Rutherford County Regional Planning Commission

Agenda – 5-28-13 – 9:00 AM

Planning Department Mezzanine Meeting Room

I. CALL TO ORDER

II. PRAYER/PLEDGE OF ALLEGIANCE

III. ROLL CALL/DETERMINATION OF QUORUM

IV. APPROVAL OF THE MINUTES FOR APRIL 8, 2013 AND APRIL 22, 2013

V. ITEMS WITHDRAWN/DEFERRED

VI. WAIVER REQUEST

A. Chris Hancock (13-4004) is requesting a waiver from the distance requirements for fire hydrants for subdivision lots for property located at 1503 Readyville Street

VII. SUBMITTED FOR FINAL PLAT APPROVAL

A. Mark and Linda Schklar Property (13-2014) – Minor Final Plat of 1 Lot on 2.74 acres, Zoned RL, located along State Highway 99, Mark and Linda Schklar applicants. Includes a request for a fire hydrant waiver

B. City of Murfreesboro Property (13-2018) – Minor Final Plat of 1 Lot on 1.68 acres, Zoned RM, located along Old Nashville Highway, City of Murfreesboro applicant. Includes a request for a fire hydrant waiver

VIII. SUBMITTED FOR SITE PLAN APPROVAL

A. Jefferson Pike Storage, Phase II (13-3013) – New construction of 22,200 square feet (approximately 146 units) on 8.85 acres zoned Commercial Services (CS), located at 802 West Jefferson Pike, Bennie Hamlett applicant

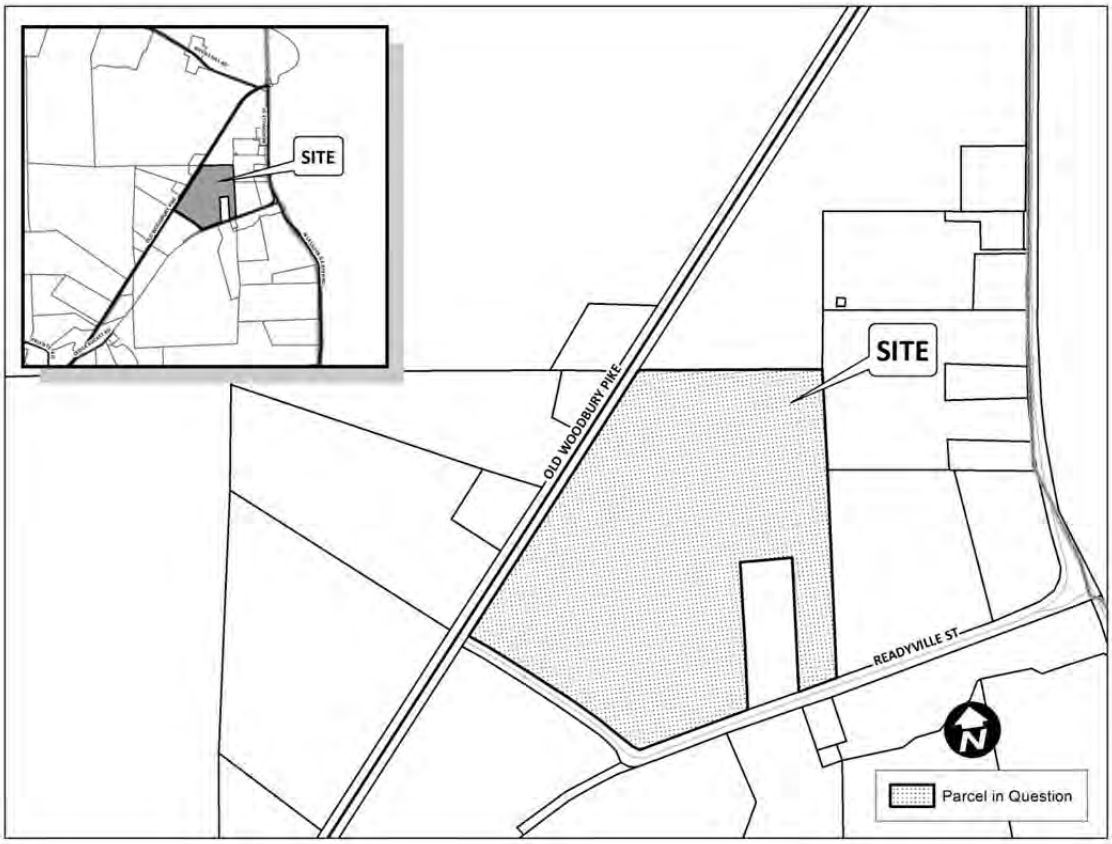
IX. STAFF REPORTS/OTHER BUSINESS

A. Work Session on Draft Subdivision Regulations

X. ADJOURNMENT

Rutherford County Regional Planning Commission
May 28, 2013 Staff Comments

Applicant: **Chris Hancock (13-4004)**
Request: **Fire Hydrant Waiver**
Site Details: **1 Lot on Approximately 2 acres, Zoned RL**
Property Location: **1503 Readyville Street**

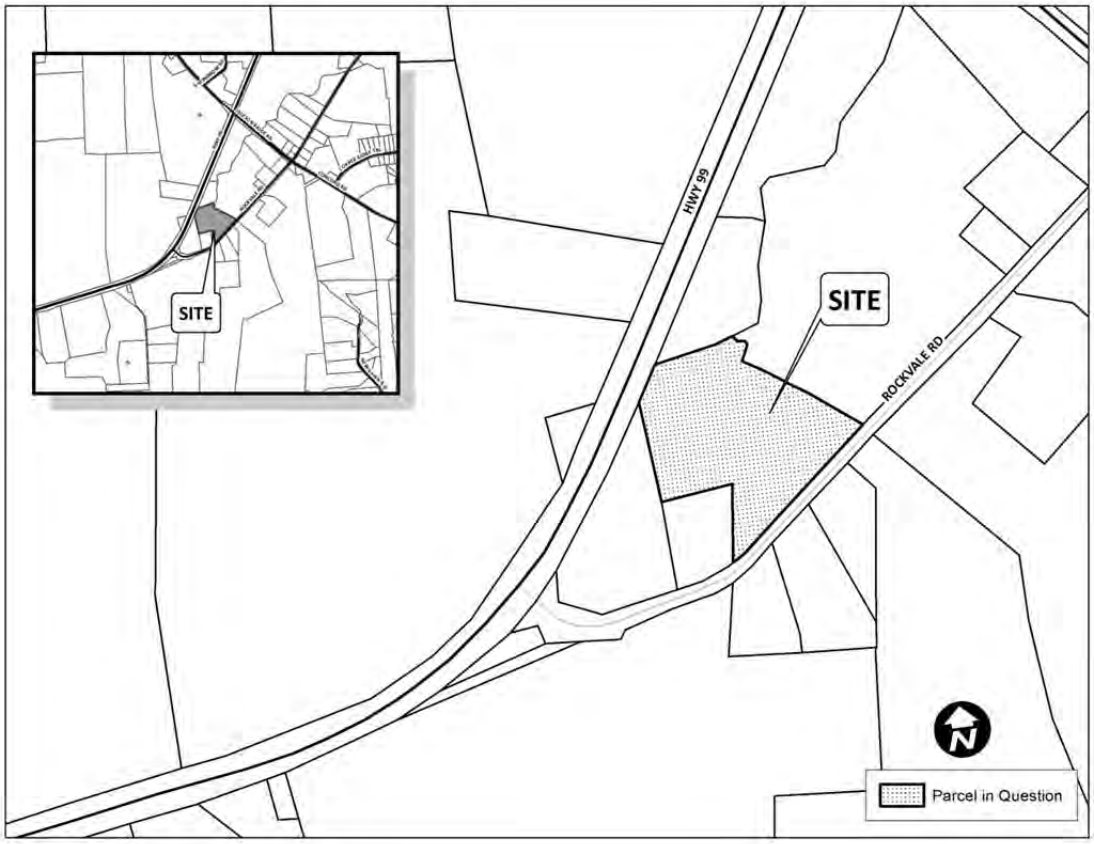


The subject property is located along the north side of Readyville Street, which extends to the west off of North Lassiter Barker Road, near the Rutherford County/Cannon County Line. The house on the property has been removed. The applicant is proposing to divide approximately two (2) acres from the existing 21-acre tract to build a new house near the location of the original home. New septic lines will also be installed. Since this will be a new lot, it is subject to the County's Subdivision Regulations, one of which is the fire hydrant requirement. According to information provided by both the surveyor and Consolidated Utility District, the nearest fire hydrant is over three (3) miles away and the water line that serves the property cannot support a hydrant.

Staff may have additional comments at the meeting.

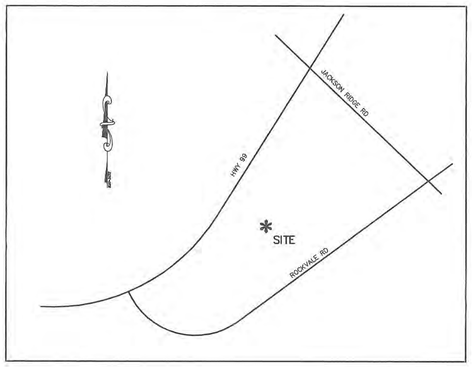
Rutherford County Regional Planning Commission
May 28, 2013 Staff Comments

Plat/Plan Name: **Mark and Linda Schklar Property (13-2014)**
Request: **Minor Plat Approval and Fire Hydrant Waiver**
Site Details: **1 Lot on 2.74 acres, Zoned RL**
Developer: **Mark and Linda Schklar**
Property Location: **Highway 99/New Salem Highway**

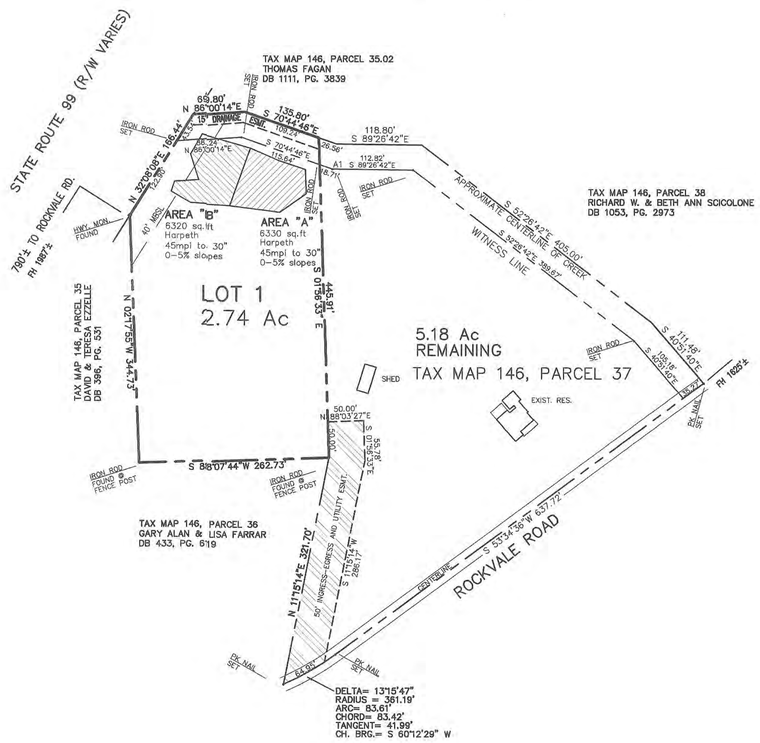


The subject property is located along the south side of Highway 99/New Salem Highway to the west of Jackson Ridge Road. The applicant is proposing to divide 2.74 acres from an existing 8-acre tract. While the new lot will have frontage along Highway 99, access will be provided via an access easement across the remaining 5.18-acre tract to the south. The applicants have also requested a fire hydrant waiver, as the nearest hydrant is almost 2,000 feet from the property. Information provided by Consolidated Utility District indicates that the line in the area cannot support a fire hydrant.

Any approval should be made subject to Staff comments.



LOCATION MAP



NOTES:

1. Any cutting, filling, compaction or disturbance from their natural state, of the soil areas reserved for sewage disposal, shall result in revocation of the lot approval. Additionally, the Department shall have the authority to refuse to grant a construction permit or ma rewoke a Construction Permit where the integrity of the proposed subsurface sewage disposal system areas has been compromised.
2. All septic systems must be installed by an installer licensed by Rutherford County to construct alternative or conventional septic systems.
3. No utilities (i.e. gas, water, or electric) or their easements, above or below ground, shall be allowed to encroach within 10 feet of the boundaries of the soil areas reserved for sewage disposal.
4. No cutting, filling, compaction or any disturbance of the areas reserved for sewage disposal shall be permitted.
5. Water service lines must be separated from sewage disposal areas or platted disposal field areas by a minimum of 10 feet.

GENERAL NOTES

This survey was made without the benefit of a Title Report, therefore this survey is subject to the findings of an accurate title search.

Corners noted hereon as iron pin set are 1/2 inch diameter by 1.5 feet steel rebar.

Subject property is presently identified as parcel 37, on Rutherford County Tax Map number 146.

Property zoned RL

Property is not shown in a Flood Hazard Area on Map 47149C0360H.

PROPERTY TITLE REFERENCE

Being the same property conveyed to Mark and Linda Schklar by Deed of record in Book 1152, Page 3562 R.O.R.C., Tennessee.

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 1152, PAGE 3562 _____

Mark & Linda Schklar

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 GREATER THAN 1:10,000, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

DATE 4-11-13 _____

REGISTERED SURVEYOR

TENN. R.L.S. No. 1621

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER

I HEREBY CERTIFY 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 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 _____ _____

POWER SYSTEM 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 COUNTY REGISTER.

DATE _____ _____

CHAIRMAN, PLANNING COMMISSION

DATE _____ _____

SECRETARY, PLANNING COMMISSION

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 and planned for the subsurface sewage disposal system shall be approved by the local health authority.

Date _____ Local Health Authority

100 50 0 100 200 300

SCALE IN FEET

MINOR FINAL PLAT
SUBDIVISION OF THE

MARK AND LINDA SCHKLAR PROPERTY

RUTHERFORD COUNTY, TENN.

DATE 4-11-2013
SCALE 1"= 100'

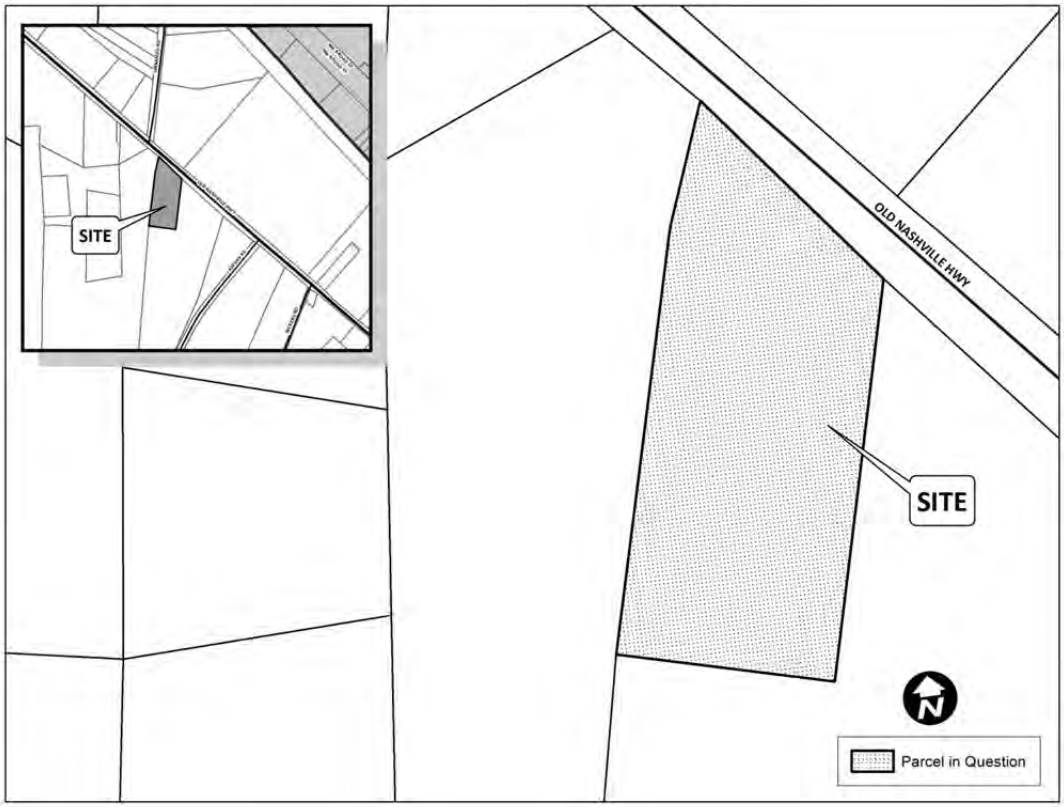
PREPARED FOR: MARK AND LINDA SCHKLAR
1305 MURFREESBORO PK.
NASHVILLE, TN. 37217
615-385-9010

PREPARED BY:
Triple - S
Land Surveying Services
P.O. Box 905, Antioch, Tn. 37011
Ph. (615) 394-9265 Fax (615) 941-5381

13-2074

Rutherford County Regional Planning Commission
May 28, 2013 Staff Comments

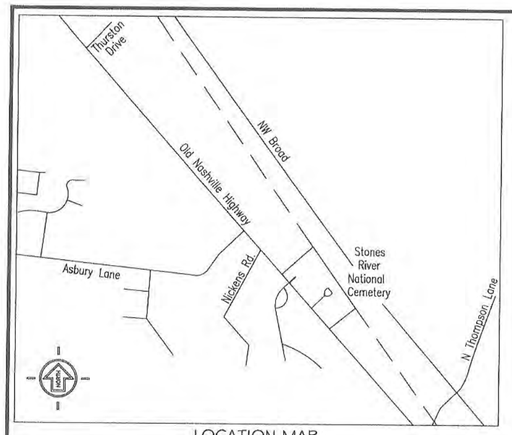
Plat/Plan Name: **City of Murfreesboro Property (13-2018)**
Request: **Minor Plat Approval and Fire Hydrant Waiver**
Site Details: **1 Lot on 1.68 acres, Zoned RM**
Developer: **City of Murfreesboro**
Property Location: **Old Nashville Highway**



The subject property is located along the west side of Old Nashville Highway, just past the intersection of Old Nashville Highway and Asbury Road. The City of Murfreesboro has purchased this property for the purpose of installing an odor-elimination station for their sanitary sewer system. This station will require special exception approval by the Board of Zoning Appeals (BZA), who will consider the application at their June 12, 2013 meeting. That being said, BZA approval is not required to create the lot.

While the plat appears to be in good order, there is not a fire hydrant within 1,000 feet of the property. Information provided by Consolidated Utility District indicates that the water line along Old Nashville Highway cannot support a fire hydrant. Therefore, the applicants are asking for a waiver to this provision along with plat approval.

Any approval should be made subject to Staff comments.



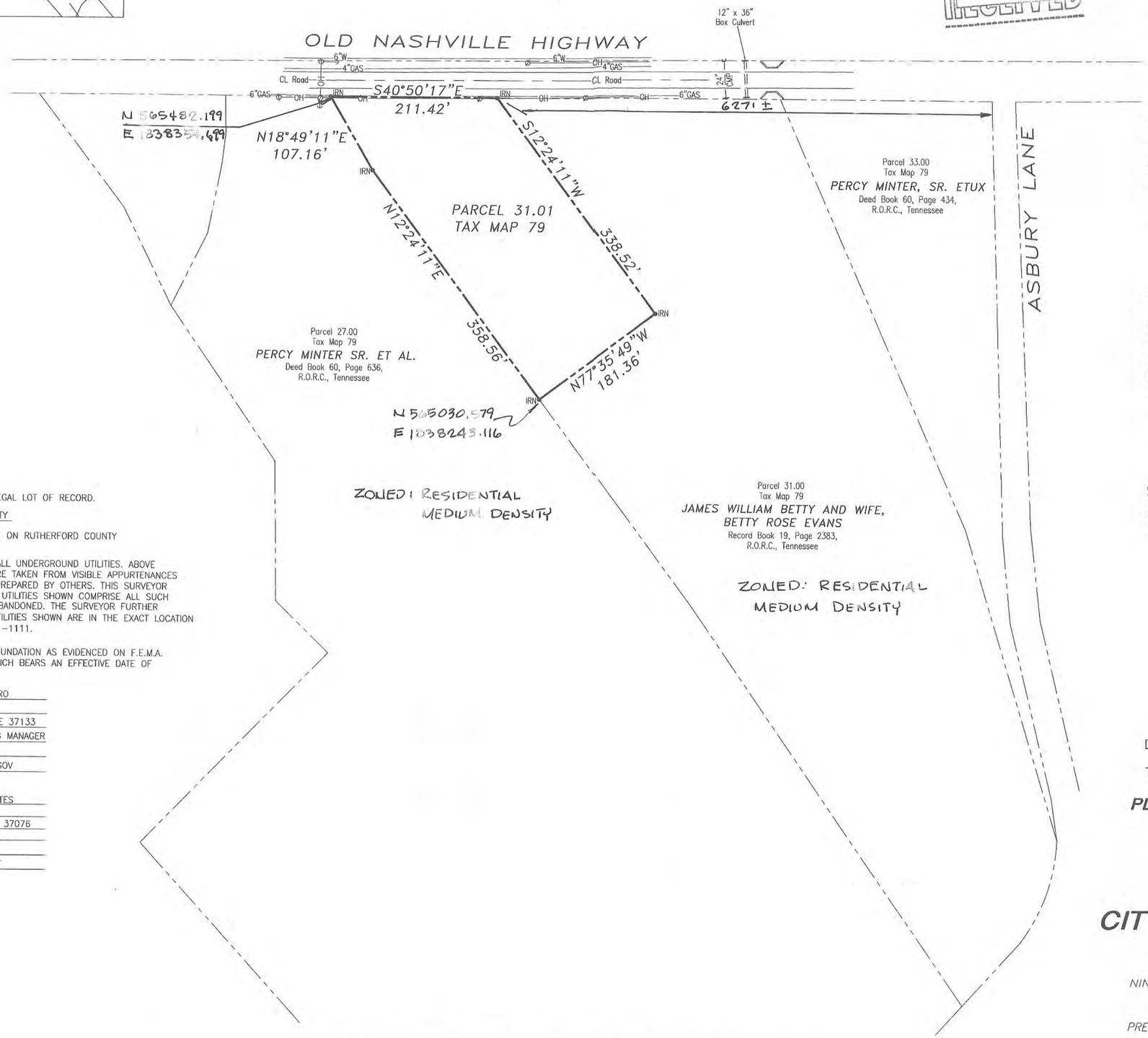
LOCATION MAP
NOT TO SCALE

NORTH

TN GRID NORTH

0' 50' 100' 200' 300'

SCALE: 1"=100'



RECEIVED
MAY 0 9 2013

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.

RECORD BOOK: 1204
PAGE: 2055

5-2-13
DATE

Tommy Bragg, Mayor

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 REGISTRAR.

DATE — SECRETARY, PLANNING COMMISSION

DATE — CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF WATER

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "TRACT FOR THE CITY OF MURFREESBORO" HAS BEEN APPROVED BY THE ENGINEERS FOR CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICES, 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.

5-1-13
DATE

OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MTEMC, AND THAT MTEMC IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MTEMC. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

4-24-13
DATE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

4-25-13

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL LOT OF RECORD.
2) EXISTING ZONING RESIDENTIAL MEDIUM DENSITY
3) SUBJECT PROPERTY IS SHOWN AS PARCEL 31.01 ON RUTHERFORD COUNTY TAX MAP NO. 79.
4) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
5) THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 470165 0140 H, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 5, 2007. (FLOOD ZONE AE).
6) OWNER/SUBDIVIDER: CITY OF MURFREESBORO
ADDRESS: P.O. BOX 1139
MURFREESBORO, TENNESSEE 37133
CONTACT: VALERIE SMITH – ENGINEERING MANAGER
TELEPHONE: (615) 848-3200
EMAIL: VSMITH@MURFREESBOROTN.GOV

8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 198 JACKSONIAN DRIVE
HERMITAGE, TENNESSEE 37076
CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREGT.JTA@COMCAST.NET

LEGEND

● IRN	Iron Rod (Set)
Ø	Utility Pole
—W—	Water Line
—OH—	Overhead Utility Line
—G—	Gas Line

TOTAL AREA: 72,987 SQUARE FEET OR 1.68 ACRES

DATE OF RECORDING: _____

TIME OF RECORDING: _____

PLAT BOOK: _____ **PAGE:** _____

- FINAL PLAT -
TRACT FOR THE CITY OF MURFREESBORO

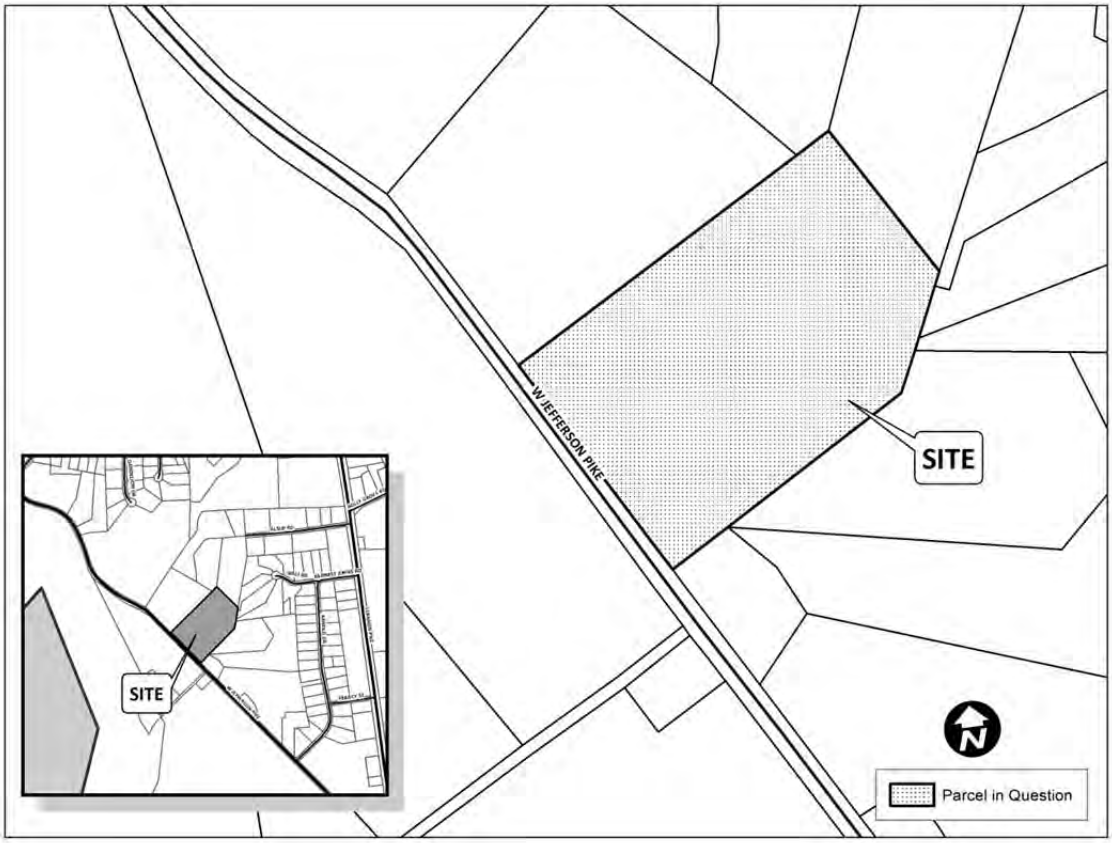
OLD NASHVILLE HIGHWAY
TAX MAP 79 – PARCEL 31.01
NINTH CIVIL DISTRICT OF RUTHERFORD COUNTY
DATE: APRIL 17, 2013

PREPARED BY: JAMES TERRY & ASSOCIATES
198 JACKSONIAN DRIVE
HERMITAGE, TENNESSEE 37076
PHONE: (615) 883-2918

13-2018

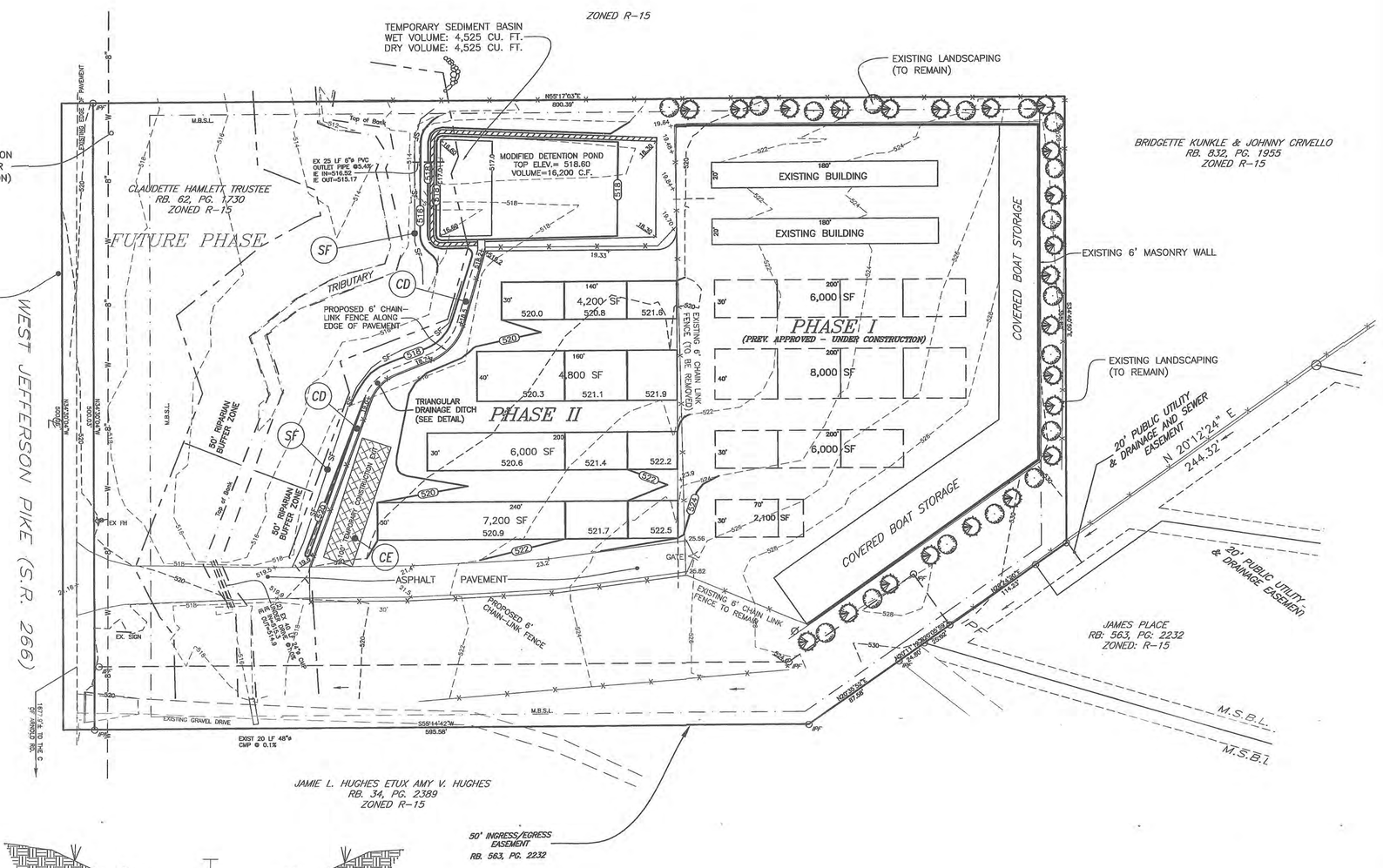
Rutherford County Regional Planning Commission
May 28, 2013 Staff Comments

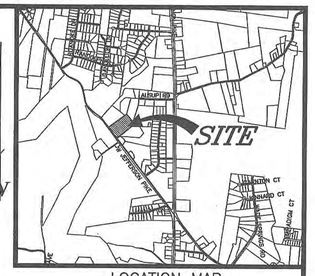
Plat/Plan Name: **Jefferson Pike Storage, Phase II (13-3013)**
Request: **Site Plan Approval**
Site Details: **New Construction of 22,200 square feet (Approximately 146 units) Lot on 8.85 acres, Zoned CS**
Developer: **Bennie Hamlett**
Property Location: **802 West Jefferson Pike**



The subject property is located along the north side of West Jefferson Pike, about ¾ of a mile west of the intersection of West Jefferson Pike and Lebanon Road. The zoning of this property was approved in November of 2009 and the site plan for Phase I was approved in May of 2010. Although the property is zoned Commercial Services (CS) under the new zoning code, it is still governed by the conditional use permit (CUP) approved back in 2009. One of the conditions of the CUP is that right-of-way be dedicated to the County for the eventual widening of West Jefferson Pike. This land will need to be dedicated prior to any building permits being issued for Phase II of this project.

Any approval should be made subject to Staff comments.





LOCATION MAP
NOT TO SCALE

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 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. These 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 confermed with the utility owner prior to comencing any work.
3. 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.
4. Properties adjacent to the site of a land disturbance 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 dikes, or sediment basins; or by a combination of such measures.
5. It is the responsibility the builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the building, from his structure to the downstream drainage system.
6. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
7. 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.
8. Right-of-way widths shown taken from the Rutherford County Road Book dated 11-30-2007.
9. A Type III Conditional Use Permit was granted to the owner in Case Number 09-A015.
10. Lighting will be mounted on the proposed buildings.

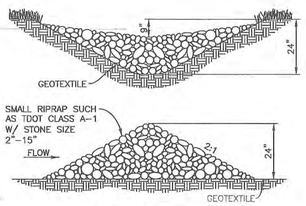
EXISTING UTILITIES

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 website 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.

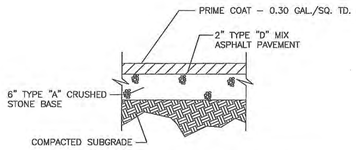
Date: _____ By: _____
Middle Tennessee Electric Membership Corp.

I hereby certify that the existing utilities are located as shown hereon.

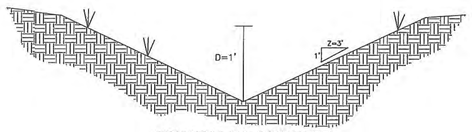
Date: _____ By: _____
Consolidated Utility District



ROCK CHECK DAM
N.T.S.

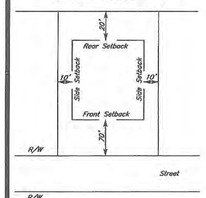


PROPOSED PAVING SECTION
N.T.S.

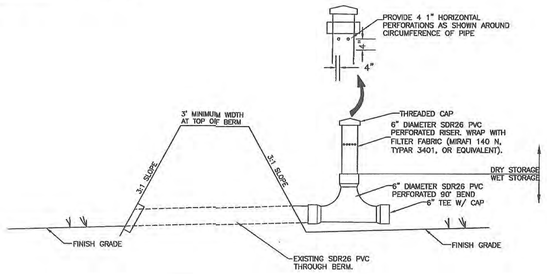


TRIANGULAR DRAINAGE SWALE SECTION
N.T.S.

ZONED: COMMERCIAL SERVICES (CONDITIONAL USE PREVIOUSLY APPROVED)
FRONT SETBACK: 70'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



MODIFIED DETENTION POND OUTLET STRUCTURE
N.T.S.

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05
- 100 Year Flood Plain

NOTE:
SITE LIGHTING WILL BE MOUNTED ON BUILDINGS WITH LESS THAN 1.0 FOOT-CANDLE OF ILLUMINATION @ THE PROPERTY LINE.

SITE DATA - PHASE II

LOT SIZE: 385,286 Sq.Ft. = 8.85± Acres
PROPOSED BUILDING AREA (PHASE II): 22,200 Sq. Ft. (approx. 146 units)
PROPOSED BUILDING HEIGHT: 10' Max
PROPOSED BUILDING MATERIAL: Metal
PROPOSED USE: Mini Storage
TOTAL LOT COVERAGE (INCLUDING PHASE I) = 168,660 Sq.Ft. (43.7%)

OPEN SPACE RATIO: OPEN SPACE / FLOOR AREA = 216,626 Sq.Ft./ 57,100 Sq.Ft. = 3.79
FLOOR AREA RATIO: FLOOR AREA / GROSS LAND AREA = 57,100 Sq.Ft./385,286 Sq.Ft. = 14.82%

DISTURBED AREA (PHASE II) = 1.95 AC

EROSION CONTROL LEGEND

- (CD) CHECK DAM
- (SF) SILT FENCE
- (CE) CONSTRUCTION EXIT
- (FR) STONE FILTER RING
- (DI) DIVERSION BERM / SWALE

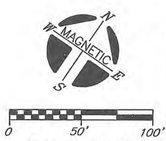
RECEIVED
MAY 10 2013
HUDDLESTON-STEELE

OWNER: CLAUDETTE H. HAMLETT
ADDRESS: 500 SAM DAVIS RD., A-7
SMYRNA , TN 37167

SITE AREA: 8.85 ACRES

TAX MAP: 36 PARCEL: 47.01
RECORD BOOK: 62 PG: 1730

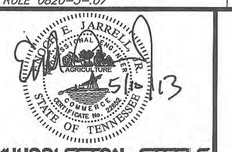
FEDERAL FLOOD NOTE
Portions of this property are designated as a Special Flood Area on: Community Map 47149C 0134H, Dated 1/05/07 Zone(s): X, AE



0 50' 100'

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07



HUDDLESTON-STEELE ENGINEERING, INC.
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SURVEYING : 893 - 4084, FAX: 893 - 0080

NO.	DATE	DESCRIPTION
0	05-10-13	Original Issue

SITE PLAN - PHASE II

JEFFERSON PIKE STORAGE

5th Civil District of Rutherford County, Tennessee

Date: MAY 2013 | Scale: 1"=50' | SHEET 1 OF 1

13-3013