



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES JULY 2, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, July 2, 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 Vice-Mayor Marc Adkins 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; Miranda Swift; Charles Scurr, PhD

Staff Present: Jeff Peach, Town Attorney; Todd Spearman, Assistant Town Manager; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; James Lawrence, Asst. Chief of Fire Prevention; Charles King, Engineer; Mike Strange, Utilities Director

#### 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".*

Mark Bryers (not in Town limits)  
225 Governors Way  
Brentwood, TN 37027  
In Opposition  
Project: Mable Farms/Cooks Lane Developments & Rezoning

Dawn Hill  
5007 Rock Springs Road  
Smyrna, TN 37167  
In Opposition  
Project: Mable Farms/Cooks Lane Developments & Rezoning

Ken Hill  
5007 Rock Springs Road  
Smyrna, TN 37167

In Opposition  
Project: Mable Farms/Cooks Lane Developments & Rezoning

Dennis Kitchen  
5312 Cooks Lane  
Smyrna, TN 37167  
In Opposition  
Project: Mable Farms/Cooks Lane Developments & Rezoning

Joe Morgan  
4701 Rock Springs Road  
Smyrna, TN 37167  
In Favor  
Project: Mable Farms/Cooks Lane Developments & Rezoning

Josh Miller  
4803 Rock Springs Road  
Smyrna, TN 37167  
In Favor  
Project: Mable Farms/Cooks Lane Developments & Rezoning

Lisa Reasonover  
4821 Rock Springs Road  
Smyrna, TN 37167  
In Opposition  
Project: Mable Farms/Cooks Lane Developments & Rezoning

2. Approval of Minutes of the June 6, 2024 meeting

Motion by Miranda Swift, seconded by Amy Wise to approve the Minutes of the June 6, 2024 meeting.

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

3. Public Hearing:

Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats  
Article 3, Sections 3-103, 3-104, 3-105

No one spoke at the public hearing.

4. Subdivision Regulations Amendment:

a. Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats  
Article 3, Sections 3-103, 3-104, 3-105

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats Article 3, Sections 3-103, 3-104, 3-105.

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

5. Old Business:

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

1. Joe Haddix - **Requested to be deferred three 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 Amy Wise, seconded by Miranda Swift to defer until the October Planning Commission meeting.

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

2. Kyle Griffin -**Request to be deferred one month**

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 zoned RM, and is comprised of 115.34 acres. 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. No sewer is available until the off site sewer for Briley Downs is constructed.
2. A traffic study is required. Any improvements recommended by the traffic study must be

- completed by the developer.
3. Please provide a phasing plan.
  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. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.
  5. 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.
  6. CUD has an existing 8" water main along Queencliff Ct. to serve the annexed/rezoned property.
  7. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM flow requirements for this site. Current facilities improvement study is in queue to be reviewed by CUD to determine feasibility and off-site improvements necessary.
  8. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Miranda Swift, seconded by Salena Scott to defer until the August Planning Commission meeting.

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

b. Final Plat:

1. Sewart's Landing

Allan Sewart Way & Pilot Place

Owner/Developer: Sewart's Landing Partners, LP / Equitable Property Company

A Final Plat was submitted for Sewart's Landing located at 2001 Motlow College Blvd. This property can be further referenced by Rutherford County Tax Map: 18, Parcel:10.01, is zoned PUD, is comprised of 43.897 acres, and consists of 7 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. The existing grading permit for this area is for mass grading only. A new grading permit will have to be issued prior to any work not on the currently approved plans under existing grading permit.
4. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard as a collector. Adequate right-of-way exists for both streets.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,500 GPM at 20 PSI. This could vary depending on the uses of the future buildings.
7. Add signatures of the owners prior to recording.
8. Provide dimensions from the surrounding property lines for the proposed drainage easement which is the detention pond at the end of the access easement.
9. Shift the fire hydrant that is shown within the median along Allan Sewart Way.
10. Show all existing utilities on Motlow College Boulevard and Sam Ridley Parkway.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Final Plat for Sewart's Landing with the above listed staff comments.

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

6. New Business:

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

1. Adam Lawrence  
6304 Lee Road  
Annexation & PRD Zoning

An Annexation & PRD Zoning was submitted for 6304 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Part of Parcel: 08.11, is zoned RM, and is comprised of 17.42 acres. The surrounding zoning is PRD (Buckingham Hills and Hidden Springs/Weekley Lee Road Subdivision) and PUD (Olive Branch) 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 following staff comments were made:

1. The road extension from the existing Napa Valley Drive to connect to the approved Phases 1-2 will necessitate the road name within Phases 1-2 being changed to Napa Valley Drive.
2. CUD has an existing 8" water main along Lee Road to serve the annexed/rezoned property.
3. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM flow requirements for this site. Current water service availability request is in queue to be reviewed by CUD to determine feasibility. Homes will likely need to be fire sprinkled and fire flow reduced to 500 GPM as per previous sections and evaluations.
4. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

At this time, Councilman Tim Morrell acknowledged Wes Magill with David Weekley Homes to speak regarding this request.

Motion by Salena Scott, seconded by Miranda Swift to recommend approval to Town Council the Annexation & PRD zoning request located at 6304 Lee Road with the above listed staff comments.

**Vote:** 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

b. Rezoning Requests:

1. Kyle Griffin  
4701 Rock Springs Road  
Rezoning R-1 to PRD

A R-1 to PRD Rezoning request was submitted for Mable Farms located at 4701 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 32, Parcels: 29.00, 29.02, 29.03, 29.04, 29.05, is zoned R-1, and is comprised of 40.1 acres. The surrounding zoning is R-1 and PRD (Gwynne Farms, Cooks Lane) in Town and R-1 in LaVergne. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rock Springs Road as a collector. The required minimum right-of-way for this road is 30' from the centerline and is shown to be dedicated with this plan. The requested PRD is for 107 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. Provide the size of the on site and off site sewer mains.
  3. On the Page 4.01 add to comment #6 that HVAC units shall be screened from the right-of-way if the rear of the home faces a public right-of-way.
  4. Please reference CUD Will Serve Letter issued 1/19/2024 for detailed information regarding water line connections and offsite improvements needed to meet the fire flow requirements for this development.
  5. Submit full set of plans separately for each individual section and phase to be constructed directly to CUDengineering@ cudrc.com for further review and specific comments.

At this time, Councilman Tim Morrell acknowledged Trey Woodruff with Century Communities to speak regarding this request.

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

At this time, Councilman Tim Morrell acknowledged Town Engineer Charles King to speak regarding this request.

Motion by Salena Scott, seconded by Miranda Swift to recommend approval to Town Council the R-1 to PRD rezoning request located at 4701 Rock Springs Road with lengthening the tree line buffer to lot 55, and with the above listed staff comments.

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

2. Hollingshead Land, LLC  
NE Corner of Gambill Lane & Enon Springs Road, West  
Rezoning R-1 with ESO to PRD/C-2 with ESO

An R-1 to PRD/C-2 Rezoning request was submitted for the NE Corner of Gambill Lane & Enon Springs Road, West. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 91.00, is zoned R-1 with ESO, and is comprised of 6.24 acres. The surrounding zoning is R-1, R-3, and C-2. The Land Use Plan for this area is the 24 Gateway character area 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 these areas.

The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial and Gambill Lane as a collector. Adequate right-of-way exists for Enon Springs Road, West, but right-of-way may be required to be dedicated for Gambill Lane.

The proposed PRD is for 37 townhouses. The following staff comments were made:

1. The required minimum fire flow is 1,500 GPM at 20 PSI residual as there will be a commercial building as a part of this development.
2. A Type C buffer is required on the northern and eastern property lines. The applicant is proposing a Type A landscape buffer with a fence in lieu of a 15' Type C landscape buffer along the northern and eastern property line.
3. Show the garage setback a minimum of 38' from the edge of pavement in areas where there is no sidewalk on page 11.
4. Provide the proposed color palette in compliance with Section 5.059 D.6.1 of the Zoning Ordinance.
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. Please show an adequate buffer along the northern property line.

6. All sides of the buildings must be within 150' reach for the Fire Dept.
7. Add a type A landscape buffer to the east side of the property.

At this time, Councilman Tim Morrell acknowledged Clyde Rountree with Huddleston-Steele to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Chris Maguire with Huddleston-Steele to speak regarding this request.

Motion by Salena Scott, seconded by Miranda Swift to recommend approval to Town Council the R-1 with ESO to PRD/C-2 with ESO rezoning request adding a 6' vinyl fence with a Type A landscape buffer in lieu of the Type C buffer and where the Type C buffer is required and the above listed staff comments.

**Vote:** 6 - 1 Passed

NAY: Vice-Mayor Marc Adkins

c. Preliminary Plats:

1. Fox Meadows Subdivision  
4852 Rocky Fork Road  
Owner / Developer: John Mitchell Byrnes

A Preliminary Plat for Fox Meadows Subdivision located on Lee Road was submitted. This property can be further referenced by Rutherford County Tax Map: 50, Parcels: 33.00, 33.02, and 72.00, is zoned PRD, is comprised of 47.30 acres, and consist of 88 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 grading permit must be obtained to replace the existing mass grading permit prior to any work not covered under the mass grading permit. The permit fee will be \$4,092.00.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Lee Road as a collector. The required minimum right-of-way for this road is 30' from the centerline.
5. 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.
6. The cul-de-sac at the western end of Dove Shell Way is required to meet auto-turn requirements.
7. The landscape buffer and drainage easement cannot overlap.
8. No improvements shall be allowed in the area of the future right-of-way of Rocky Fork Road.
9. The off-site improvements required to serve the project have been determined by CUD and were approved for CUD to participate in for cost sharing. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Water availability to the site is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.
10. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@cudrc.com) for further review and comment.

Motion by Miranda Swift, seconded by Matthew Carver to approve the Preliminary Plat for Fox Meadows Subdivision with the above listed staff comments.

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

d. Site Plans:

- 1. Topre America Corporation - Smyrna Plant Phase 10  
7735 Florence Road  
Owner / Developer: Industrial Development Board of Rutherford County

<b>Location:</b> 7735 Florence Road	<b>Applicant:</b> St. John & Associates, Inc.
<b>Tax Map/Parcel:</b> 34/12.00	<b>Property Owner(s):</b> Industrial Development Board of Rutherford County
<b>Zoning:</b> I-3	<b>Use Classification:</b> Warehouse

Proposal

**A. Location Analysis**

Topre America is proposing to construct an additional 121,179 square feet onto their existing 238,085 square foot building. The addition would be located to the rear and rear half of the northern side of the existing building. Access to the site would remain unchanged off of Florence Road.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	Additional: 7,195 SF
<b>Square Footage of Open Space/Landscaping</b>	576 SF	1,231 SF
<b>Total Parking</b>	80 Spaces	117 Spaces
<b>Handicapped Parking Space(s)</b>	5 Spaces	5 Spaces

## **B. Landscaping**

Landscape plan shows newly planted landscaping around the proposed parking lot extension. The parking lot extension is located north of the existing employee parking lot with the proposed landscaping to the north and east of the new parking area.

## **C. Design Review**

Architectural elevations show an entirely metal building, consistent with the existing building. The Design Review Manual allows metal to be used as a primary material on industrial buildings where there is no visibility from arterial streets. The Major Thoroughfare Plan designates Florence Road as a minor arterial street. The Design Review Manual permits the Planning Commission to vary from the materials listed on a case-by-case basis as long as the decision does not contradict the goals set forth in the Manual.

### **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 Florence Road as a Minor Arterial. Adequate right-of-way exists for this street.

### **Staff Comments:**

1. Minimum fire flow is 2,000 GPM at 20 PSI.
2. Proposed sanitary sewer pump station shall be private.
3. Per the Design Review Manual, metal may not be used as a primary facade material if visible from an arterial street. The Major Thoroughfare Plan classifies Florence Road as a minor arterial street.

**Staff Recommendation:** Approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Site Plan for Topre America Corporation - Smyrna Plant Phase 10 to allow the metal building and with the above listed staff comments.

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

7. Zoning Ordinance Amendment:
  - a. Zoning Ordinance Amendment to Article III, Section 3.120 F  
3 Year Expiration Period for Site Plans

Motion by Matthew Carver, seconded by Miranda Swift to recommend approval of the Zoning Ordinance Amendment to Article III, Section 3.120 F to Town Council.

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

8. July Bond Review Report

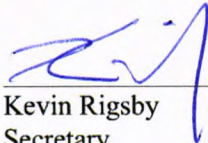
Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the July Bond Review Report.

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

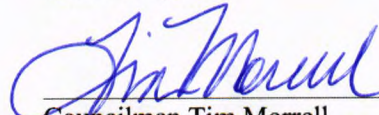
9. Staff comments and/or other business

10. Adjournment

Respectfully submitted:

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

Certified by:

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