



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES NOVEMBER 4, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, November 4, 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; Amy Wise; Andrew Atkins III; Tony Dover

Absent: Tim Slate

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief; James Lawrence, Assistant Fire Chief; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jennifer Bizarri, Planning Technician; Kathryn Bobbitt, Office Coordinator; Charles King, Engineer; Mike Strange, Utilities Director; Kathy Ferrell, Public Information Officer

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the October 7, 2021 meeting

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Minutes of the October 7, 2021 meeting.

Vote: 6 - 0 Passed - Unanimously

3. New Business:
 - a. Annexation and Plan of Service Request:
 1. Shawn Collins
9351 Rocky Fork Almaville Road
Annexation & R-3 Zoning

An Annexation request was submitted for property located at 9351 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel 8.05, and is comprised of 9 acres. The surrounding zoning is RM in Rutherford County. The Future Land Use Plan would support Low Density Residential west of Rocky Fork Almaville Road with Medium Density Residential east of Rocky Fork Almaville Road in this area.

The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial requiring 80' right-of-way. The following comments were made:

1. Any development of this property would require the dedication of right-of-way 40' from the centerline of the road.
2. With this request, staff would recommend the annexation of the existing right-of-way of Rocky Fork Almaville Road from the current Town limits to the northwestern most corner of this tract, a distance of approximately 1,640 feet.
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 700 GPM.
4. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Rocky Fork Almaville Road to serve the annexed / 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.

Motion by Tony Dover, seconded by Amy Wise to recommend approval to the Town Council the for Annexation and Zoning of Rutherford County Tax Map: 54, Parcel: 8.05 with staff comments.

Vote: 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

b. Preliminary Plats:

1. Gwynne Farms, Phase 4
Robert Gwynne Drive
Owner / Developer: Lennar Homes of Tennessee, LLC

A Preliminary plat for Gwynne Farms, Phase 4 located on Robert Gwynne Drive was submitted. The property can be further referenced by Rutherford County Tax Map: 32, Parcel: 51.00, and is comprised of 13.57 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 \$2,440.00 will be required.
4. All of the streets within this phase are local streets and adequate right-of-way is provided.
5. Signs will require a separate permit.
6. Provide the roadway lighting plan from MTEMC with the construction plans.

Motion by Andrew Atkins III, seconded by Amy Wise to approve the Preliminary Plat for Gwynne Farms, Phase 4 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Valley Green, Lot 56
216, 218, 220, 222 Tarrytown Drive
Owner / Developer: Scott & Dennis Butler

A Preliminary Plat for Valley Green, lot 56 located at 216, 218, 220, 222 Tarrytown Drive was submitted. The property can be further referenced by Rutherford County Tax Map: 50C, Group: A, Parcel: 26.00, and is composed of 2.2 acres and is zoned R-1 proposed 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 will be required.
4. Signs will require a separate permit.
5. Tarrytown Drive is designated as a local street on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.
6. Approval of this plat is subject to the approval of the PRD request by the Town Council.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Preliminary Plat for Valley Green, Lot 56 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

c. Final Plats:

1. 6070 Seminary Road - ~~WITHDRAWN~~
6070, 6092 Seminary Road & 4572, 4580 Poplar Wood Road
Owner / Developer: Sammy Said
2. Derby Run, Phase 1A & 1B
Rocky Fork Almaville Road
Owner / Developer: M2Group, LLC / Charter Commercial, LLC

A Final Plat for Derby Run, Phase 1A & 1B located at Rocky Fork Almaville Road. The property can be further referenced by Rutherford County Tax Map: 54, Parcels: 53.00, 54.00, 55.00, and 56.01, Tax Map: 55, Parcels: 29.00, 31.00, 31.01, and 31.02, Tax Map: 73, Parcel: 14.00, and is comprised of 11.10 acres and is zoned PRD. The following staff comments were made:

1. Signs will require a separate permit.
2. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial requiring 80' right-of-way. Adequate right-of-way is shown to be dedicated with this plat.
3. Add signatures of the owners, the land surveyor, and Consolidated Utility District prior to recording.
4. Submit plat directly to CUDengineering@ cudrc.com for further review and comments.
5. Show all water mains and service locations as constructed "as-built" in the field. CUD reserves the right for further review once water service locations are shown as constructed in the field.

6. 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.
7. Add note to plat: Driveway locations depicted on this plat indicate the side of the lot where the driveway must be located. Final driveway locations to be determined by builder and must adhere to CUD clear space requirements.
8. Add note to plat: CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
9. Show proposed driveway locations with hatched lines or shading.
10. Include 10' x 10' CUD clear space detail on plat.

Motion by Andrew Atkins III, seconded by Tony Dover to approve the Final Plat for Derby Run, Phase 1A & 1B with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

d. Site Plans:

1. Front Street Sign Company
103 Wright Street
Owner / Developer: Jeremy Byrd

<i>Location:</i> 103 Wright Street	<i>Applicant:</i> Jeremy Byrd
<i>Tax Map/Group/Parcel:</i> 271/G/2.00	<i>Property Owner(s):</i> Jeremy & Misty Byrd
<i>Zoning:</i> C-1 with H-1 and Lowry Street Overlay	<i>Use Classification:</i> Event/Office

Proposal

1. **Location Analysis**

The existing building at 103 Wright Street is in a poor condition and is planned to be demolished with a new building constructed in its place. This property is located within the Historic District and has received prior approval from the Historic Zoning Commission during the July 2021 meeting. The site has access via Wright Street and is bordered by an alley in the rear of the building. The building would be utilized by the applicant for community involvement and hosting events with a second floor for offices and additional printing space.



2. Design Review

Architectural elevations show the building to be built entirely using brick on all four sides.

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 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 Wright Street as a local street. Adequate right-of-way exists for this street

Staff Comments:

1. Backflow preventer must be outside of the building or in the ground.

Staff Recommendation: Approval with staff comments.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for Front Street Sign Company with staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Ken Pilkerton Drive
 611 Ken Pilkerton Drive
 Owner / Developer: Robert Passarella / Hussin Altamimi

<i>Location:</i> 611 Ken Pilkerton Drive	<i>Applicant:</i> Dale & Associates
<i>Tax Map/Group/Parcel:</i> 34G/B/4.00	<i>Property Owner(s):</i> Hussain & Aziz Altamimi
<i>Zoning:</i> C-2	<i>Use Classification:</i> Retail

Proposal

1. Location Analysis

A 4,200 square foot retail building is proposed on Ken Pilkerton Drive. The property is bound by Mill Springs Townhomes to the east and to the west by Smyrna Village shopping center. In its current state, the property is vacant. One access point is proposed off Ken Pilkerton Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	7,840 SF
Square Footage of Open Space/Landscaping	784 SF	1,103 SF
Total Parking	21 spaces	21 spaces
Handicapped Parking Space(s)	1 space	1 space

2. Landscaping

Landscape plan shows trees lining the eastern property line along the multi-family development. Street trees are also shown along Ken Pilkerton Drive with shrubs planned around the parking lot.

3. Design Review

Architectural elevations submitted for the front elevation shows brick as a primary material. Labels for materials, percentages of materials and the other three elevations have not been submitted yet

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 grading permit fee will be required to be submitted prior to issuance of a grading permit.
3. Signs will require a separate permit.
4. Ken Pilkerton Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.

Staff Comments:

1. Obtain the sewer access easement from the property owner to the east and provide documentation prior to issuance of a building permit.
2. Submit architectural elevations showing proposed materials and the percentages of each material for all sides of the building. Must meet Design Review.
3. Label proposed fire hydrant on the southwest corner of the building on all plan sheets.
4. Show material to be used on the dumpster enclosure details.
5. Adequate parking is not shown for any future restaurants.
6. Backflow preventer shall be reduced pressure type.
7. Landscaping within the MTEMC easement must meet MTEMC electric requirements. The trees shown do meet MTEMC requirements, but are planted in the wrong locations.
8. Sheet C3.1 indicates that there will be a 4”-5” elevation difference between the front sidewalk and the FFE. This will not meet accessibility requirements. Please provide complete details to demonstrate that there is an accessible route complying with A117.1 from the parking lot to each tenant space.
9. Staff is concerned about the loading zone being located within the parking lot drive aisle. This will block cars from entering or exiting the parking spaces and could lead to trucks being parked within Ken Pilkerton Drive to unload.
10. Vehicular use area square footage on cover page is a different value than what is shown on landscape plan. Please make consistent.

Staff Recommendation: Staff recommends denial of this request due to the concern of unaddressed comments and loading/unloading location.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to deny the Site Plan for Ken Pilkerton Drive.

Vote: 6 - 0 Passed - Unanimously

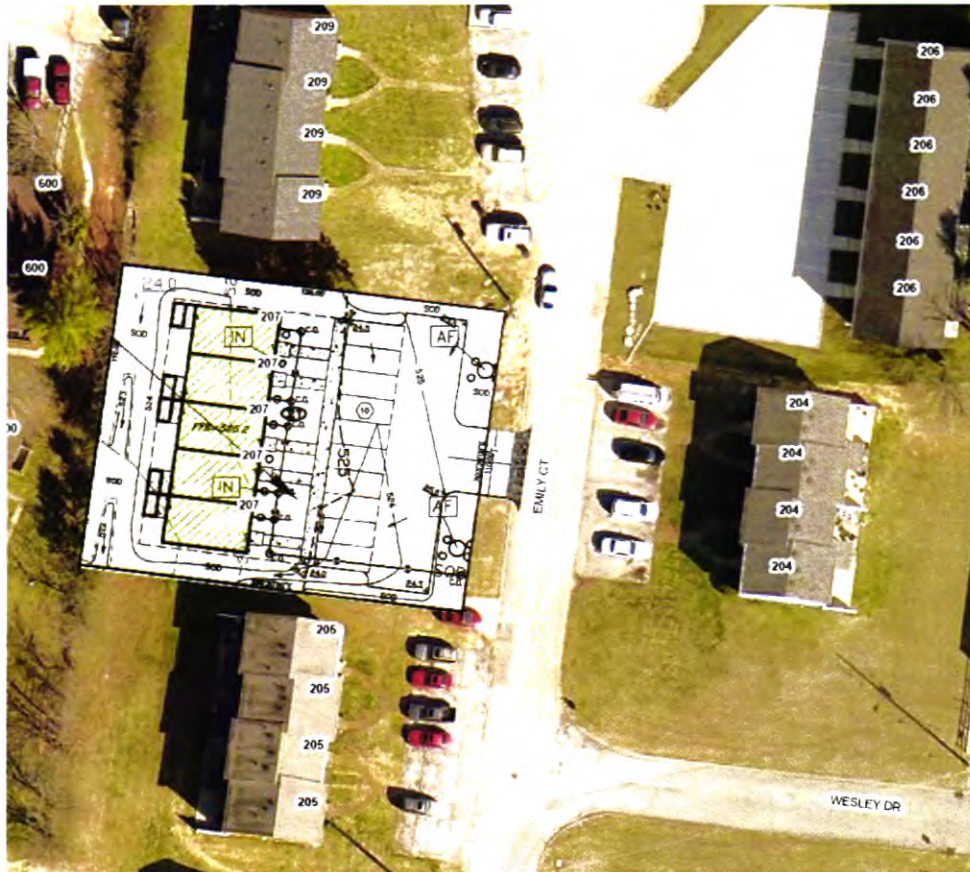
3. Lakeside, Phase II, Lot 21
207 Emily Court Apartments A-E
Owner / Developer: Glaze Apartments, LLC

<i>Location:</i> 207 Emily Court	<i>Applicant:</i> Glaze Apartments – Andrew Hyde
<i>Tax Map/Group/Parcel:</i> 13N/A/7.00	<i>Property Owner(s):</i> Glaze Apartments LLC
<i>Zoning:</i> R-6	<i>Use Classification:</i> Townhomes

Proposal

1. Location Analysis

The proposed site plan for Lakeside Phase II – Lot 21 sits on approximately 0.35 acres located at 207 Emily Court. Proposed development is for a 5-plex, multi-family residential units. The property is bound to the north and south by townhomes, to the west by apartments, and to the east by Emily Court. Surrounding zoning consists of R-4 and R-6. As proposed, the site may be accessed by Emily Court.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	4,693 SF
Square Footage of Open Space/Landscaping	469 SF	520 SF
Total Parking	10 spaces	10 spaces
Handicapped Parking Space(s)	0 spaces	0 spaces

3. Landscaping

Landscape plan shows shrubs between the parking lot and roadway and two trees on either side of the parking area.

4. Design Review

Architectural elevations show all four sides of the building to be built utilizing 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. A grading permit fee will be required.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Emily Court as a local street. Adequate right-of-way exists for this street.

Staff Recommendation: Approval with comments.

Motion by Tony Dover, seconded by Mike Allen to approve Site Plan Lakeside, Phase II, Lot 21 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

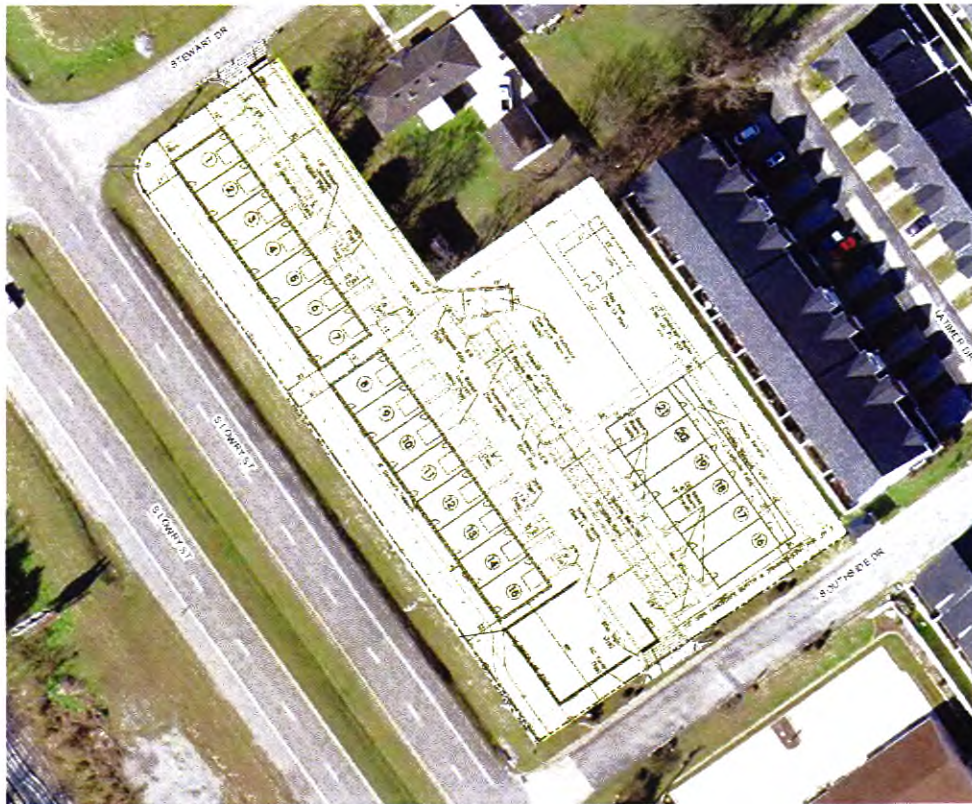
4. Lowry Station
657-683 S Lowry Street & 678 - 690 Charizard Way
Owner / Developer: Robert L. Latimer

<i>Location:</i> S. Lowry Street	<i>Applicant:</i> SEC, Inc. – Matt Taylor
<i>Tax Map/Group/Parcel:</i> 34-G/A/1.00	<i>Property Owner(s):</i> Robert L. Latimer
<i>Zoning:</i> PRD/LSO	<i>Use Classification:</i> Multi-Family Residential

Proposal

1. Location Analysis

Lowry Station is located on South Lowry Street between Stewart Drive and Southside Drive. This planned residential development is for 21 townhome units on 1.45 acres. A private street will serve these units and provide access to both Stewart Drive and Southside Drive. Surrounding zoning consists of PRD (Southside Planned Development) and C-2, some of which is being used as a residential use. This property is located within the Lowry Street Overlay in the Mixed-Use Corridor District.



2. Development Standards

	<i>Required</i>	<i>Proposed</i>
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Square Footage of Vehicular Use Area	N/A	17,459 SF
Square Footage of Open Space/Landscaping	1,746 SF	5,640 SF
Total Parking	42 spaces	61 spaces
Handicapped Parking Space(s)	N/A	

3. Landscaping

Landscape plan shows a variety of shrubs planted along Lowry Street, in front of the units, and along both road frontages, Stewart Drive and Southside Drive. Trees are proposed to be planted throughout the interior of the site and along Southside Drive.

4. Design Review

Architectural elevations for both buildings show a primary building material of brick with brick corbel bands and accent brick designs to provide character to the buildings. Two metal awning designs are proposed, one over each unit front door, alternating design on every other unit. Rears of the units have fiber cement siding as the primary material. Three story townhouses will have a patio off the second story with a picket screen.

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 required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates S. Lowry Street as a principal arterial requiring 100' right-of-way. Adequate right-of-way exists for this street.

Staff Comments:

1. On Page C6.00 please provide rim elevation of upstream sewer manhole, and show the direction of sewer flow.
2. All homes will require a sewer backwater valve complying with the International Residential Code. Please note these valves on each unit.
3. Please make vehicular use area square footage consistent on all pages.
4. Only 61 parking spaces are shown, and the site data table shows 63. Please correct.

Staff Recommendation: Approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve the Site Plan for Lowry Station with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

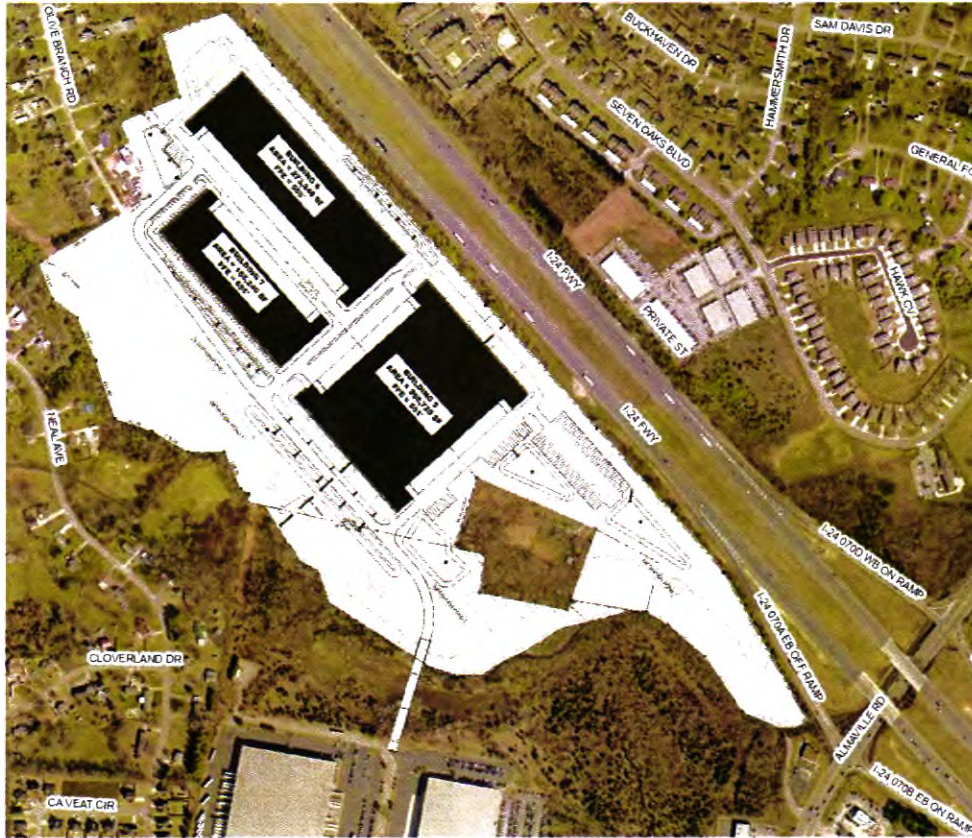
5. SouthPark, Phase II
2020, 2050, 2080 Midway Lane
Owner / Developer: Prologis, L.P.

<i>Location:</i> 2020, 2050 and 2080 Midway Lane	<i>Applicant:</i> Mike Carrico, VP – Prologis, LP
<i>Tax Map/Parcels:</i> 50/22.00, 23.01, 54.00 & 54.04	<i>Property Owner(s):</i> Prologis, LP
<i>Zoning:</i> I-2 & PID	<i>Use Classification:</i> Warehouse

Proposal

1. Location Analysis

Prologis is proposing three warehouses, totaling 837,200 square feet nearby the I-24 and Almadillo Road interchange. All three buildings are proposed to be constructed in one phase. This property was annexed and rezoned by the Town Council from I-2 and C-2 to PID during the August 2021 meeting. Olive Branch flows through the south side of this property resulting in floodway and floodplain present on this property. Additionally, there is an area approximately 6.90 acres north of the surrounded parcel at 1852 Almadillo Road that is within the 100-year floodplain. There will be one access point to this development off Midway Lane, which serves the existing industrial developments to the south.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	16.24 acres
Square Footage of Open Space/Landscaping	35,375 SF	1.34 acres
Total Parking	370 spaces	816 spaces
Handicapped Parking Space(s)	17 spaces	17 spaces

2. Landscaping

Landscape plan shows trees planted within landscape islands around the parking lot and shrubs. A Type D landscape buffer is proposed around the residential lots fronting Olive Branch Road. There is an existing home in the southeastern of the development to which an existing tree line will remain; supplemental evergreens are proposed to provide an additional buffer.

3. Design Review

Architectural elevations show a primary material of concrete tilt panel on all sides of the buildings.

4. Floodplain

Olive Branch flows along the southern portion of the property, thus there is a part of the property within the floodway, however it is not proposed to be developed upon. There is another area, under 7 acres, along I-24 that is part of the 100-year floodplain and will result in the development elevated a foot above the flood elevation that is located within the 100-year floodplain.

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. The streets within this development are private. No public right-of-ways are affected with this development.

Staff Comments:

1. Proposed sewer main along Olive Branch is not available until June 2022.
2. Field verify manhole inverts at the connection point.
3. Please provide an auto-turn/apparatus movement. If track 2 parking lot exceeds 150', a turnaround will be required.
4. Submit construction plans for the bridge over Olive Branch. Provide approvals as required from TDEC, etc. to cross the stream.
5. Provide documentation on the ingress/egress easement from this site through the existing Southpark development to the public right-of-way.
6. The existing property lines will have to be eliminated via combining the tracts together prior to issuance of a building permit.
7. Adequate fire flow will have to be provided prior to issuance of any building permits.
8. A completed CUDRC "Water Service Availability Form" is to be submitted to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) along with a preliminary plan to CUDRC for a feasibility study and to obtain a CUDRC Will Serve Letter.
9. If water service is to be provided off the existing private line for South Park Industrial, provide hydraulic calculations to CUD detailing that adequate water service can be supplied via the existing private connections.
10. Submit full set of plans to CUD for further review.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for SouthPark, Phase II with the above listed staff comments.

Vote: 5 - 1 Passed

NAY: Mike Allen

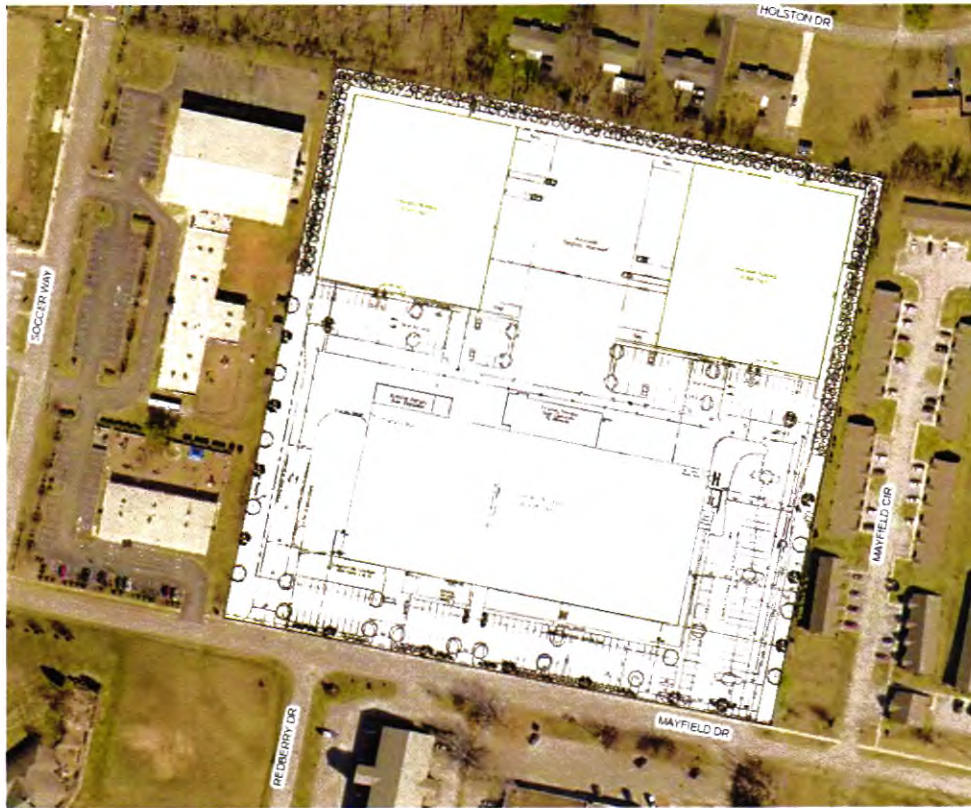
6. Swanson Development, LP
231 & 261 Mayfield Drive
Owner / Developer: Swanson Development, LP

Location: 231 & 261 Mayfield Drive	Applicant: Swanson Development, LP
Tax Map/Group/Parcel: 271/D/1.01	Property Owner(s): Swanson Development, LP
Zoning: I-2	Use Classification: Warehouse

Proposal

1. Location Analysis

Swanson Development is proposing to add two 51,600 square foot buildings behind an existing building at 245 and 251 Mayfield Drive, across from the Post Office. The rear half of the property is currently undeveloped and borders Lancaster Christian Academy, single family homes and the Smyrna Housing Authority. As part of this development, access points onto Mayfield Drive would be reconfigured for four ingress/egress points, allowing for more efficient flow throughout the site and onto Mayfield Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	3.94 acres
Square Footage of Open Space/Landscaping	13,753 SF	35,820 SF
Total Parking	204 spaces	271 spaces
Handicapped Parking Space(s)	5 spaces	7 spaces

2. Landscaping

Landscape plan shows a Type D landscape buffer bordering properties boundaries on the rear half of the property to the north, east and west. A variety of trees are proposed to be planted along the remaining property lines as well as in landscape islands. Streetscaping will be added and include street trees and shrubs.

3. Design Review

Architectural elevations show a mix of brick and metal. The existing building that fronts Mayfield Drive is entirely brick on the front elevation and concrete block on the sides and rear.

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. The Major Thoroughfare Plan designates Mayfield Drive as a collector requiring 60' right-of-way. Adequate right-of-way exists for this street.
6. Water and sewer plans are under review.

Staff Comments:

1. Provide auto-turn/fire apparatus movement for all parking lots to all buildings. Fire Department access must be provided within 30 feet of the building.
2. Any landscaping underneath electrical lines must meet MTEMC planting requirements. The required buffer strip along the eastern property boundary is partially within an existing MTEMC easement. Will these lines be moved? If not, an opaque fence may need to be installed at that location to attain the required buffer.
3. Provide sewer manhole elevations. Show on plans.
4. Provide rim elevations for sewer manholes 3 and 4. If FFEs do not exceed the rim elevations, then sewer backwater valves will be required.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Site Plan for Swanson Development, LP with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

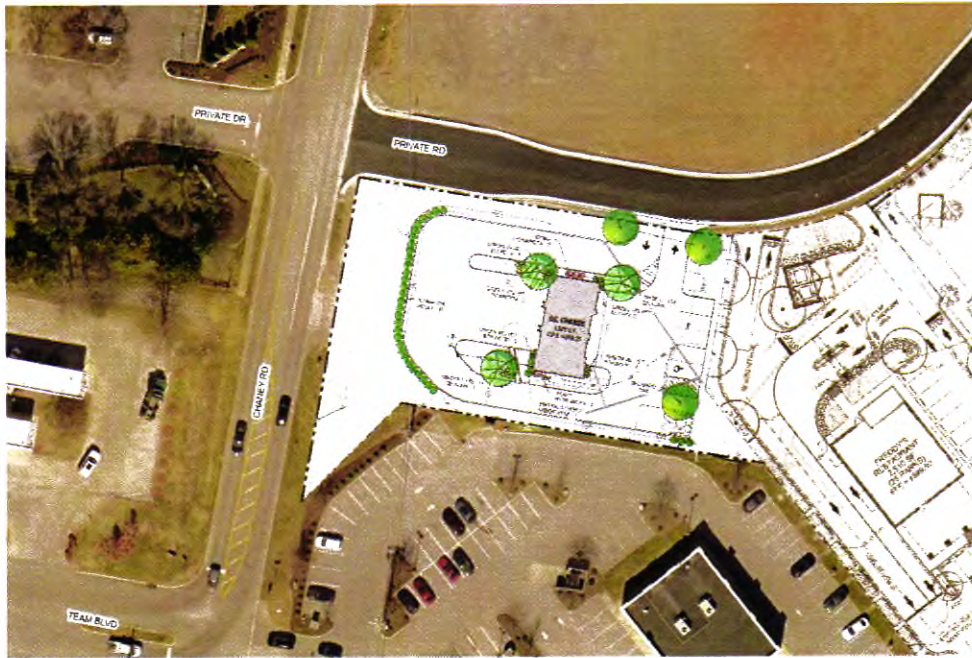
7. Take 5 Oil Change
451 Chaney Road
Owner / Developer: John Lee, LLC / Kinlin Development

<i>Location:</i> 451 Chaney Road	<i>Applicant:</i> Lance Kinerk
<i>Tax Map/Parcel:</i> 28/67.19	<i>Property Owner(s):</i> John Lee, LLC
<i>Zoning:</i> PCD	<i>Use Classification:</i> Automobile Service

Proposal

1. Location Analysis

Take 5 Oil Change is proposing a 1,521 square foot facility on Lot 4A of the Lee Bohman Subdivision on the corner of Chaney Road and a private road. This property was rezoned by the Town Council from C-2 to PCD during the October 2021 meeting. The proposed site layout would allow for stacking of approximately 14 vehicles. In its current state, the property is vacant. One access point is proposed off the private road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	12,500 SF
Square Footage of Open Space/Landscaping	1,250 SF	1,458 SF
Total Parking	4 spaces	5 spaces
Handicapped Parking Space(s)	1 space	1 space

2. Landscaping

Landscape plan shows two street trees planted at the entrance off the private drive as well as spread around the building in landscaped islands. Shrubs are proposed along the drive fronting Chaney Road. The Enbridge Utility Easement prevents streetscaping on the western half of the property. Due to this, the Design Review Manual requirement of street trees spaced every 40' will not be met.

3. Design Review

Architectural elevations show the building to be finished entirely of primary materials consisting of stacked stone, brick and glass and glazing. Awnings are proposed over several windows as well. The proposed elevations match the approved PCD.

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. Add the Land Disturbance Management Guidelines for sites disturbing less than one acre to the plans. These can be found online at <http://www.townofsmyrna.org/departments/public-work/storm-water/general-storm-water-info>.
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 Chaney Road as a collector requiring 60' right-of-way. Adequate right-of-way exists for this street.

Staff Comments:

- 1. A oil/water separator shall be required depending on Utilities recommendation.
- 2. Show sewer backwater valve.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Mike Allen, seconded by Amy Wise to approve the Site Plan for Take 5 Oil Change with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

- 8. Villagewood Townhomes
Country Village Drive
Owner / Developer: Infinity Home Builders / Scott & Dennis Butler

<i>Location:</i> Country Village Drive and Wildwood Dr.	<i>Applicant:</i> Huddleston Steele Eng. – Enoch Jarrell
<i>Tax Map/Parcel:</i> 33/77.00	<i>Property Owner(s):</i> Infinity Home Builders
<i>Zoning:</i> PRD	<i>Use Classification:</i> Multi-Family Residential

Proposal

1. Location Analysis

Villagewood is a multi-family residential development previously approved for PRD zoning by the Town Council in October 2006. Proposed development consists of 75 units spread across 13.63 acres. There are several topographical features on this property which resemble sinkholes and are being developed around. Two access points are shown for this development; one on Country Village Drive and one on Wildwood Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.50 acres
Square Footage of Open Space/Landscaping	10,915 SF	3.35 acres
Total Parking	150 spaces	176 spaces
Handicapped Parking Space(s)	0 spaces	0 spaces

2. Landscaping

Landscape plan shows a Type A landscape buffer along the property lines bordering the single family properties. Shrubs are shown in front of each unit as well as trees planted within landscape islands throughout the parking lot.

3. Design Review

Architectural elevations show the front elevation to be built utilizing a minimum of 60% brick/stone mixture with the sides and rear to be vinyl. The proposed elevations are as approved with the PRD.

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 \$1,748.00 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 Country Village Drive as a collector requiring 60' right-of-way. Adequate right-of-way exists for this street.

Staff Comments:

1. If proposing drainage to a sink hole, this must be reviewed by TDEC and shown in drainage calculations.
2. As there are multiple sinkholes on this property and it appears that one of the buildings is proposed to be built on top of a sinkhole, provide geotechnical engineering drawings for the building foundations.
3. Dumpster enclosure required to be finished with brick or stone to match the buildings, please label as such.
4. Submit an auto turn for this site.
5. The construction entrance(s) must have 2-4" rock diameter.
6. Please revise the landscape area provided to show the landscaping to be installed and the existing trees to remain as separate numbers.
7. Submit E911 approval for all street names.

Staff Recommendation: Staff recommends approval with above listed comments.

At this time Councilman Tim Morrell acknowledged Enoch Jarrel of Huddleston-Steele Engineering, Inc. to speak.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to defer the Site Plan for Villagewood Townhomes until the December 2021 Planning Commission meeting.

Vote: 6 - 0 Passed - Unanimously

4. Mandatory Referral:

1. Fran Dunne
Raikes Street Smyrna Senior Citizens Center
Alley Abandonment

Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to recommend approval to the Town Council for the right-of-way abandonment between the Smyrna Senior Activity Center and the house at 204 Ridley Street. This request is on behalf of the Smyrna Senior Activity Center.

Vote: 6 - 0 Passed - Unanimously

5. November Bond Review Report:

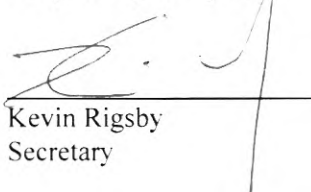
Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the November Bond Review Report with staff comments.

Vote: 6 - 0 Passed - Unanimously

6. Staff comments and/or other business

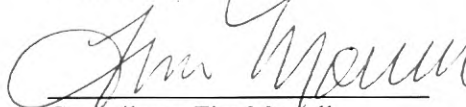
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morfell
Chairman