



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES APRIL 3, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, April 3, 2025 by Chairman 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 Steve Sullivan and the Pledge of Allegiance was led by Vice-Mayor Marc Adkins.

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

Present: Steve Sullivan, Councilman; Marc Adkins, Vice-Mayor; Salena Scott; Ken Hill; Tim Morrell

Absent: Matthew Carver; Charles Scurr, PhD

Staff Present: Dave Santucci, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Scott Byers, Fire Dept. Captain; Charles King, Engineer; Kristi Worrell, Building Official; James Hardison, Utilities Project Engineer

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. Election of Officers

Chairman Tim Morrell requested that the Town Attorney proctor the elections of Chair and Vice Chair. Only one nomination was made by Councilman Steve Sullivan for Tim Morrell to serve as Chair and

nominations ceased. The vote in favor of Tim Morrell was unanimous. Next, nominations were taken for the position of Vice Chair. Tim Morrell nominated Marc Adkins for the position of Vice Chair and there were no further nominations from the floor. The vote in favor of Marc Adkins was unanimous.

5. Approval of Minutes of the March 6, 2025 meeting

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Minutes of the March 6, 2025 meeting.

Vote: 5 - 0 Passed - Unanimously

6. Old Business:

a. Preliminary Plats:

1. Estates at Williamsport

Williamsport Drive

Owner / Developer: RMG Development

A Preliminary Plat for Estates at Williamsport was submitted located on Williamsport Drive. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 103.01, is comprised of 43.03 acres, is zoned R-3, and consists of 73 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. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. A grading permit fee of \$4,688.00 will be required.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement. Adequate fire flow at this location may be an issue due to the topography. The engineer will be required to provide fire flow calculations to staff.
8. No burn permits will be issued for this site.
9. Any retaining walls greater than 4' will require a building permit from the Codes Dept.
10. Show Williamsport Drive on the southern side of this property extending into the site to connect to Bonifay Drive where Spearing Court is shown. The existing portion of Williamsport Drive on the southern side of this development will be required to be renamed and every house along it will be required to change the address.
11. Submit road names & E911 approval for those road names.
12. Show and label all easements with measurements.
13. Do not show existing structures without a mass grading permit.
14. Add a fire hydrant at the end of Road "A".
15. Locate the fire hydrant outside of the sidewalk at Lots 4 & 49.
16. Add the water and sewer line sizes.

17. Since the Finished Floor Elevation of this project is below the rim elevation of the next upstream sewer manhole, the sewer exiting the first floor of this building must pass through a backwater valve in compliance with section 714 of the International Plumbing Code (2018 ed.). Note that plumbing from the upper stories may NOT pass through this backwater valve. Note backwater valves on the drawings.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to defer the Preliminary Plat for Estates at Williamsport one month to the May Planning Commission meeting.

Vote: 5 - 0 Passed - Unanimously

b. Site Plans:

1. Janet Ibrahim
Rocky Fork Road
Owner / Developer: Janet Ibrahim

Location: Rocky Fork Road	Applicant: Rhodes Engineering
Tax Map/Parcel: 33/73.03	Property Owner(s): Philo Construction LLC
Zoning: PRD	Use Classification: Duplexes

Proposal

A. Location Analysis

A new duplex development is planned on Rocky Fork Road following a recent approval by the Town Council for a rezoning to PRD in November 2024. The development would consist of 5 duplexes/10 units on 2.10 acres with one ingress/egress point off of Rocky Fork Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	10,042 SF
Square Footage of Open Space/Landscaping	1,004 SF	- SF
Total Parking	45 Spaces	45 Spaces

Handicapped Parking Space(s)	N/A	1 Space
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B. Landscaping

Landscape plan shows a Type A landscape buffer along the eastern and western lot lines abutting the adjacently zoned R-3 property. Willow Oak trees are shown along Rocky Fork Road with shrubbery planted between the trees. There is no vegetation shown on the southern lot line due to the presence of underground utilities and easements. Additional shrubbery and trees are shown within the development.

C. Design Review

Architectural elevations show the units to be finished with a mixture of brick, glass/glazing and fiber cement boards. The front elevations show to be entirely brick on the first floor with primarily fiber cement board on the second floor and windowed eaves to be brick. The right, left and rear elevations all show the first floor to be entirely brick and the second floor to have fiber cement board. As presented, the elevations meet the approved PRD.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee of \$555.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is required to be dedicated for this street.
6. The required minimum fire flow is 1,000 GPM at 20 PSI for the homes. For homes 3,600 square feet or larger, the fire flow will increase.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.

Staff Comments:

1. Submit and record the final plat prior to receiving building permits. Show right-of-way dedication and utility easements on the plat. Landscaping cannot be placed in the right-of-way.
2. Utility construction plans are under review.
3. Provide documentation where the developer has permission from the adjacent property owner to extend the sewer through the easement.
4. The proposed landscaping plans do not meet the requirements of the Enon Springs Overlay. Please resubmit revised landscaping plans.
5. Show the total square footage of landscaping provided.
6. The ADA parking space must meet van accessible width requirements.

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

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to approve the Site Plan for Janet Ibrahim with the above listed staff comments.

Vote: 4 - 1 Passed

NAY: Salena Scott

a. Rezoning Request:

1. Andrew Tarsi
115 Rebel Road
R-1 to PCD Rezoning Request

An R-1 to PCD Rezoning Request was submitted for 115 Rebel Road. This property can be further referenced by Rutherford County Tax Map: 35, Parcel: 88.00, is comprised of 4.04 acres, and is zoned R-1. The surrounding zoning is R-1, R-3, and I-3 in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. The requested PCD would allow for 28,063 square feet of multi-tenant commercial space in two buildings. The proposed uses include all uses as allowed in the C-4 Neighborhood Service Business District, as well as the following additional uses: Food and Beverage Services with Drive-Thru (Cafe, Coffee), Convenience Commercial including a Market with Beer and Wine Sales (No Gasoline Sales). The Major Thoroughfare Plan designates Florence Road as a minor arterial. Adequate right-of-way would be required to be dedicated for this street. The following staff comments were made:

1. The required minimum required fireflow is 2,250 GPM @ 20 PSI.
2. All buildings will be required to meet Design Review. The buildings as submitted do not meet Design Review.
3. The grease trap and the domestic waste water need to be on separate lines.
4. The 8' sidewalk will be installed by either the developer or Town of Smyrna based on when the Florence Road sidewalk project occurs.
5. Rebel Road will need to be improved to a minimum width of 22'. It will also need to be cored to ensure it has adequate thickness to support commercial traffic. If right-of-way 25' from the center has not already been dedicated for Rebel Road, it will be required as well.
6. Four dumpsters are shown for 19 tenants. Staff is concerned whether or not this is adequate, depending on the tenant mix. More required if necessary.
7. Show ADA compliant pedestrian access from the front of the buildings to the public sidewalk.
8. Show a fire hydrant within 400' of the buildings.
9. Submit a traffic study. Any recommended improvements would be required to be installed by the developer.

At this time, Chairman Tim Morrell acknowledged Landscape Architect Scottie Burneck with RaganSmith to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Robert Pearey of 137 Rebel Road to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to recommend denial to the Town Council the R-1 to PCD Rezoning Request at 115 Rebel Road due to inconsistent use with the surrounding zoning.

Vote: 5 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Bulldog Drive Subdivision

Lee Victory Parkway & Bulldog Drive

Owner / Developer: NIR Homes, Inc. / Kroger Limited Partnership I

A Preliminary Plat was submitted for Bulldog Drive Subdivision located at Lee Victory Parkway & Bulldog Drive. This property can be further referenced by Rutherford County Tax Map: 34, Part of Parcel: 45.00, is comprised of 27.67 acres, is zoned C-2, and consists of 8 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates Lee Victory Parkway as a principal arterial and Bulldog Drive as a collector. Adequate right-of-way exists for these streets.
7. Add the stamp and signature of the engineer that prepared the plat.
8. Provide an access easement from the proposed private cul-de-sac to the property proposed to be donated to the Rutherford County Board of Education.
9. Show and label all proposed public easements. If an easement is not located on a proposed or existing property line, provide dimensions from property lines to the easement lines in multiple locations.
10. Show and label ingress/egress easements for all lots as needed.
11. Show a sidewalk along Bulldog Drive on the east side extending to the end of Lot 4.
12. A Type C landscape buffer strip is required where the property abuts the adjoining apartment development. A stormwater line is shown in that area. Please ensure that adequate space for a Type C buffer will be provided.
13. Add the name and address of the owner of the land, the subdivider of the land, and the engineer that prepared the plat.
14. Remove hydrants out of the roadway, provide a PUDE for them, and remove hydrants from the pond.
15. Show all road names.

At this time, Chairman Tim Morrell acknowledged Trey Lee with Rutherford County Schools to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Randy Perry to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Rhodes Seager to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Richard Phillips of 106 Mission Court Franklin, TN 37067 to speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Bulldog Drive Subdivision with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Final Plats:

1. Six Cedars Business Park Phase 1, Buildings K & L
Seven Oaks Boulevard
Owner / Developer: Six Cedars Investments, LLC

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

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A 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. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. No roads shown on the Major Thoroughfare Plan are affected by this request.
7. Add signatures of the owner and attorney prior to submittal to the Town for signatures.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Final Plat for Six Cedars Business Park, Phase 1, Buildings K & L with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. The Vintage Block 2
Needham Drive/White Birch Avenue/Carriage House Drive
Owner / Developer: Waldron Vester Family Limited Partnership

A Final Plat was submitted for The Vintage Block 2 located at Needham Drive/White Birch Avenue/Carriage House Drive. This property can be further referenced by Rutherford County Tax Map: 28, Part of Parcel: 44.07, is comprised of 16.448 acres, is zoned PRD, and consists of 1 lot. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates White Birch Avenue and Carriage House Drive as collectors. Adequate right-of-way is shown to be dedicated for these streets.

7. Submit utility construction plans.
8. Add signature of the owner prior to recording.
9. Show all existing utilities.
10. Show all necessary public utility and drainage easements.
11. Public sewer is not to be routed through a detention pond.
12. Remove drainage easements from the pond. The property owner is responsible for the pond maintenance.
13. An ARAP will be required to cross Hart's Branch.

Motion by Councilman Steve Sullivan, seconded by Salena Scott to approve the Final Plat for The Vintage Block 2 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

d. Site Plans:

1. Jonathan's Grille
Pilot Place/Sam Ridley Parkway, West
Owner / Developer: Equitable Property Company

Location: 160 W. Sam Ridley Parkway	Applicant: Fulmer Lucas Engineering
Tax Map/Parcel: 28/44.30	Property Owner(s): Stewarts Landing Partners LP
Zoning: PUD	Use Classification: Restaurant

Proposal

A. Location Analysis

Jonathan's Grille is proposing to construct a 10,100 square foot facility within the Sewart's Landing development on Lot 2. Access to the site would be provided via two ingress and egress drives off of Pilot Place and through a shared access easement across the southern property line, parallel to Sam Ridley Parkway, West.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.95 Ac
Square Footage of Open Space/Landscaping	4,146 SF	6,573 SF
Total Parking	101 Spaces	108 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping

Landscape plan shows shrubbery lining both the Pilot Place and Sam Ridley Parkway, West road frontage. Additional street trees will need to be shown to meet Design Review requirements for streetscaping. Trees and shrubs are shown within landscaped islands with additional shrubs planted at the base of the proposed building.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing and EIFS. All four elevations are shown to have a minimum of 87% primary materials. As presented, the elevations meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$540.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Retaining walls over 4' in height require a building permit.
2. Utility construction plans are under review.
3. All landscaping must meet MTE standards.
4. The landscaping plan shows conflicts where the water meter and backflow preventers are proposed to be located. Please clarify. Remove shrubs where there is conflict along Pilot Place.
5. Per Design Review, no more than 25% of the trees shown on site may be ornamental. Please revise.

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

Motion by Vice-Mayor Marc Adkins, seconded by Ken Hill to approve the Site Plan for Jonathan's Grille with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Katelyn Point Business Center
 188 Moore Avenue
 Owner / Developer: Sherif Fouad

Location: 188 Moore Avenue	Applicant: Sherif Fouad
Tax Map/Group/Parcel: 28E/C/4.00	Property Owner(s): Sherif Fouad
Zoning: C-4	Use Classification: Professional Services

Proposal

A. Location Analysis

The vacant tract at 188 Moore Avenue is proposed for development of a two story, 2,823 square foot professional services use building. The lot is 9,864 square feet/0.23 acres in size. Access to the lot would be provided via a single access point off of Moore Avenue. This section of Moore Avenue from Overton Drive to Crescent Avenue is zoned C-4, but the properties are primarily all being used for residential purposes. These properties were rezoned by the Town Council in November 2004.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	3,836 SF
Square Footage of Open Space/Landscaping	384 SF	500 SF
Total Parking (<i>Professional Services Use: 1 Space/400 SF</i>)	8 Spaces	8 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows streetscaping along Moore Avenue between the parking lot and roadway. Additional vegetation is shown surrounding the base of the proposed building. A row of eastern red cedars is shown along the eastern property line adjoining the residentially occupied property.

C. Design Review

Architectural elevations show the building to be finished with primarily brick and glass glazing with all wall faces containing at least 86% primary materials. A cornice of fiber cement siding wraps around the top of the entire building on all four sides. As presented, the architectural 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 \$408.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. A land surveyor is required to stake all corners of the building prior to obtaining a building permit to ensure the structure is meeting setback requirements.
2. Show the size of the proposed water service.
3. The roof access is to be used for maintenance purposes only, with no other uses allowed on the roof.

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

Motion by Councilman Steve Sullivan, seconded by Ken Hill to approve the Site Plan for Katelyn Point Business Center with the roof only being used for maintenance only and the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

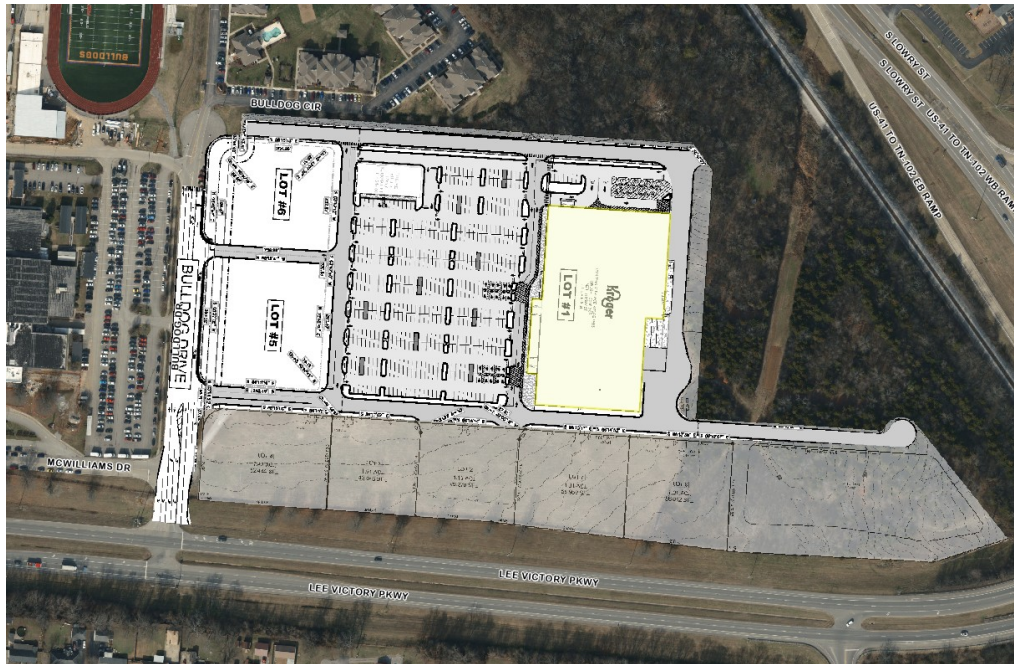
3. Kroger - Bulldog Drive
Lee Victory Parkway & Bulldog Drive
Owner / Developer: Kroger Limited Partnership I

Location: Bulldog Drive	Applicant: Goodwyn Mills Caywood, LLC
Tax Map/Parcel: 34/45.00	Property Owner(s): NIR Homes Inc
Zoning: C-2	Use Classification: General Retail

Proposal

A. Location Analysis

Kroger is proposing to develop their second store within Smyrna off of Bulldog Drive. The store would be located on Lot 1 within the proposed Bulldog Drive commercial subdivision. Access to the site would be provided via Bulldog Drive through three separate locations. A second outbuilding is shown on this future parcel behind Lot 6. Parking and landscaping are shown, but a separate site plan will be required for the building. A future lot to the south is proposed to be a fuel center for Kroger, which will be a separate submission.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	9.10 Ac
Square Footage of Open Space/Landscaping	0.91 Ac	0.91 Ac
Total Parking	533 Spaces	544 Spaces
Handicapped Parking Space(s)	11 Spaces	22 Spaces

B. Landscaping

Landscape plan shows a buffer along the northern property line abutting the apartments. A Type C landscape buffer is required with a C-2 development adjacent to R-6 property; the existing vegetation will have to be revised to meet Type C landscaping requirements. Shrubs are shown within landscape islands in the parking lot, but trees will be required as well.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone, glass/glazing, fiber cement board and metal accents. All four wall faces are shown to have a minimum of 75% primary materials and not exceeding 10% accent materials (metal). As shown, the elevations meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$3,734.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Lee Victory Parkway as a principal arterial and Bulldog Drive as a collector. Adequate right-of-way exists for these streets.
6. The required minimum fire flow is 2,250 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Submit water and sewer construction plans to the Utilities Department.
2. Coordinate with Captain James Scott with the Smyrna Police Department regarding placement of security cameras on the poles to be integrated into the Town’s system.
3. The fuel station on Lot 2 and the future shops building on Lot 1 will require separate site plan submittals as the fuel station is on a separate lot and no architectural elevations have been submitted for the shops building.
4. A Type C landscape buffer is required along the northern boundary of Lot 1. There is barely 15’ between the property line and the stormwater pipe in that area. Staff is concerned about conflicts regarding the long term maintenance of the storm pipe and landscape buffer. The buffer as shown does not meet Type C requirements, as supplemental evergreen shrubs are required along the entire length of the buffer.
5. The landscaping plan does not meet Design Review. Add trees in the landscape islands.
6. Provide sewer profiles.
7. Floor drain cannot connect to the sanitary sewer main.
8. Replace Murfreesboro contact information on the landscape plan with Smyrna.
9. Show details for speed tables on Bulldog Drive for the crosswalks.

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

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for Kroger - Bulldog Drive with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

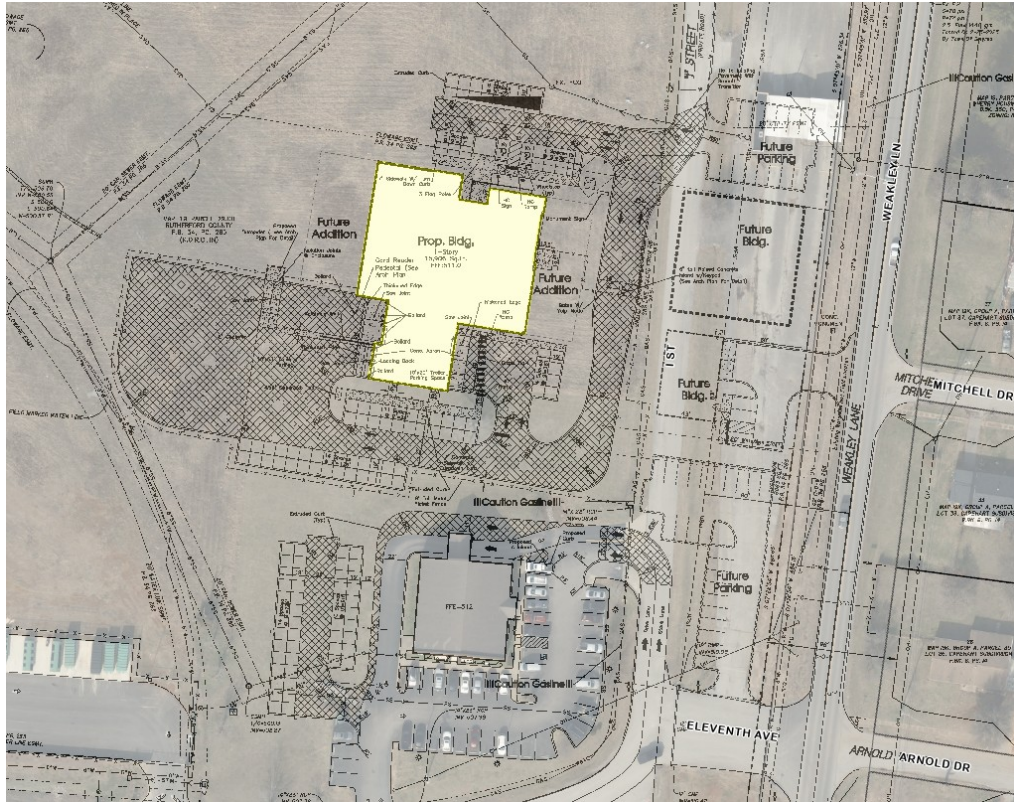
4. Rutherford County Medical Examiners Lab
215 I Street
Owner / Developer: Rutherford County

Location: 215 I Street	Applicant: SEC, Inc - Matt Taylor
Tax Map/Parcel: 19/29.00	Property Owner(s): Rutherford County
Zoning: I-2	Use Classification: Gov’t Administrative Services

Proposal

A. Location Analysis

Rutherford County is proposing the addition of a medical examiners lab on property owned by Rutherford County on Weakley Lane. Existing buildings on this property include the Rutherford County Clerk Office, recycling facility and the previously used emissions testing facility. Access would be provided via I Street. The proposed use of the medical building would be to provide lab services for forensics and autopsies. The BZA approved the use of this building on this property in February 2025.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.46 Ac
Square Footage of Open Space/Landscaping	6,364 SF	7,442 SF
Total Parking	54 Spaces	70 Spaces (New)
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a variety of shrubbery and trees planted throughout the site. Trees and shrubs are shown within landscape islands, surrounding new parking lots and vegetation at the base of the building.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing, metal and concrete. All four wall faces are shown to have at least 75% primary materials, meeting Design Review Manual requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$965.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Weakley Lane as a minor arterial and G Street and 9th Avenue as collectors. Adequate right-of-way is shown for these streets.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the

specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. All retaining walls over 4' will require building permits.
2. No sidewalk is required on Weakley Lane between 8th and 11th. The sidewalk will be on the residential side with a crossing at 9th Avenue to the greenway.
3. Show the crosswalk from the new parking area to the existing Clerk's building not starting in a landscaped area.
4. Add a crosswalk from the new ADA parking space to the front of the building.

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

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

Motion by Vice-Mayor Marc Adkins, seconded by Ken Hill to approve the Site Plan for Rutherford County Medical Examiners Lab with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

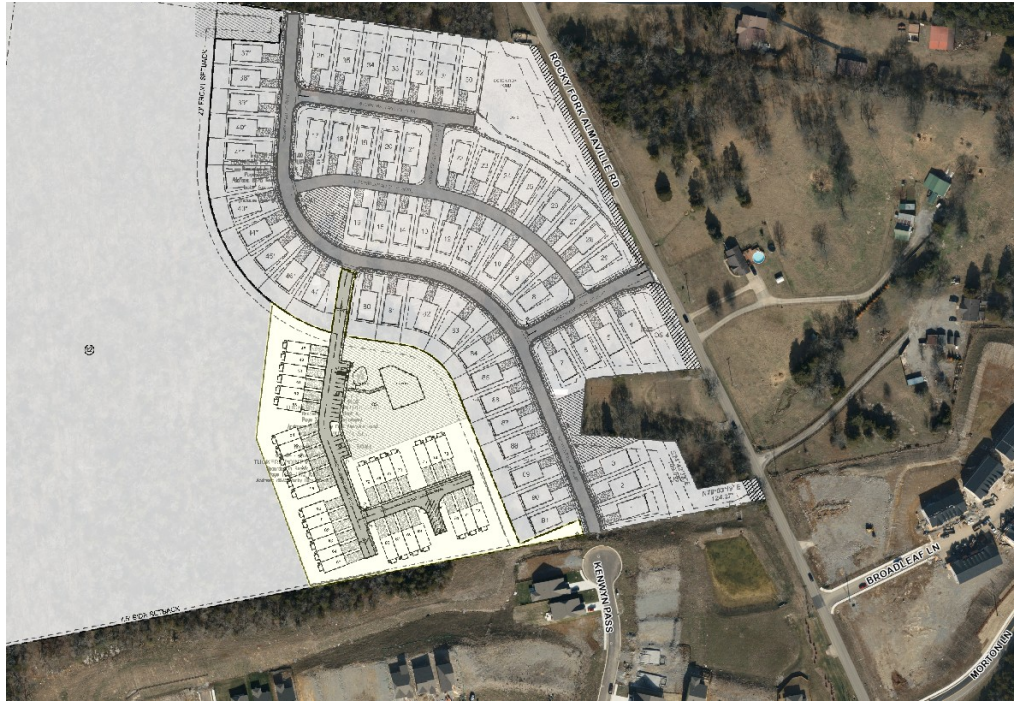
5. Tuckers Pointe, Phase 2
8613 Rocky Fork Almadale Road
Owner / Developer: Tuckers Point Ventures, GP

Location: Landsdowne Lane & Kenwyn Pass	Applicant: Land Solutions Company
Tax Map/Parcel: 54/41.00 & 44.00	Property Owner(s): Tuckers Point Ventures GP
Zoning: PRD	Use Classification: Townhomes

Proposal

A. Location Analysis

The Tucker's Pointe subdivision is proposing to develop Phase 2 of their development, which consists of 32 townhomes. Access to the townhomes is provided via a single access road off of Kenwyn Pass, which extends through the single family portion of the subdivision. Amenities provided as part of this phase of development include a playground and dog park.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Ac
Square Footage of Open Space/Landscaping	2,618 SF	2,623 SF
Total Parking	144 Spaces	146 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

Landscape plan shows landscaping lining the parcel in the area adjacent to the single family dwellings. Additional trees and shrubbery are shown along the guest parking area. Due to topography, the remainder of the site to the west is to be preserved as is.

C. Design Review

Architectural elevations show all townhomes to have two car garages. All homes are required to be finished with brick, fiber cement board, stone or faux stone. As shown, the elevations match the approved PRD.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$995.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,000 GPM at 20 PSI. Construction of any units over 3,600 sq. ft. will increase the fire flow requirement.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Submit sewer construction plans.
2. A HPR creating public easements is required to be submitted, approved, and recorded prior to issuance of building permits.
3. Show a pedestal for electric meters for each set of units.
4. Please use Town of Smyrna sewer details.
5. Please reference CUD Will Serve Letter for Tucker's Pointe PRD issued 9/25/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 1,000 GPM flow requirement for lots with water meters at or below elevation of 768'. Any home over 3,600 square feet will require sprinkling.
6. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
7. Submit landscape plans with civil plans.

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

Motion by Councilman Steve Sullivan, seconded by Ken Hill to approve the Site Plan for Tucker's Pointe, Phase 2 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

8. April Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the April Bond Review Report with staff recommendations.

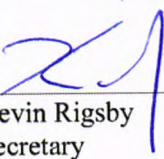
Vote: 5 - 0 Passed - Unanimously

9. Staff comments and/or other business

At this time, Kevin Rigsby announced that on April 24, 2025 there will be a joint Planning Commission and Town Council meeting to discuss the update to the Mobility Plan.

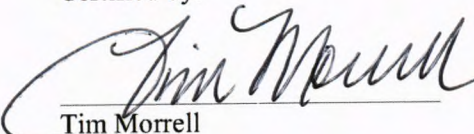
10. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Tim Morrell
Chairman

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

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Lastly, the presence of a vape shop and tobacco retailer can change the character of our neighborhood. It could potentially attract loitering or other activities that disturb the safety and quality of life for our residents. As far as convenience store there is already one community store with gasoline 0.4 miles from the proposed location to serve the residents.

I strongly believe that approving this business would have long-lasting negative effects, and it would be in the best interest of our community to carefully reconsider this decision.

I ask that you please take these concerns into account when making your final decision. I urge you to vote against the approval of this new business, as I believe it not aligned with the needs and values of our community.

Thank you for your attention to this matter. I trust that you will carefully consider the broader implications of this decision.

Sincerely,

Cecelia Horne
615-930-6259
8118 Bostic Dr.
Smyrna TN. 37167

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

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Sincerely,

Vera Nabi
204 Pepper Place
Smyrna, TN 37167
615-631-3902

To: Town of Smyrna Tennessee

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Thank you for your attention to this matter. I trust that you will carefully consider the broader implications of this decision.

Suresh Kumar G. Patel
Sincerely,

Suresh Kumar Patel
8200 Florence Road
Smyrna TN 37167
615. 971-2187.

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

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Thank you for your attention to this matter. I trust that you will carefully consider the broader implications of this decision.

Sansukumar A. Patel.
Sincerely, S.A. Patel

APPLE liquor & wine
5430 NW Broad St
Murfreesboro T.N. 37129

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

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Thank you for your attention to this matter. I trust that you will carefully consider the broader implications of this decision.

Sincerely,

Patel

Patel Kamaisabhai J.
5409 NW Broad St
Murfreesboro TN - 37129.
Cell No = 516-519-9045.

To: Town of Smyrna Tennessee

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Thank you for your attention to this matter. I trust that you will carefully consider the broader implications of this decision.


Sincerely,

ARDAKSH PATEL

308 Janie ST

SMYRNA, TN 37167

615-971-2546,

To: Town of Smyrna Tennessee

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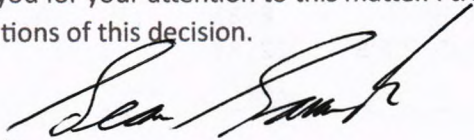
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Sincerely,



SEAN SAUNDERS
7112 FLORENCE Rd.
SMYRNA TN 37167

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

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Sincerely,

Nicole Williams
8026 Valencia Drive
Smyrna, TN 37167
615-300-3864

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

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Sincerely,

David R. Vickery
Veronica Dictatey
5591 Rooker Rd
615-542-6614

To: Town of Smyrna Tennessee

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Sincerely,

ATEF BOUTROS
7384 FLORENCE RD.

To: Town of Smyrna Tennessee

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Sincerely,

Carrie Hester
Carrie Hester
8213 Minehead Dr
Smyrna, TN 37167
731574 9318

To: Town of Smyrna Tennessee

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Thank you for your attention to this matter. I trust that you will carefully consider the broader implications of this decision.

Sincerely,

Daryl R. Turner

931-436-5443

8217 MINEHEAD DR

SMYRNA TN 37167

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

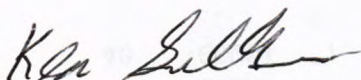
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Sincerely, 

615 417 8137

6035 NAUTICAL STREET
SMYRNA TN 37167

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

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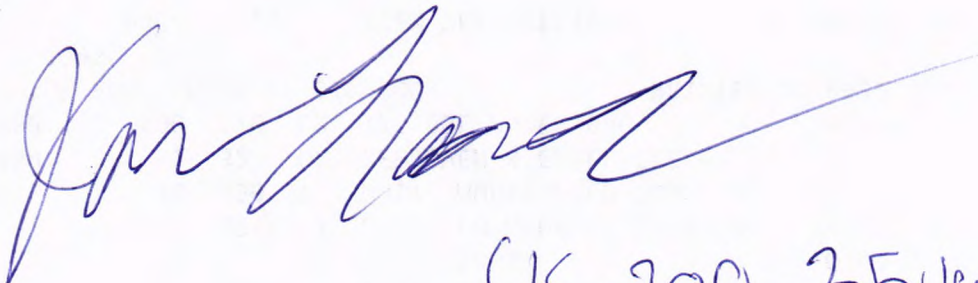
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Sincerely,



615-200-3544

205 Jim Ct Smyrna, TN

37167

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

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Sincerely,

Curdy Puckett
7110 Castile Drive
615-596-8122

To: Town of Smyrna Tennessee

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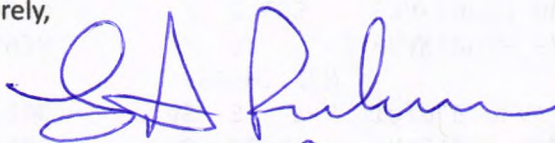
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I ask that you please take these concerns into account when making your final decision. I urge you to vote against the approval of this new business, as I believe it not aligned with the needs and values of our community.

Thank you for your attention to this matter. I trust that you will carefully consider the broader implications of this decision.

Sincerely,



LEX A. RICHARDSON
9000 SETON CT
SMYRNA TN

37167

615-330-0767

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

I am writing to formally express my opposition to the approval of C-4 Neighborhood Commercial, which is currently being considered for establishment at 115 Rebel Road on southwest corner of the intersection of Rebel Road and Florence Road. I understand that the planning commission's role is to balance the interest of the community, and I feel it is important to highlight several concerns that may impact the quality of life for residents and the overall character of our neighborhood.

Few of my concern with approving the business are traffic, environmental impact, noise, and potential for reduced property values. For example, the increased traffic congestion resulting from the business could create safety hazards for pedestrians and resident, especially near 115 Rebel Road. Furthermore, the type of business proposed may not align with the character and values of our community and could alter the nature of our residential area in ways that may not be in the best interest of public.

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Thank you for your attention to this matter. I trust that you will carefully consider the broader implications of this decision.

Sincerely,

Amy Betty 615-569-0572
Shaun Betty 615-836-9030
7106 Castile Dr.
Smyrna, TN. 37167

To: Town of Smyrna Tennessee

Dear members of Planning Commission and Council

I am writing to formally express my opposition to the approval of C-4 Neighborhood Commercial, which is currently being considered for establishment at 115 Rebel Road on southwest corner of the intersection of Rebel Road and Florence Road. I understand that the planning commission's role is to balance the interest of the community, and I feel it is important to highlight several concerns that may impact the quality of life for residents and the overall character of our neighborhood.

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I strongly believe that approving this business would have long-lasting negative effects, and it would be in the best interest of our community to carefully reconsider this decision.

I ask that you please take these concerns into account when making your final decision. I urge you to vote against the approval of this new business, as I believe it not aligned with the needs and values of our community.

Thank you for your attention to this matter. I trust that you will carefully consider the broader implications of this decision.

Sincerely,



615-397-9193

7116 Castle Dr.
Smyrna TN
37167