



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MAY 4, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, May 4, 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 Amy Wise.

The following Planning Commission members/staff were present/absent:

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Mike Allen; Amy Wise; Miranda Swift; Charles Scurr

Absent: Tim Slate

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

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

1. Citizens' Comments: None at this time.

2. Election of Officers:

Chairman Tim Morell requested that the Town Attorney proctor the elections of Chair and Vice Chair. Only one nomination was made by Marc Adkins for Tim Morell to serve as Chair and nominations ceased. The vote in favor of Tim Morell was unanimous. Next, nominations were taken for the position of Vice Chair. Tim Morell nominated Marc Adkins for the position of Vice Chair and there were no further nominations from the floor. The vote in favor of Marc Adkins was unanimous.

3. Approval of Minutes of the April 6, 2023 meeting

Motion by Mike Allen, seconded by Miranda Swift to approve the minutes for the April 6, 2023 meeting.

Vote: 6 - 0 Passed - Unanimously

4. Old Business:

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

1. Joe Haddix - **Request to be deferred 2 months**
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request

An Annexation & I-2, C-2, & R-3 Zoning Request was submitted for Bill France Road and I-840. This property can be further referenced by Rutherford County Tax Map: 11, Parcels: 5.00, 6.00, and 9.00, is comprised of 818.3 acres and is zoned RM. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a Principal Arterial. The Plan also shows a future Minor Arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement. The following staff comments were made:

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

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend deferral to the Town Council until the July Planning Commission meeting.

Vote: 6 - 0 Passed - Unanimously

b. Final Plats:

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

A Final Plat was submitted for Woodmont Phase 8B on Blue Diamond Drive. 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 has 24 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.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the final plat for Woodmont, Phase 8B with the above listed staff comments.

Vote: 5 - 1 Passed

NAY: Mike Allen

5. New Business:

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

1. Oliver Constable

Southwest of the intersection of Lee Road & Rocky Fork Road
Annexation & PRD Zoning Request

An Annexation & PRD/R-1 Zoning Request was submitted at 4852 Rocky Fork Road and 4973 Lee Road. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 33.02 & part of Parcels 33.00 and 72.00, is comprised of 47.83 acres, and is zoned RM. The surrounding zoning is RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Lee Road as a Collector and Rocky Fork Road as Minor Arterial. In addition, the proposed Rocky Fork Road/McEwen Drive corridor crosses this property and would be accommodated with this proposal. Development of these properties would require dedication of adequate right-of-way. The requested PRD is for 88 single family lots with the remaining land to be zoned R-1. There are two existing houses that would be annexed as a part of this request. Both would be removed as a part of the development. Staff would recommend the annexation of approximately 4,542 linear feet of the existing right-of-way of Lee Road from the existing Town limits at Hidden Creek to the easternmost boundary of this property to make it contiguous to the Town limits. In addition, approximately 1,405 linear feet of the right-of-way of Jordan Lane would be annexed. This road runs from Lee Road to Rocky Fork Road and provides access to two houses which adjoin the requested tracts. It is a substandard road with approximately 12' of pavement width. The developer has indicated that it would be abandoned and partially removed upon development of this property. The two existing driveways would be provided an access easement on the portions of the existing road which would not be removed. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. As CUD has indicated that this fireflow cannot be met at this time, no subdivision plats could be approved until a timeline for improvements to correct this issue has been established.
2. Development of this property will require a hydrologic and hydraulic study to be submitted for review due to the proposed floodplain alterations. This would ultimately lead to a LOMR application as well. Staff recommends the developer review the revised map and flood study to determine if there are any changes to the floodplain boundary for this property.
3. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain a Will Serve Letter.
4. CUD's existing infrastructure is likely inadequate to meet the fire flow requirement of 1,000 GPM for this development.
5. Consolidated Utility District of Rutherford County (CUDRC) has existing six (6) inch and four (4) inch water mains along Lee Road to serve the property.

6. Once available, submit the full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

At this time, Councilman Tim Morrell acknowledged Rob Molchan with SEC, Inc. to speak regarding this request.

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 recommend approval to Town Council the Annexation and PRD Zoning request for Tax Map: 50, Parcel: 33.02 & part of Parcels 33.00 and 72.00 subject to a traffic study, 4 lots having a buffer, and with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

b. Final Plats:

1. Lot 1 Crutchfield One Lot Subdivision
5308 Cooks Lane
Owner / Developer: Susan L. Crutchfield Revocable Trust

A Final Plat for Lot 1 Crutchfield One Lot Subdivision located on Rock Springs Road was submitted. This property can be further referenced by Rutherford County Tax Map: 32, part of Parcel: 31.12, is comprised of 1.73 acres, zoned R-1, and consists of 1 lot. Rock Springs Road is a Collector on the Major Thoroughfare Plan. Adequate right-of-way is shown for this street. The following staff comments were made:

1. Add signatures of the owner and TDEC prior to recording.
2. This plat is required to be reviewed by the Planning Commission and Town Council as it is proposed utilizing a septic system and not the Town's sewer system.
3. This parcel is actually within the service area of Consolidated Utility District. Because of this, the Town cannot provide water unless CUD allows it. Contact CUD regarding this issue. If a release is not granted, add a CUD signature block to the plat and remove the Town of Smyrna Utilities signature block. If CUD will be providing water service, the signature would be required prior to submittal for recording.

Motion by Mike Allen, seconded by Miranda Swift to approve the final plat for Lot 1 Crutchfield One Lot Subdivision with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Marlowe Smyrna
Genie Lane
Owner / Developer: GS Smyrna Owner, LLC

A Final Plat for Marlowe Smyrna located on Genie Lane was submitted. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.00, is comprised of 46.157 acres, is zoned R-6, and consists of 2 lots. Genie Lane and Carriage House Drive are Collectors on the Major Thoroughfare Plan. Adequate right-of-way exists for Genie Lane, and adequate right-of-way is proposed to be dedicated for Carriage House Drive. The following staff comments were made:

1. Add signature of the owner prior to recording.
2. The 8" water main on Lot 1 will need to connect to the 10" water main, in two locations on Carriage House Drive for fire purposes.
3. Show the potable water main and the reuse water main as separate lines on Carriage House Drive.
4. Submit water and sewer construction plans.

Motion by Miranda Swift, seconded by Mike Allen to approve the final plat for Marlowe Smyrna with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

3. Short's Crossing
Matthew Miller Drive
Owner / Developer: Michael's Homes, LLC

A Final Plat was submitted for Short's Crossing located on Matthew Miller Drive. This property can be further referenced by Rutherford County Tax Map: 27, Parcel: 18.00, is comprised of 12.25 acres, is zoned R-1, and consists of 25 lots. No streets shown on the Major Thoroughfare Plan are affected with this plat. The following staff comments were made:

1. Add signature of the owner prior to recording.
2. Show an extra 5' side setback from the easement for Lots 12 & 13, 15 & 16, and 19 & 20.
3. Show additional dimensions for any easements that do not follow a lot line between the lot line and the easement.
4. Parking spaces in the common area should be at least 19' long.
5. Is the detention pond intended to extend outside of the common open space onto Lots 19, 20, 22, 23, and 24? Typically, all of the detention pond is located within common open space owned and maintained by the HOA.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the final plat for Short's Crossing with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

c. Site Plans:

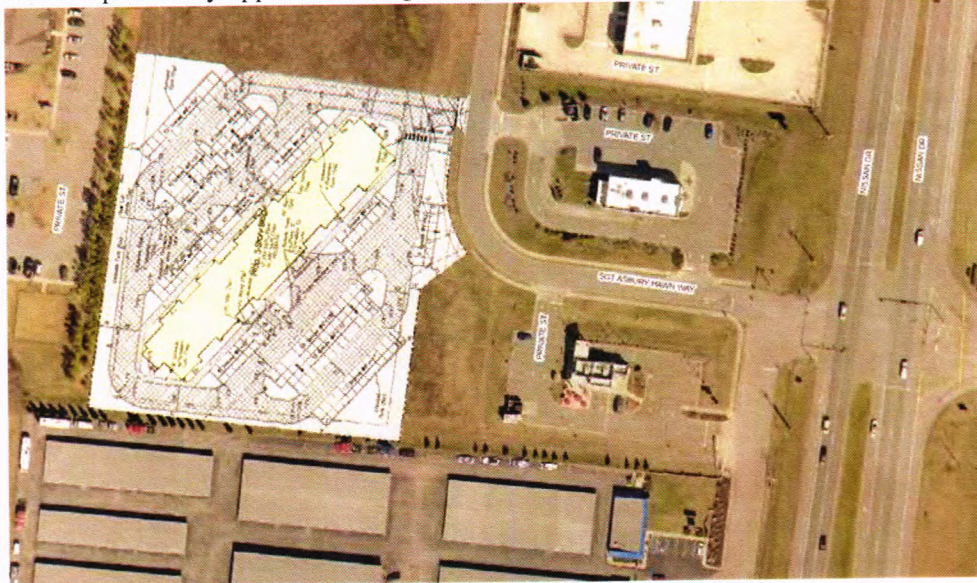
1. Extended Stay America
South end of Sgt. Asbury Hawn Way
Owner / Developer: Smyrna Commons Development

Location: Sgt. Asbury Hawn Way	Applicant: SEC, Inc.
Tax Map/Group/Part of Parcel: 34G/C/6.01	Property Owner(s): Smyrna Commons Development
Zoning: C-2	Use Classification: Transient Habitation

Proposal

A. Location Analysis

Extended Stay America is proposing a new three story 49,770 square foot, 115 room, building on Sgt. Asbury Hawn Way. The property is currently vacant and has been subdivided to accommodate for this development. As proposed, there would be one access point off of Sgt. Asbury Hawn Way. Surrounding zoning consists of C-2, I-2 and PRD (Copperfield Apartments). The site plan has expired and was previously approved during the April 2022 Planning Commission meeting.



B. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.43 Ac
Square Footage of Open Space/Landscaping	6,228 SF	15,322 SF
Total Parking	115 spaces	125 spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

C. Landscaping

Landscape plan shows a Type C landscape buffer along the western, rear, property line, bordering an apartment complex. Shrubbery is proposed around the base of the building. Additional shrubs and trees are shown within landscape islands and around the parking lot.

D. Design Review

Architectural elevations show building materials consisting primarily of brick and stone with EIFS as the secondary material. Total building consists of 45% brick, 26% stone and 29% EIFS; as designed, 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. 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. The Major Thoroughfare Plan designates Sgt. Asbury Hawn Way as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. The FDC needs to be on the hotbox near a public hydrant.
2. Clarify what "P.O.S." means by the backflow preventer and water meter.

Staff Recommendation: Approval with above listed comments.

Motion by Amy Wise, seconded by Miranda Swift to approve the site plan for Extended Stay America with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Gwynne Farms Amenity Center
Dale Drive
Owner / Developer: Lennar Homes of Tennessee, LLC

Location: 4591 Rock Springs Road	Applicant: SEC, Inc. – John Miner
Tax Map/Part of Parcel: 32/20.00	Property Owner(s): Lennar Homes of Tennessee
Zoning: PRD	Use Classification: Amenity Center

Proposal

A. Location Analysis

Gwynne Farms Subdivision is proposing the first amenity center within this development. The amenity center would include a 1,515 square foot pavilion/pool house, pool and playground. Entrance to the amenity area is proposed to be located off Dale Drive, which is the secondary entrance off Rock Springs Road for the Gwynne Farms development. The site plan has expired and was previously approved during the January 2022 Planning Commission meeting. Previously approved plans showed an approximately 2,700 SF building that has been decreased to 1,515 SF.



B. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	12,537 SF
Square Footage of Open Space/Landscaping	1,254 SF	1,398 SF
Total Parking	N/A	25 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

C. Landscaping

Landscape plan shows a variety of shrubs planted around the pool as well as the pavilion/pool house. Additional shrubs are shown lining the parking lot with trees planted in landscape islands.

D. Design Review

Architectural elevations show a primary material on the pavilion/pool house to be fiber cement board with a base layer of brick around the entire building.

Standard Comments:

1. 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.
2. A grading permit fee will be required.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Dale Drive as a collector street. Adequate right-of-way is shown on the approved plat for Gwynne Farms.
5. The minimum fire flow requirement for this building is 1,500 GPM at 20 PSI.

Staff Recommendation: Approval with above listed comments.

Motion by Miranda Swift, seconded by Amy Wise to approve the site plan for Gwynne Farms Amenity Center with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

- 3. Kingfield
Sharp Springs Road
Owner / Developer: Landmark Homes, LLC

Location: Sharp Springs Road	Applicant: John Miner – SEC, Inc.
Tax Map/Parcel: 19/12.02	Property Owner(s): Landmark Homes, LLC
Zoning: PRD	Use Classification: Single-Family Residential

Proposal

A. Location Analysis

Kingfield is a single family residential development consisting of 27 homes on Sharp Springs Road. This property was approved for rezoning from R-1 to PRD during the November 2021 Town Council meeting. Proposed amenities included with this development are a gazebo with sitting areas, a separate space with benches and a walking path providing connection to Sharp Springs Park. The site plan has expired and was previously approved during the February 2022 Planning Commission meeting.



B. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.17 Ac
Square Footage of Open Space/Landscaping	5,116 SF	5,719 SF
Total Parking	54 Spaces	54 Garage Spaces 108 Driveway Spaces 18 Guest Spaces
Handicapped Parking Space(s)	N/A	1 Space

C. Landscaping

Landscape plan shows a variety of trees to be planted throughout the site along the roads and public spaces. Shrubs are proposed to be planted along Sharp Springs Road. Per the approved PRD, each home will have foundation landscaping as well.

D. Design Review

Architectural elevations for the homes will consist of all masonry products including brick, stone and fiber cement board. Homes will have varying styles and architectural design, but will retain the masonry products which are consistent with the approved PRD.

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. There are no streets affected by the Major Thoroughfare Plan with this request. However, as a part of the approved PRD, there is a requirement to dedicate a minimum of 25' from the centerline of Sharp Springs Road.

Staff Comments:

1. Submit a plat dedicating the right-of-way shown along Sharp Springs Road as well as any public easements prior to issuance of building permits.
2. Any modifications to the 100-year floodplain require submittal of appropriate studies for review by FEMA. Lots 6 and 7 will be within the 100-year floodplain when the new FEMA maps are adopted on May 9th, 2023.

Staff Recommendation: Approval with staff comments.

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

Vote: 6 - 0 Passed - Unanimously

4. Rock Springs Business Park
Imperial Boulevard
Owner / Developer: BGS America, LLC

Location: Imperial Boulevard

Applicant: BGS America, LLC - David Hampton

Tax Map/Group/Part of Parcel: 28E/A/16.01	Property Owner(s): BGS America, LLC
Zoning: C-2	Use Classification: Office/Warehouse

Proposal

A. Location Analysis

The approximately 15 acre tract located on Imperial Boulevard was rezoned from R-4 to C-2 during the November 2022 Town Council meeting. The first phase of this development consists of four office warehouse buildings; two buildings that are 4,000 square feet and two that are 5,000 square feet. Fourteen additional buildings are proposed for future development. Access points to this development are provided via Imperial Boulevard as the rear of the property is bordered by CSX right-of-way.



B. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.30 Ac
Square Footage of Open Space/Landscaping	5,671 SF	5,750 SF
Total Parking	16 Spaces	66 Spaces
Handicapped Parking Space(s)	3 Spaces	4 Spaces

C. Landscaping

Landscape plan shows street trees and a variety of shrubs lining the frontage of Imperial Boulevard. Trees are also shown to be planted in landscape islands around the parking lot.

D. Design Review

Architectural elevations show four building designs with alternating masonry products as well as fiber cement board and metal. Per Design Review, any building facade visible from a public street shall have at least 75% primary materials. The rear of the building is shown to be entirely metal; staff believes the rear of the building may be visible from Lowry Street, but most will be blocked from the railroad, existing buildings and vegetation. The front and both sides will be visible from Imperial Boulevard, and staff recommends these elevations be revised to meet Design Review. As submitted, both sides have a roughly 50/50% split mix of primary materials, hardie board and metal rollup door on one side. The front of the building has a 14' tall metal rollup door, approximately 43% masonry, approximately 25% hardie board with remaining materials of glass/glazing and the rollup door.

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.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Imperial Boulevard as a Minor Arterial street. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Utility plans are under review.
2. Submit water and sewer construction plans for TDEC submittal.
3. Revise the architectural elevations to meet Design Review

Staff Recommendation: Staff recommends 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 Mike Allen, seconded by Amy Wise to deny the site plan for Rock Springs Business Park due to it not meeting design review.

Vote: 5 - 1 Passed

NAY: Councilman Tim Morrell

At this time, Miranda Swift left the Planning Commission meeting.

6. May Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the May Bond Review Report with staff recommendations.

Vote: 5 - 0 Passed - Unanimously

7. Staff comments and/or other business

a. Article IX
Floodplains


Town Planner Kevin Rigsby presented minor revisions to Article IX, Floodplains. This is presented due to changes required by FEMA.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the revisions to Article IX Floodplains as presented.

Vote: 5 - 0 Passed - Unanimously

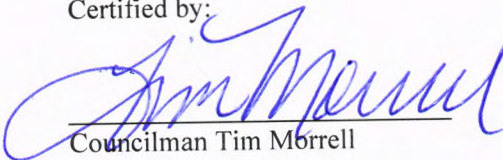
8. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman