



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES MAY 7, 2020

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, May 7, 2020 by Vice-Chairman Councilman Tim Morrell. 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 Vice-Mayor Marc Adkins.

The following Planning Commission members and staff were present:

Members:

Councilman Tim Morrell
Vice-Mayor Marc Adkins
Trey Lee
Andrew Atkins
Mike Allen

Staff:

Kevin Rigsby, Town Planner
Jeff Peach, Town Attorney
Brian Hercules, Town Manager
Todd Spearman, Assistant Town Manager

Absent:

Edwin Davenport, Chairman
Regina Medlen

1st Item: Citizen's Comments

There were no citizens' comments at this time.

2nd Item: Election of Officers

At this time, Town Attorney Jeff Peach entertained nominations for the office of Chairman of the Planning Commission.

Councilman Tim Morrell nominated Edwin Davenport for Chairman for a one year term. At this time nominations ceased and a vote was taken to elect Edwin Davenport as Chairman. The motion carried unanimously.

At this time, Town Attorney Jeff Peach entertained nominations for the office of Vice-Chairman of the Planning Commission.

Vice-Mayor Marc Adkins nominated Councilman Tim Morrell to serve as Vice-Chairman. At this time nominations ceased and a vote was taken to elect Councilman Tim Morrell as Vice-Chairman. The motion carried unanimously.

3rd Item: Approval of the minutes of the April 2, 2020 meeting

Following a review of the minutes of the April 2, 2020 meeting Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Mike Allen. Motion carried unanimously.

**4th Item: Robert Latimer [Southside]
655-673 South Lowry Street
Amendment to PRD/LSO zoning**

An amendment to the PRD/LSO zoning was received from Robert Latimer for the proposed Southside. The property is further referenced as Rutherford County Tax Map 34-G, Group A, Parcel 1.00 located at 655-673 South Lowry Street. The property

consists of approximately 1.45 acres and is currently zoned PRD/LSO. The following comments were made:

1. Surrounding zoning consists of PRD, C-2 and C-3.
2. The Land Use Plan would support commercial development in this area.
3. The requested amendment is to allow a building height of 50' instead of 40'.
4. Available fire flow at this area is currently 2,400 GPM at 20 PSI.
5. Approved PRD is for 21 townhouses.
6. Submit 911 approvals for Charmed Court.

At this time Vice-Chairman Tim Morrell recognized Rob Molchan with SEC, Inc. Engineering to speak regarding this request.

Following discussion, a motion was made by Trey Lee and seconded by Andrew Atkins to send with a positive recommendation to the Town Council the amendment to the PRD/LSO for Robert Latimer [Southside] for the property located at 655-673 South Lowry Street subject to the above noted conditions. Motion carried unanimously.

**5th Item: Gwynne Farms Subdivision, Phase I
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 Subdivision, Phase I to be located at Rock Springs Road and Waldron Road. The property is further referenced as Rutherford County Tax Map 51, Part of Parcel 7.00 and Rutherford County Tax May 32, Part of Parcel 20.00. The property is zoned PRD and consists of approximately 29.15 acres with 100 single family lots proposed. The following comments were made:

1. Approval subject to PRD approval from Town Council.
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 and sewer construction plans are under review.
5. Available fire flow is greater than 3,000 gpm at 20 psi.
6. Grading permit fee is \$3,000.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Mike Allen to approve the preliminary plat for the proposed Gwynne Farms Subdivision, Phase I subject to the above noted conditions. Motion carried unanimously.

**6th Item: Gwynne Farms Subdivision, Phase II-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 Subdivision, Phase II-A to be located at Rock Springs Road and Waldron Road. The property is further referenced as Rutherford County Tax Map 51, Part of Parcel 7.00 and Rutherford County Tax May 32, Part of Parcel 20.00. The property is zoned PRD and consists of approximately 66.11 acres with 55 single family lots proposed. The following comments were made:

1. Approval subject to PRD approval from Town Council.

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 and sewer construction plans are under review.
5. Show and label width on easement for the water line and stormwater north of Lot 154.
6. On Sheet 26 there is no need to put the sewer line 30' deep.
7. Grading permit fee is \$5,996.
8. Available fire flow: 2,500 gpm at 20 psi.

At this time Vice-Chairman Tim Morrell recognized Rob Molchan and Doug Jenkins with SEC, Inc. Engineering to speak regarding this request.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Mike Allen to approve the preliminary plat for the proposed Gwynne Farms Subdivision, Phase II-A subject to the above noted conditions. Motion carried unanimously.

**7th Item: Stewart Creek Cottages
 4150 and 4200 Morton Lane
 Preliminary Plat**

A preliminary plat was received from owner/developer Gary Palmer with Achiever Development for the proposed Stewart Creek Cottages to be 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 zoned PRD and consists of approximately 19.6 acres with 39 lots and 77 units 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. Grading permit fee is \$2,345 based on 19.6 acres of disturbed area.
4. Show all street names and submit 911 approvals.
5. Homes will have at least two bedrooms on first floor.
6. This development is required to comply with the Housing for Older Persons Act.
7. 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 must be completed in order to meet the 1,000 GPM fire flow requirement. This includes Phase 2 of the Rocky Fork Road water main replacement project as denoted in the *Unnamed Development at 4150 and 4200 Morton Lane Will Serve Letter* issued by CUD on 6/8/2019.
8. The developer will be required to show all electric transformers, vaults, boxes, and lines on construction plans to ensure that utility placement will work with no conflicts.
9. Conflict with driveway and proposed meter location for unit 23A. 10'x10' CUD clear space must be clear of driveways.
10. Once construction plans are available, submit directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review.

Following discussion, a motion was made by Trey Lee and seconded by Andrew Atkins to approve the preliminary plat for the proposed Stewarts Creek Cottages subject to the above noted conditions. Motion carried with Vice-Mayor Marc Adkins not voting or participating in discussion.

8th Item: Sundale Subdivision, Section II
Big Son Lane
Final Plat

A final plat was received from owner/developer Dennis, Jerry, and Scott Butler for the proposed Sundale Subdivision, Section II to be located on Big Son Lane. The property is further referenced as Rutherford County Tax Map 33, Part of Parcel 53.00 and is zoned PRD and consists of approximately 14.05 acres with 47 single family lots. The following comments were made:

1. Add owner signature prior to submittal for recording.
2. Please review the plat to ensure easements are shown over all utilities not in the ROW.

Following discussion, a motion was made by Trey Lee and seconded by Andrew Atkins to approve the final plat for the proposed Sundale Subdivision, Section II subject to the above noted conditions. Motion carried unanimously.

9th Item: Wood Pointe Subdivision, Section 1
Maple Creek Drive
Final Plat

A final plat was received from owner/developer BRS Development for the proposed Wood Pointe Subdivision, Section 1 to be located on Maple Creek Drive. The property is further referenced as Rutherford County Tax Map 51, Parcels 12.00 and 14.00, is zoned PRD and consists of approximately 13.30 acres with 57 single family lots. The following comment was made:

1. Add owner signature prior to submittal for recording.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Mike Allen to approve the final plat for the proposed Wood Pointe Subdivision, Section 1 subject to the above noted condition. Motion carried unanimously.

10th Item: Wood Pointe Subdivision, Section 2
Maple Creek Drive
Final Plat

A final plat was received from owner/developer BRS Development for the proposed Wood Pointe Subdivision, Section 2 to be located on Maple Creek Drive. The property is further referenced as Rutherford County Tax Map 51, Parcels 12.00 and 14.00, is zoned PRD and consists of approximately 7.52 acres with 38 single family lots. The following comment was made:

1. Add owner signature prior to submittal for recording.

Following discussion, a motion was made by Andrew Atkins and seconded by Mike Allen to approve the final plat for the proposed Wood Pointe Subdivision, Section 2 subject to the above noted condition. Motion carried unanimously.

11th Item: Lee Bohman, Lot 2
580 Sam Ridley Parkway, West
Site Plan

At the request of the owner this item was withdrawn.

**12th Item: Lee Crossing, Section 4
Harold Lee Drive and Almaville Road
Site Plan**

A site plan was received from owner/developer Ole South Properties for the proposed Lee Crossing, Section 4 to be located at Harold Lee Drive and Almaville Road. The property is further referenced as Rutherford County Tax Map 50, Parcel 10.00 the property is zoned PRD and consists of approximately 16.49 acres with 162 townhouses proposed. The following comment was made:

1. This PRD was approved prior to when the Town began requiring double-width driveways on townhouses with garages. 72 of the 162 units have one car garages and single width driveways. The remainder will utilize surface parking with no garages. The site plan showing this same layout was approved in April 2018. The developer has resubmitted the site plan for reapproval as the original approval has expired.

Following discussion, a motion was made by Trey Lee and seconded by Mike Allen to approve the site plan for the proposed Lee Crossing, Section 4 subject to the above noted conditions. Motion carried unanimously.

13th Item: May Bond Review Report

Following discussion of the May Bond Review Report a motion was made by Vice-Mayor Marc Atkins and seconded by Trey Lee to approve staff's recommendations as to the bonds set forth on the attached chart. Motion carried unanimously.

14th Item: Staff comments and/or other business

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

15th Item: Adjournment

There being no further business, Vice-Chairman Councilman Tim Morrell declared the meeting adjourned.

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Vice-Chairman