



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES DECEMBER 2, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, December 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 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; Scott Byers, Fire Captain; 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 November 4, 2021 meeting.

Motion by Andrew Atkins III, seconded by Amy Wise to approve the Minutes of the November 4, 2021 meeting.

Vote: 6 - 0 Passed - Unanimously

3. Old Business:

- a. Site Plan:

1. 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)	N/A	

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 hardie-board. Elevations within the approved PRD required vinyl siding; in lieu of vinyl, applicant is proposing to substitute the fiber cement board for vinyl.

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. The construction entrance(s) must have 2-4" rock diameter and 8" in thickness.
4. Please revise the landscape area provided to show the landscaping to be installed and the existing trees to remain as separate numbers.
5. Manholes 2 and 3-1 need concrete water check dams installed.

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 Villagewood Townhomes with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Request:

1. Matt Huff
Enon Springs Road, West
Rezoning R-1 & R-3 to C-2 & PRD

A Rezoning request was submitted for property located on Enon Springs Road, West. This property can be further referenced by Rutherford County Tax Map: 33, Parcels: 49.00, 51.00, 51.01, 51.02, 51.03, Tax Map: 33B, Group: B, Parcel: 50.00 and part of Tax Map: 33 Parcel: 6.00, and is comprised of 88.15 acres. The surrounding zoning is R-1, R-3, C-2, and PUD (Cedar Creek Townhomes/two C-4 lots). The Future Land Use Plan would support Office/Retail/Multifamily for the front portion of this area and Medium Density Residential 5-9 units per acre for the rear/northern portion of this area. The Major Thoroughfare Plan shows Wildwood Drive and Percival Street both as collector streets through this site. Both are shown as being extended with this development plan. The following staff comments were made:

1. The request is for 21.87 acres to be rezoned C-2 with 66.28 acres to be rezoned to a PRD with 128 single family lots, 70 townhomes, and 74 age-restricted townhomes. The portion of the property from Enon Springs Road, West to Percival Street also is currently within the Enon

- Springs Overlay District, and staff would recommend that this designation remain in place if this rezoning is approved.
2. The road connection from the current termination of Percival Street on the school property north to Wildwood Drive would be constructed as a part of this development. The Town would work with the developer and the School Board regarding right-of-way for this extension with the developer to construct the road.
 3. Before building permits can be issued for Phase 4, vehicular access must be available from Enon Springs Road, West and Spring Hill Drive/Tamland Avenue to meet the fire code.
 4. The improvements as recommended by the traffic study would be required to be implemented if the development is approved.
 5. It appears that a stormwater pond is shown on land owned by the Town of Smyrna in an existing TVA easement. Provide a formal agreement for maintenance of this area and the use of it as a stormwater pond.
 6. Show on the plans how the open spaces will be maintained. Staff would recommend an HOA with a third party management company.
 7. Crosswalk across Wildwood Drive will be reviewed as part of Phase II.

At this time Councilman Time Morrell recognized Matt Huff with Gamble Design Group Collaborative to speak regarding the request.

Motion by Tony Dover, seconded by Amy Wise to recommend approval to the Town Council the Rezoning of Rutherford County Tax Map: 33, Parcels: 49.00, 51.00, 51.01, 51.02, 51.03, and Tax Map: 33B, Group: B, Parcel: 50.00 and part of Tax Map: 33 Parcel: 6.00 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

b. Final Plat:

1. 6070 Seminary Road
6070, 6092 Seminary Road & 4572, 4580 Poplar Wood Road
Owner / Developer: Sammy Said

A Final Plat for 6070 Seminary Road located at 6070, 6092 Seminary Road & 4572, 4580 Poplar Wood Road was submitted. The property can be further referenced by Rutherford County Tax Map: 55, Parcels: 4.01 and 5.02 and is comprised of .77 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 grading permit fee will be required. For sites disturbing less than one acre, the Land Disturbance Management Guidelines that can be found online at <http://www.townofsmyrna.org/departments/public-work/storm-water/general-storm-water-info> will apply.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Seminary Road and Poplar Wood Road as collectors requiring 60' right-of-way. Adequate right-of-way exists for both streets.
5. Add signatures of the owners, the land surveyor, and CUD prior to submittal for recording.
6. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comments.
7. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
8. There is no existing water main along the frontage of lot 2. Show 10'x10' CUD set tap easement at the SE corner of Lot 3 for the benefit of Lot 2.

9. For the owner of lot 2 to maintain their private water line from the set tap easement to be located on lot 3, CUD suggests showing a min. 10' private water line / utility easement from the SE corner of Lot 3 northwesterly to lot 2 for the benefit of lot 2.
10. Add note to plat: Each residence is required by CUD to have its own water service. A separate water meter will be required for lots 1, 2, and 3 that will be set at the ROW once tap fee payment is made to CUD.
11. Call out and show distance to nearest fire hydrant and label as existing.
12. Remove 2nd water line shown crossing Seminary Road. No such water main exists.
13. Verify with Town of Smyrna whether additional fire hydrant will be required. If required, show proposed fire hydrant location on plat.
14. If additional fire hydrant is required, CUD will not approve or sign plat until fire hydrant has been paid for by the developer.
15. Use correct CUD final plat certificate for approval of water systems.

FINAL PLAT
SYSTEMS

CERTIFICATE FOR APPROVAL OF WATER

I hereby certify that the subdivision plat entitled “ _____ ”, has been approved by the engineers of Consolidated Utility District of Rutherford County for water service, provided however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing. _____

_____ Date

Consolidated Utility District of Rutherford County

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Final Plat for 6070 Seminary Road with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

c. Site Plans:

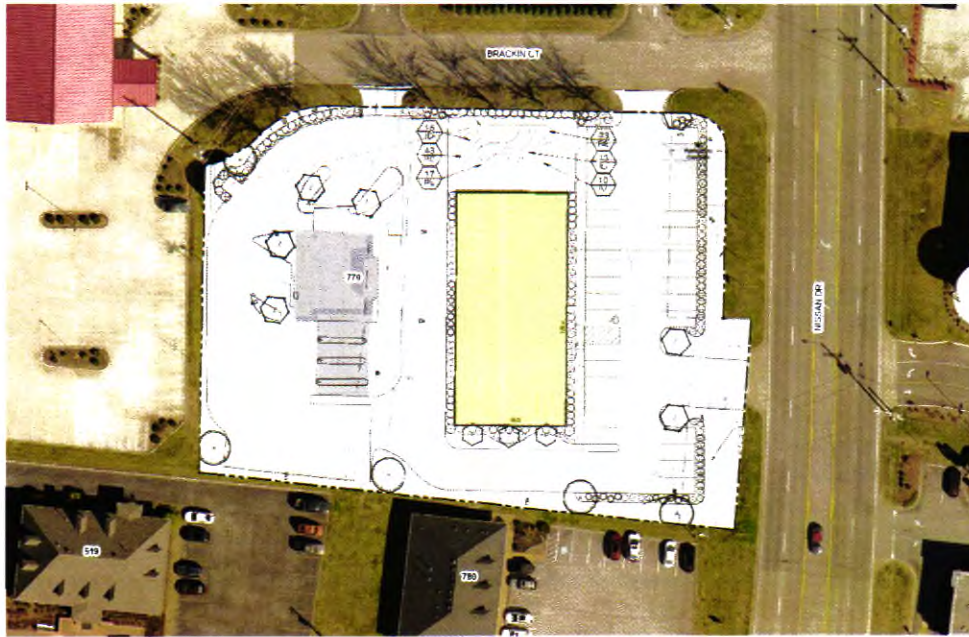
1. 770 Nissan Drive
770 Nissan Drive
Owner / Developer: Robert Passarella / Farhad Davachi

<i>Location:</i> 770 Nissan Drive	<i>Applicant:</i> Dale & Associates
<i>Tax Map/Group/Parcel:</i> 27-N/B/29.01	<i>Property Owner(s):</i> Farhad & Mehrmoosh Davachi
<i>Zoning:</i> C-2	<i>Use Classification:</i> Retail

Proposal

1. Location Analysis

The location at 770 Nissan Drive has an existing building, previously used as a bank, which would remain after the proposed retail building is constructed. A canopy is proposed to be removed off the existing building and designed into parking. 2,100 square feet will remain and is included in the overall parking calculations. The proposed building is to be 7,500 square feet. The existing building is proposed to be rented out in addition to the new retail suites. In the current condition, the site has one access point off Brackin Court and one on Nissan Drive; the proposed layout would create an additional access point on Brackin Court to provide access to the existing building.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	29,961 SF
Square Footage of Open Space/Landscaping	2,996 SF	3,911 SF
Total Parking	49 spaces	49 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

3. Landscaping

Landscape plan shows a variety of street trees along Nissan Drive and Brackin Court.

Additional trees are planted in landscaped islands throughout the site as well as shrubs planted along both road frontages and around the proposed building.

4. Design Review

Architectural elevations show primary materials of stone, brick and glass/glazing on the front and both side elevations. EIFS comprises 9.6% of the front elevations. The rear elevation is primarily brick with a small percentage of stone visible from the side 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. 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 prior to issuance of a permit.
4. Signs will require a separate permit.

Staff Comments:

1. Show proposed water and sewer services to the existing building.
2. Show a separate sewer service for each individual suite.
3. Existing drainage to the southwestern corner of the property will need to be accounted for and addressed as a part of the grading permit review.
4. Please submit an auto-turn using the Town of Smyrna ladder truck.

5. If this site plan is approved, the address for the existing building would change to 111 Brackin Court and the new building would be 772 Nissan Drive.
6. All new parking spaces need to be at least 9' wide by 19' long. ADA van accessible spaces must be 8' wide with 8' hatched area or 11' wide with 5' hatched area and 19' long. Please provide the dimensions of these spaces.
7. A grease trap will be required for any restaurant tenants.

Staff Recommendation: Approval with staff comments.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Site Place for 770 Nissan Drive with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Seven Oaks Business Park, Phase 2C
 Seven Oaks Boulevard
 Owner / Developer: Seven Oaks Investments, LLC

<i>Location:</i> 883 Seven Oaks Boulevard	<i>Applicant:</i> SEC, Inc. – Matt Taylor
<i>Tax Map/Parcel:</i> 50/7.06	<i>Property Owner(s):</i> Seven Oaks Investments, LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> Office/Warehouse

Proposal

1. Location Analysis

Seven Oaks Business Park is proposing an expansion for a 8th building at 883 Seven Oaks Boulevard. This proposed building is 16,000 square feet, which is within a couple hundred square feet of other buildings sizes on this property. The building would not be visible from Seven Oaks Boulevard, as it is positioned behind an existing residential townhome development. This is the final building to be added to this parcel; however there is an additional parcel to the west for future buildings. Access to this site will utilize the existing ingress/egress off Seven Oaks Boulevard. A secondary access is proposed off Seven Oaks Boulevard, through the townhome development and the adjoining tract. This will extend along the northern property line of the vacant tract. There is an approximately 4 acre adjoining parcel bordering I-24, an apartment complex, a townhome development and the business park; and has potential to be built out with additional office/warehouse buildings.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	71,082 SF
Square Footage of Open Space/Landscaping	7,108 SF	23,151 SF
Total Parking	26 spaces	34 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

3. Landscaping

Landscape plan shows an extension of the landscape buffer along the property line behind the townhome development to the north. During the previous site plan for Phase IIB, an 8 foot privacy fence was to be added along the north property line as well; this fence would be extended for this addition. Additional trees are proposed along the property boundary of I-24 with trees planted in landscape islands around the building.

4. Design Review

Architectural elevations show the front and both sides to be brick with the rear of the building using metal panels with roll-up doors. These elevations are similar to other buildings within this development.

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 \$2,054.00 will be required.
4. Signs will require a separate permit.

Staff Comments:

1. Once a total aggregate building square footage of 124,000 is reached, sprinkler systems would be required for any buildings beyond this phase.
2. Provide an access easement across the northwestern tract, Parcel 7.02, where the proposed secondary access point is proposed. Or, combine the two tracts before issuance of a building

permit.

Staff Recommendation: Approval with staff comments.

Motion by Amy Wise, seconded by Mike Allen to approve the Site Plan for Seven Oaks Business Park, Phase 2C with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

5. Smyrna Comprehensive Plan

Kevin Rigsby presented the Smyrna Comprehensive Plan for approval. This plan is an update to the plan adopted in 2007.

Motion by Tony Dover, seconded by Mike Allen to approve the Smyrna Comprehensive Plan as submitted.

Vote: 6 - 0 Passed - Unanimously

6. December Bond Review Report

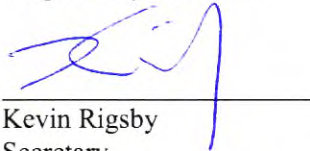
Motion by Tony Dover, seconded by Mike Allen to approve the December Bond Review Report with staff comments with one modification to Creekstone Village to extend one month instead of staff recommended six months.

Vote: 6 - 0 Passed - Unanimously

7. Staff comments and/or other business

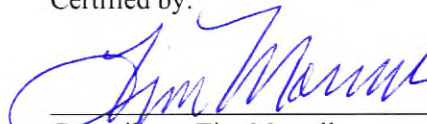
8. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman