



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES JANUARY 7, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, JANUARY 7, 2021 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 Andrew Atkins III.

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

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

Absent: Tim Slate

Staff Present: Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jeff Peach, Town Attorney; Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Charles King, Engineer; Kathryn Smith, Office Coordinator

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the December 3, 2020 meeting.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Minutes of the December 3, 2020 meeting.

**Vote:** 6 - 0 Passed - Unanimously

3. New Business:
  - a. Annexation and Plan of Service Request:

1. **Sammy Said**  
**6070 Seminary Road**  
**Annexation and R-3 Zoning**

An Annexation and R-3 zoning request was submitted for 6070 Seminary Road, which can further be referenced by Rutherford County Tax Map 55, Parcel 5.02, and Tax Map 55, Parcel 4.01 containing approximately 0.80 acres. The current zoning of these properties is RM in Rutherford County. The surrounding zoning consists of R-1 and I-2 in Town and RM in Rutherford County. The Future Land Use Plan would support Medium Density Residential development in this area.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to recommend approval to the Town Council for the Annexation and R-3 zoning of 6070 Seminary Road with the following conditions:

1. Sewer will need to be extended 200 feet to serve the site.
2. Water is provided by CUD
3. CUD's existing infrastructure is adequate to meet the fire flow requirements of 1,000 GPM for this development. Currently, CUD can meet approximately 1,200 GPM.
4. Any further development of the annexed property would require the Owner/Developer to submit a Water Service Availability Request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain a Will Serve Letter.

**Vote:** 5 - 1 Passed

NAY: Mike Allen

2. **Shawn Collins**  
**8706 Rocky Fork Almaville Road**  
**Annexation and R-3 Zoning**

An Annexation and R-3 zoning request was submitted for 8706 Rocky Fork Almaville Road, which can be further reference by Rutherford County Tax Map 54, Parcel 48.00, and is comprised of 4.80 acres. Current zoning of this property is RM in Rutherford County. The surrounding zoning consists of R-3 and PRD (Blakeney and Cedar hills) in Town and RM in Rutherford County. The Future Land Use Plan would support Medium Density Residential development in this area.

Motion by Regina Medlen, seconded by Mike Allen to recommend approval to the Town Council for the Annexation and R-3 zoning for 8706 Rocky Fork Almaville Road with the following conditions:

1. Gravity sewer is available off site. The line serving Westover is the closest available and it is approximately 1,900 feet away.
2. Water is provided by CUD.
3. 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 500 GPM. Further improvements must be completed to mete the 1,000 GPM fire flow requirements.
4. Any further development of the annexed property would require the Owner/Developer to submit a Water Service Availability to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain a Will Serve Letter.

**Vote:** 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

b. Rezoning Requests:

1. **Dr. Egbert Rebeiro/Pinto Place Townhomes**  
**Pinto Drive**  
**Rezoning C-2 to PRD**

A rezoning request from C-2 to PRD was received for Pinto Place Townhomes on Pinto Drive. The property can be further referenced by Rutherford County Tax Map 27-0, Group D, Parcel 10.00 on 2.14 acres. The surrounding zoning consists of R-4 and C-2. The Future Land Use Plan office/retail/multi-family residential development in this area. This proposed PRD is for a 22 unit townhome development.

Motion by Tony Dover, seconded by Andrew Atkins III to recommend approval to the Town Council for the rezoning request of C-2 to PRD for Pinto Place Townhomes on Pinto Drive, with the following conditions.

1. A water line will have to be extended from Joyner Drive to serve this lot.
2. Gravity sewer will have to connect to the line on Joyner Drive near the proposed detention pond for this development. An easement will have to be obtained from the adjoining property owner to achieve this.
3. A Type C buffer strip is required along all property lines other than along Pinto Drive.
4. A burn permit will not be allowed when clearing this site.
5. Please submit a completed application.

**Vote:** 6 - 0 Passed - Unanimously

2. **James Victory**  
**1896 & 1907 Rock Springs Road**  
**Rezoning R-1 to C-2**

A rezoning request from R-1 to C-2 was received for 1896 and 1907 Rock Springs Road. These properties can be further referenced by Rutherford County Tax Map 28, Parcel 117.00 and Tax Map 28, Parcel 116.00 comprised of 2.79 total acres. The surrounding zoning consists of R-1 and C-2. 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 the rezoning of R-1 to C-2 for 1896 and 1907 Rock Springs Road, with the following conditions:

1. A permit will need to be obtained from TDEC Air Pollution Department to burn when clearing this site.
2. A sewer main will need to be extended to serve this property.

**Vote:** 6 - 0 Passed - Unanimously

c. Final Plats:

1. **Westover, Phase 1-A**  
**Rocky Fork Almaville Road and Marchand Drive**  
**Developer: Westover Developers, LLC**

A Final Plat was received for Westover, Phase 1-A. The property is located at the intersection of Rocky Fork Almaville Road and Marchand Drive and can be further referenced by Rutherford County Tax Map 54, Parcel 15.23 and is comprised of 11.75 acres. Phase 1-A contains 33 single family residential lots and is zoned PRD. The following staff comments were made:

1. Signs will require a separate permit.
2. Provide the signatures of the owner and CUD prior to recording.
3. Please show and label all easements on Lot's 17,27, and 28.
4. CUD's existing infrastructure is not adequate to meet 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 requirements. This includes Phase 2 of the Rocky Fork Road water main replacement project as noted in the Westover Updated Will Serve Letter issued by CUD on 07/10/2020.
5. 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.
6. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
7. CUD will required that all water services be field located as constructed in the field (as-built) and shown correctly on the plat.

Motion by Tony Dover, seconded by Regina Medlen to approve the Final Plat for Westover, Phase 1-A with the above listed comments.

**Vote:** 6 - 0 Passed - Unanimously

2. **Westover, Phase 1-B**  
**Kennebec Drive**  
**Developer: Westover Developers, LLC**

A Final Plat was received for Westover, Phase 1-B located on Kennebec Drive. This property can be further referenced by Rutherford County Tax Map 54, Parcel 15.23 and is comprised of 10.14 acres. Phase 1-B contains 30 single family residential lots and is zoned PRD. The following staff comments were made:

1. Signs will require a separate permit.
2. Provide the signatures of the owner and CUD prior to recording.
3. Reserved Parcel "A" needs to be transferred to the adjoining property owner before the plat is recorded. Show documentation on the final plat when submitted for signatures.
4. CUD's existing infrastructure is not adequate to meet 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 requirements. This includes Phase 2 of the Rocky Fork Road water main replacement project as noted in the Westover Updated Will Serve Letter issued by CUD on 07/10/2020.
5. 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.
6. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.

7. CUD will require that all water services be field located as constructed in the field (as-built) and shown correctly on the plat.

Motion by Andrew Atkins III, seconded by Mike Allen to approve the Final Plat for Westover, Phase 1-B with above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

d. Site Plans:

- 1. **Duo-Fast**  
**841 Seven Oaks Boulevard**  
**Owner/Developer: Butch Johnson**

|   |   |
|---|---|
| <i>Location:</i> 841 Seven Oaks Boulevard | <i>Applicant:</i> SEC, Inc. – Matt Taylor     |
| <i>Tax Map/Group/Parcel:</i> 50L/A/2.00   | <i>Property Owner(s):</i> Butch Johnson       |
| <i>Zoning:</i> C-2                        | <i>Use Classification:</i> Office & Warehouse |

**1. Location Analysis**

The proposed site plan for Duo-Fast, is located on Seven Oaks Boulevard and borders Lee Victory Parkway and I-24 on the rear property lines. The property consists of 4.08 acres with a majority of the property containing 100 year floodplain and some floodway. The property is zoned C-2, surrounding properties are also zoned C-2 and is across the street from The Villages Subdivision. This site would have two ingress and egress locations off Seven Oaks Boulevard.



## 2. Development Standards

|  | Required  | Proposed  |
|--|-----------|-----------|
| Square Footage of Vehicular Use Area     | N/A       | 34,998 SF |
| Square Footage of Open Space/Landscaping | 3,499 SF  | 6,805 SF  |
| Total Parking                            | 12 spaces | 13 spaces |
| Handicapped Parking Space(s)             | 1 space   | 1 space   |

### 3. Landscaping

Landscape plan shows shrubs to be planted along Seven Oaks Boulevard with trees planted along the adjoining property line to the north and around the paved area near the rear of the property.

### 4. Design Review

Architectural elevations show a mixture of brick and EIFS. The lower half of the building elevations are shown to be constructed with brick and the upper half with EIFS on all sides.

### 5. Floodway

Rear of the property is comprised of floodway, mostly 100 year floodplain and partly 500 year floodplain. A portion of the proposed building is planned to be built within the 100 year floodplain. The minimum finished floor elevation must be at least 1' above the base flood elevation.

#### 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. A grading permit fee will be required.
5. Please submit a full set of water construction plans.
6. Any alteration of the flood plain will require review and approval by FEMA.
7. An approval letter will need to be submitted from TDOT showing approval to burn for this property.

#### Staff Comments:

1. Rock diameter at the construction entrance needs to be 2-4".
2. Signage will require a separate permit showing location. Proposed location will need to be amended as the sign may not be located on top of a storm drain.
3. The flood elevations shown for the site and the building seem to be incorrect. The base flood elevation is shown as 540.5', but the minimum finished floor elevation is shown at 536.6'. The finished floor elevation is shown at 640.5'. If the base flood elevation is 540.5', the minimum finished floor elevation would be 541.5' as it must be at least 1' above the base flood elevation.

**Staff Recommendation:** Approval with staff comments.

At this time, Councilman Tim Morrell acknowledged Blake Smith and Matt Taylor to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to defer one month and review architectural elevations at that time.

**Vote:** 6 - 0 Passed - Unanimously

4. **January Bond Review Report**

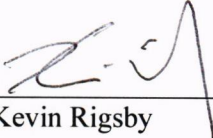
Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve January Bond Review Report, with staff recommendations.

**Vote:** 6 - 0 Passed - Unanimously

5. Staff comments and/or other business

6. Adjournment

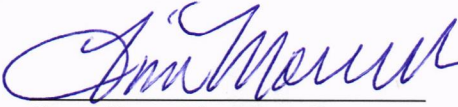
Respectfully submitted:



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Kevin Rigsby  
Secretary

Certified by:



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Councilman Tim Morrell  
Chairman