



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES NOVEMBER 2, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, November 2, 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 Tim Slate.

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

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

Absent: Mike Allen

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Scott Byers, Fire Dept. Captain; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Mike Strange, Utilities Director; Charles King, Engineer; Dennis Blair, Interim Building Official

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the October 5, 2023 meeting.

Motion by Amy Wise, seconded by Tim Slate to approve the minutes for the October 5, 2023 meeting.

Vote: 6 - 0 Passed - Unanimously

3. Old 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 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 following staff comments were made:

1. The requested PRD is for 6 single family lots known as Collins Grove. In addition, a portion of the property would be added to the Briley Downs PRD. This has not been submitted at this time.
2. 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.
3. The required minimum fire flow will be 1,000 GPM at 20 PSI. Water will be served by CUD.
4. Sewer is not available until off site upgrades are completed with other neighboring developments.
5. 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 C3.0 is not consistent with what is required for planned residential developments.
6. Please add a note to the plans showing HOA ownership for the common open space administered by a third party.
7. Extend the sewer main to the end of the cul-de-sac.
8. Remove the PUDE label on the setbacks on the typical lot layouts.
9. Corner lots have 2 front setbacks. Show both front setbacks at a minimum of 20' with a minimum of 35' to the garage.
10. Add a note to the plans that the HVAC units must be located to the rear of the houses.
11. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain a Will Serve Letter.
12. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development (see Will Serve Letter issued 9/22/2023).
13. Consolidated Utility District of Rutherford County (CUDRC) has an existing six (6) inch water main along Briley Road to serve the property.
14. Once available, submit the full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Miranda Swift, seconded by Amy Wise to recommend approval to the Town Council the Annexation and PRD Zoning Request located at 8673 Briley Road with the above listed staff comments.

Vote: 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. Joe Haddix - **Request two month deferral**
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 Vice-Mayor Marc Adkins, seconded by Tim Slate to defer 2 months until the January meeting.

Vote: 6 - 0 Passed - Unanimously

b. Rezoning Request:

1. Andrea Patty
63 N Lowry Street
Rezoning C-2 to PCD

A Rezoning C-2 to PCD 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. 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 requested PCD is to expand the existing automobile rental business located at 63 N. Lowry St. onto the adjoining parcel. The development on this parcel would add parking and a detached car wash for use by the business only and not open to the general public. The following staff comments were made:

1. The required minimum fire flow is 1,500 GPM @ 20 PSI. This cannot currently be met at this site. A water main will be required to be extended to this site from either the 6" water main at Sam Hagar Street or the 12" water main on North Lowry Street at Jackson Street to obtain adequate fire flow. The Town is extending a water main on Lowry Street from Moore Avenue to Jackson Street, but this will not be accessible for a minimum of a year.
2. 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, and would be reviewed in detail with the site plan for this site if the rezoning is approved.

3. Provide fire flow calculation for the fire hydrant.

At this time, the following discussion was held regarding the following concerns:

- Proposed use doesn't seem to fit the vision for the downtown area.
- Inconsistent with the Downtown Master Plan and the Comprehension Plan.
- Approving inconsistent uses potentially knock the legs out of what the Town is trying to do with the depot district.

At this time, Councilman Tim Morrell acknowledged Matt Mraz group property manager for Enterprise Car Rental to speak regarding this request.

Motion by Charles Scurr, seconded by Miranda Swift to recommend denial to the Town Council the rezoning request of C-2 to PCD for property located at 63 N Lowry Street.

Vote: 6 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Requests:

1. Carl Garrett
105 Richardson Street
Rezoning C-1 to R-4

A C-1 to R-4 Rezoning request was submitted for 105 Richardson St. This property can be further referenced by Rutherford County Tax Map: 28-L, Group: B, Parcel: 9.00, is comprised of 0.24 acres, and is zoned C-1. The surrounding zoning is R-4, R-6, and C-1. 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. No streets shown on the Major Thoroughfare Plan are affected by this request. The following staff comment was made:

1. There are two existing houses on this parcel currently, and these are legally nonconforming. Both are in disrepair, and it is staff's understanding that these would be torn down and new construction built.

Motion by Miranda Swift, seconded by Tim Slate to recommend approval to the Town Council the C-1 to R-4 rezoning request located at 105 Richardson Street with the above listed staff comment.

Vote: 6 - 0 Passed - Unanimously

2. Ellen Mays
13016 Old Nashville Highway
Rezoning R-2 to R-6

A R-2 to R-6 Rezoning request was submitted for 13016 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 28-M, Group: G, Parcel: 34.00, is comprised of 4.8 acres, and is currently zoned R-2. The surrounding zoning is R-2, R-6, and C-4. The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood scale retail uses and personal services that provide markets for local customers. Townhomes, attached residential development, and other multifamily uses are also appropriate. The Major Thoroughfare Plan designates Old Nashville Highway as a principal arterial. Adequate right-of-way exists for this street. The following staff comments were made:

1. Water will need to be supplied from the west side of Old Nashville Highway or the north side of Enon Springs Road, West. Pressure is not adequate at this time to meet fireflow requirements.

At this time, Councilman Tim Morrell acknowledged applicant Ellen Mays to speak regarding this request.

At this time, the following discussion was held regarding the following concerns:

- Heavy traffic area
- The density for the parcel size
- Not being consistent with the surrounding zoning
- Concerns regarding entering and exiting onto Nora Peebles Lane

Motion by Tim Slate, seconded by Miranda Swift to recommend denial to the Town Council the rezoning request of R-2 to R-6 located at 13016 Old Nashville Highway.

Vote: 6 - 0 Passed - Unanimously

3. Gayle Snoddy
406 College Street
Rezoning R-2 to R-4

An R-2 to R-4 Rezoning request was submitted for 406 College Street. This property can be further referenced by Rutherford County Tax Map: 28M, Group: B, Parcel: 15.00, is comprised of 0.5 acres, and is zoned R-2. The surrounding zoning is R-1 and R-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 Enon Springs Road as a minor arterial and Division Street/College Street as a collector. Adequate right-of-way exists for Enon Springs Road, West. Adequate right-of-way would be required to be dedicated for this street. There is an existing church and a single family dwelling currently located on this parcel, as well as two detached buildings. The following staff comment was made:

1. The existing buildings are legally nonconforming as to location from existing property lines. The rezoning request would allow for the property to be divided into two tracts with the church on one and the house on the second. The existing buildings would be required to meet the minimum setbacks from the new property line that would be created with a subdivision plat.

Motion by Tim Slate, seconded by Miranda Swift to recommend approval to the Town Council the R-2 to R-4 Rezoning request located at 406 College Street with the above listed staff comment.

Vote: 6 - 0 Passed - Unanimously

4. Jyotheen Karam
Rock Springs Road
Rezoning C-4 to C-2

A C-4 to C-2 Rezoning request was submitted for Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcels: 113.03, 113.04, 113.05, and 113.06 is comprised of 6.63 acres, and is zoned C-4. The surrounding zoning is R-1, R-3, PRD (Rock Springs Senior Apartments), and C-2. The Land Use Plan for this area is the Sam Ridley character area, which would support a combination of retail uses and services that provide markets for both local and regional customers. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way exists for this street.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend approval to Town Council the C-4 to C-2 Rezoning request for Rutherford County Tax Map: 28, Parcels: 113.03, 113.04, 113.05, 113.06.

Vote: 6 - 0 Passed - Unanimously

5. Ryan Hollingshead
6267 Lee Road
Rezoning PRD to PUD

A PRD to PUD Rezoning request was submitted for 6267 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcels: 9.00, 9.01, and 28.00, consists of 214.02 acres, and is zoned PRD. The surrounding zoning is PRD in Town and RM in Rutherford County. The Land Use Plan for this area would support Medium Density Single Family Residential development. The Major Thoroughfare Plan designates Rocky Fork Road as a principal arterial and Lee Road as a collector. Adequate right-of-way is shown to be dedicated for these streets. The existing approved PRD is for 432 single family lots. The requested PUD is for 436 single family lots, 220 townhomes, and 6 commercial lots. The following staff comments were made:

1. Staff would recommend that all of the commercial lots be developed utilizing the requirements for C-4, not 4 lots utilizing C-4 and 2 lots utilizing C-2. Staff has concerns about commercial uses on the Lee Road frontage, but not the Rocky Fork Road frontage. Since no proposed architectural elevations have been submitted for the commercial buildings, the requirements would default to meeting the Design Review requirements.
2. The required minimum fire flow for the commercial development will be 1,500 GPM at 20 PSI. The residential units would require at least 1,000 GPM at 20 PSI. Water will be supplied by CUD.
3. Provide a new traffic study, as the previously received study is over 5 years old and the proposed development increases density and adds commercial uses as well. In addition, in the intervening time the Town added Section 3.200 to the Zoning Ordinance which provides more guidance regarding the preparation of traffic studies. Any improvements recommended by the traffic study will be required to be installed by the developer.
4. Submit an updated water service availability request to CUDengineering@ cudrc.com for feasibility and to obtain an updated Will Serve Letter. The CUD Will Serve Letter issued 8/18/2020 has expired.
5. Consolidated Utility District of Rutherford County (CUDRC) has an existing sixteen (16) inch water main along Rocky Fork Almaville Road and an existing eight (8) inch water main along Lee Road to serve the property.
6. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

At this time, Councilman Tim Morrell acknowledged Clyde Rountree with Huddleston-Steele Engineering, Inc. 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 Miranda Swift to recommend approval to the Town Council the PRD to PUD rezoning request located at 6267 Lee Road with the above listed staff comments as well as limiting the commercial uses to C-4 except a gas station would be allowed on one lot along Rocky Fork Road and that an access to the central green space is provided from the townhomes.

Vote: 5 - 1 Passed

NAY: Charles Scurr

6. Seven Oaks Business Park, Phase 3
Seven Oaks Boulevard
PUD Amendment

A PUD Amendment was submitted for Seven Oaks Boulevard. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 7.07, is comprised of 4.48 acres, and is zoned PUD. The surrounding zoning is PRD (The Villages of Seven Oaks) and C-2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a collector. Adequate right-of-way exists for this street. The previously approved PUD allowed for 26,000 square feet of office/warehouse space in two single story buildings and a third two story building with 89,752 square feet of climate controlled self storage. The requested PUD amendment would remove the office/warehouse buildings and instead have two single story climate controlled storage buildings totaling up to 100,000 square feet. The following staff comments were made:

1. Buildings will be required to be sprinkled.
2. Show the proposed utility services with sizes.

Motion by Tim Slate, seconded by Amy Wise to recommend approval to the Town Council the PUD amendment for Rutherford County Tax Map: 50, Parcel 7.07 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

- b. Sketch Plat:

1. Lyndwood
Almaville Road & Independent Hill Road
Owner / Developer: DRPAC

A Sketch Plat was submitted for Lyndwood located at the intersection of Almaville Road & Independent Hill Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 18.00, 21.03, and 26.00, is comprised of 689.5 acres, is zoned PRD, and has Lots/Units: 1500. 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 \$69,335.00 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 road at this time.
6. A second entrance will be required when the development of the 100th home occurs. Per the proposed phasing plan, there will be approximately 675 lots built before the development has two entrances that serve the entirety of the development.
7. Per GIS parcel data, the connection from the Lyndwood development at Drew Street cannot be made without obtaining additional property/ROW from the adjoining parcel to the south, Parcel 19.02.
8. The required minimum fire flow will be 1,000 GPM at 20 PSI.
9. Provide a new traffic study, as the previously received study is over 5 years old. In addition, in the intervening time since the previous study was submitted the Town added Section 3.200 to the Zoning Ordinance which provides more guidance regarding the preparation of traffic studies. Any improvements recommended by the traffic study will be required to be installed by the developer.
10. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. Significant offsite improvements are required to meet water needs for development (see combo Will Serve and FID Letter issued 9/15/2023). The applicant should consult CUD for instructions on submittals and any related information regarding status of future improvements of the associated area.
11. The Briley Downs offsite sewer will not have the capacity to take the sewer from the entire Lynwood Project. Phase 1 & 6 will flow through the offsite sewer of Briley Downs. Phases 2, 3, 4, 5, 7, 8, 9, & 10 sewer will have to go to the proposed Stewarts Creek Sewer Trunkline, which has not been built yet.

Motion by Miranda Swift, seconded by Tim Slate to defer one month to the December meeting.

Vote: 6 - 0 Passed - Unanimously

c. Final Plats:

1. Derby Run, Phase 2A
Rocky Fork Almaville Road
Owner / Developer: Charter Commercial, LLC

A Final Plat was submitted for Derby Run, Phase 2A located East of Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, part of Parcel: 56.01, Tax Map: 55, part of Parcel: 31.00, is comprised of 8.08 acres, is zoned PRD, and consists of 29 lots. The following staff comments were made:

1. No streets shown on the Major Thoroughfare Plan are affected by this request.
2. Add the signatures of the owner, surveyor, and CUD prior to submittal for recording.
3. A second entrance will have to be created once the building permit has been issued for the 100th house. With this phase 82 lots will have been created with only one entrance.
4. Submit plat directly to CUDengineering@ cudrc.com for further review and specific comments.

Motion by Miranda Swift, seconded by Amy Wise to approve the final plat for Derby Run, Phase 2A with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

- 2. Addition to Villages of Valley Green, Section IV
Enon Springs Road W & Wildwood Drive
Owner / Developer: JSD Holdings

A Final Plat was submitted for Addition to Village of Valley Green, Section IV located at the intersection of Enon Springs Road, West & Wildwood Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 73.00, is comprised of 4.79 acres, is zoned PUD, and consist of 1 lot.

The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this road at this time. The following staff comments were made:

- 1. Add the signatures of the owner prior to submittal for recording.
- 2. The proposed 8" water main cannot tap off of the sewer main on Wildwood Drive. Please show the proposed water main coming off of the water main on Wildwood Drive.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the final plat for Addition to Villages of Valley Green, Section IV with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

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

A Final Plat was submitted for Harts Branch, Phase 3 located on Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28E, Group: A, part of Parcels: 16.00, 18.00, and 19.01, is comprised of 7.48 acres, is zoned PRD, and consists of 1 lot. 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 Amy Wise, seconded by Miranda Swift to approve the final plat for Hart's Branch Village, Phase 3 with the above listed staff comment.

Vote: 6 - 0 Passed - Unanimously

d. Site Plans:

- 1. Addition to Villages of Valley Green, Section IV
Enon Springs Road W & Wildwood Drive
Owner / Developer: JSD Holdings

Location: Enon Springs Rd. W. & Wildwood Dr.	Applicant: Huddleston Steele Eng. - Enoch Jarrell
Tax Map/Parcel: 33/73.00	Property Owner(s): JSD Holdings

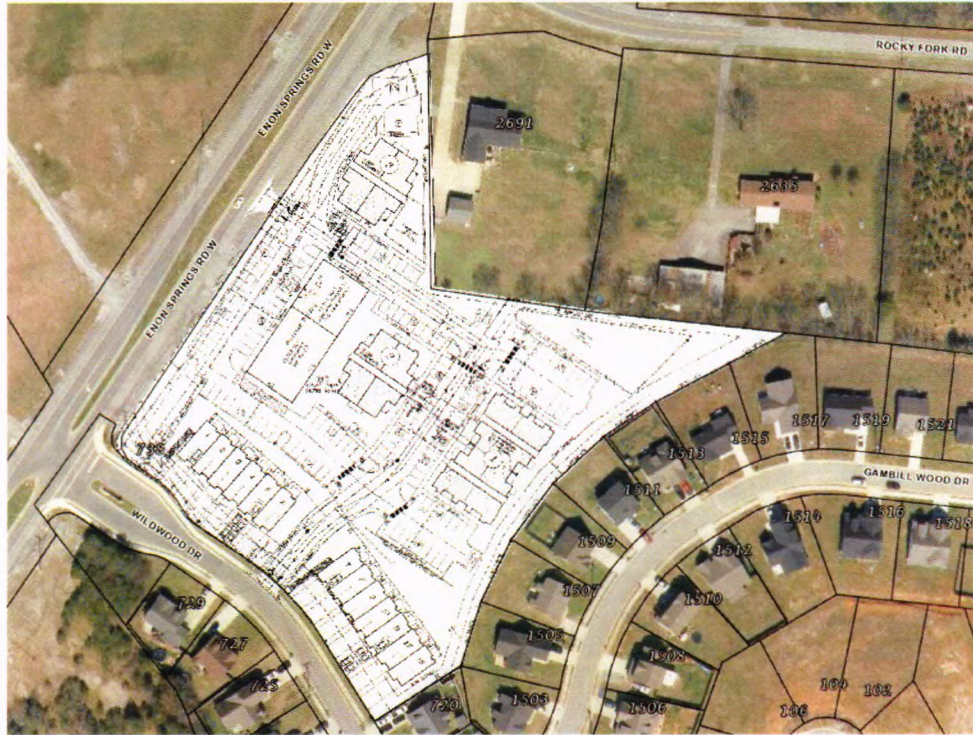
Zoning: PUD

Use Classification: Commercial & Residential

Proposal

A Location Analysis:

The Addition to Village of Valley Green PUD was rezoned from R-3 to PUD in 2004. As part of the PUD, a residential and commercial component were approved for the corner parcel on Wildwood Drive and the current Enon Springs Road, West., previously Rocky Fork Road. The proposed site plan shows 47 apartments, 13 townhomes and 9,000 square feet of commercial space. The approved PUD allowed for 60 residential units, which are shown, and 5,250 square feet of commercial space. Ingress and egress points are shown on both Wildwood Drive and Enon Springs Road, West.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.54 Ac
Square Footage of Open Space/Landscaping	6,710 SF	7,500 SF
Total Parking	198 Spaces	200 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping:

Landscape plan shows a Type C landscape buffer along the northern property line abutting the two single family lots. Streetscaping is shown along Enon Springs Road, West with a variety of trees lining Wildwood Drive between driveways of the townhomes. Additional vegetation is shown behind apartment building two to buffer the residential building from the commercial building. Sparsely planted trees are shown along the eastern property line abutting single family lots, however this lot line will need additional vegetation to create a buffer from the high density residential to the single family residential.

C. Design Review:

Architectural elevations submitted show the commercial building, on the front and rear, to have a mixture of primary materials including brick and glass/glazing. Side elevations have not been submitted. The townhouse elevations submitted show the front elevation with a mixture of brick,

stone and fiber cement board siding A note has been added stating the materials will be a mixture of brick, stone or fiber cement board. The apartment elevations, provided via an example of two wall faces for existing apartments, have a similar note to the elevations for the townhouses with a mixture of brick, stone or fiber 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. 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 \$864.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this road at this time.

Staff Comments:

1. Provide architectural elevations for the commercial building showing all four sides, the height of the building, the material percentages per wall face, and the material percentages for the overall building.
2. Provide architectural elevations for the three proposed apartment buildings and the proposed townhomes showing the heights of the buildings and proposed materials. Depending on the height of the building, a wider drive aisle may be required.
3. Please show additional dumpsters for the development. Provide dedicated trash receptacles for the commercial building.
4. Please show on the plans whether the townhomes will be a for sale product or rental. This affects how the units are provided sewer.
5. Extend sewer to the property to the north east (Gambill).
6. Provide an auto-turn using the Town of Smyrna ladder fire truck. Auto-turn cannot enter parking spaces when turning.
7. 5,250 SF of commercial is allowed by the approved PUD. The proposed building on the plans show 9,000 SF. Either reduce the size of the building or request a PUD amendment to allow a larger commercial building.
8. Buildings may be required to be sprinkled.
9. Water can be accessed from the north side of Enon Springs Road. This would require a bore under Enon Springs Road, West.
10. The required minimum fire flow will be 2,500 GPM at 20 PSI. This may be reduced based on the construction type and whether or not the building is sprinkled.
11. The FDC must have a minimum of a 3' clearance on all sides.
12. Landscaping on Enon Springs Road will be required to comply with MTEMC overhead utility requirements.
13. Please show a loading/unloading zone for the commercial building which does not interfere with the auto-turn.
14. Add curbing to the cross-section of the proposed paving.
15. Provide a Type C landscape buffer between the multifamily uses and all of the surrounding single family uses.
16. Show landscaping/streetscaping between Building 2 and the commercial building.
17. Utility plans are under review.
18. Please show handicapped parking spaces spread throughout the development to serve all the apartment buildings as well as the commercial building. Handicapped people should not be crossing drive aisles to reach their destination building.

Staff Recommendation: Staff recommends denial of this request due to the list of outstanding comments, concerns from the Fire Department, and the proposal of a larger commercial building

without a proper PUD amendment.

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

At this time, Councilman Tim Morrell acknowledged applicant Scott Butler to speak regarding this request.

Motion by Amy Wise, seconded by Miranda Swift to defer the site plan for Addition to Villages of Valley Green, Section IV for 30 days to the December meeting.

Vote: 6 - 0 Passed - Unanimously

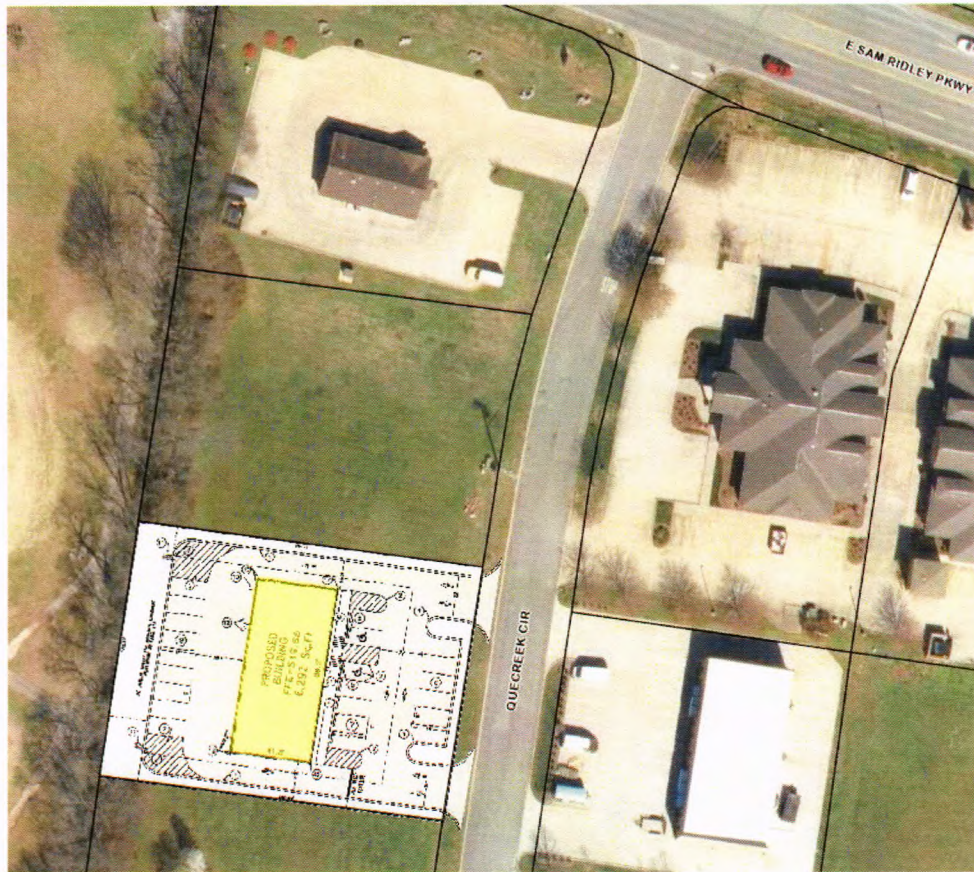
2. LC Jones, Lot 6A
310 Quecreek Circle
Owner / Developer: Venture Properties, LLC

Location: 310 Quecreek Circle	Applicant: Venture Properties, LLC
Tax Map/Group/Parcel: 19O/A/2.01	Property Owner(s): Venture Properties, LLC
Zoning: C-2	Use Classification: Office/Warehouse

Proposal

A. Location Analysis:

Camco Construction & Renovation is proposing a second building for the business across Quecreek Circle from their first building. This building is proposed to be two stories tall and serve a similar purpose for their first building, to include office and warehouse space. The building is to be 6,292 square feet in size. Two access points are shown onto Quecreek Circle.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	13,861 SF
Square Footage of Open Space/Landscaping	1,386 SF	1,500 SF
Total Parking	21 Spaces	22 Spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

B. Landscaping:

Landscape plan shows street trees and a variety of shrubbery along Quecreek Circle with additional maple trees planted around the perimeter of the property. The base of the front of the building is shown to have a variety of shrubs.

C. Design Review:

Architectural elevations for all four elevations consist of primary materials of brick, stone and glass/glazing. The building is to be two stories with three metal rollup doors in the rear of the building. 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 \$440.00 will be required to be submitted prior to issuance of a grading permit.
5. No streets on the Major Thoroughfare Plan are affected by this request.

Staff Comments:

1. Minimum fire flow is 2,250 GPM at 20 PSI.
2. Show the size and location of the existing gas main in Quecreek Circle, as well as the sizes of the water and sewer service lines.

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

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the site plan for LC Jones, Lot 6A with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

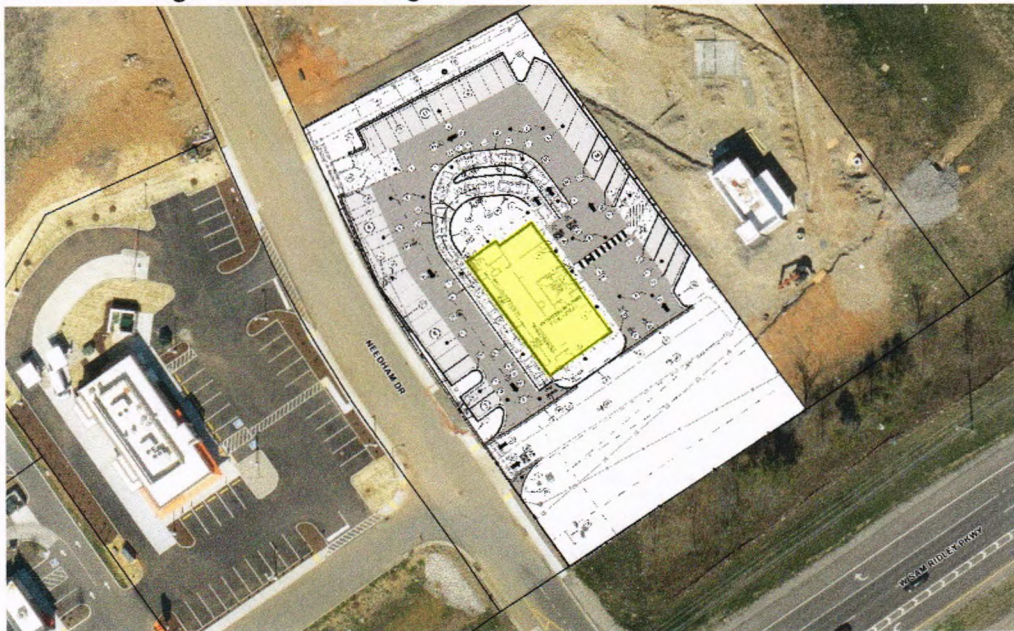
3. McDonald's
352 W Sam Ridley Parkway
Owner / Developer: Vester Waldron Family LTD. Partnership

Location: 352 W Sam Ridley Parkway	Applicant: McDonald's
Tax Map/Parcel: 28/44.18	Property Owner(s): Waldron Vester Family LP
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis:

McDonald's is proposing a 4th Smyrna location, located on W. Sam Ridley Parkway with frontage on Needham Drive. The building is to be 4,073 square feet in size. This site shares an access drive with Dutch Bros. Coffee to the east and access will be required to be maintained as part of this development. Proposed queueing is to have two lanes and can accommodate approximately 14 vehicles. If additional queueing were to occur, traffic would back up onto the private drive connected to Dutch Bros. Coffee. Entrance into the property is located at its furthest point on the tract away from Needham Drive. A single entrance and single exit would serve the site.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.52 Ac
Square Footage of Open Space/Landscaping	2,297 SF	2,361 SF

Total Parking	41 Spaces	41 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B.Landscaping:

Landscape plan shows a mixture of maple and oak trees within landscaped islands on the property. Shrubbery is shown accompanying the trees. Streetscaping along Needham Drive is not shown. As presented, the plans do not meet Design Review Manual requirements.

C.Design Review:

Architectural elevations for the front elevation, facing Sam Ridley Pkwy. to have 77.5% primary materials of brick and glass/glazing with the remaining approximate 20% composed of aluminum battens. The remaining three elevations are to have no less than 88.6% primary materials. In total, 9.9% of the building is to have accent materials. The Design Review Manual permits a maximum of 10% of accent materials for the entire building and requires at least 75% primary materials for the entire building. As proposed, the building meets the Design Review Manual.

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. The maximum overall allowed height of the pylon sign is 20' from finished grade. Please lower the proposed height of the sign to this height.
4. A grading permit fee of \$502.00 will be required to be submitted prior to issuance of a grading 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. The required minimum fire flow will be 1,500 GPM at 20 PSI.
2. Please provide construction entrance dimensions, details and rock size.
3. Show silt fence location.
4. The potable water tap is shown onto the reclaimed water line. This line is used for irrigation, not potable water. Show connection to the water main on Needham Drive.
5. Show a 6" sewer service. Currently a 4" service is shown.
6. Show the existing water main and its correct size along Needham Drive.
7. Show the existing sewer main line size.
8. Provide an accessible entrance from the sidewalk to the front of the building.
9. Provide details for utilities with the Town of Smyrna requirements.
10. Add street trees and shrubs between the parking lot and Needham Drive to meet the Design Review Manual.
11. All landscaping must be compliant with the Design Review Manual.
12. The proposed dumpster enclosure/storage building does not meet the required building setback from Needham Drive. It should be relocated on the site.
13. Label the minimum building setback lines.
14. Show the existing gas main and size in the correct location.

Staff Recommendation: Staff recommends denial due to the list of outstanding comments to be addressed by the applicant.

At this time, Councilman Tim Morrell acknowledged Seth Doorman with Premis Solutions to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Matthew Allen with American Engineers, Inc. to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to defer the site plan for McDonald's 30 days to the December meeting.

Vote: 6 - 0 Passed - Unanimously

5. November Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the November Bond Review Report with staff recommendations.

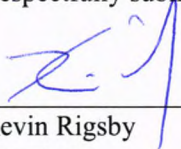
Vote: 6 - 0 Passed - Unanimously

6. Staff comments and/or other business

At this time, Kevin Rigsby informed the Planning Commission members of an online training opportunity on November 17, 2023 from 8:00 am to 12:00pm for Planning Commission members and Board of Zoning Appeals members.

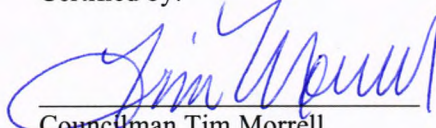
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman