



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES SEPTEMBER 5, 2024

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

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: Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jeff Peach, Town Attorney; Kathryn Bobbitt, Office Coordinator; Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Charles King, Engineer; Mike Strange, Utilities Director; James Lawrence, Asst. Chief of Fire Prevention; Scott Byers, Fire Dept. Captain; Bill Culbertson, Fire Chief

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".*

2. Approval of Minutes of the August 1, 2024 meeting

Motion by Miranda Swift, seconded by Amy Wise to approve the Minutes of the September 5, 2024 meeting.

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

3. Old Business:

a. Rezoning Request:

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. This would mean the unit faces Rocky Fork Road.
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.
11. Provide additional parking for guests at .5 space per unit.
12. Show a mail kiosk.
13. Show the total unit size and the number of bedrooms in each unit.
14. This request was deferred by the Planning Commission to the September 5 meeting.  
Additional revisions need to be made to the architectural elevations to meet the ESO, as well as other revisions.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to defer until the October meeting.

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

4. New Business:
  - a. Preliminary Plats:

1. The Colony at Greentree  
Ryan Hill Drive & Skinner Drive  
Owner / Developer: M1 Development, LLC

A Preliminary Plat was submitted for The Colony at Greentree located at Ryan Hill Drive & Skinner Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcels: 58.01 & part of 58.00, is zoned PRD, is comprised of 37.93, and consists of 113 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 \$4,178.00 will be required.
4. No roads shown on the Major Thoroughfare Plan are affected by this development.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI. If a house is over 3,600 sq. ft. it will be required to be sprinkled unless the fire flow is 1,500 GPM @ 20 PSI.
7. Any retaining walls over 4' in height will require a permit from the Codes Dept.
8. Provide additional dimensions from proposed property lines for public easements on Lots 6, 45, 46, 56-59, 69, 86, and across the detention pond/open space at the end of Hankster Drive. The easement shown from Lots 56-69 and through the open space to Ryan Hill Drive needs to be labeled.
9. Submit the revision to the existing approved plat for Greentree, Section 1 which would amend the right-of-way plan for the cul-de-sac at Ryan Hill Drive and create an amended lot to the west of the existing Ryan Hill Drive. This will require a mandatory referral process for the Town to relinquish a portion of the cul-de-sac right-of-way.
10. The existing conditions sheet of the site plan shows mass grading contours and storm ponds that are not in place. Since they aren't existing, they shouldn't be shown as existing. No mass grading permit has been issued.
11. Limits of disturbance acreage are larger than the total site acreage. Please correct.
12. No building elements are allowed in drainage easements.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Preliminary Plat for The Colony at Greentree with the above listed staff comments.

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

b. Final Plats:

1. Derby Run, Phase 2C  
Horseshoe Drive & Grey Ghost Way  
Owner / Developer: Charter Commercial, LLC

A Final Plat was submitted for Derby Run, Phase 2C located at Horseshoe Drive & Grey Ghost Way. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 31.00, is zoned PRD, is comprised of 11.29 acres, and consists of 41 lots. The following staff comments were made:

1. The Major Thoroughfare Plan designates Rocky Fork Almatville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street with this plat.
2. Signs will require a separate permit.
3. Add the signatures of the owner and CUD prior to submittal for recording.
4. Provide dimensions from the property line for the public drainage easement on Lot 330.
5. Submit plat directly to CUDengineering@ cudrc.com for further review and specific comments.

6. Water line construction must be completed and accepted by CUDRC before signature of final plat.

Motion by Amy Wise, seconded by Miranda Swift to approve the Final Plat for Derby Run, Phase 2C with the above listed staff comments.

**Vote:** 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

c. Site Plans:

1. Newberry Commons, Lot 2  
3545 Almadale Road  
Owner / Developer: Blue Circle Ventures, LLC

<b>Location:</b> 3545 Almadale Road	<b>Applicant:</b> Huddleston-Steele, Eng.
<b>Tax Map/Parcel:</b> 55/29.02	<b>Property Owner(s):</b> Blue Circle Ventures LLC
<b>Zoning:</b> PUD	<b>Use Classification:</b> Amenity/Recreational

Proposal

**A. Location Analysis**

The Newberry PUD is proposing to construct a 4,752 square foot indoor private pickleball venue for the residents. The building is shown to have two courts, a waiting area, vending space, storage and restrooms. The building is shown to be located in the southeast corner of the development adjacent to the future commercial development. Access would be provided through the commercial property as well as an access point off of the proposed Beaunoir Drive.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
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<b>Square Footage of Vehicular Use Area</b>	N/A	10,475 SF
<b>Square Footage of Open Space/Landscaping</b>	1,048 SF	1,250 SF
<b>Total Parking</b>	1 Space/Employee + Others as Determined by the Planning Commission	14 Spaces
<b>Handicapped Parking Space(s)</b>	1 Space	1 Space

### **B. Landscaping**

Landscape plan shows a mixture of maple trees and shrubbery along proposed Beaunoir Drive, which serves the interior of the residential development. A Type C landscape buffer is shown adjoining the future single family dwellings to the west and existing homes in the County to the south. Additional shrubbery is shown at the base of the building.

### **C. Design Review**

Architectural elevations show the building to be constructed primarily of brick and glass/glazing with a secondary material of metal panels. The first story and bottom half of the second story are entirely brick with the upper half of the second story shown as metal panels and windows. Brick comprises 64% of the entire building, glass/glazing at 26% and architectural metal panels at 10%. As presented, the building meets Design Review.

### **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 \$442.00.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street with the plat for this lot.
6. The required minimum fire flow is 1,500 GPM at 20 PSI. If fire sprinklers are installed in the building, the minimum fire flow would be 1,000 GPM at 20 PSI.

### **Staff Comments:**

1. Utilities and roads to serve this lot must be installed by the Newberry developer prior to issuance of a building permit for this development.
2. Please reference the CUD Will Serve Letter issued 11/5/2022 for detailed information regarding water line connections and existing flow available to this site. CUD can meet the 1,000 GPM flow requirement only for the residential portion of the development, not 1,500 GPM for commercial.
3. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review and specific comments.

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

Motion by Matthew Carver, seconded by Miranda Swift to approve the Site Plan for Newberry Commons, Lot 2 with the above listed staff comments.

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

2. Simply Southern Closets  
 320 Quecreek Circle  
 Owner / Developer: Takedown, LLC

<b>Location:</b> 320 Quecreek Circle	<b>Applicant:</b> 615 Design Group
<b>Tax Map/Group/Parcel:</b> 190/A/3.00	<b>Property Owner(s):</b> Takedown, LLC
<b>Zoning:</b> C-2	<b>Use Classification:</b> Retail/Warehouse

Proposal

**A. Location Analysis**

Simply Southern Closets is proposing to construct a retail sales and warehouse building at 320 Quecreek Circle. Proposed building is to be 6,410 square feet in size and would have two access points onto Quecreek Circle.



**Development Standards**

Square Footage of Vehicular Use Area	N/A	19,447 SF
Square Footage of Open Space/Landscaping	1,945 SF	3,150 SF
Total Parking	19 Spaces	21 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

**B. Landscaping**

Landscape plan shows trees and shrubbery lining Quecreek Circle with additional trees in landscaped islands around the parking area.

**C. Design Review**

Architectural elevations show the building to be finished with a mixture of brick, siding and glass/glazing. The front elevation is entirely primary materials of brick and glass/glazing. Both side elevations and the rear elevation have over 70% siding, which would be a secondary material. Any elevation visible from the public right-of-way must have a minimum of 75% primary materials. As presented, the elevations do not meet Design Review.

**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 grading permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be \$460.00.
3. Signs will require a separate permit.
4. No roads shown on the Major Thoroughfare Plan are affected by this development.
5. The required minimum fire flow is 1,500 GPM at 20 PSI residual.

**Staff Comments:**

1. Any elevation visible from a public right-of-way is required to be at least 75% brick, stone, or glass and this would include the two side elevations.
2. Only one set of utility services is shown, but there are two tenants in the building.

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

Motion by Miranda Swift, seconded by Charles Scurr, PhD to approve the Site Plan for Simply Southern Closets with the above listed staff comments.

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

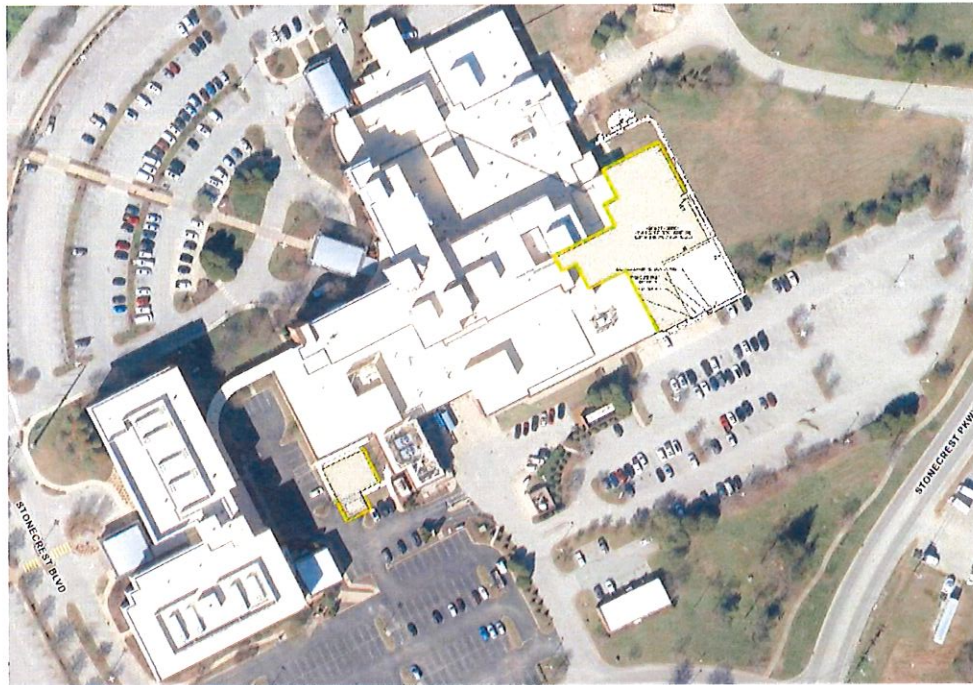
3. TriStar Stonecrest Medical Center OR Expansion  
200 Stonecrest Parkway  
Owner / Developer: Fulmer Lucas Engineering, LLC

<b>Location:</b> 200 Stonecrest Parkway	<b>Applicant:</b> Fulmer Lucas Engineering, LLC
<b>Tax Map/Parcel:</b> 28/123.00	<b>Property Owner(s):</b> HCA Health Services of TN, Inc
<b>Zoning:</b> C-2	<b>Use Classification:</b> Medical

Proposal

**A. Location Analysis**

TriStar Stonecrest Medical Center is proposing two building expansions; an OR expansion attached to the existing building and a detached powerhouse addition. The OR expansion is to be two stories totalling 18,209 square feet and the powerhouse addition is to be 2,765 square feet. The OR expansion would be located on the eastern side of the building and the powerhouse building would be located in the southwestern portion of the main building.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	18.46 Acres
<b>Total Parking</b>	717 Spaces	Existing: 948 Spaces Proposed: 939 Spaces

**B. Landscaping**

Landscape plan shows a variety of shrubbery around the base of both additions and within new landscape islands. Multiple red maple trees are also shown to be planted nearby the new buildings.

**C. Design Review**

Architectural elevations show both additions to have a mixture of brick, stone, glass/glazing and EIFS. Proposed renderings would replicate the existing building materials so as to not look out of place. The first floor is a mixture of brick and stone with the second floor being primarily EIFS.

**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 Stonecrest Parkway as a collector. Adequate right-of-way exists for these streets.

**Staff Comments:**

1. Provide a list and quantity of chemicals to be used in the facilities.

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

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for TriStar Stonecrest Medical Center OR Expansion with the above listed staff comments.

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

5. September Bond Review Report

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

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


6. Staff comments and/or other business

At this time, Kevin Rigsby announced an upcoming special called meeting taking place in the large conference room at Town Hall on Tuesday, September 10, 2024 at 3:00 pm.

At this time, Kevin Rigsby reminded everyone to fill out the census.

7. Adjournment

Respectfully submitted:

  
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Kevin Rigsby  
Secretary

Certified by:

  
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Councilman Tim Morrell  
Chairman