



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES OCTOBER 5, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, October 5, 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 Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Charles Scurr.

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

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Amy Wise; Charles Scurr

Absent: Mike Allen; Tim Slate; Miranda Swift

Staff: Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Bill Culbertson, Fire Chief;

Present: James Lawrence, Asst. Chief of Fire Prevention; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Mike Strange, Utilities Director; Dennis Blair, Interim Building Official; Charles King, Engineer

1. Citizens' Comments:

Robert Miller
1215 Ledbury Drive
Smyrna, TN 37167

2. Approval of Minutes of the September 7, 2023 meeting

Motion by Amy Wise, seconded by Charles Scurr to approve the minutes for the September 7, 2023 meeting.

Vote: 4 - 0 Passed - Unanimously

3. Public Hearing:

Revised Subdivision Regulations

No one spoke at the Public Hearing.

4. Subdivision Regulations Amendment:

a. Revised Subdivision Regulations

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Revised Subdivision Regulations as presented.

Vote: 4 - 0 Passed - Unanimously

5. Old Business:

a. Rezoning Requests:

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 Vice-Mayor Marc Adkins, seconded by Amy Wise to defer until the November meeting at the request of the applicant.

Vote: 4 - 0 Passed - Unanimously

2. 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 192 townhomes and 21 single family houses. 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.

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

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

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to recommend approval to the Town Council the rezoning request of 602 & 604 Rock Springs Road with the above listed staff comments.

Vote: 3 - 1 Passed

NAY: Charles Scurr

6. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Collins Grove
8673 Briley Road
Annexation & PRD Zoning Request

An Annexation & PRD Zoning request was submitted for Collins Grove located at 8673 Briley Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 57.00, is comprised of 3.59 acres, and is zoned RM. The surrounding zoning is PRD (Briley Downs, Porfirio Alfaro) in Town and RM in Rutherford County. The Land Use Plan for this area would support Medium Density Single Family Residential development in this area. No streets shown on the Major Thoroughfare Plan are affected by this request. The requested PRD is for 6 single family lots. In addition, a portion of the property would be added

to the Briley Downs PRD. This has not been submitted at this time. The existing Briley Downs PRD will require a PRD amendment due to the addition of two single-family lots. This will be required to be reviewed by the Planning Commission and Town Council. If the PRD is amended, the preliminary plat would also be required to be amended and submitted for review. The following staff comments were made:

1. The required minimum fire flow will be 1,000 GPM at 20 PSI. Water will be served by CUD.
2. Sewer is not available until off site upgrades are completed with other neighboring developments.
3. Please show that all building elevations are to be finished with a mix of brick, stone, and/or concrete siding on all sides. The wording on Sheet 7.2 is not consistent with what is required for planned residential developments.
4. Please add a note to the plans showing HOA ownership for the common open space administered by a third party.
5. Extend the sewer main to the end of the cul-de-sac.
6. Remove the PUDE label on the setbacks on the typical lot layouts.
7. Corner lots have 2 front setbacks. Show both front setbacks at a minimum of 20' with a minimum of 35' to the garage.
8. Add a note to the plans that the HVAC units must be located to the rear of the houses.
9. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain a Will Serve Letter.
10. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development.
11. Consolidated Utility District of Rutherford County (CUDRC) has an existing six (6) inch water main along Briley Road to serve the property.
12. Once available, submit the full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Amy Wise, seconded by Charles Scurr to defer until the November meeting at the request of the applicant.

Vote: 4 - 0 Passed - Unanimously

2. Cooks Lane
5458 Cooks Lane
Annexation & PRD Zoning Request

An Annexation & PRD Zoning request was submitted for Cooks Lane Subdivision located at 5458 Cooks Lane. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 3.00, is comprised of 45.79 acres, and is zoned RM. The surrounding zoning is R-1 and PRD (Gwynne Farms) in Town and RM in Rutherford County. The Land Use Plan for this area would support Medium Density Single Family Residential development in this area. Cooks Lane is designated as a Collector on the Major Thoroughfare Plan. Adequate right-of-way will be required to be dedicated as part of this development. The requested PRD is for 145 single family lots. The following staff comments were made:

1. The required minimum fire flow will be 1,000 GPM at 20 PSI.
2. The approved PRD for Gwynne Farms shows a stub street on the eastern property line of this development which does not line up with this proposed PRD.
3. Water will be provided via CUD. Based on the Will Serve Letter, fire flow is not adequate at this time but can be achieved with an offsite improvement.
4. Critical lots would be identified at the preliminary plat stage.
5. Submit a traffic study. Any improvements recommended by the traffic study will be required

- to be constructed by the developer.
6. Two entrances will be required to this development. The connection to Gwynne Farms will suffice as long as it is connected prior to construction of the 100th home in the development.
 7. Sewer will not be available until it is extended through the adjacent Gwynne Farms development. Show where the sewer is going to connect offsite.
 8. Corner lots have 2 front setbacks. Show both front setbacks at a minimum of 25' with a minimum of 35' to the garage.
 9. Submit a water service availability request to CUDengineering@ cudrc.com for feasibility and to obtain a Will Serve Letter.
 10. This area is within CUD's water service area. However, significant offsite water main improvements may be required to serve this site. The applicant should contact CUD for further information.
 11. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development.
 12. The nearest water main for Consolidated Utility District of Rutherford County (CUDRC) is an existing eight (8) inch water main located at the intersection of Lee Road and Cooks Lane.
 13. Once available, submit the full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to recommend approval to the Town Council the Annexation & PRD Zoning request for 5458 Cooks Lane with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

b. Rezoning Requests:

1. Robert McCormick
5111-5115 New Nashville Highway
Rezoning: C-2 to I-1

A Rezoning request was submitted for 5111-5115 Colonial Circle. This property can be further referenced by Rutherford County Tax Map: 49M, Group: A, part of Parcel: 9.00, is comprised of 3.13 acres, and is zoned C-2. The surrounding zoning is C-2 and C-3 in Town and RM in Rutherford County. The Land Use Plan for this area is the Mixed Use Corridor character area, which would support a mix of retail and service uses for the local and regional market. The following staff comments were made:

1. New Nashville Highway is designated as a principal arterial on the Major Thoroughfare Plan. Adequate right-of-way exists for this street.
2. Please provide a map or legal description of the area proposed to be rezoned, as it is staff's understanding that the area where D&D Lounge is located is not included in the rezoning request.
3. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,500 GPM for this development.
4. Consolidated Utility District of Rutherford County (CUDRC) has an existing sixteen (16) inch water main along New Nashville Hwy. and a six (6) inch water main along Colonial Circle to serve the property.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend denial to the Town Council the rezoning of 5111-5115 New Nashville Highway with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

c. Preliminary Plats:

1. Gwynne Farms, Phase 3
Robert Gwynne Drive
Owner / Developer: Lennar Homes of Tennessee, LLC

A Preliminary Plat was submitted for Gwynne Farms, Phase 3 located on Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 51.00, is comprised of 15.57 acres, is zoned PRD, and consists of 63 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. Signs will require a separate permit.
4. A grading permit fee of \$3,218.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as a collector. There are proposed improvements to Rock Springs Road required to be constructed as a part of Phases 1 and 2 of this development.
6. Relocate the proposed retaining wall away from storm pipes. It appears to cross in three different locations.

Motion by Charles Scurr, seconded by Amy Wise to approve the Preliminary Plat for Gwynne Farms, Phase 3 with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

2. Williamsport Drive, Section 1
Williamsport Drive
Owner / Developer: Syndicate Properties, LLC

A Preliminary Plat was submitted for Williamsport Drive, Section 1 located on Williamsport Drive. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 103.01, is comprised of 19.11 acres, is zoned R-3, and consists of 45 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. Signs will require a separate permit.
4. A grading permit fee of \$4,690.00 will be required to be submitted prior to issuance of a grading permit.
5. No streets shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow will be 1,000 GPM at 20 PSI. Houses over 3,600 SF will require additional fire flow above 1,000 GPM at 20 PSI.
7. Submit construction plans to the Utilities Department.
8. Please submit details on the retaining wall. A structural engineer will be required to design the

- retaining wall due to the location of the wall along a public street.
9. Submit E911 approval of the new road name. There cannot be two roads named Williamsport Drive. Label the street with the new road name. The existing property owners along whichever Williamsport Drive is to be renamed will have to be notified of their new addresses.
 10. Label the distance from the easement to the property lines for lots 16-18, 35, 38-39, and 40-44.
 11. The stormpipe cannot be outside of the drainage easement on lots 42 & 43.

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

Vote: 4 - 0 Passed - Unanimously

d. Final Plats:

1. Beyer Subdivision
Redbird Way
Owner / Developer: Philip & Susan Beyer

A Final Plat was submitted for Beyer Subdivision located on Redbird Way. This property can be further referenced by Rutherford County Tax Map: 27, Parcel 34.02, and is comprised of 8.42 acres, is zoned R-2, and consists of 1 lot. 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. Signs will require a separate permit.
4. No streets shown on the Major Thoroughfare Plan are affected by this request. Redbird Way will have to be extended as a public street and a cul-de-sac added to serve the proposed lots as only 1 lot can be served by a private access easement. The owner has verbally requested a variance from the Subdivision Regulations to allow for two lots on a private easement.
5. The required minimum fireflow is 1,000 GPM@ 20 PSI.
6. Water and sewer will be required to be extended.
7. Provide E911 approval for Redbird Way.
8. Provide a fire hydrant within 500' of all lots.
9. A turnaround is required at the end of Redbird Way compliant with the 2018 International Fire Code.
10. Prior to recording an agreement will be required to be recorded regarding the long-maintenance of the private driveway.
11. If the gate remains at the end of the public road, a yelp device will be required per Fire Department requirements.

At this time, Councilman Tim Morrell acknowledged Philip Beyer of 1202 Sam Davis Road to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Susan Beyer of 1202 Sam Davis Road to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the final plat for Beyer Subdivision with the Fire Department's approval of the turn around, gate device, and with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

At this time, Charles Scurr made a motion to reconsider the Williamsport Drive, Section I item. Following discussion, Charles Scurr rescinded his motion.

- 2. Cedar Grove Village
349 Chaney Road
Owner / Developer: Caroline Farms, LLC

A Final Plat was submitted for Cedar Grove Village located on Chaney Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 57.17, is comprised of 7.31 acres, and is zoned PRD. The Major Thoroughfare Plan designates Chaney Road as a collector. The following staff comment was made:

- 1. Add the signatures of the owner prior to submittal for recording.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the final plat for Cedar Grove Village with the above listed staff comment.

Vote: 4 - 0 Passed - Unanimously

- 3. Hart's Branch Village, Phase 2
Rock Springs Road
Owner / Developer: Regent Homes, LLC

A Final Plat was submitted for Harts Branch, Phase 2 located on Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 33.00, Tax Map: 28E, Group: A , part of Parcels: 16.00 and 19.01, is comprised of 5.35 acres, and is zoned PRD. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way is shown to be dedicated for this street. The following staff comment was made:

- 1. Add the signatures of the owner prior to submittal for recording.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the final plat for Hart's Branch Village, Phase 2 with the above listed staff comment.

Vote: 4 - 0 Passed - Unanimously

e. Site Plans:

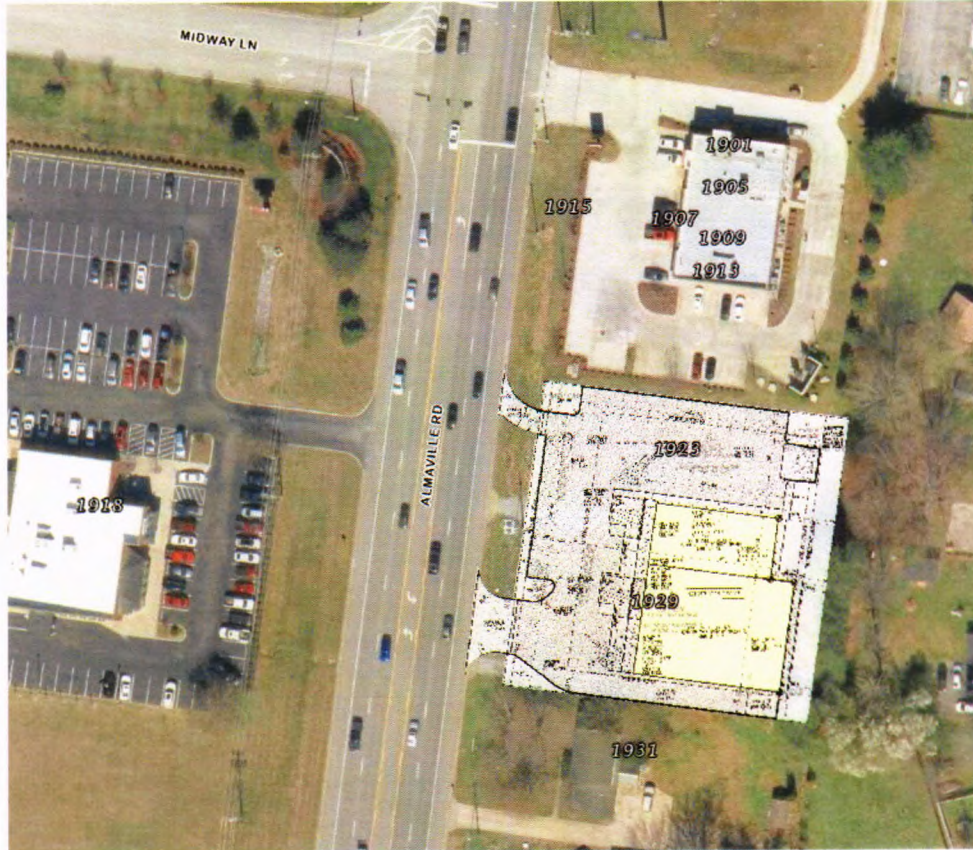
- 1. Advance Auto Parts
1929 Almadale Road
Owner / Developer: RAM Smyrna Partnership / JMB Investment Company

Location: 1929 Almadale Road	Applicant: Will Robinson & Associates
Tax Map/Group/Parcels: 55C/A/8.00 & 9.00	Property Owner(s): Ram Smyrna Partnership
Zoning: C-2	Use Classification: Retail & Medical

Proposal

A. Location Analysis

Advance Auto Parts is proposing a new retail facility in a multi-tenant building at 1929 Almadale Road. The total building is to be 10,112 square feet with the retail space occupying 6,912 square feet. The remaining square footage is earmarked for medical use. A single access point is proposed off of Almadale Road. A dedicated emergency exit lane is shown on the north side of the property. Currently, the lots of proposed development are vacant and would need to be combined via a recorded final plat prior to issuance of a building permit.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.46 Ac
Square Footage of Open Space/Landscaping	2,025 SF	2,034 SF
Total Parking	44 Spaces	45 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows sugar maple trees lining the road frontage along Almadale Road with shrubbery planted between the trees and parking lot. Additional landscaping is shown in landscape islands throughout the parking lot and surrounding the dumpster enclosure. The rear lot line does not show any landscaping due to a sewer line extending the entire lot width. A 6' tall privacy fence along the property line is shown in lieu of landscaping.

C. Design Review

Architectural elevations all four elevations consisting of primary materials of brick and glass/glazing. Elevations meet the Design Review Manual as presented.

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. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.
4. A grading permit fee of \$483.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. The required minimum fireflow is 2,250 GPM at 20 PSI for Type V-B construction. This can be reduced if the building has fire sprinklers installed, but the reduction varies depending on the type of sprinkler system. As indicated by CUD, there is not adequate fireflow to meet the minimum requirement even at the highest possible reduced amount of 1,000 GPM at 20 PSI. Town staff recommends the developer contact CUD to determine what upgrades would be required to obtain adequate fire flow.
2. Provide adequate fire apparatus turnaround where the parking lot exceeds 150'. Additionally, provide approval from TDOT for the emergency exit onto Almaville Road. If approval cannot be granted, the exit will have to be redesigned and meet the Fire Department requirements.
3. As existing, there are two lots of record. These lots will be required to be combined via a combination plat prior to issuance of a building permit.
4. Show a cement mixer cleanout area on the plans.
5. What type of sprinkler system would be used?
6. The privacy fence is required to be opaque, but not constructed of wood.
7. Submit construction plans for the sewer extension. This would be a Town of Smyrna sewer main, not CUD. The easement should be 20', not 15', and will need to be shown on the combination plat.
8. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain a Will Serve Letter.
9. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development.
10. Consolidated Utility District of Rutherford County (CUDRC) has an existing two (2) inch water main along the eastern side of Almaville Road to serve the property. Offsite water main improvements will likely be necessary and a connection to the existing twelve (12) inch water main along the western side of Almaville Road will be necessary to serve the site.
11. Once available, submit a full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

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

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

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the site plan for Advance Auto Parts with the conditions that they are in agreement with CUD and the Fire Department, the fence cannot be wooden, and with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

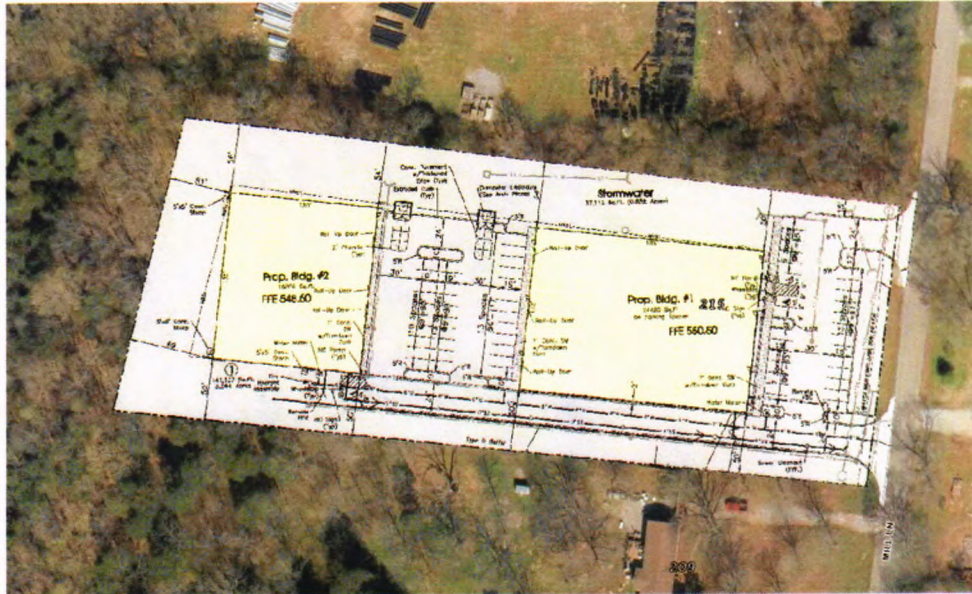
2. Complete Insulation
 215 Mill Lane
 Owner / Developer: Complete Animal Removal, Inc. / Charles W. Ferguson

Location: 215 Mill Lane	Applicant: John Miner - SEC, Inc.
Tax Map/Parcel: 49/30.02	Property Owner(s): Complete Animal Removal Inc.
Zoning: I-3	Use Classification: Warehouse

Proposal

A. Location Analysis

Complete Insulation is proposing to construct two warehouse buildings at 215 Mill Lane. One warehouse is to be 24,420 square feet and the other building is shown to be 16,000 square feet. The western side of Mill Lane is within Smyrna limits and the eastern side of Mill Lane is governed by Rutherford County. There are a variety of uses in the surrounding area including residential, industrial and a religious facility. Currently, there is a single family residential dwelling that would be removed as a part of this development. Two access points are proposed off of Mill Lane.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.82 Ac
Square Footage of Open Space/Landscaping	2,874 SF	3,804 SF
Total Parking	47 Spaces	62 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a variety of trees planted along the front of the site along the roadway as well as within landscaped islands. Shrubbery is shown at the base of the front building. The southern property line is abutted by R-3 zoning and requires a Type D landscape buffer. Due to topography at the southern property line, the applicant is requesting approval for a landscape buffer as presented without a typical berm. The lot increases in elevation from the beginning of the landscape buffer to the lot line. At planting, evergreen trees would be placed at a height of approximately 3 ¾' tall up to 5 ½' tall.

C. Design Review

Architectural elevations show a mixture of metal, brick and glass/glazing for the front building with the rear building being finished with primarily metal and glass/glazing. The east elevation facing Mill Lane is to have 65% mixture of brick and glass/glazing with the remaining material to be metal. All other elevations on the front building and all elevations on the rear building are to have over 80% metal. Metal siding is allowed as a primary material in industrial zones if the elevation is not visible from an arterial street.

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. Signs will require a separate permit.
4. A grading permit fee of \$709.00 will be required to be submitted prior to issuance of a grading permit.
5. No streets shown on the Major Thoroughfare Plan are affected by this request.

Staff Comments:

1. Provide a full set of construction plans including the offsite sewer location with profiles.
2. The required minimum fire flow is 1,000 GPM at 20 PSI assuming the building is sprinkled. CUD has indicated that this cannot be met at this site. Town staff recommends the developer contact CUD to determine what upgrades would be required to obtain adequate fire flow.
3. As the buildings are proposed to be placed on or extremely close to the building setback lines, the footings/foundations must be staked by a land surveyor prior to inspection by the Codes Department.
4. The survey of the lot lines shown on the site plan do not match the lot lines as drawn by the Property Assessor. The southwest lot line is offset by approximately 29' which causes both buildings to not meet setbacks as well as the Type D landscape buffer to partially be located on the adjacent tract to the south. Please verify with the Property Assessor and provide documentation.
5. Show all utility line sizes on the plans, including the existing lines.
6. If the property is ever divided, proper easements will need to be provided at that time. If there is only one owner, the sewer can stay as designed. If there is ever more than one owner, the sewer services must be separated.
7. What is the pavement width, thickness, and condition of Mill Lane? Has it been evaluated as to its ability to carry truck traffic?
8. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain a Will Serve Letter.
9. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development.
10. Consolidated Utility District of Rutherford County (CUDRC) has an existing six (6) inch water main along Mill Lane to serve the property.
11. Once available, submit a full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

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

Motion by Amy Wise, seconded by Charles Scurr to approve the site plan for Complete Insulation with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

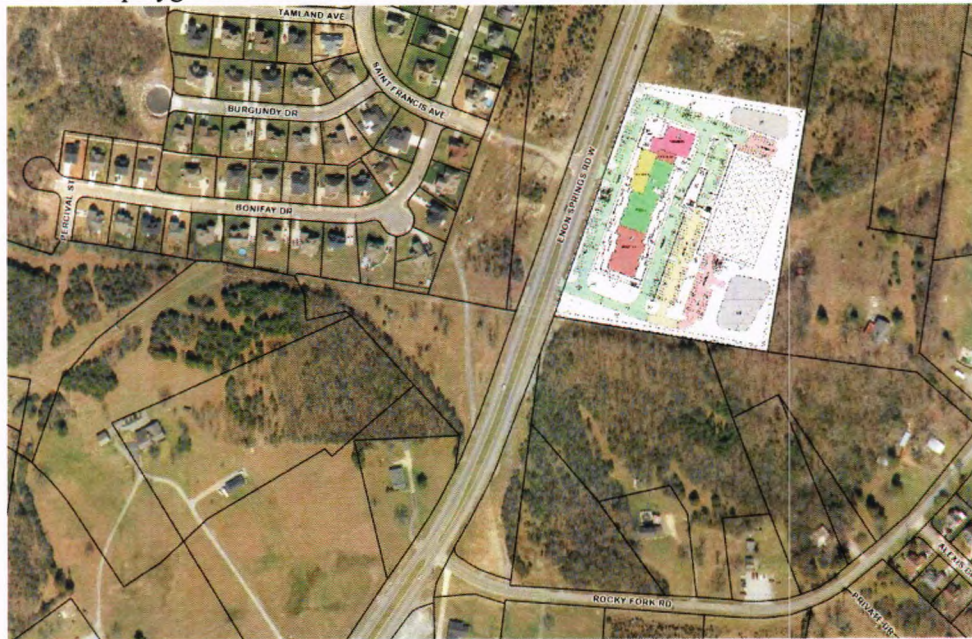
3. Empower Academy
 Enon Springs Road, West
 Owner / Developer: CFIJ / Springs Public Schools

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

Proposal

A. Location Analysis

Empower Academy has submitted a 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. Two access points are shown off of Enon Springs Road, West for traffic flow around the site. A playground and soccer field are shown behind the school.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.84 Ac
Square Footage of Open Space/Landscaping	12,400 SF	12,500 SF
Total Parking	253 Spaces	253 Spaces
Handicapped Parking Space(s)	7 Spaces	7 Spaces

B. Landscaping

Landscape plan shows street trees and shrubbery along Enon Springs Road, West between the roadway and parking lot. Within the ESO, oak is the preferred street tree species, which is shown along with maple trees. Shrubberty is shown along the foundation of the building on the sides and western elevations; ESO requires foundation plantings at the base of any elevation visible from a public street. A Type C landscape buffer is shown along the eastern and southeastern property lines due to the adjacent tracts zoned residential abutting this commercially zoned property. There are several areas in which a Type C landscape buffer should be located, however, due to overhead utility

lines, no vegetation is shown. A variety of trees and shrubs are also shown throughout the site around parking areas and the building.

C. 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 on the lower level; as proposed, 37% is shown. A minimum of 20% of the upper level must be window or void area; as proposed, 26% 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 82% 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 \$1,385.00 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 Enon Springs, West as a Minor Arterial. Adequate right-of-way exits for this street.

Staff Comments:

1. Please submit construction plans to the Utilities Department.
2. Please submit the traffic study. All improvements recommended by the traffic study will be required to be installed by the developer.
3. On sheet C2.01, please show rock aprons underlain by geotextile on details/plans.
4. The shrubbery shown in the area of the above ground utility enclosure will be required to be installed on all four sides. MTEMC requires a 3' clearance on sides without doors and where doors are present must have a 12' clearance.

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

Motion by Vice-Mayor Marc Adkins, seconded by Charles Scurr to approve the site plan for Empower Academy with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

7. October Bond Review Report

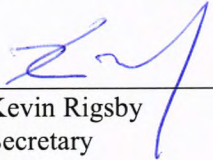
Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the October Bond Review Report with staff recommendations.

Vote: 4 - 0 Passed - Unanimously

8. Staff comments and/or other business

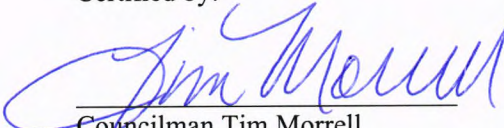
9. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman