



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JUNE 5, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, June 5, 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 Salena Scott.

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: 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; Charles King, Engineer; Kristi Worrell, Building Official; Mark Parker, Assistant Director of Utilities; Mike Moss, Director Of Parks And Recreation

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".

Patrick Beauchene
6614 Lee Road
Smyrna, TN 37167
Project: Gwynne Farms Developer

2. Approval of Minutes of the May 1, 2025 meeting

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Minutes from the June 5, 2025 meeting.

Vote: 7 - 0 Passed - Unanimously

3. Old Business:

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

1. 452 Properties, LLC - **Requesting deferral** 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, and is zoned RM. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a principal arterial. The Plan also shows a future minor arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement. The following staff comments were made:

1. 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.
2. The required minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler reduction.
3. 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.
4. 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.

5. 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.
6. 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.
7. Show proposed utility extensions and stormwater facilities.
8. 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.
9. 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.
10. Sidewalks will be required per the Zoning Ordinance of the Town without any exemptions as requested as a part of the PUD.
11. 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.
12. 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 Salena Scott to defer the Annexation & PUD Zoning request for Rutherford County Tax Map: 11, Parcels: 5.00 and part of 6.00 until the July meeting.

Vote: 7 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Estates at Williamsport
Williamsport Drive
Owner / Developer: RMG Development

A Preliminary Plat was submitted for Estates at Williamsport located on Williamsport Drive. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 103.01, is comprised of 4.03 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 Sparring 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. Staff has reviewed the proposed plans and believe there are changes to the plans that could be considered that lower the amount of cut and fill required which would allow for the connection to Williamsport Drive to occur.
11. Submit road names & E911 approval for those road names.
12. 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.
13. Provide water main profiles.
14. Remove the blanket 20' PUDE in all front yards as well as the blanket 10' PUDE in all side and rear yards. Easements should only be shown where publicly maintained infrastructure is to be located. Drainage easements should only encompass stormpipe and ditches.
15. Lot 52 does not meet the minimum lot size requirements of R-3.
16. Construction plans are under review.

Motion by Vice-Mayor Marc Adkins, seconded by Charles Scurr, PhD to approve the Preliminary Plat for Estates at Williamsport with the above listed staff comments highlighting comment #10.

Vote: 7 - 0 Passed - Unanimously

c. Site Plans:

- Smyrna Soccer Complex
Enon Springs Road, East
Owner / Developer: SSCP, LLC

Location: Enon Springs Rd E.	Applicant: Smyrna Soccer Field LLC
Tax Map/Group/Parcels: 27P/D/4.06 5.00, 7.00	Property Owner(s): Smyrna Soccer Fields, LLC
Zoning: C-2	Use Classification: Commercial Sporting Facility

Proposal

A. Location Analysis

Smyrna Soccer Complex is an 15,704 square foot indoor soccer facility on Enon Springs Road, East, across from Pinto Drive. Inside the building would be two soccer fields, concessions, waiting room and a storage area. Proposed access to the site shows two ingress/egress locations on Enon Springs Road, East with one point of access located across from Pinto Drive. The proposed location is situated on three parcels, these parcels will need to be combined prior to issuance of a building permit.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	28,262 SF
Square Footage of Open Space/Landscaping	2,826 SF	5,000 SF
Total Parking	1 Space/Staff + Others as Determined by the Planning Commission	76 Spaces
Handicapped Parking Space(s)	4 Spaces	4 Spaces

B. Landscaping

Landscape plan shows red maples and a variety of shrubbery for streetscaping along Enon Springs Road East. Trees are planted within landscaped islands and shrubbery planted around the base of the building.

C. Design Review

Architectural elevations show the building to be finished on all four sides with a mix of brick, glass/glazing and fiber cement board. All four elevations are to have over 75% of the primary materials, meeting Design Review Manual requirements.

Standard Comments:

- A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
- 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.
- Signs will require a separate permit and must be within setbacks where applicable.
- The Major Thoroughfare Plan designates Enon Springs Road, East as a minor arterial. Development of this property may require adequate right-of-way dedication for this street.
- The required minimum fire flow is 1,500 GPM at 20 PSI with a sprinkler system.
- 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:

- A final plat combining all parcels together is required to be submitted and recorded prior to issuance of building permits.
- Provide line sizes for domestic and fire water lines.
- Staff is concerned that adequate parking is not provided for this project. There could be as many as 16 players on the fields at any time, with additional parking needed for employees, coaches, and referees. During a time of transition between scheduled games, parking areas for surrounding businesses and properties may become used for people visiting this property. A suggestion may be to eliminate the large storage area and shrink the building.

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

At this time, Chairman Tim Morrell acknowledged Chris Maguire with Huddleston-Steele Engineering, Inc. to speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Ken Hill to approve the Site Plan for Smyrna Soccer Complex with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Request:

1. Dogwood Villas / Stewarts Creek Cottages
Morton Lane/420 Multrees Place
PRD Amendment

A PRD Amendment was submitted for Morton Lane/420 Multrees Place. This property can be further referenced by Rutherford County Tax Map: 54E, Group: D, Parcel: 61.00, is comprised of 0.48/ 19.47 acres. The surrounding zoning is R-3 and PRD (Cedar Hills) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Residential development in this area. No roads shown on the Major Thoroughfare Plan are affected by this request. The existing approved PRD is for 76 villas constructed as 38 zero lot line buildings, along with one single family residence on its' own lot, for a total of 77 residences on 19.47 acres. The house preexisted the development. This project is required to comply with the Housing for Older Persons Act. The proposed PRD amendment would add an additional single family dwelling, with the proposal to divide the existing lot into two lots and build one additional house on the new lot increasing the PRD to 78 residences on 19.47 acres. The following staff comments were made:

1. The proposed new home is required to have its own separate sewer service.
2. 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.
3. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Matthew Carver, seconded by Salena Scott to recommend approval to the Town Council the PRD Amendment for Rutherford County Tax Map: 54E, Group: D, Parcel: 61.00 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

b. Sketch Plat:

1. Estates at Williamsport - **This item was withdrawn by the applicant**
Williamsport Drive
Owner / Developer: RMG Development

A Sketch Plat for Estates at Williamsport was submitted 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 will be required.
5. Signs will require a separate permit.
6. 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.
7. Every lot will be required to have its own dedicated 1" service line. Most likely, all homes within the development will be required to be sprinkled.
8. No burn permits will be issued for this site.
9. Most if not all of these lots would be critical lots and would be required to be labeled as such on any future preliminary plat submittals.
10. Cross lot sewer line easements will be required to be a minimum of 30 feet wide.
11. 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. Staff has reviewed the proposed plans and believe there are changes to the plans that could be considered that lower the amount of cut and fill required which would allow for the connection to Williamsport Drive to occur.
12. This is a request to amend the December 2024 approval of the sketch plat for this development. A cul-de-sac has been removed from the end of Williamsport Drive on the west side of the project, and three lots which were previously shown accessing that cul-de-sac have been moved to the cul-de-sac which would be accessed off of High Ridge Drive. In addition, the developer has requested to remove the condition that Williamsport Drive be extended into the project on the southern side of the property.

This item was withdrawn by the applicant prior to the meeting.

c. Final Plats:

1. Gambill Lane PUD
NE Corner of Gambill Lane & Enon Springs Rd. W
Owner / Developer: Hollingshead Land, LLC

A Final Plat was submitted for Gambill Lane PUD located at the NE Corner of Gambill Lane & Enon Springs Rd. W. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 91.00, is comprised of 5.25 acres, is zoned C-2/PRD, and consists of 2 lots and 36 units. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial and Gambill Lane as a collector. Adequate right-of-way exists for Enon Springs Road, West, and adequate right-of-way for Gambill Lane is shown to be dedicated with this plat.
3. Reference the existing long term maintenance agreement in the plan notes. Fill in book and page for note 10.
4. The required minimum fire flow is 1,000 GPM at 20PSI. The required fire flow will increase for any house larger than 3600 square feet.
5. No burn permits at this location.
6. Add signatures of the owner and surveyor prior to submittal for recording.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to approve the Final Plat for Gambill Lane PUD with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

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

A Final Plat was submitted for Gwynne Farms, Phase 4, Section 1 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 3600 square feet.
4. Add signatures of the owner prior to submittal for recording.
5. Add signature of the land surveyor.
6. Show the offsite manhole the force main is to connect to. 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.
7. Please provide additional easement dimensions on Lot 291.
8. The drainage easement that is shown as 30' wide on Lots 297, 298, and 352-370 is partially shown in Common Area #2. How much of the 30' is on the aforementioned lots? Also, is this meant to be a public easement? Provide label and dimensions as needed.
9. Move the fire hydrant from 302 to 299.
10. No burning will be allowed within 300' of the Texas eastern line.
11. A temporary turnaround is not required if the dead end road is not over 150'.
12. Show sewer termination on Happy Elk Trail.
13. Shrink the drainage easement behind 274-279 to only encompass the ditch.
14. Show an additional 5' side setback on lots with drainage easements.
15. Please remove drainage easement from common area #3.
16. Show temporary blow offs at Misty Leaf Drive, Holt Harris Way, and Golden Deer Drive.
17. This final plat does not match the approved PRD, preliminary plat, or construction plans. The final plat cannot be approved unless it matches the approved PRD and preliminary plat. Either revise the final plat to match the previously approved documents or submit a PRD amendment and resubmit the preliminary plat and grading/construction plans for Phase 4 revised to match the submitted final plat. Staff recommends denial or deferral of this final plat until the previously approved documents have been resubmitted for approval by the Planning Commission.

Motion by Councilman Steve Sullivan, seconded by Salena Scott to defer the Final Plat for Gwynne Farms, Phase 4, Section 1 to the July Planning commission meeting.

Vote: 7 - 0 Passed - Unanimously

3. Hidden Hills, Section VI, Phase II-A
Summerline Road
Owner / Developer: Nir Homes, Inc.

A Final Plat was submitted for Hidden Hills, Section VI, Phase II-A located on Summerline Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 10.00, is comprised of 11.66 acres, is zoned R-3, and consist of 25 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. Add signatures of the owner and surveyor prior to submittal for recording.
4. Reference the existing long term maintenance agreement in the plan notes.
5. The required minimum fire flow is 1,000 GPM at 20PSI. The required fire flow will increase for any house larger than 3600 square feet.

Motion by Vice-Mayor Marc Adkins, seconded by Charles Scurr, PhD to approve the Final Plat for Hidden Hills, Section VI, Phase II-A with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. Hidden Hills, Section VI, Phase II-B
Shetland Drive
Owner / Developer: Nir Homes, Inc.

A Final Plat was submitted for Hidden Hills, Section VI, Phase II-B located on Shetland Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 10.00, is comprised of 10.76 acres, is zoned R-3, and consists of 24 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. Add signatures of the owner and surveyor prior to submittal for recording.
4. Reference the existing long term maintenance agreement in the plan notes.
5. The required minimum fire flow is 1,000 GPM at 20PSI. The required fire flow will increase for any house larger than 3600 square feet.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Final Plat for Hidden Hills, Section VI, Phase II-B with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

5. Mayfield Townhomes
Mayfield Drive
Owner / Developer: Somerset, LLC

A Final Plat was submitted for Mayfield Townhomes located on Mayfield Drive. This property can be further referenced by Rutherford County Tax Map: 27P, Group: D, Parcel: 4.02, is comprised of 3.96 acres, is zoned R-6, Acres: 3.96, and consists of 1 lot and 29 units. The following staff comments were made:

1. Signs will require a separate permit and must be within setbacks where applicable.
2. The Major Thoroughfare Plan designates Mayfield Drive as a collector. Adequate right-of-way exists for this street.
3. Add signatures of the owner and surveyor prior to submittal for recording.
4. Reference the existing long term maintenance agreement in the plan notes.
5. The required minimum fire flow is 1,000 GPM at 20PSI. The required fire flow will increase for any house larger than 3600 square feet.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Final Plat for Mayfield Townhomes with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Site Plans:

1. 12415 Old Nashville Highway - **This item was withdrawn by the applicant**
12415 Old Nashville Highway
Owner / Developer: Nir Homes, Inc.

Location: 12415 Old Nashville Hwy.	Applicant: Huddleston Steele Eng.
Tax Map/Parcel: 33/30.00	Property Owner(s): BLP Investments, LLC
Zoning: C-2	Use Classification: Convenience Commercial

Proposal

A. Location Analysis

A vacant parcel on the western corner of Old Nashville Highway and Rocky Fork Road is proposed for development of a retail and convenience store with a fuel station. The two retail suites are 1,064 square feet each and the convenience store is 4,122 square feet with 8 fuel pumps. Access to the site is shown via two access points, one on Old Nashville Highway and one on Rocky Fork Road. The access points are situated at the maximum possible distance from the intersection. This property is located within the Enon Springs Overlay and will be required to meet those requirements.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.57 Ac
Square Footage of Open Space/Landscaping	2,518 SF	7,709 SF
Total Parking	52 Spaces	49 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows maple trees lining the perimeter of the property. Along both Old Nashville Highway and Rocky Fork Road, shrubbery is shown between the street trees. The landscaping plan will need to be revised to meet the Enon Springs Overlay requirements.

C. Design Review

Architectural elevations show the building to be finished with a mixture of two different colors of brick, glass/glazing and metal. Percentages have not been provided at this time for the wall faces, nor the entire building. Architectural elevations will need to be revised to meet the Enon Springs Overlay.

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 Old Nashville Highway as a minor arterial and Rocky Fork Road as a collector. Adequate right-of-way exists for Old Nashville Highway. Additional right-of-way is required to be dedicated for Rocky Fork Road.
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 Comments:

1. Submit architectural elevations compliant with the ESO, including the proposed canopy.
2. How is the existing well to be used for irrigation to be accessed since it is in the middle of the vehicular use area? Is it to be capped?
3. The canopy doesn't meet the minimum setback as shown. The setback should be measured from the new right-of-way line, not the existing line.
4. As a pollution hot spot, stormwater cannot be infiltrated and must be treated for oil and gas.
5. how the line size and backflow preventer for the water service. This service line crossing under Rocky Fork Road shall be jack and bore with no road cut allowed.
6. Provide plan and profile of sewer service line.
7. The landscaping plan must meet ESO requirements.
8. No more than 15 parking spaces are allowed in a row without a landscape island.
9. Show right-of-way dedication 30' from the centerline of the roadway along Rocky Fork Road, not right-of-way dedication easement.
10. The existing sidewalk on Old Nashville Highway must be brought up to ADA standards. Any existing driveway ramps not proposed to be used must be removed and replaced with a sidewalk.
11. Staff is concerned about adequate parking being provided. 41 spaces are required for the convenience store with 11 additional required for the retail, for a total of 52 spaces. 52 spaces are shown counting the 8 at the pump islands, but at least 2 will have to be eliminated to add landscaping islands. In addition, the parallel spaces at the entrance off of Old Nashville Highway are unsafe as shown. At minimum the space closest to the entrance should be removed.
12. Is one dumpster adequate for 3 businesses?
13. Show the required loading space.
14. Show a sidewalk along Rocky Fork Road.
15. Curb cuts cannot exceed 30' per ESO requirements.
16. Show construction type. The required minimum fire flow is 2,250 GPM at 20 PSI until construction type is determined.
17. The auto turn will not work as submitted. The fire truck cannot drive over curbs. Please contact James Lawrence with the Town of Smyrna Fire Department.
18. A significant amount of stormwater is not being captured. Where is it going?
19. What is the height of the canopy?

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

This item was withdrawn by the applicant prior to the meeting.

2. Cedar Stone Park, Phase 2
3639 Morton Lane
Owner / Developer: Town of Smyrna Parks & Recreation Department

Location: 3639 Morton Lane	Applicant: Town of Smyrna Parks & Rec.
Tax Map/Parcel: 55/1.07	Property Owner(s): Town of Smyrna
Zoning: R-1	Use Classification: Recreational Services

Proposal

A. Location Analysis

Phase 2 of Cedar Stone Park on Morton Lane consists of the addition of four new ballfields and parking with a walking path. A maintenance building would also be constructed as part of this phase. A new entrance off of Morton Lane is proposed to access the maintenance building and the new parking area. Additional phases of the park are proposed for future development south of Phase 2.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	4.10 Ac
Square Footage of Open Space/Landscaping	17,869 SF	19,686 SF
Total Parking	10 Spaces/Acre of Land for Recreation + 1 Space/4 Spectators Seats	339 Existing Spaces 310 Proposed Spaces 649 Total Spaces
Handicapped Parking Space(s)	13 Spaces	28 Spaces

B. Landscaping

Landscape plan shows a mixture of trees and shrubs to be planted in landscape islands in the new parking area.

C. Design Review

Architectural elevations show the buildings to be finished with two different CMU blocks with a varying finish aesthetic and color. The proposed buildings would match the existing structure on site.

Standard Comments:

1. 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.
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.

Staff Comments:

1. Redo the HD as it is out of date.
2. Provide a sewer main profile page. Show joint restraint pipe for jack and bore sewer. Show sewer cleanouts every 75'.
3. Submit detailed utility plan sheets with match lines for ease of viewing.
4. Please reference CUD Will Serve Letter for Cedar Stone Park issued 5/8/2018 for detailed information regarding water line connections and existing flow available to site. Verify the flow requirements are still accurate and if additional fire demands are needed, submit a water service availability request to CUDengineering@ cudrc.com.
5. If irrigation demands are needed, submit irrigation plan and calculations and submit a meter application to CUDengineering@ cudrc.com.
6. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

At this time, Chairman Tim Morrell acknowledged Ryan Chamblee with Thomas & Hutton to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Parks Director Mike Moss to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to approve the Site Plan for Cedar Stone Park, Phase 2 with the above listed staff comments.

Vote: 6 - 1 Passed

NAY: Charles Scurr, PhD

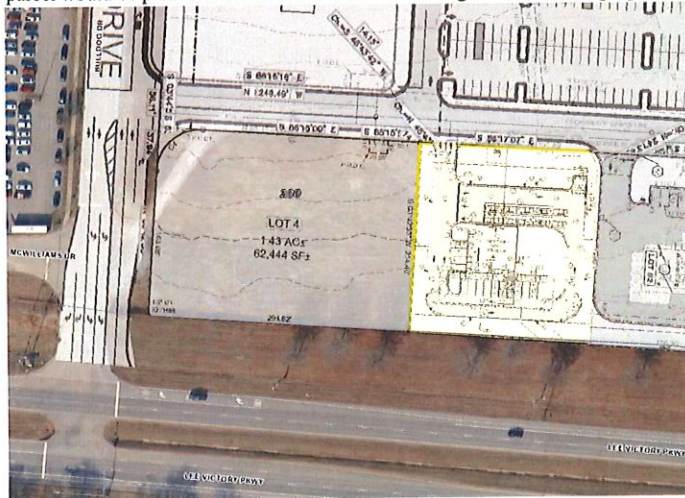
3. Fifth Third Bank
 Lee Victory Parkway
 Owner / Developer: Kroger Limited Partnership

Location: Enon Springs Rd E.	Applicant: BDG Architects, LLP
Tax Map/Part of Parcel: 34/45.00	Property Owner(s): NIR Homes, Inc
Zoning: C-2	Use Classification: Financial Services

Proposal

A. Location Analysis

Fifth Third Bank is proposing to develop on Lot 3 within the Bulldog Drive Subdivision off of Bulldog Drive. The plat has not been recorded, at this time, and will have to be recorded prior to issuance of a building permit. The proposed building would be 2,089 square feet with two drive-thru lanes. Access to this parcel would be provided via an access easement through Lot 1, the site proposed for the Kroger development.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	16,879 SF
Square Footage of Open Space/Landscaping	1,688 SF	3,842 SF
Total Parking	1 Space/200 SF + 1 Space/Employee: 14 Spaces Required	14 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows maple and oak trees along the north, east and west property lines with shrubbery planted between the trees. Additional vegetation is shown around the base of the building and in landscaped islands throughout the site.

C. Design Review

Architectural elevations show the building to be finished with a mixture of ACM, brick, EIFS and glass/glazing. All elevations meet Design Review requirements of minimum 75% primary materials.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. 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 Lee Victory Parkway as a principal arterial. Adequate right-of-way exists for this street.
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. The final plat is required to be recorded prior to issuance of a building permit.
2. The access road and utilities shown on the site as existing do not exist. No building permit can be issued until these are built to serve this lot.

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

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to approve the Site Plan for Fifth Third Bank with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. On-Call Physician Suite Addition to Pets R Us Vet Clinic
1850 Almadale Road
Owner / Developer: Pets R Us Vet

Location: 1850 Almadale Road	Applicant: ViViDi1 Builders, LLC
Tax Map/Group/Parcel: 50N/A/13.00	Property Owner(s): KRW Holdings, LLC
Zoning: C-2	Use Classification: Veterinary Services

Proposal

A. Location Analysis

Pets R Us Vet, located at 1850 Almadale Road, is proposing an 832 square foot expansion of the existing 2,991 square foot building. The proposed expansion would serve as an on call physician suite for a doctor's 24 hour emergency service rest area.



B. Landscaping

No additional vehicular use area is proposed as part of this development, thus no additional landscaping will be required at this time.

C. Design Review

Architectural elevations show the addition to be finished with a masonry product. The existing building has a textured block finish. As presented, the elevations do not meet Design Review, however, for previously approved projects which include an addition, it has been customary to approve the project with the condition that the materials match the existing building. Updated elevations show a finish on the addition to 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. Signs will require a separate permit and must be within setbacks where applicable.
3. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Submit a completed meter application and plumbing plans to CUDengineering@ cudrc.com for review, tap fee calculations, and meter sizing.
2. A backflow is required for this site. The existing backflow is not up to date and the water service will be subject to disconnection if an updated backflow test is not submitted to CUD within 30 days. Applicant should contact Randy Harrell at CUD with any questions. 615-225-3326.

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 the On-Call Physician Suite Addition to Pets R Us Vet Clinic with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

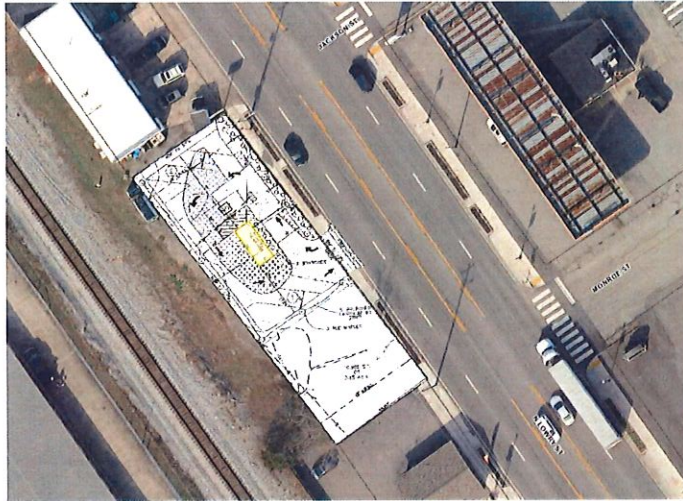
5. Twice the Ice House
CSX Railroad south of 50 N. Lowry Street
Owner / Developer: CSX Railroad / Alan Moltz

Location: N. Lowry Street	Applicant: AM&M Repair and Sales
Tax Map/Parcel: 1/2.00	Property Owner(s): CSX Transportation Inc
Zoning: N/A	Use Classification: Ice Machine

Proposal

A. Location Analysis

Twice the Ice is proposing to locate a 216 square foot ice vending machine on CSX right-of-way with frontage on North Lowry Street located across from Jackson Street and Monroe Street. The applicant has obtained an easement from CSX for the placement of the ice machine and parking. There is an existing curb cut on North Lowry Street in the location the applicant has shown for proposed access to the site. This site is located within the Lowry Street Overlay and will have to meet those requirements.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	5,478 SF
Square Footage of Open Space/Landscaping	274 SF	2,000 SF
Total Parking	2 Spaces	4 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows a mixture of red maples and boxwood shrubs planted on site. There's a 5' wide landscape buffer shown on the south and western property lines. Additional shrubbery is shown at the base of the ice machine and lining North Lowry Street. As shown, the landscape plan is not consistent with Lowry Street Overlay requirements.

C. Design Review

Architectural elevations show the building to be finished with a mixture of two different colors of brick and aluminum. As shown, the finished building elevations do not meet the Lowry Street Overlay 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 grading permit fee will be required.
3. Signs will require a separate permit and may not be located within any easements.
4. The Major Thoroughfare Plan designates N. Lowry Street as a principal arterial. Adequate right-of-way exists for this street.
5. 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.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Show the proposed sewer service with sewer cleanouts as needed. Sewer service is required.
2. TDOT approval may be required for new access to Lowry Street.
3. This property lies within the Lowry Street Overlay District. This proposal does not meet LSO requirements for architectural character. These can be found in Section 5.058 of the Smyrna Municipal Zoning Ordinance. The materials appear to meet LSO requirements, but other issues such as the transparency requirement are not met. The applicant has requested a waiver from the transparency requirement of the LSO.
4. Landscaping is required for the vehicular use area consistent with the LSO requirements. The submitted landscaping plan does not meet LSO requirements.
5. With the addition of asphalt and a building, this project will likely have to detain and treat stormwater runoff.
6. Handicapped parking space dimensions do not meet van accessible dimension requirements.

Staff Recommendation: Staff recommends deferral or denial due to the requirements of the Lowry Street Overlay not being met.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for Twice the Ice House with the above listed staff comments including the waiver on transparency.

Vote: 6 - 1 Passed

NAY: Matthew Carver

5. Mandatory Referral:

a. Stewart's Creek Sewer Main Easement Acquisition

At this time, Chairman Tim Morrell acknowledged Assistant Utilities Director Mark Parker to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Ken Hill to recommend approval to the Town Council the Stewart's Creek Sewer Main Easement Acquisition with staff comments.

Vote: 7 - 0 Passed - Unanimously

6. Smyrna Mobility Plan

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to recommend approval to the Town Council the Smyrna Mobility Plan with staff comments.

Vote: 7 - 0 Passed - Unanimously

7. June Bond Review Report

Motion by Councilman Steve Sullivan, seconded by Salena Scott to approve the June Bond Review Report with staff recommendation.

Vote: 7 - 0 Passed - Unanimously

8. Staff comments and/or other business

At this time, Kevin Rigsby reminded the Planning Commission that the July meeting would be held on Tuesday, July 1, 2025 not Thursday.


9. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Tim Morrell
Chairman