



## SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

March 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, March 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 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  
Vice-Mayor Marc Adkins  
Councilman Tim Morrell  
Gerald Short  
Trey Lee  
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:

Mike Allen

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

No citizens' comments at this time.

**2<sup>ND</sup> Item:** Approval of minutes of the February 2, 2017 meeting and the February 9, 2017 work session

Following a review of the minutes of the February 2, 2017 meeting and the February 9, 2017 work session Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Councilman Tim Morrell. Motion carried unanimously.

**3<sup>RD</sup> Item:** Sharilla, LLC  
Gambill Lane  
Rezoning request R-1 to R-3

A rezoning request from R-1 to R-3 was received from owner/developer Harold Gambill /Sharilla, LLC 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.

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 R-1 to R-3 for Harold Gambill/Sharilla, LLC for property located on Gambill Lane subject to the above noted conditions. Motion carried unanimously.

**4<sup>th</sup> Item: Tim Raybon  
Pinto Drive and Joyner Drive  
Rezoning request C-2 to R-4**

A rezoning request from C-2 to R-4 was received from owner/developer Tim Raybon for property located at Pinto Drive and Joyner Drive. The property is further referenced as Rutherford County Tax Map 27, Parcel 9.00 and is currently zoned C-2 on approximately .68 acres. The following comments were made:

1. The surrounding zoning is C-2, R-6, and R-4.
2. The Land Use Plan would support Office/Retail/Multi-Family development in this area.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Gerald Short to send with a positive recommendation to the Town Council the rezoning request of C-2 to R-4 for Tim Raybon for the property located at Pinto Drive and Joyner Drive subject to the above noted conditions. Motion carried unanimously.

**5<sup>th</sup> Item: Cedar Hill Subdivision  
Morton Lane  
Amendment to PRD request**

An amendment to the PRD request was received from owner/developer Land Solutions Company, LLC for property located on Morton Lane. The property is further referenced as Rutherford County Tax Maps 54 and 55, Parcels 30.00 and 49.00, and is currently zoned PRD on approximately 91.5 acres with 242 lots proposed. The following comments were made:

1. The surrounding zoning is R-1, R-3, and PRD (Amberton in Town and RM in Rutherford County).
2. The Land Use Plan would support Single Family Residential 5 - 9 units per acre development in this area.
3. The proposed PRD is for a 242 lot single-family development. The development is similar to the adjoining PRD Amberton.
4. Show the minimum house size as 1,650 square feet, as approved with the previously approved PRD.
5. Submit a traffic study to address traffic improvements to Morton Lane with the first preliminary plat.
6. Show a swimming pool facility as one of the required amenities.
7. Corner Lots will have one side setback and one rear setback, not two side setbacks.

At this time, Chairman Edwin Davenport recognized Kevin Estes to speak regarding this request.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to send with a positive recommendation to the Town Council the amendment to the PRD for Cedar Hill Subdivision subject to the above noted conditions. Motion carried with Vice-Mayor Marc Adkins not voting or participating in discussion.

**6<sup>TH</sup> ITEM: Woodcrest Subdivision, Section V  
Abbottswood Drive  
Preliminary Plat**

A preliminary plat was received from owner/developer Oliver Constable for the proposed Woodcrest Subdivision, 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 + \$175 Codes fees = \$652 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. Submit construction plans prior to submittal of the final plat.
6. Water service [domestic, fire, and/or irrigation] is provided by CUDRC. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study. 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. 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."

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 Woodcrest Subdivision, 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: Professional Park, Resubdivision of Lots 5 and 6  
Joyner Drive  
Final Plat**

A final plat was received from owner/developer Tim Raybon for the proposed Professional Park Resub of Lots 5 and 6. The property is further referenced as Rutherford County Tax Map 27-O, Group D, Parcels 7.00 and 8.00. The property is zoned R-4 and consists of approximately 1.04 acres with 3 lots proposed. The following comments were made:

1. Add signatures of the owner and surveyor.
2. Change the lot numbers to 5, 6, and an additional number that has not already been utilized in the Professional Park Subdivision.
3. Label the nearest fire hydrant.

Following discussion, a motion was made by Gerald Short and seconded by Trey Lee to approve the final plat for the proposed Professional Park, Resub of Lots 5 and 6 subject to the above noted conditions. Motion carried unanimously.

**8<sup>TH</sup> ITEM: Nix Subdivision, Lot 2B (Captain D's and Subway)  
1876 Almaville Road  
Site Plan**

A site plan was received from owner/developer Greg Patel / Maruti Joint Venture for the proposed Nix Subdivision, Lot 2B located at 1876 Almaville Road. The property is further referenced as Rutherford County Tax Map 50-N, Group A, and Parcel 12.02. The property is zoned C-2 and consists of approximately 0.94 acres. The proposed commercial building is 4,519 sq. ft. The following comments were made:

1. Reciprocal parking agreement must be recorded prior to CO being issued for Lot 2B.
2. Obtain approval from the appropriate utilities and Town departments prior to placing signs in any public easement.
3. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
4. A storm water fee will be required with grading permit. Stormwater management fee will be \$371 + \$175 Codes fees = \$546 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. 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.
6. Signs require a separate permit.
7. On the Captain D's portion of the building anywhere there is EIFS show stone, brick or hardie board.
8. Please provide drainage calculations for water quality and water quantity.
9. Driveway connection on south side near drive thru is confusing. Please include a do not enter/one way sign at the south side of the building to indicate traffic flow direction.

At this time, Chairman Edwin Davenport recognized Laws Boldin to speak regarding this request.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve the site plan for the proposed Nix Subdivision, Lot 2B (Captain D's and Subway) subject to the above noted conditions. Motion carried unanimously.

**9<sup>TH</sup> ITEM:     Rock Springs Plaza, Phase II  
                  Rock Springs Road and Jim Parker Drive  
                  Site Plan**

A site plan was received from owner/developer JRPS, LLC for the proposed Rock Springs Plaza, Phase II located at Rock Springs Road and Jim Parker Drive. The property is further referenced as Rutherford County Tax Map 28 Parcel 68.04. The property is zoned C-2 and consists of approximately 5.10 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. Signs require a separate permit.
3. Water and sewer construction plans are under review.
4. For the large building, add additional brick on sides and rear of the building to be consistent with the front of building.

At this time, Chairman Edwin Davenport recognized Mike Gilbert to speak regarding this request.

Following discussion, a motion was made by Trey Lee and seconded by Councilman Tim Morrell to approve the site plan for the proposed Rock Springs Plaza, Phase II subject to the above noted conditions. Motion carried unanimously.

**10<sup>TH</sup> ITEM:    Rocky Fork Elementary School  
                  Rocky Fork Road  
                  Site Plan**

A site plan was received from owner/developer Rutherford County Board of Education for the proposed Rocky Fork Elementary School located on Rocky Fork Road. The property is further referenced as Rutherford County Tax Map 33 Parcel 53.01. The property is zoned R-1 and consists of approximately 73.07 acres. The following comments were made:

1. Site plan is approved as submitted allowing metal wall panels and rows of parking with more than 15 spaces without a landscape island.
2. Water and sewer construction plans are under review.
3. Submit final plat dedication for right of way of streets.
4. Signs require a separate permit.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to approve the site plan for the proposed Rocky Fork Elementary School subject to the above noted conditions. Motion carried with Trey Lee not voting or participating in discussion.

**11<sup>TH</sup> ITEM: Smyrna Commons, Lot 14-L (Heritage South Community Credit Union)  
941 Sgt. Asbury Hawn Way  
Site Plan**

A site plan was received from owner/developer Saltgood Properties for Smyrna Commons, Lot 14-L for the proposed Heritage South Community Credit Union located at 941 Sgt. Asbury Hawn Way. The property is further referenced as Rutherford County Tax Map 34-G, Group C, and Parcel 14.00. The property is zoned C-2 and consists of approximately 1.10 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 \$310 + \$175 Codes fees = \$485 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. Signs require a separate permit.
5. Please indicate how the sewer connection will be made. Please show the width of the trench and milling and resurfacing the entire width of the roadway for 20' in each direction of the trench.
6. Extend stone height all of the way around the building equal to the middle line on the front of the building.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to approve the site plan for the proposed Smyrna Commons, Lot 14-L (Heritage South Community Credit Union) subject to the above noted conditions. Motion carried unanimously.

**12<sup>TH</sup> ITEM: Speedway  
1261 South Lowry Street  
Site Plan**

A site plan was received from owner/developer Speedway, LLC for the proposed Speedway located at 1261 South Lowry Street. The property is further referenced as Rutherford County Tax Map 49 and Parcel 33.00. The property is zoned C-2 and consists of approximately 3.98 acres. Proposed square footage is 10,012. The following comments were made:

1. At the February 16, 2017 Board of Zoning Appeals meeting a variance request was approved from Section 3.090 of the Zoning Ordinance to increase a proposed truck entrance driveway on Sam Griffin Road to a width of 50 feet and a truck exit to a width of 34 feet.
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 \$598 + \$175 Codes fees = \$773 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. Signs require a separate permit.
6. Please provide a copy of the approved TDOT driveway connection permit, TDEC Underground Storage Tank Notification Permit, and TDEC SWPPP.
7. A Grading Permit Application must be submitted to Public Works Department. Along with the application, please submit 3 copies of the signed and sealed construction plans and 1 copy of the signed and sealed drainage calculations for water quality and water quantity.
8. Please coordinate with Danielle Hagewood, Economic Development Coordinator - Strategic Transportation Investments Division, (Phone: 615-253-2521 Email: [Danielle.hagewood@tn.gov](mailto:Danielle.hagewood@tn.gov)) regarding the road widening project for Sam Griffin. Please incorporate their roadway design into your construction plans.
9. Water service [domestic, fire, and/or irrigation] is provided by CUDRC. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study. The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial. 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). 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. All main water line taps are to be made by CUDRC. Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to [subdivisions@ cudrc.com](mailto:subdivisions@ cudrc.com). The form can be found at <http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx>. All backflow preventers are to be located outside and in an aboveground hotbox. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement. Possible conflict with proposed storm line and existing CUD water line.
10. All storm water piping in the right-of-way must be RCP. Also, the minimum pipe size is 18".
11. Please include directional arrows and signs at driveway connection indicating one way and do not enter.
12. A 1,500 gallon grease trap will be required.
13. Show four additional parking spaces. Parking required is 46.
14. The plans and details for the following need to be submitted:
  - a) Temporary construction entrance, underlain by a geotextile fabric.
  - b) Cement mixer cleanout area.
  - c) Storm drain inlet protection, if storm drains exist.
  - d) Detention pond outlet protection.
  - e) Silt fence or eels.

- f) A statement reading "All chemicals must be properly stored and all spills must be cleaned ASAP".

At this time, Chairman Edwin Davenport recognized Jonathan Wocheer to speak regarding this request.

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

**13<sup>th</sup> Zoning Ordinance Amendment  
Parking Requirements for Auto Sales**

At this time, Town Planner Kevin Rigsby presented an amendment to the Zoning Ordinance relative to parking requirements for auto sales. A copy of the Zoning Ordinance Amendment for Parking Requirements for Auto Sales as approved is attached hereto by reference Exhibit #2017-13.

Following discussion, a motion was made by Gerald Short and seconded by Councilman Tim Morrell to approve the proposed Zoning Ordinance Amendment for parking requirements for auto sales. Motion carried unanimously.

**14<sup>th</sup> Zoning Ordinance Amendment  
Buffer Strips**

At this time, Town Planner Kevin Rigsby presented an amendment to the Zoning Ordinance relative to buffer strips.

Following discussion, this item was deferred until next month's meeting.

**15<sup>th</sup> Design Review Amendment  
Percentage Requirements for Exterior Materials**

At this time, Town Planner Kevin Rigsby presented an amendment to the Design Review Manual relative to percentage requirements for exterior materials. A copy of the Design Review Manual Amendment for Percentage Requirements for Exterior Materials as approved is attached hereto by reference Exhibit #2017-14.

Following discussion, a motion was made by Trey Lee and seconded by Mark Michaelson to approve the proposed Design Review Amendment for the percentage requirements for exterior materials. Motion carried unanimously.

**16<sup>th</sup> Major Thoroughfare and  
Bicycle and Pedestrian Plan Update**

At this time, Town Planner Kevin Rigsby presented an update to the bicycle and pedestrian for the Major Thoroughfare Plan. A copy of the Major Thoroughfare Plan and Bicycle and Pedestrian Plan Update as approved is attached hereto by reference Exhibit #2017-15.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to approve the proposed update for the bicycle and pedestrian plan for the Major Thoroughfare. Motion carried with Chairman Edwin Davenport voting no.

**17<sup>th</sup> Lowry Street Revitalization Corridor Plan**

At this time, Town Planner Kevin Rigsby presented the Lowry Street Revitalization Corridor plan.

A copy of the Lowry Street Revitalization Corridor Plan as approved is attached hereto by reference Exhibit #2017-16.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to approve the Lowry Street Revitalization Corridor Plan. Motion carried unanimously

**18<sup>H</sup> ITEM: March Bond Review Report:**

The March Bond Review was presented for the following recommendations:

**Villages of Greentree Section I Phase I:** Recommendation to release when new letter of credit for both phases in the amount of \$15,000 is submitted.

**Village of Greentree Section I Phase II:** Recommendation to release when new letter of credit for both phases in the amount of \$15,000 is submitted.

**Burton Farms Subdivision, Section V, Phase IV:** Recommendation to extend six months.

**Burton Farms Subdivision, Section V, Phase III:** Recommendation to extend six months.

**Addition to Village of Valley Green, Section II, Phase I:** Recommendation to extend one year.

**Seven Oaks Business Park:** Recommendation to release.

Following discussion of the March Bond Review Report a motion was made by Councilman Tim Morrell and seconded by Gerald Short to approve staff's recommendations. Motion carried unanimously.

A copy of the March Bond Report as approved is attached hereto by reference Exhibit #2017-17.

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

**20<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