



SMYRNA MUNICIPAL PLANNING COMMISSION
MEETING MINUTES MARCH 3, 2022

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, March 3, 2022 by Councilman Tim Morrell. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Mike Allen and the Pledge of Allegiance was led by Tim Slate.

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

Present: Councilman Tim Morrell; Vice-Mayor Marc Adkins; 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; 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 February 3, 2022 meeting.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Minutes of the February 3, 2022 meeting.

Vote: 7 - 0 Passed - Unanimously

3. New Business:

a. Annexation and Plan of Service Requests:

1. Jennifer Speich - Blakeney Commons
Rocky Fork Almaville Road and Morton Lane
Annexation and PUD Zoning request

An Annexation and PUD Zoning Request and Rezoning Request R-3 to PUD was submitted for Blakeney Commons located at Rocky Fork Almaville Road and Morton Lane. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 14.00, 48.00, 48.03, and 50.02, and is comprised of 15.3 acres. The surrounding zoning is R-3 and PRD (Blakeney and Cedar Hills) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area with a Neighborhood Commercial Node as well. The Major Thoroughfare Plan shows Rocky Fork Almaville Road as a Minor Arterial. The following staff comments were made:

1. Adequate right-of-way will be required to be dedicated as a part of this development for this road as well as Morton Lane.
2. Parcel 14.00 is not within the Town limits, so this request would be to annex this parcel and zone it to PUD and rezone the remaining parcels from R-3 to PUD.
3. The requested PUD is for 80 townhomes and 3 commercial lots.
4. Sewer is not available on site. It will need to be run from Westover or Bankside.

5. CUD is the water provider in this area. A minimum fireflow of 1,500 gpm at 20 psi is required.
6. Submit a traffic study. The developer is responsible for any improvements recommended by the traffic study.
7. The developer wishes to submit a payment to the Town in lieu of constructing the required sidewalks along Rocky Fork Almaville Road and Morton Lane. Staff would recommend that the developer improve Morton Lane to a three lane section including the sidewalk and dedicate the right-of-way as required along Rocky Fork Almaville Road with no construction required due to the Town's improvement project on that road.
8. The parking shown for the commercial lots is 1 space per 250 square feet, which is the requirement for a stand alone retail shop. A multi-tenant retail building, a gas station, or a restaurant would require spaces at a higher ratio. Depending on the final uses for the commercial lots, additional parking may be required.
9. The additional use groupings which staff recommended to not be included in the commercial portion of the PUD were added. However, the previous use groupings which were originally listed as not included in the PUD have been removed on one of the two documents submitted but not on the other. Please make this consistent on all submitted documents.
10. Provide consistency among all documents with regards to parking, building elevations, uses allowed, etc.
11. All buildings will be required to meet Design Review regardless of the materials shown on any renderings or pictures within the pattern book.
12. Will the commercial lots be included in the HOA?
13. 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 500 GPM. Further improvements must be completed to meet the 1,000 GPM fire flow requirement.
14. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Rocky Fork Almaville Road and an existing eight (8) inch water main along Morton Lane to serve the rezoned area. Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval. CUD's current infrastructure is sufficient to serve any existing structures. Any water service provided to future structures would be dependent of the results of the Water Service Availability Request feasibility study.

At this time, Councilman Tim Morrell acknowledged Kevin Estes with Land Solutions Company to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Charles King Town Engineer to speak regarding this request.

Motion by Tony Dover, seconded by Andrew Atkins III to recommend approval to the Town Council the annexation of Blakeney Commons with the above listed staff comments, and for this item to be moved to the April council meeting.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. Shawn Collins
Rocky Fork Almaville Road
Annexation and R-3 Zoning request

An annexation and R-3 zoning Request was submitted for Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 19.00, and is comprised of 68.00 acres. The surrounding zoning is R-3 in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. There are no roads affected by the Major Thoroughfare Plan with this request. Annexation of this tract would completely surround Parcel 18.00 with Town limits. This tract is vacant with no road frontage. The following staff comments

were made:

1. 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.
2. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Rocky Fork Almaville Road to serve the annexed area. However, there is no road frontage available to this lot, so access to water is limited. Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval. CUD's current infrastructure is sufficient to serve any existing structures. Any water service provided to future structures would be dependent on the results of the Water Service Availability Request feasibility study.

At this time, Councilman Tim Morrell acknowledged Kevin Estes with Land Solutions Company to speak regarding this request. Kevin Estes stated his willingness to provide the Town with an easement for emergency services through the property at 9351 Rocky Fork Almaville Road.

Motion by Tim Slate, seconded by Tony Dover to recommend approval to the Town Council the annexation and R-3 zoning request for Rocky Fork Almaville Road Rutherford County Tax Map: 54, Parcel: 19.00 with the above listed staff comments, including the described easement requirements.

Vote: 5 - 1 Passed

NAY: Mike Allen

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. Zach Wagner - **WITHDRAWN**
11929 Mona Road
Annexation and RM to I-2 Zoning request

b. Rezoning Requests:

1. Ayoub Eshak - Delacy Place
12372 Old Nashville Highway
Rezoning request C-2 to PRD

A Rezoning request was submitted for Delacy Place located at 12372 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 33.00, and is comprised of 14.53 acres. The surrounding zoning is C-2, R-1, and R-2. The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood scale retail and personal service uses as well as townhomes and attached residential development. The Major Thoroughfare Plan shows Mason Tucker Drive extending as a collector from Todd Lane through the site to connect with Old Nashville Highway at the existing intersection with Rocky Fork Road. This extension would be difficult at that location due to the existence of TVA owned power poles in the area near Old Nashville Highway. This extension has been shown and is proposed to align with the proposed driveway for Talia Trace, which has been approved on first reading by the Town Council. The requested PRD is for 125 townhomes with 4.27 acres of the parcel to remain C-2. The following staff comments were made:

1. The cemetery is shown as a part of this parcel on the Property Assessor's map. It is included in the rezoning request but will be divided off as a part of this development.
2. Submit a traffic study. The developer is responsible for any improvements recommended by the traffic study.

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

Motion by Tim Slate, seconded by Tony Dover to recommend denial to the Town Council the PRD zoning request for 12372 Old Nashville Highway due to density and the traffic between the surrounding schools.

Vote: 7 - 0 Passed - Unanimously

2. Eli Waldron
109 Threet Industrial Road
Rezoning request: I-2 to I-1

A Rezoning request for 109 Threet Industrial Road was submitted. This property can be further referenced by Rutherford County Tax Map: 18, Parcels: 6.12, 6.13, and p/o Parcel 6.05, and is comprised of 2.39 acres. The surrounding zoning is C-2, I-2, and A-1. The Land Use Plan for this area is the Airport Innovation character area, which would support a wide range of industrial and office related uses. The Major Thoroughfare Plan shows Threet Industrial Road as a Collector. Adequate right-of-way exists for this road. The following staff comments were made:

1. The existing property lines will have to be dissolved via a combination plat before building permits are issued.
2. Concept plan shown is not part of the rezoning request and would not be a part of any approval if the zoning is approved.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend approval to the Town Council the rezoning of 109 Threet Industrial Road with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Nayan Patel - Hyatt Hotel
801 Expo Drive
Rezoning request: C-2 to C-2 with an H-2 overlay

A Rezoning request was submitted for Hyatt Hotel located at 801 Expo Drive. This property can be further referenced by Rutherford County Tax Map: 29, Parcels: 19.06 & 19.08, and is comprised of 2.71 acres. The surrounding zoning is C-2. Some of the other hotels in the area also have an H-2 Overlay. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale, including hospitality, retail, restaurant and multifamily uses. The Major Thoroughfare Plan shows Sam Ridley Parkway, West as a principal arterial and Expo Drive as a collector. Adequate right-of-way exists for both streets. The maximum building height allowed in the C-2 district is 40'. The request is to add a height overlay to allow a building 61' 4" tall.

Motion by Tim Slate, seconded by Amy Wise to recommend approval to the Town Council the rezoning of 801 Expo Drive.

Vote: 7 - 0 Passed - Unanimously

4. Rob Molchan - Pep Boys
Lee Victory Parkway
Rezoning request: C-2 to PCD

A Rezoning request was submitted for Pep Boys located on Lee Victory Parkway. This property can be further referenced by Rutherford County Tax Map: 50, p/o Parcel: 12.02, and is comprised of 1.05 acres. The surrounding zoning is C-2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale, including hospitality, retail, restaurant and multifamily uses. The Major Thoroughfare Plan shows Lee Victory Parkway as a Principal Arterial. Adequate right-of-way exists for this road. The following staff comments were made:

1. Provide proof of ability to use the existing driveway for access.
2. Water is not available on site, and will need to be extended from the Parkway Baptist Church property. The easement shown will be required and the plat must be recorded prior to issuance of a building

permit.

3. Sanitary sewer is not available on site, and will need to be extended from the existing main located along the creek. The easement shown will be required and the plat must be recorded prior to issuance of a building permit.
4. Provide a letter of map revision from FEMA as this site lies almost entirely within the 100 year floodplain.

At this time, Councilman Tim Morrell acknowledged Charles King Town Engineer to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Rob Molchan with SEC, Inc. to speak regarding this request.

Motion by Tony Dover, seconded by Tim Slate to recommend approval to the Town Council the rezoning of Lee Victory Parkway Rutherford County Tax Map: 50, p/o Parcel: 12.02 with the above listed staff comments.

Vote: 5 - 2 Passed

NAY: Vice-Mayor Marc Adkins
Andrew Atkins III

c. Preliminary Plats:

1. Greystone, Phase 1C

Rocky Fork Road

Owner / Developer: Andrew Ethridge / Greystone West, LLC

A Preliminary Plat was submitted for Greystone, Phase 1C located on Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 50, p/o Parcel: 2.01, and is comprised of 19.27 acres with 70 lots, and is zoned PRD. 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 will be required.
4. Signs will require a separate permit.
5. Greentree Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown for this street.
6. Show an extra 5' minimum side building setback line off of the public utility and drainage easements for lots 262 and 263.
7. Provide a roadway lighting construction plan with the rest of the construction plan sheets.
8. This project to be served by Town of Smyrna for water service.
9. No construction can begin until the Olive Branch trunk is operational.
10. Obtain design locate through TN 811 and show CUD's existing 4-inch line beginning near the intersection of Rocky Fork Road and Martha Lane along the western side of Rocky Fork Road. CUD currently provides service to addresses 3903 and 3772 Rocky Fork Road.
11. Add note to all current and future plans: CUD existing 4-inch water line to be "retired in place". Developer, Contractor, and/or Town of Smyrna to coordinate with CUD inspector when existing CUD 4-inch water line to be capped. Once Town of Smyrna has water line available, addresses 3903 and 3772 to become Town of Smyrna water service customers. Contact CUD Engineering Department at 615-867-7330 for any questions and to schedule work with CUD.

At this time, Councilman Tim Morrell acknowledged Andrew Ethridge to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Preliminary Plat for Greystone, Phase 1C with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Final Plats:

- 1. Patterson Property Subdivision
Spring Hill Drive
Owner / Developer: Sam Coleman, JR.

A Flat Plat was submitted for Patterson Property Subdivision located on Spring Hill Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 6.00, and is comprised of 74.00 acres with 24 lots, 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 will be required.
- 4. Signs will require a separate permit.
- 5. Spring Hill Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown for this street.
- 6. Add the owners and surveyor's signature to the certifications on the plat prior to submittal for recording.
- 7. Submit water and sewer construction plans to the Utilities Dept.

Motion by Amy Wise, seconded by Mike Allen to approve the Final Plat for Patterson Property Subdivision with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

e. Site Plans:

- 1. Ashton Creek Center
14461, 14451, 14441, 14431, 14421, 14411 Old Nashville Highway
Owner / Developer: RRC Associates, II

<i>Location:</i> Old Nashville Highway	<i>Applicant:</i> RRC Associates II – John Howard
<i>Tax Map/Parcel:</i> 28/56.04	<i>Property Owner(s):</i> RRC Associates II
<i>Zoning:</i> C-2	<i>Use Classification:</i> Retail & Restaurant

Proposal

1. Location Analysis

A 11,000 square foot retail and restaurant building is proposed on Old Nashville Highway. The property is located in front of Ashton Creek Apartments which partially serves as drainage for the apartments. Two ingress/egress points are proposed for this development; one on Old Nashville Highway and the other off the private drive utilized as the entrance for the apartment complex.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	31,593 SF
Square Footage of Open Space/Landscaping	3,139 SF	4,250 SF
Total Parking	81 spaces	82 spaces
Handicapped Parking Space(s)	4 spaces	4 spaces

2. Landscaping

Landscape plan shows trees lining Old Nashville Highway and the access drive to Ashton Creek Apartments. A Type C landscape buffer will be required along the rear property line bordering the apartments, per the Zoning Ordinance.

3. Design Review

Architectural elevations submitted show all four sides of the building to be constructed using brick. Brick comprises 79% of the entire building with the remaining 21% will be glass/glazing on the building storefront.

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 \$537.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. Old Nashville Highway is a minor arterial on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.

Staff Comments:

1. Provide proof of an access easement to utilize the private drive which extends to the apartments.
2. Submit sewer construction plans.
3. Add a fire hydrant within 100' of the FDC.
4. Show the required Type C landscape buffer along the rear of the site adjoining the apartments.
5. It appears the loading zone and dumpster enclosure is to be built on the edge of the detention pond.

This area is shown as a public utility and drainage easement on the approved site plan for the apartments. Is this to be amended? Is this pond large enough to accommodate the additional stormwater from this development?

6. Please provide retaining wall details.

Staff Recommendation: Staff recommends approval if applicant can address the above listed comments.

At this time, Councilman Tim Morrell acknowledged Charles King Town Engineer to speak regarding this request.

Motion by Tony Dover, seconded by Andrew Atkins III to approve the Site Plan for Ashton Creek Center with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

- 2. Greystone Amenity Center
Rocky Fork Road
Owner / Developer: Andrew Ethridge / Greystone West, LLC

<i>Location:</i> Greentree Drive	<i>Applicant:</i> Ragan Smith
<i>Tax Map/Part of Parcel:</i> 50/2.01	<i>Property Owner(s):</i> Greystone West, LLC
<i>Zoning:</i> PRD	<i>Use Classification:</i> Amenity Center

Proposal

1. Location Analysis

Greystone subdivision is planning for their amenity center, located near the front of the development off Rocky Fork Road. Proposed amenity area would be between Phases 1A, 1B and 1C which consist of single family lots and townhomes. Included in the amenity area would be a community building/pool house, pool, playground and mail kiosk.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	27,190 SF
Square Footage of Open Space/Landscaping	2,719 SF	2,832 SF
Total Parking	N/A	53 spaces
Handicapped Parking Space(s)	3 spaces	3 spaces

2. Landscaping

Landscape plan shows street trees lining Greentree Drive with additional trees and shrubbery planted within landscape islands throughout the parking lot.

3. Design Review

Architectural elevations for the amenity center and mail kiosk show a primary material of fiber cement panels with a layer of stacked stone near the base 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 grading permit fee of \$950.00 will be required.
3. Signs will require a separate permit.
4. Greentree Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.
5. This project is to be served by Town of Smyrna for water service.

Staff Comments:

1. An agreement will be required between the developer and the Town regarding maintenance of the landscape area within the roundabout. This agreement will have to be transferrable to the HOA when it is created.
2. Show a reduced pressure backflow preventer downstream of the water meter.
3. Obtain design located through TN 811 and show CUD's existing 4-inch line beginning near the intersection of Rocky Fork Road and Martha Lane along the western side of Rocky Fork Road. CUD currently provides service to addresses 3903 and 3772 Rocky Fork Road.
4. Add note to all current and future plans: CUD existing 4-inch water line to be "retired in place". Developer, Contractor, and/or Town of Smyrna to coordinate with CUD inspector when existing CUD 4-inch water line to be capped. Once Town of Smyrna has water line available, addresses 3903 and 3772 to become Town of Smyrna water service customers. Contact CUD Engineering Department at 615-867-7330 for any questions and to schedule work with CUD.

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

At this time, Councilman Time Morrell acknowledged Andrew Ethridge to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Site Plan for Greystone Amenity Center with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Hollingshead Aviation, Phase III
340, 360 Warpoole Road
Owner / Developer: Smyrna - Rutherford County Airport Authority / Hollingshead Aviation Services

<i>Location:</i> Thunderbird Drive	<i>Applicant:</i> Hollingshead Aviation Services
<i>Tax Map/Parcel:</i> 19/31.00	<i>Property Owner(s):</i> Smyrna/Rutherford County Airport Authority
<i>Zoning:</i> A-1	<i>Use Classification:</i> Hangar

Proposal

1. Location Analysis

Hollingshead Aviation is proposing to build two 59,800 square foot hangars on airport property. The buildings are proposed to be constructed west of an existing building, which was approved during November 2017. Access to these hangars is to utilize the existing entrance off Doug Warpoole Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	- SF
Total Parking	234 spaces	234 spaces
Handicapped Parking Space(s)	7 spaces	8 spaces

2. Landscaping

Landscape plan is not being proposed at this time due to location on airport property.

3. Design Review

Architectural elevations have not been submitted.

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 \$2,511.00 will be required.
4. Signs will require a separate permit.
5. There are no roads affected by the Major Thoroughfare Plan with this request. Facilities may not be required as long as they are within 500' and the number is adequate to serve the occupant load.

Staff Comments:

1. Water construction plans are under review.
2. Public fire hydrants must be within 100' of the FDC and have a maximum spacing of 400'.
3. Please add bollards in the parking lot areas where pedestrian doors are shown.
4. Connect the two fire lines together on the north side of the hangars.
5. Show sewer connections to the buildings for any off/restroom facilities as required per the International Building Code. Please identify where restroom facilities are located in the adjoining buildings.

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

At this time, Councilman Tim Morrell acknowledged John Black with the Smyrna Airport Authority to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Site Plan for Hollingshead Aviation, Phase III with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. Hyatt Hotel
801 Expo Drive
Owner / Developer: Nayan Kumar Patel

<i>Location:</i> Old Nashville Highway	<i>Applicant:</i> Nayan Patel
<i>Tax Map/Parcel:</i> 29/19.06 & P/O Parcel 19.08	<i>Property Owner(s):</i> Nayan Kumar Patel
<i>Zoning:</i> C-2	<i>Use Classification:</i> Transient Habitation

Proposal

1. Location Analysis

Hyatt Hotel is planning for an 118,250 square foot, 5 story hotel at the corner of Expo Drive and Sam Ridley Parkway. Surrounding properties have similar uses while the adjoining parcel to the west is vacant. In its current state, the property is vacant. Two access points are proposed for this development; one off Expo Drive and the second access via an access easement across the western property.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	51,033 SF
Square Footage of Open Space/Landscaping	5,103 SF	6,308 SF
Total Parking	112 spaces	112 spaces
Handicapped Parking Space(s)	5 spaces	5 spaces

2. Landscaping

Landscape plan shows a mix of street trees and shrubs planted along Expo Drive and Sam Ridley Parkway. Additional trees are proposed to be planted within landscape islands throughout the site.

3. Design Review

Architectural elevations submitted show a mixture of stone, EIFS and metal accents. Primary materials shown of glass/glazing and stone account for 90% of the entire building façade. EIFS, which is considered a secondary material, per the Design Review Manual, covers 4% of the building. Metal may be used only as an accent material, and cover no more than 10% of the building, current plans show 6%, meeting all 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 of \$656.00 will be required.
4. Signs will require a separate permit.
5. Expo Drive is a collector and Sam Ridley Parkway, West is a principal arterial on the Major Thoroughfare Plan. Adequate right-of-way exists for both streets.

Staff Comments:

1. Any site plan approval is subject to approval of the H-2 Height Overlay request by the Town Council.
2. Submit grading plans.
3. Provide details on the retaining walls.
4. The proposed access easement through Parcel 19.08 and the plat moving the property line between these two lots must be recorded prior to issuance of a building permit.

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

Motion by Andrew Atkins III, seconded by Amy Wise to approve the Site Plan for the Hyatt Hotel with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

5. Ken Pilkerton
Ken Pilkerton Drive
Owner / Developer: Tommy Couch

<i>Location:</i> 611 Ken Pilkerton Drive	<i>Applicant:</i> Dale & Associates
<i>Tax Map/Group/Parcel:</i> 34G/B/4.00	<i>Property Owner(s):</i> Hussain & Aziz Altamimi
<i>Zoning:</i> C-2	<i>Use Classification:</i> Retail

Proposal

1. Location Analysis

A 4,200 square foot retail building is proposed on Ken Pilkerton Drive. The property is bound by Mill Springs Townhomes to the east and to the west by Smyrna Village shopping center. In its current state, the property is vacant. One access point is proposed off Ken Pilkerton Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	8,125 SF
Square Footage of Open Space/Landscaping	813 SF	1,457 SF
Total Parking	21 spaces	21 spaces
Handicapped Parking Space(s)	1 space	1 space

2. Landscaping

Landscape plan shows trees lining the eastern property line along the multi-family development. Street trees are also shown along Ken Pilkerton Drive with shrubs planned around the parking lot.

3. Design Review

Architectural elevations submitted for the front and side elevations show brick with fiber cement accents around the roofline. The rear of the building shows ground face masonry, which is considered a secondary material and meets Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. Add the Land Disturbance Management Guidelines for sites disturbing less than one acre to the plans. These can be found online at <http://www.townofsmyrna.org/departments/public-work/storm-water/general-storm-water-info>.
3. A grading permit fee of \$441.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. Ken Pilkerton Drive is a collector on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.
6. Adequate parking is not shown for any future restaurants.

Staff Comments:

1. Obtain the sewer access easement from the property owner to the east and provide documentation prior to issuance of a building permit.
2. Any future restaurant would require a 1,500 gallon grease trap.
3. Landscaping within the MTEMC easement must meet MTEMC electric requirements.
4. Landscaping along the eastern property line does not meet Type C requirements. The loading zone is shown taking up a large portion of the required buffer strip.
5. Staff has concerns about the location of the loading zone. It will force any large truck to back out from the parking lot onto Ken Pilkerton Drive.

Staff Recommendation: Staff recommends denial of this request due to the concern of unaddressed comments and loading/unloading location.

At this time, Councilman Tim Morrell acknowledged Robert Passorella to speak regarding this request.

Motion by Mike Allen, seconded by Tim Slate to deny the Site Plan for Ken Pilkerton due to the dumpster location and loading zone location.

Vote: 7 - 0 Passed - Unanimously

4. March Bond Review Report

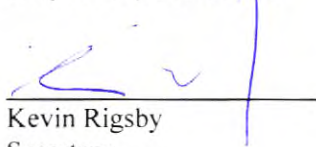
Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the March Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

5. Staff comments and/or other business

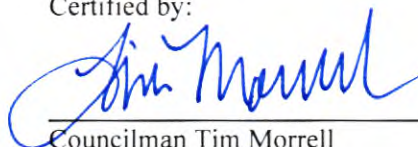
6. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman