



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MARCH 6, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, March 6, 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; Amy Wise; Tim Morrell; Charles Scurr, PhD

Absent: Matthew Carver; Salena Scott

Staff Dave Santucci, Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell

Present: Wensman, Planner; Kathryn Smith, Office Coordinator; Scott Byers, Fire Dept. Captain; Charles King, Engineer; Kristi Worrell, Building Official; James Hardison, Utilities Project 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".

2. Approval of Minutes of the February 6, 2025 meeting

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Minutes of the February 6, 2025 meeting.

Vote: 5 - 0 Passed - Unanimously

3. Old Business:

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

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

An Annexation & I-2, C-2, and R-3 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, 6.00, and 9.01, 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. The following staff comments were made:

1. Development of these properties would require dedication of right-of-way and construction of this improvement.
2. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
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.
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.
5. 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.
6. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to defer the Annexation & I-2, C-2, and R-3 Zoning request for Bill France Road & I-840 for two months to the May meeting.

Vote: 5 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Estates at Williamsport - **Requesting one month deferral**
Williamsport Drive
Owner / Developer: RMG Development

Preliminary Plat: Estates at Williamsport
 Location: Williamsport Drive
 Tax Map: 28 Parcel: 103.01
 Acres: 43.03 Zone: R-3 Lots: 73

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 Amy Wise to defer the Preliminary Plat for Estates at Williamsport one month to the April meeting.

Vote: 5 - 0 Passed - Unanimously

c. Site Plans:

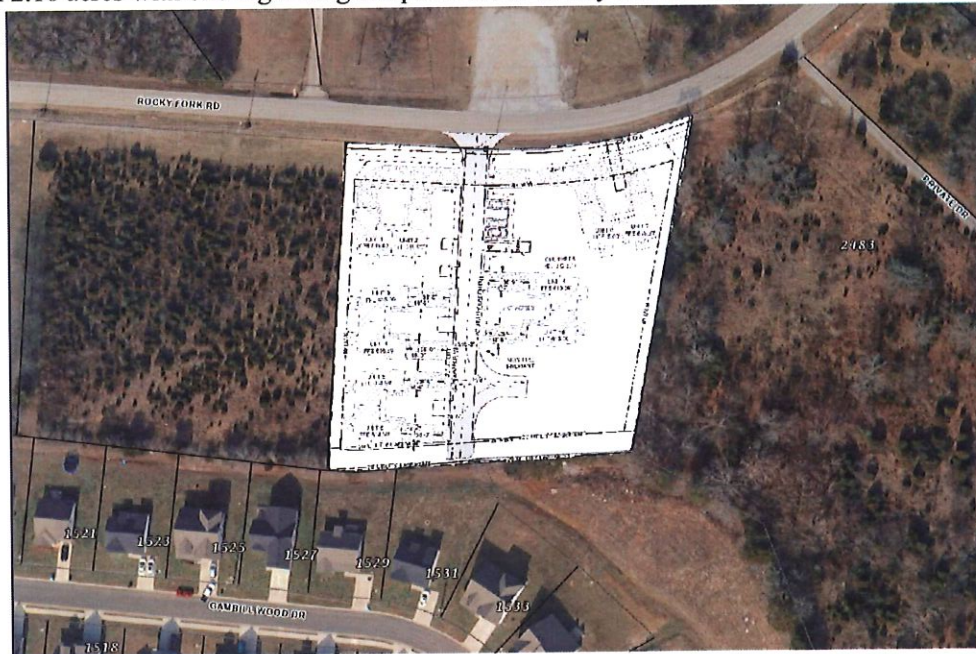
1. Janet Ibrahim
 Rocky Fork Road
 Owner / Developer: Janet Ibrahim

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	9,981 SF
Square Footage of Open Space/Landscaping	998 SF	- SF
Total Parking	45 Spaces	37 Spaces
Handicapped Parking Space(s)	N/A	1 Space

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 and left elevations mirror one another with the front half being single story shown as brick and the entire second half of the side elevations are to be fiber cement board. The rear of the units are entirely fiber cement board.

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 1,500 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. Provide documentation where the developer has permission from the adjacent property owner to extend the sewer through the easement.
3. Submit architectural elevations to match what is shown on the approved PRD.
4. Provide dimensions for the parking stalls.
5. Show all existing utilities around offsite sewer tie-in.
6. Submit construction plans including profile pages for proposed water and sewer mains.
7. Show the existing water, sewer, and gas mains on Gambillwood Drive.
8. Please show driveway dimensions for units 1, 2, 7 & 8. These driveways will be required to stack 4 vehicles.
9. The landscape plan does not meet requirements as set forth in the Enon Springs Overlay, Section 5.059 of the Zoning Ordinance.
10. Update the landscape plan to show the total proposed landscaping area.
11. Please show how runoff from impervious surfaces throughout the site will direct to the detention areas.

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

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to defer the Site Plan for Janet Ibrahim one month to the April meeting.

Vote: 5 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Requests:

1. Robert Latimer
657-698 S. Lowry Street
Rezoning PRD with LSO to PID with LSO

A PRD with LSO to PID with LSO Rezoning Request was submitted for 657 & 698 S. Lowry Street. This property can be further referenced by Rutherford County Tax Map: 34G , Group: A , Parcel: 1.00, is comprised of 1.4 acres, and is zoned PRD. The Proposed Zoning is PID. The surrounding zoning is C-2, C-3, and PRD (Southside Townhomes). The Land Use Plan for this area is the Mixed Use Center character area. This would support a wide range of uses and building types. New development should focus on a mix of uses and services. Retail, restaurant, and attached residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates South Lowry Street as a major arterial. Adequate right-of-way exists for this street. The proposed PID is for a 78,277 square feet self storage facility. The following staff comments were made:

1. The required minimum fire flow is 1,750 GPM @ 20 PSI with the required fire sprinkler system.
2. The required minimum number of parking spaces is 26 per the Zoning Ordinance. The developer has requested an exception to allow for 22 spaces.
3. The minimum building setback along S. Lowry Street is 40' per requirements of the Lowry Street Overlay (LSO). The developer has requested an exception to allow a 25' front setback.
4. The LSO requires awnings/canopies to be at least 9' above finished grade and to extend at least 6' from the building face. The proposed awnings shown with this request do not meet these requirements. The developer has requested an exception to have the awnings be approved as submitted.
5. The landscaping requirements of the LSO will apply and will be reviewed in detail with the site plan if the rezoning is approved. The developer has requested an exception to the requirements for the type and size of street trees and frontage trees along S. Lowry Street due to utility conflicts and to modify the required Type "D" buffer along the northeastern side of the site.
6. Provide a sidewalk along S. Lowry Street.

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

Motion by Charles Scurr, PhD, seconded by Councilman Steve Sullivan to recommend approval to the Town Council the PRD with LSO to PID with LSO Rezoning Request located at 657 & 698 S. Lowry Street with the sidewalk requirement and the above listed staff comments.

Vote: 4 - 1 Passed

NAY: Amy Wise

b. Preliminary Plats:

1. Gwynne Farms, Phase 5
Lee Road
Owner / Developer: Lennar Homes of Tennessee, LLC

A Preliminary Plat was submitted for Gwynne Farms, Phase 5 located on Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 5.00, is comprised of 22.60 acres, is zoned PRD, and is comprised of 178 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. The Major Thoroughfare Plan designates Lee Road as a collector. Development of this property would require dedication of right-of-way along this street.
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 fireflow is 1,000 GPM at 20 PSI.
8. Any retaining wall over 4 feet in height will require a building permit.
9. The mail kiosk shall be installed and operational prior to the issuance of the first certificate of occupancy.
10. The previously submitted traffic study for Gwynne Farms did not include this property. It is also now 6 years old. Submit a revised traffic study including the development of this parcel. Any recommended improvements would be required to be installed by the developer. Staff would recommend installation of a left turn lane into the site off of Lee Road and that the main entrance road from Lee Road should be constructed with 3 lanes, including a single entrance lane and right and left turn lanes leaving the development.
11. It appears there is a cemetery above Lots 411-415. Please show. It is referenced by Tax Map 51, Parcel 7.01 and is labeled Ray Cemetery by the Rutherford County Property Assessor.

At this time, Chairman Tim Morrell acknowledged John Miner and Rob Molchan with SEC, Inc. speak regarding this request.

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Gwynne Farms, Phase 5 with a Type C buffer to be added from the creek southward to beyond the end of the retaining wall and with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Southlight Subdivision, Section 1 & 2, Phase 1
Drew Street
Owner / Developer: Scott Helton / St. Bourke

A Preliminary Plat was submitted for Southlight Subdivision Section 1 & 2, Phase 1 located on Drew Street. This property can be further referenced by Rutherford County Tax Map: 73, Parcel: 19.02, is comprised of 39.42 acres, is zoned PRD, and consists of 111 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. No roads shown on the Major Thoroughfare Plan are affected by this request.
 7. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
 8. Sewer is not available until the Stewart's Creek trunk line is built.
 9. The amenity center as approved as a part of the PRD will require a separate site plan submittal.
 10. Submit a floodplain development permit application prior to submittal for a grading permit.
 11. Show and label the boundary and elevation of the 100 year floodplain.
 12. Label all critical lots. Lots 99 and 100 should be labeled, as an apparent sinkhole is on both lots.
 13. Please show easements and stormwater along property lines whenever possible. Provide dimensions from the easement to property lines if not possible.
 14. Provide a sewer design and show how it will connect in the future, but also show how this development will connect to existing sewer.
 15. Show the size of the stream crossing.
 16. Please reference CUD Will Serve & FID Results Letter for Queencliff issued 6/30/2024 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 1,000 GPM flow requirement with off-site improvement upgrades or connection to the existing 12" water main through the Briley Downs and Lyndwood developments.
 17. Construction plans are currently in queue to be reviewed by CUD.

Motion by Councilman Steve Sullivan, seconded by Amy Wise to approve the Preliminary Plat for Southlight Subdivision, Section 1 & 2, Phase I with the above listed staff comments.

Vote: 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. Tucker's Pointe, Phase I
8613 & 8675 Rocky Fork Almaville Road
Owner / Developer: Tuckers Pointe Venture Group, GP

A Preliminary Plat was submitted for Tucker's Point, Phase I located at 8613 & 8675 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 41.00 & 44.00, is comprised of 38.82 acres, is zoned PRD, is comprised of 60 lots and 59 units. 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 Rocky Fork Almaville Road as a minor arterial. Right-of-way is shown to be dedicated along this street.
7. Any retaining wall over 4 feet in height will require a building permit.
8. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
9. Submit construction plans.

10. The final plat for Blakeney Section 3, Phase 1 will need to be revised and recorded again in order for the existing cul-de-sac right-of-way to be abandoned and combined with the adjoining properties.
11. Show, label, and dimension all easements. Show easements along property boundaries if possible. Provide dimensions from the easement to property lines if not possible.
12. Label all sewer lines and show the size of each line.
13. Label all critical lots. The existing grade of the lots determine whether or not lots are critical, not proposed grading.
14. Label offsite sewer to existing sewer in Blakeney 3.
15. Show and label the size of all water lines.
16. 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'.
17. 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 Amy Wise to approve the Preliminary Plat for Tucker's Point, Phase 1 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Final Plats:

1. Briley Downs, Section 1, Phase 3
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC

A Final Plat was submitted for Briley Downs, Section 1, Phase 3 located at Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcel: 13.00 & 13.04, is zoned PRD, is comprised of 6.487 acres, and consists of 29 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. No roads shown on the Major Thoroughfare Plan are affected by this request.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
8. Submit E911 approval for the road names directly from RCECD.
9. Add the signatures of the owner and CUD prior to submittal of the plat for recording.
10. All temporary turnarounds are required to be 96' in diameter.
11. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
12. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Final Plat for Briley Downs, Section 1, Phase 3 with the above listed staff comments.

Vote: 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. Briley Downs, Section 1, Phase 4
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC

A Final Plat was submitted for Briley Downs, Section 1, Phase 4 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, 73, Parcels: 57.02 & 13.00, is comprised of 5.672 acres, is zoned PRD, and is comprised of 16 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. No roads shown on the Major Thoroughfare Plan are affected by this request.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
8. Submit E911 approval for the road names directly from RCECD.
9. Add the signatures of the owner and CUD prior to submittal of the plat for recording.
10. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
11. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Motion by Amy Wise, seconded by Charles Scurr, PhD to approve the Final Plat for Briley Downs, Section 1, Phase 4 with the above listed staff comments.

Vote: 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. The Courtyards at Stewart's Creek, Phase 2
Rocky Fork Almaville Road / Restoration Drive
Owner / Developer: Epcon Stewarts Creek, LLC

A Final Plat was submitted for The Courtyards at Stewart's Creek, Phase 2 located on Rocky Fork Almaville Road / Restoration Drive. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 19.00, is comprised of 18.44 acres, is zoned PRD, and consists of 42 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. No roads shown on the Major Thoroughfare Plan are affected by this request.
 7. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
 8. Add the signatures of the owner and CUD prior to submittal of the plat for recording.
 9. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
 10. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Final Plat for The Courtyards at Stewart's Creek, Phase 2 with the above listed staff comments.

Vote: 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

4. Villagewood Townhomes, Phase I HPR
Country Village Drive & Wildwood Drive
Owner / Developer: Infinity Home Builders

A Final Plat was submitted for Villagewood Townhomes, Phase I HPR Plat located on Country Village Drive and Wildwood Drive. This property can be further referenced by Rutherford County Tax Map: 33, part of Parcel: 77.00, is comprised of 13.63 acres, is zoned PRD, and consists of 1 lot and 39 units. The following staff comments were made:

1. Signs will require a separate permit.
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. The Major Thoroughfare Plan designates Country Village Drive as a collector. Adequate right-of-way exists for this street.
4. The required minimum fire flow is 1,000 GPM @ 20 PSI for the homes. For homes 3,600 sq. ft. or larger the fire flow will increase.
5. Add the stamp and signature of the land surveyor that created the plat.
6. Add the signatures of the owner and attorney prior to submittal of the plat for recording.
7. Add crosswalks on Mountindale Drive near Unit 201.

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Final Plat for Villagewood Townhomes, Phase I HPR Plat with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

d. Site Plans:

1. City Barbeque
Pilot Place & Allan Sewart Way
Owner / Developer: City Barbeque, Inc.

Location: Pilot Place	Applicant: City Barbeque LLC
Tax Map/Parcel: 18/10.05	Property Owner(s): Stewarts Landing Partners LP
Zoning: PUD	Use Classification: Restaurant

Proposal

A. Location Analysis

City Barbeque is proposing a new location within the Sewart’s Landing development with frontage on Sam Ridley Parkway, West, on Lot 7. Currently, there are no active locations for City Barbeque within Tennessee. Access to this site would primarily be served from Pilot Place with a secondary access point via a cross access easement through Lots 5 and 6.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.56 Ac
Square Footage of Open Space/Landscaping	2,464 SF	6,762 SF
Total Parking	33 Spaces	43 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows shrubbery lining the perimeter of the property with street trees shown along the Sam Ridley Parkway, West parcel line to satisfy streetscaping requirements. Additional shrubbery is shown around the base of the building and within landscaped islands. A variety of trees are proposed in landscape islands throughout the site.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing, EIFS and metal coping. All four elevations are shown to meet the Design Review requirement of a minimum 75% primary materials. Smokers are shown on the western elevation and are to be enclosed with a black powdercoated fence for safety. A patio area is also shown for dining on the southern elevation fronting Sam Ridley Parkway, West. As presented, the building meets 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 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 1,500 GPM at 20 PSI.

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

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for City Barbecue with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Six Cedars Business Park, Building K & L
889 Seven Oaks Boulevard
Owner / Developer: Six Cedar Investments, LLC

Location: 889 & 891 Seven Oaks	Applicant: SEC, Inc. - Aws Ahmed
Tax Map/Parcel: 50/7.02	Property Owner(s): Six Cedars Investments LLC
Zoning: C-2	Use Classification: Office/Warehouse

Proposal

A. Location Analysis

Six Cedars Business Park is proposing to develop the final two buildings for this development, buildings K and L. Points of access to the site are already established off of Seven Oaks Boulevard via an access easement from the property to the east and south. The buildings are proposed for office and warehouse use, which is consistent with other buildings within this development and the Seven Oaks Business Park development.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.04 Ac
Square Footage of Open Space/Landscaping	4,539 SF	4,611 SF
Total Parking	35 Spaces	77 Spaces
Handicapped Parking Space(s)	4 Spaces	4 Spaces

B. Landscaping

Landscape plan shows an 8 foot privacy fence along the eastern property line abutting the townhouse development, in addition to evergreen trees and shrubs. This would be an extension of the existing buffer that was completed with a previous phase. Additional trees and shrubs are shown within landscape islands throughout the site. A landscape buffer is required, per the Zoning Ordinance, along the northern property line of the site which adjoins an apartment complex; currently no landscaping is shown in this area.

C. Design Review

Architectural elevations show the buildings to be finished with brick and glass/glazing on the front and side of the buildings. The rear of the buildings are shown to be metal with rollup doors. As proposed, the elevations do not meet Design Review requirements, but are consistent with all other buildings in this development and the adjacent Seven Oaks Business Park development.

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 may not be located within any easements.
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.
- The required minimum fire flow for Building L is 2,500 GPM @ 20 PSI and for Building K is 2,000 GPM @ 20 PSI. Fire walls can be added to reduce the fire flow to 1,500 GPM @ 20 PSI.

Staff Comments:

- Provide the maximum number of units and tenants for each building.
- Any retaining wall over 4' requires a building permit.
- A Type C landscape buffer is required along the northwestern property line abutting the apartments. The developer has requested a waiver from this requirement due to the fact that "The retaining wall for the apartment buildings located to the northwest of the site measures approximately 9 to 10 feet in height, with an additional 6-foot masonry screening wall on top, resulting in a total height of approximately 15 feet. Given this significant elevation difference, the buffer would have minimal to no impact on screening the site". The Planning Commission has the authority under the Zoning Ordinance to allow for existing fencing or vegetation to be used as all or part of a required buffer strip. Staff would recommend adding a Type C landscape buffer from the retaining wall on the apartment complexes property to the corner property line in the northern extent of the subject property.
- Please relocate the two ADA parking spaces near Building L to the front of the building.
- Metal is considered an accent material per the Design Review Manual and cannot exceed 10% of the entire building. Both of these buildings exceed the 10% threshold. However the design is consistent with other previously approved buildings within this development and the adjacent Seven Oaks Business Park development. Staff would recommend maintaining the architectural consistency with the adjacent buildings.

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 Six Cedars Business Park, Building K & L to include a type C buffer as recommended and with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

5. March Bond Review Report

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


Vote: 5 - 0 Passed - Unanimously

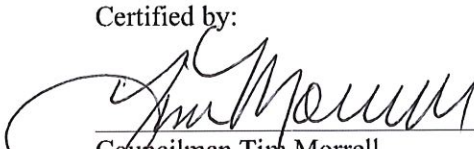
6. Staff comments and/or other business

At this time Kevin Rigsby spoke in reference to the Major Thoroughfare and Bike/Pedestrian Plan.

7. Adjournment

Respectfully submitted:


Kevin Rigsby
Secretary

Certified by:

Councilman Tim Morrell
Chairman