



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JANUARY 5, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, January 5, 2023 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 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: Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jeff Peach, Town Attorney; Kathryn Bobbitt, Office Coordinator; Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Charles King, Engineer; Mike Strange, Utilities Director; James Lawrence, Asst. Chief of Fire Prevention; Bill Culbertson, Fire Chief

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

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the minutes for the December 1, 2022 meeting.

Vote: 7 - 0 Passed - Unanimously

3. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Joe Haddix **-Deferral Requested**
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. Once annexed you will be required to follow the Town of Smyrna guidelines of 1500 GPM @ 20PSI if commercial and 1000 GPM 20 PSI for residential.
5. 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 Tony Dover, seconded by Mike Allen to defer until the February meeting at the request of the applicant.

Vote: 7 - 0 Passed - Unanimously

b. Rezoning Request:

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. This includes garages, covered porches, and anything under roof, not necessarily just heated and cooled space.
2. The maximum slope is 10% for public roadways and the private easement which will provide access to Lots 43 and 44.

At this time, Councilman Tim Morrell acknowledged applicant Caleb Spearing and Andrew Wiseman with Catalyst Design Group to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged neighbor John Turner residing at 610 Excalibur Court to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend denial to Town Council the rezoning request located at 102 Williamsport Drive based on the surrounding zoning.

Vote: 6 - 0 Passed

Other: Mike Allen (ABSTAIN)

4. New Business:

a. Rezoning Requests:

1. Jeremy Byrd
102 Wright Street
Rezoning R-2 to C-1

A Rezoning request was submitted for 102 Wright Street. This property can be further referenced by Rutherford County Tax Map: 28L, Group: C, Parcel: 16.01, and is comprised of .4 acres. The surrounding zoning is R-2 and C-1. The Land Use Plan for this area is the Depot District character area, which would support a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, office, and attached residential and multifamily residential uses are particularly appropriate for this area. No roads shown on the Major Thoroughfare Plan are affected by this request. The following staff comment was made:

1. Adequate fireflow is not obtainable at this time. Currently the site receives 850 GPM at 30 PSI. Development of this property is not possible until the fireflow issue is resolved.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend approval to Town Council the rezoning request located at 102 Wright Street with the above listed staff comment.

Vote: 7 - 0 Passed - Unanimously

2. Sandra Elias
104 Hazelwood Drive
Rezoning R-1 with H-1 to C-4 with H-1

A Rezoning request was submitted for 104 Hazelwood Drive. This property can be further referenced by Rutherford County Tax Map: 27P, Group: B, Parcel: 19.00, and is comprised of 0.32 acres. The surrounding zoning is R-1, C-2, and C-4. The Land Use Plan for this area is the Depot District character area, which would support a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, office, and attached residential and multifamily residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Hazelwood Drive as a Minor Arterial. Development of this property would require dedication of adequate right-of-way. The following staff comment was made:

1. Adequate fireflow is not obtainable at this time. Development of this property beyond the existing residential use is not possible until the fireflow issue is resolved.

Motion by Andrew Atkins III, seconded by Amy Wise to recommend approval to Town Council the rezoning request located at 104 Hazelwood Drive with the above listed staff comment.

Vote: 6 - 1 Passed

NAY: Mike Allen

3. Sean Saunders
7085 Florence Road
PID Amendment

A Rezoning request was submitted for 7085 Florence Road. This property can be further referenced by Rutherford County Tax Map: 35, Parcel: 92.02, and is comprised of 3.23 acres. The surrounding zoning is R-1, R-3, and I-2. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Florence Road as a minor arterial. A plat has been submitted to dedicate adequate right-of-way for this street. The following comments were made:

1. The approved PID is for 6 separate mini-storage buildings totaling 49,410 square feet. The buildings are required to be constructed with brick, stone, or concrete siding on the ends of the buildings facing Florence Road and the perimeter walls of the three buildings which border the residential properties to the sides and rear. The elevations submitted for the site plan approval showed brick or stone on the ends of the buildings facing Florence Road with metal on the three perimeter walls. The Planning Commission required these three walls to be built with masonry without a specific material required.
2. The requested PID amendment is to remove the requirement that the rear elevations of the three buildings which border the adjacent residential properties be constructed of brick, stone, or concrete siding and instead be allowed to be constructed with metal.

Motion by Tim Slate, seconded by Mike Allen to recommend denial to Town Council the rezoning request located at 7085 Florence Road.

Vote: 7 - 0 Passed - Unanimously

4. Clay Wallace
Fortitude Trail / east of Montgomery Road
Rezoning R-1 / PRD to PRD

A Rezoning request was submitted for Fortitude Trail/east of Montgomery Road. This 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 70 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 adequate fireflow.
2. The required minimum fireflow is 1,000 GPM at 20 PSI.
3. The layout proposes a connection to a street in Woodmont which has been approved as a cul-de-sac. Town staff has reached out to the current developer of Woodmont regarding a revision to the Woodmont plat to allow for this connection while creating a cul-de-sac at a

different location where a connector street was proposed.

Motion by Andrew Atkins III, seconded by Vice-Mayor Marc Adkins to recommend approval to Town Council the rezoning request located at Rutherford County Tax Map: 33, Parcel: 58.00 with the above listed staff comments and the street stub to Woodmont.

Vote: 7 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Marlowe Smyrna

Genie Lane / Motlow College Blvd

Owner / Developer: Greystar Development East, LLC

A Preliminary Plat was submitted for Marlowe Smyrna. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.00, is comprised of 46.17 acres, and is zoned R-6. 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. The Major Thoroughfare Plan designates Genie Lane and Motlow College Boulevard as collectors. Adequate right-of-way exists for these streets. In addition, a new collector road connecting Genie Lane to the Vintage development west of this site is shown as required by the Major Thoroughfare Plan and as shown on the Vintage plans.
4. Submit a road name & E911 approval for that name.

Motion by Tony Dover, seconded by Amy Wise to approve the Preliminary Plat for Marlowe Smyrna with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

c. Site Plans:

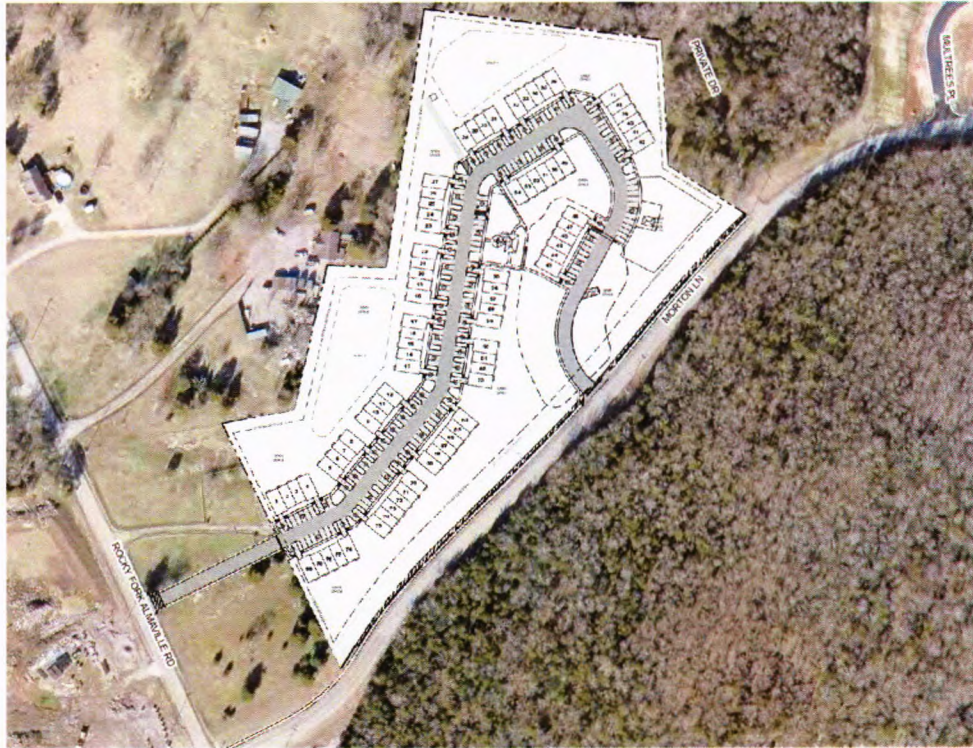
1. Blakeney Commons Townhomes

8706 Rocky Fork Almatville Road

Owner / Developer: Collins Corner Ventures, LLC / Land Solutions Company, LLC

Location: North of the intersection at Rocky Fork Almatville Road and Morton Lane	Applicant: Land Solutions Co. - Jennifer Speich
Tax Map/Parcel: 54/14.00	Property Owner(s): Collins Corner Ventures LLC
Zoning: PUD	Use Classification: Multi-Family Residential

Proposal



A. Location Analysis:

Blakeney Commons is a townhome and commercial PUD, north of the intersection at Rocky Fork Almaville Road and Morton Lane. This proposed site plan is for the townhome development, which consists of 80 units. Access to the site would have one access point off of Morton Lane with a second access point on Rocky Fork Almaville Road. The access point off of Rocky Fork Almaville Road would also provide access to the future commercial development.

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.46 Ac
Square Footage of Open Space/Landscaping	6,389 SF	10,355 SF
Total Parking	160 Spaces	187 Spaces
Handicapped Parking Space(s)	N/A	4 Spaces

B. Landscaping:

Landscape plan shows a variety of trees planted within landscape islands along drive aisles. Shrubbery is also proposed within landscape islands along the parking areas. Streetscaping is shown along Morton Lane as well.

C. Design Review:

Architectural elevations submitted show the building to be built with primarily brick and fiber cement board. As shown, the front, side and first floor rear is clad in brick with the second story rear elevations finished with fiber cement board on the end units and middle units consisting of entirely fiber cement board on the rear.

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 \$3,135.00 will be required prior to issuance of a building permit.
 4. Signs will require a separate permit.
 5. No roads shown on the Major Thoroughfare Plan are affected by this request.
 6. Sewer plans are under review.
 7. The minimum fire flow requirement is 1000 GPM at 20 PSI.

Staff Comments:

1. Each unit must have its own sewer service to a proposed sewer main.
2. CUD’s existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for the townhome portion of this development. See UPDATED CUD Will Serve Letter issued 11/11/2022.
3. Submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Staff Recommendation: Approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the site plan for Blakeney Commons Townhomes with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

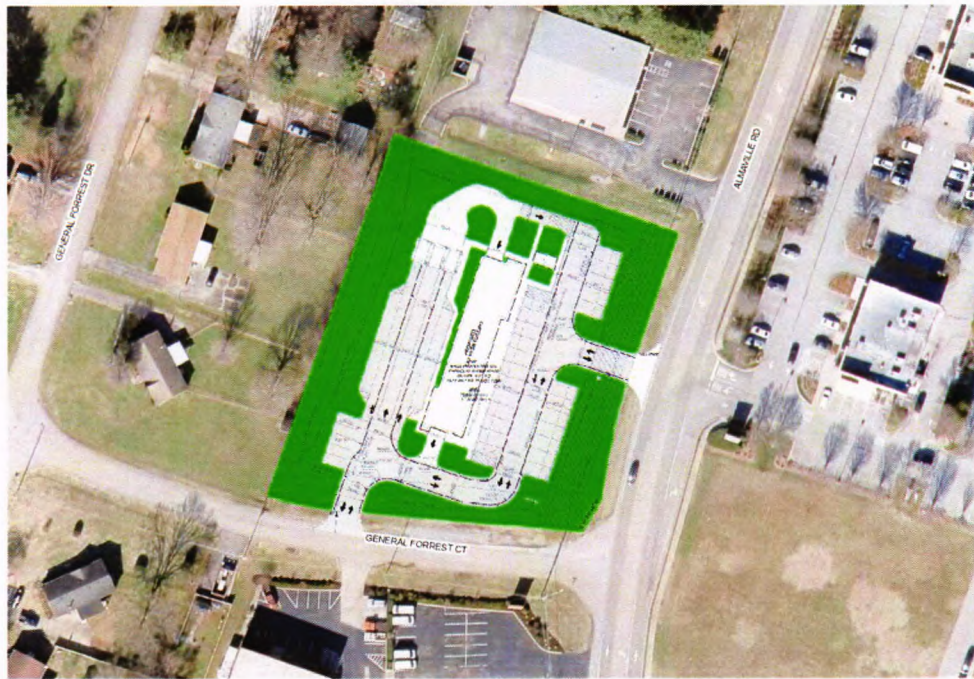
2. Grand Wash
 Almaville Road / General Forrest Court
 Owner / Developer: Grand Salkhi Properties, LLC / CWPD Car Wash Pro Designers

Location: NW Quadrant of Almaville Road & General Forrest Court	Applicant: Grand Salkhi Properties, LLC
Tax Map/Group/Parcel: 50E/F/1.00	Property Owner(s): Mass Properties, LLC
Zoning: C-2	Use Classification: Car Wash

Proposal

A. Location Analysis:

Grand Salkhi Properties, LLC is proposing a new car wash at the northwest quadrant of the intersection at Almaville Road and General Forrest Court. The applicant received approval from the Board of Zoning Appeals in October 2022 for a special exception to allow a car wash within a C-2 zoned property. The tract is currently vacant and is abutted by residential property to the west and commercial property to the north, south and east. The Publix shopping center is located to the east of this site across Almaville Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.73 Ac
Square Footage of Open Space/Landscaping	3,215 SF	17,225 SF
Total Parking	11 Spaces	17 Spaces 12 Vacuum Stalls
Handicapped Parking Space(s)	1 Space	2 Spaces

B. Landscaping:

Landscape plan shows streetscaping along General Forrest Court and Alnaville Road. Additional landscaping is shown along the northern and western property line with shrubbery and trees in landscape islands throughout the site. The western property line abuts property zoned residential; some existing vegetation will remain. Gaps between the existing trees are shown to be filled with shrubbery and trees consistent with a Type C landscape buffer. Additionally, an 8' privacy fence is also proposed along the western property line.

C. Design Review:

Architectural elevations show primary materials of brick, stone and glass/glazing on all four elevations. Secondary materials consist of EIFS and fiber cement board with an accent material of aluminum. The north elevation has 71.88% primary materials, shy of the 75% requirement. The remaining three elevations meet Design Review requirements.

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 Alnaville Road as a Minor Arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. Submit water load requirements for meter sizing.
2. Please show and label where the oil/water separator is located. Must be shown on the civil utility plans.
3. Revise the north architectural elevations to meet Design Review.

Staff Recommendation: Approval with above listed comments.

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

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the site plan for Grand Wash with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Marlowe Smyrna
Genie Lane
Owner / Developer: Greystar Development East, LLC

Location: Genie Lane	Applicant: Kimley-Horn
Tax Map/Parcel: 28/44.00	Property Owner(s): Greystar Development East, LLC
Zoning: R-6	Use Classification: Multi-Family Residential

Proposal



A. Location Analysis:

Marlowe Smyrna is proposing a 639 unit apartment complex on 46.16 acres, north of Genie Lane and south of Motlow College Boulevard. The site would have a new proposed public road dividing the development in half, extending from Genie Lane and connecting to The Vintage multi-family residential development to the west. The southern half of the development would have an access point off of Genie Lane as well as the future public roadway. The northern half of the development

would have two access points off of the proposed public roadway. There are three vacant tracts remaining north of the development within the Town of Smyrna, zoned R-4 and R-6.

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	10.44 Ac
Square Footage of Open Space/Landscaping	1.04 Ac	1.59 Ac
Total Parking	1,278 Spaces	1,282 Spaces
Handicapped Parking Space(s)	26 Spaces	33 Spaces

B. Landscaping:

Landscape plan shows a Type C landscape buffer along property line abutting the commercially zoned property within the Pointe commercial subdivision to the southwest and along the property line to the north abutting the R-4 zoned property. A mix of trees and shrubbery are shown along Genie Lane and the future public roadway dividing the site. Additional trees and shrubbery are shown within landscaped islands throughout the development in the parking lot.

C. Design Review:

Architectural elevations show all apartment buildings to have differently designed fiber cement board to create architectural variation with a portion of the first floor clad in a brick veneer. The clubhouses show a mixture of fiber cement board and brick. As presented, the elevations do not meet Design Review; additional brick and/or stone should be added to the apartment buildings to come into compliance with 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 of \$5,001.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Genie Lane and Motlow College Boulevard as collectors. Adequate right-of-way exists for these streets. In addition, a new collector road connecting Genie Lane to the Vintage development west of this site is shown as required by the Major Thoroughfare Plan and is shown on the Vintage plans.
6. Submit road names and E911 approval for those road names.

Staff Comments:

1. The final plat will be required to be recorded before building permits can be issued.
2. Please submit retaining wall details

Staff Recommendation: Approval with staff comments.

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

Vote: 7 - 0 Passed - Unanimously

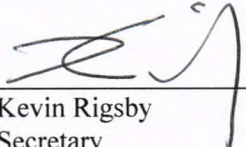
Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the January Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

6. Staff comments and/or other business

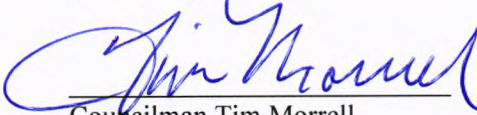
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman