



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES APRIL 6, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, April 6, 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-Mayor Marc Adkins 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; Miranda Swift; Tim Slate

Absent: Amy Wise; Charles Scurr

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Scott Byers, Fire Dept. Captain; Mike Strange, Utilities Director; Charles King, Engineer; Tom Rose, Public Works Director

1. Citizens' Comments:

1. Gary & Brenda Fisher  
3603 Montgomery Road

At this time, Councilman Tim Morrell acknowledged resident Gary Fisher of 3603 Montgomery Way to speak regarding Woodmont, Phase 8B Final Plat.

2. Approval of Minutes of the March 2, 2023 meeting.

Motion by Tim Slate, seconded by Miranda Swift to approve the minutes for the March 2, 2023 meeting.

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

3. New Business:

- a. Rezoning Requests:

1. Chris Slovan  
1082 Rock Springs Road  
Rezoning C-2 to PCD

A Rezoning request was submitted for 1082 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 75.00, and is comprised of 1.63 acres. The surrounding zoning is C-2 and C-4. The Future Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a combination of retail and service uses that serve both local and regional customers. Rock Springs Road and Austin Lee Drive are both collectors on the Major Thoroughfare Plan. Adequate right-of-way exists for both streets. The proposed PCD is to allow an automobile rental business with a detached car wash for use by the business only and not open to the general public.

At this time, Councilman Tim Morrell acknowledged Chris Slovan property manager for Enterprise to speak regarding this request.

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to recommend approval the rezoning of 1082 Rock Springs Road for the use of temporary automobile rental and with staff recommendation.

Following discussion at this time Tim Slate rescinded his motion, and Vice-Mayor Marc Adkins rescinded his second.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to recommend approval to the Town Council the rezoning of 1082 Rock Springs Road to include glass doors on the carwash, a landscape buffer, and that it be used as a temporary automobile rental business.

**Vote:** 4 - 1 Passed

NAY: Mike Allen

2. Phyllis Campbell  
106 Wright Street  
Rezoning R-2 to C-4

A Rezoning request was submitted for 106 Wright Street. This property can be further referenced as Rutherford County Tax Map: 28L, Group: C, Parcel 16.00, and is comprised of 1.29 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 streets shown on the Major Thoroughfare Plan are affected with this request. The following staff comment was made:

1. There is not adequate fire flow at this location for commercial development. No commercial use of this property would be allowed until the fire flow issue is resolved.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council the rezoning request for 106 Wright Street with the above listed staff comment.

**Vote:** 4 - 1 Passed

NAY: Mike Allen

3. Gary Vogrin  
2050 Motlow College Boulevard  
Rezoning C-2 to PUD

A Rezoning request was submitted for 2050 Motlow College Boulevard. This property can be further referenced by Rutherford County Tax Map: 18, part of Parcel: 10.00, and is comprised of 40.94 acres. The surrounding zoning is C-2 in Town and Ag (Agriculture) in LaVergne. The Future Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a combination of retail and service uses that serve both local and regional customers. Sam Ridley Parkway is a principal arterial and Motlow College Blvd. is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for both streets. The proposed PUD is for a mixed use development which would allow up to 280,400 square feet of retail/restaurant space, up to 245,500 square feet of office space, up to 2 hotels with 120 rooms each, and up to 75 for sale residential condominium units. The following staff comments were made:

1. This development proposes to utilize shared parking, which means each individual use may not meet the minimum parking requirements but would meet the Zoning Ordinance requirements for shared parking. The requirement is to provide parking for the most intense use on the site, plus 10%. With 280,400 square feet of retail space proposed at 5 spaces per 1,000 square feet, a requirement of 1,402 spaces plus 10% yields a requirement of 1,542 spaces. 1,669 spaces are proposed.
2. The landscaping shown within TDOT right-of-way is subject to TDOT approval and cannot be utilized to meet the Town's landscaping requirements in Design Review.
3. The Sign Ordinance states that the signage plan is required to be submitted as a part of the PUD review within mixed use PUDs such as this. The plan references compliance with the Sign Ordinance for building signage, and there are example ground signs shown. Staff would recommend a more complete signage plan be submitted considering any proposed pole or ground signs for each building or lot, maximum height and size requirements, etc. This could be done now or as a future amendment to the PUD.

At this time, Councilman Tim Morrell acknowledged applicant Gary Vogrin to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend approval the rezoning of 2050 Motlow College Boulevard with the above listed staff comments.

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

b. Sketch Plat:

1. Williamsport Subdivision  
Williamsport Drive  
Owner / Developer: Syndicate Properties

A Sketch Plat was submitted for Williamsport Drive. This property can be further referenced by Rutherford County Tax Map: 28, Parcel 103.01, is comprised of 42.87 acres, is zoned R-3, and consists of 73 lots. The

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 \$4,672.00 will be required.
- 4. No streets shown on the Major Thoroughfare Plan are affected with this request.
- 5. Show Williamsport Drive connecting through the development.

At this time, Councilman Tim Morrell acknowledged applicant Caleb Spearing to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the sketch plat for Williamsport Subdivision with the above listed staff comments except for comment 5.

**Vote:** 4 - 0 Passed

Other: Mike Allen (ABSTAIN)

c. Final Plats:

1. Cedar Creek Townhomes, Phase 2  
Enon Springs Road , West  
Owner / Developer: Alcorn Properties, LLC

A Final Plat was submitted for Cedar Creek Townhomes, Phase 2. This property can be further referenced by Rutherford County Tax Map: 33, part of Parcel: 71.01, is comprised of 5.06 acres, is zoned PUD, and consists of 49 units. Enon Springs Road, West is a minor arterial and Percival Street is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for both streets. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owner and the developer's legal counsel prior to submittal for recording.
3. The minimum required fire flow is 1,000 GPM @ 20PSI.

Motion by Miranda Swift, seconded by Vice-Mayor Marc Adkins to approve the final plat for Cedar Creek Townhomes, Phase 2 with the above listed staff comments.

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

2. Mayfield Townhomes  
260 Mayfield Drive  
Owner / Developer: Somerset, LLC

A Final Plat was submitted for Mayfield Townhomes. This property can be further referenced by Rutherford County Tax Map: 27P, Group: D, Parcel: 4.02, is comprised of 3.96 acres, is zoned R-6, and has 29 units. Mayfield Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for this street. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owner and developer's legal counsel prior to recording.
3. The minimum required fire flow is 1,000 GPM @ 20 PSI.

Motion by Tim Slate, seconded by Mike Allen to approve the final plat for Mayfield Townhomes with the above listed staff comments.

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

- 3. Woodmont, Phase 8A  
Blue Diamond Drive  
Owner / Developer: Meritage Homes of Tennessee, Inc.

A Final Plat was submitted for Woodmont Phase 8A. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 15.00, is comprised of 22.91 acres, is zoned PRD, and has 52 lots. Blue Diamond Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown to be dedicated for this street. The following staff comments were made:

- 1. Signs will require a separate permit.
- 2. Add signatures of the owner prior to recording.

Motion by Miranda Swift, seconded by Tim Slate to approve the final plat for Woodmont Phase 8A with the above listed staff comments.

**Vote:** 4 - 1 Passed

NAY: Mike Allen

- 4. Woodmont, Phase 8B  
Blue Diamond Drive  
Owner / Developer: Meritage Homes of Tennessee, Inc.

A Final Plat for Woodmont Phase 8B was submitted. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 15.00, is comprised of 15.15 acres, is zoned PRD, and consists of 26 lots. Blue Diamond Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown to be dedicated for this street. The following staff comments were made:

- 1. Signs will require a separate permit.
- 2. Add signature of the owner prior to recording.
- 3. The utilities and right-of-way agreement for the area between Lots 860 and 862 is shown per the agreement between Woodmont, LLC and Gary and Brenda Fisher recorded in Record Book 511, Pages 2191-2195. This would be for a future road connection and utility extensions for development of the Fisher property.

At this time, Councilman Tim Morrell acknowledged Public Works Director Tom Rose to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to defer the final plat for Woodmont Phase 8B one month.

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

d. Site Plans:

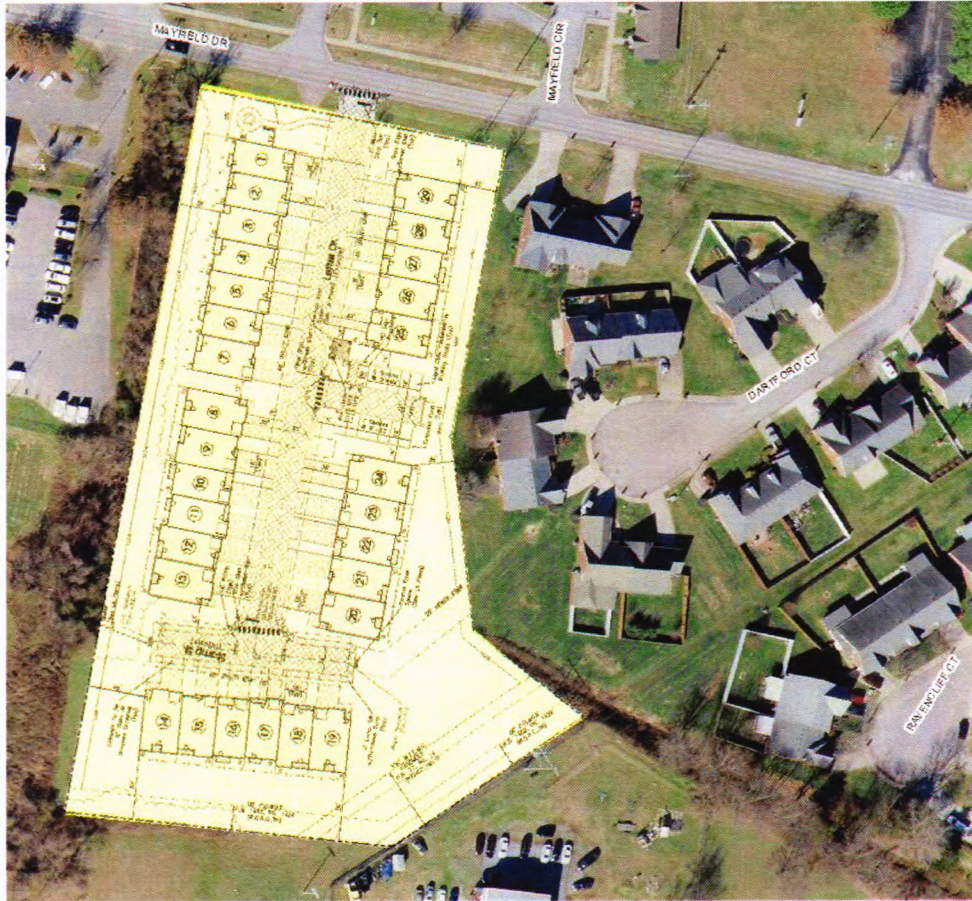
- 1. Mayfield Townhomes  
260 Mayfield Drive  
Owner / Developer: Somerset, LLC

<b>Location:</b> Mayfield Drive	<b>Applicant:</b> SEC, Inc. – John Miner
<b>Tax Map/Group/Parcel:</b> 27-P/D/4.02	<b>Property Owner(s):</b> Somerset, LLC

**Zoning:** R-6

**Use Classification:** Multi-Family Residential

Proposal



**A. Location Analysis**

Planned Mayfield Townhomes development is located on Mayfield Drive, on the eastern parcel adjacent to the Post Office. This townhome development is for 29 townhome units on 3.96 acres, a density of 7.32 units per acre. Two private streets will serve these units and provide access to Mayfield Drive. Surrounding zoning consists of R-4, R-6 and C-2.

**B. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.74 Ac
<b>Square Footage of Open Space/Landscaping</b>	3,240 SF	4,570 SF
<b>Total Parking</b>	58 spaces	87 garage/driveway 13 guest parking 100 total spaces
<b>Handicapped Parking Space(s)</b>		Not Required, one proposed in guest parking

**C. Landscaping**

Landscape plan shows street trees lining Mayfield Drive and the two private drives servicing this development. Trees are shown to be planted on the sides of each end unit. A landscape buffer is proposed to be planted behind each row of townhomes and along the parcel boundary.

**D. Design Review**

Architectural elevations show a mixture of brick and fiber cement board siding on the first floor with the upper level on all elevations consisting of fiber cement board. Staff would recommend the entire first level consist of brick.

**Standard Comments:**

- 1. Mayfield Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.
- 2. Signs will require a separate permit.

**Staff Comments:**

- 1. Show brick or stone on the entire first floor on the front and sides of all buildings, per the previous Planning Commission approval.

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

Motion by Tim Slate, seconded by Miranda Swift to approve the site plan for Mayfield Townhomes with the above listed staff comments.

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

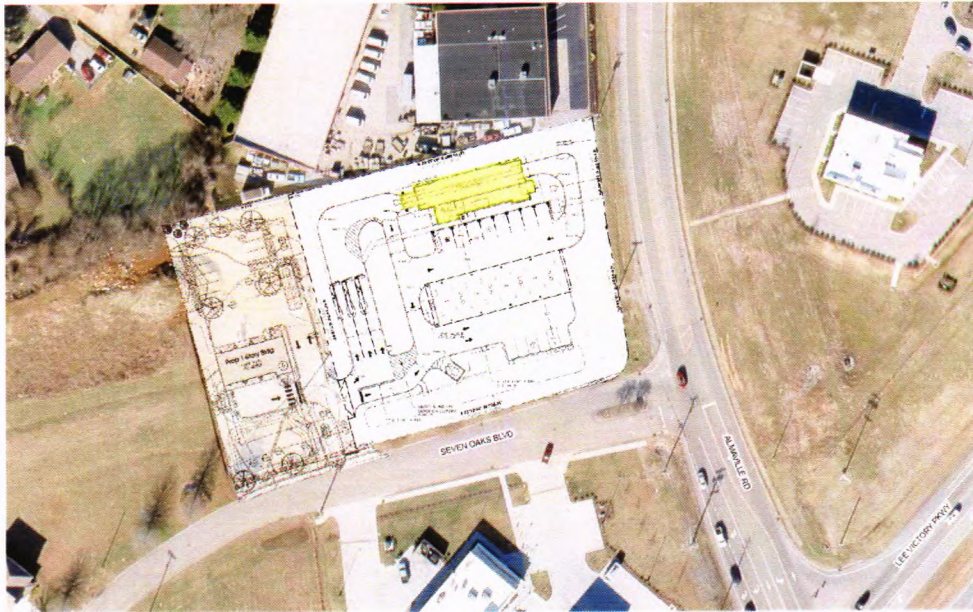
- 2. Mr. Clean Car Wash  
804 Seven Oaks Boulevard  
Owner / Developer: Guggenheim Development Services

<b>Location:</b> 804 Seven Oaks Boulevard	<b>Applicant:</b> Axis Infrastructure, LLC - Teresa Curry
<b>Tax Map/Group/Parcel:</b> 50L/A/7.00	<b>Property Owner(s):</b> Bob Parks
<b>Zoning:</b> C-2	<b>Use Classification:</b> Car Wash

Proposal

**A. Location Analysis**

The vacant tract on the corner of Seven Oaks Boulevard and Almaville Road is proposed for a drive-thru car wash. This site was approved by the Board of Zoning Appeals in February 2023 for the use of a car wash within a C-2 zone. Access to this site is provided via a shared driveway with the adjoining tract to the west off of Seven Oaks Boulevard; only one access point is proposed for this site.



**B. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.65 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,833 SF	2,914 SF
<b>Total Parking</b>	9 Spaces	14 Spaces
<b>Handicapped Parking Space(s)</b>	1 Space	1 Space

**C. Landscaping**

Landscape plan shows a variety of trees and shrubs surrounding the property boundary and parking lot area. Additional trees and shrubs are proposed within landscaped islands and at the ends of the main facility as well as the canopy. Seven existing trees on site would be preserved as part of the development.

**D. Design Review**

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing and EIFS. Metal rollup doors are shown at the entrance and exit of the facility. All elevations show primary materials with a 10' EFIS tower feature extending above the building visible from all four sides of the building.

**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 \$535.00 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 Seven Oaks Boulevard as a collector and Almadale Road as a minor arterial. Adequate right-of-way exists for both streets.
6. Provide a full set of construction plans to Utilities.

**Staff Comments:**

1. Show the sizes of the existing water and sewer mains.
2. Resubmit the auto-turn meeting Town of Smyrna Fire Department requirements.
3. Revise elevations to show the entrance and exit door to be a see-through material (glass, plexiglass, etc).
4. Screen HVAC equipment.

**Staff Recommendation:** Staff recommends approval with above listed comments.

At this time, Councilman Tim Morrell acknowledged Teresa Curry with Axis Company to speak regarding this request.

Motion by Tim Slate, seconded by Mike Allen to approve the site plan for Mr. Clean Car Wash with glass doors at the entrance and exit, with the air conditioning unit screened, and with the above listed staff comments.

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

3. Nissan Body Shop Addition  
983 Nissan Drive  
Owner / Developer: Nissan Industrial Development Board

<b>Location:</b> 983 Nissan Drive	<b>Applicant:</b> Huddleston-Steele Eng. - Enoch Jarrell
<b>Tax Map/Parcel:</b> 34/12.00	<b>Property Owner(s):</b> Rutherford County Industrial Development Board
<b>Zoning:</b> I-3	<b>Use Classification:</b> Industrial

Proposal

**A. Location Analysis**

Nissan is proposing to construct an approximately 5,040 square foot body shop addition onto the main building. The proposed addition would be out of sight of any roadway. The existing site of proposed development is currently paved.



### **B. Landscaping**

No additional landscaping is required as part of this addition.

### **C. Design Review**

Architectural elevations show the building to be finished with metal, consistent with the existing structure.

### **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 grading permit fee will be required to be submitted prior to issuance of a grading permit.
3. No streets shown on the Major Thoroughfare Plan are affected with this request.

**Staff Recommendation:** Staff recommends approval with above listed comments.

Motion by Miranda Swift, seconded by Mike Allen to approve the site plan for Nissan Body Shop Addition with the above listed staff comments.

**Vote:** 4 - 0 Passed

Other: Tim Slate (ABSTAIN)

4. Sam Griffin 2  
1193 South Lowry Street  
Owner / Developer: Tillman Infrastructure, LLC

<b>Location:</b> S. Lowry Street	<b>Applicant:</b> AT&T Mobility & Tillman Infrastructure, LLC
<b>Tax Map/Parcel:</b> 49/35.00	<b>Property Owner(s):</b> Kimberly Johnson
<b>Zoning:</b> C-2	<b>Use Classification:</b> Communications Tower

Proposal

**A. Location Analysis**

A new communications tower known as Sam Griffin 2 is proposed to be constructed on an approximately 2.07 acre parcel on South Lowry Street. Proposed tower would have a total height of 140', not to exceed FAA determination, which includes appurtenances. The property is currently used for a variety of retail uses with the proposed location being utilized as open space/detention pond. Access to the site is proposed to utilize the existing access to the self-serve ice machine on the property.



**B. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	505 SF
<b>Square Footage of Open Space/Landscaping</b>	50 SF	1,565 SF
<b>Total Parking</b>	2 Spaces	3 Spaces - Existing

**C. Landscaping**

Landscape plan shows American Holly trees planted 10' on center surrounding the 50' x 50' fenced lease area. The trees are to be planted at a minimum height of 8' with a minimum mature spread of 8'. The opaque fence surrounding the site is to be 8' high to assist with screening. As proposed, the landscaping plan meets the Zoning Ordinance requirements.

**D.Design Review**

Architectural elevation shows the monopole to have a galvanized finish, which meets Zoning Ordinance 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. 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. A grading permit fee will be required.
4. Signs will require a separate permit.
5. S. Lowry Street is a principal arterial on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

**Staff Comments:**

1. Show fire protection; either show an existing fire hydrant 400’ from the structure, or install a fire hydrant for fire protection.

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

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the site plan for Sam Griffin 2 with the above listed staff comments.

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

5. Smyrna Fire Station  
West Jefferson Pike / Hickory Grove Road  
Owner / Developer: Town of Smyrna

<b>Location:</b> West Jefferson Pike	<b>Applicant:</b> Town of Smyrna
<b>Tax Map/Parcel:</b> 20/45.01	<b>Property Owner(s):</b> Town of Smyrna
<b>Zoning:</b> C-2	<b>Use Classification:</b> Fire Station

Proposal

**A. Location Analysis**

The vacant tract at the corner of West Jefferson Pike and Hickory Grove Road, gifted to the Town, is proposed for a fire station. With development occurring along the I-840 corridor and Town boundaries expanding, the Town is proposing to develop a new fire station to serve this area of Town.



**B. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.05 Ac
<b>Square Footage of Open Space/Landscaping</b>	4,600 SF	7,100 SF
<b>Total Parking</b>	39 Spaces	40 Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	2 Spaces

**C. Landscaping**

Landscape plan shows a 6' wooden privacy fence buffer along the northern property line abutting property zoned RM within Rutherford County. Streetscaping of trees and shrubbery are shown along West Jefferson Pike and Hickory Grove Road. A variety of additional trees and shrubs are shown within landscape islands around the parking lot and at the base of the building.

**D. Design Review**

Architectural elevations show the entire building to be constructed of masonry products and glass and glazing; all primary materials. The building is made up of 60% brick, 30% stone and 10% glass/glazing.

**Standard Comments:**

1. 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.
2. A grading permit fee will be required.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates West Jefferson Pike as a principal arterial. Adequate right-of-way exists for this street.
5. The required minimum fire flow is 1,000 GPM at 20 PSI.

**Staff Comments:**

1. Show sewer service and off-site sewer main to the gravity main in Hollingshead Circle.
2. Show existing utility line sizes.

**Staff Recommendation:** Staff recommends approval with above listed comments.

At this time, Councilman Tim Morell acknowledged Architect Jeff Earwood to speak regarding this request.

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

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to approve the site plan for the Smyrna Fire Station with the above listed staff comments.

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

4. April Bond Review Report

At this time, Councilman Tim Morrell acknowledged Town Attorney Jeff Peach to speak regarding options the Town has regarding bonds when developers aren't finishing their punch lists in a timely manor.

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

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

5. Staff comments and/or other business

At this time, Councilman Tim Morrell welcomed Miranda Swift to the Planning Commission.

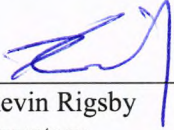
1. Scott Findlay  
Road Name Change Request  
Prudential Drive to Top Gun Drive

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to recommend approval to Town Council the road name change from Prudential Drive to Top Gun Drive.

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

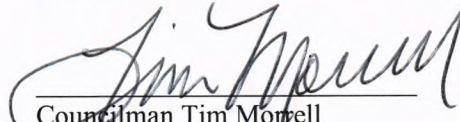
6. Adjournment

Respectfully submitted:



Kevin Rigsby  
Secretary

Certified by:

  
Councilman Tim Morrell  
Chairman