



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES DECEMBER 7, 2023

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, December 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 Councilman Tim Morrell and the Pledge of Allegiance was led by Vice-Chair Marc Adkins.

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

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

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

Present: 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; Kristi Worrell, Building Official

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

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the minutes for the November 2, 2023 meeting.

Vote: 7 - 0 Passed - Unanimously

3. Old Business:

- a. Sketch Plat:

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

A Sketch Plat was submitted for Lyndwood located at Almaville Road and Independent Hill Road. This 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 consists of 1500 Lots/Units. 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. The required minimum right-of-way for this road is 40' from the centerline.
6. The development of this subdivision is not feasible until adequate sewer is available.
7. A second entrance will be required when the development of the 100th home occurs. Per the proposed phasing plan, Phases 2, 3, and 4 total 436 lots and will be served by only one entrance until Phase 5 is built to connect to Phase 1 creating multiple entrances for these phases.
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. Submit road names and E911 approval as the project proceeds through each phase of the development.
11. Please indicate where the construction entrances will be located. Staff is not comfortable with construction traffic traversing onto a county road or into a subdivision.
12. The proposed connection to Drew Street is not feasible at this time. The adjoining property owner granted an ingress/egress and utility easement to this property, which does allow for the construction and maintenance of utilities and access. However, the adjoining property owner still owns the property and the developer has no right to build and dedicate a public street in the easement. The developer will be required to either obtain ownership of the needed property or the current owner will be required to be a signatory to the final plat in order for the road connection to Drew Street to be constructed.
13. 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.
14. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

At this time, Councilman Tim Morrell acknowledged Kyle Griffin with CSDG to speak regarding this request.

Motion by Tim Slate, seconded by Mike Allen to deny the sketch plat for Lynwood regarding staff comments and un-finalized plans.

Vote: 7 - 0 Passed - Unanimously

b. Site Plans:

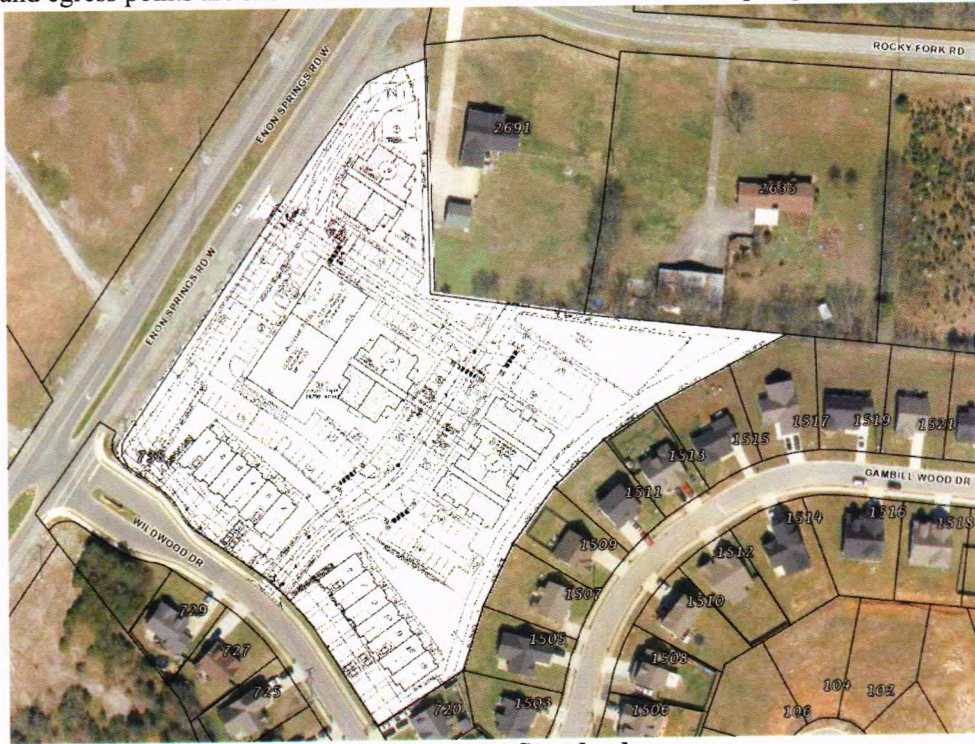
1. Addition to Villages of Valley Green, Section IV - **Request to be deferred**
 Enon Springs Road W & Wildwood Drive
 Owner / Developer: JSD Holdings

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.

Motion by Tim Slate, seconded by Miranda Swift to defer the site plan for Addition to Villages of Valley Green, Section IV until the January meeting.

Vote: 7 - 0 Passed - Unanimously

- 2. 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 3,818 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	2,060 SF	2,321 SF
Total Parking	38 Spaces	40 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 shown, however, due to the presence of water and gas lines on the subject parcel, trees are not located in this area. As presented, the plans do not meet Design Review Manual requirements due to Town utility line locations.

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 shrubs shown between the parking lot and Needham Drive are required to meet the Design Review Manual. However, since Town utilities exist in this area. Trees may not be located in this area due to interference with utility lines and easements.
2. Show all utility easements including reuse water. A public easement needs to be created for the utilities that are shown along Needham Drive as these were constructed by the developer on this lot instead of within the right-of-way.
3. Submit hard copies of building elevations.

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

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the site plan for McDonald's with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

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

1. Jared Cunningham
Rocky Fork Almaville Road
Annexation & PRD Zoning Request

An Annexation & PRD Zoning was submitted for Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 18.00, is comprised of 28.42 acres, and is currently zoned RM. The surrounding zoning is R-1, R-3, and PRD (The Courtyards at Stewart Creek). The Land Use Plan for this area would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial roadway. Adequate right-of-way is shown to be dedicated for this street. The requested PRD is for a 103 single family lot development known as Evergreen Pointe. The following staff comments were made:

1. A grading permit fee of \$3,227.00 will be required to be submitted prior to issuance of a grading permit.
2. Please coordinate with the adjoining subdivision (The Courtyards at Stewarts Creek) in regards to the street and utility connections as well as finished contours.
3. Any house construction over 3,600 square feet in size requires additional fire flow requirements. This includes all building square footage including attached garages, porches, etc.
4. It appears that there would be significant grading as a part of the development of this site. Critical lots would be identified at the preliminary plat stage.
5. The water service availability request is currently in queue to be reviewed by CUD.
6. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Rocky Fork Almaville Road to serve the property.
7. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council the Annexation & PRD Zoning of Rutherford County Tax Map: 54, Parcel: 18.00.

Vote: 7 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Lee Road Subdivision
6554 & 6558 Lee Road
Owner / Developer: David Weekley Homes

A Preliminary Plat was submitted for Lee Road Subdivision located at 6554 & 6588 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcels: 8.07 & 8.18, is comprised of 33.99 acres, is zoned PRD, and is comprised of 100 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 \$3,833.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Lee Road as a collector. Adequate right-of-way is shown to be dedicated with this plat.
6. Submit E911 approval of the road names.

7. All lots will be required to be serviced by gravity sewer.
8. An easement will be required to be obtained from the adjoining property owner for the proposed public sewer line. Please submit documentation that this easement has been acquired. It will be required to be dedicated to the Town as a public easement.
9. Relocate the existing driveway to the adjacent residence and show on the construction plans.
10. Confirm with CUD that you have adequate fireflow of 1,000 GPM @ 20 PSI or 500 GPM @ 20PSI if the houses are sprinkled.
11. CUD has an existing 8" water main along Lee Road to serve the annexed property.
12. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM flow requirements for this site. Refer to CUD Will Serve letter issued 8/28/2023 for Off-Site improvements necessary to be able to meet fire flow requirements.
13. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Miranda Swift, seconded by Amy Wise to approve the preliminary plat for Lee Road Subdivision with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. Newberry Commons
Almaville Road
Owner / Developer: Newberry Propco, LLC

A Preliminary Plat was submitted for Newberry Commons located on Almaville Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 29.02 and 2.16, is comprised of 23.9 acres, is zoned PUD, and is comprised of 22 lots (13 single family, 7 villas - 14 units, 1 townhome lot with 84 units, 1 commercial 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. A grading permit fee of \$2,778.00 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 of 40' from the centerline is shown to be dedicated with this plat.
6. Please submit street, stormwater, and utility construction plans. Include the private alley cross-sections and profiles with those plans.
7. Please label all road names and provide E911 road name approval for those names.
8. Submit TDOT permit for new roadway access to Almaville Road.
9. A separate site plan will be required for the townhomes showing full grading, utility, and landscaping details for that lot.
10. Provide the total square footage for the buildings on lots 66-72. The required minimum fire flow will be 1,000 GPM with 20 PSI. If the total square footage is 3601 - 4800 square feet the required fire flow increases to 1,750 GPM @20 PSI.
11. Show the existing floodplain elevation. The development is required to submit the required H & H study for alterations to the flood hazard area and a CLOMR to FEMA for review.
12. Show all of the proposed utility easement locations and widths.
13. The future extension of Meadowbrook Lane is required to have a turn around compliant with the 2018 International Fire Code.
14. The connection point for the 2nd ingress/egress for the development must be established prior

- to construction of the 100th home.
15. As it appears that the amenities and amenity locations have changed and are somewhat different from the approved PRD and that some of the townhomes are not rear entry as shown in the approved PRD, please submit a PRD amendment request with all proposed changes for the entire development.
 16. CUD's existing infrastructure is NOT adequate to meet the fire flow requirement of 1,500 GPM for the development. Please refer to the CUD Will Serve letter issued 11/5/2023 for instructions on next steps for facilities improvement study.
 17. Once available, submit the full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the preliminary plat for Newberry Commons with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

c. Final Plats:

1. Greystone, Phase 1B
Rocky Fork Road
Owner / Developer: Greystone West, LLC

A Final Plat was submitted for Greystone, Phase 1B located on Greentree Drive & Long Drive. This property can be further referenced by Rutherford County Tax Map: 50, Part of Parcel: 2.01, is comprised of 18.06 acres, is zoned PRD, and is consists of 70 lots. The Major Thoroughfare Plan designates Greentree Drive as a collector. Adequate right-of-way is shown for this street. The following staff comments were 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 Greystone, Phase 1B with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Sam Davis Home Property, Section 1, Lot 1
Nissan Drive & Sam Davis Road
Owner / Developer: Sam Davis Memorial Assoc.

A Final Plat was submitted for Sam Davis Home Property, Sec 1, Lot 1 located at Nissan Drive & Sam Davis Road. This property can be further referenced by Rutherford County Tax Map: 27, Part of Parcel: 6.00 is comprised of 4 acres, is zoned C-2 and consists of 1 lot. The Major Thoroughfare Plan designates Nissan Drive as a principal arterial and Sam Davis Road as a collector. Adequate right-of-way exists for both streets. The following staff comments were made:

1. Add the signature of the owner prior to submittal for recording.
2. Provide the sewer easement location and provide documentation of it being acquired
3. A permit will be required from TDOT for any work within TDOT right-of-way.

Motion by Tim Slate, seconded by Mike Allen to approve the final plat for Sam Davis Home Property, Section 1, Lot 1 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Site Plans:

1. Almaville Retail Center

1929 Almaville Road

Owner/Developer: Ram Smyrna Partnership/Bhikhabhai J. Patel

Location: 1923 & 1929 Almaville Road	Applicant: Huddleston Steele, Eng. - Chris Maguire
Tax Map/Group/Parcels: 55C/A/8.00 & 9.00	Property Owner(s): Ram Smyrna Partnership
Zoning: C-2	Use Classification: Retail & Restaurant

Proposal

A Location Analysis:

Almaville Road Retail is a proposed 3 unit retail complex. Proposed location has road frontage along Almaville Road with one access point. The proposed development is currently two parcels, and would need to be combined prior to issuance of permits. As proposed, the site would have two restaurants with drive-thru locations on the north and south sides of the building. The site has adequate stacking for vehicles to not back onto Almaville Road. The site plan was previously approved by the Planning Commission in September of 2022.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.52 Ac
Square Footage of Open Space/Landscaping	2,277 SF	5,500 SF
Total Parking	43 spaces	46 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

B. Landscaping:

Landscape plan shows shrubbery planted along Almadale Road due to the overhead utility easement and underground utility lines. A variety of trees are shown along the northern and southern property lines. The rear property line will require a Type C landscape buffer as it abuts a residential district, currently a row of arborvitae are shown along the property line with offset shrubbery behind the sewer easement to create this buffer.

C. Design Review:

Architectural elevations submitted show the building to be built with primary materials of brick, stone and glass/glazing. EIFS and fiber cement are shown as secondary materials on the front of the building. The sides and rear of the building are composed of at least 92% primary materials. The front elevation has 76.42% primary materials, which meets Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. 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 \$477.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan shows Almadale Road as a minor arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. A combination plat must be recorded prior to issuance of a building permit.
2. Any work within TDOT right-of-way including construction of the new access requires a permit from TDOT. Please provide prior to issuance of any permits.
3. Submit construction plans for the proposed sewer main.
4. It appears that the dumpster enclosure is set up for two dumpsters for three businesses. If this proves to be inadequate and a third dumpster is needed in the future, the enclosure will have to be rebuilt to enclose all needed dumpsters.
5. There is a possibility that in the future the center turn lane of Almadale Road may be removed. At that time, the access to this site would become a right in/out only.
6. Adequate parking is shown to meet the Zoning Ordinance. The third space within this building cannot be used as a restaurant in order to maintain adequate parking for the site.
7. Provide details on the proposed retaining wall.
8. If the building is sprinkled, the FDC will be required to be no less than 30' off the building and within 100' of the fire hydrant.
9. The outfall from the underground detention is shown extending into the public sewer easement. Please provide construction plans showing no conflicts with the sewer line.
10. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,500 GPM for this development on the eastern side of Almadale Road. Currently, CUD can only meet approximately 250 GPM on the eastern side of Almadale road at this location due to the limited flow of the existing two (2) inch water main. CUD can meet the 1,500 GPM fire flow requirement only on the west side of Almadale Road via the twelve (12) inch main.
11. Consolidated Utility District of Rutherford County (CUDRC) has an existing two (2) inch water main along the east side of Almadale Road across the frontage of these parcels and a twelve (12) inch water main along the west side of Almadale Road. Please refer to the most recent CUD Will Serve letter issued 11/10/2023.
12. Submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
13. Staff would recommend repositioning the menu board and order station to the north side of the

building.

Staff Recommendation: Staff recommends approval with staff comments.

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

Motion by Charles Scurr, PhD, seconded by Tim Slate to approve the site plan for Almadale Retail Center with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

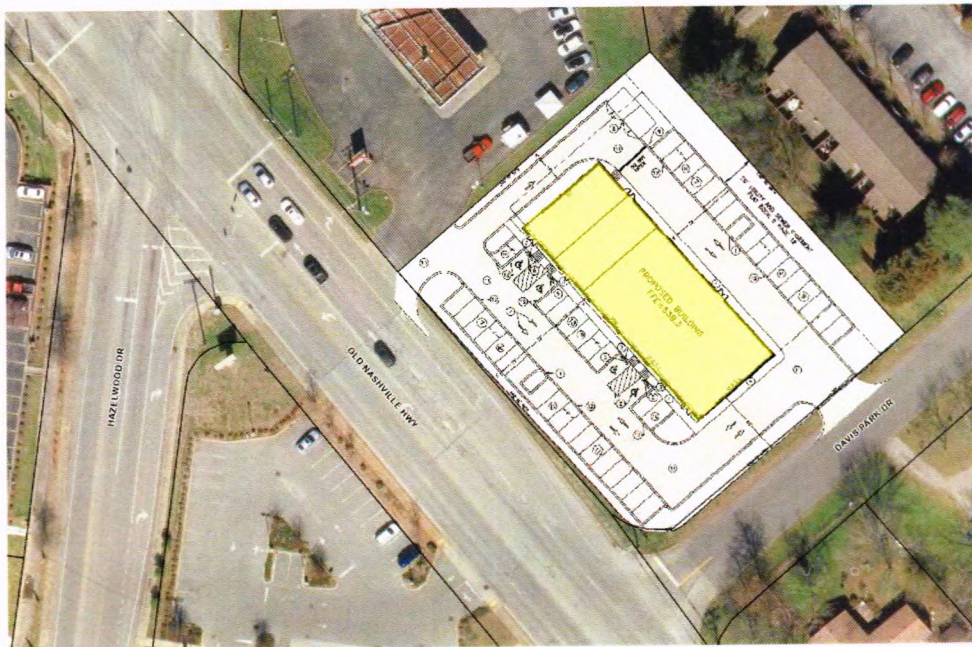
- 2. Davis Park Commercial, Lot 4
Corner of Old Nashville Hwy. & Davis Park Dr.
Owner/Developer: Richland South LLC/Beltway LLC

Location: Old Nashville Hwy & Davis Park Drive	Applicant: Huddleston-Steele Eng. - Chris Maguire
Tax Map/Group/Parcel: 34I/A/28.00	Property Owner(s): Richland South LLC
Zoning: C-2	Use Classification: Restaurant & Retail

Proposal

A. Location Analysis:

The subdivision known as Davis Park Commercial, Lot 4, is proposing a three suite retail and restaurant development. This property is currently vacant, approximately 1 acre in size and is positioned on the corner of Old Nashville Highway and Davis Park Drive. The proposed building is to be 7,500 square feet of retail with 1,500 square feet of restaurant space yielding a 9,000 square foot building. Access would be provided via Old Nashville Highway and Davis Park Drive. The entrance from Old Nashville Highway will require an access easement from the adjacent parcel, 29.00, to the north.



Development Standards

	Required	Proposed
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Square Footage of Vehicular Use Area	N/A	0.49 Ac
Square Footage of Open Space/Landscaping	2,134 SF	2,250 SF
Total Parking	45 Spaces	47 Spaces
Handicapped Parking Space(s)	2 Spaces	4 Spaces

B. Landscaping:

Landscape plan shows a variety of shrubs along Old Nashville Highway and Davis Park Drive. Overhead utility lines prevent trees to be located along the Old Nashville Highway road frontage, however there are trees shown in landscape islands in the parking lot paralleling Old Nashville Highway. Trees are not shown along Davis Park Drive due to utility lines. Additional shrubbery is shown around the dumpster enclosure as well as at the base of the building. There is an existing fence and trees along the northeastern property line abutting Davis Park Condos. This fence and vegetation is to remain undisturbed to provide a buffer in lieu of a new buffer due to the utility easement along that property line.

C. Design Review:

Architectural elevations show a mixture of brick, stone, glass/glazing and fiber cement siding. All four elevations are composed primarily of the primary materials with each wall face having a minimum of 86.65% primary materials. As presented, the elevations meet 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. 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 \$485.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. A shared access easement will be required for the adjacent tract to the northwest. If one already exists, please provide documentation.
2. Based on the construction type, the building will be required to be sprinkled.
3. Adequate parking is shown to meet the Zoning Ordinance. However, the third space within this building cannot be used as a restaurant in order to maintain adequate parking for the site.
4. It appears that the dumpster enclosure is set up for two dumpsters for three businesses. If this proves to be inadequate and a third dumpster is needed in the future, the enclosure will have to be rebuilt to enclose all needed dumpsters.
5. Submit utility construction plans.

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

Motion by Tim Slate, seconded by Mike Allen to approve the site plan for Davis Park Commercial, Lot 4 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

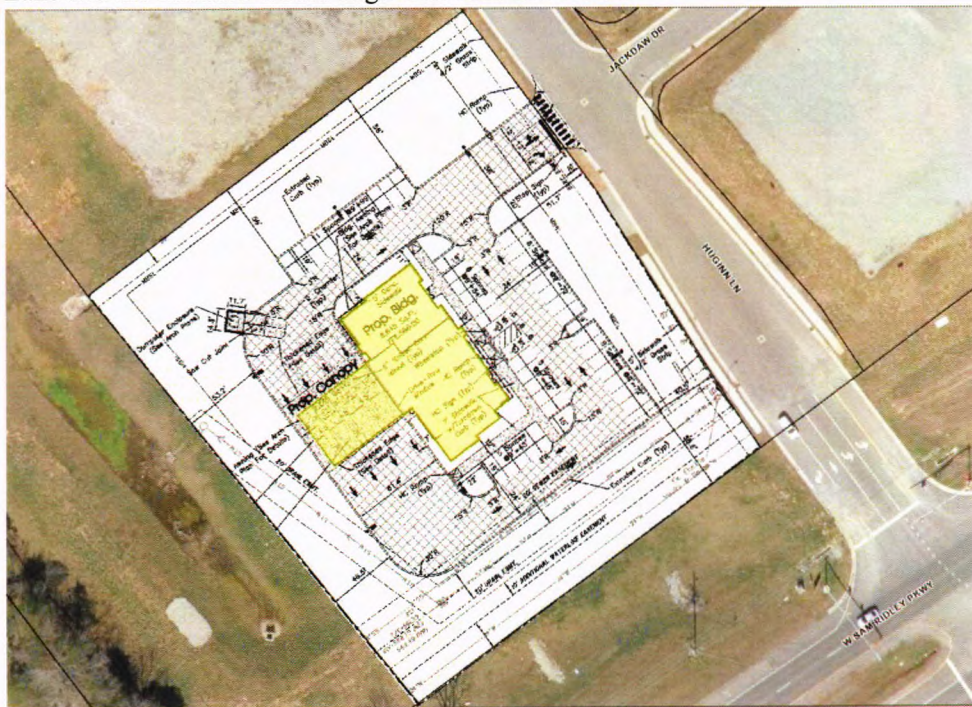
3. Redstone Federal Credit Union
 Corner of Sam Ridley Pkwy. W. & Huginn Ln.
 Owner/Developer: Redstone Federal Credit Union

Location: Huginn Lane	Applicant: SEC, Inc. - Aws Ahmed
Tax Map/Group/Parcel: 28B/A/7.00	Property Owner(s): Redstone FCU
Zoning: C-2	Use Classification: Financial Institution

Proposal

A. Location Analysis:

Redstone Federal Credit Union is proposing a 6,645 square foot facility, which would have two tenants, with three drive-through lanes. The location proposed has road frontage on Sam Ridley Parkway, West and Huginn Lane. Access to the site would be provided via a single access point off of Huginn Lane and the entrance would align with Jackdaw Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.76 Ac
Square Footage of Open Space/Landscaping	3,335 SF	3,520 SF
Total Parking	45 Spaces	45 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping:

Landscape plan shows a variety of trees and shrubbery shown throughout the site. The base of the building has a multitude of shrubs with shrubs and trees within landscape islands around the parking lot. Streetscaping along Sam Ridley Parkway does not have trees due to the presence of utility easements, shrubbery is shown in this area in lieu of a mixture of trees and shrubs. Streetscaping along Huginn Lane is shown within an electric easement and may need to be amended or shifted outside of the easement.

C. Design Review:

Architectural elevations for the east elevation, facing Sam Ridley Pkwy. is to have 77.3% primary materials of brick and glass/glazing, EIFS makes up 20.8% and 1.9% composed of aluminum battens. The remaining three elevations are to have no less than 75% primary materials. In total, 1.6% of the building is to have accent materials and 22.1% secondary 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.
4. A grading permit fee 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. Please show adequate streetscaping along Huginn Lane meeting MTEMC requirements for landscaping in an easement as well as streetscaping requirements.
2. Due to the number of parking spaces provided, the second tenant cannot be used as a restaurant.

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

Motion by Mike Allen, seconded by Amy Wise to approve the site plan for Redstone Federal Credit Union with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

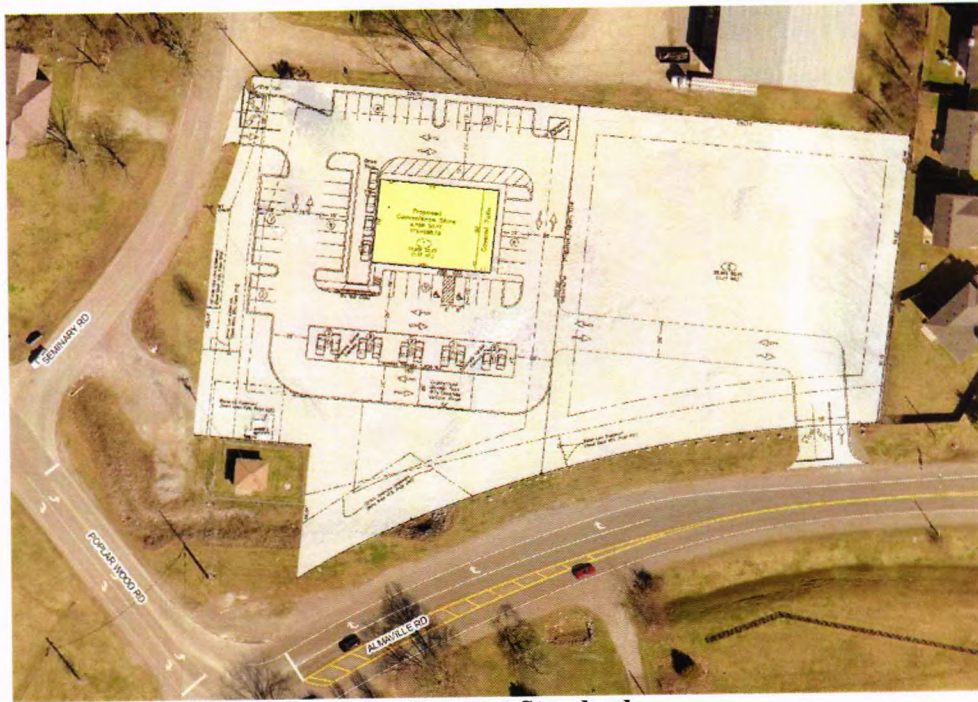
4. Stewart Creek Station
NE Corner of Poplarwood Drive & Almaville Road
Owner/Developer: Mayan 2022 Inc/Hardik Patel

Location: Seminary Road	Applicant: Huddleston-Steele Eng., Inc.
Tax Map/Part of Parcel: 55/7.02	Property Owner(s): Mayan 2022 Inc
Zoning: C-2	Use Classification: Convenience Commercial

Proposal

B. Location Analysis:

Stewart Creek Station is a convenience store with a gas station that is proposed for the property located on the corner of Seminary Road, Poplar Wood Road and Almaville Road. This property was rezoned from industrial to C-2 during the May 2022 Town Council meeting. The proposed building size is to be 4,500 square feet. A final plat has been submitted to staff to subdivide the property, but has not been recorded at this time. As proposed, there would be two access points; Seminary Road and Almaville Road. The applicant is proposing an access onto Almaville Road which is a TDOT roadway; an agreement will need to be coordinated between the owner and TDOT to create this access point. This site plan was approved by the Planning Commission in October 2022.



Development Standards

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

C. Design Review:

Architectural elevations submitted show the building to be built with primary materials of brick, two different types of stone and glass/glazing with an accent material of aluminum. The building is proposed to be built nearly entirely of primary materials; as shown, the elevations meet Design Review requirements.

D. Traffic Study Recommendations:

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

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almadale Road as a minor arterial and Poplar Wood Road and Seminary Road as collectors. Show a minimum right-of-way dedication of 30' from

the centerline of Seminary Road.

Staff Comments:

1. The subdivision plat creating the two lots is required to be recorded prior to issuance of a building permit. This would need to include the ingress/egress easement across Lot 2 benefiting Lot 1.
2. An entrance is shown on Almadale Road (SR-102). The current gravel drive at this location has not been permitted by TDOT. TDOT approval will be required for the entrance and it must meet all TDOT design standards.
3. Any improvements recommended by the traffic study must be completed by the developer.

The TIS has been submitted and staff has the following comments:

1. A left turn lane is shown on Almadale Road into the Project Site.
 2. Begin the RIGHT TURN LANE from Almadale Road onto Poplar Wood Road after the Project Site entrance in order not to confuse drivers with the Project Site entrance.
 3. The site distance has been checked for the Project Site exit onto Almadale Road.
 4. Bring signal equipment up to current Town of Smyrna standards.
 5. Install connection to Smyrna Traffic Operations Center for remote phasing.
 6. Replace signal heads as needed for new turning movements.
 7. Conduct Timing Study to input different timing plans for peak hour traffic. This signal will be a part of the overall ITS project Phases 3, 4, and 5.
 8. Make the Poplar Wood Road at Foxland Drive intersection an all way stop.
4. What is the fireflow? This site needs a minimum of 1500 GPM at 20 PSI
 5. Provide the construction type as this may affect the required minimum fire flow.
 6. CUD's existing infrastructure should be adequate to meet 1,500 GPM flow requirements for this site. Please refer to CUD Will Serve letter issued 7/24/2022.
 7. Submit a full set of plans directly to CUDengineering@tudrc.com for further review.
 8. As a result of the Traffic Study, the Town would recommend:
 1. Almadale Road:
 1. Left turn lane on Almadale Road into Project Site.
 2. Begin the right turn lane from Almadale Road onto Poplar Wood Road after the project site entrance in order to not confuse drivers with the Project site entrance.
 3. Site distance has been checked for the project site exit onto Almadale Road.
 2. Almadale Road at Poplar Wood Road traffic signal:
 1. Bring signal equipment up to current Town of Smyrna standards.
 2. Install connection to Smyrna Traffic Operations Center for remote phasing.
 3. Replace signal heads as needed for new turning movements.
 4. Conduct timing study to input different timing plans for peak hour traffic.
 5. This part of the TDOT ITS project 3, 4, 5.
 3. Poplar Wood Road at Foxland Drive:
 1. Make it an all way stop.

Staff Recommendation: Staff recommends approval with above listed recommendations and recommendations as a result of the traffic study. As part of the previous approval, the Commission required the installation of stop signs at Foxland Drive and Poplarwood Drive and Install ITC Sync.

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

Motion by Charles Scurr, PhD, seconded by Tim Slate to approve the site plan for Stewart Creek Station with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

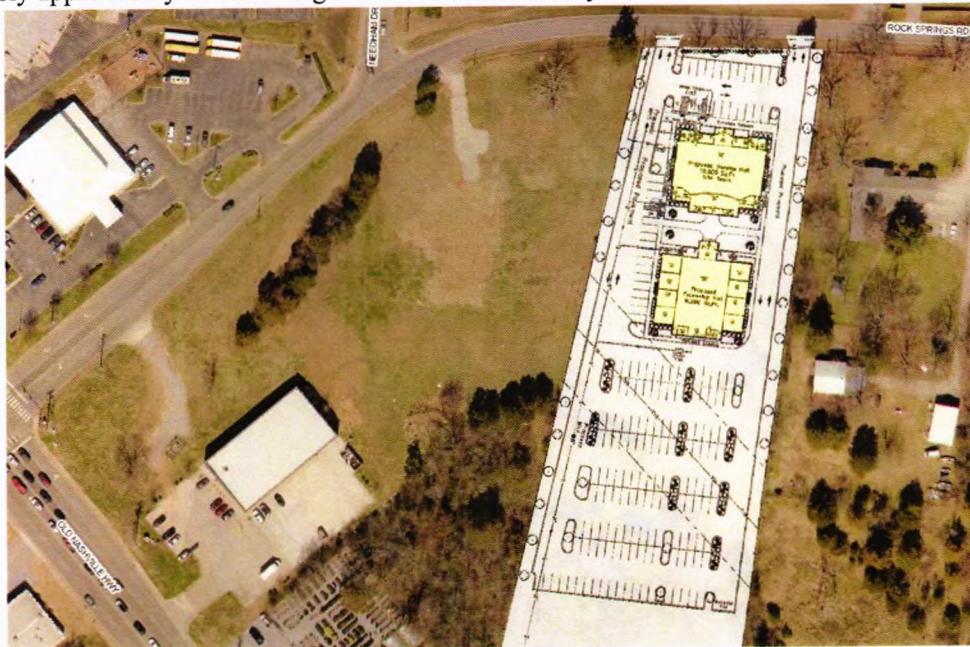
5. Zomi Christian Church, Inc.
 815 Rock Springs Road
 Owner/Developer: Marjulus Holdings, LLC

Location: 815 Rock Springs Road	Applicant: Zomi Christian Church
Tax Map/Parcel: 28/87.04	Property Owner(s): Zomi Christian Church Inc.
Zoning: R-3	Use Classification: Religious Facility

Proposal

A. Location Analysis:

Zomi Christian Church owns the property at 815 Rock Springs Road and is proposing to build two separate buildings. The proposed worship hall would be 10,680 square feet and the fellowship hall would be 9,288 square feet. The property is zoned R-3 and the applicant submitted a request for a religious facility within a residential district to the Board of Zoning Appeals and was approved during the February 2021 meeting. One condition of approval was the requirement a landscape buffer be installed along the eastern property line adjoining the residential lot. Applicant is showing a Type A landscape buffer to meet this condition. Two access points are proposed off Rock Springs Road on the eastern and western boundaries of the parcel. There is a TVA easement crossing perpendicular through the middle of the site. Due to this, a small parking lot and both buildings are proposed for the front of the property with the remaining parking and drainage in the rear of the site. This site plan was previously approved by the Planning Commission in January of 2022.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.92 Ac
Square Footage of Open Space/Landscaping	8,394 SF	10,500 SF
Total Parking	168 spaces	176 spaces
Handicapped Parking Space(s)	6 spaces	6 spaces

B. Landscaping:

Landscape plan shows a landscape buffer along the eastern property line bordering the residential lot as well as along the western property line. Shrubs and trees are proposed lining Rock Springs Road as well as within landscape islands and around the base of each building.

C. Design Review:

Architectural elevations show a primary material of brick with EIFS visible from all sides. Design Review requires at least 75% of the building façade visible from the public street to be clad in a primary material. Staff believes all sides of the buildings that would be visible from the public roadways are meeting the 75% requirement.

Standard Comments:

1. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
2. A grading permit fee will be required to be submitted prior to issuance of a building permit.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way is shown with this site plan.

Staff Comments:

1. Submit construction plans for the public water and sewer mains.
2. The sanitary sewer easement across the adjoining property to Old Nashville Highway has not been dedicated to the Town as a public easement. A public sewer line is shown within this easement. For this to occur, the easement will have to be dedicated to the Town by the adjoining property owner.

Staff Recommendation: Approval with staff comments.

Motion by Amy Wise, seconded by Mike Allen to approve the site plan for Zomi Christian Church, Inc. with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

5. Mandatory Referrals:

- a. Rocky Fork Almaville Road Right-of-Way and Easement Acquisition

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Rocky Fork Almaville Road Right-of-Way and Easement Acquisition with staff comments.

Vote: 6 - 0 Passed - Unanimously

6. December Bond Review Report

Motion by Amy Wise, seconded by Mike Allen to approve the December Bond Review Report with staff recommendation.

Vote: 6 - 0 Passed - Unanimously

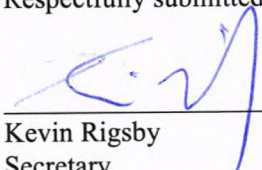
7. Staff comments and/or other business

Marc Adkins acknowledged Kathryn Bobbitt for her upcoming graduation from MTSU obtaining her Bachelors Degree.

Marc Adkins had Interim Building Official Dennis Blair introduce the new Building Official Kristi Worrell to the Planning Commission members.

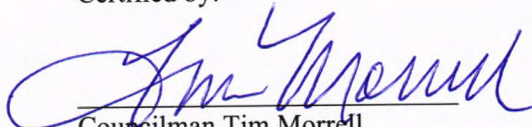
8. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman