



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES JANUARY 4, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, January 4, 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 Mike Allen 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; Mike Allen; Amy Wise; Miranda Swift; Charles Scurr, PhD

Absent: Tim Slate

Staff Present: Brian Hercules, Town Manager; Jeff Peach, Town Attorney; Scott Byers, Fire Dept. Captain; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Mike Strange, Utilities Director; Charles King, Engineer; Kristi Worrell, Building Official; Mark Crosslin, Planning Technician

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the December 7, 2023 meeting.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the minutes for the December 7, 2023 meeting.

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

3. Old Business:
  - a. Annexation, Zoning, and Plan of Service Request:
    1. Joe Haddix  
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 Miranda Swift, seconded by Amy Wise to defer 60 days until the March meeting.

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

b. Site Plans:

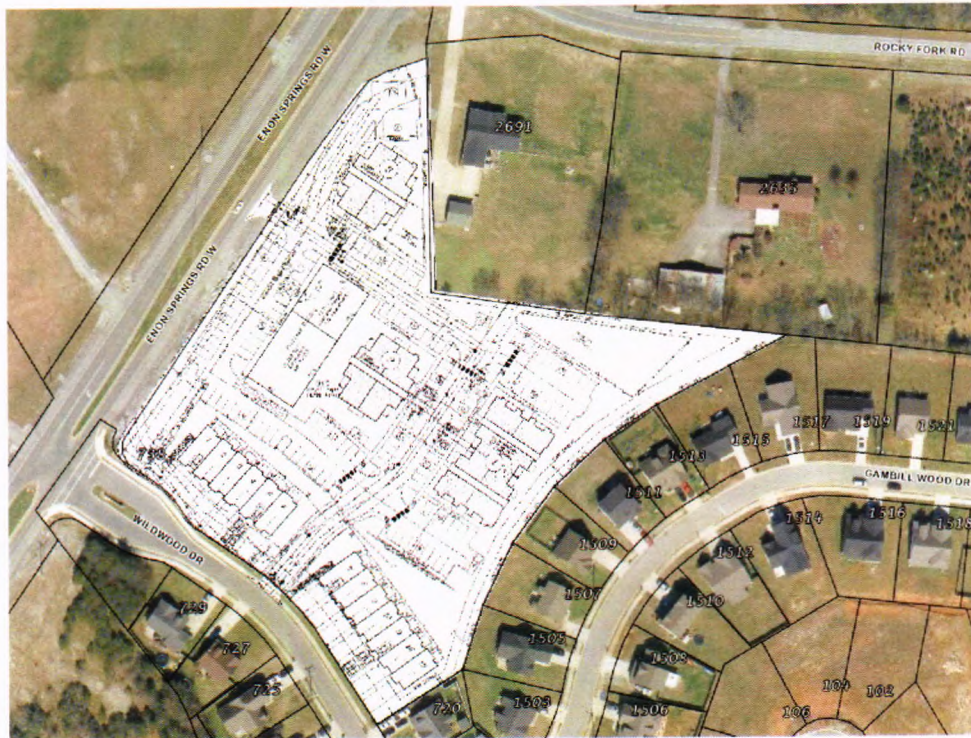
1. Addition to Villages of Valley Green, Section IV - **Request to be deferred**  
 Enon Springs Road W & Wildwood Drive  
 Owner / Developer: JSD Holdings

<b>Location:</b> Enon Springs Rd. W. & Wildwood Dr.	<b>Applicant:</b> Huddleston Steele Eng. - Enoch Jarrell
<b>Tax Map/Parcel:</b> 33/73.00	<b>Property Owner(s):</b> JSD Holdings
<b>Zoning:</b> PUD	<b>Use Classification:</b> Townhomes

Proposal

**A. Location Analysis**

The Addition to Village of Valley Green PUD was rezoned from R-3 to PUD in 2004. As part of the PUD, a residential and commercial component were approved for the corner parcel on Wildwood Drive and the current Enon Springs Road, West., previously Rocky Fork Road. The proposed site plan shows 60 townhomes. The approved PUD allowed for 60 residential units and 5,250 square feet of commercial space. Ingress and egress points are shown on both Wildwood Drive and Enon Springs Road, West. The townhomes will be for sale products and a plat will need to be submitted and recorded for a horizontal property regime. Two and three story townhome units are shown as part of this development.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.88 Ac
<b>Square Footage of Open Space/Landscaping</b>	3,836 SF	9,500 SF
<b>Total Parking</b>	270 Spaces (4.5/Unit)	162 Surface Spaces 60 Garage Spaces (3.68/Unit)
<b>Handicapped Parking Space(s)</b>	0 Spaces	2 Spaces

**B. Landscaping**

Landscape plan shows a Type C landscape buffer along the northern property line abutting the two single family lots. Streetscaping is shown along Enon Springs Road, West with a variety of trees lining Wildwood Drive between driveways of the townhomes. A Type C landscape buffer is also shown along the eastern property line abutting single family lots. In addition, a privacy fence is shown behind the units fronting Enon Springs Road, West.

**C. Design Review**

Architectural elevations submitted show two different designs for the three and two story townhomes. The three story townhomes are shown to have a band of stone along the lower half of the first floor on all four sides. The remaining building is proposed to be fiber cement board with varying architectural style. The two story townhomes show the first floor to have brick on the front of the units with the second story to be fiber cement board. All three other sides show 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. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyma.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.

4. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial.  
Adequate right-of-way exists for this road at this time.

**Staff Comments:**

1. Construction plans are under review.
2. Landscaping along Enon Springs Road, West will be required to comply with MTEMC overhead utility requirements.
3. Provide the square footage of the townhomes in order to calculate the correct required fire flow. Depending on the proposed square footage, buildings may be required to be sprinkled.
4. Staff would recommend that the privacy fence be constructed of a different product than wood for durability purposes.
5. Ensure the sidewalk corners meet ADA requirements.
6. Ensure the storm system intercepts flow from impervious surfaces on site and are directed to the pond.
7. Ensure all storm structures are located in a clearly marked drainage easement or common area.
8. Drainage structures and landscape buffers must not overlap.
9. Extend sewer to the Walter Gambill property.
10. Any balcony or covered area must meet minimum building setbacks.
11. Show an example of the playground equipment to be used in playground areas.
12. This site is part of a PUD which was approved several years ago which allowed for 60 multifamily units. There were no specifics within the PUD as to the type of multifamily units. The required parking at the time of PUD approval for all multifamily units was 2 spaces per unit. Since that time, the Town has amended the parking requirements for townhome developments to 4 spaces per unit plus .5 space per unit for guest parking. This translates to 270 parking spaces which would be required for this development. As shown, 13 units have 4 driveway spaces, 23 units have 2 driveway spaces, and 24 units have 1 driveway space. In addition, there are 40 surface parking spaces. This totals 162 spaces. The site as proposed does not meet current parking requirements for townhomes. The required parking for apartments remains 2 spaces per unit.

**Staff Recommendation:** Staff recommends approval of the request, pending the above listed comments are addressed to meet current Ordinance requirements.

Motion by Miranda Swift, seconded by Charles Scurr, PhD to defer 30 days until the February meeting.

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

4. New Business:

a. Rezoning Request:

1. Kevin Gangaware  
9800 Florence Road  
Rezoning R-1 to PRD

A Rezoning request was submitted for 9800 Florence Road. This property can be further referenced by Rutherford County Tax Map: 27, Parcel: 36.01, and is comprised of 13.03 acres. The surrounding zoning is R-1 in Town and RM in Rutherford County. The Land Use Plan would support Low Density Residential development (up to 3 units/acre) on the eastern side of Florence Road in this area, and Medium Density Single Family Residential development (up to 5 units/acre) on the western side of Florence Road in this area. The Major Thoroughfare Plan designates Florence Road as a minor

arterial. Adequate right-of-way would be required to be dedicated with this project. The requested PRD is for 54 single family lots. The following staff comments were made:

1. The required minimum fireflow is 1,000 GPM @ 20 PSI.
2. Any elevation fronting a road shall be considered the primary facade and must meet the elevation requirements shown for the front of the home. If a lot has more than one frontage or is visible from Florence Road, this requirement would be applicable to all elevations facing a public roadway.
3. Critical lots as defined in the Subdivision Regulations would be identified at the preliminary plat stage.
4. TVA approval must be provided for the pond and sidewalk within the TVA easement. Please provide this documentation prior to receiving a grading permit.

At this time, Councilman Tim Morrell acknowledged applicant Kevin Gangaware with Civil Site Design Group to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Gary Wisniewski with Landmark Homes to speak regarding this request.

Motion by Charles Scurr, PhD, seconded by Amy Wise to recommend approval to the Town Council the R-1 to PRD rezoning of 9800 Florence Road with the above listed staff comments.

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

b. Site Plans:

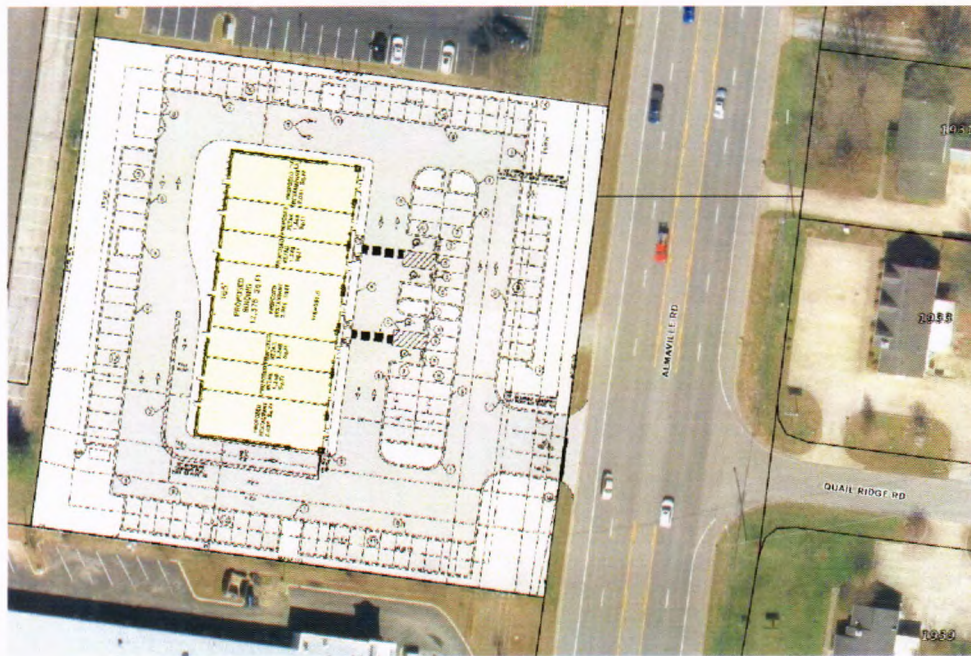
1. Legends of Smyrna, Lot 4A  
Almaville Road  
Owner / Developer: Fleeman Living Trust / Greg Patel

Location: Almaville Road	Applicant: Greg Patel
Tax Map/Parcel: 50/54.09	Property Owner(s): Fleeman Living Trust
Zoning: C-2	Use Classification: Retail & Restaurant

Proposal

**A. Location Analysis**

A 12,375 square foot multi-tenant retail facility is proposed for a vacant lot on Almaville Road. Property proposed for development is located south of Legends Steakhouse and across from the intersection of Almaville Road and Quail Ridge Road. A single access point is proposed off of Almaville Road across from Quail Ridge Road. Three restaurant spaces are shown and four retail suites are shown. The restaurants are on the ends of the building and one in the middle and one drive-thru on the southern end of the building.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.01 Ac
<b>Square Footage of Open Space/Landscaping</b>	4,412 SF	4,750 SF
<b>Total Parking</b>	92 Spaces	97 Spaces
<b>Handicapped Parking Space(s)</b>	4 Spaces	4 Spaces

**B. Landscaping**

Landscape plan shows red maples along Almadale Road with a variety of shrubs planted between the street trees. Shrubbery is also shown at the base of the front of the building and around the dumpster enclosure. Trees are shown within landscaped islands around the parking lot.

**C. Design Review**

Architectural elevations all four elevations consisting of primary materials of two different colors of brick, stone and glass/glazing. Elevations meet the Design Review Manual as presented.

**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. Signs will require a separate permit.
4. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almadale Road as a minor arterial. Adequate right-of-way exists for this road at this time.

**Staff Comments:**

1. As submitted, the required minimum fire flow is 1,500 GPM at 20 PSI.
2. It appears that the dumpster enclosure is set up for two dumpsters for potentially seven businesses including potentially three restaurants. If this proves to be inadequate and additional dumpsters are needed in the future, the enclosure will have to be rebuilt to enclose all needed

- dumpsters.
3. Expand the dumpster enclosure to include a 3rd dumpster.
  4. Provide TDOT approval for driveway entrance off of Almaville Road prior to issuance of a building permit.
  5. There is a possibility that in the future the center turn lane of Almaville Road may be removed. At that time, the access to this site would become a right in/out only.
  6. Adequate parking is shown to meet the Zoning Ordinance. However, the area of the building which is able to be used as a restaurant is limited to 7,000 square feet in order to maintain adequate parking for the site.
  7. The proposed plan for stormwater detention exclusively utilizing pervious pavers will be reviewed with the grading permit.
  8. CUD's existing infrastructure should be adequate to meet the 1,000-1,500 GPM fire flow requirement for this site.
  9. Consolidated Utility District of Rutherford County (CUDRC) has an existing ten (10) inch water main along the southern property line and a twelve (12) inch water main along Almaville Road.
  10. Submit a water service availability request to CUDengineering@ cudrc.com for feasibility study and to receive a Will Serve letter from CUD.
  11. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

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

Motion by Miranda Swift, seconded by Mike Allen to approve the site plan for Legends of Smyrna, Lot 4 with the above listed staff comments, in addition to adding a third dumpster.

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

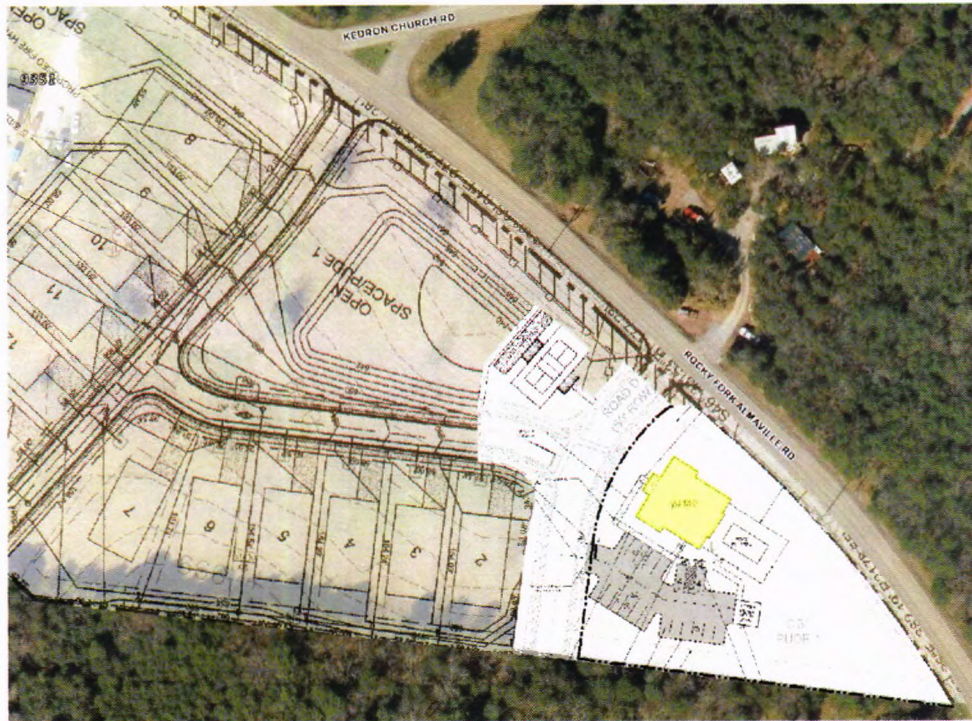
2. The Courtyards at Stewarts Creek Amenity Area  
Rocky Fork Almaville Road  
Owner / Developer: EPCON Communities

Location: 9351 Rocky Fork Almaville Road	Applicant: Land Solutions Company
Tax Map/Part of Parcel: 54/8.05	Property Owner(s): Blakeney Partners GP
Zoning: PRD	Use Classification: Amenity Center

Proposal

**A. Location Analysis**

The Courtyard at Stewarts Creek is planning for their amenity center, located near the front of the development off of Rocky Fork Almaville Road. Included in the amenity area would be a community building/pool house, pool, playground, mail kiosk and pickleball court with a bocce ball court.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	6,492 SF
<b>Square Footage of Open Space/Landscaping</b>	643 SF	6,728 SF
<b>Total Parking</b>	N/A	19 spaces
<b>Handicapped Parking Space(s)</b>	1 Space	2 Spaces

**C. Landscaping**

Landscape plan shows a Type C landscape buffer along Rocky Fork Almaville Road with shrubbery planted around the perimeter of the clubhouse. Additional trees are shown in landscape islands within the parking area.

**D. Design Review**

Architectural elevations for the amenity center show a primary material of fiber cement panels with a layer of stacked stone near the base of the building. The building is to match the approved materials for the single family homes within this development to provide a consistent appearance.

**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 Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this road with the plat.

**Staff Comments:**

1. Provide streetscaping along Road D between the parking lot and the road meeting Design

- Review requirements.
2. Label all road names and provide E911 approval.
  3. The required minimum fireflow is 1500 GPM at 20 PSI. If the building is sprinkled, it would be 1000 GPM at 20 PSI.
  4. The building is required to be sprinkled.
  5. The FDC must be 30' from the building and fire hydrants must be within 100' of the FDC.
  6. A final plat must be submitted and recorded prior to issuance of a building permit.
  7. Please modify the Type C landscape buffer along Rocky Fork Almadillo Road to streetscaping per our Design Review Manual.
  8. Landscaping and drainage structures may not overlap. Please shift landscaping away from the drainage ditch.
  9. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirement for this site. Please refer to CUD Will Serve letter issue 2/27/2023. If the fire flow requirement is greater than 1,000 GPM, please resubmit a water availability request for further evaluation and to receive an updated Will Serve letter.
  10. Once available, submit a full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

Motion by Amy Wise, seconded by Mike Allen to approve the site plan for The Courtyards at Stewarts Creek Amenity Center Area with the above listed staff comments.

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

5. January Bond Review Report

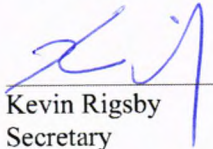
Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the January Bond Review Report with staff recommendations.

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

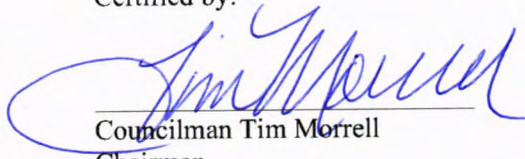
6. Staff comments and/or other business

7. Adjournment

Respectfully submitted:

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

Certified by:

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