



## SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES JULY 2, 2020

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

The following Planning Commission members/staff were present/absent:

Present: Councilman Tim Morrell; Vice-Mayor Marc Adkins; Regina Medlen; Trey Lee; Andrew Atkins III

Absent: Chairman Ed Davenport; Mike Allen

Staff Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jeff Peach, Town Attorney;

Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Charles King, Engineer; Mike Strange, Utilities Director

1. Citizens' Comments:

There were no citizens' comments at this time.

2. Approval of Minutes of the June 4th, 2020 meeting

Motion by Vice-Mayor Marc Adkins, seconded by Trey Lee to approve the Minutes of the June 4th, 2020 meeting.

**Vote:** 5 - 0 Passed - Unanimously

3. New Business:

a. Rezoning Requests:

1. **Phillip Halladay/St. Luke's Catholic Church  
10682 & 10768 Old Nashville Highway  
Rezoning R-1 to C-2**

Location: 10682 & 10768 Old Nashville Highway

Tax Map: 49 Parcel: 3.01 Acres: 14.60

Tax Map: 34 Parcel: 50.00 Acres: 5.40

1. Surrounding zoning consists of R-1, PRD (Villas of Stewartsboro), PCD and C-2.
2. The Land Use Plan would support commercial development in this area.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to provide a positive recommendation to Town Council for the R-1 to C-2 rezoning request for St. Luke's Catholic Church located at 10682 & 10768 Old Nashville Highway.

**Vote:** 5 - 0 Passed - Unanimously

2. **Hal Loflin/Springhouse Worship & Arts Center  
14119 Old Nashville Highway  
Rezoning R-4 to C-2**

Location: 14119 Old Nashville Highway

Tax Map: 28-G Group: A Parcel: 1.00 Acres: 5.91

1. Surrounding zoning consists of C-2 and C-4
2. The Land Use Plan would support commercial development in this area.

Motion by Regina Medlen, seconded by Vice-Mayor Marc Adkins to provide a positive recommendation to Town Council for the R-4 to C-2 rezoning request for Springhouse Worship & Arts Center located at 14119 Old Nashville Highway.

**Vote:** 5 - 0 Passed - Unanimously

**3. Legacy Joint Venture/Legacy Luxury Townhomes  
Legacy Drive & Lee Victory Parkway  
PRD Zoning Amendment**

A PRD Zoning Amendment request was received from Legacy Joint Ventures to amend the previously approved PRD of Legacy Luxury Townhomes.

1. Surrounding zoning consists of R-3, R-6 and C-2.
2. The Land Use Plan would support commercial development in this area.
3. The requested amendment is to allow:
  - Previously submitted pattern book showed proposed materials of brick, hardie board and stone. New proposal is to keep brick and hardie board, with the optional stone component. New building facades, eliminating gable stoops.
  - Minimum building square footage reducing from 1,700 SF to 1,657 SF allowing for exterior patio versus closed interior space.
  - All bedrooms upstairs versus previously approved master bedrooms downstairs.
  - All units, versus majority of the units, to have two car garages.
4. The subdivision plat will have to be recorded prior to any building permits being issued. The plat will need to be revised to reflect the road as private with an ingress/egress easement for the two commercial lots.

Motion by Regina Medlen, seconded by Andrew Atkins III to provide a positive recommendation, with above listed staff comments, to Town Council for the PRD Zoning Amendment request for Legacy Luxury Townhomes located at the corner of Legacy Drive and Lee Victory Parkway.

**Vote:** 5 - 0 Passed - Unanimously

**4. Stephen & Licia Burkett  
729 Rock Springs Road  
PUD Zoning Amendment**

A PUD Zoning Amendment was received from Stephen and Licia Burkett for their property at 729 Rock Springs Road.

1. Surrounding zoning consists of R-3 and R-6.
2. The Land Use Plan would support medium-density single family residential in this area.
3. The proposed amendment is to add the following as allowed uses: wedding/event venue, airsoft course, and livestock/agricultural use. The existing PUD allows for single-family use of the existing residence, a photography studio, and a church.
4. The Fire Department has expressed concerns about accessing structures due to the driveway and the bridge on the property being inadequate for fire equipment to utilize.
5. A fire hydrant will need to be added within 400' of the building, off of Rock Springs Road.
6. Parking area would be required to be paved surface; gravel is not an allowed parking surface.
7. There is potential for 1,500 gallons fire flow to be required; to make a more accurate determination, plans will need to be submitted.

Motion by Vice-Mayor Marc Adkins, seconded by Trey Lee to provide a positive recommendation, with above listed staff comments, to Town Council for the PUD Zoning Amendment request for 729 Rock Springs Road.

**Vote:** 5 - 0 Passed - Unanimously

b. Preliminary Plats:

1. **Andrews Subdivision, Section I  
Greentree Drive  
Owner/Developer: JSD Holding**

Andrews Subdivision, Section I, consists of 45 single family detached lots on approximately 16.64 acres and is located at Greentree Drive. It is further referenced by Rutherford County Tax Map 33, Parcels 54.00 & 101.00 and is zoned C-2 & PRD.

**Standard Comments:**

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. A 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. Please submit construction plans for water/sewer/stormwater/streets.

**Staff Comments:**

1. Please show temporary road access to Rocky Fork Road to be completed as a part of Section I.
2. Add street names between lots 44 & 45 and south of lot 23 and send 911 Approval.
3. Show correct flood map information.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to approve Andrews Subdivision, Section I, Preliminary Plat with staff comments.

**Vote:** 5 - 0 Passed - Unanimously

2. **Blakeney Subdivision, Section 2, Phases 1 & 2  
8575 Rocky Fork Almaville Road  
Owner/Developer: Blakeney Partners, GP**

Blakeney Subdivision, Section 2, Phases 1 & 2 consists of 37 single family detached lots and 58 townhouse units on 14.17 acres located at the corner of Rocky Fork Almaville Road and Morton Lane. Property is further referenced by Rutherford County Tax Map 54, Parcels 47.00 & 62.00 and is zoned PRD.

**Standard Comments:**

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. A 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. Total grading permit fee will be \$2,738 [23.53 acres X \$100] + \$200 = \$2,553 + \$185/permit processing = \$2,738/total]. Please make payment of this fee only at the pre-construction meeting.
4. 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 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 Blakeney Will Serve Letter issued by CUD on 3/23/2019.
5. Show all electric transformers, boxes, vaults, and lines on utility plan. (CUD reserves the right for further review and comment once electric has been added to plans).
6. Until Morton Lane lift station is completed, there is not adequate sewer capacity.
7. Permits will not be issued for Phase 2 until Morton Lane realignment is completed.

Motion by Trey Lee, seconded by Andrew Atkins III to approve Blakeney Subdivision, Section 2, Phases 1 & 2 preliminary plat with above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

3. **Pottsvie**  
**Eugene Drive**  
**Owner/Developer: RHB, LLC**

Pottsvie Subdivision consists of 42 single family detached lots on 20.84 acres located at Eugene Drive. Property is further referenced as Rutherford County Tax Map 32, Parcel 5.07 and is zoned R-1.

**Standard Comments:**

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. A 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.

**Staff Comments:**

1. The existing fire flow of 880 gallons per minute at 26 PSI is not adequate. 1,000 gallons per minute at 20 PSI is required. Water will need to be extended from offsite from Blair Road or fire sprinkler systems will be required. Sprinkling the houses reduces the minimum requirement to 500 gallons per minute for houses up to 3,600 SF, at which point the required minimum fire flow increases.
2. The Codes Department will either require all homes to be sprinkled or none if the water line is extended and the minimum fire flow of 1,000 GPM at 20 PSI is obtained. It will not be determined on a lot by lot basis.

Motion by Vice-Mayor Marc Adkins, seconded by Trey Lee to approve Pottsvie Preliminary Plat with staff comments.

**Vote:** 5 - 0 Passed - Unanimously

4. **Ravens Pointe, Section I**  
**W. Sam Ridley Parkway & Ravens Ponte Drive**  
**Owner/Developer: R&J Family Limited Partnership**

Ravens Pointe, Section 1 commercial subdivision consists of 10 lots on 22.05 acres at West Sam Ridley Parkway and Ravens Pointe Drive. Property is further referenced as Rutherford County Tax Map 28, Parcel 44.00 and is zoned C-2. The following comment was made:

1. Any work within TDOT right-of-way requires a permit from TDOT.

Motion by Trey Lee, seconded by Regina Medlen to approve Ravens Pointe, Section 1 Preliminary Plat with above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

5. **Woodmont, Phase VIII, Section A**  
**Winslet Drive**  
**Owner/Developer: Woodmont Development, LLC**

Woodmont, Phase VIII, Section A consists of 52 lots on 20.29 acres located on Winslet Drive. The property is further referenced as Rutherford County Tax Map 32, Parcel 15.00 and is zoned PRD. The following comments were made by staff:

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. A 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. Please submit full set of construction plans.
4. Please show mail kiosk location. USPS requires any new residential subdivision of 8 or more lots to utilize a centralized mail delivery system.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to approve Woodmont, Phase VIII, Section A Preliminary Plat.

**Vote:** 5 - 0 Passed - Unanimously

6. **Woodmont, Phase VIII, Section B**

**Winslet Drive**

**Owner/Developer: Woodmont Development, LLC**

Woodmont, Phase VIII, Section B consists of 27 single family detached lots on 15.15 acres. The property is further referenced as Rutherford County Tax Map: 32, Parcel 15.00 and is zoned PRD. 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. A 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. Please submit full set of construction plans.
4. Please show mail kiosk location. USPS requires any new residential subdivision of 8 or more lots to utilize a centralized mail delivery system.

Motion by Regina Medlen, seconded by Trey Lee to approve Woodmont, Phase VIII, Section B with above mentioned comments.

**Vote: 5 - 0 Passed - Unanimously**

c. Site Plans:

1. **Pyramids Event Center**

**71 Mayfield Drive**

**Owner: Ismael Rodriguez**

A site plan was submitted for Pyramids Event Center, the staff report is as follows:

**Pyramids Event Center**

Location: 71 Mayfield Drive	Applicant: Johnny Carlton
Tax Map/ Group/Parcel: 27-I/D/1.05	Property Owner(s): Ismael Rodriguez
Zoning: C-2	Use Classification: Exhibition Hall

Proposal

1. Location Analysis

The building at 71 Mayfield Drive has undergone a renovation and addition from the previous tenant of automotive repair to be turned into an event center. Existing building, prior to additions being made was approximately 5,290 SF in size. Additions to the buildings and covering of a breezeway added roughly 2,795 SF, roughly 36% of the existing building. This brings the overall square footage; everything under a roof, to roughly 7,778 SF. Being the additions made were less than 50% of the previous existing building, Zoning Ordinance requirements will take precedence over Design Review Manual. Property is surrounded by C-2 zoning and has frontage along Mayfield Drive with an access easement through the adjoining property to the west.



2. Development Standards

	Required	Proposed
Vehicular Use Area	N/A	Adding: 7,800 SF
Landscaping	390 SF	390 SF
Total Parking	40% capacity	86 spaces
Handicapped Parking Space(s)	4 spaces	4 spaces

3. Landscape

Landscaping will need to meet the Zoning Ordinance requirement of 5% of the additional vehicular use area of 7,800 SF. Two additional trees are proposed to be planted on either side of the new parking area to meet this requirement.

4. Design Review

Architectural elevations for the addition is a ribbed metal siding to match the existing building. A stone veneer accent is proposed around the base of the event area of the building.

**Standard Comments:**

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 land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>
4. Signs will require a separate permit.
5. Construction plans for new fire hydrant are under review.
6. Drainage report/calculations are under review.
7. A 1,500 gallon grease trap will be required for any proposed kitchen or food preparation

area.

**Staff Comments:**

1. Please show dumpster enclosure elevations. Staff would prefer a masonry product for dumpster enclosure rather than a wooden fence as shown. Masonry is depicted on plans and stucco is shown on detail.
2. Calculations, using rooms as described on plans, yield max occupancy of 215. Minimum parking requirements for this use is 40% of maximum occupancy. This translates to 86 parking spaces required. Maximum occupancy number could increase if any of the proposed storage space changes to an occupied area or when a more detailed building plan is submitted to Codes for plan review.

**Staff Recommendation:** Staff still has the above listed comments that need to be addressed. If all are addressed to staff satisfaction, staff would recommend approval. Staff still has concerns regarding valet parking area.

At this time, Councilman Tim Morrell acknowledged Roy Dale to speak regarding this request.

Motion by Trey Lee, seconded by Vice-Mayor Marc Adkins to approve Pyramids Event Center with above mentioned staff comments in addition to two conditions:

- 1) Dumpster enclosure must be constructed using a masonry material.
- 2) Add additional landscaping in parking lot hatched areas.

**Vote:** 4 - 1 Passed

NAY: Councilman Tim Morrell

2. **Topre America Corp., Phase 9**  
**7735 Florence Road, Building 2**  
**Owner/Developer: Topre America Corporation**

A site plan was recieved for Topre America Corporation, Phase 9, staff report is detailed below:

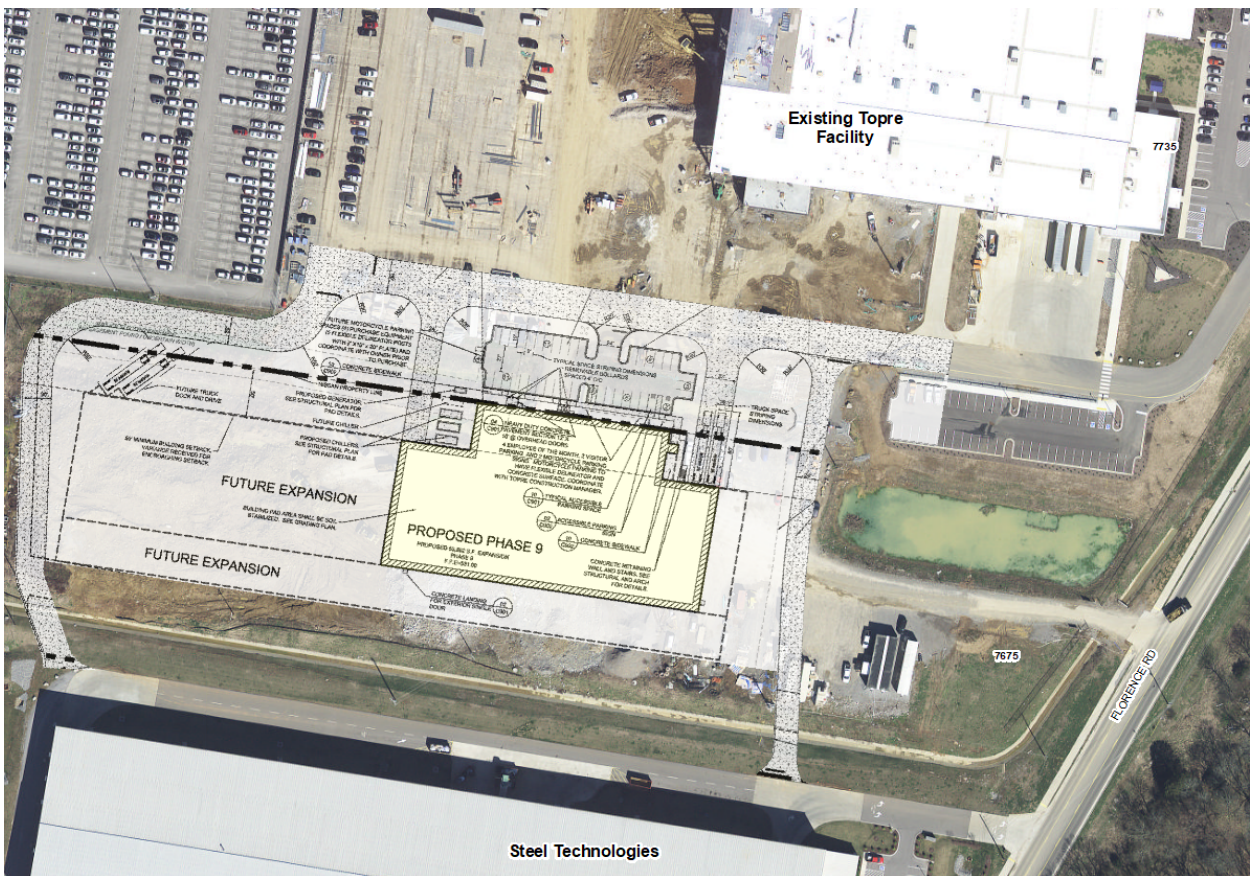
**Topre Phase 9**

Location: 7735 Florence Road, Bldg. 2	Applicant: Gresham Smith - Rob Whitson, P.E.
Tax Map/Part of Parcel: 35/86.00	Property Owner(s): Topre America Corp.
Zoning: I-3	Use Classification: Manufacturing

Proposal

1. Location Analysis

Topre America is proposing for a new building at 7735 Florence Road, Building 2, with future expansions, located on an adjoining parcel to their existing facility. This expansion will allow for a new stamping process in conjunction with the adjacent Nissan plant. Proposed building is to be constructed on the property line. Topre requested a 50' side setback variance from the Board of Zoning Appeals during the May 2020 meeting and was granted approval. This approval allows Topre to build Phase 9 with a 0' side setback, pending approval from Planning Commission. The building is planned to be built on a larger parcel, which Topre owns, but leases roughly 70% to Nissan for parking that was originally removed when Topre developed on the northern tract of land. Access to this site will be utilized via the adjoining parcels with the main site access point being from Topre's main facility to the north. There is a temporary access drive on this parcel which is used primarily for construction purposes at this time, which will be abandoned after completion of this project.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	13,000 SF
Square Footage of Open Space/Landscaping	1,040 SF	2,550 SF
Total Parking	129 total spaces	39 new spaces 140 total spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

3. Landscaping

Landscape plan submitted shows a variety of trees to be planted along Florence Road with a few trees alongside the proposed parking area. Various shrubs are proposed to be planted surrounding the parking area.

4. Design Review

Architectural elevations show a primary building material of metal panels, similar to their existing building. The front of the building, facing north, has a base material of CMU block.

**Standard Comments:**

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. Total grading permit fee will be  $\$1,574 [11.89 \text{ acres} \times \$100] + \$200 = \$1,389 + \$185/\text{permit processing} = \$1,574/\text{total}$ . Please make payment of this fee only at the pre-construction meeting.
4. Signs will require a separate permit.

**Staff Recommendation:** Approval with above listed standard comments.

Motion by Vice-Mayor Marc Adkins, seconded by Trey Lee to approve Topre America Corporation, Phase 9 with above listed comments.

**Vote:** 5 - 0 Passed - Unanimously

4. **July Bond Review Report**

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to approve staff's recommendations as to the bonds set forth on the attached chart.

**Vote:** 5 - 0 Passed - Unanimously

5. Staff comments and/or other business

6. Adjournment

Respectfully submitted:

Certified by:

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Kevin Rigsby  
Secretary

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Tim Morrell  
Councilman