



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES DECEMBER 1, 2022

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, December 1, 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; Tim Slate; Tony Dover

Absent: Amy Wise; Andrew Atkins III

Staff Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town

Present: Attorney; Kevin Riggsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Bill Culbertson, Fire Chief; Scott Byers, Captain; Mike Strange, Utilities Director; Charles King, Engineer

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the November 3, 2022 meeting.

Motion by Tim Slate, seconded by Mike Allen to approve the minutes for the November 3, 2022 meeting.

Vote: 5 - 0 Passed - Unanimously

3. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Joe Haddix
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request

An Annexation and PRD Zoning request was submitted for Bill France Road & I-840. This property can be further referenced by Rutherford County Tax Map: 11, Parcels: 5.00, .00, and 9.01, and is comprised of 971.96 acres. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a Principal Arterial. The Plan also shows a future Minor Arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement. The following staff comments were made:

1. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
2. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area.
3. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary.
4. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. The applicant should consult CUD for instructions on submittals and any related information regarding the possibility of any future improvements of the associated area.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to defer until the January meeting at the request of the applicant.

Vote: 5 - 0 Passed - Unanimously

b. Rezoning Requests:

1. Chandler Walker
102 Williamsport Drive
Rezoning: R-3 to PRD

A Rezoning request was submitted for 102 Williamsport Drive. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 103.01, and is comprised of 42.87 acres. The surrounding zoning is R-3. The Land Use Plan would support Medium Density Single Family Residential development in this area. There are no streets on the Major Thoroughfare Plan affected with this request. This development would connect both sides of Williamsport Drive, which is a local street. The requested PRD is for 44 single family lots and 52 townhomes. The following staff comments were made:

1. Sprinkler systems may be required based on fire flow and the total square footage of the proposed residences under roof.
2. The maximum slope is 10% for public roadways and the private easement which will provide access to Lots 43 and 44.
3. Staff would recommend additional improvements to the common open space. A walking trail

and a sitting area with a grill are the only improvements.

At this time, Councilman Tim Morrell acknowledged property owner and developer Caleb Spearing to speak.

At this time, Councilman Tim Morrell acknowledged Andrew Wiseman with Catalyst Design Group to speak.

At this time, Councilman Tim Morrell acknowledged homeowner Joshua Coopley of 600 Excalibur Court to speak.

At this time, Councilman Tim Morrell acknowledged homeowner Erica Williams of 608 Excalibur Court to speak.

At this time, Councilman Tim Morrell acknowledged Andrew Wiseman with Catalyst Design Group to speak.

At this time, Councilman Tim Morrell acknowledged homeowner Sherry Butler of 505 Columbus Court to speak.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to defer until the January meeting at the request of the applicant following discussion.

Vote: 4 - 0 Passed

Other: Mike Allen (ABSTAIN)

c. Final Plats:

1. Hart's Branch Village, Phase I
528 Rock Springs Road
Owner / Developer: Regent Homes, LLC

A Final Plat for Hart's Branch Village, Phase 1 located at 528 Rock Springs Road was submitted. This property can be further reference by Rutherford County Tax Map: 28E, Group: A, Parcel: 16.00, is comprised of 9.58 acres, and is zoned PRD. The Major Thoroughfare Plan designates Rock Springs Road as a Collector. Adequate right-of-way is shown to be dedicated for this street with this plat. The following staff comment was made:

1. Add the signature of owner prior to submittal of the mylar recording.

Motion by Tony Dover, seconded by Mike Allen to approve the final plat for Hart's Branch Village, Phase 1 with the above listed staff comment.

Vote: 5 - 0 Passed - Unanimously

2. Resubdivision of Lot 1, Janie Smith Subdivision
3738 Gambill Lane
Owner / Developer: Juana J. Reyes

A Final Plat for the Resubdivision of Lot 1, Janie Smith Subdivision located at 3738 Gambill Lane was submitted. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 83.00, is comprised of 3.34 acres, and is zoned R-1 with 3 lots. The Major Thoroughfare Plan designates Gambill Lane as a collector. Show a minimum of 30' right-of-way dedication from the centerline of the road for the entire frontage of this plat. 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. Add the signatures of the owner and surveyor prior to submittal of the mylar for signatures.
3. A grading permit fee of \$719.00 will be required before building permits can be issued.
4. Please show and label all existing water and sewer mains and fire hydrants.
5. The correct road name is Gambill Lane, not Gambill Road. Please correct on plat.
6. Public water and sewer mains are required to be extended to the far side of Lot 3. Please submit water and sewer construction plans.
7. Extend a sidewalk along Gambill Lane for the entire property frontage.
8. Show the existing detached structure on Lot 1.
9. Please show the correct zoning district for the property, which is R-1 and not RL. The minimum setbacks in R-1 are 35' front, 15' side, and 25' rear. Please show correctly on the plat.
10. Please revise the lot line between Lots 1 and 2 to meet the required setbacks for Lot 1. The deck is required to meet the side setback of 15' if covered or 8' if uncovered.
11. The correct parcel number is 83.00, not 38.00. Please show it correctly.
12. There is no longer a need for the Rutherford County development tax sticker on the plat. It is collected entirely at the time of issuance of a building permit.
13. Show the diameter and length of existing and proposed driveway culverts.
14. Show the existing septic system serving the house on Lot 1. Is this to be removed?

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve the final plat for the Resubdivision of Lot 1, Janie Smith Subdivision with the above listed staff comments and staff oversight.

Vote: 5 - 0 Passed - Unanimously

d. Site Plans:

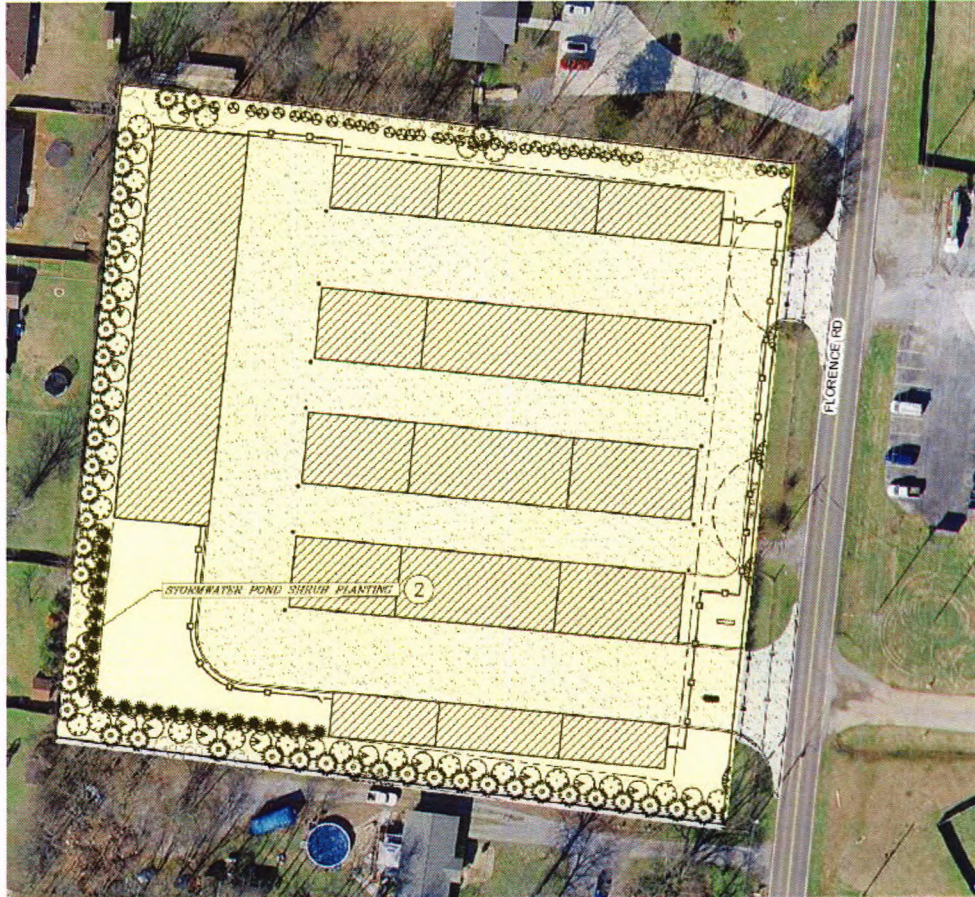
1. Florence Road Storage II
7085 Florence Road
Owner / Developer: Sean Saunders

Location: 7085 Florence Road	Applicant: Huddleston-Steele Eng.: Enoch Jarrell
Tax Map/Parcel: 35/94.00	Property Owner(s): Florence Road Self Storage LLC
Zoning: PID	Use Classification: Self Storage

Proposal

A. Location Analysis

Florence Road Self Storage, located at 7112 Florence Road, is proposing an expansion of the existing self-storage facility across Florence Road on 3.40 acres. The expansion would have 6 buildings; one RV/boat storage building, two covered storage buildings with a solid back wall and three typical self-storage buildings. Surrounding zoning is a mix of R-1 and R-3 on both sides and rear of the property. Being an industrial use abutting a residential district, a Type D landscape buffer is required to be planted. A Type D buffer is at least 20' wide with a berm at least 4' high and 5' wide at the top. Landscaping on top of the berm shall be similar to a Type C buffer which are alternating offset evergreen trees and supplemented with shrubs or hedges.



B. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	59,100 SF
Square Footage of Open Space/Landscaping	4,728 SF	23,176 SF

C. Landscaping

Landscape plan shows a perimeter landscape buffer around all three residentially adjoining parcels. A Type D buffer will be required as this development is an industrial use abutting residential districts.

D. Design Review

Architectural elevations show the interior buildings to be constructed with metal siding and metal rollup doors, similar to storage units in Phase I. Buildings facing Florence Road are showing an elevation utilizing brick or stone. Perimeter buildings rear elevations are to have a masonry finish, per the approved PID.

Standard Comments:

1. The Major Thoroughfare Plan designates Florence Road as a Minor Arterial road.
2. Signs will require a separate permit.

Staff Comments:

1. Submit a plat showing right-of-way dedication 40' from the centerline of Florence Road and water line easement per the PID approval.
2. Please provide architectural elevations meeting the approved PID. Perimeter buildings require a solid back wall of masonry.
3. Please show the construction type for the buildings. Is it Type IIA or IIB?

Staff Recommendation: Approval with staff comments.

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to approve the site plan for Florence Road Self Storage II with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Marlowe Smyrna **-WITHDRAWN**
Genie Lane
Owner / Developer: Greystar Development East, LLC

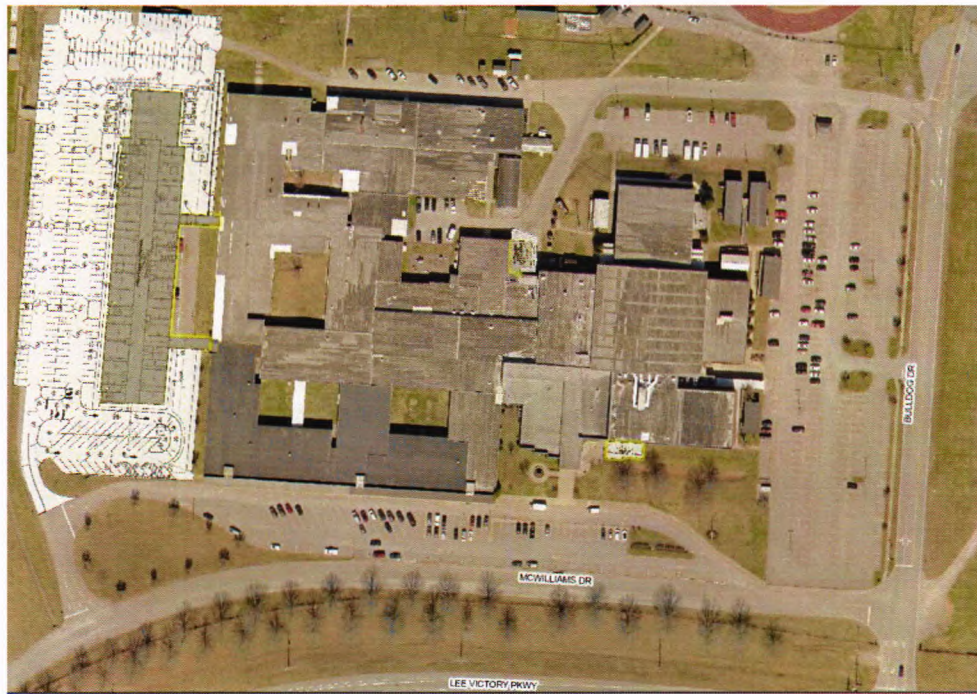
3. Smyrna High School Additions & Renovations
100 Bulldog Drive
Owner / Developer: Rutherford County Board of Education

Location: 100 Bulldog Drive	Applicant: Barge Cauthen & Associates
Tax Map/Parcel: 34/45.02	Property Owner(s): Rutherford County Board of Education
Zoning: R-4	Use Classification: Educational Facility

Proposal

A. Location Analysis

The Rutherford County Board of Education has submitted a site plan for three additions onto Smyrna High School. The proposed additions are to be 95,564 square feet in size; additions include a three story 89,727 square foot classroom building on the western side of the main building, a drama/stage storage addition that is 3,182 square feet in the front of the building and a 3,110 square foot kitchen addition to the rear of the building.



B. Development Standards

	Required	Proposed
Total Parking	1,350 Spaces	806 Spaces
Handicapped Parking Space(s)	16 Spaces	20 Spaces

C. Design Review

Architectural elevations show the additions to be finished primarily with brick and an accent of cast stone on the western elevation.

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. Signs will require a separate permit.
4. A grading permit fee will be required.
5. The Major Thoroughfare Plan designates Lee Victory Parkway as a Principal Arterial and Bulldog Drive as a Collector. Adequate right-of-way exists for these streets.

Staff Comments:

1. All chemicals must be properly stored. All spills must be cleaned ASAP. All littering must be kept to a minimum. Properly protect all storm drains from construction debris.
2. Please submit new grease trap sizing and locations to ensure adequate sizing of the grease traps.
3. The total amount of parking spaces shown does not meet the required number of parking spaces per the Zoning Ordinance. The total required number of spaces is 1,350 and the provided spaces are 806.

Staff Recommendation: Approval with staff comments.

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to approve the site plan for Smyrna High School Additions and Renovations with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

4. Smyrna Storage Building
1370 Hazelwood Drive, Suite: 207
Owner / Developer: Akbar Arab

Location: 11691 Old Nashville Highway	Applicant: TNG Contractors
Tax Map/Parcel: 33/38.03	Property Owner(s): Florence Road Self Storage LLC
Zoning: C-2	Use Classification: Storage

Proposal

A. Location Analysis

The applicant has constructed a 8,850 square foot storage building behind the principal structure, located at 11691 Old Nashville Highway. The site plan was previously approved by the Planning Commission in July 2021. Approved plans required primary exterior materials of EIFS with a brick band along the bottom of the building.



B. Design Review

Architectural elevation requested from the applicant are for an entirely metal building.

Standard Comments:

1. The Major Thoroughfare Plan designates Old Nashville Highway and Hazelwood Drive as Minor Arterial streets. Adequate right-of-way exists for both streets.
2. Signs will require a separate permit.

Staff Comments:

1. The site plan was approved in July 2021 with EIFS and brick on the elevations. The building has been constructed entirely with metal, and the request is to amend the site plan approval to allow it to remain as constructed.

Staff Recommendation: Denial due to non-conformance with the Design Review Manual requirement for elevations.

At this time, Councilman Time Morrell acknowledged applicant Akbar Arab to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to deny the site plan for Smyrna Storage Building due to not meeting the Design Review.

Vote: 5 - 0 Passed - Unanimously

4. December Bond Review Report

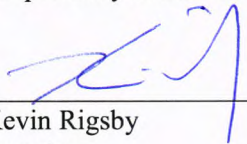
Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve the December Bond Review Report with staff recommendations.

Vote: 5 - 0 Passed - Unanimously

5. Staff comments and/or other business

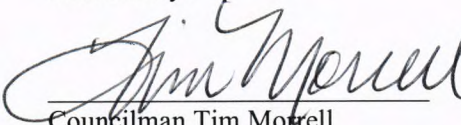
6. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman