



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

February 1, 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, February 1, 2018 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 Gerald Short.

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
Jeff Peach, Town Attorney
Tom Rose, Public Works Director
Mike Strange, Utilities Director

Absent:

Mike Allen

Absent:

Mindy Baggett, Office Coordinator

1st Item: Citizen's Comments:

No citizens' comments at this time.

2nd Item: **Approval of minutes of the January 4, 2018 meeting**

Following a review of the minutes of the January 4, 2018 meeting Councilman Tim Morrell made a motion to approve the minutes; the motion was duly seconded by Trey Lee. Motion carried unanimously.

3rd Item: **JM Byrnes, LLC**
South of Rock Springs Road and west of Montgomery Way
Annexation and Zoning to R-3
Plan of Service

An annexation and zoning request to R-3, and Plan of Service was received from JM Byrnes, LLC for property located south of Rock Springs Road and west of Montgomery Way. The property is further referenced as Rutherford County Tax Map 32, Part of Parcel 19.01 and is currently zoned RM in the County on approximately 18 acres. The following comments were made:

1. Surrounding zoning consists of RM in the County and R-3 in Town.
2. The Land Use Plan would Low Density Single-Family Residential development in this area.
3. Annexation of the requested portion of Parcel 19.01 would create an area of land that is not within the Town but is completely surrounded by land in the Town limits. This cannot be done in this manner. The applicant owns all of the land that would be surrounded, so this issue could be corrected by annexing all of the area. The other option is to annex a different part of the land that would allow for a connection of

remain between the surrounded area and the land to the south that is not within the Town limits.

At this time, Chairman Edwin Davenport recognized Matt Taylor to speak regarding this request.

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 annexation, Plan of Service, and zoning of R-3 for JM Byrnes, LLC for the property located south of Rock Springs Road and west of Montgomery way. Motion carried 4-1 with Edwin Davenport not voting.

**4th ITEM: Savitabahen & Arkesh Patel
8216 Florence Road
Annexation and Zoning request to C-2
Plan of Service**

An annexation and zoning request to C-2, and Plan of Service was received from Savitabahen & Arkesh Patel for property located at 8216 Florence Road. The property is further referenced as Rutherford County Tax Map 35, Part of Parcel 81.04 and is currently zoned RM in the County on approximately 1.75 acres. The following comments were made:

1. Surrounding zoning consists of RM in the County and R-3 in Town.
2. The Land Use Plan would support Medium Density Single-Family Residential development in this area.

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 annexation, Plan of Service, and zoning of C-2 for Savitabahen & Arkesh Patel for the property located at 8216 Florence Road. Motion carried unanimously.

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

A rezoning request from R-3 to I-3 was received from Rocky Top Properties 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 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.

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 rezoning request of R-3 to I-3 for Rocky Top Properties for the property located at 215 Mill Lane. Motion carried unanimously.

**6th Item: Portico Place, Section I
Portico Place and Blair Road
Preliminary Plat**

A preliminary plat was received from Crescent Homes TN, LLC for Portico Place, Section I. The property is further referenced as Rutherford County Tax Map 32, Part of

Parcel 9.00. The property is zoned PRD and consists of 16 lots on approximately 5.77 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. Submit stormwater fee of \$777 + codes fee \$175 = \$952.00 prior to issuance of a grading permit.
5. At this time we can only provide sewer services to those lots inside the Smyrna Town limits. We have not received approval from LaVergne to serve sewer inside LaVergne.
6. Please ensure a minimum 4 feet from the ADA ramp to the corner of the cross walk striping.
7. Show road improvements as recommended in the PRD approval.
8. Please provide a copy of the ARAP or letter from TDEC indicating no permit required.

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

**7th Item: Sundale, Section I
Old Rocky Fork Road and Big Son Lane
Preliminary Plat**

A preliminary plat was received from Jerry Butler for Sundale, Section I. The property is further referenced as Rutherford County Tax Map 33, Part of Parcel 53.00. The property is zoned R-3 and consists of 47 lots on approximately 20.19 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. Big Son Lane is not recorded from Rocky Fork Road to this property. This property does not have legal access until this is done.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Trey Lee to approve the preliminary plat for the proposed Sundale, Section I subject to the above noted conditions. Motion carried unanimously.

**8th Item: Sundale, Section I
Old Rocky Fork Road and Big Son Lane
Final Plat**

A final plat was received from Jerry Butler for Sundale, Section I. The property is further referenced as Rutherford County Tax Map 33, Part of Parcel 53.00. The property is zoned R-3 and consists of 47 lots on approximately 20.19 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. Show owners signature.
4. Submit stormwater fee of \$2219 + codes fee \$175.00 = \$2,394.00 prior to issuance of a grading permit.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Gerald Short to approve the final plat for the proposed Sundale, Section I subject to the above noted conditions. Motion carried unanimously.

**9th Item: Bankside, Section V
 Watergate Drive & Hackensack Lane
 Final 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 Parcel 13.00. The property is zoned R-3 and consists of 52 lots on approximately 16.11 acres. The following comments were made:

1. Add owner and CUD signatures.
2. Please show the building setback line a minimum 5 feet off the drainage easement.

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 Bankside, Section V subject to the above noted conditions. Motion carried unanimously.

**10th ITEM: Keystone Industrial Park, Lot 9
 Huntley Industrial Drive
 Site Plan**

Request was withdrawn by the applicant.

11^h ITEM: February Bond Review Report

Woodcrest Subdivision, Section III - Extend six months.
Woodmont Subdivision, Section IV - Extend six months.
Lenox of Smyrna, Phase I, Section 2C - Extend six months.
Parkside Subdivision, Phase II - Extend six months.
Villages of Greentree Subdivision, Section I, Phases I and II - Extend six months.

Following discussion of the February Bond Review Report a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve staff's recommendations as to the bonds set forth on the attached chart. Motion carried unanimously with Chairman Edwin Davenport not participating in the vote.

12th Item: Adjournment

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

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Edwin Davenport
Chairman