



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JULY 1, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, July 1, 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 Chairman Tim Morrell and the Pledge of Allegiance was led by Councilman Steve Sullivan.

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

Present: Steve Sullivan, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Salena Scott; Ken Hill; Tim Morrell; 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; Kathryn Smith, Office Coordinator; James Lawrence, Asst. Chief of Fire Prevention; Mark Parker, Assistant Director of Utilities; Charles King, Engineer

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".

Glen Cotant, 537 Lyness Drive, Smyrna - Rock Springs Road Expansion & Pedestrian Sidewalk Installation

2. Approval of Minutes of the June 5, 2025 meeting

Motion by Matthew Carver, seconded by Ken Hill to approve the Minutes of the June 5, 2025 meeting.

Vote: 7 - 0 Passed - Unanimously

3. Public Hearing:

- a. Plan of Services for Hamilton Development, LLC

No one spoke at the public hearing.

- b. Plan of Services for Hollingshead Land, LLC

No one spoke at the public hearing.

- 4. Old Business:

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

- 1. 452 Properties, LLC - **Requesting Deferral to August Meeting**
Bill France Road & I-840
Annexation & PUD Zoning Request

An Annexation & PUD Zoning request was submitted for Bill France Road & I-840. This property can be further referenced by Rutherford County Tax Map:11, Parcels: 5.00 and part of 6.00, is comprised of 818.3 acres, is currently zoned RM, and the proposed zoning is PUD. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a principal arterial. The Plan also shows a future minor arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement. The requested PUD is essentially 34.3 acres zoned C-2 and the remaining zoned I-2, with the request that the height limit in the I-2 areas be 60' in lieu of the 50' limit as stated in the Zoning Ordinance. The maximum square footage allowed in the C-2 area is 350,000, and the maximum square footage in the I-2 area is 8,500,000. No pole signs would be allowed. The following staff comments were made:

1. The required minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler reduction.
2. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area. Annexation of existing roads would require the Town to begin maintenance of those roads, as well as provide emergency services including traffic accident response and traffic control, upon the effective date of annexation.
3. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary. Staff is concerned that the assessed line is being used as a part of the annexation request based on opinions of several land surveyors that the "county line based on agreed assessment jurisdiction" allows for the Town to annex and serve the area. The Town of Smyrna cannot annex an area outside of the established Urban Growth Boundary, which in this area is the boundary line between Rutherford and Wilson Counties.
4. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum. The Town of Smyrna will not provide sewer service to any property

outside of Rutherford County boundaries. At this time, there is not an agreement on how sewer will be extended to the area and by whom.

5. If the annexation is approved as requested, parts of the area would exceed the 5 mile drive radius from Fire Station 4. This could jeopardize the Town's ISO rating unless an additional station is built, equipped, and staffed, which would be a significant cost.
6. Show proposed utility extensions and stormwater facilities.
7. The PUD request references that the signs within the development would follow the Town's Zoning Ordinance. Signs are regulated by the Sign Ordinance, so the request should be amended to reflect this.
8. The landscape buffers as proposed for the area of the PUD proposed to allow I-2 uses would be required to be Type D, not Type C, in any location where the development abuts property zoned for residential uses.
9. Sidewalks will be required per the Zoning Ordinance of the Town without any exemptions as requested as a part of the PUD.
10. The off-site improvements required to serve the annexed and rezoned areas have been determined by CUD and were approved for CUD to participate in for cost sharing. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Once off-site improvements are completed according to CUD, each property owner/developer should submit a separate water service availability request to CUDengineering@ cudrc.com for individual analysis to determine feasibility. Water availability to all annexed and rezoned areas is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.
11. The water service availability request is currently in queue to be reviewed by CUD. More detailed information should be available once CUD issues a Will Serve letter stating the level of service that can be provided to the site.
12. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
13. This item has been requested by the applicant to be deferred to the August Planning Commission meeting.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to defer until the August Planning Commission meeting.

Vote: 7 - 0 Passed - Unanimously

b. Final Plat:

1. Gwynne Farms, Phase 4, Section 1 - **Staff recommends consideration of postponing this item until after the Gwynne Farms, Phase 4 Preliminary Plat**
Robert Gwynne Drive
Owner / Developer: Millrose Properties Tennessee, LLC

A Final Plat for Gwynne Farms, Phase 4, Section 1 was submitted for Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 5.01, is comprised of 13.30 acres, is zoned PRD, and consists of 66 lots. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected by this request.
3. The required minimum fire flow is 1,000 GPM at 20 PSI. The required fire flow will increase for any house larger than 3,600 square feet.
4. Add signatures of the owner prior to submittal for recording.
5. Add signature of the land surveyor.
6. No burning will be allowed within 300' of the Texas Eastern line.
7. The forcemain shown in Phase 3, Section 2 is not shown on the construction plans or recorded

final plat for this phase. This will need to be revised and re-recorded to reflect this.

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to postpone on the agenda until after item 5. C. 3.

Vote: 7 - 0 Passed - Unanimously

5. New Business:

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

1. Hamilton Development, LLC

W. Jefferson Pike/SR 266 across from Hickory Grove Road
Annexation with C-2 & I-1 Zoning Request

An Annexation & C-2 & I-1 Zoning Request was submitted for West Jefferson Pike/SR 266 across from Hickory Grove Road. This property can be further referenced by Rutherford County Tax Map: 20, Parcels: 45.00, 61.01, 61.02, and 61.03, Tax Map: 26, Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01, is comprised of 180.83 acres is zoned RM, and the Proposed Zoning is C-2 & I-1. The surrounding zoning is PUD (Cornerstone at Smyrna) in Town and RM and CS in Rutherford County. The Land Use Plan for the portion of this request along W. Jefferson Pike is the 840 Gateway character area. Hospitality, retail, restaurant, high density residential, and industrial/warehousing uses are particularly appropriate for this area. This extends from 400 feet to 1200 feet off of W. Jefferson Pike, depending on the location. For the portion of these properties that are south and west of that designation, Low Density Residential development would be supported. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street. The request is for approximately 23.00 acres along W. Jefferson Pike/SR 266 to be zoned C-2 and the remaining 155.6 acres to be zoned I-1. The following staff comments were made:

1. A traffic study will be required with the submittal of any site plan for this development. Any improvements recommended by the traffic study must be completed by the developer.
2. The required minimum fire flow is 2,000 GPM @ 20 PSI.
3. A 60' average buffer is required for a jurisdictional feature.

At this time, Chairmain Tim Morrell acknowledged Jeff Koineczny with Hamilton Development Company to speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to recommend approval to the Town Council the Annexation & C-2 & I-1 Zoning Request for Rutherford County Tax Map: 20, Parcels: 45.00, 61.01, 61.02, and 61.03, Tax Map: 26, Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01 with 23.6 acres zoned C-2 and 155.00 acres zoned I-1 as discussed, the above listed staff comments, and the Plan of Services.

Vote: 7 - 0 Passed - Unanimously

2. Hollingshead Land, LLC

Hickory Grove Road/West Jefferson Pike
Annexation with C-2 & I-3 Zoning Request

An Annexation & C-2 & I-3 Zoning Request was submitted for Hickory Grove Road/West Jefferson Pike. This property can be further referenced by Rutherford County Tax Map: 26, Parcels: 21.00 and 27.00, Tax Map: 20, Parcels: 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, and 42.00, is comprised of 70.06 acres, is currently zoned RM, and the proposed zoning is C-2 & I-3. The surrounding zoning is PUD (Cornerstone at Smyrna) in Town and RM and LI in Rutherford County. The Land Use Plan for the portion of this request along W. Jefferson Pike is the 840 Gateway character area. Hospitality, retail, restaurant, high density residential, and industrial/warehousing uses are particularly appropriate for this area. This includes the parcels that have frontage along W. Jefferson Pike and includes all of the Cornerstone at Smyrna PUD. The area north of this designation would support Mixed Industrial development east of Hickory Grove Road and Low Density Residential development west of Hickory Grove Road. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street. Hickory Grove Road is designated as a collector. Adequate right-of-way would be required upon development of the parcels along this road. The request is for 2 parcels totaling approximately 3.48 acres to be zoned C-2 and the remaining 7 parcels totaling approximately 66.58 acres to be zoned I-3. The following staff comment was made:

1. If this annexation request is approved as requested, staff would recommend the annexation of the existing right-of-way of Hickory Grove Road from the current Town limits approximately 1.1 miles to the easternmost property line of Parcel 9.00. In addition, there is an approximately 674 feet long x 50 feet wide strip of land extending eastward from Hickory Grove Road immediately north of Parcel 42.00 that appears to be an old right-of-way which would need to be annexed. This right-of-way appears to be utilized as the access for the SRM quarry.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to recommend approval to Town Council the Annexation & C-2 & I-3 Zoning Request for Rutherford County Tax Map: 26, Parcels: 21.00 and 27.00, Tax Map: 20, Parcels: 9.00, 20.01, 22.00, 33.00, 35.00, 36.00, and 42.00 with the above listed staff comment and Plan of Services.

Vote: 7 - 0 Passed - Unanimously

b. Rezoning Requests:

1. Delta Civil Engineering, PLLC
Gambill Lane
PRD Amendment

A PRD Amendment with ESO was submitted for Gambill Lane. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 87.00, is comprised of 7.13 acres is currently zoned PRD, and the proposed zoning is PRD. The surrounding zoning is R-1 and R-3. The Land Use Plan for the area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas. The Major Thoroughfare Plan designates Gambill Lane as a collector. Development of this property would require dedication of adequate right-of-way. The PRD approved in July 2024 would allow for 22 single family lots with a minimum house size of 1700 square feet with a two car garage. After the dedication of right-of-way for Gambill Lane, the total development area would be 6.78 acres. This translates to a density of 3.24 dwellings/acre, and after the common open space of 1.02 acres is removed the density is 3.82 dwellings/acre. The requested PRD amendment would increase the number of lots to 23. This translates to an overall density of 3.39 units/acre, and after the common open space of 1.66 acres is removed the density is 4.49 dwellings/acre. In addition, the changes include eliminating one of the cul-de-sacs, consolidating two detention areas into one, and moving the amenity area to a different location to allow for the larger detention area. The overall open space would be increased from 1.02 acres to 1.66 acres. No other changes from the original PRD are proposed. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. No burn permits will be issued for this location.
3. Show existing and proposed utilities.

Motion by Vice-Mayor Marc Adkins, seconded by Charles Scurr, PhD to recommend approval to the Town Council the PRD Amendment with ESO located at Rutherford County Tax Map: 33, Parcel: 87.00 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. MDT Construction
1170 Rock Springs Road
PCD to C-2 Rezoning Request

A PCD to C-2 Rezoning Request was submitted for 1170 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 75.00, is comprised of 1.63 acres, is currently zoned PCD, and the proposed zoning is C-2. The surrounding zoning is C-2 and C-4. The Land Use Plan is the Sam Ridley Corridor character area, which would support a combination of retail uses and services that provide markets for both local and regional customers. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Development of this property would require dedication of adequate right-of-way. This property was rezoned from C-2 to PCD in May 2023 to allow an automobile rental business with a detached car wash for use by the business only. The request is to rezone the property back to the C-2 district.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to recommend approval to Town Council the PCD to C-2 Rezoning Request for 1170 Rock Springs Road.

Vote: 7 - 0 Passed - Unanimously

3. Madison Jones
Tridon Drive & Safari Drive
C-2 to I-2 Rezoning Request

A C-2 to I-2 Rezoning Request located at Tridon Drive & Safari Drive. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 14.00, is comprised of 9.88 acres, is currently zoned C-2, and the proposed zoning is I-2. The surrounding zoning is C-2, I-1, and I-2 in Town and IN (Institutional) in Rutherford County. The Land Use Plan for the area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas. No roads shown on the Major Thoroughfare Plan are affected by this request.

Motion by Councilman Steve Sullivan, seconded by Salena Scott to recommend approval to Town Council the C-2 to I-2 Rezoning Request located at Rutherford County Tax Map: 50, Parcel: 14.00.

Vote: 7 - 0 Passed - Unanimously

c. Preliminary Plats:

1. Greystone, Phase 2A
Balling Way/Redtree Lane
Owner/Developer: Meritage Homes

A Preliminary Plat was submitted for Greystone, Phase 2A located at Balling Way / Redtree Lane. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 2.03, is comprised of 5.71 acres, is zoned PRD, and is comprised of 60 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 and must be within setbacks where applicable.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
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.
8. Submit road names & E911 approval for those road names.
9. Remove the 10' PUE in the front yard on all lots fronting Balling Way and Poppys Way as it is unnecessary.

Motion by Matthew Carver, seconded by Salena Scott to approve the Preliminary Plat for Greystone, Phase 2A with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Greystone, Phase 2B
Long Drive/Redtree Lane
Owner/Developer: Meritage Homes

A Preliminary Plat was submitted for Greystone, Phase 2B located at Long Drive / Redtree Lane. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 2.02, is comprised of 4.88 acres, is zoned PRD, and consists of 45 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 and must be within setbacks where applicable.
5. Greentree Drive is designated as a collector on the Major Thoroughfare Plan. Adequate right-of-way has been dedicated for this street.
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.
8. Remove the 10' PUE located at the front of all lots along Long Drive as it is unnecessary.

Motion by Matthew Carver, seconded by Councilman Steve Sullivan to approve the Preliminary Plat for Greystone, Phase 2B with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Gwynne Farms, Phase 4
Robert Gwynne Drive
Owner/Developer: Lennar Homes of Tennessee, LLC

A Preliminary Plat was submitted for Gwynne Farms, Phase 4 located on Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 51.00, is comprised of 36.4 acres, is zoned PRD, and consists of 153 lots. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. 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.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. Any retaining wall over 4' will require a building permit.
5. No retaining walls or any buildable elements shall be allowed in public drainage easements.
6. The minimum required fire flow is 1,000 GPM at 20 PSI. Any home over 3,600 square feet will require additional flow.
7. The Property Assessor's map still shows a cemetery in this area, though it has been stated that it has been moved. Please show cemetery lot lines as shown per Property Assessor. A note may be added designating the lots lines are to be removed upon recording of the final plat for this phase.
8. This is a revision of the previously approved preliminary plat. The road connection to the east has changed location, along with the location of the sewer lift station. The detention area has been enlarged and four lots have been moved.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to approve the Preliminary Plat for Gwynne Farms, Phase 4 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. Gwynne Farms, Phase 4, Section 1
Robert Gwynne Drive
Owner / Developer: Millrose Properties Tennessee, LLC

A Final Plat for Gwynne Farms, Phase 4, Section 1 was submitted located on Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 5.01, is comprised of 13.30 acres, is zoned PRD, and consists of 66 lots. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected by this request.
3. The required minimum fire flow is 1,000 GPM at 20 PSI. The required fire flow will increase for any house larger than 3,600 square feet.
4. Add signatures of the owner prior to submittal for recording.
5. Add signature of the land surveyor.
6. No burning will be allowed within 300' of the Texas Eastern line.
7. The forcemain shown in Phase 3, Section 2 is not shown on the construction plans or recorded final plat for this phase. This will need to be revised and re-recorded to reflect this.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Final Plat for Gwynne Farms, Phase 4, Section 1 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

- 5. Narron Hill
5458 Cooks Lane
Owner/Developer: Naron Family Trust/Century Communities

A Preliminary Plat was submitted for Narron Hill located at 5458 Cooks Lane. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 3.00, is comprised of 34.11 acres, is zoned PRD, and consists of 145 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 and must be within setbacks where applicable.
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. A second entrance must be operational once the 100th home has been built.
7. Cooks Lane is designated as a collector on the Major Thoroughfare Plan. Adequate right-of-way is shown to be dedicated for this street.
8. The minimum required fire flow is 1,000 GPM at 20 PSI. Any home over 3,600 square feet will require additional flow.
9. This is a revision of the previously approved preliminary plat. Changes include elimination of a road known as Seville Road and relocation of 6 lots. This revision also includes the dedication of right-of-way for the Cooks Lane improvements, relocation of the sewer lift station to the southern end of the property, and relocation/modification of the proposed walking trail amenity.
10. Plans have been approved by CUD. Developer should submit full set of plans directly to CUDengineering@ cudrc.com to ensure all changes proposed in the amendments are acceptable to CUD.

At this time, Chairman Time Morrell acknowledged Town Engineer Charles King to speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Ken Hill to approve the Preliminary Plat for Narron Hill with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Site Plans:

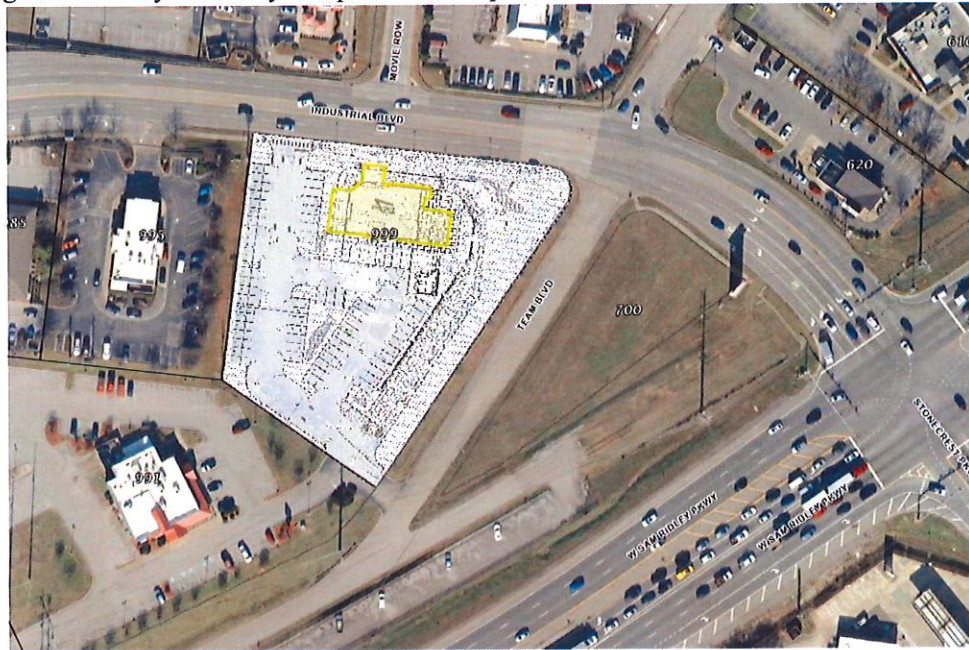
1. In-N-Out Burger
999 Industrial Boulevard
Owner/Developer: In-N-Out Burger

Location: 999 Industrial Boulevard	Applicant: DMG, LLC
Tax Map/Parcel: 28/66.01	Property Owner(s): In-N-Out Burgers
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

In-N-Out Burger is proposing to locate at 999 Industrial Boulevard, which is the existing site of Hickory Falls. The existing building is proposed to be demolished and the site reconfigured with a drive-thru. Two drive-thru lanes are shown with the ability to queue approximately 33 vehicles. The site layout shows a utilization of the existing access points with one off of Industrial Boulevard and one off of Team Boulevard. Both of these locations, today, are full ingress and egress points with no limited turning motions. Staff does have concerns regarding the overall traffic flow to access this site and in the immediate vicinity. The recently approved SS4A plan identified this location as an area requiring further study for safety and pedestrian improvements.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.02 Ac
Square Footage of Open Space/Landscaping	4,456 SF	15,602 SF
Total Parking	49 Spaces	63 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a variety of shrubbery and trees lining both road frontages of Industrial Boulevard and Team Boulevard. Additional trees and shrubs are shown lining the western and southwestern property lines. Notable trees shown on the landscape plan include two variations of palm trees. Staff does have a concern the palm trees may be unable to survive due to the climate zones palm trees are typically found in which may not extend to the middle Tennessee region.

C. Design Review

Architectural elevations show the building to be finished with a mixture of EIFS, brick and glazing. Overall elevations for the building show a finished percentage of 54.74% EIFS, 33.48% brick and 6.52% glazing. Design Review requires a minimum of 50% of the entire building to be finished with primary materials; as designed this building is approximately 40%. Additionally, Design Review requires at least 75% primary materials for any wall facade visible from a public street. No elevations for this building are shown to meet that requirement.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Industrial Boulevard as a collector. Additional right-of-way will be required to include the sidewalk along this roadway.
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. Coordinate the construction of the modifications to the access at Team Boulevard with the adjoining property owner.
2. Architectural elevations do not meet Design Review. Please revise.
3. Revise the dumpster enclosure to use only primary materials matching the building. Stucco is not a primary material.
4. Any improvements recommended by the traffic study must be completed by the developer. Staff has concerns regarding the traffic study and the lack of proposed improvements. This is a higher impact use than the existing use and is located at one of the busiest traffic areas in Town. At a minimum, the existing access to Industrial Boulevard should be modified to a right-in/right-out only. Staff would also recommend a study be undertaken for the area along Industrial Boulevard from the intersection with Sam Ridley Parkway to the Town limits consistent with the recommendations of the Safe Streets For All plan.
5. Please verify that the varieties of palm trees shown on the landscape plan will survive in middle Tennessee's plant hardiness zone. Staff does not believe palm trees will survive.
6. When the Zoning Ordinance and a recorded plat show two different minimum building setback lines, the most restrictive applies. The required minimum front building setback in the C-2 district is 35', so the required setback along Industrial Boulevard is 35'. Please show correctly. The current setback shown is 27' from the new right-of-way dedication line.
7. Provide a utility demolition plan.
8. All sanitary sewer PVC shall be SDR 26, not 35.
9. A plat will be required to dedicate public right-of-way along Industrial Boulevard to show the sidewalk entirely within the public right-of-way.
10. The FDC must be relocated. Please contact James Lawrence with the Town of Smyrna Fire Department.

Staff Recommendation: Staff recommends deferral or denial due to the list of outstanding comments still to be addressed.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to defer the Site Plan for In-N-Out Burger to the September Planning Commission meeting.

Vote: 7 - 0 Passed - Unanimously

2. Lot 1, Home Depot Subdivision
1170 Rock Springs Road
Owner/Developer: Lee Tashie Partners/MDT Construction

Location: 1170 Rock Springs Road	Applicant: MDT Construction
Tax Map/Parcel: 28/75.00	Property Owner(s): Lee Tashie Partners
Zoning: PCD	Use Classification: General Retail

Proposal

A. Location Analysis

Lot 1 within the Home Depot Subdivision is proposed for development of a 9,000 square foot general retail building accommodating a maximum of 6 tenants. Access points to the site would be provided via an access easement to Home Depot off of Austin Lee Drive in addition to two access points off of Rock Springs Road. The property is currently zoned PCD for the allowed use of automobile rental with a detached private car wash. The proposed use is not permitted under the existing zoning and requires a rezoning.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	22,810 SF
Square Footage of Open Space/Landscaping	2,281 SF	5,500 SF
Total Parking	45 Spaces	53 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows maple trees along both road frontages of Austin Lee Drive and Rock Springs Road. Shrubbery is shown between the street trees along the pavement parking area. Additional shrubbery is shown around the base of the building.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone, stucco and glass/glazing. Due to the location and orientation of the building, all wall faces will be required to meet Design Review requirement of at least 75% primary materials on all facades. The elevations meet Design Review, as submitted.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Rock Springs Road and Austin Lee Drive as collectors. Adequate right-of-way exists for these roadways.
6. The required minimum fire flow is 2,000 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. This property is currently zoned PCD for the use of an automobile rental business with a detached private car wash. The proposed use for this site plan is not permitted under the existing zoning, so a rezoning request is required. Any approval of the site plan would be contingent upon the Town Council’s approval of the rezoning for this property.
2. Stormwater must drain to the existing pond behind Home Depot or detention is required to be located on this site.
3. Show streetscaping on Austin Lee Drive meeting Design Review requirements. Add shrubbery between the street trees ensuring the street trees are spaced 40’ on center.
4. Show dumpster enclosure elevations.
5. The square footage of the building allowed for restaurant use is a maximum of 1,500 square feet based on the provided parking shown.

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 Lot 1, Home Depot Subdivision with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Nissan P33C Back Door Module FPL1 & FPL2 Modifications
983 Nissan Drive
Owner/Developer: Industrial Development Board of Rutherford County

Location: 983 Nissan Drive	Applicant: T. W. Frierson Contractor
Tax Map/Parcel: 34/12.00	Property Owner(s): Industrial Development Board of Rutherford County
Zoning: I-3	Use Classification: Warehouse

Proposal

A. Location Analysis

Nissan is proposing an 18,000 square foot building addition as well as the addition of new loading docks. The additions are for warehousing and process space. The addition would be located on the north side of the main building with the three new loading docks to be added near the center of the main building.



Development Standards

B. Landscaping

There will be no increase in vehicular use area on the site, therefore no additional landscaping is required.

C. Design Review

Architectural elevations show the addition to be finished with metal and concrete. The proposed materials would match the existing building.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. 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 Recommendation: Staff recommends approval with the above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Site Plan for Nissan P33C Back Door Module FPL1 & FPL2 Modifications with the above listed staff comments

Vote: 6 - 0 Passed

Other: Councilman Steve Sullivan (ABSTAIN)

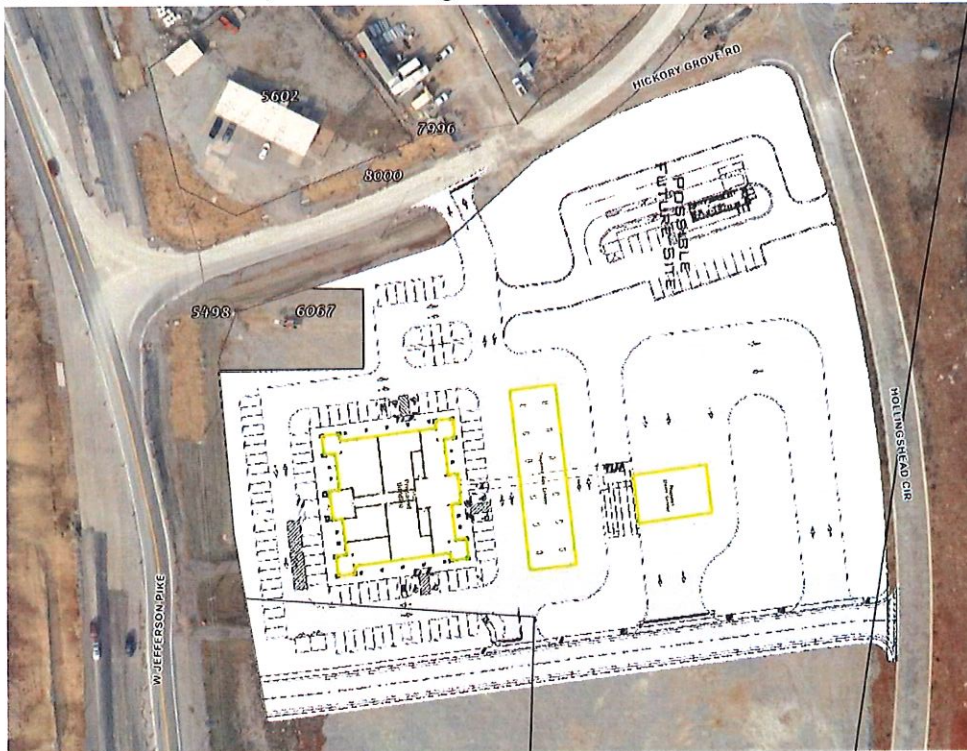
4. SRM Gas Station at Cornerstone
 W. Jefferson Pike & Hickory Grove Road
 Owner/Developer: Hollingshead Land, LLC

Location: Hickory Grove Rd. & W. Jefferson Pike	Applicant: Hollingshead Land, LLC
Tax Map/Parcels: 26/18.00 & 20.00	Property Owner(s): Michael Hollingshead
Zoning: PUD	Use Classification: Convenience Commercial

Proposal

A. Location Analysis

SRM is proposing an 11,940 square foot building that would include 8,028 square feet of retail and restaurant space with a 3,912 square foot convenience store. In addition, 24 regular fuel pumps with an additional 3,150 square feet of diesel fuel pump canopy are shown. Access to the site is shown from Hickory Grove Road with additional entrances off of a private road to the south of the site, which has not been constructed, and via Hollingshead Circle.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.72 Ac
Square Footage of Open Space/Landscaping	7,526 SF	8,688 SF
Total Parking	40 Spaces - Restaurant 40 Spaces - Retail 80 Total	124 Spaces
Handicapped Parking Space(s)	5 Spaces	6 Spaces

B. Landscaping

Landscape plan shows street trees planted along West Jefferson Pike and Hickory Grove Road with additional varieties of trees planted within the site in landscaped islands and along the private roadways around the site. Shrubbery is shown between the street trees and within landscaped islands throughout the site.

C. Design Review

Architectural elevations show the building to be finished with stone, concrete and glass/glazing. This PUD permits offices, retail shops and neighborhood support services to use concrete and glass with fiber cement board and stone as accent materials. Concrete and glass comprise most of the finished elevations with the minimum side elevation comprising 80%.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street. Hickory Grove Road is designated as a collector. Adequate right-of-way is required to be dedicated for this street.
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. Please resubmit the preliminary plat for Phase 1 of Cornerstone at Smyrna, as it was approved in August 2020 and the approval has expired. In addition, please submit the final plat for Phase 1. Completion of the improvements to the Hollingshead Circle and Hickory Grove Road intersection is required to be done as a part of the development of this site. When will the improvements to the existing Hickory Grove Road from the intersection to the quarry entrance to Town standards as required by the PUD approval be completed?
2. A combination plat combining the two existing parcels proposed as a part of this site plan as well as dedication of right-of-way for Hickory Grove Road must be submitted for review and recorded prior to issuance of any building permits.
3. Provide a TDOT permit for the entry/driveway improvements.
4. The landscape plan does not meet Design Review. Please revise and add a landscape schedule.
5. The architectural elevations do not meet Design Review. However, this location is a part of the Cornerstone at Smyrna PUD, and the retail buildings within that PUD were approved for "a combination of concrete, glass, stone, brick, and cement board" with no minimum percentage of primary materials. The proposal is for 48% concrete, 41% glass, 2% stone, and 9% metal.
6. What is the occupancy load of each business? The building will be required to be sprinkled. If not, the occupancy load will be limited to 99 people for the entire building.
7. Extend the sidewalk along the relocated Hickory Grove Road to the Hollingshead Circle intersection.
8. Submit dumpster enclosure elevations.

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

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Site Plan for SRM Gas Station at Cornerstone with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

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

Vote: 7 - 0 Passed - Unanimously

7. Staff comments and/or other business

At this time, Kevin Rigsby reminded the Planning Commission of the July 31, 2025 joint Council work session at 2:00pm.

Vice-Mayor Mark Adkins would like to discuss storage issues.

Ken Hill would like to discuss the cutting down and replacement of trees.

Charles Scurr would like to discuss a Tree Ordinance.

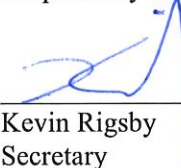
At this time, Councilman Steve Sullivan reminded everyone of the Town of Smyrna Fireworks Show being held on Thursday, July 4, 2025.

At this time, Vice-Mayor Marc Adkins reminded everyone of the Sally Walls Plaque Recognition Ceremony being held on Thursday, July 3, 2025 10:00am at the Justice Center.

At this time, Chairman Tim Morrell wished everyone a Happy Independence Day, and thanked all of our Veterans for their service.

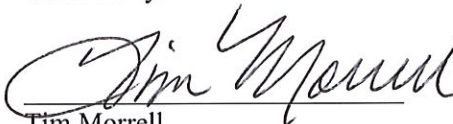
8. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Tim Morrell
Chairman