



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES AUGUST 3, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, August 3, 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 Tim Slate.

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

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

Staff: Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief;

Present: 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. Approval of Minutes of the July 6, 2023 meeting

Motion by Mike Allen, seconded by Tim Slate to approve the minutes for the July 6, 2023 meeting.

**Vote:** 7 - 0 Passed - Unanimously

3. Old Business:

- a. Final Plats:

1. Woodmont, Section 9 - **Request to defer 1 month**  
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 zoned PRD, is comprised of 27.22 acres, 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.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to defer to the September meeting at the request of the applicant.

**Vote:** 7 - 0 Passed - Unanimously

4. New Business:

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

1. Matt Huff - **Request to defer 1 month**  
6554 & 6588 Lee Road  
Annexation & PRD Zoning Request

A Rezoning request was submitted for 6554 & 6588 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcels: 8.07 & 8.18, is comprised of 34.48 acres, and is zoned RM. The surrounding zoning is R-3 and PRD (Gwynne Farms) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential in this area. Lee Road is designated as a Collector on the Major Thoroughfare Plan. Right-of-way would be required to be dedicated as part of this development. The requested PRD is for 100 single family lots. The following staff comments were made:

1. As a part of this annexation request, staff would recommend the annexation of the existing right-of-way of Lee Road from Montgomery Way to the westernmost edge of Tax Map 51, Parcel 5.00, a distance of approximately 5,814 feet.
2. The required minimum fire flow is 1,000 GPM @ 20 PSI.
3. Submit a traffic study. Any improvements recommended by the study must be completed by the developer. At minimum, a left turn lane into the site at the main entrance on Lee Road should be considered.
4. CUD has an existing 8" water main along Lee Road to serve the annexed property.
5. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM flow requirements for this site. The applicant must submit a water service availability for request to CUDengineering@ cudrc.com for evaluation and to receive a CUD Will Serve Letter.

Motion by Charles Scurr, seconded by Amy Wise to defer until the September meeting at the request of the applicant.

**Vote:** 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

b. Rezoning Request:

1. Jennifer Speich - **Request to defer 1 month**  
602 & 604 Rock Springs Road  
Rezoning R-1 to PRD

A Rezoning request was submitted for 602 & 604 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 31.01, is comprised of 31.68 acres, and is zoned R-1. The surrounding zoning is R-4, R-6, C-2, and PRD (Hart's Branch Village). The Land Use Plan would support Medium Density Single Family Residential development in this area. Rock Springs Road is designated as a Collector on the Major Thoroughfare Plan. Right-of-way is shown to be dedicated as part of this development. Imperial Boulevard is designated a minor arterial on the Major Thoroughfare Plan. The existing right-of-way dead ends into the northeastern corner of this tract, and right-of-way is shown to extend across this tract. The proposed PRD is for 222 townhomes. The following staff comments were made:

1. Revise the traffic study to reflect the PRD request. The plan used as a basis for the study is different from what has been submitted for rezoning. Any improvements recommended by the study must be completed by the developer.
2. The required minimum fireflow is 1,000 GPM @ 20 PSI. This is not currently attainable at this site. However, the Town has a waterline improvement project which should be completed in approximately 1 year that should take care of any issues.
3. At least 20 feet is required between each pair of buildings. In addition, all points of any building must be able to be accessed by the Fire Dept. within 150' from a truck.
4. Show renderings for the sides and the rear of the units.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to defer until the September meeting at the request of the applicant.

**Vote:** 7 - 0 Passed - Unanimously

c. Preliminary Plats:

1. The Courtyards at Stewarts Creek, Phase 1  
Rocky Fork Almaville Road  
Owner / Developer: Blakeney Partners, GP

A Preliminary Plat was submitted for The Courtyards at Stewarts Creek, Phase 1 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 8.05, is comprised of 8.1 acres, is zoned PRD, and consists of 14 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 \$1,197.00 will be required.
4. Rocky Fork Almaville Road is designated as a Minor Arterial on the Major Thoroughfare Plan.
5. Signs will require a separate permit.
6. Submit road names & E911 approval for those road names.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. This requirement may be increased for the amenity center depending on the capacity of the building. It may need to be sprinkled. This would be reviewed in detail with the site plan submittal for the amenity center.
8. Show sewer main to serve lots 8, 9, and 10. They are proposing to serve this privately, and will be required to show grinder pumps as private.
9. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements for this site. The applicant must submit a water service availability for request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for evaluation and to receive a CUD Will Serve Letter.
10. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Preliminary Plat for The Courtyards at Stewarts Creek, Phase 1 with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

d. Final Plats:

1. Caber's Court  
807 Rock Springs Road  
Owner / Developer: Syndicate Properties, LLC

A Final Plat was submitted for Caber's Court located at 807 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 87.00, is comprised of 4.866 acres, is zoned R-3, and consists of 2 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. Signs will require a separate permit.
4. Rock Springs Road is designated as a Collector on the Major Thoroughfare Plan. Adequate right-of-way is shown to be dedicated with this plat.
5. Submit a full set of utility plans.
6. Fire Dept. access will be required to both lots with a turn around compliant with the Fire Code. The Fire Dept. will need to be able to access each lot within 150 feet of all homes. This is required to be 96' in diameter or provide an alternative.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI residual. If the homes exceed 3,600 square feet, additional fireflow will be required.
8. Show the proposed location of the sanitary sewer extension for lot 2. This easement must be obtained and recorded prior to recording the plat.
9. As Lot 1 will remain utilizing an existing septic system, this plat must be reviewed by Planning Commission and Town Council according to the Subdivision Regulations.
10. Required to obtain a private sewer service easement from TVA.
11. Lot 2 will have to be internally sprinkled or a dedicated line ran to it.
12. Plans are not printed to scale. Please submit plans to scale.
13. Show driveway widths.
14. A fire hydrant is required to be within 500' of all homes.

Motion by Miranda Swift, seconded by Tim Slate to approve the Final Plat for Caber's Court with the above listed staff comments.

**Vote:** 6 - 0 Passed

Other: Mike Allen (ABSTAIN)

2. Living Springs, Section II, Lot 55  
Point Clear Drive  
Owner / Developer: Roy L. Waldron, Trustee of the Waldron Tennessee Community Property Trust

An Amended Final Plat was submitted for Living Springs, Section II, Lot 55 located on Pointe Clear Drive. This property can be further referenced by Rutherford County Tax Map: 33A, Group: A, Parcel: 55.00, is comprised of 0.52 acres, and is zoned R-3. The following staff comments were made:

1. Add signature of the owner prior to submittal for recording.
2. No streets shown on the Major Thoroughfare Plan are affected with this plat.
3. The preliminary plat for Living Springs Section II was approved by the Smyrna Municipal Planning Commission in March 1991, and the final plat was approved in May 1991. As a part of these approvals, this lot was required to be labeled “Not to be used as a Building Site” in order to allow for the extension of Pointe Clear Drive further eastward in the future. This would provide a secondary entrance and exit from the Living Springs neighborhood, which currently only has a single entrance to Rock Springs Road. The other end of Pointe Clear Drive as well as Moorhill Avenue are stubbed to adjoining vacant properties. The requested amendment is to remove this required notation and allow for this lot to have a house built on it.

Motion by Tim Slate, seconded by Miranda Swift to approve the amended Final Plat for Living Springs, Section II, Lot 55 with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

e. Site Plans:

1. Veterans Landing  
10259 Old Nashville Highway  
Owner / Developer: HBG Companies

|  |   |
|--|---|
| <b>Location:</b> 10295 Old Nashville Highway | <b>Applicant:</b> HBG Companies         |
| <b>Tax Map/Parcel:</b> 49/107.00             | <b>Property Owner(s):</b> Jimmy Maynard |
| <b>Zoning:</b> PRD                           | <b>Use Classification:</b> Townhomes    |

Proposal

**A. Location Analysis**

Veterans Landing is located on Old Nashville Highway, south of Stewart Valley Drive and north of the Lenox of Smyrna subdivision. Proposed development includes 43 townhome units with a single access point onto Old Nashville Highway. The property is zoned PRD and was approved for rezoning from C-4 to PRD during the September 2022 Town Council meeting. Staff received a PRD revision in March 2023 to reduce the number of units from 46 to 43, as well as minor changes to the overall layout of the development and the architecture of the proposed units. These modifications were approved by staff with the proposed plan reflecting those changes.



### B. Development Standards

|   | Required   | Proposed                           |
|---|------------|------------------------------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A        | 0.73 Ac                            |
| <b>Square Footage of Open Space/Landscaping</b> | 3,198 SF   | 5,689 SF                           |
| <b>Total Parking</b>                            | 108 Spaces | 86 Driveway Spaces 22 Guest Spaces |
| <b>Handicapped Parking Space(s)</b>             | N/A        | N/A                                |

### C. Landscaping

The Zoning Ordinance requires a Type C landscape buffer along the southwestern property line adjacent to the single family residences of the Lenox of Smyrna subdivision. The applicant has requested a deviation from a Type C buffer with a 6 foot wide landscape buffer consisting of a mixture of evergreen trees with primarily shrubbery in addition to a 6 foot tall wooden privacy fence. A Type B landscape buffer is required along the western property line abutting the church, and is shown. Streetscaping is shown along Old Nashville Highway.

### D. Design Review

Architectural elevations show both sides and rear elevations to have entirely fiber cement board siding. The front elevations show the entire first floor to be clad in brick with the second floor entirely fiber cement board.

#### 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 \$823.00 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 Old Nashville Highway as a Minor Arterial. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.

**Staff Comments:**

1. Add the potential name of Nana Court to the site plan and submit approval when received.
2. A Type C landscape buffer is required along the western property line abutting the single family residences. The applicant has proposed an alternative to construct a 6 foot tall wooden privacy fence with plantings in this area in lieu of a Type C buffer.
3. On sheet C6.1, show where the rip-rap aprons for both inlet and outlet structures will be located.
4. Sewer construction plans are under review.
5. CUD's existing infrastructure is adequate to meet 1,000 GPM flow requirements for this site per the CUD Will Serve letter issued by CUD on 9/6/2022.
6. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

**Staff Recommendation:** Approval with staff comments.

Motion by Tim Slate, seconded by Mike Allen to deny the Site Plan for Veterans Landing due to the landscape buffer not being the required Type C.

**Vote:** 6 - 1 Passed

NAY: Councilman Tim Morrell

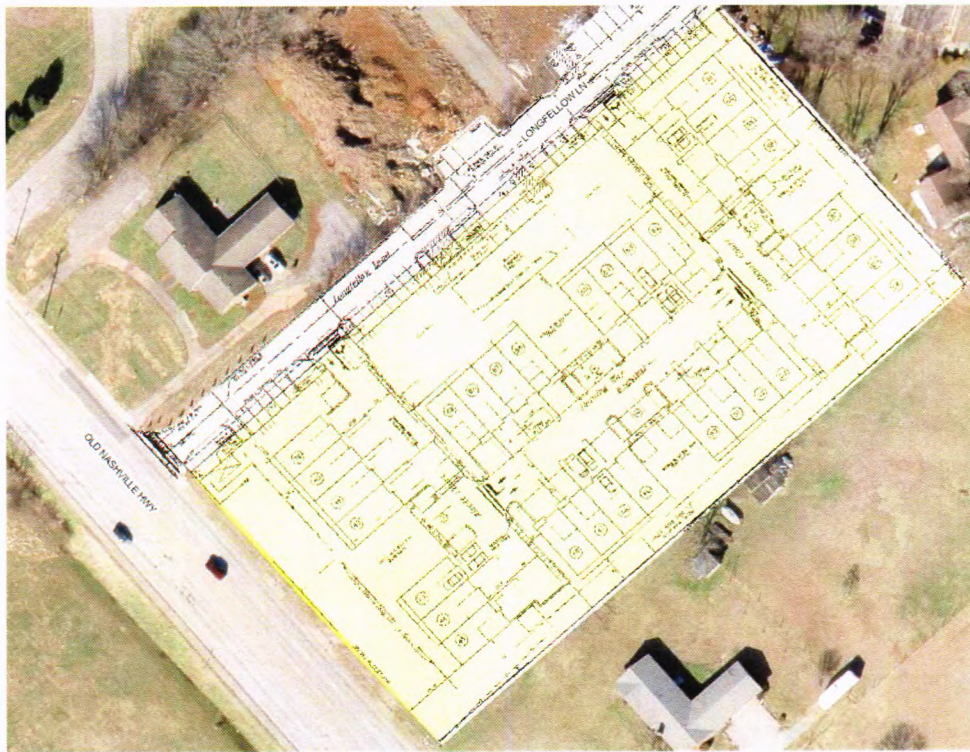
2. The Villas of Stewartsboro, Phase II  
10542 Old Nashville Highway  
Owner / Developer: Finyara Homes Company

|  |   |
|--|---|
| <b>Location:</b> 10542 Old Nashville Highway | <b>Applicant:</b> Ayoub Eshak                   |
| <b>Tax Map/Parcels:</b> 49/2.00 & 2.02       | <b>Property Owner(s):</b> Finyara Homes Company |
| <b>Zoning:</b> PRD                           | <b>Use Classification:</b> Townhomes            |

Proposal

**A. Location Analysis**

Villas of Stewartsboro, Phase 2 consists of 31 townhouse units, adjacent to Phase 1, which is currently under construction. Both phases share a single entrance, Longfellow Lane, off of Old Nashville Highway. Each townhouse will be two stories with three bedrooms and include a single car garage with a two vehicle wide driveway. Per the approved PRD, each unit is to have 1,700 square feet of living area; these plans are consistent with the approved PRD. Currently, there are two parcels where the development is proposed to be located; the parcels will require a final plat to dedicate easements and combine parcels prior to issuance of building permits.



**B. Development Standards**

|   | <b>Required</b> | <b>Proposed</b>                       |
|---|-----------------|---------------------------------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 0.80 Ac                               |
| <b>Square Footage of Open Space/Landscaping</b> | 3,500 SF        | 14,000 SF                             |
| <b>Total Parking</b>                            | 62 Spaces       | 62 Driveway Spaces<br>40 Guest Spaces |
| <b>Handicapped Parking Space(s)</b>             | N/A             | 2 Spaces                              |

**C. Landscaping**

Landscape plan shows a Type C landscape buffer along the northern and eastern property lines adjoining single family residential properties. Trees and shrubs are proposed to be planted along Old Nashville Highway and in landscape islands throughout the site.

**D. Design Review**

Architectural elevations show front elevations to have brick on the first level with different designed fiber cement siding on the second level. Both side elevations and rear elevation show entirely fiber cement siding. The proposed elevations 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. 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 \$688.00 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 Old Nashville Highway as a Minor Arterial. Adequate right-of-way exists for this street.
6. The required minimum fire flow will be 1,000 GPM at 20 PSI.

7. Contact the Public Works Department ahead of time when cutting or boring the road.

**Staff Comments:**

1. Submit a plat creating any necessary public easements as well as combining the two existing parcels which are a part of Phase II into one parcel prior to issuance of any building permits.
2. 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.
3. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

**Staff Recommendation:** Approval with staff comments.

Motion by Amy Wise, seconded by Miranda Swift to approve the Site Plan for The Villas of Stewartsboro, Phase II with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

5. August Bond Review Report

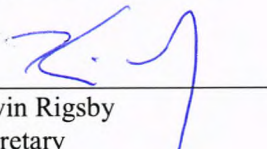
Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the August Bond Review Report with staff recommendations.

**Vote:** 7 - 0 Passed - Unanimously

6. Staff comments and/or other business

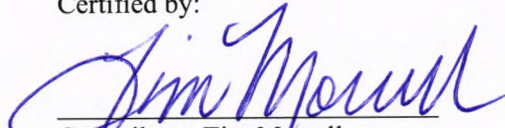
7. Adjournment

Respectfully submitted:



Kevin Rigsby  
Secretary

Certified by:

  
Councilman Tim Morrell  
Chairman