



SMYRNA MUNICIPAL PLANNING COMMISSION

July 2, 2024
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

1. Call to Order
2. Prayer
Pledge of Allegiance
3. Citizens' Comments:

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

4. Approval of Minutes of the June 6, 2024 meeting
5. Public Hearing:

Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats
Article 3, Sections 3-103, 3-104, 3-105
6. Subdivision Regulations Amendment:
 - a. Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats
Article 3, Sections 3-103, 3-104, 3-105
7. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Joe Haddix - **Requested to be deferred three months**
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request
 2. Kyle Griffin -**Request to be deferred one month**
140 Queencliff Court
Annexation & PRD Zoning Request

- b. Final Plat:
 - 1. Sewart's Landing
Allan Sewart Way & Pilot Place
Owner/Developer: Sewart's Landing Partners, LP / Equitable Property Company
- 8. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 - 1. Adam Lawrence
6304 Lee Road
Annexation & PRD Zoning
 - b. Rezoning Requests:
 - 1. Kyle Griffin
4701 Rock Springs Road
Rezoning R-1 to PRD
 - 2. Hollingshead Land, LLC
NE Corner of Gambill Lane & Enon Springs Road, West
Rezoning R-1 with ESO to PRD/C-2 with ESO
 - c. Preliminary Plats:
 - 1. Fox Meadows Subdivision
4852 Rocky Fork Road
Owner / Developer: John Mitchell Byrnes
 - d. Site Plans:
 - 1. Topre America Corporation - Smyrna Plant Phase 10
7735 Florence Road
Owner / Developer: Industrial Development Board of Rutherford County
- 9. Zoning Ordinance Amendment:
 - a. Zoning Ordinance Amendment to Article III, Section 3.120 F
3 Year Expiration Period for Site Plans
- 10. July Bond Review Report
- 11. Staff comments and/or other business
- 12. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JUNE 6, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, June 6, 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 Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Amy Wise.

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

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

Absent: Tim Morrell, Councilman

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

Present: Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; James Lawrence, Asst. Chief of Fire Prevention; Charles King, Engineer; Mike Strange, Utilities Director; Kristi Worrell, Building Official

1. Citizens' Comments: Tommy Dang
3464 Gambill Lane
Smyrna, TN 37167
In Favor
Project: Rob Molchan Gambill Lane

Tony Majors (not in Town limits)
5402 Stonewood Drive
Smyrna, TN 37167
In Opposition
Project: Kyle Griffin for 140 Queencliff Court

Joshua Lucas (not in Town limits)
5302 Cliffstone Drive
Smyrna TN, 37167
In Opposition
Project: Kyle Griffin for 140 Queencliff Court

Sharmili Datta (not in Town limits)
5336 Stonewood Drive
Smyrna, TN 37167

In Opposition
Project: Kyle Griffin for 140 Queencliff Court

Robert Miller
1215 Ledbury Drive
Smyrna, TN 37167
Spring Branch removal of preserved vegetation

Tommy Campbell
2205 Woodcliff Court
Smyrna, TN 37167
In Opposition
Project: Kyle Griffin for 140 Queencliff Court

2. Approval of Minutes of the May 2, 2024 meeting

Motion by Amy Wise, seconded by Miranda Swift to approve the minutes for the May 2, 2024 meeting.

Vote: 6 - 0 Passed - Unanimously

3. Old Business:

a. Rezoning Request:

1. Janet Ibrahim Nasef
Rocky Fork Road
Rezoning R-3 to PRD Request

An R-3 with ESO to PRD with ESO Rezoning request was made for Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 73.03, is zoned R-3, and is comprised 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. This is required for the rezoning request.
3. Submit a full and complete utility plan with onsite and offsite water and sewer including the existing locations and line sizes. Notes alone will not be accepted.
4. Submit architectural elevations showing materials to be used. Must be consistent with the requirements of the ESO. These are required for the rezoning request.
5. Show the percentage of the site to be maintained as open space, both what is required and what is provided, and the percentage of the open space to be improved with amenities, both required and provided.
6. The driveways are required to be 18' wide.
7. Provide details on the proposed amenities. A note is not sufficient.
8. 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.

Motion by Salena Scott, seconded by Amy Wise to recommend denial to Town Council the R-3 with ESO to PRD with ESO Rezoning request located at Rutherford County Tax Map: 33, Parcel: 73.03.

Vote: 6 - 0 Passed - Unanimously

4. New Business:

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

1. Hardik Patel
Almaville Road
Annexation & C-2 Zoning Request

An Annexation & C-2 Zoning request was submitted for Almaville Road. This property can be further referenced by Rutherford County Tax Map: 55C, Group: B, Parcel: 35.00, is zoned RM, and is comprised of 0.87 acres. The surrounding zoning is C-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 SR 102/Almaville Road as a minor arterial. Adequate right-of-way exists for this street. The following staff comments were made:

1. Sewer is not currently available. The nearest sewer is located at the rear of the vacant property addressed as 1996 Almaville Road. The developer would be required to obtain easements to reach this sewer location to extend sewer to this property.
2. An area is shown as a public right-of-way on the Property Assessor's parcel map. However, it is not maintained by Rutherford County as it is not within the County Road Book. It would not meet Town standards as a public road. This right-of-way was dedicated to the State when the plat for this development, Twin Creeks Section IV, was recorded in March 1998. Any development of this property would require an upgrade to this right-of-way to Town standards to facilitate access to a commercial property.
3. This property lies entirely within the 100 year floodplain. Development of this property will be required to submit a hydraulic and hydrologic study and fully comply with Article IX of the Zoning Ordinance and all FEMA floodplain requirements.
4. The required minimum fireflow will be determined by the proposed use of the property. The minimum required fireflow for a commercial building would be 1,500 GPM at 20 PSI.
5. Submit a water service availability request to CUDengineering@ cudrc.com for feasibility and to obtain Will Serve Letter.
6. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development, dependent on results of water availability request.
7. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Almaville Road and a twelve (12) inch water main that runs cross-country to the east and south of this property.

Motion by Amy Wise, seconded by Miranda Swift to recommend approval to Town Council the Annexation & C-2 Zoning request located at Rutherford County Tax Map: 55C, Group: B, Parcel: 35.00 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Kyle Griffin
140 Queencliff Court
Annexation & PRD Zoning Request

An Annexation & PRD Zoning request was submitted for 140 Queencliff Court. This property can be further referenced by Rutherford County Tax Map: 73, Parcel: 19.02, is zoned RM, and consists of 115.34 acres. The surrounding zoning is PRD (Lyndwood) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads shown on the Major Thoroughfare Plan will be affected with this request. The requested PRD is for 346 single family lots. The following staff comments were made:

1. No sewer is available until the off site sewer for Briley Downs is constructed.
2. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer.
3. 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.
4. 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.
5. The facilities improvement determination study (FID) has still not been paid by the developer. Once the FID is paid it will be placed in queue to be evaluated by CUD.
6. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. Significant offsite improvements will be required to meet flow requirements for development. The applicant should consult CUD for instructions on submittals and any related information regarding status of future improvements of the associated area.
7. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Amy Wise, seconded by Matthew Carver to defer to the July Planning Commission meeting.

Vote: 6 - 0 Passed - Unanimously

b. Rezoning Requests:

1. Kyle Griffin
8286 Rocky Fork Almaville Road
Rezoning R-3 to PRD Request

An R-3 to PRD Rezoning request was submitted for 8286 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 50.01, is zoned R-3, and is comprised of 3.53 acres. The surrounding zoning is R-3, PRD (Cedar Hills, Stewarts Glen) and PUD (Blakeney Commons). 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 7 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.
2. Please reference CUD Will Serve Letter issued 4/21/2024 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement.
3. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

At this time, Vice-Mayor Marc Adkins acknowledged applicant Kyle Griffin to speak regarding this request.

Motion by Salena Scott, seconded by Matthew Carver to recommend approval to Town Council the R-3 to PRD Rezoning request located at 8286 Rocky Fork Almaville Road with the above listed staff comments as well as a buffer added along the Decker property.

Vote: 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. Eduardo Moreno
11514 Old Nashville Highway
Rezoning R-2 to P&O-2 Request

An R-2 to P&O-2 Rezoning request was submitted for 11514 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 34I, Group: B, Parcel: 6.00, is zoned R-2, and is comprised of 0.32 acres. The surrounding zoning is R-2 and C-2. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street. The following staff comment was made:

1. There is an existing house on this property. The intended use is for the existing house to be used as an 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.

Motion by Miranda Swift, to recommend approval to Town Council the R-2 to P&O-2 Rezoning request located at 11514 Old Nashville Highway with the above listed staff comment. Motion failed for lack of a second.

Motion by Matthew Carver, seconded by Salena Scott to recommend denial to Town Council the R-2 to P&O-2 Rezoning request located at 11514 Old Nashville Highway due to maintaining the character of the neighborhood.

Vote: 5 - 1 Passed

NAY: Miranda Swift

3. Rob Molchan
Gambill Lane
Rezoning R-1 to PRD Request

A R-1 to PRD Rezoning request was submitted for Gambill Lane. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 87.00, is zoned R-1, and is comprised of 6.78 acres. The surrounding zoning is R-1 and R-3. The Land Use Plan for this area is the 24 Gateway character area which 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 these areas. The Major Thoroughfare Plan designates Gambill Lane as a collector. The required minimum

right-of-way for this road is 30' from the centerline. Dedication of this right-of-way is shown on the plans. In addition, the Major Thoroughfare Plan shows a new collector street through this property and the adjoining property to connect Gambill Lane to Seven Oaks Boulevard. The requested PRD is for 22 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.
2. All lots must have a gravity sewer service.

At this time, Vice-Mayor Marc Adkins acknowledged Matt Taylor with SEC, Inc. to speak regarding this request.

Motion by Salena Scott, seconded by Amy Wise to recommend approval to Town Council the R-1 to PRD Rezoning request for Rutherford County Tax Map: 33, Parcel: 87.00 with the above listed staff comments, as well as adding a fence along the western side of lots 5 & 6.

Vote: 6 - 0 Passed - Unanimously

c. Preliminary Plats:

1. The Courtyards at Stewarts Creek, Phase 3
Restoration Drive
Owner/Developer: Epcon Stewarts Creek, LLC

A Preliminary Plat was submitted for The Courtyards at Stewarts Creek, Phase 3 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 8.05, is zoned PRD, is comprised of 7.02 acres, 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. The existing grading permit for this area is for mass grading only. A new grading permit will have to be issued prior to any work not on the currently approved plans under existing grading permit. The grading permit fee will be \$5,242 for 48.57 acres of land.
4. No roads shown on the Major Thoroughfare Plan will be affected with this request.
5. Signs will require a separate permit.
6. 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.
7. Provide a roadway lighting plan.
8. Submit construction plans.
9. 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 2/27/2024. 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.
10. 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 Charles Scurr, PhD to approve the Preliminary Plat for The Courtyards at Stewarts Creek, Phase 3 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

d. Final Plats:

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

A Final Plat was submitted for Gwynne Farms, Phase 3, Section 2 located on Cardiff Drive. This property can be further referenced by Rutherford County Tax Map: 32, p/o Parcel: 20.00, is zoned PRD, is comprised of 15.49 acres, and is comprised of 34 lots. No roads shown on the Major Thoroughfare Plan will be affected with this request. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owners prior to recording.
3. 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.

Motion by Amy Wise, seconded by Miranda Swift to approve the Final Plat for Gwynne Farms, Phase 3, Section 2 with the above listed aff comments.

Vote: 6 - 0 Passed - Unanimously

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

A Final Plat was submitted for Pinto Place Townhomes located on Pinto Drive. This property can be further referenced by Rutherford County Tax Map: 270, Group: D, Parcel: 10.00, is zoned PRD, is comprised of 2.14 acres, and consists of 22 units. No roads shown on the Major Thoroughfare Plan will be affected with this request. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owners prior to recording.
3. Add the signature and stamp for the land surveyor.

Motion by Amy Wise, seconded by Miranda Swift to approve the Final Plat for Pinto Place Townhomes with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

3. Sewart's Landing
Allan Sewart Way & Pilot Place
Owner/Developer: Sewart's Landing Partners, LP / Equitable Property Company

A Final Plat was submitted for Sewart's Landing located on Motlow College Blvd. This property can be further referenced by Rutherford County Tax Map: 18, Parcel: 10.01, is zoned PUD, is comprised of 43.897 acres, 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 existing grading permit for this area is for mass grading only. A new grading permit will

have to be issued prior to any work not on the currently approved plans under existing grading permit.

4. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard as a collector. Adequate right-of-way exists for both streets.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,500 GPM at 20 PSI. This could vary depending on the uses of the future buildings.
7. Add signatures of the owners prior to recording.
8. Add the signature of the land surveyor to the surveyor's certificate.
9. Remove the certification for CUD, as this site lies within the Town of Smyrna water service area.
10. Provide dimensions for the proposed drainage easement which is the detention pond at the end of the access easement.
11. Show a 35' front setback along Sam Ridley Parkway and a 15' side setback on all lots. Revise Note 4.1 to reflect the correct setbacks. Lots 4 & 5 can be shown differently per Note 16.
12. Shift the fire hydrant that is shown within the sidewalk along Allan Sewart Way.
13. The access easement serving Lots 6 & 7 is required to be permanent, not temporary. Please remove the temporary label.
14. Provide the dimensions for the storm easement from the end of the access road to the pond.

Motion by Miranda Swift, seconded by Amy Wise to defer until the July Planning Commission meeting.

Vote: 6 - 0 Passed - Unanimously

4. Six Cedars Business Park, Phase 1
889 Seven Oaks Boulevard
Owner/Developer: Six Cedars Investments, LLC

A Final Plat was submitted for Six Cedars Business Park located at 889 Seven Oaks Blvd. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 7.02, is zoned C-2, is comprised of 4.479, and consists of 1 lot. The following staff comments were made:

1. No roads shown on the Major Thoroughfare Plan will be affected with this request.
2. Signs will require a separate permit.
3. Add the signature of the owner prior to submittal for recording.

Motion by Miranda Swift, seconded by Amy Wise to approve the Final Plat for Six Cedars Business Park with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

e. Site Plans:

1. AMS, Inc. Storage Hangar
612 Fitzhugh Boulevard
Owner/Developer: Smyrna/Rutherford County Airport Authority / Vision Building Group, LLC

Location: Fitzhugh Blvd.	Applicant: Vision Building Group LLC
Tax Map/Parcel: 19/31.00	Property Owner(s): Smyrna/Rutherford County Airport Authority
Zoning: A-1	Use Classification: Hangar

Proposal

A. Location Analysis

Airline Maintenance Services, Inc. is proposing to build a 5,700 square foot hangar on airport property. Access to the hangar would be off Fitzhugh Boulevard. The building is proposed to be constructed south of Fire Hall 2, which is located near the intersection of Eighth Avenue and Fitzhugh Boulevard. The area where the hangar is proposed is currently open grass space.



Development Standards

	Required	Proposed
Total Parking	6 Spaces	6 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan is not being proposed at this time due to location on airport property.

C. Design Review

Architectural elevations submitted show elevations mirroring previously approved plans showing an entirely metal building, consistent with other hangars on airport property.

Standard Comments:

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

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

Motion by Amy Wise, seconded by Matthew Carver to approve the Site Plan for AMS, Inc. Storage Hangar with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Grand Wash Express
570 Almadale Road
Owner/Developer: Grand Salkhi Properties, LLC

Location: 570 Almadale Road	Applicant: Grand Salkhi Properties, LLC
Tax Map/Group/Parcel: 50E/F/1.00	Property Owner(s): Grand Salkhi Properties, LLC
Zoning: C-2	Use Classification: Car Wash

Proposal

A. Location Analysis

Grand Salkhi Properties, LLC has proposed a new car wash at the northwest quadrant of the intersection at Almadale Road and General Forrest Court. The applicant received approval from the Board of Zoning Appeals in October 2022 for a special exception to allow a car wash within a C-2 zoned property. The tract is currently vacant and is abutted by residential property to the west and commercial property to the north, south and east. The Publix shopping center is located to the east of this site across Almadale Road. This site plan was previously approved by the Planning Commission in January 2023 and has since expired.



Development Standards

Required	Proposed
Square Footage of Vehicular Use Area	N/A
Square Footage of Open Space/Landscaping	3,215 SF / 17,225 SF
Total Parking Spaces	11 Spaces / 29 Total Spaces / 24 Vacuum Stalls
Handicapped Parking Space(s)	2 Spaces / 2 Spaces

B. Landscaping

Landscape plan shows streetscaping along General Forrest Court and Almadale Road. Additional landscaping is shown along the northern and western property line with shrubbery and trees in landscape islands throughout the site. The western property line abuts property zoned residential;

some existing vegetation will remain. Gaps between the existing trees are shown to be filled with shrubbery and trees consistent with a Type C landscape buffer. Additionally, an 8' privacy vinyl fence is also proposed along the western property line.

C. Design Review

Architectural elevations show primary materials of brick, building stone renaissance, which has an appearance of stacked stone, and glass/glazing on all four elevations. Secondary materials consist of EIFS and fiber cement board with an accent material of aluminum. As presented, staff believes the elevations meet Design Review.

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 \$559.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almaville Road as a Minor Arterial. This would require dedication of 40' of right-of-way from the center of the road, which is shown.

Staff Comments:

1. Submit water load requirements for meter sizing.
2. Remove the bypass line around the domestic water meter.

Staff Recommendation: Approval with above listed comments.

Motion by Miranda Swift, seconded by Matthew Carver to approve the Site Plan for Grand Wash Express with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

f. Ordinance Amendments:

1. Subdivision Regulations

- a. Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats
Article 3, Sections 3-103, 3-104, 3-105

After discussion, this item will be placed on the July 2, 2024 Planning Commission agenda with a public hearing.

2. Zoning Ordinance

- a. Submittal Deadline for Site Plans & Legal Notice Advertisements for Rezoning Requests
Article III, General Provisions, and Article VII, Administration and Enforcement

Motion by Amy Wise, seconded by Miranda Swift to recommend to Town Council the Zoning Ordinance Amendment for Submittal Deadline for Site Plans & Legal Notice Advertisements for Rezoning Requests Article III, General Provisions, and Article VII, Administration and Enforcement.

Vote: 6 - 0 Passed - Unanimously

5. June Bond Review Report

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

Vote: 6 - 0 Passed - Unanimously

6. Staff comments and/or other business

Kevin Rigsby reminded the commission that the Major Thoroughfare Plan was about to get underway.

Vice-Mayor Marc Adkins wished Councilman Tim Morrell happy healing, and reminded everyone that July's Planning commission meeting will be held on Tuesday, July 2, 2024.

7. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Vice-Mayor Marc Adkins
Vice-Chairman

Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, AICP

CC: Town Council/Staff

Date: 05/31/24

RE: Revisions to the Subdivision Regulations

Attached are proposed revisions to Article 3, Sections 3-103, 3-104, and 3-105 of the Subdivision Regulations. All three sections would have the same change, which is to change the submittal deadline for sketch plats, preliminary plats, and final plats from 17 days prior to the Planning Commission date to 24 days prior to the Planning Commission date.

These changes are proposed to provide staff an additional week to review plats that are submitted as well as provide additional time for plat revisions to be made by applicants. The process would not change with regards to staff reviews, but an additional week would allow for more time for review and plat revisions. In addition, this will provide additional time for staff to be able to provide more public notice for any rezoning or annexation requests via placement of signs on requested properties and sending letters to surrounding property owners the week before the Planning Commission meeting. The current deadline does not provide adequate time for staff to be able to accomplish that task, but an extra week will enable that to occur.

These amendments are in conjunction with the proposed amendment to Article III of the Zoning Ordinance regarding the submittal deadline for site plans. Staff would recommend these amendments to the Subdivision Regulations be considered after the required public hearing is held at the July Planning Commission meeting.

The language to be removed is struck-through, and the new language is underlined.

ARTICLE 3

PROCEDURES FOR PLAT APPROVAL

3-103 Sketch Plat¹

3-103.2 Application Procedure and Requirements – The applicant shall file with the Planning Commission a sketch plat. The failure of the applicant to satisfy the requirements of this section with full and correct information shall be cause for disapproval of the sketch plat. The sketch plat shall include the information set forth in Section 4-101 and:

- (1) be presented at the office of the Town Planner;
- (2) include all land which the applicant proposes to be subdivided and all land immediately adjacent, extending one hundred (100) feet there from, or of that directly opposite thereto, extending one hundred (100) feet from the public way frontage of such opposite land. The lot pattern of surrounding development shall be shown within that area located within one hundred (100) feet of the proposed development;
- (3) be accompanied by a minimum of ten (10) copies of the sketch plat as described herein;
- (4) be presented to the Town Planner for the Planning Commission at least ~~seventeen (17)~~ twenty-four (24) days prior to a regular (officially opened) meeting of the Planning Commission. The Town Planner shall place the sketch plat on the agenda for the Planning Commission within 30 days of submittal by the applicant or at the next regular meeting of the Planning Commission after the 30 day period. The applicant may waive the time frame requirement for the appearance of the plat on the agenda;
- (5) be accompanied by an administrative review fee as set by the Town Council.

3-104 Preliminary Plat and Construction Plans (Major Subdivisions Only)

3-104.1 Application Procedure and Requirements² -- The applicant shall file with the Planning Commission a preliminary plat. The failure of the

¹ Ibid.

² Ibid.

applicant to satisfy the requirements of this section with full and correct information shall be cause for disapproval of a preliminary plat. The preliminary plat shall be prepared in accordance with Section 4-102 and:

- (1) be presented at the office of the Town Planner;
- (2) include all land which the applicant proposes to be subdivided and all land immediately adjacent, extending one hundred (100) feet therefrom, or of that directly opposite thereto, extending one hundred (100) feet from the public way frontage of such opposite land. The lot pattern of surrounding development shall be shown within that area located within one hundred (100) feet of the proposed development;
- (3) be accompanied by a minimum of ten (10) copies of the preliminary plat as described herein;
- (4) be presented to the Town Planner for the Planning Commission at least ~~seventeen (17)~~ twenty-four (24) days prior to a regular (officially opened) meeting of the Planning Commission. The Town Planner shall place the preliminary plat on the agenda for the Planning Commission within 30 days of submittal by the applicant or at the next regular meeting of the Planning Commission after the 30 day period. The applicant may waive the time frame requirement for the appearance of the plat on the agenda;
- (5) be accompanied by an administrative review fee as set by the Town Council.

3-105 Final Subdivision Plat (Minor and Major Subdivisions)

3-105.1 Application Procedure and Requirements³ -- A subdivider shall file with the Planning Commission a final plat. The plat shall be prepared in accordance with Section 4-104 and:

- (1) include the entire subdivision, or section thereof, for which final approval is sought;
- (2) be accompanied by a minimum of ten (10) copies of the final subdivision plat as described herein;

³ Ibid.

- (3) comply substantially with the preliminary plat, where such plat is required;
- (4) be presented to the Town Planner for the Planning Commission at least ~~seventeen (17)~~ twenty-four (24) days prior to the regular meeting of the commission at which it is to be considered. The Town Planner shall place the final plat on the agenda for the Planning Commission within 30 days of submittal by the applicant or at the next regular meeting of the Planning Commission after the 30 day period. The applicant may waive the time frame requirement for the appearance of the plat on the agenda;
- (5) be accompanied by formal irrevocable offers of dedication to the public of all public ways and uses, utilities, parks, and easements, in a form approved by legal counsel, as applicable. (The subdivision plat shall be marked with a notation indicating the formal offers of dedication as shown in Article 4 of these regulations.);
- (6) be accompanied, if the final plat contains open space, ~~or~~ recreational facilities, or if any portion of the site is in common ownership, by the following documentation for approval by the Planning Commission:
 - (a) plans for improvement and maintenance of the open space or facilities located thereon;
 - (b) articles of incorporation and bylaws of the co-owners association or other legal entity (where open space or facilities are to be deeded to a co-owners association or similar organization acting on behalf of the joint owners of said property) charged with improving or maintaining the open space or facilities, and declaration of covenants and restrictions pertaining to each and every property within the subdivisions; and
 - (c) declaration of covenants and restrictions pertaining to open space and facilities which assure the continued use of said facilities for the purpose intended, where open space or facilities are to be retained by the developer.
 - (d) that any open-space that is being dedicated for public utilization comply with the requirements of 3-105.1(5) herein, as well as the submittal of documentation from

the appropriate Town department or agency that the dedicated property and/or facilities are desirable for acceptance and maintenance. The Planning Commission shall make a recommendation to the governing body that the open-space and/or facilities be subsequently accepted.

- (7) be accompanied by an administrative review fee as set by the Town Council.

Subject:

Joe Haddix - **Requested to be deferred three months**
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request

Summary:

Joe Haddix - Annexation & I-2, C-2, and R-3 Zoning

Location: Bill France Road & I-840

Tax Map: 11 Parcels: 5.00, 6.00, and 9.01 Acres: 818.3

Current Zoning: RM Proposed Zoning: I-2, C-2, & R-3

1. The surrounding zoning is RM in Rutherford County.
2. 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.
3. 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.
4. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
5. 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.
6. 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.
7. The off-site improvements required to serve the annexed and rezoned areas have been determined by CUD and were approved for CUD to participate in for cost sharing. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Once off-site

improvements are completed according to CUD, each property owner/developer should submit a separate water service availability request to CUDengineering@ cudrc.com for individual analysis to determine feasibility. Water availability to all annexed and rezoned areas is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.

8. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Attachments

Joe Haddix Application

Joe Haddix Application

Plan of Service

Location Map 1

Location Map 2

Location Map 3



Town of Smyrna


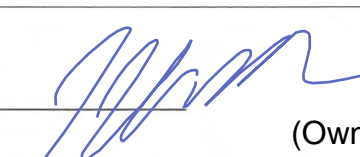
ANNEXATION REQUEST

1. PROPERTY DESCRIPTION:

Location: <i>(Describe in relation to nearest intersection)</i> Bill France Road and Interstate 840				
Tax Map: 158 & 11	Group:	Parcel: 03.00 & 3.00, 5.00, 6.00, 7.04, 10.00, 11.01, 14A, 14B, 14C	Lot:	Acreage: -----
Existing Zoning: RM-Medium Density Residential (Rutherford County)		Proposed zoning into city limits: I-2, C-3, & R-3 as shown on the attached exhibit		
Address: <i>(If applicable)</i>				
Current Property Owner: Michelle Rollins				

2. APPLICANT INFORMATION:

Name of Applicant:	CSDG - Joe Haddix
Address:	2305 Kline Ave, Suite 300 Nashville, TN 37211
Phone Number:	615-248-9999
Email Address:	joeh@csdgtn.com
Contractor/Developer Email:	



11/14/22

 Signature (CSDG) (Owner) Date

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____



Town of Smyrna

REZONING REQUEST

PARCEL INFORMATION			
EXISTING ZONING DISTRICT RM-Medium Density Residential (Rutherford County)		PROPOSED ZONING DISTRICT I-2, C-3, & R-3 as shown on the attached exhibit	
SITE ADDRESS: Intersection of Bill France Road and Interstate 840			
TAX MAP 158 & 11	PARCEL 03.00 & 3.00, 5.00, 6.00, 7.04, 10.00, 11.01, 14A, 14B, 14 C	GROUP	ACRES

APPLICANT'S INFORMATION		APPLICANT IS: <input type="checkbox"/> OWNER OR <input checked="" type="checkbox"/> AUTHORIZED AGENT OF OWNER	
Last Name Haddix	First Name Joe		
Street Address 2305 Kline Ave, Suite 300			
City Nashville	State TN	Zip Code 37211	
Telephone Number 615-248-9999	Cell Phone Number		
Email joeh@csdgt.com			
Contractor/Developer Email			

Property Owner Signature:  (Owner) Date: 11/14/22

Contractor/Agent Signature:  (CSDG) Date: 11/14/22

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Rollins Marital Trust
Bill France Road/Mona Road/Allen Barrett Road/Powells Chapel Road

Tax Map 11, Parcel 5.00, owned and requested by Rollins Marital Trust. Bordered on the west by the right of way of I-840; on the south by the U.S. Army Corps of Engineers; on the east by the existing right-of-way of Mona Road, Parcel 4.03, owned by Nashville Speedway USA, Parcels 4.01 and 4.02, owned by Wendy L. Smith, and Parcel 4.00, owned by Fernando Martinez Mixteca; and on the north by Parcel 2.00, owned by Glendon Jay Barrett. Area annexed contains approximately 226.33 acres.

Tax Map 11, part of Parcel 6.00, owned and requested by Rollins Marital Trust. Bordered on the west by Parcel 17.00, owned by Loran T. Roden Bypass Trust, and Parcel 17.02, owned by James Richard Bradley; on the south and east by the right-of-way of Powells Chapel Road, Parcels 16.01 and 16.02, owned by Ryan Hollingshead, Parcel 7.02, owned by Charles V. Phelan, Parcel 7.03, owned by Gail Tune, Parcel 7.05, owned by Billy Joe Coons, Parcel 7.06, owned by Wanda K. Nipper, Parcel 7.07, owned by Houston O. Garvin, Parcel 7.09, owned by Cynthia Dianne Sanchez, Parcel 7.10, owned by Little D. Jones, Parcel 7.11, owned by Christopher H. Garvin, Parcel 9.00, owned by Charles C. Stinnett, Parcel 10.03, owned by John Curtis Furlow, and Tax Map 21B, Group B, Parcel 9.01, owned by Consolidated Utility District of Rutherford County. Area requested to be annexed contains approximately 591.97 acres.

A. Water

Water services will be provided by the Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains as a part of the Jefferson Pike improvement project and further extensions by the property owner.

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.

3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS ____TH DAY OF APRIL, 2024

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

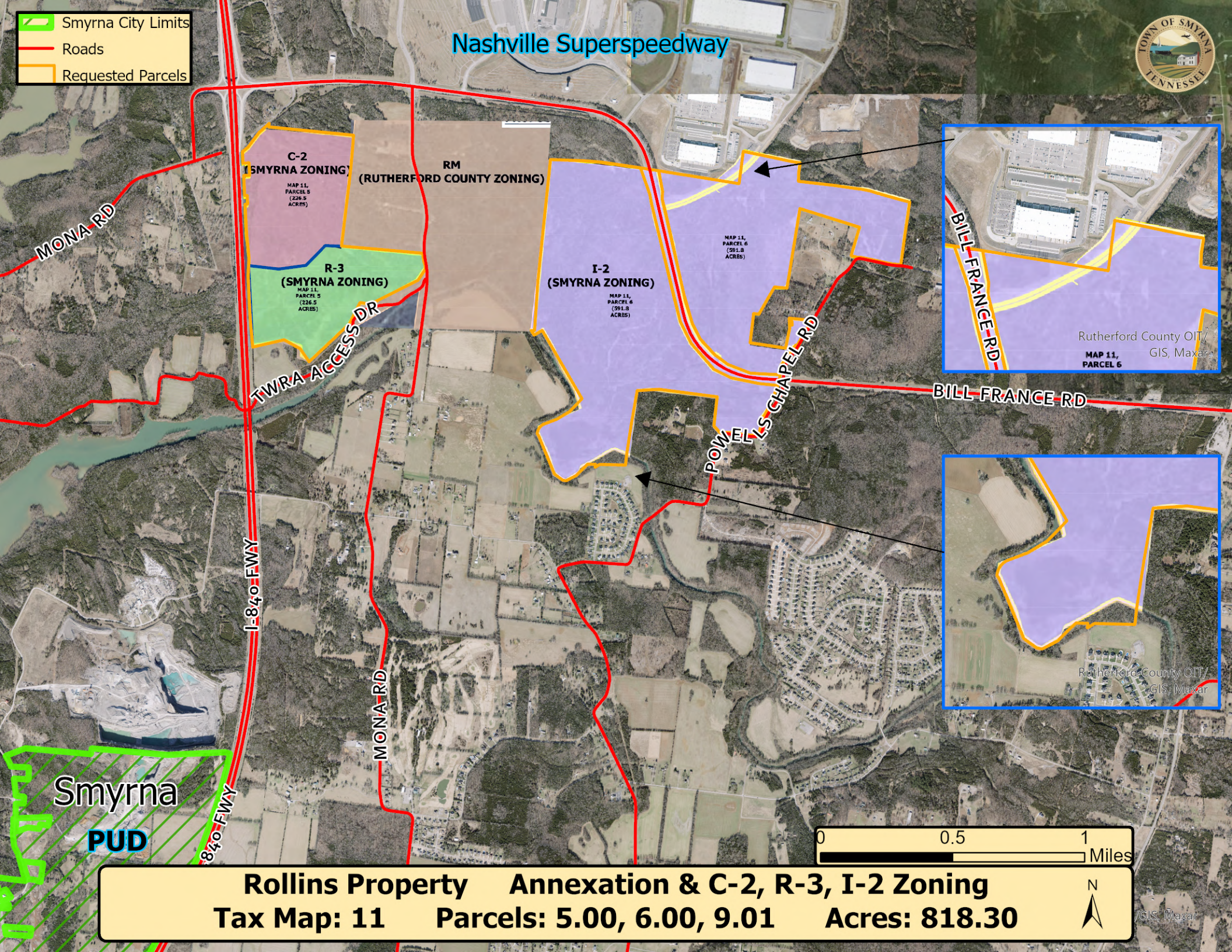
ATTEST:

Amber Hobbs, Town Clerk



Smyrna City Limits
Roads
Requested Parcels

Nashville Superspeedway

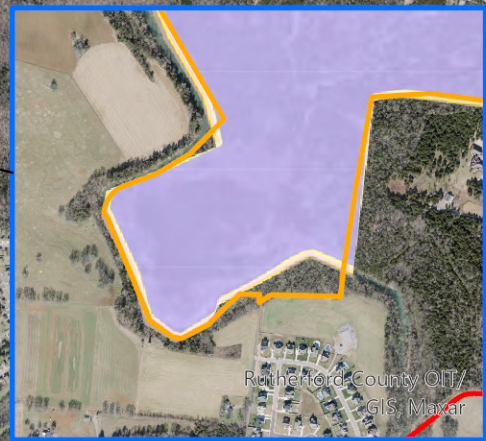
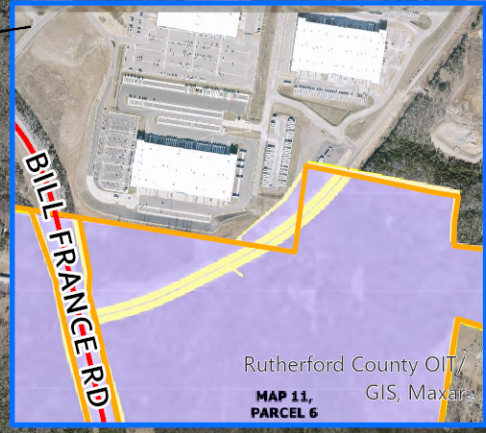


C-2 (SMYRNA ZONING)
MAP 11, PARCEL 5 (226.5 ACRES)

RM (RUTHERFORD COUNTY ZONING)

R-3 (SMYRNA ZONING)
MAP 11, PARCEL 5 (226.5 ACRES)

I-2 (SMYRNA ZONING)
MAP 11, PARCEL 6 (591.8 ACRES)



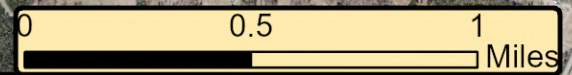
I-840 FWY

MONA RD

POWELL CHAPEL RD

BILL FRANCE RD

Smyrna PUD



Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30

/GIS, Maxar



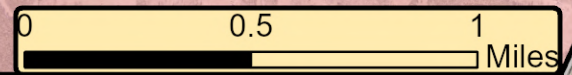
- Wilson County
- Murfreesboro UGB
- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway

Wilson County

Murfreesboro Urban Growth Boundary




Smyrna PUD



Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30





 Smyrna City Limits
 Roads
 Requested Parcels

Nashville Superspeedway

C-2

R-3

I-2

I-2

MONA RD

TWRA ACCESS DR

POWELL CHAPEL RD

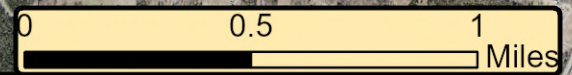
BILL FRANCE RD

I-840 FWY

840 FWY

MONA RD

Smyrna
PUD



Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30



Subject:

Kyle Griffin **-Request to be deferred one month**
140 Queencliff Court
Annexation & PRD Zoning Request

Summary:

Kyle Griffin- Annexation & PRD Zoning

Location: 140 Queencliff Court

Tax Map: 73 Parcel: 19.02

Current Zoning: RM Acres: 115.34 Proposed Zoning: PRD

1. The surrounding zoning is PRD (Lyndwood) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. No roads shown on the Major Thoroughfare Plan will be affected with this request.
4. The requested PRD is for 346 single family lots.
5. No sewer is available until the off site sewer for Briley Downs is constructed.
6. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer.
7. Please provide a phasing plan.
8. 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.
9. 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.
10. CUD has an existing 8" water main along Queencliff Ct. to serve the annexed/rezoned property.
11. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM flow requirements for this site. Current facilities improvement study is in queue to be reviewed by CUD to determine feasibility and off-site improvements necessary.
12. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.


Attachments

Application
Application



Town of Smyrna

Annexation Request Application

APPLICANT INFORMATION:		
Name/Company: CSDG, Attn: Kyle Griffin, P.E.		
Street Address: 2305 Kline Avenue, Suite 300		
City: Nashville	State: TN	ZIP: 37211
Email: KyleG@csdgn.com	Phone: (615) 248-9999	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: Drapac Capital Partners		
Street Address: 1031 Marietta St NW		
City: Atlanta, GA	State: GA	ZIP: 30318
Email: Richard@stbourne.com	Phone: (505) 944-6752	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 140 Queencliff Ct		
Tax Map: 073	Group:	Parcel: 019.02
Requested Lot Area (Square feet/Acres): 115.34 Acres (5,024,210 sq.ft.)		
Existing Zoning: RM (County)	Requested Smyrna Zoning: PRD	
*Current Property Owner (See Note Below): Scott Helton		
APPLICANT AUTHORIZATION		
Applicant Signature: 	Date: 5/20/2024	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of annexation as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: CSDG, Attn: Kyle Griffin, P.E.

Street Address: 2305 Kline Avenue, Suite 300

City: Nashville

State: TN

ZIP: 37211

Email: KyleG@csdgtm.com

Phone: (615) 248-9999

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: Drapac Capital Partners

Street Address: 1031 Marietta St NW

City: Atlanta

State: GA

ZIP: 30318

Email: Richard@stbourne.com

Phone: (505) 944-6752

PROPERTY INFORMATION

Street Address/Intersecting Streets: 140 Queencliff Ct

Tax Map: 073

Group:

Parcel: 019.02

Requested Lot Area (Square feet/Acres): 115.34 Acres (5,024,210 sq.ft.)

Existing Zoning: RM (County)

Requested Zoning: PRD

*Current Property Owner (See Note Below): Scott Helton

APPLICANT AUTHORIZATION

Applicant Signature:

Date: 5/20/2024

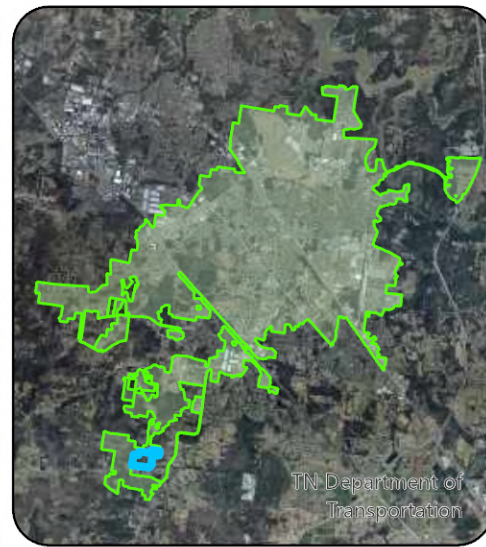
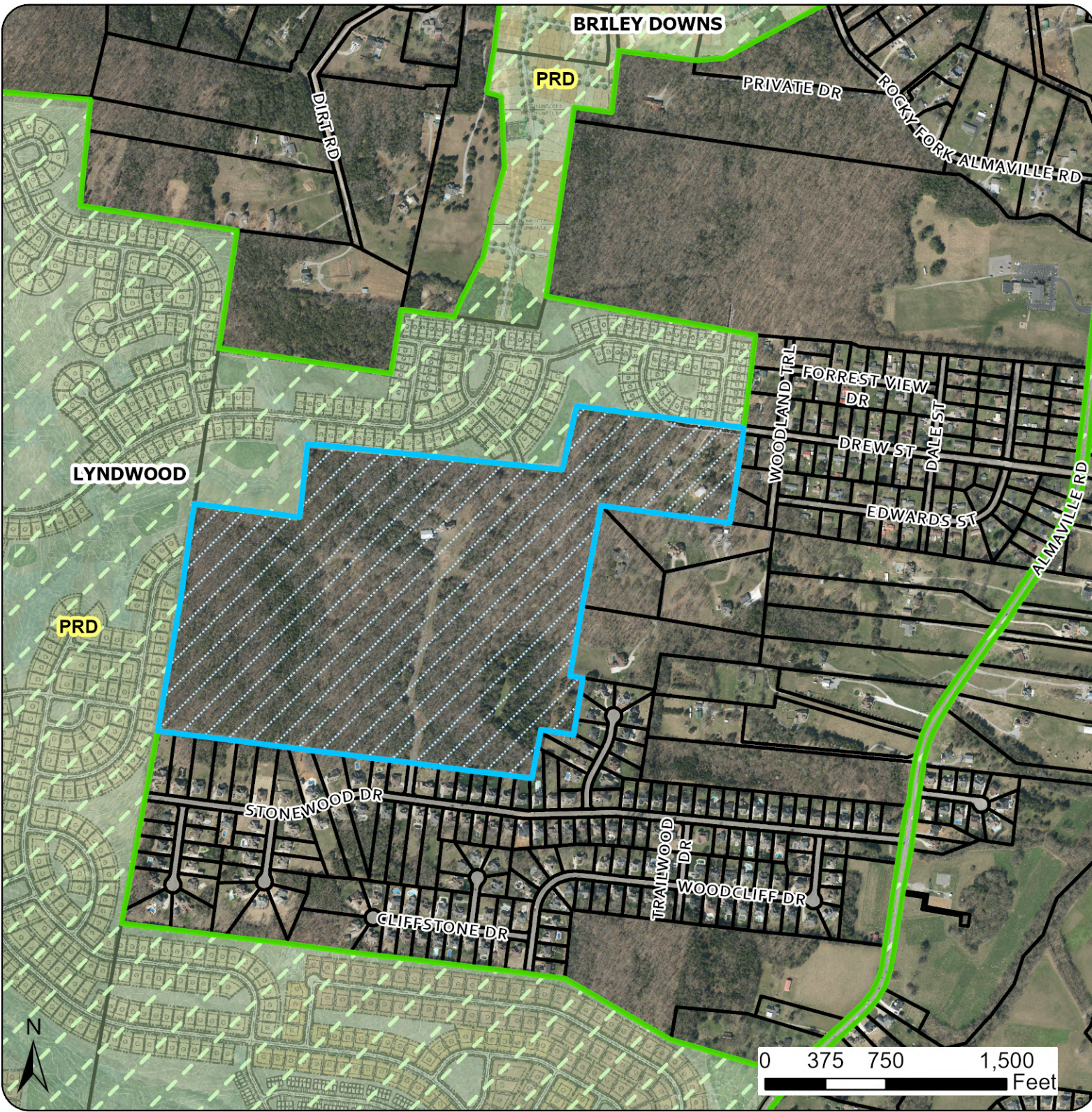
OFFICE USE ONLY

Staff Initials:




Review Fee:

Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.



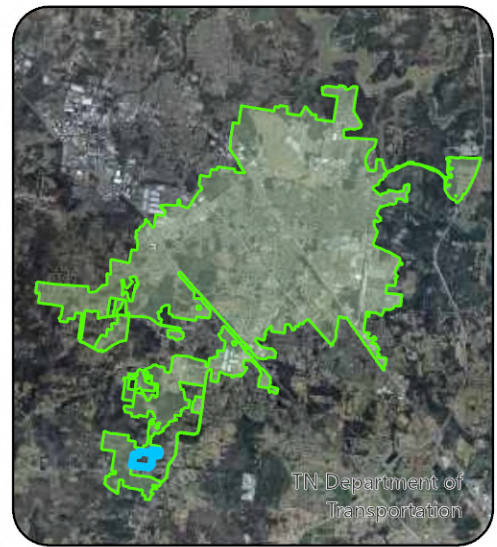
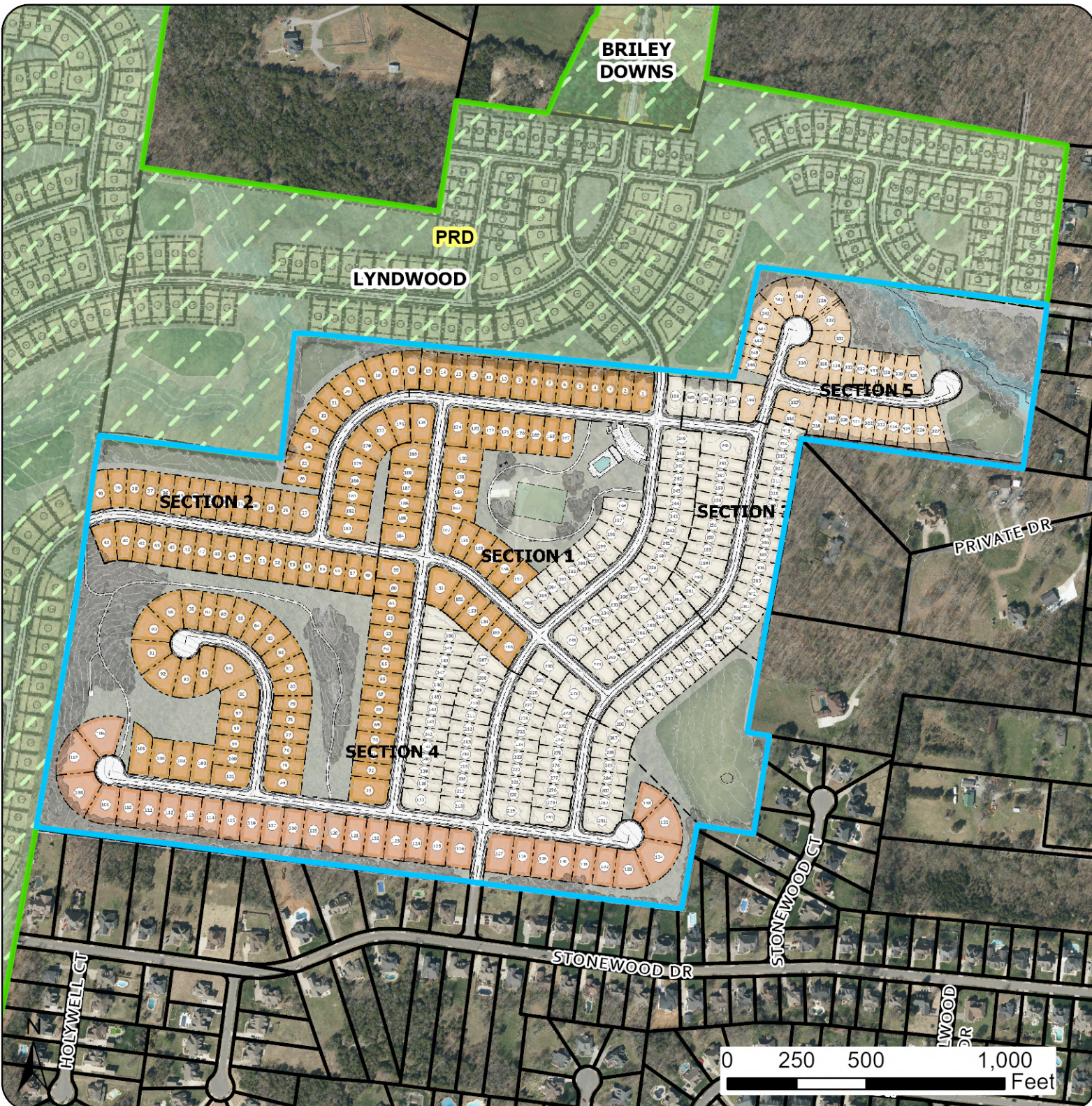
TN Department of Transportation

-  Requested Parcel
-  Smyrna City Limits
-  Parcels



Kyle Griffin
 Annexation &
 PRD Zoning

Tax Map: 73
Parcel: 19.02
Acres: 115.34



TN Department of Transportation

- Requested Parcel
- Smyrna City Limits
- Parcels



Kyle Griffin
 Annexation &
 PRD Zoning

Tax Map: 73
Parcel: 19.02
Acres: 115.34

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Bryan Scott and Angela Dawn Helton
140 Queenciliff Court

Tax Map 73, Parcel 19.02, owned by Bryan Scott and Angela Dawn Helton and requested by Kyle Griffin on behalf of the owners. Bordered on the west by Parcel 23.00, owned by Stars & Stripes 3H, LLC; on the south and east by the Stonewood development; on the east by Parcel 19.07, owned by Cesar A. and Wendy R. Salinas, Parcel 19.06, owned by John C. and Catharine N. Haffner Trustees, Parcel 19.01, owned by Ruth Valdez, and the Emmett Heights development; and on the north by Parcel 18.00, owned by Stars & Stripes 3O, LLC. Area annexed contains approximately 115.36 acres.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains to the property by the property owner(s). These properties will be served by the Stewart's Creek sewer main once completed.

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS ____TH DAY OF JULY, 2024

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

Subject:

Sewart's Landing

Allan Sewart Way & Pilot Place

Owner/Developer: Sewart's Landing Partners, LP / Equitable Property Company

Summary:

Final Plat - Sewart's Landing

Location: 2001 Motlow College Blvd.

Tax Map: 18 Parcel: 10.01

Current Zoning: PUD Acres: 43.897 Lots: 7

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 existing grading permit for this area is for mass grading only. A new grading permit will have to be issued prior to any work not on the currently approved plans under existing grading permit.
 4. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard as a collector. Adequate right-of-way exists for both streets.
 5. Signs will require a separate permit.
 6. The required minimum fire flow is 1,500 GPM at 20 PSI. This could vary depending on the uses of the future buildings.
 7. Add signatures of the owners prior to recording.
 8. Provide dimensions from the surrounding property lines for the proposed drainage easement which is the detention pond at the end of the access easement.
 9. Shift the fire hydrant that is shown within the median along Allan Sewart Way.
 10. Show all existing utilities on Motlow College Boulevard and Sam Ridley Parkway.
-

Subject:

Adam Lawrence
6304 Lee Road
Annexation & PRD Zoning

Summary:

Adam Lawrence - Annexation & PRD Zoning

Location: 6304 Lee Road

Tax Map: 51 Part of Parcel: 08.11

Current Zoning: RM Acres: 17.42 Proposed Zoning: PRD

1. The surrounding zoning is PRD (Buckingham Hills and Hidden Springs/Weekley Lee Road Subdivision) and PUD (Olive Branch) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. No roads shown on the Major Thoroughfare Plan will be affected with this request.
4. The road extension from the existing Napa Valley Drive to connect to the approved Phases 1-2 will necessitate the road name within Phases 1-2 being changed to Napa Valley Drive.
5. CUD has an existing 8" water main along Lee Road to serve the annexed/rezoned property.
6. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM flow requirements for this site. Current water service availability request is in queue to be reviewed by CUD to determine feasibility. Homes will likely need to be fire sprinkled and fire flow reduced to 500 GPM as per previous sections and evaluations.
7. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Attachments

Annexation Application

Rezoning Application

Plan of Service

Weekley Lee Ph 3 Map 1

Weekley Lee Ph 3 Map 2



Town of Smyrna

Annexation Request Application

APPLICANT INFORMATION:

Name/Company: Gamble Design Collaborative

Street Address: 3020 Stansberry Lane, Suite 201

City: Franklin

State: TN

ZIP: 37069

Email: adam@gdc-tn.com

Phone: (502) 594-1331

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: David Weekley Homes, LLC.

Street Address: 206 Gothic Court, Suite 308

City: Franklin

State: TN

ZIP: 37067

Email: dalowry@dwhomes.com

Phone: (615) 686-2910

PROPERTY INFORMATION

Street Address/Intersecting Streets: 6304 Lee Road

Tax Map: 051

Group:

Parcel: 00811

Requested Lot Area (Square feet/Acres): 758,776 SF / 17.42 AC

Existing Zoning: RM (County)

Requested Smyrna Zoning: PRD - Planned Residential District

*Current Property Owner (See Note Below): Micheal & Marie Burke (See Owner's Affidavit)

APPLICANT AUTHORIZATION

Applicant Signature:

Date:

06-13-2024

OFFICE USE ONLY

Staff Initials:

Review Fee:

Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of annexation as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.

OWNER AFFIDAVIT

We/ Michael Burke and Marie Burke

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

051 008.11

(Property Parcel/Tax ID Number)

and located at:

6304 Lee Road

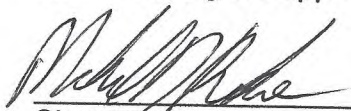
(Street Address)

am fully aware of the request for development approval in the Town of Smyrna, Tennessee. Furthermore, (I)/ (we) hereby appoint

David Weekley/Shawn Collins

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

 Marie Burke

Signature

6304 Lee Road

Property Owner Mailing Address

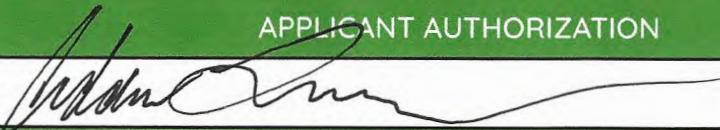
Smyrna, TN 37169

City, State & Zip



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: Gamble Design Collaborative		
Street Address: 3020 Stansberry Lane, Suite 201		
City: Franklin	State: TN	ZIP: 37069
Email: adam@gdc-tn.com		Phone: (502) 594-1331
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: David Weekley Homes, LLC.		
Street Address: 206 Gothic Court, Suite 308		
City: Franklin	State: TN	ZIP: 37067
Email: dalowry@dwhomes.com		Phone: (615) 686-2910
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 6304 Lee Road		
Tax Map: 051	Group:	Parcel: 00811
Requested Lot Area (Square feet/Acres): 758,776 SF / 17.42 AC		
Existing Zoning: RM (County)	Requested Zoning: PRD - Planned Residential District	
*Current Property Owner (See Note Below): Micheal & Marie Burke (See Owner's Affidavit)		
APPLICANT AUTHORIZATION		
Applicant Signature: 		Date: 06-13-2024
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.

OWNER AFFIDAVIT

We/ Michael Burke and Marie Burke

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

051 008.11

(Property Parcel/Tax ID Number)

and located at:

6304 Lee Road

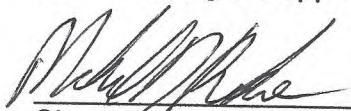
(Street Address)

am fully aware of the request for development approval in the Town of Smyrna, Tennessee. Furthermore, (I)/ (we) hereby appoint

David Weekley/Shawn Collins

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

 Marie Burke

Signature

6304 Lee Road

Property Owner Mailing Address

Smyrna, TN 37169

City, State & Zip

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Michael D. and Marie Burke
6304 Lee Road

Tax Map 51, part of Parcel 8.11, owned by Michael D. and Marie Burke. Property requested by Gamble Design Collaborative. Bordered on the west by Parcel 8.07, owned by James P. McHugh and Kathleen Brown; on the south by the remainder of Parcel 8.11; on the east by the Buckingham Hills development; and on the north by Tax Map 32, Parcel 19.01, owned by the John M. Byrnes Living Trust, and Tax Map 32N, Group C, Parcel 5.01, owned by John M. Byrnes. Area annexed contains approximately 17.42 acres.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains to the property by the property owner(s).

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

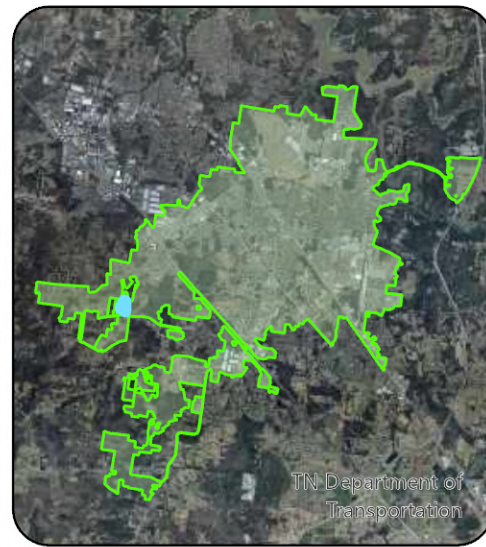
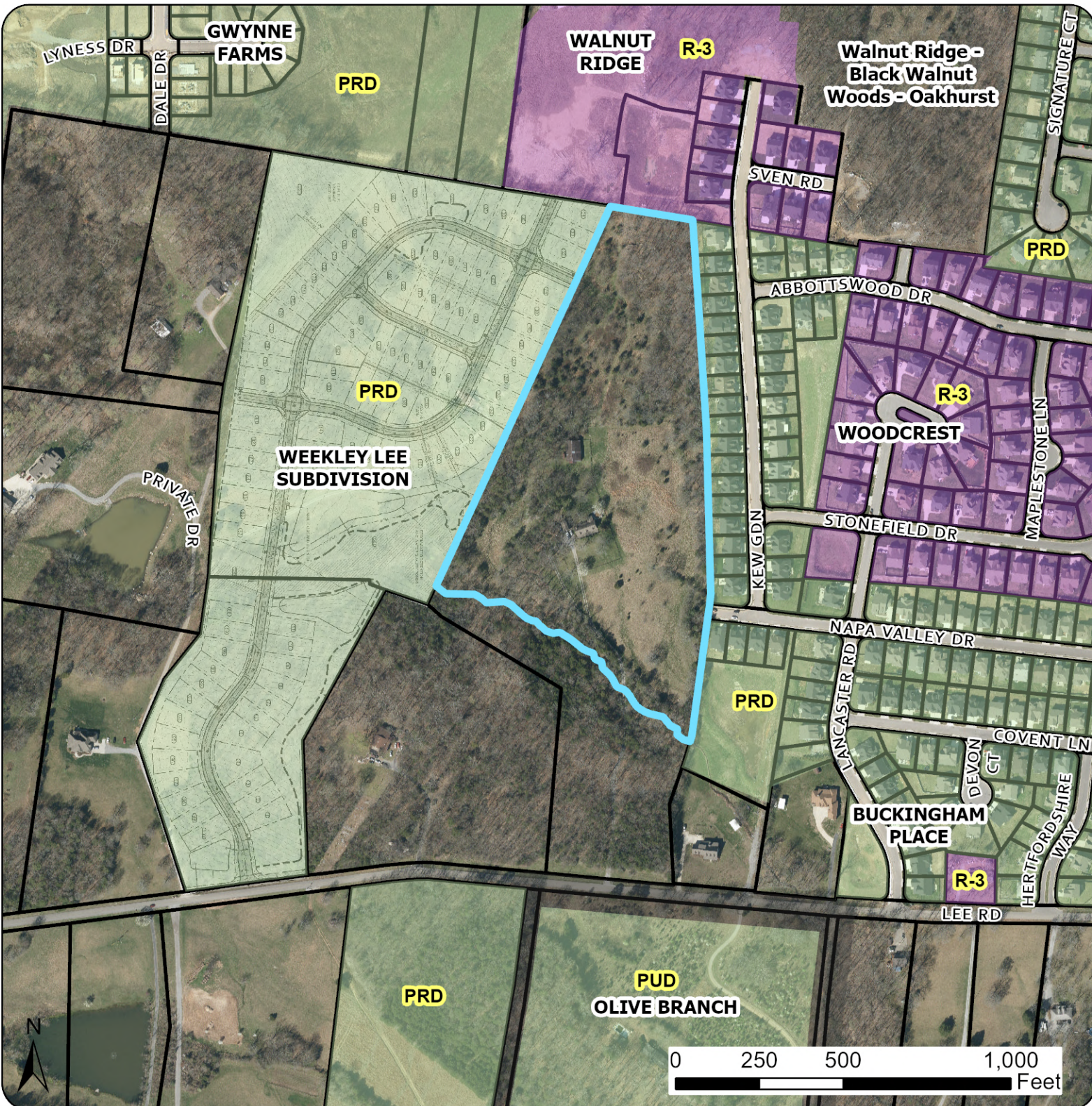
ADOPTED THIS ____TH DAY OF AUGUST, 2024

TOWN OF SMYRNA, TENNESSEE



Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk



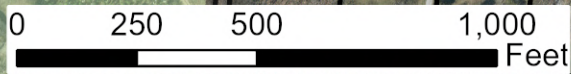
TN Department of Transportation

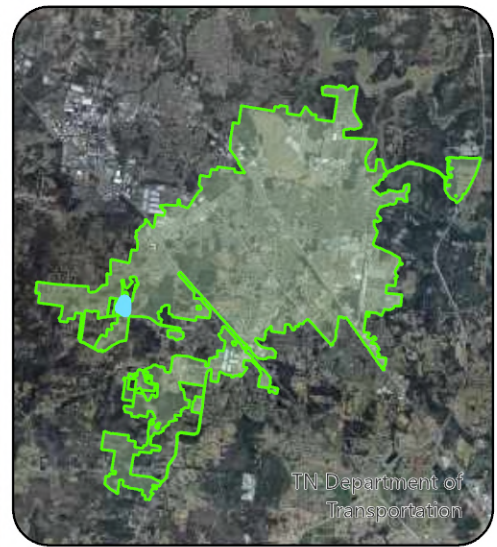
-  Parcels
-  Requested Location





Gamble Design Collaborative Annexation & PRD Zoning

Tax Map: 51
Parcel: P/O 8.11
Acres: 17.42





-  Parcels
-  Requested Location



**Gamble Design
 Collaborative**
 Annexation &
 PRD Zoning

Tax Map: 51
Parcel: P/O 8.11
Acres: 17.42

Subject:

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

Summary:

Kyle Griffin - Mable Farms - Rezoning R-1 to PRD

Location: 4701 Rock Springs Road

Tax Map: 32 Parcels: 29.00, 29.02, 29.03, 29.04, 29.05

Current Zoning: R-1 Acres: 40.1 Proposed Zoning: PRD

1. The surrounding zoning is R-1 and PRD (Gwynne Farms, Cooks Lane) in Town and R-1 in LaVergne.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. 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.
4. The requested PRD is for 107 single family lots.
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. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.
6. Provide the size of the on site and off site sewer mains.
7. On the Page 4.01 add to comment #6 that HVAC units shall be screened from the right-of-way if the rear of the home faces a public right-of-way.
8. 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.
9. Submit full set of plans separately for each individual section and phase to be constructed directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and specific comments.

Attachments

Application


Mable Farms Map 1

Mable Farms Map 2

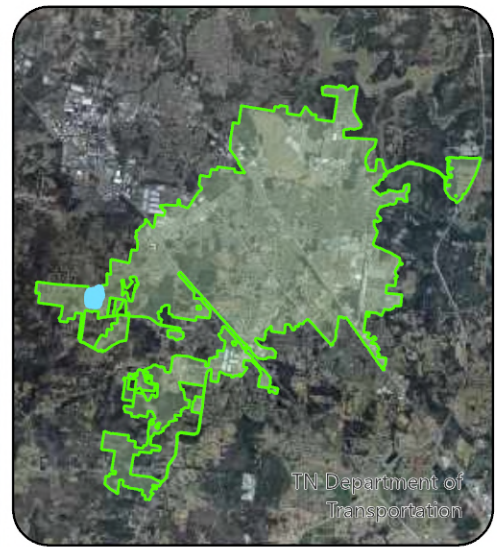
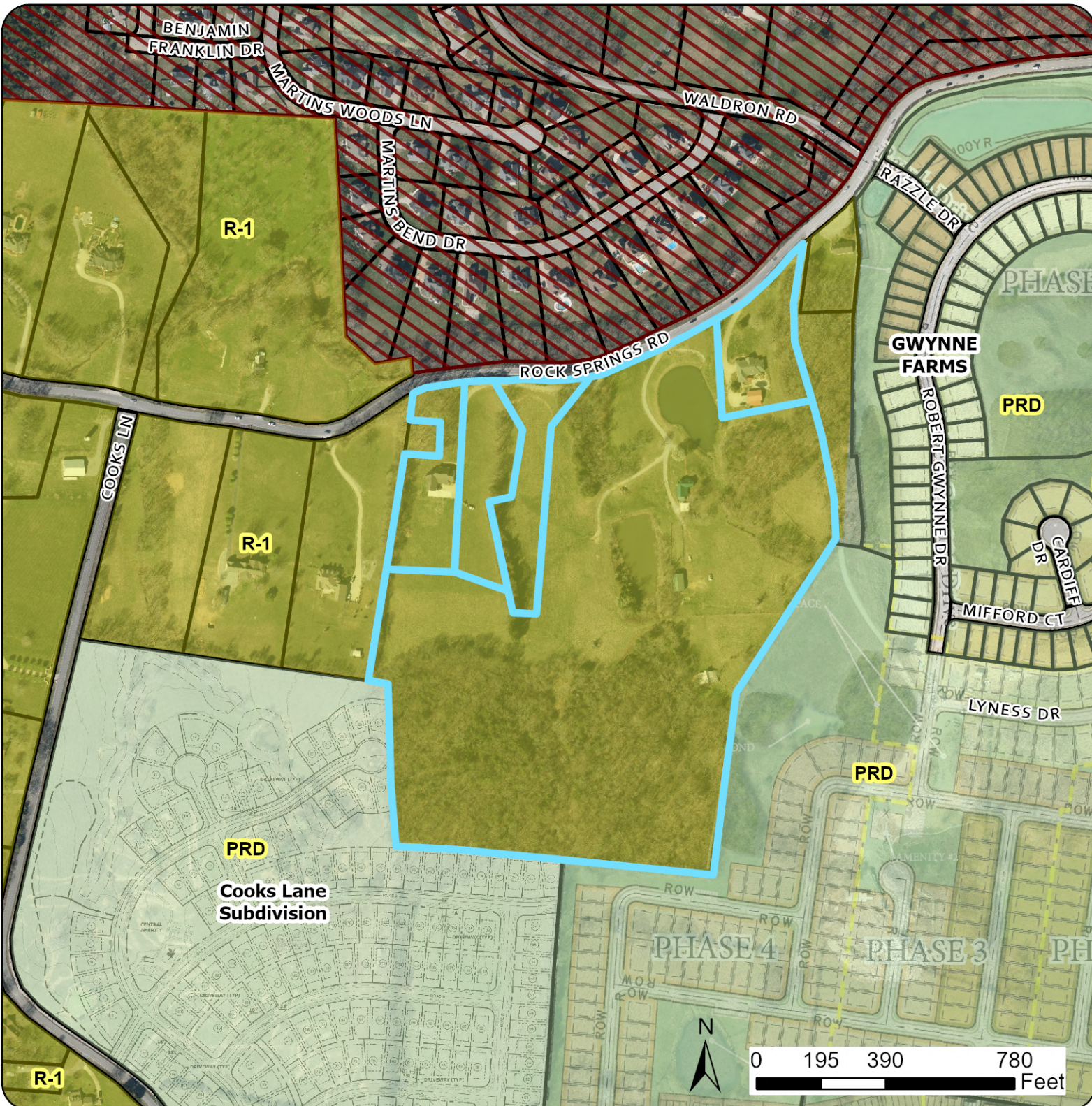


Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: 	Date:	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.



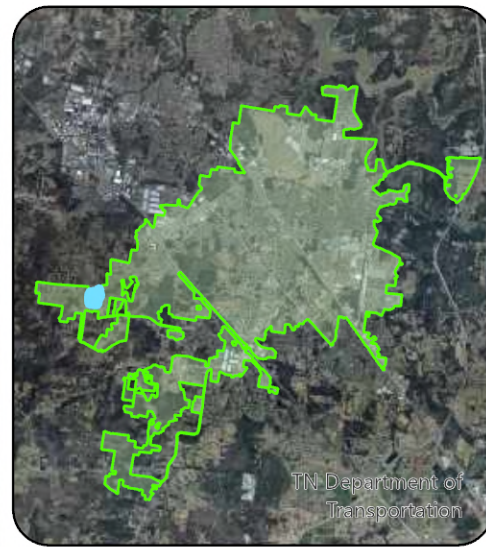
TN Department of Transportation



-  Parcels
-  Rutherford County
-  Requested Location



Morgan Mable
R-1 to PRD

Tax Map: 32
Parcels: 29.00, 29.02, 29.03, 29.04, 29.05
Acres: 40.1



-  Parcels
-  Rutherford County



Morgan Mable
R-1 to PRD

Tax Map: 32
Parcels: 29.00, 29.02,
29.03, 29.04, 29.05
Acres: 40.1

Subject:

Hollingshead Land, LLC
NE Corner of Gambill Lane & Enon Springs Road, West
Rezoning R-1 with ESO to PRD/C-2 with ESO

Summary:

Hollingshead Land, LLC - Rezoning R-1 to PRD/C-2
Location: NE Corner of Gambill Lane & Enon Springs Road, West
Tax Map: 33 Parcel: 91.00
Current Zoning: R-1 with ESO Acres: 6.24 Proposed Zoning: PRD/C-2 with ESO

1. The surrounding zoning is R-1, R-3, and C-2.
2. The Land Use Plan for this area is the 24 Gateway character area which 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 these areas.
3. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial and Gambill Lane as a collector. Adequate right-of-way exists for Enon Springs Road, West, but right-of-way may be required to be dedicated for Gambill Lane.
4. The proposed PRD is for 37 townhouses.
5. The required minimum fire flow is 1,500 GPM at 20 PSI residual as there will be a commercial building as a part of this development.
6. A Type C buffer is required on the northern and eastern property lines. The applicant is proposing a Type A landscape buffer with a fence in lieu of a 15' Type C landscape buffer along the northern and eastern property line.
7. Show the garage setback a minimum of 38' from the edge of pavement in areas where there is no sidewalk on page 11.
8. Provide the proposed color palette in compliance with Section 5.059 D.6.1 of the Zoning Ordinance.
9. The landscaping, lighting, buffering, and screening plans are required to comply with Section 5.059 of the Zoning Ordinance and would be reviewed in detail with the submittal of the site plan if the rezoning is approved. Please show an adequate buffer along the northern property line.
10. All sides of the buildings must be within 150' reach for the Fire Dept.



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: Hollingshead Land LLC Attn: JD Coleman

Street Address: 1000 Hollingshead Circle

City: Murfreesboro

State: TN

ZIP: 37129

Email: jcoleman@smyrnareadymix.com

Phone: 615-955-1028

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company:

Street Address:

City:

State:

ZIP:

Email:

Phone:

PROPERTY INFORMATION

Street Address/Intersecting Streets: NE Corner of Gambill Lane & Enon Springs Road W

Tax Map: 33

Group: --

Parcel: 091.00

Requested Lot Area (Square feet/Acres): 272,082 S.F. / 6.24 Ac.

Existing Zoning: R-1

Requested Zoning: PUD/C-2

*Current Property Owner (See Note Below): Hollingshead Land LLC

APPLICANT AUTHORIZATION

Applicant Signature: 

Date: 5/16/24

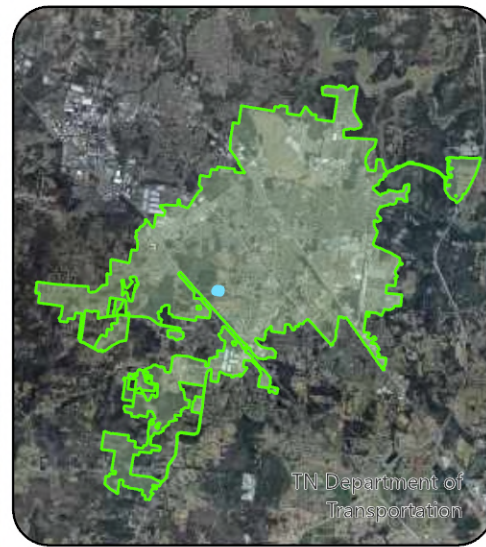
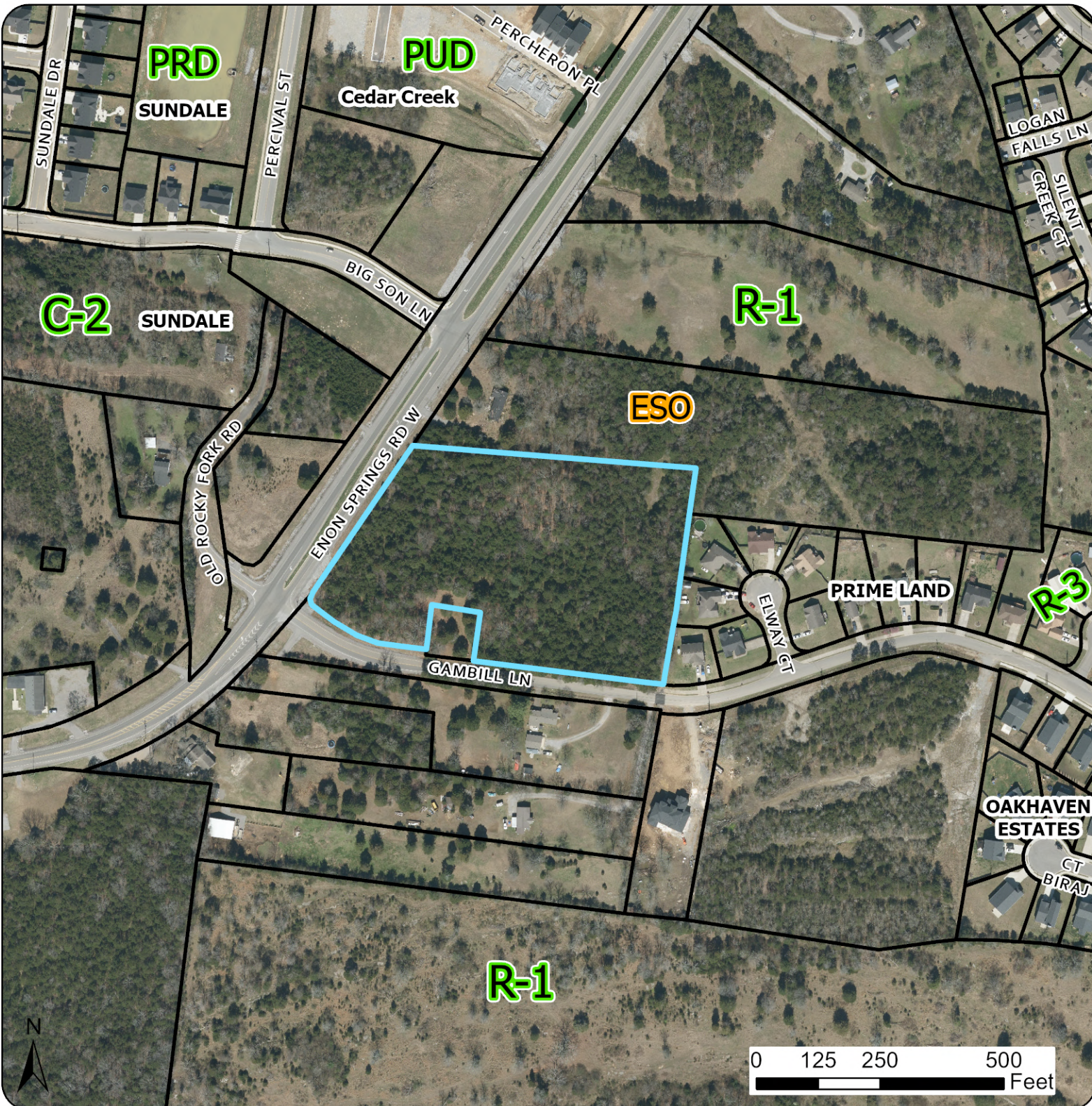
OFFICE USE ONLY



Staff Initials:

Review Fee:

Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application

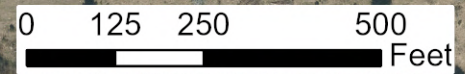


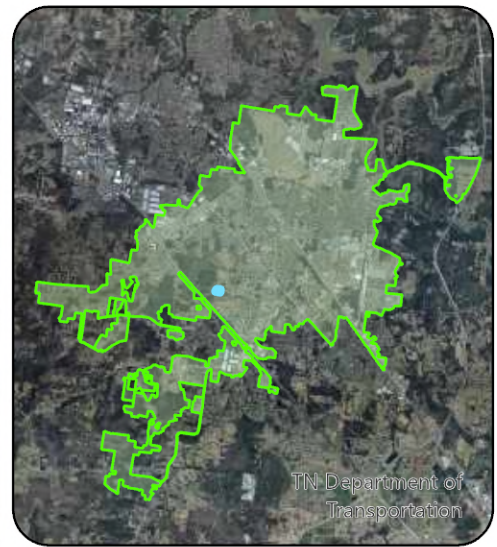
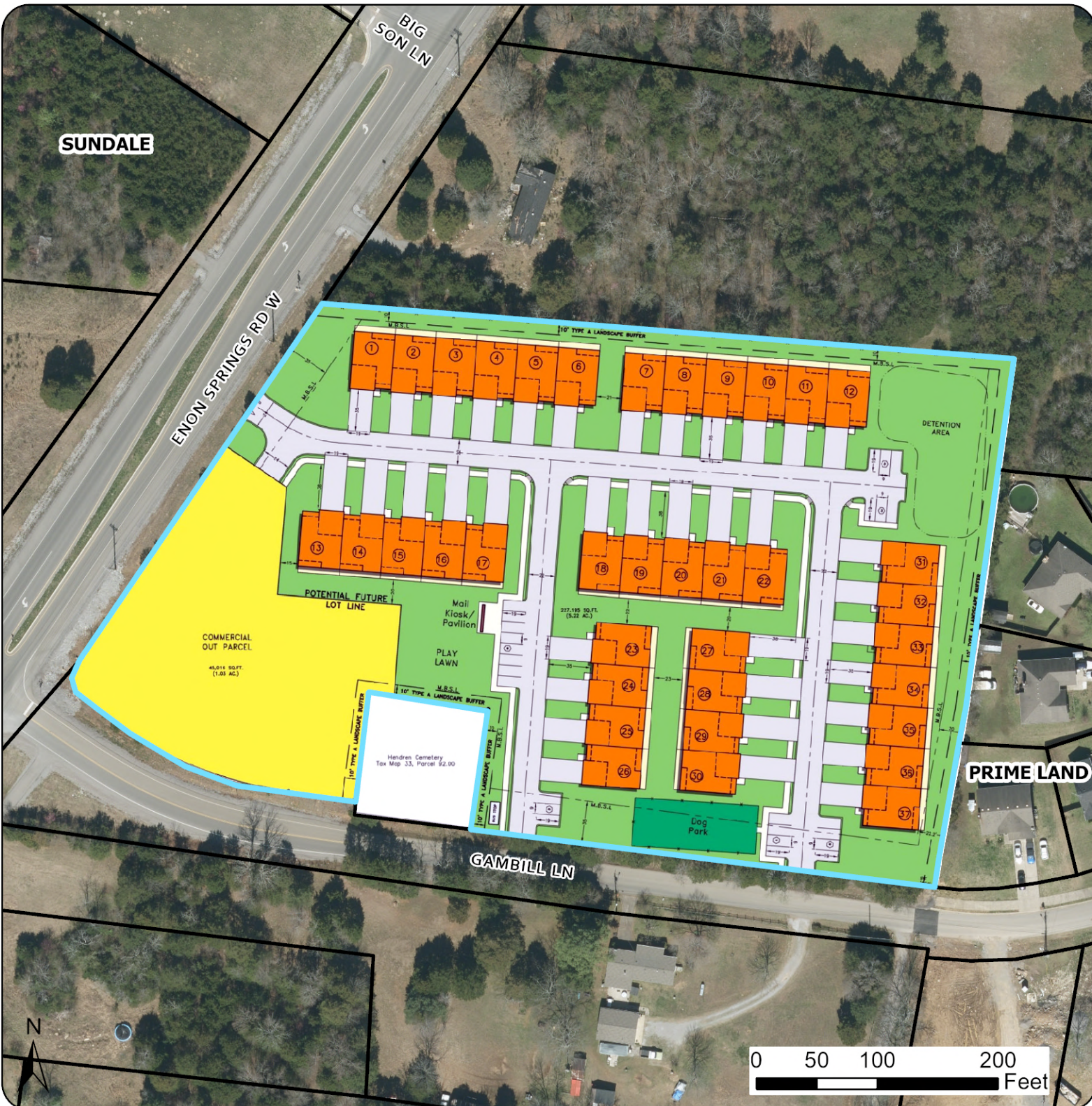
-  Parcels
-  Requested Parcel





Hollingshead Land LLC
 R-1 to PRD & C-2

Tax Map: 33
Parcel: 91.00
Acres: 6.24





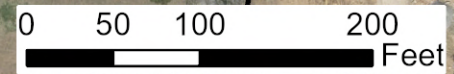
TN Department of Transportation

-  Parcels
-  Requested Parcel



Hollingshead Land LLC
 R-1 to PRD & C-2

Tax Map: 33
Parcel: 91.00
Acres: 6.24



**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 8. c. 1.
Department: Planning & Zoning
Date: July 2, 2024**

Subject:

Fox Meadows Subdivision
4852 Rocky Fork Road
Owner / Developer: John Mitchell Byrnes

Summary:

Preliminary Plat - Fox Meadows Subdivision
Location: Lee Road
Tax Map: 50 Parcels: 33.00, 33.02, and 72.00
Current Zoning: PRD Acres: 47.30 Lots: 88

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 must be obtained to replace the existing mass grading permit prior to any work not covered under the mass grading permit. The permit fee will be \$4,092.00.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Lee Road as a collector. The required minimum right-of-way for this road is 30' from the centerline.
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. The cul-de-sac at the western end of Dove Shell Way is required to meet auto-turn requirements.
7. Show the complete removal of Jordan Lane and the granting of access easements per the approved PRD.
8. Submit a roadway lighting plan.
9. Remove the note that is on several sheets that references the Murfreesboro Planning Commission.
10. Amend Note 2 on the preliminary plat to be Lots 75-78, not 62-65.
11. One of the areas shown as usable open space is a large excavation area that has steep slopes around the majority of it that will make access difficult. Provide a plan for how the residents will be able to use this area.
12. The landscape buffer and drainage easement cannot overlap.
13. No improvements shall be allowed in the area of the future right-of-way of Rocky Fork Road.
14. The off-site improvements required to serve the project have been determined by CUD and were approved for CUD to participate in for cost sharing. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Water availability to the site is dependent on ALL

conditions of said contract and required water infrastructure improvements being strictly adhered to.

15. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
-

Topre, Phase 10

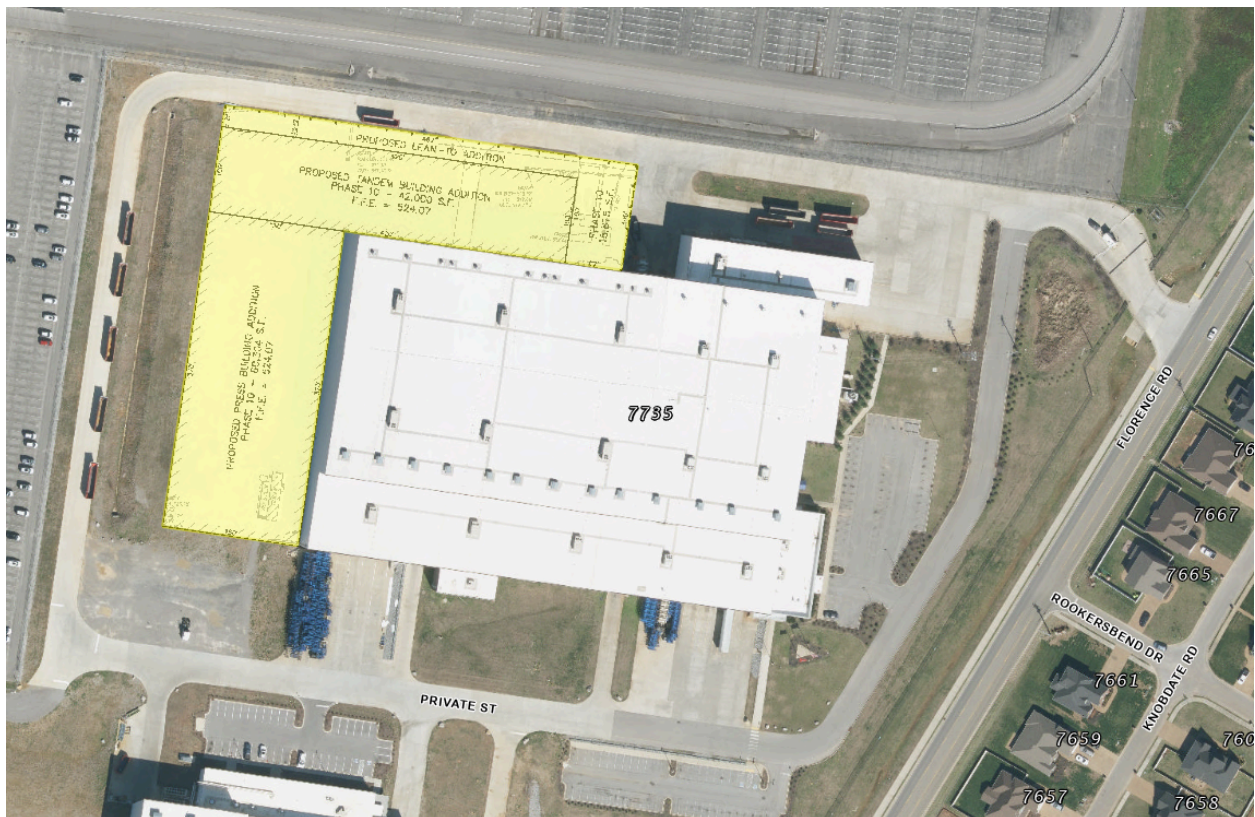
Site Plan

Location: 7735 Florence Road	Applicant: St. John & Associates, Inc.
Tax Map/Parcel: 34/12.00	Property Owner(s): Industrial Development Board of Rutherford County
Zoning: I-3	Use Classification: Warehouse

Proposal

A. Location Analysis

Topre America is proposing to construct an additional 121,179 square feet onto their existing 238,085 square foot building. The addition would be located to the rear and rear half of the northern side of the existing building. Access to the site would remain unchanged off of Florence Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	Additional: 7,195 SF
Square Footage of Open Space/Landscaping	576 SF	1,231 SF
Total Parking	80 Spaces	117 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping

Landscape plan shows newly planted landscaping around the proposed parking lot extension. The parking lot extension is located north of the existing employee parking lot with the proposed landscaping to the north and east of the new parking area.

C. Design Review

Architectural elevations show an entirely metal building, consistent with the existing building. The Design Review Manual allows metal to be used as a primary material on industrial buildings where there is no visibility from arterial streets. The Major Thoroughfare Plan designates

Planning Commission
Topre
7-2-2024

Florence Road as a minor arterial street. The Design Review Manual permits the Planning Commission to vary from the materials listed on a case-by-case basis as long as the decision does not contradict the goals set forth in the Manual.

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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Florence Road as a Minor Arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. Minimum fire flow is 2,000 GPM at 20 PSI.
2. Proposed sanitary sewer pump station shall be private.
3. Per the Design Review Manual, metal may not be used as a primary facade material if visible from an arterial street. The Major Thoroughfare Plan classifies Florence Road as a minor arterial street.

Staff Recommendation: Approval with above listed comments.

Memorandum

To: Smyrna Municipal Planning Commission
From: Planning Staff
Cc: Town Council
Date: 06/28/2024
RE: Amendment to the Zoning Ordinance: Article III, General Provisions

Attached is a proposed amendment to Article III, Section 3.120 F. of the Zoning Ordinance. Currently, a site plan approval expires if a building permit is not obtained within 1 year of the date of the approval. This approval can be administratively extended up to 6 months if construction plans have been submitted for review prior to the 1 year expiration. The proposed amendment would change the expiration date for approved site plans from 1 year to 3 years. This is to be consistent with the requirements of State law regarding vesting of development rights. This amendment would also remove the ability for the approval to be extended administratively by staff.

The language to be removed is struck-through, and the new language is underlined.

ARTICLE III - GENERAL PROVISIONS

3.120 Site Plans.

- F. Expiration: The approval of any site plan granted under the provisions of this section (Section 3.120) shall become expired in any situation wherein a building permit has not been officially obtained, under the provisions of Section 7.030 of this ordinance, within ~~(1) one-year~~ (3) years of the official approval of said site plan (the date wherein the Planning Commission approved said site plan). Any application for a building permit for any land use depicted on an approved site plan which is made beyond a (3) years after the approval of such site plan shall be denied and no such permit shall be granted until a new site plan is prepared and approved by the Planning Commission under all the terms established within Section 3.120 of this ordinance. Any such resubmittal shall be stamped by the preparing professional utilizing the current date. ~~A site plan approval may be extended by the Town Planner one time if the developer requests an extension prior to the expiration of the approved plan. This extension may be for up to (6) six months and may only be granted if the Town Planner has received construction plans for review.~~

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/28/2024	Patton Retreat, Phase II, Section I / Hollingshead Land, LLC	7/27/2024	Coffee County Bank	\$86,000

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 99% built out. (98 out of 99 lots built)

Public Works Department Comments:

1. All signage must meet MUTCD regulations.
2. Remove silt fabric from catch basins before final inspection.
3. Detention pond #2 does not match final plat.
4. Some areas of detention pond #2 are eroding and needs to be stabilized.
5. Clean all structures in detention pond.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Submit stormwater as-builts verifying the elevations in the detention pond.

Utilities Department Comments:

1. Submit sewer as builts.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

We have paved the entire development.

RECOMMENDATION:

Reduce to \$21,500 and begin the one year maintenance period.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
4/24/2018	Patton Retreat, Phase I / Hollingshead Land, LLC	7/24/2024	Escrow	\$13,000

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (38 out of 38 lots built)

Public Works Department Comments:

1. Remove silt fabric from catch basins before final inspection.
2. All detention pond structures needs to be cleaned.
3. Several areas of detention pond are eroding and need to be stabilized.
4. All P.U.D.E and drainage ditches need to be put on grade per plan
5. All signage must meet MUTCD regulations.
6. Need to ditch between 302 and 304 Chicken Pike.
7. Submit stormwater as-builts verifying the elevations in the detention pond.

Utilities Department Comments:

1. Submit sewer as builts.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

We have paved the entire development.

RECOMMENDATION:

Reduce to \$10,000 and begin the one year maintenance period.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
---------------	-------------------------	-----------	----------------	--------

10/26/2020	Cedar Hills, Section 2, Phase 3/ Cedar Hills Holding, LP	7/26/2024	Escrow	\$10,000
------------	--	-----------	--------	----------

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (19 out of 19 lots built)

Public Works Department Comments:

1. Some areas of detention pond are eroding and need to be stabilized.
2. Clean all structures in the detention pond.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. Pond on Clematis needs headwall dug out and riser pipe removed from outlet box. All headwalls with water flowing out of them need rock apron underlain with geotextile fabric.
5. geotextile fabric.
6. All signage must meet MUTCD regulations.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:

We have submitted the as-builts and have a subcontractor hired to finish the remaining punch list items. We are almost there.

RECOMMENDATION:

End of the maintenance period. Release if everything is completed prior to the expiration date. Otherwise, extend three months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/31/2022	Pointe Subdivision / KKS General Partnership	7/27/2024	First Vision Bank	\$67,000

Bond is for: Roads, Sewer, Stormwater

Development is % built out. (2 out of 12 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Sidewalks not complete.
4. Need truncated plates at crosswalks (yellow in color).
5. All sidewalks and crosswalks must be ADA compliant.
6. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
7. Some manholes and water valve boxes need to be adjusted.
8. Need to finish lighting.
9. All signage must meet MUTCD standards.
10. Need to remove all mulch and debris in temporary turnaround at the end of Jackdaw Dr.
11. Correct erosion around Headwall B1 and extend fabric underlain rock apron further into detention area to prevent further erosion.
12. Submit stormwater as-builts verifying the elevations in the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER STEVE WALDRON'S COMMENTS:

Sidewalks are complete and a few remaining street lights are on order. We would like to finish the paving as well. Is the Town of Smyrna okay with us doing that at this stage of development?

RECOMMENDATION:

Extend six months. Staff will look at the request for paving with several lots still to be built.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/1/2016	Buckingham Place Subdivision, Section I / CB Development, LLC	8/1/2024	Southern Bank of Tennessee	\$10,400

Bond is for: Roads, Drainage, Sewer, Water is CUD

Development is 100% built out. (34 out of 34 lots built)

Public Works Department Comments:

1. Detention pond has silt in the bottom and needs to be cleaned.
2. Remove all silt fabric from catch basins before final inspection.
3. Headwall going into detention pond needs to be cleaned.
4. Need ADA truncated plates at crosswalks. Need pedestrian signs. Sidewalks must be ADA compliant
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. All signage must meet MUTCD standards.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

I spoke with Ricky Bounds as we were unaware that there were any issues on this one. He is going to call me back tomorrow after he has been through them.

RECOMMENDATION:

End of the maintenance period. Release if everything is completed prior to the expiration date. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/5/2019	Hunter's Point Annex Section 3, Phase 1 / Craig Gibbs	8/5/2024	Escrow	\$9,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (6 out of 6 lots built)

Public Works Department Comments:

1. Some areas of detention pond are eroding and needs to be stabilized and headwall needs to be cleaned out.
2. Drainage ditch behind lots 80-77 need to be put on grade per plan.
Detention pond at the end of Excalibur
3. - All headwalls with water flowing out of them need rock apron underlain with geotextile fabric
- Southern edge of pond has erosion near the top of bank

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CRAIG GIBBS' COMMENTS:

I have stabilized the ditch but cannot finish final grading of it until I complete the grading on Lots 75 & 76, which should be completed in 3-4 months.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2021	Woodcrest Subdivision, Section IV / CB Development, LLC	8/4/2024	Southern Bank of Tennessee	\$62,900

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (20 out of 20 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Some manholes and water valve boxes need to be adjusted before final topping.
3. Remove silt fabric from catch basins before final inspections.
4. Several areas of binder are failing in this section. About 70%.
5. Need to clean bottom of detention pond (silting in).
6. Clean all structures in detention pond.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Clean bottom of headwall behind lot 79.
9. Need to clean up debris behind lots 68 & 69.
10. All signage must meet MUTCD regulations.
11. Headwall in lot 65 pond along Stonefield needs to be dug out.
12. Headwall behind lot 64 is entirely blocked.
13. Ditch behind lot 64 will need to be stabilized with erosion matting.
14. All headwalls with water flowing out of them need rock apron underlain with geotextile fabric.
15. Submit stormwater as-builts verifying the elevations in the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

I did not receive an update from Mr. Constable regarding this development.

RECOMMENDATION:

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/15/2019	The Villages of Greentree, Section 3 / John Holloway	8/6/2024	First Vision Bank	\$10,000

Bond is for: Roads, Sewer, Stormwater, Water

Development is 100% built out. (42 out of 42 lots built)

Public Works Department Comments:

1. Temporary turn around needs more stone.
2. Remove silt fabric from catch basins.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.

- The detention pond is overgrown.

Utilities Department Comments:

- No issues at this time.

DEVELOPER SAM COLEMAN'S COMMENTS:

We have completed the last punch list item. Please release.

RECOMMENDATION:

End of the maintenance period. Release if everything is completed prior to the expiration date. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/10/2017	Buckingham Place Section II, Phase I / CB Development, LLC	8/10/2024	Southern Bank of Tennessee	\$10,000

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (18 out of 18 lots built)

Public Works Department Comments:

- Remove silt fabric from catch basins before final inspection.
- Some areas of sidewalk are broken and need to be replaced.
- All P.U.D.E. and drainage ditches need to be put on grade per plan.
- All headwalls with water flowing out of them need rock apron underlain with geotextile fabric.
- Headwall behind Lot 87 entirely blocked.
- Ditch behind Lot 87 will need to be stabilized with erosion matting.

Utilities Department Comments:

- No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

I spoke with Ricky Bounds as we were unaware that there were any issues on this one. He is going to call me back tomorrow after he has been through them.

RECOMMENDATION:

End of the maintenance period. Release if everything is completed prior to the expiration date. Otherwise, extend three months.