

**Millersville Board of Commissioners
Special Meeting Agenda**

**Tuesday, January 17, 2023
Immediately following a 5:30 P.M. Regular Meeting
at Millersville City Hall**

1. Call to Order.
2. Consideration of appeal of Planning and Zoning decision to deny rezoning of the parcel of property at 1785 Louisville Highway.
3. Adjournment.




CITY OF MILLERSVILLE
PLANNING COMMISSION
1246 LOUISVILLE HIGHWAY
MILLERSVILLE, TENNESSEE 37072
Telephone 615-859-0880

MEMO

January 13, 2023

To: Millersville City Commission
City Manager Avery

From: Andrew Pieri 
Planning and Codes Director

RE: Appeal of Re-Zone Denial
1785 Louisville Highway

All,

The City of Millersville Planning Commission denied a re-zone request for 1785 Louisville Highway at their scheduled meeting on November 15, 2022.

The petitioner Dan and Carole Bloodworth asks that the Millersville City Commission rule in favor of his re-zone request and reverse the Planning Commission denial.

Background:

Mr. Bloodworth met with staff in the fall of 2022 as he was proposing to either develop the 2.66-acre parcel or sell the parcel outright. The issue of concern was that the property is split into (2) zoning classifications. Heavy Commercial (HC) in the front of the property and Estate Residential (ER) in the rear of the property. At staff's direction, Mr. Bloodworth made application to rezone the entire parcel to Heavy Commercial consistent with the Millersville Zoning Ordinance.



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Meeting Details:

At the meeting, members questioned potential structures that would be built on the property. Also of concern was the potential use of the property if the whole parcel carried the Heavy Commercial designation. Questioning was based on the proximity of the subject parcel to existing residential homes immediately adjacent (north) of the subject property.

As a result of discussions and testimony, the Millerville Planning Commission voted to deny the re-zone request.

(A copy of the draft minutes will be available at the City Commission meeting)

Appeal Details:

Mr. and Mrs. Bloodworth have made application to the City Commission to reverse the decision of the Planning Commission. Attached to this memo are the following documents:

- Planning Commission denial letter from Planner Charlie Pieri
- Letter of Appeal from Mr. and Mrs. Bloodworth
- Current site plan which shows a vacant structure on the property that will be demolished if the rezone is approved
- A proposed site plan showing (2) multi-use structures on the site
- Proposed building elevations

If the Millersville City Commissions reverses the recommendation of the Planning Commission, Mr. Bloodworth will still need to obtain Planning Commission site plan approval of any proposed development.

END.



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PLANNING COMMISSION
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MILLERSVILLE, TENNESSEE 37072
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November 15, 2022

Dan and Carole Bloodworth
1785 Louisville Highway
Millersville, TN 37072

Mr. and Mrs. Bloodworth,

Thank you for making application to the Millersville Planning Commission to rezone your property at 1785 Louisville Highway in Millersville.

Unfortunately, the Planning Commission voted to deny your request to re-zone at their November 15, 2022 meeting.

As the Planning Commission is a recommending body, you may appeal their denial to the Millersville City Commission. Any appeal must be filed within forty-five (45) days of this letter.

If you choose to appeal, please provide any supporting documentation that you wish to be considered.

Thank You,

Charlie Pieri
City Planner

TO THE LEADERSHIP OF MILLERSVILLE TN.

MAYOR,
VICE MAYOR
CODES MANAGER

THIS LETTER IS TO ASK FOR AN APPEAL OF THE ZONING BOARDS DECISION
NOT TO REZONE MY PROPERTY AT 1785 HWY 31 .

I FOLLOWED ALL THE INSTRUCTION I WAS TOLD WOULD BE NEEDED TO
ACHIEVE THIS ZONING FOR THE CITY.

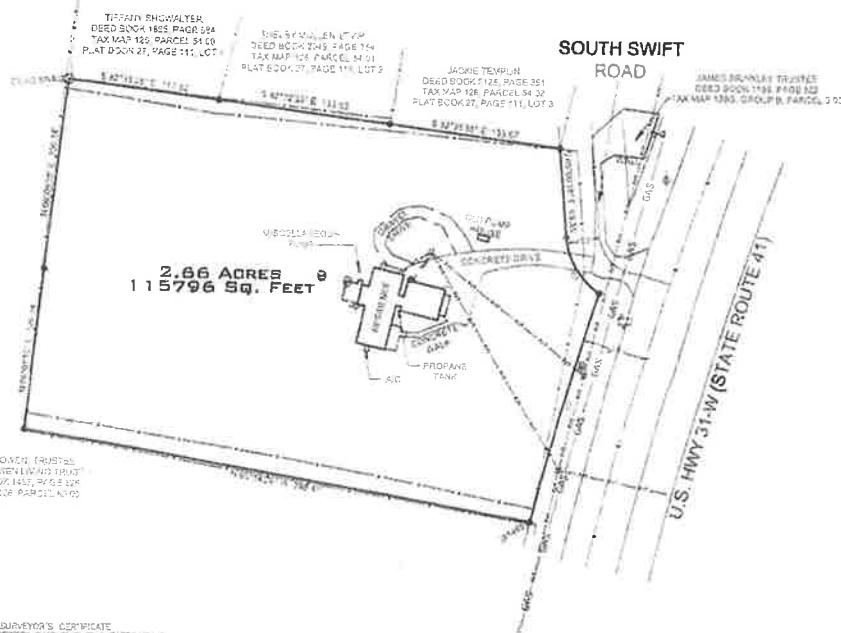
MY PROPOSAL WAS TO PROVIDE A 7 UNIT COMMERCIAL BUILDING AS
SHOWN IN THESE DRAWINGS .

THIS BUILDING IS BOUGHT AND PAID FOR AND READY FOR CONSTRUCTION .

I ASK YOU TO DO THE RIGHT THING FOR THE CITY AND ALLOW THIS ZONING (HEAVY COMMERCIAL) WHICH MATCHES OTHER PROPERTY IN THIS AREA. THAT POTENTIALLY WILL BRING IN TAX DOLLARS FOR YEARS TO COME TO THE CITY AND HELP RELIEVE TAX BURDENS ON THE RESIDENTS OF THE CITY.

THANK YOU
DAN & CAROLE BLOODWORTH

CURRENT SITE PLAN



* No portion of the described tract lies within Floodway and is shown in the area Zone X as such tract shows on FEMA FIRM Map Number 47165C02526 of the Flood Insurance Rate Map for the City of Memphis, Tennessee (effective date not printed).

[illegible][illegible]

3. Basis of dating is based on the Tephrostratigraphic Scale
Flora Correlation System (FACS) Zone on the 1983
North American Pollen (NAPES)

2. In Tennessee it is a violation of the "Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners. It is also illegal to excavate more than 18 inches deep prior to the start of the project without notifying the utility owner and that to violate any statute or ordinance. The Tennessee One Call telephone number is 1-800-421-7111. House calls were called and marked for a driveway.

ALMA'S OWEN TRUST
ALMA'S OWENLYND TRUST
DEED BOOK 1417, PAGE 126
TAX MAP 128 PARCEL 400

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1
SURVEY, THAT THE RATIO OF FREEDOM OF THE
INCLUDED SURVEY IS BETTER THAN 1:10,000, AND
IS IN COMPLIANCE WITH THE CURRENT TENNESSEE
STANDARDS OF PRACTICE FOR LAND SURVEYING.

Myunghwan
MISS CHONG NAM INI

LEGEND

- | OUTDOOR ELECTRICAL | |
|--------------------|---------------------|
| IRON IN POND | ELECTRIC METER |
| CALCULATED POINT | SOIL FLAG |
| UTILITY POLE | FENCE CORNER |
| SHED | WATER SIGN |
| CLEAN OUT | MAIL BOX |
| | WATER MAIN |
| | OVERHEAD POWER LINE |
| | FENCE LINE |
| | CENTER LINE |
| | SEWER LINE |
| | UNDERGROUND POWER |

SHEET

PROJECT

1 OF 1

22-0706

348

REVISIONS

1995

DATE _____

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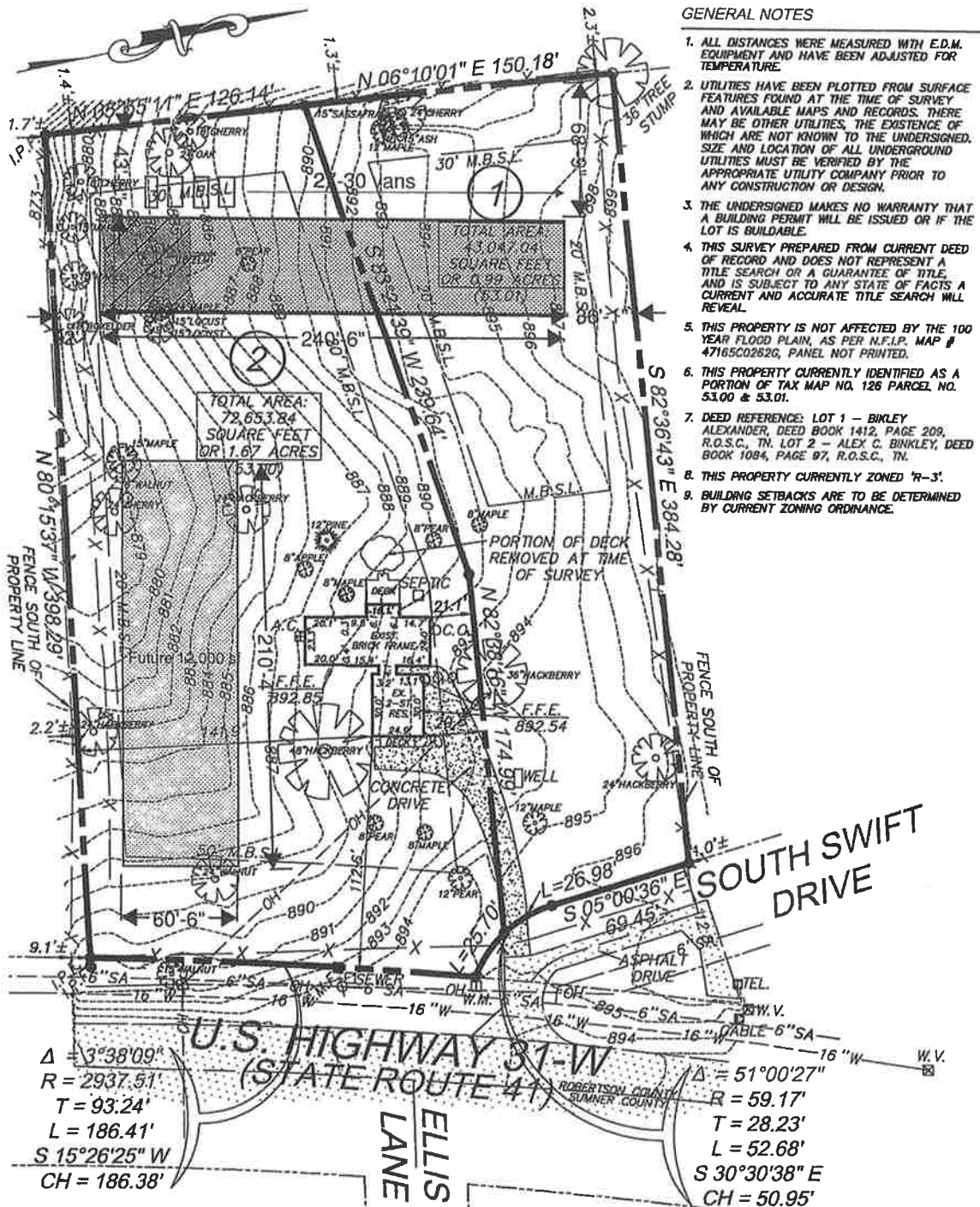
2.2.5

AS-BUILT BOUNDARY SURVEY
JERALDEAN BINKLEY ETAL,
A LIFE TENTANT & BIG MED TEAM
1785 HWY 31W & 0 SOUTH SWIFT RD
RECORD BOOK 2182, PAGE 467
RECORD BOOK 2058, PAGE 483
TAX MAP 126, PARCELS 53.00 & 53.01
ALEX BINKLEY LOTS
PLAT BOOK 18, PAGE 61
ROBERTSON COUNTY, TENNESSEE



T-SQUARE ENGINEERING
SURVEY DIVISION
1339 WEST MAIN STREET, FRANKLIN, TN 37064

1339 WEST MAIN STREET, FRANKLIN, TN. 37064



A NEW OFFICE/WAREHOUSE FLEX SPACE BUILDINGS

EAGLE BUSINESS CENTER

1785 HIGHWAY 31-W

MILLERSVILLE, ROBERTSON COUNTY, TENNESSEE

ARCHITECT

J CLARK & DESIGN, LLC

CONSULTING ENGINEERS

CIVIL ENGINEERING

DDS, ENGINEERING, PLLC

STRUCTURAL ENGINEERING

GARDNER ENGINEERING AND CONSULTING

PLUMBING AND ELECTRICAL ENGINEERING

GARY W. WOOD P.E.

PLAN REVIEW DATA:

1. APPLICABLE CODES: NASHVILLE, DAVIDSON COUNTY
A. 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
B. 2012 INTERNATIONAL ENERGY CONSERVATION CODE
C. 2009 IBC/INTERNATIONAL ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
D. 2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
E. 2012 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS
F. 2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
G. 2011 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
H. 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
I. 2012 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS
J. AMERICANS WITH DISABILITIES ACT, TITLE II, PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES
K. 2020 CITY OF MILLERSVILLE COMPREHENSIVE ZONING ORDINANCE
2. PROJECT INFORMATION:
A. NEW OFFICE/WAREHOUSE FLEX SPACE BUILDINGS
EAGLE BUSINESS CENTER
1785 HIGHWAY 31-W
MILLERSVILLE, TENNESSEE 37072
3. BUILDING ONE:
A NEW OFFICE/WAREHOUSE FLEX SPACE BUILDING
PRE-ENGINEERED METAL BUILDING RIGID STRUCTURAL
FACE BRACK, 16'-0" EAVE HEIGHT SINGLE SLOPE ROOF.
CONSTRUCTION TYPE 2B (IBS) UNPROTECTED, 1 - STORIES
4. OCCUPANT TYPE: MODERATE-HAZARD STORAGE, GROUP S-1,

4. OCCUPANT LOAD: TABLE 1004.1
OFFICE/WAREHOUSE : 500 SF. GROSS/PERSON
GROUP S1 OCCUPANT LOAD 21
TOTAL OCCUPANT LOAD 21
5. FIRE RATED WALLS/EXIT DATA:
a. NUMBER OF EXITS REQUIRED = 2 PER OCCUPANCY, TABLE 1019.1
b. EXIT ACCESS TRAVEL DISTANCE, TABLE 1016.2
c. TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL: S-1
OCCUPANCY LOAD LESS THAN 30 = 100'-0"
d. TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS):
S-1 NO SEPARATION REQUIRED.
6. REQUIRED PLUMBING FIXTURES:
1 RESTROOM (HANDICAP WATER CLOSET AND LAVATORY) TO
1,500 SQ. FT.
2 RESTROOM (HANDICAP WATER CLOSET AND LAVATORY) TO
OVER 1,500 SQ. FT.
DRINKING FOUNTAINS REQUIRED 1 PER 1000 OCCUPANTS
1 SERVICE SINK REQUIRED PER LEASE SPACE
7. BUILDING TWO:
A NEW TENANT WAREHOUSE/DISTRIBUTION BUILDING
PRE-ENGINEERED METAL BUILDING RIGID STRUCTURAL
FRAMES WITH PRE-FINISHED METAL SIDING WITH

4. CONSTRUCTION TYPE 2B (IBS) UNPROTECTED, 1 - STORIES
b. OCCUPANT TYPE: MODERATE-HAZARD STORAGE, GROUP S-1,
c. BUILDING AREA:
TOTAL BUILDING AREA = 12,000 SQ. FT.
4. OCCUPANT LOAD: TABLE 1004.1
WAREHOUSE/DISTRIBUTION : 500 SF. GROSS/PERSON
GROUP S1 OCCUPANT LOAD 24
TOTAL OCCUPANT LOAD 24
5. FIRE RATED WALLS/EXIT DATA:
a. NUMBER OF EXITS REQUIRED = 2 PER OCCUPANCY, TABLE 1019.1
b. EXIT ACCESS TRAVEL DISTANCE, TABLE 1016.2
c. TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL: S-1
OCCUPANCY LOAD LESS THAN 30 = 100'-0"
d. TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS):
S-1 NO SEPARATION REQUIRED.
6. REQUIRED PLUMBING FIXTURES:
WATER CLOSET REQUIRED 1 PER 100 OCCUPANTS
LAVATORY REQUIRED 1 PER 100 OCCUPANTS
DRINKING FOUNTAINS REQUIRED 1 PER 1000 OCCUPANTS
1 SERVICE SINK REQUIRED

INDEX 1

COVER SHEET

CIVIL AND LAND

CI.00..... INITIAL EPSC
CI.01..... SITE LAYOUT
CI.02..... SITE GRADIN
CI.03..... DRAINAGE P
CI.04..... INTERMEDIAT
CI.05..... FINAL STABE
C2.01..... CONSTRUCTI
C2.02..... CONSTRUCT
L1.01..... LANDSCAPE
L1.02..... LANDSCAPE

ARCHITECTURAL

A-1..... BUILDING ON
A-2..... BUILDING ON
A-3..... BUILDING ON
A-4..... BUILDING ON
A-5..... BUILDING ON
A-6..... BUILDING ON
A-7..... BUILDING ON
A-8..... BUILDING ON
A-9..... DOOR SCHED
A-10..... RESTROOM I
A-10..... SECTIONS AI

STRUCTURAL:

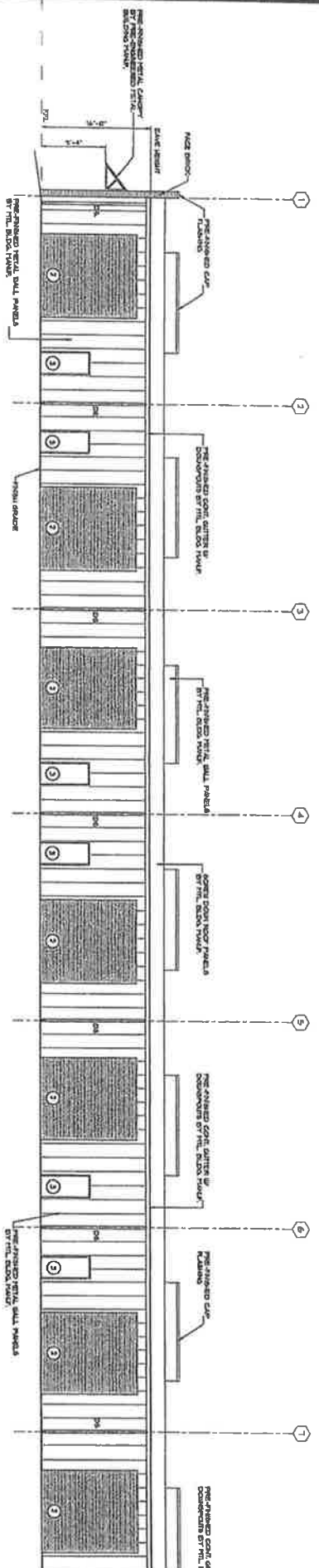
S-1..... BUILDING ON
S-2..... BUILDING ON
S-3..... SECTIONS AI
S-4..... STRUCTURAL

PLUMBING:

PO.1..... PLUMBING S
PO.2..... PLUMBING D
PI.1..... BUILDING ON
PI.2..... BUILDING ON

ELECTRICAL:

EO.1..... ELECTRICAL
EO.2..... ELECTRICAL
EI.1..... BUILDING ON
EI.2..... BUILDING ON
EI.3..... BUILDING ON
EI.4..... BUILDING ON



REAR BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

DR. NO.	FRAME TYPE	DOOR TYPE	DESCRIPTION	HEAD JAMB
1	BY TFL	BY TFL	PRE-FINISHED ALUM. STOCKDOOR	BY TFL
2	BY TFL	BY TFL	ROLL-UP ALUM.	BY TFL
3	BY TFL	BY TFL	FLAMING YELLOW PINKAL	BY TFL

NOTE: 1. ALL DOORS TO BE INSTALLED BY TFL BLDG TEAM. 2. ALL DOORS TO BE INSTALLED BY TFL BLDG TEAM. 3. ALL DOORS TO BE INSTALLED BY TFL BLDG TEAM.