



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES FEBRUARY 3, 2022

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, February 3, 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 Tony Dover 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 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

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the January 13, 2022 meeting.

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve the Minutes of the January 13, 2022 meeting.

Vote: 7 - 0 Passed - Unanimously

3. New Business:
 - a. De-annexation Request:
 1. John Hill
8810 Briley Road
De-annexation R-1 to RM

A De-annexation request was submitted for the property located at 8810 Briley Road. This property can be further referenced by Rutherford County Tax Map: 54, part of Parcel: 62.01 and 62.03, and is comprised of 4.13 acres. The surrounding zoning is PRD (Blakeney) in Town and RM in Rutherford County. The Future Land Use Plan for this area would support Medium Density Single-Family Residential in this area. In June 2019 as a part of the Blakeney development, a portion of Mr. Hill's property was annexed as a part of a land swap with the developers of Blakeney. The land which was swapped to Mr. Hill is still within the Town, and he wishes for it to be removed from the Town limits. It is the rear portion of his property, is vacant, and difficult for the Town to provide services. There are no streets affected by the Major Thoroughfare Plan with this request. The following staff comment was made:

1. Consolidated Utility District of Rutherford County (CUDRC) has an existing six (6) inch water main along Briley Road to serve the de-annexed 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 Andrew Atkins III to recommend approval to the Town Council the de-annexation of 8810 Briley Road with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

b. Annexation and Plan of Service Request:

1. SEC, Inc. on behalf of John Mitchell Byrnes
6787 Kew Garden
Annexation and R-3 Zoning

An Annexation and R-3 Zoning request was submitted for property located at 6787 Kew Garden. This property can be further referenced by Rutherford County Tax Map: 32, part of Parcel: 19.01, and is comprised of 0.02 acres. The surrounding zoning is R-3 in Town and RM in Rutherford County. The Future Land Use Plan for this area would support Medium Density Single-Family Residential in this area. There are no streets affected by the Major Thoroughfare Plan with this request.

Motion by Tim Slate, seconded by Amy Wise to recommend approval to the Town Council the annexation of 6787 Kew Garden.

Vote: 7 - 0 Passed - Unanimously

c. Rezoning Request:

1. Michael LeBreton
352 W Sam Ridley Parkway
Rezoning C-2 to PCD

A Rezoning request was submitted for property located at 352 W Sam Ridley Parkway. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.18, and is comprised of 1.17 acres. The surrounding zoning is C-2. The Future Land Use Plan for this area is the Sam Ridley Corridor, which supports a mix of high intensity regional retail and service uses with office, medical, hospitality, and residential uses also allowed. The proposed PCD is for a 2,656 square foot four bay oil change business. The Major Thoroughfare Plan designates Needham Drive as a collector and Sam

Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for both streets.

At this time Councilman Tim Morrell acknowledged Michael LeBreton with Valvoline to speak regarding this request.

Motion by Tony Dover, seconded by Tim Slate to recommend approval to the Town Council the rezoning of 352 W Sam Ridley Parkway.

Vote: 6 - 1 Passed

NAY: Vice-Mayor Marc Adkins

d. Preliminary Plats:

1. Blakeney Section 4
8319 Rocky Fork Almaville Road
Owner / Developer: Blakeney Partners, GP

A Preliminary Plat was submitted for Blakeney Section 4 located at 8319 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 62.00, and is comprised of 8.9 acres, and is zoned PRD with 25 lots. 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 \$855.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. There are no streets affected by the Major Thoroughfare Plan with this request.
6. Submit a roadway lighting plan.
7. Construction plans are under review.
8. A completed CUDRC "Water Service Availability Form" is to be submitted along with all required attachments to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for a feasibility study and to obtain a CUDRC Will Serve Letter.
9. Submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comments.
10. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. Further improvements must be completed to meet the 1,000 GPM fire flow requirement. Applicant should submit an availability request for CUD to determine what water system upgrades are needed to provide adequate flow before moving forward with the project.
11. Show all proposed meter locations with 10'x10' CUD clear space easement and include detail within detail sheets of construction plans.
12. Show all proposed driveway locations with shading or hatched lines.
13. Show all proposed utilities on construction plans including storm.
14. 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.
15. 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.
16. 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.

17. 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 the water line is complete and asphalt has been installed.
18. CUD Engineering, Inspection, and Review Fees will be due to CUD before state approved plans are issued to the contractor.
19. 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.
20. Contact CUD Engineering Department for additional information 615-867-7330.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Preliminary Plat for Blakeney Section 4 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Chaney Road
314 Chaney Road
Owner / Developer: Coleman Building Company

A Preliminary Plat was submitted for Chaney Road located at 314 Chaney Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcels: 62.00 and 62.01, and is comprised of 3.78 acres, and is zoned R-4 with 2 lots. 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 \$763.00 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 Chaney Road as a collector. Adequate right-of-way is shown for this street.
6. Construction plans are under review.
7. The sewer lift station near LaVergne High School behind the track will need to be upsized for this development. Please submit calculations and plans.

At this time Councilman Tim Morrell acknowledged Courtland Coleman with Coleman Building Company to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Preliminary Plat for Chaney Road with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Patterson Property Subdivision
Spring Hill Drive
Owner / Developer: Ronald Patterson

A Preliminary Plat was submitted for Patterson Property Subdivision located on Spring Hill Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 06.00, and is comprised of 7.42 acres, and is zoned R-3 with 24 lots. 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 \$1,127.00 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 Spring Hill Drive as a collector. Adequate right-of-way is shown for this street.
6. Please provide E911 approval for all road names.

At this time Councilman Tim Morrell acknowledged Charles King, Town Engineer to speak regarding this request.

Motion by Amy Wise, seconded by Mike Allen to approve the Preliminary Plat for Patterson Property Subdivision with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

c. Final Plats:

1. Blakeney Section 3, Phase 1
Intersection of Rocky Fork Almaville Road & Morton Lane
Owner / Developer: Blakeney Partners, GP

A Final Plat for Blakeney Section 3, Phase 1 located at the intersection of Rocky Fork Almaville Road and Morton Lane was submitted. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 62.00, comprised of 19.25 acres, and is zoned PRD with 84 lots. The following staff comments were made.

1. Add signatures of the owners, land surveyor, and CUD prior to recording.
2. There are no streets affected by the Major Thoroughfare Plan with this request.
3. Please provide E911 approval for Saxlingham Place, Kenwyn Pass and Loudwater Court.
4. Submit plat directly to CUDengineering@ cudrc.com for further review and comments.
5. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. 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

Blakeney Will Serve Letter issued by CUD on 1/17/2022.

6. Water line construction must be completed and accepted by CUDRC before signature of Plat.
7. All meter locations must be surveyed and shown on plat as constructed "as-built" in the field.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Final Plat for Blakeney Section 3, Phase 1 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Blakeney Section 3, Phase 2
Intersection of Rocky Fork Almaville Road & Morton Lane
Owner / Developer: Blakeney Partners, GP

A Final Plat for Blakeney Section 3, Phase 2 located at the intersection of Rocky Fork Almaville Road and Morton Lane was submitted. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 62.00, comprised of 13.22 acres, and is zoned PRD with 24 lots. The following staff comments were made.

1. Add signatures of the owners, land surveyor, and CUD prior to recording.
2. There are no streets affected by the Major Thoroughfare Plan with this request.
3. Please provide E911 approval for Saxlingham Place and Loudwater Court.
4. Submit plat directly to CUDengineering@ cudrc.com for further review and comments.
5. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. 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 Blakeney Will Serve Letter issued by CUD on 1/17/2022.
6. Water line construction must be completed and accepted by CUDRC before signature of Plat.
7. All meter locations must be surveyed and shown on plat as constructed "as-built" in the field.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Final Plat for Blakeney Section 3, Phase 2 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Burton Farms Annex
Burton Farms Drive / Corner Drive
Owner / Developer: RHB, LLC

A Final Plat for Burton Farms Annex located at the intersection of Burton Farms Drive and Corner Drive was submitted. This property can be further referenced by Rutherford County Tax Map: 49, Parcel: 39.01, is comprised of 13.16 acres, and is zoned R-3. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owners and CUD prior to recording.
3. There are no streets affected by the Major Thoroughfare Plan with this request.
4. Lift station must be able to take the 2" into the force main from Lowry St. Locate 2" before you start digging.
5. Submit plat directly to CUDengineering@ cudrc.com for further review and comments.
6. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development as noted in the Burton Farms Annex Will Serve Letter issued by CUD on 5/28/2021.
7. 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.

8. Water line construction must be completed and accepted by CUDRC before signature of Plat.
9. All meter locations must be surveyed and shown on plat as constructed "as-built" in the field.

Motion by Tony Dover, seconded by Andrew Atkins III to approve the Final Plat for Burton Farms Annex with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. Lots 1 & 2 Lee Victory Commercial Property

Lee Victory Parkway

Owner / Developer: B & T Land Partners, LLC / Jon Trout & Dewayne Beard

A Final Plat for Lots 1 & 2 Lee Victory Parkway Commercial Property located on Lee Victory Parkway was submitted. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 12.02, is comprised of 2.21 acres, and is zoned C-2 with 2 lots. 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 Lee Victory Parkway as a principal arterial. Adequate right-of-way is shown for this street.
6. Add signatures of the owners prior to recording.
7. Provide documentation regarding the allowed use of the Parkway Baptist Church property/drive.
8. Remove the blow off trench and extend the 8" water main.
9. Show the remaining 6.52 acres on this plat to show the entirety of the 20' waterline easement.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Final Plat for Lots 1 & 2 Lee Victory Parkway Commercial Property with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

5. Prologis Southpark

Intersection of Almaville Road & I-24 - 2020, 2050, 2080 Midway Lane

Owner / Developer: Prologis, LP

A Final Plat for Prologis Southpark located at the Intersection of Almaville Road and I-24 - 2020, 2050, 2080 Midway Lane was submitted. This property can be further referenced by Rutherford County Tax Map: 50, Parcels: 22.00, 23.00, 23.01, 54.00, is comprised of 86.66 acres, and is zoned PID with 2 lots. 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. There are no streets affected by the Major Thoroughfare Plan with this request.
5. Signs will require a separate permit.

6. Add signatures of the owners, land surveyor, and CUD prior to submittal for recording.
7. The information shown in Note 3 is incorrect. Please show the correct information.
8. Olive Branch sewer is NOT operational at this time.
9. CUD's existing infrastructure is not adequate to meet the fire sprinkler requirement of 2,350 GPM for this development. Developer should verify current requirements with the appropriate local regulating body. If the overall fire demands can be reduced by modifying the proposed fire sprinkler system, or other measures, another analysis can be completed to determine the feasibility and availability of the revised fire demands before moving forward with the project, as noted in the Southpark Phase 2 Will Serve Letter issued by CUD on 1/9/2022
10. 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.
11. Submit plat directly to CUDengineering@ cudrc.com for further review and comments.

Motion by Andrew Atkins III, seconded by Tony Dover to approve the Final Plat for Prologis Southpark with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

6. Westover, Phase 2A
Rocky Fork Almaville Road
Owner / Developer: Westover Developers, LLC

A Final Plat for Westover, Phase 2A located on Rocky Fork Almaville Road was submitted. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 15.23, is comprised of 14.45 acres, and is zoned PRD with 48 lots. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owners and CUD prior to recording.
3. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way would be dedicated with this plat for this street.
4. Submit plat directly to CUDengineering@ cudrc.com for further review and comments.
5. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development as noted in the Westover Will Serve Letter issued by CUD on 7/10/2020.
6. Water line construction must be completed and accepted by CUDRC before signature of Plat.
7. All meter locations must be surveyed and shown on plat as constructed "as-built" in the field.

Motion by Tony Dover, seconded by Amy Wise to approve the Final Plat for Westover, Phase 2A with the above listed staff comments:

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

f. Site Plans:

1. Burn Boot Camp
Medical Park
Owner / Developer: Burn Boot Camp

<i>Location:</i> Medical Park	<i>Applicant:</i> Matt Taylor – SEC, Inc.
<i>Tax Map/Parcel:</i> 28/119.03	<i>Property Owner(s):</i> Burn Boot Camp

Zoning: C-2

Use Classification: Retail

Proposal

1. Location Analysis

Burn Boot Camp is proposing for a 12,211 square foot facility on a 1.15 acre tract located on Medical Park. The building would be divided into space for Burn Boot Camp, consisting of approximately 42%, with the remaining 58% reserved for retail space. A maximum of four retail spaces are shown on the floor plan spread over 6,680 square feet. The property is surrounded by other C-2 zoned properties. As proposed, there would be two ingress/egress points to serve this site, one on the northern and southern part of the property onto Medical Park.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	20,184 SF
Square Footage of Open Space/Landscaping	2,018 SF	2,188 SF
Total Parking	61 spaces	61 spaces
Handicapped Parking Space(s)	3 spaces	3 spaces

3. Landscaping

Landscape plan shows oak and tulip trees throughout the site; along the road and in landscaped islands. A variety of shrubs are shown to be planted along the base of the front of the building and lining Medical Park.

4. Design Review

Architectural elevations show the building to be built primarily utilizing brick and stone with EIFS accents. The rear elevation contains the most EIFS at 17%, still below the 25% maximum for any elevation visible from a public roadway. The entire building is comprised of 90% primary materials and 10% secondary materials.

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. There are no streets affected by the Major Thoroughfare Plan with this request.

Staff Comments:

1. The building may be required to be sprinkled depending on the tenant occupancy.
2. What size tap and valve will be used at the water meter? Please label on the plans.

Staff Recommendation: Approval with staff comments.

At this time Councilman Tim Morrell acknowledged James Lawrence with the Fire Department to speak regarding this request.

Motion by Tim Slate, seconded by Mike Allen to approve the Site Plan for Burn Boot Camp with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Kingfield
 Sharp Springs Road
 Owner / Developer: Landmark Homes, LLC

<i>Location:</i> Sharp Springs Road	<i>Applicant:</i> John Miner – SEC, Inc.
<i>Tax Map/Parcel:</i> 19/12.02	<i>Property Owner(s):</i> Landmark Homes, LLC
<i>Zoning:</i> PRD	<i>Use Classification:</i> Single-Family Residential

Proposal

1. Location Analysis

Kingfield is a single family residential development consisting of 27 homes on Sharp Springs Road. This property was approved for rezoning from R-1 to PRD during the November 2021 Town Council meeting. Proposed amenities included with this development are a gazebo with sitting areas, a separate space with benches and a walking path providing connection to Sharp Springs Park.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	51,390 SF
Square Footage of Open Space/Landscaping	5,139 SF	5,636 SF
Total Parking	54 spaces	73 spaces
Handicapped Parking Space(s)	N/A	1 space

3. Landscaping

Landscape plan shows a variety of trees to be planted throughout the site along the roads and public spaces. Shrubs are proposed to be planted along Sharp Springs Road. Per the approved PRD, each home will have foundation landscaping as well.

4. Design Review

Architectural elevations for the homes will consist of all masonry products including brick, stone and fiber cement board. Homes will have varying styles and architectural design, but will retain the masonry products which are consistent with the approved PR

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. There are no streets affected by the Major Thoroughfare Plan with this request.

Staff Comments:

1. The sewer lift station will be required to be upsized. Please provide construction plans for the station upgrades.
2. Provide details on the proposed retaining walls prior to issuance of a building permit.
3. Please add a check dam at Manhole 3.

Staff Recommendation: Approval with staff comments.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Site Plan for Kingfield with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Rock Springs Townhomes
 Rock Springs Road at Imperial Blvd
 Owner / Developer: Mariam Makar

<i>Location:</i> Imperial Blvd. & Rock Springs Rd.	<i>Applicant:</i> Catalyst Design Group – Jack Parker
<i>Tax Map/Group/Parcel:</i> 28E/A/16.05	<i>Property Owner(s):</i> Mariam Makar
<i>Zoning:</i> R-6	<i>Use Classification:</i> Townhomes

Proposal

1. Location Analysis

The proposed site plan for Rock Springs Townhomes is positioned on approximately 1.70 acres located on the western side of Imperial Boulevard and north of Rock Springs Road. The property is bound to the north by multi-family apartments, to the east by Imperial Blvd., to the south by Rock Springs Rd. and to the west by the entrance to Colony Square Apartments. As proposed, the site is accessed from a private drive to the adjoining apartment complex and Imperial Blvd. Previously approved plans, in October 2018, permitted 16 units. 20 total units are proposed for this development, an increase of four units. To accommodate the additional units, the playground space was relocated from the eastern property line to the western property line. Additional parking has been added in front of the units as well as parallel spaces along the drive aisle.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	23,747 SF
Square Footage of Open Space/Landscaping	2,374 SF	2,840 SF

Total Parking	40 spaces	59 spaces
Handicapped Parking Space(s)	0 spaces	0 spaces

3. Landscaping

Landscape plan shows a variety of trees and shrubs planted around the rear of the property and on the edge of the drive aisle. Trees are planted in landscaped islands as well as shrubs in front of and behind each unit. Trees are proposed to be planted along Rock Springs Road.

4. Design Review

Architectural elevations show the lower level of front elevations built with brick and upper levels a mix of hardieplank and hardieshingles. Right, left and rear elevations show hardieplank being used. The proposed design is similar to the existing approved units.

5. Floodplains

Proposed site is located within the 100-year floodplain.

Standard Comments:

1. Signs will require a separate permit.
2. The Major Thoroughfare Plan designates Rock Springs Road as a collector.

Staff Comments:

1. Provide calculations with regards to the required open space and required improved open space. Provided calculation must meet Section 4.170 of the Zoning Ordinance.
2. 2" blow off at the end of the line, is the line being extended on the far east side?

Staff Recommendation: Approval with staff comments.

At this time Councilman Tim Morrell acknowledged Jack Parker with Catalyst Design Group to speak regarding this request.

Motion by Tim Slate, seconded by Andrew Atkins III to approve the Site Plan for Rock Springs Townhomes with the above listed staff comments.

Vote: 1 - 6 Failed

- NAY: Councilman Tim Morrell
 Vice-Mayor Marc Adkins
 Mike Allen
 Amy Wise
 Andrew Atkins III
 Tony Dover

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to deny the Site Plan for Rock Springs Townhomes due to added density and parallel parking.

Vote: 6 - 1 Passed

- NAY: Tim Slate

4. Smyrna Storage Center
 399 Hazelwood Drive
 Owner / Developer: Smyrna Storage Center, LLC

<i>Location:</i> 399 Hazelwood Drive	<i>Applicant:</i> Huddleston-Steele Eng. - Steve Steele
<i>Tax Map/Group/Parcel:</i> 27-P/C/12.01	<i>Property Owner(s):</i> Smyrna Storage Center LLC
<i>Zoning:</i> C-3	<i>Use Classification:</i> Self-Storage

Proposal

1. Location Analysis

Smyrna Storage Center is proposing to build an additional four storage units. Two of the units are proposed to be climate controlled. There are two units existing on the site that would remain. The property is zoned C-3 and will continue to utilize the single ingress/egress point on Hazelwood Drive.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	89,501 SF
Square Footage of Open Space/Landscaping	4,475 SF	4,500 SF
Total Parking	7 spaces	7 spaces
Handicapped Parking Space(s)	1 space	1 space

3. Landscaping

Landscape plan shows two separate landscaped areas on the property. The northern corner includes the proposed stormwater pond with shrubs lining the perimeter and the southern corner shows several trees to be planted.

4. Design Review

Architectural elevations submitted to staff show photos of similarly constructed buildings in other jurisdictions that show all metal, single story buildings.

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 grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Hazelwood Drive as a minor arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. Please show the construction type. The buildings may be required to be sprinkled depending on the type.
2. Submit address and unit number layout plans prior to issuance of any building permits.
3. If Buildings C & D are to be built on the property line, the Building Code will require that wall to be fire rated.
4. The connection to the water main on the south side of Enon Springs Road, West will be required to be bored underneath the road.
5. What is the total amount of impervious surface area proposed? Label on the front sheet.
6. Please provide architectural elevations and must meet Design Review.
7. Please provide details on the proposed retaining wall.

Staff Recommendation: Approval with the above listed comments to be addressed.

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

Vote: 7 - 0 Passed - Unanimously

5. Storplace
5916 New Nashville Highway
Owner / Developer: 2156 Associates

<i>Location:</i> 5916 New Nashville Highway	<i>Applicant:</i> Huddleston Steele Eng.
<i>Tax Map/Group/Parcel:</i> 57A/A/24.01	<i>Property Owner(s):</i> 2156 Associates
<i>Zoning:</i> PUD	<i>Use Classification:</i> Self-Storage

Proposal

1. Location Analysis

StorPlace Self-Storage is proposing at 11,677 square foot self-storage facility. The property requested, and received, a PUD amendment to allow this self-storage facility during the November 2021 Town Council meeting. Currently existing on site are multiple other self-storage facilities as well as an office, all of which would remain. The new building would be placed where an existing concrete driveway is located, the existing pavement would be removed, seeded and strawed. As a result, one entrance/exit would serve the entire site.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	12,209 SF
Square Footage of Open Space/Landscaping	1,220 SF	3,635 SF
Total Parking	3 spaces	5 spaces
Handicapped Parking Space(s)	1 space	1 space

3. Landscaping

Landscape plan shows a variety of trees to be planted along the north and south property line where the new building is proposed to be developed. Additional shrubbery is shown around the base of the building in the rear and in front around the parking area.

4. Design Review

Architectural elevations show the building to be finished primarily with brick and EIFS. The rear elevation will not be visible from a public roadway and will not need to meet the 75% primary material requirement; the other three elevations have primarily brick and glass/glazing, meeting the 75% minimum requirement. Total percentage of EIFS for the entire building may not exceed 50%, current plans show 11%.

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 New Nashville Highway as a principal arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. Please provide the existing and proposed fireflow.
2. Is the existing septic system adequate for the new development? Please provide documentation from TDEC Groundwater Protection prior to issuance of a building permit.
3. Show any proposed fire hydrants.

4. The side setback on the southeastern side of the building must be staked before any footing or slab inspections can be done.
5. Please revise all sheets that show the new planned development so that the existing development that is to be removed is not shown on the plans. Everything shown on the demolition plan to be removed should not be shown on the rest of the site plan sheets.
6. Submit plans directly to CUDengineering@ cudrc.com for further review and comments.
7. A completed CUDRC "Water Service Availability Form" is to be submitted along with all required attachments to CUDengineering@ cudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter.
8. Submit CUD Meter Application along with plumbing plans and corresponding plumbing schedules to CUDengineering@ cudrc.com for review, tap fee calculation, and meter sizing.
9. Submit conclusive fire sprinkler calculations from the sprinkler designer for the proposed storage building.
10. Once a Will Serve Letter issued by CUD, confirm that existing fire and domestic meters are adequate to serve the new building. If no upgrades are necessary, no further tap fees will be due. If upgrades to the water infrastructure are required, the developer/owner is responsible to provide and install all required water lines, fittings, valves, fire hydrants, concrete thrust blocks, crushed stone, meter and vaults according to CUD specifications.
11. Show all proposed utilities on construction plans including storm.
12. Show all electric lines, boxes, transformers, conduits, and services on plans. CUD reserves the right for further review once electric and other utilities have been added to plans.
13. 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, if applicable.
14. CUD Engineering, Inspection, and Review Fees will be due to CUD before state approved plans are issued to the contractor, if applicable.
15. 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 representatives 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.
16. Contact CUD Engineering Department for additional information 615-867-7330.

Staff Recommendation: Approval with staff comments.

Motion by Tony Dover, seconded by Andrew Atkins III to approve the Site Plan for Storplace with the above listed staff comments.

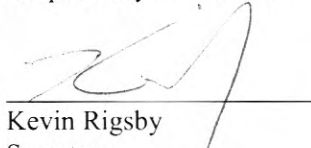
Vote: 7 - 0 Passed - Unanimously

Motion by Tim Slate, seconded by Mike Allen to approve the February Bond Review Report with staff comments.

Vote: 7 - 0 Passed - Unanimously

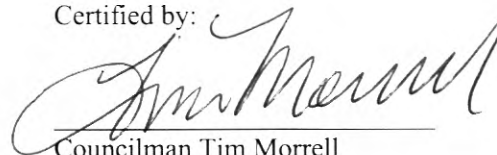
5. Staff comments and/or other business
6. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman