



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES JULY 6, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, JULY 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 Charles Scurr.

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

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

**Absent:** Miranda Swift

**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; Mark Parker, Assistant Director of Utilities; Charles King, Engineer

1. Citizens' Comments: None at this time.

2. Minutes:

a. Approval of Minutes of the June 1, 2023 meeting

Motion by Mike Allen, seconded by Amy Wise to approve the minutes for the June 1, 2023 meeting.

**Vote:** 6 - 0 Passed - Unanimously

b. Approval of Minutes of the June 14, 2023 Special Called meeting

Motion by Mike Allen, seconded by Amy Wise to approve the minutes for the special called meeting on June 14, 2023.

**Vote:** 6 - 0 Passed - Unanimously

3. 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 & 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, 6.00, & 9.01, 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 Charles Scurr to defer 2 months until the September meeting.

**Vote:** 6 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Requests:

1. Mecole Vaughn

12630 Old Nashville Highway

Rezoning R-2 to C-2

A Rezoning request was submitted for 12630 Old Nashville Highway. This property can be further referenced by County Tax Map: 33D, Group: A, Parcel: 16.00, is comprised of 0.59 acres, and is zoned R-2. The surrounding zoning is C-2, R-2, and PRD (Delacy Place). The Land Use Plan is the Old Nashville Corridor character area, which would support a mix of neighborhood retail and service uses as well as townhomes and other multi-family development in this area. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists. There is an existing house on this property which doesn't meet current setback requirements along Todd Lane/Johnson Street. This is legally nonconforming. The applicant has indicated that the house would be removed as a part of the development of the property.

At this time, Councilman Tim Morrell acknowledged applicant Mecole Vaughn to speak regarding this request.

Motion by Tim Slate, seconded by Mike Allen to recommend approval to the Town Council the rezoning request of 12630 Old Nashville Highway.

**Vote:** 6 - 0 Passed - Unanimously

2. Michael Daniel  
Skinner Drive west of Patience Drive  
Rezoning R-1 to R-3

A Rezoning request was submitted for Skinner Drive west of Patience Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 60.00, is comprised of 7.5 acres, and is zoned R-1. The surrounding zoning is R-3 and PRD (The Colony at Greentree and Burnett Ridge). The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads on the Major Thoroughfare Plan are affected by this request.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend to the Town Council the rezoning of Rutherford County Tax Map: 33, Parcel: 60.00.

**Vote:** 6 - 0 Passed - Unanimously

3. Rasesh Shah  
Tridon Drive  
Rezoning C-2 to I-2

A Rezoning request was submitted for Tridon Drive. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 14.00, is comprised of 9.88 acres, and is zoned C-2. The surrounding zoning is C-2 and I-2 in Town and Light Industrial in Rutherford County. The Land Use Plan for this area is 24 Gateway, 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 for this area. No roads on the Major Thoroughfare Plan are affected by this request. The following staff comment was made:

1. A portion of this property lies within the floodway as well as the 100 year floodplain. Development will require compliance with Article IX of the Zoning Ordinance.

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

Motion by Charles Scurr, seconded by Amy Wise to recommend approval to the Town Council the rezoning of Rutherford County Tax Map: 50, Parcel: 14.00 with the above listed staff comment.

**Vote:** 6 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Briley Downs

Rocky Fork Almaville Road

Owner / Developer: Crescent Homes

A Preliminary Plat was submitted for Briley Downs located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 52.02, Tax Map: 73, Parcels: 13.00, 13.01, 13.03, 13.04, & 16.00, is comprised of 67.69 acres, is zoned PRD, and consists of 212 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 will be required.
4. Signs will require a separate permit.
5. The required minimum fire flow will be 1,000 GPM at 20 PSI.
6. The required improvements to Briley Road will be required at the time the subdivision roadway connects to Briley Road.
7. Stream crossing roadway details will need to be submitted to the Public Works Department.
8. Please label all road names and submit E911 road name approval.
9. The developer is required to construct a northbound left turn lane within Rocky Fork Almaville Road at each of the project accesses as recommended by the traffic study. The developer is also required to construct a four foot shoulder along the frontage of the project site on the west side of Rocky Fork Almaville Road as recommended by the traffic study. In addition, all three project accesses into the development are required to be constructed with one entering lane and two exiting lanes.
10. All streets within this development meet the criteria in Section 5-103.207 of the Subdivision Regulations as Neighborhood Collectors except for Roads E, F, G, and I. Please correct the construction plans accordingly to show a 24' pavement width on those streets.
11. Show how the new sewer will be attached to the existing sewer. Casing pipe is required for the sewer when attaching to the existing sewer.
12. Installation of the sewer underneath the creek must be a jack and bore. The sewer must be diverted around the box culvert and casing pipe is required 10 feet past the creek limits.
13. Submit water service availability for request to [CUDengineering@ cudrc.com](mailto:CUDengineering@ cudrc.com). Per CUD Will Serve Letter issued 2/19/2023, each section of the development will need to be evaluated individually BEFORE detailed design commences on each section.
14. Submit a full set of plans directly to [CUDengineering@ cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Amy Wise, seconded by Tim Slate to approve the preliminary plat for Briley Downs with the above listed staff comments.

**Vote:** 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

c. Final Plats:

1. Elk Avenue Lots 1, 2 & 3  
Elk Avenue  
Owner / Developer: Phillip & Susan Beyer

A Final Plat was submitted for Elk Avenue Lots 1, 2, and 3 located at Sam Davis Road & Elk Avenue. This property can be further referenced by Rutherford County Tax Map: 27, Parcel: 34.01, is comprised of 5.18 acres, is zoned R-2, and consists of 3 lots. The Major Thoroughfare Plan designates Sam Davis Road as a collector. Adequate right-of-way exists for this street. The following staff comment was made:

1. Add the signatures of the owners prior to submittal for recording.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the final plat for Elk Avenue Lots 1, 2 & 3 with the above listed staff comment.

**Vote:** 6 - 0 Passed - Unanimously

2. Woodmont Section 9  
Blue Diamond Drive & Garville Avenue  
Owner / Developer: Meritage Homes

A Final Plat was submitted for Woodmont, Section 9 located at Blue Diamond Drive & Garville Avenue. This property can be further referenced by Rutherford County Tax Map: 32, Part of Parcel: 15.00, is comprised of 27.22 acres, is zoned PRD, and consists of 64 lots. The Major Thoroughfare Plan designates Blue Diamond Drive as a collector. Adequate right-of-way is proposed to be dedicated for this street. The following staff comment was made:

1. Please modify Garville Avenue to remove the cul-de-sac at the end and stub the road into the adjacent tract to the north per the PRD and preliminary plat approval for Burnett Ridge.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to defer the final plat for Woodmont, Section 9 per request made by the applicant.

**Vote:** 6 - 0 Passed - Unanimously

3. Woodmont Section 10  
Millgate Drive  
Owner / Developer: Meritage Homes

A Final Plat was submitted for Woodmont, Section 10 located on Millgate Drive. This property can be further referenced by Rutherford County Tax Map: 32, Part of Parcel: 15.00, is comprised of 13.83 acres, is zoned PRD, and consists of 20 lots. No roads on the Major Thoroughfare Plan are affected by this request.

Motion by Tim Slate, seconded by Mike Allen to approve the final plat for Woodmont, Section 10.

**Vote:** 6 - 0 Passed - Unanimously

d. Site Plans:

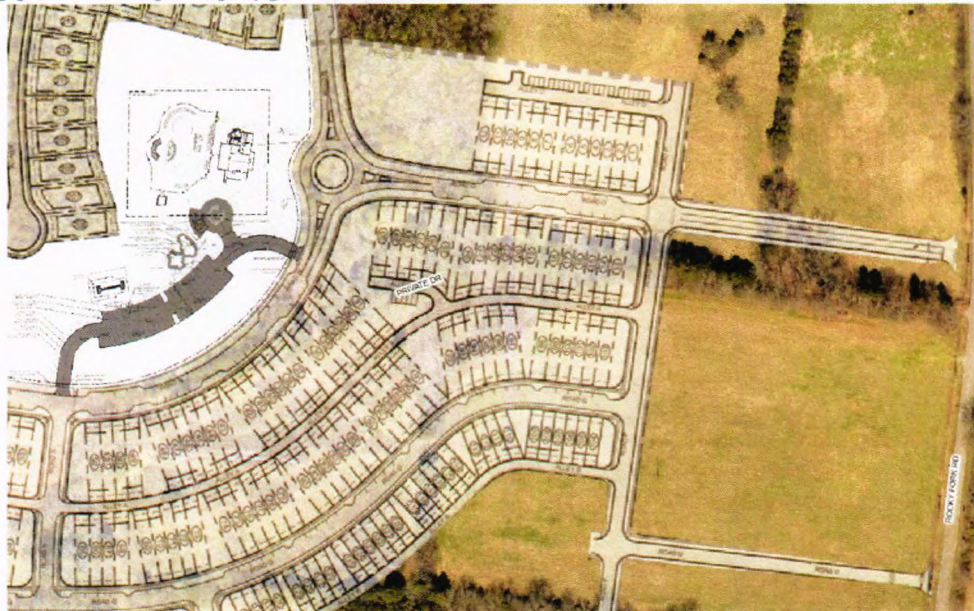
- 1. Greystone Amenity Center  
Greentree Drive  
Owner / Developer: Greystone West, LLC

<b>Location:</b> Greentree Drive	<b>Applicant:</b> Ragan Smith
<b>Tax Map/Part of Parcel:</b> 50/2.01	<b>Property Owner(s):</b> Greystone West, LLC
<b>Zoning:</b> PRD	<b>Use Classification:</b> Amenity Center

**Proposal**

**A. Location Analysis:**

Greystone subdivision is planning for their amenity center, located near the front of the development off Rocky Fork Road. Proposed amenity area would be between Phases 1A, 1B and 1C which consist of single family lots and townhomes. Included in the amenity area would be a community building/pool house, pool, playground and mail kiosk.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.62 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,719 SF	2,832 SF
<b>Total Parking</b>	N/A	53 spaces
<b>Handicapped Parking Space(s)</b>	3 Spaces	3 Spaces

**B. Landscaping:**

Landscape plan shows street trees lining Greentree Drive with additional trees and shrubbery planted within landscape islands throughout the parking lot.

**C. Design Review:**

Architectural elevations for the amenity center and mail kiosk show a primary material of fiber cement panels with a layer of stacked stone near the base of the building.

**Standard Comments:**

1. Greentree Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way is proposed to be dedicated for this street.
2. The required minimum fire flow is 1,500 GPM at 20 PSI.

**Staff Comments:**

1. A sewer cleanout will be needed 10' from the manhole and every 75' after the cleanout to the building.

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

Motion by Amy Wise, seconded by Mike Allen to approve the site plan for Greystone Amenity Center with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

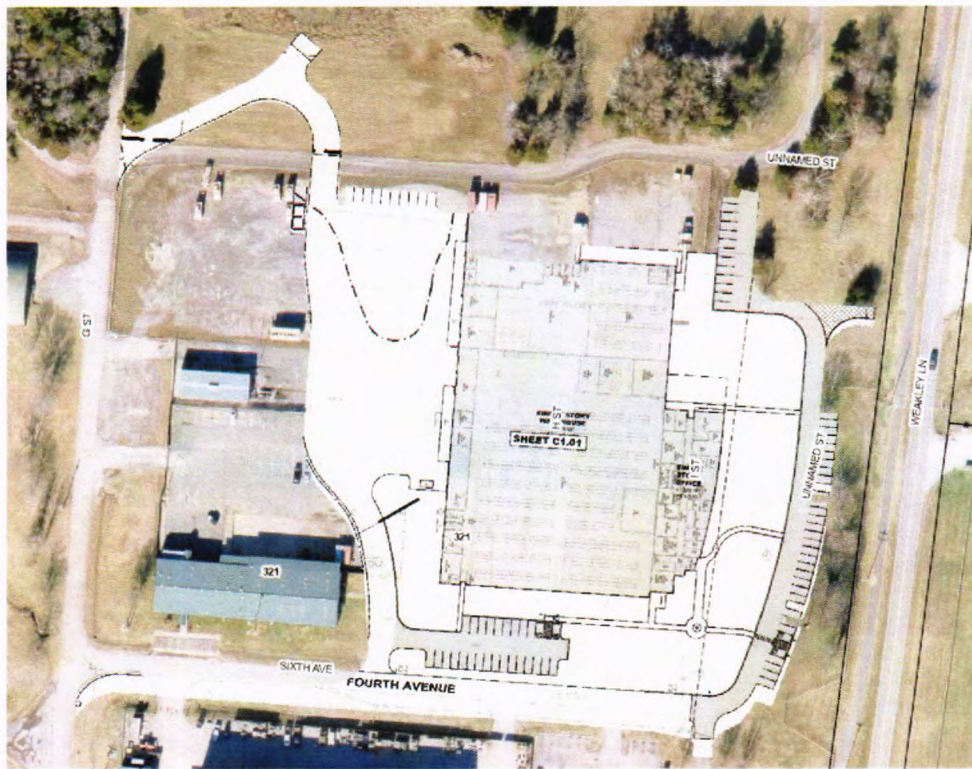
2. USPFO Office & Warehouse  
Weakley Lane  
Owner / Developer: State of Tennessee - Department of the Military

<b>Location:</b> Weakley Lane	<b>Applicant:</b> Barge Civil Associates
<b>Tax Map/Part of Parcel:</b> 19/1.00	<b>Property Owner(s):</b> State of Tennessee - Military
<b>Zoning:</b> I-3	<b>Use Classification:</b> Office & Warehouse

**Proposal**

**A. Location Analysis:**

The State has submitted plans for an approximate 2.22 acre warehouse and office building on the National Guard property. Proposed building is to be located near the intersection of 6th Avenue and G Street with the front of the building facing Weakley Lane. No road access is proposed to be provided to this building from Weakley, only through the existing entry points to the facility.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.82 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,880 SF	3,620 SF
<b>Total Parking</b>	46 Spaces	79 Spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	4 spaces

**B. Landscaping:**

Landscape plan shows a variety of shrubbery and trees planted along the parking lot parallel to Weakley Lane as well as additional vegetation throughout the site along drive aisles and at the base of the building.

**C. Design Review:**

Architectural elevations show the building office space to be finished with metal panels and glass/glazing. The warehouse is proposed to be finished in two different finishes of concrete panels. Concrete panels are allowed as a primary material in industrial districts, and metal siding may be used in industrial districts if it is not visible from an arterial street. Weakley Lane is designated as a minor arterial street. 10.9% of the north elevation, 17.2% of the east elevation and 4.8% of the south elevation consist of metal. For the entire building, 82% is constructed of concrete, 10% of glass/glazing and other doors, and 8% of metal. As presented, the architectural elevations do not meet Design Review requirements due to the metal used on the building being visible from Weakley Lane.

**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. There are no roadways on the Major Thoroughfare Plan that will be affected by this development.
6. The minimum required fire flow will be 1,700 GPM at 20 PSI.

**Staff Comments:**

1. As designed, the architectural elevations do not meet the requirements of the Design Review Manual. Metal siding may be allowed in industrial districts if it is not visible from an arterial street. However, Weakley Lane is designated as a minor arterial. The office portion of this building is metal and faces Weakley Lane. The rest of the building is concrete panels which is an allowed primary material in industrial districts.

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

At this time, Councilman Tim Morrell acknowledged Col. Cory Scates to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the site plan for USPFO Office & Warehouse with standard comments 1-6.

**Vote:** 6 - 0 Passed - Unanimously

5. Mandatory Referrals:
  - a. Basin A and Basin A-3 Easement Acquisition  
Along Harts Branch from Sam Davis Rd to Highland Ave

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council the mandatory referral for Basin A and Basin A-3 Easement Acquisition with staff comments.

**Vote:** 6 - 0 Passed - Unanimously

6. July Bond Review Report

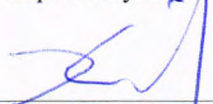
Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the July Bond Review Report with staff recommendations.

**Vote:** 6 - 0 Passed - Unanimously

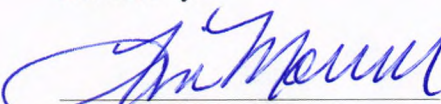
7. Staff comments and/or other business

8. Adjournment

Respectfully submitted:

  
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Kevin Rigsby  
Secretary

Certified by:

  
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Councilman Tim Morrell  
Chairman