



SMYRNA MUNICIPAL PLANNING COMMISSION

September 5, 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 August 1, 2024 meeting
5. Old Business:
 - a. Rezoning Request:
 1. Janet Ibrahim Nasef
Rocky Fork Road
Rezoning R-3 with ESO to PRD with ESO
6. New Business:
 - a. Preliminary Plats:
 1. The Colony at Greentree
Ryan Hill Drive & Skinner Drive
Owner / Developer: M1 Development, LLC
 - b. Final Plats:
 1. Derby Run, Phase 2C
Horseshoe Drive & Grey Ghost Way
Owner / Developer: Charter Commercial, LLC
 - c. Site Plans:
 1. Newberry Commons, Lot 2
3545 Almaville Road
Owner / Developer: Blue Circle Ventures, LLC

2. Simply Southern Closets
320 Queecreek Circle
Owner / Developer: Takedown, LLC

3. TriStar Stonecrest Medical Center OR Expansion
200 Stonecrest Parkway
Owner / Developer: Fulmer Lucas Engineering, LLC

7. September Bond Review Report

8. Staff comments and/or other business

9. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES AUGUST 1, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, August 1, 2024 by Councilman Tim Morrell. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Councilman Tim Morrell and the Pledge of Allegiance was led by Amy Wise.

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

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

Absent: Miranda Swift

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

1. Citizens' Comments:

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

Sharmilla Datta (Not in Town limits)
5336 Stonewood Drive
Smyrna, TN 37167
Project: Kyle Griffin: 140 Queencliff Court
In Opposition

Aarin McNabb (Not in Town limits)
5312 Stonewood Drive
Smyrna, TN 37167
Project: Kyle Griffin: 140 Queencliff Court
Neither in Favor nor Opposed

2. Special Guest Introduction by Zama Chaperone Amy Wise

At this time, Councilman Tim Morrell acknowledged Amy Wise in introducing Tomomi Imai.

3. Approval of Minutes of the July 2, 2024 meeting

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Minutes of the July 2, 2024 meeting.

Vote: 6 - 0 Passed - Unanimously

4. Public Hearing:

a. Plan of Services for 6304 Lee Road.

No one spoke at the public hearing.

Motion by Matthew Carver, seconded by Amy Wise to recommend approval to the Town Council the Plan of Services for 6304 Lee Road.

Vote: 6 - 0 Passed - Unanimously

b. Plan of Services for 140 Queencliff Court

No one spoke at the public hearing.

Motion by Matthew Carver, seconded by Amy Wise to recommend approval to the Town Council the Plan of Services for 140 Queencliff Court.

Vote: 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

5. Old Business:

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

1. 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 currently zoned RM, and us comprised of 115.46 acres: 115.46. 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. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.

2. A traffic study will be required to be submitted. Any improvements recommended by the traffic study must be completed by the developer.
3. This development will require submittal for a floodplain development permit from the Town of Smyrna as well as review by FEMA of any necessary LOMA or LOMR applications.
4. No sewer will be available until the Stewart's Creek force main/trunk line is completed.
5. Details for the roadway stream crossing would be required with the preliminary plat. A 60' minimum riparian buffer would be required for the stream.
6. A public street connection providing more than one ingress/egress to this development will be required to be operational from the east and west prior to the construction of the 100th dwelling. This would involve road connections in Sections 2 & 3 being constructed at the same time.
7. CUD has an existing 8" water main along Queencliff Court to serve the annexed/rezoned property.
8. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM fire flow requirements for this site. Current facilities improvement determination study is in queue to be reviewed by CUD to determine feasibility and off-site improvements necessary.
9. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

At this time, Councilman Time Morrell acknowledged applicant Kyle Griffin with CSDG to speak regarding this request.

Motion by Matthew Carver, seconded by Salena Scott to recommend approval the Annexation & PRD Zoning request for 140 Queencliff Court to include a 50' buffer abutting the Stonewood development and with the above listed staff comments.

Vote: 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

6. New Business:

a. Rezoning Requests:

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

An R-3 with ESO to PRD with ESO Rezoning request was submitted for Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 73.03, is comprised of 2.1 acres, and is currently zoned R-3 w/ESO. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green). The Land Use Plan designates this property as the 24 Gateway Character Area which would support a mixture 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. Adequate right-of-way dedication has been shown 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. A sewer easement will be required to be obtained through Addition to Village of Valley Green, Phase 3 to serve this development with the proposed sewer alignment. There is no easement at this time at that location. Proof of this easement being obtained is required before a site plan

- can be considered.
3. Please coordinate the relocation of the existing overhead utility pole along Gambill Wood Drive with MTEMC.
 4. Show all existing utility service locations for Lots 17 and 18 within the Addition to Village of Valley Green subdivision where the new sewer line would be located.
 5. 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.
 6. Revise the architectural elevations to be consistent with requirements of the Enon Springs Overlay. There should be a “base, body and cap” of the buildings. Staff would recommend brick or stone as an additional material due to visibility from Rocky Fork Road.
 7. At least one pedestrian entrance should face Rocky Fork Road for the two corner buildings.
 8. Show 20’ utility easements over the public mains and services.
 9. Sanitary sewer must be extended to the eastern and western property lines.
 10. Reroute drainage outflow structure away from the landscape buffer on the southwest side of the property. As shown it will wash out any landscaping.

Motion by Charles Scurr, PhD, seconded by Salena Scott to defer the R-3 with ESO to PRD with ESO Rezoning request located at Rutherford County Tax Map: 33, Parcel: 73.03 until the September Planning Commission meeting.

Vote: 6 - 0 Passed - Unanimously

2. Spencer Sanders
Genie Lane & Motlow College Boulevard
PRD Amendment

A PRD Amendment was submitted for Sam Ridley Parkway, W. & Motlow College Boulevard. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.24, is zoned PRD, and is comprised of 39.11 acres. The surrounding zoning is R-6 and C-2. The Land Use Plan for this area is the Sam Ridley Corridor character area which would support regional scale mixed use commercial development. Mixed residential, commercial, personal services, office and medical uses are the most appropriate uses throughout the corridor. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as principal arterial and Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way is shown for these roadways. The currently approved PRD is for 350 apartments, 80 single family houses, and 16 duplexes/32 units. The requested PRD amendment is for 330 apartments and 130 townhomes. The following staff comments was made:

1. The required minimum fire flow is 1,500 GPM at 20 PSI residual as there will be a clubhouse building as a part of this development.
2. Please submit an updated traffic study as the study for this site was done over five years ago.

Motion by Amy Wise, seconded by Salena Scott to recommend approval to Town Council the PRD Amendment located at Sam Ridley Parkway, W. & Motlow College Boulevard Rutherford County Tax Map: 28, Parcel: 44.24 with the above listed staff comment.

Vote: 6 - 0 Passed - Unanimously

- b. Preliminary Plats:

1. Newberry, Phase 2
Almaville Road
Owner / Developer: Newberry Propco, LLC

A Preliminary Plat was submitted for Newberry, Phase 2 located at 3368 & 3510 Almaville Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 2.16 & 29.06, is zoned PRD is comprised of 29.63 acres, and consists of Lots/Units: 64/65. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated on the plans. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit 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.
3. Signs will require a separate permit.
4. The required minimum fire flow will be 1,000 GPM at 20 PSI for residential and 1,500 GPM at 20 PSI for commercial.
5. Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review prior to obtaining a grading permit.
6. Submit construction plans.
7. Please show an extra 5' side setback on lots where an easement is shown in the side yard.
8. The public road and utility lines in front of Lots 6-13 will be required to be in place prior to any permits being issued for those lots. If Phase II is developed prior to Phase I, the portion of the utilities and roadway shown in Phase I in front of these lots will be required to be built with Phase II. Show sewer services for lots 6-12.
9. The proposed hammerhead at the end of Meadowbrook Lane must meet fire codes. Please submit curb radius and contact James Lawrence with the Town of Smyrna Fire Department.
10. Please reference CUD Will Serve Letter issued 11/5/2022 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement, but only for the residential portion of the development, not commercial.
11. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Preliminary Plat for Newberry, Phase 2 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. DR Horton

Sam Ridley Parkway, W & Motlow College Boulevard

Owner / Developer: Sam Ridley Apartment Partners WB, LLC / DR Horton

A Preliminary Plat was submitted for DR Horton located at Sam Ridley Parkway, W. & Motlow College Boulevard. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.24, is zoned PRD, is comprised of 39.12 acres, and consists of 2 lots. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as principal arterial and Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way is shown for these roadways. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit 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.
3. Signs will require a separate permit.
4. Please label the cul-de-sac as a public right-of-way at the end of Jackdaw Drive.
5. Show 2nd water connection off Motlow College Boulevard.

Motion by Amy Wise, seconded by Matthew Carver to approve the Preliminary Plat for DR Horton with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

3. Sundale, Section IV
Tramore Drive & Big Son Lane
Owner / Developer: Scott Butler

A Preliminary Plat was submitted for Sundale, Section IV located at Tramore Drive and Big Son Lane. This property can be further referenced by Rutherford County Tax Map: 33, Part of Parcel: 53.08, is zoned PRD, is comprised of 8.78 acres, and consists of 44 lots. No roads within this development are affected by the Major Thoroughfare Plan. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit 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.
3. Signs will require a separate permit.
4. 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.
5. Submit a roadway lighting plan.

Motion by Salena Scott, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Sundale, Section IV with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

c. Final Plats:

1. Derby Run, Phase 2D
Grey Ghost Way & War Admiral Court
Owner / Developer: Charter Commercial, LLC

A Final Plat was submitted for Derby Run, Phase 2D located at Grey Ghost Way & War Admiral Court. This property can be further referenced by Rutherford County Tax Map: 55, Part of Parcel: 31.00, is zoned PRD, is comprised of 12.17 acres, and consists of 34 lots. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated with this plat. The following staff comments were made:

1. Signs will require a separate permit.
2. 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.
3. Add signatures of the owners prior to recording.
4. Plat is currently in queue to be reviewed by CUD.
5. Water line construction must be completed and accepted by CUDRC before signature of final plat.

Motion by Amy Wise, seconded by Matthew Carver to approve the Final Plat for Derby Run, Phase 2D with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

d. Site Plans:

1. Enterprise

63 N. Lowry Street

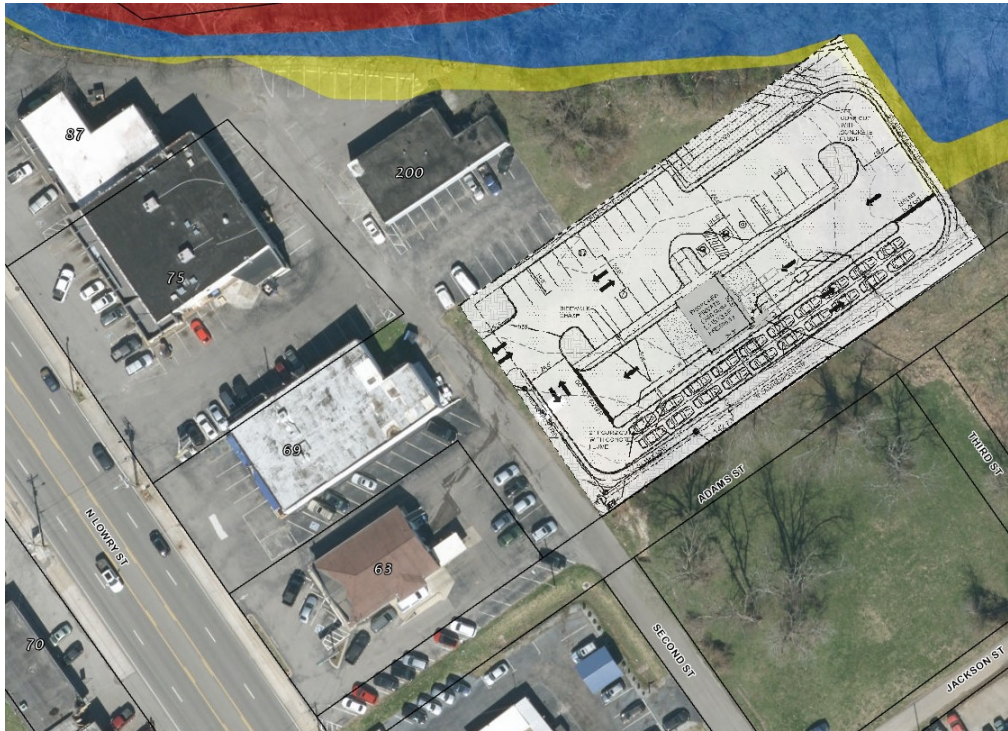
Owner / Developer: Taliaferro Holdings, LLC / Enterprise Holdings

Location: 63 North Lowry Street	Applicant: Enterprise Rent a Car
Tax Map/Group/Parcel: 27H/G/28.00	Property Owner(s): Taliaferro Holdings, LLC
Zoning: C-2 with Lowry Street Overlay	Use Classification: Auto Wash

Proposal

A. Location Analysis

Enterprise is proposing a private car wash facility for company vehicles. There is an existing Enterprise facility at 63 North Lowry Street, when vehicles are returned, the proposed car wash would be used to wash and detail vehicles. The proposed facility would be located behind the existing building and would be placed north of the intersection of Second Street and the right-of-way for Adams Street, which has not been constructed.



Caption

Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.57 Ac
Square Footage of Open Space/Landscaping	2,482 SF	2,593 SF
Total Parking	50 Spaces	30 Existing 29 New Spaces 59 Total
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows maple trees parallelling the Adams Street right-of-way as well as the access road that continues where the Second Street right-of-way ends. Additional trees are shown within landscape islands within the development and shrubbery lining the edge of the drive aisles.

C. Design Review

Architectural elevations submitted show a canopy constructed of metal, painted black. In addition, an equipment building finished with brick is shown adjacent to the canopy.

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. No roads shown on the Major Thoroughfare Plan would be affected with this request.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Water and sewer construction plans are under review.
2. Show how runoff from the bay area will be captured on the grading plans.

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

At this time, Councilman Tim Morrell acknowledged Matt Mraz, the group property manager for Enterprise, to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Site Plan for Enterprise with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. DR Horton
Sam Ridley Parkway, W. & Motlow College Boulevard
Owner / Developer: Sam Ridley Apartment Partners WB, LLC / DR Horton

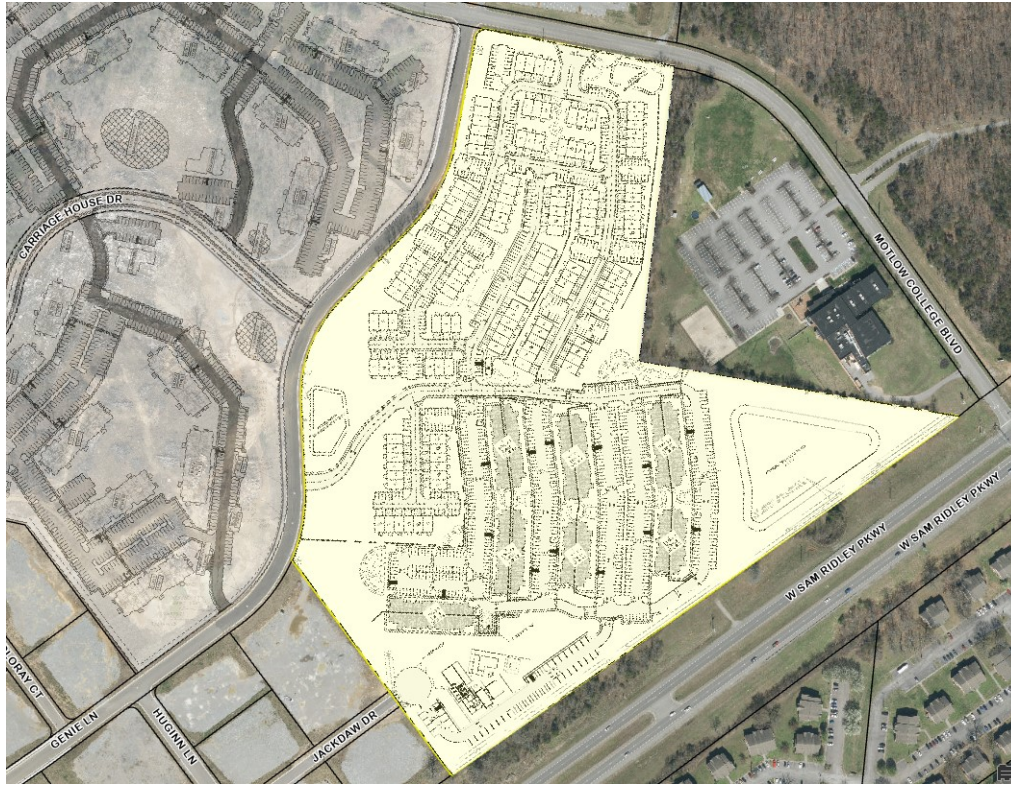
Location: Sam Ridley Pkwy., W & Genie Ln.	Applicant: Kimley-Horn
Tax Map/Parcel: 28/44.24	Property Owner(s): Sam Ridley Apartment Partners
Zoning: PRD	Use Classification: High-Density Residential

Proposal

A. Location Analysis

DR Horton is proposing a multi-family residential development with a mixture of apartments and townhomes. Seven apartment buildings with 330 units and 130 townhomes, yielding a total of 460 units for this development. Numerous amenities are shown with this development: pool and amenity area, dog parks, a walking trail and pocket parks throughout the development. Three access points are shown for this development, one each on Jackdaw Drive, Genie Lane and Motlow College

Boulevard.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	8.95 Ac
Square Footage of Open Space/Landscaping	0.89 Ac	0.91 Ac
Total Parking	1,245 Spaces	1,247 Spaces
Handicapped Parking Space(s)	33 Spaces	34 Spaces

B. Landscaping

Landscape plan shows street trees and shrubbery lining the road frontages along Motlow College Boulevard and Genie Lane. Street trees are shown along Sam Ridley Pkwy., West with additional trees in landscaped islands throughout the development with shrubbery.

C. Design Review

Architectural elevations show all buildings to be constructed of primary materials consisting of brick, fiber cement and glass/glazing. The clubhouse is shown to be a single story structure finished with the aforementioned primary materials. The apartments are a mixture of three and four story buildings with the elevations fronting a public right-of-way having enhanced elevations, which include additional brick. For example, one of the apartments has 12% brick on an interior elevation while the enhanced elevation has 25% brick; the percentage of fiber cement is reduced on the enhanced elevations. The area devoted to fenestration and balconies would remain constant. The townhomes are all two stories with two car garages. Similar to the apartments, all townhome units facing the exterior of the lot bolster an enhanced elevation which includes 23% brick and a covered porch compared to the typical elevations with no brick and no covered porch.

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 Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way is shown for these roadways.
 6. The required minimum fire flow is 1,500 GPM at 20 PSI residual as there will be a clubhouse building as a part of this development.

Staff Comments:

1. Water and sewer construction plans are under review.
2. Please submit an updated traffic study as the study for this site was done over five years ago.
3. Any retaining wall over 4' in height will be required to obtain a building permit.
4. Utility plans will need to phase with building permits. The Utilities Department will not sign off on building permits unless the utilities to serve those units are in the ground and accepted.
5. All apartment buildings will be required to be sprinkled. No FDC may be installed on the building, but placed within 100' of the building. A fire hydrant must be within 100' of the FDC.
6. Submit an auto-turn for the entire site using the Town of Smyrna fire truck dimensions. Contact James Lawrence with the Town of Smyrna Fire Department.
7. Please provide E911 road name approval and label road names.
8. Please show the cul-de-sac as a public right-of-way at the end of Jackdaw Drive.
9. Shift bus shelter outside of the right-of-way.
10. Site plan approval would be conditional upon the PRD amendment request being approved by the Town Council.

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

Motion by Charles Scurr, PhD, seconded by Matthew Carver to approve the Site Plan for DR Horton with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

7. August Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Charles Scurr, PhD to approve the August Bond Review Report with staff recommendations.

Vote: 6 - 0 Passed - Unanimously

8. Staff comments and/or other business

9. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman

Subject:

Janet Ibrahim Nasef
Rocky Fork Road
Rezoning R-3 with ESO to PRD with ESO

Summary:

Janet Ibrahim - Rezoning R-3 with ESO to PRD with ESO

Location: Rocky Fork Road

Tax Map: 33

Parcel: 73.03

Current Zoning: R-3 w/ESO

Acres: 2.1

Proposed Zoning: PRD w/ESO

1. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green).
2. The Land Use Plan designates this property as the 24 Gateway Character Area which would support a mixture of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area.
3. 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. Adequate right-of-way dedication has been shown on the plans.
4. The requested PRD is for 5 duplexes/10 units.
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. A sewer easement will be required to be obtained through Addition to Village of Valley Green, Phase 3 to serve this development with the proposed sewer alignment. There is no easement at this time at that location. Proof of this easement being obtained is required before a site plan can be considered.
7. Please coordinate the relocation of the existing overhead utility pole along Gambill Wood Drive with MTEMC.
8. Show all existing utility service locations for Lots 17 and 18 within the Addition to Village of Valley Green subdivision where the new sewer line would be located.
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.
10. Revise the architectural elevations to be consistent with requirements of the Enon Springs Overlay. There should be a "base, body and cap" of the buildings. Staff would recommend brick or stone as an additional material due to visibility from Rocky Fork Road.
11. At least one pedestrian entrance should face Rocky Fork Road for the two corner buildings. This would mean the unit faces Rocky Fork Road.

12. Show 20' utility easements over the public mains and services.
13. Sanitary sewer must be extended to the eastern and western property lines.
14. Reroute drainage outflow structure away from the landscape buffer on the southwest side of the property. As shown it will wash out any landscaping.
15. Provide additional parking for guests at .5 space per unit.
16. Show a mail kiosk.
17. Show the total unit size and the number of bedrooms in each unit.
18. This request was deferred by the Planning Commission to the September 5 meeting. Additional revisions need to be made to the architectural elevations to meet the ESO, as well as other revisions.

Attachments

Application

Location Map 1

Location Map 2



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: Janet Ibrahim Nasef

Street Address: 4409 Smokey Mountain Pl.

City: Antioch

State: TN

ZIP: 37013

Email: janetnasef@gmail.com

Phone: 615-484-0112

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company:

Street Address:

City:

State:

ZIP:

Email:

Phone:

PROPERTY INFORMATION

Street Address/Intersecting Streets: Rocky Fork Rd.

Tax Map:

Group:

Parcel: 033-073.03.000

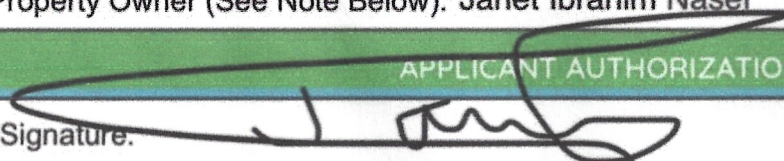
Requested Lot Area (Square feet/Acres): 2.13 Acres

Existing Zoning: R-3

Requested Zoning: PRD

*Current Property Owner (See Note Below): Janet Ibrahim Nasef

APPLICANT AUTHORIZATION

Applicant Signature: 

Date: 04/23/2024

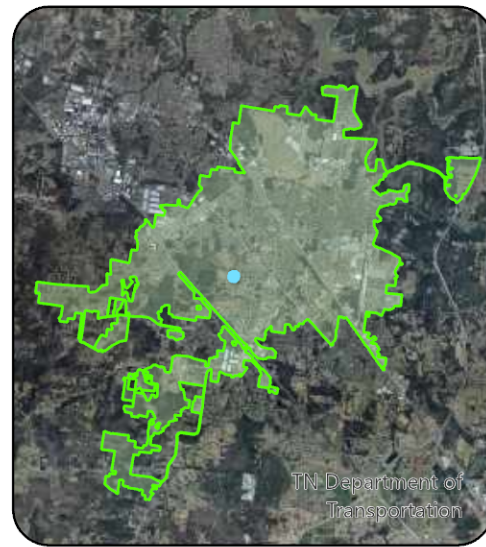
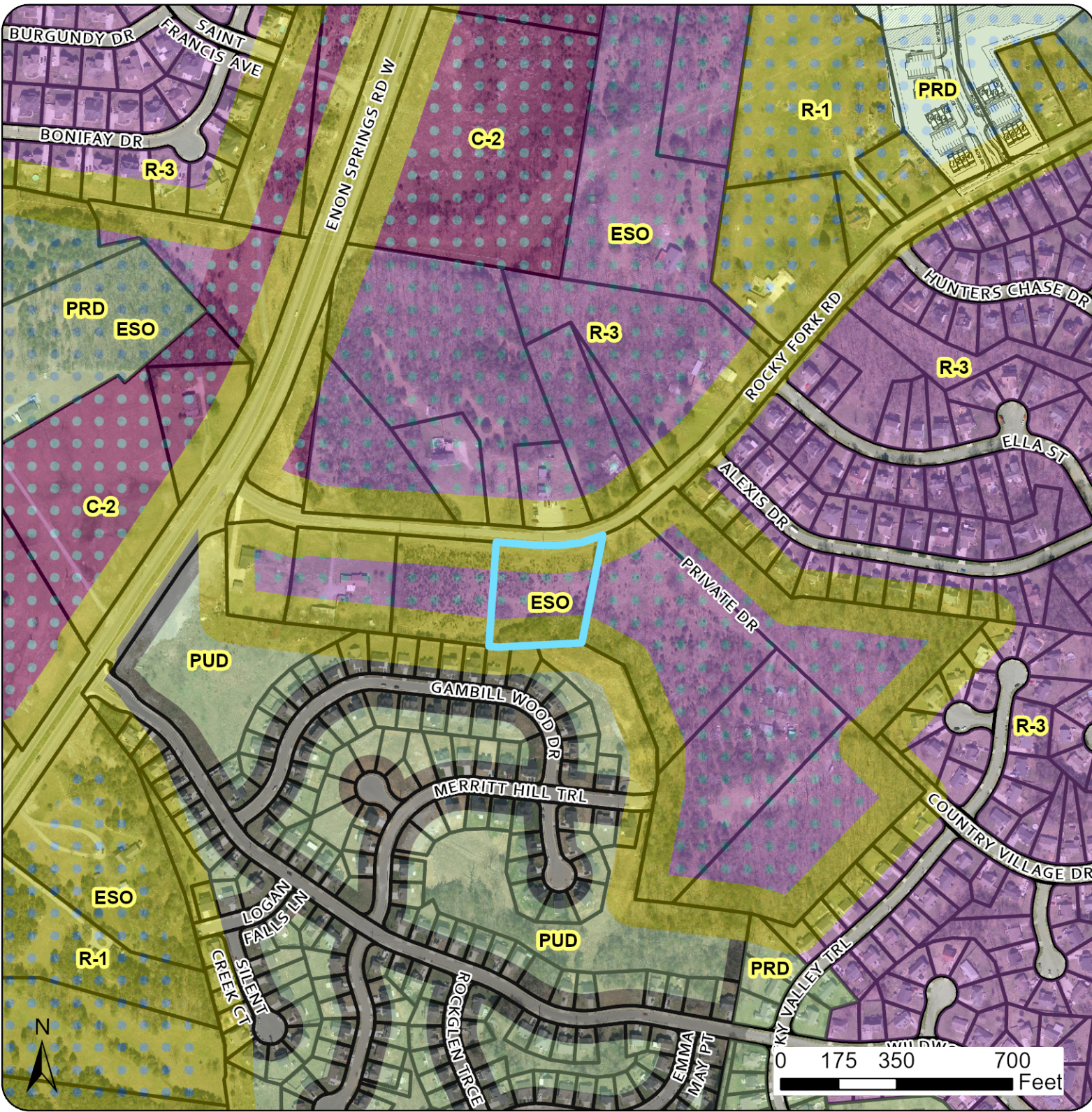
OFFICE USE ONLY

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.

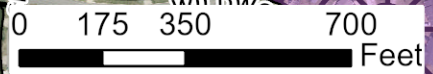


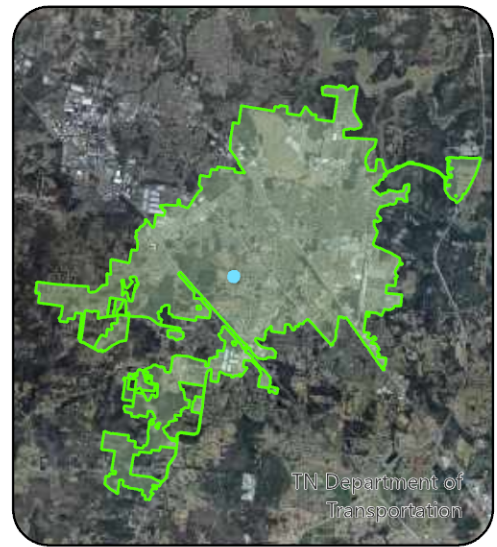
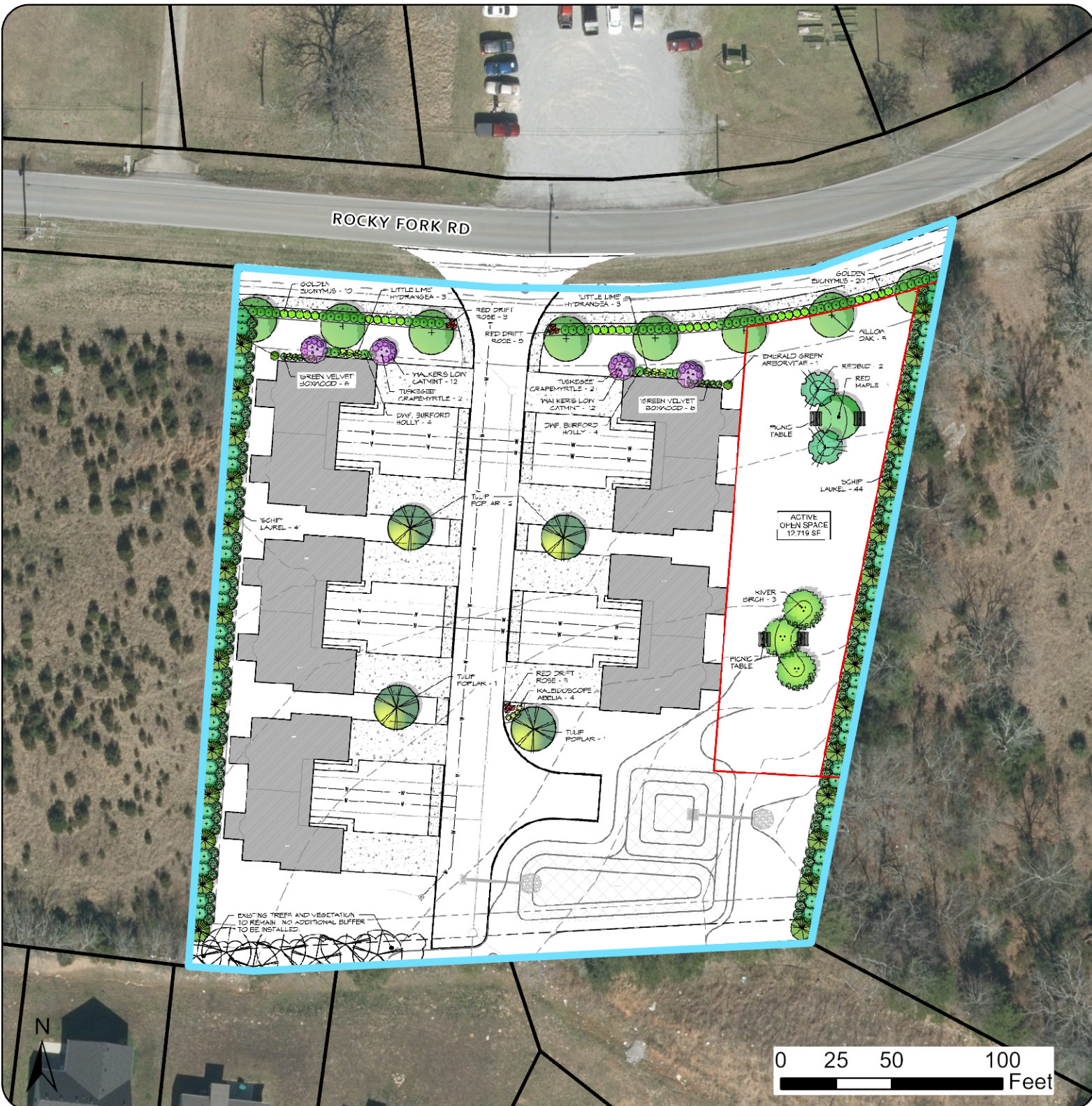
-  Parcels
-  Requested Parcel





Janet Nasef
 R-3 to PRD

Tax Map: 33
Parcel: 73.03
Acres: 2.11





-  Parcels
-  Requested Parcel



Janet Nasef
R-3 to PRD

Tax Map: 33
Parcel: 73.03
Acres: 2.11

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. b. 1.
Department: Planning & Zoning
Date: September 5, 2024**

Subject:

Derby Run, Phase 2C
Horseshoe Drive & Grey Ghost Way
Owner / Developer: Charter Commercial, LLC

Summary:

Final Plat - Derby Run, Phase 2C
Location: Horseshoe Drive & Grey Ghost Way
Tax Map: 55 Parcels: 31.00
Zoning: PRD Acres: 11.29 Lots: 41

1. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street with this plat.
 2. Signs will require a separate permit.
 3. Add the signatures of the owner and CUD prior to submittal for recording.
 4. Provide dimensions from the property line for the public drainage easement on Lot 330.
 5. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and specific comments.
 6. Water line construction must be completed and accepted by CUDRC before signature of final plat.
-

Newberry Commons - Pickleball Courts

Site Plan

Location: 3545 Almadale Road	Applicant: Huddleston-Steele, Eng.
Tax Map/Parcel: 55/29.02	Property Owner(s): Blue Circle Ventures LLC
Zoning: PUD	Use Classification: Amenity/Recreational

Proposal

A. Location Analysis

The Newberry PUD is proposing to construct a 4,752 square foot indoor private pickleball venue for the residents. The building is shown to have two courts, a waiting area, vending space, storage and restrooms. The building is shown to be located in the southeast corner of the development adjacent to the future commercial development. Access would be provided through the commercial property as well as an access point off of the proposed Beaunoir Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	10,475 SF
Square Footage of Open Space/Landscaping	1,048 SF	1,250 SF
Total Parking	1 Space/Employee + Others as Determined by the Planning Commission	14 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows a mixture of maple trees and shrubbery along proposed Beaunoir Drive, which serves the interior of the residential development. A Type C landscape buffer is shown adjoining the future single family dwellings to the west and existing homes in the County to the south. Additional shrubbery is shown at the base of the building.

Planning Commission
Newberry Commons, Lot 2
9-5-2024

C. Design Review

Architectural elevations show the building to be constructed primarily of brick and glass/glazing with a secondary material of metal panels. The first story and bottom half of the second story are entirely brick with the upper half of the second story shown as metal panels and windows. Brick comprises 64% of the entire building, glass/glazing at 26% and architectural metal panels at 10%. As presented, the building meets 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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be \$442.00.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street with the plat for this lot.
6. The required minimum fire flow is 1,500 GPM at 20 PSI. If fire sprinklers are installed in the building, the minimum fire flow would be 1,000 GPM at 20 PSI.

Staff Comments:

1. Utilities and roads to serve this lot must be installed by the Newberry developer prior to issuance of a building permit for this development.
2. Please reference the CUD Will Serve Letter issued 11/5/2022 for detailed information regarding water line connections and existing flow available to this site. CUD can meet the 1,000 GPM flow requirement only for the residential portion of the development, not 1,500 GPM for commercial.
3. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review and specific comments.

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

Simply Southern Closets

Site Plan

Location: 320 Quecreek Circle	Applicant: 615 Design Group
Tax Map/Group/Parcel: 190/A/3.00	Property Owner(s): Takedown, LLC
Zoning: C-2	Use Classification: Retail/Warehouse

Proposal

A. Location Analysis

Simply Southern Closets is proposing to construct a retail sales and warehouse building at 320 Quecreek Circle. Proposed building is to be 6,410 square feet in size and would have two access points onto Quecreek Circle.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	~ 18,800 SF
Square Footage of Open Space/Landscaping	1,880 SF	3,150 SF
Total Parking	19 Spaces	21 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows trees and shrubbery lining Quecreek Circle with additional trees in landscaped islands around the parking area.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, siding and glass/glazing. The front elevation is entirely primary materials of brick and glass/glazing. Both side elevations and the rear elevation have over 70% siding, which would be a secondary

material. Any elevation visible from the public right-of-way must have a minimum of 75% primary materials. As presented, the elevations do not 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 grading permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be \$460.00.
3. Signs will require a separate permit.
4. No roads shown on the Major Thoroughfare Plan are affected by this development.
5. The required minimum fire flow is 1,500 GPM at 20 PSI residual.

Staff Comments:

1. Swap the elm trees fronting Quecreek Circle with the willow oaks shown on site and replace the willow oaks with the elm trees fronting Quecreek Circle.
2. Any elevation visible from a public right-of-way is required to be at least 75% brick, stone, or glass and this would include the two side elevations. Please specify what material the "siding" will be.
3. It appears that the vehicular use area square footage shown on page C2.0 is incorrect. This square footage is to include paved surfaces including but not limited to the drive aisles and parking spaces in which vehicles may travers. Please adjust the required amount of landscaping and provided amount, if necessary, to meet Design Review requirements.
4. Only one set of utility services is shown, but there are two tenants in the building.

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

OR Expansion - TriStar Stonecrest Medical Center

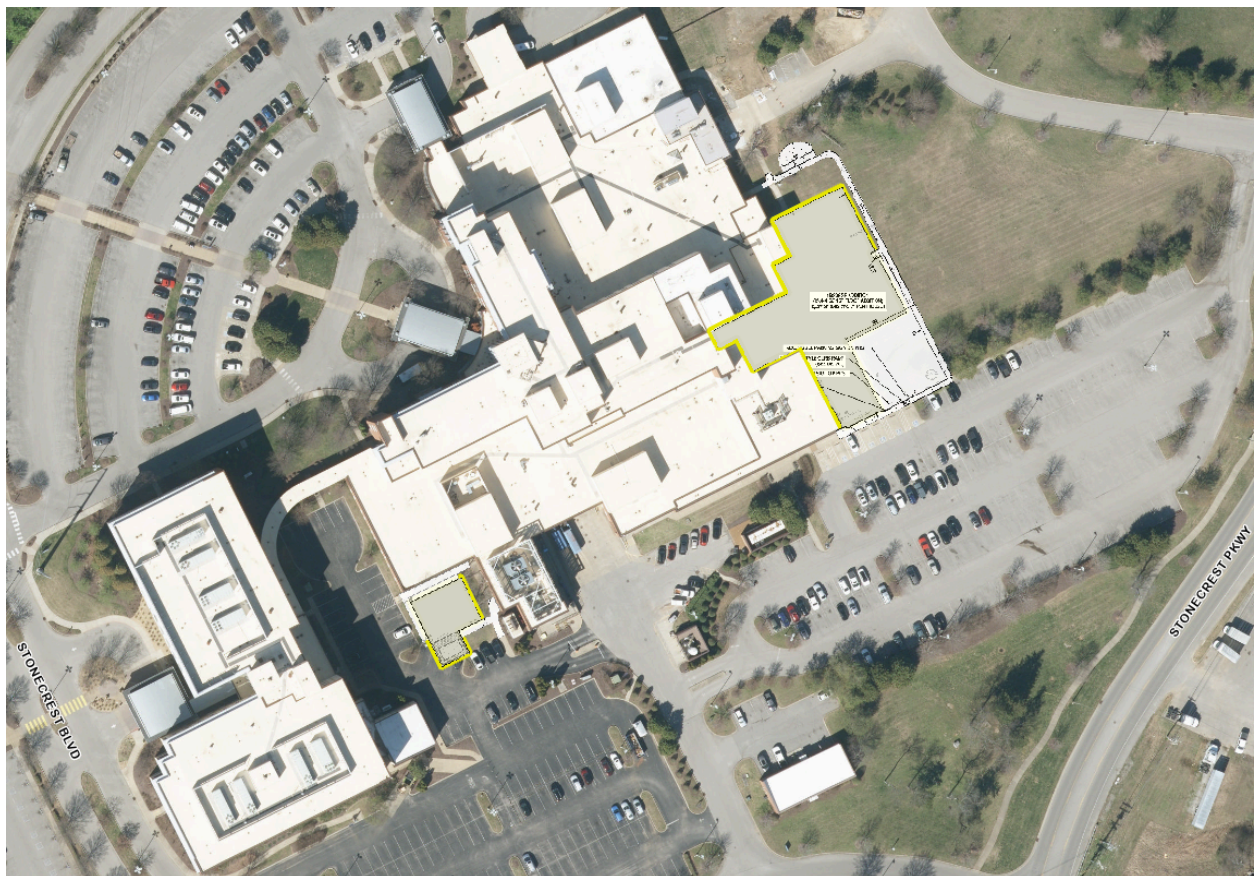
Site Plan

Location: 200 Stonecrest Parkway	Applicant: Fulmer Lucas Engineering, LLC
Tax Map/Parcel: 28/123.00	Property Owner(s): HCA Health Services of TN, Inc
Zoning: C-2	Use Classification: Medical

Proposal

A. Location Analysis

TriStar Stonecrest Medical Center is proposing two building expansions; an OR expansion attached to the existing building and a detached powerhouse addition. The OR expansion is to be two stories totalling 18,209 square feet and the powerhouse addition is to be 2,765 square feet. The OR expansion would be located on the eastern side of the building and the powerhouse building would be located in the southwestern portion of the main building.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	18.46 Acres
Total Parking	717 Spaces	Existing: 948 Spaces Proposed: 939 Spaces

B. Landscaping

Landscape plan shows a variety of shrubbery around the base of both additions and within new landscape islands. Multiple red maple trees are also shown to be planted nearby the new buildings.

C. Design Review

Architectural elevations show both additions to have a mixture of brick, stone, glass/glazing and EIFS. Proposed renderings would replicate the existing building materials so as to not look out of place. The first floor is a mixture of brick and stone with the second floor being primarily EIFS.

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 Sam Ridley Parkway, West as a principal arterial and Stonecrest Parkway as a collector. Adequate right-of-way exists for these streets.

Staff Comments:

1. Provide a list and quantity of chemicals to be used in the facilities.

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

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/12/2023	Woodmont 8B / Meritage Homes of Tennessee, Inc.	9/12/2024	Regions Bank	\$80,200

Bond is for: Roads, Water, Sewer, Stormwater

Development is 88.5% built out. (23 out of 26 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
3. Some areas of sidewalk are damaged and need to be repaired or replaced.
4. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
5. All signage must meet MUTCD standards.
6. Some manholes and water valve boxes need adjusting.
7. Some areas of curb and gutter are damaged and need to be replaced or repaired.
8. Remove silt fabric from catch basins before final inspection.
9. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
10. Sidewalk or driveway between 874 and 875 needs to be repoured so that it isn't a tripping hazard.
11. Ensure bare soil is stabilized with seed and straw (straw mat where necessary) to achieve 70% uniform coverage.
12. Submit stormwater as-builts verifying the elevations within the detention pond.

Utilities Department Comments:

1. Manhole A4 (A39-129) has debris in the trough and needs to be cleaned out. Valve at Winslet Dr. & Blue Diamond Dr. needs the wire fixed in the casting. It has been cut and is at the bottom of the valve.

DEVELOPER CHELSEE CAMPBELL WITH MERITAGE HOMES' COMMENTS:

Please extend.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/17/2020	Addition to Village of Valley Green, Section III / RJS Properties, LLC	9/17/2024	Escrow	\$10,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 90.9% built out. (50 out of 55 lots built)

Public Works Department Comments:

1. Headwall leading to the pond at the end of Merritt Hill needs a riprap apron underlain with geotextile fabric. The area around the headwall needs to be stabilized with seed and straw mat.
2. Ensure all ditches are stabilized with seed and straw/ straw mat where slope necessary.
3. Ensure all headwalls with water flowing out of them have a riprap apron underlain with geotextile fabric.
4. Ensure all construction remnants are removed (Wattles, Silt Fence, Stakes, etc.)

Utilities Department Comments:

1. No issues at this time.

DEVELOPER SCOTT BUTLER'S COMMENTS:

I thought we had everything completed.

RECOMMENDATION:

Release when all remaining items on the punch list are complete.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/18/2022	Gwynne Farms 2A / Lennar Homes, LLC	9/18/2024	Regions Bank	\$48,600

Bond is for: Roads, Water, Sewer, Stormwater

Development is 88.9% built out. (48 out of 54 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Sidewalks not complete.
3. Sidewalks and crosswalks must be ADA compliant.
4. Some areas of curb and gutter are damaged and need to be replaced or repaired.
5. Some curb and gutter needs to be added all the way to phase line.
6. Remove silt fabric before final inspection.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. All signage must meet MUTCD standards.
9. Some manhole and water valve boxes need to be adjusted.
10. Need geo-tech letter from road cut/storm repair on Lyness Dr. cul-de-sac.
11. All debris must be cleaned out of catch basins and detention pond structures.
12. Some areas of detention pond are eroding and need to be stabilized.
13. The detention pond at the Lyness Cul-de-sac is still being used as a sediment basin for Phase 3.
14. The detention pond at the Lyness Cul-de-sac is not draining within 72 hours.
15. Sidewalk along the east end of Robert Gwynne Drive does not connect to the existing sidewalk at the intersection with Dale Dr.
16. Ensure all construction remnants (excluding those aiding Phase 3) are removed (wattles, silt fence, stakes, etc.)
17. Submit stormwater as-builts verifying the elevations within the detention pond.

Utilities Department Comments:

- Manholes A50-17, A50-18, A60-17, A50-16, A50-15, A50-14, A50-13, A50-12, A50-10, A50-9, A50-8, A50-7, A50-6, A50-5, A50-4, A50-3, A50-2, A50-1 and A151 have mud in
1. the trough.
 2. Manhole's A50-14, A50-13 have seal tight manholes, but no inner lid or cross bar. Manhole A50-1 has a chip in the sewer main entering into the manhole. This need to
 3. be looked at to make sure the sewer main is not split.
 4. Lot 106 112 Dale Dr. the hydrant valve has water in the valve box. This needs to be looked at to make sure there is no leak.
 5. Lot 177 129 Dale Dr. the hydrant valve has debris covering the operating nut.

DEVELOPER DOUGLAS YOUNG WITH LENNAR HOMES' COMMENTS:

I will check on the items from the punch list.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
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9/21/2020	Bankside, Section V, Phase II / Dennis Butler Builders	9/21/2024	Escrow	\$15,000
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Bond is for: Roads, Sewer, Stormwater, Emergency Access Road

Development is 100% built out. (27 out of 27 lots built)

Public Works Department Comments:

1. No issues at this time.

Utilities Department Comments:

1. No issues at this time.

Planning Department Comments:

1. This bond is being utilized to ensure completion of a private access road from the end of Bankside Drive to Morton Road to provide a secondary access into the Bankside neighborhood. This has not been constructed as a future phase of the development would connect the development to an improved Kedron Church Road, which would be a better connection.

DEVELOPER DENNIS BUTLER'S COMMENTS:

Nothing has changed with regards to the road extension. Please extend.

RECOMMENDATION:

Extend one year.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/22/2022	Prologis Southpark / Brian Butler Prologis	9/22/2024	Escrow	\$149,070

Bond is for: Sewer

Utilities Department Comments:

1. No issues.

DEVELOPER BRIAN BUTLER WITH PROLOGIS' COMMENTS:

I did not hear from Mr. Butler prior to the packets being delivered.

RECOMMENDATION:

Release.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/10/2022	Cedar Hills Section 4, Phase 1 / Cedar Hills Holding, LP	10/10/2024	Escrow	\$21,000

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (25 out of 25 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
3. Some areas of sidewalk are damaged and need to be repaired or replaced.
4. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
5. All signage must meet MUTCD standards.

6. Some manholes and water valve boxes need adjusting.
7. Some areas of curb and gutter are damaged and need to be replaced or repaired.
8. Remove silt fabric from catch basins before final inspection.
9. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
10. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
11. Ensure all construction remnants are removed (wattles, silt fence, stakes, etc.)
12. Ensure bare soil is stabilized with seed and straw (straw mat where necessary) to achieve 70% uniform coverage.
13. Submit stormwater as-builts verifying the elevations within the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:

Homebuilding is ongoing. We are hoping to pave this fall.

RECOMMENDATION:

Extend six months.