



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MARCH 7, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, March 7, 2024 by Vice-Mayor Marc Adkins. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Mike Allen and the Pledge of Allegiance was led by Tim Slate.

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

Present: Marc Adkins, Vice-Mayor; Mike Allen; Tim Slate; Amy Wise; Miranda Swift

Absent: Tim Morrell, Councilman; Charles Scurr, PhD

Staff Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town

Present: Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Scott Byers, Fire Dept. Captain; Kristi Worrell, Building Official; Charles King, Engineer; Mark Parker, Assistant Director of Utilities

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

Motion by Amy Wise, seconded by Tim Slate to approve the minutes for the February 1, 2024 meeting.

Vote: 5 - 0 Passed - Unanimously

3. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Joe Haddix
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request

An Annexation & PRD Zoning request was submitted for Bill France Road & I-840. This property can be further referenced by Rutherford County Tax Map: 11, Parcels: 5.00, 6.00, & 9.01, is comprised of 818.3 acres, and is zoned RM. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a Principal Arterial. The Plan also shows a future Minor Arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement. The following staff comments were made:

1. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
2. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area.
3. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary.
4. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. The applicant should consult CUD for instructions on submittals and any related information regarding the possibility of any future improvements of the associated area.

Motion by Tim Slate, seconded by Amy Wise to defer for two months until the May meeting.

Vote: 5 - 0 Passed - Unanimously

b. Rezoning Request:

1. Sammy Said
6070 & 6092 Seminary Road
Rezoning R-3 to C-4

An R-3 to C-4 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, is comprised of 0.80 acres, and is zoned R-3. 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.

Motion by Amy Wise, seconded by Mike Allen to recommend approval to Town Council the R-3 to C-4 Rezoning of 6070 & 6092 Seminary Road with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. 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 units/lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee of \$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 Amy Wise, seconded by Mike Allen to defer one month until the April meeting.

Vote: 5 - 0 Passed - Unanimously

d. Preliminary Plat:

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: 19.00, is comprised of 18.44 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. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. Submit construction plans.
8. The uncovered patio on the sides of each home must remain uncovered in areas which encroach upon the minimum side setbacks.
9. Submit a roadway lighting plan.
10. Submit E911 approval for the road names.
11. Provide an explanation for the open space/roadway between Lots 18 & 19 on the plat.
12. This will require an agreement between the Town and the HOA to allow for maintenance of the area within the Town right-of-way.
13. 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.
14. 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.

Motion by Miranda Swift, seconded by Tim Slate to approve the preliminary plat for The Courtyards at Stewarts Creek, Phase 2 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

4. New Business:

- a. Rezoning Request:

1. John Dunaway
403 & 405 Monroe Street
Rezoning Request: C-2 to R-2

A C-2 to R-2 Rezoning request was submitted for 403 and 405 Monroe Street This property can be further referenced by Rutherford County Tax Map: 27H, Group: G, Parcels: 5.00 and 19.00, and is comprised of 0.93 acres. The surrounding zoning is C-2 and R-2. The Land Use Plan for this area is the Depot District character area, which 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 Monroe Street as a Collector with a potential connection to Sam Davis Road. Adequate right-of-way does not exist for this street. The following staff comments were made:

1. There is an existing house on Parcel 19.00 and a mobile home on Parcel 5.00. These uses were grandfathered as residences when the property was zoned C-2. It appears from reviewing old zoning maps that these parcels were zoned C-2 in 1986 at the latest, as the map from 1977 showed them residential but no map exists for the time between those dates. The homes have not been lived in for at least 11 years, so the ability to continue the grandfathered residential use has lapsed.
2. Currently no water service is available to this property.

Motion by Tim Slate, seconded by Mike Allen to recommend denial to Town Council the C-2 to R-2 rezoning request submitted for 403 & 405 Monroe Street, due to the zoning not being consistent with the downtown area.

Vote: 5 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Cooks Lane, Phases 1, 2, & 3
5458 Cooks Lane
Owner / Developer: Naron Family Trust / Century Communities

A preliminary plat was submitted for Cooks Lane, Phases 1, 2, and 3 located at 5458 Cooks Lane. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 3.00, is comprised of 34.11 acres, is zoned PRD, and consists of Units: 145. 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. The Major Thoroughfare Plan designates Cooks Lane as a Collector. The right-of-way required by the Major Thoroughfare Plan is shown being dedicated for this street.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM at 20 PSI for anything under 3,600 square feet.
7. This development does not have access to sanitary sewer until it is extended to this property through the Gwynne Farms development.

8. Any improvements recommended by the traffic study must be completed by the developer.
9. Cooks Lane is currently under design by the Town of Smyrna for a widening project.
Additional right-of-way may be necessary pending final design of the road improvements.
10. A storm pipe is shown crossing Lots 68 and 69. Show and label an easement for this pipe.
11. Label the dimensions for the diameters of all cul-de-sacs for both the right-of-ways and pavement.
12. Left turn lanes are required to be constructed from Rock Springs Road and Rocky Fork Road onto Cooks Lane as well as from Cooks Lane onto Rock Springs Road and Rocky Forky Road.
13. Please reference CUD Will Serve Letter issued 1/19/2024 for detailed information regarding water line connections and offsite improvements needed to meet the fire flow requirements for this development.
14. 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.

At this time, Vice-Mayor Marc Adkins acknowledged Town Engineer Charles King to speak regarding this request.

Motion by Amy Wise, seconded by Miranda Swift to approve the preliminary plat for Cooks Lane, Phases 1, 2, & 3 with Carles King's recommendation and the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

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

A preliminary 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 consists of 40 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.
Provide and label the minimum pad elevations for lots on the plat.
7. Submit a full set of construction plans.
8. An HOA will be required to maintain all detention areas.
9. Submit a roadway lighting plan.

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

Vote: 5 - 0 Passed - Unanimously

3. Rock Springs Senior Living
South of Rock Springs Road & West of Saint Francis Avenue
Owner / Developer: Gateway Properties of Middle TN, LLC

A preliminary plat was submitted for Rock Springs Senior Living located at South of Rock Springs Road & West of Saint Francis Avenue. This property can be further referenced by Rutherford Tax Map: 28, Parcel: 113.01, is comprised of 13.55 acres, is zoned R-3/PRD, and consists of 9 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. Submit the required permits from TDEC to build a bridge across the creek.
7. Rock Springs Road must be jack and bored for the waterline extension.
8. This development will require submittal for a floodplain development permit from the Town of Smyrna as well as review by FEMA of any necessary LOMA or LOMR applications.
9. Per the approved PRD, no construction traffic will be allowed on Spring Hill Drive and Johnstown Drive for this project. The bridge will have to be constructed before construction can begin.
10. An existing electric pole will be required to be relocated at the connection to Rock Springs Road. Coordinate with Middle Tennessee Electric.
11. Submit a roadway lighting plan.
12. Provide the 100 year floodplain and floodway elevations.
13. Submit bridge plans. These will require TDOT hydraulic approval.

Motion by Miranda Swift, seconded by Amy Wise to approve the preliminary plat for Rock Springs Senior Living with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Final Plats:

1. Beyer Subdivision
Red Bird Farm Lane
Owner / Developer: Philip Beyer & Susan Beyer

A final plat was submitted for Beyer Subdivision, Lot 4 located on Red Bird Farm Lane. This property can be further referenced by Rutherford County Tax Map: 27, Parcel: 34.03 & part of 34.02, is comprised of 0.78 acres, is zoned R-2, and consists of 1 lot. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
3. No roads shown on the Major Thoroughfare Plan are affected by this development.
4. Add signatures of the owners prior to recording.
5. Extend public water and sewer from Walton Avenue to the end of the public right-of-way. Submit construction plans for these extensions.
6. The legal documents ensuring maintenance of the ingress/egress easement will need to be recorded with the plat.

7. The gate at the end of Redbird Way will need to be removed or a device as directed by the Smyrna Fire Department placed on it to allow for emergency access if needed.

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

Vote: 5 - 0 Passed - Unanimously

2. Quail Ridge, Section I
1923 & 1929 Almadale Road
Owner / Developer: Ram Smyrna Partnership / Schaad Brown Real Estate

A Final Plat was submitted for Quail Ridge, Section I located at 1923 & 1929 Almadale Road. This property can be further addressed by Rutherford County Tax Map: 55C, Group: A, Parcels: 8.00 & 9.00, is comprised of 0.92 acres, is zoned C-2, and consists of 1 lot. The following Staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
3. Signs will require a separate permit.
4. The required minimum fire flow is 1,500 GPM at 20 PSI.
5. The Major Thoroughfare Plan designates Almadale Road as a Minor Arterial. Adequate right-of-way exists for this street.
6. Add signatures of the owners and CUD prior to recording.
7. The new water line connection across Almadale Road will be required to be bored.
8. Consolidated Utility District of Rutherford County (CUDRC) has an existing two (2) inch water main along the eastern side of Almadale 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 Almadale Road will be necessary to serve the site to meet fire flow requirement. Please refer to the CUD will serve letter issued 11/10/2023.
9. Submit plat directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Mike Allen, seconded by Tim Slate to approve the final plat for Quail Ridge, Section I with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

3. Talia Trace, Section I
2264 Rocky Fork Road
Owner / Developer: Cantrell Farms, LLC

A final plat was submitted for Talia Trace, Section 1 located at 2264 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 28, Part of Parcels: 28.00, 44.00, 44.04, is comprised of 10.557 acres, is zoned PRD, and consists of 2 lots. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signature of the owner prior to submittal to the Town for signatures.
3. The Major Thoroughfare Plan designates Rocky Fork Road and Ace Avenue as Collectors. Adequate right-of-way is shown being dedicated for these streets.
4. The required minimum fire flow is 1,000 GPM at 20 PSI.
5. Show latest version of sewer main and service alignment.

Motion by Amy Wise, seconded by Miranda Swift to approve the final plat for Talia Trace, Section I with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

4. Talia Trace, Section I - HPR
2264 Rocky Fork Road
Owner / Developer: Cantrell Farms, LLC

A final plat was submitted for Talia Trace, Section 1 HPR located at 2264 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 28, Part of Parcels: 28.00, 44.00, 44.04, is comprised of 10.557 acres, is zoned PRD, and consists of 2 lots. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owner and attorney prior to submittal to the Town for signatures.
3. The Major Thoroughfare Plan designates Rocky Fork Road and Ace Avenue as Collectors. Adequate right-of-way is shown being dedicated for these streets.
4. The required minimum fire flow is 1,000 GPM at 20 PSI.
5. Show latest version of sewer main and service alignment.

Motion by Miranda Swift, seconded by Amy Wise to approve the final plat for Talia Trace, Section I HPR with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

d. Site Plans:

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

Location: 3545 Almaville Road	Applicant: Land Solutions Company, LLC
Tax Map/Parcel: 55/29.05	Property Owner(s): Newberry Property Company
Zoning: PUD	Use Classification: 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

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

B. Landscaping

Landscape plan shows street trees and shrubbery lining Almaville 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 Almaville 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 Tim Slate, seconded by Miranda Swift to defer one month to the April meeting.

Vote: 5 - 0 Passed - Unanimously

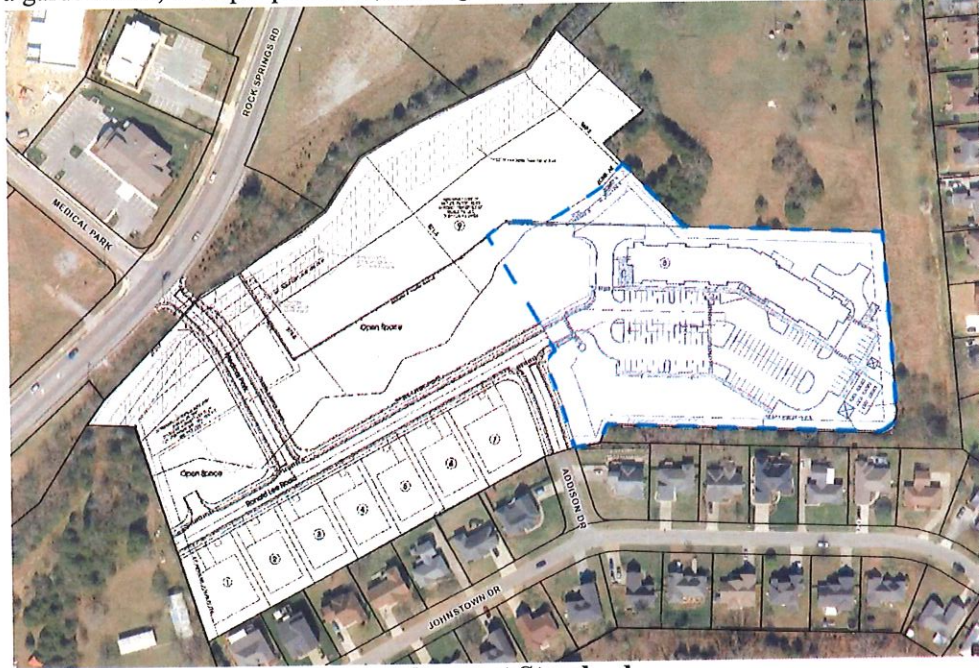
2. Rock Springs Senior Living
 South of Rock Springs Road & West of Saint Francis Avenue
 Owner / Developer: Gateway Properties of Middle TN, LLC

Location: Northern terminus of Addison Drive	Applicant: SOCA YR, Inc
Tax Map/Parcels: 28/113.01 & P/O 113.00	Property Owner(s): Gateway Properties of Middle Tennessee, LLC
Zoning: PRD	Use Classification: Age Restricted Multi-Family

Proposal

A. Location Analysis

Rock Springs Senior Living is a three story, 54 unit, senior living apartment residence. Access to the site would be provided via a single point off of Rock Springs Road across from Medical Park with a secondary entrance off of Addison Drive. Included as part of the development will be a community garden, a garden shed, multiple pavilions, and a gazebo.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.32 Ac
Square Footage of Open Space/Landscaping	5,791 SF	8,732 SF
Total Parking	108 Spaces	116 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

C. Landscaping

Landscape plan shows a Type C landscape buffer along the southern, eastern and a majority of the northern property line. Additional vegetation is shown around the parking area and at the perimeter of the building.

D. Design Review

Architectural elevations show all four elevations to have a variety of materials composed primarily of stone and varying architectural designs of fiber cement board. The approved PRD requires all elevations to have masonry products, which are shown.

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. No roadways shown on the Major Thoroughfare Plan are affected by this request.

Staff Comments:

1. Submit construction plans.
2. The required minimum fire flow is 1,750 GPM at 20 PSI.
3. Per the approved PRD, no construction traffic will be allowed on Spring Hill Drive and Johnstown Drive for this project. The bridge will have to be constructed before construction can begin.
4. Please add the required landscaping buffer along the northern property line of Lot 8 up until the corner with Lot 9.
5. Provide a backflow preventer for the fire line.

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

Motion by Tim Slate, seconded by Mike Allen to approve the site plan for Rock Springs Senior Living with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

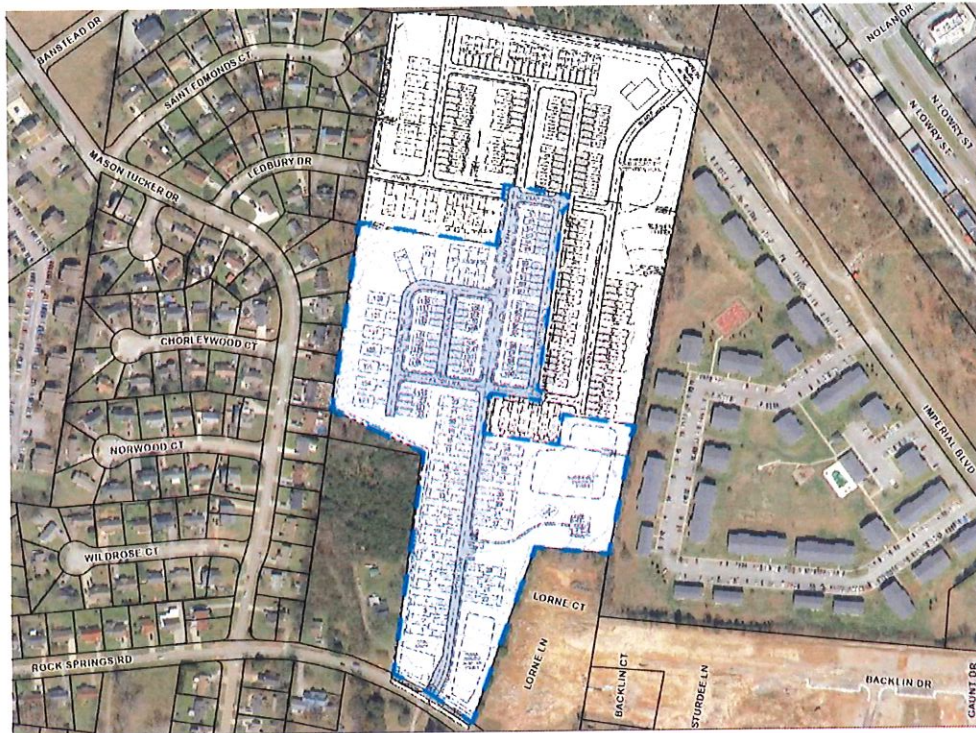
3. Spring Branch Townhomes, Phase I
602 & 604 Rock Springs Road
Owner / Developer: Green Trails

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

Proposal

A. Location Analysis

Spring Branch has submitted the first phase of their development consisting of nine single-family detached dwellings and 81 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

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.21 Ac
Square Footage of Open Space/Landscaping	9,637 SF	9,864 SF
Total Parking	401 Spaces	404 Spaces
Handicapped Parking Space(s)	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. 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.

Staff Comments:

1. The required minimum fire flow is 1,000 GPM at 20 PSI.
2. Submit a complete set of construction plans for water and sewer.
3. A final plat will be required to be submitted and recorded dedicating public easements prior to issuance of building permits.
4. Submit E911 approval for Wilder Lane and Bronte Drive.
5. Adequate fireflow exists for this phase, but not the remainder of the development at this time. The Town has a waterline improvement project underway which will address this issue.
6. Submit a PRD amendment request for the entire site as the layout and amenities have been changed. In addition, there are now three additional townhomes and three fewer single family homes. This PRD amendment will be required 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 PRD amendment request is received. The preliminary revised master plan shows a change in the road layout and the residential housing mix. Staff has concerns about the proposed new road layout.
7. Show the required bus stop at the entrance near Rock Springs Road.
8. Submit architectural elevations for both single family and townhomes to show all four sides of the buildings and the proposed materials labeled. The submitted elevations don't appear to reflect the elevations in the approved PRD which show front loaded garages.
9. Please show the sidewalk along Rock Springs Road within the public right-of-way.
10. Please show garages setback a minimum of 38' behind the sidewalk to allow for adequate parking without impeding the sidewalk.
11. Please shift trees outside of the proposed utility easement.
12. 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.
13. Road names on road profile sheets do not match road names shown on site plan pages. Please correct on any applicable page and ensure names are approved by E911.
14. The number of units and the parking calculations shown in the site data table do not match the site plan.
15. Please show vegetation that is proposed to remain along the western property lines in addition to the Type C landscape buffer.
16. Roads are required to be 26' wide serving any buildings over 30' in height.

Staff Recommendation: Staff recommends denial or deferral due to the list of outstanding comments and concerns by staff.

Motion by Tim Slate, seconded by Mike Allen to defer one month to the April meeting.

Vote: 5 - 0 Passed - Unanimously

5. March Bond Review Report

Motion by Amy Wise, seconded by Miranda Swift to approve the March Bond Review Report with staff recommendations.

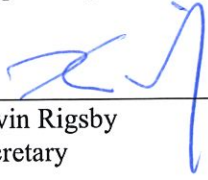
Vote: 5 - 0 Passed - Unanimously

6. Staff comments and/or other business

Vice Mayor Marc Adkins recognized Tim Slate and Mike Allen for their service on the Planning Commission.

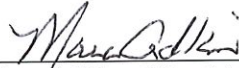
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Marc Adkins, Vice-Mayor
Chairman