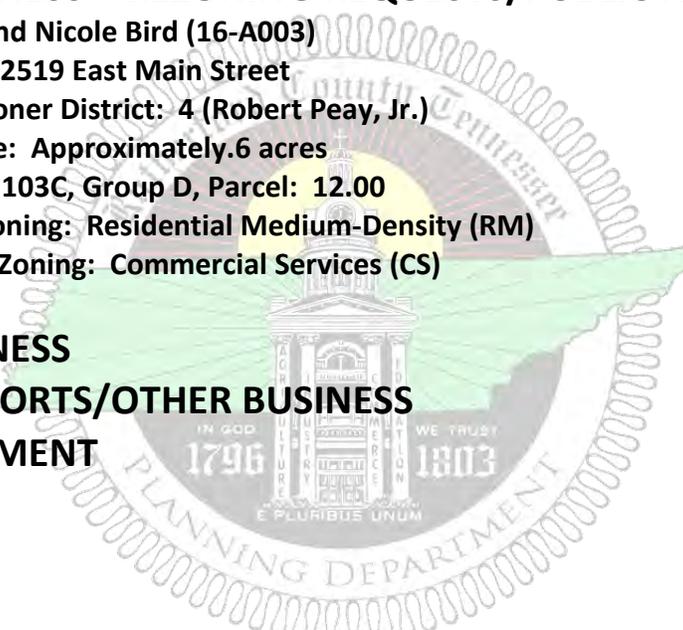


Rutherford County Regional Planning Commission

Agenda – 2-8-16 – 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- V. ITEMS WITHDRAWN/DEFERRED**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 – REZONING REQUESTS/PUBLIC HEARINGS**
 - A. Michael and Nicole Bird (16-A003)**
 - Location: 2519 East Main Street
 - Commissioner District: 4 (Robert Peay, Jr.)
 - Size of Site: Approximately .6 acres
 - Tax Map: 103C, Group D, Parcel: 12.00
 - Existing Zoning: Residential Medium-Density (RM)
 - Proposed Zoning: Commercial Services (CS)
- VII. OLD BUSINESS**
- VIII. STAFF REPORTS/OTHER BUSINESS**
- IX. ADJOURNMENT**



Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: February 8, 2016

Case Number: 16-A003

Staff Recommendation: **APPROVAL**

Request by: Michael and Nicole Bird

Property Address: 2519 East Main Street

Commission District: 4 – Robert Peay, Jr.

Urban Growth Boundary: Murfreesboro UGB

Applicant Request

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

Purpose of District

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

Site Characteristics

Current Zoning: RM

Current Use: Existing dilapidated structure (Building to be removed according to the applicants)

Adjacent Uses: Residential/commercial uses to the east, residential uses on all other sides

Adjacent Zoning: RM on all sides, with the exception of CS to the east. The city limits of Murfreesboro are to the southwest of this property (Zoned RS-15).

Size of Tract: Approximately .6 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the General Urban Character Area. The General Urban Character Area recommends a .9 Floor/Area Ratio for non-residential uses and up to 10 units/acre for residential uses. East Main Street is also identified as a Suburban Corridor.

Proposal supported by Comprehensive Plan

Yes. Non-residential uses are contemplated in the General Urban Character Area and along Suburban Corridors. The property is also located adjacent to commercial uses/zoning.

Infrastructure

Roads: The property has frontage along East Main Street, which is a 2-lane undivided road with adequate right-of-way. A traffic count along East Main Street approximately ½ mile from the subject property shows a 2014 count of 3,452 vehicles per day. The County's Long Range Transportation Plan identifies East Main Street as being improved to a three-lane cross-section.

Utilities: Information from Consolidated Utility District (CUD) indicates that there is an existing 8-inch water line along Miller Road in this area (See attached map).

Fire Protection: There is a fire hydrant (Green Top) approximately 300 feet to the west of the property at the intersection of East Main Street and Juliet Avenue. Any development will have to conform to the adopted building and fire codes for the County.

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

Schools: 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 applicants would like to rezone the property for use as a contractor's office. Contractor's offices are classified as Construction Sales and Services, which are allowed by-right in the CS zone. There is an existing, dilapidated house of the property that the owners plan to demolish. The applicants state that they plan to construct a brick building with parking in the front and back. An exhibit of the proposed building has been included with your agenda materials along with the applicants' description of their application.

Access & Parking: Access to the property will be from East Main Street. It appears that adequate right-of-way exists for future improvements to East Main Street but this will be verified during the site plan review stage should this application be approved. Parking and access will have to conform to the requirements of the Zoning Ordinance.

Landscaping: A Type 2 buffer is required between adjacent residentially zoned areas and the subject property. The buffer zone is a minimum of 30 feet, but can be reduced to 15 feet if a solid visual screen is utilized. If this property is rezoned, buffering would be required on the western and northern property lines. Since the property to the east is zoned CS, no buffering would be required on that side. Parking areas are also required to be landscaped.

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

The property is located within the General Urban Character Area and is located along a Suburban Corridor, both of which contemplate non-residential uses. Staff sees this request as a logical extension of the CS zone immediately to the east. Staff recommends approval.

Attachments

Zoning Map

Aerial Map

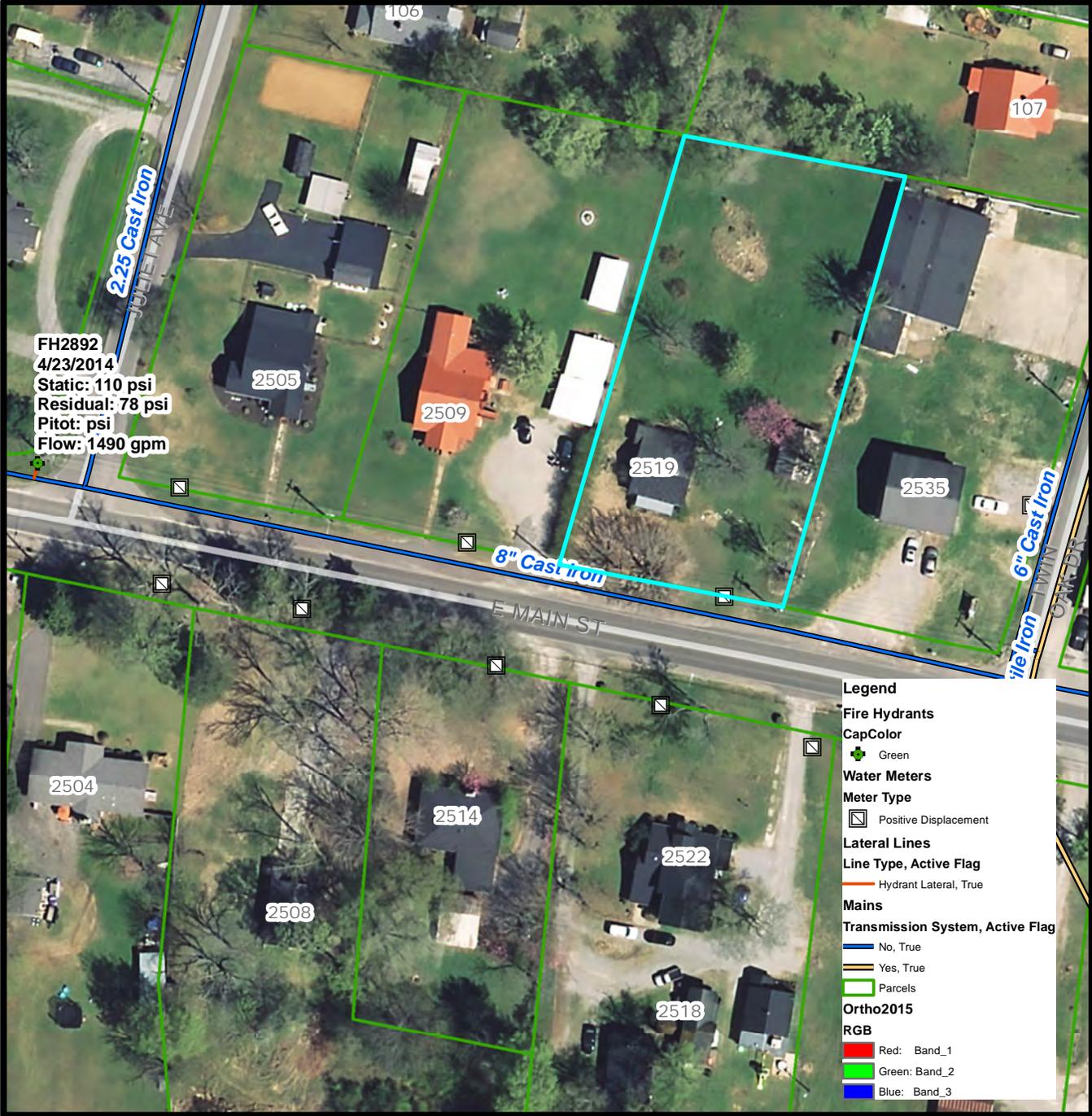
CUD Water Lines Map

Rezoning Exhibit/Description from Applicants

16-A003



Rezoning Request 2519 East Main Street



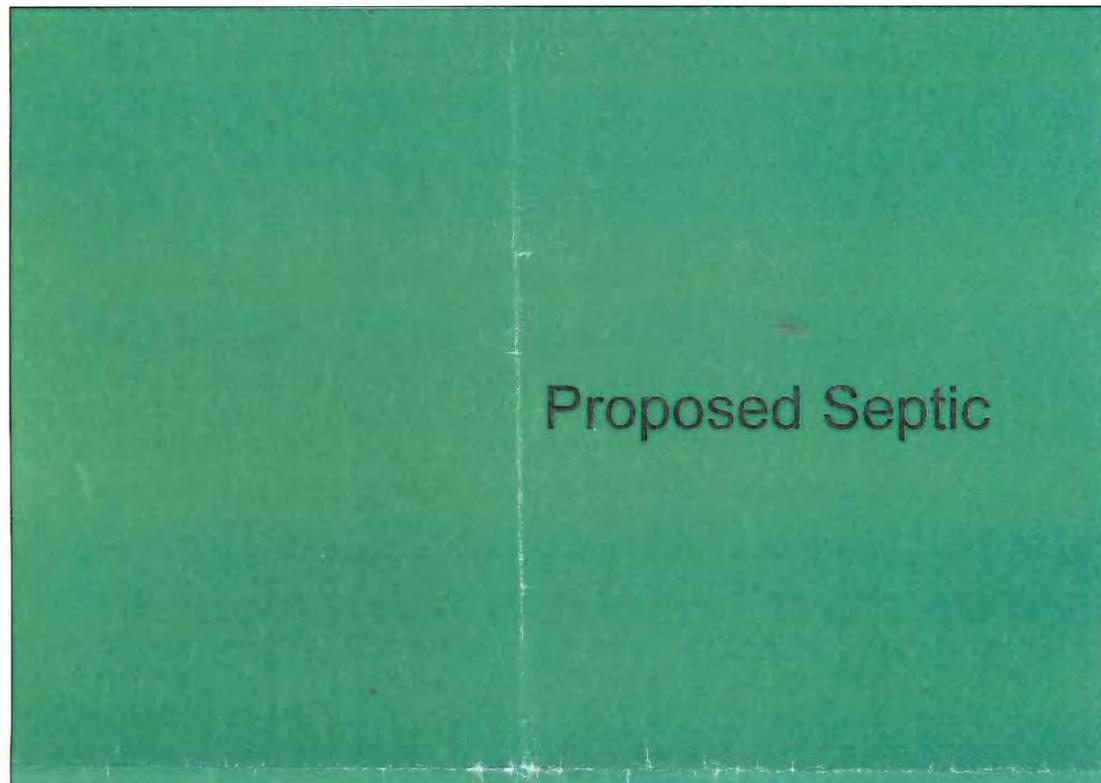
Any additional development to the parcel(s) would be subject to the applicant submitting the Developer's Packet to Consolidated Utility District which includes a Water Availability Request to determine feasibility of and approve the proposed development.

Date: 1/28/2016
Prepared by: JLW

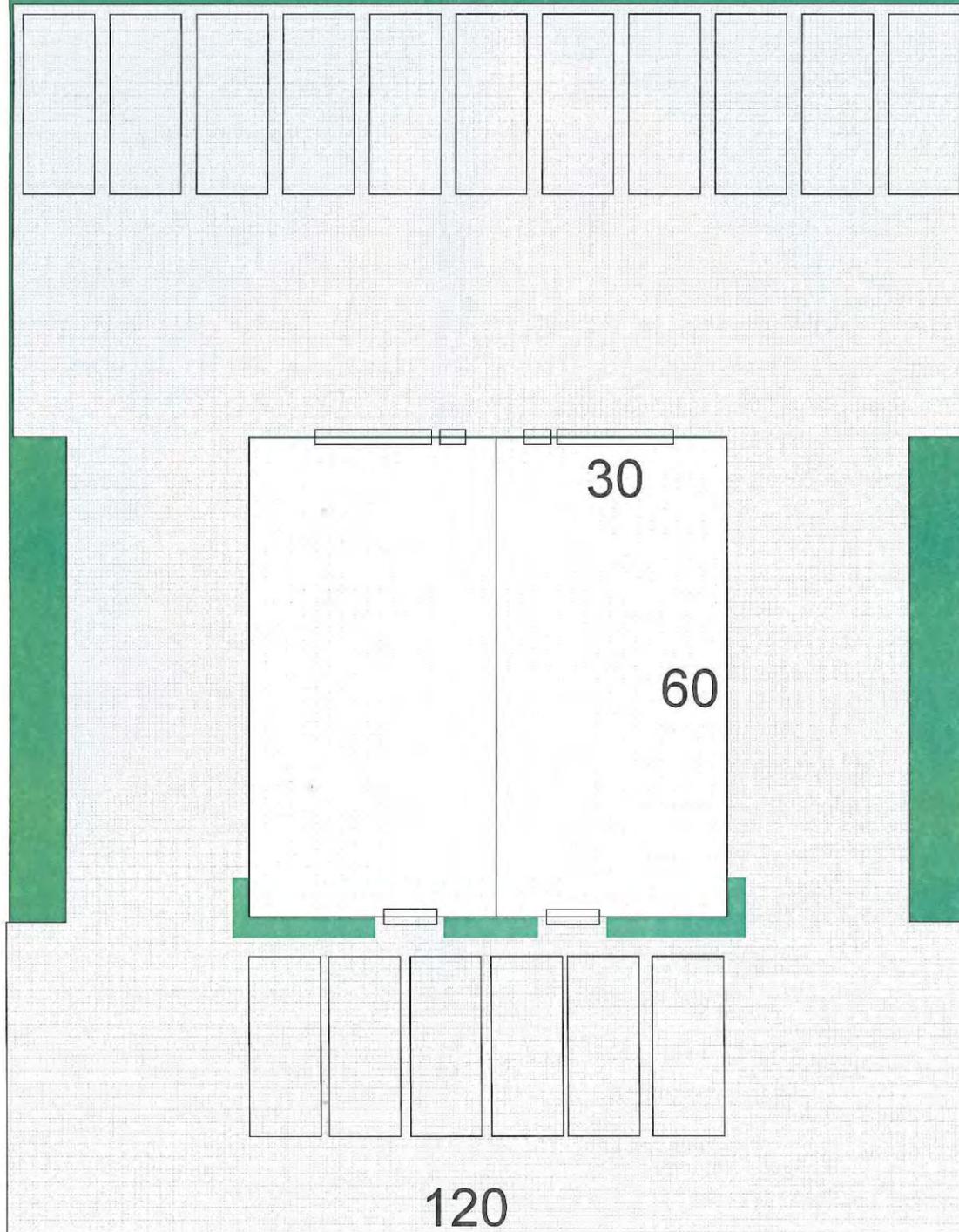

 N.T.S.



2519 E. Main St.



240



30

60

120

40

2519 E Main St Murfreesboro, TN 37217

Detail of future plans

To preface, we own the parcel of land to the right of the subject property which has a duplex(facing E main) and a commercial building that faces Twin Oak. We are planning, and have a current demolition permit with Rutherford County Codes to remove the dilapidated home on the property at this time. We have owned the adjacent property 2535 E Main since 2012. For the property at 2519 E Main, we are proposing to build a brick commercial building to rent out facing East Main. We will have office space up front and roll up doors in the back. We are doing that so it will be aesthetically pleasing to the street. We plan to only have 6 parking spaces in front and then some addl. in back of property. It will be brick front and, in my opinion, will be the most attractive business location on the street. It will be an asset to the location.

Please consider this proposal and let me know if you have any questions.

Thanks,

Nicole Bird