



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES FEBRUARY 1, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, February 1, 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 Tim Slate.

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

**Present:** Tim Morrell, Councilman; Mike Allen; Tim Slate; Amy Wise; Charles Scurr, PhD

**Absent:** Marc Adkins, Vice-Mayor; Miranda Swift

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

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the January 4, 2024 meeting.

Motion by Amy Wise, seconded by Mike Allen to approve the minutes for the January 4, 2024 meeting.

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

3. Old Business:

- a. Site Plans:

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

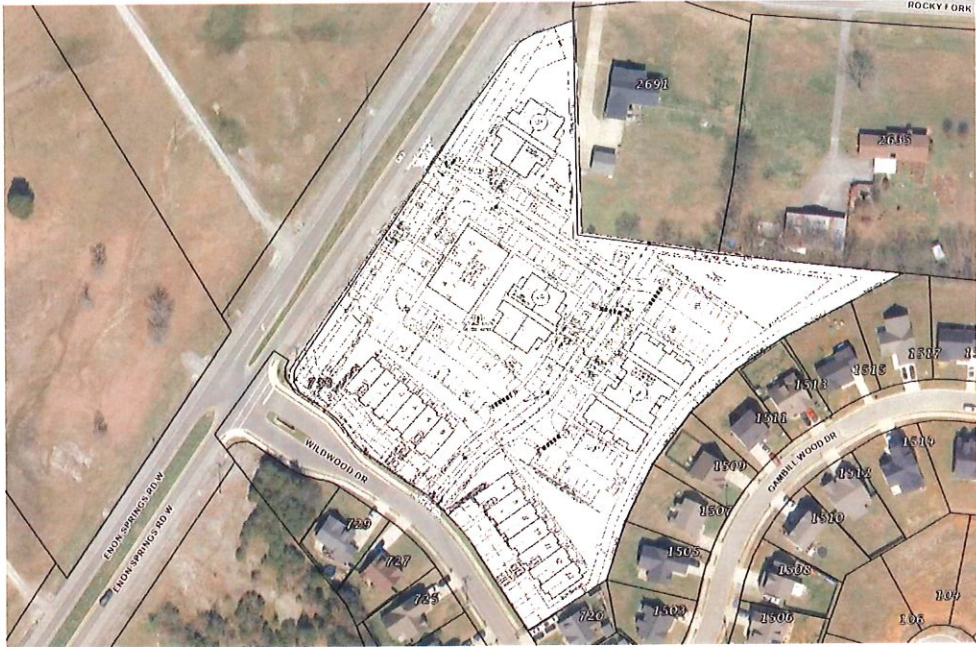
<b>Location:</b> Enon Springs Rd. W. & Wildwood Dr.	<b>Applicant:</b> Huddleston Steele Eng. - Enoch Jarrell
<b>Tax Map/Parcel:</b> 33/73.00	<b>Property Owner(s):</b> JSD Holdings

<b>Zoning:</b> PUD	<b>Use Classification:</b> 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 5,250 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. The townhomes will be for sale products and a plat will need to be submitted and recorded for a horizontal property regime. Two story townhome units and three story apartment buildings are shown as part of this development.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.54 Ac
<b>Square Footage of Open Space/Landscaping</b>	6,710 SF	7,500 SF
<b>Total Parking</b>	180 Spaces	203 Spaces
<b>Handicapped Parking Space(s)</b>	6 Spaces	6 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. A Type C landscape buffer is 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 are consistent with the front and rear elevations. The townhouse elevations submitted show the front elevation with a mixture

of brick, stone and fiber cement board siding. Rear elevations for the townhomes are a mixture of hardie board and glass. The apartment elevations, provided via an example of four wall faces for existing apartments, show a mix of brick, hardie board siding and glass.

**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. Utility plans are under review.
2. The required minimum fire flow will be 2,125 GPM at 20 PSI. This is based on the largest apartment building. The apartments are required to be sprinkled, and the other buildings may be required to be sprinkled depending on the construction type and available fire flow.
3. The approved subdivision plat for this lot showing the easement dedications must be recorded prior to issuance of any building permits for this site. Revise the plat to reflect the current plan.
4. Landscaping along Enon Springs Road, West will be required to comply with MTEMC overhead utility requirements. Substitute the dogwood and fringetrees along Enon Springs Road for a flame amur maple and add shrubs along Wildwood Drive.
5. Landscaping and storm structures cannot overlap. Please show one or the other relocated as needed.
6. The sidewalk to the playground area next to building 3 must have a crosswalk across the drive aisle to make it ADA accessible.
7. The new water main must be connected to the 12" main on the west side of Enon Springs Road, West. The roadway must be bored. A connection cannot be made to the east side of Enon Springs Road, West nor Wildwood Drive.
8. Please extend the sewer main to the Gambill property along the northern property line.
9. Please show one additional dumpster for the commercial building.
10. Provide a Type C landscape buffer between the multifamily uses and all of the surrounding single family uses. This should be extended along the property line adjacent to the townhomes to Wildwood Drive.
11. The parking calculations in the site data table are incorrect. Please adjust accordingly.
12. This site is required to meet ADA requirements. Please show handicapped parkings spaces spread throughout the development to serve all the apartment buildings as well as the commercial building. Handicapped people should not be required to cross drive aisles to reach their destination.

**Staff Recommendation:** Staff recommends approval of this request with the remaining comments.

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

Motion by Mike Allen, seconded by Tim Slate to approve the site plan for Addition to Villages of Valley Green, Section IV with the above listed staff comments and the addition of one dumpster to be utilized by the commercial space.

**Vote:** 4 - 1 Passed

NAY: Charles Scurr, PhD

4. New Business:

a. Rezoning Requests:

1. Marian Masoud  
540 Rock Springs Road  
PUD Amendment

A Rezoning request was submitted for 540 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28E, Group:A, Parcel: 17.00, and is comprised of 0.79 acres. The surrounding zoning is R-4 and PRD (Harts Branch Village). The Land Use Plan would support Mixed Residential development in this area. The Major Thoroughfare Plan designates Rock Springs Road as a Collector. The requested PUD amendment to the existing PUD is to allow for retail sales of clothing and linens. The existing PUD, which was approved in December 2004, allows for one single family residence or a fabric shop selling sewing supplies and offering sewing classes.

1. Sewer is not currently available. Should the existing septic system be inadequate, sewer would be required to be extended from Harts Branch Village.

Motion by Mike Allen, seconded by Tim Slate to recommend approval to the Town Council the PUD amendment rezoning of 540 Rock Springs Road with the above listed staff comments.

**Vote:** 4 - 1 Passed

NAY: Amy Wise

2. Sammy Said  
6070 & 6092 Seminary Road  
Rezoning R-3 to C-2

An R-3 to C-2 Rezoning request was submitted for 6070 & 6092 Seminary Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 4.01 and 5.02, and is comprised of .80 acres. The surrounding zoning is R-1 (Church of Christ at Stewarts Creek), C-2 and I-2 in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single-Family Residential development in this area. The Major Thoroughfare Plan designates Seminary Road and Poplar Wood Road as Collectors. Adequate right-of-way exists for these streets. The following staff comments were made:

1. Sewer will be required to be extended from the intersection of Almaville Road and Seminary Road to the adjoining property lines.
2. The intended use is for the existing house to be used as a dental office. If the rezoning is approved, a site plan would be required to be submitted showing the required parking, landscaping, stormwater, and utility improvements. In addition, conversion of the existing single family residence to a commercial use would require submittal of building plans meeting all applicable commercial building and fire codes to be reviewed by the Codes Department.
3. The required minimum fire flow is 1,500 GPM at 20 PSI.
4. CUD's existing infrastructure should be adequate to meet 1,000 GPM fire flow requirements for this development. There is an existing 8" water line along the eastern side of Seminary Road with a fire hydrant nearby.

At this time, Councilman Tim Morrell acknowledged applicant Sammy Said to speak regarding this request.

Motion by Tim Slate, seconded by Amy Wise to defer the R-3 to C-2 Rezoning request for 6070 & 6092 Seminary Road for 30 days.

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

b. Sketch Plats:

1. Hidden Hills, Section VI, Phase II  
Summerlin Road, Tamland Avenue, & Shetland Drive  
Owner / Developer: Amnon Shreibman / Nir Homes, Inc.

A Sketch Plat was submitted for Hidden Hills, Section VI, Phase II located at Summerlin Road, Tamland Avenue, & Shetland Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 10.00, is comprised of 22.48 acres, is zoned R-3, and consist of 49 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. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow will be 1,000 GPM at 20 PSI. This cannot be adequately provided above an elevation of 720'. Any finished floor elevation above 720' will require the house to be constructed with a fire sprinkler system. If the gross square footage of a home exceeds 3,600 square feet under roof, the minimum fire flow requirement will be increased.

Motion by Tim Slate, seconded by Mike Allen to approve the sketch plat for Hidden Hills, Section VI, Phase II with the above listed staff comments.

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

2. Lyndwood  
Almaville Road / Independent Hill Road  
Owner / Developer: DRAPAC

A Sketch Plat was submitted for Lyndwood located at Almaville Road/Independent Hill Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 18.00, 21.03, and 26.00, is comprised of 689.5 acres, is zoned PRD, and 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. Development of Phase 2 will require a road to be constructed to either Independent Hill Road or to Phase 1.
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 directly to CUDengineering@ cudrc.com for further review and comment.

The developer requested a deferral of one month.

Motion by Tim Slate, seconded by Mike Allen to defer the Sketch Plat for Lyndwood for 30 days.

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

c. Preliminary Plats:

1. The Courtyards at Stewarts Creek, Phase 2  
9351 Rocky Fork Almaville Road  
Owner / Developer: Blakeney Partners, GP

A Preliminary Plat was submitted for The Courtyards at Stewarts Creek, Phase 2 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 8.05, is comprised of 8.04 acres, is zoned PRD, and consists of 42 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. A grading permit fee of \$2,193.00 will be required.
4. Signs will require a separate permit.

5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. Submit construction plans.
7. Submit road names & E911 approval for those road names.
8. Please modify the temporary turn-around near lots 35 & 36 to meet Fire Department regulations.
9. Show and label all right-of-ways and easements and provide dimensions.
10. Lots with easements along the side lot line will require an additional 5' setback from the easement. Please show on the plat.
11. Label utility line sizes.
12. The uncovered patio on the sides of each home must remain uncovered in areas which encroach upon the minimum side setbacks.
13. Please add fire hydrants within 500' of all building envelopes.
14. Please identify any critical lots with an asterisk.
15. All HVAC units must be located in the rear of each building.
16. Update the FEMA map information on the Site Data table to the current adopted map.
17. Provide a plat sheet with the existing contours but without the proposed grading shown to provide more clarity for review.
18. Submit a roadway lighting plan.
19. Please add to the plans that the fire flow requirement is 1,000 GPM at 20 PSI.
20. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements for this site. Please refer to CUD Will Serve letter issued 2/27/2023. If the fire flow requirement is greater than 1,000 GPM please resubmit a water availability request for further evaluation and to receive an updated Will Serve letter.
21. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

The developer requested a deferral of one month.

Motion by Tim Slate, seconded by Amy Wise to defer the Preliminary Plat for The Courtyards at Stewarts Creek, Phase 2 for 30 days.

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

d. Final Plats:

1. Burnett Ridge, Section 1  
Fortitude Trail

Owner / Developer: David Patterson / Trace Construction, Inc.

A Final Plat was submitted for Burnett Ridge, Section 1 located on Fortitude Trail. This property can be further referenced by Rutherford County Tax Map: 33, Part of Parcel: 58.00, is comprised of 9.80 acres, is zoned PRD, and consists of 33 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. A grading permit fee of \$1,365.00 will be required prior to issuance of a grading permit.
4. Signs will require a separate permit. The sign must be a minimum of 10' offset from utilities.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow will be 1,000 GPM at 20 PSI.
7. Add the signatures of the owner prior to submittal for recording.

8. Show the size of the proposed water lines along Fortitude Trail and Garville Avenue.
9. Show the dimension of the proposed right-of-way of all cul-de-sacs.
10. A site plan for the amenity center on Open Space Lot 1003 will be required prior to construction of the amenities.
11. Please update the FEMA map information to the current map.

Motion by Amy Wise, seconded by Mike Allen to approve the Final Plat for Burnett Ridge, Section 1 with the above listed staff comments.

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

2. Burnett Ridge, Section 2  
Seneca Court

Owner / Developer: David Patterson / Trace Construction, Inc.

A Final Plat was submitted for Burnett Ridge, Section 2 located on Seneca Court. This property can be further referenced by Rutherford County Tax Map: 33, Part of Parcel: 58.00, is comprised of 13.24 acres, is zoned PRD, and consists of 37 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. A grading permit fee will be required prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. Add the signatures of the owner prior to submittal for recording.
8. Lots 63-68 will need a drainage easement along the rear of the properties due to the headwall directing water flow in that direction.
9. Show the critical lots as identified on the preliminary plat.
10. Add a fire hydrant at the southern end of Seneca Court.
11. Correct Note 10 in regards to the incorrect municipality.
12. Show the dimension of the proposed right-of-way of all cul-de-sacs.
13. Please update the FEMA map information to the current map.

Motion by Amy Wise, seconded by Tim Slate to approve the Final Plat for Burnett Ridge, Section 2 with the above listed staff comments.

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

3. Newberry, Lots 1 & 2  
3510 Almaville Road

Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC

A Final Plat was submitted for Newberry Lots 1&2 located at 3510 Almaville Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 29.02, is comprised of 37.00 acres, zoned PUD, and consists of 2 lots. The following staff comments were made:

1. Add the signatures of the owners, TDEC, and CUD before the mylar is submitted to the Town for signatures.
2. As there is no sewer at this location currently, this plat is required to be reviewed by the Planning Commission and Town Council.

3. As land is shown being dedicated as right-of-way to TDOT, please provide either a signature block on the plat or other method of acknowledgement from TDOT that they are aware of the dedication and have accepted it either via the plat or other method.
4. 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.
5. Submit plat directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Amy Wise, seconded by Charles Scurr, PhD to approve the Final Plat for Newberry, Lots 1 & 2 with the above listed staff comments.

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

e. Site Plans:

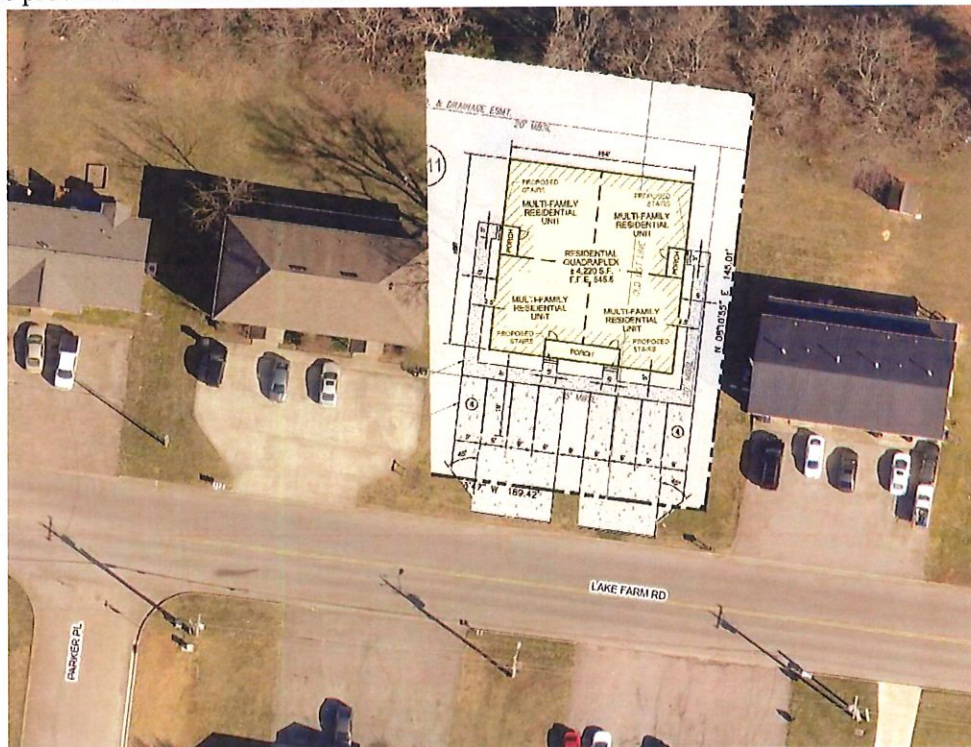
1. 323 Lake Farm Road  
323 Lake Farm Road  
Owner / Developer: Jason R. Lloyd

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

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

The developer requested a deferral of one month.

Motion by Tim Slate, seconded by Mike Allen to defer the Site Plan for 323 Lake Farm Road for two months.

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

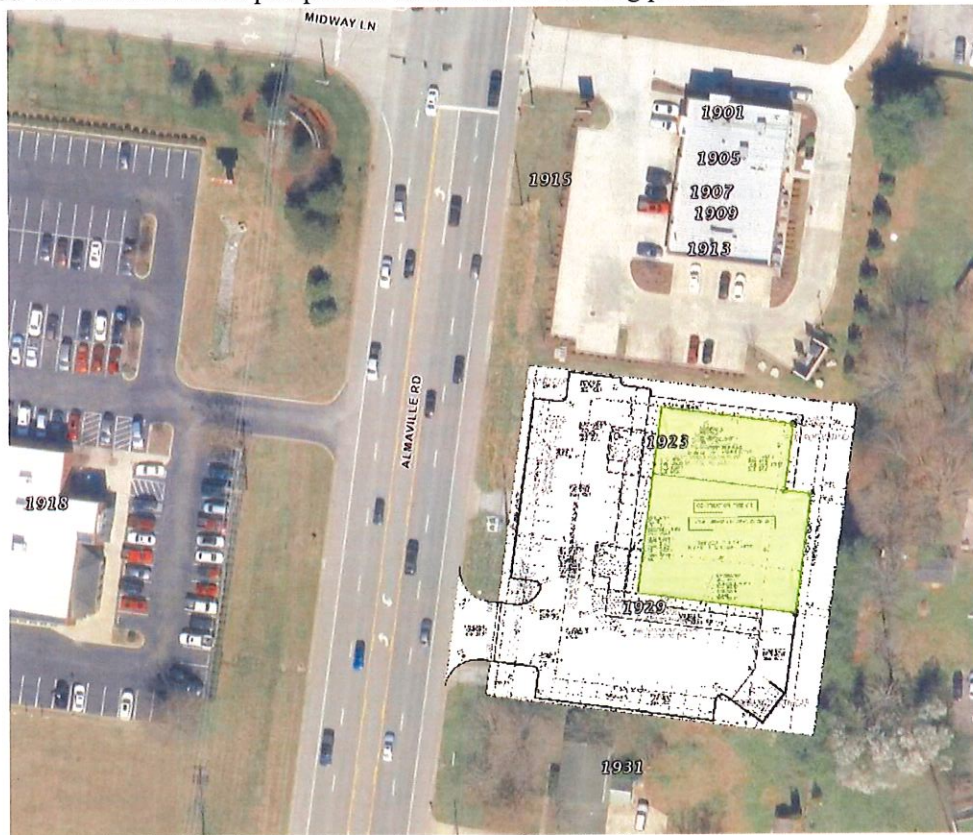
2. Advance Auto Parts  
 1923 & 1929 Almaville Road  
 Owner / Developer: JMB Investment Company

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

Proposal

**A. Location Analysis**

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



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.46 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,025 SF	2,158 SF
<b>Total Parking</b>	44 Spaces	45 Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	2 Spaces

## **B. Landscaping**

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

## **C. Design Review**

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

### **Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.
4. A grading permit fee of \$477.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way exists for this street.

### **Staff Comments:**

1. As existing, there are two lots of record. These lots will be required to be combined via a combination plat prior to issuance of a building permit. The sewer easement will also be required to be shown on the plat.
2. Coordinate landscaping requirements with MTEMC for the overhead utilities along Almaville Road. Substitute the sugar maple trees along Almaville Road with flame amur maple, ornamental trees or arborvitae. Staff would prefer flame amur maple to provide a street tree appearance.
3. Substitute the word "plastic" for "vinyl" fence along the rear property line.
4. TDOT approval for a driveway permit shall be provided prior to issuance of a building permit.
5. The required minimum fireflow is 2,250 GPM at 20 PSI for Type V-B construction. This can be reduced if the building has fire sprinklers installed, but the reduction varies depending on the type of sprinkler system. As indicated by CUD, there is not adequate fireflow to meet the minimum requirement even at the highest possible reduced amount of 1,000 GPM at 20 PSI.
6. Consolidated Utility District of Rutherford County (CUDRC) has an existing two (2) inch water main along the eastern side of Almaville Road to serve the property. Offsite water main improvements will likely be necessary and a connection to the existing twelve (12) inch water main along the western side of Almaville Road will be necessary to serve the site. Please refer to the CUD will serve letter issued 11/10/2023 and CUD comments issued 11/17/2023.
7. Submit updated full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

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

Motion by Amy Wise, seconded by Mike Allen to approve the Site Plan for Advance Auto Parts with the above listed staff comments to include the privacy fence must be constructed of vinyl.

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

3. Seven Oaks Storage  
 855 & 859 Seven Oaks Boulevard  
 Owner / Developer: Slade Blackwell / Inkana Development

<b>Location:</b> 855 & 859 Seven Oaks Blvd.	<b>Applicant:</b> SEC, Inc - Aws Ahmed
<b>Tax Map/Parcel:</b> 50/7.07	<b>Property Owner(s):</b> Bob Parks
<b>Zoning:</b> PUD	<b>Use Classification:</b> Self-Storage

Proposal

**A. Location Analysis**

Seven Oaks Storage is proposing to develop two climate controlled self storage facilities on Seven Oaks Boulevard on the vacant tract south of the Seven Oaks Business Park development. The property was rezoned by the Town Council in December 2023 to amend the previously approved PUD for office/warehouse and self-storage mix to the proposed development of two self storage facilities. Total building square footage for this development would be 97,176 square feet. An ingress and egress point would be centrally located along Seven Oaks Boulevard with a single exit point on the southern end of the site.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.22 Ac
<b>Square Footage of Open Space/Landscaping</b>	5,344 SF	8,450 SF
<b>Total Parking</b>	33 Spaces	37 Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	2 Spaces

## B. Landscaping

Landscape plan shows a mixture of street trees along Seven Oaks Boulevard with a variety of shrubbery planted between the trees along the parking lot. A variety of tree species are shown along the northern, southern and western property line abutting I-24. Additional shrubbery is shown along the base of the building front and dumpster enclosure.

Design Review Architectural elevations show the front of both buildings to be clad with primary materials of brick of varying colors and glass/glazing. The southern side exterior wall face of each building has primarily brick with the rear ~15% composed of metal due to the shape of the building, this metal is part of the rear of the building. Both building rears are composed of mostly metal. As presented, these elevations meet the approved PUD.

### 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 \$852.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a Collector. Adequate right-of-way exists for this street.

### Staff Comments:

1. The required minimum fire flow is 1,187 GPM at 20 PSI.
2. Submit water and sewer construction plans.
3. The buildings are required to be sprinkled.

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

Motion by Amy Wise, seconded by Mike Allen to approve the Site Plan for Seven Oaks Storage with the above listed staff comments.

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

### 5. February Bond Review Report

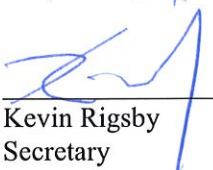
Motion by Amy Wise, seconded by Charles Scurr, PhD to approve the February Bond Review Report with staff recommendations.

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

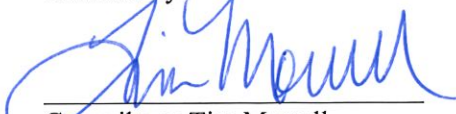
### 6. Staff comments and/or other business

### 7. Adjournment

Respectfully submitted:

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

Certified by:

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