



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES OCTOBER 1, 2020

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, October 1, 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 Tony Dover and the Pledge of Allegiance was led by Tim Slate.

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

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Regina Medlen; Andrew Atkins III; Tim Slate; Tony Dover

Absent: Mike Allen

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

1. Citizens' Comments: None at this time
2. Approval of Minutes of the September meeting

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to approve the Minutes of the September 3, 2020 meeting.

Vote: 6 - 0 Passed - Unanimously

3. New Business:
 - a. Rezoning Request:

1. **Alcorn Properties, LLC/Cedartop Villas**
11819 Old Nashville Highway
Rezoning R-3 to PRD

Cedartop Villas is located at 11819 Old Nashville Highway, further referenced by Rutherford County Tax Map 33, Parcel 39.00, consisting of approximately 2.82 acres. Current zoning is C-2, general commercial district, and proposed zoning is PRD, consisting of 24 townhome units. Surrounding zoning consists of R-3, R-6 and PRD (Villages of Hazelwood). The Future Land Use Plan would support medium density single-family residential development in this area. Staff had the following comments:

1. Surrounding zoning consists of R-3, R-6 and PRD (Villages of Hazelwood).
2. The Future Land Use Plan would support medium density single-family residential development

in this area.

3. The proposed PRD is for a 24 unit townhome development.
4. Staff would recommend fiber cement/brick/stone materials to be used on all sides instead of vinyl siding on the side and rear elevations.
5. Please submit auto-turn for emergency response vehicles with Town of Smyrna fire truck dimensions.
6. The existing water line along the front of the property is only 2" diameter. This will have to be upgraded to serve this development.

Motion by Regina Medlen, seconded by Tim Slate to recommend approval to the Town Council for the rezoning of 11819 Old Nashville Highway from R-3 to PRD with above listed staff comments and additional condition of no vinyl siding and Fire Department approval on submitted auto-turn.

Vote: 6 - 0 Passed - Unanimously

b. Preliminary Plats:

1. **Cedar Hills, Section 3**

Morton Lane

Owner/Developer: Cedar Hills Holding LP

Preliminary plat for Cedar Hills, Section 3 is located off Morton Lane. Property is further referenced by Rutherford County Tax Map 54 and part of Parcels 42.00 and 52.00. This section includes 92 lots and is approximately 43.73 acres, zoned PRD. The following staff 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. Submit availability request to CUD.
4. The fire flow requirement is be 1,000 GPM, not 500 GPM. If 500 GPM can be met but 1,000 GPM cannot, homes will be required to be sprinkled.
5. Please submit a full set of construction plans.
6. 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 Cedar Hills Phases 3&4 2nd REVISED Will Serve & FID Results Letter) issued by CUD on 11/1/2019. If all lots are now required to meet the 1,000 GPM requirement, further analysis must be performed to determine what improvements are necessary to meet the new requirement for the previously "grandfathered-in" lots.
7. Verify with Town of Smyrna if "grandfathered" lots under the old 500 GPM requirement is in place. If it is not, remove hatching and notes regarding "grandfathered" lots and submit updated Water Service Availability Request to CUDengineering@ cudrc.com for updated Will Serve Letter and feasibility.
8. Construction plans do not match plans recently submitted to CUD regarding the entrance off Rocky Fork Almaville Road and Inez Drive. Show all utilities, water line connection to the 12" water main on the SW corner of Rocky Fork Almaville Road. Perhaps swap locations of water and sewer at the intersection of Little Penny Drive and Inez Drive for an easier connection to the 12" water line on the south side of Briley Road as previously discussed with CUD.
9. Field locate and show existing 12-inch water line along Rocky Fork Almaville Road which currently terminates on the south side of Briley Road.
10. Stagger storm catch basins and sewer manholes where possible to create more available separation between water, storm, and sewer.
11. Submit updated plans directly to CUDengineering@ cudrc.com.

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve Cedar Hills, Section 3 preliminary plat with the above noted comments.

Vote: 6 - 0 Passed - Unanimously

2. **Cedar Hills, Section 4**

Morton Lane

Owner/Developer: Cedar Hills Holding LP

A preliminary plat was received for Cedar Hills, Section 4, which is further referenced by Rutherford County Tax Map 54, Part of Parcel 49.00, 52.00 and Parcel 52.01. Property is zoned PRD and encompasses 51.80 acres with 96 single family lots. The following staff 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. Submit availability request to CUD.
4. The fire flow requirement is 1,000 GPM, not 500 GPM. If 500 GPM can be met but 1,000 GPM cannot, homes will be required to be sprinkled.
5. Please submit a full set of construction plans.
6. 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 Cedar Hills Phases 3&4 2nd REVISED Will Serve & FID Results Letter) issued by CUD on 11/1/2019. If all lots are now required to meet the 1,000 GPM requirement, further analysis must be performed to determine what improvements are necessary to meet the new requirement for the previously "grandfathered-in" lots.
7. Verify with Town of Smyrna if "grandfathered" lots under the old 500 GPM requirement is in place. If it is not, remove hatching and notes regarding "grandfathered" lots and submit updated Water Service Availability Request to CUDengineering@ cudrc.com for updated Will Serve Letter and feasibility.
8. Construction plans do not match plans recently submitted to CUD. Verify submittal to CUD is the correct set of plans.
9. Show and label call out for each grouping of lots "10'x10' CUD clear space esmt. (TYP.)".
10. Stagger storm catch basins and sewer manholes where possible to create more available separation between water, storm, and sewer.
11. Conflict with water service for lot 299 and storm.
12. Show electric service for lot 158.
13. Proposed locations for water, sewer and electric at the end of Blue Olive Drive are in conflict. Revise to show how adequate separation can be achieved.
14. Submit updated plans directly to CUDengineering@ cudrc.com.

Motion by Tim Slate, seconded by Regina Medlen to approve the preliminary plat for Cedar Hills, Section 4 with the above mentioned comments.

Vote: 6 - 0 Passed - Unanimously

3. **Hidden Hills, Section V, Phase I**
Bonifay Drive & Percival Street
Owner/Developer: CFIJ, LLC

A preliminary plat was received for Hidden Hills, Section V, Phase I, located at the intersection of Bonifay Drive and Percival Street. Property is further referenced by Rutherford County Tax Map 33, Parcel 10.03, consisting of 8 lots on 2.90 acres, zoned R-3. The following staff 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. Submit construction plans before final plat.
4. If a mail kiosk is required by USPS, it must be placed outside of the public right-of-way.

Motion by Regina Medlen, seconded by Tony Dover to approve Hidden Hills, Section V, Phase I, preliminary plat with the above mentioned comments.

Vote: 6 - 0 Passed - Unanimously

4. **Hidden Hills, Section VI, Phase I**
McGrath Drive & Summerline Road
Owner/Developer: CFIJ, LLC

A preliminary plat was received for Hidden Hills, Section VI, Phase I, which is located on McGrath Drive and Summerline Road and is further referenced by Rutherford County Tax Map 33, Parcel 8.00, on 7.00 acres, consisting of 18 lots and is zoned R-3. The following staff 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. Submit construction plans before final plat.
4. Ensure mail kiosk location does not interfere with the vision triangle at the intersection of McGrath Drive and Summerline Road.
5. Staff is concerned about the placement of a mail kiosk on private property.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the preliminary plat for Hidden Hills, Section VI, Phase I with above listed comments.

Vote: 6 - 0 Passed - Unanimously

c. Final Plat:

1. **Villas at Cantrell Farms, Phase II Horizontal Property Regime
Hamburg Road
Owner/Developer: Ole South Properties, Inc.**

A final plat, horizontal property regime, was received for Villas at Cantrell Farms, Phase II, to record utilities on site. The property is located at Hamburg Road and is further referenced by Rutherford County Tax Map 49, Parcel 103.00 on approximately 6.20 acres with 54 units and is zoned PUD. The following comments were made:

1. Add owner signature prior to recording.
2. Water line construction must be completed and accepted by CUDRC before signature of Final Plat. CUD reserves the right for further review once water line construction is complete.
3. Meter locations must be field located (as built) and shown correctly as installed.
4. Fire hydrant is shown in wrong location near unit 161. Show fire hydrant as constructed in the field.
5. Verify fire hydrant distancing meets Town of Smyrna requirements.
6. Submit plat directly to CUDengineering@ cudrc.com for further review and comment.
7. For all meter vault locations, call-out and label CUD clear space easement TYP. See CUD detail.

Motion by Tim Slate, seconded by Regina Medlen to approve the Horizontal Property Regime for Villas at Cantrell Farms, Phase II with listed staff comments.

Vote: 6 - 0 Passed - Unanimously

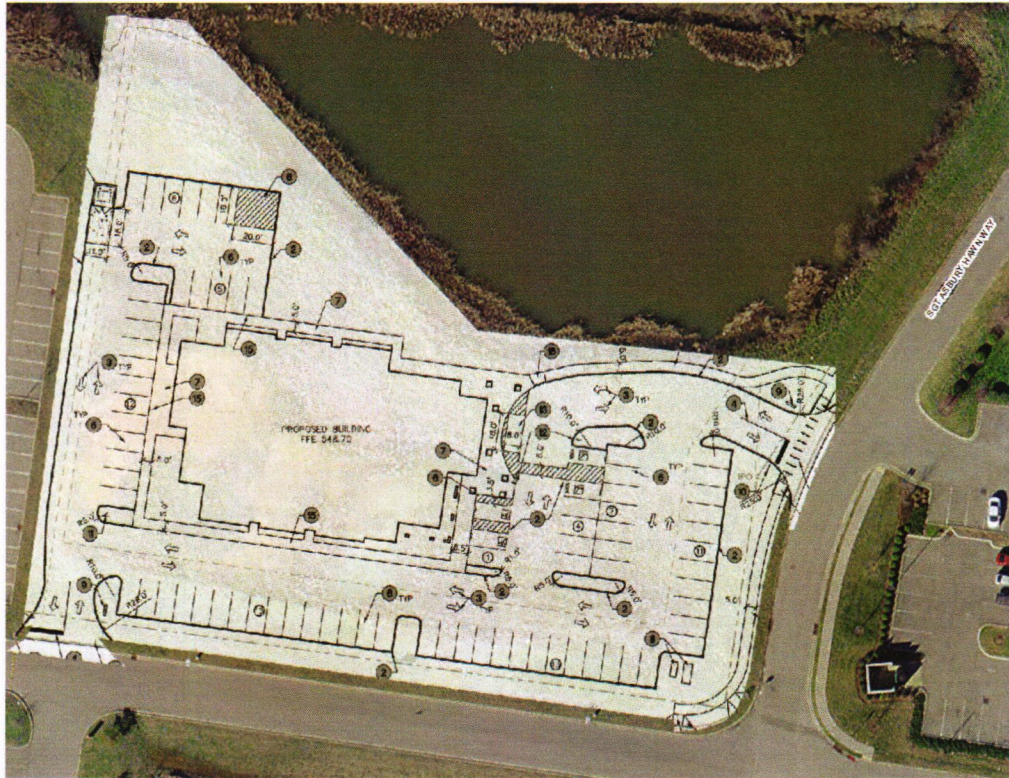
d. Site Plans:

1. **Primary Care & Hope Clinic
900 Sgt. Asbury Hawn Way
Owner/Developer: Rutherford County Primary Care Clinic, Inc.**

<i>Location:</i> 900 Sgt. Asbury Hawn Way	<i>Applicant:</i> SC&A, Inc.
<i>Tax Map/Group/Parcel:</i> 34-G/C/9.01	<i>Property Owner(s):</i> Primary Care & Hope Clinic
<i>Zoning:</i> C-2	<i>Use Classification:</i> Medical

1. *Location Analysis*

Smyrna Primary Care & Hope Clinic is proposed to be located on the northwest corner of the intersection at Sgt. Asbury Hawn Way and Spc. Neal Mitchell Place. This development would be placed on a lot that includes a detention pond, which is used to support drainage efforts from neighboring parcels. The proposed building has a first floor square footage of 11,900 SF, second floor of 8,675 SF for a total building square footage of 20,575 SF. Surrounding developments include Tennessee College of Applied Technology (TCAT) Smyrna campus, fast food restaurants and general retail shops.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	37,168 SF
Square Footage of Open Space/Landscaping	3,717 SF	3,981 SF
Total Parking	60 spaces	78 spaces
Handicapped Parking Space(s)	4 spaces	4 spaces

3. Landscaping

Landscape plan shows street trees lining Sgt. Asbury Hawn Way and Spc. Neal Mitchell Place with shrubs planted between each tree. Shrubbery is proposed to be planted around the base of the building with additional landscaping within the parking lot landscaped islands.

4. Design Review

Architectural elevations show a mix of architectural cast stone veneer (similar to limestone) and brick

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 \$535.00. 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 proposed site plan for Primary Care & Hope Clinic with above mentioned comments.

Vote: 6 - 0 Passed - Unanimously

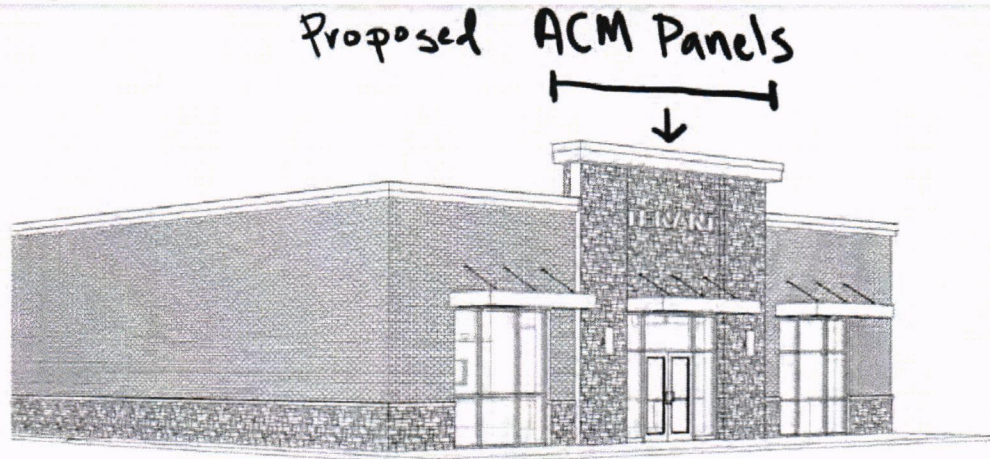
2. **Rock Springs Plaza C-Store**
1500 Rock Springs Road
Applicant: Jake Cobb

<i>Location:</i> 1500 Rock Springs Road	<i>Applicant:</i> Jake Cobb
<i>Tax Map/Parcel:</i> 28/68.04	<i>Property Owner(s):</i> JRPS LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> Convenience Store

Proposal

Applicant is requesting an alternate exterior building material to be used on the front building elevations. Previously approve site plan required a building material of stacked stone. Applicant is requesting a plan to use ACM panels (aluminum composite materials) in lieu of the stacked stone to provide a unique and modern look to this complex and differentiate the gas station from other buildings within the development. Per the Design Review Manual, metal is not an allowed building material in commercial districts. Previous requests to use a similar material have been denied by the Planning Commission, most recently at Veritas Federal Credit Union.

Original Design:



Proposed design:



Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to deny the site plan architectural amendment to Rock Springs Plaza C-Store due to consistency concerns with surrounding buildings in development.

Vote: 6 - 0 Passed - Unanimously

4. **October Bond Review Report**

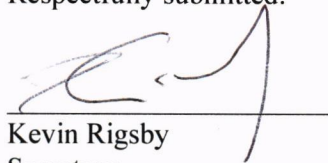
Motion by Tim Slate, seconded by Andrew Atkins III to approve the October Bond Report as presented with staff recommendations.

Vote: 6 - 0 Passed - Unanimously

5. Staff comments and/or other business

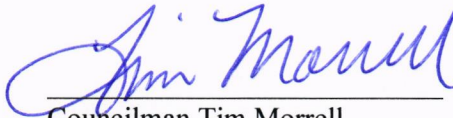
6. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman