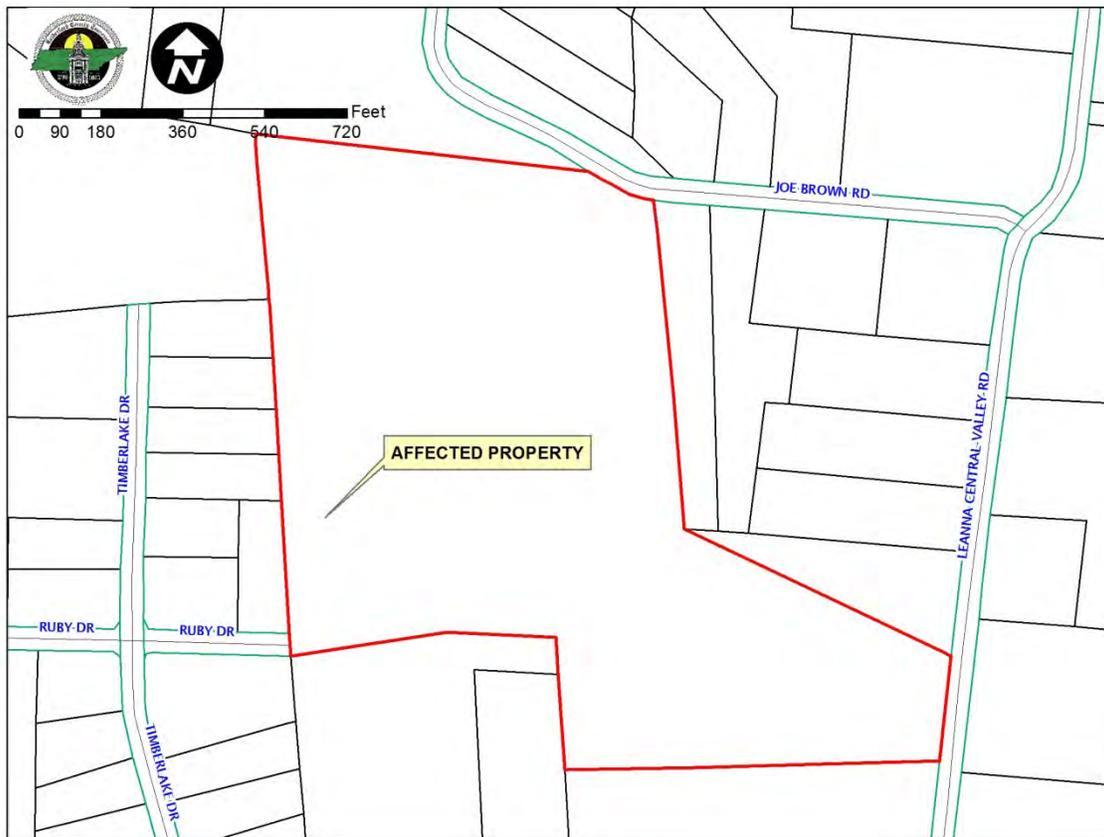


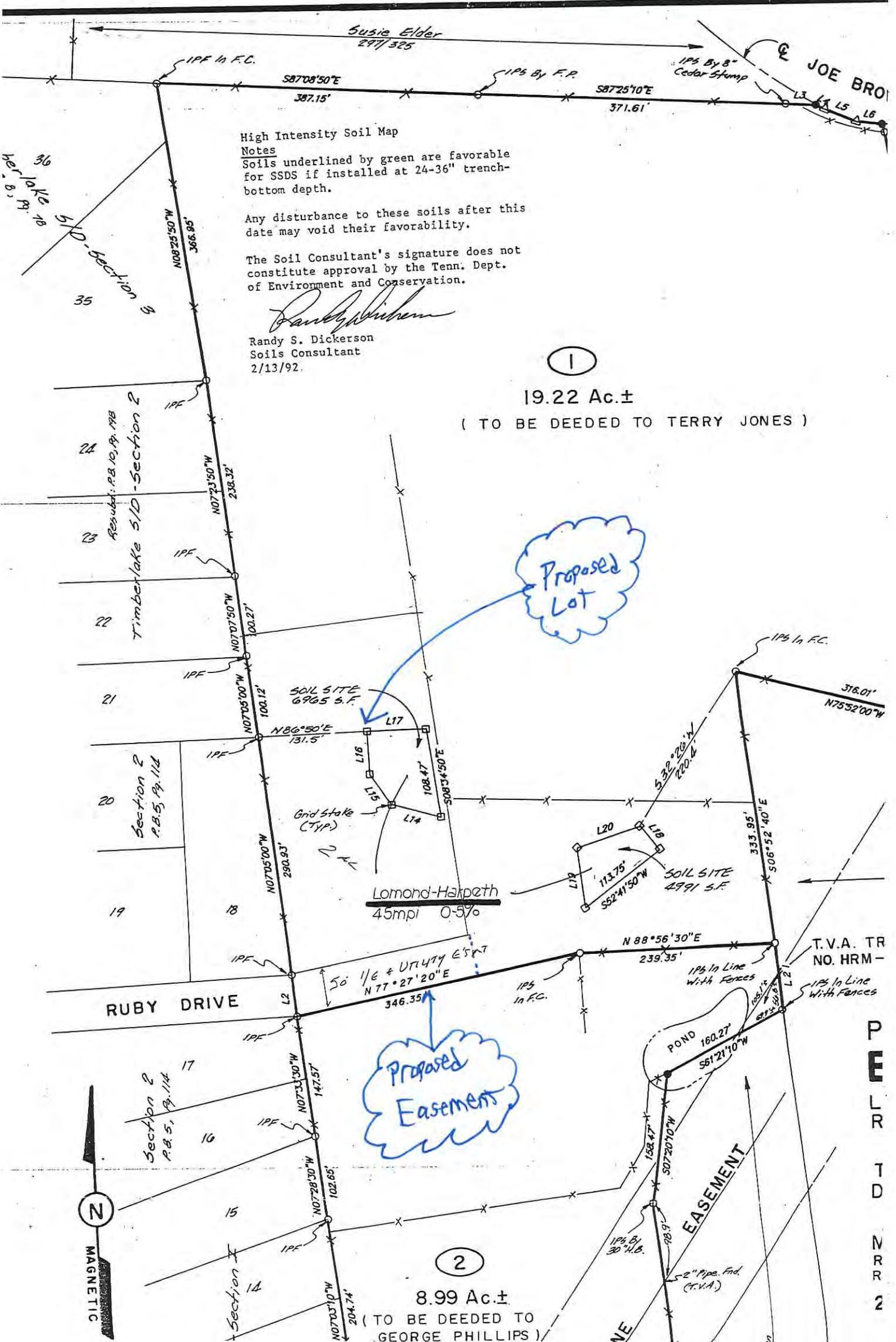
## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**File:** 16-4003  
**Applicant Name:** Terry and Peggy Jones  
**Property Address:** 3680 Ruby Drive  
**Request:** Waiver from Article III C.6.a.ii.(B) requiring lots accessed by private easements to be at least five acres in size



The applicants plan to subdivide approximately two acres from their existing property for a single-family lot. A sketch plan has been included with your agenda materials for your reference. The applicants will place a 50-foot access easement for the new property that will extend from Ruby Drive. It appears that this is the only waiver that will be required of the potential subdivision. If this waiver is approved, a subdivision plat will be required for the new lot that will have to be approved by the Planning Commission.

Staff will have additional comments at the meeting.



High Intensity Soil Map  
 Notes  
 Soils underlined by green are favorable for SSDS if installed at 24-36" trench-bottom depth.

Any disturbance to these soils after this date may void their favorability.

The Soil Consultant's signature does not constitute approval by the Tenn. Dept. of Environment and Conservation.

*Randy S. Dickerson*

Randy S. Dickerson  
 Soils Consultant  
 2/13/92.

①

19.22 Ac.±

( TO BE DEEDED TO TERRY JONES )

Proposed Lot

Proposed Easement

②

8.99 Ac.±

( TO BE DEEDED TO GEORGE PHILLIPS )

P E R M I T T E D

36  
 10/10/92  
 10  
 5/10-Section 4

35

24

23

22

21

20

19

17

16

15

14

RUBY DRIVE

Timberlake 5/10-Section 2

Section 2  
 P.B. 5, P. 114

Section 2  
 P.B. 5, P. 114

Section 14

SOIL SITE  
 6965 S.F.

Lomond-Harpeth  
 45mpsi 0-5%

SOIL SITE  
 4991 S.F.

T.V.A. TR  
 NO. HRM-

EASEMENT



NE