



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

October 5, 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, October 5, 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
Councilman Tim Morrell
Gerald Short
Mike Allen

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
Nathan Nichols, Assistant Town Attorney

Absent:

Vice-Mayor Marc Adkins
Trey Lee
Marc Michaelson

1st Item: Citizen's Comments:

No citizens' comments at this time.

2nd Item: **Approval of minutes of the September 7, 2017 meeting**

Following a review of the minutes of the September 7, 2017 meeting Gerald Short made a motion to approve the minutes; the motion was duly seconded by Councilman Tim Morrell. Motion carried unanimously.

3rd Item: **Jason Buell**
Seminary Road and Poplar Wood
Annexation and Zoning C-2

An annexation and zoning of C-2 was received from Jason Buell for property located at Seminary Road and Poplar Wood. The property is further referenced as Rutherford County Tax Map 55, Parcels 4.01, 5.01, and 5.02 and is currently zoned RM in the County on approximately 1.86 acres. The following comments were made:

1. Surrounding zoning is RM in the County and R-1 and I-2 in the Town.
2. The Land Use Plan would support Medium Density Residential development in this area.

At this time, Chairman Edwin Davenport recognized Jason Buell to speak regarding this request. Mr. Buell changed his request to zone Parcel 5.01 to R-1 and Parcels 4.01 and 5.02 to C-4.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to send with a positive recommendation to the Town Council the annexation and zoning request of R-1 for Parcel 5.01 consisting of approximately 1.7 acres and zoning of C-4 for Parcels 4.01 and 5.02 consisting of approximately 1.86 acres for Jason Buell for the property located at Seminary Road and Poplar Wood Road. Motion carried unanimously.

**4th Item: John Lewis
 5534 Cooks Lane
 Annexation and Zoning R-1**

An annexation and zoning of R-1 was received from John Lewis for property located at 5534 Cooks Lane. The property is further referenced as Rutherford County Tax Map 51, Parcel 33.01 and is currently zoned RM in the County on approximately 59.40 acres. The following comments were made:

1. Surrounding zoning is RM in the County and R-1 in the Town.
2. The Land Use Plan would support Low Density Residential development in this area.

At this time, Chairman Edwin Davenport recognized John Lewis to speak regarding his request. At this time Mr. Lewis withdrew his request.

**5th ITEM: Timothy Yoko [Motlow State Community College]
 5002 Motlow College Blvd.
 Rezoning Request C-2 to C-2 with an H-2 Overlay**

A rezoning request from C-2 to C-2 with an H-2 Overlay was received from Timothy Yoko for Motlow State Community College for property located at 5002 Motlow College Blvd. The property is further referenced as Rutherford County Tax Map 18, Parcels 13.01 and 13.02 and is currently zoned C-2 on approximately 25.87 acres. The following comments were made:

1. Surrounding zoning consists of R-4 and C-2 in Smyrna and Agriculture, Industrial (special use), R-3 and R-4 in LaVergne.
2. The Land Use Plan would support Office/Retail/Multi-Family Residential development in this area.
3. The proposed height overlay would allow a building height of 42' 8". Staff would recommend an overlay of 43' be considered.

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 C-2 with an H-2 overlay for Timothy Yoko on behalf of Motlow State Community College with an height overlay of 45' for the property located at 5002 Motlow College Blvd. Motion carried unanimously.

**6th Item: Brian Thure [Taylor Farms]
 442 Nissan Drive
 Rezoning C-2 to I-1**

A rezoning request from C-2 to I-1 was received from Brian Thure for Taylor Farms for property located at 442 Nissan Drive. The property is further referenced as Rutherford County Tax Map 27, Parcel 6.02 and is currently zoned C-2 on approximately 21.7 acres. The following comments were made:

1. Surrounding zoning consists of R-1, R-6, P&O-1, C-2 and I-2.
2. The Land Use Plan would support Commercial development in this area.

At this time, Chairman Edwin Davenport recognized Shawn Reynolds and Tom Williams to speak regarding this request.

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 rezoning request of C-2 to I-1 for Brian Thure on behalf of Taylor Farms for the property located at 442 Nissan Drive. Motion carried unanimously.

**7th Item: Stonebridge Subdivision
5534 Cooks Lane
Sketch Plat**

At this time Mr. Lewis withdrew his request.

**8th Item: Woodmont Subdivision, Phase VI, Sections B, C, and D
Montgomery Way
Preliminary Plat**

A preliminary plat was received from Woodmont Development, LLC for Woodmont Subdivision, Phase VI, Sections B, C, and D. The property is further referenced as Rutherford County Tax Map 32, Parcel 15.00. The property is zoned PRD and consists of 121 units on approximately 18.16 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 \$2,016.00 will be required prior to issuing a grading permit.
4. Submit construction plans.
5. Label all streets and submit E911 street name approval for Grapevine Loop and other unnamed street.
6. Submit a site plan for all three sections including architectural elevations. This will be reviewed by Planning Commission separately at a future meeting.
7. Detention area must be maintained by HOA. Label as common areas.
8. Show 20' easement on all water and sewer mains.
9. Show correct building setbacks for the townhouse units, not single-family lots.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the preliminary plat for the proposed Woodmont Subdivision, Phase VI, Sections B, C, and D subject to the above noted conditions. Motion carried unanimously.

**9th ITEM: Cedar Hills Subdivision Section I, Phase I
Morton Lane
Final Plat**

A final plat was received from owner/developer Thomas Steffen with Land Solutions for the proposed Cedar Hills Subdivision Section I Phase I to be located on Morton Lane. The property is further referenced as Rutherford County Tax Map 54, Parcel 49.00 and Rutherford County Tax Map 55, Parcel 30.00. The property is zoned PRD and consists of 52 lots on approximately 14.73 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 \$2,264.00 + \$175.00 Codes fees = \$2,439.00 for total grading permit.
4. This project is located within CUD's service area.
5. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
6. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
7. 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.
8. All main water line taps are to be made by CUDRC.
9. 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.
10. Fire hydrant at the intersection of Eagle Rock Place and Carnation Drive 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.
11. Remove the certification for MTEMC. MTEMC does not sign plats in Smyrna.
12. Add signatures of owner and CUD.

Following discussion, a motion was made by Gerald Short and seconded by Councilman Tim Morrell to approve the final plat for the proposed Cedar Hills Subdivision, Section I Phase I subject to the above noted conditions. Motion carried unanimously.

**10th ITEM: Roy Gossett Subdivision
4250 Rock Springs Road
Final Plat**

A final plat was received from owner/developer Roy Gossett for the proposed Roy Gossett Subdivision. The property is further referenced as Rutherford County Tax Map 32, Parcel 21.06. The property is zoned R-1 and consists of one lot on approximately 2.91 acres. The following comments were made:

1. Add signature for the owner, surveyor and TDEC.
2. This plat is required to be reviewed by the Planning Commission and Town Council since it is utilizing a septic system.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to send with a positive recommendation to the Town Council the proposed final plat Roy Gossett subject to the above noted conditions. Motion carried unanimously.

**11th ITEM: Oakhaven Estates (Gambill Lane Subdivision)
Gambill Lane
Final Plat**

A final plat was received from owner/developer Sharilla, LLC for the proposed Oakhaven Estates 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. Add signature of the owner 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. A storm water fee of \$780.00 + \$175.00 Codes fees = \$955.00 for total grading permit.
5. Correct and show sewer line inside right-of-way consistent with the construction plans.
6. Remove one certification for Public Works. It is shown twice.

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

**12th ITEM: The Villages, Section II
Seven Oaks Blvd.
Final Plat**

A final plat was received from owner/developer Bob Parks for the proposed The Villages, Section II located on Seven Oaks Blvd. The property is further referenced as Rutherford County Tax Map 50, Parcel 7.03. The property is zoned PRD and consists of 33 lots on approximately 9.26 acres. The following comments were made:

1. Add signature of the owner.
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.
3. A storm water fee of \$892.00 + \$175.00 Codes fees = \$1,067.00 for total grading permit.
4. Construction plans are under review.
5. Hawk was approved, but street is labeled as Hawks Cove. Please submit approval for Hawks Cove from E911.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Gerald Short to approve the proposed final plat for The Villages, Section II subject to the above noted conditions. Motion carried unanimously.

**13th ITEM: Nissan Battery Plant Expansion
500 Battery Plant Road
Site Plan**

A site plan was received from owner/developer Nissan North America, Inc. for the proposed Nissan Battery Plant Expansion. The proposed plant addition consists of 26,450 sq. ft. located on the southwestern side of the existing battery plant. The property is further referenced as Rutherford County Tax Map 34, Parcel 12.01 in an I-3 zone. The following comments were made:

1. 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.
2. A storm water fee of \$260.70 + \$175.00 Codes fees = \$435.70 for total grading permit.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the site plan for the proposed Nissan Battery Plant addition subject to the above noted conditions. Motion carried unanimously.

**14th ITEM: Rock Springs Road Townhomes
Rock Springs Road
Site Plan**

A site plan was received from owner/developer Samuel Riyad for the proposed Rock Springs Road Townhomes located on Rock Springs Road. The property is further referenced as Rutherford County Tax Map 28-E, Group A, Parcel 16.05. The property is zoned R-6 and consists of approximately 1.70 acres with 23 townhomes. The following comments were made:

1. Submit CLOMR prior to issuance of grading permit.
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 \$375.00 + \$175.00 Codes fees = \$550.00 for total grading permit.
5. Submit water and sewer construction plans.
6. No construction entrance on plans/details. Show on C-4.0.
7. No cement mixer on plans/details. Show near entrance.
8. Show the correct MFE. It correct MFE is 730.7, submit a rezoning request for a height overlay for 200' in the air.
9. Show sewer main size. Min size is 8". Proposed sewer main does not connect to the existing sewer as shown. Show man hole at end of sewer main at unit.
10. Show 4' dia manhole on sewer main. Max spacing is 350'.
11. Show elevations for dumpster enclosure and building.
12. Show parking calculations totals on plans.
13. Provide adequate impervious and pervious surface square footage and total vehicular use area in a table on each sheet.
14. Provide updated landscaped area.
15. Revise handicap spacing.
16. Provide documentation that this property has access rights from the private drive on adjoining parcel.
17. Provide appropriate tree spacing along road frontages.
18. Please submit the Grading Plan Sheet(s) and details.
19. Place sewer main in vehicle use area min 40' from face of units.
20. Staff would recommend at least 10' between buildings for constructability and maintenance purposes.
21. Provide amenities as required by Section 4.170.B4 of the zoning Ordinance.
22. Submit sewer hydraulic calculations.
23. Show sewer profiles.
24. Show 20' public utility easement over sewer main.
25. Show 20' public utility easement over water main.
26. Show water main outside of the vehicle use area.
27. Show existing gas main. No gas mains are allowed in rear of buildings.
28. Show size of proposed water main. No water mains are allowed in rear of buildings.
29. Show water meter in a bank to serve the units in groups (1-6, 7-12,13-18, 19-23)
30. Submit water hydraulic calculations.
31. Please provide a plan showing all areas of flood plain encroachment and compensation.
32. Please provide spot elevations on the grading plan showing the parking lot to be at least above the 25-Year Flood Elevation.
33. The grading plan shows several lines overtop the proposed 4-foot sidewalk in front of the proposed buildings. Please clarify this line work and/or remove it as needed. Also, the sidewalk must be a minimum 5-foot wide to accommodate a 2-foot vehicle overhang leaving a minimum remaining 3-foot pedestrian travel way.
34. Please provide a detail for the retaining wall. This will have to be permitted through Building Department. Also, please show a railing on top of the retaining wall.

35. Please provide drainage calculations including WQTV and pre- and post-developed rate matches. Also, please note that the floodplain compensation area cannot be used as a storm water management system.

Following discussion, a motion was made by Gerald Short and seconded by Mike Allen to deny the site plan for the proposed Rock Springs Road Townhomes due to the number of unaddressed comments. Motion carried unanimously.

**15th ITEM: The Sterling at Stonecrest Senior Living
Rock Springs Road and Stonecrest Parkway
Site Plan**

A site plan was received from owner/developer John Elliott with Front Street Partners, LLC for the proposed The Sterling at Stonecrest Senior Living located at the corner of Rock Springs Road and Stonecrest Parkway. The property is further referenced as Rutherford County Tax Map 33, Parcel 1.01. The property is zoned PUD and consists of approximately 6.16 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 \$634.00 + \$175.00 Codes fees = \$809.00 for total grading permit.
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. Please label all streets and submit E911 approval for Sterling Drive and all other streets.
5. Water and sewer plans are under review.
6. Drainage calculations are currently under review. Additional comments may be submitted during Grading Plan review.
7. Please show all storm pipe within a dedicated easement or ROW to be minimum Class III RCP.
8. Please indicate vertical clearance for proposed trees along round-a-bout.
9. The proposed round-a-bout shows 5 connection points. Please provide all design calculations for the round-a-bout based on this configuration. The proposed signage and striping do not adhere to MUTCD. Please revise the signage and striping. All striping to be thermoplastic. If the developer would like a two lane round-a-bout, the proposed ROW for Sterling Drive must end before the round-a-bout.
10. Submit a concept plan/master plan for all roads and layout.
11. Please provide the construction plans for the traffic signal at Stonecrest Parkway and Rock Springs Road to adhere to TDOT standards. At a minimum this new signal will need to have the following for connection to the ITS system:
 - a. 1 Type A Network Switch
 - b. 1 Fiber Optic Drop Panel (12 Fiber)
 - c. 12 Fiber Optic cable that will need to be spliced to the Comcast cable, which will require coordination with Comcast.
12. The traffic study indicates the intersection of Rock Springs and Cedar Grove will be pushed to a LOS "F". Therefore, please provide plans to restore the LOS of this intersection to an acceptable condition (minimum LOS C).

At this time, Chairman Edwin Davenport recognized Tom Rose, Public Works Director to speak regarding this request.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the site plan for the proposed The Sterling at Stonecrest Senior Living subject to the above noted conditions. Motion carried unanimously.

**16th Zoning Ordinance Amendment
LSO, Lowry Street Overlay District**

At this time, Town Planner Kevin Rigsby presented an amendment to the Zoning Ordinance relative to the LSO, Lowry Street Overlay District. A copy is attached hereto by reference Exhibit #2017-16.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Gerald Short to send with a positive recommendation the proposed Zoning Ordinance Amendment for LSO, Lowry Street Overlay District. Motion carried unanimously.

17th ITEM: October Bond Review Report

The Oaks Subdivision, Lot 57 - extend one year.

Airport Business Park Lots 1 and 2 (traffic signal and turning lanes) - extend one year.

Airport Business Park Lots 1 and 2 (water, sewer, and storm improvements) - extend one year.

Following discussion of the October Bond Review Report a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve staff's recommendations as to the bonds set forth on the attached chart. Motion carried unanimously.

A copy of the October Bond Report as approved is attached hereto by reference Exhibit #2017-10.

18th Item: Adjournment

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

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Edwin Davenport
Chairman