



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MAY 1, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, May 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 Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Ken Hill.

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; Charles King, Engineer; Mark Parker, Assistant Director of Utilities; Kristi Worrell, Building Official

1. Call to Order
2. Prayer
Pledge of Allegiance
3. Citizens' Comments:

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

4. Approval of Minutes of the April 3, 2025 meeting
Approval of Minutes of the April 24, 2025 Quarterly meeting

Motion by Matthew Carver, seconded by Salena Scott to approve the Minutes of the April 3, 2025 meeting, and the April 24, 2025 quarterly meeting.

Vote: 7 - 0 Passed - Unanimously

5. Public Hearing:

a. Plan of Services for 452 Properties, LLC

No one spoke at the public hearing.

b. Plan of Services for Weekley Homes, LLC

No one spoke at the public hearing.

6. Old Business:

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

1. Joe Haddix

Bill France Road & Interstate 840

Annexation & I-2, C-2, & R-3 Zoning Request

An Annexation & I-2, C-2, and R-3 Zoning were 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 is zoned RM. Proposed Zoning: I-2, C-2, & R-3. 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. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
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.
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.
4. 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.
5. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further

review and comment.

6. Staff recommends denial of this request agenda item 7.a. 1 replaces this request.

Motion by Charles Scurr, PhD, seconded by Councilman Steve Sullivan to recommend denial to the Town Council the Annexation & I-2, C-2, and R-3 Zoning request for Rutherford County Tax Map: 11, Parcels: 5.00, 6.00, and 9.01.

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 43.03 acres, is zoned R-3, and consists of 73 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. A grading permit fee of \$4,688.00 will be required.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement. Adequate fire flow at this location may be an issue due to the topography. The engineer will be required to provide fire flow calculations to staff.
8. No burn permits will be issued for this site.
9. Any retaining walls greater than 4' will require a building permit from the Codes Dept.
10. Show Williamsport Drive on the southern side of this property extending into the site to connect to Bonifay Drive where Spearing Court is shown. The existing portion of Williamsport Drive on the southern side of this development will be required to be renamed and every house along it will be required to change the address.
11. Submit road names & E911 approval for those road names.
12. Show and label all easements with measurements.
13. Do not show existing structures without a mass grading permit.
14. Add a fire hydrant at the end of Road "A".
15. Locate the fire hydrant outside of the sidewalk at Lots 4 & 49.
16. Add the water and sewer line sizes.
17. Since the Finished Floor Elevation of this project is below the rim elevation of the next upstream sewer manhole, the sewer exiting the first floor of this building must pass through a backwater valve in compliance with section 714 of the International Plumbing Code (2018 ed.). Note that plumbing from the upper stories may NOT pass through this backwater valve. Note backwater valves on the drawings.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to defer the Preliminary Plat for Estates at Williamsport to the June Planning Commission meeting.

Vote: 7 - 0 Passed - Unanimously

7. New Business:

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

1. 452 Properties, LLC
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 819.45 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. Sidewalks will be required per the Zoning Ordinance of the Town without any exemptions as requested as a part of the PUD.
 9. 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.
 10. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

At this time, Chairman Tim Morrell acknowledged Paul Reinke with Hillwood to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Town Manager Dave Santucci to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to recommend deferral the Annexation & PUD Zoning for Rutherford County Tax Map: 11, Parcels: 5.00 and part of 6.00 due to staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Weekley Homes, LLC
6304 Lee Road
Annexation & R-1 Zoning

An Annexation & R-1 Zoning request was submitted for 6304 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 8.11, is comprised of 6.04 acres, and is zoned RM. The surrounding zoning is RM in Rutherford County and PRD (Hidden Springs, Buckingham Hills and Olive Branch Estates) in Smyrna. The Land Use Plan for the area would support Medium Density Single Family Residential development. The Major Thoroughfare Plan designates Lee Road as a collector.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to recommend approval to the Town Council the Annexation & R-1 Zoning request for 6304 Lee Road.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

- b. Rezoning Requests:

1. Eric Olsen
570 Rock Springs Road
Owner / Developer: Harts Branch, LLC / Carole Turner Grogan

An R-3 to PRD Request was submitted for 570 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28E, Group: A, Parcel: 19.00, is zoned R-3, and is comprised of 1.28 acres. The surrounding zoning is R-3, R-4, and PRD (Harts Branch Village). The Land Use Plan would support Mixed Residential development in this area. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Development of this property would require adequate right-of-way dedication for this street. The requested PRD is to add this parcel to the Harts Branch Village PRD with 13 additional townhomes. All requirements of the existing approved PRD would apply. The existing PRD would allow for 169 townhomes on 22.19 acres for a density of 7.62 units per acre. The approved site plan is for 167 townhomes on 22.19 acres, for a density of 7.53 units per acre. The 13 additional townhomes on 1.28 acres would be a density of 10.16 units per acre and would raise the overall unit total to 180 units on 23.47 acres for a density of 7.67 units per acre. The following staff comment was made:

1. Provide auto-turn for hammerhead evaluation.

At this time, Chairman Tim Morrell acknowledged applicant Eric Olsen to speak regarding this request.

Motion by Matthew Carver, seconded by Ken Hill to recommend approval to the Town Council the R-4 to PRD Zoning request for 570 Rock Springs Road with the above listed staff comment.

Vote: 5 - 2 Passed

NAY: Councilman Steve Sullivan
Salena Scott

c. Final Plats:

1. Resubdivision of Lot 137A, Sagefield Subdivision, Sec. 5-D
139 Neal Avenue
Owner / Developer: Proverbs Build Homes, LLC

A Final Plat was submitted for Resubdivision of Lot 137A, Sagefield Subdivision, Sec. 5-D located at 139 Neal Avenue. This property can be further referenced by Rutherford County Tax Map: 50J, Group: E, Parcel: 15.00, is zoned R-3, is comprised of 0.88 acres, and consists of 3 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. 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 a house under 3,600 sq. ft. total under roof. The fire flow will increase above that square footage.

8. Add signatures of the owners and CUD prior to recording.
9. Provide verification of the existing easement to access the existing 18" sewer line.
10. Show the distance to the nearest fire hydrant along Neal Avenue and label the fire hydrant location. Add one additional if necessary.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Final Plat for Resubdivision of Lot 137A, Sagefield Subdivision, Sec. 5-D with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Pottsvieview Subdivision
6016 Eugene Drive
Owner / Developer: Forestar (USA) Real Estate Group, Inc.

A Final Plat was submitted for Pottsvieview Subdivision located at 6016 Eugene Drive. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 5.07, is zoned R-1, and consists of 39 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 over 4 feet tall requires engineered design and building permits.
5. The required minimum fireflow is 1,000 GPM at 20 PSI for any home smaller than 3,600 square feet under roof. No homes over 3,600 square feet allowed. The current fireflow is approximately 800 GPM at 20 PSI. All homes will be required to be sprinkled and be less than 3,600 square feet total under roof including unfinished areas with the current fire flow.
6. Add the signature of the owner prior to submittal for recording.

Motion by Councilman Steve Sullivan, seconded by Salena Scott to approve the Final Plat for Pottsvieview Subdivision with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

3. Sullivan Subdivision, Lot 1
114 Hart Street
Owner / Developer: Jerry Winsor & Charlene Odle-Winsor

A Final Plat for Sullivan Subdivision, Lot 1 was submitted for 114 Hart Street. This property can be further referenced by Rutherford County Tax Map: 34A, Group: A, Parcel: 5.07, is zoned R-1, is comprised of 1.0 acre, and consist of 1 lot. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit fee will be required.
3. Signs will require a separate permit and must be within setbacks where applicable.
4. 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.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI for a house under 3,600 sq. ft. total under roof. The fire flow will increase above that square footage.

7. Extend a water main from Belaire Drive to the southwest corner of this property with a fire hydrant at the end of the public main.
8. Add signatures of the owners and surveyor prior to submittal for recording.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the Final Plat for Sullivan Subdivision, Lot 1 with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Councilman Steve Sullivan (ABSTAIN)

d. Site Plans:

1. Kroger Fuel Center
Lee Victory Pkwy & Bulldog Drive
Owner / Developer: SEK Smyrna, LLC

Location: Lee Victory Pkwy. & Bulldog Drive	Applicant: Goodwyn Mills Cawood, LLC
Tax Map/Part of Parcel: 34/45.00	Property Owner(s): NIR Homes Inc
Zoning: C-2	Use Classification: Fuel Station

Proposal

A. Location Analysis

Kroger fuel center is shown on Lot 2 within the Bulldog Drive commercial subdivision. The fuel center shows 14 fuel pumps with a 225 square foot kiosk building. Access to the site would be provided via private road to serve the commercial subdivision. The lot would have frontage on Lee Victory Parkway, but not direct access.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	27,318 SF

Square Footage of Open Space/Landscaping	2,732 SF	3,133 SF
Total Parking	3 Spaces	23 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows shrubbery along Lee Victory Parkway and the drive aisle to access Kroger. Trees are shown lining Lee Victory Parkway with shrubbery along the paved area circulating the site.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick and fascia. Pillars within the canopy are shown to be brick. Material percentages for each wall face of the building submitted will need to be revised to meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit and must be within setbacks where applicable.
4. The Major Thoroughfare Plan designates Lee Victory Parkway as a Principal Arterial and Bulldog Drive as a collector. Adequate right-of-way exists for these streets.
5. The required minimum fire flow is 1,500 GPM at 20 PSI.
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.
7. The fuel center will require a separate grading permit.

Staff Comments:

1. Revise the building material percentages to include glass, which counts towards the minimum required primary materials for any facade visible from a public roadway. Any facade visible from the public roadway must be at least 75% primary materials.
2. Show the proposed water meter and backflow assembly inset for the fuel center. Backflow must be reduced pressure.

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 Kroger Fuel Center with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. 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

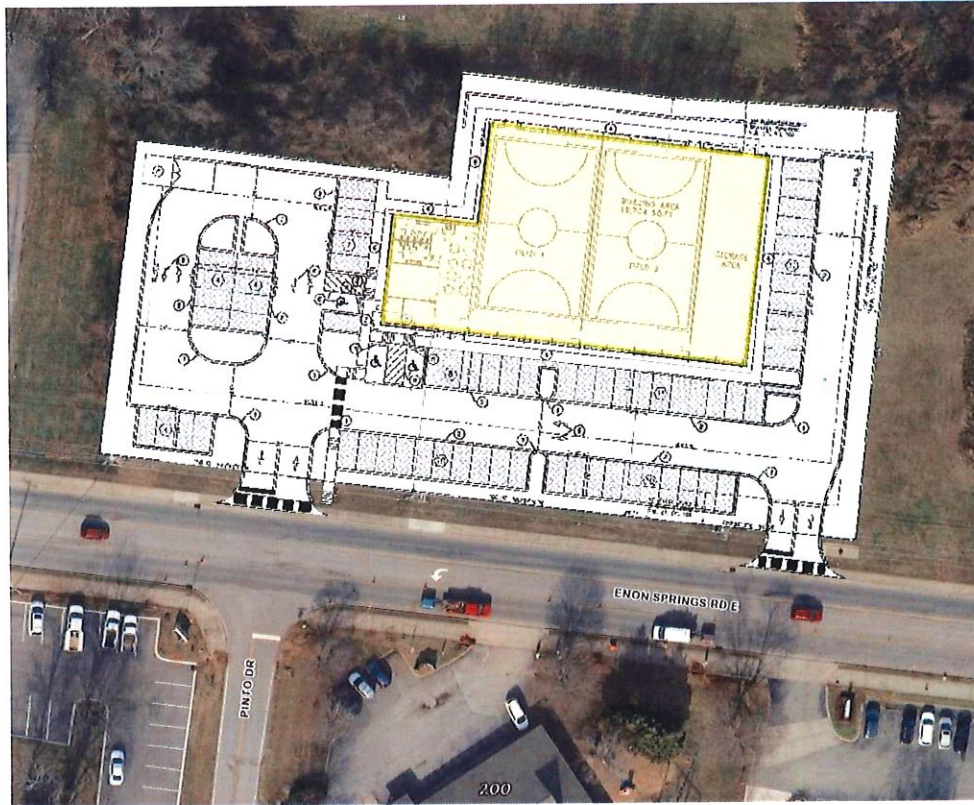
Zoning: C-2

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	69 Spaces
Handicapped Parking Space(s)	3 Spaces	3 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:

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. Signs will require a separate permit and must be within setbacks where applicable.
4. 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.
5. The required minimum fire flow is 1,000 GPM at 20 PSI.
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. Retaining walls over 4' in height require a building permit.
2. A final plat combining all parcels together is required to be submitted and recorded prior to issuance of building permits.
3. Provide line sizes for domestic and fire water lines.
4. 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. This would most likely eliminate the need for the fire lane and would allow for additional parking on the east side of the building.

Staff Recommendation: Staff recommends deferral due to the need for further discussion regarding business operations to ascertain adequate on-site parking.

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

At this time, Chairman Tim Morrell acknowledged Mina Naguib with BTG Contractors to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to defer the Site Plan for Smyrna Soccer Complex to the June Planning Commission meeting.

Vote: 7 - 0 Passed - Unanimously

3. Woodmont Amenity Center
Blue Diamond Drive
Owner / Developer: Meritage Homes of Tennessee, Inc.

Location: 207 Blue Diamond Drive	Applicant: SEC, Inc
Tax Map/Parcel: 32/15.00	Property Owner(s): Meritage Homes of TN Inc

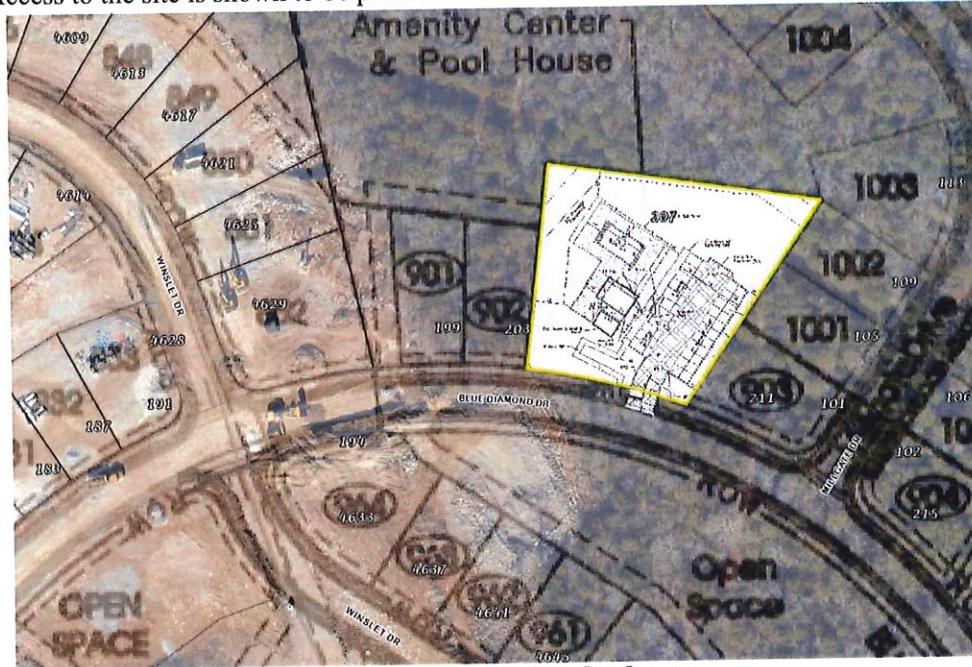
Zoning: PRD

Use Classification: Amenity Center

Proposal

A. Location Analysis

The Woodmont subdivision is proposing to develop an amenity center in Phase 9. Two structures are proposed to be constructed, which includes a pool house and amenity building in addition to a pool. Access to the site is shown to be provided off of Blue Diamond Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	6,942 SF
Square Footage of Open Space/Landscaping	694 SF	3,482 SF
Total Parking	N/A	21 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows streetscaping along Blue Diamond Drive with a mixture of oak trees and a variety of shrubbery. Additional trees are shown within the site around the parking lot area and vegetation is shown lining the amenity space.

C. Design Review

Architectural elevations show the building to be finished with a mixture of fiber cement board siding and brick. The proposed elevations are consistent with homes developed in the subdivision.

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 Major Thoroughfare Plan designates Blue Diamond Drive as a collector. Adequate right-of-way exists for this street.
4. The required minimum fire flow is 1,000 GPM at 20 PSI.

Staff Comments:

1. A final plat will be required to be recorded prior to issuance of a building permit.
2. Addressing for Phase 9 will be changing to accommodate for the amenity center.

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

Motion by Councilman Steve Sullivan, seconded by Salena Scott to approve the Site Plan for Woodmont Amenity Center with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

8. May Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to approve the May Bond Review report with staff recommendations.

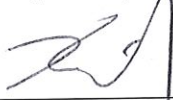
Vote: 7 - 0 Passed - Unanimously

9. Staff comments and/or other business

At this time, Kevin Rigsby reminded the Planning Commission that the Mobility Plan would be on the June agenda.

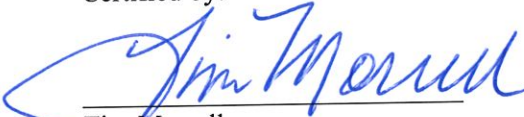
10. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Tim Morrell
Chairman