



## SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

January 4, 2018

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, January 4, 2018 by Councilman Tim Morrell. 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 Mike Allen.

The following Planning Commission members/staff were present:

Members:

Vice-Mayor Marc Adkins  
Councilman Tim Morrell  
Marc Michaelson  
Trey Lee  
Mike Allen  
Gerald Short

Staff:

Kevin Rigsby, Town Planner  
Mitchell Wensman, Planner  
Jennifer Bizarri, Planning Technician  
Jeff Peach, Town Attorney  
Mark Parker, Assistant Director of Utilities

Absent:

Chairman Edwin Davenport

Absent:

Mindy Baggett, Office Coordinator  
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 December 7, 2017 meeting**

Following a review of the minutes of the December 7, 2017 meeting Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Mike Allen. Motion carried unanimously.

**3<sup>rd</sup> Item:** **S Collins Properties, LLC**  
**6699 Almaville Road**  
**Annexation and Zoning to R-3**  
**Plan of Service**

An annexation and zoning request to R-3, and Plan of Service was received from S Collins Properties, LLC for property located at 6699 Almaville Road. The property is further referenced as Rutherford County Tax Map 76, Parcel 10.00 and is currently zoned RM in the County on approximately 19.1 acres. The following comments were made:

1. Surrounding zoning consists of RM in the County and PRD (Lynwood) in Town.
2. The Land Use Plan would support Office/Retail/Multi-family Residential development in this area.

Following discussion, a motion was made by Gerald Short and seconded by Marc Michaelson to send with a positive recommendation to the Town Council the annexation, Plan of Service, and zoning of R-3 for S Collins Properties, LLC for the property located at 6699 Almaville Road. Motion carried unanimously.

**4<sup>th</sup> ITEM: Dewayne Beard  
Lee Victory Parkway  
Rezoning request R-1 and PRD to C-2**

A rezoning request from R-1 and PRD to C-2 was received from Dewayne Beard for property located at Lee Victory Parkway. The property is further referenced as Rutherford County Tax Map 50, Parcel 12.02 and is currently zoned R-1 and PRD on approximately 9.1 acres. The following comments were made:

1. Surrounding zoning consists of C-2 and PRD (Adelaide Park) in Town and RM in Rutherford County.
2. The Land Use Plan would support Light Industrial/Commercial development in this area.
3. There is a strip of land that divides this parcel. It is a separate tract of land that was deeded to the adjoining property owner (Parkway Baptist Church) at some point. If this parcel is to be used for access, the Town requires proof of an access easement agreement. In addition, staff would recommend rezoning this parcel to C-2 if the requested parcel is rezoned.

Following discussion, a motion was made by Trey Lee and seconded by Vice-Mayor Marc Adkins to send with a positive recommendation to the Town Council the rezoning request of R-1 and PRD to C-2 for Dewayne Beard for the property located at Lee Victory Parkway as well as the separate tract of land owned by Parkway Baptist Church. Motion carried unanimously.

**5<sup>th</sup> Item: Roy Saylor on behalf of Rutherford County Habitat for Humanity  
503 Enon Springs Road, West  
Rezoning R-2 to R-4**

A rezoning request from R-2 to R-4 was received from Roy Saylor on behalf of Rutherford County Habitat for Humanity for property located at 503 Enon Springs Road, West. The property is further referenced as Rutherford County Tax Map 28, Parcel 5.00 and is currently zoned R-2 on approximately .4 acres. The following comments were made:

1. Surrounding zoning consists of R-2.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. There is an existing single family residence on this parcel. If it is rezoned, the proposal is to demolish this structure, divide the property into two lots, and build two houses.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Mike Allen to send with a positive recommendation to the Town Council the rezoning request of R-2 to R-4 for Roy Saylor on behalf of Rutherford County Habitat for Humanity for the property located at 503 Enon Springs Road, West. Motion carried unanimously.

**6<sup>th</sup> Item: Bankside, Sections IV, V, VI and VII  
Jericho Street  
Sketch Plat**

A sketch plat was received from Jerry Butler for Bankside, Sections IV, V, VI and VII. The property is further referenced as Rutherford County Tax Map 54, Part of Parcel 12.01 & 13.00. The property is zoned R-3 and consists of 212 lots + 1 open space on approximately 91.65 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 stormwater fee prior to any construction activity beginning.
4. Any proposed fill in the 100 year floodplain must be balanced.
5. Staff would recommend an additional road stub to the west in Section VI and to the south in Section V.

At this time, Councilman Tim Morrell recognized Enoch Jarrell to speak regarding this request.

Following discussion, a motion was made by Trey Lee and seconded by Gerald Short to approve the sketch plat for the proposed Bankside, Sections IV, V, VI and VII subject to the above noted conditions 1-4. Motion carried unanimously.

**7<sup>th</sup> Item: Bankside, Section V  
Watergate Drive and Hackensack Lane  
Preliminary Plat**

A final plat was received from Jerry Butler for Bankside, Section V. The property is further referenced as Rutherford County Tax Map 54, Part of Parcels 12.01 & 13.00. The property is zoned R-3 and consists of 52 lots on approximately 16.11 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 permits.
3. Submit a stormwater fee prior to any construction activity beginning.
4. The current CUD Will Serve Letter has expired for this project. A revised CUD Water Service Availability Request will need to be submitted to CUD's Engineering Office to generate a new CUD Will Serve Letter. Current CUD infrastructure cannot meet the required fire flow demands for this project as stated in CUD's Will Serve Letter. The required infrastructure upgrades required by the developer involves installation of a pressure control valve in a vault on the southwestern side of the intersection of Jericho Street and Morton Lane.

Following discussion a motion was made by Trey Lee and seconded by Vice-Mayor Marc Adkins to approve the preliminary plat for the proposed Bankside, Section V subject to the above noted conditions. Motion carried unanimously.

**8<sup>th</sup> Item: Addition to Village of Valley Green, Section III  
Wildwood Drive  
Final Plat**

A final plat was received from RJS Properties for Addition to Village of Valley Green, Section III. The property is further referenced as Rutherford County Tax Map 33, Parcel 73.00. The property is zoned PRD and consists of 55 lots on approximately 20.45 acres. The following comments were made:

1. Add the owner's signature.

Following discussion, a motion was made by Marc Michaelson and seconded by Trey Lee to approve the final plat for the proposed Addition to Village of Valley Green, Section III subject to the above noted condition. Motion carried unanimously.

**9<sup>th</sup> ITEM: Lot 2 Walter Jordan Subdivision 2018 Addition  
1265 Rock Springs Road  
Site Plan**

A site plan was received from George Lauderback for the proposed Lot 2 Walter Jordan Subdivision 2018 Addition. The proposed building addition consists of 7,128 sq. ft. to be located at 1265 Rock Springs Road. The property is further referenced as Rutherford County Tax Map 28, Parcel 111.04 in a C-4 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. Submit a stormwater fee prior to any construction activity beginning.
4. Submit FEMA CLOMR prior to issuance of a grading permit.
5. On future grading/construction plans, please include silt fence, fabric under all detention pond rock outlet aprons, and cement mixer cleanout area.
6. Please provide a plan indicating all floodplain encroachment and compensation and include a table providing this information per elevation. It appears the storm water management system is being expanded into the existing floodplain compensation area. Please include this loss of floodplain compensation as encroachment in the overall calculations. The storm water pond cannot be used as floodplain compensation.
7. Please provide an ADA accessible path to the existing office building.
8. Submit proposed loads to determine water meter size.
9. Update parking numbers in site data table.
10. Submit auto-turn for fire truck through site.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve the site plan for the proposed Lot 2 Walter Jordan Subdivision 2018 Addition subject to the above noted conditions. Motion carried unanimously.

**10<sup>th</sup> ITEM: January Bond Review Report**

There was no bond report at this time.

**11<sup>th</sup> Item: Adjournment**

There being no further business, Councilman Tim Morrell declared the meeting adjourned.

Respectfully submitted:

Certified by:

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Kevin Rigsby  
Secretary

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Councilman Tim Morrell  
Vice-Chairman