



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MARCH 2, 2023

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

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

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

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the minutes for the February 2, 2023 meeting.

Vote: 7 - 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 Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend deferral of the annexation and I-2, C-2, & R-3 zing request located at Bill France Road & Interstate 840 for two months.

Vote: 7 - 0 Passed - Unanimously

4. New Business:

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

1. Matt Huff - Gamble Design Collaborative
South of the Intersection of Briley Road & Rocky Fork Almaville Road
Annexation & PRD Zoning

An Annexation and PRD Zoning request was submitted for south of the Intersection of Briley Road & Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 16.00, 13.01, 13.00, 13.04, 13.03, Rutherford County Tax Map: 54, Parcel: 57.02, is zoned RM, and is comprised of 67.68 acres. The surrounding zoning is PRD in Town (Lyndwood, Derby Run, Porfirio Alfaro) 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. Adequate right-of-way would be required to be dedicated as a part of this development. The requested PRD is for 212 single family lots. This would be 210 new houses with 2 existing houses to remain as a part of the development. Annexation of the requested properties would completely surround 9 tracts of land with Town limits. Four of the

six tracts requested to be annexed currently have houses on them, and two of those houses are proposed to remain. The following staff comments were made:

1. Staff is recommending annexation of the existing right-of-way of approximately 302 linear feet of Rocky Fork Almaville Road and 1,285 linear feet of Briley Road as a part of this annexation request.
2. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer.
3. The required width of Briley Road is 24'. This development would be required to upgrade the road to at least this width which may require dedication of additional right-of-way.
4. Change the residential driveway width from 16' to 18'.
5. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development. However, per the submitted will serve letter, due to the multiple connections which will serve this development each section of the development will need to be evaluated individually BEFORE detailed design commences on each section.
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/rezoned 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.

Motion by Tony Dover, seconded by Andrew Atkins III to recommend approval to the Town Council the annexation and PRD zoning request for Rutherford County Tax Map: 73, Parcels: 16.00,13.01,13.00,13.04,13.03 and Tax Map: 54, Parcel 57.02 with the above listed staff comments as well as the Plan of Services.

Vote: 5 - 1 Passed

NAY: Mike Allen

Other: Vice-Mayor Marc Adkins (ABSTAIN)

b. Rezoning:

1. Owen Hosay
9351 Rocky Fork Almaville Road
Rezoning: R-3 to PRD

A Rezoning request was submitted for 9351 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 8.05 and 19.00, is zoned R-3, and is comprised of 77.1 acres. The surrounding zoning is R-3 in Town and RM in Rutherford County. The Land Use Plan for this area would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way would be required to be dedicated as a part of this development. The requested PRD is for 85 single family lots and 26 townhomes. All houses would be developed under the Housing for Older Persons Act. The following staff comments were made:

1. Sewer is available offsite at Westover Subdivision.
2. The Fire Department has concerns maneuvering the truck through the cul-de-sacs. Contact

- James Lawrence with the Town of Smyrna Fire Department. Provide details on which firetruck was used.
3. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer.
 4. Revise Note 1. The last part of the note should be removed and added to the note regarding the required fire flow pressure.
 5. Submit water service availability request to CUDengineering@ cudrc.com for feasibility and to obtain Will Serve Letter.
 6. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Rocky Fork Almadillo Road to serve the rezoned property.
 7. Once available, submit a full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Tim Slate, seconded by Amy Wise to recommend approval to Town Council the rezoning request for 9351 Rocky Fork Almadillo Road with the above listed staff comments.

Vote: 5 - 1 Passed

NAY: Mike Allen

Other: Vice-Mayor Marc Adkins (ABSTAIN)

c. Preliminary Plats:

1. Burnett Ridge
Fortitude Trail
Owner / Developer: David Patterson

A Preliminary Plat was submitted for Burnett Ridge. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 58.00, is zoned PRD, is comprised of 23.13 acres, and has 70 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 \$2,698.00 will be required to be submitted prior to issuance of a grading permit.
4. No streets on the Major Thoroughfare Plan are affected with this request.
5. Signs will require a separate permit.
6. Submit construction plans.
7. The minimum required fireflow is 1,000 GPM at 20 PSI for a 3,200 square feet house.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the preliminary plat for Burnett Ridge with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Final Plats:

1. Chaney Road Lots 1-7
314-324 Chaney Road
Owner / Developer: J. Courtland Coleman

A Final Plat was submitted for Chaney Road Lots 1-7. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 62.00, is comprised of 3.776 acres, is zoned R-4, and has 7 lots. The following staff comments were made:

1. Signs will require a separate permit.
2. Chaney Road is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.
3. Add signatures of the owners prior to submittal for recording.
4. The required minimum fireflow is 1,000 GPM @ 20 PSI.

Motion by Amy Wise, seconded by Mike Allen to approve the final plat for 314-324 Chaney Road with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Oak Meadows, Phase 3
Lee Road
Owner / Developer: John Byrnes / J.M. Byrnes, LLC

A Final Plat for Oak Meadows, Phase 3 was submitted. This property can be further referenced by Rutherford County Tax Map: 51, Parcels: 15.00 & 18.03, is comprised of 8.70 acres, is zoned PUD, and has 30 lots. No streets on the Major Thoroughfare Plan are affected with this request. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owners prior to recording.
3. Show distances from the lot line to the edge of the easement where easements are present. In several cases, the easement width is consistent but the proposed lot lines create uneven easement widths on individual lots. The lots primarily affected are 62 and 90-95. On lot 91 we need the distance.

Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to approve the final plat for Oak Meadows, Phase 3 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

e. Site Plans:

1. 825 Rock Springs Road
825 Rock Springs Road
Owner / Developer: Bison Construction & Equipment, LLC

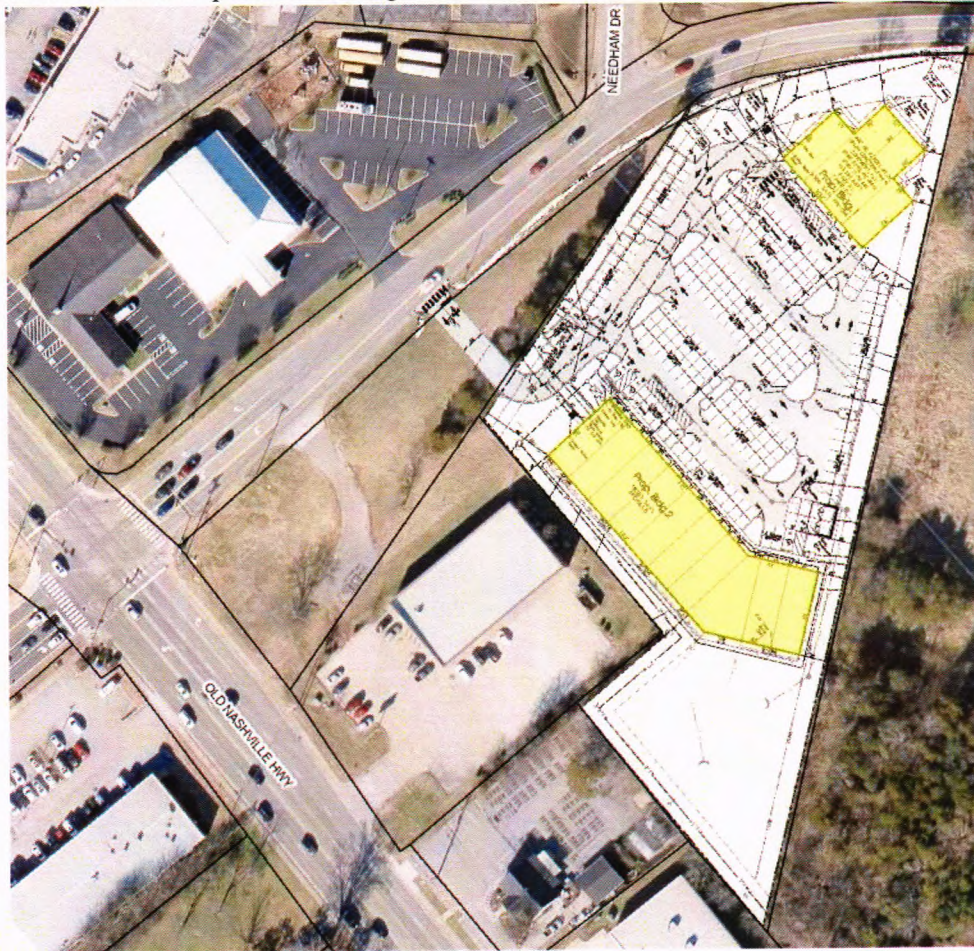
Location: 825 Rock Springs Road	Applicant: SEC, Inc.
Tax Map/Parcel: 28/87.05	Property Owner(s): Bison Construction & Equipment, LLC
Zoning: C-2	Use Classification: Retail & Restaurant

Proposal

A. Location Analysis:

The existing address of 825 Rock Springs Road is a vacant tract of land, proposed to be developed with two buildings to be used for a mix of retail and restaurant uses. The site is located near the intersection of Needham Drive and Rock Springs Road as well as Old Nashville Highway and Rock

Springs Road. A single access point would be proposed off of Rock Springs Road crossing through Town owned property. A permanent access easement would need to be approved by the Town Council for traffic flow to proceed as designed.



B. Development Standards:

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.22 Ac
Square Footage of Open Space/Landscaping	5,338 SF	5,730 SF
Total Parking	139 Spaces	144 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

C. Landscaping:

Landscape plan shows a Type C landscape buffer along the eastern property line abutting a R-3 zoned tract. An overhead TVA utility easement divides the property; shrubbery is shown in these areas of the property along the eastern property line and road frontage. Streetscaping is shown along Rock Springs Road with additional shrubbery and trees within landscaped islands throughout the parking lot.

D. Design Review:

Architectural elevations show buildings to be built with a mixture of brick, stone, glass/glazing and EIFS. The rear of the southern, larger, building is shown to be entirely brick. The sides and front of the building have a mixture of brick, stone, glass/glazing and EIFS. The northern, smaller, building has a mixture of all primary materials and EIFS for all elevation faces. As presented, the elevations meet 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 \$744.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way will be required to be dedicated for this street.
6. Water and sewer plans are under review.
7. Fireflow will be 1,000 GPM at 20 PSI for both buildings.

Staff Comments:

1. Any approval of the site plan would be subject to approval of the granting of the permanent access easement by the Town Council.
2. In order for adequate parking to be provided, no more than 5,000 square feet of building will be allowed to be occupied as restaurant space.
3. Provide dimensions for the loading spaces. Per the Zoning Ordinance, Building 2 is required to have 3 spaces, but one space is adequate for Building 1.
4. Backflow preventers are needed for each building. The FDCs need to have backflow preventers as well.

Staff Recommendation: Staff recommends approval with above listed comments.

At this time, Councilman Tim Morrell acknowledged James Lawrence with the Town of Smyrna Fire Department to speak regarding this request.

Motion by Andrew Atkins III, seconded by Tim Slate to approve the site plan for 825 Rock Springs Road with the above listed staff comments.

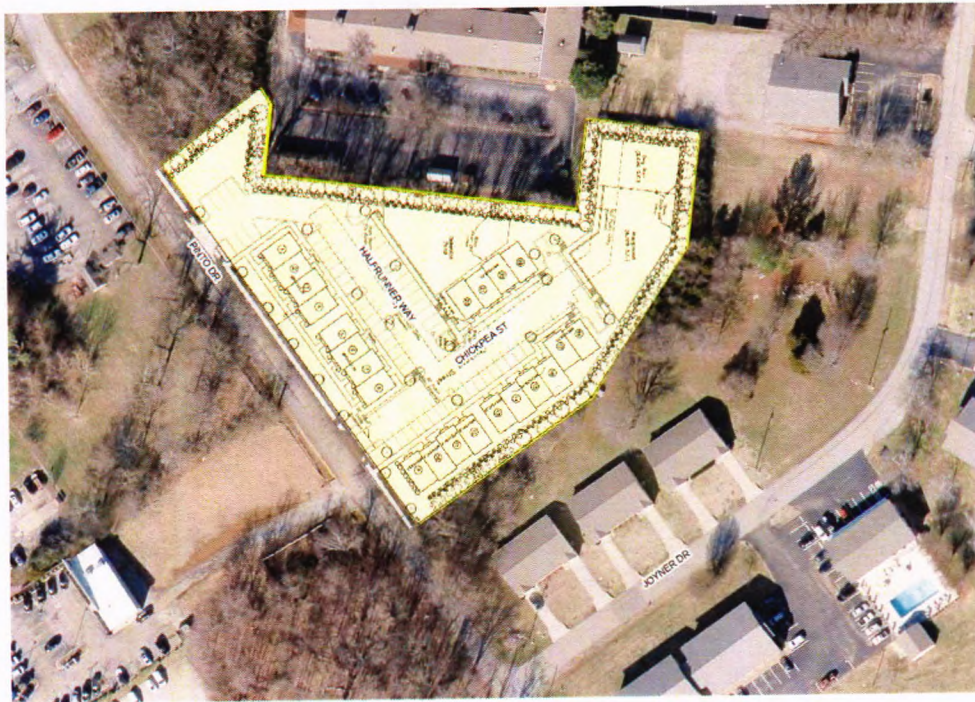
Vote: 7 - 0 Passed - Unanimously

2. Pinto Place Townhomes
Pinto Drive
Owner / Developer: Egbert Reberio / Sila Smyrna, LLC

Location: Pinto Drive	Applicant: Janak Patel
Tax Map/Group/Parcel: 27O/D/10.00	Property Owner(s): Sila Smyrna, LLC
Zoning: PRD	Use Classification: Multi-Family Residential

A. Location Analysis:

Pinto Place Townhomes is a proposed multi-family residential development located along Pinto drive. In its current state, the property is heavily wooded. The PRD zoning of this property was approved by the Town Council during the February meeting for 22 townhomes. Surrounding zoning consists of R-4, duplexes to the south, and C-2 along other property boundaries. The development would have two access points onto Pinto Drive.



B. Development Standards:

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Ac
Square Footage of Open Space/Landscaping	2,613 SF	17,000 SF
Total Parking	44 Spaces	60 Spaces
Handicapped Parking Space(s)	0 Spaces	2 Spaces

C. Landscaping:

Landscape plan shows a Type C landscape buffer along the property boundaries as well as trees planted in landscape islands around the parking lot. Street trees are shown along Pinto Drive with additional shrubbery planted at the base of the units.

D. Design Review:

Architectural elevations show buildings to be built entirely with brick and fiber cement accents. Approved PRD showed a mix of brick and fiber cement board, staff finds the elevations would still be consistent as proposed entirely brick with fiber cement accents.

Standard Comments:

1. Signs will require a separate permit.
2. The Major Thoroughfare Plan designates Pinto Drive as a minor street. Adequate right-of-way exists for this street.
3. No burn permit will be allowed to clear this site.
4. The minimum required fire flow will be 1,000 GPM at 20 PSI.

Staff Recommendation: Staff recommends approval with above listed comments.

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

Vote: 7 - 0 Passed - Unanimously

5. Zoning Ordinance Amendment:

a. Article IX, Floodplains

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend approval to the Town Council for the adoption of Article IX, Floodplains as recommended by staff.

Vote: 7 - 0 Passed - Unanimously

b. Article IV, Section 4.030 G Mobile Food Vendors

Motion by Amy Wise, seconded by Mike Allen for the adoption of the amendments to Article IV, Section 4.030 G Mobile Food Vendors as recommended by staff.

Vote: 7 - 0 Passed - Unanimously

6. Mandatory Referral:

a. John Miner Easement Request for 825 Rock Springs Road

Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to recommend approval to the Town Council for the permanent ingress/egress at 825 Rock Springs Road as recommended by staff.

Vote: 7 - 0 Passed - Unanimously

7. March Bond Review Report

Prior to a motion, discussion was had regarding a clause being added to the development agreement in reference to withholding building permits and certificates of occupancy if a significant punch list items are outstanding and significant time has elapsed since the bond was originally received.

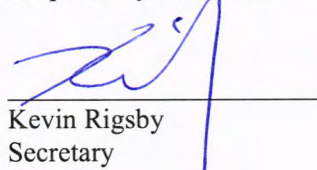
Motion by Amy Wise, seconded by Tim Slate to approve the March Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

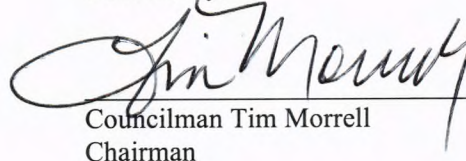
8. Staff comments and/or other business

9. Adjournment

Respectfully submitted:


Kevin Rigsby
Secretary

Certified by:


Councilman Tim Morrell
Chairman