



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES FEBRUARY 2, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, February 2, 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 Vice-Chairman Marc Adkins and the Pledge of Allegiance was led by Andrew Atkins III.

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

Absent: Tony Dover

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; James Lawrence, Asst. Chief of Fire Prevention; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Mark Crosslin, Planning Technician; Kathryn Bobbitt, Office Coordinator; Mike Strange, Utilities Director; Charles King, Engineer; Steve Dawson, Plans Examiner and Commercial Inspector

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the January 5, 2023 meeting.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the minutes for the January 5, 2023 meeting.

Vote: 6 - 0 Passed - Unanimously

3. Old 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. 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 Tim Slate, seconded by Mike Allen to recommend deferral of the annexation and I-2, C-2, & R-3 zoning request located at Bill France Road & Interstate 840 for one month.

Vote: 6 - 0 Passed - Unanimously

4. New Business:

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

1. Lindsey Sadler
Rocky Fork Almaville Road
Annexation & R-1 Zoning Request

An Annexation and R-1 Zoning request was submitted for Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, part of Parcel: 8.02, and is comprised of 3.00 acres. The surrounding zoning is R-3 and PRD (Helmsley Place, Bankside) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential in this area. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. The following staff comments were made:

1. Development of this parcel would require dedication of adequate right-of-way.
2. If annexed, a subdivision plat will be required. It appears this property was illegally subdivided off of the parent parcel via quit claim deed. As it is less than 5 acres, it is required to be done

via subdivision plat per State law.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to Town Council the Annexation and R-1 Zoning request located at Rutherford County Tax Map: 54, part of Parcel: 8.02 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

b. Rezoning Requests:

1. John McCleskey
Lee Victory Parkway
Rezoning PCD to C-2

A Rezoning request was submitted for Lee Victory Parkway. This property can be further referenced by Rutherford County Tax Map: 50, part of Parcel: 12.02, and is comprised of 1.05 acres. The surrounding zoning is C-2. 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. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate in this area. The Major Thoroughfare Plan designates Lee Victory Parkway as a principal arterial. Adequate right-of-way exists for this street. The existing approved PCD is for a 6,992 square feet 8 bay automotive repair facility. This change would revert the property back to its previous zoning of C-2.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to recommend approval to Town Council the rezoning request for Rutherford County Tax Map: 50, part of Parcel: 12.02.

Vote: 6 - 0 Passed - Unanimously

c. Final Plats:

1. Blakeney Subdivision, Section 4
Hanworth Trace
Owner / Developer: Blakeney Partners, GP

A Final Plat was submitted for Blakeney Subdivision, Section 4. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 62.00, is comprised of 8.891 acres, is zoned PRD with 26 lots. No roads shown on the Major Thoroughfare Plan are affected by this request. The following staff comment was made:

1. Add signatures of the owner, CUD, and surveyor to the plat prior to submittal for recording.

Motion by Amy Wise, seconded by Mike Allen to approve the Final Plat for Blakeney Subdivision, Section 4 with the above listed staff comment.

Vote: 6 - 0 Passed - Unanimously

2. Greystone, Phase 1C
Rocky Fork Road
Owner / Developer: Greystone West, LLC

A Final Plat was submitted for Greystone, Phase 1C. This property can be further referenced by Rutherford County Tax Map: 50, part of Parcel: 2.01, is comprised of 19.27 acres, is zoned PRD with 70 lots. The following staff comments were made:

1. Add signatures of the owner prior to recording.
2. Greentree Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown for this street.
3. This project is to be served by the Town of Smyrna for water service.
4. Obtain a design locate through TN 811 and show CUD's existing 4-inch line beginning near the intersection of Rocky Fork Road and Martha Lane along the western side of Rocky Fork Road. CUD currently provides service to addresses 3903 and 3772 Rocky Fork Road.
5. Add note to all current and future plans: CUD existing 4-inch water line to be "retired in place". Developer, Contractor, and/or Town of Smyrna to coordinate with CUD inspector when existing CUD 4-inch water line to be capped. Once the Town of Smyrna has a water line available, addresses 3903 and 3772 to become Town of Smyrna water service customers. Contact CUD Engineering Department at 615-867-7330 for any questions and to schedule work with CUD.

Motion by Tim Slate, seconded by Mike Allen to approve the Final Plat for Greystone, Phase 1C with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

3. Six Cedars Business Park & Seven Oaks Business Park
889 Seven Oaks Boulevard
Owner / Developer: Seven Oaks Investments, LLC

A Final Plat was submitted for Six Cedars & Seven Oaks Business Park. This property can be further referenced by Rutherford County Tax Map: 50, Parcels: 7.02 & 7.06, is comprised of 12.211 acres, is zoned C-2 with 2 lots. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a collector. Adequate right-of-way exists for this street. The following staff comments were made:

1. Add signatures of the owners prior to submittal for recording.
2. Construction plans are under review.
3. Add the book and page number for Six Cedars Investments, LLC.
4. Add the land surveyor's signature and stamp.

Motion by Andrew Atkins III, seconded by Vice-Mayor Marc Adkins to approve the Final Plat for Six Cedars Business Park & Seven Oaks Business Park with the above listed staff comments.

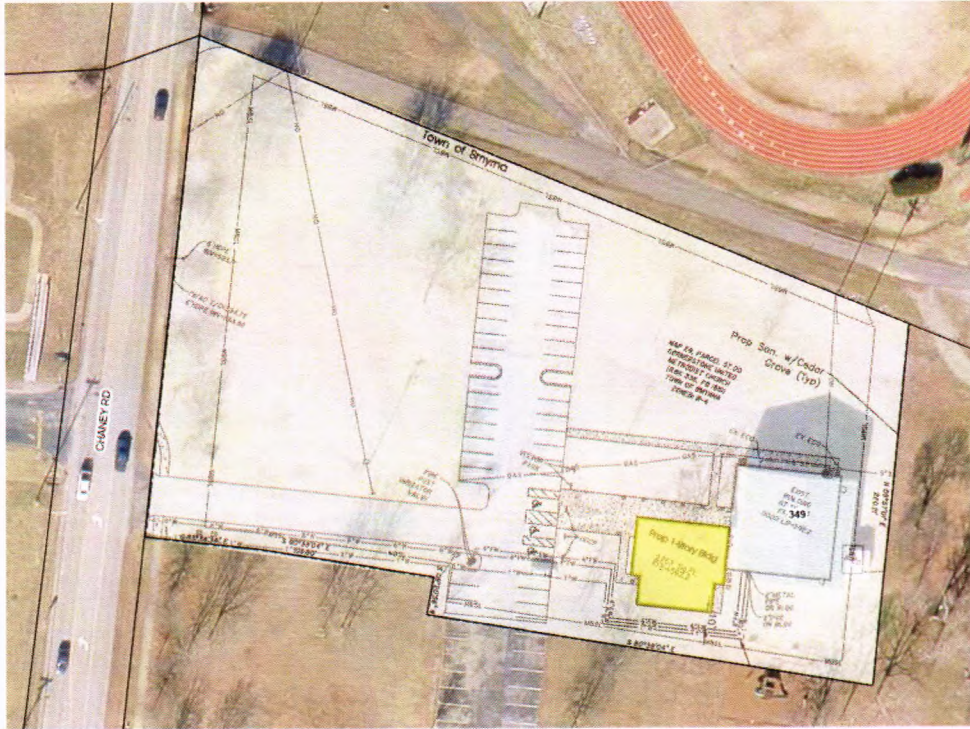
Vote: 6 - 0 Passed - Unanimously

d. Site Plans:

1. Cornerstone UMC
349 Chaney Road
Owner / Developer: Cornerstone United Methodist Church

Location: 349 Chaney Road	Applicant: SEC, Inc.
Tax Map/Parcel: 28/57.00	Property Owner(s): Cornerstone UMC
Zoning: R-4	Use Classification: Religious Facility

Proposal



A. Location Analysis:

Cornerstone United Methodist Church is proposing a 2,753 square foot building addition onto the front of the existing building. The proposed addition would serve as a worship space. Access to the site would remain the same with a single access point off of Chaney Road. The property is located south of the LaVergne High School and football field.

Development Standards

	Required	Proposed
Vehicular Use Area	N/A	0.42 Ac
Square Footage of Open Space/Landscaping	1,869 SF	1,869 SF
Total Parking	37 Spaces	44 Spaces
Handicapped Parking Space(s)	2 Spaces	3 Spaces

B. Landscaping:

Landscape plan shows the existing vegetation to remain as part of the proposed addition. Trees line Chaney Road and new shrubbery is shown around the front of the proposed building.

C. Design Review:

Architectural elevations show the proposed addition to have a primary material of brick with a secondary material of cementitious siding.

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 \$654 will be required prior to issuance of a building permit.
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. The minimum fire flow requirement is 1,000 GPM at 20 PSI.

Staff Recommendation: Approval with above listed comments.

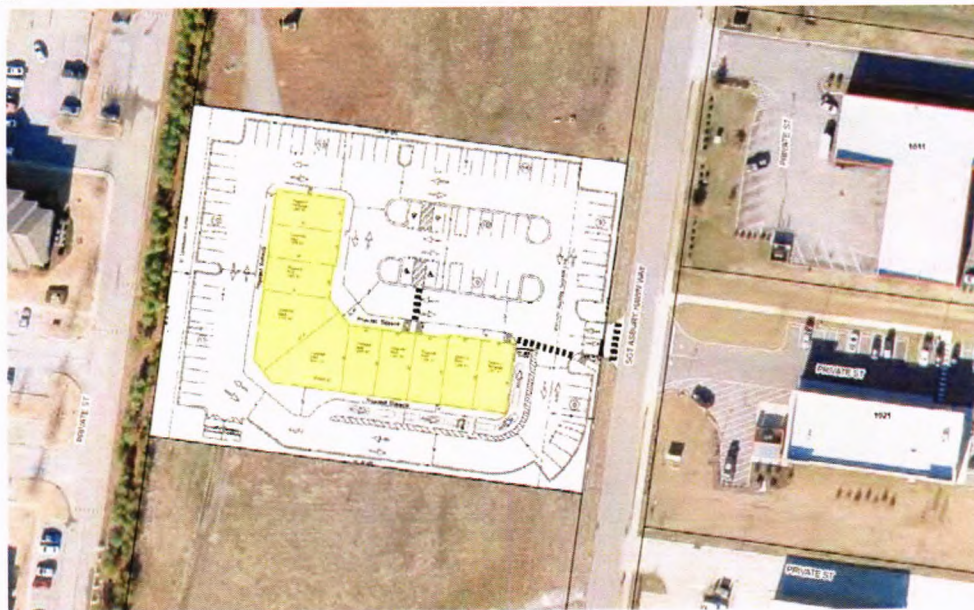
Motion by Tim Slate, seconded by Mike Allen to approve the Site Plan for Cornerstone UMC with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Smyrna Commons, Lot 10
Sgt. Asbury Hawn Way
Owner / Developer: Copperfield Commercial, LLC / Jack Patel

Location: Sgt. Asbury Hawn Way	Applicant: Huddleston Steele Eng.
Tax Map/Group/Parcel: 34G/C/6.02	Property Owner(s): Copperfield Commercial LLC
Zoning: C-2	Use Classification: Retail & Restaurant

Proposal



A. Location:

AnalysisSmyrna Commons, Lot 10 is proposed to be developed with a general retail and restaurant commercial complex located on Sgt. Asbury Hawn Way. The site would consist of 8 potential retail suites with the end units on either side of the building to be designed for restaurant space. One of the proposed restaurants would be constructed for a drive thru for stacking to accommodate approximately 9-10 vehicles; the site is designed to prohibit any stacking from backing up onto Sgt. Asbury Hawn Way.

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.09 Ac
Square Footage of Open Space/Landscaping	4,771 SF	6,000 SF
Total Parking	74 Spaces	83 Spaces

Handicapped Parking Space(s)

4 Spaces

4 Spaces

B. Landscaping:

Landscape plan shows shrubbery and trees planted along Sgt. Asbury Hawn Way. Several utility lines are present along the road frontage on the parcel, which need to be avoided. Along the rear property line, a Type C landscape buffer is shown due to the adjacent apartment complex behind the subject tract. Other trees and shrubbery are shown within landscape islands throughout the site and around the dumpster enclosure.

C. Design Review:

Architectural elevations show primary materials of brick, stone and glass/glazing comprising most of the building facade. Secondary and accent materials include venetian plaster and aluminum.

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 \$575.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan shows Sgt. Asbury Hawn Way as a collector. Adequate right-of-way exists for this street.
6. The minimum fire flow requirement is 1,000 GPM at 20 PSI.

Staff Comments:

1. Any additional dumpsters needed will be required to be housed in an additional enclosure.

Staff Recommendation: Approval with above listed comments.

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

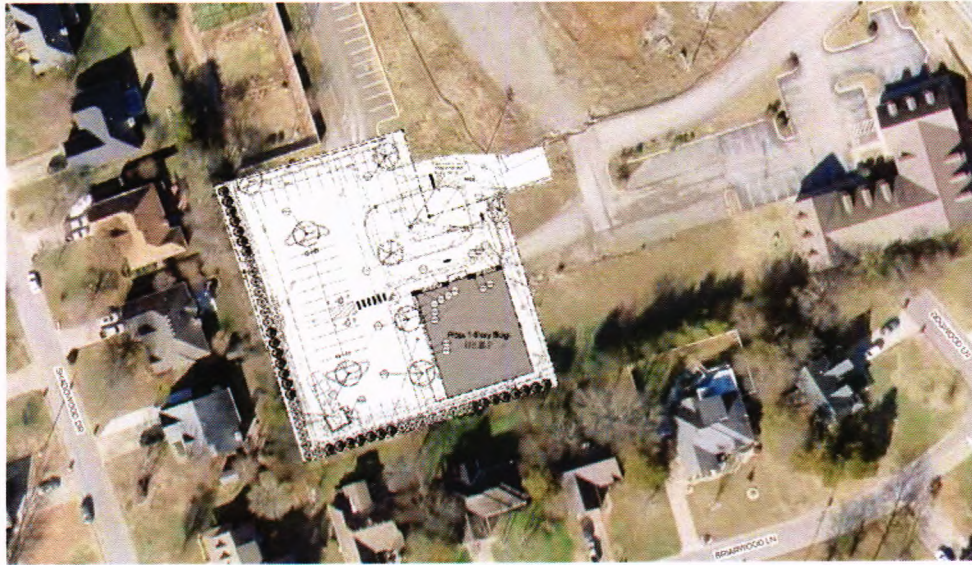
Motion by Tim Slate, seconded by Andrew Atkins III to approve the site plan for Smyrna Commons, Lot 10 limiting restaurant square footage to 2800 square feet, adding two additional dumpsters with enclosures, and with the the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

3. Medical Clinic, Lot 5
Old Nashville Highway
Owner / Developer: Palm Development Partners

Location: 13185 Old Nashville Hwy.	Applicant: SEC, Inc.
Tax Map/Parcel: 28/109.00	Property Owner(s): Dow Smith Contracting Co.
Zoning: PCD	Use Classification: Medical

Proposal



A. Location Analysis:

Lot 5 within the Rhyne-Smith commercial subdivision is proposed for a new 5,432 square foot medical facility. Lot 5 is located in the southwestern portion of the commercial subdivision, which abuts the Cedar Forest residential subdivision. Access to the site would utilize the access road off of Old Nashville Highway, which also provides access to the other businesses in the subdivision.

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.44 Ac
Square Footage of Open Space/Landscaping	1,936 SF	5,234 SF
Total Parking	22 Spaces	35 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping:

Landscape plan shows a 10' wide landscape buffer along the rear and side lot lines abutting the residentially zoned properties consisting of evergreen trees. The originally approved PCD required a 10' landscape buffer, which is being shown. Additional trees are shown within landscaped islands around the site and shrubbery is shown at the base of the building and surrounding the dumpster enclosure.

C. Design Review:

Architectural elevations show a primarily brick and stone building on all four elevation facades. The front elevation has 75.8% primary material, 16.9% secondary materials consisting of horizontal siding and 6.3% accent material of metal. The remaining three elevations consist primarily with the primary materials and the total building has 84.7% primary materials, meeting 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 of \$476.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.

- 5. There are no streets on the Major Thoroughfare Plan affected with this request.
- 6. The minimum fire flow requirement is 2,000 GPM at 20 PSI.

Staff Comments:

- 1. Submit water/sewer construction plans.
- 2. The retaining wall on the northern property line will need to be revised; it cannot be on top of utilities.
- 3. Please show conflict resolution for the sewer line extension serving Lot 7.

Staff Recommendation: Approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the site plan for Medical Clinic, Lot 5 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

- 4. Six Cedars Business Park, Buildings I & J
 Seven Oaks Boulevard
 Owner / Developer: Six Cedar Investments, LLC

Location: 885 & 887 Seven Oaks Blvd.	Applicant: SEC, Inc.
Tax Map/Parcel: 50/7.02	Property Owner(s): Six Cedar Investments, LLC
Zoning: C-2	Use Classification: Office/Warehouse

Proposal



A. Location Analysis:

Six Cedars Business Park, located north of Seven Oaks Business Park, is proposing two new office/warehouse buildings. Building I is proposed to be 12,000 square feet and Building J to be 14,000 square feet. There are two future buildings proposed north of Building J that would complete

the business park. Access to this site is proposed via a cross access easement through Seven Oaks Business Park with a secondary access point off of Seven Oaks Boulevard.

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.90 Ac
Square Footage of Open Space/Landscaping	3,949 SF	8,709 SF
Total Parking	41 Spaces	84 Spaces
Handicapped Parking Space(s)	4 Spaces	4 Spaces

B. Landscaping:

Landscape plan shows a landscape buffer along the northeastern property line abutting the condos as well as an eight foot privacy fence. Both the landscaping and privacy fence are a continuation of the existing buffer as part of the Seven Oaks Business Park development to the southeast. Additional trees are shown in landscape islands and along the southwestern property line along I-24. All of the proposed landscaping is consistent with the Seven Oaks Business Park development.

C. Design Review:

Architectural elevations show both buildings to have a primary material of brick and glass/glazing on the front and each side of the buildings. The rear of both buildings is proposed to be entirely metal with approximately half of the suites to have metal rollup doors. The design of the proposed buildings are similar to the buildings within the Seven Oaks Business Park development.

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 \$833.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a collector. Adequate right-of-way exists for this street.
6. The minimum fire flow requirement is 1,750 GPM at 20 PSI.

Staff Comments:

1. The plat creating the new property line must be recorded prior to issuance of any building permits.

Staff Recommendation: Approval with above listed comments.

Motion by Andrew Atkins III, seconded by Vice-Mayor Marc Adkins to approve the site plan for Six Cedars Business Park, Buildings I & J with the above listed staff comments.

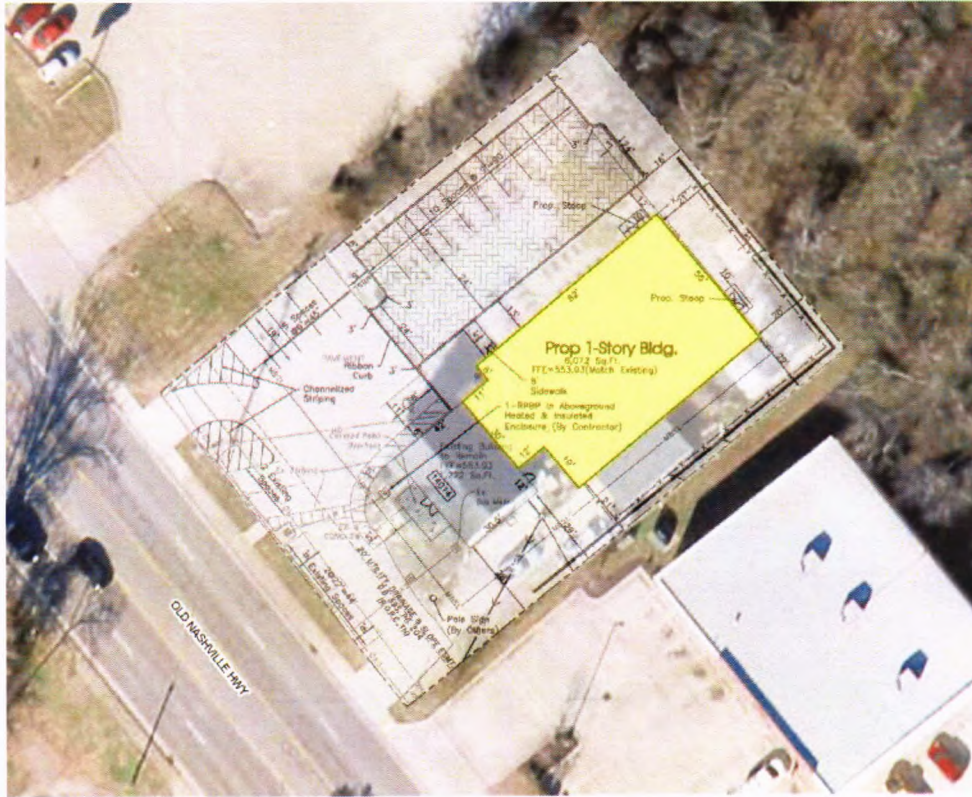
Vote: 6 - 0 Passed - Unanimously

5. The Ark Pet Spa & Hotel
14014 Old Nashville Highway
Owner / Developer: The Ark Pet Spa & Hotel

Location: 14014 Old Nashville Hwy.	Applicant: SEC, Inc.
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Tax Map/Parcel: 28/82.00	Property Owner(s): Little Green House, LLC
Zoning: C-2	Use Classification: Pet Care Facility

Proposal



A. Location Analysis:

The Ark Pet Spa & Hotel is proposing renovation of an existing commercial building and to construct a 6,072 square foot addition on the back of the existing building. The property was previously used as a plant nursery. The rear of the site, where trees and plants were stored, is the location for new pavement for parking and the building addition. The site is located near the intersection of Old Nashville Highway and Rock Springs Road. Access to the site would utilize the existing two points of access off of Old Nashville Highway.

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	10,006 SF
Square Footage of Open Space/Landscaping	1,001 SF	1,183 SF
Total Parking	20 Spaces	20 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping:

Landscape plan shows landscaping in front of the existing building to remain; additional trees are shown around the perimeter of the parking lot and shrubs are shown at the base of the building addition.

C. Design Review:

Architectural elevations show the existing building siding to remain with the addition of a base layer of brick. The building addition is proposed to be brick on the north, south and west elevations with the east elevation, facing the rear of the property, to be entirely hardie board siding.

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 \$446.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.
6. The minimum fire flow requirement is 2,000 GPM at 20 PSI.

Staff Recommendation: Approval with above listed comments.

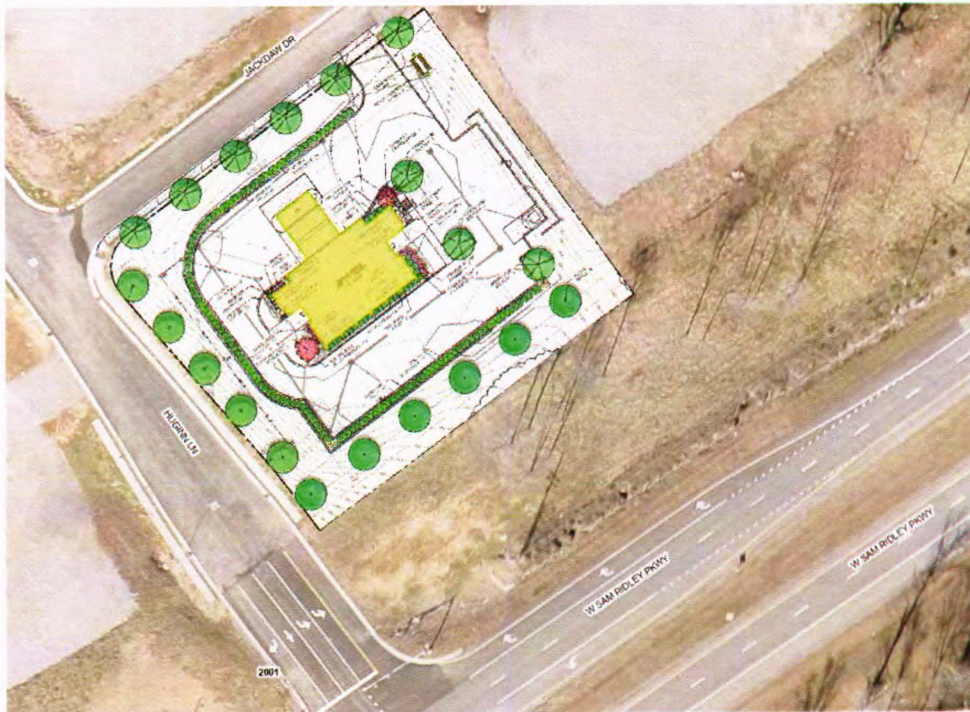
Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the site plan for The Ark Pet Spa & Hotel with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

6. Volunteer State Bank Branch
Corner of Huginn Lane & Jackdaw Drive
Owner / Developer: KKS General Partnership

Location: Huginn Lane & Jackdaw Drive	Applicant: Volunteer State Bank
Tax Map/Group/Parcel: 28B/A/8.00	Property Owner(s): Volunteer State Bank
Zoning: C-2	Use Classification: Financial Institution

Proposal



A. Location Analysis:

Volunteer State Bank is proposing a 3,860 square foot facility in the Pointe commercial subdivision. This development would be the first commercial property developed within the Pointe subdivision.

The property has three road frontages on Sam Ridley Parkway, W., Huggin Lane and Jackdaw Drive. The site would have a singular access point via Jackdaw Drive; positioned at the furthest extent from the intersection of Huggin Lane and Jackdaw Drive.

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.50 Ac
Square Footage of Open Space/Landscaping	2,180 SF	4,750 SF
Total Parking	28 Spaces	28 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping:

Landscape plan shows street trees along all three road frontages. Shrubbery is shown lining the parking lot area as well as other trees and shrubs around the base of the building.

C. Design Review:

Architectural elevations show the building to utilize all the primary materials with brick, stone and glass/glazing. Additionally, EIFS and accents of aluminum panels are to be used for varying contrast. As presented, the building meets 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 \$517.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan shows Sam Ridley Pkwy., West as a principal arterial. Adequate right-of-way exists for this street.
6. The minimum fire flow requirement is 1,500 GPM at 20 PSI.

Staff Recommendation: Approval with above listed comments.

Motion by Amy Wise, seconded by Mike Allen to approve the site plan for Volunteer State Bank Branch with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

5. February Bond Review Report

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

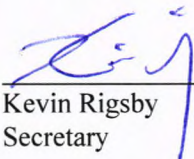
Vote: 6 - 0 Passed - Unanimously

6. Staff comments and/or other business

Kevin Rigsby spoke informing the Planning Commission that there would be a Zoning Ordinance Amendment at the March Planning Commission meeting to adopt the new May 2023 FEMA Flood Maps.

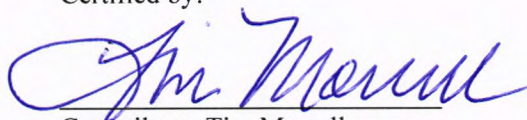
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman