



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

December 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, December 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 Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Tim Morrell.

The following Planning Commission members/staff were present:

Members:

Chairman Edwin Davenport
Vice-Mayor Marc Adkins
Councilman Tim Morrell
Marc Michaelson
Mike Allen

Staff:

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

Absent:

Gerald Short
Trey Lee

Absent:

Mindy Baggett, Office Coordinator

1st Item: Citizen's Comments:

No citizens' comments at this time.

2nd Item: **Approval of minutes of the October 5, 2017 meeting**

Following a review of the minutes of the November 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: **John Floyd**
401 Almaville Road
Rezoning request R-1 to PRD

A rezoning request from R-1 to PRD was received from John Floyd for property located at 401 Almaville Road. The property is further referenced as Rutherford County Tax Map 50, Parcel 10.00 and is currently zoned R-1 on approximately 16.97 acres. The following comments were made:

1. Surrounding zoning consists of R-1 and PRD (Lee Crossing and Adelaide Park).
2. The Land Use Plan would support Office/Retail/Multi-family residential development in this area.
3. The proposed PRD is a 162 unit townhouse development

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 rezoning request of R-1 to PRD for John Floyd for the property located at 401 Almaville Road. Motion carried unanimously.

**4th ITEM: Greg Gamble
Isabella Lane
Rezoning request C-2 to PUD**

A rezoning request from C-2 to PUD was received from Greg Gamble for property located at Isabella Lane. The property is further referenced as Rutherford County Tax Map 28, Parcel 72.06 and part of Parcel 72.03 and is currently zoned C-2 on approximately 3.56 acres. The following comments were made:

1. Surrounding zoning consists of C-2.
2. The Land Use Plan would support Commercial development in this area.
3. The proposed PUD is for a 15,000 square feet commercial building and a three story 84,000 square feet climate controlled self-storage facility.

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 C-2 to PUD for Greg Gamble for the property located at Isabella Lane. Motion carried unanimously.

**5th Item: Rocky Top Properties, LLC
215 Mill Lane
Rezoning R-3 to R-6**

A rezoning request from R-3 to R-6 was received from Jon Christensen, Managing Member of Rocky Top Properties, LLC, for property located at 215 Mill Lane. The property is further referenced as Rutherford County Tax Map 49, Parcel 30.02 and is currently zoned R-3 on approximately 3.35 acres. The following comments were made:

1. Surrounding zoning consists of I-3 and R-3 in Town and RM in Rutherford County.
2. The Land Use Plan would support Heavy Industrial development in this area.
3. Sewer would have to extend south from Wade Herrod Road. This will require the developer to either obtain easements across private property or coordinate with Rutherford County and utilize the right-of-way of Mill Lane.

At this time, Chairman Edwin Davenport recognized Jon Christensen with Rocky Top Properties to speak regarding this request.

Following discussion, a motion was made by Tim Morrell and seconded by Mike Allen to send with a negative recommendation to the Town Council the rezoning request of R-3 to R-6 for Jon Christensen on behalf of Rocky Top Properties for the property located at 215 Mill Lane. Motion carried unanimously.

**6th Item: The Preserve at Stewart Creek, Section III
High Echelon Circle
Preliminary Plat**

A preliminary plat was received from Ole South Properties, Inc. for The Preserve at Stewart Creek, Section III. The property is further referenced as Rutherford County Tax Map 55, Parcel 10.04. The property is zoned PRD and consists of 59 lots on approximately 15.02 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. Water and sewer construction plans are under review.

4. "Water service [domestic, fire, and/or irrigation] is provided by CUDRC. A full set of plans must be submitted directly to CUDRC for review.
5. Submit digital PDF of the plans to subdivisions@ cudrc.com. 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.
6. Contact CUDRC's Engineering Department (615-225-3339) for further information. 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 Vice-Mayor Marc Adkins and seconded by Mike Allen to approve the preliminary plat for the proposed The Preserve at Stewart Creek, Section III subject to the above noted conditions. Motion carried unanimously.

**7th Item: Buckingham Hills, Section I
Napa Valley Drive
Final Plat**

A final plat was received from Byrnes and Butler for Buckingham Hills, Section I. The property is further referenced as Rutherford County Tax Map 51, Part of Parcel 8.09. The property is zoned PRD and consists of 41 lots on approximately 12.94 acres. The following comment was made:

1. Add signature of the owner and CUD.

Following discussion a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to approve the final plat for the proposed Buckingham Hills, Section I subject to the above noted condition. Motion carried 4-0-1 with Chairman Edwin Davenport not voting or participating in discussion.

**8th Item: Smyrna Airport Business Park, Lot 3
Liberator Lane and Aviation Parkway
Final Plat**

A final plat was received from Hillwood for Smyrna Airport Business Park, Lot 3. The property is further referenced as Rutherford County Tax Map 19, Part of Parcel 31.00. The property is zoned A-1 and consists of one lot on approximately 41.31 acres. The following comments were made:

1. Add signature of the owner and land 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.

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 Smyrna Airport Business Park, Lot 3 subject to the above noted conditions. Motion carried unanimously.

**9th ITEM: Smyrna Airport Business Park, Lot 3
Liberator Lane and Aviation Parkway
Site Plan**

A site plan was received from Goodwin & Marshall Inc. for the proposed Smyrna Airport Business Park, Lot 3. The proposed office/warehouse consists of 563,160 sq. ft. to be located at Liberator Lane and Aviation Parkway. The property is further

referenced as Rutherford County Tax Map 19, Part of Parcel 31.00 in an A-1 zone. 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. Water and sewer plans are under review.
4. Submit a traffic study.
5. Please revise the SWPPP and Grading Plans to show all work onsite only or provide written authorization and/or easements from all offsite landowners to perform construction and maintain permanent features on their property.

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 Smyrna Airport Business Park, Lot 3 subject to the above noted conditions. Motion carried unanimously.

**10th ITEM: Motlow State Community College
5002 Motlow College Boulevard
Site Plan**

A site plan was received from Matthew L. Ellenberger, PE, representing Barge Cauthen & Associates, Inc., for the proposed Motlow State Community College - Addition III located at 5002 Motlow College Boulevard. The property is further referenced as Rutherford County Tax Map 18, Parcels 10.00, 13.01, 13.02 and 15.00. The property is zoned C-2 and consists of approximately 33.36 acres with a proposed 83,775 sq. ft. new building. 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 will require a separate permit.
3. Submit an NPDES permit. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
4. On C400, details, the detention pond outlet protection device must be comprised of rock large enough to remain in place during discharges of fast-moving waters.
5. Calculate required parking spaces. What is the highest anticipated total population on campus at the busiest time? This is most likely less than the total maximum building occupancy.

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 Motlow State Community College addition subject to the above noted conditions. Motion carried unanimously.

**11th ITEM: The Apartments of Sterling
Rock Springs Road and Stonecrest Parkway
Site Plan**

A site plan was received from Jack Parker with Catalyst Design Group for the proposed The Apartments of Sterling to be located at 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 26.869 acres with a 264 units proposed. 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. Water and sewer plans are under review.
4. Submit E-911 approvals for Sterling Drive.
5. Provide approval from TVA to place parking/landscaping in easement.
6. Provide approval to locate playground and playfield in the Spectra Energy easement.

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

**12th ITEM: Mandatory Referral:
Motlow State Community College
Property Request**

The Planning Commission members next considered the following:

Property Request - Motlow State Community College

The Town has received a request regarding a portion of a piece of property this is owned by the Town. The property is referenced by Tax Map 18, Parcel 10.00, and is located on Motlow College Boulevard. The request is from Motlow State Community College and is for a .2 acre portion of the property. This portion of the property is bordered by land owned by Motlow on three sides. The request is for the Town to donate this property so it can be added to the adjoining property owned by Motlow. This piece of property would be utilized as part of the parking lot expansion and provide a connection between the new and existing parking lots.

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 request regarding the donation of .2 acres of land from the Town to Motlow State Community College. Motion carried unanimously.

13th ITEM: December Bond Review Report

Following discussion of the December 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 with exception to Lenox of Smyrna, Phase I, Section I; with condition that if the punchlist is finished prior to the expiration date, the Letter of Credit can be reduced to \$25,000 and extended one year as the maintenance bond. Motion carried unanimously.

A copy of the December Bond Report as approved is attached hereto by reference Exhibit #2017-12.

13th Item: Adjournment

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

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Edwin Davenport
Chairman