



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

September 7, 2017

5:00 p.m.

Smyrna Town Hall

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, September 7, 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
Marc Michaelson
Trey Lee
Gerald Short

Staff:

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

Absent:

Mike Allen

1st Item: Citizen's Comments:

No citizens' comments at this time.

2nd Item: **Approval of minutes of the August 3, 2017 meeting**

Following a review of the minutes of the August 3, 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: **Robert Latimer**
100 Stewart Drive and Southside Drive
Rezoning request PUD to C-2

A rezoning request from PUD to C-2 was received from Robert Latimer for property located at 100 Stewart Drive and Southside Drive. The property is further referenced as Rutherford County Tax Map 34-G, Group A, Parcel 1.00 and is currently zoned PUD on approximately 1.45 acres.

At this time Chairman Edwin Davenport moved to review this item after the Zoning Ordinance Amendments.

4th Item: **Zoning Ordinance Amendment - Section 7.061.7**
Special Conditions for Special Personal and Group Care Facilities

At this time, Town Planner Kevin Rigsby presented an amendment to the Municipal Zoning Ordinance relative to Special Conditions for Special Personal and Group Care Facilities as follows:

7.061.7 Special Conditions for Special Personal and Group Care Facilities.

1. Family Day Care Homes
 - A. No such facility shall be permitted on a zone lot unless it contains a minimum of ~~twenty (20,000)~~ ten thousand (10,000) square feet.
 - B. All bulk and setback regulations of the district shall be met.
 - C. One accessory off-street parking space for each five children accommodated in this childcare facility shall be provided.
 - D. Special passenger loading and unloading facilities shall be provided on the same zone lot for vehicles to pick-up or deliver passengers. Such facilities shall provide for driveways that do not require any back-up movements by vehicles to enter or exit the zone lot.
 - E. All regulations of the State of Tennessee that pertain to the use shall be met. All applications shall include a statement from the State of Tennessee, Department of Human Services that affirms that the proposed family day care home has the ability to comply with all regulations of the State of Tennessee with respect to the use.
 - F. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using such facility.
 - G. Fencing, screening, and landscaping shall be provided as appropriate to protect the surrounding area.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Gerald Short to send with a negative recommendation to the Town Council the amendment to the Zoning Ordinance for Special Conditions for Special Personal and Group Care Facilities. Motion carried unanimously.

**5th Item: Zoning Ordinance Amendment - Section 5.052.2
C-2 and C-5**

At this time, Town Planner Kevin Rigsby presented an amendment to the Municipal Zoning Ordinance regarding the existing C-2 zoning district as well as the creation of a new zoning district labeled C-5.

The amendments would do two things. One, they would amend the current C-2 Highway Service District by renaming it General Commercial District as well as eliminating four categories of uses: vehicular sales, automotive service and repair, limited manufacturing, and wholesale sales. Two, they would create a new zoning district labeled C-5 Highway Service District which is essentially the current C-2 except it would have a 1 acre minimum lot size instead of 20,000 square feet.

The new items are double-underlined and the items to be removed are struck-through.

5.052.2 C-2 General Commercial ~~Highway Service~~ District.

A. District Description:

This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public. ~~Automobile and other vehicular service establishments,~~ Moderate and large sized offices, general retail businesses, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts or those which are

necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense use of land or building in proximate residential districts. Appropriate locations for these districts are along major traffic arteries. Such districts should be situated near major transportation interchanges in clustered developments patterns, and not patterns of stripped commercial development extending in a continuous manner along such major traffic arteries.

B. Uses Permitted:

All uses permitted in C-1 are allowed in this district as well as the following uses:

1. Government administrative services.
2. Cultural and recreational services.
3. Essential public transport, communication, and utility services.
4. Building materials and farm equipment sales.
5. Contract construction services provided there is no outdoor storage.
6. Convenience retail sales and services.
7. Consumer repair services.
8. Entertainment and amusement services.
9. Financial, insurance, real estate, and consulting services.
10. Food and beverage services.
11. Food service; take out.
12. Animal care and veterinarian services provided there is no outside housing of animals.
13. General business services.
14. General personal services.
15. General retail trade.
16. Professional services - medical.
17. Professional services - non medical.
18. Transient habitation: hotels, motels, tourist homes or courts.
19. ~~Vehicular, marine craft, aircraft, and related equipment sales, rental and delivery, except for motor vehicle dealers (new and used), motorcycle dealers, boat dealers, and recreational and utility trailer dealers.~~
20. ~~Limited manufacturing conducted in completely enclosed building.~~
19. ~~21~~. Religious facilities.
20. ~~22~~. Education facilities.
- ~~23~~. ~~Wholesale sales provided there is no outdoor storage.~~
21. ~~24~~. Signs as regulated by Town ordinance.
22. ~~25~~. Community assembly.
23. ~~26~~. Health care facilities.
24. ~~27~~. Intermediate impact facilities.
25. ~~28~~. Day Care Centers.
26. ~~29~~. Family and Group Care Facilities.
27. ~~30~~. Nursing Homes.
28. ~~31~~. Retail Sales of Alcoholic Beverages.

C. Uses Permitted as Special Exceptions:

In the C-2, General Commercial Highway Service District, the following uses and their accessory uses may be permitted as special

exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Transient habitation: Sporting and recreational vehicle camps.
2. Group assembly, other than racetracks and drag strips.
3. ~~Motor vehicle dealers (new and used), motorcycle dealers, boat dealers, and recreational and utility trailer dealers.~~
4. ~~Automotive service and repair.~~

D. Uses Prohibited:

Industrial uses; warehousing and storage uses; except those which are located within and incidental to permitted uses; or specifically allowed as special exceptions; truck terminals; junkyard, including automobile wrecking and salvage; uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the C-2, General Commercial Highway Service District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: 20,000 square feet.
2. Minimum Yard Requirements:

Front Setback - Thirty-five (35) feet
Side - Fifteen (15) feet
Rear - Twenty (20) feet
3. Maximum Lot Coverage: On any area or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed seventy (70) percent of the total area of such lot or parcel.
4. Height Requirements: No building shall exceed forty (40) feet in height, except as provided in ARTICLE VI, SECTION 6.050. In no case shall F.A.A. glide path building height restrictions be exceeded.
5. Parking Space Requirement: As regulated in ARTICLE IV, SECTION 4.010.

5.052.7 C-5 Highway Service District.

A. District Description:

This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts or those which are necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense use of land or building in proximate residential districts. Appropriate locations for these districts are along major traffic arteries. Such districts

should be situated near major transportation interchanges in clustered developments patterns, and not patterns of stripped commercial development extending in a continuous manner along such major traffic arteries.

B. Uses Permitted:

All uses permitted in C-1 are allowed in this district as well as the following uses:

1. Government administrative services.
2. Cultural and recreational services.
3. Essential public transport, communication, and utility services.
4. Building materials and farm equipment sales.
5. Contract construction services provided there is no outdoor storage.
6. Convenience retail sales and services.
7. Consumer repair services.
8. Entertainment and amusement services.
9. Financial, insurance, real estate, and consulting services.
10. Food and beverage services.
11. Food service; take out.
12. Animal care and veterinarian services provided there is no outside housing of animals.
13. General business services.
14. General personal services.
15. General retail trade.
16. Professional services - medical.
17. Professional services - non medical.
18. Transient habitation: hotels, motels, tourist homes or courts.
19. Vehicular, marine craft, aircraft, and related equipment sales, rental and delivery, except for motor vehicle dealers (new and used), motorcycle dealers, boat dealers, and recreational and utility trailer dealers.
20. Limited manufacturing conducted in completely enclosed building.
21. Religious facilities.
22. Education facilities.
23. Wholesale sales provided there is no outdoor storage.
24. Signs as regulated by Town ordinance.
25. Community assembly.
26. Health care facilities.
27. Intermediate impact facilities.
28. Day Care Centers.
29. Family and Group Care Facilities.
30. Nursing Homes.

C. Uses Permitted as Special Exceptions:

In the C-5, Highway Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Transient habitation: Sporting and recreational vehicle camps.
2. Group assembly, other than racetracks and drag strips.
3. Motor vehicle dealers (new and used), motorcycle dealers, boat dealers, and recreational and utility trailer dealers.
4. Automotive service and repair.

D. Uses Prohibited:

Industrial uses; warehousing and storage uses; except those which are located within and incidental to permitted uses; or specifically allowed as special exceptions; truck terminals; junkyard, including automobile wrecking and salvage; uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the C-5, Highway Service District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: 1 acre

2. Minimum Yard Requirements:

Front Setback - Thirty-five (35) feet

Side - Fifteen (15) feet

Rear - Twenty (20) feet

3. Maximum Lot Coverage: On any area or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed seventy (70) percent of the total area of such lot or parcel.

4. Height Requirements: No building shall exceed forty (40) feet in height, except as provided in ARTICLE VI, SECTION 6.050. In no case shall F.A.A. glide path building height restrictions be exceeded.

5. Parking Space Requirement: As regulated in ARTICLE IV, SECTION 4.010.

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 Zoning Ordinance Amendment for Sections 5.052.2 and 5.052.7 C-2 and C-5.

**6th Item: Robert Latimer
100 Stewart Drive and Southside Drive
Rezoning request PUD to C-2**

A rezoning request from PUD to C-2 was received from Robert Latimer for property located at 100 Stewart Drive and Southside Drive. The property is further referenced as Rutherford County Tax Map 34-G, Group A, Parcel 1.00 and is currently zoned PUD on approximately 1.45 acres. The following comments were made:

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

At this time, Chairman Edwin Davenport recognized Rob Molchan with SEC, Inc. to speak regarding this request.

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 PUD to C-2 for Robert Latimer for the property located at 100 Stewart Drive and Southside Drive. Motion carried unanimously.

**7th ITEM: Cedar Hills Subdivision, Phase I - Revised
Morton Lane
Preliminary Plat**

A preliminary plat was received from Thomas Steffen with Land Solutions for the revised Cedar Hills Subdivision, Phase I. The property is further referenced as Rutherford County Tax Map 54, Parcel 49.00 and Tax Map 55, Parcel 30.00. The property is zoned PRD and consists of 71 lots on approximately 18.50 acres. The following comments were made:

1. The current road name is Morton Lane not Morton Road. Please correct on the plans.
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 of \$2,264.00 + \$175.00 Codes fees = \$2,439.00 for total grading permit.
5. Please provide approval letter from TVA allowing storm water detention within their easement.
6. This project is located within CUD's service area.
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. All main water line taps are to be made by CUDRC.
11. 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.
12. No pond inlet or outlet rip-rap aprons on plans.
13. No mention of "All chemicals must be property stored, while all spills must be cleaned ASAP".
14. Fire hydrant at corner of Lot 58 cannot be active until water improvements are complete. Please note this on plans and on the hydrant when installed. Staff would recommend that no proposed fire hydrants should be shown on the plans in the area where fire protection cannot be met until water upgrades are complete.
15. Sidewalk is required along Morton Lane. Staff would recommend at minimum this extend on both sides of Eagle Rock Place to the park property line in front of the detention ponds.

Following discussion, a motion was made by Gerald Short and seconded by Councilman Tim Morrell to approve the revised preliminary plat for the revised Cedar Hills Subdivision, Phase I subject to the above noted conditions. Motion carried with Vice-Mayor Marc Adkins not voting or participating in discussion.

**8th ITEM: Oakhaven Estates [Gambill Lane Subdivision]
Gambill Lane
Preliminary Plat**

A preliminary plat was received from owner/developer Sharilla, LLC for the proposed Oakhaven Estates [Gambill Lane Subdivision] to be located on Gambill Lane. The property is further referenced as Rutherford County Tax Map 33, Parcel 86.00. The property is zoned R-3 and consists of 17 lots on approximately 5.8 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 of \$780.00 + \$175.00 Codes fees = \$955.00 for total grading permit.
4. Construction plans are under review.
5. Please indicate the drainage basin associated with pre- and post-development on the plans. Please include the offsite drainage basin as well. It appears the Diversion Ditch takes offsite runoff into the proposed storm pond.
6. Please provide water quality treatment volume calculations based on the first 1" rainfall event. Also, please provide orifice sizing calculations.
7. Please provide gutter spread and ditch sizing calculations.
8. There appears to be a scrivener error on the detail for the overflow structure elevation.
9. Please provide a detail for the spreader swale.
10. The ADA ramp details do not match the layout of the ramps on the proposed plans.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Marc Michaelson to approve the preliminary plat for the proposed Oakhaven Estates [Gambill Lane Subdivision] subject to the above noted conditions. Motion carried unanimously.

**9th ITEM: The Parke at the Meadows, Section III
 Baker Road and One Mile Lane
 Preliminary Plat**

A preliminary plat was received from owner/developer Tim McClure for the proposed The Parke at the Meadows, Section III. The property is further referenced as Rutherford County Tax Map 55, Parcels 18.00 and 18.02. The property is zoned PRD and consists of 96 lots on approximately 21.4 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. Construction plans are under review.
4. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
5. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
6. 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. Contact CUDRC's Engineering Department (615-225-3339) for further information.
7. All main water line taps are to be made by CUDRC.
8. 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 Councilman Tim Morrell and seconded by Gerald Short to approve the proposed preliminary plat for The Parke at the Meadows, Section III subject to the above noted conditions. Motion carried unanimously.

**10th ITEM: Villages of Greentree, Section III
 Greentree Drive
 Preliminary Plat**

A preliminary plat was received from owner/developer John T. Holloway with Rocky Fork Partners, LLC for the proposed Villages of Greentree, Section III located on Greentree Drive. The property is further referenced as Rutherford County Tax Map 33, Parcel 101.01. The property is zoned R-3 and consists of 42 lots on approximately 15.33 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 of \$1,733.00 + \$175.00 Codes fees = \$1,908.00 for total grading permit.
4. Construction plans are under review.
5. Please provide a letter from TVA indicating approval of all work within the easement.
6. The profiles indicate more than a 2% cross slope in proposed cross walks at certain intersections. Please revise the profiles to show less than 2% cross slope in all crosswalks.
7. The gutter spread calculations indicate flooding of more than ½ a lane. Please revise the plans and calculations to show no more than ½ lane of gutter spread.

Following discussion, a motion was made by Gerald Short and seconded by Marc Michaelson to approve the proposed preliminary plat for Villages of Greentree, Section III subject to the above noted conditions. Motion carried unanimously.

**11th ITEM: Amberton Subdivision, Section II
 Green Meadow Lane
 Final Plat**

A final plat was received from owner/developer Dwight O'Neal with BMCH Tennessee, LLC for the proposed Amberton Subdivision, Section II located on Green Meadow Lane. The property is further referenced as Rutherford County Tax Map 55, Parcel 29.00. The property is zoned PRD and consists of 60 lots on approximately 12.73 acres. The following comments were made:

1. Add signature for the owner, CUD, and surveyor.
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. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
5. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
6. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com).

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to approve the proposed final plat for Amberton Subdivision, Section II subject to the above noted conditions. Motion carried unanimously.

**12th ITEM: Amberton Subdivision, Section III
 Inez Drive
 Final Plat**

A final plat was received from owner/developer Dwight O'Neal with BMCH Tennessee, LLC for the proposed Amberton Subdivision, Section III located on Inez Drive. The property is further referenced as Rutherford County Tax Map 55, Parcel 29.00. The property is zoned PRD and consists of 60 lots on approximately 19.72 acres. The following comments were made:

1. Add signature for the owner and CUD.

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. Show sewer main to serve lot 188.
5. This project is located within CUD's service area.
6. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
7. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to subdivisions@ cudrc.com.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to approve the proposed final plat for Amberton Subdivision, Section III subject to the above noted conditions. Motion carried unanimously.

**13th ITEM: Buckingham Place, Section III
Lee Road
Final Plat**

A final plat was received from owner/developer CB Development for the proposed Buckingham Place, Section III located on Lee Road. The property is further referenced as Rutherford County Tax Map 51, Parcels 10.00 and 24.01. The property is zoned PRD and consists of 32 lots on approximately 9.21 acres. The following comments were made:

1. Add signature for the owner and CUD.
2. Provide E-911 approval for the following street: Devon Court.
3. Submit a completed CUD Water Service Availability Request to CUD's Engineering Office along with a full set of plans for a feasibility study to determine if domestic and fire protection flows can be met at the proposed elevation.
4. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
5. 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. Contact CUDRC's Engineering Department (615-225-3339) for further information.
6. 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.
7. Please submit a copy of the driveway connection permit from Rutherford County for the proposed connection to Lee Road.
8. Show pump station on its own lot separate from Lot 57.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to approve the proposed final plat for Buckingham Place, Section III subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**14th ITEM: Convenience Store - Marathon
Old Nashville Highway and Enon Springs Road
Site Plan**

A site plan was received from owner/developer GVHR, LLC for the proposed Convenience Store [Marathon] located at Old Nashville Highway and Enon Springs Road. The property is further referenced as Rutherford County Tax Map 29-M, Group G, Parcel 26.00. The property is zoned C-2 and consists of approximately 0.6 acres. The following comments were made:

1. For sites disturbing less than one acre add the following the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>
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. A storm water fee of \$260.00 + \$175.00 Codes fee = \$435.00 for total grading permit.
4. Signs will require a separate permit.
5. Detention device provides no documentation supporting that it has been tested by a reputable lab to actually function properly.
6. No soil analysis proving that the soil underlying the device is permeable enough to accept this additional water.
7. Please show spot grades through the accessible rout showing compliance with ADA. The grades shown on the Grading Plan do not make sense.
8. Please revise the storm water management system to achieve a minimum 80% TSS removal.
9. The details for the proposed underdrain system do not match each other. The Stormtech SC-310 is 16" tall and the Cultec details indicate the chambers will be 30.5" tall. Please identify the correct system you plan to use. Also, please ensure proper cover over the system based on the Heavy Duty or Light Duty Pavement cross section, whichever is applicable. Please revise and resubmit drainage calculations as needed.
10. Please revise the proposed concrete median to be right-in/right-out only.
11. Please provide copies of all permits including the TDEC permit for underground storage tanks.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to approve the site plan for the proposed Convenience Store [Marathon] subject to the above noted conditions. Motion carried unanimously.

**15th ITEM: Retail Office Site
South Lowry Street
Site Plan**

Item was withdrawn by owner.

**16th ITEM: Smyrna Village
South Lowry Street
Site Plan**

A site plan was received from owner/developer Magolis Holdings, LLC for the proposed Smyrna Village located on South Lowry Street. The site plan is for a proposed senior living attached housing. The property is further referenced as Rutherford County Tax Map 34, Parcel 5.00. The property is zoned PRD and consists of approximately 15.42 with 79 senior living units. The following comments were made:

1. Submit road names for all roads. Provide E-911 approval for the road names.
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. A storm water fee of \$832.00 + \$175 Codes fee = \$1,007.00 for total grading permit.
4. A 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.
5. Please show all ADA compliant ramps with truncated domes.
6. Please include a storm structure and storm pipe table.
7. The inflow and outfall structures within the proposed storm ponds are too close and do not provide ample distance and time for runoff to meet 80% TSS removal.
8. Please provide spot grades on the plans for constructability.
9. Water Quality Buffer Zone line is not found on the plans.
10. Silt fence not on plans.

11. Construction entrance is not on plans.
12. Cement mixer cleanout area is not on plans.
13. Pond inlet or outlet rip-rap apron is not on plans.
14. Silt fence is not on details.
15. Construction entrance is not on details.
16. Cement mixer cleanout area is not on details.
17. Pond inlet or outlet rip-rap apron is not on details.
18. Please extend the sidewalk to the ROW of S. Lowry Street.
19. There are areas of the development (i.e. parking lot near community center, units that back up to Stewart Creek, etc.) that do not direct storm water runoff to the proposed storm water management system. Please revise the plans to discharge runoff from the site through the proposed storm water management system.
20. Please revise the Proposed Surface to include vertical curvature. Please indicate the slopes on the Proposed Surface and ensure a minimum 1% running slope to help ensure positive drainage.
21. Please eliminate the Parallel Parking Lip Section A-A detail or revise as there is no parallel parking shown. Please revise the Typical Roadway Cross Section to indicate a 2% cross slope and replace the text "ROW" with the text "Ingress / Egress and PUD Easement" as these will be private roads.
22. Proposed inlets F and G should be across from each other to ensure they are in the low area of the proposed roadway.
23. Please provide all drainage calculations for WQTV, gutter spread, pipe sizing, and swale sizing.
24. Show zoning as PRD, not C-2.
25. Van accessible handicap parking spaces are insufficient in width.
26. Add engineer's stamp and signature to the plans.

Following discussion, a motion was made by Gerald Short and seconded by Trey Lee to approve the site plan for the proposed Smyrna Village subject to the above noted conditions. Motion carried unanimously.

**17th ITEM: Tri-Star Stonecrest Medical Center ED Expansion
200 Stonecrest Parkway
Site Plan**

A site plan was received from owner/developer Hospital Corporation of America for the proposed Tri-Star Stonecrest Medical Center ED Expansion located at 200 Stonecrest Parkway. The site plan is for a 9,036 sq. ft. expansion. The property is further referenced as Rutherford County Tax Map 28, Parcel 123.00. The property is zoned C-2 and consists of approximately 45 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. A 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 permit.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Trey Lee to approve the site plan for the proposed Stonecrest Medical Center ED Expansion subject to the above noted conditions. Motion carried unanimously.

**18th ITEM: The Villas of Stewartsboro
Old Nashville Highway
Site Plan**

A site plan was received from owner/developer Allen Agnew and Samuel Riyad for the proposed The Villas of Stewartsboro located on Old Nashville Highway. The site plan is for a multi-family residential development with 38 units. The property is further

referenced as Rutherford County Tax Map 49, Parcel 3.03. The property is zoned PRD and consists of approximately 4.14 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. A storm water fee of \$614.00 + \$175 Codes fee = \$789.00 for total grading permit.
3. A 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. Sewer construction plans are under review.
5. Please provide a letter from MTEMC indicating approval of any and all work within the MTEMC Easement.
6. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
7. Please revise the plans to show a turnaround per NFPA Chapter 18 near the end units (units 25-38).
8. Please add detailed information to the drainage ditch details to indicate minimum depths, widths, and side slopes.
9. Please provide additional spot grades throughout the site to show positive drainage. Please add spot grades in the ADA parking spaces to show less than 2% slopes in any direction. Minimum running slope on roadways should be 1% to ensure positive drainage. Please add spot grades to show less than 2% cross slope in sidewalks and driveway crossings.
10. Please provide a truck turning movement for a garbage truck and fire truck with the following dimensions:
 - a. Length = 48' 10"
 - b. Width = 8' 3"
 - c. Height = 10' 6"
11. The ADA ramps at the accessible parking space do not provide an accessible route. Please revise the type of ramps shown on the plans.
12. Please depict the "Triangular Swale w/Z=3, Depth as Indicated" on the construction plans.
13. Please move the stop sign and stop bar to the intersection. Please route pedestrian traffic to cross at the intersection for ADA compliance.
14. If the roads are private, please remove the "50' ROW" information from the Roadway Cross Section detail. If some or all the roads are to be publicly owned, please revise the plans to show at the roadways are consistent with the details in the Subdivision Regulations.
15. Handicap parking spaces are insufficient in width.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Trey Lee to approve the site plan for the proposed The Villas of Stewartsboro subject to the above noted conditions. Motion carried unanimously.

**19th ITEM: Thai Phooket Market & Parking
13946 Old Nashville Highway
Site Plan**

A site plan was received from owner/developer Thai Phooket Market for the Thai Phooket Market & Parking located at 13946 Old Nashville Highway. This site plan was approved in June 2016 with a condition that no more than 400 square feet of the building could be utilized as a restaurant. This allowed for eight tables with four seats each.

This condition was placed due to the amount of provided parking. There are 53 parking spaces for a 10,200 square feet building. This allows for 49 spaces for 9,800 square feet of retail and 4 spaces for 400 square feet of restaurant.

The applicant wishes to remove this requirement. They propose to utilize two of the three vacant tenant spaces as additional area for the market portion of the business and lessen the parking needs. There are approximately 25 tables in the restaurant currently.

Parking requirements are based on use and building square footage, regardless of which business is actually using the square footage. Enlarging the market requires more parking for the market while eliminating parking requirements for other potential businesses in the same space, so it is an even swap, not a reduction.

At this time, Chairman Edwin Davenport recognized Akbar Arab to speak regarding this request.

Following discussion, a motion was made by Trey Lee and seconded by Councilman Tim Morrell to deny the request. Motion carried unanimously.

20th ITEM: September Bond Review Report

The Preserve at Stewarts Creek, Section I - extend one year.
Bankside Subdivision, Section III - reduce to \$20,000 and extend one year if work is completed by 9/16/2017. Otherwise extend six months.
Almaville Plaza Resub of Lots 2 and 4 - Release.
Burton Farms Subdivision, Section V - Extend six months.
Burton Farms Subdivision, Section V, Phase III - Extend six months.
Speedway - Extend six months.
Lenox of Smyrna Phase I, Section II-B - Extend six months.
O'Reilly Automotive Store - Release
Parkside Phase I - Release
Woodmont Subdivision, Phase III-B
Hidden Hills Section IV, Phase I - Extend six months.
Villages of Greentree, Section II, Phase II - Extend one year.

Following discussion of the September Bond Review Report a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to approve staff's recommendations as to the bonds set forth on the attached chart. Motion carried unanimously.

A copy of the September Bond Report as approved is attached hereto by reference Exhibit #2017-09.

21st Item: Adjournment

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

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Edwin Davenport
Chairman