



**City of Millersville Board of Zoning Appeals  
Regular Meeting Agenda  
Tuesday, September 11, 2018 5:30 pm  
Millersville Community Center**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Disclosure of Ex-parte Communications
5. Approve the Minutes of the Board of Zoning Appeals Meeting(s) for the following dates:
  - a. June 5, 2018
6. Public Comments (Limited to 3 minutes per speaker for item[s] on this agenda)
7. Action Items:
  - a. Special Exception Request to allow for Multifamily Residential in Commercial C-3 Zoning on a 27 ac portion of the Bethel Road Parcel known as RC Map 126 Parcel 079.00
  - b. Special Exception Request to allow for Multifamily Residential in Residential R-5 Zoning on a 127 ac portion of the Bethel Road Parcel known as RC Map 126 Parcel 079.00
  - c. Variance Request for Reduction of the Minimum "Front" Yard Setback and Pool Location Exemption for 7617 Bethel Rd RC Map 134 Parcel 008.00
8. Development Services Department Report
  - a. Planning & Zoning Activities.
9. Board Members Comments & General Discussion
10. Public Comments (Limited to 3 minutes per speaker only for items not on this agenda)
11. Next Board of Zoning Appeals Meeting TBD
12. Adjournment

***In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Recorder at 615-859-0880 at least 72 hours prior to the meeting.***



**City of Millersville Board of Zoning Appeals  
Meeting Minutes  
Tuesday, June 5, 2018 5:30 pm  
Commission Chambers**

- 1. Call to Order:** Vice Chairman Petty called the June 5, 2018 meeting of the Board of Zoning Appeals to order at 6:06 pm.
- 2. Pledge of Allegiance:** Lead by Vice Chairman Petty
- 3. Roll Call:** Lead by Secretary Uldrich

**Present:**                               **Mr. Larry Petty**  
   **Mr. Gary Bolton**  
   **Mr. Sam Uldrich**

**Absent:**                               **Mrs. Bonnie Coleman**

**Late:**                                 **Mrs. Helen Nash**

**Staff:**                               **Mr. Michael Barr**  
   **Mrs. Michelle Bernard**

- 4. Disclosure of Ex-parte Communications:** No comments were made from any of the members.
- 5. Approve the Minutes of the Board of Zoning Appeals Meeting(s) for the following dates:**
  - a. January 2, 2018**

Mr. Bolton made the motion to “approve the January 2, 2018 meeting minutes as presented”. Secretary Uldrich seconded the motion.  
**Motion carried by Unanimous vote. (3-aye, 0-nay)**

- 6. Public Comments (Limited to 3 minutes per speaker for item[s] on this agenda):**

No comments by the public were made.

**7. Action Items:**

**a. Variance Request for Reduction of the Minimum Side Yard Setback for 100 Morningview Court RC Map 126P Group B Parcel 025.00:**

The applicant is requesting a reduction of the minimum Front yard setbacks distance from the 30 feet requirement per the recorded Quailwood Estates Section 2 Subdivision Plat to 28. This reduction would allow for attaching a carport with an open breezeway to the existing garage.

Mr. Barr is recommending approval of this Variance granting a reduction of 2 feet to the minimum front yard setback standards as identified in the Quailwood Estates Section 2 Subdivision Plat. Secretary Uldrich made the motion to approve the variance granting a reduction of 2 feet to the minimum front yard setback standards. Mr. Bolton seconded the motion. **Motion carried by Unanimous vote. (3-aye, 0-nay)**

**~~b. Special Exception Request to allow for Multifamily Residential in Commercial C-3 Zoning on the Bethel Road Parcel known as RC Map 125 Parcel 201.01~~**

Mr. Barr advised Vice Chairman Petty that this item has been withdrawn from the agenda.

**8. Development Services Department Report**

**a. Planning & Zoning Activities:**

Mr. Barr stated that they have closed the application process in looking for a new City Manager. They are still planning to hopefully hire someone by mid-July. Mr. Barr also stated that the city has advertised for a new Building Official, however the first round of applications did not meet any of the qualifications. The City plans to put out another ad for the Building Official. Mr. Barr also stated to the members of the Public Work's building addition that was approved at our last meeting will need to be re-advertised as the company we originally went with is back up with work. We also have a Self-Storage facility that is currently being built within the city.

**9. Board Members Comments & General Discussion:**

No comments were made from any of the members. **(Mrs. Nash joins the members)**

**1. Public Comments (Limited to 3 minutes per speaker only for items not on this agenda):**

No comments by the members were made.

**2. Next Board of Zoning Appeals Meeting TBD**

**3. Adjournment:**

Mr. Bolton makes the motion to adjourn.

Secretary Uldrich seconded this motion.

Meeting adjourn at 6:30 pm

**Motion carried (3-aye, 1-nay; Mrs. Nash)**

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Chairperson Bonnie Coleman

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Secretary Sam Uldrich

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Recording Secretary Michelle Bernard

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Approval Date



## **City of Millersville Development Services**

## **BZA Agenda Item #7a**

### **Summary & Recommendation**

**Date:** September 11, 2018

**Reviewer:** Michael Barr, Development Services Director

**Subject:** A Special Exception to include Multifamily Residential in Commercial C-3 zoned portion of the property on Bethel Road aka RC Map 126 Parcel 079.01

**Background:**

The applicant is requesting a Special Exception to allow for Multifamily Residential development on the 27 ac +/- portion of the parcel zoned Commercial C-3. The property is located on Bethel Road approximately 0.5 miles east of Interstate 65 Exit 104. The owner is proposing as many as 260 Multi-family units to be located to the rear of this portion of the parcel. The portion of this C-3 zoned parcel fronting Bethel Rd will be developed as Commercial. This remaining C-3 portion may include as much as 120,000 sq ft of interchange and highway commercial buildings.

The City recently amended its Zoning Ordinance to allow for multifamily development in certain Commercial Districts by Special Exception approval from the Board of Zoning Appeals. After BZA approval of this special use, the project will follow the normal commercial and multifamily development processes for permitting and approval including review by the Planning Commission. A related Development Agreement must be approved by the City Commission for this project.

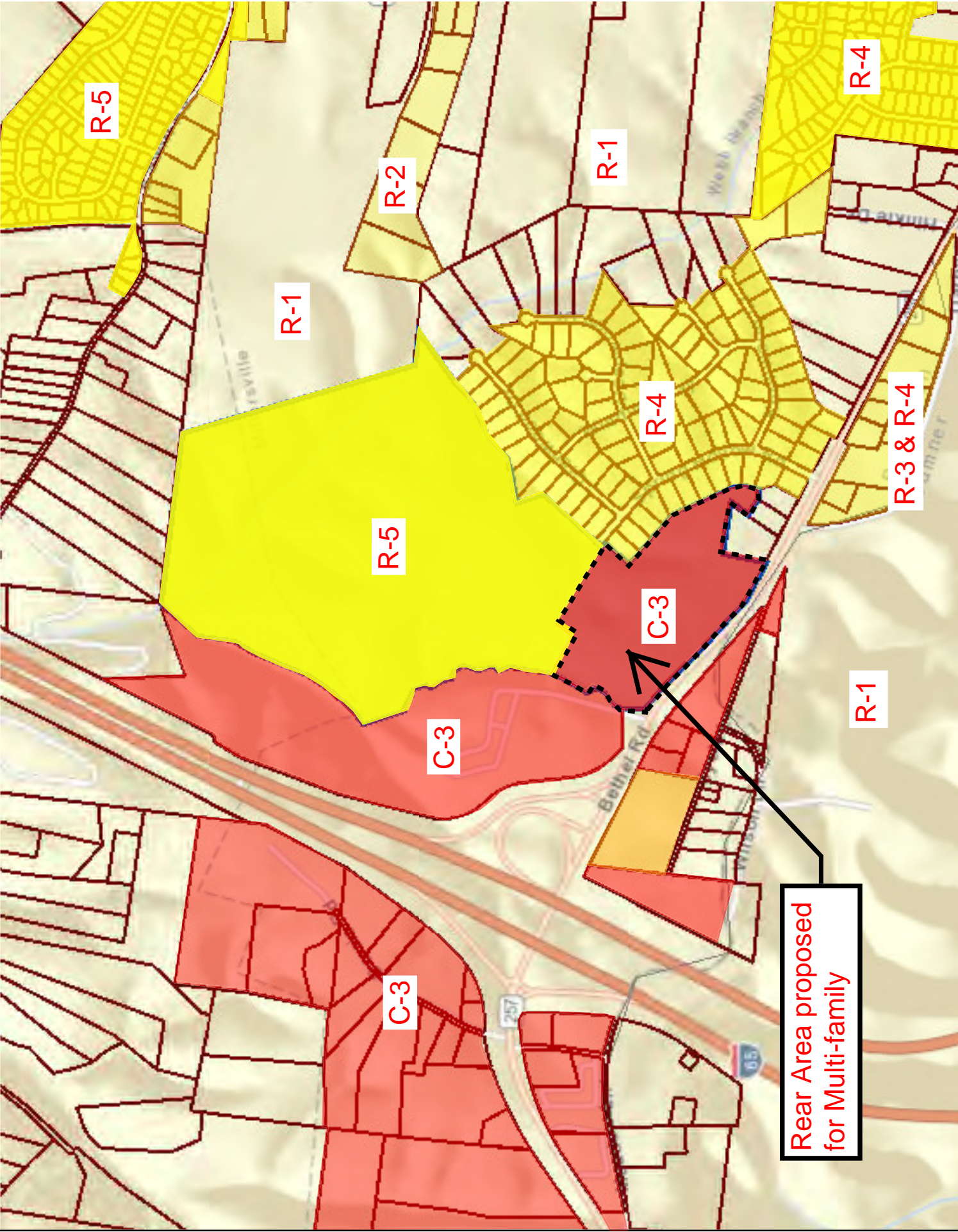
**Attachments:** Parcel Map with Zoning Designation  
Conceptual Site Plan for Bethel Ridge

**Public Notice Sign Posted:** n/a

**Recommendation:** Approve this Special Exception request to allow for multifamily residential development in addition to commercial development on the C-3 zoned portion of the parcel known as RC Map 126 Parcel 079.00.

**Conditions, if any:** None.





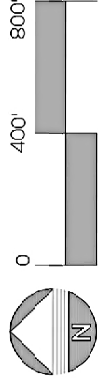
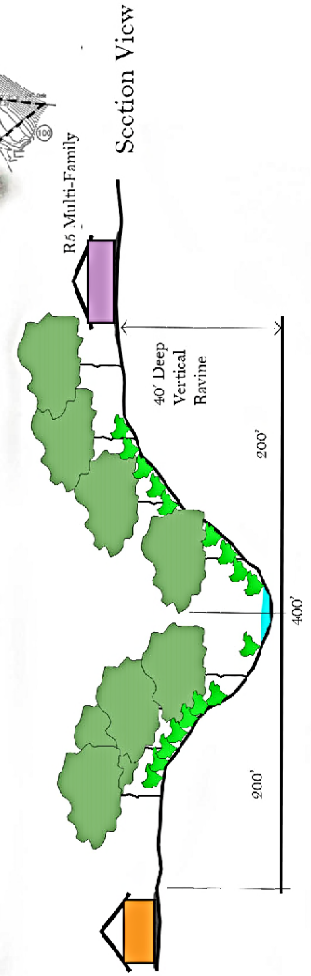
Rear Area proposed  
for Multi-family



# Development Plan

Commercial C-3	27.34 Acres
Retail Space max	120,000 sq ft
Multi-family max	260 Units
Residential R-5	127.28 Acres
Single Family max	156 Lots
Multi-family max	142 Units
Open Space - Conservation 80 Acres	

Commercial C-3  
Zoning Area



Bethel Ridge

REVISIONS:

DRAWN BY:

FIELD DATE:

OFFICE DATE:

CHECKED BY:

PLOT DATE:

SHEET

OF 1

PROJECT NO.:



## **City of Millersville Development Services**

## **BZA Agenda Item #7b**

### **Summary & Recommendation**

**Date:** September 11, 2018

**Reviewer:** Michael Barr, Development Services Director

**Subject:** A Special Exception to include Multifamily Residential in Residential R-5 zoned portion of the property on Bethel Road aka RC Map 126 Parcel 079.01

#### **Background:**

The applicant is requesting a Special Exception to allow for a portion of multifamily residential development in addition to the permitted single family residential on the 127 ac +/- portion of the parcel zoned Residential R-5. The property is located on Bethel Road approximately 0.5 miles east of Interstate 65 Exit 104. The owner is proposing as many as 142 Multi-family units to be located to the front area of this portion of the parcel. The rear area of this portion will remain single family lots with a maximum of 156 homes. This proposed multifamily residential will be less dense than the proposed C-3 multi-family portion.

The City's Zoning Ordinance allows for multi-family development in Residential R-3, R-4, R-5 & R-5M Districts by Special Exception approval from the Board of Zoning Appeals. After BZA approval of this special use, the project will follow the normal multi-family development processes for permitting and approval including review by the Planning Commission. A related Development Agreement must be approved by the City Commission for this project.

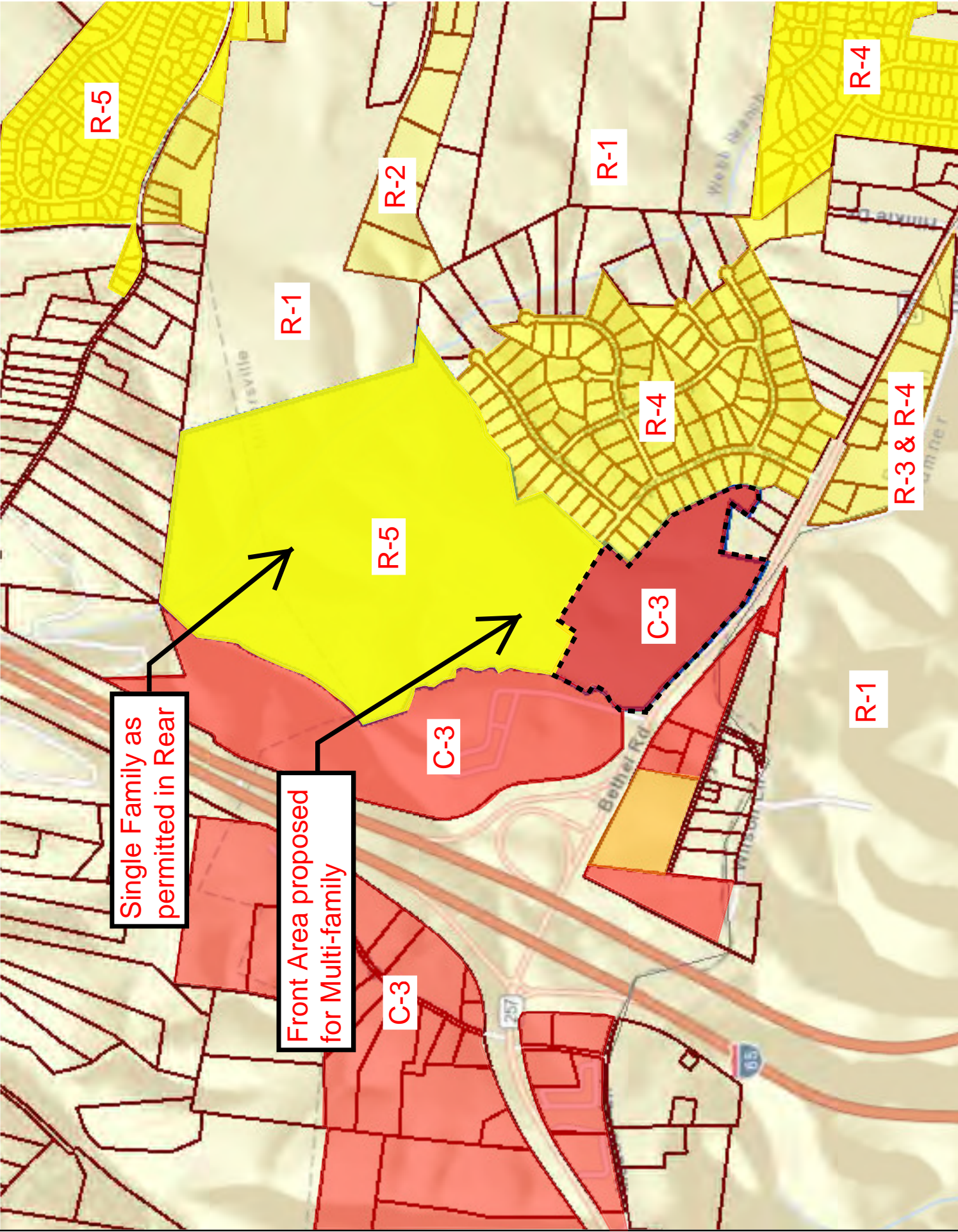
**Attachments:** Parcel Map with Zoning Designation  
Conceptual Site Plan for Bethel Ridge

**Public Notice Sign Posted:** n/a

**Recommendation:** Approve this Special Exception request to allow for multifamily residential development in addition to single family homes on the R-5 zoned portion of the parcel known as RC Map 126 Parcel 079.00.

**Conditions, if any:** None.



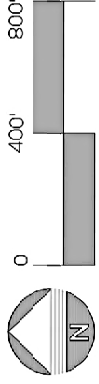
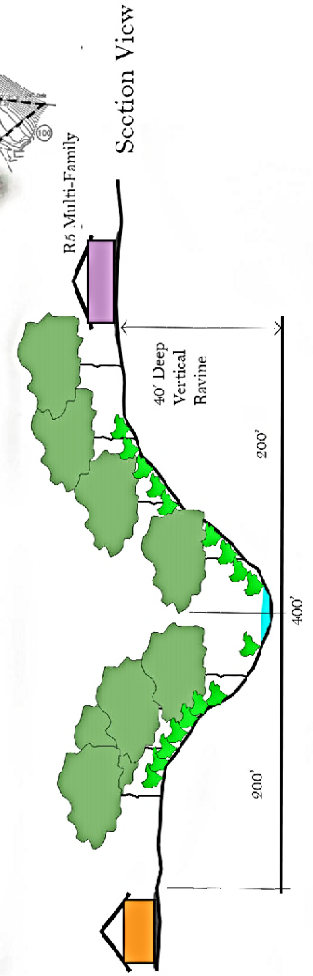
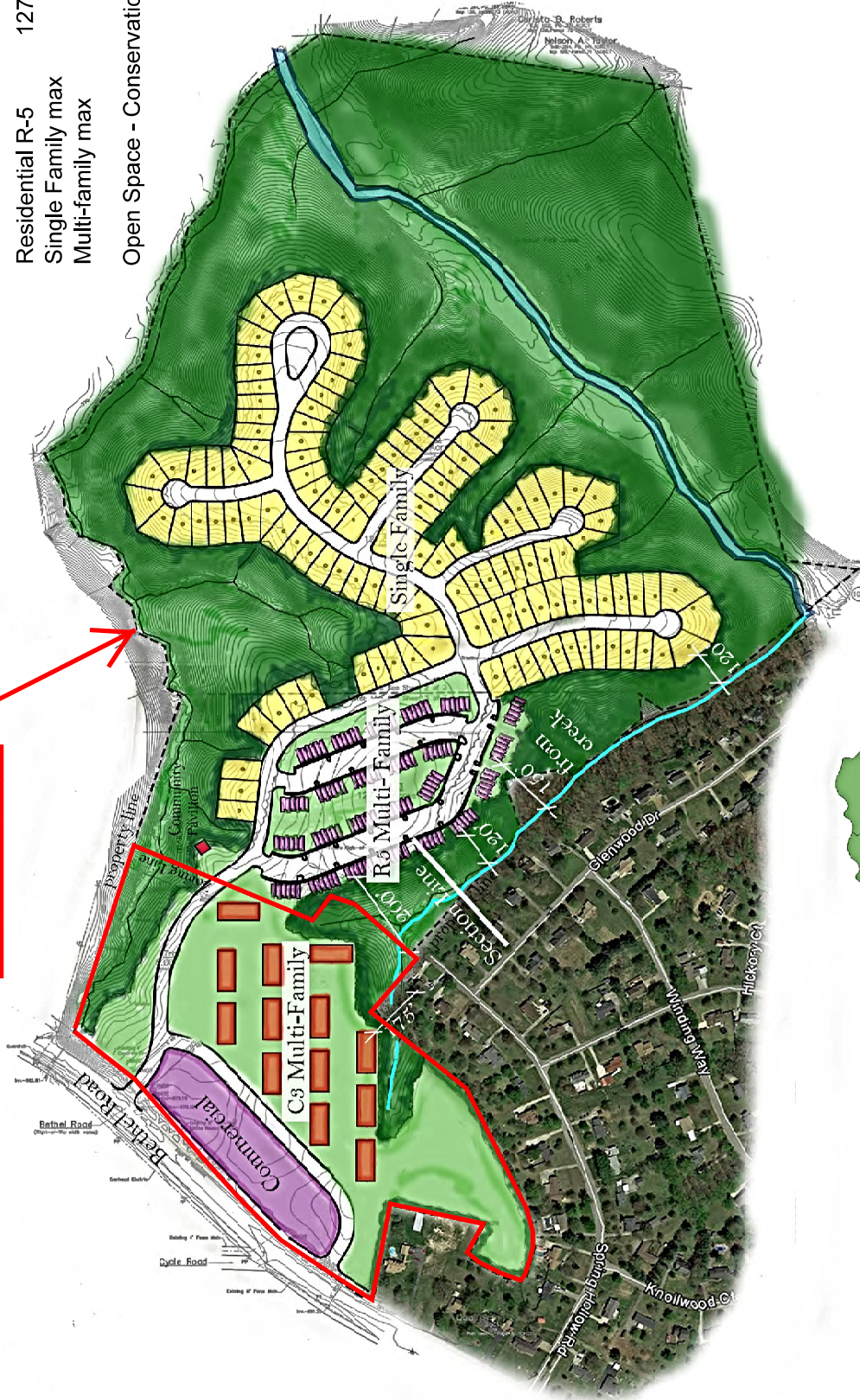




# Development Plan

Commercial C-3	27.34 Acres
Retail Space max	120,000 sq ft
Multi-family max	260 Units
Residential R-5	127.28 Acres
Single Family max	156 Lots
Multi-family max	142 Units
Open Space - Conservation	80 Acres

Residential R-5  
Zoning Area



Bethel Ridge

REVISIONS:

DRAWN BY:

FIELD DATE:

OFFICE DATE:

CHECKED BY:

PLOT DATE:

SHEET

OF 1

PROJECT NO.:



## City of Millersville Development Services

## BZA Agenda Item #7c

### Summary & Recommendation

**Date:** September 11, 2018

**Reviewer:** Michael Barr, Development Services Director

**Subject:** A variance request to reduce the minimum front/rear setback for an in-ground pool and shed for 7617 Bethel Rd RC Map 134 Parcel 008.00

**Background:**

The applicant is requesting a reduction of the minimum front (rear) yard setback distance from the 50 (30) feet requirement per the parcel's zoning designation of Residential R-2. This parcel technically has two front yards as it abuts two public roads. Per Sec. 90-13 of the City's Code of Ordinances *"When the rear yard of a lot abuts a public street, all structures built in that rear yard shall observe the same setback as required for adjacent properties which front on that street."* This request also asks for an exemption to locating pools in the "front" yard. The house's front elevation faces Bethel Rd with the rear of the house facing Darby Rd. This reduction of setback distance and pool location exemption would allow for the pool to be installed to the rear of the house. Additionally, the deck or patio for the pool is proposed to be placed within 10 ft of the property line abutting Darby Rd but within the existing fence.

**Attachments:** Aerial Image of Subject Parcel  
Sketch of proposed Pool & Shed

**Public Notice Sign Posted:** n/a

**Recommendation:** Approve this Variance granting a reduction the minimum "front" yard setback standards and to locate a pool in the "front" yard.

**Conditions, if any:** None.



Robertson County - Parcel: 134 008.00



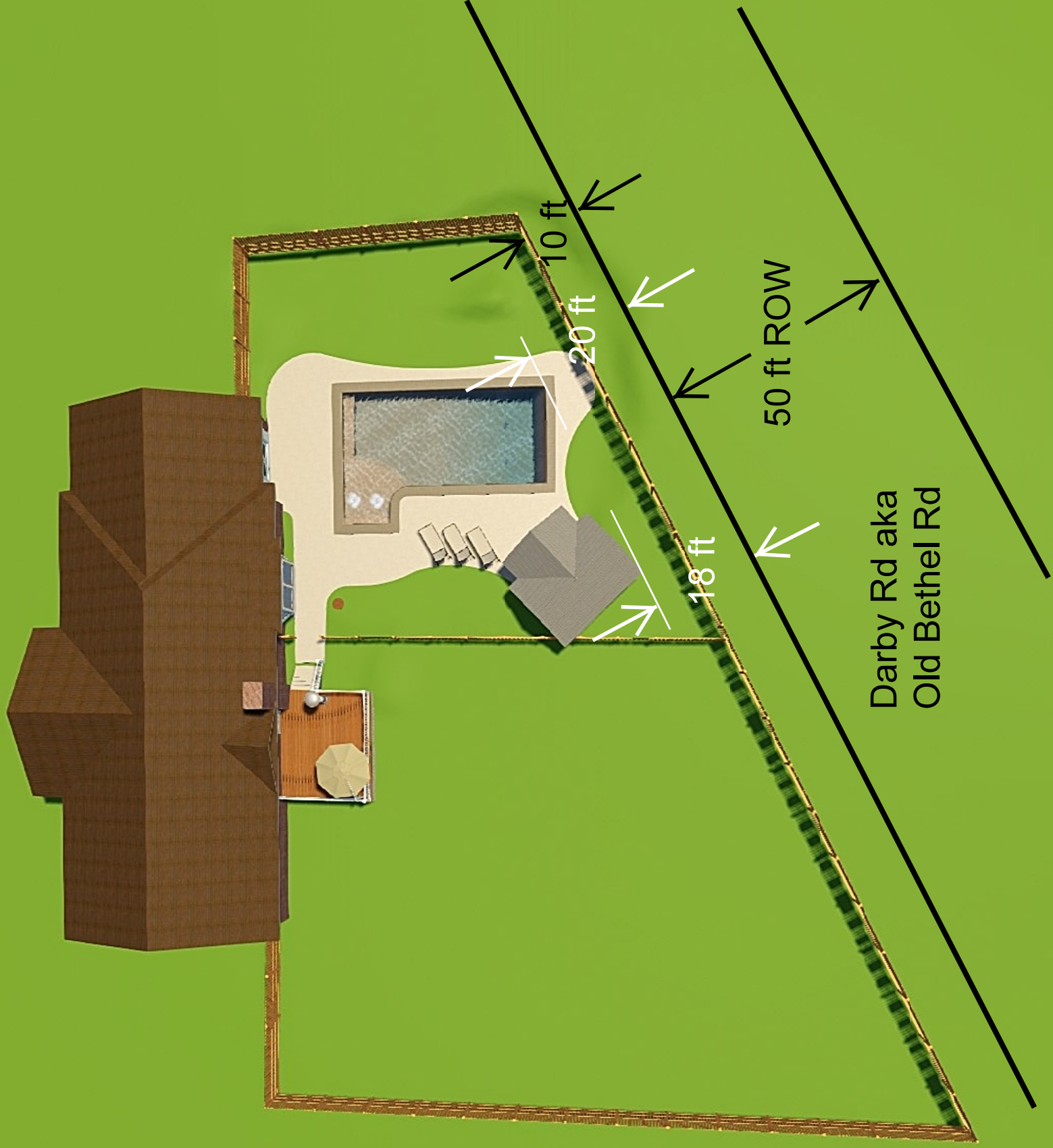
Date: August 28, 2018  
County: Robertson  
Owner: COKER RYAN HEITH ETAL  
Address: BETHEL RD 7617  
Parcel Number: 134 008.00  
Deeded Acreage: 0  
Calculated Acreage: 2.5  
Date of Imagery: 2013

TN Comptroller - OLG  
Esri, HERE, Garmin, © OpenStreetMap contributors  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



7617 Bethel Rd RC 134 008.00



Darby Rd aka  
Old Bethel Rd

50 ft ROW

18 ft

20 ft

10 ft