



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

March 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, March 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 Gerald Short and the Pledge of Allegiance was led by Trey Lee.

The following Planning Commission members/staff were present:

Members:

Chairman Edwin Davenport
Vice-Mayor Marc Adkins
Councilman Tim Morrell
Mike Allen
Trey Lee
Gerald Short

Staff:

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

Absent:

Marc Michaelson

Absent:

Tom Rose, Public Works Director

1st Item: Citizen's Comments:

No citizens' comments at this time.

2nd Item: Approval of minutes of the February 1, 2018 meeting

Following a review of the minutes of the February 1, 2018 meeting Trey Lee made a motion to approve the minutes; the motion was duly seconded by Councilman Tim Morrell. Motion carried unanimously.

3rd Item: RHB, LLC
Baker Road and One Mile Lane
Annexation and Zoning to R-3
Plan of Service

An annexation and zoning request to R-3, and Plan of Service was received from RHB, LLC for property located on Baker Road and One Mile Lane. The property is further referenced as Rutherford County Tax Map 56, Parcel 50.00 and is currently zoned RM in the County on approximately 16.71 acres. The following comments were made:

1. Surrounding zoning consists of RM in the County and PRD (The Meadows) in Town.
2. The Land Use Plan would support Medium Density Single-Family Residential development in this area.
3. Staff would recommend consideration of the annexation of the existing right-of-way of Baker Road from the I-24 right-of-way south to the southern boundary of the requested tract, approximately 1,500 feet.

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 R-3 for RHB, LLC for the property located

at Baker Road and One Mile Lane including the recommended right-of-way of Baker Road. Motion carried unanimously.

4th Item: Shawn Collins
Williamsport Drive
Rezoning R-1 to R-3

A rezoning request from R-1 to R-3 was received from Shawn Collins for property located on Williamsport Drive. The property is further referenced as Rutherford County Tax Map 28, Parcel 103.01 and is currently zoned R-1 on approximately 43.3 acres. The following comments were made:

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

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 R-1 to R-3 for Shawn Collins for the property located on Williamsport Drive. Motion carried unanimously.

5th Item: Ramila Patel
Florence Road
Rezoning R-1 to C-2

A rezoning request from R-1 to C-2 was received from Ramila Patel for property located on Florence Road. The property is further referenced as Rutherford County Tax Map 35, Parcel 88.00 and is currently zoned R-1 on approximately 3.7 acres. The following comments were made:

1. Surrounding zoning consists of R-1, R-3 and I-3 in Town and RM in the County.
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 Mike Allen to send with a negative recommendation to the Town Council the rezoning request of R-1 to C-2 for Ramila Patel for the property located on Florence Road. Motion carried unanimously.

6th Item: Blakeney Subdivision, Phase I
8575 & 8319 Rocky Fork Road
Preliminary Plat

A preliminary plat was received from Rocky Fork Partners for Blakeney Subdivision, Phase I. The property is further referenced as Rutherford County Tax Map 54, Parcels 47.00 and 62.00. The property is zoned PRD and consists of 55 lots on approximately 16.27 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. Sewer plans are under review.
4. Off-site sewer route is being coordinated with the Engineer.
5. Submit sewer master plan for all four phases.
6. Water service [domestic, fire, and/or irrigation] is located within the service area of CUDRC.

7. As stated in the CUD Will Serve Letter dated July 27, 2017, currently CUDRC cannot meet fire hydrant demands and **cannot** provide fire protection flow requirements for this project. However, an offsite water line upgrade along Rocky Fork Almaville Road has been approved for another project along Morton Road. Once the water line upgrades have been completed and in service, fire flow requirements at 500 GPM can be met. If the owner decides to proceed with construction on this project (Blakeney Sub) it will be at their sole discretion.
8. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@tudrc.com.
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. Remove the size of the proposed water lines from the plans. CUDRC will size the water lines.
11. Water lines can be installed under asphalt. Show water and sewer offset 5' from center line opposite each other.
12. A storm water fee will be required with grading permit. Stormwater management fee will be \$1,827.00 + \$175.00 Codes fees = \$2,002.00 for total grading permit.
13. Make fire hydrants visible on site plan.
14. Label front setbacks on all lots.
15. Show dimensions and label all easements.
16. Use Hanworth Trace not Hanworth Lane for entire road.
17. Please show the required improvements to the intersection of Morton Lane and Rocky Fork Almaville Road to connect Morton Lane perpendicular to Rocky Fork Almaville Road.

Following discussion a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to deny the preliminary plat for the proposed Blakeney Subdivision, Phase I due to concerns regarding the roadway connection at Rocky Fork Road. Motion carried unanimously.

**7th Item: Lee Victory Parkway Commercial Property
Lee Victory Parkway
Preliminary Plat**

A preliminary plat was received from Jon Trout and Dewayne Beard for Lee Victory Parkway Commercial Property. The property is further referenced as Rutherford County Tax Map 50, Parcel 12.02. The property is zoned C-2 and consists of 5 lots on approximately 8.73 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. Construction plans must be submitted.
4. A storm water fee will be required with grading permit. Stormwater management fee will be \$1,073.00 + \$175.00 Codes fees = \$1,248.00 for total grading permit.
5. A LOMR will be required for this site.
6. An easement for ingress/egress is required to the adjacent Town property.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to approve the preliminary plat for the proposed Lee Victory Parkway Commercial Property subject to the above noted conditions. Motion carried unanimously.

**8th Item: Cantrell Farms, Section I
Chicken Pike and Old Nashville Highway
Final Plat**

A final plat was received from Dan Bobo with Ole South Properties for Cantrell Farms, Section I. The property is further referenced as Rutherford County Tax Map 49, Parcel 103.00. The property is zoned PRD and consists of 34 lots on approximately 8.90 acres. The following comments were made:

1. Add owner and CUD signatures.
2. Water service, domestic, fire and/or irrigation, is provided by CUDRC.
3. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
4. Please show cross walks at controlled intersections.

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

**9th Item: Cantrell Farms, Section II
Chicken Pike and Old Nashville Highway
Site Plan**

A site plan was received from Dan Bobo with Ole South Properties for Cantrell Farms, Section II. The property is further referenced as Rutherford County Tax Map 49, Parcel 103.00. The property is zoned PRD and consists of 44 townhomes on approximately 7.59 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 located within the service area of 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](mailto: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](mailto:subdivisions@ cudrc.com). Contact CUDRC's Engineering Department (615-225-3339) for further information.
7. Owner must submit a signed CUD Developer's Agreement to CUD's Engineering Department.
8. There is an existing 12" CUD water line located on a 30' private easement along the eastern side of Old Nashville Highway and is **not shown on the plans**. Field locates and show this water line and easement on the plans. There are conflicts between the existing water line and proposed storm lines/structures and landscape berms.
9. Submit street name approvals from 911. Label street names on plans.
10. Submit architectural elevations. They must meet requirements of the Design Review Manual and be consistent with the approved PRD.
11. Please show 1 foot contour elevations on the grading permit plans.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Gerald Short to approve the site plan for the proposed Cantrell Farms, Section II subject to the above noted conditions. Motion carried unanimously.

**10th Item: Estes Express Lines
123 Threet Industrial Road
Site Plan**

A site plan was received from owner/developer Estes Express Lines for the proposed Estes Express Lines. The proposed building consists of 46,074 sq. ft. located at 123 Threet Industrial Road. The property is further referenced as Rutherford County Tax Map 18, Parcel 6.07. The property is zoned I-3 and consists of approximately 42.17 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 will be required with grading permit. Stormwater management fee will be \$4,417.00 + \$175.00 Codes fees = \$4,592.00 for total grading permit.

At this time, Chairman Edwin Davenport recognized Stephen Brown with Gresham Smith & Partners to speak regarding this request.

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 Estes Express Lines subject to the above noted conditions. Motion carried unanimously.

**11th Item: Heartland Dental Care, LLC
Almaville Road and Lee Victory Parkway
Site Plan**

A site plan was received from owner/developer Professional Resource Development for the proposed Heartland Dental Care. The proposed building consists of 4,280 sq. ft. located at Almaville Road and Lee Victory Parkway. The property is further referenced as Rutherford County Tax Map 50-E, Parcel 25.00. The property is zoned C-2 and consists of approximately 1.16 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. Submit a storm water fee will be required prior to issuance of a grading permit.
4. Show and label access easement.
5. Shot total landscape square footage not including open space and grass area.

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

**12th Item: Keystone Industrial Park, Lot 9
Huntley Industrial Drive
Site Plan**

Request was withdrawn by the applicant.

**13th Item: Storage Nation
Wolverine Trail
Amended Site Plan**

An amended site plan was received from owner/developer RAD Development Group for the proposed Storage Nation. The amendment request is to allow for metal to be used on one side and the rear of Building 5. The property is further referenced as Rutherford County Tax Map 28, Parcel 56.03. The property is zoned PCD and consists of approximately 7.08 acres.

The following comments were made:

1. This site plan was approved for a total of seven buildings. One is the office, 5 are conventional and climate controlled self-storage, and one is a canopy for RV/boat storage. The buildings were approved requiring a mix of brick and stone as exterior materials.
2. Building 5 is the building in the very back of the site. The site excavation created a rock bluff on the rear and southern side of the building. The bluff is approximately 8 feet tall at its' shortest point and it increases to approximately 14 feet at its' tallest point at the southeastern corner of the site. On the south side it is similar.
3. The developer wishes to place metal instead of brick/stone on the rear and south side of Building 5. The majority of the building is 12'8" tall, with parts of each side extending an additional 2' to 14'8" over doorways and window areas.
4. The adjoining development on the south side is commercial and the adjoining area is the loading/unloading area of the building. There is also a retaining wall and landscape area between the loading/unloading area and this site. The adjoining development to the east is an apartment site. The nearest buildings adjoining this site are single story garage units with three story apartment buildings across a parking lot. There is a landscape buffer on the apartment side.

At this time, Chairman Edwin Davenport recognized Rich Davis to speak regarding this request.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Trey Lee to approve the amended site plan to allow metal to be placed on the rear and south side of Building 5. Motion carried 5 to 1 with Chairman Edwin Davenport voting no.

14th Item: March Bond Review Report

Burton Farms Subdivision, Section V, Phase IV - Reduce to \$10,000.00 and extend one year as the maintenance bond.

Burton Farms Subdivision, Section V, Phase III - Reduce to \$10,000.00 and extend one year as the maintenance bond.

Speedway - Release

The Villages Subdivision, Section I - Extend one year.

Addition to Village of Valley Green, Section II, Phase I - Extend six months to allow completion.

Lenox of Smyrna Phase I, Section II-B - Extend six months to allow completion.

Woodmont Subdivision, Phase III-B - Extend six months to allow completion.

Hidden Hills Section IV, Phase I - Extend six months to allow for completion.

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

15th Item: Staff Comments and/or Other Business

At this time, Chairman Edwin Davenport recognized Luke Koontz to speak regarding the Blakeney Preliminary Plat. No further action was taken.

16th Item: Adjournment

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

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Edwin Davenport
Chairman