



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JUNE 2, 2022

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, June 2, 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 Vice-Mayor Marc Adkins.

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: Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief; Scott Byers, Fire Captain; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Charles King, Engineer; Mike Strange, Utilities Director

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the May 5, 2022 meeting.

Motion by Mike Allen, seconded by Amy Wise to approve the Minutes of the May 5, 2022 meeting.

Vote: 7 - 0 Passed - Unanimously

3. Old Business:
 - a. Election of Officers:

Tim Slate nominated Tim Morrell for Chairman.

Vote: 7 - 0 Passed - Unanimously

Tony Dover nominated Marc Adkins for Vice-Chairman.

Vote: 7 - 0 Passed - Unanimously

b. Rezoning Request:

1. Petergaye Taylor - **Requested to be deferred**
10259 Old Nashville Highway
Rezoning: C-4 to PRD

A Rezoning request was submitted for 10259 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 49, Parcel: 107.00, and is comprised of 4.38 acres. The surrounding zoning is C-2, C-4, R-1, and PUD (Lenox). The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood retail and personal service uses as well as townhomes, attached residential and other multifamily uses in this area. The Major Thoroughfare Plan shows Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street. The requested PRD is for 50 townhomes. The following comments were made:

1. There are 10' wide easements shown between lots 6 & 7, 12 & 13, 36 & 37, and 41 & 42. Please label these as to how they are to be utilized. If they are to be public utility and/or drainage easements, they are required to be at least 20' in width.
2. Show the available existing water and sewer lines as well as the proposed routing within the site.
3. The angled street access is not allowed. Provide access perpendicular to Old Nashville Highway at this location.
4. Provide a turn-around at the end of the alley between lots 32 & 49. Show fire apparatus movement throughout the site.
5. Provide a Type C buffer abutting the C-4 property.
6. Provide typical lot detail for front and rear setbacks and side setbacks for the end units.
7. Are the interior streets intended to be private or public? Please label on the plans. The minimum right-of-way for a public street in Smyrna is 50'.
8. Horwick Lane does not connect to Old Nashville Highway as shown. Please show it correctly. Units 1-17 would only have vehicular access through Lenox. There is a small retaining wall along the northwest side of Horwick Lane which may affect driveway construction.
9. Provide calculations for the provided open space and the provided improved open space per Section 4.071 C of the Municipal Zoning Ordinance.
10. Will the common space be owned by an HOA and maintained by a third party management company?
11. Provide additional information as to the proposed amenities. What is proposed to be provided?
12. Will this development be done in a single phase? If not, please submit a phasing plan.
13. Provide a Will Serve letter from CUD.
14. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
15. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Old Nashville Hwy. to serve the rezoned area. Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval. CUD's current infrastructure is sufficient to serve any existing structures. Any water service provided to future structures would be dependent on the results of the Water Service Availability Request feasibility study.
16. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
17. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Old Nashville Hwy. to serve the rezoned area. Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval. CUD's current infrastructure is sufficient to serve any existing structures. Any water service provided to future structures would be dependent on the results of the Water Service Availability Request feasibility study.
18. Please submit a signed application.

Motion by Tim Slate, seconded by Mike Allen to defer the Rezoning request for 10259 Old Nashville Highway to the July Planning Commission meeting.

Vote: 7 - 0 Passed - Unanimously

4. New Business:

a. Annexation, Zoning, and Plan of Service Request:

1. Shawn Collins - **WITHDRAWN**
5624 Seminary Road
Annexation & R-3 Zoning Request
2. Shawn Collins
8269 Rocky Fork Almaville Road
Annexation & R-3 Zoning Request

An Annexation and R-3 Zoning request was submitted for 8269 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 61.00, and is comprised of 1.1 acres. The surrounding zoning is PRD (Blakeney and Stewarts Glen) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan shows Rocky Fork Almaville Road as a minor arterial. Any development of this property would require dedication of adequate right-of-way. There is an existing house on this property. The following staff comments were made:

1. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
2. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Rocky Fork Almaville Road to serve the 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 Tim Slate to recommend approval to the Town Council the Annexation and R-3 Zoning of 8269 Rocky Fork Almaville Road with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Matt Dowdle / Olive Tree Cottages
6304 & 6588 Lee Road
Annexation & PRD & R-1 Zoning Request

An Annexation and PRD/R-1 Zoning request was submitted for 6304 & 6588 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcels: 8.07 & 8.11, and is comprised of 48.83 acres. The surrounding zoning is R-3 and PRD (Olive Branch, Buckingham Hills, and Gwynne Farms) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan shows Lee Road as a collector. The requested PRD is for 88 single family lots. Approximately 3.63 acres of the annexed area would be zoned R-1. The following staff comments were made:

1. Development of this property will require adequate right-of-way to be dedicated. The Plan also shows a collector connecting Lee Road to Rock Springs Road through a portion of this property. However, Dale Drive within Gwynne Farms is being extended as a collector south from Rock Springs Road and will eventually extend further and be located west of this site. A road is proposed within this development to stub to the west to connect to Dale Drive when it is extended in the future.
2. Staff recommends the annexation of approximately 2,356 linear feet of the existing right-of-way of Lee Rd. from the western border of Parcel 8.11 east to the intersection with Montgomery Way if these parcels are annexed.
3. Sewer will temporarily have to connect through Napa Valley Drive until Olive Branch sewer is constructed. Once that is done this sewer will need to gravity out the green space out to Lee Road at the end.
4. Submit a traffic study. Any recommendations for improvements that are made in the traffic study will be required to be constructed by the developer.
5. The developer is proposing to put fire sprinklers in each home due to the lack of adequate fire flow.
6. 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.
7. Consolidated Utility District of Rutherford County (CUDRC) has an existing eight (8) inch water main along Napa Valley Drive and an eight (8) inch water main along Lee Road to serve the rezoned/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.
8. 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 600 GPM.
9. Consolidated Utility District of Rutherford County (CUDRC) has an existing eight (8) inch water main along Napa Valley Drive and an eight (8) inch water main along Lee Road to serve the rezoned/annexed area. The developer should submit an updated Water Service Availability Request to CUDengineering@ cudrc.com to obtain an updated Will Serve Letter if fire sprinklers are being proposed.

Motion by Tim Slate, seconded by Andrew Atkins III to recommend approval to the Town Council the Annexation and PRD/R-1 Zoning request with the above listed staff comments.

Vote: 6 - 1 Passed

NAY: Mike Allen

4. John Lee
Property adjoining the NW corner of 14119 Old Nashville Highway
Rezoning: R-4 to C-2

A Rezoning request was submitted for the property adjoining the NW corner of 14119 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 28G, Group: A, Parcel: 1.01, and is comprised of 0.4 acres. The surrounding zoning is C-2. The Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a mix of retail and service uses for both the local and regional market in this area. No roads are affected with this rezoning request.

1. The plan is to combine this tract with the adjoining tract to the north and develop the property as one parcel. Prior to the effective date of rezoning, a combination plat must be submitted, approved, and recorded with the Register of Deeds office. This parcel is under the 20,000

square feet minimum lot size for a property zoned C-2.

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to recommend approval to the Town Council the rezoning of Rutherford County Tax Map: 28G, Group: A, Parcel: 1.01 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

5. Clyde Rountree - **WITHDRAWN**
6348 New Nashville Highway
Rezoning: C-2 to C-5

b. Final Plats:

1. Gwynne Farms, Section 1, Phase 2
Robert Gwynne Drive
Owner / Developer: Lennar Homes of Tennessee, LLC

A Final Plat was submitted for Gwynne Farms, Phase 1, Section 2 located on Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 20.00, is comprised of 6.89 acres, and is zoned PRD with 31 lots. No roads as shown on the Major Thoroughfare Plan are affected within this section.

1. Add signatures of the owners prior to recording.
2. Off Site sewer must be completed before building permits will be issued.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Final Plat for Gwynne Farms, Section 1, Phase 2 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Resubdivision of Lot 1 Mullins Property
Northeast corner of Poplarwood Drive & Almaville Road
Owner / Developer: Graybeard Partners / Hardik Patel

A Final Plat was submitted for the Resubdivision of Lot 1 Mullins Property located on the NE corner of Poplar Wood Road and Almaville Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcel: 17.02, is comprised of 2.94 acres, and is zoned C-2 with 2 lots. The Major Thoroughfare Plan shows Almaville Road as a minor arterial and Poplar Wood Road and Seminary Road as collectors. Adequate right-of-way is shown for all three streets. The following staff comments were made:

1. Add signatures of the owners and CUD prior to recording.
2. The proposed ingress/egress easement across Lot 3 to Lot 1 is subject to approval of the proposed access to Almaville Road by TDOT. This plat cannot be recorded showing this easement until such approval has been obtained.
3. Submit plat directly to CUDengineering@ cudrc.com for further review.
4. Obtain design locate through TN 811 and show correct location of CUD's existing twelve (12) inch water main and corresponding 30' easement centered on the main throughout the property.
5. Add note to plat: Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements once construction is complete.

Motion by Tony Dover, seconded by Tim Slate to approve the Final Plat for the Resubdivision of Lot 1 Mullins Property with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

c. Site Plans:

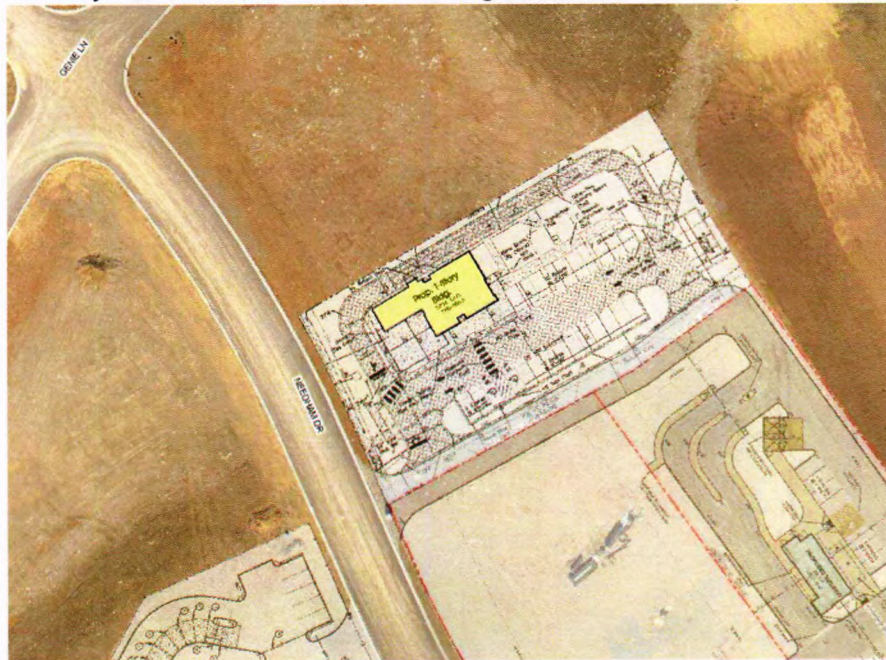
1. Andy's Frozen Custard
West Sam Ridley Parkway
Owner / Developer: Waldron Vester Family Limited Partnership

Location: Needham Drive	Applicant: SEC, Inc. - Matt Taylor
Tax Map/Part of Parcel: 28/44.17	Property Owner(s): Waldron Vester Family, LP
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

Andy's Frozen Custard is proposing to develop a 2,056 square foot building within the Stonetrace commercial subdivision. Proposed location has road frontage along Needham Drive and is located halfway between Sam Ridley Parkway W. and Genie Lane. The site would have two access points provided via a 30' ingress/egress easement, which also provides access to the proposed Dutch Brothers, located south of this site. As proposed, the site has adequate stacking for approximately 11 vehicles; if additional stacking occurred, no roadways would be affected.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	16,054 SF
Square Footage of Open Space/Landscaping	1,605 SF	4,481 SF
Total Parking	21 spaces	28 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

B. Landscaping

Landscape plan shows trees and shrubbery planted along Needham Drive with additional landscaping planted in landscape islands and around the building.

C. Design Review

Architectural elevations submitted show the building to be built with a primary material of brick and glass/glazing. A canopy is shown over the front of the building built with a composite panel.

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 \$477.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Needham Drive as a collector. Adequate right-of-way is shown for this street.

Staff Comments:

1. Provide an auto-turn using a Town of Smyrna ladder fire truck. If you have any questions, please reach out to James Lawrence with the Fire Department. Fire truck may not back-up, please rework.
2. Existing stub-out for sewer service.
3. Irrigation needs to come off the reuse line along Genie Lane in a 6" x 2" tapping sleeve.

Staff Recommendation: Staff recommends approval with staff comments.

At this time, Councilman Tim Morrell acknowledged Aws Ahmed a consultant for SEC, Inc. to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Site Plan for Andy's Frozen Custard with the above comments.

Vote: 7 - 0 Passed - Unanimously

2. Eli Waldron Boat & RV Storage
109 Threet Industrial Road
Owner / Developer: Eli Waldron

Location: 113 Threet Industrial Road	Applicant: Wamble & Associates, PLLC
Tax Map/Parcels: 18/6.12 & 6.13	Property Owner(s): Eli Waldron
Zoning: I-1	Use Classification: Storage

Proposal

A. Location

AnalysisEli Waldron is proposing a boat and RV storage facility at 113 Threet Industrial Road. The facility would contain 70 storage units. This property was rezoned from I-2 to I-1 during the April 2022 Town Council meeting. The proposed building sizes are to be 22,050 square feet and 14,705 square feet, yielding a total of 36,755 square feet. In its current state, there are two properties; applicant has submitted a final plat to combine the properties and will need to be recorded prior to issuance of a building permit. As proposed, there would be one access point off Threet Industrial Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	41,269 SF
Square Footage of Open Space/Landscaping	3,301 SF	- SF

B.Landscaping

Landscape plan shows trees and shrubs planted along Threet Industrial Road and Sam Ridley Parkway. Trees are shown along the perimeter of the property.

C. Design Review

Architectural elevations have not been submitted. Staff has received photos of similar buildings which appear to be constructed of entirely metal. Metal siding is allowed in industrial zones as a primary material where it is not visible from an arterial street. Sam Ridley Parkway is a principal arterial. Applicant notes the buildings will be primarily metal with a 4' brick base on the ends. As described, it will not meet Design Review. Surrounding buildings are primarily 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 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 \$624.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Threet Industrial Road as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. The plat will need to be submitted and recorded before building permits can be issued.
2. Submit building elevations showing the percentage of materials to be used. Must meet Design Review. Metal siding is allowed in industrial zones as a primary material where it is not visible from an arterial street. Sam Ridley Parkway is a principal arterial. Applicant notes the buildings will be primarily metal with a 4' brick base on the ends. As described, it will not meet Design Review.
3. Submit a full set of utility plans showing existing and proposed fire hydrants and servicing utilities including location and line size.
4. A fire hydrant is required within 400' of all points of the structures. Provide road access behind the northern building for the fire truck, or split the building in half to provide access.
5. The fire hydrant on site may not be enclosed.
6. Grass area cannot be included as meeting the required landscape square footage.

Staff Recommendation: Staff recommends deferral due to the unaddressed comments with the fire department and design review for the building elevations.

At this time, Councilman Tim Morrell acknowledged applicant Eli Waldron to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to defer the Site Plan for Eli Waldron Boat & RV Storage due to staff comments.

Vote: 7 - 0 Passed - Unanimously

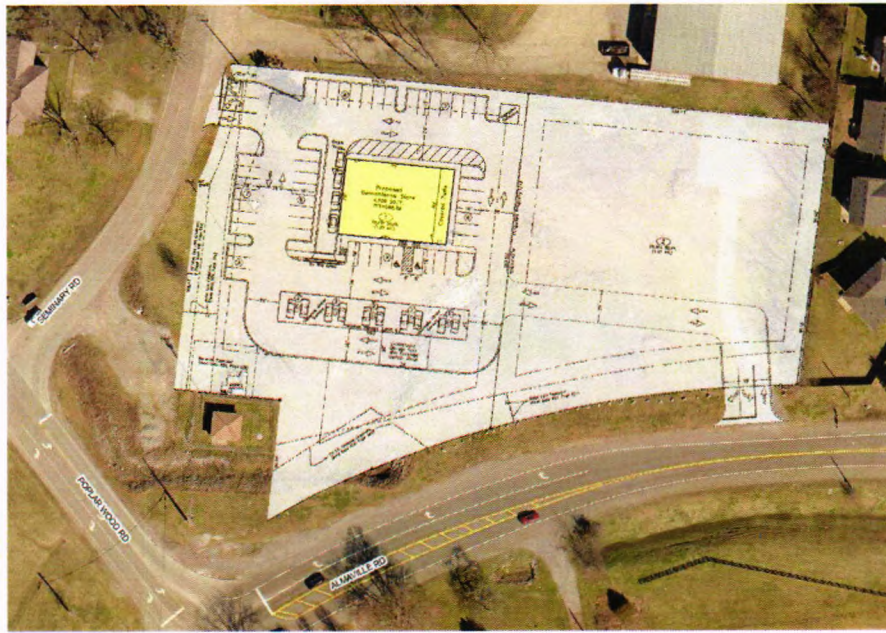
3. Stewart Creek Station
Northeast corner of Poplarwood Drive & Almaville Road
Owner /Developer: Greybeard Partners / Hardik Patel

Location: Seminary Road	Applicant: Huddleston-Steele Eng., Inc.
Tax Map/Part of Parcel: 55/7.02	Property Owner(s): Hardik Patel
Zoning: C-2	Use Classification: Convenience Commercial

Proposal

A. Location Analysis

Stewart Creek Station is a convenience store with a gas station that is proposed for the property located on the corner of Seminary Road, Poplar Wood Road and Almaville Road. This property was rezoned from industrial to C-2 during the May 2022 Town Council meeting. The proposed building size is to be 4,500 square feet. A final plat has been submitted to staff to subdivide the property. As proposed, there would be two access points; Seminary Road and Almaville Road. The applicant is proposing an access onto Almaville Road which is a TDOT roadway; an agreement will need to be coordinated between the owner and TDOT to create this access point.



Caption

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	46,456 SF
Square Footage of Open Space/Landscaping	4,646 SF	5,200 SF
Total Parking	45 spaces	57 spaces
Handicapped Parking Space(s)	3 spaces	3 spaces

B. Landscaping

Landscape plan shows a variety of maple trees along all three road frontages with shrubbery planted around the perimeter of the site. Trees are also shown within landscape islands.

C. Design Review

Architectural elevations submitted show the building to be built with primary materials of brick and glass/glazing and a secondary material of CMU block. The building is proposed to be built with 82% primary materials, meeting Design Review.

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 prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almatville Road as a minor arterial and Poplar Wood Road and Seminary Road as collectors. Show a minimum right-of-way dedication of 30' from the centerline of Seminary Road.

Staff Comments:

1. An entrance is shown on Almatville Road (SR-102). The current gravel drive at this location has not been permitted by TDOT. If a full entrance is requested, a left turn lane on Almatville Road will be required. If this left turn lane is not built, only a right in/out would be allowed. TDOT

- approval will be required for the entrance and meet all TDOT design standards.
2. A traffic study will be required. Any traffic counts must be made during a time when Rutherford County Schools are in session. Any improvements recommended by the traffic study must be completed by the developer. Staff would recommend this study be submitted prior to approval of the site plan by the Planning Commission.
 3. Ask CUD if the 8" water line is active. If so, put an extra hydrant near the dumpster in the grass area.
 4. What is the fireflow? This site needs a minimum of 1500 gpm at 20 psi.
 5. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review.
 6. Obtain design locate through TN 811 and show correct location of CUD's existing twelve (12) inch water main and corresponding 30' easement centered 15' each side of the main throughout the property.
 7. Submit water service availability request to CUDengineering@ cudrc.com for feasibility and to obtain Will Serve Letter.
 8. Conflict with proposed storm facilities and 12" CUD water main. Surveyor with Huddleston-Steele shall coordinate with CUD for potholing water main to obtain GPS top of pipe elevations to be shown on plans.
 9. Conflict with proposed landscaping and 12" CUD water main. No trees may be planted within the CUD easement or within 10' of a CUD water main, fitting, valve, hydrant, or other related appurtenance.
 10. Submit completed water meter application and plumbing plans to CUDengineering@ cudrc.com for review, tap fee calculation, and meter sizing.

Staff Recommendation: Staff recommends one of two options:

1. Approval with remaining comments if the Commission feels comfortable with staff reviewing the traffic study and requiring the developer to implement the recommendations as a result of the traffic study when submitted.
2. Deferral until the traffic study is submitted at which point the Commission could review the traffic study before making a decision.

At this time, Councilman Tim Morrell acknowledged Chris Maguire with Huddleston-Steele Engineering, Inc to speak regarding this request.

Motion by Mike Allen, seconded by Amy Wise to defer until traffic studies can be submitted.

Vote: 7 - 0 Passed - Unanimously

5. June Bond Review Report

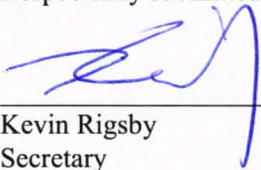
Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the June Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

6. Staff comments and/or other business

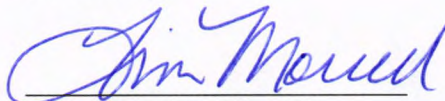
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman