



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES DECEMBER 5, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, December 5, 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 Amy Wise.

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

Present: Tim Morrell, Councilman; Matthew Carver; Salena Scott; Amy Wise; Charles Scurr, PhD

Absent: Marc Adkins, Vice-Mayor

Staff Dave Santucci, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town

Present: Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Smith, Office Coordinator; James Lawrence, Assistant Fire Chief; Charles King, Engineer; Mike Strange, Utilities Director; Kristi Worrell, Building Official

1. Citizens' Comments:

*"The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing".*

2. Approval of Minutes of the November 7, 2024 meeting

Motion by Matthew Carver, seconded by Salena Scott to approve the Minutes from the November 7, 2024 meeting.

**Vote:** 5 - 0 Passed - Unanimously

3. Public Hearing:

a. Plan of Services for Rocky Fork Almaville Road

At this time, Councilman Tim Morrell opened a public hearing at which no one spoke.

Motion by Matthew Carver, seconded by Amy Wise to recommend approval to the Town Council the Plan of Services for Rocky Fork Almaville Road.

**Vote: 5 - 0 Passed - Unanimously**

b. Plan of Services 139 Neal Avenue

At this time, Councilman Tim Morrell opened the Public Hearing.

People who spoke at the Public Hearing:

Dave Elliott residing at 134 Neal Avenue  
James Arnel residing at 137 Neal Avenue  
Harley Castoo residing at 709 Cloverland Drive  
Masoul Morgan residing at 6807 Kew Garden.

Motion by Matthew Carver, seconded by Amy Wise to recommend approval to Town Council the Plan of Service for 139 Neal Avenue.

**Vote: 5 - 0 Passed - Unanimously**

4. Old Business:

a. Site Plans:

1. Grand Wash/ Retail / Gas Station

NW Corner of Nissan Drive & Sam Davis Road

Owner / Developer: Car Wash Pro Designers / Riverstone Investments, LLC

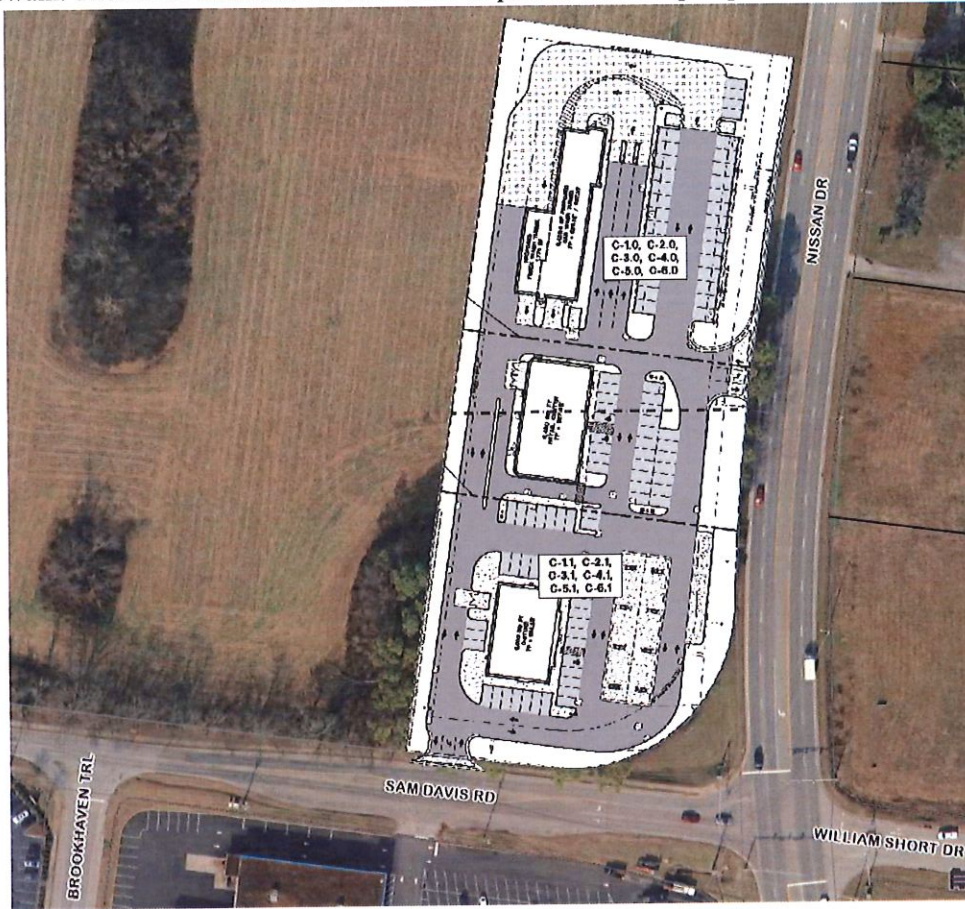
<b>Location:</b> NW Corner of Nissan Dr. & Sam Davis Rd.	<b>Applicant:</b> Car Wash Pro Designers
<b>Tax Map/Parcel:</b> 27/6.08	<b>Property Owner(s):</b> Riverstone Investments LLC
<b>Zoning:</b> C-2	<b>Use Classification:</b> Car Wash, Convenience Store with Fuel & Retail Center

Proposal

**A. Location Analysis**

Grand Wash is proposing a second car wash on a commercial parcel on the northwest corner of the intersection at Nissan Drive and Sam Davis Road. In addition to the car wash would be a convenience store with a fuel station and retail center. Access to the site would be provided via both road frontages with the access on Nissan Drive having a deceleration lane to enter the site as well as two exit lanes. Sam Davis Road would have a single entrance with two exit lanes. The car wash use on this site was approved for special exception within a C-2 zone by the Board of Zoning Appeals during the September 2024 meeting. The typical car wash would have adequate stacking for 24 vehicles with a secondary smaller "truck wash" attached to service oversized vehicles, not semi-trucks. A sidewalk is shown along Nissan Drive and has been approved by TDOT. The sidewalk would be maintained by the Town, but located within TDOT right-of-way; the right-of-way line would be located behind the

sidewalk. The ROW dedication would occur as part of the final plat process.



Caption

#### Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.28 Acres
Square Footage of Open Space/Landscaping	9,922 SF	0.92 Acres
Total Parking	98 Spaces	115 Spaces
Handicapped Parking Space(s)	7 Spaces	7 Spaces

#### B. Landscaping

Landscape plan shows a bolster Type C landscape buffer along the property lines adjoining the remaining Sam Davis Property, which is zoned R-1. Due to the existing vegetation on the site, the applicant is required, per the Design Review Manual, to replace trees above 18" caliper of a similar species in as close of a location to the original. Additional street trees are shown fronting Nissan Drive and Sam Davis Road with shrubbery offset lining the parking areas. Further shrubbery is shown within landscaped islands throughout the site.

#### C. Design Review

Architectural elevations show the car wash on all four sides to have a mixture of various materials including brick, stone, glass/glazing, EIFS and fiber cement board. All elevations meet the minimum 75% primary material requirement, per the Design Review Manual. The convenience store and retail center would have similar materials as the car wash, and all sides are to be finished with a minimum of 75% 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 permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Nissan Drive as a principal arterial and Sam Davis Road as a collector. Adequate right-of-way exists for Sam Davis Road, but right-of-way will be required along Nissan Drive to accommodate the proposed right turn lane and sidewalk.
6. The required minimum fire flow is 2,000 GPM at 20 PSI for the gas station and car wash, and 2,250 GPM at 20 PSI for the retail building.
7. Submit a final plat prior to receiving building permits.

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

Motion by Matthew Carver, seconded by Salena Scott to approve the site plan for Grand Wash / Retail / Gas Station with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

5. New Business:

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

1. Proverbs Build Homes

139 Neal Avenue

Annexation & R-3 Zoning Request

An Annexation & R-3 Zoning request was submitted for 139 Neal Avenue. This property can be further referenced by Rutherford County Tax Map: 50J, Group: E, Parcel: 15.00, is comprised of 0.89 acres, and is zoned R-3. The surrounding zoning is I-2 and PRD (Belmont) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads shown on the Major Thoroughfare Plan are affected by this request. The following staff comments were made:

1. Provide letter of consent from the current property owner, shown as Mabel E. Gurney, for the property to be annexed, or provide proof of purchase by the applicant.
2. Staff would recommend annexation of approximately 240 linear feet of the existing public right-of-way of Neal Avenue in front of the property requested for annexation.
3. CUD has an existing 6" water main along Neal Avenue to serve the annexed property.
4. CUD should be able to meet a fire flow of 1,000 GPM.
5. If applicable, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
6. If additional fire protection is required, submit a fire hydrant application to CUDengineering@ cudrc.com.

Motion by Salena Scott, seconded by Matthew Carver to recommend approval to the Town Council the Annexation and R-3 Zoning request for 139 Neal Avenue with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

b. Rezoning Requests:

1. Ayoub Eshak  
608 Rock Springs Road  
Rezoning R-4 to PRD

A Rezoning R-4 to PRD request was submitted for 608 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 34.00, is comprised of 4.32 acres, and is zoned R-4. The surrounding zoning is R-4 and PRD (Spring Branch Townhomes). The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way dedication would be required upon development of the property. The requested PRD is for 10 single family lots and 13 townhomes. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. Staff would recommend brick or stone be at least partially utilized on all housing elevations. This is especially important for houses with direct visibility from Rock Springs Road.
3. Add a brick facade to the 1st floor of the units with the most visibility on Rock Springs Road.

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 Charles Scurr, PhD, seconded by Salena Scott to recommend approval to the Town Council the R-4 to PRD Rezoning request for 608 Rock Springs Road with preserving the tree canopy in the landscaping buffer strip, adding brick facade to the 1st floor of the units with the most visibility on Rock Springs Road, and with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

2. House On Rock, LLC  
Enon Springs Road, West  
Rezoning C-2 to PRD

A Rezoning C-2 to PRD request was submitted for Enon Springs Road, West. This property can be further referenced by Rutherford County Tax Map: 27P, Group: C, part of Parcel: 4.00, is comprised of 4.52 acres, Acres: 4.52, and is zoned C-2. The surrounding zoning is C-2 and C-3. The Land Use Plan for this area is the Depot District character area. This would support a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, office, and attached residential and multifamily residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way would be required to be dedicated for this street. The requested PRD is for 41 townhomes. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. Show an auto-turn maneuvering the entire property to service all buildings. Anything over 150' for dead end areas requires a turn around. Please contact James Lawrence with the Town of Smyrna Fire Department to discuss.
3. Provide the common open space calculations as required by the Zoning Ordinance. Staff would recommend additional amenities beyond a fire pit and grill.
4. Show proposed utility extensions.
5. Each unit must have a fire wall.
6. Show better sidewalk connectivity throughout the development.
7. Add a written statement generally describing the relationship of the proposed development to

the current policies and plans of the Town and how the proposed development is proposed to be designed, planned, and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of the Zoning Ordinance.

8. The parking spaces are required to be within 60' of the residential units they serve. This plan does not meet this requirement, especially with regard to Buildings H & I.
9. Adequate parking is not shown. 182 spaces are shown, and 185 are required. Garages cannot be counted as parking spaces.
10. Staff would recommend brick or stone be at least partially utilized on all elevations. This is especially important for houses with direct visibility from Enon Springs Road, West.

Motion by Salena Scott, seconded by Amy Wise to recommend denial to Town Council the C-2 to PRD Rezoning request located at Rutherford County Tax Map: 27P, Group: C, part of Parcel: 4.00 due to the use and layout.

**Vote:** 5 - 0 Passed - Unanimously

3. JLJ Strategic Realty  
800 Isabella Lane  
Rezoning PCD to C-2

A Rezoning PCD to C-2 request was submitted for 800 Isabella Lane. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 72.00, is comprised of 0.69 acres, and is zoned PCD. The surrounding zoning is C-2 and PUD (Isabella Lane Self Storage). The Land Use Plan for this area is the Sam Ridley Corridor character area. This would support a combination of retail uses and services that provide markets for both local and regional customers. The Major Thoroughfare Plan designates President Place and Isabella Lane as collectors. Adequate right-of-way exists for both streets. The following staff comment was made:

1. The previously approved PCD would allow for a quick service oil and lube business.

Motion by Matthew Carver, seconded by Salena Scott to recommend to the Town Council the Rezoning PCD to C-2 request located at 800 Isabella Lane with the above listed staff comment.

**Vote:** 5 - 0 Passed - Unanimously

4. Tucker's Pointe  
8613 & 8675 Rocky Fork Almaville Road  
PRD Amendment

A PRD Amendment was submitted for 8613 & 8675 Rocky Fork Almaville Road. This property can be further referenced by Rutherford county Tax Map: 54, Parcel: 41.00 & 44.00, is comprised of 38.89 acres, and is zoned PRD. The surrounding zoning is PRD (Blakeney and The Courtyards at Stewart Creek) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Residential development in this area. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way would be required to be dedicated for this street. The requested PRD amendment is for 32 townhomes and 59 single family lots with a 1,500 square feet minimum house size. The previously approved PRD is for 33 townhomes and 80 single family lots with a 1,650 square feet minimum house size. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. All rear alley loaded units will require clear address labeling on the front and rear of the units.
3. Building plans will be required for retaining walls over 4' in height.
4. A Hydrological Determination will be required on any drainage features on the site.

5. A road is shown connecting to this property on the western side of the property. This was shown on the revised Blakeney PRD with three lots near the Tucker's Pointe property, but it was not included on the plat for Blakeney Section 3, Phase 2. It has not been constructed, but it has been shown on this plan. However, the previously approved extension of that road into Tucker's Pointe has been removed. If this connection is approved to be removed, it may require the creation of an IFC compliant turnaround within Blakeney at the existing northern end of Loudwater Court.
6. Staff would recommend brick or stone be at least partially utilized on all housing options. This is especially important for houses with direct visibility from Rocky Fork Almaville Road.
7. What is the proposed use for the common space next to Lot 37 and along Kenwyn Pass?
8. Please reference CUD Will Serve Letter for Tuckers Pointe issued 9/25/2023 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement, but only for homes with the water meter installed at an elevation of 768' or below.
9. For specific comments, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

At this time, Councilman Tim Morrell acknowledged Nathan Quinn with Freehill Ventures to speak regarding this request.

Motion by Amy Wise, seconded by Matthew Carver to recommend approval to the Town Council the PRD Amendment for 8613 & 8675 Rocky Fork Almaville Road with the above listed staff comments.

**Vote: 5 - 0 Passed - Unanimously**

c. Sketch Plat:

1. Williamsport Drive Subdivision  
Williamsport Drive  
Owner / Developer: RMG Development

A Sketch Plat for Williamsport Drive Subdivision was submitted for Williamsport Drive. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 103.01 is comprised of 43.03 acres, is zoned R-3, and consists of 73 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 shown on the Major Thoroughfare Plan are affected by this request.
4. A grading permit fee will be required.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement. Adequate fire flow at this location may be an issue due to the topography. The engineer will be required to provide fire flow calculations to staff.
7. No burn permits will be issued for this site.
8. Show Williamsport Drive extending into the site.
9. Most if not all of these lots would be critical lots and would be required to be labeled as such on any future preliminary plat submittals.
10. Cross lot sewer line easements will be required to be a minimum of 30 feet wide.

Motion by Amy Wise, seconded by Salena Scott to approve the Sketch Plat for Williamsport Drive Subdivision with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

d. Preliminary Plats:

1. Hidden Springs, Phase III  
6304 Lee Road  
Owner / Developer: David Weekley Homes

A Preliminary Plat for Hidden Springs, Phase III was submitted for 6304 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 8.11, is zoned PRD is comprised of 15.4 acres, and consists of 47 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 shown on the Major Thoroughfare Plan are affected by this request.
4. A grading permit fee will be required.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI.
7. Submit E911 approval for the road names. The road name in Phases 1 & 2 of this development named Somerby Way must be changed to Napa Valley Drive.
8. If the road isn't completed in Phases 1 & 2 when the road in Phase 3 is completed at Lot 101, a temporary turn around will be required to be constructed.
9. Please reference CUD Will Serve Letter for Hidden Springs Phase 3 issued 7/12/2024 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 500 GPM flow requirement and homes will be required to be fire-sprinkled.
10. Phase 3 plans have been submitted to CUD and are currently in queue to be reviewed by CUD.

Motion by Matthew Carver, seconded by Amy Wise to approve the Preliminary Plat for Hidden Springs, Phase III with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

2. Reverie at Music City  
5100 Almaville Road  
Owner / Developer: First Baptist Church of Smyrna Tennessee / Dream Finders Homes

A Preliminary Plat was submitted for Reverie at Music City located at 5100 Almaville Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 16.01, 16.02, 17.00, is zoned PRD, is comprised of 109.65 acres, and consists of 316 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 Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
4. A grading permit fee will be required.

5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI. If homes are larger than 3,600 sq. ft. fire flow requirements may increase. The required minimum fire flow is 1,500 GPM @ 20 PSI for the amenity center.
7. The proposed lift station must be built with the first phase of development.
8. Submit a flood plain development permit. The bridge over the creek on the walking trail must be considered as a part of the floodplain development permit.
9. The church will be required to be a signatory to the Phase 3 final plat due to the construction of the road extension to Almaville Road across its' property.
10. An ARAP will be required at all road and utility crossings.
11. The improvements as recommended by the submitted traffic study will be required to be constructed by the developer. Staff would recommend that this development and the three adjoining developments (Lyndwood, Briley Downs, Queencliff) provide how the four individual traffic impact studies are to be coordinated and implemented as discussed by the Town Council during the Queencliff PRD annexation discussion and approval.
12. All gates must meet fire code requirements and must be ANSI approved. Provide details on the proposed gates to be utilized.
13. Submit road names & E911 approval for those road names.
14. Label topographic contour lines on all preliminary plat sheets.
15. Ensure all structures are located within drainage easements or common areas.
16. Provide an ADA crosswalk along Rocky Fork Almaville Road at the entrance.
17. Please reference CUD Will Serve Letter for Reverie FKA Lifepoint issued 4/7/2024 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement, but not the assumed 1,500 GPM for the amenity/commercial portion. Owner must submit updated fire flow for the amenity/commercial portion to CUDengineering@ cudrc.com.
18. Once available, for specific comments, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Salena Scott, seconded by Matthew Carver to approve the Preliminary Plat for Reverie at Music City breaking up the naming of Yellowstone Street into different names so it is not one long continuous road name through the entire development, and with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

e. Final Plats:

1. Resubdivision of Lot 1 James C. Epps Subdivision  
2302 Rocky Fork Road  
Owner / Developer: Kopley Properties, LLC

A Final Plat was submitted for Resubdivision of Lot 1 James C. Epps Subdivision located at 2302 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 44.01 is zoned R-1, is comprised of 3.4595 acres, and consist of 3 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 Rocky Fork Road as a collector. Adequate right-of-way is shown to be dedicated on the plat.

4. A grading permit fee will be required.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement.
6. Signs will require a separate permit.
7. The legal documents establishing the access easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat. Please submit these documents.

Motion by Salena Scott, seconded by Matthew Carver to approve the Final Plat for Resubdivision of Lot 1 James C. Epps Subdivision with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

6. December Bond Review Report

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

**Vote:** 5 - 0 Passed - Unanimously

7. Staff comments and/or other business

Kevin Rigsby mentioned that we will be starting quarterly joint meetings with the Town Council beginning January 30, 2024 at 4:00 pm.

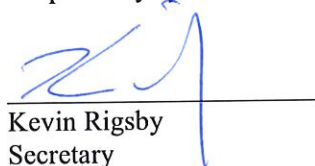
Kevin Rigsby mentioned that on January 23, 2025 at 5:00pm at the Event Center we will be moving forward with a joint Council and Planning Commission meeting regarding the Safe Streets For All Plan, and updating the Major Thoroughfare Plan.

Kevin Rigsby mentioned that tonight's meeting would be Tim Morrell's last meeting, and thanked him for his service.

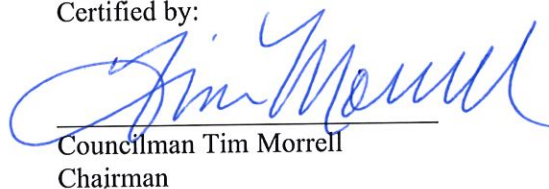
Councilman Tim Morrell wished everyone a Merry Christmas and a Happy New Year!

8. Adjournment

Respectfully submitted:

  
\_\_\_\_\_  
Kevin Rigsby  
Secretary

Certified by:

  
\_\_\_\_\_  
Councilman Tim Morrell  
Chairman