



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES MAY 6, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, May 6, 2021 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 Tony Dover 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; Andrew Atkins III; Tim Slate; Tony Dover

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief; Scott Byers, Fire Captain; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jennifer Bizari, Planning Technician; Kathryn Bobbitt, Office Coordinator; Charles King, Engineer; Mike Strange, Utilities Director; Kathy Ferrell, Public Information Officer

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the April 1, 2021 meeting

Motion by Amy Wise, seconded by Tim Slate to approve the Minutes of the April 1, 2021 meeting.

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

3. New Business:
  - a. Annexation and Plan of Service Requests:
    1. **Shawn Collins**  
**8965 Rocky Fork Road**  
**Annexation & R-3 Zoning Request**

An annexation and R-3 zoning request was received for 8965 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54 Parcel : 17.00, and is comprised of 10.24 acres. Surrounding zoning consists of RM in Rutherford County and PRD (Westover, Helmsley Place) in Town. The Future Land Use Plan would support Low Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a Minor Arterial. Development of this property will require dedication of 40' of right-of-way from the centerline of the road.

Motion by Tony Dover, seconded by Mike Allen to recommend approval to the Town Council for the Town of Smyrna for the annexation of 8965 Rocky Fork Almaville Road and zone the property R-3 upon annexation, with the following staff comment.

1. Applicant should submit a Water Service Availability Request to CUDengineering@ cudrc.com to obtain Will Serve Letter and for CUD to determine feasibility. Rocky Fork phase 2 system improvements are now complete including the new pump station at Rocky Fork Road. However, most new submittals for developments in this area cannot meet 1,000 GPM due to the requirement of the Laura Ridge booster station.

**Vote:** 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

**2. Larry Davis / Avian Glen Winery  
3545 Almaville Road  
Annexation & PUD Zoning Request**

An annexation and PUD zoning request was submitted for 3545 Almaville Road, Avian Glen Winery. This property can be further referenced by Rutherford County Tax Map: 55, Parcel: 29.02, and is comprised of 37 acres. The proposed PUD is for a winery, five commercial buildings totaling 20,810 sqft, a 6,300 sqft event venue with a 35,000 sqft event lawn area, horse stables and riding trails, and 66 townhomes. Surrounding zoning consists of RM in Rutherford County. The Future Land Use Plan would support Low Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Almaville Road as a Minor Arterial. As Almaville Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT.

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

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to recommend approval to the Town Council for the annexation of 3545 Almaville Road and zone the property PUD upon annexation, with the following staff comments.

1. No sewer is available on site. The closest available sewer is at the Amberton lift station. Sewer must be designed to connect to that lift station.
2. Additional access permits to Almaville Road are subject to approval by TDOT.
3. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 2,250 GPM for this development. Currently, CUD can only meet approximately 1,100 GPM.
4. Applicant should submit Water Service Availability Request to CUDengineering@ cudrc.com for feasibility and to obtain a Will Serve Letter.
5. Show the 100 year floodplain elevation.
6. The uses within the 5 commercial buildings are limited to uses as allowed in the C-4 zoning district with the additional allowed uses of wine sales and wine tasting.
7. Events are required to end at 10pm with the exception that events occurring indoors can

extend to 11pm on Friday and Saturday nights.

8. The townhomes are required to be a for sale product and owner occupied.
9. All townhomes are required to have double width driveways in addition to the garage.
10. A traffic study for the entire development is required to be submitted with the first site plan submittal.

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

b. Rezoning Request:

1. **Scott Butler**  
**Tarrytown Drive**  
**Rezoning R-1 to PRD**

A rezoning request of R-1 to PRD was submitted for property located on Tarrytown Drive. This property can be further referenced by Rutherford County Tax Map: 50-C, Group: A, Parcel: 26.00, and is comprised of 2.20 acres. The proposed PRD is for 10 age restricted townhomes. Surrounding zoning consists of R-1. The Future Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Tarrytown Drive as a minor street, and it has adequate right-of-way.

At this time Councilman Tim Morrell acknowledged applicant Scott Butler to speak regarding this request, along with surrounding neighbors Eileen Young residing at 809 Valley Drive, Reyna Klyver residing at 219 Tarrytown Drive, Suzanne Biggerstaff residing at 311 Eton Road, and Terry Smith residing at 214 Tarrytown Drive.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend denial to the Town Council for the rezoning request for Tarrytown Drive from R-1 to PRD.

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

c. Preliminary Plats:

1. **Burton Farms Annex**  
**1294 South Lowry Street**  
**Owner/Developer: RHB, LLC**

A Preliminary Plat was received for Burton Farms Annex located at the existing 1294 S. Lowry Street. The property can be further referenced by Rutherford County Tax Map: 49, Parcel: 39.01. The subdivision is comprised of 34 single family lots on 13.16 acres and is zoned R-3. 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. Signs will require a separate permit.
4. A grading permit fee of \$1,701.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Burton Farms Drive and Corner Drive as minor streets and the proposed extensions and development layout are consistent with discussion

- that occurred when this property was annexed.
6. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development.
  7. Any further development of the property would require the Owner/Developer to submit a Water Service Availability Request to CUDengineering@ cudrc.com for feasibility and to obtain a Will Serve Letter.
  8. Submit full set of plans to CUD for further review.

Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to approve Preliminary Plat for Burton Farms Annex with the above listed comments.

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

2. **Rooker's Bend Section I, Phase II**  
**Rookersbend Drive**  
**Owner/Developer: Southwest Properties**

A Preliminary Plat was received for Rooker's Bend, Section I, Phase II located on Rooker Road. The property can be further referenced by Rutherford County Tax Map: 35, Part of Parcel: 81.03. Section I, Phase II is comprised of 51 single family lots on 16 acres and is zoned R-3. 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 \$1,985.00 will be required.
4. Submit construction plans.
5. The Major Thoroughfare Plan designates Florence Road as a Minor Arterial. Adequate right-of-way exists to meet the requirements of 40' from the centerline of the road. The Major Thoroughfare Plan designates Rooker Road as a minor street and 25' of right-of-way will be dedicated as a part of this plat.
6. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development as noted in the CUD Will Serve Letter issued 9/30/2019. The applicant should submit a Water Service Availability Request to CUDengineering@ cudrc.com to obtain an updated Will Serve Letter.
7. Submit full set of plans to CUD for further review.
8. Show all electric lines, boxes, transformers, and services to each lot on plans. CUD reserves the right for further review once electric and other utilities have been added to plans.
9. If additional water services are required for entrance, common area, mail kiosk, or irrigation, show proposed water meter locations. Additional charges will be incurred for taps to be installed after water line is complete and asphalt has been installed.
10. Owner must submit notary signed Developer Agreement to CUD prior to CUD water plans being created and released.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve Preliminary Plat for Rooker's Bend, Section I, Phase II with the above listed comments.

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

d. Final Plats:

1. **Gwynne Farms, Phase 2A**  
**Rock Springs Road & Waldron Road**  
**Owner/Developer: Lennar Homes of Tennessee**

A Final Plat was received for Gwynne Farms, Phase 2A located on Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 32, Part of Parcel: 20.00. Phase 2A is comprised of 55 single family lots on 67.16 acres, and is zoned PRD. The following staff comments were made.

1. The Major Thoroughfare Plan designates Rock Springs Road and Dale Drive as Collectors. Adequate right-of-way is proposed for Dale Drive. Please label the Rock Springs Road right-of-way dedication.
2. Amenity area and mail kiosk will need to be permitted and provided with the development of this phase.
3. Show the edge of pavement on Robert Gwynne Drive in front of lot 101.
4. Please show the temporary turn around easement at the end of Dale Drive.
5. Add signature and stamp for Land Surveyor.

Motion by Tony Dover, seconded by Tim Slate to approve Final Plat for Gwynne Farms, Phase 2A with the above listed comments.

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

2. **Stonetrace Commercial Retail, Lot 3**  
**NW corner of Sam Ridley Parkway West and Needham Drive**  
**Owner/Developer: Stonetrace Investment Partners, LLC**

A Final Plat was received for Stonetrace Commercial Retail, Lot 3 Resub located at the NW corner of Sam Ridley Parkway West and Needham Drive. The property can be further referenced by Rutherford County Tax Map: 28, Part of Parcel: 44.07. Lot 3 Resub is comprised of 3 lots on 2.99 acres and is zoned C-2. The following staff comments were made:

1. The Major Thoroughfare Plan designates Sam Ridley Parkway as a Principal Arterial and Needham Drive as a minor street. Adequate right-of-way exists for both streets.
2. Show updated proposed utility layout.
3. Owner signatures are required before the plat can be recorded.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve Final Plat for Stonetrace Commercial Retail, Lot 3 with the above listed comments.

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

3. **The Legacy Section IV, Resub of Lot 120**  
**Legacy Drive**  
**Owner/Developer: Legacy Joint Venture**

A Final Plat was received for The Legacy Section IV, Resub of Lot 120 located on Legacy Drive. This property can be further referenced by Rutherford County Tax Map: 34, Parcel: 52.04. This property is comprised of 3 lots on 10.82 acres, and is zoned PRD and C-2. The following staff comment was made:

1. The Major Thoroughfare Plan designates Lee Victory Parkway as a Principal Arterial and Legacy Drive as a Collector. Adequate right-of-way is provided for both streets.

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to approve Final Plat for The Legacy, Section IV, Resub of Lot 120 with the above listed comments.

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

4. **Patton Retreat Phase II, Section II**  
**287 Chicken Pike**  
**Owner/Developer: Michael Hollingshead**

A Final Plat was received for Patton Retreat, Phase II, Section II located at 287 Chicken Pike. This property can be further referenced by Rutherford County Tax Map: 49, Parcel: 98.02 and Tax Map: 49F, Group: B, Parcel: 43.01. Phase II, Section II is comprised of 10 single family lots on 5.38 acres and is zoned R-3. The following staff comments were made:

1. The Major Thoroughfare Plan designates Old Nashville Highway as a Minor Arterial. Show at least 40' of right-of-way dedication from the centerline.
2. For Lots 71-74, reference Note 18 on each lot.
3. Show fire hydrants.
4. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@ cudrc.com.
5. CUD will require that all water services be field located as constructed in the field (as-built) and shown correctly on the plat with required easements shown.
6. Show proposed driveway locations on plat. Add note to plat: Driveway locations depicted on this plat indicate the side of the lot where the driveway must be located. Final driveway locations to be determined by builder and must adhere to CUD clear space requirements.
7. Add note to plat: CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
8. Show CUD single family 10'x10' clear space detail on plat.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve Final Plat for Patton Retreat Phase II, Section II with the above listed comments.

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

e. Site Plans:

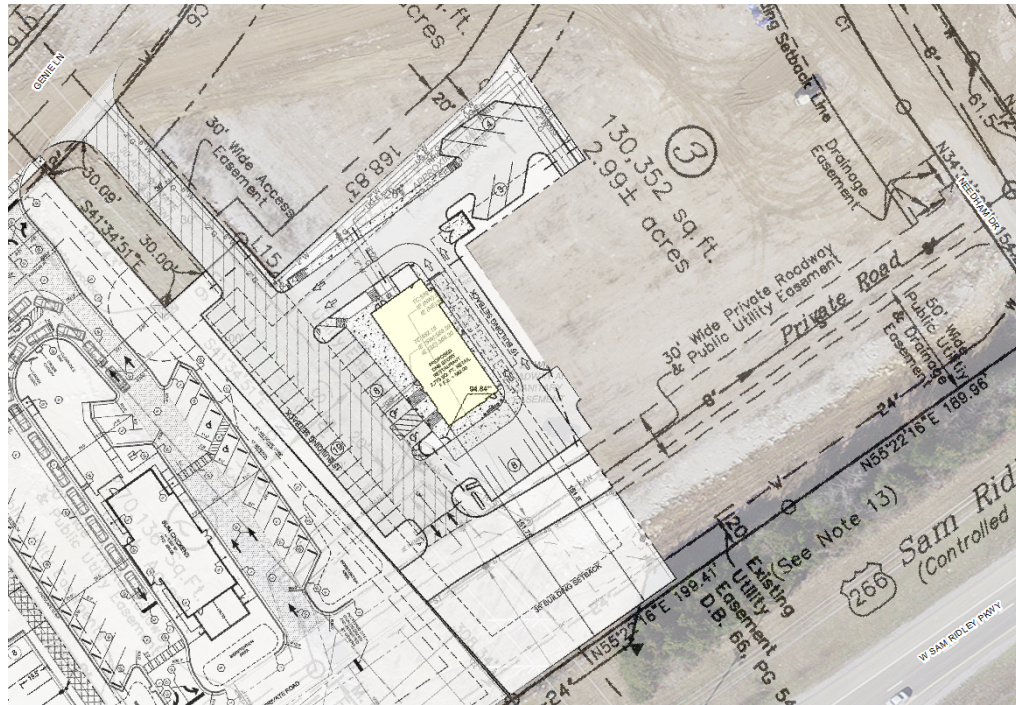
1. **Chicken Salad Chick**  
**372 West Sam Ridley Parkway**  
**Owner/Developer: Stonetrace Investment Partners, LLC**

<i>Location:</i> 372 Sam Ridley Parkway, West	<i>Applicant:</i> Stonetrace Investment Partners, LLC
<i>Tax Map/Part of Parcel:</i> 28/44.07	<i>Property Owner(s):</i> Vester Waldron Family

## Proposal

**1. Location Analysis**

Chicken Salad Chick is proposing a 2,775 square foot restaurant as part of the Stonetrace commercial subdivision; the property would have road frontage on Genie Lane and a private access road. The property is zoned C-2, General Commercial and is surrounded by other C-2 zoned properties. This development is located on property which had a final plat approved, but has not been recorded at the time of this report. Lot 3 is proposed in the aforementioned final plat, but will be resubdivided to create three additional parcels. Stonetrace will be required to be recorded first, followed by the Lot 3 resubdivision until permits may be pulled for this project.

**2. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	21,970 SF
<b>Square Footage of Open Space/Landscaping</b>	2,197 SF	2,270 SF
<b>Total Parking</b>	28 spaces	41 spaces
<b>Handicapped Parking Space(s)</b>	2 spaces	2 spaces

**3. Landscaping**

Landscape plan shows a variety of trees and shrubs to be planted around the perimeter of the lot and around parking areas.

**4. Design Review**

Architectural elevations submitted show a primary material of brick with an EIFS band around the top of the building. Front elevations facing Sam Ridley Parkway are shown entirely brick with the other three elevations having majority brick with the EIFS band.

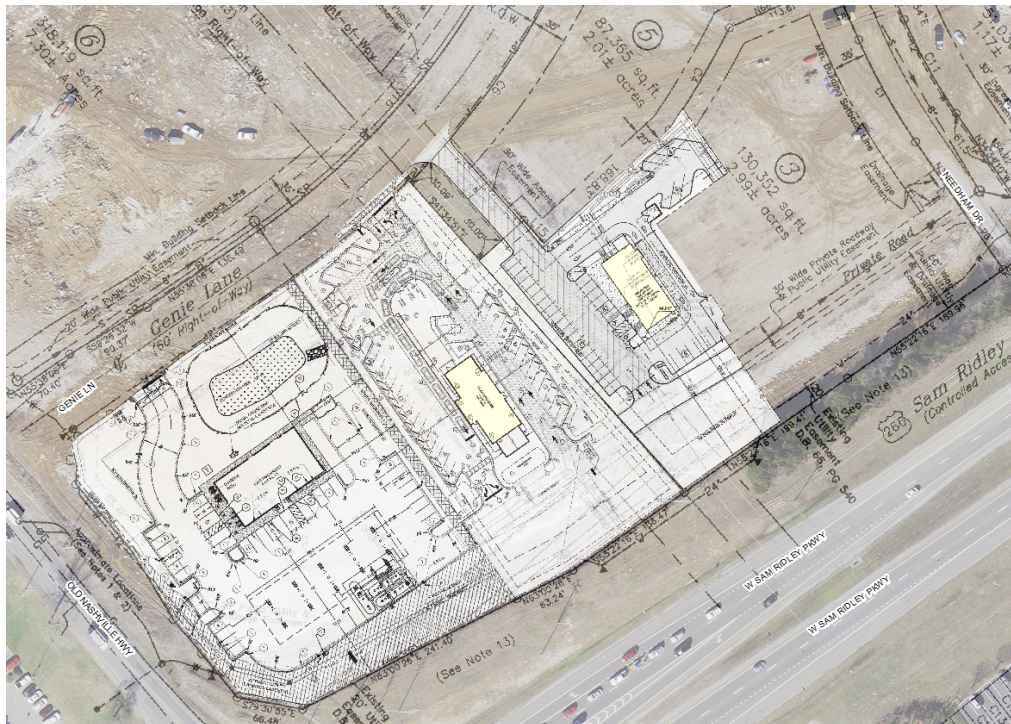
**Standard Comments:**

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 of \$496.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway as a Principal Arterial and Needham Drive as a minor street. Adequate right-of-way exists for both streets.
6. Submit utility construction plans for review.
7. As proposed, the drive-thru will support stacking of 7 vehicles before backing up into the two lane drive aisle.

**Staff Comments:**

1. Domestic water meter shall be at the right-of-way at Genie Lane with a backflow preventer.
2. All backflow preventers are required to be located immediately downstream of the water meter at the edge of the easements and are required to be reduced pressure type.
3. Please show cement mixer cleanout area and erosion control measures on the details page and the plans.

**Staff Recommendation:** Approval with staff comments



Motion by Tony Dover, seconded by Mike Allen to approve the Site Plan for Chicken Salad Chick with the above listed comments.

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



<b>Handicapped Parking Space(s)</b>	1 space	2 spaces
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**3. Landscaping**

Landscape plan show shrubs lining Enon Springs Road as well as along the entrance drive off Enon Springs Road into Walmart. Trees are proposed along Enon Springs Road. Additional shrubs are shown around the dumpster enclosure and around the drive thru. There are existing trees on the site that are shown to remain as well as additional trees shown alongside the drive thru.

**4. Design Review**

Architectural elevations show a primary building material of brick on all sides of the building with fiber cement panels accenting around the top of the building.

**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 Enon Springs Road, East as a Minor Arterial. Adequate right-of-way exists for this street.
6. As proposed, the drive-thru has adequate space for 22 vehicles for stacking.

**Staff Recommendation:** Approval with comments

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Site Plan for Dutch Bros Coffee with the above listed comments.

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

**3. Just Love Coffee Café**

**1310 Hazelwood Drive**

**Owner/Developer: TNG Contractors, LLC**

<i>Location:</i> 1310 Hazelwood Drive	<i>Applicant:</i> TNG Contractors, LLC
<i>Tax Map/Part of Parcel:</i> 33/38.03	<i>Property Owner(s):</i> Akbar Arab
<i>Zoning:</i> C-2	<i>Use Classification:</i> Restaurant

Proposal

**1. Location Analysis**

Just Love Coffee is proposing a 2,000 square foot building along Hazelwood Drive. As existing, this piece of the larger parcel is a vacant grassy area. Access to this site would utilize an existing entrance off of Hazelwood Drive. The property is zoned C-2 and has other commercial uses ranging from offices, retail, medical and religious activities on the same parcel in a larger strip center.



## 2. Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	10,000 SF
<b>Square Footage of Open Space/Landscaping</b>	1,000 SF	- SF
<b>Total Parking</b>	385 spaces 20 spaces	411 spaces 9 spaces
<b>Handicapped Parking Space(s)</b>	1 spaces	1 spaces

## 3. Landscaping

Landscape plan shows shrubs lining the drive thru along with several trees planted around the perimeter of this development.

## 4. Design Review

Architectural elevations show a mix of stacked stone and brick on all four sides of the building.

### 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 of \$1,165.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Hazelwood Drive as a Minor Arterial. Adequate right-of-way exists for this street.

6. As proposed, the drive-thru would support stacking for approximately 8 vehicles.

**Staff Comments:**

1. Please provide stormwater drainage calculations.
2. Show rock at the construction entrances to be at least 8” thick and 2”-4” in diameter.
3. Water meter and backflow preventer need to be placed in the long landscape island closest to the existing water main.
4. Provide a dumpster location including enclosure details. Enclosure must be brick to match the building.
5. Show the nearest existing fire hydrants.
6. Please show acreage consistent on all sheets.
7. Please provide cement mixer area on the details sheet and the plans.
8. Existing parking must be striped per proposed exhibit.
9. Add check dam/rock reinforcement to the silt fence to the detail sheet and plans.
10. Please include proposed square footage of landscaping.
11. Will the existing ground sign be relocated upon construction? If so, relocation will be required to meet the Sign Ordinance.
12. Please relocate proposed tree away from the electrical guy wire in the northeastern property corner.

**Staff Recommendation:** Approval with staff comments

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Site Plan for Just Love Coffee Café with the above listed comments.

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

At this time, Councilman Tim Morrell turned the meeting over to Vice-Mayor Marc Adkins.

4. **Lee Bohman Subdivision, Lot 2B**  
**570/574/578/582 Sam Ridley Parkway West**  
**Owner/Developer: John Lee, LLC**

<i>Location:</i> 570-582 W. Sam Ridley Parkway	<i>Applicant:</i> Huddleston-Steele Eng. – Steve Steele
<i>Tax Map/Parcel:</i> 28/67.18	<i>Property Owner(s):</i> John Lee LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> Commercial Retail/Restaurant

Proposal

**1. Location Analysis**

A new commercial retail space is proposed to be built off Potomac Place utilizing a private road to access the site. Building is to be 10,097 square feet in size for general retail. Proposed site is bounded by Sam Ridley Parkway W. to the south, developing parcels to the east and west, and the private access drive to the north. All surrounding parcels are zoned C-2 as well. The site is proposed to have a shared cross access easement to both adjoining parcels and have two access drives off the private road.



## 2. Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	19,780 SF
<b>Square Footage of Open Space/Landscaping</b>	1,978 SF	3,000 SF
<b>Total Parking</b>	51 spaces	56 spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	2 spaces

## 3. Landscaping

Landscape plan submitted shows street trees and shrubs along the private road frontage with trees planted beside parking areas in landscape islands and shrubs around the base of the building.

## 4. Design Review

Architectural elevations show a primary building material of brick. Metal awnings are proposed to be placed overtop of windows and doorways. There is an accent band of architectural cast stone near base of building to add contrast as well.

### 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 of \$480.00 will be required to be submitted prior to issuance of a grading permit.

4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway as a Principal Arterial. Adequate right-of-way exists for this street.

**Staff Comments:**

1. Note all items being installed on the site plan and show sizes of utility services.
2. The private road must be named and approved by 911 if any of the buildings face that frontage road.
3. On sheet 5, show the construction entrance 8” thick with rock at least 2-4” in diameter.
4. Please add an extra handicapped parking space based on the number of parking spaces, three are required.

**Staff Recommendation:** Approval with staff comments.

Motion by Andrew Atkins III, seconded by Mike Allen to approve the Site Plan for Lee Bohman Subdivision, Lot 2B with the above listed comments.

**Vote:** 6 - 0 Passed

Other: Councilman Tim Morrell (ABSTAIN)

At this time, Vice-Mayor Marc Adkins turned the meeting back over to Councilman Tim Morrell.

5. **Pinto Place Townhomes - WITHDRAWN**  
**Pinto Drive**  
**Owner/Developer: Dr. Egbert Rebiro**

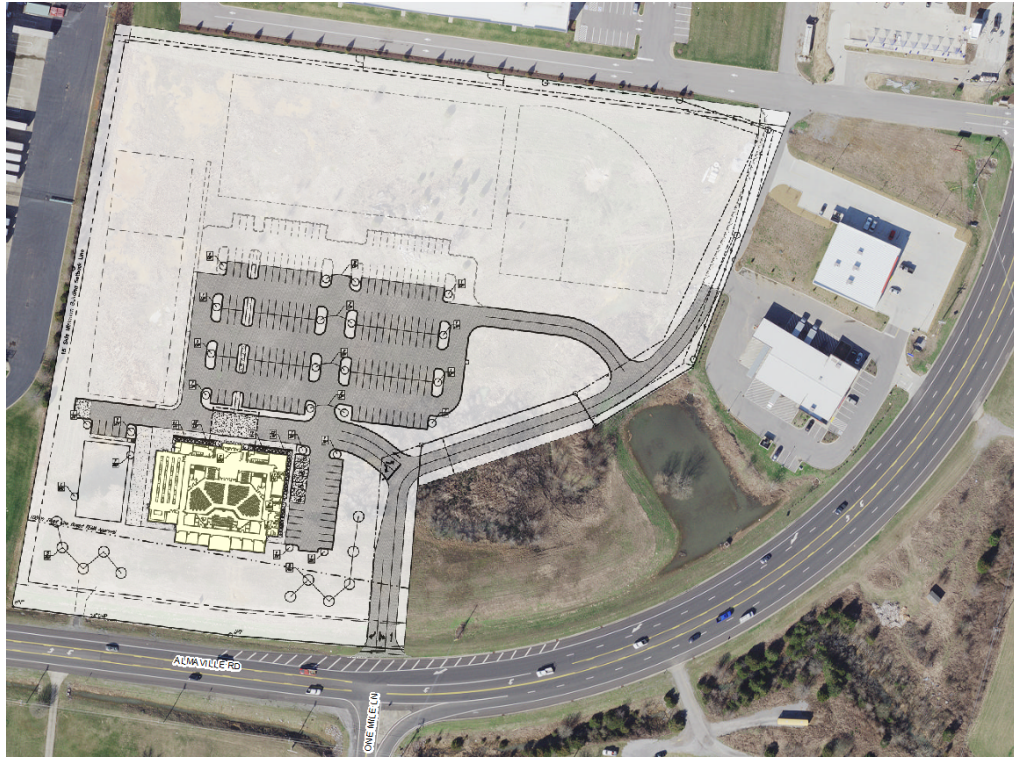
6. **Rutherford County Baptist Church**  
**2000 Almadale Road**  
**Owner/Developer: Rutherford County Baptist Church**

<i>Location:</i> Almadale Road	<i>Applicant:</i> Huddleston Steele Eng. – Enoch Jarrell
<i>Tax Map/Parcel:</i> 55/11.01	<i>Property Owner(s):</i> Rutherford County Baptist Church
<i>Zoning:</i> C-2	<i>Use Classification:</i> Religious Facility

Proposal

**1. Location Analysis**

Rutherford County Baptist Church is planning to relocate their facility from the current location on Seminary Road. The proposed relocation is to property with road frontage on Almadale Road, across from One Mile Lane. Access to this site has a primary access off Almadale Road with an access easement which is shared among the four commercial tracts of land. At this time, the church is only constructing the main building and a playground with an additional future detached building expansion planned at a later date. There is also a multipurpose field and baseball/softball field planned for the future.



## 2. Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	86,229 SF
<b>Square Footage of Open Space/Landscaping</b>	8,623 SF	9,000 SF
<b>Total Parking</b>	133 spaces	178 spaces
<b>Handicapped Parking Space(s)</b>	6 spaces	6 spaces

## 3. Landscaping

Landscape plan shows a variety of canopy trees spread throughout the site in landscape islands and along Alnaville Road. Shrubs are proposed to be planted around the base of the building and in landscape islands.

## 4. Design Review

Architectural elevations show a primary material of EIFS with stacked stone accents.

## 5. Floodway

The 100 year floodplain is located partially on this property and the building is proposed to be built outside of any floodplain.

### 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 of \$1,695.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.

5. The Major Thoroughfare Plan designates Almaville Road as a Minor Arterial. As Almaville Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT.

**Staff Comments:**

1. Submit sewer construction plans.
2. Additional access permit to Almaville Road is subject to approval by TDOT.
3. Provide dumpster enclosure elevations.
4. On sheet C5.2 construction entrance must be 8" thick.
5. Proposed through lane must be lined up with the receiving lane on One Mile Lane, and the receiving lane on the north side must be lined up with the through lane from One Mile Lane.
6. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development as noted in the CUD Will Serve Letter issued 3/21/2021.
7. Submit full set of plans to CUD for further review.
8. Coordinate with CUD engineering department for surveyor to obtain top of water line elevations and show on plans. Contact Will Steele at 615-225-3313 with any questions.
9. Show top of curb elevations near water line at entrance at Almaville Road.
10. Shift drive entrance at Almaville Road to the east 10' for the existing hydrant tee to be utilized for the connection to the meter vaults.
11. Obtain design locate and show correct location of CUD's existing 12" water main and corresponding 30' easement along Almaville Road.
12. Adjust headwalls C1 and C2 to be a minimum of 10' from CUD's existing 12" water main.
13. Show scaled 7'x13' fire meter vault with above ground DCVA backflow preventer.
14. Show scaled 3'x5' domestic and 2'x3' irrigation (if irrigation required) vault with RBPB backflow preventer(s).
15. Submit completed meter application and plumbing plans to CUDengineering@ cudrc.com for review, tap fee calculation and meter sizing.
16. Owner must submit notary signed developer agreement prior to CUD creating water plans.
17. Overlay water line and meters on landscaping plan. No trees may be planted with 10' of CUD water line. Owner must submit notary signed landscape encroachment agreement if any landscaping is proposed within CUD easement.
18. Show CUD easement (40'x40') for fire, domestic and irrigation vaults.
19. Add note to plans: CUD will require an amendment plat or metes and bounds survey with exhibit to be submitted for water line easement dedication.
20. Add CUD water line notes to plans:
  1. Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
  2. See CUD water plans for specific details and layout.
  3. All "live or wet" water main line taps are to be made by CUDRC.
  4. CUD water line technical specifications may be found at [www.cudrc.com](http://www.cudrc.com).
  5. Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC "notice to proceed" from CUD before any water line construction commences.
  6. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
  7. No rock larger than six inches (6") in any dimension may be used in the backfill over the water line and no rock larger than one half inch (1/2") may be used in the top six (6") of the backfill over the water line.
  8. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
  9. Contractor required to stake all water meter locations prior to taps being installed.
  10. Contact CUD Engineering Department for additional information 615-867-7330.

**Staff Recommendation:** Approval with staff comments.

At this time Councilman Tim Morrell acknowledged applicant Enoch Jarrell with Huddleston-Steele Engineering, Inc. to speak regarding this request. Mr. Jarrell requested deferral of the request.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to defer the Site Plan for Rutherford County Baptist Church to the next meeting on June 3rd, 2021.

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

**7. Slim Chickens**

**380 West Sam Ridley Parkway**

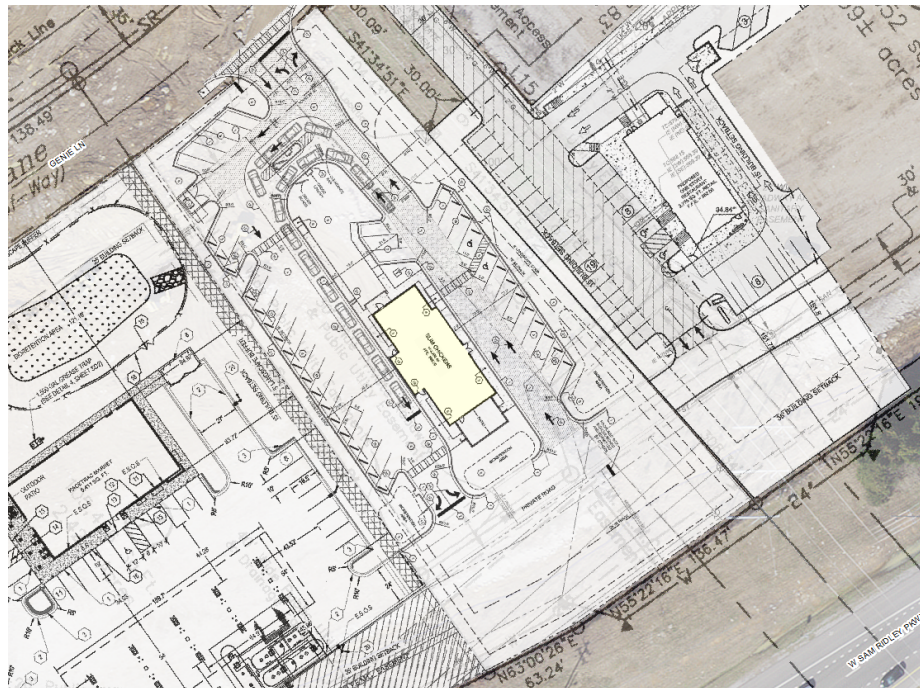
**Owner/Developer: Lindstrom & Company, LLC**

<i>Location:</i> 380 Sam Ridley Parkway, West	<i>Applicant:</i> LeCraw Engineering
<i>Tax Map/Part of Parcel:</i> 28/44.07	<i>Property Owner(s):</i> Vester Waldron Family
<i>Zoning:</i> C-2	<i>Use Classification:</i> Restaurant

Proposal

**1. Location Analysis**

Slim Chickens is proposing a 3,200 square foot restaurant as part of the Stonetrace commercial subdivision; the property would have road frontage on Genie Lane and a private access road. The property is zoned C-2, General Commercial and is surrounded by other C-2 zoned properties. At this time, Stonetrace commercial subdivision has not yet been recorded and will need to be recorded prior to any permits being pulled for this project.



**2. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	33,100 SF
<b>Square Footage of Open Space/Landscaping</b>	3,310 SF	5,225 SF
<b>Total Parking</b>	32 spaces	39 spaces

<b>Handicapped Parking Space(s)</b>	2 spaces	2 spaces
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### 3. Landscaping

Landscape plan shows a variety of trees including elm, maple and oak trees around the parking lot with shrubs lining the perimeter of the building and property borders.

### 4. Design Review

Architectural elevations show a split of brick and EIFS to be used on all sides of the building with the primary material being brick.

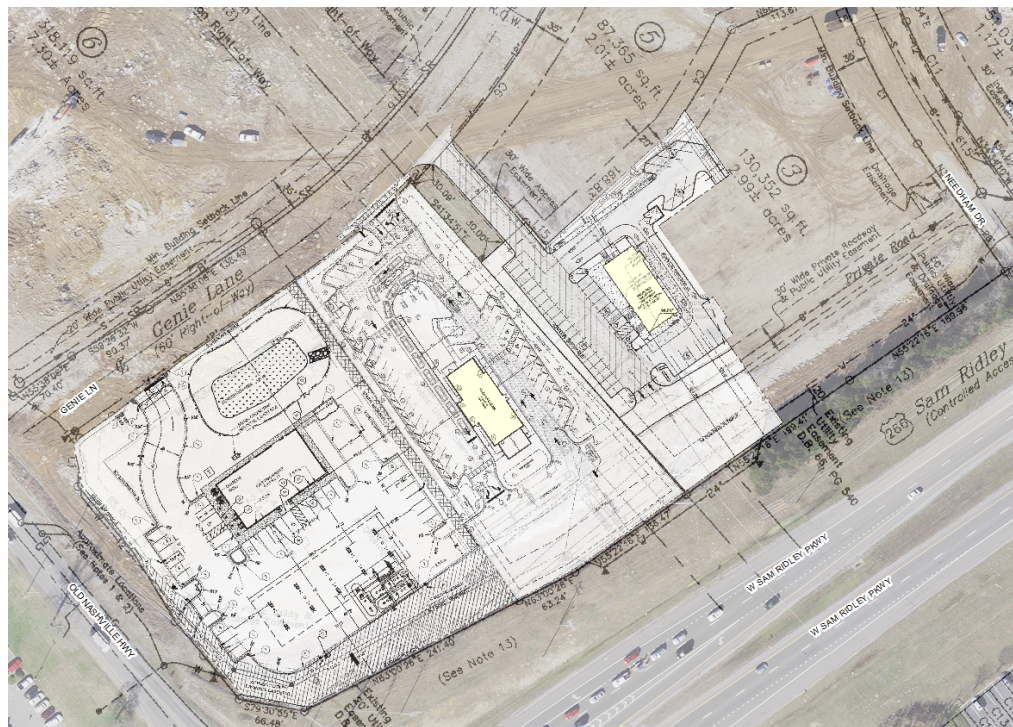
### Standard Comments:

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 of \$546.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway as a Principal Arterial and Genie Lane as a Collector. Adequate right-of-way exists for these streets.
6. As proposed, the drive-thru allows for the stacking of approximately 17 vehicles.

### Staff Comments:

1. Provide EPSC plans and detail sheet to Public Works as a part of the grading permit submittal.
2. TVA approval required for any work within the TVA easement. Provide TVA approval prior to issuance of any grading or building permits.

**Staff Recommendation:** Approval with staff comments.



Motion by Tony Dover, seconded by Amy Wise to approve the Site Plan for Slim Chickens with the above listed comments.

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

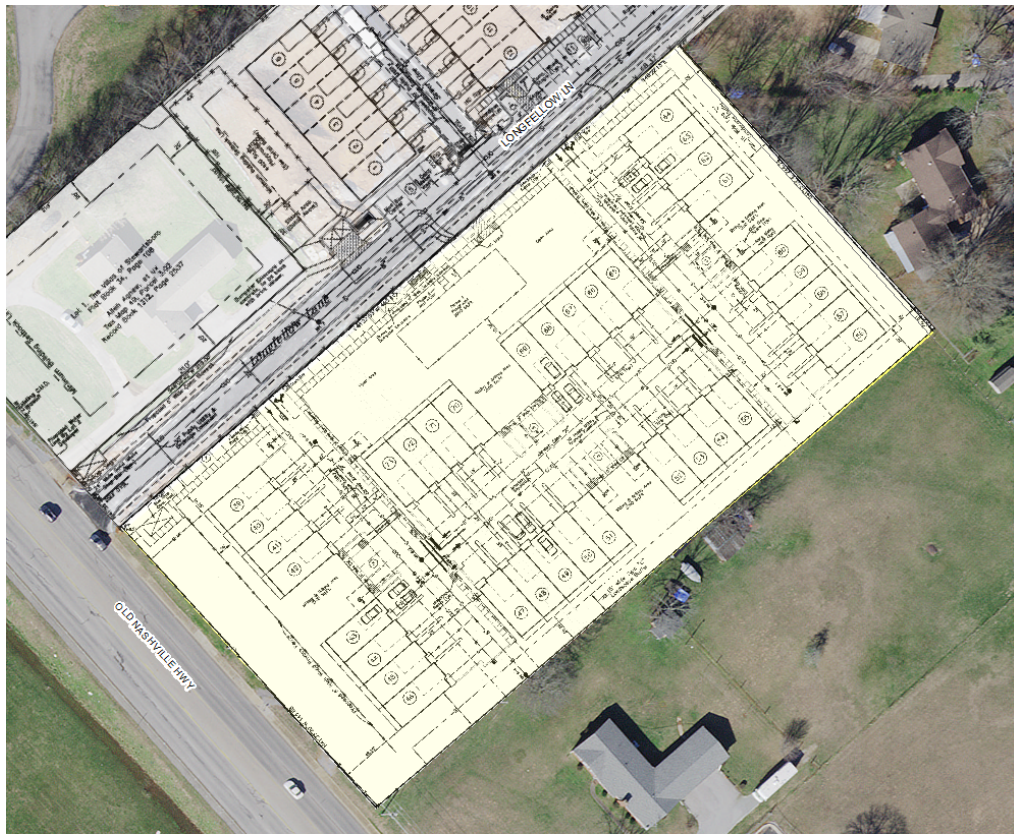
**8. Villas of Stewartsboro, Phase II  
10602 Old Nashville Highway  
Owner/Developer: Ayoub Eshak**

<i>Location:</i> 10542 Old Nashville Highway	<i>Applicant:</i> Ayoub Eshak
<i>Tax Map/Parcels:</i> 49/2.00 & 2.02	<i>Property Owner(s):</i> Finyara Homes Company
<i>Zoning:</i> PRD	<i>Use Classification:</i> Townhomes

Proposal

**1. Location Analysis**

Villas of Stewartsboro, Phase 2 is comprised of 35 townhouse units, adjacent to Phase 1, which is already under construction. Both phases share a single entrance, Longfellow Lane, off Old Nashville Highway. Each townhouse will be two stories with three bedrooms and include a single car garage with a two vehicle wide driveway. Currently, there are two parcels where the development is proposed to be located with a single family home on one of the lots. Surrounding zoning is comprised of R-1, PCD and PRD (Villas of Stewartsboro, Phase I).



**2. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	36,802 SF
<b>Square Footage of Open Space/Landscaping</b>	3,680 SF	14,000 SF
<b>Total Parking</b>	70 spaces	112 spaces

<b>Handicapped Parking Space(s)</b>	N/A	2 spaces
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### 3. Landscaping

Landscape plan shows a Type C landscape buffer along the northern and eastern property lines adjoining single family residential properties. Trees and shrubs are proposed to be planted along Old Nashville Highway and in landscape islands throughout the site.

### 4. Design Review

Architectural elevations show front elevations to have brick on the first level with different designed fiber cement siding on the second level. Both side elevations and rear elevation show entirely fiber cement siding. The proposed elevations are consistent with the approved PR

#### **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 of \$688.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Old Nashville Highway as a Minor Arterial. Adequate right-of-way exists for this street.

#### **Staff Comments:**

1. Need to extend manhole 6-2-1 to the property line.
2. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development as noted in the CUD Will Serve Letter issued 5/24/2019. The applicant should submit a Water Service Availability Request to CUDengineering@ cudrc.com to obtain an updated Will Serve Letter.
3. Submit full set of plans to CUD for further review.
4. Conflict with driveway and CUD clear space for units 43-46.
5. Proposed fire hydrant location is not acceptable to CUD. Show proposed fire hydrant location(s) in green space with a minimum of 5' radius of green space for maintenance purposes.
6. All fire hydrant locations must meet Town of Smyrna fire hydrant spacing requirements.
7. Show all electric lines, boxes, transformers, and services to each on plans. CUD reserves the right for further review once electric and other utilities have been added to plans.
8. If additional water services are required for entrance, common area, mail kiosk, or irrigation, show proposed water meter locations. Additional charges will be incurred for taps to be installed after water line is complete and asphalt has been installed.
9. Owner must submit notary signed Developer Agreement to CUD prior to CUD water plans being created and released.
10. Obtain design locate through TN 811 and show CUD's existing 2" water main along the frontage of Old Nashville Highway.
11. Add note to plan: Contractor will be required to abandon water service for 10542 Old Nashville Highway under CUD supervision according to CUD specifications and standards.
12. Adjust water line lateral and vaults for units 47-51, 52-55 so water line is not under curbing.

**Staff Recommendation:** Approval with staff comments.

Motion by Andrew Atkins III, seconded by Mike Allen to approve the Site Plan for Villas of Stewartsboro, Phase II with the above listed comments.

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

4. Mandatory Referral:

1. **Thunderbird Drive Gas Main Extension**

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend approval to the Town Council for the Thunderbird Drive gas main extension.

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

5. **May Bond Review Report**

Motion by Tim Slate, seconded by Mike Allen to approve the May Bond Review Report with staff comments and recommendations.

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

6. Staff comments and/or other business

7. Adjournment

Respectfully submitted:

Certified by:

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

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