



## SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES MARCH 5, 2020

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, March 5, 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  
Andrew Atkins  
Mike Allen  
Trey Lee

Staff:

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

**1<sup>st</sup> Item: Citizen's Comments**

There were no citizens' comments at this time.

**2<sup>nd</sup> Item: Approval of the minutes of the February 6, 2020 meeting**

Following a review of the minutes of the February 6, 2020 meeting Councilman Tim Morrell made a motion to approve the minutes; the motion was duly seconded by Trey Lee. Motion carried unanimously.

**3<sup>rd</sup> Item: Jerry Butler (Andrews Subdivision)  
3782 Rocky Fork Road  
Annexation and zoning PRD and C-2  
Plan of Service**

An annexation, plan of service, and zoning request of PRD and C-2 was received from Jerry Butler for the proposed Andrews Subdivision. The property is further referenced as Rutherford County Tax Map 33, Parcels 100.00 and 101.00 located at 3782 Rocky Fork Road. The property consists of approximately 91.50 acres to be annexed and is currently zoned R-M in the County. The following comments were made:

1. Surrounding zoning consists of R-1 and R-3 in Smyrna and RM in Rutherford County.
2. The current Land Use Plan would support Commercial development for this entire property. The proposed Land Use Plan would place the property in a Gateway character area. This would support a mix of commercial uses and high-end multi-family in strategic locations.
3. The proposed PRD is for:
  - 130 single family lots on 35.6 acres
  - 144 townhomes on 16.2 acres
  - 9.7 acres of open space
  - 30 acres zoned C-2
4. Taking into consideration the existing and proposed Land Use Plans, the Major Thoroughfare Plan, and the existing single family development adjacent to this site, staff would recommend limiting the single family portion of the PRD to the area directly east of the existing development. The townhouse portion would then be moved north with the remaining acreage zoned C-2.

5. Provide additional details regarding the townhome development. Show the proposed layout, guest parking areas, and proposed materials to be used.
6. Please submit a traffic study for the subdivision and account for existing approved project. The study should be inclusive of Highwood Blvd and Blair Rd.
7. All front setbacks are required to be a minimum of 35', including both front yards on corner lots.
8. The Major Thoroughfare Plan shows Greentree Drive connecting directly to Rocky Fork Road. It also has a future principal arterial coming off of the future interchange crossing the front of the property.
9. Staff recommends extension of the Enon Springs Gateway Overlay District to this property as a part of the annexation.
10. Sewer must come from the proposed Olive Branch gravity line.

At this time Chairman Edwin Davenport recognized Enoch Jarrell with Huddleston-Steele Engineering to speak regarding this request.

Following discussion, at the request of the developer a motion was made by Councilman Tim Morrell and seconded by Regina Medlen to defer this item for 30 days. Motion carried unanimously.

**4<sup>th</sup> Item:      Town of Smyrna  
                  Rocky Fork Almaville Road  
                  Annexation of 2,870 linear feet of right of way  
                  Plan of Service**

An annexation of 2,870 linear feet of right-of-way and plan of service was next considered for the Town of Smyrna for the following description:

The entirety of the existing right-of-way of Rocky Fork Almaville Road, from the current Town limits at 8286 Rocky Fork Almaville Road to the southeastern corner of Tax Map 73, Parcel 14.00, approximately 2,870 feet. Bound on the west by Tax Map 54, Parcel 61.00, owned by Jamie L. Turner, Parcel 60.00, owned by Scott Butler, Parcel 60.02, owned by Kenneth Shepperd, Parcel 60.01, owned by Jerome G. and Virginia Lynch, Parcel 57.03, owned by Joe & Jean Spann Living Trust, Parcel 57.00, owned by Daniel W. Frederick and Hahn K. Nguyen, Parcel 57.02, owned by Valerie Blanks and Russell E. Blanks, Tax Map 73, Parcel 13.01, owned by Greg Cook, Parcel 13.02, owned by Jason and Shelly Tomlinson, and Parcel 16.00, owned by Robert P and Sharon Whitley, on the south by the existing and continuing right-of-way of Rocky Fork Almaville Road, on the east by Parcel 14.00, owned by SCollins2 Properties, LLC, Tax Map 54, Parcel 56.01 owned by SCollins2 Properties, LLC, Parcel 55.00, owned by SCollins2 Properties, LLC, Tax Map 55, Parcel 31.00, owned by Arash Gholizadeh, Tax Map 54, Parcel 54.00, owned by SCollins2 Properties, LLC, Parcel 53.00, owned by SCollins2 Properties, LLC, Parcel 52.00, owned by Amon and Anna Ringemann, Parcel 52.01, owned by Morris Levine, Parcel 51.00, owned by Carmen Margaret Keisman, and Parcel 50.01, owned by SCollins2 Properties, LLC, and on the north by the existing and continuing right-of-way of Rocky Fork Almaville Road. Area to be annexed contains approximately 3.29 acres.

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 Rocky Fork Almaville Road annexation of 2,870 linear feet of right of way and plan of service request for the area as noted in the above description. Motion carried unanimously.

**5<sup>th</sup> Item:      Amberton Subdivision, Section IV  
                  Carnation Drive  
                  Preliminary Plat**

A preliminary plat was received from owner/developer Tim Wyatt with BMCH Tennessee for the proposed Amberton Subdivision, Section IV to be located on

Carnation Drive. The property is further referenced as Rutherford County Tax Map 55, Parcel 29.00. The property is zoned PRD and consists of approximately 13.25 acres with 41 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. Contact the USPS regarding mail delivery. If centralized delivery is required, show location on the plat.
4. A grading permit fee of \$1,710.00 will be required to be submitted prior to issuance of a grading permit.
5. Fire flow must meet 1,000 GPM with 20 PSI Residual.
6. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
7. Show all proposed driveway, water service and fire hydrant locations on plans.
8. Show 10'x10' clear space easement around proposed meter locations.
9. Include single-family clear space detail within detail sheet(s) of construction plans.
10. Once updated construction plans are available, submit directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review.

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

**6<sup>th</sup> Item: Cantrell Farms Subdivision, Section III  
Chicken Pike and Old Nashville Highway  
Final Plat**

A final plat was received from owner/developer Dan Bobo with Ole South Properties for the proposed Cantrell Farms Subdivision, Section III to be located on Chicken Pike and Old Nashville Highway. The property is further referenced as Rutherford County Tax Map 49, Parcel 103.00 and is zoned PRD and consists of approximately 8.95 acres with 51 single family lots proposed. The following comments were made:

1. Add signature of the owner and CUD prior to submittal for recording.
2. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
3. 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.
4. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
5. 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 format to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com).
6. Submit directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review.

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

At this time Chairman Edwin Davenport turned the meeting over to Vice-Chairman Councilman Tim Morrell for the following item.

**7<sup>th</sup> Item: Medical Office Building  
2020 Rock Springs Road  
Site Plan**

A site plan was received from owner/developer Dr. Mistye Taylor for a proposed 7,454 sq. ft. medical office building to be located at 2020 Rock Springs Road. The property is further referenced as Rutherford County Tax Map 28, Part of Parcel 129.0 the property

is zoned C-2 and consists of approximately 1.3 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. Signs require a separate permit.
4. Final plat must be recorded prior to issuance of a building permit.
5. Available fire flow is 3,000 GPM @ 20 PSI.
6. A storm water fee of \$517.00 + \$185.00 Codes fees = \$702.00 for a total grading permit that will be required to be submitted prior to issuance of a grading permit.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Regina Medlen to approve the site plan for the proposed 7,454 sq. ft. medical office building subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

At this time Vice-Chairman Councilman Tim Morrell turned the meeting over to Chairman Edwin Davenport.

**8<sup>th</sup> Item: Pediatric Office  
810 Medical Park  
Site Plan**

A site plan was received from owner/developer Primus Companies for a proposed 7,900 sq. ft. pediatric office building to be located at 810 Medical Park. The property is further referenced as Rutherford County Tax Map 28, Parcel 119.04 the property is zoned C-2 and consists of approximately 1.08 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. Signs require a separate permit.
4. A storm water fee of \$493.00 + \$185.00 Codes fees = \$678.00 for a total grading permit that will be required to be submitted prior to issuance of a grading permit.
5. Available fire flow is 3,000 GPM @ 20 PSI.
6. 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>.

Following discussion, a motion was made by Trey Lee and seconded by Andrew Atkins to approve the site plan for the proposed 7,900 sq. ft. pediatric office building subject to the above noted conditions. Motion carried with Chairman Edwin Davenport and Councilman Tim Morrell not voting or participating in discussion.

**9<sup>th</sup> Item: Pyramid Event Center  
71 Mayfield Drive  
Site Plan**

A site plan was received from owner/developer Johnny Carlton for a proposed event center to be located at 71 Mayfield Drive. The property is further referenced as Rutherford County Tax Map 27-I, Group D, Parcel 1.05 the property is zoned C-2 and consists of approximately 1.15 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. 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. Please include architectural elevations. Staff would prefer materials to match existing building material of metal, not vinyl siding.
6. Please show handicapped parking spaces meeting ADA requirements.
7. Will a dumpster be utilized on site?
8. Show all existing water, sewer, and gas mains and services.
9. Submit a plan showing the building as it existed prior to construction of the additions.
10. Show the square footage that has been added onto the building.
11. Submit storm water calculations.
12. The rain garden, cited on the plans, would need substantiating plans and cross-sections that dictate the composition and volume of such a structure (depth, thickness and material type of storage media, surface materials, and vegetation type used to populate the rain garden), accompanied by the design of an overflow or outlet structure. And, where the discharged water goes once it leaves the property.
13. Add a fire hydrant within 400 ft. of firehose laying length to every point of the building. Current fire hydrant location does not cover the entire building.

At this time Chairman Edwin Davenport recognized Johnny Carlton to speak regarding this request.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to defer this item until the next scheduled meeting. Motion carried unanimously.

**10<sup>th</sup> Item: Smyrna Village  
South Lowry Street  
Site Plan**

A site plan was received from owner/developer Sol Esperanza with Marjolis Holdings, LLC for the proposed Smyrna Village a senior living attached housing to be located on South Lowry Street. The property is further referenced as Rutherford County Tax Map 34, Parcel 5.00 the property is zoned PRD and consists of approximately 15.42 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. Signs require a separate permit.
4. Water and sewer plans are under review.
5. Available fire flow is 2,600 GPM @ 20 PSI.
6. A storm water fee will be required prior to grading permit being issued. Permit fee: \$1,147.00 + \$185.00 for a total of \$1,332.00.

Following discussion, a motion was made by Trey Lee and seconded by Mike Allen to approve the site plan for the proposed senior living attached housing for Smyrna Village subject to the above noted conditions. Motion carried unanimously.

**11<sup>th</sup> Item: Zoning Ordinance Amendment:  
Auto Towing Services**

At this time, Town Planner Kevin Rigsby presented the following proposed Zoning Ordinance amendment for Auto Towing Services:

Article II, Section 2.020 Definitions, Article IV, Section 4.200 Supplemental Provisions for Auto Towing Services, Article V, Section 5.052.7 C-5 Highway Service District, Section 5.053.1 I-1 Light Industrial District, Section 5.053.2 I-2 Light Industrial District, and Section 5.053.3 I-3 Heavy Industrial District. Taken together, these amendments would add a definition of Auto Towing Services, remove the definition of Automobile Wrecking, Junk, and Salvage Yards, and amend the definition for Junk Yard or Salvage Yard, add Section 4.200 which requires screening for auto towing services, and removes auto towing services as a use allowed upon special exception in C-5 and adds it as a use allowed by right in I-1, I-2, and I-3.

Copies of this proposed amendment are attached.

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 Zoning Ordinance Amendment for Auto Towing Services. Motion carried unanimously.

**12<sup>th</sup> Item: Mandatory Referral  
Right-of-Way Donation along Rock Springs Road  
Gwynne Farms/Rock Springs Church of Christ**

At this time, Town Planner Kevin Rigsby presented the following mandatory referral for the right-of-way along Rock Springs Road.

There are required road improvements as a part of the development of Gwynne Farms. These include widening a portion of Rock Springs Road and adding a traffic signal at the Waldron Road/Rock Springs Road intersection. As the developer has begun the design of those improvements, it has become apparent that there is a need for a small portion of right-of-way from an adjacent property owner in order to construct those improvements. The developer has negotiated with that owner, Rock Springs Church of Christ, and will be providing compensation to the church for this right-of-way. The area to be dedicated as public right-of-way is 446 square feet.

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 right-of-way donation along Rock Springs Road. Motion carried unanimously.

**13<sup>th</sup> Item: March Bond Review Report**

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

**14<sup>th</sup> Item: Staff comments and/or other business**

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

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

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

Respectfully submitted:

Certified by:

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Kevin Rigsby  
Secretary

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Edwin Davenport  
Chairman