



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES APRIL 1, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, April 1, 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 Mike Allen 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; Amy Wise; Andrew Atkins III; Tim Slate

Absent: Tony Dover

Staff Present: Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jeff Peach, Town Attorney; Jennifer Bizarri, Planning Technician; Kathryn Bobbitt, Office Coordinator; Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Charles King, Engineer; Mike Strange, Utilities Director; Bill Culbertson, Fire Chief; Scott Byers, Fire Captain

1. Citizens' Comments: None at this time
2. Approval of Minutes of the March 4, 2021 meeting

Motion by Tim Slate, seconded by Mike Allen to approve the Minutes of the March 4, 2021 meeting.

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

3. Old Business:

- a. Rezoning Request:

1. Janet Ibrahim  
2090 Rocky Fork Road  
Rezoning R-4 to PRD

A rezoning request of R-4 to PRD was submitted for 2090 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map 33, Parcel 41.00, and is comprised of 1.98 acres. The proposed PRD is for 10 single family attached units in 5 duplexes. The surrounding zoning is R-1, R-3, and C-2. The Land Use Plan would support Office/Retail/Multifamily development in this area.

At this time, Councilman Tim Morrell acknowledged Jared Gray with Civil Design Consultants to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council the rezoning of 2090 Rocky Fork Road from R-4 to PRD with the relocation of units 1 & 2 moved towards Rocky Fork Road, upon Fire Department approval, and the following staff comments:

1. Show dimensions of the driveways for lots 1 & 10. Staff is concerned that there is not enough room for parking in the driveway, and the emergency vehicle turn around may be blocked.
2. Show all of the internal setback details as proposed for the development.
3. Provide the required and minimum square footages of open space and improved open space per Section 4.070 C of the current Zoning Ordinance.
4. Stormwater requirements must be met. Staff is concerned about the amount of fill in the northeastern corner of the site with regards to these requirements. In addition, a stream bed appears to cross the site in this same area. This needs to be investigated further.
5. Label the fire hydrant locations.
6. Add a sidewalk along Rocky Fork Road.
7. Show a Type C buffer between the units and Rocky Fork Road.
8. Show landscaping to meet Design Review.
9. Submit elevations showing the percentage of brick to be used to be consistent with Page C1A.
10. Stripe and post signage in hammerhead turnaround as no parking in fire lane.

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

4. New Business:

a. Annexation and Plan of Service Request:

1. Town of Smyrna

Between Seven Oaks Boulevard and Enon Springs Road, West  
ROW Annexation

The Town of Smyrna is requesting annexation of a portion of I24 right of way between Seven Oaks Blvd and Enon Springs Road West. This annexation would be comprised of 1.67 acres. Surrounding zoning is R-1 and R-3. The future land use plan would support office/retail/multifamily development in this area. This would allow for the Town to maintain this portion of roadway.

Motion by Tim Slate, seconded by Andrew Atkins III to recommend approval to the Town Council for the Town of Smyrna to annex a portion of I24 right of way between Seven Oaks Blvd and Enon Springs Road West.

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

b. Rezoning Requests:

1. Amir Roshan  
770 Nissan Drive  
Rezoning C-2 to C-5

A rezoning request of C-2 to C-5 was received for 770 Nissan Drive. Property can be further referenced by Rutherford County Tax Map 27N, Group B, Parcel 29.01 and is comprised of 1.04 acres. Surrounding zoning consists of C-2 and P&O-2. The future land use plan would support commercial development in this area.

At this time Councilman Tim Morrell acknowledged applicant Amir Roshan to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend denial of the rezoning request for 770 Nissan Drive from C-2 to C-5.

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

2. Seven Oaks Oil & Lube Center  
Seven Oaks Business Center Lot 8 / Seven Oaks Boulevard  
Rezoning C-2 to PCD

A rezoning request was made for Seven Oaks Business Center, Lot 8 on Seven Oaks Blvd from C-2 to PCD. The property can be further referenced by Rutherford County Tax map 50, Part of Parcel 7.03, and is comprised of 0.665 acres. Surrounding zoning consists of C-2 and R-1. The future land use plan would support office/retail/multifamily development in this area. The proposed PCD is for an oil and lube business.

At this time Councilman Tim Morrell acknowledged Matt Taylor with SEC, Inc. to speak regarding this request.

Motion by Tim Slate, seconded by Mike Allen to recommend approval to the Town Council for the rezoning of Seven Oaks Business Center, Lot 8 on Seven Oaks Blvd from C-2 to PCD.

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

c. Preliminary Plats:

1. Amberton, Section IV  
Carnation Drive  
Owner/Developer: Century Communities c/o Todd Doupona

A Preliminary Plat was received for Amberton, Section IV located on Carnation Drive the property can be further referenced by Rutherford County Tax Map 55, Part of Parcel 29.00. Section IV is comprised of 41 single family lots on 13.25 acres and is zoned PRD. The following staff comments were made:

1. Signs will require a separate permit.
2. Fire flow must meet 1,000 GPM with 20 PSI Residual.
3. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.

4. Proposed water main location is not acceptable to CUD. CUD would prefer to be under asphalt with 10' separation from sewer.
5. Show all proposed driveway, water service and fire hydrant locations on plans.
6. Show 10'x10' clear space easement around proposed meter locations.
7. Include single-family clear space detail within detail sheet(s) of construction plans.
8. Once updated construction plans are available, submit directly to CUDengineering@ cudrc.com for further review.
9. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
10. Show all proposed electric lines as to be constructed in the field. Electric will not have long sweeps up near building envelope as currently shown on plans. CUD reserves the right for further review once electric has been correctly added to plans.
11. Verify that existing developer agreement is current with CUD. If ownership has changed, submit updated developer agreement. Updated developer agreement must be submitted prior to pre con.
12. If any lot lines have changed, submit updated plans and CAD file to CUD for updated water plans.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve Preliminary Plat for Amberton, Section IV with the above listed comments.

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

2. Greystone, Phase 1A & 1B  
Rocky Fork Road  
Owner/Developer: Greystone West, LLC

A Preliminary Plat was received for Greystone, Phase 1A & 1B located on Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map 50, Part of Parcels 1.00, 2.00, and 4.00. Phase 1A & 1B consists of 70 single family lots and 150 townhome lots on 60.61 acres and is zoned PRD with Enon Springs Overlay. 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. Signs will require a separate permit.
4. A grading permit fee of \$6,446.00 will be required.
5. Submit road names & E911 approval for those road names.
6. Building permits cannot be issued until construction of the Olive Branch sewer main is completed and the sewer main from Greystone is constructed to connect with the Olive Branch main.
7. Any alley or roadway over 150' in length must have a turnaround for fire apparatus. The alley behind building 29 will require a turnaround. The alley turnaround behind Lot 10 needs to be at least 70' long.
8. Any structure (townhome wall) that is less than 5' from a property line will be required to be an approved 2 hour rated wall in compliance with section 302.1 of the International Residential Code (2018 ed.).
9. Label the dimensions of the parallel parking spaces as well as the guest parking spaces.
10. Coordinate with CUD regarding the existing waterline that serves customers in this area.
11. Obtain design locate through TN 811 and show CUD's existing 4-inch line beginning near the intersection of Rocky Fork Road and Martha Lane along the western side of Rocky Fork Road. CUD currently provides service to addresses 3903 and 3772 Rocky Fork Road.
12. Add note to all current and future plans: CUD existing 4-inch water line to be "retired in

place". Developer, Contractor, and/or Town of Smyrna to coordinate with CUD inspector when existing CUD 4-inch water line to be capped. Once Town of Smyrna has water line available, addresses 3903 and 3772 to become Town of Smyrna water service customers. Contact CUD Engineering Department at 615-867-7330 for any questions and to schedule work with CUD.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve Preliminary Plat for Greystone, Phase 1A & 1B with the above listed comments.

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

3. Sundale Subdivision, Section III  
Bountiful Drive and Generosity Way  
Owner/Developer: Scott Butler

A Preliminary Plat was received for Sundale Subdivision, Section III and is located on Bountiful Drive and Generosity Way. This property can be further referenced by Rutherford County Tax Map 33, Part of Parcel 53.00. Section III is comprised of 43 single family lots on 8.65 acres 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. Signs will require a separate permit.
4. A grading permit fee of \$1,250.00 will be required.
5. Submit construction plans.

Motion by Tim Slate, seconded by Mike Allen to approve Preliminary Plat for Sundale Subdivision, Section III with above listed comments.

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

4. Stonetrace  
Old Nashville Highway & Sam Ridley Parkway  
Owner/Developer: Vestor Waldron Family, Ltd.

A Preliminary Plat was received for Stonetrace located at the north-eastern quadrant of Old Nashville Highway and Sam Ridley Parkway, West. This property can be further referenced by Rutherford County Tax Map 28, Part of Parcel 44.07. This commercial subdivision is comprised of 8 lots on 26.31 acres and is zoned C-2.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve Preliminary Plat for Stonetrace.

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

- d. Final Plats:

1. Cedar Creek  
Enon Springs Road West  
Owner/Developer: Alcorn Properties

A Final Plat was received for Cedar Creek located on Enon Spring Road, West. This property can be further referenced by Rutherford County Tax Map 33, Parcels 53.02, 71.00, and 71.01. The property is comprised of 3 lots on 13.65 acres and is zoned PUD with Enon Springs Overlay. The following staff comment was made:

1. Add signatures of the owners prior to submittal for recording.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve Final Plat for Cedar Creek with the above listed comment.

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

2. Stonetrace  
Old Nashville Highway & Sam Ridley Parkway, West  
Owner/Developer: Vester Waldron Family Ltd.

A Final Plat was received for Stonetrace located in the north-eastern quadrant of Old Nashville Highway and Sam Ridley Parkway, West. This property can be further referenced by Rutherford County Tax Map 28, Part of Parcel 44.07. This commercial subdivision is comprised of 8 lots on 26.31 acres and is zoned C-2. The following staff comment was made:

1. Add signatures of the owners prior to submittal for recording.

Motion by Andrew Atkins III, seconded by Mike Allen to approve Final Plat for Stonetrace with the above comment.

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

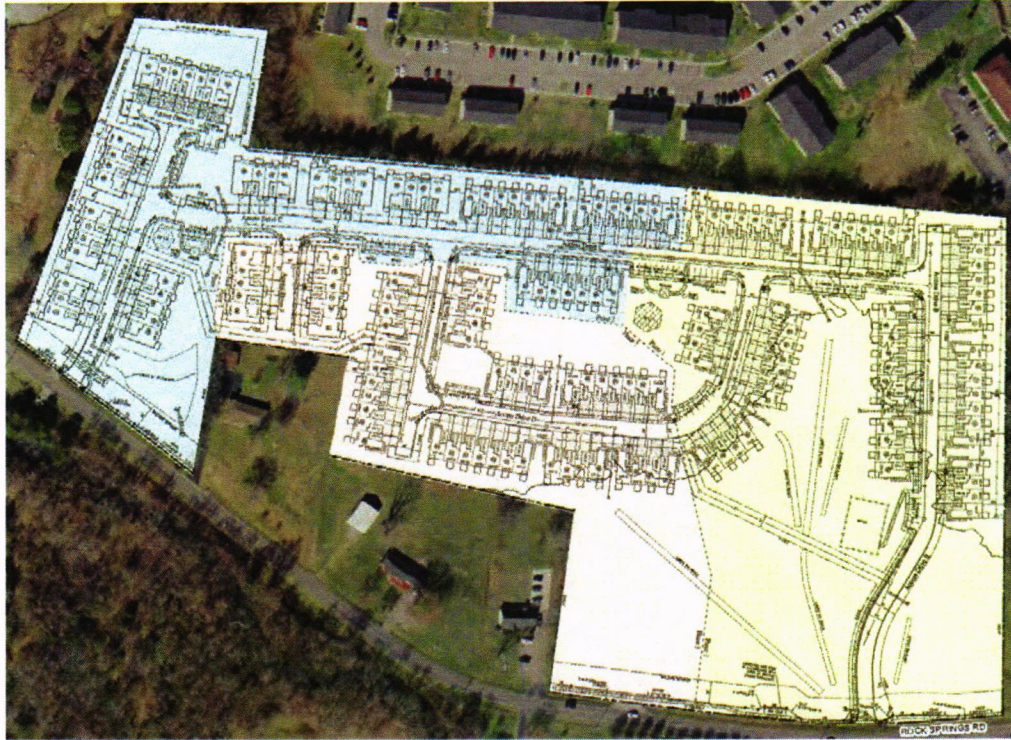
e. Site Plans:

1. Harts Branch Village  
528 & 600 Rock Springs Road  
Owner/Developer: Regent Development, LLC

<i>Location:</i> 528 & 600 Rock Springs Road	<i>Applicant:</i> Joe Epps
<i>Tax Map/Group/Parcel:</i> 28E/A/16.00 & 19.01 <i>Tax Map/Parcel:</i> 28/33.00	<i>Property Owner(s):</i> Regent Homes, LLC
<i>Zoning:</i> PRD	<i>Use Classification:</i> Multi-Family Residential

**1. Location Analysis**

The proposed Harts Branch Village residential development is comprised of 167 townhomes on 22.18 acres. Project would be completed in three phases; Phase 1 with 58 units, Phase 2 with 56 units and Phase 3 with 53 units. Approximate phasing plan shows Phase 1 being proposed to start June 2021, Phase 2 in January 2022, and Phase 3 in July 2023. Townhomes would range in size from 1,400 to 2,200 square feet. Surrounding zoning consists of R-1, R-3, R-4, R-6 and PUD (Stitcher's Playhouse).



## 2. Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	4.04 acres
<b>Square Footage of Open Space/Landscaping</b>	17,982 SF	24,350 SF
<b>Total Parking</b>	334 spaces	572 spaces (1 car garage/2 driveway/71 guest)
<b>Handicapped Parking Space(s)</b>	N/A	1 space

## 3. Landscaping

Landscape plan shows Willow Oak trees lining Rock Springs Road. A variety of canopy trees including Oak and Maple variety along the streetscape throughout the entire development. A variety of trees and shrubs are proposed to be planted in front of and behind each unit along with in common spaces.

## 4. Design Review

Architectural elevations per the approved PRD show a mix of stacked stone, brick and fiber cement siding on front elevations with fiber cement siding on the sides and rear.

## 5. Floodway

The southeastern portion of the property, shown as open space on the plans, is located within the 100 and 500-year floodplain. 27 units are shown to be located within the 100 year floodplain. The minimum finished floor elevation must be at least 3' above the base flood elevation, while the garage shall be at least 1' above.

### 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. A grading permit fee of \$2,604.00 will be required.
4. Signs will require a separate permit.
5. Construction plans are under review.

**Staff Comments:**

1. Show utilities extended to adjoining properties per the approved PRD.
2. Submit road names and E911 approval for those road names.
3. All public easements will need to be dedicated via an approved final plat at some point in the future, but the offsite sewer easement will have to be dedicated via mandatory referral.
4. A Letter of Map Revision will be required from FEMA for the floodplain alterations.

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

At this time, applicant Eric Olsen with Anderson, Delk, and Epps spoke to address comments.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Site Plan for Harts Branch Village at 528 and 600 Rock Springs Road with the above listed comments, and a review of the submitted traffic study to ensure all recommendations are met.

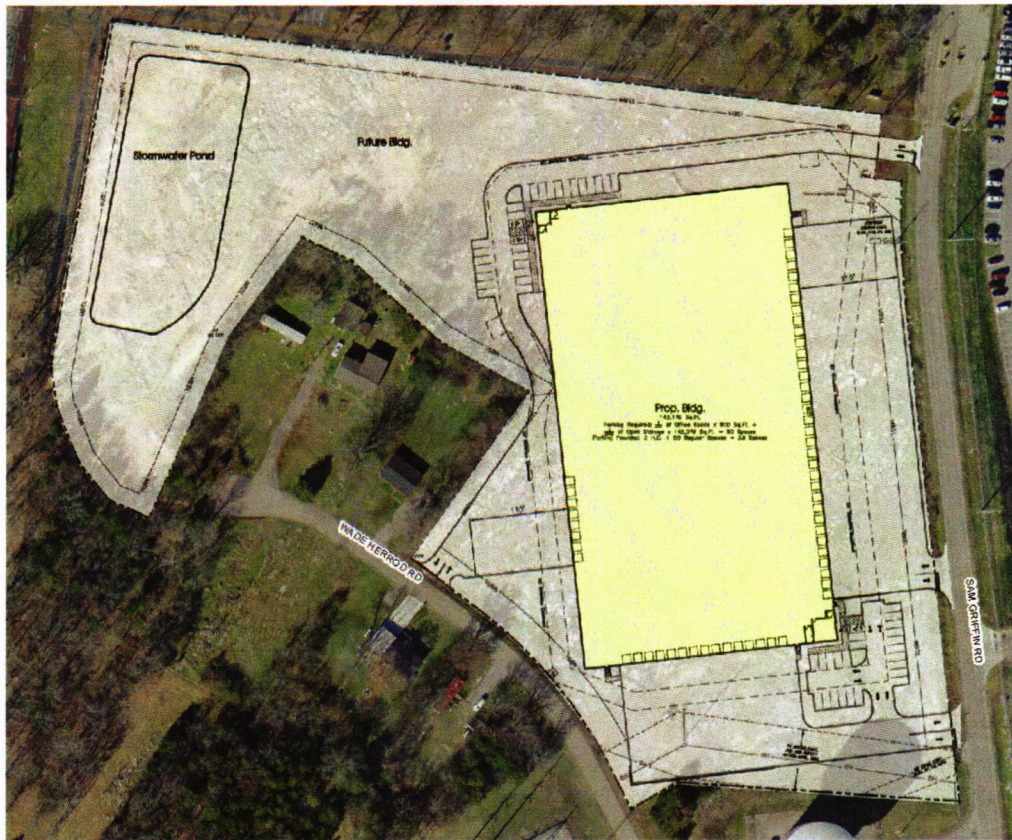
**Vote:** 6 - 0 Passed - Unanimously

2. Sam Griffin Warehouse  
Sam Griffin Road / Wade Herrod Road  
Owner/Developer: Vendor L&W, LLC

<i>Location:</i> Sam Griffin Road & Wade Herrod Road	<i>Applicant:</i> SEC, Inc. – Matt Taylor
<i>Tax Map/Parcel:</i> 34/19.00	<i>Property Owner(s):</i> Vendor L&W, LLC
<i>Zoning:</i> I-1	<i>Use Classification:</i> Warehouse

**1. Location Analysis**

Vendor L&W, LLC is proposing a 143,179 square foot warehouse building; the property has road frontage on Sam Griffin Road and Wade Herrod Road. The property is zoned I-1, Light Industrial and is surrounded by I-3, Heavy Industrial. There are several parcels on Wade Herrod Road which are industrial zoned, but is used for single-family residential homes. A future building was depicted on previous plans, roughly 30,000 square feet in size, west of the proposed building. Proposed warehouse would have two parking lots for vehicles, both off Sam Griffin Road and three building sides with truck loading docks. All vehicles maneuvering through the site will access via Sam Griffin Road.



## 2. Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	2.98 acres
<b>Square Footage of Open Space/Landscaping</b>	10,403 SF	17,752 SF
<b>Total Parking</b>	50 spaces	53 spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	3 spaces

## 3. Landscaping

Landscape plan shows a variety of trees and shrubs lining both road frontages along Wade Herrod Road and Sam Griffin Road. Trees are also proposed to be planted around the parking lots and landscape islands. In addition to the landscaping along the western property line adjoining the residentially occupied lots, a 6' privacy fence will be installed to create an added buffer.

## 4. Design Review

Architectural elevations submitted show a 3D rendering of a metal building with rollup doors along the southern, eastern and western building elevations. The elevations around the office are proposed to be EIFS.

### Standard Comments:

1. A grading permit fee will be required.
2. Signs will require a separate permit.

### Staff Comments:

1. The project can't connect to the existing 6" water line on Wade Herrod Road and the 24" water line on Sam Griffin Road for domestic or fire purposes. The 6" is operated by CUD and the

- 24” by the Town of Smyrna. This area lies within CUD’s service area.
2. Elevations do not match the site plan. Two office spaces are shown on the site plan, only one is shown on the elevations, please make consistent.
  3. Indicate where the front of the building will be located. This will be used to assign an appropriate address.
  4. Please provide structure type in order to calculate the required fire flow.
  5. Submit water and sewer construction plans for review by TDEC.
  6. Please show the future building size.
  7. CUD’s existing infrastructure is not adequate to meet the fire flow requirement of 2,000 GPM for this development.
  8. CUD would consider allowing Smyrna to provide fire protection in the form of hydrants (2,000 GPM), with CUD providing water service for the fire sprinkler, domestic and irrigation demands.
  9. Applicant must attend pre-arranged meeting or teleconference with CUD, Town of Smyrna, and SEC to discuss water service provider options.
  10. If all water services and fire protection in the form of hydrants to be provided by CUD, applicant must submit a Water Service Availability, Facilities Improvement Study (FID) and \$1,000 check for CUD to determine feasibility. If significant offsite improvements are required, project must go before CUD Board for approval for service boundary swap/revision.
  11. Show all water services being provided by CUD until further notice.
  12. Submit full set of plans to CUD for further review. CUD will review plans once it has been determined that CUD will be water service provider.
  13. If applicable, show scaled 7’x13’ fire meter vault with above ground DCVA backflow preventer.
  14. If applicable, show scaled 3’x5’ domestic and irrigation (if irrigation required) vault with RPBP backflow preventer(s).
  15. If applicable, submit completed meter application and plumbing plans to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review, tap fee calculation and meter sizing.
  16. If applicable, owner must submit notary signed developer agreement prior to CUD creating water plans.
  17. If applicable, no trees may be planted within 10’ of CUD water line. Owner must submit notary signed landscape encroachment agreement if any landscaping is proposed within CUD easement (around proposed vaults).
  18. If applicable, show CUD easement (minimum 25’x35’) for fire, domestic and irrigation vaults.
  19. If applicable, add note to plans: CUD will require an amendment plat or metes and bounds survey with exhibit to be submitted for water line easement dedication.
  20. If applicable, add CUD water line notes to plans.

**Staff Recommendation:** Approval with staff comments if all necessary upgrades to the roadway and water can be made as mentioned above.

At this time, Councilman Tim Morrell acknowledged applicant Matt Taylor with SEC, Inc. to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Site Plan for Sam Griffin Warehouse with above listed comments.

**Vote:** 5 - 0 Passed

Other: Tim Slate (ABSTAIN)

3. Steel Technologies, Phase 3  
 7609 Florence Road  
 Owner/Developer: Steel Technologies, LLC

<i>Location:</i> 7609 Florence Road	<i>Applicant:</i> Huddleston-Steele Engineering
<i>Tax Map/Parcel:</i> 35/87.00	<i>Property Owner(s):</i> Steel Technologies, LLC
<i>Zoning:</i> I-3	<i>Use Classification:</i> Warehouse

**1. Location Analysis**

Steel Technologies has an existing industrial warehouse on the corner of Florence Road and Rebel Road, and is a supplier to Nissan. The existing building is 161,470 square feet, and the proposed expansion would be 79,598 square feet, a 49.29% building size increase. Surrounding zoning consists of R-1, R-3 and I-3 with Topre America adjoining to the north. Ten additional spaces are proposed to be added to the existing parking lot to accommodate for employee parking.



**2. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	Existing: 2.10 Acres Additional: 5,329 SF
<b>Square Footage of Open Space/Landscaping</b>	426 SF (Based on add. pavement)	600 SF
<b>Total Parking</b>	55 spaces	69 spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	3 spaces

**3. Landscaping**

Landscape plan shows retention of existing vegetation with street trees and shrubs along Florence Road and Rebel Road as well as around the parking lot. Additional landscaping is proposed around the parking lot with a mixture of shrubbery and trees.

**4. Design Review**

Architectural elevations show the addition to be built using metal. This would match the existing building elevations.

**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. A grading permit fee of \$1,719 will be required.
4. Signs will require a separate permit.

**Staff Recommendation:** Approval with comments.

Motion by Andrew Atkins III, seconded by Mike Allen to approve the Site Plan for Steel Technologies, Phase 3 at 7609 Florence Road with above listed comments.

**Vote:** 5 - 0 Passed

Other: Tim Slate (ABSTAIN)

5. Mandatory Referrals:

1. Cedar Creek PUD  
Land Swap & ROW Abandonment with Town of Smyrna  
Owner/Developer: Alcorn Properties

Alcorn Properties, LLC requested the Town abandon a portion of the right-of-way of Percival Street as well as enter into a land swap for property located on Enon Springs Road, West and Big Son Lane.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council for the land swap and right of way abandonment between the Town of Smyrna and Cedar Creek development.

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

6. April Bond Review Report

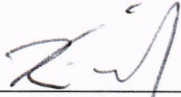
Motion by Tim Slate, seconded by Andrew Atkins III to approve the April Bond Review Report with staff recommendations.

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

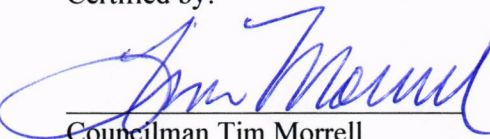
7. Staff comments and/or other business

8. Adjournment

Respectfully submitted:

  
\_\_\_\_\_  
Kevin Rigsby  
Secretary

Certified by:

  
\_\_\_\_\_  
Councilman Tim Morrell  
Chairman