



## SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

May 4, 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, May 4, 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 Marc Michaelson.

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

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

No citizens' comments at this time.

**2<sup>ND</sup> Item:** **Approval of minutes of the April 6, 2017 meeting**

Following a review of the minutes of the April 6, 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.

**3<sup>rd</sup> Item:** **Tim McClure**  
**Baker Road and One Mile Lane**  
**Amendment to The Meadows PRD**

An amendment to The Meadows PRD was received from owner/developer Tim McClure with Alcorn Properties, LLC for property located at Baker Road and One Mile Lane. The property is further referenced as Rutherford County Tax Map 55, Parcels 18.00 and 18.03 and Tax Map 50, Parcel 62.00 and is currently zoned PRD on approximately 74.3 acres. The following comments were made.

1. Surrounding zoning is I-2 in Town and RM in Rutherford County.
2. The Land Use Plan would support single family residential development 5-9 units per acre in this area.
3. The proposed amendment would increase the number of lots from 199 to 216. There are additional requested changes that are detailed in the letter from Mr. Steve Steele dated 4/17/17 that is included in the packet.

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 amended PRD for The Meadows property located at Baker Road and One Mile Lane. Motion carried 4 to 3 by a roll call with Vice Mayor Marc Adkins, Councilman Tim Morrell, Marc Michaelson, and Chairman Edwin Davenport voting yes and Trey Lee, Gerald Short, and Mike Allen voting no.

**4<sup>TH</sup> ITEM: John Elliott  
Rock Springs Road and Stonecrest Blvd.  
Rezoning request C-2 to PUD**

A rezoning request from C-2 to PUD was received from John Elliott for property located on Rock Springs Road and Stonecrest Blvd. The property is further referenced as Rutherford County Tax Map 33, Parcel 1.01 and is currently zoned C-2 on approximately 26.86 acres. The following comments were made:

1. Surrounding zoning is R-1, R-3 and C-2.
2. The Land Use Plan would support office/retail/multi-family residential development in this area.
3. The proposed PUD is for up to 264 apartment units with the remainder of the development to be uses as allowed under the C-2 district. Additional information can be found in the pattern book.
4. Staff would recommend a traffic impact analysis be done for the project.
5. Use of the Texas Eastern easement for recreation will require approval from Texas Eastern.
6. The C-2 portion of the development will be required to have assisted living or senior housing.

At this time, Chairman Edwin Davenport recognized Chad Gilbert with Southern Building Group to speak regarding this request.

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 PUD for John Elliott for the property located at Rock Springs Road and Stonecrest Blvd. Motion carried unanimously.

**5<sup>TH</sup> ITEM: William L. Roper  
12374 Old Nashville Highway  
Rezoning request R-1 to C-2**

A rezoning request from R-1 to C-2 was received from William L. Roper for property located at 12374 Old Nashville Highway. The property is further referenced as Rutherford County Tax Map 33, Parcel 33 and is currently zoned R-1 on approximately 14.5 acres. The following comments were made:

1. Surrounding zoning is R-1, R-2, R-3 and C-2.
2. The Land Use Plan would support office/retail/multi-family residential development in this area.

Following discussion, a motion was made by Vice Mayor Marc Adkins and seconded by Trey Lee to send with a positive recommendation to the Town Council the rezoning request of R-1 to C-2 for William L. Roper for the property located at 12374 Old Nashville Highway. Motion carried unanimously.

**6<sup>TH</sup> ITEM: Charles H. Gunn & Francisco Javier Reyes  
302 Eastland Drive  
Rezoning request C-2 to R-3**

A rezoning request from C-2 to R-3 was received from Charles H. Gunn and Francisco Javier Reyes for property located at 302 Eastland Drive. The property is further referenced as Rutherford County Tax Map 34-G, Group A, Parcel 9.00 and is currently zoned C-2 on approximately .36 acres. The following comments were made:

1. Surrounding zoning is PRD and C-2.

2. The Land Use Plan would support office/retail/multi-family residential development in this area.

Following discussion, a motion was made by Mike Allen and seconded by Gerald Short to send with a positive recommendation to the Town Council the rezoning request of C-2 to R-3 for Charles H. Gunn and Francisco Javier Reyes for their property located at 302 Eastland Drive. Motion carried unanimously.

**7<sup>TH</sup> ITEM: Foxland Forest Resub. of Lot 11  
Foxland Drive and Poplar Wood Road  
Final Plat**

A final plat was received from owner/developer Timothy and Leigh Hudgens for their property on Foxland Drive and Poplar Wood Road. The property is further referenced as Rutherford County Tax Map 55-B, Group A, Parcel 11.00. The property is zoned R-1 and consists of 3 lots on approximately 4.37 acres. The following comments were made:

1. Add signature of the owner and Consolidated Utility District prior to submittal for recording.
2. Add a fire hydrant to serve Lots 11A and 11B. If this cannot be done, approval of this plat would require a variance be granted by the Planning Commission regarding the Subdivision Regulations requirement of a fire hydrant within 500 feet of all lots.

At this time, Chairman Edwin Davenport recognized Timothy Hudgens to speak regarding this request.

Following discussion, per the request of Timothy Hudgens, this item was withdrawn.

**8<sup>TH</sup> ITEM: Patton Retreat, Phase I - Amended Final Plat  
Chicken Pike  
Final Plat**

An amended 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 of the owner and Consolidated Utility District prior to submittal for recording.
2. 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.
3. This amendment changes the layout to remove the previously approved connection with a roundabout to Chicken Pike. Access would be through Burton Farms as well as a connection to Old Nashville Highway.
4. The construction entrance is required directly from Chicken Pike or Old Nashville Highway.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the amended final plat for the proposed Patton Retreat, Phase I subject to the above noted conditions. Motion carried unanimously.

**9<sup>TH</sup> ITEM: J&M Equity  
13106 Old Nashville Highway  
Site Plan**

A site plan was received from owner/developer J&M Equity, LLC for the proposed J&M Equity located at 13106 Old Nashville Highway. The site plan is for a building square footage of 4,932. The property is further referenced as Rutherford County Tax Map 28-M, Group G, Parcels 31.00 and 33.00. The property is zoned C-4 and consists of approximately 1.84 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 of \$559.00 will be required prior to issuance of a grading permit.
4. Signs require a separate permit.
5. Water line and fire hydrant will have to be extended to the east side of Old Nashville Highway.
6. Provide proof of the access easement being recorded prior to issuance of CO.
7. Show sewer service along its' entire length.
8. Please include an ADA accessible route from the sidewalk along Old Nashville Highway to the building entrance.
9. Please resolve utility conflict with storm outfall pipe.
10. Trash pad enclosure will be required if you have a dumpster. Must meet Design Review.

At this time, Chairman Edwin Davenport recognized Joey Rhyne, Andrew Steele, and Tom Rose to speak regarding this request.

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 J&M Equity subject to the above noted conditions. Motion carried unanimously.

**10<sup>TH</sup> ITEM: Steel Technologies Phase II  
Florence Road and Rebel Road  
Site Plan**

A site plan was received from owner/developer Steel Technologies, LLC for the proposed Steel Technologies, Phase II located at Florence Road and Rebel Road. The site plan is for a building square footage of 81,872. The property is further referenced as Rutherford County Tax Map 35, Parcels 86.01, 87.00, and 87.01 and Rutherford County Tax Map 34, Parcels 15.02 and 15.03. The property is zoned I-3 and consists of approximately 13.34 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. Please use the same detail for the Light Duty Pavement or Heavy Duty Pavement for the Fire Department Access Road.
4. Revise the paved area calculation to reflect additional parking. Add total area of landscape area provided. Submit revised landscape plan.

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 Steel Technologies, Phase II subject to the above noted conditions. Motion carried unanimously.

**11<sup>TH</sup> ITEM: Mandatory Referral:  
Taylor Farms  
F Street**

The Planning Commission members next considered the following:

### **Taylor Farms and F Street**

The Town has received a request regarding the existing public right-of-way of F Street south of Swan Drive. The request is from Taylor Farms, which is located on the east and north sides of this right-of-way. The request is for the Town to sell this right-of-way so it can be added to the property to the west.

One additional parcel borders the right-of-way in question on the west side, which is owned by Cumberland Swan Holding Inc. This right-of-way provides access only to Taylor Farms operations on the east side of the road. The Town sold two separate portions of the right-of-way of 14<sup>th</sup> Avenue located directly south of F Street to Taylor Farms in 2013 and 2016. There are existing utilities including water, sewer, and natural gas line in this area, and the Town will retain easements for these lines. We have received an appraisal for the property (copy attached) that shows the value at \$29,300. No plat has been received at this time which would incorporate the property into the adjoining parcel.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Trey Lee to send with a positive recommendation to the Town Council the request regarding the existing public right-of-way for F Street South of Swan Drive. Motion carried unanimously.

### **12<sup>TH</sup> ITEM: May Bond Review Report**

The May Bond review was presented for the following:

Lenox of Smyrna Phase II, Section I / Regent Homes, LLC: Extend six months.

Lenox of Smyrna, Phase I, Section III / Regent Homes, LLC: Release if as-built received prior to May 12, 2017. Otherwise, extend six months.

Burton Farms Subdivision, Section V, Phase I / Waldron Enterprises, LLC: If everything is complete, release. Otherwise, extend six months.

Woodcrest Subdivision, Section I / CB Development: If everything is completed including as-built, release. Otherwise extend six months.

Woodcrest Subdivision, Section II / CB Development: If everything is completed, release. Otherwise, extend six months.

Buckingham Place Subdivision, Section I / CB Development: Extend one year.

Hidden Hills Section IV, Phase III / CFIJ A TN General Partnership: Extend one year.

Following discussion of the May Bond Review Report a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to approve staff's recommendations. Motion carried with Chairman Edwin Davenport not voting or participating in discussion. A copy of the May Report as approved is attached.

### **13<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