



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES JANUARY 13, 2022

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, January 13, 2022 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 Amy Wise.

The following Planning Commission members/staff were present/absent:

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Mike Allen; Amy Wise; Andrew Atkins III; Tim Slate

Absent: Tony Dover

Staff Present: 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; Kathy Ferrell, Public Information Officer

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

Motion by Mike Allen, seconded by Amy Wise to approve the Minutes of the December 2, 2021 meeting.

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

3. New Business:

- a. Rezoning Request:

1. Matt Taylor - Talia Trace  
12495 Old Nashville Highway  
Rezoning request: R-1, R-3, and C-2 to PRD

A Rezoning request was submitted for property located at 12495 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 33, Parcels: 28.00, 44.00, 44.04, and part of 44.02, and is comprised of 37.34 acres. The surrounding zoning is R-1, R-2, R-3, C-2, and PRD (2090 Rocky Fork Road). The Future Land Use Plan for this area is the Old Nashville Corridor and 24 Gateway. Both of these character areas would support a higher density residential development such as is requested. The Old Nashville Corridor would also support commercial development for the eastern end of this proposed development. The proposed PRD is for 271 townhomes. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Rocky Fork Road as a collector. Adequate right-of-way exists for Old Nashville Highway and would be required as a part of the development for Rocky Fork Road. The Plan also calls for a collector to connect Rocky Fork Road to Enon Springs Road, West, and it has been shown on this plan. The following staff comments were made:

1. Staff would recommend the townhomes be a minimum of 1,306 square feet in size consistent with similar townhome projects that have been recently approved in the area.
2. Loop the proposed water line to the 12" line on Rocky Fork Road at Old Nashville Highway to ensure adequate fire flow for the development.
3. If any of the dead end driveways exceed 150' in length, a turn-around will be required in accordance with the Fire Code.
4. All driveways for any townhomes with a garage are required to be at least 18' wide.
5. Staff would recommend additional brick or stone on the units since this project lies entirely within the Enon Springs Gateway Overlay District. Specifically, this includes matching the material locations on the rear elevations of the garage units to the non-garage units.
6. Landscaping plans shall be reviewed in detail with the site plan review and will be required to meet the ESO standards.
7. Add a left and right turn lane onto Rocky Fork Road from the neighborhood collector public street.

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

Motion by Tim Slate, seconded by Mike Allen to recommend approval to the Town Council the rezoning of 12495 Old Nashville Highway with the conditions that the front elevations are facing Old Nashville Highway and Rocky Fork Road, Where applicable, the minimum square footage 13,06 sq.ft, clarifying that there are no live / work units, and with the above listed staff comments.

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

b. Preliminary Plats:

1. Oak Meadows  
Lee Road  
Owner / Developer: John Byrnes / JM Byrnes, LLC

A Preliminary Plat for Oak Meadows located on Lee Road was submitted. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 16.00 & 18.03, and is comprised of 32.96 acres and is zoned PRD. The following staff comments were made:

1. Submit E911 approval for the road names North Oak Chase Drive and South Oak Chase Drive.
2. Signs will require a separate permit.
3. Construction drawings are under review.

4. Sewer will not be available until Summer of 2022.
5. Please label the right-of-way dedication along Lee Road at least 30' from the centerline of the road.
6. Please provide a street light design layout plan.

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

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

c. Site Plans:

1. Gwynne Farms Amenity Center  
Dale Drive  
Owner / Developer: Lennar Homes of Tennessee, LLC

<i>Location:</i> 4591 Rock Springs Road	<i>Applicant:</i> SEC, Inc. – John Miner
<i>Tax Map/Part of Parcel:</i> 32/20.00	<i>Property Owner(s):</i> Lennar Homes of Tennessee
<i>Zoning:</i> PRD	<i>Use Classification:</i> Amenity Center

Proposal

**1. Location Analysis**

Gwynne Farms Subdivision is proposing the first amenity center within this development. The amenity center would include a pavilion/pool house, pool and playground. Entrance to the amenity area is proposed to be located off Dale Drive, which is the secondary entrance off Rock Springs Road.

**2. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	12,537 SF
<b>Square Footage of Open Space/Landscaping</b>	1,254 SF	1,398 SF
<b>Total Parking</b>	N/A	25 spaces
<b>Handicapped Parking Space(s)</b>	2 spaces	2 spaces

**3. Landscaping**

Landscape plan shows a variety of shrubs planted around the pool as well as the pavilion/pool house. Additional shrubs are shown lining the parking lot with trees planted in landscape islands.

**4. Design Review**

Architectural elevations show a primary material on the pavilion/pool house to be fiber cement board with a base layer of brick around the entire 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. 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.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Dale Drive as a collector street. Adequate

- right-of-way is shown on the approved plat for Gwynne Farms.  
 6. The minimum fire flow requirement for this building is 1,500 gpm.

**Staff Recommendation:** Approval with above listed comments.

Motion by Tim Slate, seconded by Mike Allen to approve the Site Plan for Gwynne Farms Amenity Center with the above listed staff comments.

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

2. Willscot  
 326 Weakley Lane  
 Owner / Developer: William Scotsman, Inc. & Mobile Mini, Inc.

<i>Location:</i> 326 Weakley Lane	<i>Applicant:</i> Samantha Olendorff
<i>Tax Map/Part of Parcel:</i> 19/3.03	<i>Property Owner(s):</i> F9 Properties LLC
<i>Zoning:</i> I-3	<i>Use Classification:</i> Canopy

Proposal

**1. Location Analysis**

Willscot Corporation is proposing for a 10,000 square foot canopy structure to be built adjacent to existing office units. There are 5 existing 100' x 80' concrete pads for trailers, with an additional pad poured which the canopy would cover. The site would not be visible from Weakley Lane and has existing access through the adjoining business drive aisle at 328 Weakley Lane.

**2. Landscaping**

No additional landscaping is proposed with this development.

**3. Design Review**

Architectural elevations show the entire building to be constructed using metal. This is allowed per Design Review due to the structure not being 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. 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.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Weakley Lane as a minor arterial street. Adequate right-of-way exists for this street.

**Staff Recommendation:** Approval with above listed comments.

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

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

3. Zomi Christian Church, Inc.  
 815 Rock Springs Road  
 Owner / Developer: Marjolus Holdings, LLC

Location: 815 Rock Springs Road	Applicant: Zomi Christian Church
Tax Map/Parcel: 28/87.04	Property Owner(s): Zomi Christian Church Inc.
Zoning: R-3	Use Classification: Religious Facility

Proposal

**1. Location Analysis**

Zomi Christian Church owns the property at 815 Rock Springs Road and is proposing to build two separate buildings. The proposed worship hall would be 10,680 square feet and the fellowship hall would be 9,288 square feet. Being the property is zoned R-3, the applicant submitted the request for a religious facility within a residential district to the Board of Zoning Appeals and was approved during the February 2021 meeting. The one condition that was put in place was that a landscape buffer be installed along the eastern property line adjoining the residential lot. Applicant is showing a landscape buffer to meet this condition. Two access points are proposed off Rock Springs Road on the eastern and western boundaries of the parcel. There is a TVA easement crossing perpendicular through the middle of the site. Due to this, a small parking lot and both buildings are proposed for the front of the property with the remaining parking and drainage in the rear of the site.

**2. Development Standards**

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	83,939 SF
Square Footage of Open Space/Landscaping	8,394 SF	10,500 SF
Total Parking	168 spaces	178 spaces
Handicapped Parking Space(s)	6 spaces	6 spaces

**3. Landscaping**

Landscape plan shows a landscape buffer along the eastern property line bordering the residential lot as well as along the western property line. Shrubs and trees are proposed lining Rock Springs Road as well as within landscape islands and around the base of each building.

**4. Design Review**

Architectural elevations show a primary material of brick with EIFS visible from all sides. Design Review requires at least 75% of the building façade visible from the public street to be clad in a primary material. Staff believes all sides of the buildings that would be visible from the public roadways are meeting the 75% requirement.

**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 \$875.00 will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way is shown to be dedicated with this site plan.

**Staff Comments:**

1. Submit construction plans for the public water and sewer mains.
2. Provide documentation to the Town of Smyrna for the proposed sanitary sewer easement

- connection on Old Nashville Highway.
3. Show a domestic water service line.
  4. This project will require the installation of backwater valves located in both sewer lines (that exit the two buildings) as the lines exit the buildings. The backwater valves must comply with Section 714 of the 2018 edition of the International Plumbing Code.

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

At this time Councilman Tim Morrell recognized Charles King the Town Engineer to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Site Plan for Zomi Christian Church, Inc. with the above listed staff comments.

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

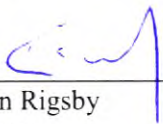
4. January Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the January Bond Review Report with staff comments.

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

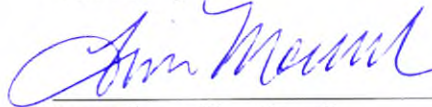
5. Staff comments and/or other business
6. Adjournment

Respectfully submitted:



Kevin Rigsby  
Secretary

Certified by:



Councilman Tim Morrell  
Chairman