



## SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

January 5, 2017

6:00 p.m.

Smyrna Town Hall

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 6:00 p.m. on Thursday, January 5, 2017 by Chairman Edwin Davenport. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Gerald Short and the Pledge of Allegiance was led by Councilman Tim Morrell.

The following Planning Commission members/staff were present:

Members:

Chairman Edwin Davenport  
Trey Lee  
Vice-Mayor Marc Adkins  
Gerald Short  
Mike Allen  
Councilman Tim Morrell  
Marc Michaelson

Staff:

Kevin Rigsby, Town Planner  
Mitchell Wensman, Planner  
Jennifer Bizarri, Planning Technician  
Jeff Peach, Town Attorney

**1<sup>ST</sup> Item:** Citizen's Comments:

No citizens' comments at this time.

**2<sup>ND</sup> Item:** **Approval of minutes of the December 1, 2016 meeting**

Following a review of the minutes of the December 1, 2016 meeting Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Mike Allen. Motion carried unanimously.

**3<sup>RD</sup> Item:** **Deven Shah (Glo Hotel)  
Expo Drive  
Rezoning C-2 with H-2 overlay**

A rezoning request from C-2 with H-2 overlay was received from owner/developer Deven Shah for property located on Expo Drive. The property is further referenced as Rutherford County Tax Map 28, Parcel 19.03 and is currently zoned C-2 on approximately 1.38 acres. The following comments were made:

1. Surrounding zoning is C-2.
2. The Land Use Plan would support Office/Retail Multi-Family and Commercial development in this area.
3. The request is for a 61'6" hotel which is 21'6" over the height limit in C-2 of 40'.
4. Fire Department must review and make a recommendation prior to approval by the Town Council.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to send with a positive recommendation to the Town Council the rezoning request from C-2 with H-2 overlay for Deven Shah for the property located on Expo Drive subject to the above noted conditions. Motion carried unanimously.

**4<sup>TH</sup> ITEM: Addition to Village of Valley Green, Section III  
Gambill Wood Drive, Merritt Hill Trail, and Glentree Cove  
Preliminary Plat**

A preliminary plat was received from owner/developer RJS Properties, LLC for the proposed Addition to Village of Valley Green, Section III. The property is further referenced as Rutherford County Tax Map 33, Part of Parcel 73.00. The property is zoned PUD and consists of approximately 20.45 acres with 55 lots proposed. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A storm water fee prior to any construction activity beginning.
4. Submit construction plans.
5. Show perimeter silt fencing.
6. Show construction entrance.
7. Cement mixer cleanout area is not shown on plans.
8. Show all details for aforementioned EPSC measures.
9. Include statement that reads 'All chemicals must be properly stored, while all spills must be immediately cleaned'.
10. Change Lot 30 to remove sinkhole from the lot.
11. The plans appear to indicate storm water will be directed into existing sinkholes. All storm water runoff must be treated before discharging to a sinkhole.
12. The Sidewalk Handicap Ramp Detail is too steep and does not comply with ADA requirements for slope and a 5'X5' flat area. Also, please show a 2 foot wide yellow truncated dome.
13. Please provide a copy of the geotechnical report, signed and sealed by the appropriately licensed professional registered in the State of Tennessee, indicating all sinkholes.
14. TDEC permit must be submitted with final plat.

At this time, Chairman Edwin Davenport recognized Enoch Jarrell and Scott Butler to speak regarding this request.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Gerald Short to approve the preliminary plat for the proposed Addition to Village of Valley Green, Section III subject to the above noted conditions. Motion carried unanimously.

**5<sup>TH</sup> ITEM: Buckingham Hills, Section I  
Napa Valley and Stonefield Drive  
Preliminary Plat**

A preliminary plat was received from owner/developer Scott Butler and John Byrnes for the proposed Buckingham Hills, Section I located on Napa Valley and Stonefield Drive. The property is further referenced as Rutherford County Tax Map 51, Part of Parcel 8.09. The property is zoned PRD and consists of 41 lots on approximately 12.01 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Submit a storm water fee prior to any construction activity beginning.

4. Submit construction plans.
5. Submit E911 approval for all road names.
6. Show names of adjoining public ways.
7. Submit roadway lighting plan.
8. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study to confirm domestic water and fire protection flows are available at this location.
9. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to [subdivisions@ cudrc.com](mailto:subdivisions@ cudrc.com).
10. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to [subdivisions@ cudrc.com](mailto:subdivisions@ cudrc.com). Contact CUDRC's Engineering Department (615-225-3339) for further information.
11. Owner must submit a signed CUD Developer's Agreement to CUD's Engineering Department.
12. Cement mixer cleanout area is not shown on plans.
13. Show all details for aforementioned EPSC measures.
14. Include statement that reads 'All chemicals must be properly stored, while all spills must be immediately cleaned'.
15. The Sidewalk Handicap Ramp Detail is too steep and does not comply with ADA requirements for slope and a 5'X5' flat area. Also, please show a 2 foot wide yellow truncated dome.
16. Please show the driveway for Michael Burke fully within the access easement.
17. The plan appears to indicate a sinkhole near the proposed detention pond. Please provide a copy of the geotechnical report, signed and sealed by the appropriately licensed professional registered in the State of Tennessee, indicating if this is a sinkhole. If it is, water quality must be provided for all proposed runoff prior to discharge into the sinkhole.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to approve the preliminary plat for the proposed Buckingham Hills, Section I subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**6<sup>TH</sup> ITEM:     Buckingham Place, Section III  
                  Lee Road  
                  Preliminary Plat**

A preliminary plat was received from owner/developer William Leckie and Oliver Constable for the proposed Buckingham Place, Section III located on Lee Road. The property is further referenced as Rutherford County Tax Map 51, Parcels 10.00 and 24.01. The property is zoned PRD and consists of 32 lots on approximately 9.11 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Submit a storm water fee prior to any construction activity beginning.
4. Constructions plans are under review.
5. Submit a completed CUD Water Service Availability Request to CUD's Engineering Office along with a full set of plans for a feasibility study to determine if domestic and fire protection flows can be met at the proposed elevation.
6. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to [subdivisions@ cudrc.com](mailto:subdivisions@ cudrc.com).
7. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of

- any construction. Submit plans to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com). Contact CUDRC's Engineering Department (615-225-3339) for further information.
8. Show improvements to the common open space consistent with the approved PRD.
  9. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
  10. Please submit a copy of the driveway connection permit from Rutherford County for the proposed connection to Lee Road.
  11. Show fire hydrants.
  12. Submit roadway lighting plan.
  13. Show storm drains and their protection on plans and on detail sheet.
  14. Include statement that reads 'All chemicals must be properly stored, while all spills must be immediately cleaned'.
  15. Please include dust suppression notes on the Erosion Control Plans.
  16. Please indicate the minimum base pad elevation for all lots.
  17. The plans indicate a significant slope on the swale that is directed to Lee Road. Please provide swale sizing calculations and bend calculations indicating the height the runoff will reach during a 25-Year Design Storm Event. Please include a cross section of the swale showing a minimum 1-foot of freeboard at all flow direction changes.
  18. All storm water pipes within the public right of way are to be RCP.

Following discussion, a motion was made by Gerald Short and seconded by Marc Michaelson to approve the preliminary plat for the proposed Buckingham Place, Section III subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**7<sup>TH</sup> ITEM:      Amberton Subdivision, Section I  
                    Inez Drive  
                    Final Plat**

A final plat was received from owner/developer BMCH Tennessee / Dwight O'Neal Benchmark Communities for the proposed Amberton Subdivision, Section I. The property is further referenced as Rutherford County Tax Map 55, Parcel 29.00. The property is zoned PRD and consists of approximately 25.06 acres with 68 lots proposed. The following comments were made:

1. Add owners' name and signature.
2. Show adequate fire hydrant locations. Wisteria Court area may need an additional hydrant.
3. HOA is required to maintain all open space and detention ponds.
4. Coordinate road improvements with Rutherford County and TDOT.
5. Will need hydraulic analysis from CUD to ensure fire flow is available.
6. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com).
7. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to approve the final plat for the proposed Amberton Subdivision, Section I subject to the above noted conditions. Motion carried unanimously.

**8<sup>TH</sup> ITEM:      Buckingham Place, Section II  
                    Freemark Drive and Napa Valley Drive  
                    Final Plat**

A final plat was received from owner/developer CB Development, LLC for the proposed Buckingham Place, Section II. The property is further referenced as

Rutherford County Tax Map 51, Parcel 10.00. The property is zoned PRD and consists of approximately 6.77 acres with 30 lots proposed. The following comments were made:

1. Add owners' name and signature.
2. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
3. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to [subdivisions@ cudrc.com](mailto:subdivisions@ cudrc.com).

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to approve the final plat for the proposed Buckingham Place, Section II subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**9<sup>TH</sup> ITEM: Church's Chicken  
931 Sgt. Asbury Hawn Way  
Site Plan**

A site plan was received from owner/developer Salt Good Properties / American Development for the proposed Church's Chicken located at 931 Sgt. Asbury Hawn Way. The site plan is for a 1,919 sq. ft. building. The property is further referenced as Rutherford County Tax Map 34-G, Group C, Parcel 15.00. The property is zoned C-2 and consists of approximately 0.85 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A storm water fee will be required prior to issuance of a grading permit.
3. Signs require a separate permit.
4. An NPDES permit will be required. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits. For sites less than one acre add the following the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/publicworks/pdf/landdisturbanceguidelines.pdf>
5. Show location of exterior mechanical equipment. Must be screened from view.
6. Please include a truck turning movement for a garbage truck and fire truck based on the dimensions indicated below:
  - a. Length = 48' 10"
  - b. Width = 8' 3"
  - c. Height = 10' 6"
7. Please include Do Not Enter signage and a stop sign and 24" white stop bar at the one-way drive thru.
8. This site is within a development that includes a master storm water drainage system. There is no need to include a storm water management system onsite. However, you will be required to capture all runoff within an onsite storm water conveyance system and discharge this runoff to the existing conveyance system. Also, please indicate "Non-Shrinking Grout" at all connections from the proposed to existing system.
9. Please show truncated domes at transition from sidewalk to roadway crossing.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Gerald Short to approve the site plan for the proposed Church's Chicken subject to the above noted conditions. Motion carried unanimously.

**10<sup>TH</sup> ITEM: Fleet Equipment Trailer Storage  
[Lot 6 Smyrna Industrial Park]  
Threet Industrial Road  
Site Plan**

A site plan was received from owner/developer Fleet Equipment for the proposed Fleet Equipment Trailer Storage. The property is located on Threet Industrial Road and is further referenced as Rutherford County Tax Map 18, Parcel 6.08. The property is zoned PID and consists of approximately 24.1 acres. The site plan is for three buildings totaling 69,491 sq. ft. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs require a separate permit.
4. Stormwater management fee will be \$2764 + \$175 Codes fees = \$2939 for total grading permit fee.
5. Show landscaping square footage to meet Design Review.
6. Show total amount of impervious area.
7. Provide a lighting plan.
8. Water and sewer plans are under review.
9. Show sprinkler system.
10. Show silt fence around east, north, and west sides (downgrade sides). Please show orange barricade fencing along the south side (upgrade sides).
11. Please show how storm water runoff will be directed into the proposed storm ponds.
12. It appears a significant area will direct discharge offsite between inlet 7 & 8.
13. Include statement that reads 'All chemicals must be properly stored, while all spills must be immediately cleaned'

At this time, Chairman Edwin Davenport recognized Woody Welch and Matt Taylor to speak regarding this request.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Gerald Short to deny the site plan for the proposed building for Fleet Equipment Trailer Storage subject to the above noted conditions. Motion carried 5 to 2 with Chairman Edwin Davenport and Marc Michaelson voting no.

**11<sup>TH</sup> ITEM: Glo Hotel  
Expo Drive  
Site Plan**

A site plan was received from owner/developer construction Management Inc. for the proposed Glo Hotel. The property is located on Expo Drive and is further referenced as Rutherford County Tax Map 29, Parcel 3.00. The property is zoned C-2 and consists of approximately 1.38 acres with 79 rooms. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs require a separate permit.
4. A storm water fee will be required prior to issuance of a grading permit.
5. Site plan approval is contingent on approval of the H-2 overlay request by the Town Council.
6. The existing fire lane easement must remain in the current location and be open for use at all times.
7. Show fire hydrant on the back side of hotel.
8. Submit storm water calculations.
9. Submit water construction plans.
10. Silt fence must be on your property.

11. Proposed gas meter must be a minimum of 3' from any door or window from the building.
12. Show total landscaped area.
13. Show location of exterior mechanical equipment and screening.
14. Show sprinkler system.
15. Cement mixer cleanout area not shown on plans
16. Please indicate the location of the outfall structure and provide invert elevations indicating how it will positively discharge from the underground system.
17. Please provide all drainage calculations including water quality and attenuation.
18. Please include a truck turning movement for a garbage truck and fire truck based on the dimensions indicated below:
  - a. Length = 48' 10"
  - b. Width = 8' 3"
  - c. Height = 10' 6"
19. Please include a cross sectional detail of the proposed underground detention system.
20. Truck cannot make maneuver on paved surface.
21. At a minimum the underdrain detail must include the earth backfill depth, fabric wrapped around aggregate, and backfill elevations on the cross section.
22. Once put into operation phase, the Town of Smyrna does not inspect underground systems. Please include an Operations and Maintenance Agreement signed by the owner indicating the frequency of inspection and cleanout of the proposed underground system. Please submit all inspection reports to the Town of Smyrna Public Works Department.

Following discussion, this item was withdrawn by the developer's representative.

**12<sup>TH</sup> ITEM:     Steak N Shake**  
**[Smyrna Commons Lot 13]**  
**951 Sgt. Asbury Hawn Way**  
**Site Plan**

A site plan was received from owner/developer Salt Good Properties / Nishant Meraiya for the proposed Steak N Shake to be located at 951 Sgt. Asbury Hawn Way. The site plan is for a 2,450 sq. ft. building. The property is further referenced as Rutherford County Tax Map 34-G, Group C, Part of Parcel 13.00. The property is zoned C-2 and consists of approximately 1.20 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A storm water fee will be required prior to issuance of a grading permit.
4. Signs require a separate permit.
5. Please include spot grades and slopes for all sidewalks crossing driveways. Only show a smooth surface through the driveway for the accessible route.
6. Please provide additional spot grades in the corners of the Handicap Parking Spaces and Loading Area to show slopes less than 2%. Also, please add a note to the Grading Plan to indicate a 2% maximum slope in all directions in ADA parking areas.
7. Please include dust suppression notes on the Erosion Control Plans.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Trey Lee to approve the site plan for the proposed Steak N Shake subject to the above noted conditions. Motion carried unanimously.

**13<sup>TH</sup> ITEM:     January Bond Review Report: No bonds at this time.**

**14<sup>TH</sup> Item: Staff Comments and/or Other Business: None at this time.**

**15<sup>TH</sup> Item: Adjournment**

There being no further business, Chairman Edwin Davenport declared the meeting adjourned.

Respectfully submitted:

Certified by:

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Kevin Rigsby  
Secretary

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Edwin Davenport  
Chairman