



SMYRNA MUNICIPAL PLANNING COMMISSION

March 6, 2025
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

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 February 6, 2025 meeting
5. 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
 - b. Preliminary Plats:
 1. Estates at Williamsport - **Requesting one month deferral**
Williamsport Drive
Owner / Developer: RMG Development
 - c. Site Plans:
 1. Janet Ibrahim
Rocky Fork Road
Owner / Developer: Janet Ibrahim
6. New Business:

- a. Rezoning Requests:
 - 1. Robert Latimer
657-698 S. Lowry Street
Rezoning PRD with LSO to PID with LSO
- b. Preliminary Plats:
 - 1. Gwynne Farms, Phase 5
Lee Road
Owner / Developer: Lennar Homes of Tennessee, LLC
 - 2. Southlight Subdivision, Section 1 & 2, Phase 1
Drew Street
Owner / Developer: Scott Helton / St. Bourke
 - 3. Tucker's Pointe, Phase 1
8613 & 8675 Rocky Fork Almaville Road
Owner / Developer: Tuckers Pointe Venture Group, GP
- c. Final Plats:
 - 1. Briley Downs, Section 1, Phase 3
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC
 - 2. Briley Downs, Section 1, Phase 4
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC
 - 3. The Courtyards at Stewart's Creek, Phase 2
Rocky Fork Almaville Road / Restoration Drive
Owner / Developer: Epcon Stewarts Creek, LLC
 - 4. Villagewood Townhomes, Phase I HPR
Country Village Drive & Wildwood Drive
Owner / Developer: Infinity Home Builders
- d. Site Plans:
 - 1. City Barbeque
Pilot Place & Allan Sewart Way
Owner / Developer: City Barbeque, Inc.
 - 2. Six Cedars Business Park, Building K & L
889 Seven Oaks Boulevard
Owner / Developer: Six Cedar Investments, LLC
- 7. March Bond Review Report
- 8. Staff comments and/or other business
- 9. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES FEBRUARY 6, 2025

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

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

Present: Steve Sullivan, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Salena Scott; Amy Wise; Tim Morrell; Charles Scurr, PhD

Staff Present: Dave Santucci, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; James Lawrence, Asst. Chief of Fire Prevention; Mitchell Wensman, Planner; Kathryn Smith, Office Coordinator; Mark Crosslin, Planning Technician; Kristi Worrell, Building Official; Charles King, Engineer; 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 January 9, 2025 meeting
Approval of Minutes of the January 28, 2025 Special Called meeting
Approval of Minutes of the January 30, 2025 Quarterly meeting

Motion by Councilman Steve Sullivan, seconded by Salena Scott to approve the Minutes of the January 9, 2025 meeting, January 28, 2025 Special Called meeting, and January 30, 2025 Quarterly meeting.

Vote: 7 - 0 Passed - Unanimously

3. Old Business:

a. 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 Matthew Carver to defer the Preliminary Plat for Estates at Williamsport one month to the March meeting.

Vote: 7 - 0 Passed - Unanimously

b. Site Plans:

1. 7 Brew

SW Corner of President Place & Isabella Lane

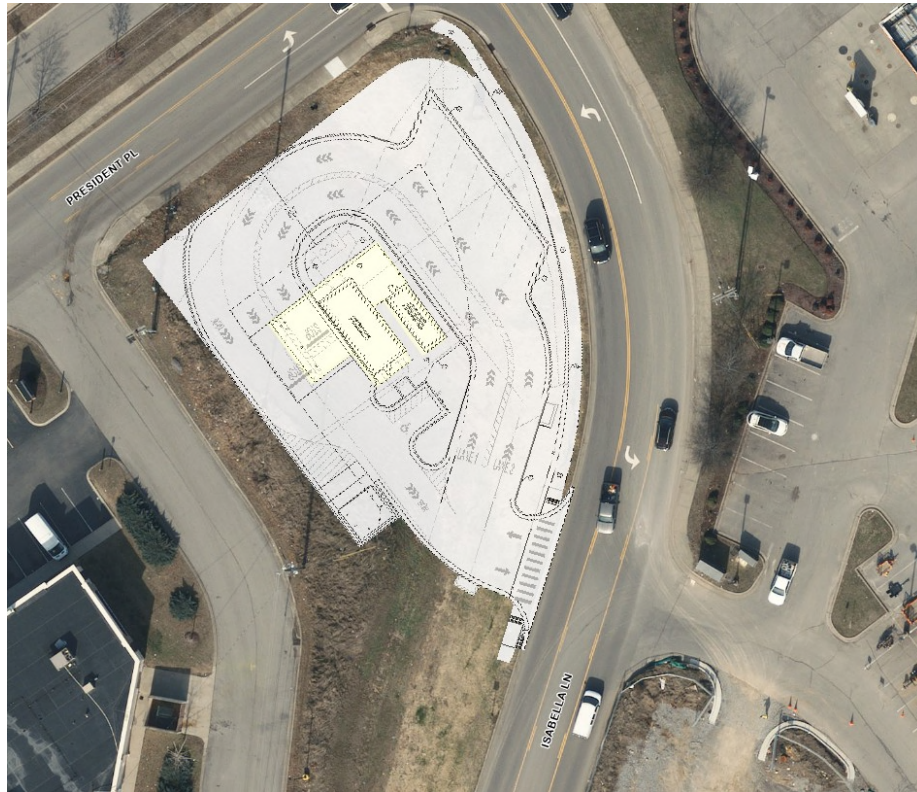
Owner / Developer: Who Brew, LLC

Location: 800 Isabella Lane	Applicant: Who Brew LLC
Tax Map/Parcel: 28/72.00	Property Owner(s): JLJ Strategic Realty LLC
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis:

7 Brew Coffee is proposing a new facility at the corner of Isabella Lane and President Place. The building would be 750 square feet and two drive-through lanes only; there would be no service from the building interior. Queuing would accommodate approximately 23 vehicles in two stacking lanes. As shown, there would be a single ingress and egress point of access off of Isabella Lane aligned across from the entrance to Home Depot and Champy's Chicken.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	11,054 SF
Square Footage of Open Space/Landscaping	1,105 SF	1,331 SF
Total Parking	8 Spaces	8 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping:

Landscape plan shows boxwood shrubs planted throughout the site with sugar maple and willow oaks. Due to the presence of underground utility lines along Isabella Lane, streetscaping meeting Design Review requirements is not met, but the streetscaping proceeds the entire length of the property along Isabella Lane. Along President Place, streetscaping for trees is not being met due to pavement being built up to the edge of the property line.

C. Design Review:

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing, fiber cement siding and metal. All wall faces meet Design Review requirements of at least 75% primary materials on all four elevations.

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. This project must follow the Town of Smyrna land disturbance guidelines for property under 1 acre.
3. Signs will require a separate permit and may not be located within any easements.
4. The Major Thoroughfare Plan designates President Place and Isabella Lane as collectors. Adequate right-of-way exists for both streets.
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 Recommendation: Staff recommends approval with the above listed comments.

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

Motion by Matthew Carver, seconded by Salena Scott to approve the Site Plan for 7 Brew with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Janet Ibrahim - **Requesting one month deferral**

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	9,974 SF
Total Parking	45 Spaces	45 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 preserved vegetation shown in the southwestern corner of the property with no vegetation shown on the remainder of 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 ____ 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 referenced on the final plat.

Staff Comments:

1. Submit the required water load sheet for water meter sizing.
2. Submit and record the final plat prior to receiving building permits. Show right-of-way dedication and utility easements on the plat.
3. How is the drainage going to the detention pond? Please show on the plans.
4. Provide documentation where the developer has permission from the adjacent property owner to extend the sewer through the easement.
5. Submit architectural elevations to match what is shown on the approved PRD.
6. Landscape and storm structures cannot overlap. Out fall running through the buffer.
7. Provide parking details.
8. Show all existing utilities around offsite sewer tie-in.
9. The maximum run of a sewer main from manhole to manhole is 350 feet.
10. Submit profile pages for proposed water and sewer mains.
11. Submit a full set of construction plans.
12. Submit a plan showing proposed lighting and screening consistent with the requirements of the Enon Springs Overlay.
13. Show the existing tree canopy area including which portion of it will be preserved.
14. Provide a color palette for the proposed buildings.
15. Show the existing water, sewer and gas mains on Gambillwood Drive.
16. Why are existing trees being shown on top of sewer lines?
17. No trees are allowed within sewer easements.
18. Show all proposed easements and offsite sewer easements.
19. Submit road name and E911 approval of that road name.
20. Show crosswalk where truncated domes are located.

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

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to defer the Site Plan for Janet Ibrahim one month to the March meeting.

Vote: 7 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Requests:

1. House On Rock, LLC
Enon Springs Roads, West
C-2 to PRD Rezoning Request

A C-2 to PRD Rezoning request was submitted for Enon Springs Road, West. This property can be further referenced by Rutherford County Tax Map: 27P, Group: C, part of Parcel: 4.00, is comprised of 4.65 acres, and is zoned C-2. The surrounding zoning is C-2 and C-3. The Land Use Plan for this area is the Depot District character area. This would support a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, office, and attached residential and multifamily residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way would be required to be dedicated for this street. The requested PRD is for 35 townhomes. The following staff comments

were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. Label the correct bus shelter location. The shelter should not be located within the public right-of-way.
3. Confirm that the buildings within the development would be 100 feet off of the centerline of the railroad track. Verify the location of the railroad easement with CSX. Are structures of any kind approved to be located in that area by CSX? Provide confirmation about the playground, patio structures, and HVAC units being allowed to be located in the CSX easement.

At this time, Chairman Tim Morrell acknowledged Jack Parker with Catalyst Design to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to recommend denial to Town Council the C-2 to PRD Rezoning Request for Rutherford County Tax Map: 27P, Group: C, part of Parcel: 4.00 due to inconsistent zoning.

Vote: 7 - 0 Passed - Unanimously

2. Caravan Ventures
Tridon Drive
C-2 to I-1 Rezoning Request

A C-2 to I-1 Rezoning request was submitted for Tridon Drive. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 14.07, is comprised of 3.57 acres, and is zoned C-2. The surrounding zoning is C-2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas. No roads shown on the Major Thoroughfare Plan are affected by this request.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to recommend approval to Town Council the C-2 to I-1 Rezoning request for Rutherford County Tax Map: 50, Parcel: 14.07

Vote: 7 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Lyndwood, Section 1, Phase 1 & 2
Almaville Road
Owner / Developer: Stars & Stripes 30, LLC / St. Bourke

A Preliminary Plat was submitted for Lyndwood, Section 1, Phase 1 & 2 located on Drew Street. This property can be further referenced by Rutherford County Tax Map: 73, Parcel: 18.00, is comprised of 44.95 acres, is zoned PRD, and is comprised of 139 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. No roads shown on the Major Thoroughfare Plan are affected by this request.
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 house construction over 3,600 square feet will increase the required minimum fire flow.
8. Submit E911 approval for the road names. Submit road name approval via PDF. Road names that have not been approved: Sunrise Street, Twilight Cove, Sun Circle, Sundale Drive.
9. It appears that there is proposed work within Rutherford County road right-of-way on Drew Street. This will need to be coordinated with the Rutherford County Highway Department.
10. The improvements as recommended by the traffic study are required to be installed by the developer. What is the status of the coordination effort for the traffic studies for this development along with The Reverie at Music City, Briley Downs, and Queencliff Court developments?
11. How will 4 parking spaces be provided on each lot? Will the garages be set back at least 35'? Show how this will be done on the typical lot layouts.
12. Show a PUDE for the drainage swales crossing Lots 135-137, and Lots 92-98. Show and label.
13. The open area within the roundabout is required to be maintained by the HOA. This can be done by designating it a common open space and removing it from the public right-of-way, or an agreement can be put in place requiring the HOA to maintain that portion of the public right-of-way.
14. Please reference CUD Will Serve & FID Results Letter for Lyndwood issued 9/15/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 1,000 GPM flow requirement for approximately 200 lots with water meters at or below elevation of 683' and will require a connection to the proposed 12" water main at the end of Briley Downs subdivision.
15. Submit full set of plans directly to CUDengineering@ cudrc.com for review and specific comments.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Preliminary Plat for Lyndwood, Section 1, Phase 1 & 2 with a 25' setback for the house as approved in the PRD but requiring a 35' setback for a front entry garage, and with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

c. Final Plats:

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

A Final Plat was submitted for Briley Downs, Section 1, Phase 1 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 57.00, 57.02, ax Map: 73, Parcels: 13.00, 13.01, 13.03, is comprised of 11.465 acres, is zoned PRD, and consists of 28 lots. The following staff comments were made:

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. A grading permit fee will be required.
3. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
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 required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 square feet will increase the required minimum fire flow.
7. Add the owner's signature prior to submittal for recording.
8. The floodplain development permit application has not been received for this project.
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.

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

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

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

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

A Final Plat was submitted for Briley Downs, Section 1, Phase 2 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 57.00, 57.02, Tax Map: 73, Parcels: 13.00, 13.01, 13.03, consists of 14.898 acres, is zoned PRD, and is comprised of 27 lots. The following staff comments were made:

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. A grading permit fee will be required.
3. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
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. Add the owner's signature prior to submittal for recording.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 square feet will increase the required minimum fire flow.
8. The floodplain development permit application has not been received for this project.
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 Councilman Steve Sullivan, seconded by Matthew Carver to approve the Final Plat for Briley Downs, Section 1, Phase 2 with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

d. Site Plans:

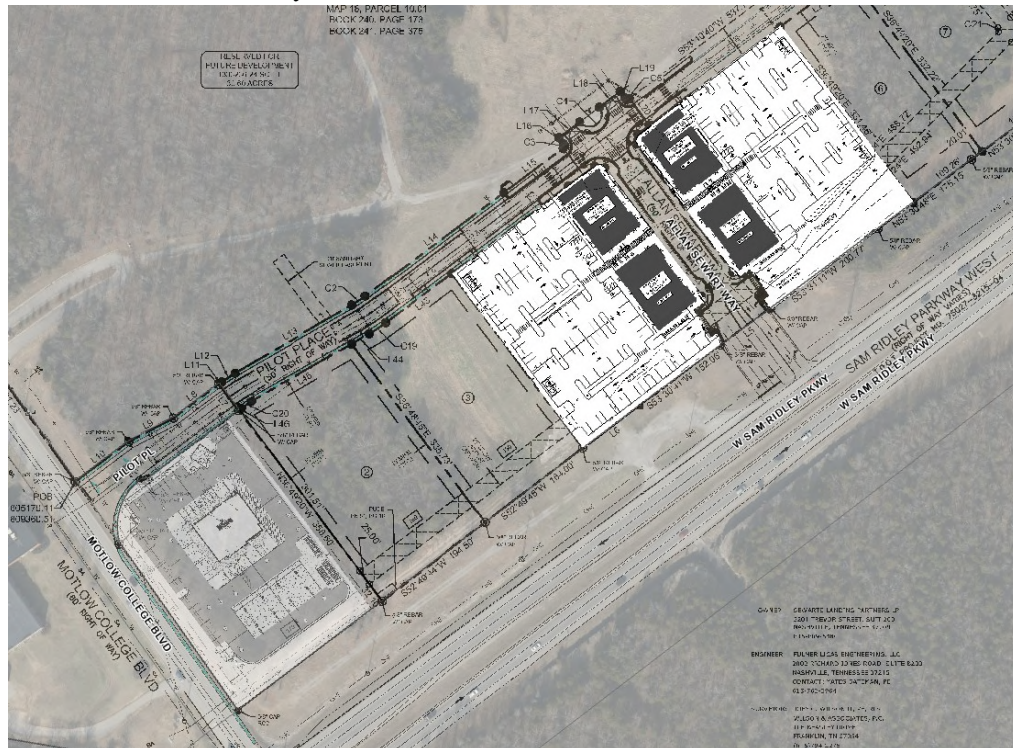
1. Sewart's Landing Outparcels 4 & 5
Allan Sewart Way
Owner / Developer: Equitable Property Company

Location: Corner of Allan Sewart Way & Pilot Place	Applicant: Fulmer Lucas Engineering
Tax Map/Part of Parcel: 18/10.01	Property Owner(s): Stewarts Landing Partners, LP
Zoning: PUD	Use Classification: Office & Retail

Proposal

A. Location Analysis:

Lots 4 and 5 within the Sewart's Landing development are proposed for four buildings, two on each lot. The proposed use for these buildings would be a mixture of office and retail space among the total 47,166 square feet of building space. These parcels would be located at the main entrance to the Sewart's Landing off of W. Sam Ridley Parkway and would have shared parking with primary points of access from Allan Sewart Way and Pilot Place.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	3.41 Acres
Square Footage of Open Space/Landscaping	0.34 Acres	0.50 Acres
Total Parking	207 Spaces	231 Spaces
Handicapped Parking Space(s)	7 Spaces	9 Spaces

B. Landscaping:

Landscape plan shows a variety of street trees and ornamental trees planted throughout the site to be developed and along all right-of-ways. Nearly all islands around the parking areas contain a mixture of shrubs and trees. Trees along Sam Ridley Parkway W. are shown within the right-of-way and staff will need to be provided approval from TDOT to plant vegetation within their right-of-way.

C. Design Review:

Architectural elevations show the buildings to be finished in a mixture of brick, limestone, EFIS, metal veneer and glass/glazing. Four colors of brick are shown to be used, black, white, gray and peach. All elevations are to have a minimum 75% primary materials for all wall faces to meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
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. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Please provide documentation from TDOT for landscaping within the right-of-way.
2. The minimum road width is 26' for any building over 30' tall.
3. The required minimum fire flow is 1,750 at 20 PSI. Buildings A & C will require a fire sprinkler system. No FDC's are allowed on the building and a fire hydrant must be within 100' of the FDC.

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

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

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for Sewart's Landing Lots 4 & 5 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

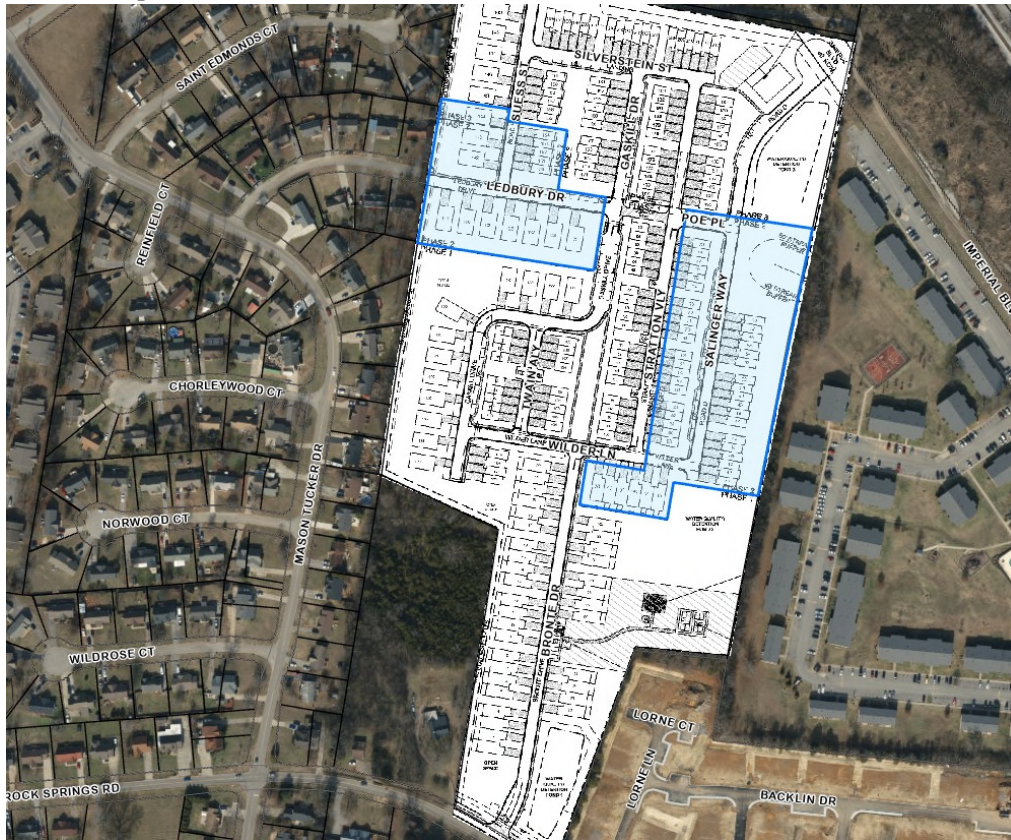
2. Spring Branch, Phase 2
Ledbury Drive / Salinger Way
Owner / Developer: Green Trails

Location: 602 & 604 Rock Springs Road	Applicant: Land Solutions Company, LLC
Tax Map/Part of Parcel: 28/31.01	Property Owner(s): Green Trails LLC
Zoning: PRD	Use Classification: Residential

Proposal

A. Location Analysis:

The second phase of Spring Branch is proposed to consist of 10 single family homes and 50 townhomes. Access to this phase would be off of Ledbury Drive and Salinger Way. All amenities and the mail kiosk are located within Phase 1. A future phase 3 of the development would be the last phase of the development.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.01 Acres
Square Footage of Open Space/Landscaping	4,417 SF	4,732 SF
Total Parking	265 Spaces	265 Spaces
Handicapped Parking Space(s)	N/A	N/A

B. Landscaping:

Landscape plan shows various locations of existing preserved vegetation remaining with additional trees planted near most of the townhomes and in front of all single family dwellings proposed as part of this phase. Shrubbery is proposed to line the road frontages along the sidewalk.

C. Design Review:

Similarly to phase 1, architectural elevations show the front elevations to consist of fiber cement board, brick and/or stone materials. Side and rear elevations are shown to be primarily fiber cement, with the option for some units to have the addition of stone or brick.

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 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fireflow is 1,000 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. The Town is not able to provide fire flow protection for units 135-154 until the Imperial Boulevard improvements are made unless the units are sprinkled.

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

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

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Site Plan for Spring Branch, Phase 2 with the above listed staff comments.

Vote: 6 - 1 Passed

NAY: Charles Scurr, PhD

5. February Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the February Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

6. Staff comments and/or other business

7. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Tim Morrell
Chairman

Subject:

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

Summary:

Joe Haddix - Annexation & I-2, C-2, and R-3 Zoning

Location: Bill France Road & I-840

Tax Map: 11 Parcels: 5.00, 6.00, and 9.01 Acres: 818.3

Current Zoning: RM Proposed Zoning: I-2, C-2, & R-3

1. The surrounding zoning is RM in Rutherford County.
2. 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.
3. 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.
4. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
5. 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.
6. 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.
7. 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.

8. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Attachments

Joe Haddix Application

Joe Haddix Application

Plan of Service

Location Map 1

Location Map 2

Location Map 3



Town of Smyrna


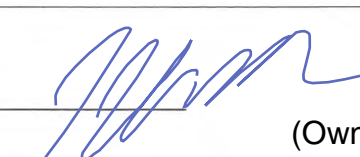
ANNEXATION REQUEST

1. PROPERTY DESCRIPTION:

Location: <i>(Describe in relation to nearest intersection)</i> Bill France Road and Interstate 840				
Tax Map: 158 & 11	Group:	Parcel: 03.00 & 3.00, 5.00, 6.00, 7.04, 10.00, 11.01, 14A, 14B, 14C	Lot:	Acreage: -----
Existing Zoning: RM-Medium Density Residential (Rutherford County)		Proposed zoning into city limits: I-2, C-3, & R-3 as shown on the attached exhibit		
Address: <i>(If applicable)</i>				
Current Property Owner: Michelle Rollins				

2. APPLICANT INFORMATION:

Name of Applicant:	CSDG - Joe Haddix
Address:	2305 Kline Ave, Suite 300 Nashville, TN 37211
Phone Number:	615-248-9999
Email Address:	joeh@csdgtn.com
Contractor/Developer Email:	



11/14/22

 Signature (CSDG) (Owner) Date

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____



Town of Smyrna

REZONING REQUEST

PARCEL INFORMATION			
EXISTING ZONING DISTRICT RM-Medium Density Residential (Rutherford County)		PROPOSED ZONING DISTRICT I-2, C-3, & R-3 as shown on the attached exhibit	
SITE ADDRESS: Intersection of Bill France Road and Interstate 840			
TAX MAP 158 & 11	PARCEL 03.00 & 3.00, 5.00, 6.00, 7.04, 10.00, 11.01, 14A, 14B, 14 C	GROUP	ACRES

APPLICANT'S INFORMATION		APPLICANT IS: <input type="checkbox"/> OWNER OR <input checked="" type="checkbox"/> AUTHORIZED AGENT OF OWNER	
Last Name Haddix		First Name Joe	
Street Address 2305 Kline Ave, Suite 300			
City Nashville		State TN	Zip Code 37211
Telephone Number 615-248-9999		Cell Phone Number	
Email joeh@csdgt.com			
Contractor/Developer Email			

Property Owner Signature:  (Owner) Date: 11/14/22

Contractor/Agent Signature:  (CSDG) Date: 11/14/22

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Rollins Marital Trust
Bill France Road/Mona Road/Allen Barrett Road/Powells Chapel Road

Tax Map 11, Parcel 5.00, owned and requested by Rollins Marital Trust. Bordered on the west by the right of way of I-840; on the south by the U.S. Army Corps of Engineers; on the east by the existing right-of-way of Mona Road, Parcel 4.03, owned by Nashville Speedway USA, Parcels 4.01 and 4.02, owned by Wendy L. Smith, and Parcel 4.00, owned by Fernando Martinez Mixteca; and on the north by Parcel 2.00, owned by Glendon Jay Barrett. Area annexed contains approximately 226.33 acres.

Tax Map 11, part of Parcel 6.00, owned and requested by Rollins Marital Trust. Bordered on the west by Parcel 17.00, owned by Loran T. Roden Bypass Trust, and Parcel 17.02, owned by James Richard Bradley; on the south and east by the right-of-way of Powells Chapel Road, Parcels 16.01 and 16.02, owned by Ryan Hollingshead, Parcel 7.02, owned by Charles V. Phelan, Parcel 7.03, owned by Gail Tune, Parcel 7.05, owned by Billy Joe Coons, Parcel 7.06, owned by Wanda K. Nipper, Parcel 7.07, owned by Houston O. Garvin, Parcel 7.09, owned by Cynthia Dianne Sanchez, Parcel 7.10, owned by Little D. Jones, Parcel 7.11, owned by Christopher H. Garvin, Parcel 9.00, owned by Charles C. Stinnett, Parcel 10.03, owned by John Curtis Furlow, and Tax Map 21B, Group B, Parcel 9.01, owned by Consolidated Utility District of Rutherford County. Area requested to be annexed contains approximately 591.97 acres.

The annexation includes the annexation of the existing rights-of-way of the following public roads:

SR 266/W. Jefferson Pike: approximately 5,200 linear feet from the existing Town limits to the intersection with Mona Road;

Mona Road: approximately 22,300 linear feet from the intersection with SR 266/W. Jefferson Pike northward;

Allen Barrett Road: approximately 4,200 linear feet from the intersection with Mona Road to the intersection with Powells Chapel Road;

Powells Chapel Road: approximately 11,700 linear feet from the intersection with Allen Barrett Road northward;

SR 452/Bill France Road: approximately 4,800 linear feet from the intersection with Powells Chapel Road westward to the intersection with Marty Robbins Drive.

A. Water

Water services will be provided by the Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains as a part of the Jefferson Pike improvement project and further extensions by the property owner.

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS ____TH DAY OF FEBRUARY, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

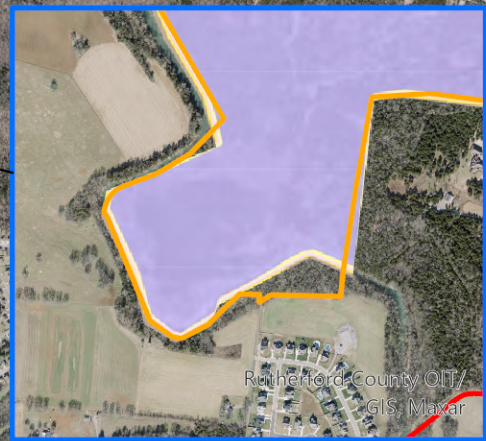
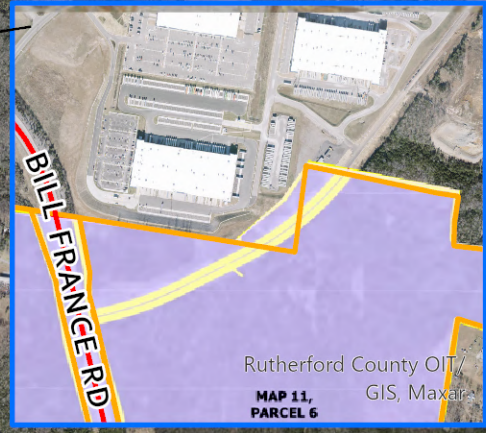
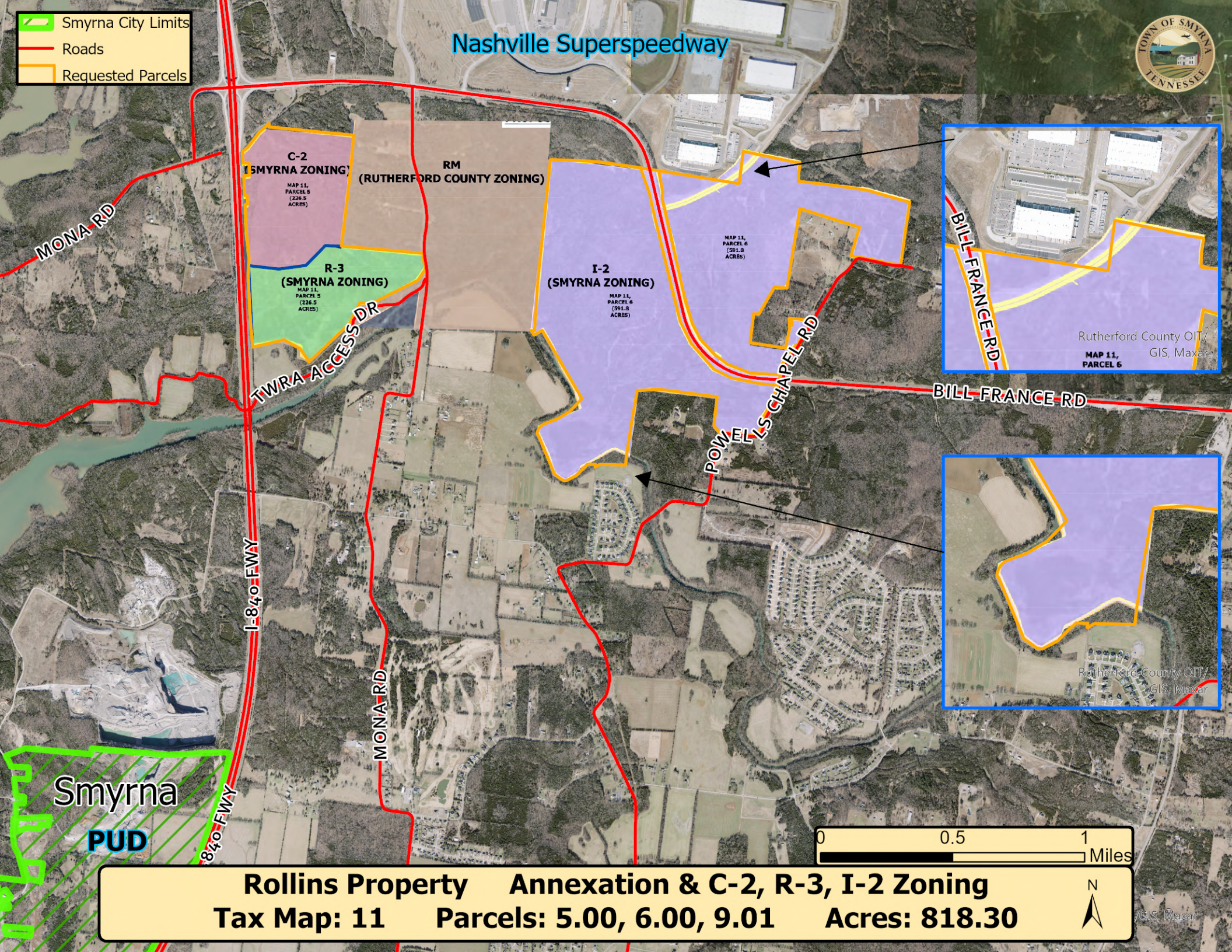
ATTEST:

Amber Hobbs, Town Clerk

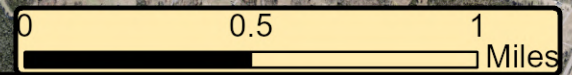


- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway



Smyrna PUD



Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30

/GIS, Maxar



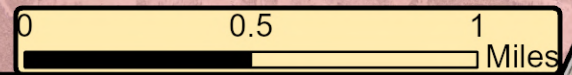
- Wilson County
- Murfreesboro UGB
- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway

Wilson County

Murfreesboro Urban Growth Boundary

Smyrna PUD



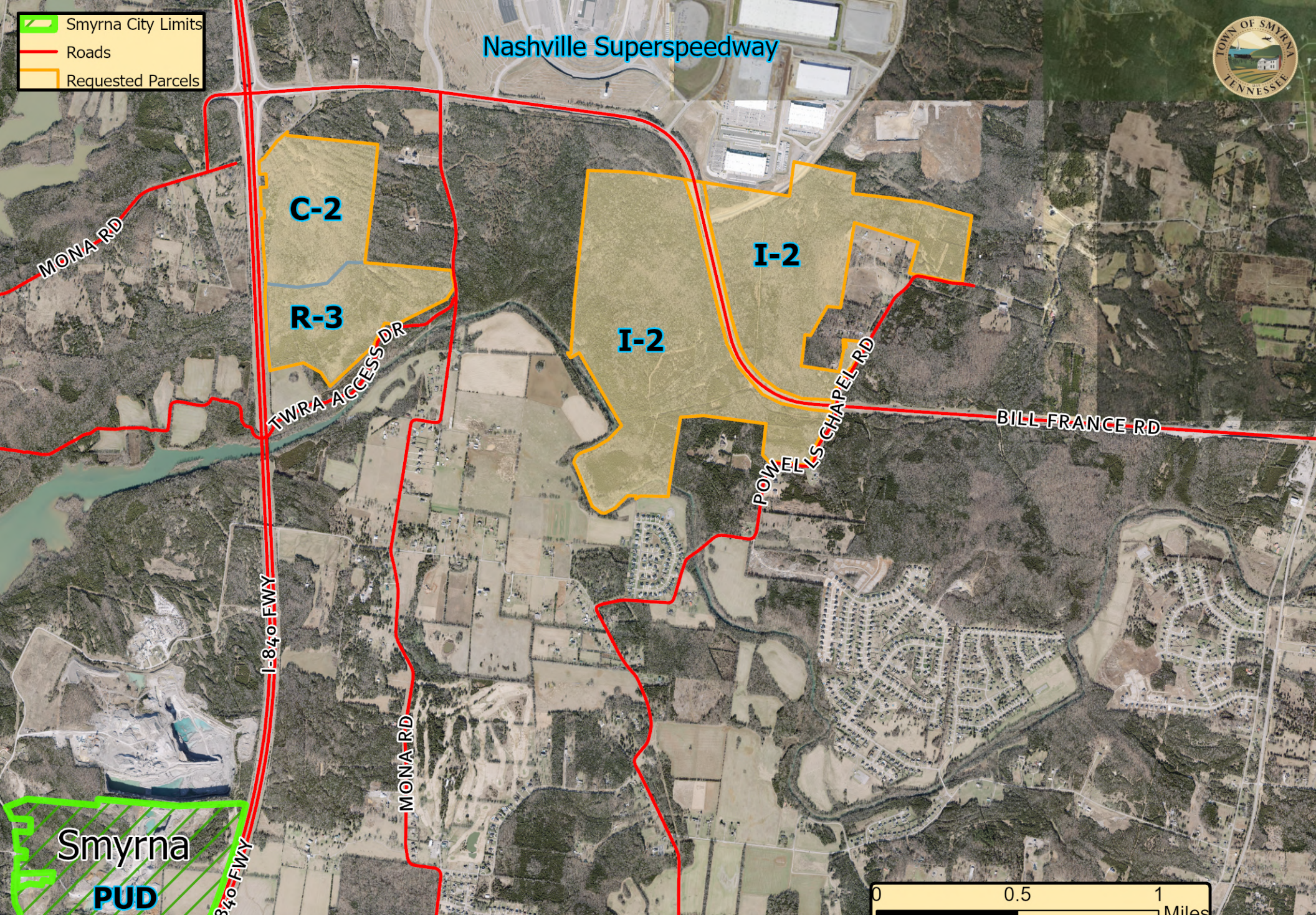
Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30



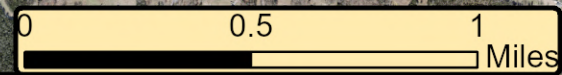


- ▬ Smyrna City Limits
- ▬ Roads
- Requested Parcels

Nashville Superspeedway



Smyrna
PUD



Rollins Property Annexation & C-2, R-3, I-2 Zoning

Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30

Subject:

Estates at Williamsport - **Requesting one month deferral**

Williamsport Drive

Owner / Developer: RMG Development

Summary:

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.
-

Rocky Fork Townhomes

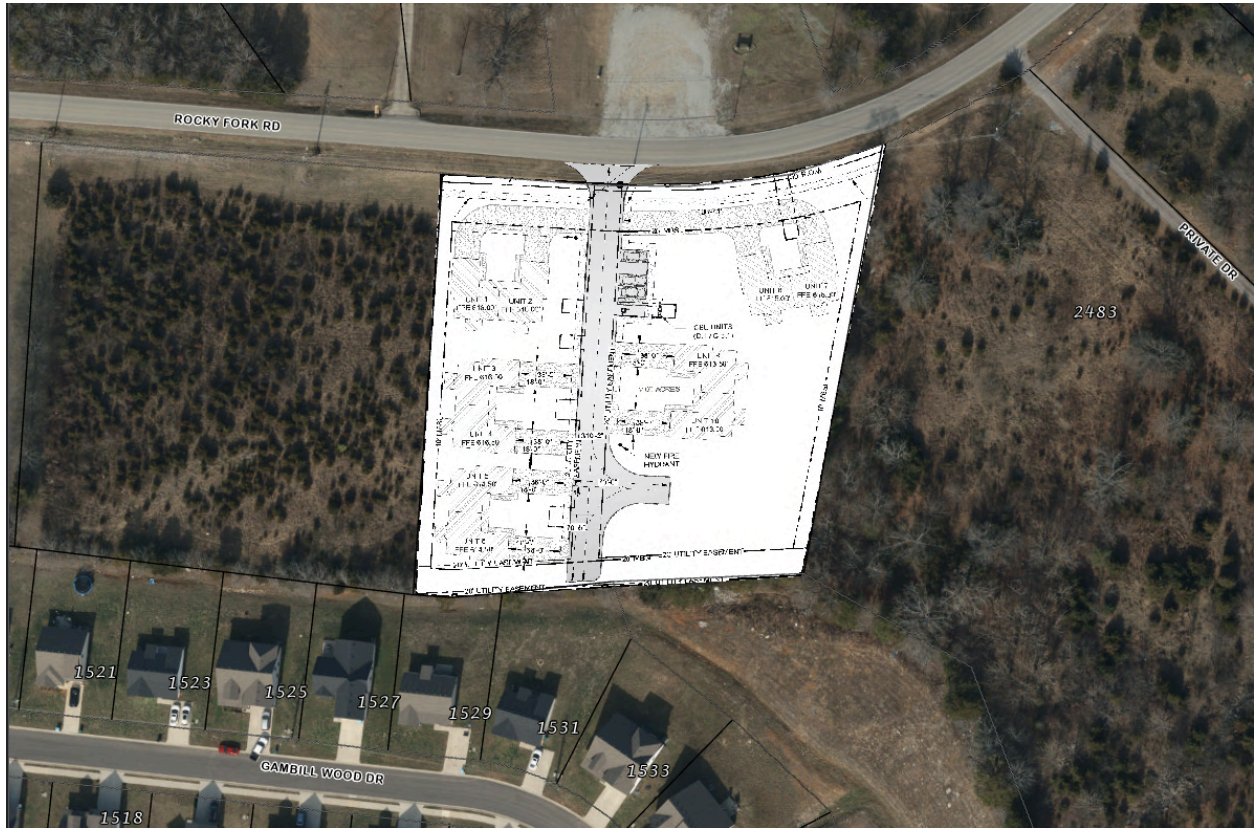
Site Plan

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	9,974 SF
Total Parking	45 Spaces	45 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

Planning Commission
Janet Ibrahim
3-6-2025

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. Landscape and storm structures cannot overlap. Out fall is shown running through the buffer.
5. Provide dimensions for the parking stalls.
6. Show all existing utilities around offsite sewer tie-in.
7. Submit construction plans including profile pages for proposed water and sewer mains.
8. Submit a plan showing proposed lighting and screening consistent with the requirements of the Enon Springs Overlay.
9. Show the existing tree canopy area including which portion of it will be preserved.
10. Show the existing water, sewer, and gas mains on Gambillwood Drive.
11. Show all proposed easements and offsite sewer easements.
12. Submit road name and E911 approval of that name.
13. Shift the storm pipe out of the landscape area.

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



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: Robert Latimer

Street Address: P.O. Box 6038

City: Milton

State: TN

ZIP: 37118

Email: mccllc@cs.com

Phone: 615-337-6307

CONTRACTOR/DEVELOPER INFORMATION:

CHECK BOX IF SAME AS APPLICANT

Name/Company: SEC, Inc. c/o Rob Molchan, P.L.A.

Street Address: 850 Middle Tennessee Boulevard

City: Murfreesboro

State: TN

ZIP: 37129

Email: rmolchan@sec-civil.com

Phone: 615-890-7901

PROPERTY INFORMATION

Street Address/Intersecting Streets: 657-698 S. Lowry Street

Tax Map: 034G

Group: A

Parcel: 001.00


Requested Lot Area (Square feet/Acres): 1.4 acres

Existing Zoning: PRD

Requested Zoning: PID

*Current Property Owner (See Note Below): Robert Latimer

APPLICANT AUTHORIZATION

Applicant Signature: 

Date: 2-6-2025

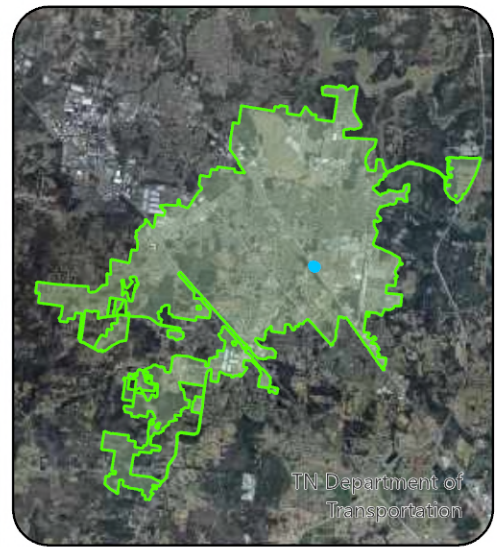
OFFICE USE ONLY



Staff Initials:

Review Fee:

Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.

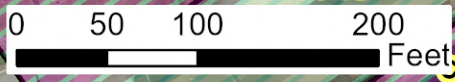


-  Parcels
-  Requested Location





Robert Latimer
 PRD to PCD

Tax Map: 34G
Group: A
Parcel: 01.00
Acres: 1.4





-  Parcels
-  Requested Location



Robert Latimer
 PRD to PCD

Tax Map: 34G
Group: A
Parcel: 01.00
Acres: 1.4

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. c. 2.
Department: Planning & Zoning
Date: March 6, 2025**

Subject:

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

Summary:

Preliminary Plat: Southlight Subdivision Section 1 & 2, Phase 1
Location: Drew Street
Tax Map: 73 Parcel: 19.02 Acres: 39.42
Zone: PRD Lots: 111

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. Submit E911 approval for Sweetgrass Lane directly from RCECD.
12. Show and label contours at 2' intervals on all preliminary plat sheets.
13. Is the 50' ingress/egress and utility easement shown through Lots 1-13 & 98-111 proposed to be removed with this plat?
14. Show, label, and dimension all easements.
15. A temporary cul-de-sac is required to be 96' in diameter.
16. Submit a revised phasing plan as it appears to have changed from what was shown in the approved PRD.
17. Show and label the boundary and elevation of the 100 year floodplain.
18. Label all critical lots. Lots 99 and 100 should be labeled, as an apparent sinkhole is

on both lots.

19. Golden Oak Road is a neighborhood collector for its' entire length and is required to have a 24' pavement width its' entire length.
 20. The submitted auto turn does not work. The wrong fire truck was used. Contact James Lawrence with the Smyrna Fire Department with any questions.
 21. Please show easements and stormwater along property lines whenever possible. Provide dimensions from the easement to property lines if not possible.
 22. Provide a sewer design and show how it will connect in the future, but also show how this development will connect to existing sewer.
 23. Show the size of the stream crossing.
 24. 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.
 25. Construction plans are currently in queue to be reviewed by CUD.
-

Subject:

Tucker's Pointe, Phase 1
8613 & 8675 Rocky Fork Almaville Road
Owner / Developer: Tuckers Pointe Venture Group, GP

Summary:

Preliminary Plat: Tucker's Point, Phase 1
Location: 8613 & 8675 Rocky Fork Almaville Road
Tax Map: 54 Parcel: 41.00 & 44.00 Acres: 38.82
Zone: PRD Lots: 60 Units: 59

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. All alley loaded lots need clear address labels on the front and back for emergency response.
12. Show road names & submit E911 approval for those road names directly from RCECD.
13. Show, label, and dimension all easements. Show easements along property boundaries if possible. Provide dimensions from the easement to property lines if not possible.
14. Is water, sewer, and stormwater proposed to be located in the same easement between Lots 47 and 80?

15. Label all sewer lines and show the size of each line.
 16. What amenity is proposed for the open space next to Lot 16?
 17. Label all critical lots. The existing grade of the lots determine whether or not lots are critical, not proposed grading.
 18. Label offsite sewer to existing sewer in Blakeney 3.
 19. Extend sewer main to the northern most boundary.
 20. Show and label fire hydrant locations within 500' of all structures and label the size of all water lines.
 21. Provide dimensions from the centerline of the road for the right-of-way dedication along Rocky Fork Almaville Road.
 22. 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'.
 23. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
-

Subject:

Gwynne Farms, Phase 5

Lee Road

Owner / Developer: Lennar Homes of Tennessee, LLC

Summary:

Preliminary Plat: Gwynne Farms, Phase 5

Location: Lee Road

Tax Map: 51

Parcel: 5.00

Acres: 22.60

Zone: PRD

Lots: 178

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. Provide construction plans for the offsite sewer main to tie into the Olive Branch trunk line.
11. Submit a roadway lighting plan.
12. 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.
13. Show, label, and provide dimensions on all easements. All easements intended to be public should be labeled as such.

14. Please dimension the drive aisle widths and the length of the parking spaces in all common parking areas.
 15. 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.
 16. Please clarify the area shown for the proposed lots, as some are shown with obviously larger lots but the same square footage is shown as on adjacent lots.
 17. Show crosswalks and ADA ramps on Sheet C1.1.
 18. All four sides of the townhome buildings must be entirely located within 150' reach of a road to meet the adopted Fire Code.
 19. Remove amenities and any associated fencing from any public easement.
 20. Shift sewer service lines out of driveways.
 21. Provide water service sizes and details.
 22. Remove blowoffs from roundabouts and place them behind sidewalks.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. d. 1.
Department: Planning & Zoning
Date: March 6, 2025**

Subject:

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

Summary:

Final Plat: Briley Downs, Section 1, Phase 3
Location: Rocky Fork Almaville Road
Tax Map: 73 Parcel: 13.00 & 13.04
Zone: PRD Lots: 29 Acres: 6.487

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. Show the size of all water lines.
 11. All temporary turnarounds are required to be 96' in diameter.
 12. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
 13. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. d. 2.
Department: Planning & Zoning
Date: March 6, 2025**

Subject:

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

Summary:

Final Plat: Briley Downs, Section 1, Phase 4
Location: Rocky Fork Almaville Road
Tax Map: 54, 73 Parcel: 57.02 & 13.00 Acres: 5.672
Zone: PRD Lots: 16

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. Show the size of all water lines.
 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](mailto:CUDengineering@ cudrc.com) for review and specific comments.
-

Subject:

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

Summary:

Final Plat: The Courtyards at Stewart's Creek, Phase 2
Location: Rocky Fork Almadillo Road / Restoration Drive
Tax Map: 54 Parcel: 19.00 Acres: 18.44
Zone: PRD Lots: 42

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. Remove blanket PUDE comment from open spaces and only have PUDE on public infrastructure.
 10. Show total easement width at the rear of Lot 35 where the 2 easements come together.
 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](mailto:CUDengineering@ cudrc.com) for review and specific comments.
-

Subject:

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

Summary:

Final Plat: Villagewood Townhomes, Phase I HPR Plat

Location: Country Village Drive and Wildwood Drive

Tax Map: 33

part of Parcel: 77.00

Acres: 13.63

Zone: PRD

Lots: 1

Units: 39

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.
 8. All four sides of the townhome buildings must be entirely located within 150' reach of a road to meet the adopted Fire Code.
-

City Barbeque

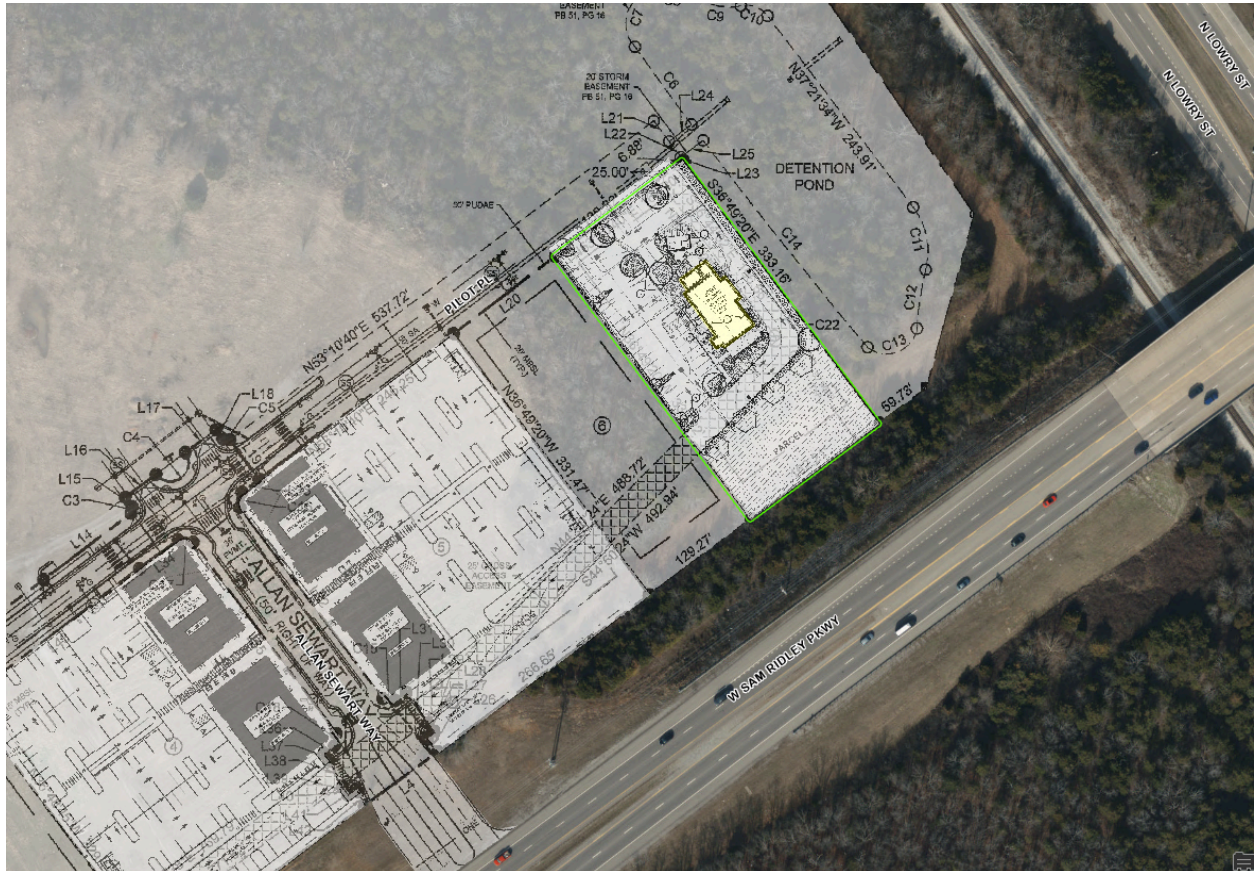
Site Plan

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

Planning Commission
City Barbeque
3-6-2025

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.

Six Cedars Business Park, Building K & L

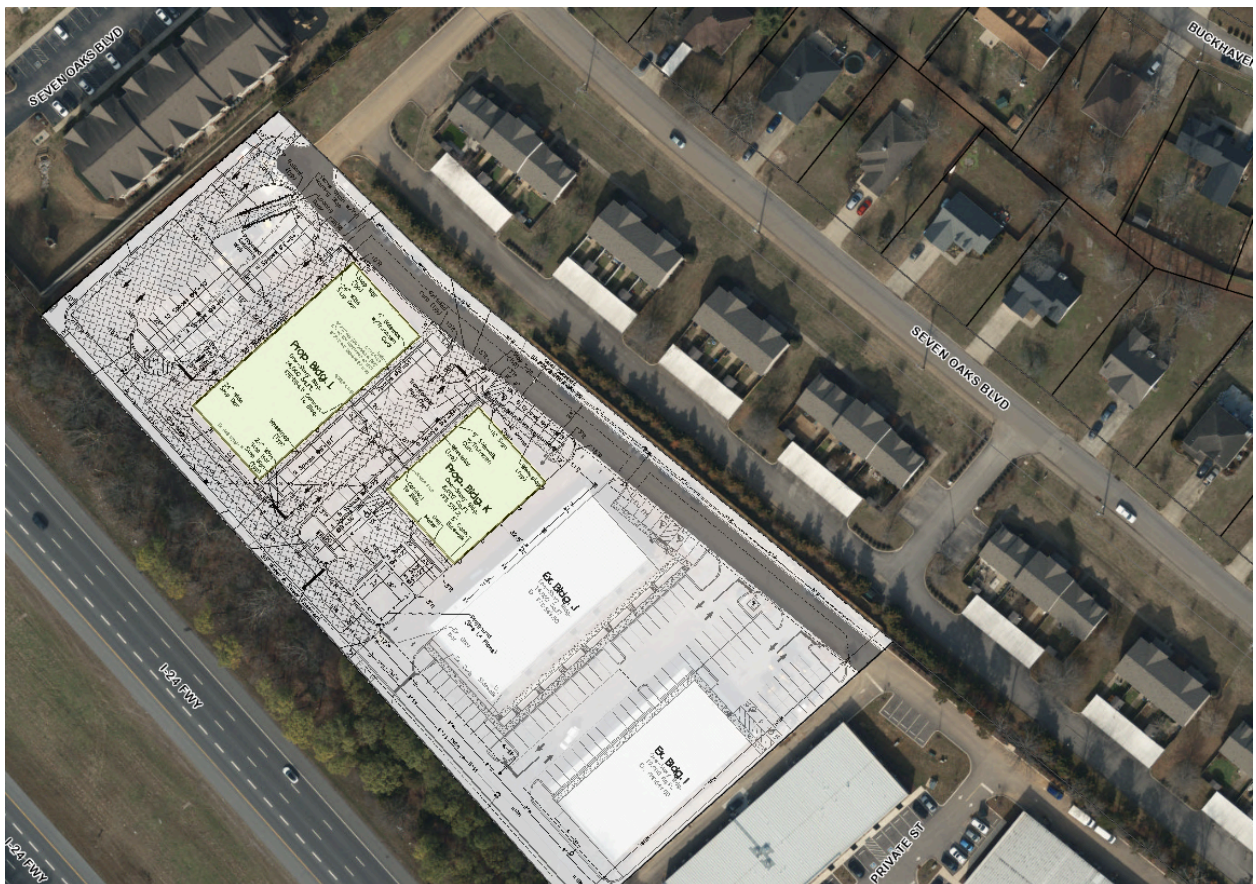
Site Plan

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	78 Spaces
Handicapped Parking Space(s)	4 Spaces	2 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.
7. 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:

1. Provide the maximum number of units and tenants for each building.
2. Any retaining wall over 4' requires a building permit.
3. 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.
4. Label the three different numbers listed under "Impervious Area" on the cover sheet.
5. The number of parking spaces shown requires 4 ADA parking spaces, and only two are shown. Please add 2 ADA parking spaces near Building L.
6. 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.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/18/2022	Gwynne Farms 2A / Lennar Homes, LLC	3/18/2025	Region's Bank	\$48,600

Bond is for: Roads, Water/Sewer, Stormwater

Development is 88.9% built out. (48 out of 54 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks not complete.
3. Sidewalks and crosswalks must be ADA compliant.
4. Some areas of curb and gutter are damaged and need to be replaced or repaired.
5. Some curb and gutter needs to be added all the way to phase line.
6. Remove silt fabric before final inspection.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. All signage must meet MUTCD standards.
9. Some manhole and water valve boxes need to be adjusted.
10. Need geo-tech letter from road cut/storm repair on Lyness Dr. cul- de-sac.
11. All debris must be cleaned out of catch basins and detention pond structures.
12. Some areas of detention pond are eroding and need to be stabilized.
13. The detention pond at the Lyness Cul-De-Sac is not draining within 72 hours.
14. Remove all construction remnants (Wattles, silt fence, check dams, drain bags, etc.).
15. The sidewalk at the east end of Robert Gwynne Drive does not connect to the
16. There are trees on the slopes of the amenity center pond.

Utilities Department Comments:

- Manholes A50-17 MH-77, A50-18 MH-78, A60-17, A50-16 MH-76, A50-15 MH-75, A50-14MH-74, A50-13MH-73, A50-12 MH-71, A50-10 MH-70, A50-9 MH-69, A50-8 MH-68, A50-7 MH-67, A50-6 MH-66, A50-5 MH-65, A50-4 MH-64, A50-3 MH-63,
1. A50-2 MH-62, A50-001 MH-31 and A-151 MH-22 have mud in the trough.
Manholes A50-14 MH-74 and A50-13 MH-73 have seal tight manholes, but no inner
 2. lid or cross bar.
Manhole A50-001 MH-31 has a chip in the sewer main entering into the manhole.
 3. This needs to be looked at to make sure the sewer main is not split.
The hydrant valve at Lot 106 112 Dale Drive has water in the valve box. This needs to
 4. be looked at to make sure there is no leak.
 5. The hydrant valve at Lot 177 129 Dale Drive has debris covering the operating nut.

DEVELOPER DOUG YOUNG WITH LENNAR'S COMMENTS:

We plan to pave the streets in April and no later than May. Please extend.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/31/2021	Cedar Hills, Section 4, Phase 1 / Cedar Hills Holding, LP	4/10/2025	Escrow	\$21,000

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (25 out of 25 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. All sidewalks and crosswalks must be ADA compliant.
3. Some areas of sidewalk are damaged and need to be repaired or replaced.

4. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
5. Some manholes and water valve boxes need adjusting.
6. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
7. Signage must be MUTCD compliant.
8. Stabilize all bare areas in the open space to 70% uniform coverage.
9. Remove all construction remnants (silt fence, stakes, wattles, check dams, etc.).
10. Replace broken sidewalk in the open space.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:

We have a contract in place to install the topcoat and anticipate this being done in mid-March when the asphalt plants reopen.

RECOMMENDATION:

If the final topping is completed before 4/10, reduce to \$10,000 and extend one year as the maintenance bond. Otherwise, extend six months.