



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES AUGUST 1, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, August 1, 2024 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 Councilman Tim Morrell 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; Matthew Carver; Salena Scott; Amy Wise; Charles Scurr, PhD

Absent: Miranda Swift

Staff Jeff Peach, Town Attorney; Todd Spearman, Assistant Town Manager; Kevin Rigsby, Town

Present: Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Scott Byers, Fire Dept. Captain; Charles King, Engineer; Mike Strange, Utilities Director; Kristi Worrell, Building Official

#### 1. Citizens' Comments:

*"The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing".*

Sharmilla Datta (Not in Town limits)  
5336 Stonewood Drive  
Smyrna, TN 37167  
Project: Kyle Griffin: 140 Queencliff Court  
In Opposition

Aarin McNabb (Not in Town limits)  
5312 Stonewood Drive  
Smyrna, TN 37167  
Project: Kyle Griffin: 140 Queencliff Court  
Neither in Favor nor Opposed

#### 2. Special Guest Introduction by Zama Chaperone Amy Wise

At this time, Councilman Tim Morrell acknowledged Amy Wise in introducing Tomomi Imai.

3. Approval of Minutes of the July 2, 2024 meeting

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Minutes of the July 2, 2024 meeting.

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

4. Public Hearing:

a. Plan of Services for 6304 Lee Road.

No one spoke at the public hearing.

Motion by Matthew Carver, seconded by Amy Wise to recommend approval to the Town Council the Plan of Services for 6304 Lee Road.

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

b. Plan of Services for 140 Queencliff Court

No one spoke at the public hearing.

Motion by Matthew Carver, seconded by Amy Wise to recommend approval to the Town Council the Plan of Services for 140 Queencliff Court.

**Vote:** 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

5. Old Business:

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

1. Kyle Griffin  
140 Queencliff Court  
Annexation & PRD Zoning Request

An Annexation & PRD Zoning request was submitted for 140 Queencliff Court. This property can be further referenced by Rutherford County Tax Map: 73, Parcel: 19.02, is currently zoned RM, and is comprised of 115.46 acres: 115.46. The surrounding zoning is PRD (Lyndwood) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family residential development in this area. No roads shown on the Major Thoroughfare Plan will be affected with this request. The requested PRD is for 346 single family lots. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.

2. A traffic study will be required to be submitted. Any improvements recommended by the traffic study must be completed by the developer.
3. This development will require submittal for a floodplain development permit from the Town of Smyrna as well as review by FEMA of any necessary LOMA or LOMR applications.
4. No sewer will be available until the Stewart's Creek force main/trunk line is completed.
5. Details for the roadway stream crossing would be required with the preliminary plat. A 60' minimum riparian buffer would be required for the stream.
6. A public street connection providing more than one ingress/egress to this development will be required to be operational from the east and west prior to the construction of the 100th dwelling. This would involve road connections in Sections 2 & 3 being constructed at the same time.
7. CUD has an existing 8" water main along Queencliff Court to serve the annexed/rezoned property.
8. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM fire flow requirements for this site. Current facilities improvement determination study is in queue to be reviewed by CUD to determine feasibility and off-site improvements necessary.
9. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

At this time, Councilman Time Morrell acknowledged applicant Kyle Griffin with CSDG to speak regarding this request.

Motion by Matthew Carver, seconded by Salena Scott to recommend approval the Annexation & PRD Zoning request for 140 Queencliff Court to include a 50' buffer abutting the Stonewood development and with the above listed staff comments.

**Vote:** 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

6. New Business:

a. Rezoning Requests:

1. Janet Ibrahim Nasef

Rocky Fork Road

Rezoning R-3 with ESO to PRD with ESO

An R-3 with ESO to PRD with ESO Rezoning request was submitted for Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 73.03, is comprised of 2.1 acres, and is currently zoned R-3 w/ESO. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green). The Land Use Plan designates this property as the 24 Gateway Character Area which would support a mixture of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Adequate right-of-way dedication has been shown on the plans. The requested PRD is for 5 duplexes/10 units. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
2. A sewer easement will be required to be obtained through Addition to Village of Valley Green, Phase 3 to serve this development with the proposed sewer alignment. There is no easement at this time at that location. Proof of this easement being obtained is required before a site plan

- can be considered.
3. Please coordinate the relocation of the existing overhead utility pole along Gambill Wood Drive with MTEMC.
  4. Show all existing utility service locations for Lots 17 and 18 within the Addition to Village of Valley Green subdivision where the new sewer line would be located.
  5. The landscaping, lighting, buffering, and screening plans are required to comply with Section 5.059 of the Zoning Ordinance and would be reviewed in detail with the submittal of the site plan if the rezoning is approved.
  6. Revise the architectural elevations to be consistent with requirements of the Enon Springs Overlay. There should be a “base, body and cap” of the buildings. Staff would recommend brick or stone as an additional material due to visibility from Rocky Fork Road.
  7. At least one pedestrian entrance should face Rocky Fork Road for the two corner buildings.
  8. Show 20’ utility easements over the public mains and services.
  9. Sanitary sewer must be extended to the eastern and western property lines.
  10. Reroute drainage outflow structure away from the landscape buffer on the southwest side of the property. As shown it will wash out any landscaping.

Motion by Charles Scurr, PhD, seconded by Salena Scott to defer the R-3 with ESO to PRD with ESO Rezoning request located at Rutherford County Tax Map: 33, Parcel: 73.03 until the September Planning Commission meeting.

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

2. Spencer Sanders  
Genie Lane & Motlow College Boulevard  
PRD Amendment

A PRD Amendment was submitted for Sam Ridley Parkway, W. & Motlow College Boulevard. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.24, is zoned PRD, and is comprised of 39.11 acres. The surrounding zoning is R-6 and C-2. The Land Use Plan for this area is the Sam Ridley Corridor character area which would support regional scale mixed use commercial development. Mixed residential, commercial, personal services, office and medical uses are the most appropriate uses throughout the corridor. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as principal arterial and Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way is shown for these roadways. The currently approved PRD is for 350 apartments, 80 single family houses, and 16 duplexes/32 units. The requested PRD amendment is for 330 apartments and 130 townhomes. The following staff comments was made:

1. The required minimum fire flow is 1,500 GPM at 20 PSI residual as there will be a clubhouse building as a part of this development.
2. Please submit an updated traffic study as the study for this site was done over five years ago.

Motion by Amy Wise, seconded by Salena Scott to recommend approval to Town Council the PRD Amendment located at Sam Ridley Parkway, W. & Motlow College Boulevard Rutherford County Tax Map: 28, Parcel: 44.24 with the above listed staff comment.

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

b. Preliminary Plats:

1. Newberry, Phase 2  
Almaville Road  
Owner / Developer: Newberry Propco, LLC

A Preliminary Plat was submitted for Newberry, Phase 2 located at 3368 & 3510 Alnaville Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 2.16 & 29.06, is zoned PRD is comprised of 29.63 acres, and consists of Lots/Units: 64/65. The Major Thoroughfare Plan designates Alnaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated on the plans. 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 grading permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
3. Signs will require a separate permit.
4. The required minimum fire flow will be 1,000 GPM at 20 PSI for residential and 1,500 GPM at 20 PSI for commercial.
5. Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review prior to obtaining a grading permit.
6. Submit construction plans.
7. Please show an extra 5' side setback on lots where an easement is shown in the side yard.
8. The public road and utility lines in front of Lots 6-13 will be required to be in place prior to any permits being issued for those lots. If Phase II is developed prior to Phase I, the portion of the utilities and roadway shown in Phase I in front of these lots will be required to be built with Phase II. Show sewer services for lots 6-12.
9. The proposed hammerhead at the end of Meadowbrook Lane must meet fire codes. Please submit curb radius and contact James Lawrence with the Town of Smyrna Fire Department.
10. Please reference CUD Will Serve Letter issued 11/5/2022 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement, but only for the residential portion of the development, not commercial.
11. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Preliminary Plat for Newberry, Phase 2 with the above listed staff comments.

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

2. DR Horton  
Sam Ridley Parkway, W & Motlow College Boulevard  
Owner / Developer: Sam Ridley Apartment Partners WB, LLC / DR Horton

A Preliminary Plat was submitted for DR Horton located at Sam Ridley Parkway, W. & Motlow College Boulevard. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.24, is zoned PRD, is comprised of 39.12 acres, and consists of 2 lots. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as principal arterial and Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way is shown for these roadways. 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 grading permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
3. Signs will require a separate permit.
4. Please label the cul-de-sac as a public right-of-way at the end of Jackdaw Drive.
5. Show 2nd water connection off Motlow College Boulevard.

Motion by Amy Wise, seconded by Matthew Carver to approve the Preliminary Plat for DR Horton with the above listed staff comments.

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

3. Sundale, Section IV  
Tramore Drive & Big Son Lane  
Owner / Developer: Scott Butler

A Preliminary Plat was submitted for Sundale, Section IV located at Tramore Drive and Big Son Lane. This property can be further referenced by Rutherford County Tax Map: 33, Part of Parcel: 53.08, is zoned PRD, is comprised of 8.78 acres, and consists of 44 lots. No roads within this development are affected by the Major Thoroughfare Plan. 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 grading permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
3. Signs will require a separate permit.
4. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
5. Submit a roadway lighting plan.

Motion by Salena Scott, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Sundale, Section IV with the above listed staff comments.

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

c. Final Plats:

1. Derby Run, Phase 2D  
Grey Ghost Way & War Admiral Court  
Owner / Developer: Charter Commercial, LLC

A Final Plat was submitted for Derby Run, Phase 2D located at Grey Ghost Way & War Admiral Court. This property can be further referenced by Rutherford County Tax Map: 55, Part of Parcel: 31.00, is zoned PRD, is comprised of 12.17 acres, and consists of 34 lots. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated with this plat. The following staff comments were made:

1. Signs will require a separate permit.
2. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
3. Add signatures of the owners prior to recording.
4. Plat is currently in queue to be reviewed by CUD.
5. Water line construction must be completed and accepted by CUDRC before signature of final plat.

Motion by Amy Wise, seconded by Matthew Carver to approve the Final Plat for Derby Run, Phase 2D with the above listed staff comments.

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

d. Site Plans:

1. Enterprise

63 N. Lowry Street

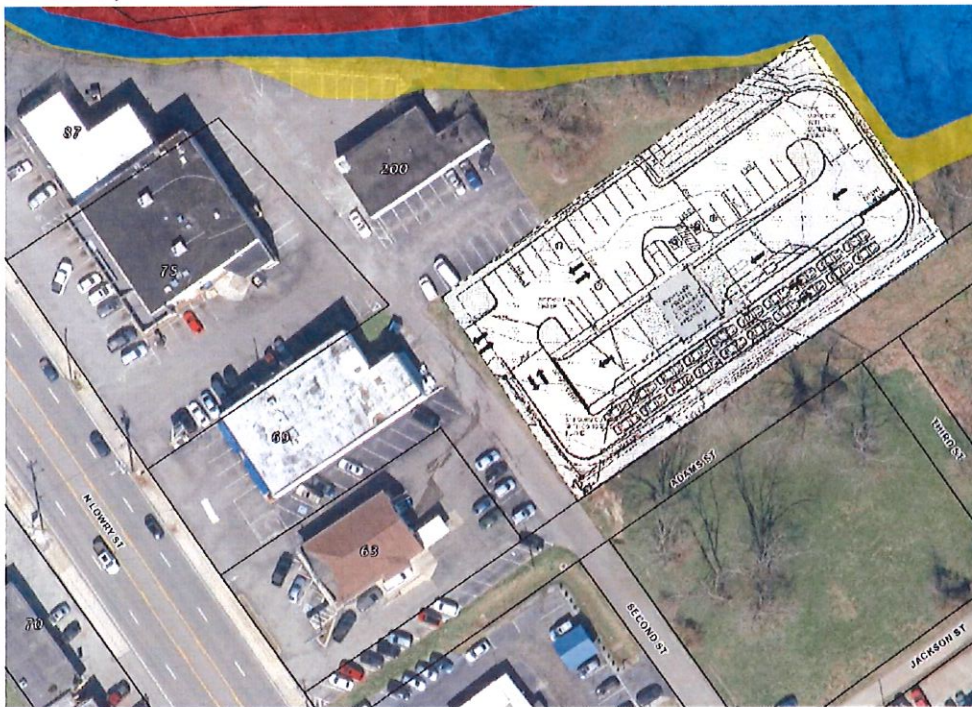
Owner / Developer: Taliaferro Holdings, LLC / Enterprise Holdings

<b>Location:</b> 63 North Lowry Street	<b>Applicant:</b> Enterprise Rent a Car
<b>Tax Map/Group/Parcel:</b> 27H/G/28.00	<b>Property Owner(s):</b> Taliaferro Holdings, LLC
<b>Zoning:</b> C-2 with Lowry Street Overlay	<b>Use Classification:</b> Auto Wash

Proposal

**A. Location Analysis**

Enterprise is proposing a private car wash facility for company vehicles. There is an existing Enterprise facility at 63 North Lowry Street, when vehicles are returned, the proposed car wash would be used to wash and detail vehicles. The proposed facility would be located behind the existing building and would be placed north of the intersection of Second Street and the right-of-way for Adams Street, which has not been constructed.



Caption

**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.57 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,482 SF	2,593 SF
<b>Total Parking</b>	50 Spaces	30 Existing 29 New Spaces 59 Total
<b>Handicapped Parking Space(s)</b>	3 Spaces	3 Spaces

**B. Landscaping**

Landscape plan shows maple trees parallelling the Adams Street right-of-way as well as the access road that continues where the Second Street right-of-way ends. Additional trees are shown within landscape islands within the development and shrubbery lining the edge of the drive aisles.

**C. Design Review**

Architectural elevations submitted show a canopy constructed of metal, painted black. In addition, an equipment building finished with brick is shown adjacent to the canopy.

**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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan would be affected with this request.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

**Staff Comments:**

1. Water and sewer construction plans are under review.
2. Show how runoff from the bay area will be captured on the grading plans.

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

At this time, Councilman Tim Morrell acknowledged Matt Mraz, the group property manager for Enterprise, to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Site Plan for Enterprise with the above listed staff comments.

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

2. DR Horton  
Sam Ridley Parkway, W. & Motlow College Boulevard  
Owner / Developer: Sam Ridley Apartment Partners WB, LLC / DR Horton

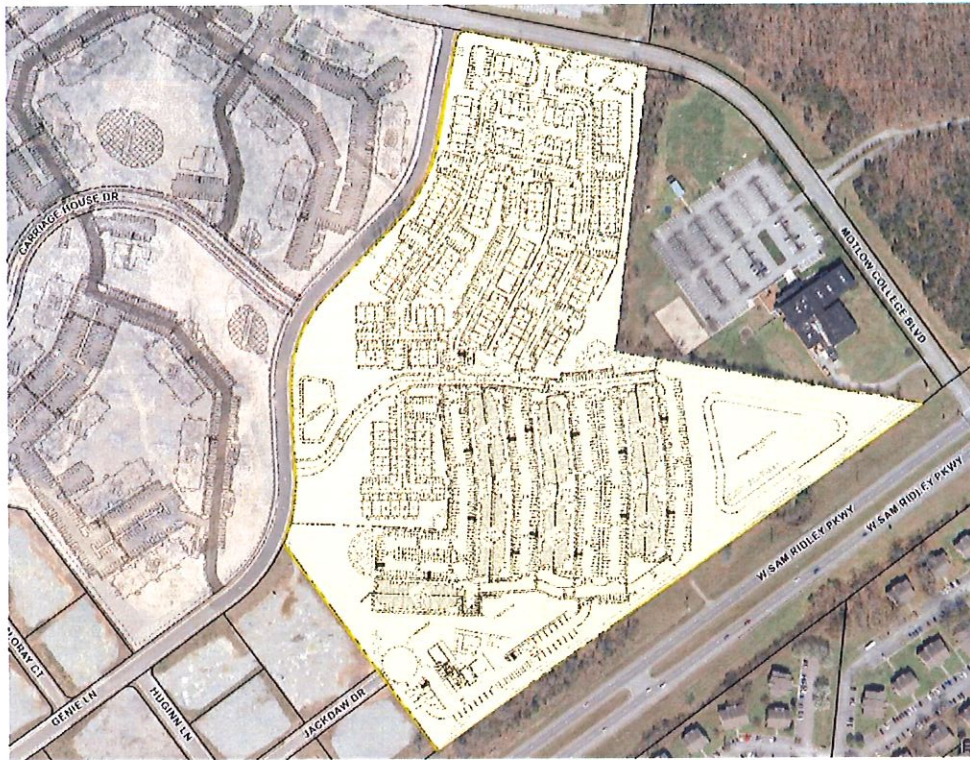
<b>Location:</b> Sam Ridley Pkwy., W & Genie Ln.	<b>Applicant:</b> Kimley-Horn
<b>Tax Map/Parcel:</b> 28/44.24	<b>Property Owner(s):</b> Sam Ridley Apartment Partners
<b>Zoning:</b> PRD	<b>Use Classification:</b> High-Density Residential

Proposal

**A. Location Analysis**

DR Horton is proposing a multi-family residential development with a mixture of apartments and townhomes. Seven apartment buildings with 330 units and 130 townhomes, yielding a total of 460 units for this development. Numerous amenities are shown with this development: pool and amenity area, dog parks, a walking trail and pocket parks throughout the development. Three access points are shown for this development, one each on Jackdaw Drive, Genie Lane and Motlow College

Boulevard.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	8.95 Ac
<b>Square Footage of Open Space/Landscaping</b>	0.89 Ac	0.91 Ac
<b>Total Parking</b>	1,245 Spaces	1,247 Spaces
<b>Handicapped Parking Space(s)</b>	33 Spaces	34 Spaces

**B. Landscaping**

Landscape plan shows street trees and shrubbery lining the road frontages along Motlow College Boulevard and Genie Lane. Street trees are shown along Sam Ridley Pkwy., West with additional trees in landscaped islands throughout the development with shrubbery.

**C. Design Review**

Architectural elevations show all buildings to be constructed of primary materials consisting of brick, fiber cement and glass/glazing. The clubhouse is shown to be a single story structure finished with the aforementioned primary materials. The apartments are a mixture of three and four story buildings with the elevations fronting a public right-of-way having enhanced elevations, which include additional brick. For example, one of the apartments has 12% brick on an interior elevation while the enhanced elevation has 25% brick; the percentage of fiber cement is reduced on the enhanced elevations. The area devoted to fenestration and balconies would remain constant. The townhomes are all two stories with two car garages. Similar to the apartments, all townhome units facing the exterior of the lot bolster an enhanced elevation which includes 23% brick and a covered porch compared to the typical elevations with no brick and no covered porch.

**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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
  4. Signs will require a separate permit.
  5. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way is shown for these roadways.
  6. The required minimum fire flow is 1,500 GPM at 20 PSI residual as there will be a clubhouse building as a part of this development.

**Staff Comments:**

1. Water and sewer construction plans are under review.
2. Please submit an updated traffic study as the study for this site was done over five years ago.
3. Any retaining wall over 4' in height will be required to obtain a building permit.
4. Utility plans will need to phase with building permits. The Utilities Department will not sign off on building permits unless the utilities to serve those units are in the ground and accepted.
5. All apartment buildings will be required to be sprinkled. No FDC may be installed on the building, but placed within 100' of the building. A fire hydrant must be within 100' of the FDC.
6. Submit an auto-turn for the entire site using the Town of Smyrna fire truck dimensions. Contact James Lawrence with the Town of Smyrna Fire Department.
7. Please provide E911 road name approval and label road names.
8. Please show the cul-de-sac as a public right-of-way at the end of Jackdaw Drive.
9. Shift bus shelter outside of the right-of-way.
10. Site plan approval would be conditional upon the PRD amendment request being approved by the Town Council.

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

Motion by Charles Scurr, PhD, seconded by Matthew Carver to approve the Site Plan for DR Horton with the above listed staff comments.

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

7. August Bond Review Report


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

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

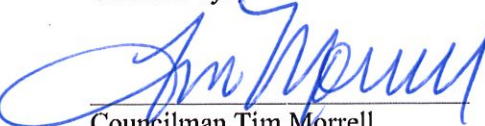
8. Staff comments and/or other business

9. Adjournment

Respectfully submitted:

  
\_\_\_\_\_  
Kevin Rigsby  
Secretary

Certified by:

  
\_\_\_\_\_  
Councilman Tim Morrell  
Chairman