



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES AUGUST 5, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, August 5, 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 Marc Adkins and the Pledge of Allegiance was led by Andrew Atkins III.

The following Planning Commission members/staff were present/absent:

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Amy Wise; Andrew Atkins III; Tim Slate; Tony Dover

Absent: Mike Allen

Staff Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town

Present: Attorney; Bill Culbertson, Fire Chief; James Lawrence, Assistant Fire Chief; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jennifer Bizarri, Planning Technician; Kathryn Bobbitt, Office Coordinator; Charles King, Engineer; Kathy Ferrell, Public Information Officer

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

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

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

3. New Business:
  - a. Annexation and Plan of Service Request:
    1. JM Byrnes, LLC  
3781 Rock Springs Road  
Annexation & R-3 Zoning Request

Annexation & R-3 Rezoning: JM Byrnes, LLC Location: 3781 Rock Springs Road Tax Map: 32  
Part of Parcel: 19.01 Acres: .23 Current Zoning: RM Proposed Zoning: R-3

1. The surrounding zoning is R-3 in Town and RM in Rutherford County.
2. The Future Land Use Plan would support Low Density Residential development in this area.
3. This request is to allow for one additional lot in the Walnut Ridge development.
4. No aspect of the Major Thoroughfare Plan is affected by this development. A proposed roadway will eventually connect Rock Springs Road to Lee Road through the Gwynne Farms development west of this site.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council the annexation request and plan of services for JM Byrnes, LLC with staff comments.

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

b. Rezoning Requests:

1. Stewarts Creek Cottages  
Morton Lane  
PRD Amendment

Rezoning: Stewarts Creek Cottages PRD Amendment

Location: Morton Lane Tax Map: 54 Parcels: 14.01 & 14.02 Acres: 19.5  
Current Zoning: PRD Proposed Zoning: PRD Amendment

1. The surrounding zoning is R-1, R-3 and PRD (Cedar Hills) in Town and RM in Rutherford County.
2. The Future Land Use Plan would support Medium Density Residential development in this area.
3. The requested PRD amendments are to reduce the minimum house size from 1,500 square feet to 1,300 square feet and to reduce the minimum side yard setback from 7.5' to 5'.
4. No aspect of the Major Thoroughfare Plan is affected by this development. Adequate right-of-way is provided for Morton Lane.

Motion by Andrew Atkins III, seconded by Tim Slate to recommend approval to the Town Council for the PRD amendment for Stewarts Creek Cottages with staff recommendations and the following amendments:

- Reduction in minimum house square footage from 1500 to 1450 square feet.
- The front of the house to have a 25-foot front setback and the garage remains at a 35-foot front setback.
- Two bedrooms are required on the first floor.

**Vote:** 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. Talia Trace  
12495 Old Nashville Highway  
Rezoning Request R-3/C-2 with ESO to PUD with ESO

Rezoning: Talia Trace

Location: 12495 Old Nashville Highway Tax Map: 33 Parcels: 28.00, 44.00, 44.04 Acres:  
32.42

Current Zoning: R-3/C-2 with ESO Proposed Zoning: PUD with ESO

1. The surrounding zoning is R-1, R-2, R-3, R-4, and C-2.
2. The Future Land Use Plan would support Office/Retail/Multifamily and High Density Residential development in this area.
3. The proposed PUD is for 293 apartments in 3 buildings with one of the buildings containing 48 age restricted apartments, 120 townhomes, and 6,250 square feet of space in one of the apartment buildings set aside for commercial uses as allowed in the C-4 district.
4. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Rocky Fork Road as a collector. Adequate right-of-way exists for Old Nashville Highway and will be required as a part of the development for Rocky Fork Road. The Plan also calls of a collector to connect Rocky Fork Road to Enon Springs Road, West, and it has been shown on this plan.
5. Provide documentation from TDEC regarding the determination for the stream through the site.
6. Provide the open space calculations for each residential type including the total amount required and provided and the required and provided amounts of usable open space.
7. Provide elevations/renderings for all three apartment buildings in compliance with the Enon Springs Overlay District. Only one is provided.
8. Landscaped areas within the parking lots will be required to meet ESO guidelines and will be reviewed with the site plan submittal if the rezoning is approved.

At the request of the applicant, this item was withdrawn from the agenda.

c. Preliminary Plats:

1. Portico Place  
400-468 Blair Road  
Owner / Developer: Blair Road, LLC / Adam Green

Preliminary Plat: Portico Place

Location: 400-468 Blair Road Tax Map: 32 Parcel: 9.04 Lots: 33 Zone: PRD Acres:  
5.77

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 to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit. Required to be located outside of the utility easement.
5. The Major Thoroughfare Plan designates Blair Road as a collector. Adequate right-of-way is to be dedicated with this plat.
6. Water line will need to be extended to Portico Place and Blair Rd.
7. 10" water main down Portico Place does not exist, but can be built after the water main is extended down Portico Place.

8. Confirm the fire flow on Blair Road.
9. Water line will need to be installed before the road improvements to Blair Road.

Motion by Tony Dover, seconded by Tim Slate to approve the preliminary plat for Portico Place with the above listed staff comments.

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

2. The Vintage, Section 1  
Along Genie Lane & Old Nashville Highway  
Owner / Developer: TDK Construction Company

Preliminary Plat: The Vintage, Section 1

Location: Along Genie Lane & Old Nashville Highway Tax Map: 28 Part of Parcel: 44.07

Acres: 13.05 Zone: PRD Lots: 1

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 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 and Needham Drive as a collector. Adequate right-of-way is shown for both streets.

Motion by Amy Wise, seconded by Tony Dover to approve the preliminary plat for The Vintage, Section I with the above listed staff comments.

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

d. Final Plats:

1. Cedar Hills, Section 4  
Rocky Fork Road Morton Lane  
Owner / Developer: Cedar Hills Holding, LLC

Final Plat: Cedar Hills, Section 4

Location: Rocky Fork Road & Morton Lane Tax Map: 54 Parcels: 49.00, 52.00, and 52.01

Tax Map: 55 Parcel: 30.00 Acres: 52.28 Zone: PRD Lots: 97

1. Fire flow requirement of 1,000 GPM for this development.
2. Add signatures of the owners and CUD prior to recording.
3. No aspect of the Major Thoroughfare Plan is affected by this development.
4. Sewer 8"; Morton Lane LS to be upsized.
5. Submit any updated plans directly to CUDengineering@ cudrc.com for further review.
6. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. Currently, CUD can only meet approximately 700 GPM . Further improvements must be completed to meet the 1,000 GPM fire flow requirement, namely the Laura Ridge/Briley Road pump station as noted in the Revised Will Serve Letter Cedar Hills 4 issued by CUD on 11/4/2020.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the final plat for Cedar Hills, Section 4, with the above listed staff comments.

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

2. Lee Bohman, Lot 6, and the Common Area of Phase II  
Potomac Place and Future Genie Lane Extension  
Owner / Developer: John Lee, LLC

At this time, Councilman Tim Morrell turned the meeting over to Vice-Chairman Marc Adkins for the following item.

Final Plat: Lot 6B, Lee Bohman Subdivision

Location: 1579, 1583, 1587, 1591, 1595, 1599 Genie Lane Tax Map: 28 Part of Parcel: 67.16

Zone: C-2 Acres: 1.3 Building SF: 10,800

1. Add signatures of the owners prior to recording.
2. Common area needs to be pulled out of the right-of-way. Pull in the detention line.
3. Update the plat to show that the common area will be owned by John Lee, LLC.
4. Update the plat to show the two remnant portions of land proposed on the northern side of Genie Lane dedicated as public right-of-way.
5. Please submit a signed application and the administrative fee of \$350.00 (\$200 plus \$50.00 per lot)

Motion by Tony Dover, seconded by Tim Slate to approve the final plat for Lee Bohman, Lot 6, and the Common Area of Phase II, with the above listed staff comments.

**Vote:** 5 - 0 Passed

Other: Councilman Tim Morrell (ABSTAIN)

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

3. Smyrna Airport Business Park, Lot 4  
NE corner of Aviation Parkway & Threet Industrial Drive  
Owner / Developer: USICV Airport Business Park No. 4, Inc.

Final Plat: Smyrna Airport Business Park – Lot 4

Location: NE Corner of Aviation Pkwy & Threet Industrial Drive.

Tax Map: 19 Part of Parcel: 31.00 Acres: 26.47 Zone: A-1 Lots: 1

1. Add signatures of the owner and land surveyor prior to recording.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the final plat for Smyrna Airport Business Park, Lot 4 with the above listed staff comment.

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

4. Walnut Ridge, Section 1  
Kew Garden Lane  
Owner / Developer: John Mitchell Byrnes

Final Plat: Walnut Ridge, Section 1

Location: Kew Garden Lane Tax Map: 32 Part of Parcel: 19.01 Acres: 5.44

Zone: R-3 Lots: 12

1. Add signatures of the owner prior to recording.
2. Please show the pad elevations on all lots.
3. Stake the building envelope on Lot 11 prior to request for a building permit.
4. Plat approval subject to the approval of the annexation and R-3 zoning request by the Town Council for the area designated as Lot 12.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the final plat for Walnut Ridge, Section I, with the above listed staff comments.

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

e. Site Plans:

1. Almaville Station

2201, 2205, & 2209 Almaville Road

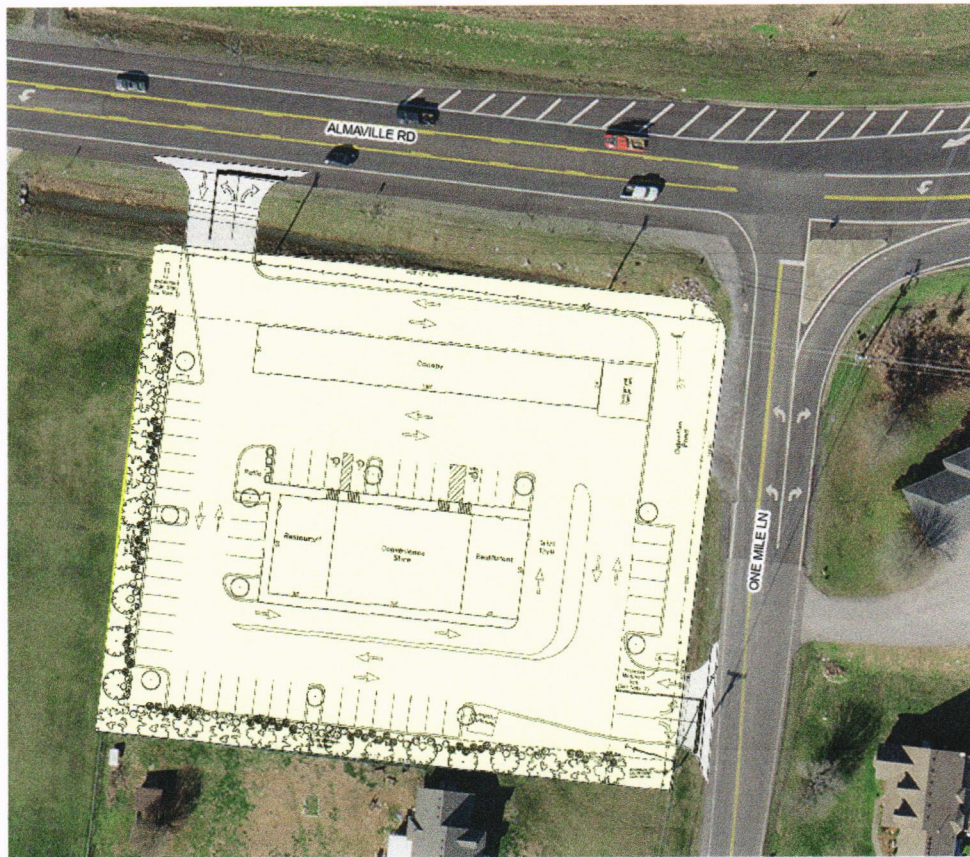
Owner / Developer: Mark E. Dye / Patel Group Development, LLC

<i>Location:</i> Almaville Road and One Mile Lane	<i>Applicant:</i> Patel Group Development, LLC
<i>Tax Map/Group/Parcel:</i> 55C/B/44.00	<i>Property Owner(s):</i> Patel Group Development, LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> Convenience Commercial

Proposal

1. Location Analysis

Almaville Station is a proposed gas station and convenience store with restaurant tenants in the southwestern quadrant at the intersection of Almaville Road and One Mile Lane. In its current state, the property is vacant. Surrounding zoning consists of RM in Rutherford County and C-2 across Almaville Road within the Town. The development would have a proposed access off Almaville Road, subject to TDOT approval, and access to and from One Mile Lane. The proposed drive thru has stacking for approximately 11 vehicles.



Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	48,168 SF
<b>Square Footage of Open Space/Landscaping</b>	4,817 SF	7,364 SF
<b>Total Parking</b>	65 spaces	67 spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	3 spaces

2. Landscaping

Landscape plan shows a Type C landscape buffer along the south and western property lines, both of which are zoned RM in Rutherford County. A variety of trees and shrubs are shown to be planted along Almadale Road and One Mile Lane. Trees are also shown to be planted in landscape islands around the parking lot.

3. Design Review

Architectural elevations show the building to be built primarily of brick and stone. Stone is shown in a band along the base of the building on all four sides with brick covering the rest of the building on the south and east elevations. Stucco is shown as an accent (23.3% and 9%) on the north and west elevations. The north elevation, which fronts Almadale Road, carries a stone band around the base of the building with a primarily brick and glass front and stucco accent.

4. Floodplain

The proposed location of the building is located within the 100-year floodplain. The minimum finished floor elevation must be at least 1' above the base flood elevation. Applicant is showing the building to be flood proofed to 2' above the finished floor elevation, which is 1 foot below the base flood elevation. They are proposing to use a waterproof stone veneer as well as flood

barriers that would be installed at all openings in the event a flood event occurs. Based on the Zoning Ordinance requirements, a certified engineer or architect will need to verify the design and methods are in accordance with accepted standards. In addition, staff still wants to review drainage calculations to show how the site will drain with the additional impervious surfaces.

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 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 and One Mile Lane as a collector. Adequate right-of-way exists for both streets.
6. TDOT approval will be required for the entrance off of Almaville Road.

Staff Comments:

1. Sewer is not available until the extension is constructed by Rutherford County Baptist Church. No building permit will be issued until it is completed.
2. Water is CUD. What is the current fire flow at this location? Is it adequate to meet the Fire Code requirements for this use? Show the specific construction type of the building.
3. Proposed building is located within the 100-year floodplain. Per the Zoning Ordinance section 9.070.B.2, being the finished floor elevation is not elevated 1 foot above the 100 year floodplain, all areas of the building below the required elevation shall be water tight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards.
4. Please provide rim elevations of all manholes.
5. Sewer backwater valve will be required upstream of the pump.
6. Please provide drainage calculations.
7. The building is required to be sprinkled based on the existing infrastructure.
8. Please shift trees away from any pipes.
9. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,750 GPM for this development. Further analysis must be performed by CUD to determine what offsite improvements must be completed to meet the 1,750 GPM fire flow requirement as noted in the Almaville Station Will Serve Letter issued by CUD on 7/12/2021. Applicant should request an FID study for further hydraulic analysis to be performed by CUD.
10. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com).
11. Adding notes to plans does not resolve comments. Remove notes 10 A-I, K from plans.
12. Revise CUD water line notes as follows:
  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.
  1. Contractor required to stake all water meter locations prior to taps being installed.
10. Contact CUD Engineering Department for additional information 615-867-7330.
11. Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements with the development once construction is complete.
13. Show all proposed utilities including communications, electric lines, boxes, transformers, and services on plans. CUD reserves the right for further review once electric and other utilities have been added to plans.
14. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com).
15. All main water line taps are to be made by CUDRC.
16. Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com).
17. All trees are to be located a minimum of ten feet from water lines.
18. Field locate and show existing CUD water lines and corresponding CUD water line easements on each sheet of construction plans (site, utility, grading, landscaping, etc.
19. Show minimum 5' CUD clear space easement around proposed meter locations.
20. Possible conflict with proposed storm pipe along entrance off One Mile Lane. CUD will require top of water line elevations to be shown to ensure adequate utility separation can be achieved. Contact CUD engineering department to schedule for CUD to spot dig water line so Huddleston-Steele surveyor may obtain top of water line elevations.
21. Possible conflict with drive entrance. CUD will require top of water line elevations to be shown to ensure adequate coverage can be achieved. Contact CUD engineering department to schedule for CUD to spot dig water line so Huddleston-Steele surveyor may obtain top of water line elevations.

Staff Recommendation: Staff does have some concerns with the utilities and floodplain. If these issues are able to be resolved, staff would recommend approval. Applicant will still be required to apply for a grading permit in which the drainage calculations will be reviewed.

The following people spoke to the Planning Commission regarding this item: Charles King, Steve Steele, and Ed Stevens.

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to approve the site plan for Alnaville Station with the above listed staff comments.

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

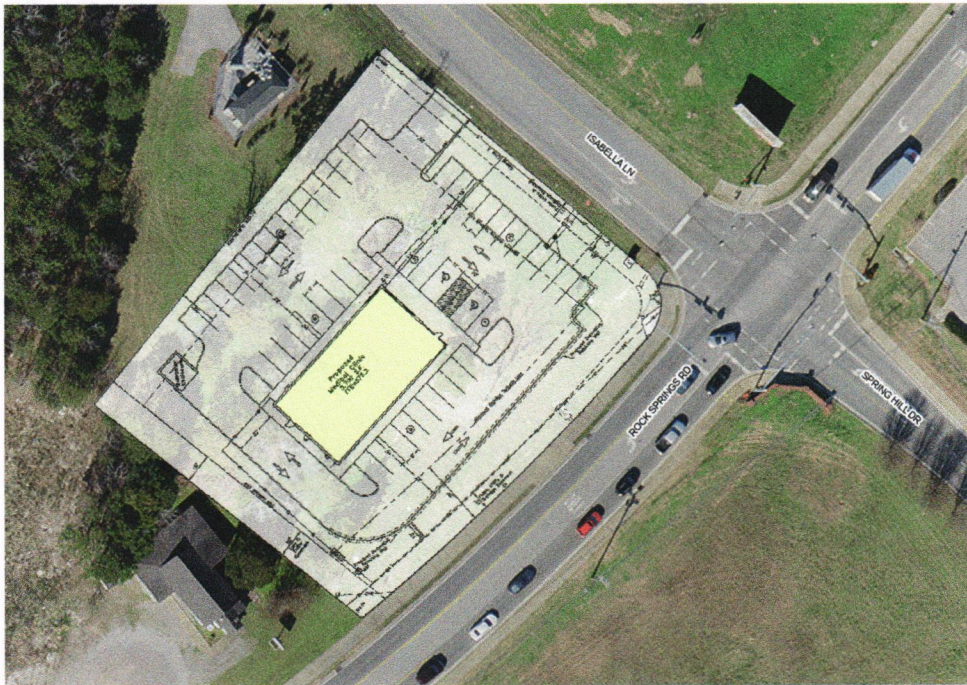
2. Fast Pace Clinic  
 880 Isabella Lane  
 Owner / Developer: Paul Tashie / Fast Pace Health Urgent Care

<i>Location:</i> 880 Isabella Lane	<i>Applicant:</i> Fast Pace Health Urgent Care
<i>Tax Map/Part of Parcel:</i> 28/71.00	<i>Property Owner(s):</i> Paul Tashie
<i>Zoning:</i> C-2	<i>Use Classification:</i> Health Care Facility

Proposal

1. Location Analysis

Fast Pace Urgent Care Clinic is proposing at 3,700 square foot health care facility west of the intersection of Isabella Lane and Rock Springs Road. There is an existing cell tower on the same property as the proposed building. As proposed, there would be one access point of Isabella Lane. There will have to be a final plat submitted to subdivide the property and recorded prior to issuance of a building permit.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	23,820 SF
<b>Square Footage of Open Space/Landscaping</b>	2,382 SF	2,666 SF
<b>Total Parking</b>	20 spaces	50 spaces
<b>Handicapped Parking Space(s)</b>	2 spaces	2 spaces

2. Landscaping

Landscape plan shows a Type C landscape buffer on the western property line adjoining a church. Trees are also shown within landscape islands throughout the parking lot. Trees are shown lining Rock Springs Road and Isabella Lane, but shrubs are required to be planted between the trees, per the Design Review Manual.

3. Design Review

Architectural elevations show the building to be built entirely using brick of two different colors to provide a contrast.

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 to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rock Springs Road and Isabella Lane as collectors. Adequate right-of-way is shown for both streets.

Staff Comments:

1. The subdivision plat will need to be recorded prior to issuance of a building permit.
2. Provide details on retaining wall.
3. Submit stormwater calculations.
4. Submit utility plans.
5. Sewer service every 75' is needed to have a sewer clean-out.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tony Dover, seconded by Amy Wise to approve the site plan for Fast Pace Clinic with the staff comments.

**Vote:** 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. Grace Development

Aviation Parkway

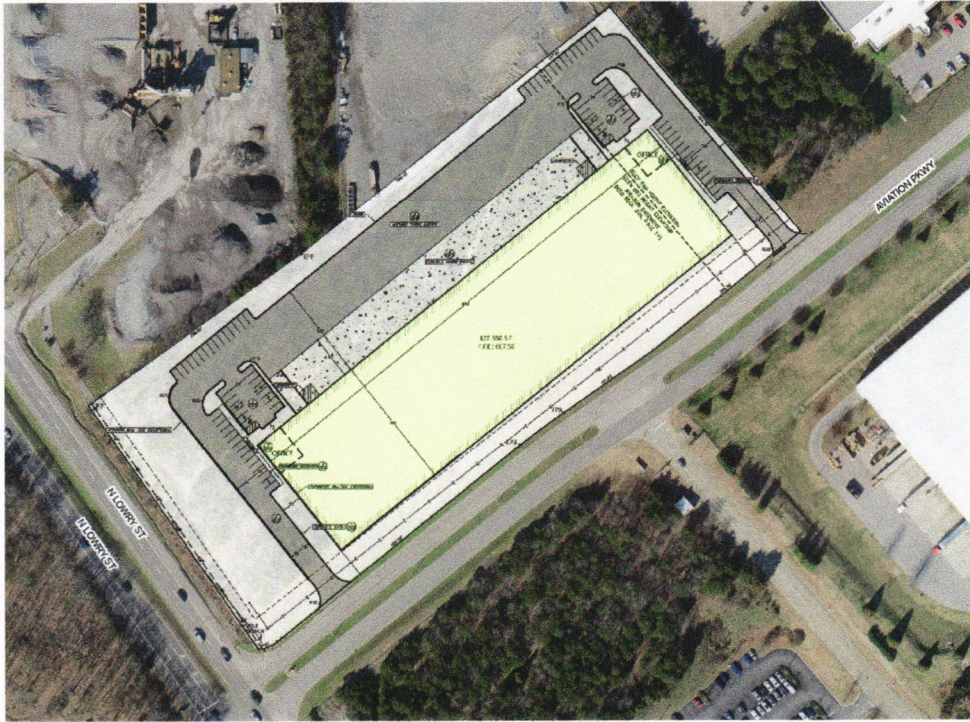
Owner / Developer: Grace Development

<i>Location:</i> NE Quadrant of N Lowry Street and Aviation Parkway	<i>Applicant:</i> Huddleston Steele Eng. – Enoch Jarrell
<i>Tax Map/Parcel:</i> 18/6.00	<i>Property Owner(s):</i> Smyrna Land Company, LTD
<i>Zoning:</i> I-3 (current, I-1 proposed)	<i>Use Classification:</i> Warehouse

## Proposal

### 1. Location Analysis

Grace Development is proposing a warehouse located in the northeastern quadrant of North Lowry Street and Aviation Parkway. Currently, the property is vacant and surrounded by other industrial activities. Proposed warehouse would be 127,650 square feet in size, fronting Aviation Parkway. The property is currently in the process of rezoning from I-3 to I-1, which would allow for less restrictive setbacks. Current site plan shows I-1 setbacks, so the property will need to be rezoned to allow for site configuration as shown.



### Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	82,255 SF
<b>Square Footage of Open Space/Landscaping</b>	6,580 SF	12,400 SF
<b>Total Parking</b>	54 spaces	90 spaces
<b>Handicapped Parking Space(s)</b>	4 spaces	4 spaces

### 2. Landscaping

Landscape plan shows a variety of trees and shrubs lining North Lowry Street and Aviation Parkway. Additional trees and shrubs are shown around the parking areas within the site.

### 3. Design Review

Architectural elevations show the entire building to be built with concrete tilt panels with two bands of a dark gray color compared to the light gray on the rest 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 to be submitted prior to issuance of a grading permit.
  4. Signs will require a separate permit.
  5. The Major Thoroughfare Plan designates Aviation Parkway as a collector. Adequate right-of-way exists for this street.
  6. No burn permit will be issued for clearing the site due to the proximity to a State highway.

Staff Comments:

1. Please show that the grinder pump belongs to the owner and not the Town.
2. Must provide a reduced pressure backflow preventer.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Amy Wise, seconded by Tim Slate to approve the site plan for Grace Development with staff comments.

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

4. Lot 6B, Lee Bohman Subdivision  
1579, 1583, 1587, 1591, 1595, 1599 Genie Lane  
Owner / Developer: John Lee, LLC / Scott Findlay

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

<i>Location:</i> Potomac Place and Genie Lane	<i>Applicant:</i> Findlay & Sons – Scott Findlay
<i>Tax Map/Part of Parcel:</i> 28/67.16	<i>Property Owner(s):</i> John Lee, LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> General Retail Trade

Proposal

1. Location Analysis

The future Lot 6B of the Lee Bohman commercial subdivision is proposed to have a single story 10,800 square foot retail building. In its current state, the property is vacant, but in July the Planning Commission approved a car wash on this same property which would be on the future Lot 6 Genie Lane is proposed to be extended from Wolverine Trail, to the east, and connect to Potomac Place where this development would be located. Two access points are proposed onto Genie Lane as well as a shared access off Potomac Place with the car wash. A final plat will need to be recorded prior to issuance of a building permit.



Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	31,803 SF
<b>Square Footage of Open Space/Landscaping</b>	3,180 SF	4,200 SF
<b>Total Parking</b>	44 spaces	57 spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	3 spaces

2. Landscaping

Landscape plan shows street trees lining the future Genie Lane and Potomac Place. Trees are also shown within landscape islands with shrubs surrounding the base of the building.

3. Design Review

Architectural elevations show a band at the base of the building to use arriscraft, which is a stone material, and a majority of the building to be 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 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 Potomac Place and Genie Lane as collectors. Adequate right-of-way is shown for both streets.

6. The building addresses will be 1579, 1583, 1587, 1591, 1599 Genie Lane.

Staff Comments:

1. Please provide the rim elevations for the sewer manholes.
2. Sewer backwater valve will be required upstream of the pump.
3. Submit a full set of utility plans.
4. Show the utilities on the other side of Genie Lane.
5. Stone at construction entrances must be 8" thick.
6. Submit stormwater calculations.
7. No more than 1 restaurant can be located in the building due to parking limitations on the site.
8. Revise all sheets to reflect the revised access to Genie Lane.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tony Dover, seconded by Andrew Atkins III to approve the site plan for Lot 6B, Lee Bohman Subdivision, with staff comments.

**Vote:** 5 - 0 Passed - Unanimously

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

5. Rock Springs Road Townhomes  
350-382 Rock Springs Road  
Owner / Developer: Mariam Makar

<i>Location:</i> Imperial Blvd. & Rock Springs Rd.	<i>Applicant:</i> Catalyst Design Group – Jack Parker
<i>Tax Map/Group/Parcel:</i> 28E/A/16.05	<i>Property Owner(s):</i> Hany Ghobrial & Michael Adly
<i>Zoning:</i> R-6	<i>Use Classification:</i> Townhomes

Proposal

1. Location Analysis

The proposed site plan for Rock Springs Townhomes is positioned on approximately 1.70 acres located on the western side of Imperial Boulevard and north of Rock Springs Road. The property is bound to the north by multi-family apartments, to the east by Imperial Blvd., to the south by Rock Springs Rd. and to the west by the entrance to Colony Square Apartments. Surrounding zoning consists of R-4, R-5 and R-6. As proposed, the site may be accessed from a private drive to the adjoining apartment complex and Imperial Blvd. 16 total units are planned for this development.



2. Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	20,419 SF
<b>Square Footage of Open Space/Landscaping</b>	2,042 SF	2,532 SF
<b>Total Parking</b>	32 spaces	35 spaces
<b>Handicapped Parking Space(s)</b>	0 spaces	0 spaces

3. Landscaping

Landscape plan shows a variety of trees and shrubs planted around the rear of the property and on the edge of the drive aisle. Trees are planted in landscaped islands as well as shrubs in front of and behind each unit. Trees are proposed to be planted along Rock Springs Road.

4. Design Review

Architectural elevations show the lower level of front elevations built with brick and upper levels a mix of hardieplank and hardieshingles. Right, left and rear elevations show hardieplank being used.

5. Floodplains

Proposed site is located within the 100-year 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. An 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 to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as a collector.

Staff Comments:

1. Provide additional parking for guests.

Staff Recommendation: Approval with staff comments.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the site plan for Rock Springs Road Townhomes with staff comments.

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

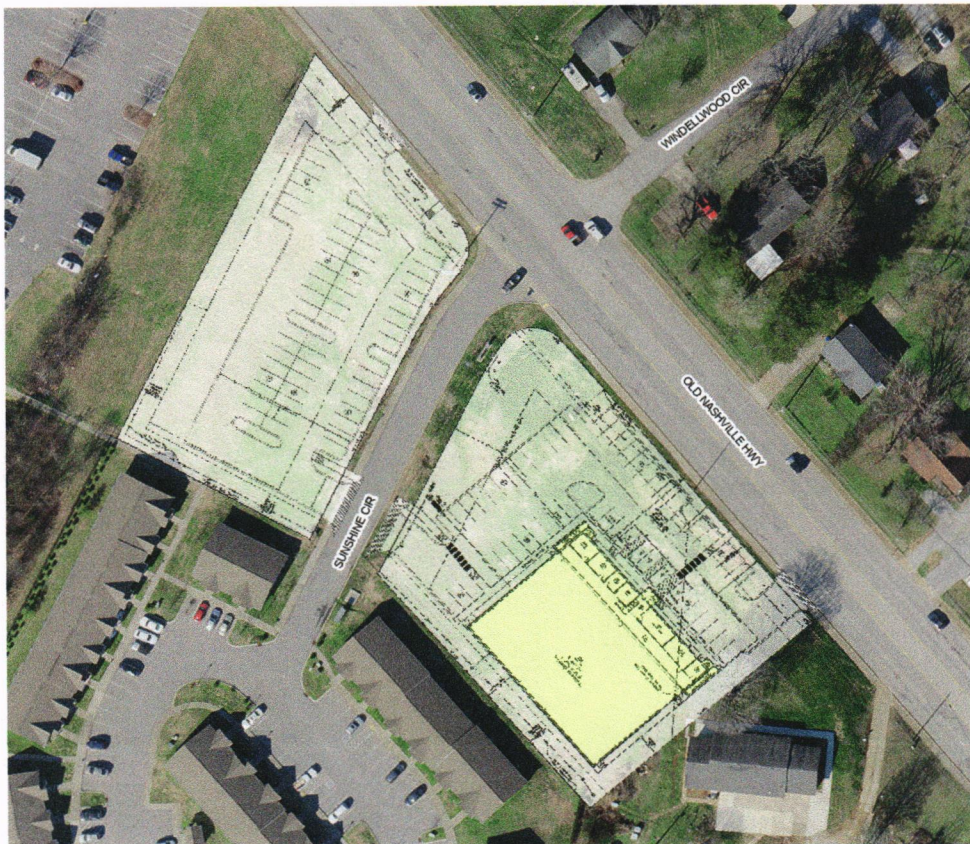
6. Ryan Farm Subdivision, Lots 4 & 5  
11301 Old Nashville Highway  
Owner / Developer: Waldron Enterprises, LLC & Vester Waldron Family Limited Partnership / ETC Gymnastics

<i>Location:</i> Old Nashville Highway & Sunshine Circle	<i>Applicant:</i> ETC Gymnastics
<i>Tax Map/Group/ Parcels:</i> 34P/A/3.00 & 4.00	<i>Property Owner(s):</i> Vester Waldron Family, LP
<i>Zoning:</i> PRD	<i>Use Classification:</i> Gymnastics Center

Proposal

1. Location Analysis

ETC Gymnastics is proposing for a 12,520 square foot facility at Old Nashville Highway and Sunshine Circle. Currently, both of these properties are vacant. The southern, larger, parcel will be used for the facility as well as parking while the northern tract will be used entirely for parking. Both parcels are proposed to have a single access point off Sunshine Circle and Old Nashville Highway.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	40,253 SF
<b>Square Footage of Open Space/Landscaping</b>	4,025 SF	11,400 SF
<b>Total Parking</b>	160 spaces	110 spaces
<b>Handicapped Parking Space(s)</b>	5 spaces	5 spaces

2. Landscaping

Landscape plan shows a Type C landscape buffer along the southern property lines which border the Smyrna Housing Authority. Shrubs are shown bordering Old Nashville Highway and Sunshine Circle along the parking lot. Trees are also proposed to be planted within landscape islands in the parking lot.

3. Design Review

Architectural elevations submitted show a primary material of brick with two different colors and a dryvit second level.

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 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 is shown for this site.

Staff Comments:

1. Shift the tree on Old Nashville Highway away from the gas line.
2. Fire sprinkler system is required.
3. Add a pavement cross-section.
4. Submit stormwater calculations.
5. Submit a full set of utility plans.
6. Specify how the contractor will attach to the sewer main.
7. Please show where the back flow preventer and the water line are located.
8. Based on the calculated maximum occupancy of the building, the required number of parking spaces is 160. Please revise.

Staff Recommendation: Staff recommends approval with above listed comments.

At this time, Steve Steele was recognized to speak regarding this item.

Motion by Tony Dover, seconded by Andrew Atkins III to approve the site plan for Ryan Farms Subdivision, Lots 4 & 5, with staff comments.

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

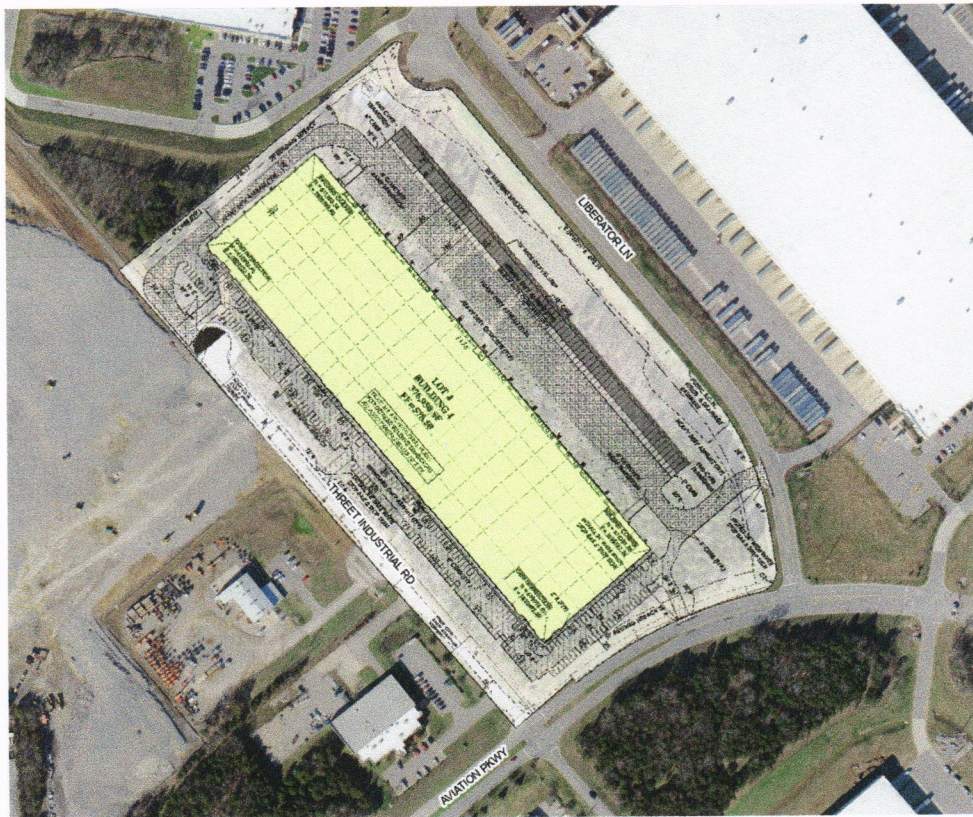
7. Smyrna Airport Business Park, Lot 4  
 NE Corner of Aviation Pkwy & Threet Industrial Drive  
 Owner / Developer: Hillwood

Location: N Quadrant of Threet Industrial Road and Aviation Parkway	Applicant: Goodwin & Marshall, Inc – Jason Weaver, PE
Tax Map/Parcel: 19/31.00	Property Owner(s): Airport Authority
Zoning: A-1	Use Classification: Warehouse

Proposal

1. Location Analysis

Smyrna Airport Business Park, Lot 4 is bound by Threet Industrial Road, Aviation Parkway and Liberator Lane. Lot 3 within the business park lies to the north of this property. The property is currently zoned A-1, and the proposed use is for a 376,950 square foot warehouse facility. This development would mirror the other warehouses constructed as part of the Airport Business Park subdivision.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	7.5 acres
Square Footage of Open Space/Landscaping	26,136 SF	10.5 acres
Total Parking	178 spaces	264 spaces
Handicapped Parking Space(s)	7 spaces	8 spaces

2. Landscaping

Landscape plan shows a line of street trees to remain along Liberator Lane and Aviation Parkway with trees added along Threet Industrial Road. Additional shrubs are shown to be planted around the parking areas and trees in landscape islands.

3. Design Review

Architectural elevations show the building to be built utilizing concrete tilt panels and varying colors. This is consistent with surrounding buildings within the Airport Business Park.

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 \$2,685.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No aspect of the Major Thoroughfare Plan is affected by this development.

Staff Recommendation: Staff recommends approval with above listed comments.

At this time, Smyrna Airport Director John Black was recognized to speak regarding this item.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the site plan for Smyrna Airport Business Park, Lot 4, with staff comments.

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

8. The Vintage, Section 1

Along Genie Lane and Old Nashville Highway

Owner / Developer: Vester Waldron Family Limited Partnership / TDK Construction

<i>Location:</i> Old Nashville Highway, N of Sam Ridley Parkway	<i>Applicant:</i> SEC, Inc – Matt Taylor
<i>Tax Map/Part of Parcel:</i> 28/44.07	<i>Property Owner(s):</i> Vester Waldron Family, LP
<i>Zoning:</i> PRD	<i>Use Classification:</i> Multi-Family Residential

Proposal

1. Location Analysis

The first section of The Vintage multi-family residential development is proposed to have 324 units occupying three buildings. All three buildings will face the road frontages of Old Nashville Highway, White Birch Avenue and Needham Drive. Parking will be centrally located behind the buildings as well as on street parallel parking spaces. There will be an office building and community amenities including a dog park, pool, grilling space and fire pit included as part of this section.



Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	4.52 acres
<b>Square Footage of Open Space/Landscaping</b>	19,694 SF	24,609 SF
<b>Total Parking</b>	648 spaces	686 spaces
<b>Handicapped Parking Space(s)</b>	14 spaces	10 spaces

2. Landscaping

Landscape plan shows trees lining White Birch Avenue off Old Nashville Highway, along Old Nashville Highway and Needham Drive. Trees and shrubs are also shown in landscape islands throughout the parking lot as well as at the base of each building.

3. Design Review

Architectural elevations submitted show a mix of cream and light brown fiber cement boards and a dark and light brick to provide a visual contrast, which is consistent with the approved PRD.

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 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 and Needham Drive as a collector. Adequate right-of-way is shown for both streets.

Staff Comments:

1. Provide FDC for each building at least 30' off each building. A fire hydrant is required within 100' of the FDC.
2. Show a dedicated left turn off Old Nashville Highway into White Birch Avenue per the traffic study.
3. Sewer profiles are needed.
4. All four story buildings are required to have fire sprinkler systems.
5. Fire truck access must be within 30' of all four story buildings on at least one side.
6. Submit a full set of utility plans.
7. Show the utility connections for each building.
8. Show where the water meter will be.
9. RPBP needed instead of DDCVA.
10. Submit auto-turn.
11. The west end of building 1B will be required to have a sewer backwater valve complying with Section 714 of the International Plumbing Code installed at the sewer main as it exits the building.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tony Dover, seconded by Tim Slate to approve the site plan for The Vintage, Section I, with staff comments.

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

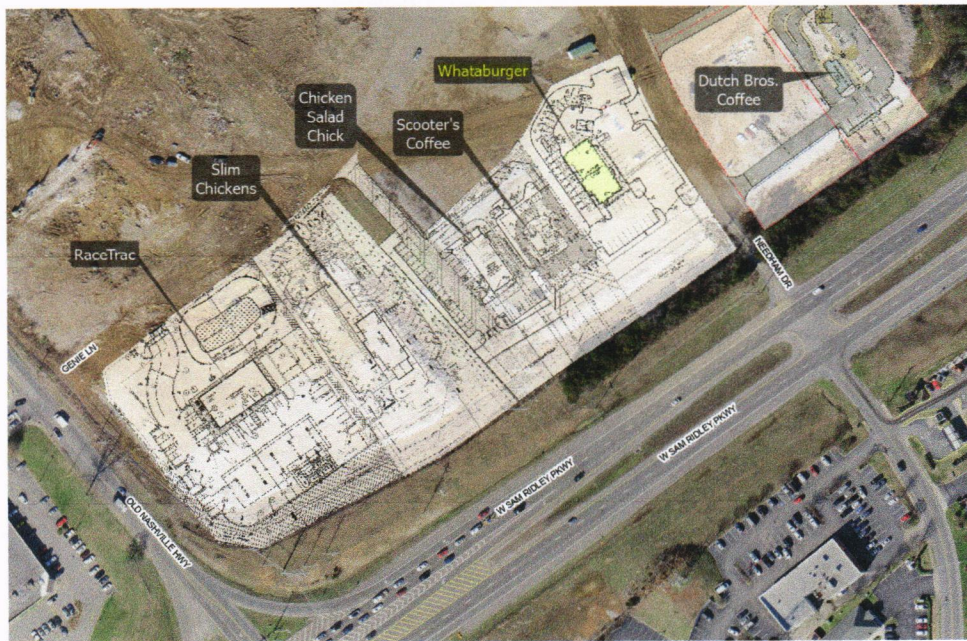
9. Whataburger  
360 W Sam Ridley Pkwy  
Owner / Developer: Whataburger

<i>Location:</i> 360 Sam Ridley Parkway, W.	<i>Applicant:</i> MS Consultants – Phil Karanovich
<i>Tax Map/Part of Parcel:</i> 28/44.16	<i>Property Owner(s):</i> Vester Waldron Family LP
<i>Zoning:</i> C-2	<i>Use Classification:</i> Restaurant

Proposal

1. Location Analysis

Whataburger is proposing a restaurant located at 360 Sam Ridley Pkwy. W, nearby the intersection of Needham Drive and Sam Ridley Pkwy. W. The project location is part of Lot 3 within the Stonetrace commercial subdivision. The site would have road access to Needham Drive and a private drive, which connects the lots west of Needham to Old Nashville Highway that front Sam Ridley Parkway. Currently, there is an approved final plat to subdivide Lot 3 into three lots, but has not been recorded at the time of this report. The plat will be required to be recorded prior to issuance of a building permit. As proposed, the site has adequate stacking for approximately 22 vehicles.



Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	29,158SF
<b>Square Footage of Open Space/Landscaping</b>	2,916 SF	5,401 SF
<b>Total Parking</b>	38 spaces	38 spaces
<b>Handicapped Parking Space(s)</b>	2 spaces	2 spaces

2. Landscaping

Landscape plan shows trees and shrubs lining the private drive and Needham Drive. Additional trees and shrubs are shown within landscaped islands surrounding the building and within grass areas.

3. Design Review

Architectural elevations show the building to be built primarily utilizing brick with a secondary material of EIFS around the top 1/3 of the building. Revised elevations have been submitted which meet Design Review requirements.

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 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, West as a principal arterial. Adequate right-of-way is shown for this street.

Staff Comments:

1. Please show pavement markings.
2. Please provide rim elevations of the up-stream sewer manhole.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the site plan for Whataburger with staff comments.

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

4. Ordinance Amendments:

a. Design Review Manual

1. Architectural Requirements

At this time, Town Planner Kevin Rigsby presented proposed amendments to Sections 5.058 and 5.059 of the Municipal Zoning Ordinance and Section 3.4 of the Design Review Manual regarding architectural materials. These amendments have been made necessary due to a recent change in State law.

Motion by Tony Dover, seconded by Tim Slate to recommend approval to the Town Council the proposed amendments to the Zoning Ordinance and Design Review Manual regarding architectural materials.

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

b. Zoning Ordinance

1. Structure Location on a Parcel

At this time, Town Planner Kevin Rigsby presented a proposed amendment to the Municipal Zoning Ordinance to add Section 3.210. This amendment would require that all portions of a building or structure are required to be located entirely on the parcel on which it is constructed.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend Town Council approval of the Municipal Zoning Ordinance amendment regarding structure location.

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

5. August Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the bond report as presented by Town Planner Kevin Rigsby.

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

6. Staff comments and/or other business

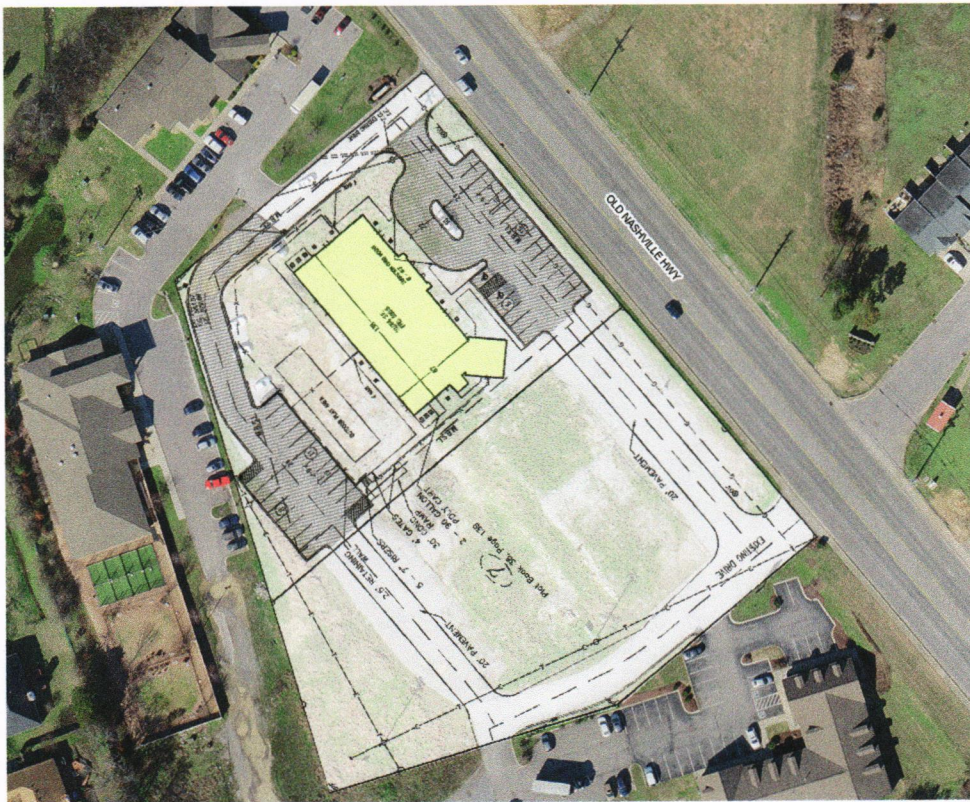
a. Jaymes Academy

Location: 13189 Old Nashville Highway	Applicant: Huddleston Steele Eng. – Enoch Jarrell
Tax Map/Parcel: 28/106.00	Property Owner(s): Rhyne Smith Properties, LLC
Zoning: PCD	Use Classification: Daycare

Proposal

1. Location Analysis

Jaymes Academy is a daycare which is proposed to be located at 13189 Old Nashville Highway. The building is proposed to be 10,064 square feet in size with an additional outdoor play area behind the building. Access to the site would utilize the existing common entrance off Old Nashville Highway which is used for the other developments in the commercial subdivision.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	20,746 SF
Square Footage of Open Space/Landscaping	2,074 SF	10,967 SF
Total Parking	39 spaces	40 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

2. Landscaping

Landscaping plan shows shrubs and trees lining Old Nashville Highway and along parking areas. Additional shrubs are also shown around the building.

### 3. Design Review

Architectural elevations show a mix of brick, stone and fiber cement siding. The south, east and west elevations are all visible from Old Nashville Highway and meet elevation requirements of 75% of the façade visible from a public street finished in primary materials. 77% of the entire building is clad with the primary materials of brick, stone and glass/glazing.

#### 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 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. Ensure the vision triangle is kept clear at the entrance to Old Nashville Highway.
2. Resubmit the auto-turn.
3. Current zoning on the property is PCD, when the property was rezoned; daycares were not included in the allowed uses by right. This use will be required to be heard by the Board of Zoning Appeals to be allowed to operate on this parcel.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve the site plan for Jaymes Academy with staff comments.

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

#### b. 1917, LLC Quitclaim Deed to Town of Smyrna

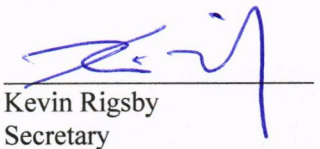
Motion by Tony Dover, seconded by Tim Slate to recommend approval to the Town Council for the proposed land donation by 1917, LLC along Rock Springs Road near Stonecrest Parkway.

**Vote:** 5 - 0 Passed

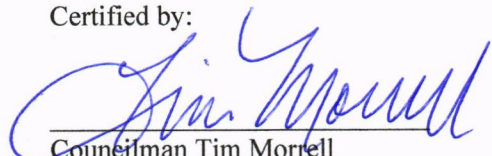
Other: Amy Wise (ABSTAIN)

7. Adjournment

Respectfully submitted:

  
Kevin Rigsby  
Secretary

Certified by:

  
Councilman Tim Morrell  
Chairman