



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES AUGUST 6, 2020

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, August 6, 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 Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Trey Lee.

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

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Regina Medlen; Trey Lee; Mike Allen; Tim Slate

Absent: Andrew Atkins III

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

1. Citizens' Comments: None at this time.
2. Election of Officers

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

Motion by Vice-Mayor Marc Adkins, to nominate Councilman Tim Morrell for Chairman for a one year term. At this time, nominations ceased and a vote was taken to elect Tim Morrell as Chairman.

Vote: 6 - 0 Passed - Unanimously

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

Motion by Councilman Tim Morrell, to nominate Vice-Mayor Marc Adkins to serve as Vice-Chairman. At this time, nominations ceased and a vote was taken to elect Vice-Mayor Marc Adkins as Vice-Chairman.

Vote: 6 - 0 Passed - Unanimously

3. Approval of Minutes of the July 2, 2020 meeting

Motion by Trey Lee, seconded by Regina Medlen to approve the Minutes of the July 2, 2020 meeting.

Vote: 6 - 0 Passed - Unanimously

4. New Business:

a. Annexation, Zoning, and Plan of Service Request:

1. **Ragan Smith Associates/Greystone
Rocky Fork Road, West side of I-24
Annexation and PUD Zoning**

The properties that are the subject of this request are located along Rocky Fork Road southwest of I-24. The Land Use Plan for the area would support a mix of commercial and office/retail/multi-family development in this area. The surrounding zoning is R-1, C-2, and PRD (Woodmont and Wood Pointe) in Town and RM in Rutherford County. The annexation also includes the annexation of approximately 3,400 linear feet of Rocky Fork Road from the current Town limits to the southernmost point of the requested parcels. The Town would be providing all services to this area upon annexation. Sewer will be provided with the Olive Branch extension.

Approximately 55.5 acres of the property would be zoned C-2. The remaining 197.1 acres would be a PRD named Greystone containing 444 single family lots, 24 villa units (duplexes), 218 townhouses, and 576 multi-family units that would be for sale condominium units for a total of 1,262 units at a density of 6.4 units/acre. Access would be from Rocky Fork Road with connections to Wood Pointe and the Andrews development as well as Olive Branch Road. I have attached the proposed plan that details the road layout, proposed building elevations, amenities, etc.

Following discussion, Tim Morrell recognized Brett Smith (Ragan-Smith Associates), Rob Pease (CPS Land) and Ryan Manners (Encompass Land) to speak regarding this request.

The following list of staff comments remains for this request following discussion between the applicant, developers and Planning Commission:

1. A traffic study will be required.
2. The elevations show "lap siding and "board and batten siding". These shall be fiber cement products.
3. The minimum square footage of the single family and villa units are 1,400 square feet and the townhomes are 1,200 square feet.
4. Brick or stone is required as an accent material on the townhome elevations.
5. The villa units are required to, at minimum, match the townhome elevations as to materials.
6. The Enon Springs Gateway Overlay District is extended to cover the multi-family and C-2 portions of the development. The developer requested that the townhome portion be required to meet the ESO with regards to landscaping, screening, and exterior materials, but not other requirements. This request was made at the Planning Commission meeting and staff has requested more specific information from the developer so that we can better evaluate this request. Staff will have a recommendation at the Council meeting.
7. The developer requested to place HVAC units on the side of every other house, with the HVAC units on the other houses to be located to the rear. Staff will evaluate the request and make a recommendation to the Town Council.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to send to the Town Council with a positive recommendation with the aforementioned comments.

Vote: 4 - 2 Passed

NAY: Regina Medlen
Trey Lee

2. **Ketan Patel**
Lot 2 Mason Tucker Commercial
Rezoning C-4 to C-2

Requested property is Lot 2 of the Mason Tucker Commercial subdivision and is further referenced by Rutherford County Tax Map 33-D, Group A, Parcel 27.02 and encompasses approximately 1.55 acres. Surrounding zoning consist of PUD (Hummingbird Hill and Shanks & Associates), C-4, R-2 and R-3. The Land Use Plan would support commercial development in this area.

Motion by Trey Lee, seconded by Mike Allen to recommend denial to the Town Council for the rezoning from C-4 to C-2 at Lot 2 Mason Tucker Commercial.

Vote: 6 - 0 Passed - Unanimously

3. **Kevin Waldron/Ravens Pointe**
W. Sam Ridley Parkway
Rezoning R-6 to C-2

Requested property is located along W. Sam Ridley Parkway and is further referenced by Rutherford County Tax Map 28, part of Parcel 44.00 and encompasses roughly 3.62 acres. Surrounding zoning consists of C-2 and R-6. The future land use plan would support a mix of office/retail/multi-family residential development in this area.

Motion by Vice-Mayor Marc Adkins, seconded by Trey Lee to recommend approval to the Town Council.

Vote: 6 - 0 Passed - Unanimously

4. **Town of Smyrna**
Hickory Grove Road
ROW Annexation

The Town of Smyrna is recommending Town Council to consider annexation of Hickory Grove Road right-of-way. The following comments were made:

1. When this area was annexed in 2019, the Town did not annex the right-of-way of Hickory Grove Road in an attempt to not surround parcels of land that were not requested to be annexed. However, a condition of the annexation and PUD zoning approval is that upgrades to Hickory Grove Road from Jefferson Pike to the entrance road to the proposed quarry are required to be made.
2. Staff recommends that the Town annex approximately 2,030 linear feet of the existing right-of-way of Hickory Grove Road from Jefferson Pike extending to the entrance road to the proposed quarry. This will surround two tracts of land, but both are currently vacant.

Motion by Regina Medlen, seconded by Mike Allen to recommend approval to Town Council for the Town of Smyrna to annex approximately 2,030 linear feet of Hickory Grove Road.

Vote: 6 - 0 Passed - Unanimously

b. Preliminary Plats:

1. **Cornerstone, Section I**
West Jefferson Pike & I-840
Owner/Developer: Southern Rock Manufacturers, LLC

The preliminary plat for Phase 1 of Cornerstone at Smyrna is located nearby West Jefferson Pike and I-840 interchange. Property is further referenced by Rutherford County Tax Map 26, Part of Parcel 24.01, includes one lot, and is approximately 23.65 acres. The following comments were made:

1. Submit the traffic study as required by the PUD approval.
2. Adequate water, sewer and gas service will not be available until Jefferson Pike TDOT project is completed, unless the pending agreement with CUD is finalized.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to approve Section I of the Cornerstone development.

Vote: 6 - 0 Passed - Unanimously

2. **Ravens Pointe, Section 2**
Genie Lane/Sam Ridley Parkway, West
Owner/Developer: R&J Family Limited Partnership

A preliminary plat for Ravens Pointe, Section 2 commercial subdivision was received and is located nearby Genie Lane and Sam Ridley Parkway, West. Property is further referenced by Rutherford County Tax Map 28, Part of Parcel 44.00, includes 2 lots and is approximately 6.42 acres. Subject property is also requesting a rezoning from R-6 to C-2.

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. Plat approval would be subject to approval of the rezoning request to C-2 by Town Council.

Motion by Trey Lee, seconded by Mike Allen to approve Ravens Pointe, Section 2 with above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

c. **Final Plats:**

1. **Resubdivision of Lot 182, Burton Farms and Lot 130, Patton Retreat**
Rimrock Road
Owners: Charles K. Waldron and Hollingshead Land, LLC

A resubdivision request of Lot 182 in Burton Farms and Lot 130 in Patton Retreat located along Rimrock Road. Properties are referenced as Rutherford County Tax Map 49-F, Groups C & D, Parcels 9.00 & 98.00, and includes 0.94 and 0.45 acres. Properties are zoned R-3, medium density residential and would subdivide 2 lots into 3 lots.

1. Add the signatures of the owners and Consolidated Utility District prior to submittal to the Town for signatures.
2. A fire hydrant will need to be added to be within 500' of all lots.
3. Add all easements. Burton Farms Section V, Phase II Final Plat shows a 10' x 10' AT&T Easement.
4. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review.

Motion by Vice-Mayor Marc Adkins, seconded by Trey Lee to approve the Final Plat, resubdividing Lot 182 of Burton Farms and Lot 130 of Patton Retreat with staff comments listed above.

Vote: 6 - 0 Passed - Unanimously

2. Cedar Hills, Section 2, Phase 2
Eagle Rock Place at Green Valley
Owner/Developer: Cedar Hills Holding LP

Cedar Hills, Section 2, Phase 2 consists of 29 lots, located along Eagle Rock Place and Green Valley, zoned PRD. Property is further referenced by Rutherford County Tax Map 54, Parcel 49.00 encompassing 10.22 acres.

1. Add the signatures of the owners and Consolidated Utility District prior to submittal to the Town for signatures.
2. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
3. Meter locations must be field located (as built) and shown correctly as installed.
4. Show proposed meter location for Amenity Site lot.

Motion by Trey Lee, seconded by Tim Slate to approve Cedar Hills, Section 2, Phase 2 final plat with noted staff comments.

Vote: 6 - 0 Passed - Unanimously

3. Cedar Hills, Section 2, Phase 3
Mill Tree Court
Owner/Developer: Cedar Hills Holding LP

Cedar Hills, Section 2, Phase 3 is located on Mill Tree Court consisting of 19 lots, zoned PRD. Property is further referenced by Rutherford County Tax Map 54, Parcel 49.00 and covers 5.79 acres.

1. Add the signatures of the owners and Consolidated Utility District prior to submittal to the Town for signatures.
2. Temporary turn around will be required if future sections of the subdivision are not built at the time of permitting.
3. Please label all easements and provide widths.
4. 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
5. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
6. Meter locations must be field located (as built) and shown correctly as installed.

Motion by Trey Lee, seconded by Mike Allen to approve Cedar Hills, Section 2, Phase 3 final plat with noted staff comments.

Vote: 6 - 0 Passed - Unanimously

4. Lee Crossing, Section 4, Phase 2 Horizontal Property Regime
Utah Street
Owner/Developer: Ole South Properties, Inc.

A Horizontal Property Regime Final Plat was received for Lee Crossing, Section 4, Phase 2, zoned PRD. Property is located on Utah Street and is further referenced as Rutherford County Tax Map 50, Parcel 10.00 and includes 45 units on 3.11 acres.

Motion by Vice-Mayor Marc Adkins, seconded by Trey Lee to approve the Horizontal Property Regime for Lee Crossing, Section 4, Phase 2 final plat.

Vote: 6 - 0 Passed - Unanimously

d. Site Plans:

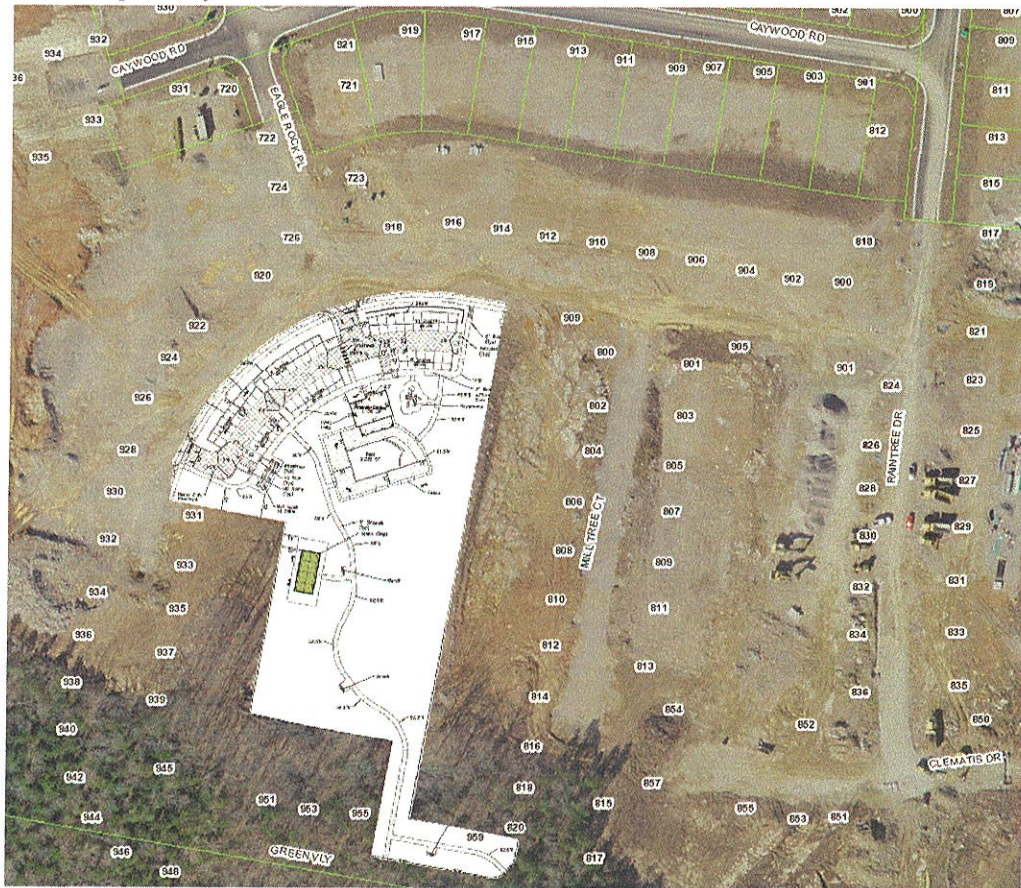
1. **Cedar Hills Amenity Center**
Green Valley
Owner/Developer: Cedar Hills Holding LP

Location: Green Valley	Applicant: SEC, Inc. – Rob Molchan
Tax Map/Parcel: 54/49.00	Property Owner(s): Cedar Hills Holding, LP
Zoning: PRD	Use Classification: Amenity Center

Proposal

1. Location Analysis

Cedar Hills Subdivision is proposing to construct an amenity center centrally located within the subdivision at the intersection of Green Valley and Eagle Rock Place. Included in the amenity center will be a pool, playground, tennis court and paved pathway. Vehicular access to the site will utilize two access points off Green Valley. The paved pathway connects the amenity center to the southern loop of Green Valley and Mill Tree Court. Benched seating is planned along several portions of the pathway as well. Total site consists of 2.64 acres.



2. Development Standards

	Required	Proposed
<i>Square Footage of Vehicular Use Area</i>	N/A	17,717 SF
<i>Square Footage of Open Space/Landscaping</i>	1,772 SF	3,761 SF
<i>Total Parking</i>	N/A	46 spaces

Handicapped Parking Space(s)	2 spaces	2 spaces
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3. Landscaping

Landscape plan shows a variety of trees planted along Green Valley with other trees planted throughout the site and along a walking path. Shrubs are proposed to be lined around the perimeter of the pool and amenity center as well as between the trees along Green Valley.

4. Design Review

Architectural elevations for the amenity center show a primary building material of brick veneer with a rear awning having a material of board & batten siding.

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 at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
4. Signs will require a separate permit.

Staff Recommendation: Approval with staff comments.

Motion by Trey Lee, seconded by Tim Slate to approve Cedar Hills Amenity Center with staff comments.

Vote: 6 - 0 Passed - Unanimously

2. **Cornerstone of Smyrna**

West Jefferson Pike at I-840

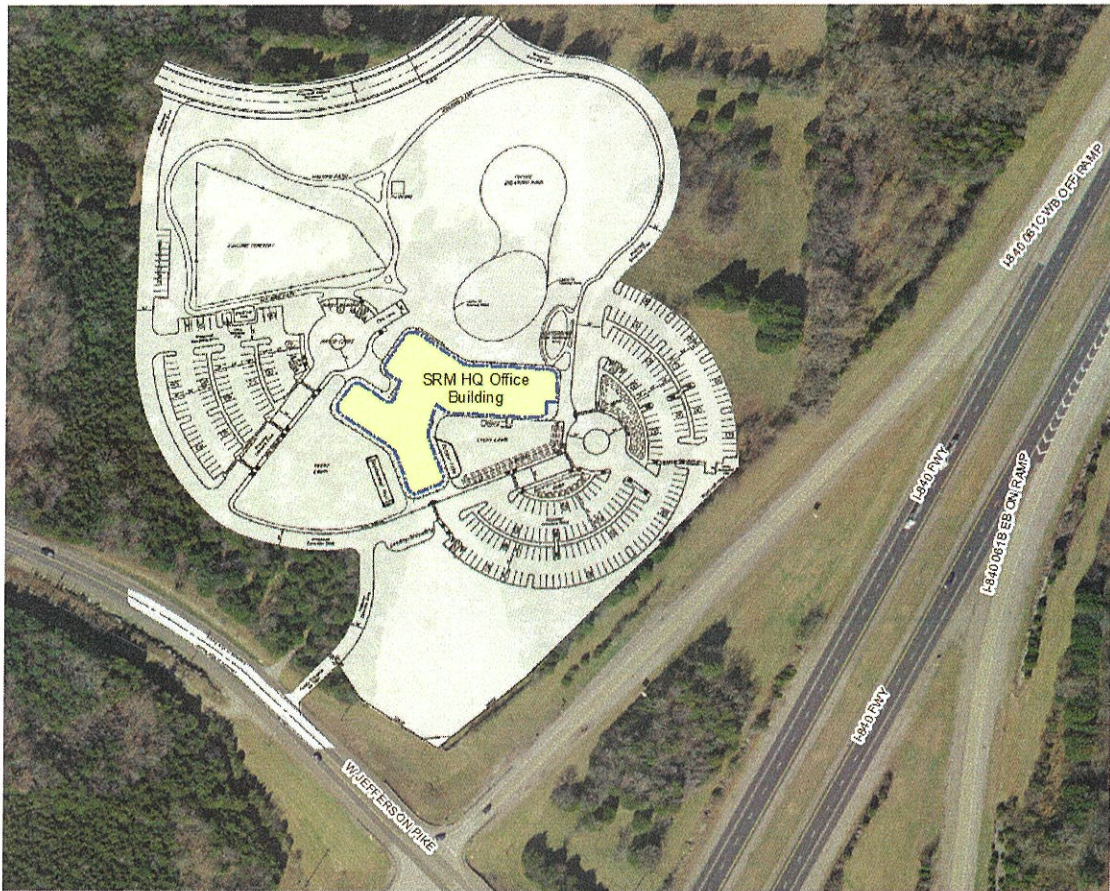
Owner/Developer: Southern Rock Manufacturers, LLC

Location: West Jefferson Pike at I-840	Applicant: Huddleston-Steele Eng. – Steve Steele
Tax Map/Parcel: 26/24.01	Property Owner(s): Southern Rock Manufacturers
Zoning: PUD	Use Classification: Office

Proposal

1. Location Analysis

SRM is proposing to build their headquarters at the corner of West Jefferson Pike and I-840 interchange. Per original PUD approval, this will be the first building in this development. Plans show a 5 story, 74' tall corporate office building consisting of 83,352 square feet. As proposed, there are two event lawn spaces, a playground, pond, pavilion and paved walking paths. This site is planned to have primary access off West Jefferson Pike with a two additional access points from a future roadway within the development.



2. Development Standards

	Required	Proposed
<i>Square Footage of Vehicular Use Area</i>	N/A	180,057 SF
<i>Square Footage of Open Space/Landscaping</i>	18,006 SF	- SF
<i>Total Parking</i>	209 spaces	297 spaces
<i>Handicapped Parking Space(s)</i>	7 spaces	8 spaces

3. Landscaping

Landscape plan shows a variety of trees planted throughout the entire site and within landscaped islands. Shrubs are also proposed to be planted along drive aisles and at the base of the building.

4. Design Review

Architectural elevations show a five story building constructed structurally using cement and glass windows surrounding all fronts 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. Signs will require a separate permit.
4. Staff would recommend developer discuss the "Future Entrance by TDOT" with TDOT. If TDOT would allow this business access to the site rather than the existing field entrance. As planned for West Jefferson Pike expansion, there would be a median at this entrance and would be a right-in,

- right-out only.
- 5. Construction plans are under review.
- 6. Provide approved permit for septic system prior to issuance of a building permit.
- 7. Until agreement is set with CUD, there is no fire flow in this area. This agreement between the Town and CUD must be completed to ensure fire flow.
- 8. Any sinkholes altered or filled on this site must have a plan for remedial action prepared by a licensed engineer prior to their disturbance.

Staff Comments:

- 1. Fire Department is concerned about 150’ maximum distance from back of building due to proposed retaining wall around playground area. Submit details. Update plans if fence and retaining wall will not be utilized.
- 2. Include dumpster elevations and building elevations with materials to be used with civil set. Masonry material is recommended by staff.
- 3. Please show total landscaped square footage, it is not shown on Landscape Plan.

Staff Recommendation: Approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to approve SRM Headquarters site plan as part of the Cornerstone of Smyrna development with staff comments.

Vote: 6 - 0 Passed - Unanimously

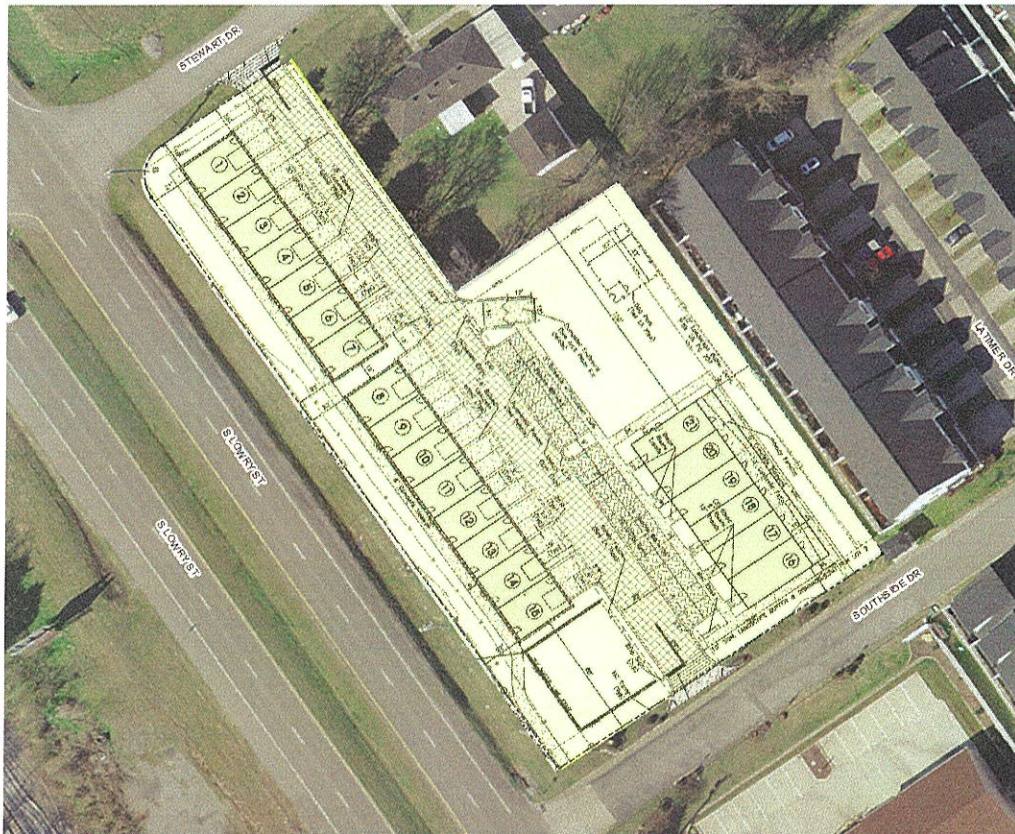
- 3. **Lowry Station**
655-683 South Lowry Street
Owner/Developer: Robert L. Latimer

Location: 655-683 S. Lowry Street	Applicant: SEC, Inc. – Rob Molchan
Tax Map/Group/Parcel: 34-G/A/1.00	Property Owner(s): Robert L. Latimer
Zoning: PRD/LSO	Use Classification: Multi-Family Residential

Proposal

1. Location Analysis

Lowry Station is located on South Lowry Street between Stewart Drive and Southside Drive. This planned residential development is for 21 townhome units on 1.45 acres. A private street will serve these units and provide access to both Stewart Drive and Southside Drive. Surrounding zoning consists of PRD (Southside Planned Development) and C-2, some of which is being used as a residential use. This property is located within the Lowry Street Overlay in the Mixed-Use Corridor District.



2. Development Standards

	Required	Proposed
<i>Square Footage of Vehicular Use Area</i>	N/A	17,462 SF
<i>Square Footage of Open Space/Landscaping</i>	2,095 SF	5,381 SF
<i>Total Parking</i>	42 spaces	64 spaces
<i>Handicapped Parking Space(s)</i>	N/A	

3. Landscaping

Landscape plan shows a variety of shrubs planted along Lowry Street, in front of the units, and along both road frontages, Stewart Drive and Southside Drive. Trees are proposed to be planted throughout the interior of the site and along Southside Drive.

4. Design Review

Architectural elevations for both buildings show a primary building material of brick with brick corbel bands and accent brick designs to provide character to the buildings. Two metal awning designs are proposed, one over each unit front door, alternating design on every other unit. Rears of the units have fiber cement siding as the primary material. Three story townhouses will have a patio off the second story with a picket screen.

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 \$530.00 [1.45 acres X \$100) + \$200 = \$345 + \$185/permit

processing = \$530/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 comments.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Lowry Station site plan with staff comments and installing shrubs along Lowry Street frontage in lieu of the Lowry Street Overlay street tree requirement.

Vote: 6 - 0 Passed - Unanimously

5. Mandatory Referrals:

a. **Genie Lane Extension**

Town of Smyrna is preparing to extend Genie Lane from Wolverine Trail to Potomac Place. This extension will require the acquisition of right-of-way for the road extension as well as easements for utilities.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to provide a positive recommendation to Town Council for Genie Lane Right-of-Way and Easement Acquisition.

Vote: 6 - 0 Passed - Unanimously

6. **August Bond Review Report**

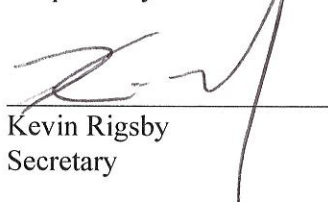
Motion by Tim Slate, seconded by Mike Allen to approve the August Bond Report as presented.

Vote: 6 - 0 Passed - Unanimously

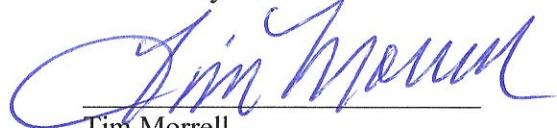
7. Staff comments and/or other business

8. Adjournment

Respectfully submitted,


Kevin Rigsby
Secretary

Certified by:


Tim Morrell
Councilman