



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES SEPTEMBER 2, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, September 2, 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 Tim Slate.

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; Tony Dover

Staff: Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jennifer Bizarri, Planning Technician;

Present: Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief; Scott Byers, Fire Captain; Charles King, Engineer; Mike Strange, Utilities Director

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the August 5, 2021 meeting.

Motion by Tony Dover, seconded by Amy Wise to approve the Minutes of the August 5, 2021 meeting.

Vote: 7 - 0 Passed - Unanimously

3. New Business:
 - a. Annexation and Plan of Service Request:
 1. JM Byrnes / Aspen Grove
4852 Rocky Fork Road & 4973 Lee Road
Annexation and PRD Zoning
Rezoning RM to PRD

An Annexation and PRD Zoning request was submitted for property located at 4852 Rocky Fork Road & 4973 Lee Road. This property can be further referenced by Rutherford County Tax Map: 50, Parcels: 33.02 and part of 33.00, and is comprised of 31.51 acres. The surrounding zoning is RM in Rutherford County. The Future Land Use Plan would support a mix of Office/Retail/Multifamily and Medium Density Residential development in this area. The proposed PRD is for 69 single family lots. The Major Thoroughfare Plan proposes a relocation of Rocky Fork Road through this property. This was adopted in 2017 with the thought that it would eventually connect to Almaville Road and I-840. Staff has been working with the surrounding jurisdictions to establish a route for this road from I-24 to McEwen Drive and I-65. This route has not been established at this time. The Plan also designates Lee Road as a collector. If this development is approved, adequate right-of-way for these roads will be required to be dedicated with the final plat. The following comments were made:

1. Sewer is not available at this time. Expected availability is 9-12 months from now.
2. A portion of this site which would be utilized for development lies within the 100 year floodplain. A LOMR process would be required through FEMA for development of the site as proposed.
3. Staff would recommend more usable open space options than a playground and open lawn.
4. Must meet adequate fire flow before issuance of any building permits. It is staff's understanding that could be 3-4 years.
5. 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 750 GPM. Further improvements must be completed to meet the 1,000 GPM fire flow requirement.
6. A completed CUDRC "Water Service Availability Form" is to be submitted along with a master and preliminary plan to CUDengineering@tudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter.
7. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@tudrc.com.
8. Please provide ten paper copies of plans as well as in pdf format on disk or email to jennifer.bizarri@townofsmyrna.org before 12:00 PM Wednesday, September 1st.

Motion by Tony Dover, seconded by Tim Slate to recommend denial to the Town Council for the Annexation and PRD Zoning of 4852 Rocky Fork Road and 4973 Lee Road.

Vote: 7 - 0 Passed - Unanimously

b. Rezoning Requests:

1. Jason Lloyd
323 & 325 Lake Farm Road
Rezoning Request R-4 to R-6

A rezoning request of R-4 to R-6 was submitted for property located at 323 and 325 Lake Farm Road. This property can be further referenced by Rutherford County Tax Map: 27N, Group: C, part of Parcels:12.00 & 13.00, and is comprised of approximately .24 acres. The surrounding zoning is R-1, R-4, and R-6. The Future Land Use Plan would support Medium Density Residential development in this area. These properties were zoned R-6 in 2002 when the R-6 district was created. Mr. Lloyd rezoned a portion of each parcel to R-4 with the plan to create a third lot and build a duplex in 2009. The proposal now would be to combine the area zoned R-4 with the lot addressed at 323 Lake Farm Road and build additional units. If the property is rezoned, up to 5 additional units could be built on the site. Per the R-4 zoning, 2 additional units could be built. The Major Thoroughfare Plan designates Lake Farm Road as a collector. Adequate right-of-way exists for this street.

Motion by Tim Slate, seconded by Amy Wise to recommend approval to the Town Council for the rezoning request for Jason Lloyd from R-4 to R-6 with staff comments.

Vote: 7 - 0 Passed - Unanimously

At this time Vice-Mayor Marc Adkins turned the meeting back over to Councilman Tim Morrell.

2. Lance Kinerk
Lot 4 A of Lee Bohman Subdivision Chaney Road
Rezoning Request C-2 to PCD

A rezoning request of C-2 to PCD was submitted for property located on Chaney Road. This property can be further referenced by Rutherford County Tax Map: 28, part of Parcel: 67.14, and is comprised of approximately 0.63 acres. The surrounding zoning is C-2 and R-6. The Future Land Use Plan would support Commercial development. The proposed PCD is for a quick service oil change business. The proposed PCD is for a quick service oil change business. The Major Thoroughfare Plan designates Chaney Road as a collector street. Adequate right-of-way exists for this street.

At this time, Councilman Tim Morrell turned the meeting over to Vice-Mayor Marc Adkins.

Motion by Tony Dover, seconded by Tim Slate to recommend approval to the Town Council for the rezoning of Lot 4A of Lee Bohman Subdivision from C-2 to PCD and that the Town not be responsible for maintenance of the road.

Vote: 6 - 0 Passed

Other: Councilman Tim Morrell (ABSTAIN)

- c. Preliminary Plats:

1. Pottsvieview Subdivision
Eugene Drive
Owner / Developer: RHB, LLC

A Preliminary Plat for Pottsvieview Subdivision located on Eugene Drive was submitted. The property can be further referenced by Rutherford County Tax Map: 32, Parcel: 5.07, and is comprised of 20.84 acres and is zoned R-1. 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. A grading permit fee of \$2,469.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No aspect of the Major Thoroughfare Plan is affected by this development.
6. Please submit a full set of construction plans prior to submittal for final plat.
7. There may not be adequate fire flow for some of the lots. These lots may have to be sprinkled, pending an additional fire flow test.
8. Staff recommends a stub street to the east to provide a future connection to the Naron property and eventually Blair Road.

9. Additional drainage easements may be necessary due to the slope on some of the proposed lots.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Preliminary Plat for Pottsvview Subdivision with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Saddle Grove
8965 Rocky Fork Almaville Road
Owner / Developer: SCollins2 Properties, LLC / Patterson Company, LLC

A Preliminary Plat for Saddle Grove located at 8965 Rocky Fork Almaville Road was submitted. The property can be further referenced by Rutherford County Tax Map: 54, Parcel: 17.00, and is comprised of 10.98 acres 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. A grading permit fee of \$1,483.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is proposed to be dedicated with this plat.
6. Please provide a complete set of construction plans prior to submittal for final plat.
7. Submit E911 approval for the proposed street names.
8. The plat is required to be stamped and signed by the registered engineer that prepared it.
9. 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 750 GPM. Further improvements must be completed to meet the 1,000 GPM fire flow requirement.
10. A completed CUDRC "Water Service Availability Form" is to be submitted along with a master and preliminary plan to CUDengineering@ cudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter.
11. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@ cudrc.com.

Motion by Tony Dover, seconded by Mike Allen to approve the Preliminary Plat for Saddle Grove with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. Stewarts Glen
8162 & 8286 Rocky Fork Almaville Road
Owner / Developer: Real Estate Solutions Group, LLC

A Preliminary Plat for Stewarts Glen located at 8162 & 8286 Rocky Fork Almaville Road was submitted. The property can be further referenced by Rutherford County Tax Map: 54, Parcel: 51.00 & part of 50.01, and is comprised of 15.16 acres and is 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. A grading permit fee of \$1,901.00 will be required to be submitted prior to issuance of a grading permit.
 4. Signs will require a separate permit.
 5. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is proposed to be dedicated with this plat.
 6. Show and label all easements including widths. These include the utilities located in private roadways.
 7. Adequate fire flow of 1,000 GPM at 20 PSI required before building permits can be issued.
 8. 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 700 GPM. Further improvements must be completed to meet the 1,000 GPM fire flow requirement, namely the Laura Ridge/Briley Road pump station as noted in the Updated Stewarts Glen Will Serve Letter issued by CUD on 8/7/2020.
 9. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@ cudrc.com.

Motion by Andrew Atkins III, seconded by Amy Wise to approve the Preliminary Plat for Stewarts Glen with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

d. Final Plats:

1. Ideal Tridon Smyrna
8100 Tridon Drive
Owner / Developer: Tridon Tennessee Inc.

A Final Plat for Ideal Tridon Smyrna located at 8100 Tridon Drive was submitted. The property can be further referenced by Rutherford County Tax Map: 50, Parcel: 14.02, and is comprised of 61 acres and is zoned I-2. 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. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Tridon Drive as a local street. It currently is stubbed into this property and is proposed to be extended to provide a full cul-de-sac. Adequate right-of-way exists for this street and will be provided with this plat for the cul-de-sac extension.
6. Add signatures of the owners prior to recording.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Final Plat for Ideal Tridon Smyrna with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Legacy Luxury Townhomes, Lot 120, Section IV, The Legacy
1400 Lee Victory Parkway
Owner / Developer: Legacy Joint Venture

A Final Plat for Legacy Luxury Townhomes, Lot 120, Section IV, The Legacy located at 1400 Lee Victory Parkway was submitted. The property can be further referenced by Rutherford County Tax Map: 34, Parcel: 52.04, and is comprised of 8.51 acres and is zoned PRD. The following staff comments were made:

1. Signs will require a separate permit.
2. The Major Thoroughfare Plan designates Legacy Drive as a collector. Adequate right-of-way exists for this street.
3. Add signatures of the owners prior to recording.

Motion by Amy Wise, seconded by Mike Allen to approve the Final Plat for Legacy Luxury Townhomes, Lot 120, Section IV, The Legacy with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

e. Site Plans:

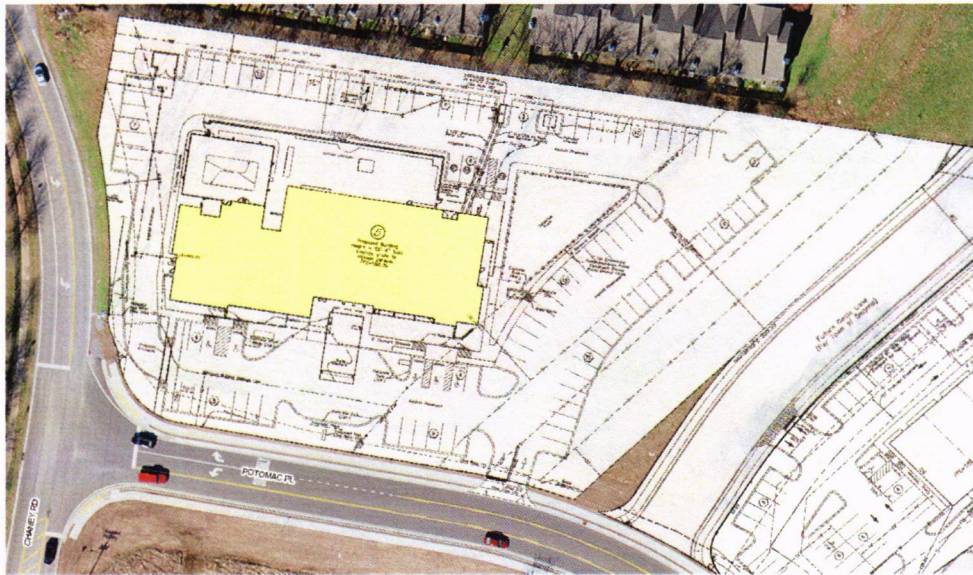
1. Marriott Hotel
411 Potomac Place
Owner / Developer: Smyrna River of Life Assembly of God / Skyline Hospitality

<i>Location:</i> 411 Potomac Place	<i>Applicant:</i> Skyline Hospitality, LLC; Jarratt Bell
<i>Tax Map/Parcel:</i> 28/67.01	<i>Property Owner(s):</i> Skyline Smyrna Hotel LP
<i>Zoning:</i> C-2	<i>Use Classification:</i> Transient habitation

Proposal

1. Location Analysis

The proposed site plan for Marriott Hotel consists of 2.83 acres located 411 Potomac Place, which is at the intersection of Chaney Road and Potomac Place. Proposed building is to be 65,342 square feet in size. The property is bound to the north by a condominium complex, to the east by the future Genie Lane extension, to the south by Potomac Place and to the west by Chaney Road. Surrounding zoning consists of R-6 and C-2. As proposed, the site may be accessed from a single access point on Potomac Place. Proposed building is to be 5 stories and 54' high to the roof; a height overlay for this property has been approved by the Town Council.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	55,258 SF
Square Footage of Open Space/Landscaping	5,526 SF	7,000 SF
Total Parking	102 spaces	109 spaces
Handicapped Parking Space(s)	5 spaces	5 spaces

3. Landscaping

Landscape plan submitted by the applicant shows a variety of street trees and shrubs along Potomac Place and Chaney Road. Enbridge utility easement prevents streetscaping along part of Potomac Place and in landscaped islands in the eastern parking area. Due to this, the Design Review Manual requirement of street trees spaced every 40' will not be met. Shrubs are also shown to be planted around the base of the building.

4. Design Review

Architectural elevations submitted show the building to be built with a mix of fiber cement and EIFS in different colors. The current requirement of Design Review limits EIFS and fiber cement to no more than 25% of any elevation visible from a public street and no more than 50% of the entire building. However, when this building was originally approved, it met Design Review requirements.

Standard Comments:

1. Signs will require a separate permit.
2. The Major Thoroughfare Plan designates Potomac Place and Chaney Road as collectors. Adequate right-of-way exists for these streets.
3. Contractor needs to notify Enbridge Pipeline prior to construction.

Staff Comments:

1. Street tree spacing requirement in Design Review Manual cannot be met due to Enbridge utility easement.
2. The site plan was approved in August 2019 and has been resubmitted as no building permit was obtained within one year as required. A grading permit has been issued and work has

begun.

3. The proposed elevations do not meet the current Design Review requirements. However, they did meet the requirements when the project was originally approved. The developer requests that the elevations be approved as submitted consistent with the elevations as approved in August 2019. There were some issues regarding Covid related delays, but the developer is now ready to move forward with the building permit.

Staff Recommendation: Approval with staff comments as submitted.

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve the Site Plan for Marriott Hotel with staff comments.

Vote: 7 - 0 Passed - Unanimously

4. Mandatory Referrals:
 - a. Anthem at Creekside Partial Drainage Easement Release

Motion by Tony Dover, seconded by Tim Slate to recommend approval to the Town Council for the partial drainage easement release on Tax Map: 28, Parcel: 88.01. This property is further referenced by 500 Noel Lane otherwise known as Anthem at Creekside Apartments.

Vote: 7 - 0 Passed - Unanimously

5. August Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the September Bond Review Report with Staff Comments.

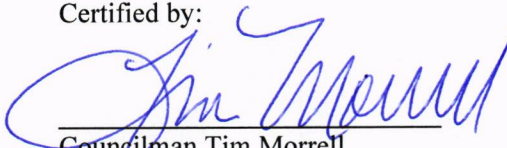
Vote: 7 - 0 Passed - Unanimously

6. Staff comments and/or other business
7. Adjournment

Respectfully submitted:

Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman