



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JULY 7, 2022

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, July 7, 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 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; Tony Dover

Absent: Tim Slate

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Mark Crosslin, Planning Technician; Kathryn Bobbitt, Office Coordinator; Bill Culbertson, Fire Chief; Mike Strange, Utilities Director; Charles King, Engineer

1. Citizens' Comments:
2. Approval of Minutes of the June 2, 2022 meeting.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Minutes of the June 2, 2022 meeting.

Vote: 6 - 0 Passed - Unanimously

3. Old Business:
 - a. Rezoning Request:
 1. Petergaye Taylor
10259 Old Nashville Highway
Rezoning: C-4 to PRD

A Rezoning request was submitted for 10259 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 49, Parcel: 107.00, and is comprised of 4.38 acres. The surrounding zoning is C-2, C-4, R-1, and PUD (Lenox). The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood retail and personal service uses as well as townhomes, attached residential and other multifamily uses in this area. The Major Thoroughfare Plan shows Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street. The requested PRD is for 40 townhomes. The following staff comments were made:

1. Resubmit the auto-turn. At no time can the apparatus leave the roadway. Contact James Lawrence with the Town of Smyrna Fire Department.
2. Provide a Will Serve letter from CUD.
3. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
4. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Old Nashville Hwy. 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 on the results of the Water Service Availability Request feasibility study.
5. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
6. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDengineering@ cudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter.

Motion by Amy Wise, seconded by Andrew Atkins III to recommend approval to the Town Council the Rezoning of 10259 Old Nashville Highway with the above listed staff comments.

Vote: 5 - 1 Passed

NAY: Vice-Mayor Marc Adkins

b. Site Plans:

1. Eli Waldron Boat & RV Storage
109 Threet Industrial Road
Owner / Developer: Eli Waldron

Location: 113 Threet Industrial Road	Applicant: Wamble & Associates, PLLC
Tax Map/Parcels: 18/6.12 & 6.13	Property Owner(s): Eli Waldron
Zoning: I-1	Use Classification: Storage

Proposal

A. Location Analysis

Eli Waldron is proposing a boat and RV storage facility at 113 Threet Industrial Road. The facility would contain 67 storage units. This property was rezoned from I-2 to I-1 during the April 2022 Town Council meeting. The proposed building sizes are to be 4,620, 9,450, 9,660 and 11,340 square feet, yielding a total of 35,070 square feet. In its current state, there are two properties; applicant has submitted a final plat to combine the properties and will need to be recorded prior to issuance of a building permit. As proposed, there would be one access point off Threet Industrial Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	41,269 SF
Square Footage of Open Space/Landscaping	3,301 SF	5,450 SF

B. Landscaping

Landscape plan shows trees and shrubs planted along Threet Industrial Road and Sam Ridley Parkway. Trees are shown along the perimeter of the property.

C. Design Review

Architectural elevations submitted show the southern buildings to have the entire rear be clad in brick along with the western face along Sam Ridley Parkway be entirely brick. The eastern elevation facing Threet Industrial Road would have a 5' layer of brick with the rest metal. The northern buildings are to have the entire rear (north) elevation clad in corrugated metal. The western face facing Sam Ridley Parkway would be entirely brick. Eastern elevations facing Threet Industrial Road are proposed to match the southern buildings with a 5' brick base and the remaining to be metal. Metal siding is allowed in industrial zones as a primary material where it is not visible from an arterial street. Sam Ridley Parkway is a principal arterial. Surrounding buildings are primarily 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 \$624.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Threet Industrial Road as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. The plat will need to be submitted and recorded before building permits can be issued.
2. Submit building elevations showing the percentage of materials to be used. Elevations must meet Design Review. The submitted elevations do not show percentages of materials used. Staff would recommend all building elevations facing exterior property lines be clad with brick.
3. The gate at the entrance to Threet Industrial Road must be equipped with an ANSI approved Fire Department access device. Is the rear of the site planning on being gated? If so, it will require the same type of device.
4. Buildings may require additional Code requirements due to the proximity of the buildings to one another.

Staff Recommendation: Staff recommends approval with comments listed above and that building elevations that face exterior property lines be clad in entirely brick.

At this time, Councilman Tim Morrell acknowledged Eli Waldron to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover

Vote: 6 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Requests:

1. Maggie Johnson & Gamil Kamel
806 Enon Springs Road, West / Enon Springs Road, West
Rezoning: C-4 to C-2

A Rezoning request was submitted for 806 Enon Springs Road, West / Enon Springs Road, West. This property can be further referenced by Rutherford County Tax Map: 28-M ,Group: G, Parcels: 23.00 and 24.00, and is comprised of 1.05 acres. The surrounding zoning is C-4 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 attached residential and other multifamily development in this area. Enon Springs Road, West is designated as a minor arterial street on the Major Thoroughfare Plan. Adequate right-of-way exists for this street. There is an existing house on Parcel 24.00, but Parcel 23.00 is vacant.

At this time, Councilman Tim Morrell acknowledged Justin Lavine and Shane Ford from Landscape Solutions to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to deny the Rezoning request for 806 Enon Springs Road, West / Enon Springs Road, West based on the surrounding zoning.

Vote: 6 - 0 Passed - Unanimously

2. Gamil Kamel
102 & 104 Weakley Street
Rezoning: R-2 to R-4

A Rezoning request was submitted for 102 & 104 Weakley St. This property can be further referenced by Rutherford County Tax Map: 28M, Group : C, Parcel: 6.00, and is comprised of 0.33 acres. The surrounding zoning is R-2 and R-4. The Land Use Plan would support Medium Density Single Family Residential development in this area. No major streets as designated by the Major Thoroughfare Plan are affected by this request. This parcel of land has two houses located on it. The owner wishes to subdivide the property and have each house on its own lot. The current zoning of R-2 requires a 12,000 square feet minimum lot size, and the lot is only 14,495 square feet. The R-4 district allows for a 6,000 square feet lot size for a single family house, which would allow for the lot to be divided.

Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to recommend approval to the Town Council the Rezoning request for 102 & 104 Weakley Street.

Vote: 6 - 0 Passed - Unanimously

3. Nathan Melson
Enon Springs Road, West / Big Son Lane
Rezoning: PUD Amendment

A Rezoning request was submitted for Enon Springs Road, West/Big Son Lane. This property can be further referenced by Rutherford County Tax Map: 33, Parcels: 71.00, 71.01, 71.03, and is comprised of 12.61 acres. The surrounding zoning is R-1, C-2, and PRD (Sundale). These parcels are also a part of the Enon Springs Gateway Overlay (ESO) district, and that would not change with this request. The Land Use Plan for this area is 24 Gateway, which would support a mix of hospitality, retail, restaurant, and multifamily uses that are both regional and local in scale in this area. The Major Thoroughfare Plan shows Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this street. The request is to add the use of convenience commercial where fuel may be sold as an allowed use on the lot at the corner of Enon Springs Road, West and Big Son Lane. The following staff comment was made:

1. Staff would recommend that the zoning map also be amended to reflect that the area of land which was donated to the Town by the Rutherford County School Board which still shows an R-1 zoning designation be incorporated into this PUD. This should be done regardless of the decision made regarding the PUD amendment.

At this time, Councilman Tim Morrell acknowledged Town Manager Brian Hercules to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged owner / developer David Alcorn to speak regarding this request.

Motion by Tony Dover, seconded by Andrew Atkins III to recommend approval to the Town Council for the Rezoning of Rutherford County Tax Map: 33, Parcels: 71.00, 71.01, 71.03 with staff comments including requiring a traffic study.

Vote: 5 - 1 Passed

NAY: Mike Allen

4. Rob Molchan
349 Chaney Road
Rezoning: R-4 to PRD

A Rezoning request was submitted for 349 Chaney Road. This property can be further referenced by Rutherford County Tax Map: 28, Part of Parcel: 57.00, and is comprised of 7.37 acres. The surrounding zoning is R-4, R-6, and C-2 in Smyrna and C-1 Government Use in La Vergne. The Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a mix of retail and service uses on both a local and regional scale as well as high density residential in appropriate locations. The Major Thoroughfare Plan shows Chaney Road as a collector. Adequate right-of-way may exist for this street but would be evaluated further when a site plan is submitted. The requested PRD is for 67 townhomes on 7.37 acres. Approximately 2.64 acres of the parcel would remain zoned R-4 and continue in use as a church. The following staff comments were made:

1. Re-submit auto-turn showing what apparatus was used.
2. A Type C buffer strip is required along the existing and proposed property boundaries abutting R-4 zoning and the Town limits.
3. Parking requirements for the church need to be reevaluated. More parking spaces may be required as some of the existing parking would be removed with this plan.

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

Motion by Tony Dover, seconded by Mike Allen to defer the Rezoning request at 349 Chaney Road to allow the applicant to revise plans.

Vote: 6 - 0 Passed - Unanimously

5. Caleb Spearing
103 Maple Street
Rezoning: C-2 with LSO to R-2 with LSO

A Rezoning request was submitted for 103 Maple Street. This property can be further referenced by Rutherford County Tax Map: 27-I, Group: B, Parcel: 1.01, and is comprised of 0.59 acres. The surrounding zoning is C-2 and R-2. The Land Use Plan for this area is the Depot District character area, which would support a mix of retail, restaurant, office, and attached residential development with more urban lot sizes and setbacks. No major streets as designated by the Major Thoroughfare Plan are affected by this request. There is an existing house on this property that has been used as a commercial business which caused the grandfathered residential use to cease. The new owner wishes to reestablish the residential use.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend approval to the Town Council the Rezoning of 103 Maple Street.

Vote: 5 - 0 Passed

Other: Mike Allen (ABSTAIN)

b. Preliminary Plats:

1. Talia Trace, Section 1
12495 Old Nashville Highway
Owner / Developer: Ole South Properties

A Preliminary Plat was submitted for Talia Trace, Section 1 at 12495 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 33, Parcels: 28.00, 44.00, 44.04, and part of 44.02, is comprised of 10.66 acres and is zoned PRD with 2 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan shows Rocky Fork Road as a collector. Adequate right-of-way is shown to be dedicated for this street.
6. The final plat will need to be recorded before issuance of building permits.
7. Final alignment of the sewer main to be determined between the Town and the developer.
8. Water/sewer construction plans are under review.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Final Plat for Talia Trace, Section 1 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

c. Final Plats:

1. Gwynne Subdivision, Lots 1 & 2
4147 Rock Springs Road
Owner / Developer: Jannette L. Gwynne & Robert W. Gwynne, III

A Final Plat was submitted for Gwynne Subdivision, Lots 1 & 2 located at 4174 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 20.01, is comprised of 5.09 acres, and zoned R-1 with 2 lots. The Major Thoroughfare Plan shows Rock Springs Road as a collector. Adequate right-of-way is shown to be dedicated for this street. The following comments were made:

1. Add the owners signatures prior to submittal for recording.
2. Submit sewer construction plans.
3. For the owner's information, the existing detached accessory structures may exceed the maximum allowed square footage with the reduction in the lot size. The existing structures would be grandfathered if that is the case, but additional square footage of detached structures could not be added.
4. Connection to the sewer on the south side of Rock Springs Road will be required to be bored, not open cut.
5. Show the sizes of the existing sewer mains.
6. Show the proposed sewer main to serve Lot 2 extending to the west side of Lot 2 as well as to the east side of Lot 1.
7. Show the location and length of the proposed driveway culvert.

Motion by Amy Wise, seconded by Mike Allen to approve the Final Plat for Gwynne Subdivision, Lots 1 & 2 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Morton Lane
3178 Morton Lane
Owner / Developer: James P. & Juanita Still

A Final Plat was submitted for Morton Lane Lots 1 & 2 located at 3178 Morton Lane. This property can be further referenced by Rutherford County Tax Map: 55, Parcel: 2.22, is comprised of 4.96 acres, and is zoned R-1 with 2 lots. The Major Thoroughfare Plan shows Morton Lane as a minor street. Adequate right-of-way is shown being dedicated for this street. For the owner's information, the existing detached accessory structures may exceed the maximum allowed square footage with the reduction in the lot size. The following staff comments were made:

1. The existing structures would be grandfathered if that is the case, but additional square footage of detached structures could not be added.
2. Add the signatures of the owner, CUD, and TDEC prior to submittal of the mylar for signatures.
3. The water service will have to be bored under Morton Lane, not open cut.
4. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this project.
5. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review.
6. Field-locate, show, and call out the existing water meter with a 10'x10' dedicated clear space easement to address 3178 Morton Lane.
7. Add note to plat: No soils to be used for septic within the CUD easement for within 10 feet of a CUD water main, water meter, or fire hydrant.
8. Add note to plat: Each residence is required by CUD to have its own water service. A separate water meter will be required for the additional lot created that will be set at the ROW within the CUD 30' Center Line easement once tap fee payment is made to CUD.
9. This plat is required to be reviewed by the Planning Commission and Town Council since it is to be developed utilizing septic systems per Section 5-107.3 of the Subdivision Regulations.

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve the Final Plat for Morton Lane with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

3. The Vintage, Block 1
Old Nashville Highway at Genie Lane
Owner / Developer: Vester Waldron Family Limited Partnership

A Final Plat was submitted for The Vintage Block 1 located on Old Nashville Highway at Genie Lane. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.17, is comprised of 13.05 acres, and is zoned C-2 with 1 lot. The Major Thoroughfare Plan shows Old Nashville Highway as a minor arterial and White Birch Avenue and Needham Drive as collectors. Adequate right-of-way is shown to be dedicated for these streets. The following staff comments were made.

1. All utility easements should be labeled as public except for those exclusively used by MTE.
2. Add the signature of the owner prior to submittal of the mylar for signatures.
3. Add the signature and stamp of the land surveyor.

4. Show the correct zoning of PRD, not C-2, on the site data table.
5. Show the correct parcel number (44.26) and the correct owner as this land has already been sold.
6. Show the line size and location of all existing and proposed water, sewer, and storm drainage facilities.
7. Show fire hydrant locations.

Motion by Andrew Atkins III, seconded by Mike Allen to approve the Final Plat for The Vintage, Block 1 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

d. Site Plans:

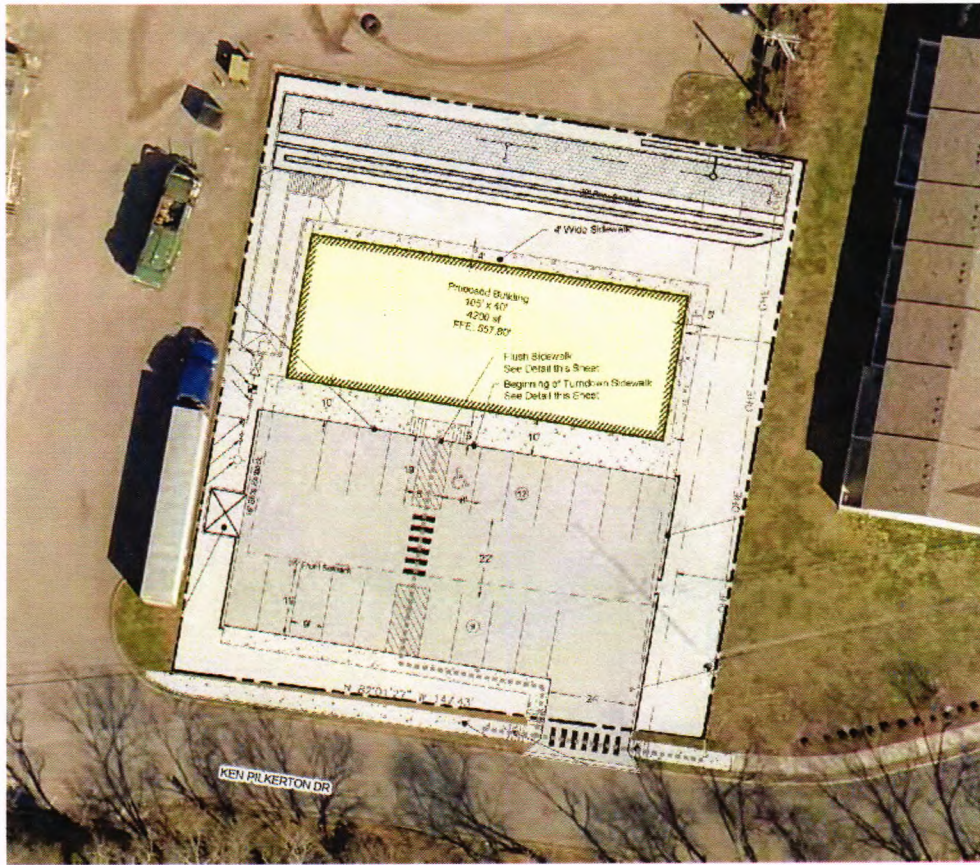
1. Ken Pilkerton Drive
611 Ken Pilkerton Drive
Owner Developer: Tommy Couch

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

Proposal

A. 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	7,840 SF
Square Footage of Open Space/Landscaping	784 SF	1,136 SF
Total Parking	21 Spaces	21 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. 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.

C. 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. Any future restaurant would require a 1,500 gallon grease trap.
2. Please add striping to designate 21 parking spaces.

Staff Recommendation: Staff recommends approval with staff comments.

Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for Ken Pilkerton Drive with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Parkway Baptist Church Addition
1715 Lee Victory Parkway
Owner / Developer: Church Baptist Parkway of Smyrna

Location: 1715 Lee Victory Parkway	Applicant: Huddleston- Steele Eng, - Enoch Jarrell
Tax Map/Parcel: 50/13.00	Property Owner(s): Parkway Baptist Church of Smyrna
Zoning: C-2	Use Classification: Religious Facility

Proposal

A.Location Analysis

Parkway Baptist Church is proposing a 7,831 square foot addition onto the existing structure. The addition would be attached to the southeastern side of the existing building. No additional pavement is proposed to be added as part of this development and the access points to the site would all remain the same.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	59,145 SF (Existing)
Square Footage of Open Space/Landscaping	5,915 SF	10,528 SF
Total Parking	133 Spaces	133 Spaces
Handicapped Parking Space(s)	5 Spaces	7 Space (Existing)

B. Landscaping

Landscape plan shows the existing vegetation to remain with shrubs and trees to be added near the pedestrian entrance to the proposed addition.

C. Design Review

Architectural elevations show the proposed elevations to match the existing building elevations in terms of materials used and color. The base of the building would have a stone finish with the rest of the building EIFS. As presented, the elevations would not meet Design Review, however the proposed elevations match the existing building elevations.

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 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 shows Lee Victory Parkway as a principal arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. The existing fire sprinkler system will be required to be extended into the addition.
2. Submit sewer and water utility plans, including the fire protection on the plans.
3. If a kitchen is to be added, a 1,500 gallon grease trap will be required.
4. All points of the building must be able to be reached within 150' with a hand fire line.
5. The fire truck access shown behind the rear parking lot must be striped and designated as a fire lane.
6. Please show the entirety of the parking area including all striping. There is additional parking to the rear of the building. Not all parking spaces labeled as "senior parking" in the main lot and rear lot with a handicapped symbol striping meet ADA requirements. There is also a large gravel area that appears to be used for parking in the rear of the building which should be brought up to Town standards for parking or removed.

Staff Recommendation: Staff recommends approval of this request with staff comments.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Site Plan for Parkway Baptist Church Addition with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

3. Spartan Raider Smyrna Hotel
Industrial Boulevard / Lot 9 Colonial Town Park
Owner / Developer: Felicitas Debt Fund, L.P. / Spartan Raider Development Partners, LLC

Location: Industrial Boulevard	Applicant: S&ME, Inc. - Eric Lang, P.E.
Tax Map/Parcel: 29/17.03	Property Owner(s): Felicitas Debt Fund, LP
Zoning: PUD	Use Classification: Transient Habitation

Proposal

A. Location Analysis

A new 50,928 square foot, 4 story hotel is proposing to develop on lot 9 within the Colonial Town Park Subdivision. Proposed location has road access to Town Park Drive and is located north of the existing Kohl's and Dollar Tree. The site would have one access point with two proposed stub streets to the adjoining southeastern parcel.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.75 Acres
Square Footage of Open Space/Landscaping	7,656 SF	1.19 Acres
Total Parking	118 Spaces	137 Spaces
Handicapped Parking Space(s)	5 Spaces	7 Spaces

B. Landscaping

Landscape plan shows trees lining the entrance to the property with additional trees and shrubs proposed throughout the parking areas and along the perimeter of the property.

C. Design Review

Architectural elevations submitted show the building to be built with a mixture of stone, hardi-panels and EIFS. As proposed, the elevations do not meet Design Review; at least 50% of the building must be finished in primary materials of brick, stone, or glass and 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 prior to issuance of a building permit.
4. Signs will require a separate permit.
5. There are no streets as shown on the Major Thoroughfare Plan affected with this development.

Staff Comments:

1. The proposed re-subdivision plat must be recorded prior to issuance of any permits.
2. The building is required to be sprinkled and will be required to be reviewed and approved by the State Fire Marshal's office prior to issuance of a building permit.
3. Show what apparatus was used for the auto-turn. Contact James Lawrence with the Fire Department with any questions.
4. Submit architectural elevations showing the percentages shown for each side and the overall building. There are two separate sets of elevations, one of which is different from the colored renderings. Which is proposed for this site? Staff would recommend the elevations be revised to meet Design Review.
5. If there is a commercial kitchen as part of the hotel, a 1,500 gallon grease trap is required.
6. Show dumpster enclosure elevations.
7. As the proposed building height exceeds 40', a H-2 Height Overlay request is required. Any site plan approval would be subject to approval of the H-2 Height Overlay by the Town Council.

Staff Recommendation: Staff recommends deferral due to elevations not being submitted and height overlay request.

Motion by Tony Dover, seconded by Vice-Mayor Marc Adkins to defer the Site Plan for Spartan Raider Hotel to the August Planning Commission meeting to allow the applicant to submit revised elevations.

Vote: 6 - 0 Passed - Unanimously

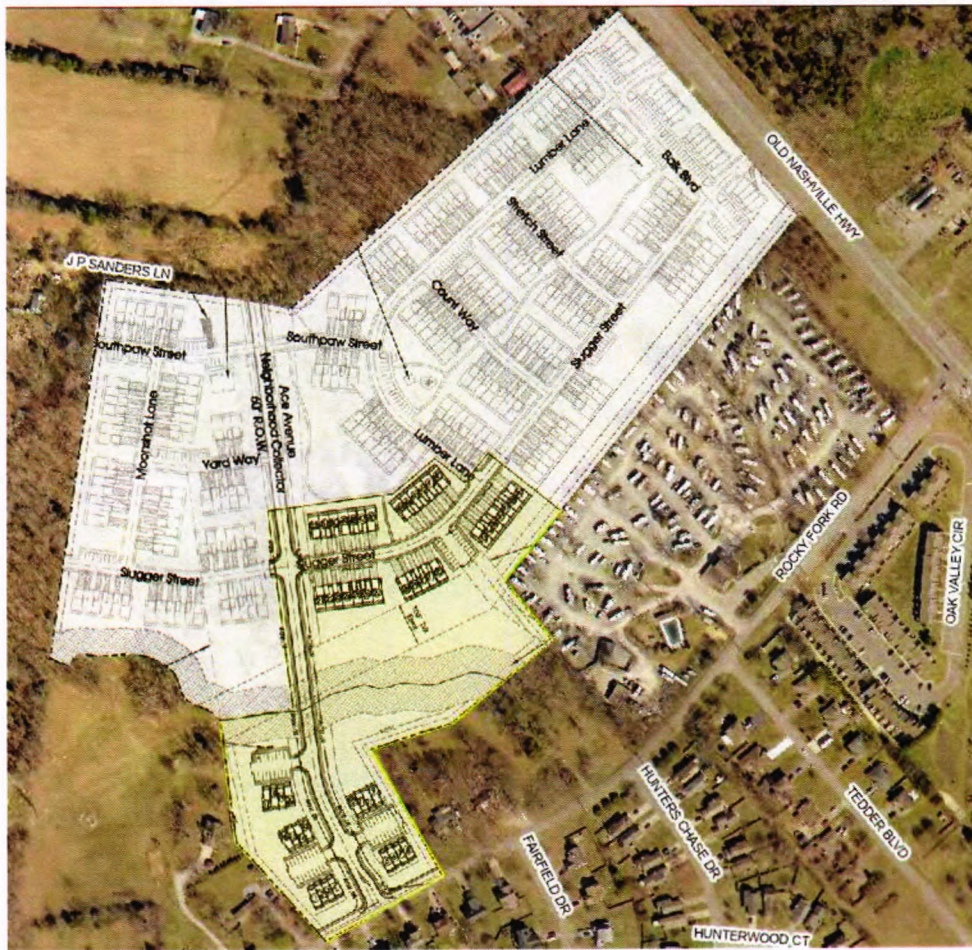
4. Talia Trace, Section 1
12495 Old Nashville Highway
Owner / Developer: Ole South Properties

Location: Rocky Fork Road	Applicant: SEC, Inc. - Matt Taylor
Tax Map/Parcels: 33/28.00, 44.00 & 44.04	Property Owner(s): Cantrell Farms LLC
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

Ole South is proposing to develop the first section of Talia Trace. The first section contains 52 of the total 271 townhome units for the entire development. Entrance to this section is provided via Rocky Fork Road. No amenities are proposed with this section of development, but they are proposed for future sections.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	22,062 SF
Square Footage of Open Space/Landscaping	2,206 SF	3,425 SF
Total Parking	104 Spaces	69 - Surface 45 - Garage 64- Driveway 178 Total Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

Landscape plan shows a Type C landscape buffer bordering the properties to the east and west, which are zoned R-1. A variety of trees and shrubs are shown lining the collector road, which is the main entrance off Rocky Fork Road, and continues north through the subdivision. Additional shrubs are shown at the base of each unit as well.

C. Design Review

Architectural elevations submitted show the first floor to be built with brick and the second floor to be built using fiber cement board. The proposed elevations are 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 prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is shown to be dedicated for this street.

Staff Comments:

1. Final alignment of sewer main to be determined by the Town and the developer.
2. Mail kiosks shall be installed and operational before CO's are issued.

Staff Recommendation: Staff recommends approval with staff comments.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Site Plan for Talia Trace, Section 1 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

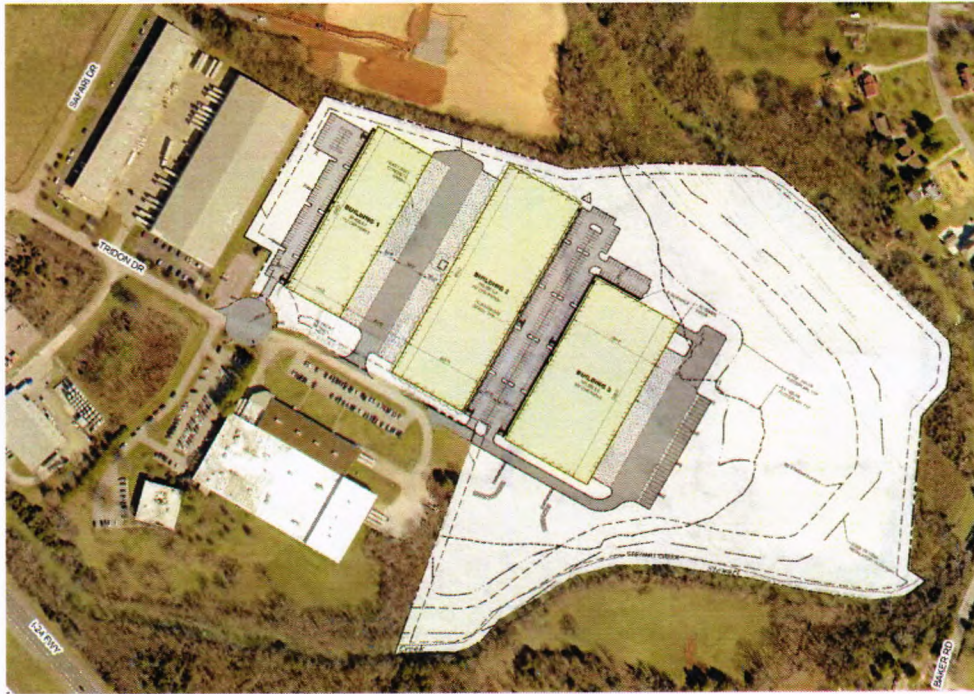
5. Tridon Drive Industrial
8100 Tridon Drive
Owner / Developer: Foundry Commercial

Location: Rocky Fork Road	Applicant: Kimley-Horn - Rob Arts
Tax Map/Parcel: 50/14.06	Property Owner(s): Tridon Tennessee Inc.
Zoning: I-2	Use Classification: Warehouse

Proposal

A. Location Analysis

Three new warehouses are proposed to be constructed at the end of Tridon Drive. Warehouses are to be 88,400 SF, 135,200 SF and 150,750 SF in size. The site has floodway, 100-year and 500-year floodplains present. The applicant will be required to submit a CLOMR to FEMA for review due to alterations in the flood hazard area. The site would have access at the eastern terminus of Tridon Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	8.17 Acres
Square Footage of Open Space/Landscaping	0.65 Acres	1.23 Acres
Total Parking	375 Spaces	410 Spaces
Handicapped Parking Space(s)	9 Spaces	13 Spaces

B. Landscaping

Landscape plan shows a variety of trees and shrubs lining the parking lot, surrounding the developed area of the site. Additional trees are shown within landscaped islands in the parking lot. Design Review Architectural elevations submitted show all buildings to be constructed with tilt-up concrete panels for all four elevations.

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 prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Tridon Drive as a minor street. Adequate right-of-way has been dedicated for the extension of a cul-de-sac for this street and is shown on the plans.
6. Utility construction plans are under review.

Staff Comments:

1. All backflow preventers must be reduced pressure type.
2. Show the 100-year floodplain elevation. Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review.

3. Show the width of the access drive to be used beyond the cul-de-sac. Is there an easement for the use of this drive? It is located on the adjoining parcel.
4. The submitted auto-turn will not work. Contact James Lawrence with the Town of Smyrna Fire Department for any questions. Please show the dimensions of the fire truck used in auto-turn.
5. Drive aisles must be at least 26' wide.
6. Show dumpster enclosure elevations.
7. Please provide a letter from the sprinkler company stating if the one FDC shown on the plans will be adequate to serve all three buildings.
8. Show the length of the drive aisle to the north of Building 3. If it is over 150', please show an approved auto-turn for the fire truck.

Staff Recommendation: Staff recommends one of two options:

1. Recommend approval with staff comments and the applicant working with staff to address remaining issues.
2. Recommend deferral to give the applicant time to address concerns from the Fire Department.

Motion by Tony Dover, seconded by Andrew Atkins III to approve the Site Plan for Tridon Drive Industrial with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

5. Mandatory Referrals:

- a. SRM Concrete
Land Donation to Town of Smyrna
Hickory Grove Road

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to recommend approval to the Town Council the Mandatory Referral for the land donation of Rutherford County Tax Map: 26, part of Parcel: 18.00, consisting of approximately 2.00 acres located on Hickory Grove Road.

Vote: 6 - 0 Passed - Unanimously

6. July Bond Review Report

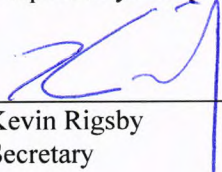
Motion by Andrew Atkins III, seconded by Amy Wise to approve the July Bond Review Report with staff recommendations.

Vote: 6 - 0 Passed - Unanimously

7. Staff comments and/or other business

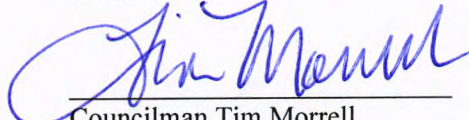
8. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman