



## SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

February 2, 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, February 2, 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 Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Marc Michaelson.

The following Planning Commission members/staff were present:

Members:

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

Staff:

Kevin Rigsby, Town Planner  
Mitchell Wensman, Planner  
Mindy Baggett, Office Coordinator  
Jennifer Bizarri, Planning Technician  
Jeff Peach, Town Attorney  
Tom Rose, Public Works Director  
Mike Strange, Utilities Director

Absent:

Councilman Tim Morrell

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

No citizens' comments at this time.

**2<sup>ND</sup> Item:** **Approval of minutes of the January 5, 2017 meeting**

Following a review of the minutes of the January 5, 2017 meeting Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Trey Lee. Motion carried unanimously.

**3<sup>rd</sup> Item:** **John Byrnes**  
**South of Rock Springs Road and North of Woodcrest Section IV**  
**Annexation and zoning R-3 and Plan of Service**

An annexation, zoning request of R-3, and Plan of Service was received from John Byrnes for property located south of Rock Springs Road and north of Woodcrest Section IV. The property is further referenced as Rutherford County Tax Map 32, Part of Parcel 19.01. Property is zoned RM in Rutherford County and contain approximately 2.77 acres. The following comments were made:

1. Surrounding zoning is RM in the County and R-3 in the Town.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.

Following discussion, a motion was made by Gerald Short and seconded by Vice-Mayor Marc Adkins to send with a positive recommendation to the Town Council the annexation, zoning request of R-3, and Plan of Service for John Byrnes for the property located at south of Rock Springs Road and north of Woodcrest Section IV subject to the

above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**4<sup>TH</sup> ITEM:     Abhirup Patra  
                  Gambill Lane  
                  Rezoning request R-1 to R-4**

A rezoning request from R-1 to R-4 was received from owner/developer Abhirup Patra for property located on Gambill Lane. The property is further referenced as Rutherford County Tax Map 33, Parcel 86.00 and is currently zoned R-1 on approximately 6.8 acres. The following comments were made:

1. Surrounding zoning is R-1 and R-3.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.

At this time, Chairman Edwin Davenport recognized Andy Beck with B&B Construction to speak regarding this request.

Following discussion, a motion was made by Trey Lee and seconded by Gerald Short to send with a negative recommendation to the Town Council the rezoning request from R-1 to R-4 for Abhirup Patra for property located on Gambill Lane subject to the above noted conditions. Motion carried unanimously.

**5<sup>th</sup> Item:       Oliver Constable  
                  6144 Lee Road  
                  Rezoning request R-1 to R-3**

A rezoning request from R-1 to R-3 was received from owner/developer Oliver Constable for property located at 6144 Lee Road. The property is further referenced as Rutherford County Tax Map 51, Part of Parcel 24.10 and is currently zoned R-1 on approximately .50 acres. The following comments were made:

1. Surrounding zoning is PRD (Buckingham Place) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.

Following discussion, a motion was made by Gerald Short and seconded by Trey Lee to send with a positive recommendation to the Town Council the rezoning request of R-1 to R-3 for Oliver Constable located at 6144 Lee Road subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**6<sup>TH</sup> ITEM:     Woodcrest Section V  
                  Abbottswood Drive  
                  Sketch Plat**

A sketch plat was received from owner/developer Oliver Constable for the proposed Woodcrest Section V. The property is further referenced as Rutherford County Tax Map 32, Part of Parcel 19.01. The property is zoned R-3 and consists of approximately 2.77 acres with 9 lots proposed. The following comments were made:

1. Subject to approval of the annexation and R-3 zoning request by the Town Council.
2. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.

3. 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.
4. A storm water fee will be required with grading permit. Stormwater management fee will be \$477.00 + \$175 Codes fees = \$652.00 for total grading permit fee.
5. Show road names.
6. Submit construction plans before final plat.
7. Water service, domestic, fire and/or irrigation, is provided by CUDRC.
8. 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).
9. 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.
10. 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.
11. Developer to submit a signed CUD Developer's Agreement to CUD's Engineering Department.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Marc Michaelson to approve the sketch plat for the proposed Woodcrest Section V subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**7<sup>TH</sup> ITEM: Hidden Hills Section V, Phase I  
Bonifay Drive  
Preliminary Plat**

A preliminary plat was received from owner/developer CFIJ / Scott Butler for the proposed Hidden Hills Section V, Phase I located on Bonifay Drive. The property is further referenced as Rutherford County Tax Map 33, Part of Parcels 9.00 and 10.00. The property is zoned R-3 and consists of 8 lots on approximately 2.90 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 with grading permit. Stormwater management fee will be \$490.00 + \$175 Codes fees = \$665.00 for total grading permit fee.
4. Submit construction plans before final plat.
5. Extend St. Francis Avenue to the future extension of Enon Springs Road, West.

At this time, Chairman Edwin Davenport recognized Enoch Jarrell with Huddleston-Steele Engineering to speak regarding this request.

Following discussion, a motion was made by Marc Michaelson and seconded by Vice-Mayor Marc Adkins to approve the preliminary plat for the proposed Hidden Hills, Section V, Phase I subject to the above noted conditions. Motion carried unanimously.

**8<sup>TH</sup> ITEM: Hidden Hills, Section VI, Phase I  
McGrath Drive and Summerlin Road  
Preliminary Plat**

A preliminary plat was received from owner/developer CFIJ / Scott Butler for the proposed Hidden Hills, Section VI, Phase I located at McGrath Drive and Summerlin Road. The property is further referenced as Rutherford County Tax Map 33, Part of

Parcels 9.00 and 10.00. The property is zoned R-3 and consists of 18 lots on approximately 7 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 with grading permit. Stormwater management fee will be \$900.00 + \$175 Codes fees = \$1,075.00 for total grading permit fee. Payment for the grading permit must be made immediately after the pre-construction meeting when completing the application form and submitting your Tennessee Contractor's License and Workman's Compensation Insurance Certificate. Please do not pay for it in advance.
4. Submit construction plans before final plat.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve the preliminary plat for the proposed Hidden Hills Section VI, Phase I subject to the above noted conditions. Motion carried unanimously.

**9<sup>TH</sup> ITEM: Patton Retreat, Phase II  
287 Chicken Pike  
Preliminary Plat**

A preliminary plat was received from owner/developer Mike Hollingshead for the proposed Patton Retreat, Phase II. The property is further referenced as Rutherford County Tax Map 49, Parcels 95.03 and 95.06. The property is zoned R-3 and consists of approximately 44.10 acres with 101 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 will be required with grading permit. Stormwater management fee will be \$4,610.00 + \$175 Codes fees = \$4,785.00 for total grading permit fee. Payment for the grading permit must be made immediately after the pre-construction meeting when completing the application form and submitting your Tennessee Contractor's License and Workman's Compensation Insurance Certificate. Please do not pay for it in advance.
4. Submit water calculations.
5. Proposed water line must be shown on all sheets of the Preliminary Plan.
6. Proposed water line must be shown to connect to existing water line at Lot 122 and along Brooklyn Faith Way.
7. Developer must submit a signed CUD Developer's Agreement to CUD's Engineering Office.
8. Submit revised Preliminary Plan and DWG file to CUD's Engineering Office for review.
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. Show contours at 2' intervals.
11. Please include a pre-development drainage basin map including all offsite drainage areas. Please indicate the time of concentration lines and topographic elevations on the drainage basin maps.

Following discussion, a motion was made by Trey Lee and seconded by Mike Allen to approve the preliminary plat for the proposed Patton Retreat, Phase II subject to the above noted conditions. Motion carried unanimously.

**10<sup>TH</sup> ITEM: Patton Retreat, Phase I**  
**287 Chicken Pike**  
**Final Plat**

A final plat was received from owner/developer Mike Hollingshead for the proposed Patton Retreat, Phase I. The property is further referenced as Rutherford County Tax Map 49, Part of Parcels 95.06 and 95.03. The property is zoned R-3 and consists of approximately 20.15 acres with 38 lots proposed. The following comments were made:

1. Add signature block for the owner and Consolidated Utility District.
2. Add signature block and signature for the owner of the property west of Chicken Pike.
3. The Town will have to determine the new road name for the western branch of Chicken Pike. The Town will also need to make a determination regarding disposition of the existing right-of-way.
4. If the finished floor elevation does not exceed the rim elevation of the next upstream manhole, a backwater valve complying with section 715 of the 2012 International Plumbing Code will be required. Based on the submitted drawings, it is likely that the following lots will require a backwater valve: 1- 37.

Following discussion, a motion was made by Gerald Short and seconded by Marc Michaelson to approve the final plat for the proposed Patton Retreat, Phase I subject to the above noted conditions. Motion carried unanimously.

**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 located on Expo Drive. The site plan is for a hotel with 43,523 sq. ft. with 83 rooms. The property 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. 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 with grading permit. Stormwater management fee will be \$338 + \$175 Codes fees = \$513 for total grading permit fee. Payment for the grading permit must be made immediately after the pre-construction meeting when completing the application form and submitting your Tennessee Contractor's License and Workman's Compensation Insurance Certificate. Please do not pay for it in advance.
5. Site plan approval is contingent on approval of the H-2 overlay request by the Town Council.
6. 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.
7. Proposed gas meter must be a minimum of 3' from any door or window from the building.

8. Show location of exterior mechanical equipment and screening.
9. Add one street tree along Sam Ridley Parkway, West.
10. Add a second access to the site. An ingress/egress easement exists as recorded on the plat for this area to the north.
11. Submit to the Utility Department gas and water demand loads for meter sizing.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve the site plan for the proposed Glo Hotel subject to the above noted conditions. Motion carried unanimously.

**12<sup>H</sup> ITEM: February Bond Review Report:**

Woodcrest Subdivision, Section III - Extend six months.  
The Legacy, Resub of Lot 120 Section IV - Extend six months.  
Ashton Creek - Extend six months.  
Smyrna Commons - Reduce to \$100,000 and extend six months.  
Woodmont Subdivision, Section IV - Extend six months.  
Lenox of Smyrna Phase I Section 2-C - Extend one year.  
Parkside Subdivision, Phase II - Extend six months.

Following discussion of the February Bond Review Report a motion was made by Gerald Short and seconded by Mike Allen to approve staff's recommendations as to the bonds set forth on the attached chart. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

A copy of the February Bond Report as approved is attached hereto by reference Exhibit #2017-02.

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

At this time Town Planner Kevin Rigsby advised members of a workshop scheduled for February 9, 2017 at 6:00 p.m. to discuss the Major Thoroughfare Plan, Lowry Street Corridor Overlay Study, and training for members.

**14<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