



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES SEPTEMBER 7, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, September 7, 2023 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; Mike Allen; Tim Slate; Amy Wise; Miranda Swift; Charles Scurr

Absent: Marc Adkins, Vice-Mayor

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

Present: Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Scott Byers, Fire Dept. Captain; Mike Strange, Utilities Director; Charles King, Engineer; Dennis Blair, Interim Building Official

1. Citizens' Comments:  
Robert Miller  
1215 Ledbury Drive  
Smyrna, TN 37167

2. Approval of Minutes of the August 3, 2023 meeting

Motion by Amy Wise, seconded by Miranda Swift to approve the minutes for the August 3, 2023 meeting.

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

3. Old Business:

- a. Annexation, Zoning, and Plan of Service Request:

1. Joe Haddix - **Request to be deferred 2 months**  
Bill France Road & Interstate 840  
Annexation & I-2, C-2, & R-3 Zoning Request

An Annexation & PRD Zoning request was submitted for Bill France Road & I-840. This property can be further referenced by Rutherford County Tax Map: 11, Parcels: 5.00, 6.00, & 9.01, is comprised of 818.3 acres, and is zoned RM. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a Principal Arterial. The Plan also shows a future Minor Arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement. The following staff comments were made:

1. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
2. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area.
3. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary.
4. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. The applicant should consult CUD for instructions on submittals and any related information regarding the possibility of any future improvements of the associated area.

Motion by Amy Wise, seconded by Mike Allen  
to defer 2 months until the November meeting.

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

2. Matt Huff  
6554 & 6588 Lee Road  
Annexation & PRD Zoning Request

A Rezoning request was submitted for 6554 & 6588 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcels: 8.07 & 8.18, is comprised of 34.48 acres, and is zoned RM. The surrounding zoning is R-3 and PRD (Gwynne Farms) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential in this area. Lee Road is designated as a Collector on the Major Thoroughfare Plan. Right-of-way would be required to be dedicated as part of this development. The requested PRD is for 100 single family lots. The following staff comments were made:

1. As a part of this annexation request, staff would recommend the annexation of the existing right-of-way of Lee Road from Montgomery Way to the westernmost edge of Tax Map 51, Parcel 5.00, a distance of approximately 5,814 feet.
2. The required minimum fire flow is 1,000 GPM @ 20 PSI. As CUD has indicated that this fire flow cannot be met at this time, no subdivision plats can be approved until a timeline for improvements to correct this issue has been established.
3. The road connection at Lee Road must be built with two existing lanes. The requirement of the traffic study to improve Montgomery Way at its intersection with Rock Springs Road will not be required as this development is not creating the need for this improvement.

4. CUD has an existing 8" water main along Lee Road to serve the annexed property.
5. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM flow requirements for this site. The applicant must submit a water service availability for request to CUDengineering@ cudrc.com for evaluation and to receive a CUD Will Serve Letter.

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

Motion by Amy Wise, seconded by Tim Slate to recommend approval to Town Council the Annexation & PRD Zoning request for 6554 & 6588 Lee Road with the above listed staff comments.

**Vote: 5 - 1 Passed**

NAY: Mike Allen

b. Rezoning Requests:

1. Jennifer Speich  
602 & 604 Rock Springs Road  
Rezoning R-1 to PRD

A Rezoning request was submitted for 602 & 604 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 31.01, is comprised of 31.68 acres, and is zoned R-1. The surrounding zoning is R-4, R-6, C-2, and PRD (Hart's Branch Village). The Land Use Plan would support Medium Density Single Family Residential development in this area. Rock Springs Road is designated as a Collector on the Major Thoroughfare Plan. Right-of-way is shown to be dedicated as part of this development. Imperial Boulevard is designated a minor arterial on the Major Thoroughfare Plan. The existing right-of-way dead ends into the northeastern corner of this tract, and right-of-way is shown to extend across this tract. The proposed PRD is for 222 townhomes. The following staff comments were made:

1. Any improvements recommended by the traffic study must be completed by the developer.
2. The required minimum fireflow is 1,000 GPM @ 20 PSI. This is not currently attainable at this site. However, the Town has a waterline improvement project which should be completed in approximately 1 year that should take care of any issues.
3. Road G is shown connecting to Imperial Boulevard. As this road is not constructed to this property yet, in the interim a turnaround compliant with the 2018 International Fire Code will be required in that area. This cul-de-sac is required to be 96' in diameter.
4. A second entrance into the development will be required to be constructed as a part of phase 1 as there will be more than 100 dwellings in phase 1.

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

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

Motion by Charles Scurr, seconded by Miranda Swift to defer until the October meeting at the request of the applicant.

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

c. Final Plats:

1. Woodmont, Section 9  
Blue Diamond Drive & Garville Avenue  
Owner / Developer: Meritage Homes

A Final Plat was submitted for Woodmont, Section 9, located at Blue Diamond Drive & Garville Avenue. This property can be further referenced by Rutherford County Tax Map: 32, Part of Parcel: 15.00, is zoned PRD, is comprised of 27.22 acres, and consists of 64 lots. The Major Thoroughfare Plan designates Blue Diamond Drive as a Collector. Adequate right-of-way is proposed to be dedicated for this street.

Motion by Tim Slate, seconded by Mike Allen to approve the Final Plat for Woodmont, Section 9 with staff comments.

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

4. New Business:

a. Annexation, Zoning, and Plan of Service Request:

1. Jennifer Speich  
8613 & 8675 Rocky Fork Almaville Road  
Annexation & PRD Zoning Request

An Annexation & PRD Zoning Request has been submitted for 8613 and 8675 Rocky Fork Almaville Road. This property can be further addressed by Rutherford County Tax Map: 54, Parcels: 40.00, 41.00, 44.00, 44.01, and 45.00, is comprised of 39.65 acres, and is zoned RM. The surrounding zoning is PRD (Blakeney, The Courtyards at Stewarts Creek) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way would be required to be dedicated as a part of this development. The proposed PRD is for 33 townhomes and 80 single family lots. The following staff comments were made:

1. A grading permit fee of \$4,321.00 will be required.
2. The required minimum fire flow is 1,000 GPM @20 PSI for anything under 3600 sq. ft.
3. Fire hydrants are required to be within 500' of all lots. All portions of the townhomes must be within 150' of the fire truck access. Place a hydrant at unit 95 and extend it to the road.
4. Critical lots will be identified at the preliminary plat stage.
5. Sheet C2.0 does not reflect the information shown on sheet C6.0 as to townhomes setbacks. Make consistent.
6. Porches are required to meet minimum building setback requirements if the porch has a roof.
7. CUD has an existing 12" water main along Rocky Fork Almaville Road to serve the properties in question.
8. Water Service Availability request is currently in queue to be reviewed by CUD.

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

Motion by Miranda Swift, seconded by Charles Scurr to recommend approval to the Town Council the Annexation & PRD Zoning request located at 8613 & 8675 Rocky Fork Almadale Road with the above listed staff comments.

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

b. Rezoning Request:

1. Andrea Patty - **Request to be deferred 1 month**

63 N Lowry Street  
Rezoning C-2 to PCD

A Rezoning request was submitted for 63 N Lowry Street. This property can be further referenced by Rutherford County Tax Map: 27-H, Group: G, Part of Parcel: 28.00, is comprised of 1.00 acres, and is zoned C-2 with LSO. The surrounding zoning is C-2. The Land Use Plan for this area is the Depot District character area, which would support new development and redevelopment which is a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, office, and attached residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Lowry Street as a principal arterial. Adequate right-of-way exists for this street. The requested PCD is to expand the existing automobile rental business located at 63 N. Lowry St. on the adjoining parcel. This tract is a portion of Parcel 28.00 and has no public road frontage. There is a right-of-way for Adams Street which was never constructed, and the public right-of-way of Second Street ends at the Adams Street right-of-way. A private drive extends northward from that point and provides access to this tract. The following staff comments were made:

1. The required minimum fire flow is 1,500 GPM @ 20 PSI. Currently this site doesn't meet minimum fire flow requirements.
2. Show existing utility locations on the plan.
3. Is the floodplain and floodway boundary shown on the plan from the revised map adopted 5/9/23?
4. Show any proposed utility extensions.
5. Submit proposed architectural elevations of the new structures.
6. Add a fire hydrant for the car wash and canopy structures.
7. Car wash will be required to have a minimum of a 1500 gallon oil-water separator.
8. The water service for 200 Second Street will need to be relocated.
9. No building is to be built upon and/or in the utility easements for water, sewer, and/or gas mains.
10. The Town has received three different concept plans for this request. Is the most recently received plan from TTL the correct plan?
11. This location is in the Central Depot District of the Lowry Street Overlay. All applicable requirements of the overlay are required to be met. These requirements are in Article V, Section 5.058 of the Zoning Ordinance.

Motion by Amy Wise, seconded by Mike Allen to defer until the October meeting at the request of the applicant.

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

c. Preliminary Plat:

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

A Preliminary Plat for Talia Trace, Section I located at 12495 Old Nashville Highway has been submitted. 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, is zoned PRD, and consists of 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 Amy Wise, seconded by Mike Allen to approve the Preliminary Plat for Talia Trace, Section I with the above listed staff comments.

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

d. Final Plats:

1. Rooker's Bend Section I, Phase II  
Florence Road & Rooker Road  
Owner / Developer: M & T Development Partners, LLC

A Final Plat for Rooker's Bend Section I, Phase II located at Florence Road & Rooker Road. This property can be further referenced by Rutherford County Tax Map: 35, part of Parcel: 81.11, is comprised of 16.00 acres, is zoned R-3, and consists of R-3. The Major Thoroughfare Plan designates Florence Road as a Minor Arterial. Adequate right-of-way exists to meet the requirements of 40' from the centerline of the road. The Major Thoroughfare Plan designates Rooker Road as a minor street and 25' of right-of-way will be dedicated as a part of this plat. The following staff comments were made:

1. Add the signatures of the owners and CUD prior to submittal for recording.
2. The required minimum fire flow will be 1,000 GPM at 20 PSI residual.
3. Provide the easement obtained from the US Army Corps of Engineers for the stormwater pipe which crosses Corps property from Lots 21 & 22.
4. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
5. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Miranda Swift, seconded by Amy Wise to approve the Final Plat for Rooker's Bend Section I, Phase II with the above listed staff comments.

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

e. Concept Plan:

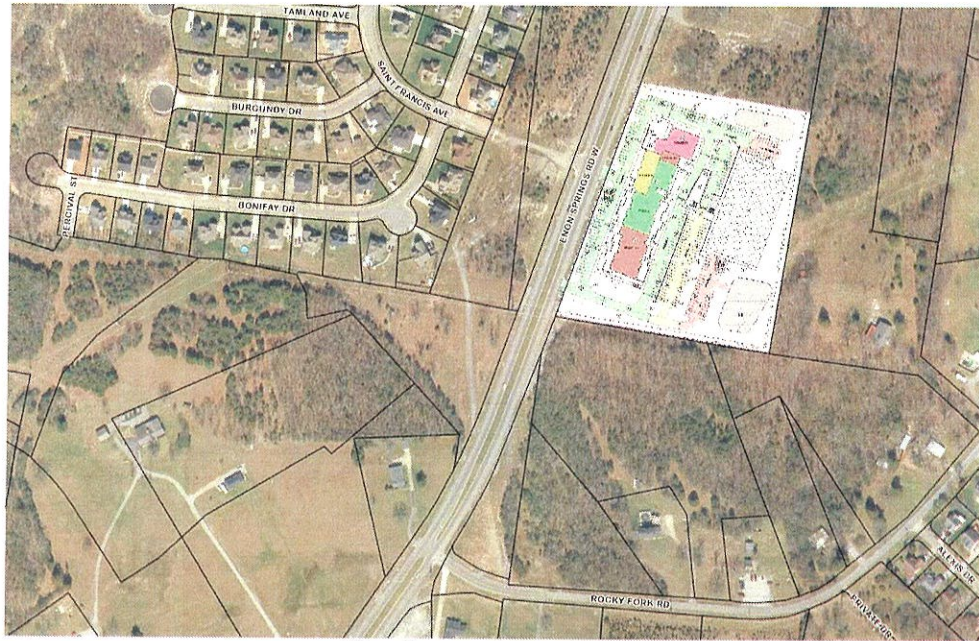
1. Empower Academy  
 Enon Springs Road, West  
 Owner / Developer: Springs Public Schools

<b>Location:</b> Enon Springs Rd. W.	<b>Applicant:</b> Barge Civil Associates
<b>Tax Map/Parcel:</b> 33/11.00	<b>Property Owner(s):</b> CFIJ
<b>Zoning:</b> C-2 with ESO	<b>Use Classification:</b> Educational Facility

**Proposal**

**A. Location Analysis**

Empower Academy has submitted a concept site plan for a charter school located on Enon Springs Road West; north of Rocky Fork Road and south of Old Nashville Highway. Proposed facility would consist of four phases with two levels making up phases 1, 2 and 3 and the 4th phase being a one level gymnasium. Upon completion, the building would be 63,523 square feet. The site is located within the Enon Springs Gateway Overlay District and will have to conform to the standards required by the overlay district.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Total Parking</b>	253 Spaces	253 Spaces
<b>Handicapped Parking Space(s)</b>	7 Spaces	7 Spaces

**B. Design Review**

Architectural elevations submitted show a mixture of masonry products, glass/glazing and metal. ESO requires a minimum of 35% window or void area of the facade surface area; as proposed, 20% is shown. There must be a base, body and cap for the building design. The base may be an entire level for multi-level buildings, the body should be a minimum of 50% of the area of the facade and the cap may be established with cornice or a molding and may be the entire upper level if desired. As designed, the building does meet the criteria for architecture. A 2' base is shown, and 1' cap is shown with the remaining 31' 10" considered the body.

Similar to the Design Review Manual, primary materials shall compose at least 75% of the facade that is visible from the public street and at least 50% of the entire building. Upon completion for the entire building, the north, south and west elevations would meet the 75% primary material requirement. The ESO does allow, however, the use of architectural metal panels with a durable finish and defined profile as a secondary material, which is a proposed finishing material for this building. A minimum of 78% primary materials are shown on the front, north and south side elevations with the remaining material consisting of metal.

The ESO also dictates color and the applicant shall provide a coordinated palette of all materials and colors. Primary materials may be up to three colors, but shall not be bright or vibrant and secondary materials may be up to three colors as well and may be brighter than the primary material. The applicant has shown that various shades for the primary material of brick is to be utilized and one color is proposed for the metal. As shown, the colors would meet the requirements set forth in the ESO.

**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 \$1,270.00 will be required.
4. The Major Thoroughfare Plan designates Enon Springs, West as a Minor Arterial. Adequate right-of-way exits for this street.

**Staff Comments:**

1. Submit a full set of construction plans with the site plan submittal for Phase I.
2. The required minimum fire flow will be 1,312 GPM at 20 PSI residual.
3. Phase III parking will require a turnaround compliant with the 2018 International Fire Code if it exceeds 150 feet. Provide dimensions for the hammerhead turnaround.
4. Submit an auto-turn using the Town of Smyrna fire truck for the entire site.
5. Submit a traffic study. The developer will be required to make any improvements recommended by the study. A southbound left turn lane into the site may be necessary. Show the traffic flow around the school, and how it will queue.
6. Show any existing isolated trees that are 18" caliper or larger and label them as "remaining" or "removed". Show the outline of existing forested areas.
7. Show the percentage of window or void area on each elevation to meet ESO requirements. The minimum requirement is 35%.
8. Landscape, screening, streetscape, and lighting plans are to be compliant with ESO and will be required to be submitted as part of the site plan submittal.
9. Show the location of the school zone signs and lights on Enon Springs Road, West.
10. A 1,500 gallon grease trap is required.

**Staff Recommendation:** Staff would recommend approval with the above listed comments.

At this time, Councilman Tim Morrell acknowledged Architect Ethan Levine with Mannel Zeitlin Architects to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Philip Hermsmeyer with Springs Public Schools Tennessee to speak regarding this request.

Motion by Tim Slate, seconded by Miranda Swift to approve the concept plan for Empower Academy to include the 20% window area as noted, with a 50 foot front setback, and the above listed staff comments.

**Vote:** 2 - 4 Failed

NAY: Councilman Tim Morrell  
Mike Allen  
Amy Wise  
Charles Scurr

Motion by Tim Slate, seconded by Miranda Swift to approve the concept plan for Empower Academy to include the 20% window area as noted and with the above listed staff comments.

**Vote:** 3 - 3 Failed

NAY: Councilman Tim Morrell  
Mike Allen  
Amy Wise

Motion by Miranda Swift, seconded by Mike Allen to approve the concept plan for Empower Academy with the above listed staff comments.

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

f. Site Plans:

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

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

**Proposal**

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

#### **B. 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.

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

Architectural elevations submitted show a mixture of stone, EIFS and metal accents. Primary materials shown of glass/glazing and stone account for 85% of the entire building façade. EIFS, which is considered a secondary material, per the Design Review Manual, covers 5% of the building. Metal may be used only as an accent material, and cover no more than 10% of the building, current plans show 10%, 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. Submit civil construction plans.
2. The required minimum fire flow is 1,750 GPM at 20 PSI residual.

- 3. Provide details on the retaining walls.
- 4. A 1,500 gallon grease trap is required.

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

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

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

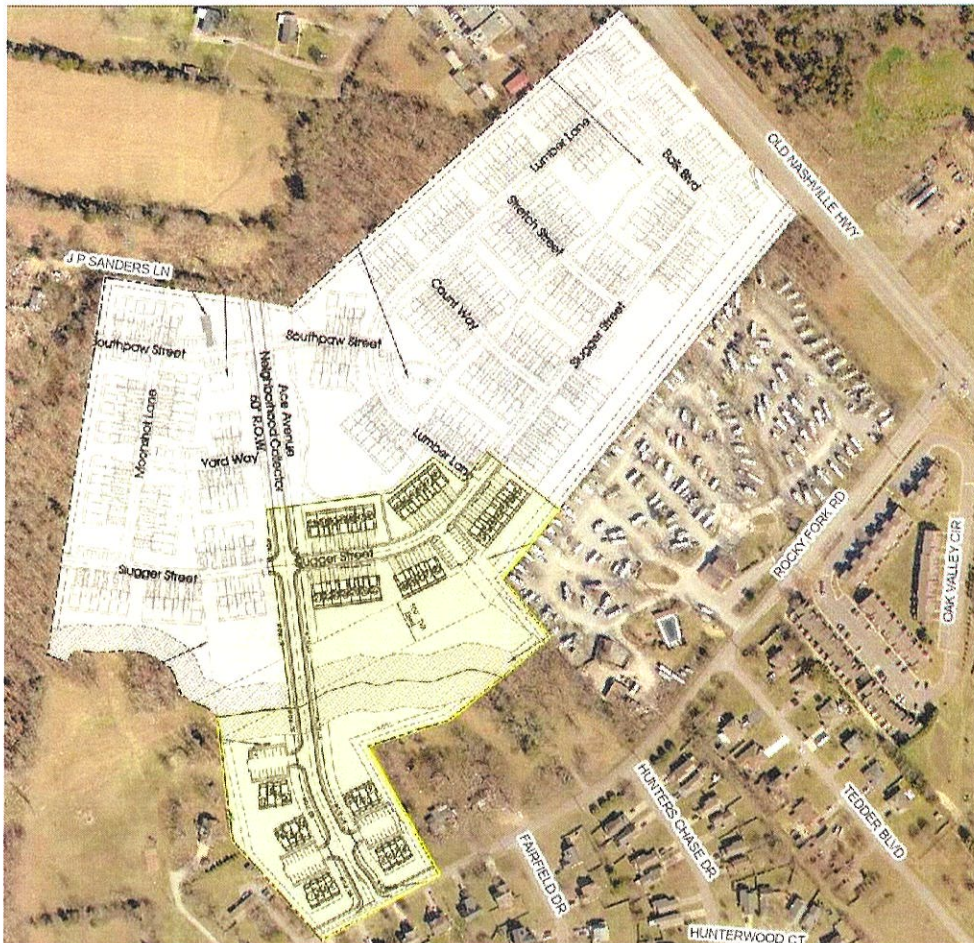
- 2. Talia Trace, Section I  
12495 Old Nashville Highway  
Owner / Developer: Ole South Properties

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

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

**C. 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 of Rocky Fork Road, and continues north through the subdivision. Additional shrubs are shown at the base of each unit as well.

**D. Design Review**

Architectural elevations submitted show the first floor to be built with brick and the second floor to be built using a mixture of fiber cement board and brick. 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.
3. Update the flood map information to utilize the revised map adopted 5/9/2023.

**Staff Recommendation:** Staff recommends approval with staff comments.

Motion by Mike Allen, seconded by Tim Slate to approve the site plan for Talia Trace, Section I with the above listed staff comments.

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

3. Veterans Landing  
10259 Old Nashville Highway  
Owner / Developer: HBG Companies

<b>Location:</b> 10295 Old Nashville Highway	<b>Applicant:</b> HBG Companies
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<b>Tax Map/Parcel:</b> 49/107.00	<b>Property Owner(s):</b> Jimmy Maynard
<b>Zoning:</b> PRD	<b>Use Classification:</b> Townhomes

**Proposal**

**A. Location Analysis**

Veterans Landing is located on Old Nashville Highway, south of Stewart Valley Drive and north of the Lenox of Smyrna subdivision. Proposed development includes 42 townhome units with a single access point onto Old Nashville Highway. The property is zoned PRD and was approved for rezoning from C-4 to PRD during the September 2022 Town Council meeting. Staff received a PRD revision in March 2023 to reduce the number of units from 46 to 43, as well as minor changes to the overall layout of the development and the architecture of the proposed units. These modifications were approved by staff. This plan was denied by the Planning Commission in August 2023, and the plans have been revised showing a Type C landscape buffer along the southwestern property line. A townhome was eliminated from the site as well as 1 parking space to accommodate for the extra space needed for the landscape buffer.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.73 Ac
<b>Square Footage of Open Space/Landscaping</b>	3,198 SF	5,689 SF
<b>Total Parking</b>	105 Spaces	84 Driveway Spaces 21 Guest Spaces
<b>Handicapped Parking Space(s)</b>	N/A	N/A

### **C. Landscaping**

The Zoning Ordinance requires a Type C landscape buffer along the southwestern property line adjacent to the single family residences of the Lenox of Smyrna subdivision. The applicant has shown a Type C landscape buffer along this property line. A Type B landscape buffer is required along the western property line abutting the church, and is shown. Streetscaping is shown along Old Nashville Highway.

### **D. Design Review**

Architectural elevations show both sides and rear elevations to have entirely fiber cement board siding. The front elevations show the entire first floor to be clad in brick with the second floor entirely fiber cement board.

### **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 \$823.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Old Nashville Highway as a Minor Arterial. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. Sewer construction plans are under review.

### **Staff Comments:**

1. On sheet C6.1, show where the rip-rap aprons for both inlet and outlet structures will be located.
2. CUD's existing infrastructure is adequate to meet 1,000 GPM flow requirements for this site per the CUD Will Serve letter issued by CUD on 9/6/2022.
3. Submit a full set of plans directly to CUDengineering@tudrc.com for further review and comment.

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

Motion by Miranda Swift, seconded by Amy Wise to approve the site plan for Veterans Landing with the above listed staff comments.

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

### 5. Mandatory Referrals:

#### a. Fall Creek Sewer Easements

Motion by Miranda Swift, seconded by Amy Wise to recommend approval to the Town Council for the Fall Creek Sewer Easement Acquisition

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

### 6. Revised Subdivision Regulations Discussion

Town Planner Kevin Rigsby gave a brief presentation regarding the proposed revisions to the Subdivision Regulations. A public hearing and vote for adoption will be held at the October Planning Commission meeting.

7. September Bond Review Report

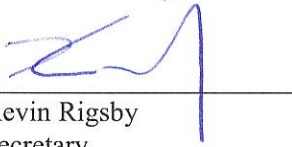
Motion by Mike Allen, seconded by Miranda Swift to approve the September Bond Review Report with staff recommendations.

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

8. Staff comments and/or other business

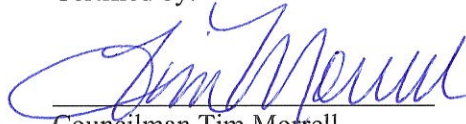
9. Adjournment

Respectfully submitted:



Kevin Rigsby  
Secretary

Certified by:

  
Councilman Tim Morrell  
Chairman