



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

April 6, 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, April 6, 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 Trey Lee and the Pledge of Allegiance was led by Mike Allen.

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
Mike Allen

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

1ST Item: Citizen's Comments:

No citizens' comments at this time.

2ND Item: **Approval of minutes of the March 2, 2017 meeting**

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

3RD Item: **Election of Officers**

At this time, Town Attorney Jeff Peach entertained nominations for the office of Chairman and Vice-Chairman of the Planning Commission.

Councilman Tim Morrell nominated **Edwin Davenport** for **Chairman** for a one year term. Vice-Mayor Marc Adkins made a motion that nomination cease and Edwin Davenport be elected as Chairman this motion was seconded by Councilman Tim Morrell. Motion carried unanimously.

At this time, Town Attorney Jeff Peach entertained nominations for the office of Vice-Chairman of the Planning Commission.

Vice-Mayor Marc Adkins nominated **Councilman Tim Morrell** to serve as **Vice-Chairman**. At this time nominations cease and Councilman Tim Morrell be elected as Vice Chairman. The motion carried unanimously.

4th Item: **Bob Parks**
Seven Oaks Boulevard
Amendment to The Villages PRD

An amendment to The Villages PRD was received from owner/developer Bob Parks for property located on Seven Oaks Boulevard. The property is further referenced as

Rutherford County Tax Map 50, Parcel 7.03 and is currently zoned PRD on approximately 12.89 acres. The following comments were made.

1. Surrounding zoning is R-1, R-3, R-6, and C-2.
2. The Land Use Plan would support Office/Retail/Multi-Family Residential development in this area.
3. The proposed PRD amendment reduces the total number of lots from 59 to 56, changes the road layout, and changes the location of proposed open space. It does not change the range of house size or exterior materials.

At this time, Chairman Edwin Davenport recognized Rob Molchan with SEC Engineering 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 amended PRD for Bob Parks for property located on Seven Oaks Boulevard. Motion carried unanimously.

**5TH ITEM: John Floyd
Old Nashville Highway and Chicken Pike
Rezoning request R-1 to PRD**

A rezoning request from R-1 to PRD was received from John Floyd for property located on Old Nashville Highway and Chicken Pike. The property is further referenced as Rutherford County Tax Map 49, Parcel 103.00 and is currently zoned R-1 on approximately 31.4 acres.

The following comments were made:

1. Surrounding zoning is R-1 and R-5.
2. The Land Use Plan would support Single-Family Residential 0-4 units per acre development in this area.
3. The proposed PRD is for 98 townhouses ranging from 1,450-1,650 square feet on 13.5 acres and 85 single family dwellings with a minimum of 1,600 square feet on 17.9 acres.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to send with a positive recommendation to the Town Council the rezoning request of R-1 to PRD for John Floyd for their property located at Old Nashville Highway and Chicken Pike. Motion carried unanimously.

**6TH ITEM: Nix Subdivision, Lot 2B [Captain D's]
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 [Captain D's]. The property is further referenced as Rutherford County Tax Map 50-N, Group A, Parcel 12.02. The property is zoned C-2 and consists of approximately .94 acres. The proposed square footage of the building is 4,519. 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. The architectural elevations are approved as submitted for this review.
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.

Following discussion, a motion was made by Trey Lee and seconded by Gerald Short to approve the site plan for the proposed Nix Subdivision, Lot 2B [Captain D's] subject to the above noted conditions. Motion carried unanimously

**7th Zoning Ordinance Amendment
Buffer Strips**

At this time, Town Planner Kevin Rigsby presented an amendment to the Zoning Ordinance relative to buffer strips. A copy of the Zoning Ordinance Amendment for Buffer Strips as approved is attached hereto by reference Exhibit #2017-17.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the proposed Zoning Ordinance Amendment for buffer strips. Motion carried unanimously.

**8th Design Review Amendment
Architectural 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 is attached hereto by reference Exhibit #2017-18.

Following discussion, this item was deferred.

9TH ITEM: April Bond Review Report - None at this time

10TH Item: Staff Comments and/or Other Business - None at this time

11TH Item: Adjournment

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

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Edwin Davenport
Chairman