



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES JANUARY 2, 2020

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, January 2, 2020 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 Regina Medlen.

The following Planning Commission members and staff were present:

Members:

Edwin Davenport, Chairman
Vice-Mayor Marc Adkins
Councilman Tim Morrell
Regina Medlen
Trey Lee
Mike Allen

Staff:

Kevin Rigsby, Town Planner
Mitchell Wensman, Planner
Mindy Baggett, Office Coordinator
Mike Strange, Utilities Director
John Rodgers, Attorney
Brian Hercules, Town Manager
Todd Spearman, Assistant Town Manager

Absent:

Andrew Atkins

1st Item: Citizen's Comments

There were no citizens' comments at this time.

2nd Item: Approval of the minutes of the December 5, 2019 meeting

Following a review of the minutes of the December 5, 2019 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: J.M. Byrnes, LLC
3791 Rock Springs Road
Annexation and zoning R-3
Plan of Service**

An annexation, plan of service, and zoning request of R-3 was received from John and Elizabeth Byrnes. The property is further referenced as Rutherford County Tax Map 32, Part of Parcel 19.01 located at 3791 Rock Springs Road. The property consists of approximately 0.12 acres to be annexed and is currently zoned R-M in the County. The following comments were made:

1. Surrounding zoning consists of R-3 and PRD (Gwynne Farms) in Smyrna and RM in Rutherford County.
2. The Land Use Plan would support Low Density residential development in this area.
3. This annexation is to eliminate a 10' strip of land in the county between two parcels that are in the Town limits.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Regina Medlen to send with a positive recommendation to the Town Council the annexation, plan of service, and zoning request of R-3 for John and Elizabeth Byrnes with J.M. Byrnes, LLC for the property located at 3791 Rock Springs Road. Motion carried unanimously.

**4th Item: Alta Depot
South Lowry Street
Site Plan**

A site plan was received from owner/developer Wood Partners for the proposed Alta Depot to be located at South Lowry Street. The property is further referenced as Rutherford County Tax Map 27-I, Group D, Parcel 4.00 the property is zoned PRD/LSO/H-1 and consists of approximately 18.57 acres. The proposed site plan is for a multi-family residential development consisting of 308 units. 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 \$2,057.00 + \$185.00 Codes fees = \$2,242.00 for total grading permit.
4. Signs will require a separate permit.
5. Available fire flow is currently 3,000 GPM at 20 PSI. Engineering firm shall conduct a fire flow test for water capacity analysis. Calculation and data.
6. Engineer shall verify available capacity and elevation of receiving sewer manhole at end of Main Street.
7. Show the existing sewer line where the new sewer will be connected at Main Street.
8. Please include a truck turning movement for the largest vehicle and a fire truck based on the dimensions indicated below:
 - Length: 48' 10"
 - Width: 8' 3"
 - Height: 10' 6"The proposed plan uses a truck with different dimensions and has issues.
9. Submit revised architectural elevation for the dumpster enclosure. Must be masonry to match the buildings.
10. Proposed parking spaces show 586, site plan depicts 582. Make these consistent.
11. FDC needs to be 30' off building. Show in the landscaped island or another location that cannot be blocked by parked cars.
12. If streets are named within the complex, please provide E-911 approval for road names or submit address layout and apartment number layout.
13. Provide gate access code for the police department.
14. Staff would recommend the bus stop location be moved to be more centrally located. Confirm the location with the Rutherford County School Board.
15. A tree labeled "LE" is shown on the plans in several locations. However, Sheet L 2.0 does not provide any details. Please correct.
16. The developer is requesting to utilize an alternative buffer for approximately 240' of the border with the adjoining mobile home park. A retaining wall is proposed which will elevate the parking lot in that area 5'-6' above grade. There are two stormwater pipes between the parking lot and the mobile home park which would make tree planting difficult. Staff would recommend looking at alternatives such as fencing or landscaping on the adjoining property to help alleviate light in the parking lot from shining into the mobile homes in that area.
17. Move the gate on the access from Sam Davis Road further into the development, away from the road, to provide adequate stacking space for vehicles.

At this time Chairman Edwin Davenport recognized Kevin Guenther with Ragan Smith 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 Alta Depot subject to the above noted conditions. Motion carried with Mike Allen voting no.

**5th Item: Mandatory Referral
Basin A8 and A9 Sewer Easement Acquisition**

At this time, Town Planner Kevin Rigsby presented a mandatory referral for Basin A8 and A9 sewer easement acquisition.

The Town is proposing a project to rehab an existing 15" sewer line from Harts Branch southward to Morton Street. The location of the line will be moved in certain locations, which requires the Town to obtain new easements in those locations.

The Planning Commission is required to review the obtaining of this property and find whether or not it is in keeping with the adopted comprehensive plan of the Town and make a recommendation to the Town Council.

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 mandatory referral for the basin A8 and A9 sewer easement acquisition. Motion carried unanimously.

Mandatory Referral
Sam Ridley Parkway / Weakley Lane Water Easement Acquisition

At this time, Town Planner Kevin Rigsby presented a mandatory referral for Sam Ridley Parkway/Weakley Lane water easement acquisition.

The Town is proposing a project to install a 24" water line along Sam Ridley Parkway from Jefferson Pike to G Street and a 12" water line along Weakley Lane from Sam Ridley Parkway to 8th Avenue. This project is required as a result of the water model hydraulic analysis. The analysis determined the 12" is required to increase fire flow along the Weakley Lane corridor. The 24" will remove a choke point in the water system to provide increased water service to the Sam Ridley Parkway and Rock Springs Road corridor.

The Planning Commission is required to review the obtaining of this property and find whether or not it is in keeping with the adopted comprehensive plan of the Town and make a recommendation to the Town Council.

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 mandatory referral for the Sam Ridley Parkway / Weakley Lane Water Easement Acquisition. Motion carried unanimously.

Mandatory Referral
Master Stormwater Project Easement Acquisition

At this time, Town Planner Kevin Rigsby presented a mandatory referral for the Master Stormwater Project easement acquisition.

The Town is proposing a project to improve stormwater flow in the downtown area. This will include several improvements between Stewart Creek at Enon Springs Road, East, and downtown. This will require easement acquisition for 12 property owners.

The Planning Commission is required to review the obtaining of this property and find whether or not it is in keeping with the adopted comprehensive plan of the Town and make a recommendation to the Town Council.

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 mandatory referral for the Master Stormwater Project easement acquisition. Motion carried unanimously.

6th Item: January Bond Review Report

Following discussion of the January Bond Review Report a motion was made by Councilman Tim Morrell and seconded by Regina Medlen to approve staff's recommendations as to the bonds set forth on the attached chart changing Bankside Subdivision, Section V, Phase I from extend one year to extend six months. Motion carried unanimously.

7th Item: Staff comments and/or other business

There were no staff comments and/or other business to report at this time.

8th Item: Adjournment

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

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Edwin Davenport
Chairman