



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES MAY 2, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, May 2, 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 Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Matthew Carver.

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

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

Absent: Miranda Swift

Staff: Jeff Peach, Town Attorney; Todd Spearman, Assistant Town Manager; Kevin Rigsby, Town

Present: Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Scott Byers, Fire Dept. Captain; Mike Strange, Utilities Director; Charles King, Engineer

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

Motion by Amy Wise, seconded by Matthew Carver to approve the minutes for the April 4, 2024 meeting.

**Vote:** 6 - 0 Passed - Unanimously

3. Old Business:
  - a. Annexation, Zoning, and Plan of Service Request:
    1. Joe Haddix - **Requested to be deferred**  
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 Vice-Mayor Marc Adkins, seconded by Amy Wise to defer for two months until the July meeting.

**Vote:** 6 - 0 Passed - Unanimously

b. Sketch Plat:

1. Lyndwood

Almaville Road / Independent Hill Road

Owner / Developer: DRAPAC

A Sketch Plat was submitted for Lyndwood located at Almaville Road and Independent Hill Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 18.00, 21.03, and 26.00 is comprised of 689.5 acres, is zoned PRD, and consists of 1500 Lots/Units. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee of \$69,335.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline.

6. The development of this subdivision is not feasible until adequate sewer is available from the Briley Downs development for up to 200 Lots. The remaining Lots will be served with the Stewarts Creek gravity main construction.
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. 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.
12. Once available, submit full set of plans separately for each individual section and phase to be constructed directly to CUDengineering@tudrc.com for further review and specific comments.
13. Adequate parking for townhomes must be provided.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the sketch plat for Lyndwood with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

c. Site Plans:

1. Newberry Townhomes, Lot I  
Almaville Road

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

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

**Proposal**

**A. Location Analysis**

The Newberry PUD, Phase 1 consists of a mixture of residential dwellings including single family detached, single family attached and townhomes. The approved PUD showed 84 townhomes for the entire development, however this site plan is proposing 82. The applicant has submitted a PRD amendment to staff reflecting this update. Amenities shown include a dog park, playground, walking trails, a pavilion and pond; all amenities for residences south of Rocky Fork Creek to be included in this phase of development. Access to the townhomes will be provided via a single ingress/egress point onto Almaville Road.



**Development Standards**

|   | <b>Required</b> | <b>Proposed</b> |
|---|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 1.27 Ac         |
| <b>Square Footage of Open Space/Landscaping</b> | 5,550 SF        | 5,649 SF        |
| <b>Total Parking</b>                            | 369 Spaces      | 371 Spaces      |
| <b>Handicapped Parking Space(s)</b>             | N/A             | 3 Spaces        |

**B. Landscaping**

Landscape plan shows street trees and shrubbery lining Almayville Road. Additional shrubbery is shown at the foundation of the townhomes and around the amenity areas. Trees are also shown lining streets within the development and in amenity areas.

**C. Design Review**

Architectural elevations show a mixture of fiber cement board and brick. The approved PUD allows for brick, fiber cement board, stone or other equivalent masonry products. The rear loaded 6-plex buildings show a majority brick on the front with accents of fiber cement board with rear elevations consisting of mostly fiber cement board. The front garage loaded units show primarily fiber cement board of varying designs with the end units on the first floor consisting of brick; the rear is similar in style for materials to the rear loaded garage units. There is one 4-plex townhome building which is to resemble the front loaded 6-plex buildings. Side elevations for all buildings are primarily brick with a secondary material of fiber cement board.

**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 of \$1,075.00 will be required to be submitted prior to issuance of a

- grading permit. The fee for 21.32 acres will be \$2,517.00.
- The Major Thoroughfare Plan designates Almadale Road as a minor arterial. Right-of-way is shown to be dedicated as part of this development.

**Staff Comments:**

- 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. Any structure over 3,600 square feet must be sprinkled.
- A second road entrance must be constructed prior to issuance of building permits.
- Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review.
- The offsite forcemain for sewer access must be operational prior to issuance of building permits.
- Please reference CUD Will Serve Letter issued 11/5/2022 for detailed information regarding water line connections and existing flow available to the site. CUD can meet the 1,000 GPM flow requirement, but only for the residential portion of the development, not commercial.
- Plans have been reviewed by CUD and comments sent directly to the applicant.

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

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

Motion by Charles Scurr, PhD, seconded by Matthew Carver to approve the site plan for Newberry Townhomes, Lot 1 with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

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

|   |   |
|---|---|
| <b>Location:</b> 825 Industrial Boulevard | <b>Applicant:</b> Fulmer Lucas Engineering      |
| <b>Tax Map/Parcel:</b> 29/17.03           | <b>Property Owner(s):</b> At Home Studio Living |
| <b>Zoning:</b> PUD                        | <b>Use Classification:</b> Transient Habitation |

Proposal

**A. Location Analysis**

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



**Development Standards**

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

**B. Landscaping**

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

**C. Design Review**

Architectural elevations submitted show the building to be built with a mixture of brick, stone, and glass/glazing. EIFS is shown as a secondary material. The eastern elevation, which is approximately 16% visible from Industrial Boulevard, is clad in 45% primary materials and 55% secondary material of EIFS. The north elevation is shown to have 71% primary materials and 29% EIFS. The west elevation, fronting an industrial building in LaVergne, has 52% primary materials and 48% EIFS. The southern elevation has 46% primary materials and 54% EIFS. Overall, the building has 50% primary materials and 50% secondary materials.

Elevations previously presented to the Board showed the east elevation, which is the most visible elevation from the public roadway on Industrial Boulevard, had 28% primary materials and has been increased to 45% primary materials. All wall faces increase in percentage of primary materials to increase the entire building primary materials. Overall, the previous plan showed 27% primary materials and has been increased to a 50/50 split of primary and secondary materials.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$739.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. There are no streets as shown on the Major Thoroughfare Plan affected with this development.

**Staff Comments:**

1. The building is required to be sprinkled and will be required to be reviewed and approved by the State Fire Marshal's office prior to issuance of a building permit.
2. If there is a commercial kitchen as part of the hotel, a 1,500 gallon grease trap is required.
3. The Design Review Manual requires this building to be clad in a minimum of 75% primary materials for any elevation visible from the public street. A portion of the fourth floor on the east elevation is visible from Industrial Boulevard. The previous hotel approved on this site met this requirement on the east elevation.
4. The most visible elevations (south and east) are the elevations with majority secondary materials shown rather than primary materials. Staff would recommend the materials on the south and east elevations reflect what is shown for the north and west elevations.
5. A plat may be required to dedicate easements for utilities serving this property.

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

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

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to deny the site plan for Smyrna Echo Hotel for not meeting design review and with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

4. New Business:

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

1. Kyle Griffin

5100 Almaville Road & 7441 Rocky Fork Almaville Road  
Annexation & PRD/R-1 Zoning Request

An Annexation & PRD/R-1 Zoning request was submitted for 5100 Almaville Road & 7441 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 16.01, 16.02, 17.00, is comprised of 109.65 acres, and is zoned RM. The surrounding zoning is PRD (Briley Downs, Lyndwood) 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 Rocky Fork Almaville Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline and is shown to be dedicated with this plan. The requested PRD is for 27 villas/duplexes (54 units) and 166 single family lots that would be age restricted as well as an additional 98 single family lots on 95.65 acres. The remaining 14 acres would be zoned R-1 and is the location of Lifepoint Church Stewart Creek. Staff would recommend

annexation of approximately 2,230 linear feet of the existing right-of-way of Rocky Fork Almadillo Road from the current Town limits to SR102/Almadillo Road with this annexation request. The following staff comments were made:

1. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer.
2. The required minimum fireflow is 1,000 GPM at 20 PSI for the residential portion of the development. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.
3. 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.
4. Please reference CUD Will Serve Letter issued 4/7/2024 for detailed information regarding water line connections and offsite improvements needed to meet the fire flow requirements for this development.
5. Submit full set of plans separately for each individual section and phase to be constructed directly to CUDengineering@tudrc.com for further review and specific comments.

Motion by Matthew Carver, seconded by Salena Scott to recommend approval to Town Council the annexation and PRD/R-1 Zoning request with the above listed staff comments, including the recommended right of way annexation.

**Vote:** 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

b. Rezoning Requests:

1. Kyle Griffin  
4701 Rock Springs Road  
Rezoning R-1 to PRD Request

A PRD Rezoning request was submitted for 4701 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 32, Parcels: 29.00, 29.02, 29.03, 29.04, 29.05, is zoned R-1, and consists of 40.1 acres. The surrounding zoning is R-1 and PRD (Gwynne Farms, Cooks Lane) in Town and R-1 in LaVergne. 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. The required minimum right-of-way for this road is 30' from the centerline and is shown to be dedicated with this plan. The requested PRD is for 125 single family lots. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.
2. Any retaining walls over 4' in height require a building permit and design by an engineer.
3. A temporary turn around will be required near Lot 95 if the road from the adjoining development is not constructed from Cooks Lane when Phase 1 of this development is recorded.
4. 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.
5. Submit full set of plans separately for each individual section and phase to be constructed directly to CUDengineering@tudrc.com for further review and specific comments.

Motion by Matthew Carver, seconded by Amy Wise To recommend approval to the Town Council the PRD Zoning request located at 4701 Rock Springs Road with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

2. Matt Huff  
Ken Pilkerton Drive & Sgt. Asbury Hawn Way  
Rezoning C-2 to PID Request

A C-2 to PID rezoning request was submitted for Ken Pilkerton Drive & Sgt. Asbury Hawn Way. This property can be further referenced by Rutherford County Tax Map: 34 G, Group: C, Parcel: 6.03, is zoned C-2, and consists of 2.47 acres. The surrounding zoning is C-2 and PRD (Copperfield Lodge). The Land Use Plan for this area is the Mixed Use Center character area. This would support a wide range of uses and building types. New development should focus on a mix of uses and services. Retail, restaurant, and attached residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Ken Pilkerton Drive and Sgt. Asbury Hawn Way as collectors. Adequate right of way exists for these streets. The following staff comments were made:

1. The requested PID is for a 108,000 square feet self storage facility.
2. The required minimum fire flow is 1,500 GPM @ 20 PSI with a sprinkler system. The building is required to be sprinkled.
3. The median opening on Ken Pilkerton Ave will need to be adjusted to the new driveway opening.
4. Provide elevations of the proposed building.

Motion by Amy Wise, seconded by Charles Scurr, PhD to recommend denial to the Town Council the C-2 to PID Rezoning request for Rutherford County Tax Map: 34 G, Group: C, Parcel: 6.03 due to the request being inconsistent with surrounding zoning.

**Vote:** 6 - 0 Passed - Unanimously

3. Robert Latimer  
657 & 698 South Lowry Street  
Rezoning PRD to PID Request

A PRD with LSO to PID with LSO Rezoning request was submitted for 657 & 698 S. Lowry Street. This property can be further referenced by Rutherford County Tax Map: 34G, Group: A, Parcel: 1.00 consists of 1.4 acres, and is zoned PRD. The surrounding zoning is C-2, C-3, and PRD (Southside Townhomes). The Land Use Plan for this area is the Mixed Use Center character area. This would support a wide range of uses and building types. New development should focus on a mix of uses and services. Retail, restaurant, and attached residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates South Lowry Street as a major arterial. Adequate right-of-way exists for this street. The proposed PID is for a 98,200 square feet self storage facility. The following staff comments were made:

1. The required minimum fire flow is 1,750 GPM @ 20 PSI with the required fire sprinkler system.
2. The required minimum parking spaces is 33 per the Zoning Ordinance. The developer has requested an exception to allow for 12 spaces.
3. The minimum building setback along S. Lowry Street is 40' per requirements of the Lowry Street Overlay (LSO). The developer has requested an exception to allow a 25' front setback.
4. The maximum allowed building height is 40' per the LSO. The developer has requested an exception to allow 45'.

5. The minimum required transparency percentage for the building is 40% on the ground floor per the LSO. The developer has requested an exception to allow for 15%. Waiver for upper floor windows.
6. The landscaping requirements of the LSO will apply and will be reviewed in detail with the site plan if the rezoning is approved. The developer has requested an exception to the requirements for street trees and frontage trees along S. Lowry Street due to utility conflicts, to not have a landscaped island adjacent to the proposed handicap parking space, and to the required Type "D" buffer along the northeastern side of the site.
7. Change the material on the lower level from split-face block to a material compliant with the LSO requirements. The developer has requested an exception to allow for the use of split-face block.

Motion by Matthew Carver, seconded by Amy Wise to recommend denial to Town Council the PRD with LSO to PID with LSO Rezoning request for 657 & 698 S. Lowry Street due to multiple exceptions and the request being inconsistent with surrounding zoning.

**Vote:** 5 - 1 Passed

NAY: Vice-Mayor Marc Adkins

4. Rob Molchan  
East Gresham Drive  
Rezoning R-2 to PRD Request

An R-2 to PRD Rezoning request was submitted for E Gresham Drive. This property can be further referenced by Rutherford County Tax Map: 28D, Group: A, Parcels: 19.00 & 19.01, is zoned R-2 and consists of 10.93 acres. The surrounding zoning is C-2, R-2, and A-1. The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads shown on the Major Thoroughfare Plan will be affected with this request. The requested PRD is for 49 single family lots. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI.
2. The connection to the offsite existing sewer on the south side of the church property will require a public easement to be obtained.
3. An agreement will be required to allow for the connection to the trail system within Lee Victory Recreation Park.

At this time, Councilman Tim Morrell acknowledged Matt Taylor with SEC, Inc. to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend denial to the Town Council the R-1 to PRD Rezoning request for Rutherford County Tax Map: 28D, Group: A, Parcels: 19.00 & 19.01 due to the request being inconsistent with surrounding zoning.

**Vote:** 5 - 1 Passed

NAY: Salena Scott

5. Janet Ibriham Nasef  
Rocky Fork Road  
Rezoning R-3 to PRD Request

An R-3 with ESO to PRD with ESO Rezoning request was submitted for Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 73.03, is zoned R-3, and consists of 2.13 acres. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green). The Land Use Plan is the 24 Gateway character area. This would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Show the proposed dedication on the plans. The requested PRD is for 5 duplexes/10 units. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
2. Submit landscape plans consistent with Town of Smyrna Enon Springs Overlay (ESO) requirements.
3. Show existing utilities and conceptually where they will be extended to.
4. Show the existing topography.
5. As the access road exceeds 150' in length, a turn around compliant with the 2018 International Fire Code will be required. Please contact James Lawrence with the Town of Smyrna Fire Department with any questions. The minimum dimensions required are 20' wide by 60' long in order to do a hammerhead.
6. Show the nearest offsite sewer with access alignment. Sewer doesn't exist where it is shown to be extended from, and text within the notes state it will be extended from a different location. Which is correct?
7. Driveways must be a minimum of 38' in length between the garage and the sidewalk. Provide dimensions.
8. Submit architectural elevations showing materials to be used. Must be consistent with the requirements of the ESO.
9. The note regarding the proposed amenities shown on Sheet C2.0 does not seem to be pertinent to these plans. A pool and meeting room for a 10 member HOA seems excessive.
10. The note "0.79 acre portion of existing lot 2.13 acre lot" does not make any sense. The parcel is 2.11 acres according to Rutherford County Property Assessor.

Motion by Amy Wise, seconded by Matthew Carver to defer to the June meeting.

**Vote:** 6 - 0 Passed - Unanimously

c. Preliminary Plats:

1. Sewart's Landing Roadway, Phase I  
2001 Motlow College Boulevard  
Owner / Developer: Equitable Property Company

A Preliminary Plat was submitted for Sewart's Landing, Phase I located at 2001 Motlow College Blvd. This property can be further referenced by Rutherford County Tax Map: 18, Parcel: 10.00, is comprised of 13.42 acres, is zoned PUD, and consists of 7 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 Sam Ridley Parkway, West as a major arterial and Motlow College Boulevard as a collector. Adequate right of way exists for these streets.
4. A grading permit fee will be required.

5. Signs will require a separate permit.
6. An agreement will be required between the developer and the Town regarding the long-term maintenance of the center area of the roundabout within the proposed public right-of-way.
7. Submit roadway lighting plans.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Sewart's Landing Roadway, Phase I with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

2. Talia Trace, Section 2  
12495 Old Nashville Highway  
Owner / Developer: Cantrell Farms, LLC

A Preliminary Plat for Talia Trace, Section 2 was submitted for 12495 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 33, Parcels: 28.00, 44.00, 44.04, 44.06, is comprised of 8.79 acres, is zoned PRD, 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 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 Ace Avenue as a collector. 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. Please show the existing right-of-way for J.P. Sanders Lane which borders the northern portion of this property.

Motion by Matthew Carver, seconded by Amy Wise to approve the Preliminary Plat for Preliminary Plat for Talia Trace, Section 2 with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

d. Final Plats:

1. Chicken Pike Subdivision  
287 Chicken Pike  
Owner / Developer: Hollingshead Land, LLC

A Final Plat for Chicken Pike Subdivision was submitted for 287 Chicken Pike. This property can be further referenced by Rutherford County Tax Map: 49, Parcels: 95.03 & 95.04, is comprised of 5.74 acres, is zoned R-1, and consists 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 Chicken Pike as a collector. Adequate right of way is shown to be dedicated with this plat.
4. The grading permit fee for 5.74 acres will be \$959.

5. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
6. Add signatures of the owners and CUD prior to recording.
7. Storm runoff from this property will have to be captured and treated.
8. Private utilities cannot be placed in a public easement. If the proposed 6" sanitary sewer line is to be private, it is not allowed to be in a public easement. Rename the easement to private or the line will be required to be public.
9. Submit plat directly to CUDengineering@ cudrc.com for further review and specific comments.
10. Water line construction must be completed and accepted by CUDRC before signature on the Final Plat.
11. This plat was approved by the Planning Commission in September 2022 with a requirement that all lots be within 500' of a fire hydrant. This plat has been resubmitted with a request that the Planning Commission grant a waiver to that requirement to allow for Lot 1 to be within 750' of a fire hydrant with the requirement that the house on that lot will be built within the building pad shown and that it will be required to be sprinkled.

Motion by Amy Wise, seconded by Salena Scott to approve the Final Plat for Chicken Pike Subdivision with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

e. Site Plans:

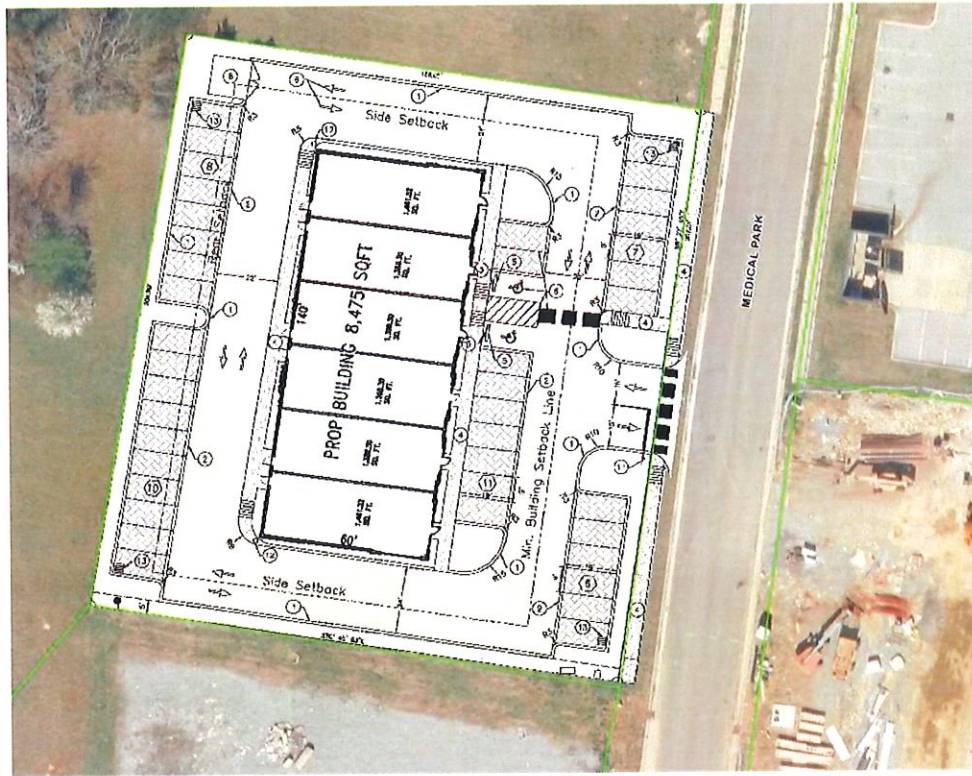
1. 1744 Rock Springs Road Subdivision, Lot 1  
851-861 Medical Park  
Owner / Developer: J & K Properties / Samuel Riyad

|                                       |   |
|---------------------------------------|---|
| <b>Location:</b> 851-861 Medical Park | <b>Applicant:</b> MDT Construction - Samuel Riyad |
| <b>Tax Map/Parcel:</b> 28/120.00      | <b>Property Owner(s):</b> J & K Properties        |
| <b>Zoning:</b> C-2                    | <b>Use Classification:</b> General Commercial     |

Proposal

**A. Location Analysis**

The proposed site plan for Lot 1 on Medical Park is shown for six retail tenant spaces. Lots to the north and south of this property are currently undeveloped with the tracts to the east across Medical Park already having been developed. The development would have a single access point off of Medical Park across from Burn Boot Camp and the commercial development on Lot 8.



**Development Standards**

|   | <b>Required</b> | <b>Proposed</b> |
|---|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 0.48 Ac         |
| <b>Square Footage of Open Space/Landscaping</b> | 2,123 SF        | 2,500 SF        |
| <b>Total Parking</b>                            | 42 Spaces       | 42 Spaces       |
| <b>Handicapped Parking Space(s)</b>             | 2 Spaces        | 2 Spaces        |

**B. Landscaping**

Landscape plan shows street trees lining Medical Park with a variety of shrubbery spaced between the trees. Trees are also shown throughout the development in landscaped islands. Additional shrubbery is shown around the dumpster enclosures and at the base of the front of the building.

**C. Design Review**

Architectural elevations for all four elevations are to be finished with primary materials of two different colors of brick and glass/glazing to meet Design Review Manual requirements.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. 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 \$474.00 will be required to be submitted prior to issuance of a grading permit.
5. No roads shown on the Major Thoroughfare Plan will be affected with this request.

**Staff Comments:**

1. Show line sizes for sewer and water.

2. Storm runoff must be captured and treated.

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

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the site plan for 1744 Rock Springs Road Subdivision, Lot 1 with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

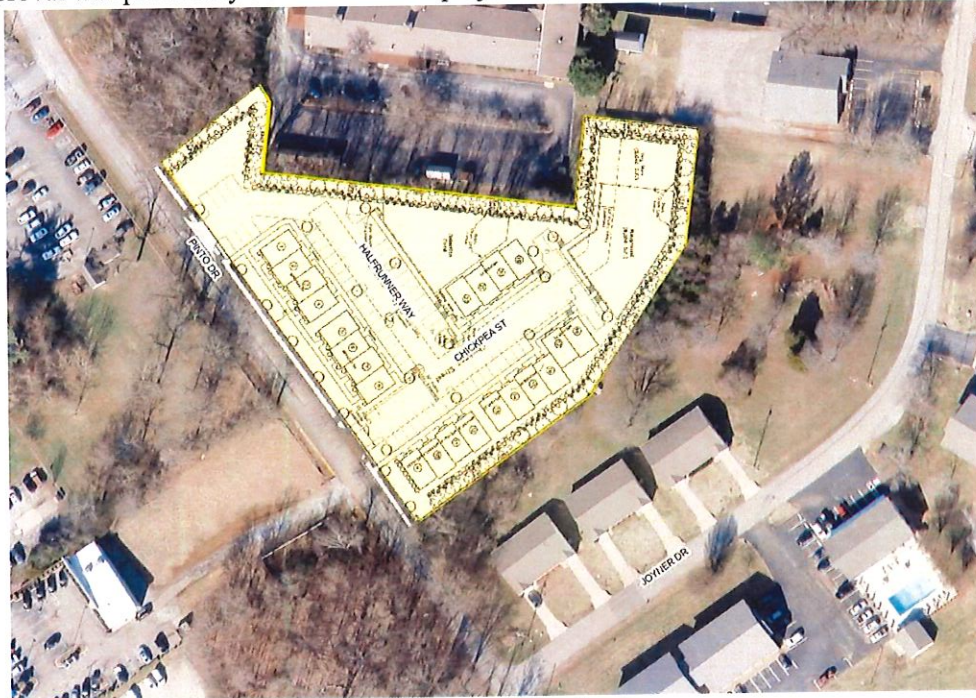
- 2. Pinto Place Townhomes  
Pinto Drive  
Owner / Developer: Egbert Reberio / SiLa Smyrna, LLC

|  |   |
|--|---|
| <b>Location:</b> Pinto Drive             | <b>Applicant:</b> Sila Smyrna, LLC                  |
| <b>Tax Map/Group/Parcel:</b> 270/D/10.00 | <b>Property Owner(s):</b> Sila Smyrna, LLC          |
| <b>Zoning:</b> PRD                       | <b>Use Classification:</b> Multi-Family Residential |

Proposal

**A. Location Analysis**

Pinto Place Townhomes is a proposed multi-family residential development located along Pinto drive. The PRD zoning of this property was approved by the Town Council during the February meeting for 22 townhomes. Surrounding zoning consists of R-4, duplexes to the south, and C-2 along other property boundaries. The development would have two access points onto Pinto Drive. Site plan approval was previously obtained for this project in March 2023 and has since expired.



**Development Standards**

|   | <b>Required</b> | <b>Proposed</b> |
|---|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 0.60 Ac         |
| <b>Square Footage of Open Space/Landscaping</b> | 2,613 SF        | 17,000 SF       |
| <b>Total Parking</b>                            | 44 Spaces       | 60 Spaces       |
| <b>Handicapped Parking Space(s)</b>             | 0 Spaces        | 2 Spaces        |

**B. Landscaping**

Landscape plan shows a Type C landscape buffer along the property boundaries as well as trees planted in landscape islands around the parking lot. Street trees are shown along Pinto Drive with additional shrubbery planted at the base of the units.

**C. Design Review**

Architectural elevations show buildings to be built entirely with brick and fiber cement accents. Approved PRD showed a mix of brick and fiber cement board, staff finds the elevations would still be consistent as proposed entirely brick with fiber cement accents.

**Standard Comments:**

- 1. Signs will require a separate permit.
- 2. No roads shown on the Major Thoroughfare Plan will be affected with this request.
- 3. The minimum required fire flow will be 1,000 GPM at 20 PSI.

**Staff Comments:**

- 1. Submit an HPR plat for dedication of all public easements. This plat must be recorded prior to issuance of building permits.

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

Motion by Charles Scurr, PhD, seconded by Amy Wise to approve the site plan for Pinto Place Townhomes with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

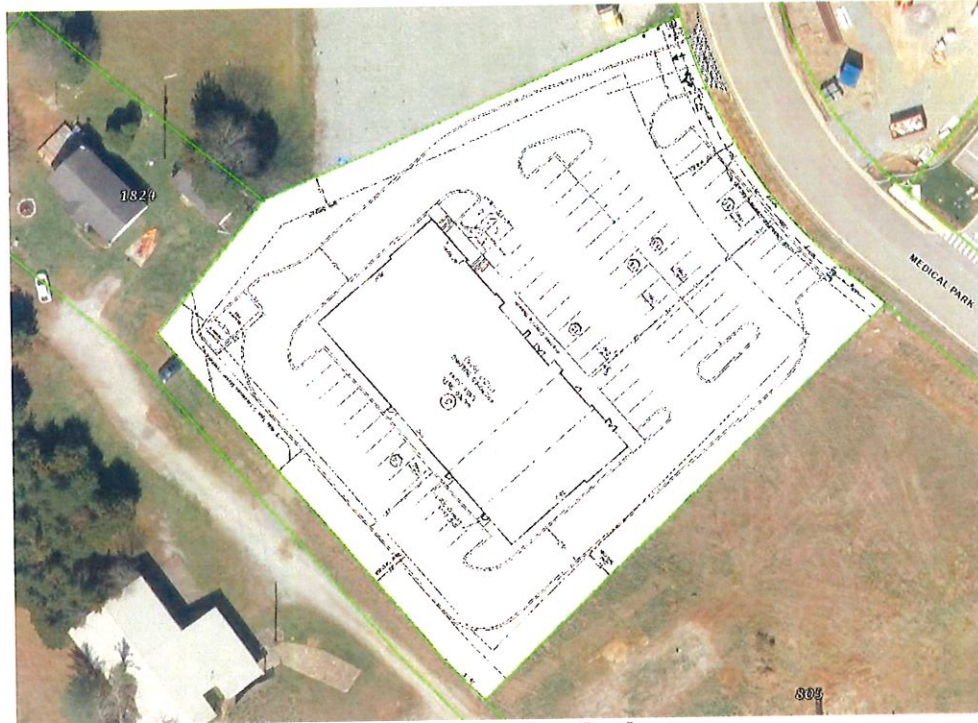
- 3. Precision Internal Medicine  
815 - 819 Medical Park  
Owner / Developer: Ramy Sayed

|                                       |  |
|---------------------------------------|--|
| <b>Location:</b> 815-819 Medical Park | <b>Applicant:</b> Huddleston-Steele Eng. - Enoch Jarrell |
| <b>Tax Map/Parcel:</b> 28/119.01      | <b>Property Owner(s):</b> Ramy Sayed                     |
| <b>Zoning:</b> C-2                    | <b>Use Classification:</b> Medical & Retail              |

Proposal

**A. Location Analysis**

Precision Internal Medicine is proposing a development on Medical Park with two additional tenant spaces. The lot to the north is undeveloped, residential dwellings are to the west of the subject property, and the parcels across Medical Park are developed. The lot to the south is proposed for Primrose school. The proposed building is to be 11,217 square feet. Access to the site would be provided by a single ingress and egress point onto Medical Park.



**Development Standards**

|   | <b>Required</b> | <b>Proposed</b> |
|---|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 0.79 Ac         |
| <b>Square Footage of Open Space/Landscaping</b> | 3,482 SF        | 6,875 SF        |
| <b>Total Parking</b>                            | 47 Spaces       | 66 Spaces       |
| <b>Handicapped Parking Space(s)</b>             | 3 Spaces        | 3 Spaces        |

**B. Landscaping**

Landscape plan shows shrubbery lining Medical Park with two street trees on either side of the front parking aisle. Additional trees are shown in landscaped islands throughout the parking area. A Type C landscape buffer is shown around the rear of the property, which abuts a R-1 zoned property.

**C. Design Review**

Architectural elevations show the building to be finished with a mixture of all primary materials of brick, stone and glass/glazing with a secondary material of cementitious siding. All four elevations are to have over 87% primary materials with the southern elevation, facing away from Medical Park, to have the most cementitious siding at 13%. Overall, the building is to have 91% primary materials.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee of \$533.00 will be required to be submitted prior to issuance of a grading permit.
5. No roads shown on the Major Thoroughfare plan will be affected with this request.

**Staff Comments:**

1. ADA accessible pathway may slightly angle across the nearest drive aisle to the building. Staff

- would recommend shifting the handicapped parking space noted as van accessible to the front of the building and shifting the pathway to an angle as previously submitted. Please contact staff with any questions.
2. The van accessible handicapped parking space does not meet ADA requirements for dimensions. It must be a minimum of 11' wide with a 5' hatched area or 8' wide with an 8' hatched area.
  3. A 1,500 gallon grease trap will be required for any restaurant use.

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

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the site plan for Precision Internal Medicine with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

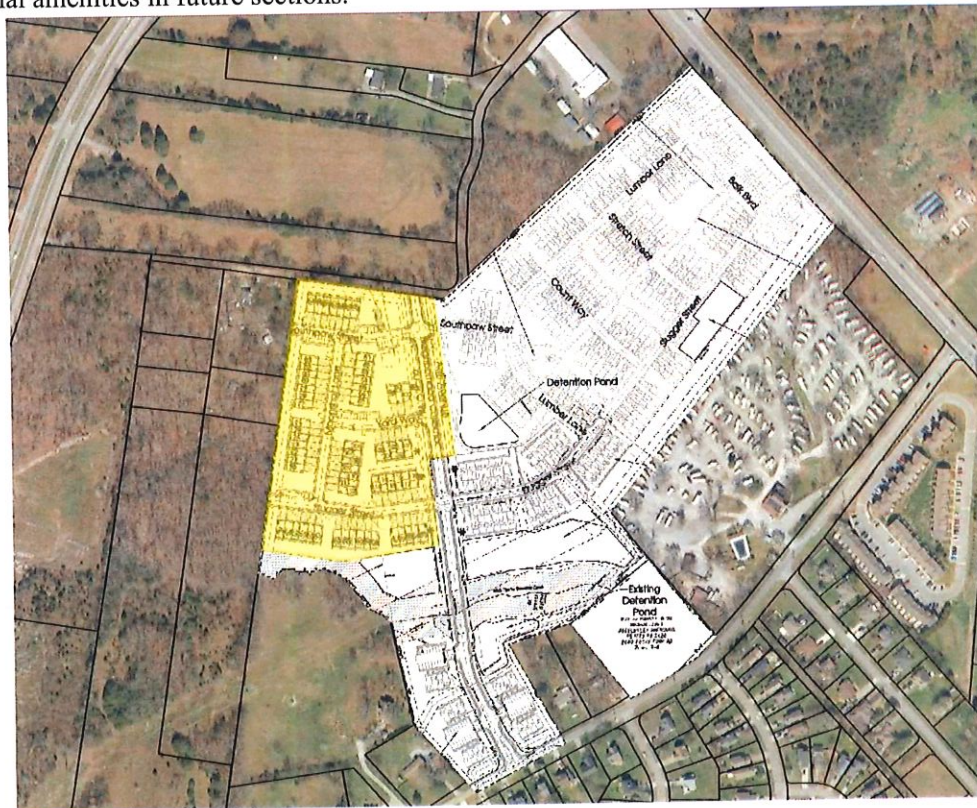
4. Talia Trace, Section 2  
12495 Old Nashville Highway  
Owner / Developer: Cantrell Farms, LLC

|   |   |
|---|---|
| <b>Location:</b> Rocky Fork Road                | <b>Applicant:</b> SEC, Inc. - Matt Taylor           |
| <b>Tax Map/Parcels:</b> 33/28.00, 44.00 & 44.04 | <b>Property Owner(s):</b> Cantrell Farms LLC        |
| <b>Zoning:</b> PRD                              | <b>Use Classification:</b> Multi-Family Residential |

Proposal

**A. Location Analysis**

Ole South is proposing to develop the second section of Talia Trace. The second section contains 66 of the total 271 townhome units for the entire development. Entrance to this section is provided via Rocky Fork Road through the first section. A dog park amenity is shown for this section with additional amenities in future sections.



**Development Standards**

|   | <b>Required</b> | <b>Proposed</b>   |
|---|-----------------|---|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 9,149 SF  |
| <b>Square Footage of Open Space/Landscaping</b> | 915 SF          | 2,593 SF  |
| <b>Total Parking</b>                            | 132 Spaces      | 39 - Surface<br>93 - Garage<br>264 - Driveway<br>396 Total Spaces |
| <b>Handicapped Parking Space(s)</b>             | N/A             | 0 Spaces  |

**B. Landscaping**

Landscape plan shows a Type C landscape buffer bordering the properties to the west and northwest which are zoned R-1 and R-3, respectively. Streetscaping is shown along Ace Avenue, a collector roadway on the Major Thoroughfare Plan. Additional shrubbery and trees are shown in landscaped islands and at the perimeter of the units throughout this section.

**C. Design Review**

Architectural elevations show all four elevations to have the first story finished with brick and the second story finished with fiber cement board. For the front elevations, several units in each section of townhomes are to have a second story of brick in addition to the first story. Per the approved PRD, townhomes with side elevations fronting Ace Avenue are required to have enhanced elevations consisting primarily of brick with approximately 25% fiber cement board. These enhanced elevations are not shown, however a note has been added on the plans showing the end units facing Ace Avenue to have enhanced elevations.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$1,266.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Ace Avenue as a collector. Adequate right-of-way is shown to be dedicated for this street.

**Staff Comments:**

1. Please label the enhanced elevations per the approved PRD.
2. Please show the existing right-of-way for J.P. Sanders Lane which borders the northern portion of this property.
3. Show a minimum setback of 38' from the rear of the sidewalk to the front of the garage.

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

Motion by Salena Scott, seconded by Amy Wise to approve the site plan for Talia Trace, Section 2 with the above listed staff comments.

**Vote:** 6 - 0 Passed - Unanimously

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the May Bond Review Report.

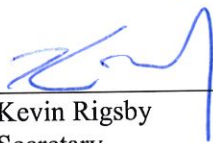
**Vote:** 6 - 0 Passed - Unanimously

6. Staff comments and/or other business

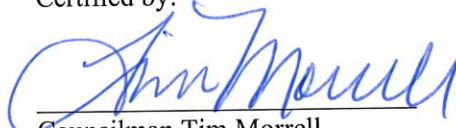
Kevin Rigsby informed the commission that updates to the Major Thoroughfare plan is in the budget and will be beginning soon.

7. Adjournment

Respectfully submitted:

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

Certified by:

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