



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES OCTOBER 6, 2022

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

Absent: Amy Wise

Staff Present: Brian Hercules, Town Manager; Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief; Scott Byers, Captain; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Charles King, Engineer; Tom Rose, Public Works Director; Mike Moss, Director of Parks & Recreation

1. Citizens' Comments:

Mike Belden: 115 Winchester Lane, spoke regarding the Stewarts Creek Station site plan.

Eugene Mullins: 4664 Poplarwood Road, spoke regarding the Stewarts Creek Station site plan.

Jan Safavi: 102 Winchester Lane, spoke regarding the Stewarts Creek Station site plan.

2. Approval of Minutes of the September 1, 2022 meeting.

Motion by Tim Slate, seconded by Tony Dover to approve the Minutes of the September 1, 2022 meeting.

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

3. Old Business:

a. Site Plans:

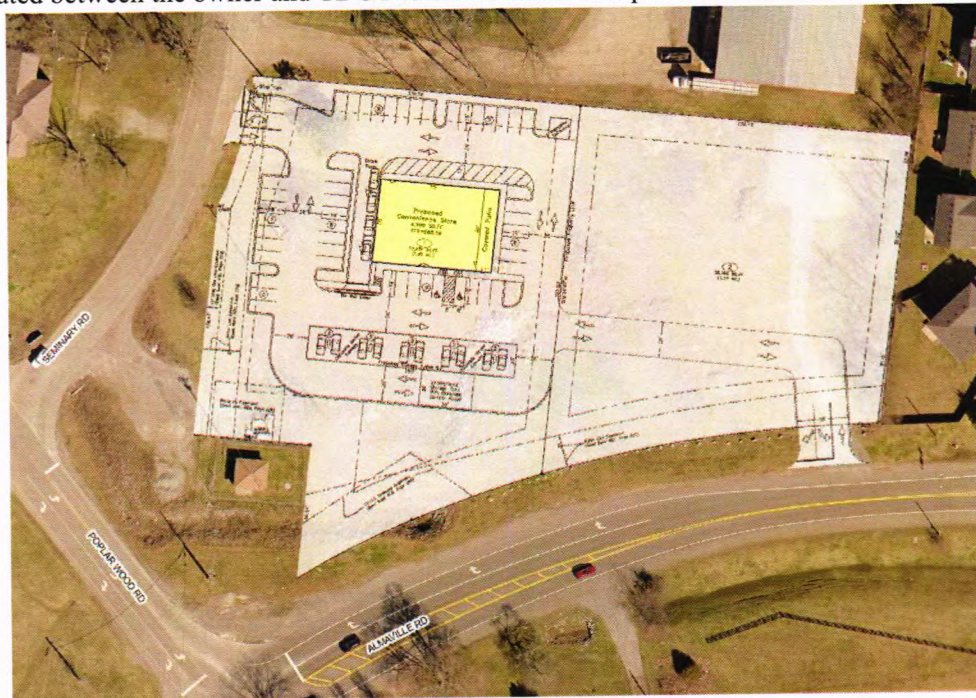
- Stewart Creek Station  
NE Corner of Poplarwood Drive & Almadillo Road  
Owner / Developer: Graybeard Partners / Hardik Patel

<b>Location:</b> Seminary Road	<b>Applicant:</b> Huddleston-Steele Eng., Inc.
<b>Tax Map/Part of Parcel:</b> 55/7.02	<b>Property Owner(s):</b> Hardik Patel
<b>Zoning:</b> C-2	<b>Use Classification:</b> Convenience Commercial

**Proposal**

**A. Location Analysis**

Stewart Creek Station is a convenience store with a gas station that is proposed for the property located on the corner of Seminary Road, Poplar Wood Road and Almadillo Road. This property was rezoned from industrial to C-2 during the May 2022 Town Council meeting. The proposed building size is to be 4,500 square feet. A final plat has been submitted to staff to subdivide the property. As proposed, there would be two access points; Seminary Road and Almadillo Road. The applicant is proposing an access onto Almadillo Road which is a TDOT roadway; an agreement will need to be coordinated between the owner and TDOT to create this access point.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	46,456 SF
<b>Square Footage of Open Space/Landscaping</b>	4,646 SF	5,200 SF
<b>Total Parking</b>	45 spaces	57 spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	3 spaces

**B. Landscaping**

Landscape plan shows a variety of maple trees along all three road frontages with shrubbery planted around the perimeter of the site. Trees are also shown within landscape islands.

**C. Design Review**

Architectural elevations submitted show the building to be built with primary materials of brick and

glass/glazing and a secondary material of CMU block. The building is proposed to be built with 82% primary materials, meeting Design Review.

#### **D. Traffic Study Recommendations**

1. Provide an eastbound left turn lane on Almaville Road.
2. Widen the shoulder on Almaville Road, where needed, to maintain existing width.
3. Remove and re-stripe pavement markings on Almaville Road from Poplar Wood Road to the east approximately 750'.
4. Install a right turn overlap signal head for westbound Almaville Road.
5. Install a right turn overlap signal head for southbound Poplar Wood Road.

#### **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 Almaville Road as a minor arterial and Poplar Wood Road and Seminary Road as collectors. Show a minimum right-of-way dedication of 30' from the centerline of Seminary Road.

#### **Staff Comments:**

1. An entrance is shown on Almaville Road (SR-102). The current gravel drive at this location has not been permitted by TDOT. If a full entrance is requested, a left turn lane on Almaville Road will be required. If this left turn lane is not built, only a right in/out would be allowed. TDOT approval will be required for the entrance and meet all TDOT design standards.
2. Any improvements recommended by the traffic study must be completed by the developer.
3. The TIS has been submitted and staff has the following comments:
  1. A left turn lane is shown on Almaville Road into the Project Site.
  2. Begin the RIGHT TURN LANE from Almaville Road onto Poplar Wood Road after the Project Site entrance in order not to confuse drivers with the Project Site entrance.
  3. The site distance has been checked for the Project Site exit onto Almaville Road.
  4. Bring signal equipment up to current Town of Smyrna standards.
  5. Install connection to Smyrna Traffic Operations Center for remote phasing.
  6. Replace signal heads as needed for new turning movements.
  7. Conduct Timing Study to input different timing plans for peak hour traffic. This signal will be a part of the overall ITS project Phases 3, 4, and 5.
  8. Make the Poplar Wood Road at Foxland Drive intersection an all way stop.
4. What is the fireflow? This site needs a minimum of 1500 gpm at 20 psi.
5. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review.
6. Obtain design locate through TN 811 and show correct location of CUD's existing twelve (12) inch water main and corresponding 30' easement centered 15' each side of the main throughout the property.
7. Conflict with proposed storm facilities and 12" CUD water main. Surveyor with Huddleston-Steele shall coordinate with CUD for potholing water main to obtain GPS top of pipe elevations to be shown on plans.
8. Conflict with proposed landscaping and 12" CUD water main. No trees may be planted within the CUD easement or within 10' of a CUD water main, fitting, valve, hydrant, or other related appurtenance.
9. Submit completed water meter application and plumbing plans to CUDengineering@ cudrc.com for review, tap fee calculation, and meter sizing.

**Staff Recommendation:** Staff recommends approval with above listed recommendations and recommendations as a result of the traffic study.

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

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Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the site plan for Stewart Creek Station with installing stop signs at Foxland Drive and Poplarwood Drive, Install ITS Sync, follow up with the traffic study, and with the above listed staff comments.

**Vote:** 4 - 2 Passed

NAY: Mike Allen  
Tony Dover

4. New Business:

a. Annexation, Zoning, and Plan of Service Request / Rezoning Requests:

1. Randy Dixon / Rock Springs, LLC  
1071 Rock Springs Road  
Rezoning: PUD to C-4

A Rezoning request was submitted for 1071 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 78.00, and is comprised of 0.74 acres. The surrounding zoning is R-1, C-2, and C-4. The Future Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a combination of retail and service uses that serve both local and regional customers. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way exists for this street. The existing approved PUD is for a new building to be constructed to house a dance studio with an attached apartment. This PUD was never implemented. The new owner wishes to utilize the property with C-4 uses.

Motion by Mike Allen, seconded by Andrew Atkins III to recommend approval to the Town Council the rezoning of 1071 Rock Springs Road.

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

2. Michael A Hollingshead / Hollingshead Land, LLC  
North of the Intersection of W. Jefferson Pike & Hickory Grove Road  
Annexation & C-2 Zoning

An Annexation and C-2 zoning request was submitted North of the intersection of W. Jefferson Pike and Hickory Grove Road. This property can be further referenced by Rutherford County Tax Map: 26, Parcel: 18.00, and is comprised of 4.03 acres. The surrounding zoning is PUD (Cornerstone at Smyrna) in Town and RM and CS in Rutherford County. The Future Land Use Plan for this area is 840 Gateway, which would support a mix of uses that are both local and regional in scale, including retail, hospitality, restaurant, high density residential, and industrial/warehousing uses. The Major Thoroughfare Plan designates W. Jefferson Pike as a principal arterial. Adequate right-of-way exists for this street.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council the annexation and C-2 zoning request of Rutherford County Tax Map: 26, Parcel: 18.00.

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

3. Camden Venture Partners, LLC  
704 Swan Drive  
Rezoning: I-2 to PUD

A Rezoning request was submitted for 704 Swan Drive. This property can be further referenced by Rutherford County Tax Map: 19, Parcel: 25.03, and is comprised of 6.3 acres. The surrounding zoning is I-2 and R-6. The Future Land Use Plan for this area is the Airport Innovation character area, which would support a mix of office, aviation, light industrial, and research/development uses. There are no streets affected by the Major Thoroughfare Plan with this project. The proposed PUD is to utilize a portion of the existing building for vehicle sales. The proposed operation is not a typical car lot, as most sales would originate online and the vehicles would be stored inside the building. There would not be any new construction on the site. The PUD would add this as an allowed use, but would also keep the building setbacks and uses as allowed in I-2. The following staff comment was made:

1. Staff would recommend that a condition be placed on the PUD that the cars are required to be stored inside and that the use is limited as proposed with no repair work done on site.

Motion by Tony Dover, seconded by Andrew Atkins III to recommend approval to Town Council the rezoning of 704 Swan Drive with the above listed staff comment.

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

4. Barry Royal  
Imperial Boulevard  
Rezoning: R-4 to C-2

A Rezoning request was submitted for Imperial Boulevard. This property can be further referenced by Rutherford County Tax Map: 28E, Group: A, Parcel: 16.01, and is comprised of 20.00 acres. The surrounding zoning is R-1, R-4, R-6, C-2, and C-3. The Land Use Plan for this area is Mixed Residential, which would support a mix of housing types with varying lot sizes and is intended to serve as a transition between other character areas. The Major Thoroughfare Plan designates Imperial Boulevard and this portion of Rock Springs Road as minor arterials. Adequate right-of-way exists for

Imperial Boulevard, but not Rock Springs Road. Any future development of this property would require dedication of adequate right-of-way along Rock Springs Road.

At this time, Councilman Tim Morrell acknowledged Captain Scott Byers with the Town of Smyrna Fire Department to speak regarding this request.

Motion by Andrew Atkins III, seconded by Mike Allen to recommend approval to Town Council the rezoning of Rutherford County Tax Map: 28E, Group: A, Parcel: 16.01.

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

b. Final Plats:

1. Cedartop Villas  
Old Nashville Highway  
Owner / Developer: Ole South Properties, Inc.

A Final Plat was submitted for Cedar Top Villas on Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 39.00, is comprised of 2.82 acres, and is zoned PRD with 24 units. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street. The following staff comments were made:

1. Signs will require a separate permit.
2. Add the owner's signature prior to submittal for recording.
3. Show all water valves.
4. Show all fire hydrants and blow offs.

Motion by Tim Slate, seconded by Mike Allen to approve the final plat for Cedar Top Villas with the above listed staff comments.

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

c. Site Plans:

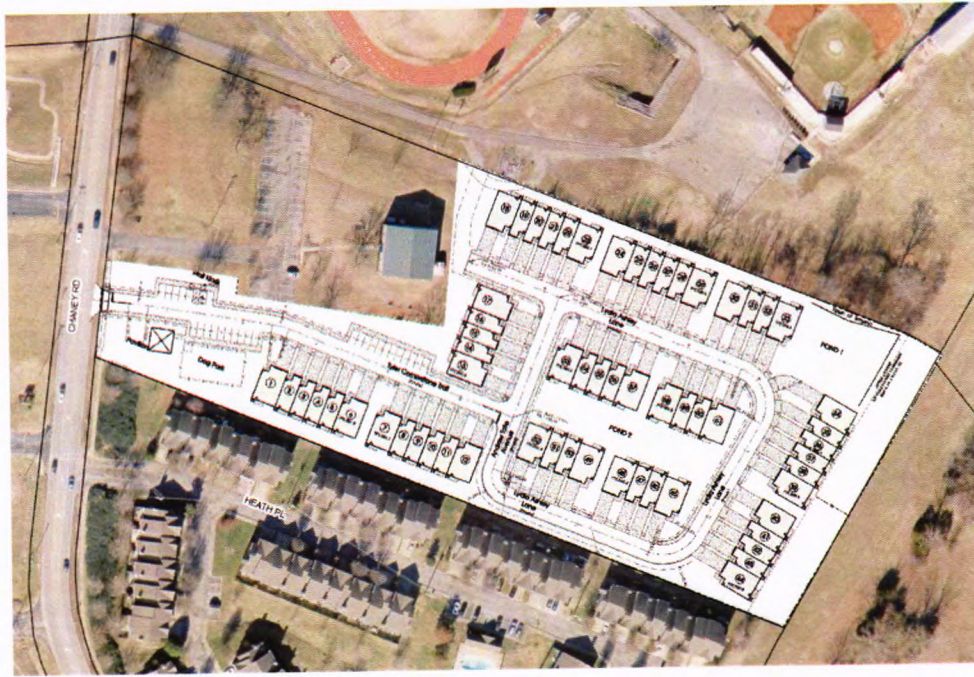
1. Cedar Grove Village  
349 Chaney Road  
Owner / Developer: DM Homes, LLC

<b>Location:</b> 349 Chaney Road	<b>Applicant:</b> SEC, Inc. - Matt Taylor
<b>Tax Map/Part of Parcel:</b> 28/57.00	<b>Property Owner(s):</b> DM Homes, LLC
<b>Zoning:</b> PRD	<b>Use Classification:</b> Townhomes

**Proposal**

**A.Location Analysis**

Cedar Grove Village is a proposed townhome complex along Chaney Road, south of LaVergne High School. The PRD zoning for this property was approved by the Town Council during the September 2022 meeting. Approved PRD is for 67 townhomes, however proposed site plan is for 61 townhomes. End units have a two car garage while interior units have a single car garage. Existing site is one parcel, shared with a church, and will need to be subdivided 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	1.08 ac
<b>Square Footage of Open Space/Landscaping</b>	4,731 SF	5,105 SF
<b>Total Parking</b>	122 spaces	244 driveway 28 guest
<b>Handicapped Parking Space(s)</b>	N/A	1 space

**B. Landscaping**

Landscape plan shows a Type C landscape buffer along the proposed property line bordering the existing church and along the northern property line abutting LaVergne High School. Additional shrubbery is shown behind and in the front of each unit.

**C. Design Review**

Architectural elevations have not been submitted at this time. Approved PRD shows side elevations to be clad in entirely brick for elevations facing drive aisles, side elevations between buildings would have cement board siding, front elevations are a mix of masonry products with brick, stone and cement board siding. Rear elevations are to have cement board siding.

**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 Chaney Road as a collector. Adequate right-of-way is shown for this street.

**Staff Comments:**

1. Submit water/sewer construction plans.
2. Provide details on the retaining wall.
3. Resubmit the auto-turn with the Town of Smyrna fire ladder truck.

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

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve the site plan for Cedar Grove Village with the above listed staff comments.

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

2. Cedar Stone Park Tennis & Pickleball Court Addition  
3639 Morton Lane  
Owner Developer: Town of Smyrna

<b>Location:</b> 3639 Morton Lane	<b>Applicant:</b> Town of Smyrna Parks & Rec.
<b>Tax Map/Parcel:</b> 55/1.07	<b>Property Owner(s):</b> Town of Smyrna
<b>Zoning:</b> R-1	<b>Use Classification:</b> Recreational Services

**A. Location Analysis**

The Town of Smyrna has applied for a Tennessee Department of Conservation Recreation Grant through local parks and recreation fund. A requirement of the grant is for the proposed improvements be on record as reviewed and approved by the Planning Commission. The proposed tennis and pickleball courts are to be located at Cedar Stone Park on Morton Lane. Six tennis courts and six pickleball courts are being proposed with this project to be located on the north side of the existing parking lot along Morton Lane.



**Standard Comments:**

1. 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.

2. There are no streets affected by the Major Thoroughfare Plan with this project.
3. Submit full set of plans directly to CUDengineering@ cudrc.com for further review.
4. Obtain a design locate through TN 811 and show correct location of CUD's existing 8" water main along Morton Lane with a corresponding 30' CUD water line easement.
5. The site utility plan calls for CUD's existing 8" water line to be lowered in place. Coordinate spot digging with CUD onsite for surveyor to obtain top of pipe GPS elevations to be shown on plans. This is to ensure accuracy of water main location and to confirm water main must be lowered. Contact CUD Engineering Department 615-867-7330.
6. If it is determined that the existing 8" water main must be lowered in place, the developer must submit a notary signed developer agreement to CUD. CUD water plans must be created specifically for this project and done under CUD supervision and according to CUD specifications and standards. Contact CUD Engineering Department for more information 615-867-7330.
7. Potential conflict with the proposed electric shown crossing CUD's 8" water main. Ensure adequate vertical separation can be achieved. Additional spot digging here may be necessary. Coordinate with CUD.

**Staff Recommendation:** Approval with comments.

The project scope in its entirety was presented.

Motion by Tony Dover, seconded by Tim Slate to approve the site plan for Cedar Stone Tennis & Pickleball Court Addition with the above listed staff comments.

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

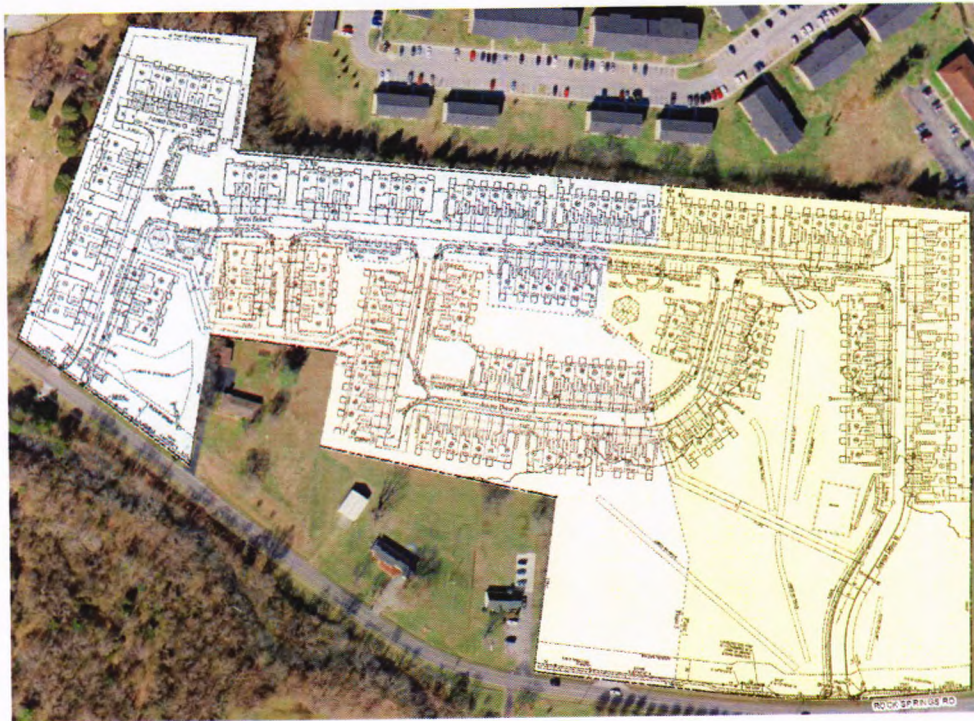
3. Harts Branch  
Rock Springs Road  
Owner / Developer: Regent Development, LLC

<b>Location:</b> 528 & 600 Rock Springs Road	<b>Applicant:</b> Joe Epps
<b>Tax Map/Group/Parcel:</b> 28E/A/16.00 & 19.01 <b>Tax Map/Parcel:</b> 28/33.00	<b>Property Owner(s):</b> Regent Homes, LLC
<b>Zoning:</b> PRD	<b>Use Classification:</b> Multi-Family Residential

**Proposal**

**A. Location Analysis**

The proposed Harts Branch Village residential development comprises 167 townhomes on 22.18 acres. Project would be completed in three phases; Phase 1 with 58 units, Phase 2 with 42 units and Phase 3 with 67 units. Proposed site plan is for the entire development. Townhomes would range in size from 1,400 to 2,200 square feet. This site plan was previously approved in April 2021, and approval has since expired.



### Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	4.04 acres
<b>Square Footage of Open Space/Landscaping</b>	17,982 SF	24,350 SF
<b>Total Parking</b>	334 spaces	572 spaces (1 car garage/2 driveway/71 guest)
<b>Handicapped Parking Space(s)</b>	N/A	1 space

#### **B. Landscaping**

Landscape plan shows Willow Oak trees lining Rock Springs Road. A variety of canopy trees including Oak and Maple variety along the streetscape throughout the entire development. A variety of trees and shrubs are proposed to be planted in front of and behind each unit as well as within common spaces.

#### **C. Design Review**

Architectural elevations per the approved PRD show a mix of stacked stone, brick and fiber cement siding on front elevations with fiber cement siding on the sides and rear.

Floodway The southeastern portion of the property, shown as open space on the plans, is located within the 100 and 500-year floodplain. 27 units are shown to be located within the 100 year floodplain. The minimum finished floor elevation must be at least 3' above the base flood elevation, while the garage shall be at least 1' above.

#### **Standard Comments:**

1. Signs will require a separate permit.
2. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way is shown to be dedicated for this street.

#### **Staff Comments:**

1. Staff would recommend each street have a different road name rather than as shown with the same name, but different suffixes.

2. All public easements will need to be dedicated via an approved final plat at some point in the future, but the offsite sewer easement will have to be dedicated via mandatory referral.
3. A Letter of Map Revision will be required from FEMA for the floodplain alterations.

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

Motion by Tim Slate, seconded by Tony Dover to approve the site plan for Harts Branch with the above listed staff comments.

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

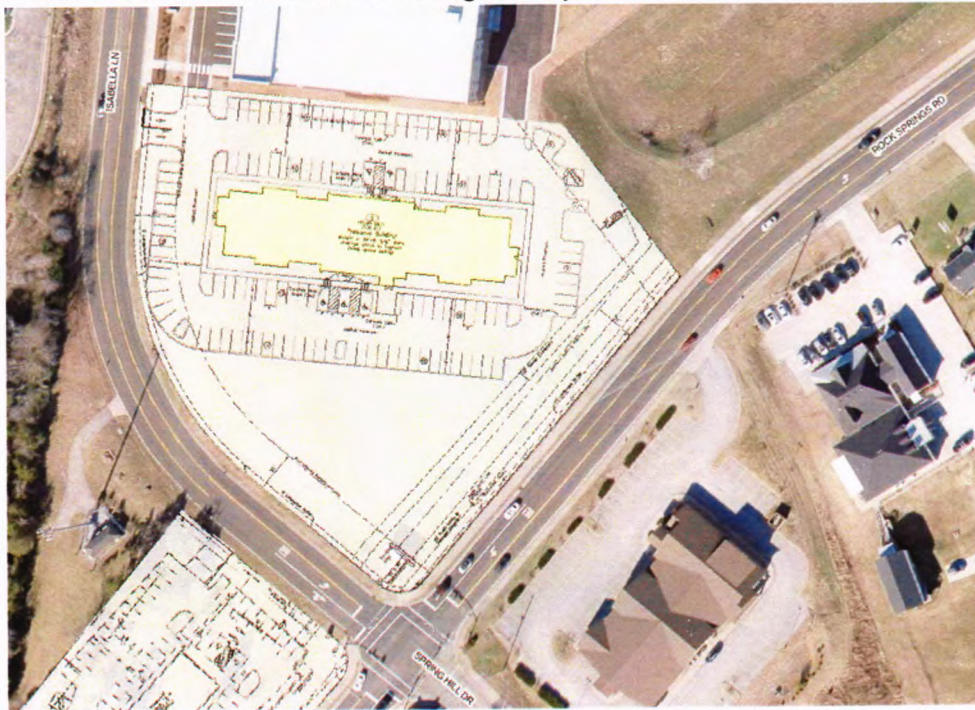
4. LivAway Suites  
1304 Rock Springs Road  
Owner / Developer: John A. Lee Jr. & Paul Tashie as tenants in common

<b>Location:</b> Corner of Isabella Ln. & Rock Springs Rd.	<b>Applicant:</b> Huddleston-Steele Eng., Inc.
<b>Tax Map/Parcel:</b> 28/72.03	<b>Property Owner(s):</b> John Lee Jr & Paul Tashie
<b>Zoning:</b> C-2	<b>Use Classification:</b> Transient Habitation

**Proposal**

**A. Location Analysis**

LivAway Suites is proposed to be built at the intersection of Rock Springs Road and Isabella Lane. This property is part of the commercial Home Depot Subdivision and is currently undeveloped. Access to this site would be provided via a dedicated entrance off Isabella Lane as well as two points from the northern tract of land with the self-storage facility.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	50,466 SF

<b>Square Footage of Open Space/Landscaping</b>	5,047 SF	6,125 SF
<b>Total Parking</b>	126 spaces	126 spaces
<b>Handicapped Parking Space(s)</b>	5 spaces	5 spaces

**B. Landscaping**

Landscape plan shows a variety of trees along Isabella Lane and Rock Springs Road. Shrubbery is shown lining the parking lot perimeter as well as trees shown in landscaped islands.

**C. Design Review**

Architectural elevations submitted show the building to be built using a variety of materials. Primary materials consist of brick, black and white stone and glass/glazing. Additional materials include woodtone (wood look concrete siding) and EIFS.

**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 Isabella Lane and Rock Springs Road as collectors. Adequate right-of-way exists for these streets.

**Staff Comments:**

1. A 1500 gallon grease trap will be required if food service is provided.
2. 51% of the front and rear elevations and 57% of the two side elevations are to be finished with a product called Cordova Stone. In reviewing pictures and details on the product, it has the look of a concrete block. As this building is situated such that all four elevations would be required to be 75% brick, stone, or glass, staff has concerns whether this product would meet the requirements of “stone” under the Design Review Manual despite its’ product name. Staff would recommend the architectural elevations be revised to meet Design Review.

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

At this time, Councilman Tim Morrell acknowledged Aaron Converse with West 77 Partners to speak regarding this request.

Motion by Tony Dover, seconded by Andrew Atkins III to approve the site plan for LivAway Suites with the above listed staff comments.

**Vote:** 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

5. Lot 7 Kroger Center  
Sam Ridley Parkway, West  
Owner / Developer: JLJ Strategic Realty, LLC

<b>Location:</b> W. Sam Ridley Pkwy.	<b>Applicant:</b> Huddleston Steele Eng.
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<b>Tax Map/Group/Parcel:</b> 28G/A/3.00	<b>Property Owner(s):</b> JLJ Strategic Realty, LLC
<b>Zoning:</b> C-2	<b>Use Classification:</b> Retail

**Proposal**

**A. Location Analysis**

Lot 7 in the Kroger Subdivision is an undeveloped piece of property with road frontage along West Sam Ridley Parkway. Proposed development is for a 10,550 square foot, 4 tenant building. The property has one proposed access point shown through an existing retail development to the east. Pavement markings are going to be needed from Old Nashville Highway to the site entrance in the CVS parking lot. The roadway is adequate, but it appears as a one way out currently.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	33,629 SF
<b>Square Footage of Open Space/Landscaping</b>	3,363 SF	4,000 SF
<b>Total Parking</b>	53 spaces	53 spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	4 spaces

**B. Landscaping**

Landscape plan shows shrubbery planted along Sam Ridley Parkway and around the base of the building. Trees are shown around the perimeter of the property and in landscape islands.

**C. Design Review**

Architectural elevations submitted show the building to be built primarily with brick and accent material of arriscraft, which is a stone material.

**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 \$510.00 will be required prior to issuance of a building 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 exists for this street.

**Staff Comments:**

1. If a restaurant is proposed, a 1500 gallon grease trap is required.
2. Any additional dumpsters will be required to be located within an enclosure.
3. Provide a revised plat showing new and abandoned easements.
4. Submit construction plans showing water line relocation.
5. Pavement markings are going to be needed from Old Nashville Hwy to the site entrance in the CVS parking lot. The roadway is adequate, but it looks like a ONE WAY out currently.

**Staff Recommendation:** Approval with the remaining comments.

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

Motion by Mike Allen, seconded by Vice-Mayor Marc Adkins to approve the site plan for Lot 7 Kroger Center with the above listed staff comments.

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

6. Primrose School  
1788 Rock Springs Road  
Owner / Developer: Ted Tillman with Primrose Schools

<b>Location:</b> 1856 Rock Springs Road	<b>Applicant:</b> Ragan Smith
<b>Tax Map/Parcel:</b> 28/119.00	<b>Property Owner(s):</b> Primrose Schools
<b>Zoning:</b> C-2	<b>Use Classification:</b> Educational Facility/Day Care

**Proposal**

**A. Location Analysis**

Primrose School is proposing to develop a daycare center on the corner of Rock Springs Road and Medical Park. Access to the site would be utilized via an entrance point off Medical Park. There is 100 year floodplain located on the southern portion of this property.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	22,732 SF
<b>Square Footage of Open Space/Landscaping</b>	2,273 SF	6,950 SF
<b>Total Parking</b>	62 spaces	62 spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	3 spaces

**B. Landscaping**

Landscape plan shows a Type C landscape buffer on the western property line abutting property zoned R-1. Streetscaping with a mix of trees and shrubs are shown along Rock Springs Road and Medical Park with additional trees in landscape islands.

**C. Design Review**

Architectural elevations submitted show the building to be built with primary materials of brick and stone. An architectural feature on the front corner of the building is shown to be built with a fiber cement panel.

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 \$534.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as a collector Adequate right-of-way exists for this street.

Staff Comments:

1. Submit water/sewer construction plans.
2. Provide details on the retaining wall.

3. A Letter of Map Revision will be required from FEMA for the floodplain alterations.
4. Resubmit the auto-turn. The truck cannot overhang parking spaces or curbs. Please contact James Lawrence with the Town of Smyrna Fire Department.
5. Provide FDC on the downstream side of the fireline backflow.

**Staff Recommendation:** Approval with the remaining comments.

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

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

7. Rock Springs Market  
Intersection of Stonecrest Parkway & Rock Springs Road  
Owner / Developer: Om Namah Shivay, LLC

Location: 2124 Rock Springs Road	Applicant: SEC, Inc. - Matt Taylor
Tax Map/Part of Parcel: 33/2.01	Property Owner(s): Om Namah Shivay LLC
Zoning: C-2	Use Classification: Restaurant

**Proposal**

**A. Location Analysis**

Rock Springs Restaurant is proposed on the same parcel as the existing Rock Springs Market, located at the intersection of Rock Springs Road and Stonecrest Parkway. Rock Springs Market was developed late 2020/early 2021 with a proposed future restaurant space behind the existing market.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	38,470 SF
<b>Square Footage of Open Space/Landscaping</b>	3,847 SF	5,977 SF
<b>Total Parking</b>	53 spaces	55 spaces
<b>Handicapped Parking Space(s)</b>	3 spaces	3 spaces

**B. Landscaping**

No additional vehicular use area is being added to the site; adequate landscaping exists.

**C. Design Review**

Architectural elevations submitted show the building to be built with primarily brick, stone and glass/glazing, all primary materials.

**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 Stonecrest Parkway and Rock Springs Road as collectors. Adequate right-of-way exists for these streets.

**Staff Comments:**

1. Any additional dumpsters will be required to be located within an enclosure.
2. The water service and sewer service to the new building is required to have a separate tap off of the public water main and sewer main. Revise the plan to show a new connection.

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

Motion by Andrew Atkins III, seconded by Tim Slate to approve the site plan for Rock Springs Market with the above listed staff comments.

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

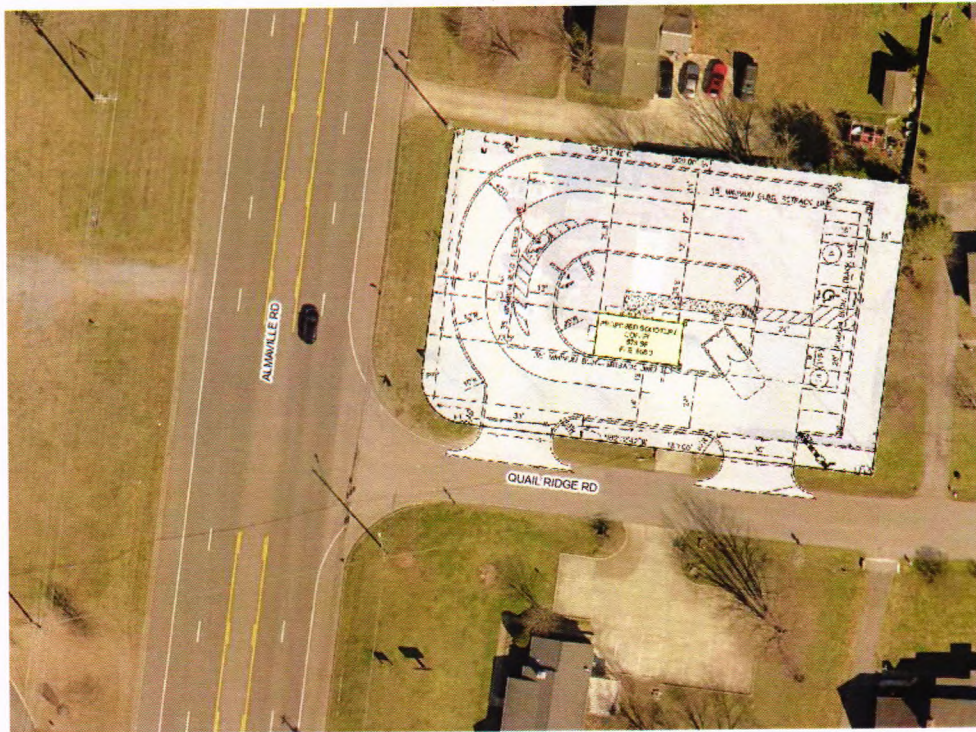
8. Scooter's Coffee Lot 6, Quail Ridge Section I  
1933 Almaville Road  
Owner / Developer: Procigaa, LLC

<b>Location:</b> 1933 Almaville Road	<b>Applicant:</b> Huddleston Steele Eng., Inc.
<b>Tax Map/Group/Parcel:</b> 55C/A/6.00	<b>Property Owner(s):</b> Procigaa LLC
<b>Zoning:</b> C-2	<b>Use Classification:</b> Restaurant

**Proposal**

**A. Location Analysis**

Scooter's Coffee is proposing their second development in Smyrna at the intersection of Almaville Road and Quail Ridge Road. The existing site has a building utilized as a daycare center. Existing building would be demolished and the site would be reconfigured for a 678 square foot building. Two access points are shown off Quail Ridge Road. Adequate stacking provides for approximately 14 vehicles.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	15,735 SF
<b>Square Footage of Open Space/Landscaping</b>	1,574 SF	4,320 SF
<b>Total Parking</b>	7 spaces	10 spaces
<b>Handicapped Parking Space(s)</b>	1 space	1 space

**B. Landscaping**

Landscape plan shows a Type C landscape buffer along the rear (eastern) property line abutting a residentially zoned property. Additional shrubbery is shown lining Almaville Road and Quail Ridge Road without street trees due to utilities. Trees are shown along the northern property line and around the dumpster enclosure.

**C. Design Review**

Architectural elevations submitted show the building to be built with primarily brick, french limestone and glass/glazing. The french limestone does not provide a stone look appearance as intended by Design Review, rather a look along the lines of a concrete block.

**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 \$442.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way exists for this street.

**Staff Comments:**

1. Show proof of easement across lot 7 for the public sewer.
2. The fire flow requirement is 1,500 gpm at 20 psi if the building does not have fire sprinklers, and 1,000 gpm at 20 psi if it does.
3. 54% of the front elevation and 44% of the two side elevations are to be finished with a product called Coronado Stone French Limestone. In reviewing pictures and details on the product, it has the look of a concrete block. As this building is situated such that these three elevations would be required to be 75% brick, stone, or glass, staff has concerns whether this product would meet the requirements of "stone" under the Design Review Manual despite its' product name. Staff would recommend the architectural elevations be revised to meet Design Review.
4. Submit full set of plans directly to CUDengineering@ cudrc.com for further review.
5. Submit water service availability request to CUDengineering@ cudrc.com for feasibility and to obtain Will Serve Letter.
6. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development. Further evaluation of the existing water facilities will be made when the CUD Will Serve Letter is issued.
7. Consolidated Utility District of Rutherford County (CUDRC) has an existing two (2) inch water main along the east side of Almaville Road at the northern end of the site and eight (8) and six (6) inch water mains along the southern edge along Quail Ridge Road. Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval.
8. If a fire hydrant is required, show proposed location and submit a Fire Hydrant Request to CUDengineering@ cudrc.com.
9. Call out the proposed use of the existing water meter onsite. If to be abandoned call out as such.
10. Submit completed meter application and plumbing plans to CUDengineering@ cudrc.com for review, tap fee calculation, and meter sizing.
11. Obtain design locate through TN 811 and show correct location of CUD's existing two (2) inch water main along the east side of Almaville Road at the northern end of the site and eight (8) and six (6) inch water mains along the southern edge along Quail Ridge Road with corresponding CUD easements.

**Staff Recommendation:** Approval with comments.

Motion by Tim Slate, seconded by Mike Allen to approve the site plan for Scooter's Coffee Lot 6, Quail Ridge Section I

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

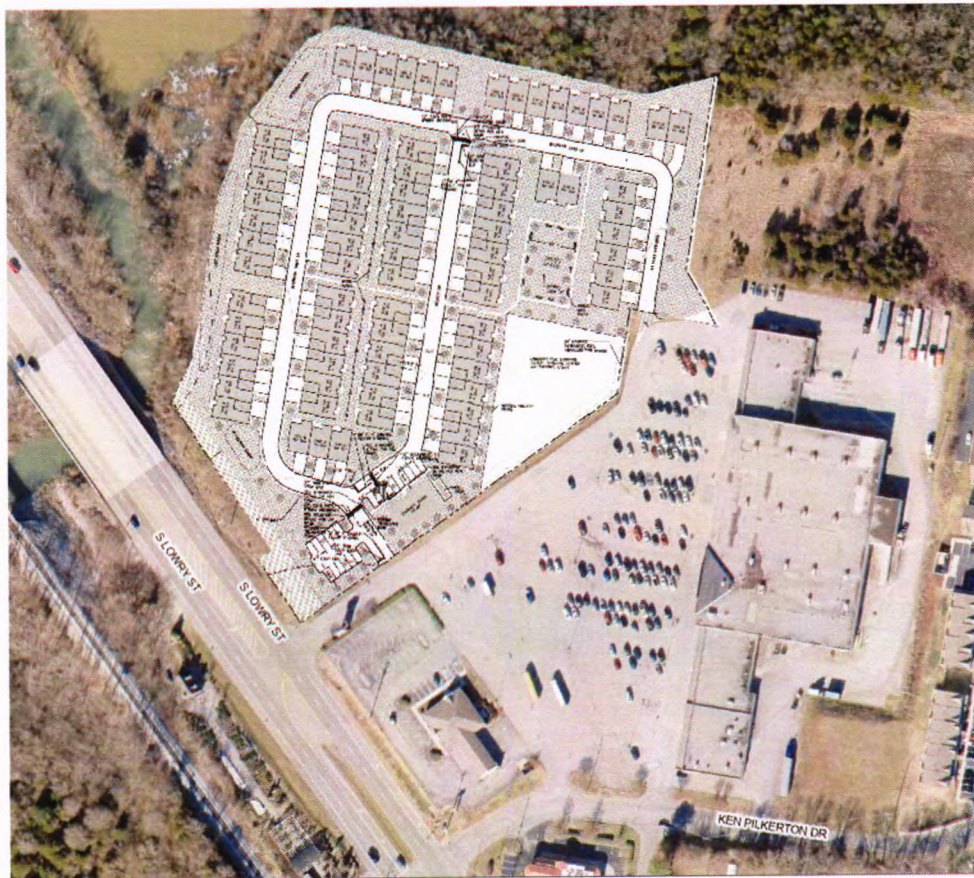
9. Smyrna Villages  
567 South Lowry Street  
Owner / Developer: Finyara Homes II Company

<b>Location:</b> S Lowry St North of Gold's Gym	<b>Applicant:</b> TTL, Inc.
<b>Tax Map/Parcel:</b> 34/5.00	<b>Property Owner(s):</b> Finyara Homes II Company
<b>Zoning:</b> PRD	<b>Use Classification:</b> Senior living attached housing

**Proposal**

**A. Location Analysis**

The proposed site plan for Smyrna Village consists of approximately 15.42 acres located along S. Lowry Street in the parcel adjoining Gold's Gym parking lot. The property is currently zoned PRD, and the proposed use is senior living attached housing. As proposed, the site may be accessed from the Smyrna Villages parking lot. This project has been previously approved in 2017, 2019 and 2020.



**B. Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	78,408 SF
<b>Square Footage of Open Space/Landscaping</b>	7,840 SF	8,000 SF
<b>Parking</b>	158 spaces	179 spaces
<b>Handicapped Parking Space(s)</b>	1 space	2 spaces

**C. Landscaping**

Landscape plan submitted by the applicant shows shrubs planted around most of the units and throughout the development along with trees along the property boundary and internal streets.

**D. Design Review**

Architectural elevations show both building unit styles and clubhouse to be built with a brick veneer base and hardi-board siding on all sides. Proposed elevations are consistent with the approved PRD.

**E. Floodplain**

Proposed site is located within the floodway, 100 year and 500 year floodplains. Development on this lot will be kept outside of these areas.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$1,925 will be required.

4. Signs will require a separate permit.
5. Available fire flow is 2,600 GPM at 20 PSI.
6. The Major Thoroughfare Plan designates S. Lowry Street as a principal arterial. Adequate right-of-way exists for this street.
7. Water and sewer plans are under review.

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

Motion by Mike Allen, seconded by Andrew Atkins III to approve the site plan for Smyrna Village with the above listed staff comments.

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

5. October Bond Review Report

After review of the bond report, Councilman Tim Morrell asked Kevin Rigsby about the possibility for requiring an action plan to be submitted from the developers 30 days prior to the bond expiration.

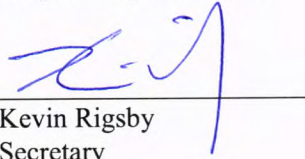
Motion by Tim Slate, seconded by Mike Allen to approve the October Bond Review Report with staff recommendations.

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

6. Staff comments and/or other business

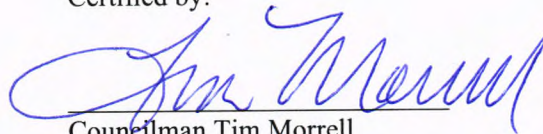
7. Adjournment

Respectfully submitted:



Kevin Rigsby  
Secretary

Certified by:



Councilman Tim Morrell  
Chairman