WAS ON AUGUST 17, 2011.

NOTES:

1. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-361-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

ZONING: PRD
 FRONT SETBACK: 25'
 SIDE SETBACK: 5'
 REAR SETBACK: 20'

LEGEND FOR MONUMENTS
 IPF O IRON PIN SET
 IPF O IRON PIN FIND
 O RAILROAD SPIKE
 - FENCE
 ● SURVEY POINT
 ▲ NAIL
 ■ CONC. MARKER FIND.



NOTE: SIDEWALKS WILL BE THE RESPONSIBILITY OF THE OWNER, PER MURFREESBORO SUBDIVISION REGULATIONS.

OWNER: TENN. CONTRACTORS, INC.
 ADDRESS: P.O. BOX 314
 FRANKLIN, TN 37065-0314
 TAX MAP: 115 PARCEL: 11.02
 RECORD BOOK: 1033, PAGE: 3661
 FLOOD MAP PANEL: 47149C 0255H ZONE: X
 FLOOD MAP DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



FINAL PLAT
SECTION III, PHASE I
MUIRWOOD S/D

21ST CIVIL DISTRICT - RUTHERFORD COUNTY - TN

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

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: December 14, 2015

Case Number: 15-A015

Staff Recommendation: **APPROVAL**

Request by: South Haven Development

Property Address: Ocala Road

Commission District: 20 – Trey Gooch

Urban Growth Boundary: Smyrna UGB

Applicant Request

Amendment to existing 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: PUD

Current Use: Vacant Land

Adjacent Uses: Residential or open space 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

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

The proposed amendment concerns the timing of roadway improvements to Ocala Road and the intersection of Ocala Road and Almaville Road. The Comprehensive Plan does not speak to such amendments.

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 will be shifted to this new intersection. The improvements to the intersection of 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 Almadillo Road on the south side of the interchange of Almadillo 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.

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 proposed amendment will not have any further impact on the Rutherford County School system, as no new lots are being created.

Background/Proposal Details

Proposed Use: The PUD zoning for the South Haven Development was originally approved by the Board of Commissioners at their February 12, 2015 meeting. An amendment to the original approval was approved at their August 13, 2015 meeting. The current application concerns a change of timing to the road improvements identified as a result of the traffic study.

According to the approved pattern book, traffic improvements at the intersection of Ocala Road and Almadillo Road are to be completed with the initial phase of the project. The applicant is requesting to move these improvements prior to recording Phase II of the project rather than Phase I. The applicant has included a letter from their traffic engineer stating that the request is reasonable, which has been included with your agenda materials.

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

Access & Parking: Access to the properties is unchanged from the approved pattern book, with the exception of the request to defer roadway improvements from Phase I to Phase II.

Landscaping: No changes are being proposed to the approved open space.

Performance Standards: Since this is a residential development, the performance standards are not an issue.

Staff Recommendation

Staff would like to see a letter of credit established for the improvements should this application be approved. In the event Section 2 never comes to fruition, Staff feels that these improvements are still needed and would be able to use the funds to make the improvements. Staff recommends approval subject to a performance bond/letter of credit being established in the amount of the proposed improvements, consistent with County regulations.

Attachments

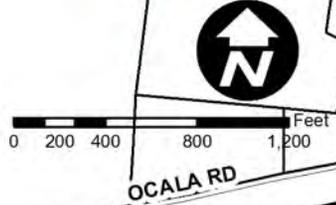
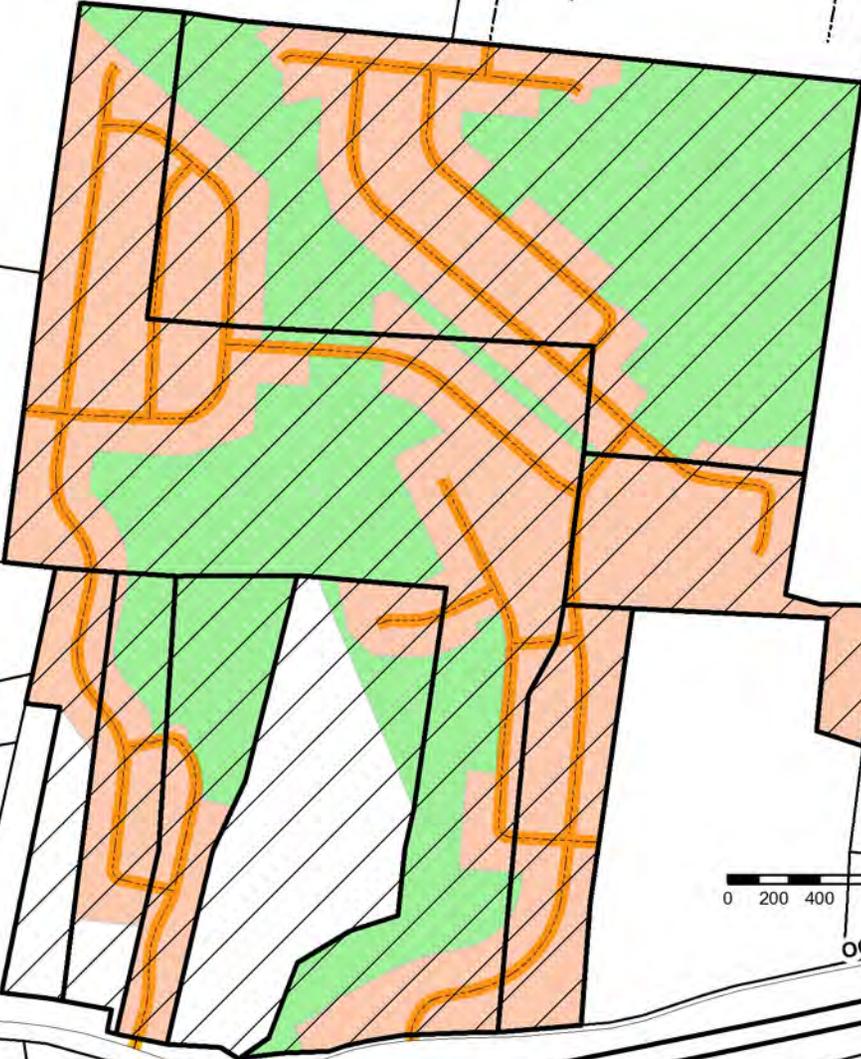
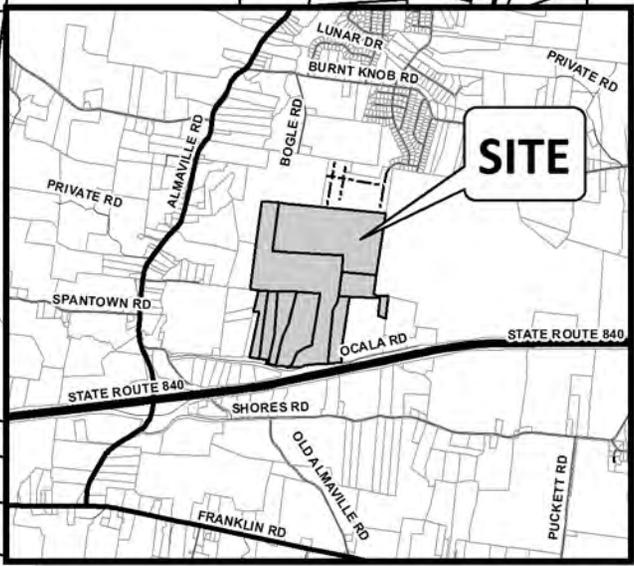
Zoning Map

Aerial Map

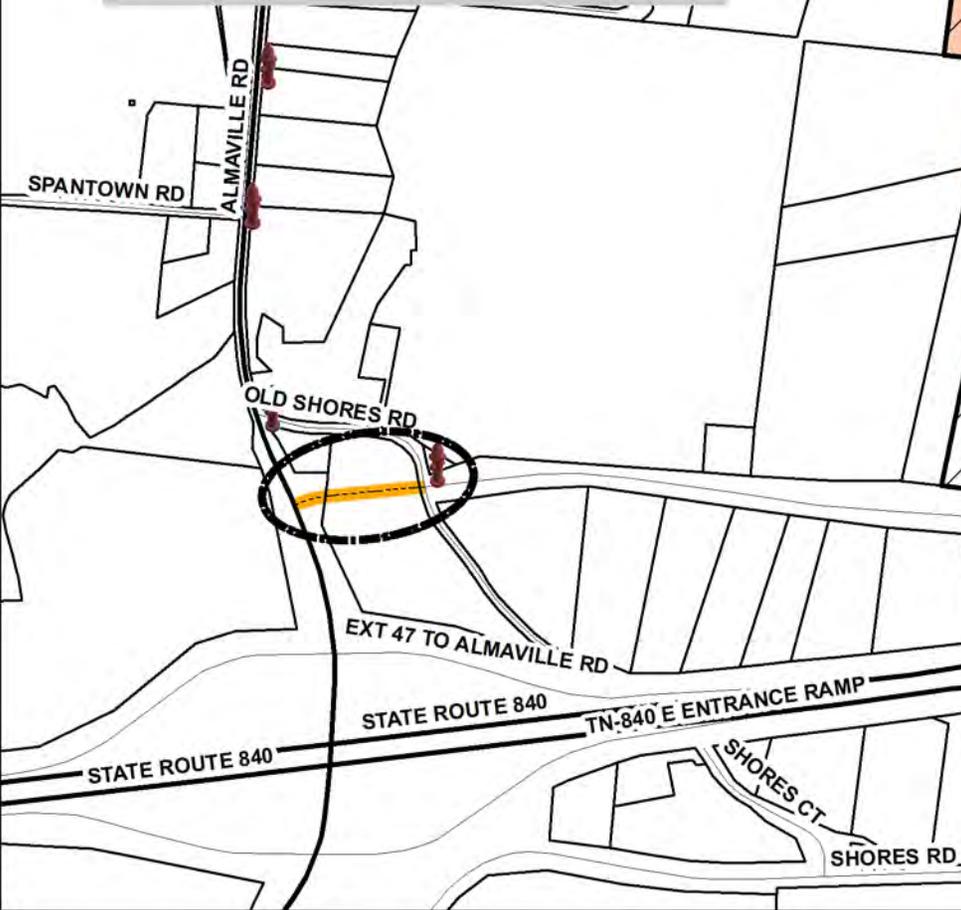
CUD Water Lines Map

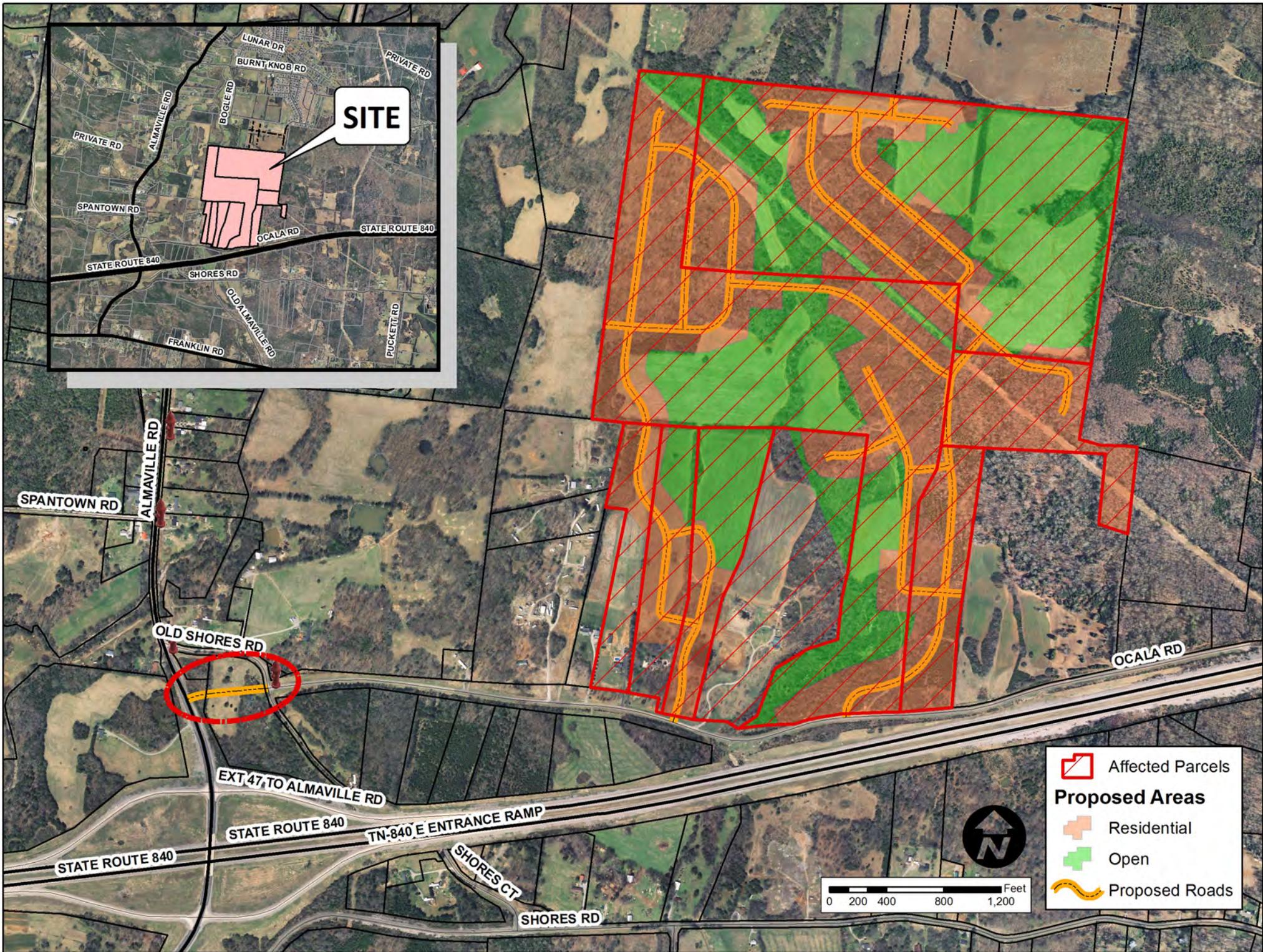
Letter from Traffic Engineer

PUD Pattern Book (Separate Attachment)



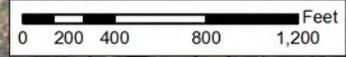
-  Affected Parcels
- Proposed Areas**
 -  Residential
 -  Open
 -  Proposed Roads





SITE

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



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.

F i s c h b a c h
Transportation Group, LLC

Traffic Engineering and Planning

Ms. Gillian L. Fischbach, P.E., PTO E, President

November 12, 2015

Mr. Matt Taylor, P.E.
Vice-President
SEC, Inc
850 Middle Tennessee Boulevard
Murfreesboro, TN 37129

RE: South Haven Residential Development
Ocala Road, Rutherford County, TN

Dear Matt:

As requested, I have reviewed the current site plan for the South Haven residential project that includes 567 buildable lots that are planned to be constructed on the north side of Ocala Road, north of State Route 840 and east of Almaville Road. As you know, FTG, LLC prepared a Traffic Impact Study for this project in October 2014, and that study was based on 650 residential lots and the use of Old Shores Road for access to the project site. The October 2014 Traffic Impact Study included the following recommendations for the intersection of Almaville Road and Old Shores Road:

- 1. A southbound left turn lane should be constructed on Almaville Road at Old Shores Road. This turn lane should be 12 feet wide and include at least 125 feet of storage and should be designed and constructed according to AASHTO standards. Also, this turn lane should be designed and constructed so as to reduce the existing curvature on the east side of Almaville Road and increase the available sight distance for motorists on Old Shores Road.*
- 2. A northbound right turn lane should be constructed on Almaville Road at Old Shores Road. This turn lane should be 12 feet wide and include at least 100 feet of storage and should be designed and constructed according to AASHTO standards.*
- 3. At the intersection with Almaville Road, Old Shores Road should be widened and improved to include one 12-foot eastbound lane and two 12-foot westbound lanes, striped as separate left and right turn lanes. Each of these turn lanes should include at least 300 feet of storage and should be designed and constructed according to AASHTO standards. Also, in conjunction with these improvements, the westernmost portion of Old Shores Road should intersect Almaville Road at a 90-degree angle.*

However, based on the current site plan for the site, it is my understanding that the developer of the proposed project plans to extend Ocala Road directly west to create a new intersection on Almaville Road, south of Old Shores Road. This new intersection and roadway segment will provide access to the project site, and it is reasonable to assume that a negligible amount of site-generated traffic will use Old Shores Road to enter and exit the project site. **Based on this revised access, the recommendations identified for the intersection of Almaville Road and Old Shores Road should be applied to the new intersection of Almaville Road and Ocala Road (Extended).**

Also, it is important to note that the October 2014 Traffic Impact Study recommended that the improvements to the intersection of Almaville Road and Old Shores Road,

“should be constructed while initial site work is being completed on the project site. Specifically, because Old Shores Road and Ocala Road provide the only access to the project site, these improvements will be necessary to facilitate safe and efficient turning movements by construction vehicles at the intersection of Almaville Road and Old Shores Road.”

However, it is my understanding that the developer of the South Haven residential project is requesting that the extension of Ocala Road and the dedicated turn lanes on Almaville Road be deferred until after the Final Plan for Section 1 (44 single-family lots) is recorded but before the Final Plan for Section 2 is recorded. Based on this request, the trip generation calculations included in the October 2014 Traffic Impact Study were revised to reflect the current total unit count of 567 single-family homes. The revised calculations are shown in the table below. Also, this table includes the daily and peak hour traffic volumes that are expected to be generated by Section 1 of the project.

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Single-Family (LUC 210)	567 homes	5,398	106	319	357	210
Section 1 (7.8% of total)	44 homes	418	8	25	28	16

As shown, the first 44 single-family homes within the South Haven project are not expected to generate high entering and exiting traffic volumes. **Therefore, it would be reasonable to defer the extension of Ocala Road and the dedicated turn lanes on Almaville Road as requested.**

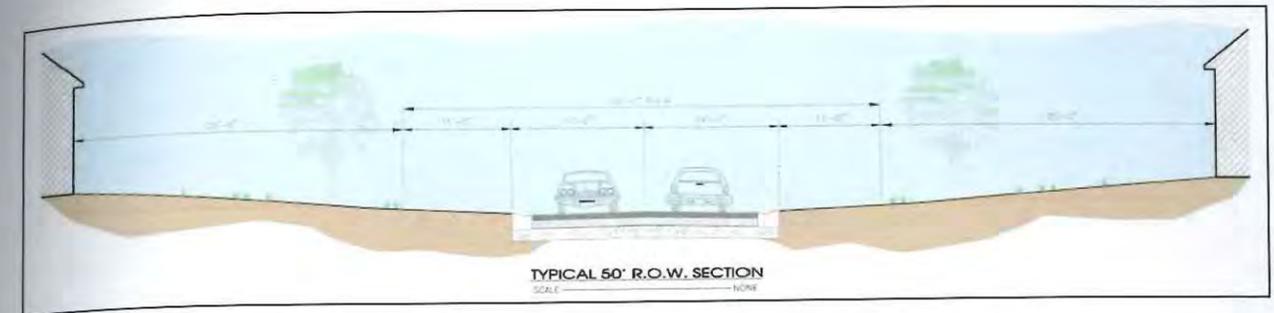
Please contact me if you have any questions about these materials or need any additional information.

Sincerely,

Gillian L. Fischbach, P.E., PTOE

Ms. Gillian L. Fischbach, P.E., PTOE

President



- ✦ South Haven will have access to public right-of-way in two locations along Ocala Road. Both are 50 foot right of ways. All proposed streets will be public right-of-way and proposed as 50-foot wide right-of-ways in conformance with the Rutherford County Street Specifications. Additional stub streets are provided to the property to the north, west, and east.
- ✦ The project proposes to extend Ocala Road straight out to Almaville Road in lieu of improvements to Old Shores Road. The extension will provide the same storage in left and right turn lanes as the previously recommended improvements to Old Shores Road.
- ✦ Left and Right Turn Lanes will be required at the intersection of Almaville Road and the extension of Ocala Road to allow proper entering and exiting of the site. Construction will be completed with the initial phase of construction.
- ✦ In addition, the project will coordinate with TDOT for a left and a right turn lane on Almaville Hwy for traffic entering the extension of Ocala Road.
- ✦ Since the project is proposing to extend Ocala Road straight out to Almaville Road, no improvements are proposed on Old Shores Road except for traffic control (i.e. stop signs and stop bars) at the new intersection.



Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: December 14, 2015

Case Number: 15-A016

Staff Recommendation: **DENIAL**

Request by: Ernie Lee Colvin, II
Property Address: 4025 Southridge Boulevard
Commission District: 7 – Mike Kusch
Urban Growth Boundary: Murfreesboro UGB

Applicant Request

Rezoning from Residential Medium Density (RM) to Office Professional (OP)

Purpose of District

This class of district is designed to provide for low intensity office development and compatible commercial uses such as small retail and business service uses with a minimum of objectionable characteristics in appropriate locations. This district may be used as a transitional zone between residential and intense commercial areas. Permitted uses are those which tend to attract small numbers of people and generate lower volumes of traffic. Less building bulk is permitted and more open space is required.

Site Characteristics

Current Zoning: RM

Current Use: Residential

Adjacent Uses: Residential to the north and west. Community Assembly use (Religious facility) to the east. Barfield Park is located across Veterans Parkway.

Adjacent Zoning: RM on all sides, except the south. City of Murfreesboro zoning of Park (P) across Veterans Parkway

Size of Tract: Approximately .8 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the General Urban Character Area, as well as the Barfield Rural Center. General Urban areas are recommended to include residential uses at densities of up to ten residential units per acre and .9 Floor/Area Ratio for non-residential uses. Veterans Parkway is also identified as an Urban Corridor.

Proposal supported by Comprehensive Plan

Non-residential uses are contemplated along Urban Corridors and within both the General Urban Character Area and Rural Centers. The Plan also encourages non-residential development in commercial nodes. While there are existing non-residential uses adjacent and across the street from the property, Staff wouldn't necessarily consider this property within an existing commercial node.

Infrastructure

Roads: The properties have frontage along Veterans Parkway, which is a 5-lane undivided road with adequate right-of-way.

A traffic count along Veterans Parkway just to the west of the intersection with Southridge Boulevard shows a 2014 count of 11,991 trips per day. The right-of-way for Veterans Parkway is located within the city limits of Murfreesboro.

Utilities: Information from Consolidated Utility District (CUD) indicates that there is an existing 12-inch water line on both Veterans Parkway and Southridge Boulevard.

Fire Protection: There are several fire hydrants located within 1,000 feet of the property. If the rezoning is approved, the home will need to be evaluated to determine what improvements need to be made to conform to both the Building Code and the Fire Codes.

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: Since this is a rezoning for a non-residential use, no impact is foreseen on the Rutherford County School System.

Background/Proposal Details

Proposed Use: The applicant would like to rezone the property for use as an office, with the possibility of adding a second tenant in the future. The applicant has submitted a concept plan that has been included with your agenda materials.

Access & Parking: Access to the properties would be from Southridge Boulevard. The access would need to be improved to accommodate two-way traffic. The parking area would have to be designed to County standards.

Landscaping: A Type 1 buffer would be required between adjacent residentially zoned areas and the subject property. The buffer zone is a minimum of 15 feet, but can be reduced to 7.5 feet if a solid visual screen is utilized.

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 informed the applicant at the beginning of the process that we didn't have much of a comfort level with this rezoning. Staff generally doesn't support single lots in existing

subdivisions being zoned for non-residential uses, even if those lots happen to be at the entrance to the subdivision. The property was developed as part of a residential subdivision and was never intended for non-residential occupancy. That being said, the OP zone can be used as a transitional zone from the more intensely zoned areas in the City of Murfreesboro to the east. Veterans Parkway was recently widened to five lanes in this area and this lot has frontage along the street. The property is also immediately adjacent to an existing church and Barfield Park is located directly across the street. Barfield Elementary School is also less than a quarter of a mile to the east of the property. Staff recommends denial.

Attachments

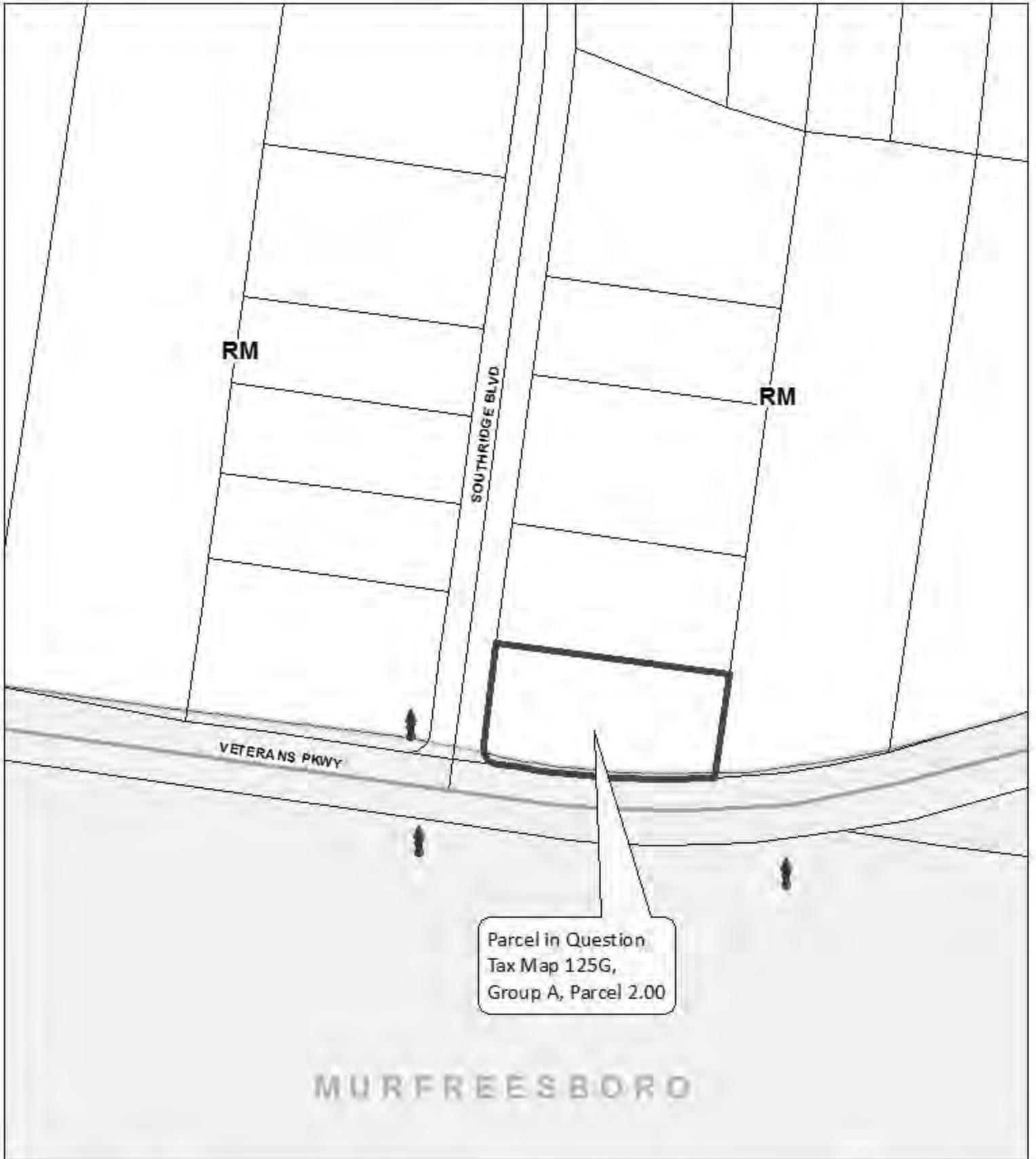
Zoning Map

Aerial Map

CUD Water Lines Map

Application Materials from Applicant

15-A016



Parcel in Question
Tax Map 125G,
Group A, Parcel 2.00

MURFREESBORO

RM RM - Medium Density Residential

 In Question



0 25 50 100 150 200 Feet

15-A016



Parcel in Question
Tax Map 125G,
Group A, Parcel 2.00

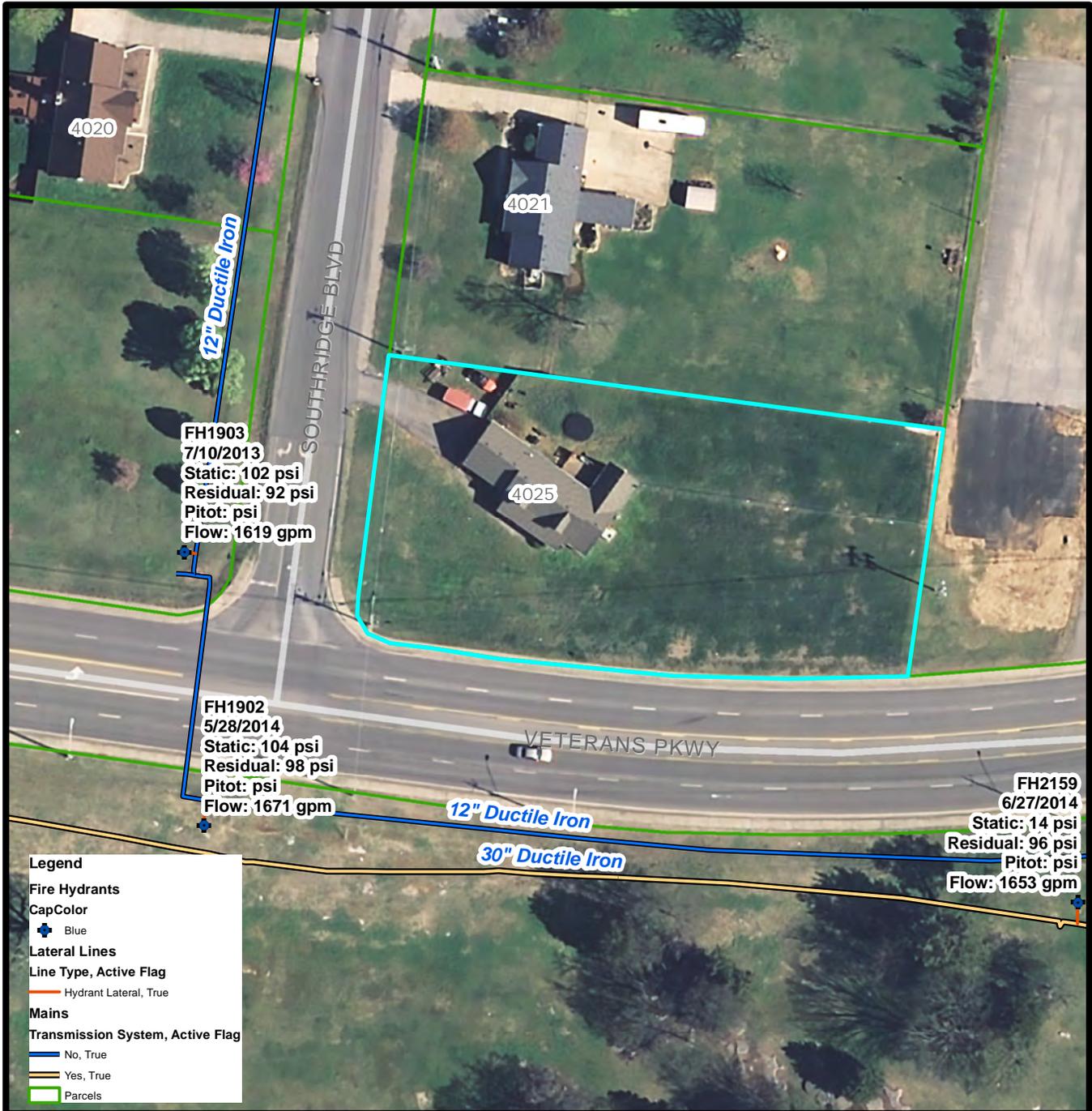


0 25 50 100 150 200 Feet

 In Question

Rezoning Request

Tax Map 125G Group A Parcel 2.00

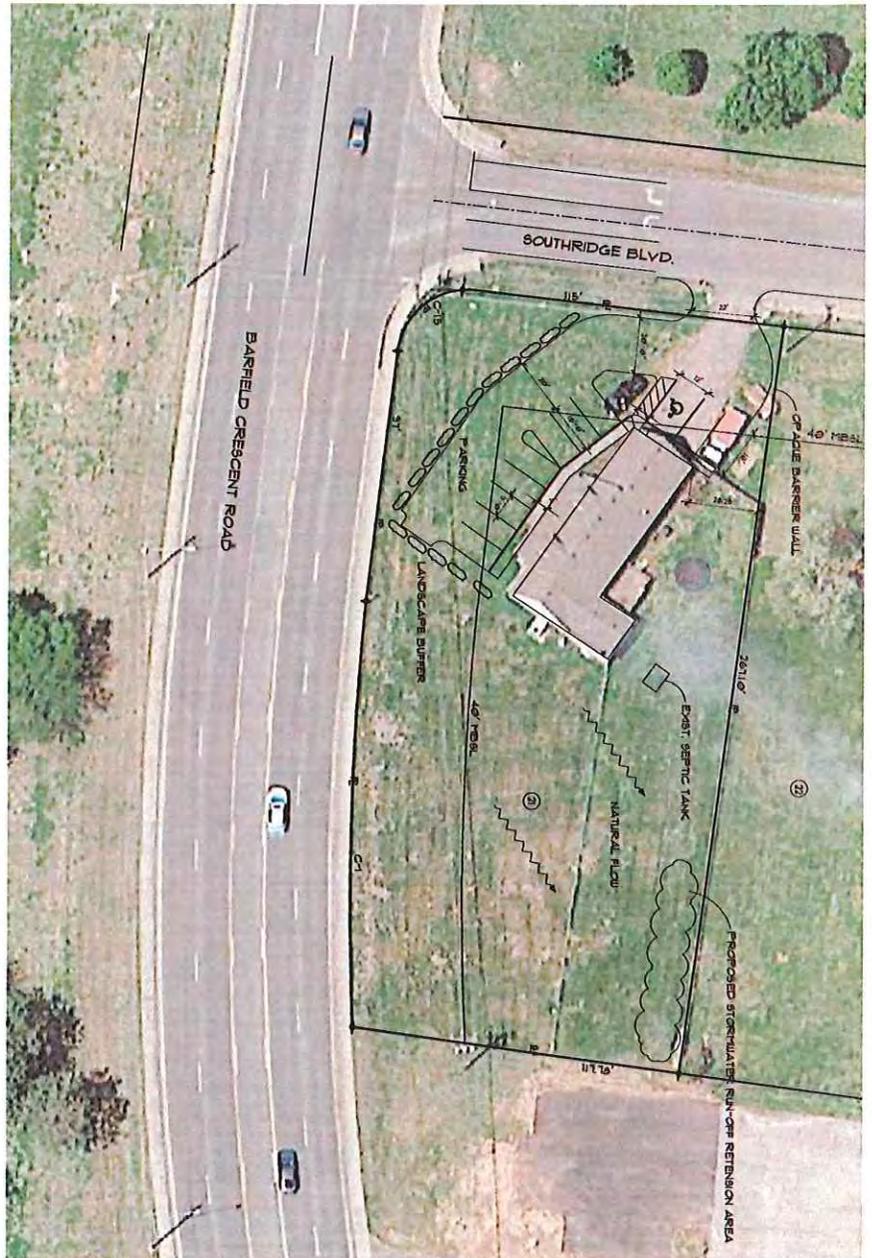


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Date: 12/4/2015

Prepared by: JLW





NOTES
 2100 S.F. +/- / 200 S.F. PER PARKING SPACE * (10) SPACES AT 9'W X 18'D
 AND (1) H.C. PARKING SPACE AT 17'W X 15'D, W/ 5' STRIPPED WALK AREA AND SIDE WALK RAMP.
 POST-RUNOFF EQUALING PRE-RUNOFF.

EXISTING SITE CONDITIONS : 1" = 20'



CHANGE OF USE: RESIDENTIAL TO BUSINESS PROFESSIONAL SERVICES FOR
MR. LEE COLVIN, ADVISOR
EDWARD JONES FINANCIAL SERVICES
 4025 SOUTHRIDGE BOULEVARD
 MURFREESBORO, TENNESSEE



BERT THOMAS
 architects
 Florida Registration #10068
 1305 Estalewood Drive
 Brandon, Florida 33510
 ph. 813.689.6493
 btharch@aol.com

4025 Southridge Blvd, Murfreesboro, TN
Rezoning Approval/ Business Professional

Name
Address

- 1 Rick NELMS
468 VETERANS PKY
- 2 Judy Underwood
478 veterans Pky
- 3 Ava Cates
4011 Southridge Blvd
- 4 Sean Sanders
4007 Southridge Blvd
- 5 Susan Rodehaver
4004 Southridge Blvd
- 6 David Low
4008 Southridge Blvd
- 7 4012 Southridge Blvd.
Judy Martin, Just Talked
- 8 Laura Dunlap
4020 Southridge Blvd
- 9 Veterans Pky church of Christ
Tracy Harris & Wilson Adams

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: December 14, 2015

Case Number:	15-A017
Staff Recommendation:	APPROVAL
Request by:	Parks Development
Property Address:	Almaville Road
Commission District:	9 – Joe Gourley
Urban Growth Boundary:	Smyrna 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: Vacant Land

Adjacent Uses: Residential uses on all sides and across Almaville Road. There is an existing MTEMC substation at the southwest corner of the property.

Adjacent Zoning: RM on all sides

Size of Tract: Approximately 106 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Belt Character Area, as well as the Stewart Creek Village/Neighborhood Center. Suburban Belt areas are recommended to include residential uses at densities of up to three residential units per acre. The Stewart Creek Village/Neighborhood Center recommends residential densities of up to four units per acre. Almaville Road is also identified as an Urban Corridor.

Proposal supported by Comprehensive Plan

The densities proposed for the project are within the recommended densities called for by the Comprehensive Plan.

Infrastructure

Roads: The properties have frontage along Almaville Road, which is a 2-lane undivided road with a 60-foot right-of-way. The County's Long-Range Transportation Plan shows Almaville being improved as a 2-lane cross-section with shoulders.

A traffic count along Almaville road approximately ¼ mile to the south shows a 2014 count of 5,016 trips per day.

Utilities: Information from Consolidated Utility District (CUD) indicates that there is an existing 12-inch water line along Almadillo Road.

Fire Protection: There are several fire hydrants located along Almadillo Road as it fronts the subject property. Fire protection will have to be provided consistent with the Subdivision Regulations and the Building and Fire Codes.

Stormwater: Portions of the subject property 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 system is designed to provide water quality and quantity control for any new improvements.

Schools: Staff has sent a copy of the proposed development to the County Schools Central Office. Any comments they have will be conveyed at the meeting.

Background/Proposal Details

Proposed Use: The applicant is proposing a single-family subdivision of 130 lots utilizing a STEP system. Lot sizes would be a minimum of 11,000 square feet. Homes would be a minimum of 2,000 square feet and at least two bedrooms and would be constructed with brick/masonry products on all elevations, with the exception of dormers, soffits, etc. The development also includes an amenity package. More detailed information can be found in the applicant's pattern book, which is provided as a separate attachment to this report.

The applicant held a neighborhood meeting on December 1, 2015. There were around 10-15 people who attended. Most of the questions concerned the proposed drainage of the property, traffic improvements along Almadillo Road and house size and materials.

Staff has made some suggestions to the applicant regarding the overall design of the development. Staff would prefer to see the portions of the stream buffers on residential lots as part of the open space instead. The applicant may also wish to move the cul-de-sac of Rocky Fork/Almadillo Road to the west in order to place the proposed open space closer to the creek, eliminating the need for fill and compensating cut on the residential lots. Staff will have more comments at this at the meeting.

Access & Parking: Access to the properties would be from Almadillo Road via two entrances to be constructed in two different phases. A traffic study was completed which recommended traffic improvements to both access points as they are developed. The applicant has stated that the improvements will be made as construction of those phases progresses. The executive summary of the traffic study has been included with your agenda packets.

Landscaping: Since this is a residential development, no buffers are required. There is a large amount of open space proposed for the development, as well.

Performance Standards: Since this is a residential development, the performance standards located in Section 1106 of the Zoning Ordinance do not apply.

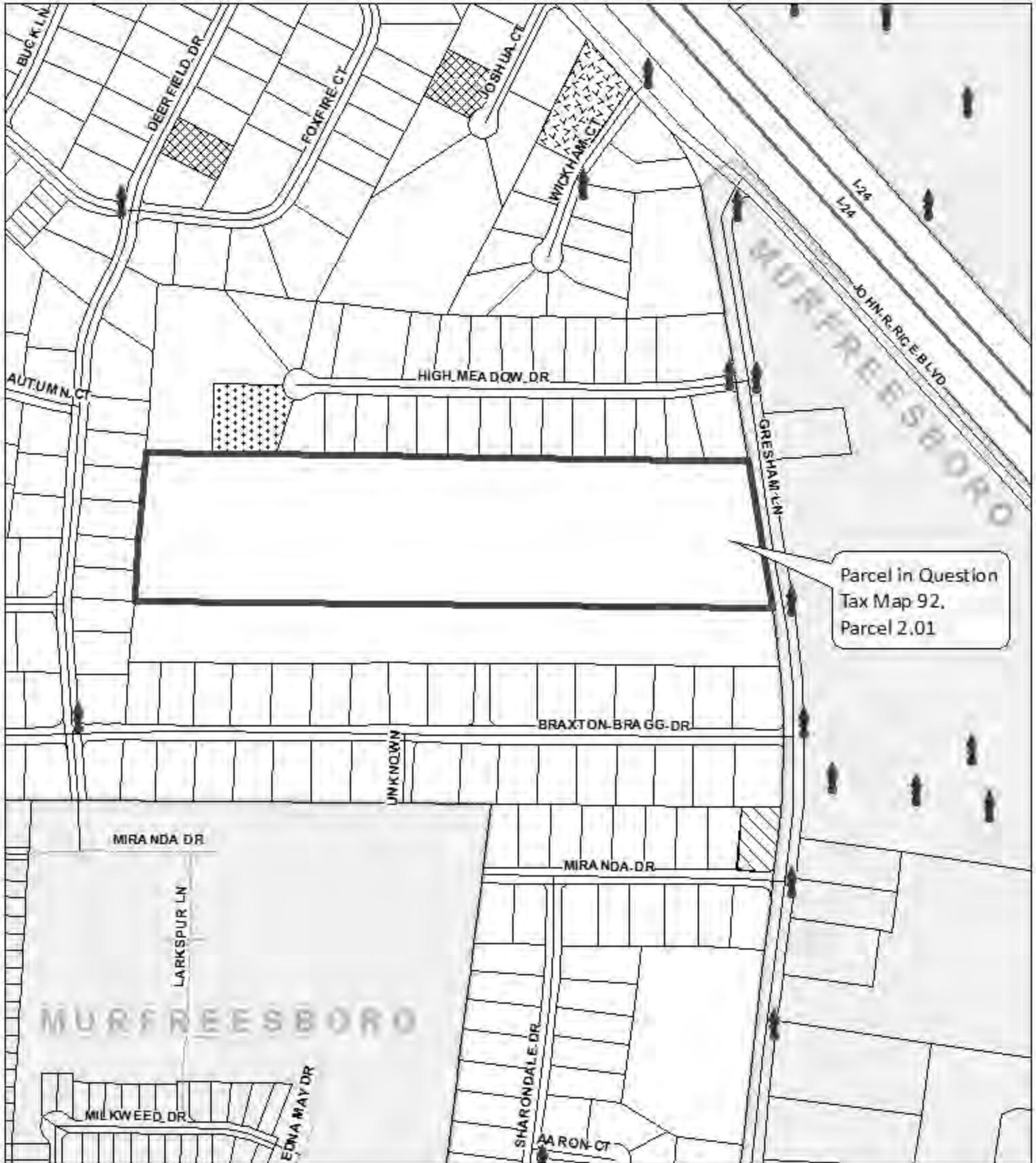
Staff Recommendation

The proposed densities are well within the recommendations of the Comprehensive Plan. Staff feels that the subdivision has a sound design and limits the access points to Almadillo Road. Improvements to Almadillo Road at the proposed access points should also help traffic in the area. Staff recommends approval.

Attachments

Zoning Map
Aerial Map
CUD Water Lines Map
Traffic Study Executive Summary
PUD Pattern Book (Separate Attachment)

15-A017



Parcel in Question
Tax Map 92.
Parcel 2.01

0 100 200 400 600 800 Feet

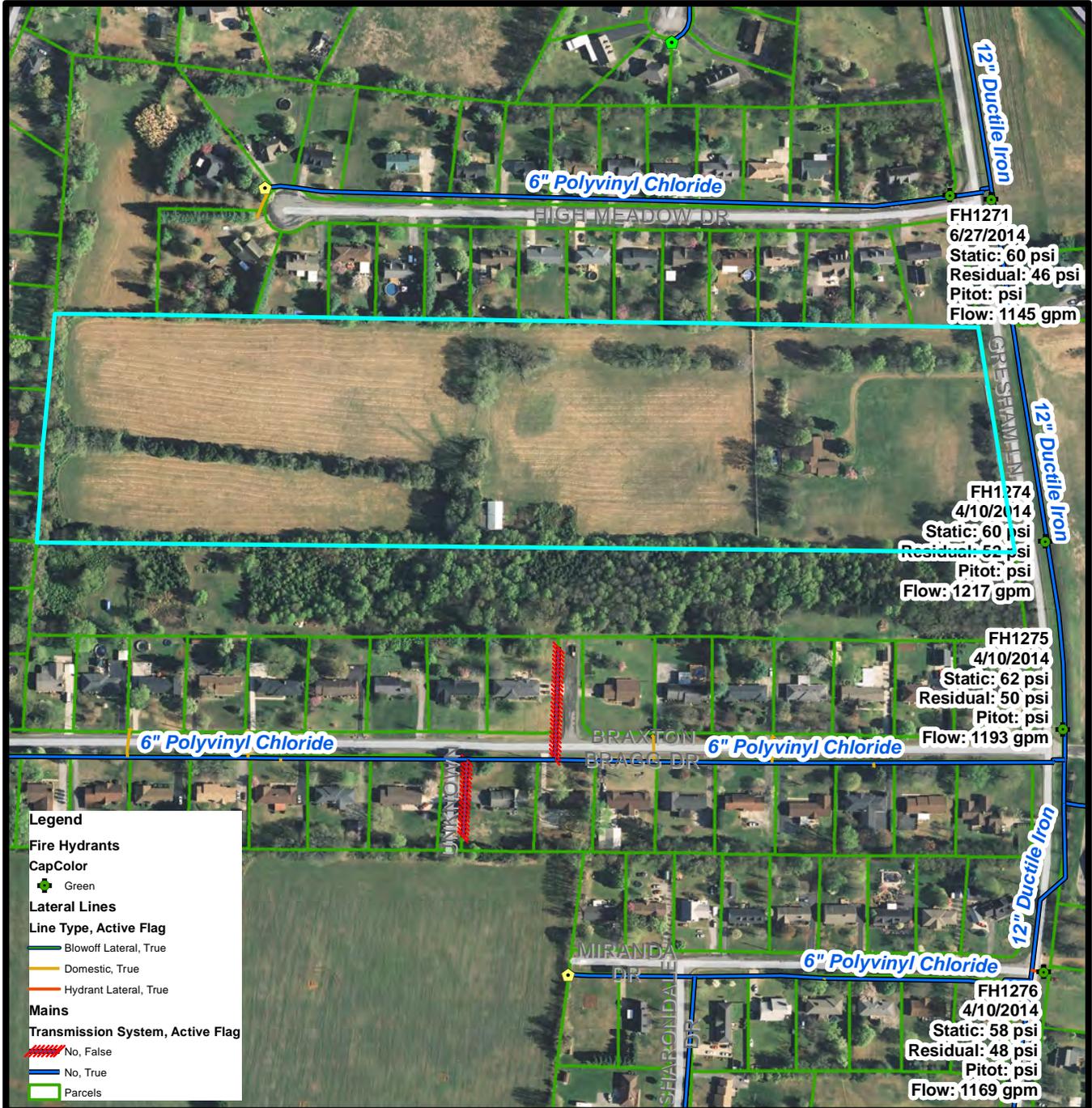
15-A017



0 80 160 320 480 640 Feet

 In Question

Rezoning Request Tax Map 92 Parcel 2.01



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Date: 12/4/2015

Prepared by: JLW



6. CONCLUSIONS AND RECOMMENDATIONS

The analyses presented in this study indicate that the following infrastructure improvements should be provided in order to accommodate the total projected traffic volumes with the completion of the proposed residential project:

Intersection of Almaville Road and Rocky Fork Almaville Road / Project Access

1. The project access should be constructed to include one eastbound entering lane and two westbound exiting lanes, striped as a separate left turn lane and a shared through/right turn lane. Each of the exiting turn lanes should include at least 50 feet of storage and should be designed and constructed according to AASHTO standards.
2. The analyses conducted for the purposes of this study indicate that a northbound left turn lane is warranted for construction on Almaville Road at this location. Although the southbound left turn volume does not warrant a left turn lane for motorists turning into the project access, this turn lane should be provided in order to provide safe and efficient traffic volumes at this intersection, particularly because of the existing curve in Almaville Road immediately north of this intersection. The new northbound and southbound left turn lanes should each include at least 100 feet of storage and should be designed and constructed according to AASHTO standards.

Intersection of Almaville Road and the Middle Project Access

1. The project access should be constructed to include one southbound entering lane and one northbound exiting lane, striped as a shared left and right turn lane.
2. The analyses conducted for the purposes of this study indicate that a westbound left turn lane is warranted for construction on Almaville Road at this location. This turn lane should each include at least 100 feet of storage and should be designed and constructed according to AASHTO standards.

Intersection of Almaville Road and the Eastern Project Access

1. The project access should be constructed to include one southbound entering lane and one northbound exiting lane, striped as a shared left and right turn lane.

Sight Distance Considerations

The project site has not been graded for construction, and so accurate sight distance measurements cannot be collected to adequately represent the future conditions. Therefore, in order to identify the sight distances that will be available at the project accesses, sight triangles should be provided in conjunction with construction documents for the proposed

project, based on the specific locations of the project accesses and the recommended infrastructure improvements. These sight triangles should be developed based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book. Specifically, The Green Book indicates that for a speed of 40 mph, the minimum stopping sight distance is 305 feet. This is the distance that a motorist on Almaville Road will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 445 feet. This is the distance that a motorist on the project roadway will need to safely complete a left turn onto Almaville Road.

Cross-Section and Alignment of Almaville Road

It is important to note that the existing alignment of Almaville Road includes a significant curve immediately northwest of the project site. Rutherford County's Long Range Transportation Plan identifies a realignment of Almaville Road to lessen this curve. Therefore, the proposed project should include adequate right-of-way dedication for a future improvement of Almaville Road to a 40 mph design speed through the curve.

In addition, in conjunction with the recommended turn lanes at the western and middle project accesses, a four-foot shoulder should be provided on the east/south sides of Almaville Road, along the frontage of the project site.

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: December 14, 2015

Case Number: 15-A018

Staff Recommendation: **APPROVAL**

Request by: Dan Umansky, Umansky Auto Group

Property Address: 802 Gresham Lane

Commission District: 16 – Phil Dodd

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: Single-Family

Adjacent Uses: Residential uses on the north and west sides. Vacant property immediately to the south. The Lane Agri-Park Campus is located across Gresham Lane.

Adjacent Zoning: RM on all sides. City zoned Planned Commercial Development (PCD) and Commercial Local (CL) across Gresham Lane

Size of Tract: Approximately 21 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the General Urban Character Area. General Urban Character Areas are recommended to include non-residential densities of up .9 floor/area ratio.

Proposal supported by Comprehensive Plan

The densities proposed for the project are within the recommended densities called for by the Comprehensive Plan.

Infrastructure

Roads: The properties have frontage along Gresham Lane, which is a 2-lane undivided with approximately 60-foot right-of-way. Neither the City of Murfreesboro nor Rutherford County includes improvements to Gresham Lane on their Long-Range Transportation Plan. There are no traffic counts along Gresham Lane.

Utilities: Information from Consolidated Utility District (CUD) indicates that there is an existing 12-inch water line along Gresham Lane across the street from this property.

Fire Protection: There are several fire hydrants located along Gresham Lane in close proximity to the property. Fire protection will have to be provided consistent with the adopted Building and Fire Codes.

Stormwater: No portions of the subject property 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 system is designed to provide water quality and quantity control for any new improvements.

Schools: Not applicable, as this is a commercial development.

Background/Proposal Details

Proposed Use: The property currently contains a single-family residence. The applicant would like to rezone the property to construct an off-site storage facility for a proposed Honda Dealership proposed to be located just to the north along John R. Rice Boulevard. The concept plan shows the initial phase of roughly nine acres, which would include a five-acre storage lot, stormwater detention pond, and a metal vehicle prep building that will be approximately 9,500 square feet in size. The building will be used for storage of car preparation supplies and materials. A future second phase would add an additional five-acre car storage area. Proposed setbacks include: Front – 100 feet; Sides – 10 feet; Rear – 20 feet. Security-style fencing will be installed around the perimeter of the site. There will be no mechanical work performed on the vehicles stored on the property. More detail can be found in the applicant's pattern book that will be provided as a separate attachment to the agenda.

The applicant held a neighborhood meeting on August 27, 2015. The meeting was very well attended. Most of the questions concerned the proposed use of the property, drainage of the property, traffic along Gresham Lane and possible proposed improvements and questions about the effect on the development on property values.

Staff has made some suggestions to the applicant regarding the overall design of the development. Staff has suggested possibly asking for only the first phase to be approved in order for the applicant to establish a track record. If expansion is warranted in the future, the applicant could ask for an amendment to the plan. Staff would also like to see some more information on the drainage plan for the property. Staff also feels that the buffer area on the south side of the property should be wider.

Access & Parking: Access to the properties would be from Gresham Lane. The right-of-way for Gresham Lane in this area, as well as the intersection of Gresham Lane and John R. Rice Boulevard, is within the City Limits of Murfreesboro. The applicant has discussed his plans with the City and has outlined improvements for the access to the property, as well as to the intersection of Gresham Lane and John R. Rice Boulevard. Those improvements are shown in the applicant's pattern book.

Landscaping: Since this is a planned development, buffering is more flexible than in a traditionally zoned development. The applicant is proposing a 100-foot setback on the front that will include a mixture of evergreen and deciduous trees and shrubs. The plan also states the applicant's intent to keep the existing trees along the boundary with the Deerfield Subdivision, as well as a 10-foot minimum landscape screen to the south of the paved lot. Staff feels that the buffer to the south should be wider. A minimum buffer width of 15 feet is required of a Type 2 buffer if a solid visual screen is utilized. There are a number of existing trees on the lot to the south, but most of these trees are not on the subject property and could be removed without any prior notice.

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

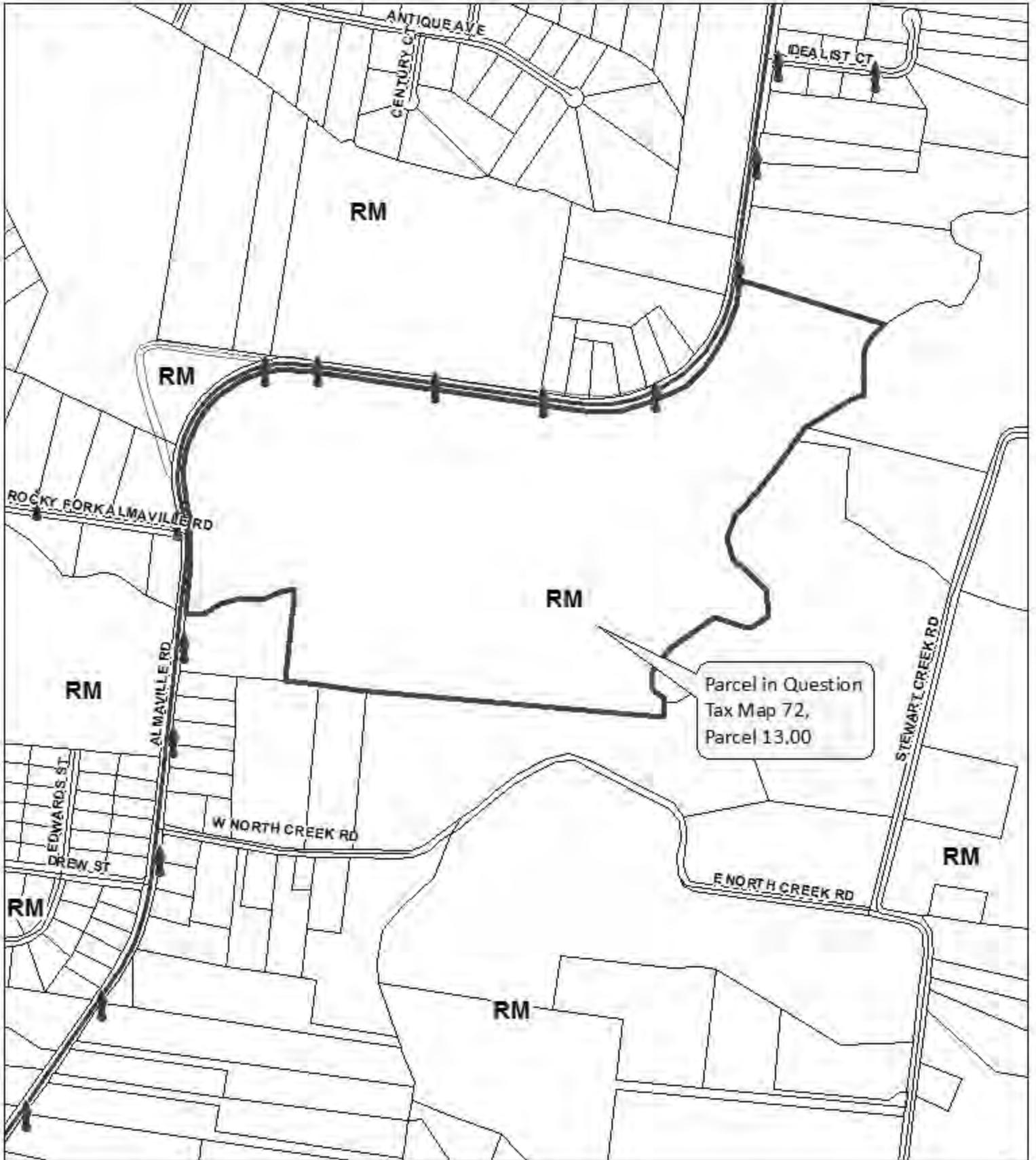
Overall, Staff feels that the applicants have attempted to address the concerns of the neighbors that were expressed in the August meeting. While Staff has its concerns, as noted above in the report, we are generally comfortable with the request and recommend approval.

One option available to the Planning Commission is possibly approving the first phase and requiring the applicant to reapply for an amendment when the second phase is needed.

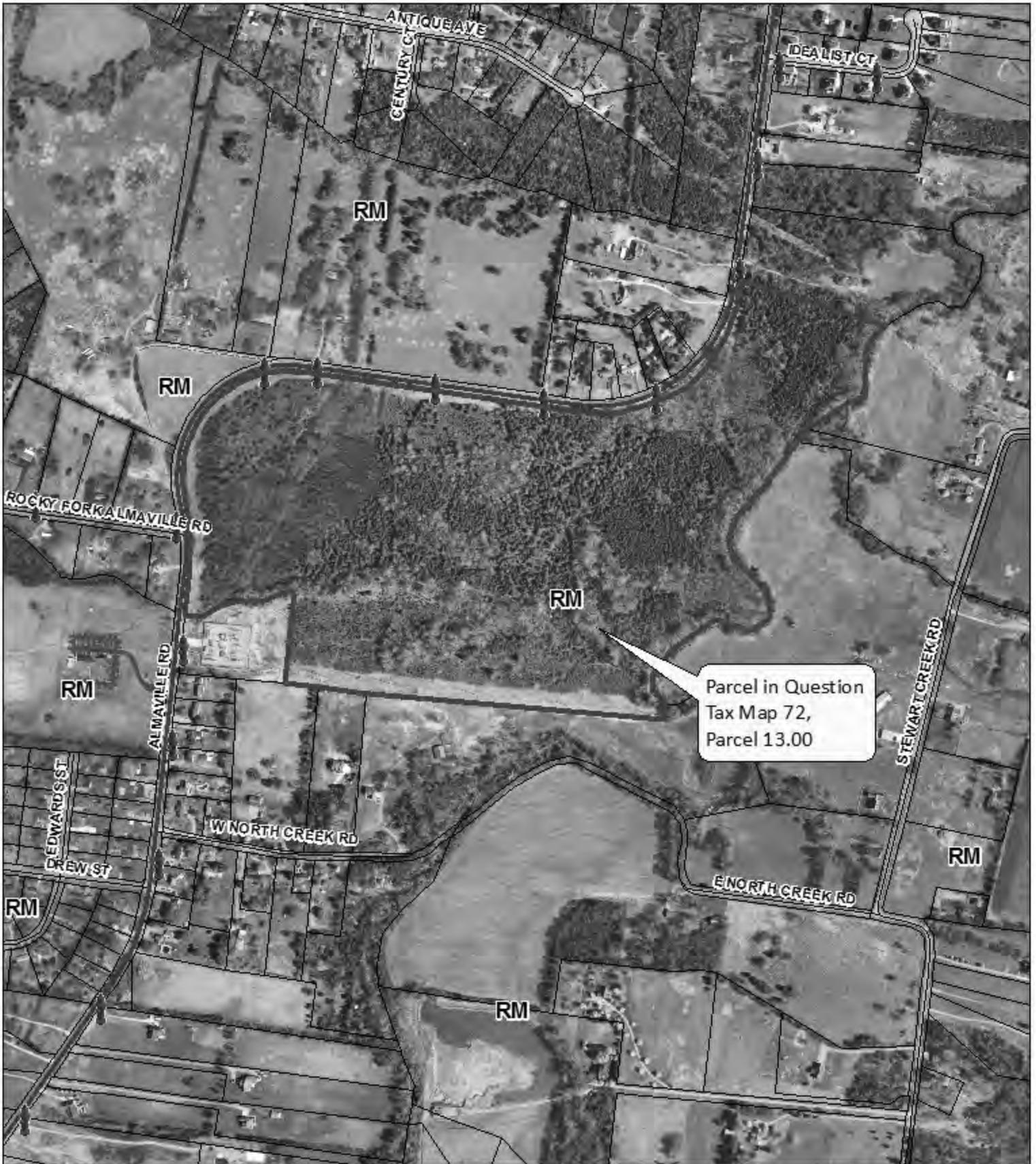
Attachments

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

15-A018



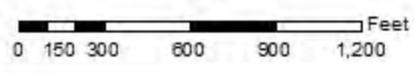
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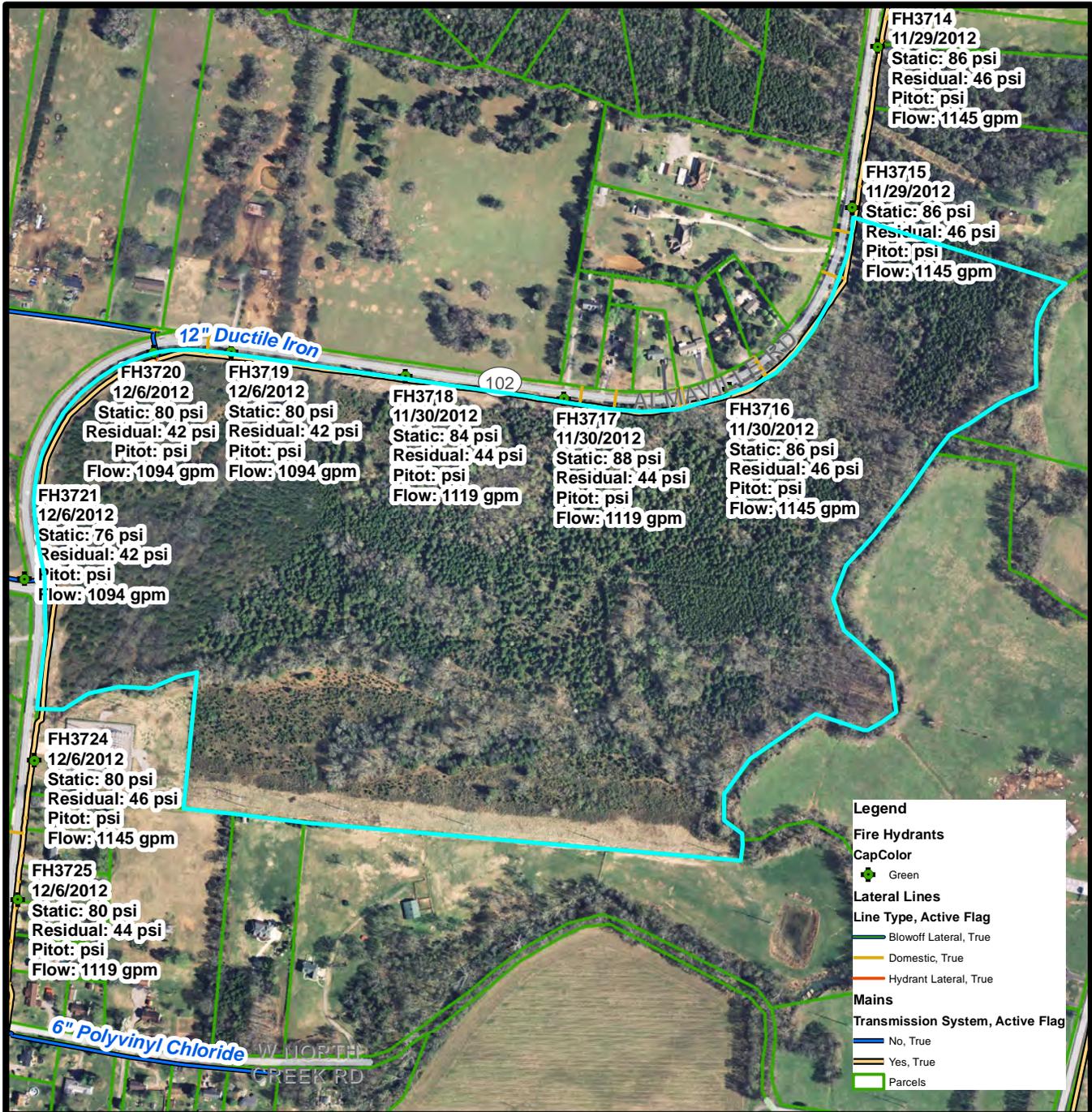
Parcel in Question
Tax Map 72,
Parcel 13.00



 In Question



Rezoning Request Tax Map 72 Parcel 13.00



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Date: 12/4/2015
Prepared by: JLW



N.T.S.