



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES SEPTEMBER 3, 2020

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, September 3, 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 Mike Allen and the Pledge of Allegiance was led by Regina Medlen.

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

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

Absent: Andrew Atkins III; Tony Dover

Staff: Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Eric Hennessee, Assistant Staff Attorney;

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

1. Citizens' Comments: None at this time

2. Approval of Minutes of the August meeting

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Minutes of the August 6, 2020 meeting.

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

3. New Business:

a. Rezoning Requests:

1. **Shawn Collins/Stewarts Glen**  
**8286 Rocky Fork Almaville Road**  
**Rezoning R-3 to PRD**

Stewarts Glen is located at 8286 Rocky Fork Almaville Road, further referenced by Rutherford County Tax Map 54, Parcel 50.00 and Part of Parcel 50.01, consisting of approximately 14.84 acres. Current zoning is R-3, medium density single-family residential, and proposed zoning is Planned Residential Development (PRD), consisting of 20 single family lots and 32 townhome units. Surrounding zoning consists of R-3 and PRD (Cedar Hills) in Town and RM in Rutherford County. The Future Land Use Plan would support medium density single-family residential development in this area. Staff had the following comments:

1. This project cannot be started until Morton Lift Station upgrade has been completed.
2. \$1,869.00 Grading Permit Fee.

3. Front porch extensions must meet front setbacks if covered.
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 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 Stewarts Glen Updated Will Serve Letter issued by CUD on 8/7/2020.
5. Once construction plans are available, submit directly to CUDengineering@ cudrc.com for further review.

Following discussion, Councilman Tim Morrell acknowledged Kevin Estes with Land Solutions to speak regarding this request.

Motion by Tim Slate, seconded by Regina Medlen to recommend approval to the Town Council for the rezoning of 8286 Rocky Fork Almadale from R-3 to PRD with above listed staff comments and the additional condition of an age restricted development.

**Vote:** 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. **Sean Saunders**  
**7085 Florence Road**  
**Rezoning R-1 to PID**

Applicant Sean Saunders is requesting a rezoning of 7085 Florence Road from R-1 to Planned Industrial Development (PID). This property is further referenced by Rutherford County Tax Map 35, Parcel 94.00 and consists of 3.40 acres. Development is planned for a total of six buildings consisting of 50,980 square feet for self-storage use. Surrounding zoning consists of R-1, R-3 and I-2. Future Land Use Plan would support medium density single-family residential development in this area. Staff had the following comments:

1. \$725.00 Grading Permit Fee
2. Florence Road is classified as a minor arterial on the Major Thoroughfare Plan and requires construction of a 5' wide sidewalk as a part of the development. The Town received a grant to construct an 8' wide sidewalk from Rebel Road to Westfork Park, and we have entered into a contract with TDOT for this project. In lieu of construction of this sidewalk by the developer, staff would recommend that development of this parcel require any necessary right-of-way be dedicated for the Town's sidewalk project. The applicant has agreed to this condition in dedicating the necessary right-of-way for the Town to construct the sidewalk on Florence Road.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to recommend approval to the Town Council for rezoning from R-1 to PID.

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

3. **Michael Lee**  
**203 Stewart Drive**  
**Rezoning C-2 to R-2**

The property at 203 Stewart Drive is surrounded by C-2 zoned properties that are used as single family residential. The property is vacant and applicant proposed to build a single family residence. The Future Land Use Plan would support office/retail/multi-family residential development in this area.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend approval to the Town Council for rezoning of 203 Stewart Drive from C-2 to R-2.

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

4. **Mike Breece**  
**555 Wade Herrod**  
**Rezoning I-3 to I-1**

The property at 555 Wade Herrod Road has surrounding zoning consisting of I-1 and I-3. Several of the parcels surrounding the site are used for single family residential. The Future Land Use Plan would support heavy industrial development in this area. Applicant would like to request I-1 zoning for reduced setback restrictions. Staff had the following comments:

1. The nearest fire hydrant has a fire flow less than 1,000 GPM at 20 PSI. It is a CUD hydrant.
2. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this property. Currently, CUD can only meet approximately 650 GPM.
3. Consolidated Utility District has an existing 6-inch water main along Wade Herrod Road to serve the subject property. Any further development would require the owner to submit a Water Service Availability Request for CUD to determine feasibility.

Motion by Mike Allen, seconded by Regina Medlen to provide the Town Council with a positive recommendation for the rezoning of 555 Wade Herrod Road from I-3 to I-1.

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

b. Site Plans:

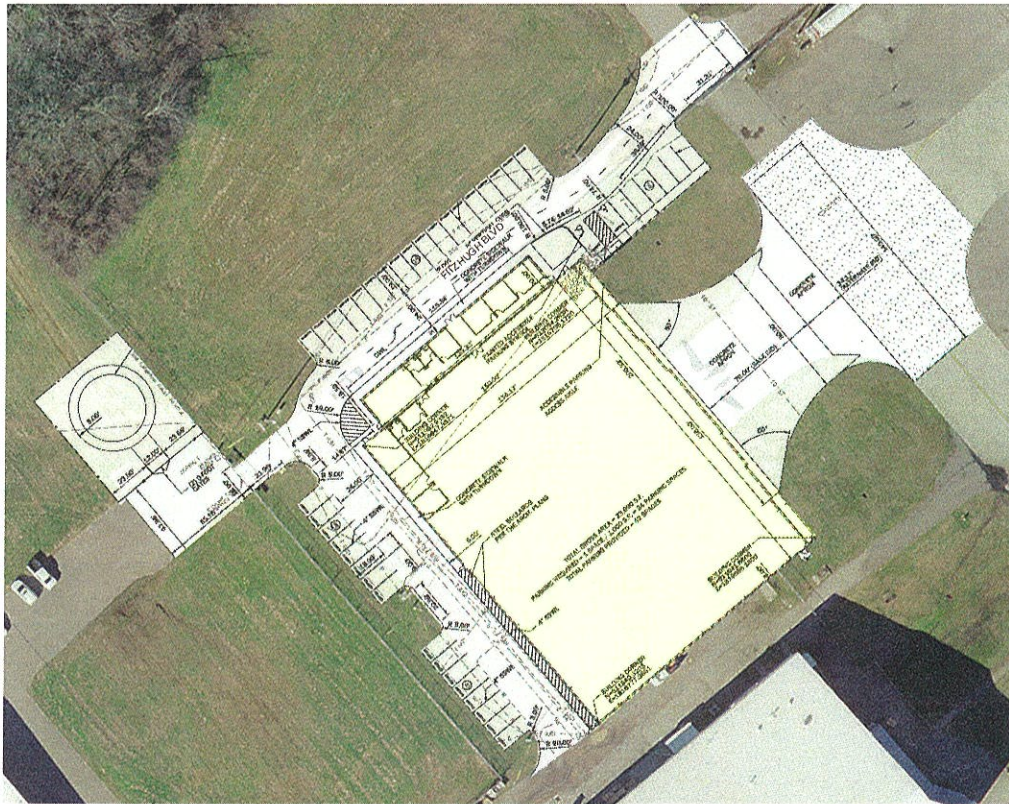
1. **Hangar 692**  
**692 Fitzhugh Boulevard**  
**Owner/Developer: Smyrna/Rutherford County Airport Authority**

|   |   |
|---|---|
| <i>Location:</i> 692 Fitzhugh Boulevard | <i>Applicant:</i> Dempsey, Dilling & Associates, P.C. an Affiliate of Thomas & Hutton – Cory Hall |
| <i>Tax Map/Part of Parcel:</i> 19/31.00 | <i>Property Owner(s):</i> Airport Authority   |
| <i>Zoning:</i> A-1                      | <i>Use Classification:</i> Hangar   |

**Proposal**

1. *Location Analysis*

Smyrna/Rutherford County Airport Authority is planning for an airplane hangar near Fitzhugh Boulevard. Proposed hangar is to be 33,690 square feet with an eave height of 42', roughly 220' long and 150' wide. Location for the proposed hangar is in the northeastern portion of the airport property, which is also surrounded on three sides by other hangars. Currently, the site is being used for vehicle parking. In addition to the hangar, there is a proposed glass fused steel ground storage tank with a maximum height of 45 feet. Tank will serve as water storage and is proposed to be located west of Fitzhugh Boulevard.



## 2. Development Standards

|   | <b>Required</b> | <b>Proposed</b> |
|---|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b> | N/A             | 9,100 SF        |
| <b>Total Parking</b>                        | 34 spaces       | 42 spaces       |
| <b>Handicapped Parking Space(s)</b>         | 2 spaces        | 2 spaces        |
| <b>Landscaping</b>                          | 728 square feet | 0 square feet   |

## 3. Landscaping

Landscape requirement is must be consistent with industrial requirements in Design Review, 8% of vehicular use area. 728 square feet of landscaping is required, however none is proposed.

## 4. Design Review

Architectural elevations show a metal building, which is consistent with other hangars on the site.

### 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

### Staff Comments:

1. Provide landscape plan meeting Design Review of 8% landscaping of vehicular use area. Staff is okay without trees seeing as this is located on airport property, but landscaping is still needed.

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

At this time, Councilman Tim Morrell acknowledged Smyrna Airport Director John Black to speak regarding this request.

Motion by Regina Medlen, seconded by Vice-Mayor Marc Adkins to approve Smyrna/Rutherford County Airport Hangar 692 with the above noted conditions; excluding landscaping requirements set forth by Design Review Manual due to proximity to the approach to Runway 19 and not being visible from a publicly accessible right-of-way.

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

2. **Legacy Luxury Townhomes**

**Legacy Court**

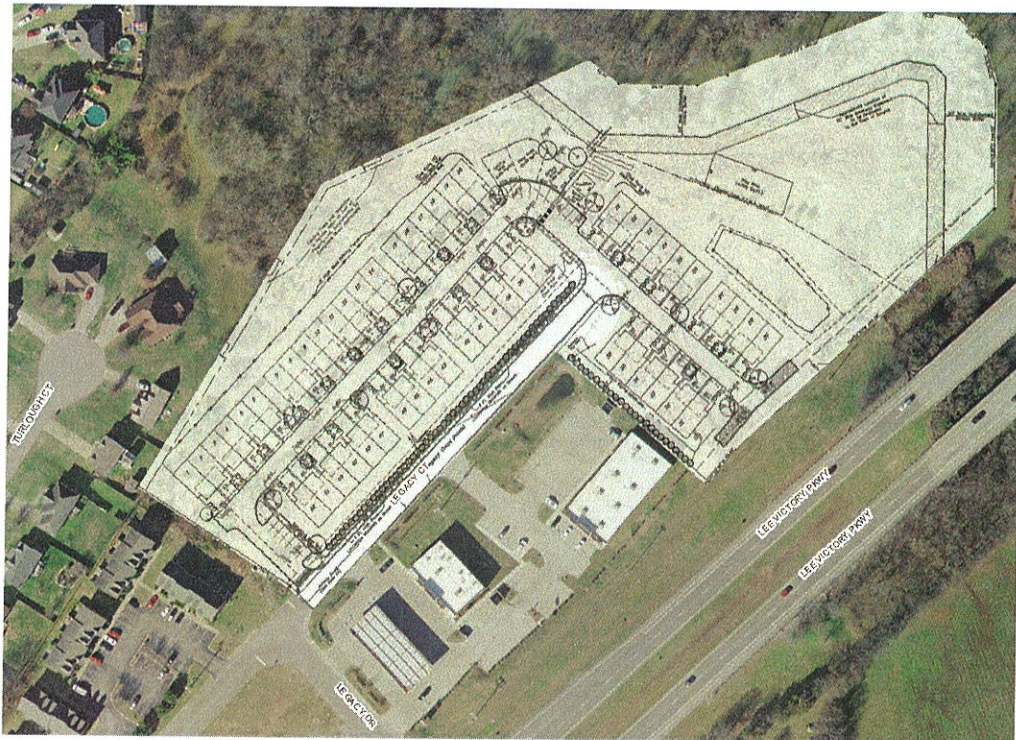
**Owner/Developer: Legacy Joint Venture**

|  |   |
|--|---|
| <i>Location:</i> Legacy Court & Legacy Drive | <i>Applicant:</i> Huddleston-Steele Eng. – Steve Steele |
| <i>Tax Map/Part of Parcel:</i> 34/52.04      | <i>Property Owner(s):</i> Legacy Joint Venture          |
| <i>Zoning:</i> PRD                           | <i>Use Classification:</i> Multi-Family Residential     |

**Proposal**

1. *Location Analysis*

Legacy Luxury Townhome development is planned to include 52 units on approximately 8.50 acres. Site is zoned PRD and site plan is consistent with approved PRD. Most of this site is located within the 100-year floodplain with the northeastern ¼ located in the floodway. Property is surrounded by a mix of zoning districts, including C-2, R-3 and R-6. Access to this site would be provided off of Legacy Court, a private roadway.



## 2. Development Standards

|   | Required   | Proposed  |
|---|------------|---|
| <b>Square Footage of Vehicular Use Area</b>     | N/A        | 28,050 SF   |
| <b>Square Footage of Open Space/Landscaping</b> | 2,805 SF   | 3,000 SF  |
| <b>Total Parking</b>                            | 104 spaces | 208 garage/driveway<br>17 guest parking<br>225 total spaces |
| <b>Handicapped Parking Space(s)</b>             | N/A        | 1 space   |

## 3. Landscaping

Landscape plan shows shrubs lining Legacy Court and in the rear of the units behind the existing liquor store. A variety of trees and shrubs are proposed to be planted in front of each unit. A 6' privacy fence will also be installed behind the 20 units which back up to the single family detached homes on Turlough Court.

## 4. Design Review

Architectural elevations show building materials consistent with the approved PRD of brick and cementitious siding. An optional stone component was part of the PRD approval as well, but is not shown on elevations submitted.

### 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 \$1,235.00.
4. Signs will require a separate permit.
5. Water and sewer plans are under review.
6. Plat will be required to be recorded for public easements, the cross-access easement for the adjoining commercial lots, and the greenway easement.
7. Provide a LOMR-F to amend the flood map for this parcel.

### Staff Comments:

1. Label all road names and provide 911 approval.
2. Show full creek crossing plan for sanitary sewer. The engineer needs to provide calculations on the casing crossing for deflection.
3. Provide details on the retaining wall.

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

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve Legacy Luxury Townhomes site plan with the above listed staff comments.

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

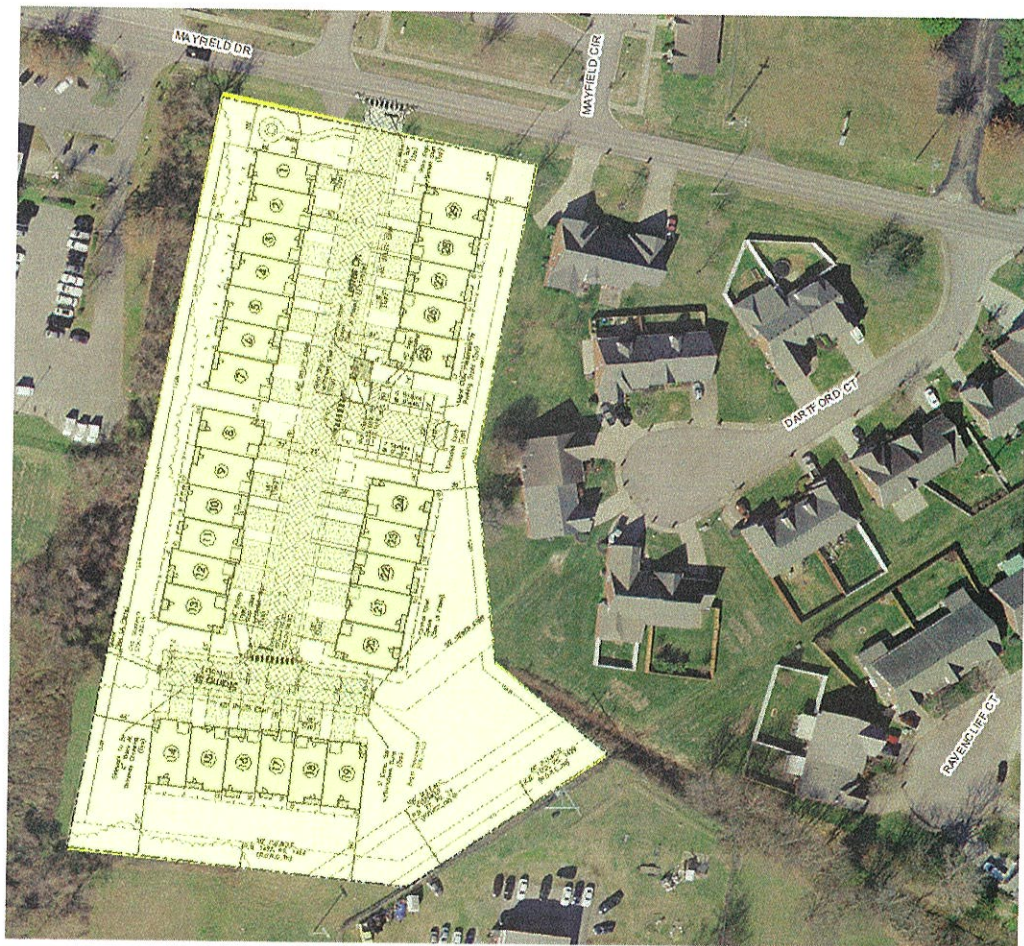
3. **Mayfield Townhomes**  
**260 Mayfield Drive**  
**Owner/Developer: Somerset, LLC**

|  |   |
|--|---|
| <i>Location:</i> Mayfield Drive          | <i>Applicant:</i> SEC, Inc. – Matt Taylor           |
| <i>Tax Map/Group/Parcel:</i> 27-P/D/4.02 | <i>Property Owner(s):</i> Somerset, LLC             |
| <i>Zoning:</i> R-6                       | <i>Use Classification:</i> Multi-Family Residential |

**Proposal**

1. *Location Analysis*

Planned Mayfield Townhomes development is located on Mayfield Drive, on the eastern parcel adjacent to the Post Office. This townhome development is for 29 townhome units on 3.96 acres, a density of 7.32 units per acre. Two private streets will serve these units and provide access to Mayfield Drive. Surrounding zoning consists of R-4, R-6 and C-2.



2. *Development Standards*

|   | <b>Required</b>                             | <b>Proposed</b>  |
|---|---|--|
| <b>Square Footage of Vehicular Use Area</b>     | N/A   | 35,255 SF  |
| <b>Square Footage of Open Space/Landscaping</b> | 3,5256 SF                                   | 4,284 SF   |
| <b>Total Parking</b>                            | 58 spaces                                   | 87 garage/driveway<br>13 guest parking<br>100 total spaces |
| <b>Handicapped Parking Space(s)</b>             | Not Required, one proposed in guest parking |  |

### 3. *Landscaping*

Landscape plan shows street trees lining Mayfield Drive and the two private drives servicing this development. Shrubs are shown to be planted at the base of each townhouse unit and along the sides of the end units. A landscape buffer is proposed to be planted behind each row of townhomes and along the parcel boundary.

### 4. *Design Review*

Architectural elevations show front and rear elevations with a mix of materials on the first floor of stone and brick veneer, alternating between units and a mix of fiber cement board siding and board & batten siding on the upper level, alternating between units. Side elevations show brick on first floor and fiber cement on upper level.

#### **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 \$781.00. Please make payment of this fee only at the pre-construction meeting.
4. Signs will require a separate permit.
5. Water and sewer plans are under review.

#### **Staff Comments:**

1. Staff recommends first floor of units be entirely clad in brick, to remain consistent with surrounding developments.
2. Elevations do not match site plan. 5 unit townhomes show two car garages on what would be units 24 and 29. Site Plan shows one car garage. Additionally, units 20 and 25 show garage and front door location flopped from elevation plan.
3. This development will require a recorded final plat dedicating public easements.

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

Motion by Regina Medlen, seconded by Tim Slate to approve Mayfield Townhomes with above listed staff comments in addition to first floor to be clad in brick/stone on the front and sides of buildings.

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

#### 4. Zoning Ordinance Amendment:

##### a. **Mobile Food Service Vendors**

Motion by Mike Allen, seconded by Regina Medlen to recommend approval to the Town Council for the Zoning Ordinance Amendment regarding mobile food service vendors.

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

#### 5. **September Bond Review Report**

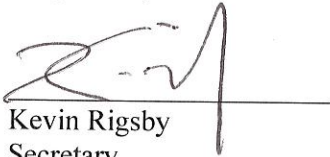
Motion by Tim Slate, seconded by Mike Allen to approve the September bond report with staff recommendations.

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

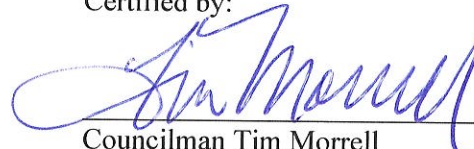
6. Staff comments and/or other business

7. Adjournment

Respectfully submitted:

  
Kevin Rigsby  
Secretary

Certified by:

  
Councilman Tim Morrell  
Chairman