



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES FEBRUARY 6, 2020

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, February 6, 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 Mike Allen.

The following Planning Commission members and staff were present:

Members:

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

Staff:

Kevin Rigsby, Town Planner
Mitchell Wensman, Planner
Mindy Baggett, Office Coordinator
Jennifer Bizarri, Planning Technician
Jeff Peach, Town Attorney
Mike Strange, Utilities Director
Charles King, Engineer
Brian Hercules, Town Manager
Todd Spearman, Assistant Town Manager

1st Item: Citizen's Comments

Mr. Rob Thomsen spoke regarding the proposed Harts Branch Village on Rock Springs Road.

2nd Item: Approval of the minutes of the January 2, 2020 meeting

Following a review of the minutes of the January 2, 2020 meeting Councilman Tim Morrell made a motion to approve the minutes; the motion was duly seconded by Mike Allen. Motion carried unanimously.

**3rd Item: Joe Epps [Harts Branch Village]
528 Rock Springs Road - Rezoning R-5 to PRD
550 Rock Springs Road - Rezoning R-4 to PRD
570 Rock Springs Road - Rezoning R-4 to PRD
600 Rock Springs Road - Rezoning R-4 to PRD**

A rezoning request was received from Joe Epps [Harts Branch Village] for the following locations:

528 Rock Springs Road - Rezoning R-5 to PRD
Rutherford County Tax Map 28E, Group A, Parcel 16.00, Acres 16.88
550 Rock Springs Road - Rezoning R-4 to PRD
Rutherford County Tax Map 28E, Group A, Part of Parcel 18.00, Acres .30
570 Rock Springs Road - Rezoning R-4 to PRD
Rutherford County Tax Map 28E, Group A, Part of Parcel 19.00, Acres .83
600 Rock Springs Road - Rezoning R-4 to PRD
Rutherford County Tax Map 28, Parcel 33.00, Acres 3.94

The following comments were made:

1. Surrounding zoning consists of PUD (Stitcher's Playhouse), R-1, R-3, R-4, & R-6.
2. The Land Use Plan would support Commercial and Single Family Medium Density Residential development in this area.
3. The proposed PRD is for 169 townhouse units.
4. A traffic study will be required with site plan submittal and must be in compliance with the Town of Smyrna Zoning Ordinance.

5. Available fire flow: 1,300 gpm at 20 psi.
6. The minimum size of the units will be 1,400 sq. ft.
7. A fence is required as a part of the buffer between this development and Tax Map 28, Parcel 31.01.
8. Utilities will be required to be stubbed into adjacent properties.

At this time Chairman Edwin Davenport recognized David McGowan with Regent Homes to speak regarding this request.

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 following rezoning requests subject to the above noted conditions:

- 528 Rock Springs Road - Rezoning R-5 to PRD**
Rutherford County Tax Map 28E, Group A, Parcel 16.00, Acres 16.88
- 550 Rock Springs Road - Rezoning R-4 to PRD**
Rutherford County Tax Map 28E, Group A, Part of Parcel 18.00, Acres .30
- 570 Rock Springs Road - Rezoning R-4 to PRD**
Rutherford County Tax Map 28E, Group A, Part of Parcel 19.00, Acres .83
- 600 Rock Springs Road - Rezoning R-4 to PRD**
Rutherford County Tax Map 28, Parcel 33.00, Acres 3.94

Motion carried unanimously.

**4th Item: Shawn Collins [Stewarts Creek Cottages]
 4150 & 4200 Morton Lane
 Rezoning request R-3 to PRD**

A rezoning request from R-3 to PRD was received from Shawn Collins for properties located at 4150 and 4200 Morton Lane. The property is further referenced as Rutherford County Tax Map 54, Parcels 14.01 and 14.02 and is currently zoned R-3 on approximately 19.47 acres. The following comments were made:

1. Surrounding zoning consists of PRD (Cedar Hills), R-1, R-3, and RM in Rutherford County.
2. The Land Use Plan would support Single Family Medium Density Residential development in this area.
3. The proposed PRD is for 38 zero lot line units with two units per lot (76 units). There is also an existing single family residence which would remain, for a total of 77 residences.
4. Proposed slope on the entry road must meet Town of Smyrna Subdivision Regulations.
5. All corner lots must have 35' front setbacks for both street frontages.
6. Homes will have at least two bedrooms on first floor.
7. This development is required to comply with the Housing for Older Persons Act.
8. Provide additional examples of proposed housing elevations.
9. If this request is approved, staff recommends a traffic study be done to ensure proper site distance at the new entrance along Morton Lane.
10. If approved, the address will have to be changed for the existing house as the development occurs.
11. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. Currently, CUD can only meet approximately 300 GPM (depending on the location within the site). Further improvements outlined in the "Unnamed 4150 & 4200 Morton Lane Will Serve Letter" dated 7/8/2019, must be complete in order to meet the 1,000 GPM fire flow requirement. This includes Phase 1 and 2 of the Rocky Fork Road water main replacement project.

At this time Chairman Edwin Davenport recognized Kevin Estes with Land Solutions to speak regarding this request.

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 rezoning

request of R-3 to PRD for Shawn Collins [Stewarts Creek Cottages] for the properties located at 4150 and 4200 Morton Lane subject to the above noted conditions. Motion carried with Vice-Mayor Marc Adkins not voting or participating in discussion.

**5th Item: Gwynne Farms, Phase 2-A
Rock Springs Road at Waldron Road
Preliminary Plat**

A preliminary plat was received from owner/developer Suncrest Real Estate and Land for the proposed Gwynne Farms, Phase 2-A to be located at Rock Springs Road at Waldron Road. The property is further referenced as Rutherford County Tax Map 32, Parcel 20.00. The property is zoned PRD and consists of approximately 74.11 acres with 53 single family lots 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. A storm water fee of \$1,823.00 + \$185.00 Codes fees = \$2,008.00 for total grading permit.
5. Available fire flow: 1,600 gpm at 20 psi.
6. Dale Drive must extend to the southern property line.

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 Gwynne Farms, Phase 2-A subject to the above noted conditions. Motion carried unanimously.

**6th Item: Walnut Ridge Subdivision, Sections 1 and 2
Kew Garden Lane
Preliminary Plat**

A preliminary plat was received from owner/developer J.M. Byrnes, LLC for the proposed Walnut Ridge Subdivision, Sections 1 and 2 to be located on Kew Garden Lane. The property is further referenced as Rutherford County Tax Maps 32 Part of Parcel 19.01. The property is zoned R-3 and consists of approximately 18.99 acres with 45 single family lots 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. A storm water fee of \$2,099.00 + \$185.00 Codes fees = \$2,284.00 for total grading permit.
5. Available fire flow: 1,600 gpm at 20 psi.
6. Proposed sewer extension for Walnut Ridge is required to tie into the proposed 15" sewer main along Rock Springs Branch.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Regina Medlen to approve the preliminary plat for the proposed Walnut Ridge Subdivision, Sections 1 and 2 subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**7th Item: Westover Subdivision, Phase I
Rocky Fork Almaville Road
Preliminary Plat**

A preliminary plat was received from owner/developer Middle Tennessee Developers, LLC for the proposed Westover Subdivision, Phase I to be located on Rocky Fork Almaville Road. The property is further referenced as Rutherford County Tax Map 54,

Part of Parcel 15.23. The property is zoned PRD and consists of approximately 21.9 acres with 63 single family lots 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. A storm water fee of \$2,390.00 + \$185.00 Codes fees = \$2,575.00 for total grading permit.
4. Submit approval for road names from E911.
5. Will need to meet fire flow of 1,000 GPM.
6. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. Currently, CUD can only meet approximately 300 GPM. Further improvements outlined in the "Unnamed 8916 Rocky Fork Road Letter" dated 6/20/2019, must be complete in order to meet the 1,000 GPM fire flow requirement. This includes Phase 1 and 2 of the Rocky Fork Road water main replacement project.
7. Show all proposed driveway, sewer service and fire hydrant locations on plans.
8. Show 10'x10' clear space easement around proposed meter locations.
9. Once construction plans are available, submit directly to CUDengineering@ cudrc.com for further review.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Andrew Atkins to approve the preliminary plat for the proposed Westover Subdivision, Phase I subject to the above noted conditions. Motion carried with Vice-Mayor Marc Adkins not voting or participating in discussion.

**8th Item: Cedar Hills Subdivision, Section II
Eagle Rock Place
Preliminary Plat**

A preliminary plat was received from owner/developer Cedar Hills Holdings, L.P. for the proposed Cedar Hills Subdivision, Section II to be located on Eagle Rock Place. The property is further referenced as Rutherford County Tax Map 54, Part of Parcel 49.00. The property is zoned PRD and consists of approximately 24.8 acres with 88 single family lots proposed. The following comments were made:

1. To remain consistent with previous plans, please label plat as Cedar Hills Subdivision, Section 2. Please rename future phases and sections to be consistent with naming style.
2. Temporary turn around must be 80' diameter. Label correctly.
3. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. Currently, CUD can only meet approximately 500-700 GPM (depending on the elevation within the site). Further improvements must be complete in order to meet the 1,000 GPM fire flow requirement. This includes Phase 1 and 2 of the Rocky Fork Road water main replacement project. However, CUD is under the impression that this development may be allowed to be grandfathered in under the previous 500 GPM requirement.
4. Show all proposed driveway, sewer service and fire hydrant locations on plans.
5. Show 10'x10' clear space easement around proposed meter locations.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Regina Medlen to approve the preliminary plat for the proposed Cedar Hills Subdivision, Section II subject to the above noted conditions. Motion carried with Chairman Edwin Davenport voting to pass and Vice-Mayor Marc Adkins not voting or participating in discussion.

**9th Item: Cedar Hills Subdivision, Section II, Phase I
Eagle Rock Place
Final Plat**

A final plat was received from owner/developer Cedar Hills Holdings, L.P. for the proposed Cedar Hills Subdivision, Section II, Phase I to be located on Eagle Rock Place. The property is further referenced as Rutherford County Tax Map 54, Part of Parcel 49.00. The property is zoned PRD and consists of approximately 8.16 acres with 37 single family lots proposed. The following comments were made:

1. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
2. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf to CUDengineering@ cudrc.com.
3. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. Currently, CUD can only meet approximately 500-700 GPM (depending on the elevation within the site). Further improvements must be complete in order to meet the 1,000 GPM fire flow requirement. This includes Phase 1 and 2 of the Rocky Fork Road water main replacement project. However, CUD is under the impression that this development may be allowed to be grandfathered in under the previous 500 GPM requirement.
4. Show all proposed driveway, sewer service and fire hydrant locations on plans.
5. Show 10'x10' clear space easement around proposed meter locations.
6. Submit directly to CUDengineering@cudrc.com for further review.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Andrew Atkins to approve the final plat for the proposed Cedar Hills Subdivision, Section II, Phase I subject to the above noted conditions. Motion carried with Chairman Edwin Davenport voting to pass and Vice-Mayor Marc Adkins not voting or participating in discussion.

10th Item: Dr. Doctora Oral Surgery "Building Addition"
366 South Lowry Street
Site Plan

A site plan was received from owner/developer Dr. Joseph Doctora for an expansion to the existing dental office at 366 South Lowry Street. The property is further referenced as Rutherford County Tax Map 27-P, Group F, Parcel 11.00 the property is zoned C-3 and consists of approximately 0.34 acres. The proposed addition is 344 sq. ft. in size, roughly 16.8% of the existing 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. 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. For sites disturbing less than one acre add the following the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>
4. Signs require a separate permit.
5. Available fire flow: 2,000 gpm at 20 psi.
6. Show pavement marking and signage one way only counter clockwise around the building.

Following discussion, a motion was made by Trey Lee and seconded by Vice-Mayor Marc Adkins to approve the site plan for the proposed 344 sq. ft. building addition for Dr. Doctora Oral Surgery subject to the above noted conditions. Motion carried unanimously.

11th Item: February Bond Review Report

Following discussion of the February Bond Review Report a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve staff's recommendations as to the bonds set forth on the attached chart. Motion carried unanimously.

12th Item: Staff comments and/or other business

At this time, Town Planner Kevin Rigsby advised members that the Comprehensive Plan will be completed soon and will be distributed to members for review.

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