



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES NOVEMBER 3, 2022

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

Absent: Marc Adkins, Vice-Mayor; Tony Dover

Staff Brian Hercules, Town Manager; Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief; Scott

Present: Byers, 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 October 6, 2022 meeting.

Motion by Tim Slate, seconded by Mike Allen to approve the minutes for the October 6, 2022 meeting.

**Vote:** 5 - 0 Passed - Unanimously

3. Addition to Agenda:
  - a. Request to add Aeroplex, Lot 3 site plan to the agenda

Motion by Amy Wise, seconded by Mike Allen to add agenda item Aeroplex, Lot 3 site plan to the agenda under Site Plans #5.

**Vote:** 5 - 0 Passed - Unanimously

4. New Business:

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

1. Paul Lebovitz  
Briley Road at Rocky Fork Almaville Road  
Annexation & PRD Zoning

An Annexation and PRD zoning request was submitted for the intersection of Briley Road at Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 57.03, 57.04, & 57.05, and is comprised of 0.96 acres. The surrounding zoning is PRD (Derby Run and Cedar Hills) 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 designates Rocky Fork Almaville Road as a minor arterial street. Adequate right-of-way would be required to be dedicated as a part of any development of this property. The requested PRD is for 5 single family lots. The following staff comments were made:

1. The required minimum fireflow will be 1,000 GPM at 20 PSI.
2. Staff would recommend the annexation of approximately 300 linear feet of the existing right-of-way of Briley Road as a part of this annexation.
3. Sewer will need to be extended from Derby Run.
4. The developer has requested a 25' front setback along Briley Road due to the curve in the road limiting the building envelope. The access to the lot would be from Briley Road, but the layout shows adequate parking for four cars even with the 25' setback.
5. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
6. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Rocky Fork Almaville Road and a six (6) inch water main along Briley Road to serve the annexed property.
7. Developments of 5 lots or less do not require a Water Service Availability Request to be submitted to CUD.
8. Once available, submit plan/plat to CUDengineering@ cudrc.com for further review and comment.
9. Show proposed driveway locations on plan/plat.
10. Show proposed meter locations with a dedicated 10'x10' CUD clear space easement on plan/plat.
11. Show the existing 30' CUD water line easement across the frontage of Rocky Fork Almaville Road on plan/plat.

At this time, Councilman Tim Morrell acknowledged applicant Paul Lebovitz to speak regarding this request.

Motion by Tim Slate, seconded by Andrew Atkins III to recommend approval to the Town Council the annexation and PRD zoning request of Rutherford County Tax Map:54, Parcels: 57.03, 57.04, & 57.05 with the above listed staff comments and that the driveway for lot 2 is required to be at least 20 feet wide.

**Vote:** 5 - 0 Passed - Unanimously

b. Rezoning Requests:

1. Clay Wallace  
FortitudeTrail / East of Montgomery Road  
Rezoning: R-1 / PRD to PRD

A Rezoning request was submitted for Fortitude Trail east of Montgomery Road. The property can be further referenced by Rutherford County Tax Map: 33, Parcel: 58.00, and is comprised of 23.13 acres. The surrounding zoning is R-1, R-3, and PRD (Woodmont and Colony at Greentree). The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads shown on the Major Thoroughfare Plan are affected by this request. The requested PRD is for 71 single family lots. The following staff comments were made:

1. The water lines of the proposed development must connect to Skinner Drive in order to receive fireflow.
2. The required minimum fireflow is 1,000 GPM at 20 PSI.
3. What are the proposed materials on the facades which are not street-facing? A mixture of brick, stone, or concrete siding must be used in accordance to the Design Review Manual.

Motion by Tim Slate, seconded by Mike Allen to recommend denial to the Town Council the rezoning of Rutherford County Tax Map:33, Parcel: 58.00 due to the additional traffic.

**Vote:** 4 - 1 Passed

NAY: Councilman Tim Morrell

2. Dixon Pitt  
Tridon Drive  
Rezoning: C-2 to PUD

A Rezoning request was submitted for Tridon Drive. This property can be further referenced by Rutherford County Tax Map: 50, p/o Parcel: 14.00, and is comprised of 6.88 acres. The surrounding zoning is C-2 and I-2 in Town and LI in Rutherford County. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale, including hospitality, retail, restaurant and multifamily uses. No roads shown on the Major Thoroughfare Plan are affected by this request. The proposed PUD is for a truck repair facility. The following staff comments were made:

1. Fireflow is 1,000 GPM with reductions and sprinkler system.
2. Staff would recommend that the building meet Design Review requirements. This is particularly important on the southern and western elevations. Dumpster enclosure elevations material must match the building.
3. As the proposed use is a truck repair facility and no other uses are requested, this would be the only use allowed within this PUD.

At this time, Councilman Tim Morrell acknowledged Josh Hutchinson with Fulmer Lucas to speak regarding this request.

Motion by Andrew Atkins III, seconded by Mike Allen to recommend denial to the Town Council the rezoning request for Rutherford County Tax Map: 50, p/o Parcel: 14.00 due to the inconsistency with properties facing Lee Victory Parkway.

**Vote:** 4 - 1 Passed

NAY: Councilman Tim Morrell

- c. Final Plats:

1. Cedar Grove Village  
349 Chaney Road  
Owner / Developer: Cornerstone United Methodist Church / DM Homes, LLC

A Final Plat for Cedar Grove Village located at 349 Chaney Road was submitted. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 57.00 , is comprised of 10 acres, and is zoned R-4/PRD 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.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Chaney Road as a collector. Adequate right-of-way exists for this street.
6. Add signatures of the owner prior to recording.

Motion by Amy Wise, seconded by Mike Allen to approve the final plat for Cedar Grove Village with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

2. Oak Meadows, Section 2  
Lee Road & Bermuda Chase Street  
Owner / Developer: John Byrnes / JM Brynes, LLC

A Final Plat for Oak Meadows, Section 2 located on Lee Road was submitted. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 18.03 , is comprised of 12.49 acres, and is zoned PUD with 36 lots. The Major Thoroughfare Plan designates Lee Road as a collector. Adequate right-of-way is proposed to be dedicated with this plat. The following staff comments were made:

1. No building permits can be issued for this development until the off-site sewer is installed and active.
2. Show the distance from the edge of the public utility and drainage easements to the property lines for Lot 35. Please provide details of such.
3. Add the signatures of the owner and CUD prior to submittal for recording.
4. Submit plat directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Andrew Atkins III, seconded by Tim Slate to approve the final plat for Oak Meadows, Section 2 with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

3. Olara  
Sam Ridley Parkway, West  
Owner / Developer: Sam Ridley Land Acquisition, LLC / 2nd Wave Development, LLC / C/O Stan Jones

A Final Plat for Olara located at Sam Ridley Parkway, W./Genie Lane was submitted. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.24 , is comprised of 39.11 acres, and is zoned PRD with 2 lots. The Major Thoroughfare Plan designates Genie Lane and Motlow College Boulevard as collectors and Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for all three streets. The following staff comment was made:

1. Add signatures of the owners prior to recording.

Motion by Amy Wise, seconded by Mike Allen to approve the final plat for Olara with the above listed staff comment.

**Vote:** 5 - 0 Passed - Unanimously

4. Pottsvie Subdivision  
End of Eugene Drive  
Owner / Developer: Hollingshead Land, LLC

A Final Plat for Pottsvie Subdivision located at the end of Eugene Drive was submitted. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 5.07 , is comprised of 20.84 acres, and is zoned R-1 with 39 lots. The following staff comments were made:

1. Signs will require a separate permit.
2. No roads shown on the Major Thoroughfare Plan are affected by this request.
3. Add signatures of the owner prior to recording.
4. Provide E911 approval for Oregano Drive.

Motion by Amy Wise, seconded by Mike Allen to approve the final plat for Pottsvie Subdivision with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

5. Quail Ridge, Section I, Consolidation of Lots 8 & 9  
1929 Almaville Road  
Owner / Developer: RAM Smyrna Partnership

A Final Plat for Quail Ridge, Section I Consolidation of Lots 8 & 9 located at 1929 Almaville Road was submitted. This property can be further referenced by Rutherford County Tax Map: 55, Group: C, Parcels: 8.00 & 9.00, is comprised of 0.92 acres, and is zoned C-2 with 1 lot. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way exists for this street. The following staff comments were made:

1. Add signatures of the owners and CUD prior to recording.
2. Minimum fire flow is 1,500 GPM at 20 PSI.
3. Submit plat directly to CUDengineering@ cudrc.com for further review and comment.
4. Add note to plat: CUD may require an amendment plat or survey metes and bounds description with exhibit to dedicate necessary easements once construction is complete.
5. Use the correct CUD certificate for Town of Smyrna plats.

Motion by Andrew Atkins III, seconded by Tim Slate to approve the final plat for Quail Ridge, Section I, Consolidation of Lots 8 & 9 with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

- 6. Valley Green, Resubdivision of Lot 56  
Tarrytown Drive  
Owner / Developer: Jerry Butler Builders, Inc.

A Final Plat for Valley Green, Resubdivision of Lot 56 located on Tarrytown Drive was submitted. This property can be further referenced by Rutherford County Tax Map: 50-C, Group: A, Parcel: 26.00, is comprised of 2.24 acres, and is zoned PRD with 4 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 \$609.00 will be required.
- 4. Signs will require a separate permit.
- 5. No roads shown on the Major Thoroughfare Plan are affected by this request.
- 6. Add signatures of the owners prior to recording.
- 7. The required minimum fire flow is 1,000 GPM at 20 PSI.

Motion by Tim Slate, seconded by Mike Allen to approve the final plat for Valley Green, Resubdivision of Lot 56 with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

d. Site Plans:

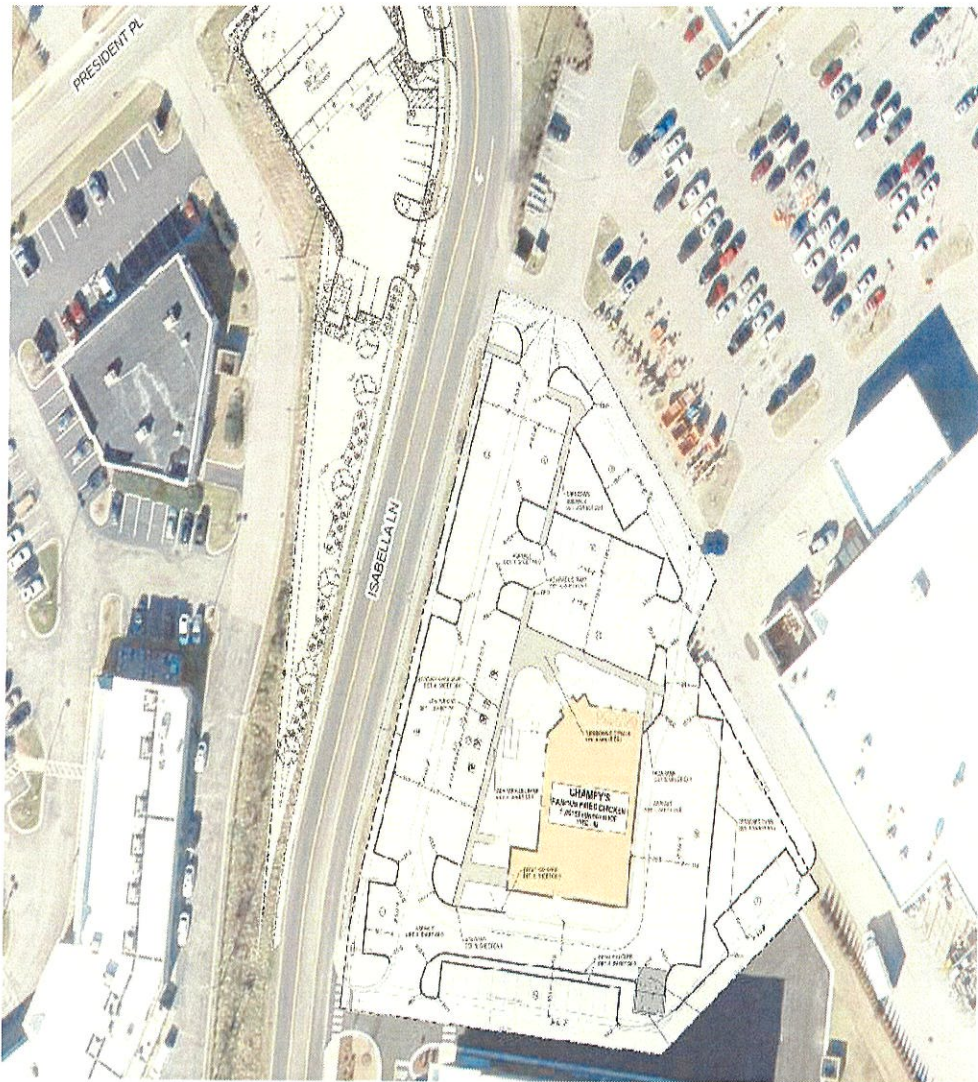
- 1. Blakeney Commons - **WITHDRAWN**  
8706 Rocky Fork Almaville Road & 4412 Morton Lane  
Owner / Developer: Collins Corner Ventures, LLC
- 2. Champy's  
835 Isabella Lane  
Owner / Developer: Newman Group 2, LLC

<b>Location:</b> 835 Isabella Lane	<b>Applicant:</b> Newman Group 2, LLC - TJ Goonan
<b>Tax Map/Parcel:</b> 28/72.07	<b>Property Owner(s):</b> Smyrna Storage LLC
<b>Zoning:</b> PUD	<b>Use Classification:</b> Restaurant

**Proposal**

**A. Location Analysis:**

Champy's is proposing a new location in Smyrna along Isabella Lane in the Home Depot commercial subdivision. The site was approved for a PUD amendment to allow for the restaurant during the May 2022 Town Council meeting. Access to the site would utilize the existing shared access point with the self-storage facility to the south, as well as the existing shared access point with Home Depot to the north. A drive-thru is shown at the rear of the building, which will prevent stacking onto any roadway.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	34,803 SF
<b>Square Footage of Open Space/Landscaping</b>	3,480 SF	12,562 SF
<b>Total Parking</b>	111 spaces	112 spaces
<b>Handicapped Parking Space(s)</b>	5 spaces	5 spaces

**B. Landscaping:**

Landscape plan shows a variety of shrubbery within landscape islands and around the base of the building. Trees are also proposed along Isabella Lane and in landscape islands around the parking lot.

**C. Design Review:**

Architectural elevations submitted show materials used to consist of brick, metal and wood. Per the approved PUD, 75% of the materials shall be primary material (brick) and 25% accent material (metal and wood). 81% of exterior materials are brick, 12% reclaimed wood and 7% reclaimed metal. Total accent materials comprise 19% for the total building facade.

**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 \$562.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Isabella Lane as a collector. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.

**Staff Comments:**

1. Provide details on the truck used for the auto-turn. This is needed for the Town of Smyrna Fire Department ladder truck.
2. The engineer needs to reach out to the Utilities Department regarding the sewer service alignment.
3. Submit a full set of utility construction plans.
4. Must field verify sewer service connection to the Town's sewer main.

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

Motion by Andrew Atkins III, seconded by Tim Slate to approve the site plan for Champy's with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

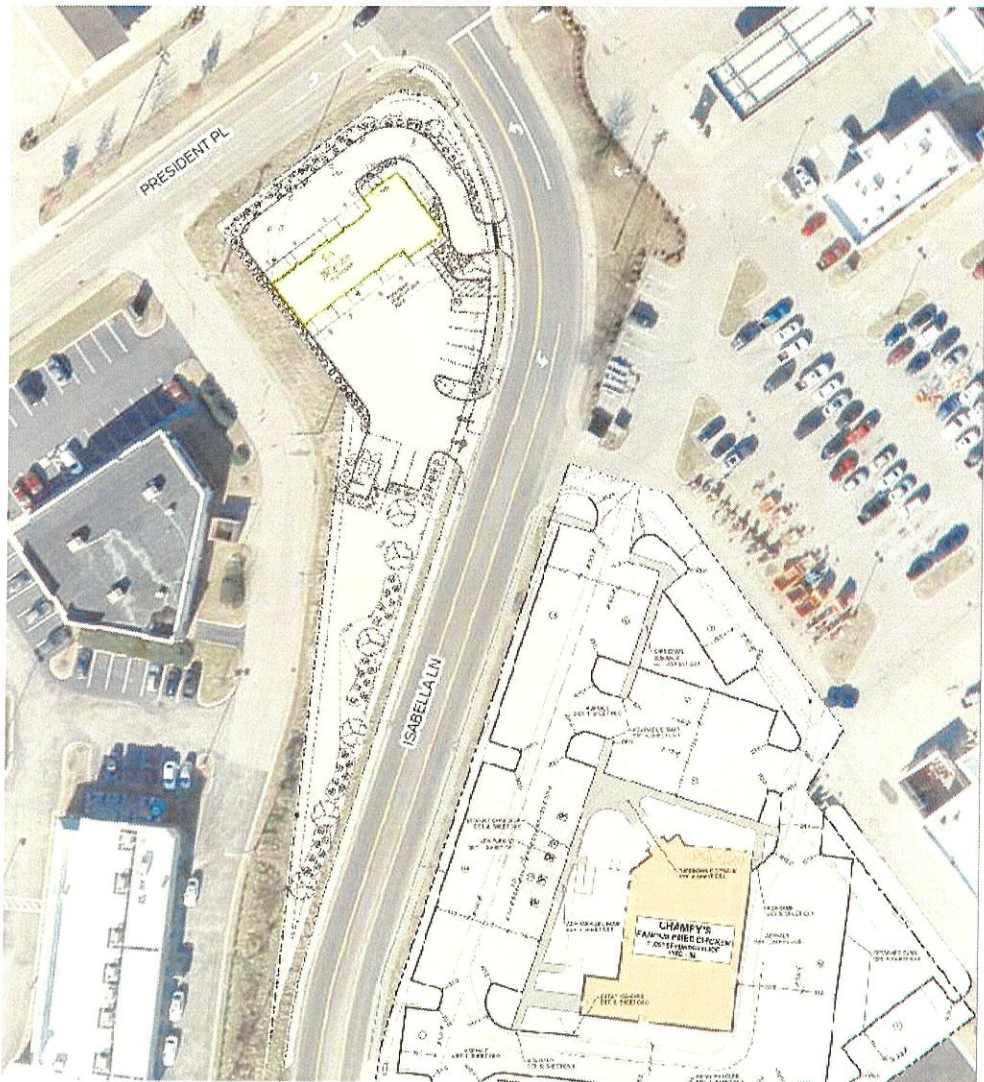
3. Jiffy Lube  
800 Isabella Lane  
Owner / Developer: Jiffy Lube International

<b>Location:</b> Isabella Lane & President Place	<b>Applicant:</b> Sevan Solutions
<b>Tax Map/Parcel:</b> 33/72.07	<b>Property Owner(s):</b> JLJ Strategic Reality, LLC & John Lee Jr
<b>Zoning:</b> PCD	<b>Use Classification:</b> Automotive service facility

**Proposal**

**A. Location Analysis:**

Jiffy Lube is proposing a new location in Smyrna south of the intersection of President Place and Isabella Lane within the Home Depot commercial subdivision. The site was approved for a PCD zoning to allow for this use during the October 2022 Town Council meeting. Access to the site would utilize a single point on Isabella Lane across from an entrance to Home Depot. A single egress location onto Isabella Lane is shown north of the entrance as customers have service finished on their vehicle.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	11,216 SF
<b>Square Footage of Open Space/Landscaping</b>	1,122 SF	1,312 SF
<b>Total Parking</b>	7 spaces	7 spaces
<b>Handicapped Parking Space(s)</b>	1 space	1 space

**B. Landscaping:**

Landscape plan shows street trees lining both Isabella Lane and President Place with shrubbery between the trees. Additional shrubbery is shown around the drive aisles and at the base of the building.

**C. Design Review:**

Architectural elevations submitted show materials used to consist of brick and EIFS and rollup doors. Rear elevation, facing President Place, has 22% EIFS with remaining material of brick, glass/glazing and the four rollup doors. The side, east, elevation and front elevation visible from Isabella Lane both have 25% EIFS with the other side elevation consisting of 24.5% EIFS. Submitted elevations meet the approved PCD.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. 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 \$462.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Isabella Lane and President Place as collectors. Adequate right-of-way exists for these streets.

**Staff Comments:**

1. Reduced pressure backflow preventers are required.
2. A 1,500 gallon oil/water separator is required. Please label the plans.
3. Show street trees along Isabella Lane between the drive aisles and parking and the street to meet Design Review.
4. Submit a full set of utility construction plans.

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

Motion by Tim Slate, seconded by Andrew Atkins III to approve the site plan for Jiffy Lube with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

4. Rock Springs Retail  
 Rock Springs Road & Great Circle  
 Owner / Developer: Rock Springs Partners, LLC / Jaydev Patel

<b>Location:</b> Rock Springs Road & Great Circle	<b>Applicant:</b> Om Patel
<b>Tax Map/Parcel:</b> 33/1.01	<b>Property Owner(s):</b> Rock Springs Partners, LLC
<b>Zoning:</b> PUD	<b>Use Classification:</b> Retail & Restaurant

**Proposal**

**A. Location Analysis:**

Rock Springs Retail is a proposed retail and restaurant 12,488 square foot building. This is the last site to be developed in the Sterling at Stonecrest PUD. Access to the site would utilize a dedicated ingress/egress on Rock Springs Road, no access may be provided off of the roundabout. A secondary access is shown in the rear of the site where an existing stub point is shown from the assisted living facility. The overall site is approximately 2.56 acres and the development is approximately 1.50 acres; the remaining undeveloped acreage is set aside as a private detention for the overall development.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.99 ac
<b>Square Footage of Open Space/Landscaping</b>	4,341 SF	4,410 SF
<b>Total Parking</b>	82 spaces	83 spaces
<b>Handicapped Parking Space(s)</b>	4 spaces	4 spaces

**B. Landscaping:**

Landscape plan shows a variety of trees planted in landscape islands throughout the parking lot. Shrubbery is proposed along Great Circle and Rock Springs Road.

**C. Design Review:**

Architectural elevations submitted show materials used to consist of brick, glass/glazing and stone face block. For all four elevations, brick and glass/glazing combine for over 75% of the wall faces, meeting the Design Review Manual.

**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 \$641.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as collectors. Adequate right-of-way exists for this street.

**Staff Comments:**

1. The required minimum fire flow is 1,000 GPM at 20 PSI.

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

Motion by Tim Slate, seconded by Mike Allen to approve the site plan for Rock Springs Retail with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

5. Aeroplex, Lot 3  
Swan Drive  
Owner / Developer: Mike Perry

Motion by Tim Slate, seconded by Andrew Atkins III to amend the March 2021 previously approved Aeroplex, Lot 3 site plan, to allow for an exterior material of metal as well as the addition of landscaping along the southern property line.

**Vote:** 5 - 0 Passed - Unanimously

5. November Bond Review Report

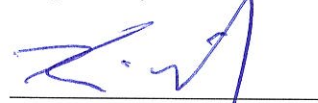
Motion by Andrew Atkins III, seconded by Tim Slate to approve the November Bond Review Report with staff recommendations.

**Vote:** 5 - 0 Passed - Unanimously


6. Staff comments and/or other business

7. Adjournment

Respectfully submitted:

  
\_\_\_\_\_  
Kevin Rigsby  
Secretary

Certified by:

  
\_\_\_\_\_  
Councilman Tim Motrell  
Chairman