



## SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

June 1, 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, June 1, 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 Trey Lee.

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 May 4, 2017 meeting**

Following a review of the minutes of the May 4, 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:** **Jeff Parnell**  
**203 South Lowry Street**  
**Rezoning C-2 to PRD**

A rezoning request from C-2 to PRD was received from Jeff Parnell for property located at 203 South Lowry Street. The property is further referenced as Rutherford County Tax Map 34, Parcel 5.00 and is currently zoned C-2 on approximately 15.42 acres. The following comments were made:

1. Surrounding zoning is C-2, C-3, R-4, and P-O-1.
2. The Land Use Plan would support Commercial development in this area.
3. The Lowry Street Corridor Overlay Plan would support a mixture of residential and commercial uses in this area. This plan would also recommend orienting the buildings to Lowry Street where possible.
4. The proposed PRD is for 79 senior living apartment units.
5. The Bicycle and Pedestrian Plan shows a greenway along the creek across this parcel. Staff recommends a 20' easement be required along the creek.
6. This development will be required to comply with the Housing for Older Persons Act.

At this time, Chairman Edwin Davenport recognized Jeff Parnell to speak regarding this request.

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 rezoning request of C-2 to PRD for Jeff Parnell for the property located at 203 South Lowry Street subject to the above noted conditions. Motion carried unanimously.

**4<sup>TH</sup> ITEM: Daniel Perez  
2090 Rocky Fork Road  
Rezoning request R-4 to R-6**

A rezoning request from R-4 to R-6 was received from Daniel Perez for property located at 2090 Rocky Fork Road. The property is further referenced as Rutherford County Tax Map 33, Parcel 41.00 and is currently zoned R-4 on approximately 2 acres. The following comments were made:

1. Surrounding zoning is C-2, R-1, and R-3.
2. The Land Use Plan would support Office/Retail/Multi-Family development in this area.

Following discussion, a motion was made by Vice Mayor Marc Adkins and seconded by Gerald Short to send with a negative recommendation to the Town Council the rezoning request of R-4 to R-6 for Daniel Perez for the property located at 2090 Rocky Fork Road. Motion carried unanimously.

**5<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 Scott 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 fire hydrant to serve Lots 11A and 11B.

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

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to approve the final plat for the proposed Foxland Forest Resub. of Lot 11 subject to the above noted conditions. Motion carried unanimously.

**6<sup>TH</sup> ITEM: Rocky Fork Schools (Right-of-Way Dedication)  
Rocky Fork Road  
Final Plat**

A final plat was received from Rutherford County Board of Education for the Rocky Fork School right-of-way dedication. The property is further referenced as Rutherford County Tax Map 33, Parcel 53.00. The property is zoned R-1 and consists of approximately 73.7 acres. The following comment was made:

1. Add signature for the owner.

Following discussion, a motion was made by Gerald Short and seconded by Councilman Tim Morrell to approve the right-of-way dedication for Rocky Fork Schools subject to the above noted condition. Motion carried unanimously.

**7<sup>TH</sup> ITEM: Hollingshead Aviation Hangar Addition  
300 Doug Warpoole Road  
Site Plan**

A site plan was received from owner/developer Hollingshead Aviation Services, LLC for the proposed Hollingshead Aviation Hangar Addition located at 300 Doug Warpoole Road. The site plan is for a hangar square footage of 29,900. The property is further referenced as Rutherford County Tax Map 19, Parcel 31.00. The property is zoned A-1 and consists of approximately 21.26 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 construction plans for water and sewer.
4. Please show location of additional required parking spaces. Also, please provide the appropriate number of handicapped parking spaces.
5. Please provide erosion protection at the outlet of all proposed storm pipes.
6. Please include site dimensioning.
7. Please indicate all exterior doors and include a paved landing outside each doorway. For emergency exits, please include an accessible route to the front.
8. Provide turning movement for fire truck 48' 3".
9. Submit plan indicating existing and proposed striping of parking lot.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to approve the site plan for Hollingshead Aviation hangar addition subject to the above noted conditions. Motion carried unanimously.

**8<sup>TH</sup> ITEM: Leonard Claude Jones Property Subdivision, Lot 19  
311 Quecreek Circle  
Site Plan**

A site plan was received from owner/developer Tru Stone Builders for the proposed Leonard Claude Jones Property Subdivision, Lot 19 located at 311 Quecreek Circle. The site plan is for a proposed building 4,370 square footage. The property is further referenced as Rutherford County Tax Map 19-O, Group A, Parcel 15.00. The property is zoned C-2 and consists of approximately 0.48 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 \$248.00 will be required prior to issuance of a grading permit.
4. Signs require a separate permit.
5. Show size of proposed water line.
6. Provide rim elevations of the manholes upstream and downstream of the sewer tap.
7. A grease trap will be required if restaurant is a proposed use.
8. Add one additional street tree in the streetscape area.

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 Leonard Claude Jones Property Subdivision, Lot 19 subject to the above noted conditions. Motion carried unanimously.

**9<sup>TH</sup> ITEM: Fleet Equipment Trailer Storage (Smyrna Industrial Park Lot 6)  
Threet Industrial Road  
Site Plan**

A site plan was received from owner/developer Fleet Equipment for the proposed Fleet Equipment Trailer Storage located on Threet Industrial Road. The site plan is for a proposed building totaling 11,500 square feet. The property is further referenced as Rutherford County Tax Map 18, Parcel 6.08. The property is zoned PUD and consists of approximately 24.1 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 will be required prior to issuance of a grading permit.
4. Signs require a separate permit.
5. Water and sewer plans are under review.
6. FAA approval will be required.
7. Submit a traffic study regarding the effect of this development on Aviation Parkway, Lowry Street, and Threet Industrial Road.

At this time, Chairman Edwin Davenport recognized Matt Taylor with SEC Engineering, John Black with Smyrna Rutherford County Airport Authority, and George Hough with Fleet Equipment Trailer Storage to speak regarding this request.

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 Fleet Equipment Trailer Storage subject to the above noted conditions. Motion carried unanimously.

**10<sup>TH</sup> ITEM: June Bond Review Report**

The June Bond review was presented for the following:

Lenox of Smyrna, Resub of Lot 120 Section IV / SAACHI, LLC: Extend one year.

Mill Springs / Waldron Enterprises, LLC: Release if everything is completed. Otherwise, extend six months.

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

Lenox of Smyrna, Phase I, Section I / Lenox of Smyrna: Extend six months.

Following discussion of the June Bond Review Report a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to approve staff's recommendations. Motion carried unanimously. A copy of the June Report as approved is attached.

At this time Vice Mayor Marc Adkins moved and Councilman Tim Morrell seconded to suspend the rules to consider the preliminary plat for Cedar Park. Motion carried unanimously.

**11<sup>TH</sup> ITEM: Cedar Park  
1744 Rock Springs Road  
Preliminary Plat**

A preliminary plat was received from owner/developer J&K Properties Co. of Tom Davis for the proposed Cedar Park located at 1744 Rock Springs Road. The property is further referenced as Rutherford County Tax Map 28, Parcels 118.01, 119.00, and 120.00.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the preliminary plat the proposed Cedar Park. Motion carried unanimously.

**12<sup>TH</sup> Item: Staff Comments and/or Other Business:**

At this time, Town Planner Kevin Rigsby advised members that a work session to discuss the Lowry Street Overlay will be scheduled for Thursday, June 22, 2017 at 5:00 p.m.

**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