

PLANNING IN SMYRNA

I. PURPOSE

To facilitate within Smyrna a well-planned, comprehensive network of local community facilities and services as well as the establishment of an orderly, compatible and efficient configuration of land uses to create a more pleasant and attractive community environment that is affordable thereby maximizing the local expenditure of public and private funds.

II. HISTORY IN SMYRNA:

- The Planning Commission is a public body that is established pursuant to Title 13, Chapter 4 Tennessee Code Annotated to execute a planning program within authorize limits (currently Smyrna City Limits).
- Smyrna Municipal Planning Commission established in 1972
- Two original members that were instrumental in shaping Smyrna: Ken Pilkerton and Doug Warpoole.
- Areas developed before 1972 [41/70S Lowry Street strip commercial]
(Meadowbrook, Green Acres residents)
- Major Thoroughfare established in 1975 had roads that became Nissan Drive, Sam Ridley Parkway, and Mason Tucker Drive.

III. DOCUMENTS AND MATERIALS

Zoning Ordinance:

A document adopted by the Smyrna City Commission that establishes zoning districts and appropriate uses in each district.

Subdivision Regulations:

A document adopted by the Smyrna Planning Commission that establishes criteria for subdividing property as well as specifications for new construction of roads, water and sewer lines.

Sign Ordinance:

A document recommended by the Planning Commission and adopted by City Commission. This document provides guidelines for all signs within Smyrna.

Land Use Plan:

A plan that established general guidelines for undeveloped land that request have been made for annexation and/or rezoning.

Major Thoroughfare Plan:

Interstate major arterial, minor aterials, collectors or local roads. New development is required to dedicate land for right-of-way and build new roads to Smyrna standards.

Community Facility Plan:

A document consisting of an inventory of basic community facilities, both public and private, an evaluation of these facilities, and a projection of current and future needs based on these analysis.

Capital Improvements Plan:

[Original 1991 annual update each department]

A schedule of future projects with cost estimates with anticipated means of financing and completion dates. All major projects shall be included that require the expenditure of public funds, over and above the annual local government operating expenses for purchase, construction, or replacement of the physical assest of Smyrna.

Design Review:

To set design standards for new development in the city to create a more visually attractive city.

IV. MEETING / WORKSHOPS

Planning Commission Meetings are held the first Thursday of each month at 7:00 p.m. at Smyrna City Hall. Chairman can call special called meetings

Workshops are held as needed to discuss issues. Four workshops were held in 1998.

- February 24, 1998 [Community Goal Setting Initiative]
- May 21, 1998 [Sign Ordinance]
- July 30, 1998 [Design Review Manual]
- September 21, 1998 [Commercial Zoning and MTP]
- November 19, 1998 [Design Review Manual]

V. GROWTH/ACCOMPLISHMENTS IN PAST EIGHT YEARS

GROWTH TRENDS

POPULATIONS PROJECTIONS

<u>1990</u>	<u>1995</u>	<u>1998</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
13,647	19,909	24,007	26,000	31,600	38,400	46,700	56,800

- New Subdivisions Regulation in 1996
- Sign Ordinance [Adopted 1998]
- Zoning Ordinance Amendments 1994 – 1998
 - R-3, R-4, R-5 Zoning
 - Flood Hazard 3-feet above 100-year flood for lowest floor.

VI. FUTURE OF PLANNING IN SMYRNA

- Urban Growth Boundary
- Design Review Manual
- Zoning Ordinance Update
- Land Use Plan Update
- Community Facilities Plan Update