

Rutherford County Regional Planning Commission

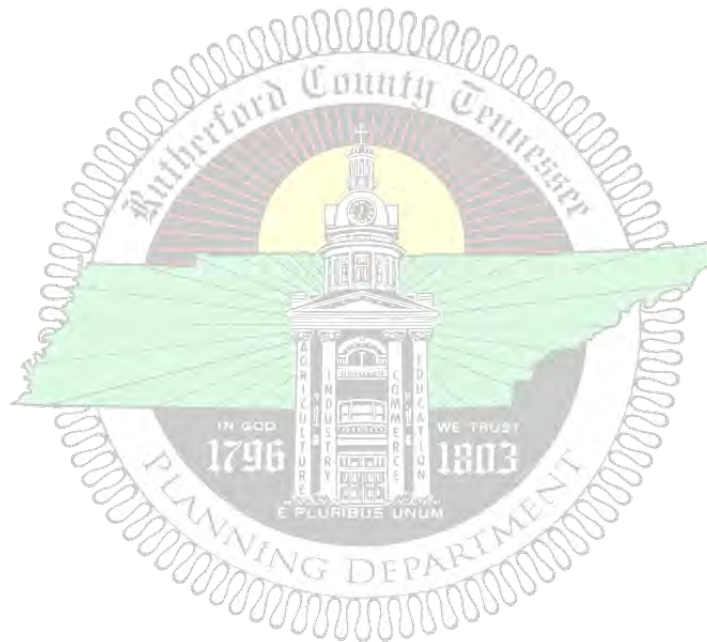
Regular Meeting Agenda

September 26, 2022 – 9:00 AM

Historic County Courthouse, 2nd Floor

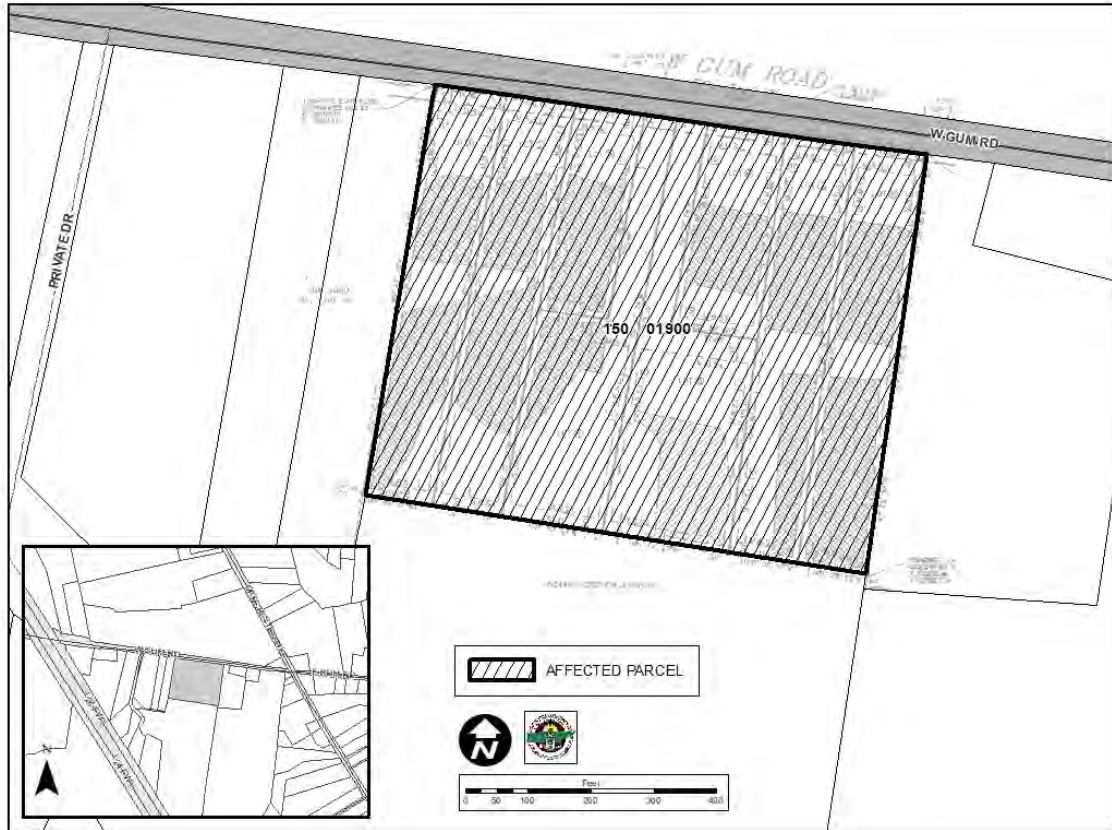
- I. CALL TO ORDER**
- II. PRAYER/PLEDGE OF ALLEGIANCE**
- III. ROLL CALL/DETERMINATION OF QUORUM**
- IV. APPROVAL OF THE MINUTES**
- V. ITEMS WITHDRAWN/DEFERRED**
- VI. NEW BUSINESS**
 - A. SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
 - 1. Rosewood Retreat (22-1012): 8 lots on 12.15 acres, zoned RM, located along West Gum Road, Monarch Homes LLC, applicant
 - B. SUBMITTED FOR FINAL PLAT APPROVAL**
 - 1. Creeksbend Subdivision Section 1, Phase 7 Reapproval (21-2069): 35 lots on 17.05 acres, zoned RM, located along Garrett Street, Silverhill Partners, LLC, applicant
 - 2. 9142 Horton Highway (22-2063): 8 lots on 42.38 acres, zoned RL, located along Horton Highway, Scott and Rose Walter, applicants. Includes a fire hydrant waiver
 - 3. Rucker Landing, Section 4, Phase 3 (22-2064): 50 lots on 11.31 acres, zoned PUD, located along Rucker Road, MH Way, LLC, applicant
 - 4. Walnut Grove Farms, Section 2 (22-2065): 43 lots on 20.66 acres, zoned RM, located along Walnut Grove Road, Walnut Grove Farms, LLC, applicant
 - C. SUBMITTED FOR SITE PLAN APPROVAL**
 - 1. Believers Faith Fellowship Reapproval (19-3046): Construction of a 12,000 square-foot community assembly building and associated parking, zoned RM, located off Church Street and Highway 269 Believers Faith Fellowship, applicant
 - 2. Generations Connected Daycare Facility (22-3021): Construction of 11,157 square feet daycare facility, zoned IN, located along County Farm Road, Rutherford County, applicant
 - 3. Fleet Equipment (22-3022): Construction of 14,802 square-foot office space, including guard shack and office bay, and 26,880 square-foot service center on 41.34 acres, zoned EAC, located along Miller Lane, Fleet Equipment, applicant
- VII. STAFF REPORTS AND OTHER BUSINESS**
 - A. Fire Protection Regulations Presentation and Discussion**
 - B. Tiny Homes Regulations**
 - C. Regulations for Mini Warehouses: Change to Maximum Unit Size**
- VIII. ADJOURNMENT**

**The next Planning Commission Meeting will be on October 10, 2022
at the Historic Rutherford County Courthouse located in the center of the
Square in Murfreesboro at 6:00 PM in the Commission Chambers, 2nd floor**



Rutherford County Regional Planning Commission September 26, 2022 Staff Comments

Plat/Plan Name: Rosewood Retreat (22-1012)
Request: Preliminary Plan Approval
Site Details: 9 lots on 12.15 acres, zoned RM
Applicant: Monarch Homes, LLC
Property Location: West Gum Road (Tax Map 150, Parcel 19.00)

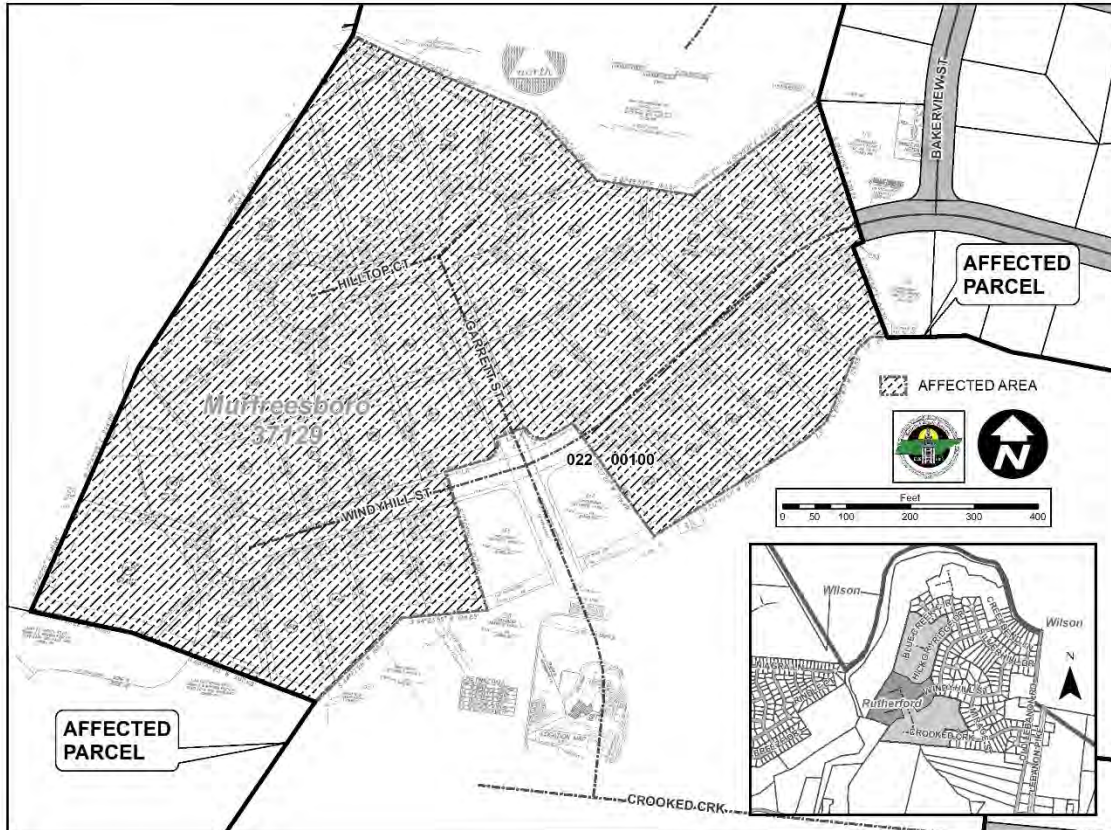


A preliminary plan (Autumn Grove) was considered for this property in 2017. The plan was approved, but the development never progressed, so the plan expired. The current applicant has submitted a different plan that does not include any new streets but does show a detention/retention pond (Lot 2), which requires a preliminary plan. Most of Staff's comments have been addressed and CUD's water will-serve letter has been received.

Any approval should be made subject to all Staff Comments.

Rutherford County Regional Planning Commission September 26, 2022 Staff Comments

Plat/Plan Name: Creeksbend, Section 1, Phase 7 Reapproval (21-2069)
Request: Final Plat Approval
Site Details: 35 lots on 17.05 acres, zoned RM
Applicant: Silverhill Partners, LLC
Property Location: Garrett Street (Tax Map 22, Parcel 1.00)

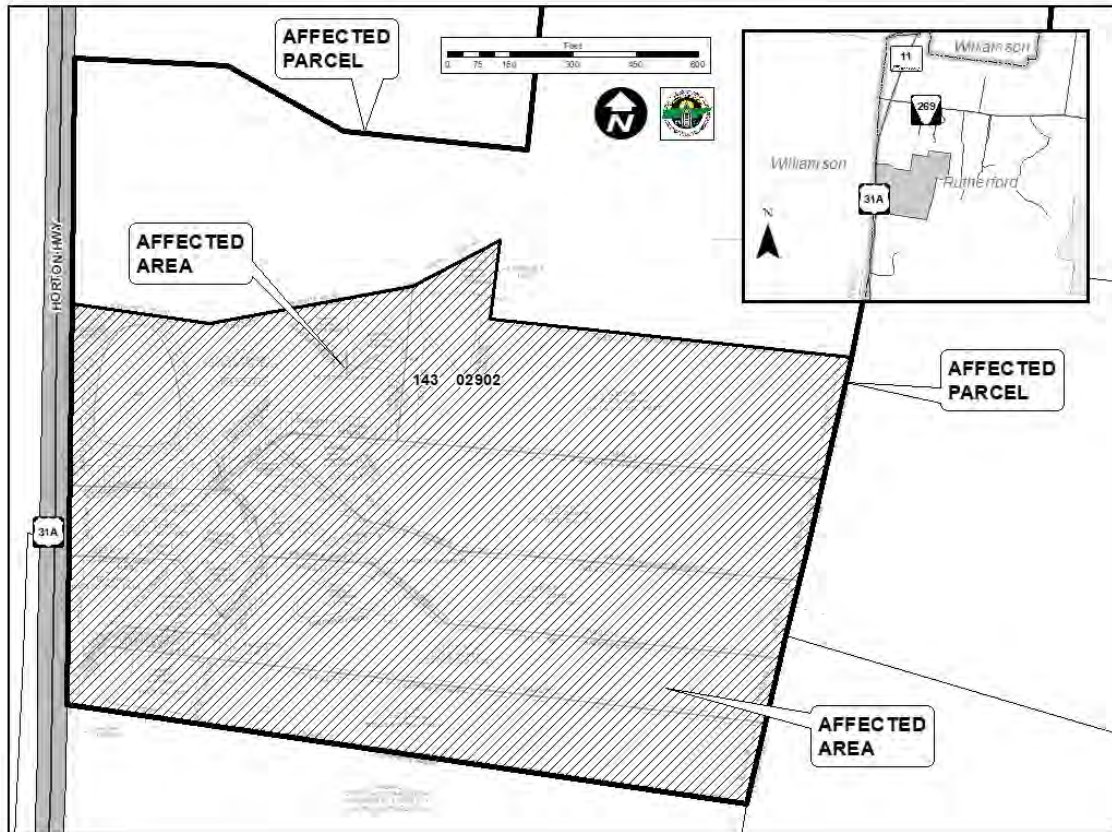


The preliminary plat for this development was approved at the Planning Commission's July 10, 2006 meeting. This plat appears to be consistent with the preliminary approval. This final plat was originally approved at the Planning Commission's September 27, 2021 meeting. Final plat approvals are valid for 12 months and if not recorded by that time, require reapproval. The plat is unchanged from its original submittal.

Any approval should be made subject to all Staff Comments.

Rutherford County Regional Planning Commission September 26, 2022 Staff Comments

Plat/Plan Name: 9142 Horton Highway (22-2063)
Request: Final Plat Approval (Includes a fire hydrant waiver)
Site Details: 8 lots on 42.38 acres, zoned RL
Applicant: Scott and Rose Walter
Property Location: Horton Highway (Tax Map 143, Parcel 29.02)

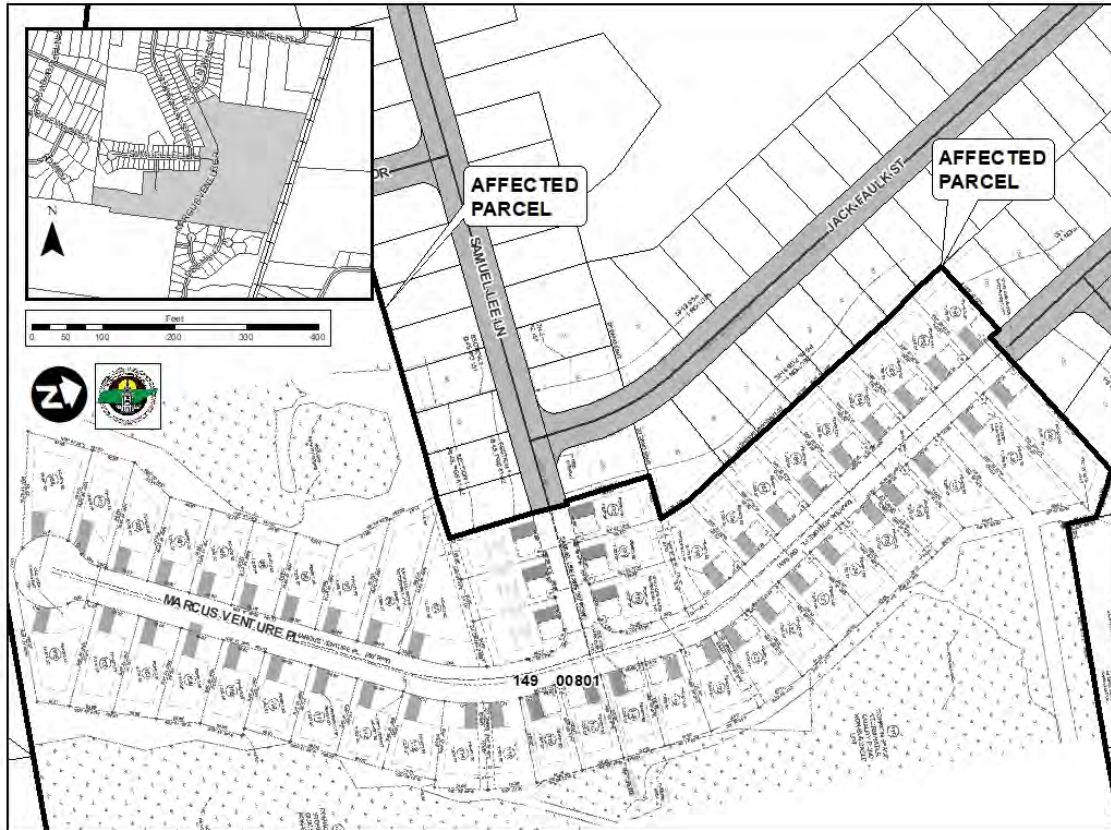


The applicant is proposing to split a portion of the property into eight acreage lots. Lots 3, 4, and 7 will all have frontage along Horton Highway/US 31A, while Lots 1, 2, 5, 6, and 8 will be accessed using private access easements. CUD has provided a water will-serve letter for this property. While domestic service can be provided, fire protection cannot. Therefore, residential sprinkler systems will be required for the houses built on these lots. Most of Staff's comments have been addressed and those that remain should be addressed prior to the Planning Commission's meeting.

Any approval should be made subject to all Staff Comments.

Rutherford County Regional Planning Commission September 26, 2022 Staff Comments

Plat/Plan Name: Rucker Landing, Section 4, Phase 3 (22-2064)
Request: Final Plat Approval
Site Details: 50 lots on 11.31 acres, zoned PUD
Applicant: MH Way, LLC
Property Location: Rucker Road (Tax Map 149, Parcel 8.01)

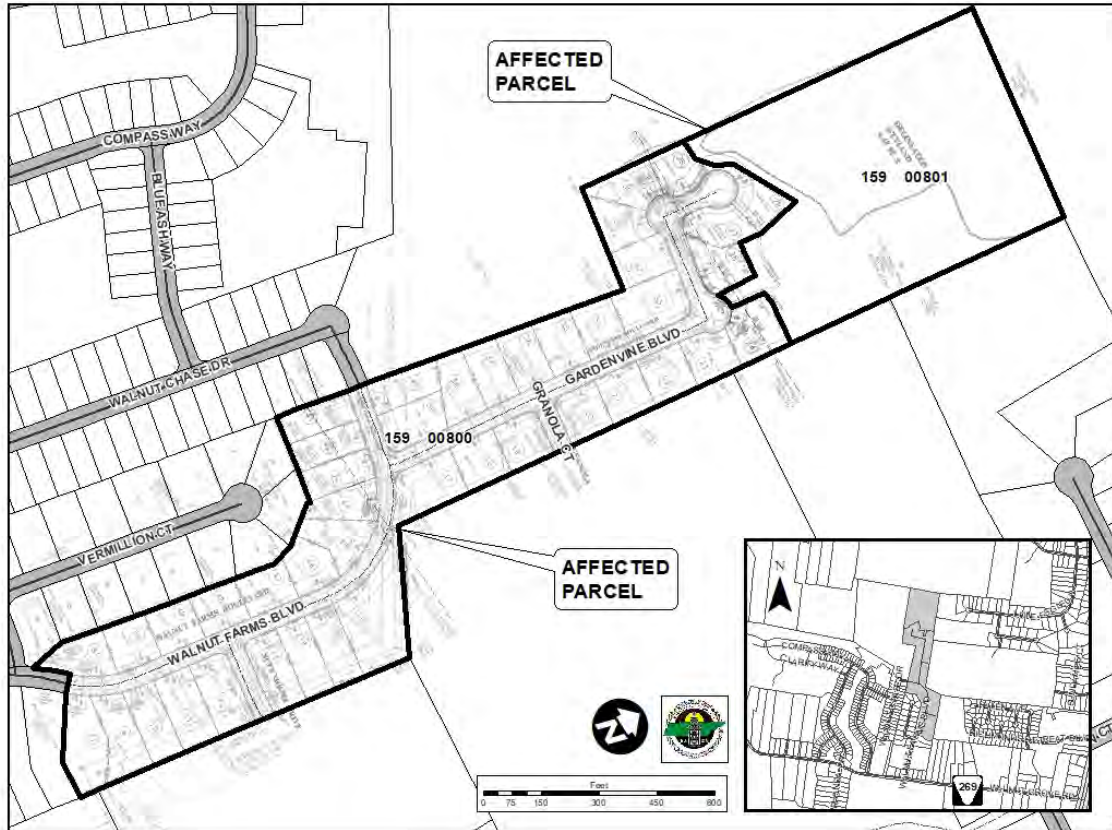


The preliminary plan for this development was approved at the Planning Commission's September 28, 2020 meeting. This plat appears to be consistent with the preliminary approval. Most of Staff's comments have been addressed and those that remain should be addressed prior to the Planning Commission's meeting.

Any approval should be made subject to all Staff Comments.

Rutherford County Regional Planning Commission September 26, 2022 Staff Comments

Plat/Plan Name: Walnut Grove Farms, Section 2 (22-2065)
Request: Final Plat Approval
Site Details: 43 lots on 20.66 acres, zoned RM
Applicant: Walnut Grove Farms, LLC
Property Location: Walnut Grove Road (Tax Map 159, Parcels 8.00 and 8.01)

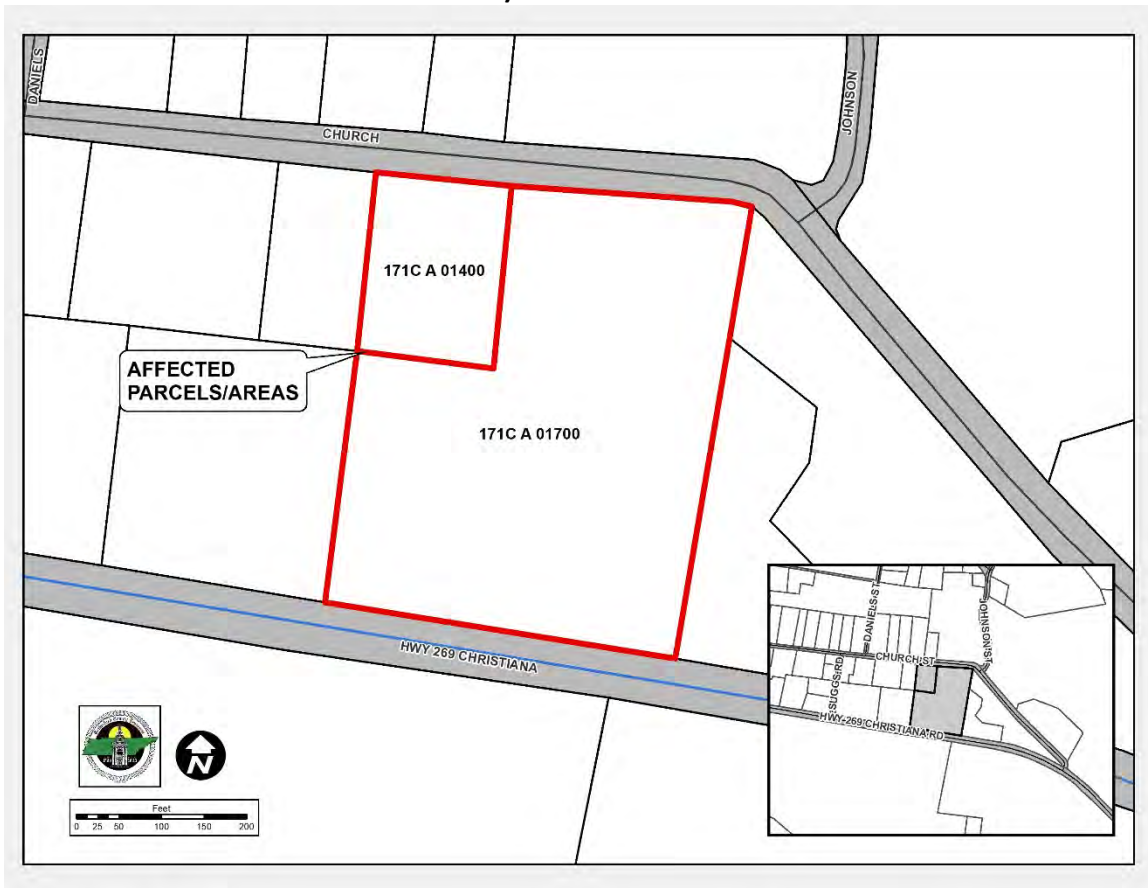


The preliminary plan for this development was approved at the Planning Commission's August 26, 2019 meeting. This plat appears to be consistent with the preliminary approval. Most of Staff's comments have been addressed and those that remain should be addressed prior to the Planning Commission's meeting.

Any approval should be made subject to all Staff Comments.

Rutherford County Regional Planning Commission September 26, 2022 Staff Comments

Plat/Plan Name: Believers Faith Fellowship (19-3046)
Request: Site Plan Approval
Site Details: Construction of a 12,000 square-foot community assembly building and associated parking, zoned RM
Applicant: Believers Faith Fellowship
Property Location: Church Street and Highway 269 (Tax Map 171C, Group A, Parcels 14.00 and 17.00)

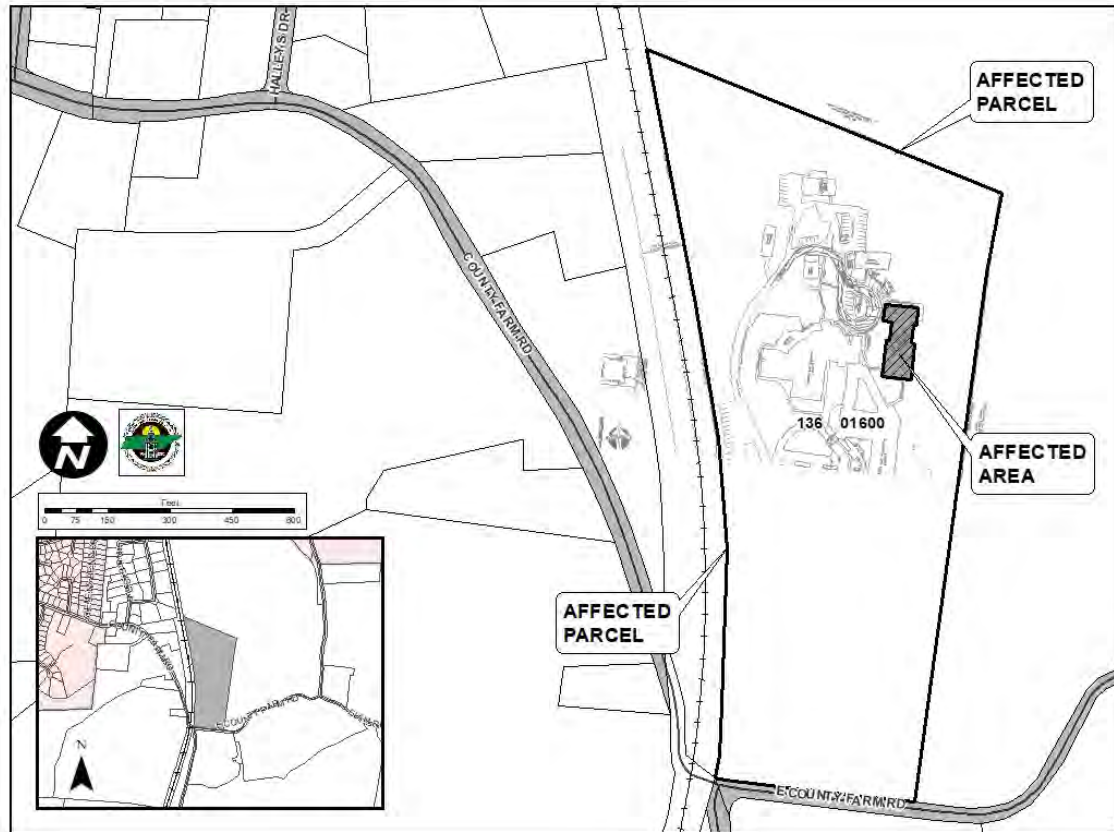


The Board of Zoning Appeals approved a special exception request for a Community Assembly (Medium) use at their August 14, 2019 meeting. This site plan is consistent with the approved request. This site plan was originally approved by the Planning Commission at their August 26, 2019 meeting. Site plan approvals expire after 18 months if no building permits have been issued. Since no construction activity has begun, the site plan is expired, and the applicant is requesting a reapproval.

Any approval should be made subject to all Staff Comments.

Rutherford County Regional Planning Commission September 26, 2022 Staff Comments

Plat/Plan Name: Generations Connected Daycare Facility (22-3021)
Request: Site Plan Approval
Site Details: Construction of a 11,157 square-foot daycare facility, zoned IN
Applicant: Rutherford County
Property Location: County Farm Road (Tax Map 136, Parcel 16.00)

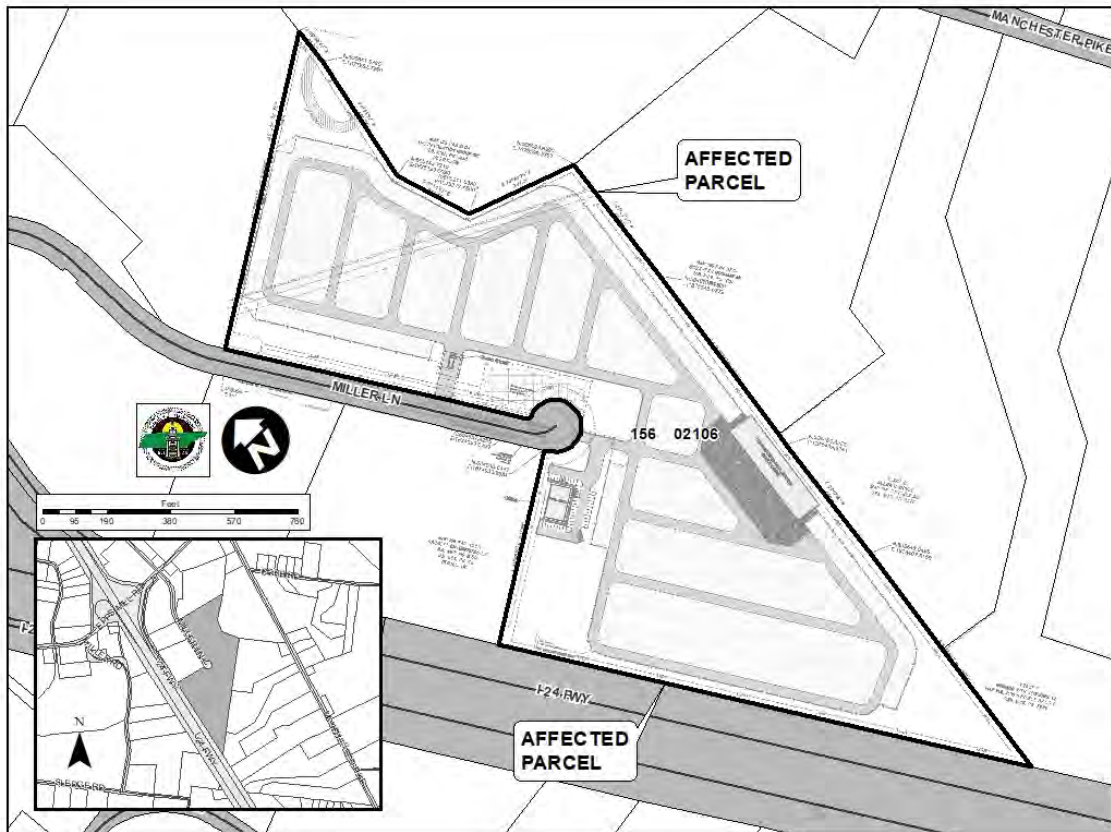


The applicant is proposing to expand an existing daycare at the facility to accommodate county employees' children and others from the community at-large, if space allows. This property is served with sanitary sewer from the City of Murfreesboro, so Murfreesboro Planning Commission approval will also be required. Staff is hopeful that our comments will be addressed prior to the Planning Commission's meeting.

Staff will have additional comments at the meeting.

Rutherford County Regional Planning Commission September 26, 2022 Staff Comments

Plat/Plan Name: Fleet Equipment (22-3022)
Request: Site Plan Approval
Site Details: Construction of 14,802 square-foot office space, including guard shack and office bay, and 26,880 square-foot service center on 41.34 acres, zoned EAC
Applicant: Fleet Equipment
Property Location: Miller Lane (Tax Map 156, Parcel 21.06)



The applicant is proposing to construct a trailer storage and repair facility on the subject property. The site would include a storage area for over-the-road trailers (maximum of 350), office, parts storage, and a repair facility for both trailers and rigs. This is more of an industrial use, which is allowed in the EAC district. The applicant estimates approximately 16 employee and 34 customer trips per day. This would be a 24-hour facility.

Staff has sent comments to the design engineer. While many of them have been addressed, there are still several issues outstanding that Staff is working through with the design team. Staff will provide an update to those comments at the meeting.

