



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JUNE 1, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, June 1, 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 Miranda Swift.

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

Present: Marc Adkins, Vice-Mayor; Mike Allen; Miranda Swift; Charles Scurr

Absent: Tim Morrell, Councilman; Tim Slate; Amy Wise

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief; Scott Byers, Fire Dept. Captain; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Charles King, Engineer

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the May 4, 2023 meeting

Motion by Miranda Swift, seconded by Charles Scurr to approve the minutes for the May 4, 2023 meeting.

Vote: 4 - 0 Passed - Unanimously

3. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Porfirio Alfaro
8732 Rocky Fork Almadillo Road
Annexation & PRD Zoning Request

An Annexation & PRD Zoning request was submitted for 8732 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 48.01, is zoned RM and is comprised of 4.21 acres. The surrounding zoning is PUD (Blakeney Commons) in Town 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. Development of this property would require dedication of adequate right-of-way, and it is shown on the concept plan. The requested PRD is for 33 townhomes. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI.
2. The Blakeney Commons offsite sewer, which is shown to be extended into this development, has not been tested and accepted by the Town at this time.
3. The developer has indicated that the materials to be used on the side and rear building elevations would be hardie plank. This is not indicated on any of the drawings, however, so if this request is recommended, the materials approved to be used on the side and rear elevations would need to be a condition of the approval.
4. Provide a Will Serve Letter from CUD to provide the current fire flow.
5. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain a Will Serve Letter.
6. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development.
7. Consolidated Utility District of Rutherford County (CUDRC) has existing twelve (12) inch water main along Rocky Fork Almaville Road to serve the property.
8. Once available, submit the full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Charles Scurr, seconded by Miranda Swift to recommend approval to the Town Council the Annexation & PRD Zoning request to include hardie board and a brick mixture on the side and rear elevations, and with the above listed staff comments.

Vote: 3 - 1 Passed

NAY: Vice-Mayor Marc Adkins

b. Rezoning Requests:

1. Ayoub Eshak
Longfellow Lane
PRD Amendment Request

A PRD amendment request was submitted for Longfellow Lane. This property can be further referenced by Rutherford County Tax Map: 49, Parcels: 2.00, 2.02, is zoned PRD, and consists of 3.03 acres. The surrounding zoning is R-1 and PRD (Villas at Stewartsboro, Phase I). The Land Use Plan would support Medium Density Single Family Residential development in this area.

Old Nashville Highway is a minor arterial on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.

The existing approved PRD is for 35 townhomes on 3.03 acres. The following staff comments were made:

1. The proposed amendment is to change the minimum building square footage from "1700 square feet of living area" to "1700 square feet". These units all have a one car garage, so the request is to include the garage square footage in the total.
2. The required minimum fire flow is 1,000 GPM with 20 PSI residual.
3. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for

- this development. See UPDATED CUD Will Serve Letter issued 11/27/2021.
4. Submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Mike Allen, seconded by Miranda Swift to recommend denial of the PRD amendment request for Rutherford County Tax Map: 49, Parcels: 2.00 & 2.02.

Vote: 4 - 0 Passed - Unanimously

2. Josh Hooper with Beacon Properties / SOCA YR, Inc.
Rock Springs Road & Addison Drive
Rezoning R-3 to PRD

A Rezoning request was submitted for Rock Springs Road & Addison Drive. This property can be further referenced by Rutherford County Tax Map: 28, part of Parcels: 113.00 & 113.01, is zoned R-3 and is comprised of 5.62 acres. The surrounding zoning is C-4, R-1, and R-3. The Land Use Plan would support Medium Density Single Family Residential development in this area. Rock Springs Road is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for this street. The requested PRD is for 54 apartments restricted to age 62+. The following staff comments were made:

1. As this development includes property that lies within the floodway and the 100 year floodplain, a hydrologic and hydraulic study must be completed showing that the development activities including the road and bridge construction within the floodway/floodplain area do not have any adverse impacts on adjoining properties.
2. The apartment building must be sprinkled.
3. Fire flow is 1,000 GPM at 20 PSI.
4. The Fire Department has concerns about the proposed turnarounds. These will be required to meet the Fire Code.
5. Provide the square footage of the garden building and more details about how it will be constructed and how it will be utilized.
6. No construction traffic would be allowed on Spring Hill Drive and Johnstown Drive for this project. The bridge will have to be constructed before construction can begin.

At this time, Vice Mayor Marc Adkins acknowledged Shannon Tutors to speak regarding this request.

At this time, Vice Mayor Marc Adkins acknowledged applicant Josh Hooper with Beacon Properties to speak regarding this request.

At this time, Vice Mayor Marc Adkins acknowledged Rob Molchan with SEC, Inc. to speak regarding this request.

Motion by Mike Allen, seconded by Miranda Swift to recommend approval to the Town Council the rezoning request for Rutherford County Tax Map: 28, part of Parcels: 113.00 & 113.01 with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

- c. Final Plats:

1. Helmsley Place
Rocky Fork Almaville Road
Owner / Developer: Regent Homes, LLC

A Final Plat was submitted for Helmsley Place located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 15.24, is zoned PRD and is comprised of 12.426 acres. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. This plat is required to dedicate 40' from the centerline of Rocky Fork Almaville Road. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owner and CUD prior to submittal for recording.
3. The required minimum fire flow will be 1,000 GPM with 20 PSI residual.
4. Submit plat directly to CUDengineering@ cudrc.com for further review and specific comments.
5. Show all water services and hydrants on plat as constructed in the field, "as-built". CUD reserves the right for further review once all water services are shown as constructed.
6. CUD will require that property pins be set to verify accuracy of water service locations. Contact CUD once property pins have been set for CUD inspector to GPS.
7. Water line construction must be completed and accepted by CUDRC before signature of Final Plat. CUD reserves the right for further review once water line construction is complete.
8. Show a full 13'x15' CUD clear space and set tap easement for units 42-45, 46-49, and 54-57.
9. Show and call out a 10'x10' CUD clear space easement centered on each water service for lots 1-33.
10. Call out set tap easement for the benefit of units 34-37, 39, 40, 42-45, 46-49, 51, 52-53, 54-57.
11. Add note to plat: CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
12. Include 10'x10' and 13'x15' CUD clear space detail on plat.

Motion by Miranda Swift, seconded by Charles Scurr to approve the final plat for Helmsley Place with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

2. Portico Place Townhomes
Blair Road
Owner / Developer: c/o Craig Yerian / Blair Road, LLC

A Final Plat was submitted for Portico Place Townhomes on Blair Road. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 9.00, is zoned PRD, is comprised of 5.71 acres and consists of 33 lots. The Major Thoroughfare Plan designates Blair Road as a collector. Adequate right-of-way is shown for this road. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signature of the owner prior to recording.
3. The required minimum fire flow is 1,000 GPM with 20 PSI residual.

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

Vote: 4 - 0 Passed - Unanimously

- 3. Sundale, Section III
Generosity Way
Owner / Developer: Scott & Dennis Butler

A Final Plat was submitted for Sundale, Section III located on Generosity Way. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 53.00, is zoned PRD, is comprised of 8.65 acres, and consists of 43 lots. No roads shown on the Major Thoroughfare Plan are affected with this plat. The following staff comments were made:

- 1. Add signatures of the owners and surveyor prior to recording.
- 2. The required minimum fire flow will be 1,000 GPM with 20 PSI residual.

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

Vote: 4 - 0 Passed - Unanimously

d. Site Plans:

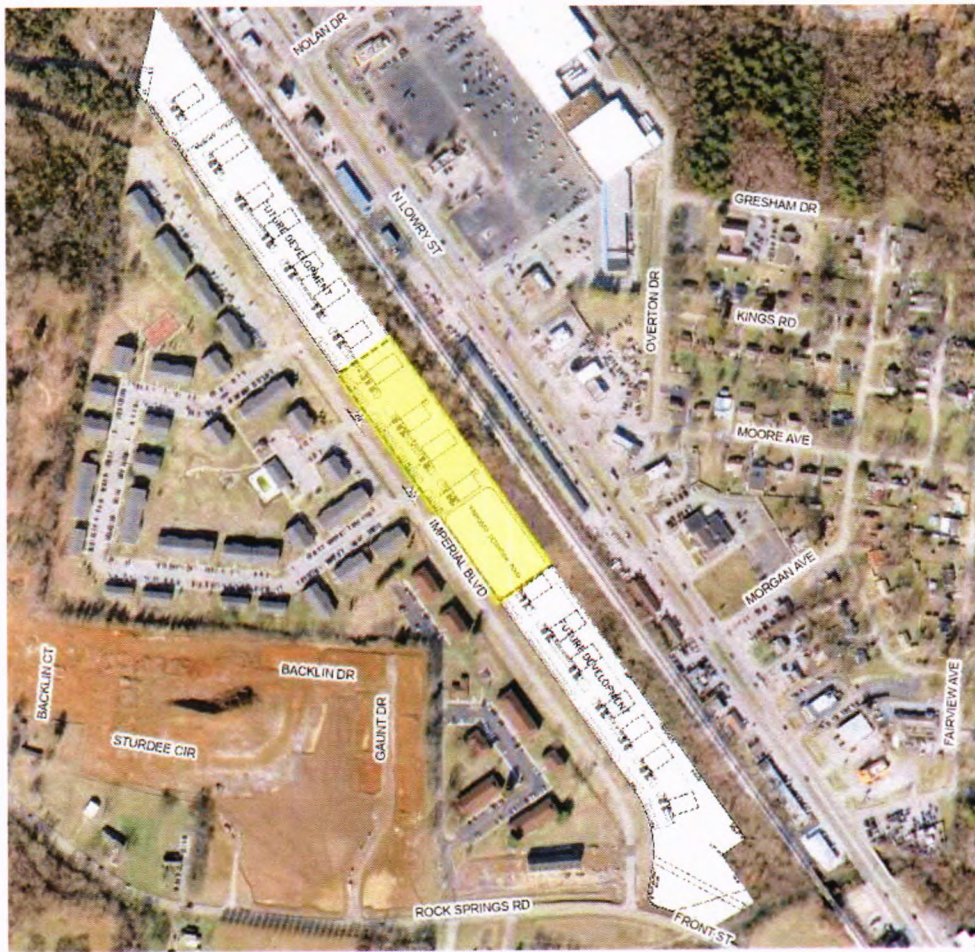
- 1. Rock Springs Business Park
Imperial Boulevard
Owner / Developer: BGS America, LLC

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 masonry products and glass/glazing 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 front elevations on both the 5,000 and 4,000 square foot buildings do not meet the 75% primary material requirement. There is one rollup door on the front and right/left side of the building, to be finished in a faux wood composite cladding. In addition, the building is clad in brick from the base up 18 feet to the top of the building on the side. The front of the building has a similar design to the side of the buildings, but with more hardie panels due to the roof design.

The rear of the buildings are shown to be entirely metal, which would exceed the 10% accent material allowance for buildings in a commercial district. The 5,000 square foot buildings would have approximately 18% metal, not including fascia trim, and the 4,000 square foot building would have

approximately 20.64% metal.

On both building designs, the left and right elevations meet Design Review. The building fronts have approximately 73% primary materials; 75% is required. The rear of the buildings are entirely metal and exceed Design Review for the total amount of metal for the entire building.

A sight distance study was performed by the applicant, which shows no part of the rear of the buildings would be visible from North Lowry Street. Between the rear of the buildings and the traveled roadway are railroad tracks, which are elevated above the roadway, commercial buildings and existing vegetation.

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. Submit water and sewer construction plans for TDEC submittal.
2. A traffic study may be required if the traffic generated by this development reaches the minimum threshold as required by Section 3.200 of the Smyrna Zoning Ordinance.
3. Depending on the uses within the buildings, fire sprinkler systems may be required.
4. Revise the architectural elevations to meet Design Review. The amount of metal on the overall building exceeds the 10% maximum set in the Design Review Manual. Also, the front elevations do not meet the 75% threshold for primary materials due to the faux wood garage door and fiber cement board. The elevations should also be revised to reflect that the 4,000 square foot buildings will have the garage doors on the left side, not the right side.
5. Please submit dumpster enclosure elevations. These are required to be constructed with masonry and finished to match the building.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Mike Allen, seconded by Charles Scurr to approve the site plan for Rock Springs Business Park as presented, except for staff comment #4 which is removed.

Vote: 4 - 0 Passed - Unanimously

4. Plan Amendment:

- a. Major Throughfare Plan Update
Rocky Fork Road to McEwen Drive

Motion by Charles Scurr, seconded by Miranda Swift to approve the Major Throughfare Plan amendment as presented by staff.

Vote: 4 - 0 Passed - Unanimously

5. June Bond Review Report

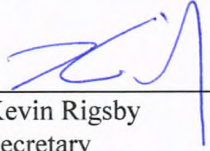
Motion by Miranda Swift, seconded by Mike Allen to approve the June Bond Review Report with staff recommendations.

Vote: 4 - 0 Passed - Unanimously

6. Staff comments and/or other business

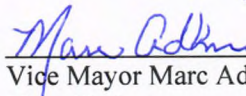
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Vice Mayor Marc Adkins
Vice-Chairman