



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES APRIL 4, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, April 4, 2024 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-Mayor Marc Adkins.

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

**Present:** Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Salena Scott; Amy Wise; Miranda Swift; Charles Scurr, PhD

**Staff Present:** Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; James Lawrence, Asst. Chief of Fire Prevention; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Charles King, Engineer; Mike Strange, Utilities Director; Kristi Worrell, Building Official

1. Citizens' Comments: None at this time.
2. Election of Officers

Chairman Tim Morrell requested that the Town Attorney proctor the elections of Chair and Vice Chair. Only one nomination was made by Marc Adkins for Tim Morrell to serve as Chair and nominations ceased. The vote in favor of Tim Morrell was unanimous. Next, nominations were taken for the position of Vice Chair. Tim Morrell nominated Marc Adkins for the position of Vice Chair and there were no further nominations from the floor. The vote in favor of Marc Adkins was unanimous.

3. Approval of Minutes of the March 7, 2024 meeting

Motion by Amy Wise, seconded by Miranda Swift to approve the minutes for the March 7, 2024 meeting.

**Vote:** 7 - 0 Passed - Unanimously

4. 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 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 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 in either Phase 1 or Phase 2. 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. Development of the 100th home in either Phase 1 or Phase 2 will require a road to be constructed to either Independent Hill Road or to connect Phase 1 and 2 together.
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. 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.
12. 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.
13. Once available, submit full set of plans separately for each individual section and phase to be constructed directly to CUDengineering@ cudrc.com for further review and specific comments.
14. Submit plans at 24" x 36" size.

Motion by Miranda Swift, seconded by Charles Scurr, PhD to defer until the May meeting.

**Vote:** 7 - 0 Passed - Unanimously

b. Site Plans:

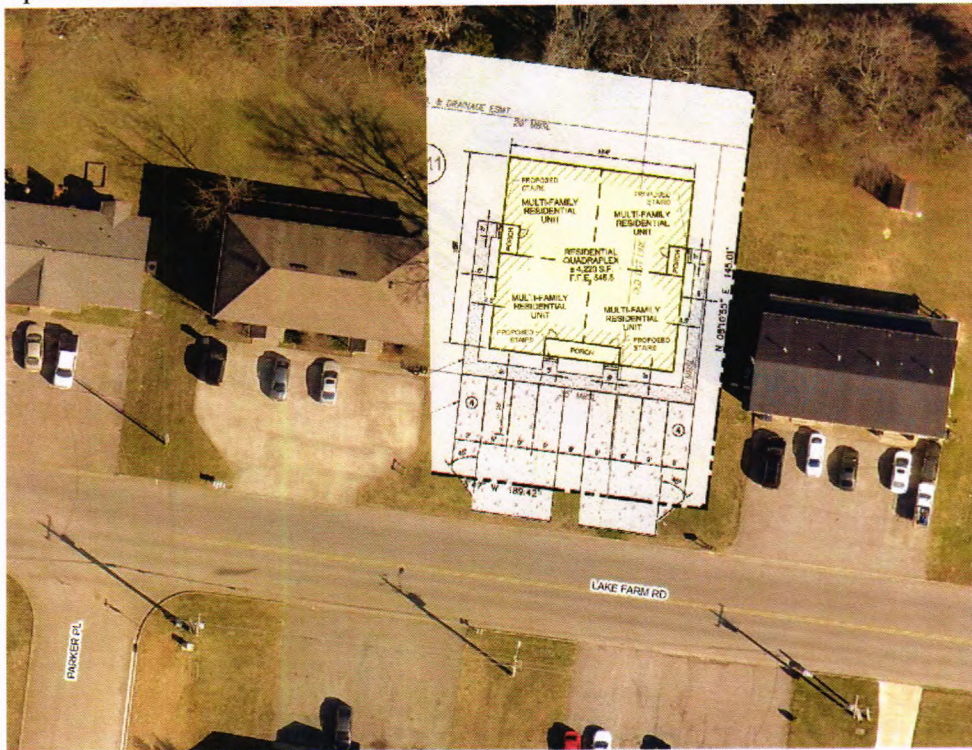
1. 323 Lake Farm Road  
323 Lake Farm Road  
Owner / Developer: Jason R. Lloyd

Location: 323 Lake Farm Road	Applicant: Morelock Engineering
Tax Map/Group/Parcel: 27N/C/12.00	Property Owner(s): Jason Lloyd
Zoning: C-2	Use Classification: Multi-family residential

Proposal

**A. Location Analysis**

Property owner Jason Lloyd owns the quadruplexes at 323 and 325 Lake Farm Road and wishes to develop another quadruplex between the two buildings. The property was rezoned from R-4 to R-6 during the October 2021 Town Council meeting to permit for the use of multi-family residential and was approved by the Planning Commission for site plan development in May 2022. Access to the site would be provided via Lake Farm Road.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	2,853 SF
<b>Square Footage of Open Space/Landscaping</b>	285 SF	318 SF
<b>Total Parking</b>	16 Spaces	8 Spaces
<b>Handicapped Parking Space(s)</b>	1 Space	0 Spaces

**B. Landscaping**

Landscape plan submitted shows three trees along Lake Farm Road with shrubbery at the base of the front of the building and in the landscape island between the parking areas.

**C. Design Review**

Architectural elevations submitted show the building to be built with horizontal fiber cement lap siding on all four sides of the building.

**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. This project must follow the Land Disturbance Management Guidelines for projects less than 1 acre. These guidelines can be found at <https://www.townofsmyrna.org/home/showpublisheddocument/1841/636414107631200000>
- 3. Signs will require a separate permit.
- 4. The Major Thoroughfare Plan designates Lake Farm Road as a Collector. Adequate right-of-way exists for this street.
- 5. The required minimum fire flow will be 1,750 GPM at 20 PSI. If the units are divided using fire walls, the minimum requirement drops to 1,000 GPM at 20 PSI. The available fire flow is 1,650 PGM at 20 PSI.

**Staff Comments:**

- 1. The site will be required to comply with ADA requirements due to the development being a quadruplex and is required to meet the commercial Building Code. One unit must be ADA compliant, a van accessible handicapped parking space is required, and a ramp is required.
- 2. The Zoning Ordinance requires 4 parking spaces per unit based on a quadruplex. Eight parking spaces are currently shown. An additional 8 spaces are required.
- 3. All water services lines must have a 2” gate valve by the utility main at the building to the left.
- 4. Show details for landscaping to be used in a data table.
- 5. Please update the FEMA map information to the current map.

**Staff Recommendation:** Staff recommends denial due to the parking area not meeting the Zoning Ordinance requirement for parking as well as the site not meeting ADA requirements.

This project has been withdrawn by the applicant.

- 2. Newberry Townhomes, Lot I  
Almaville Road  
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC

<b>Location:</b> 3545 Almaville Road	<b>Applicant:</b> Land Solutions Company, LLC
<b>Tax Map/Parcel:</b> 55/29.05	<b>Property Owner(s):</b> Newberry Property Company
<b>Zoning:</b> PUD	<b>Use Classification:</b> Multi-Family Residential

Proposal

**A. Location Analysis**

The Newberry PUD, Phase 1 consists of a mixture of residential dwellings including single family detached, single family attached and townhomes. The approved PUD showed 84 townhomes for the entire development, however this site plan is proposing 82. Amenities shown include a dog park, playground and a pavilion. Access to the townhomes will be provided via a single ingress/egress point onto Almaville Road



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.27 Ac
<b>Square Footage of Open Space/Landscaping</b>	5,550 SF	6,451 SF
<b>Total Parking</b>	369 Spaces	371 Spaces
<b>Handicapped Parking Space(s)</b>	N/A	3 Spaces

**B. Landscaping**

Landscape plan shows street trees and shrubbery lining Alwayville Road with additional shrubbery planted around the amenity areas and guest parking areas.

**C. Design Review**

Architectural elevations on all four elevations show primarily fiber cement board siding of varying styles with a base layer of brick around the perimeter of the entire building.

**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 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Alwayville Road as a minor arterial. Right-of-way is shown to be dedicated as part of this development.

**Staff Comments:**

1. The required minimum fire flow for the commercial lot is 1,500 GPM @ 20 PSI. All commercial buildings will be required to be sprinkled. The residential minimum fire flow is 1,000 GPM @ 20 PSI. Anything over 3,600 square feet must be sprinkled.

2. Provide E911 approval documentation for the road names.
3. A second road entrance must be constructed prior to issuance of building permits.
4. Submit a PUD amendment request for the entire site as the layout and amenities have been changed. This may or may not need to be reviewed by the Planning Commission and Town Council in addition to staff. No construction plans or final plats will be considered until this PUD amendment request is received.
5. Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review.
6. Provide the total square footage of impervious area, the total square footage of vehicular use area, and the total square footage of landscaped area within and around the vehicular use area at 10% of the vehicular use area.
7. Show the length of each driveway to the back of the sidewalk or the edge of the pavement, whichever is applicable, to be a minimum of 38'.
8. Parking provided on the cover page does not match the parking shown on the site plan. Please correct.
9. Show a sidewalk to access the amenities.
10. Add a hydrant between lots 76 & 77.
11. Submit sewer profile page.
12. Roads are required to be 26' wide.
13. Change the development name on the architectural elevation pages to reflect this development name.
14. The elevations provided do not match the townhomes shown on the site plan. Elevations show a 7 unit building and 4 unit building, however, there are no 7 unit buildings within this development.
15. Edit all notes noting the HVAC location to state that the HVAC units shall only be located on the rear.
16. Show lift station details and profiles.
17. CUD's existing infrastructure is only adequate to meet the 1,000 GPM fire flow requirement for the residential portion of the development but is NOT adequate to meet the fire flow requirement of 1,500 GPM for the commercial portion of the development. Please refer to the CUD Will Serve letter issued 11/5/2023.
18. Plans have been reviewed by CUD and comments sent directly to the applicant.

**Staff Recommendation:** Staff recommends denial or deferral due to the list of outstanding comments.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to defer until the May meeting.

**Vote:** 7 - 0 Passed - Unanimously

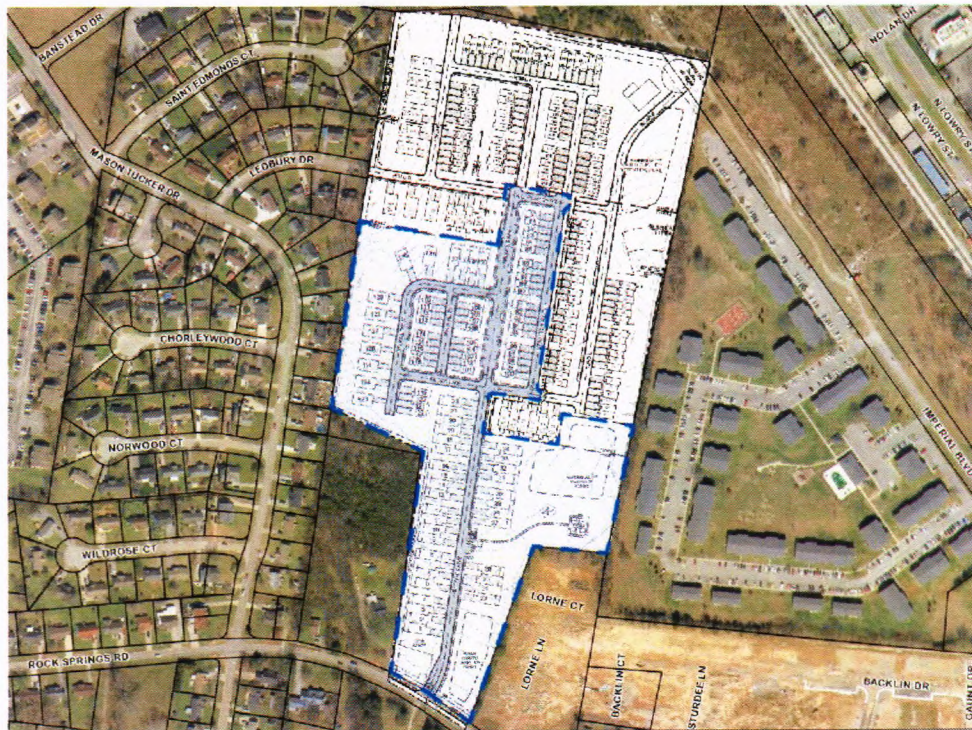
3. Spring Branch Townhomes, Phase I  
602 & 604 Rock Springs Road  
Owner / Developer: Green Trails

<b>Location:</b> 604 Rock Springs Road	<b>Applicant:</b> Land Solutions Company, LLC
<b>Tax Map/Parcel:</b> 28/31.01	<b>Property Owner(s):</b> Robert Thomson
<b>Zoning:</b> PRD	<b>Use Classification:</b> Multi-Family Residential

Proposal

**A. Location Analysis**

Spring Branch has submitted the first phase of their development which consists of 12 single-family detached dwellings and 77 townhomes. Due to the number of dwellings proposed as part of this phase, a secondary ingress/egress is not required at this time. A single access point is shown off of Rock Springs Road. Amenities shown with this phase include a fire pit and playground.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	2.28 Ac
<b>Square Footage of Open Space/Landscaping</b>	9,964 SF	10,608 SF
<b>Total Parking</b>	395 Spaces	399 Spaces
<b>Handicapped Parking Space(s)</b>	N/A	2 Spaces

**B. Landscaping**

Landscape plan shows a Type C landscape buffer along the western property lines abutting the R-4 zoned properties. There's existing vegetation along the R-4 zoned properties; a portion is to remain so as to keep a more robust landscape buffer. In addition, trees and shrubbery mixture are shown lining road frontages throughout the development. A variety of shrubs and trees are shown around the common areas and amenity areas.

**C. Design Review**

Architectural elevations for the townhomes and single family detached dwellings show a mixture of brick, stone and fiber cement board siding, which meet the requirements set forth in the approved PRD.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. 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 Rock Springs Road as a Collector. Adequate right-of-way is shown to be dedicated for this street.
6. Water and sewer construction plans are under review.

**Staff Comments:**

1. The required minimum fire flow is 1,000 GPM at 20 PSI. Any building over 3,600 square feet will increase the required minimum fireflow.
2. A final plat will be required to be submitted and recorded dedicating public easements prior to issuance of building permits.
3. Adequate fire flow exists for this phase, but not the remainder of the development at this time. The Town has a water line improvement project underway which will address this issue.
4. Show the required bus stop at the entrance near Rock Springs Road. Provide approval from the School Board permitting the location of the bus stop in the location shown if it is to not be relocated along Rock Springs Road.
5. Please show driveway length a minimum of 38' from the sidewalk to the front wall of the house to allow for adequate parking without impeding the sidewalk.
6. There is an unaccounted for triangular shaped area south of Units 122 and 123 which is approximately 13,000 square feet. The parcel line shown on the plans does not reflect the parcel lines shown by the Property Assessor. Please clarify.
7. Roads are to be 26' wide serving any buildings over 30' in height.
8. Please provide construction details for the temporary drive. The temporary drive is required to be removed prior to building permits being issued for Phase 2.
9. Any covered porches or patios must meet setback requirements.

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

Motion by Miranda Swift, seconded by Charles Scurr, PhD to approve the site plan for Spring Branch Townhomes, Phase I with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

5. New Business:

a. Rezoning Request:

1. Matt Huff  
Fortitude Trail  
PRD Amendment

A PRD zoning amendment request was submitted for Burnett Ridge located on Fortitude Trail. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 58.00, is comprised of 18.93 acres, and is zoned PRD. The surrounding zoning is R-3 and PRD (Woodmont, Colony Estates at Greentree). The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads on the Major Thoroughfare Plan are affected by this development. The request is to remove 4.2 acres from the approved PRD and reduce the number of lots from 70 to 60. This increases the density of the development from 3.03 houses/acre to 3.17 houses/acre. There is a change in the proposed amenities from a pickleball court to a playground. All other aspects of the approved PRD would remain the same. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. The alignment of the proposed offsite water line extension to achieve the required fire flow will need to be reevaluated with the removal of the northern portion of this PRD.
3. The road name for Seneca Court as shown on the approved final plats for Burnett Ridge will have to change to Ryan Hill Drive pending approval of the adjoining PRD amendment for The Colony at Greentree.
4. Any stormwater from this development which is shown going to the detention pond in the area

to be removed and added to the adjoining development will have to be accommodated within this development or an easement granted to utilize the detention pond shown in the adjoining development.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend approval for the PRD zoning amendment for Rutherford County Tax Map: 33, Parcel: 58.00 with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

2. Rob Molchan  
Ryan Hill Drive  
PRD Amendment

A PRD amendment was submitted for Colony at Greentree located on Ryan Hill Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 58.01 and part of Parcel 58.00, is comprised of 37.68 acres, and is zoned PRD. The surrounding zoning is R-1, R-3, and PRD (Burnett Ridge, Woodmont). The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads on the Major Thoroughfare Plan are affected by this development. The request is to add 4.2 acres from the Burnett Ridge PRD and increase the total number of lots from 11 to 113. This increases the density from .33 houses/acre to 2.99 houses/acre. The following staff comments were made:

1. The required minimum fireflow is 1,000 GPM @ 20 PSI.
2. The recorded plat for Greentree, Section 1 (PB 19, Page 185) shows the dedication of a right-of-way for future development which is approximately 20' wide from Ryan Hill Drive eastward approximately 425'. In addition, the recorded plat for Greentree, Section III (PB 25, Page 44) shows the extension of this dedication to the Daniel property (Map 33, Parcel 60.00). This is not shown correctly on the Property Assessor's map, but appears to be shown correctly on these plans. If this development is not going to utilize this right-of-way, the Town will need to consider dispensing with it. In addition, the right-of-way shown for a cul-de-sac at the end of Ryan Hill Drive in this area becomes unnecessary if this development is approved and should be dispensed with as well.
3. The approved final plat for Woodmont, Phase 10 shows a cul-de-sac on Millgate Drive. If this development is to connect to this road, an amended final plat will be required to be submitted and reviewed for Woodmont, Phase 10.

At this time, Councilman Tim Morrell acknowledged applicant Rob Molchan with SEC, Inc. to speak regarding this request.

Motion by Miranda Swift, seconded by Matthew Carver to recommend approval to Town Council the PRD zoning amendment for Rutherford County Tax Map: 33, Parcel: 58.01 and part of Parcel 58.00 with the above listed staff comments.

**Vote:** 6 - 1 Passed

NAY: Charles Scurr, PhD

3. Sean Saunders  
7085 Florence Road  
PID Amendment

A PID zoning amendment was submitted for Florence Self-Storage located at 7085 Florence Road. This property can be further referenced by Rutherford County Tax Map: 35, Parcel: 94.00, is comprised of 3.23 acres, and is zoned PID. The surrounding zoning is R-1, R-3, and I-2. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Florence Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline and has been dedicated as a part of this development. The request is to amend the allowed materials for the buildings facing Florence Road from brick to split face block. The approved PID is for 6 separate mini-storage buildings totaling 49,410 square feet. The buildings are required to be constructed with brick, stone, or concrete siding on the ends of the buildings facing Florence Road. The elevations submitted for the site plan approval showed brick or stone on the ends of the buildings facing Florence Road. The buildings were actually constructed with split-face concrete block on the ends of the buildings instead of brick or stone, and the developer has requested that the PID be amended to allow for this to remain.

At this time, Councilman Tim Morrell acknowledged Brandon Baldwin of Baldwin Construction to speak regarding this request.

Motion by Amy Wise, seconded by Miranda Swift to recommend denial to the Town Council the PID zoning amendment for Rutherford County Tax Map: 35, Parcel: 94.0.

**Vote:** 7 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Gwynne Farms, Phase 4  
Robert Gwynne Drive  
Owner / Developer: Lennar Homes of Tennessee, LLC

A Preliminary Plat was submitted for Gwynne Farms, Phase 4 located on Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 32 Parcel: 51.00, is comprised of 36.4 acres, is zoned PRD, and consists of 153 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. No roads on the Major Thoroughfare Plan are affected by this development.
4. A Grading Permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The Grading Permit fee will be \$3,840 for 36.4 acres of land. This area is currently under consideration for a Mass Grading Permit. A separate Grading Permit would have to be obtained for this section even if a Mass Grading Permit was obtained. The second permit would be obtained prior to any work not detailed on the Mass Grading plans.
5. Signs will require a separate permit.
6. Water and sewer construction plans are under review.
7. The required minimum fireflow is 1,000 GPM @ 20 PSI.
8. Any retaining walls over 4' in height require engineering plans and a permit from the Building Codes Dept.
9. Submit a roadway lighting plan.
10. Provide additional dimensions for the easement on the rear of Lots 324-325.
11. Lots 326-344 may require a private grinder pump depending on the finished floor elevations.
12. All slopes within drainage easements cannot exceed 3:1.
13. If the lowest level elevation of this project (containing plumbing) is below the elevation of the

manhole cover of the next upstream manhole, the sewer exiting that level must pass through a backwater valve in the building drain, or horizontal branch, serving such fixtures. Plumbing fixtures above the elevation of the manhole cover of the next upstream manhole shall not discharge through a backwater valve. See IPC 714 (2018 ed.). Please note backwater valves on the drawings.

14. Ensure all storm structures are in drainage easements or common areas.
15. Review the Town of Smyrna Water Quality Buffer Zone policy to ensure all buffer zones are sized appropriately in regard to slopes.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Gwynne Farms, Phase 4 with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

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

A Preliminary Plat was submitted for Lee Road Subdivision located at 6554 & 6558 Lee Road. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 51.00, is comprised of 36.4 acres, is zoned PRD, and consists 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. The Major Thoroughfare Plan designates Lee Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Right-of-way is shown being dedicated as a part of this development.
4. A grading permit fee of \$3,833 will be required.
5. Signs will require a separate permit.
6. Submit sewer construction plans. Water is CUD.
7. 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.
8. All lots will be required to be serviced by gravity sewer.
9. The Utilities Dept. has concerns of the 20+ feet deep sewer cuts.
10. Relocate the existing driveway to the adjacent residence and show on the construction plans.
11. Any retaining walls over 4' in height require engineering plans and a permit from the Building Codes Dept.
12. Provide bridge details. Pipe must be concrete not galvanized or plastic.
13. For Lots 19-21, an additional 5' building setback is required on the side lot lines due to the easements on those lines.
14. Drainage structures and landscape buffers cannot overlap.
15. Show and label all easements where stormwater and utility infrastructure is outside of the public right-of-way.
16. Review the Town of Smyrna Water Quality Buffer Zone policy to ensure all buffer zones are sized appropriately in regard to drainage basin area pre and post development.
17. Please reference CUD Will Serve Letter issued 12/5/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 500 GPM. Homes are proposed to be fire sprinkled.
18. Applicant has submitted plans directly to CUD. Plans are currently in queue to be reviewed by

CUD.

Motion by Miranda Swift, seconded by Charles Scurr, PhD 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)

3. Sims Ridge Subdivision, Section I  
Tamland Ave & Spring Hill Drive  
Owner / Developer: Ole South Properties, Inc.

A Preliminary Plat was submitted for Sims Ridge Subdivision, Section I located on Tamland Avenue. This property can be further referenced by Rutherford County Tax Map: Tax Map: 33B, Parcels: 50.00 & 51.00, is comprised of 13.41 acres, is zoned PRD, and consists of 38 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. No roads on the Major Thoroughfare Plan are affected by this development.
4. A Grading Permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The Grading Permit fee will be \$1,541 for 13.41 acres of land.
5. Signs will require a separate permit.
6. No burn permit will be issued for this site due to the proximity to the schools.
7. Submit water/sewer construction plans.
8. No construction traffic is allowed through the adjoining neighborhoods ie: Spring Hill Drive.
9. The northern half of the property does not appear to be draining to a pond built on-site. Please run drainage calcs to prove the receiving pond is capable of handling this runoff or capture runoff onsite.

Motion by Amy Wise, seconded by Miranda Swift to approve the Preliminary Plat for Sims Ridge Subdivision, Section I with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

c. Final Plats:

1. 352 W Sam Ridley Parkway  
352 W Sam Ridley Parkway  
Owner / Developer: Vester Waldron Family Limited Partnership / McDonald's

A Final Plat was submitted for 352 W Sam Ridley Parkway located at 352 W Sam Ridley Parkway. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.18, is comprised of 1.17 acres, is zoned C-2, and consist of 1 lot. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial. The required minimum right-of-way for this road is 50' from the centerline and adequate right-of-way exists.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Final Plat for 352 W Sam Ridley Parkway.

**Vote:** 7 - 0 Passed - Unanimously

- 2. Gwynne Farms, Phase 3, Section 1  
Cardiff Drive  
Owner / Developer: Lennar Homes of Tennessee, LLC

A Final Plat was submitted for Gwynne Farms, Phase 3, Section 1 located on Cardiff Drive. This property can be further referenced by Rutherford County Tax Map: 32, p/o Parcel: 20.00, is comprised of 33.11 acres, is zoned PRD, and consist of 28 lots. No roads on the Major Thoroughfare Plan are affected by this development. The following staff comments were made:

- 1. Signs will require a separate permit.
- 2. Add the owner's signature prior to submittal for recording.

Motion by Miranda Swift, seconded by Matthew Carver to approve the Final Plat for Gwynne Farms, Phase 3, Section I with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

- 3. Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24  
Springhill Drive & Seth Brittain Pt.  
Owner / Developer: M1 Development, LLC

A Final Plat was submitted for Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24 located at Springhill Drive & Seth Brittain Point. This property can be further referenced by Rutherford County Tax Map: 33G, Group: A, Parcels: 1.00, 2.00, 3.00, 10.00, 11.00, 23.00, 24.00, is comprised of 1.88 acres, is zoned R-3, and consist of 7 lots. The Major Thoroughfare Plan designates Spring Hill Drive as a collector. The required minimum right-of-way for this road is 60', and adequate right-of-way exists. The following staff comments were made:

- 1. Signs will require a separate permit.
- 2. Add the signature and stamp for the surveyor.
- 3. Add the owner's signature prior to submittal for recording.

Motion by Miranda Swift, seconded by Amy Wise to approve the Final Plat for Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24 with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

d. Site Plans:

- 1. Smyrna Echo Hotel  
825 Industrial Boulevard  
Owner / Developer: At Home Studio Living Smyrna TN I, LLC / Holladay Properties

<b>Location:</b> 825 Industrial Boulevard	<b>Applicant:</b> Fulmer Lucas Engineering
<b>Tax Map/Parcel:</b> 29/17.03	<b>Property Owner(s):</b> At Home Studio Living

**Zoning:** PUD

**Use Classification:** Transient Habitation

Proposal

**A. Location Analysis**

A new 51,200 square foot, extended stay 4 story hotel is proposing to develop on lot 9 within the Colonial Town Park Subdivision. Proposed location has road access to Town Park Drive and is located north of the existing Kohl's and Dollar Tree. The site would have one access point from the tract to the south.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.33 Acres
<b>Square Footage of Open Space/Landscaping</b>	5,801 SF	6,428 SF (New)
<b>Total Parking</b>	124 Spaces	131 Spaces
<b>Handicapped Parking Space(s)</b>	5 Spaces	5 Spaces

**B. Landscaping**

Landscape plan shows trees lining the entrance to the property with additional trees and shrubs proposed throughout the parking areas and along the perimeter of the property. Existing dense vegetation is present on the northern portion of the property that is to remain as a buffer.

**C. Design Review**

Architectural elevations submitted show the building to be built with a mixture of brick, stone, and glass/glazing. EIFS is shown as a secondary material. The east elevation, which is approximately 16% visible from Industrial Boulevard, is clad in 28% primary material with the remaining 72% in EIFS. The west elevation, fronting an industrial building in LaVergne, has 29% primary materials and 71%

EIFS. The north elevation is shown to have 23% primary materials and 77% secondary materials with the southern elevation having 15% primary materials and 85% secondary materials. Overall, the building has 27% primary materials and 73% secondary materials, however the Design Review Manual requires a minimum of 50% of the entire building to be finished with primary materials.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$1,800 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. There are no streets as shown on the Major Thoroughfare Plan affected with this development.

**Staff Comments:**

1. The building is required to be sprinkled and will be required to be reviewed and approved by the State Fire Marshal's office prior to issuance of a building permit.
2. If there is a commercial kitchen as part of the hotel, a 1,500 gallon grease trap is required.
3. The Design Review Manual requires this building to be clad in a minimum of 75% primary materials for any elevation visible from the public street. A portion of the fourth floor on the east elevation is visible from Industrial Boulevard. The previous hotel approved on this site met this requirement on the east elevation.
4. At least 50% of the entire building facade is required to be finished with primary exterior materials.
5. A plat may be required to dedicate easements for utilities serving this property.

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

At this time, Councilman Tim Morrell acknowledged Read Talley of 2505 Oakland Avenue Nashville, to speak regarding this request.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to defer the site plan for Smyrna Echo Hotel until the May meeting.

**Vote:** 7 - 0 Passed - Unanimously

2. Volunteer State Bank  
Huggin Lane  
Owner / Developer: KKS General Partnership / Volunteer State Bank

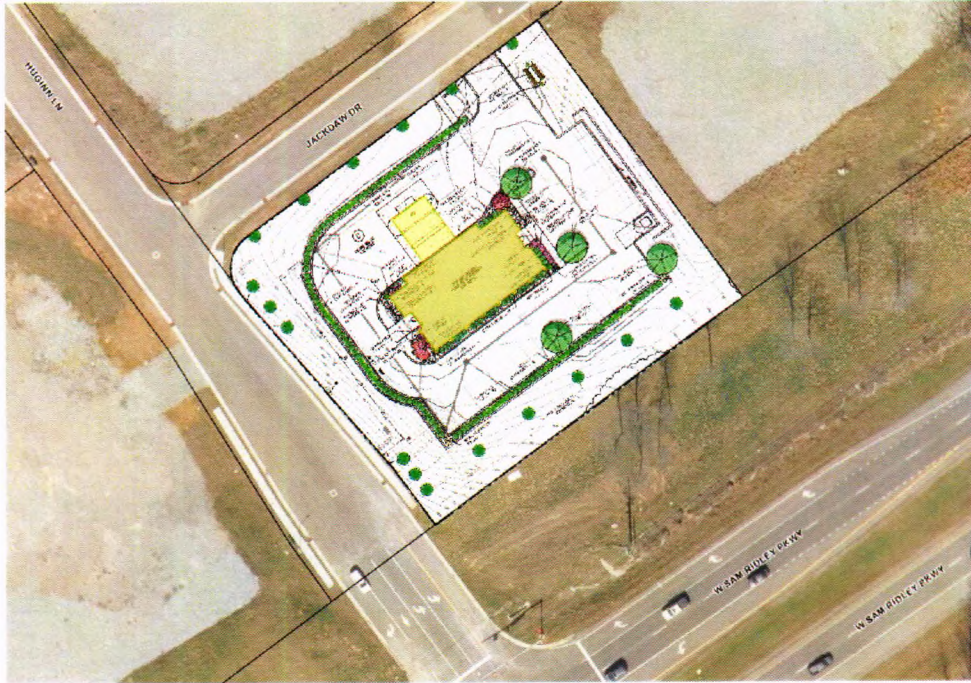
<b>Location:</b> Huggin Lane & Jackdaw Drive	<b>Applicant:</b> Volunteer State Bank
<b>Tax Map/Group/Parcel:</b> 28B/A/8.00	<b>Property Owner(s):</b> Volunteer State Bank
<b>Zoning:</b> C-2	<b>Use Classification:</b> Financial Institution

Proposal

**A. Location Analysis**

Volunteer State Bank is proposing a 5,886 square foot facility in the Pointe commercial subdivision. The property has three road frontages on Sam Ridley Parkway, W., Huggin Lane and Jackdaw Drive. The site would have a singular access point off of Jackdaw Drive to be positioned at the furthest extent from the intersection of Huggin Lane and Jackdaw Drive. Since prior Planning

Commission approval in February 2023, the overall layout has remained the same, however the building square footage has been increased from 4,760 square feet under roof area to 5,886 square feet.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.50 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,213 SF	4,750 SF
<b>Total Parking</b>	29 Spaces	29 Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	2 Spaces

**B. Landscaping**

Landscape plan shows street trees along all three road frontages with shrubbery lining the parking lot area. Additional vegetation is shown around the base of the building and in landscaped islands. There is a gap of approximately 142' between street trees on Huginn Lane due to utility line conflicts.

**C. Design Review**

Architectural elevations show the building to utilize all the primary materials with brick, stone and glass/glazing. Additionally, aluminum panels and metal coping are shown as accent materials. All elevations meet the 75% primary building material requirement; the entire building is composed of 90% primary material with 10% accent materials of ACM and metal coping.

**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 grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan shows Sam Ridley Pkwy., West as a principal arterial. Adequate right-of-way exists for this roadway.
6. The minimum fire flow requirement is 1,500 GPM at 20 PSI.

**Staff Comments:**

1. Please provide details for the retaining walls. Any retaining walls over 4' in height require engineering plans and a permit from the Building Codes Department.
2. Label the domestic water main differently from the reuse water main.

**Staff Recommendation:** Approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the site plan for Volunteer State Bank with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

6. Mandatory Referrals:

- a. Rock Springs Sidewalk Right-of-Way and Easement Acquisition

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

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to recommend approval to the Town Council the mandatory referral for Rock Springs Sidewalk Right-of-Way and Easement Acquisition.

**Vote:** 7 - 0 Passed - Unanimously

7. April Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the April Bond Review Report.

**Vote:** 7 - 0 Passed - Unanimously

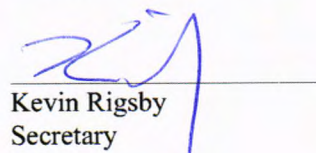
8. Staff comments and/or other business

At this time, Councilman Tim Morrell welcomed the two new members onto the Planning Commission.

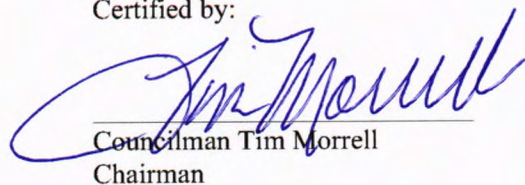
At this time, Kevin Rigsby mentioned new virtual training to the new Planning Commission members.

9. Adjournment

Respectfully submitted:

  
Kevin Rigsby  
Secretary

Certified by:

  
Councilman Tim Morrell  
Chairman