



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES OCTOBER 7, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, October 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 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; Andrew Atkins III; Tim Slate; Tony Dover

Absent: Amy Wise

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief; Scott Byers, Fire Captain; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Charles King, Engineer; Mike Strange, Utilities Director; Kathy Ferrell, Public Information Officer

1. Call to Order
2. Citizens' Comments: None at this time.
3. Approval of Minutes of the September 2, 2021 meeting.

Motion by Tim Slate, seconded by Mike Allen to approve the Minutes of the September 2, 2021 meeting.

Vote: 6 - 0 Passed - Unanimously

4. New Business:
 - a. Rezoning Requests:
 1. Matt Taylor
NW Corner of Sam Davis Road and Nissan Drive
Rezoning R-1 to C-2

A rezoning request of R-1 to C-2 was submitted for property located on the Northwest corner of Sam Davis Road and Nissan Drive. This property can be further referenced by Rutherford County Tax Map: 27, part of Parcel: 6.00, and is comprised of 4.02 acres. The surrounding zoning is C-2 in Town and R-1. The Future Land Use Plan would support Open Space and Office/Retail/MultiFamily in this area. The Major Thoroughfare Plan designates Nissan Drive as a principal arterial and Sam Davis Road as a collector. Adequate right-of-way exists for both streets.

At this time, Councilman Tim Morrell acknowledged Matt Taylor with Sec, Inc. to speak.

At this time, Councilman Tim Morrell acknowledged John Harney to speak.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council for the rezoning of Rutherford County Tax Map: 27, part of Parcel: 6.00 from R-1 to C-2.

Vote: 6 - 0 Passed - Unanimously

2. Randy Sexton
Sharp Springs Road
Rezoning R-1 to PRD

A rezoning request of R-1 to PRD was submitted for property located on Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 19, Parcel: 12.02, and is comprised of 6.50 acres. The surrounding zoning is R-1 and R-2. The Future Land Use Plan would support Low Density Residential in this area. The proposed PRD is for 27 single family houses. The Major Thoroughfare Plan designates Sharp Springs Road as a local street. The following comments were made:

1. Adequate right-of-way may exist for this street, but if not at least 25' from the centerline would be required as a part of the development of this property.
2. If gravity sewer is not possible, the developer will be responsible to upsize the lift station on the north corner of the property to provide adequate capacity for this development.
3. Staff recommends a sidewalk be added along Sharp Springs Road to eventually connect to the sidewalk that will be constructed along Jefferson Pike.
4. Access to the trail system, within Sharp Springs Park is shown and would be installed pending any needed approval from the U.S. Army Corps of Engineers.

At this time, Councilman Tim Morrell acknowledged Matt Taylor with Sec, Inc. to speak.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend approval to the Town Council for the rezoning of Rutherford County Tax Map: 19, Parcel: 12.02 with staff comments, and that there is sidewalk access to the Sharp Springs Park Trail System through the rear of the property.

Vote: 6 - 0 Passed - Unanimously

3. Pooyan Harbehband
1131 Almadale Road
Rezoning C-2 to C-5

A rezoning request of C-2 to C-5 was submitted for property located at 1131 Almaville Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcel: 11.04, and is comprised of 8.83 acres. The surrounding zoning is C-2 in Town and RM in Rutherford County. The Future Land Use Plan would support Light Industrial/Commercial in this area. The Major Thoroughfare Plan designates Almaville Road as a minor arterial street. Adequate right-of-way exists for this street. The majority of this property currently lies within the floodway. The following comments were made:

1. FEMA has proposed revisions to the flood maps which will take a portion of this property from the floodway to the 100 year floodplain, but the revised maps are not currently effective. These facts affect development of this property regardless of the zoning.
2. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Almaville Road to serve the rezoned area. Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval. CUD's current infrastructure is sufficient to serve any existing structures. Any water service provided to future structures would be dependent on the results of the Water Service Availability Request feasibility study.

At this time Councilman Tim Morrell acknowledged applicant Pooyan Harbehband to speak.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend denial to the Town Council for the rezoning of 1131 Almaville Road.

Vote: 6 - 0 Passed - Unanimously

4. Clyde Rountree on behalf of Ed Freeman
5916 New Nashville Highway
PUD Amendment

A rezoning request for a PUD Amendment was submitted for property located at 5916 New Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 57, Parcel: 24.01 and is comprised of 9.47 acres. The surrounding zoning is C-2 in Town and RM in Rutherford County. The Future Land Use Plan would support Commercial development in this area. The existing approved PUD allows for conventional self-storage, RV and boat storage, and for an existing residence to remain. The proposed PUD amendment is to add an additional building which would be a two story 9,500 square feet climate-controlled storage facility. The Major Thoroughfare Plan designates New Nashville Highway as a principal arterial. Adequate right-of-way exists for this street. The following comments were made:

1. Verify with TDEC Groundwater Protection that the current septic tank is adequate for what is being proposed.
2. Please provide all proposed building setbacks.
3. Revise the exterior elevations to meet the requirements of Design Review.
4. Verify with CUD that existing water infrastructure is adequate to serve the proposed 9,500 sq. ft. addition. A minimum of 1,500 gpm is required.

Motion by Tony Dover, seconded by Andrew Atkins III to recommend approval to the Town Council for the rezoning of 5916 New Nashville Highway with staff comments.

Vote: 6 - 0 Passed - Unanimously

5. Clyde Rountree on behalf of Scott Butler
Tarrytown Drive
Rezoning R-1 to PRD

A rezoning request for R-1 to PRD was submitted for property located on Tarrytown Drive. This property can be further referenced by Rutherford County Tax Map: 50C, Group: A, Parcel: 26.00, and is comprised of 2.20 acres. The surrounding zoning is R-1. The Future Land Use Plan would support Medium Density Residential development in this area. The proposed PRD is for 5 single family lots. The Major Thoroughfare Plan designates Tarrytown Drive as a local street. Adequate right-of-way exists for this street. The fire flow at this location is 1200 gpm at 20psi.

At this time Councilman Tim Morrell acknowledged Clyde Rountree to speak.

At this time Councilman Tim Morrell acknowledged Scott Butler to speak.

At this time Councilman Tim Morrell acknowledged resident Nancy Jones residing at 549 Carter Lane to speak.

Motion by Tim Slate, seconded by Tony Dover to recommend approval to the Town Council for the rezoning of Rutherford County Tax Map: 50C, Group: A, Parcel: 26.00 for four detached single family dwellings with a 15' minimum side setback, a 75' minimum lot width and 3rd party HOA to maintain common space.

Vote: 6 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Helmsley Place

Rocky Fork Almaville Road

Owner / Developer: Regent Homes

A Preliminary Plat for Helmsley Place located on Rocky Fork Almaville Road was submitted. The property can be further referenced by Rutherford County Tax Map: 54, Parcel: 15.24, and is comprised of 13.43 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 \$1,728.00 will be required.
4. Rocky Fork Almaville Road is a minor arterial on the Major Thoroughfare Plan. Adequate right-of-way is proposed to be dedicated with this plat for this street.
5. Signs will require a separate permit.
6. Submit road names & E911 approval for those road names.
7. Show dimensions on the electrical easements on Lots 1-12.
8. Show all public utility and drainage easements with dimensions.
9. Add the name and address of the owner of the property and the developer if that is a different person/entity.
10. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development as noted in the Updated Helmsley Place Will Serve Letter issued by CUD on 3/9/2021.
11. Submit full set of plans directly to CUDengineering@ cudrc.com for review.
12. Show all proposed meter locations with 10'x10' CUD clear space easement and include detail within detail sheets of construction plans.

13. Show all proposed driveway locations with shading or hatched lines.
14. Show all proposed utilities on construction plans including storm.
15. Show all electric lines, boxes, transformers, conduits, and services to each lot on plans. CUD reserves the right for further review once electric and other utilities have been added to plans.
16. Owner(s) must submit a completed CUDRC Developer's Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
17. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
18. If additional water services are required for entrance, common areas, mail kiosk, or detention areas for irrigation, show proposed water meter locations. * Additional charges will be incurred for taps to be installed by cud after water line is complete and asphalt has been installed.
19. CUD Engineering, Inspection, and Review Fees will be due to CUD before state approved plans are issued to the contractor.
20. Add the following CUD notes to the plans:
 1. Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
 2. See CUD water plans for specific details and layout.
 3. All "live or wet" water main line taps are to be made by CUDRC.
 4. CUD water line technical specifications may be found at www.cudrc.com.
 5. Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC "notice to proceed" from CUD before any water line construction commences.
 6. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
 7. No rock larger than six inches (6") in any dimension may be used in the backfill over the water line and no rock larger than one half inch (1/2") may be used in the top six (6") of the backfill over the water line.
 8. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
 9. Contractor required to stake all water meter locations prior to taps being installed.
 10. Contact CUD Engineering Department for additional information 615-867-7330.

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

Vote: 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

c. Final Plats:

1. Andrews Subdivision, Section I
Greentree Drive
Owner / Developer: Prosper Holding Group / Scott Butler

A Final Plat for Andrews Subdivision, Section I located on Greentree Drive was submitted. This property can be further referenced by Rutherford County Tax Map: 33, part of Parcel: 101.03 and is comprised of 15.52 acres and is zoned PRD. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owners prior to recording.
3. Greentree Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown for this street.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Final Plat for Andrews Subdivision, Section I with the above listed staff comments:

Vote: 6 - 0 Passed - Unanimously

- 2. Pointe Subdivision, Section 2
Genie Lane & Motlow College Blvd
Owner / Developer: R & J Family Limited Partnership

A Final Plat for Pointe Subdivision, Section 2 located at Genie Lane & Motlow College Blvd was submitted. This property can be further referenced by Rutherford County Tax Map: 28, Parcel 44.00, and is comprised of 6.42 acres and is zoned C-2 & R-6. The following staff comments were made:

- 1. Signs will require a separate permit.
- 2. Add signatures of the owners and the signature and stamp of the land surveyor prior to recording.
- 3. Genie Lane is a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Final Plat for Pointe Subdivision, Section 2 with the above staff comments.

Vote: 6 - 0 Passed - Unanimously

d. Site Plans:

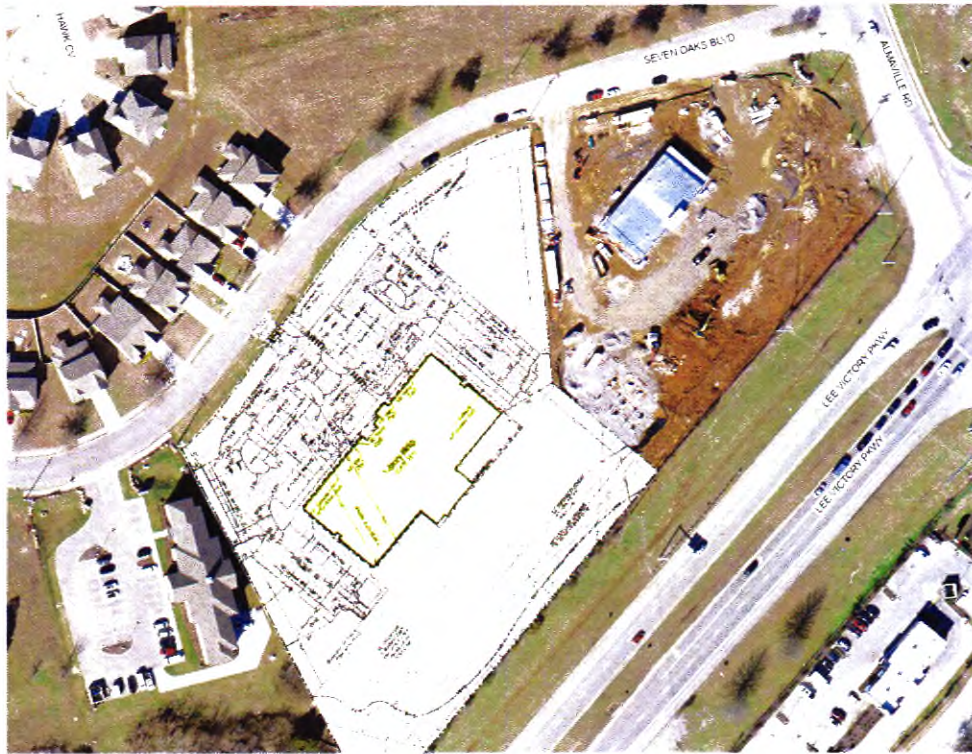
- 1. DR Horton Office Building
Seven Oaks Boulevard
Owner / Developer: Parks Harney Investment / DR Horton

<i>Location:</i> Seven Oaks Boulevard	<i>Applicant:</i> SEC, Inc. – Matt Taylor
<i>Tax Map/Group/Parcels:</i> 50L/A/4.00 & 5.00	<i>Property Owner(s):</i> DR Horton
<i>Zoning:</i> C-2	<i>Use Classification:</i> Office

Proposal

1. Location Analysis

DR Horton is proposing a 21,679 square foot office building on Seven Oaks Boulevard. The property is bound by commercial developments to the east and west, by Lee Victory Parkway to the south and The Villages subdivision to the north. In its current state, the property is two separate parcels. A final plat has been submitted to staff to combine these two properties for this development. One access point is proposed off Seven Oaks Boulevard. The aforementioned final plat will need to be recorded prior to issuance of a building permit.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	43,169 SF
Square Footage of Open Space/Landscaping	4,316 SF	6,695 SF
Total Parking	54 spaces	118 spaces
Handicapped Parking Space(s)	5 spaces	5 spaces

2. Landscaping

Landscape plan shows a variety of trees and shrubs lining Seven Oaks Boulevard. Additional trees and shrubs are shown within landscaped islands and around the base of the building.

3. Design Review

Architectural elevations show the building to be constructed primarily using brick on all sides. Additional materials include, tile, cementitious panels and metal.

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 \$798.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. Seven Oaks Boulevard is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.

Staff Comments:

1. The final plat is required to be recorded before building permits will be issued.
2. Shift the backflow preventer and the water meter to the ROW of Seven Oaks Boulevard.
3. Provide details for the truck that was used for the fire apparatus movement throughout the site.
4. On sheet C3.0, add a label at HW#1 and HW#2 indicating a 'rock, fabric underlain apron' must be installed in tandem with the inlet structure at both sites as well as at the pond's outlet structure.
5. On sheet C4.0, add a detail showing a 'rock, fabric underlain apron' immediately downstream of the inlet or outlet structure, accompanied by a rock diameter table.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tim Slate, seconded by Andrew Atkins III to approve the Site Plan for DR Horton Office Building with staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Rutherford County Convenience Center
Corner of G Street & 11th Avenue
Owner / Developer: Rutherford County

<i>Location:</i> 11th Avenue and G Street	<i>Applicant:</i> Energy Land & Infrastructure
<i>Tax Map/Parcel:</i> 19/29.00	<i>Property Owner(s):</i> Rutherford County
<i>Zoning:</i> I-2	<i>Use Classification:</i> Convenience Center

Proposal

1. Location Analysis

Rutherford County is proposing for a convenience center off Weakley Lane on the corner of 11th Avenue and G Street, adjacent to the Rutherford County Clerk's Office. An access point is proposed off G Street with an egress point onto 11th Avenue.



	Required	Proposed
Square Footage of Vehicular Use Area	N/A	84,103 SF
Square Footage of Open Space/Landscaping	6,728 SF	9,041 SF
Total Parking	3 spaces	3 spaces
Handicapped Parking Space(s)	1 space	1 space

2. Landscaping

Landscape plan shows street trees and a variety of shrubs lining G Street and 11th Avenue around the portion of the property in which the development is located.

3. Design Review

Architectural elevations submitted appear to have a wood siding on the office building. Staff finds the proposed elevations as suitable for the zone and not visible from Weakley Lane.

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 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. G Street is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.

Staff Comments:

1. Please provide cement mixer cleanout location on the plans and the detail sheet.
2. Staff recommends the developer to create a dedicated queue lane on G Street if the traffic volume is anticipated to back onto G Street. Additionally, making the entrances to the site off G Street to be right-in only to avoid blockage of G Street in both directions. Delineators would need to be added to prevent left turns into the site.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tim Slate, seconded by Mike Allen to approve the Site Plan for Rutherford County Convenience Center with staff comments.

Vote: 6 - 0 Passed - Unanimously

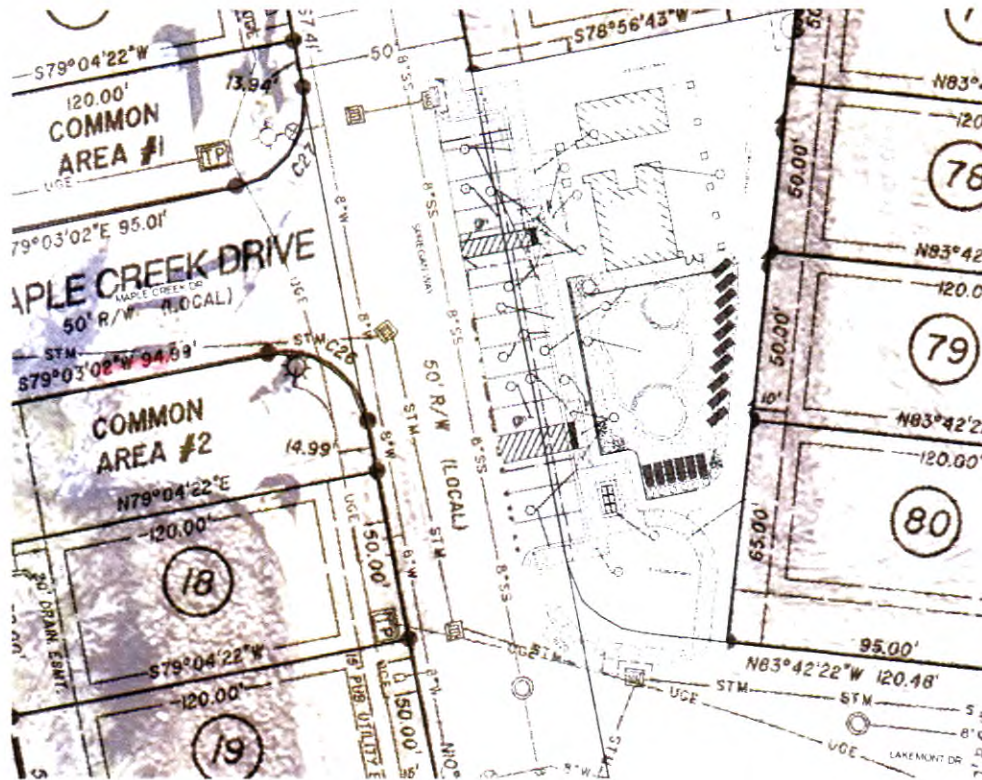
3. Wood Pointe, Section I
4311 Spregan Way
Owner / Developer: American Homes 4 Rent

<i>Location:</i> 4311 Spregan Way	<i>Applicant:</i> Jeremy Westmoreland, CESO Inc.
<i>Tax Map/Group/Parcel:</i> 51D/E/80.01	<i>Property Owner(s):</i> Wood Pointe Venture LLC
<i>Zoning:</i> PRD	<i>Use Classification:</i> Amenity Center

Proposal

1. Location Analysis

Wood Pointe Subdivision is proposing for an amenity center on the corner of Spregan Way and Maple Creek Drive, near the entrance to the subdivision. Currently, Maple Creek Drive is the only access point to the subdivision from Woodmont. The proposed amenity area has two buildings, mail kiosk and pool area. Total area for the amenity site consists of 12,034 square feet.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2,741 SF
Square Footage of Open Space/Landscaping	274 SF	- SF
Total Parking	N/A	13 spaces
Handicapped Parking Space(s)	1 space	2 spaces

2. Landscaping

Preliminary landscape plan shows shrubs around the pool area. Applicant states they are working on finalizing a landscape plan.

3. Design Review

Architectural elevations submitted for the two buildings show a primary material of fiber cement board siding with a band of brick veneer around the base of the building.

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 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. All streets within this development are local streets and adequate right-of-way has been provided.

Staff Comments:

1. Show existing and proposed utilities. Provide line sizes, meter location, sewer clean outs, and manholes.
2. Submit a landscaping plan and details.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tony Dover, seconded by Mike Allen to approve the Site Plan for Wood Pointe, Section I with staff comments.

Vote: 6 - 0 Passed - Unanimously

5. October Bond Review Report

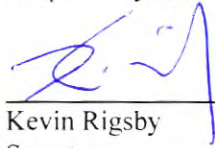
Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the October Bond Review Report with staff comments.

Vote: 6 - 0 Passed - Unanimously

6. Staff comments and/or other business

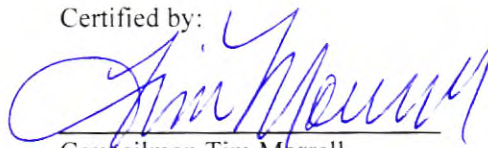
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Merrell
Chairman