



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



September 4, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Tim Morrell, Chairperson at 05:00 PM in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee.

The following Planning Commission members and staff were present:

Members:

Tim Morrell, Chairperson
Marc Adkins, Vice-Mayor
Steve Sullivan, Council Member
Matthew Carver
Salena Scott
Ken Hill
Charles Scurr, PhD

Staff:

David Santucci, Town Manager
Todd Spearman, Asst. Town Manager
Kevin Rigsby, Town Planner
Jeff Peach, Town Attorney
Kathryn Smith, Office Coordinator
Mitchell Wensman, Planner
James Lawrence, Division Chief
Mark Parker, Asst. Director of Utilities
Tom Rose, Director Of Public Works
Kristi Worrell, Building Official
Mark Crosslin, Planning Technician

Prayer

The invocation was given by Council Member, Steve Sullivan.

Pledge of Allegiance

The Pledge of Allegiance was led by Salena Scott.

2. Public Hearing

2.a. Subdivision Regulations Amendment for Section 7-101.2 and addition of Appendix A

No one spoke at the public hearing.

2.b. Plan of Services for 452 Properties, LLC

3. Citizen Comments

Patrick Beauchene

6614 Lee Road
Smyrna, TN 37167
Hidden Springs Final Plat

4. Approval or Correction of Minutes

4.a. August 7, 2025 regular meeting

At this time, Charles Scurr requested an amendment to the Minutes of the August 7, 2025 meeting to agenda item 9 to reflect an inquiry asked by him to ensure grading efforts are in line with the approved plans for D.R. Horton - Ascend at Sam Ridley.

Following a review of the Minutes of the August 7, 2025 meeting, Vice-Mayor Marc Adkins made a motion to approve the minutes as amended; the motion was duly seconded by Salena Scott. The motion was approved 7-0.

5. Old Business

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

**5.a.1. 452 Properties, LLC
Mona Road & I-840
Annexation & PUD Zoning Request**

452 Properties, LLC - Annexation & PUD Zoning

Location: Mona Road & I-840

Tax Map: 11

Parcel: 5.00

Acres: 225.25

Current Zoning: RM Proposed Zoning: PUD/C-2/I-2

1. The surrounding zoning is RM in Rutherford County.
2. The Land Use Plan for the area is the 840 Gateway character area, which would support hospitality, restaurant, retail, high density residential, and industrial/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. The requested PUD is essentially 34.3 acres zoned C-2 and the remaining 190.95 acres 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 2,500,000. No pole signs would be allowed.
5. The required minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler reduction.
6. 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, which is a State road, and 4.2 miles of Mona Road, which is a County road. 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.

7. 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, though one has been drafted and discussed between staff and the developer. Any potential new alignment will require an easement to be obtained from the Army Corps of Engineers approval.
8. Provide a phasing plan.
9. The developer will be responsible for the initial grading of the proposed fire station site. The actual location of the site is to be evaluated by the Smyrna Fire Department and may need to move from the currently shown location.
10. The off-site improvements required to serve the annexed and rezoned areas have been determined by CUD and were approved for CUD to participate in for cost sharing. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Once off-site improvements are completed according to CUD, each property owner/developer should submit a separate water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for individual analysis to determine feasibility. Water availability to all annexed and rezoned areas is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.
11. See CUD Will Serve letter issued 7/31/2025 for more detailed information regarding the required off-site improvements and the level of service that can be provided to the site.
12. Once available, submit the full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

At this time, Town Manager David Santucci spoke regarding this request.

At this time, Assistant Utilities Director Mark Parker spoke regarding this request.

At this time, Paul Reinke with Hillwood spoke regarding this request.

At this time, Lana Suite with Younger Associates spoke regarding this request.

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Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council. Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

**5.a.2. Hamilton Development, LLC
West Jefferson Pike & Hickory Grove Road
Annexation & C-2 & I-1 Zoning**

Hamilton Development, LLC - Annexation & C-2 & I-1 Zoning Request
Location: West Jefferson Pike/SR 266 across from Hickory Grove Road
Tax Map: 20 Parcels: 45.00, 61.01, 61.02, and 61.03
Tax Map: 26 Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, and
18.01
Acres: 179.2 Current Zoning: RM Proposed Zoning:
C-2 & I-1

1. The surrounding zoning is PUD (Cornerstone at Smyrna) in Town and RM and CS in Rutherford County.
2. The Land Use Plan for the portion of this request along W. Jefferson Pike is the 840 Gateway character area. Hospitality, retail, restaurant, high density residential, and industrial/warehousing uses are particularly appropriate for this area. This extends from 400 feet to 1200 feet off of W. Jefferson Pike, depending on the location. For the portion of these properties that are south and west of that designation, Low Density Residential development would be supported.
3. The Major Thoroughfare Plan designates W. Jefferson Pike/SR 266 as a principal arterial. Adequate right-of-way exists for this street.
4. The request is for approximately 30 acres along W. Jefferson Pike/SR 266 to be zoned C-2 and the remaining 149.2 acres to be zoned I-1.
5. A traffic study will be required with the submittal of any site plan for this development. Any improvements recommended by the traffic study must be completed by the developer.
6. The required minimum fire flow is 2,000 GPM @ 20 PSI.
7. A 60' average buffer is required for a jurisdictional feature.
8. The most recently submitted concept plan includes development of a parcel that is not included in the annexation and zoning request.
Please revise to remove this parcel from the plan.

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council. Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

5.b. Final Plat:

**5.b.1. Hidden Springs, Phase 1
Lee Road**

Owner / Developer: David Weekley Homes

Final Plat: Hidden Springs Subdivision, Phase 1

Location: Lee Road

Tax Map: 51

Parcels: 8.18 & 8.07

Acres: 21.04

Zone: PRD

Lots: 52

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. The Major Thoroughfare Plan designates Lee Road as a collector. Adequate right-of-way dedication is shown for this street.
4. The required minimum fire flow is 1,000 GPM @ 20 PSI for dwellings under 3,600 square feet.
5. Add signatures of the owners and CUD prior to recording.
6. Water line construction must be fully complete prior to CUD final approval or signature of final plat. CUD reserves the right for further review once water line has been fully released by CUD inspector.
7. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Following discussion, Council Member Steve Sullivan made a motion to Approve with aff comments. Matt Carver seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

5.c. Site Plans:

- 5.c.1. 12415 Old Nashville Highway
12415 Old Nashville Highway
Owner / Developer: BLP Investments, Inc.**

12415 Old Nashville Highway

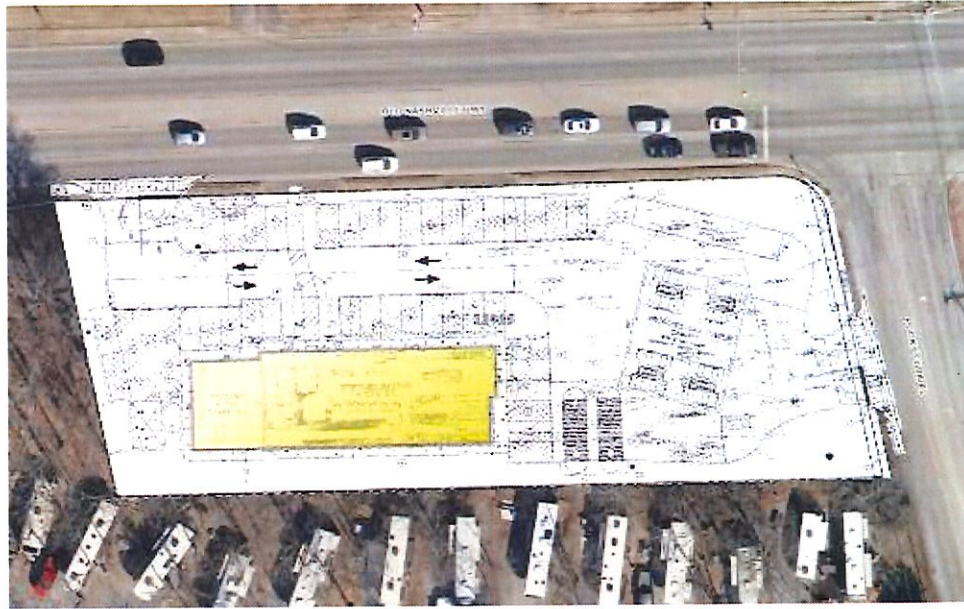
Site Plan

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

Proposal

A. Location Analysis

A vacant parcel on the western corner of Old Nashville Highway and Rocky Fork Road is proposed for development of a retail and convenience store with a fuel station. The one retail suite is 1,150 square feet and the convenience store is 4,145 square feet with 8 fuel pumps. Access to the site is shown via two access points, one on Old Nashville Highway and one on Rocky Fork Road. The access points are situated at the maximum possible distance from the intersection. This property is located within the Enon Springs Overlay and will be required to meet those additional requirements.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.59 Ac
Square Footage of Open Space/Landscaping	2,572 SF	10,064 SF
Total Parking	45 Spaces	47 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

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

C. Design Review

Architectural elevations show the building to be finished with a mixture of two different colors of brick, glass/glazing and limestone face block with a metal cornice cap. All wall faces are shown to have at least 75% primary materials and the metal does not exceed 10% of the entire building to meet Design Review. The elevations will still need to be revised to meet the Enon Springs Overlay architectural 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 must be within setbacks where applicable. Pole signs are not allowed in the ESO district.
5. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Rocky Fork Road as a collector. Adequate right-of-way exists for Old Nashville Highway. Additional right-of-way is required to be dedicated for Rocky Fork Road.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
7. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. At the manhole, there needs to be a grinder pump-to-cleanout connection (engineer to see sewer specs detail PS-1.3). Also, a meter box (Sewer Spec Detail PS-1.1 & 1.2) on the property side after the bore behind the sidewalk.
2. Extend water jack and bore casing to minimum 3' passed the proposed sidewalk on Rocky Fork Road.
3. Electric transformers, utility pads, water meters, gas meters, and electric meters are required to be screened from public view. Screening may be achieved with vegetation, fences, or walls. Add additional screening near the backflow preventer and box on the south side of the access point off of Rocky Fork Road.
4. Sidewalks adjacent to parking stalls are required to be 7' wide to accommodate vehicle overhang. The developer has requested this requirement be waived. The reasoning is "this property causes a geometric hardship because it is so shallow in depth. We are showing a 40' deep building with no room to spare. Cutting it down 2' to allow for a 7' sidewalk instead of a 5' sidewalk will cause a severe hardship on the interior layout of the building. For a solution to this issue, we are showing 6' wheel stops 2' off the 5' sidewalk so that cars would not overhang onto the 5' sidewalk."
5. The landscaping plan must meet the Design Review Manual and ESO requirements shown in Section 5.059 D.7. of the Zoning Ordinance. The submitted plan does not meet these requirements with regards to the requirement of landscaping around the foundation of the building. The developer has requested this requirement be waived. The reasoning is "this property causes a geometric hardship because it is so shallow in depth. We are showing a 40' deep building with no room to spare. Cutting it down 3' to allow for a 3' foundation planting strip will cause severe hardship on the interior layout of the building. For a solution to this issue, we are showing enhanced landscaping along Old Nashville Highway and Rocky Fork Road to provide a more aesthetically pleasing

visual of the developed property.

6. The building architectural elevations do not meet the requirements of the Enon Springs Overlay with regards to the rear façade. The façade of the building is required to be divided into distinct sections no more than forty (40) feet in width and each section taller than it is wide. Large expanses of blank walls are prohibited. Windows, columns, and other elements shall be used to reinforce the verticality of the façade. Please revise.

Staff Recommendation: Staff recommends approval with the above listed comments. If approved, staff would request the Commission specifically detail waivers, if any.

Following discussion, Ken Hill made a motion to Approve without the requested waivers and staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

**5.c.2. In-N-Out Burger
999 Industrial Boulevard
Owner/Developer: In-N-Out Burger**

In-N-Out

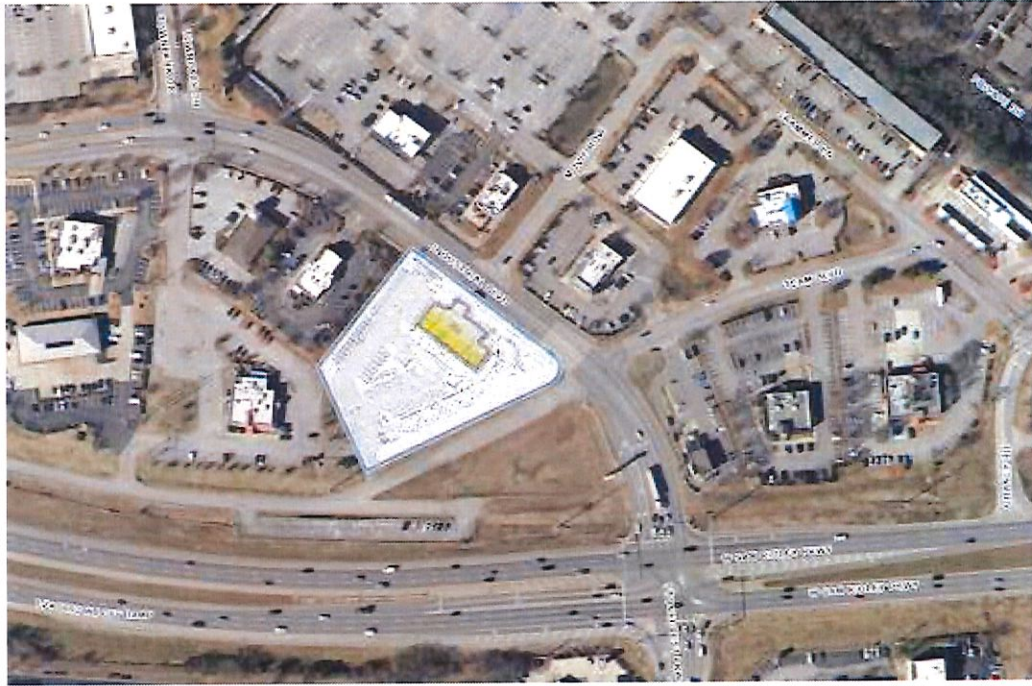
Site Plan

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

Proposal

A. Location Analysis

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



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.02 Ac
Square Footage of Open Space/Landscaping	4,456 SF	15,602 SF
Total Parking	49 Spaces	68 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

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

C. Design Review

Architectural elevations show the building to be finished with a mixture of EIFS, brick and glazing. Overall elevations for the building show a finished percentage of 54.74% EIFS, 33.48% brick and 6.52% glazing. Design Review requires a minimum of 50% of

the entire building to be finished with primary materials; as designed this building is approximately 40%. Additionally, Design Review requires at least 75% primary materials for any wall facade visible from a public street. No elevations for this building are shown to meet that requirement.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. The Major Thoroughfare Plan designates Industrial Boulevard as a collector. Additional right-of-way will be required to be dedicated to include the sidewalk along this roadway.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Coordinate the construction of the modifications to the access at Team Boulevard with the adjoining property owner.
2. A plat will be required to dedicate public right-of-way along Industrial Boulevard to show the sidewalk entirely within the public right-of-way.
3. Architectural elevations do not meet Design Review. Please revise.
4. Revise the dumpster enclosure to use only primary materials matching the building. Stucco is not a primary material.
5. Staff has concerns regarding the recommended traffic improvements, as the proposed improvements seem to work to benefit this property but not the area in its' entirety. At a minimum, staff recommends relocation of the access to Industrial Boulevard to be directly across from Movie Row. The Town will be undertaking a study for the area along Industrial Boulevard from the intersection with Sam Ridley Parkway to the Town limits consistent with the recommendations of the Safe Streets For All plan. This study would evaluate all access points on the corridor and make recommendations for improvements.
6. Please verify that the varieties of palm trees shown on the landscape plan will survive in middle Tennessee's plant hardiness zone. Staff does not believe palm trees will survive.
7. When the Zoning Ordinance and a recorded plat show two different minimum building setback lines, the most restrictive applies. The required minimum front building setback in the C-2 district is 35', so the required setback along Industrial Boulevard is 35'. Please show correctly. As shown, the building is in violation of the Zoning Ordinance. The

applicant proposes to request a variance from the Board of Zoning Appeals after approval of the site plan by the Planning Commission.

Staff Recommendation: Staff recommends denial due to the list of outstanding comments and concerns by staff that still need to be addressed.

At this time, Chairman Tim Morrell acknowledged Jeff Bryant with In-N-Out Burger to speak regarding this request.

At this time, Chairman Tim Morrell acknowledged Public Works Director Tom Rose to speak regarding this request.

Following discussion, Vice-Mayor Marc Adkins made a motion to deny due to a lack of meeting Design Review and excessive staff comments. Council Member Steve Sullivan seconded the motion. Prior to a vote, Charles Scurr made a recommendation to amend the motion that the project not be submitted again until after a global traffic study is completed for this area. This motion to amend the intal motion failed due to a lack of a second. Following further discussion, this motion to deny was approved 7-0.

6. New Business

6.a. Site Plan:

**6.a.1. Blakeney Commons, Lot 2
Rocky Fork Almaville Road / Morton Lane
Owner / Developer: Pillars Investment Group, LLC**

Blakeney Commons, Lot 2

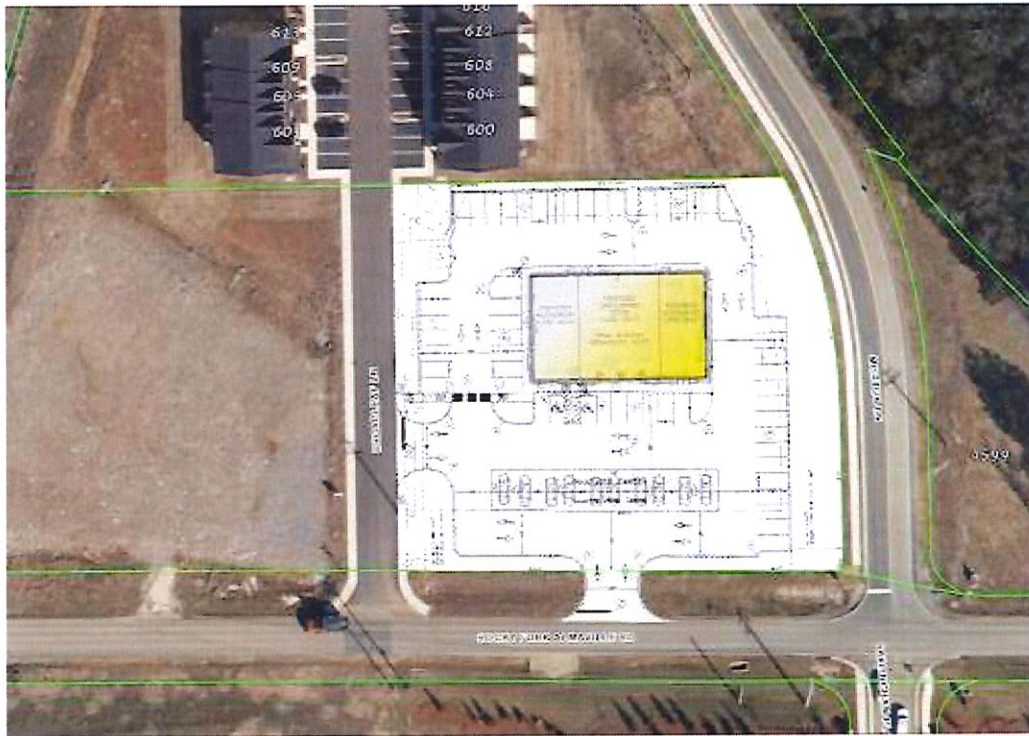
Site Plan

Location: Rocky Fork Almaville Rd & Broadleaf Ln	Applicant: Pillars Investment Group, LLC
Tax Map/Part of Parcel: 54/14.04	Property Owner(s): Collins Corner Ventures LLC
Zoning: PUD	Use Classification: Convenience Commercial

Proposal

A. Location Analysis

Blakeney Commons, Lot 2 is proposed for a convenience commercial development with a fuel center. The 6,000 square foot building has potential for two tenants in addition to a convenience store. Ten fuel pumps are proposed for the gas station. Two access points are shown to the site with one on Broadleaf Lane and one off of Rocky Fork Almaville Road. Broadleaf Lane provides the rear of the Blakeney Commons development consisting of townhomes with a proposed future commercial parcel to the north of Broadleaf Lane.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.76 Ac
Square Footage of Open Space/Landscaping	3,343 SF	4,000 SF
Total Parking	60 Spaces	63 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a variety of shrubbery and trees lining Rocky Fork Almadale Road and Morton Lane. Landscaping is also shown around the base of the building and within landscaped islands. Due to the residential townhomes behind this proposed development, a Type C landscape buffer would be required per the Zoning Ordinance. The applicant is requesting a 5' wide landscape strip with a privacy fence in lieu of the Type C landscape buffer.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone and glass/glazing on all wall faces. The gas canopy is shown to have primarily stone in combination with brick to match the commercial building. The architectural elevations 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 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 submitted to the Stormwater Department.
6. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,750 GPM @ 20 PSI. If fire walls are installed between the individual spaces, the required minimum fire flow would be reduced to 1,500 GPM @ 20 PSI.

Staff Comments:

1. As a gas station constitutes a stormwater hot spot, stormwater runoff must be treated to remove oil and gas prior to leaving the site.
2. Staff is concerned about the proposed dumpster area easement. Staff is concerned about the ability for it to be emptied without blocking the road and the proximity to the adjoining residences. Staff is also concerned about the location of the dumpster for the commercial building and the proximity to the adjoining residences. Location on the opposite side of the building would be further away from any residences.
3. A Type C buffer is required between the proposed store and the adjoining residential development. In lieu of a Type C landscape buffer, the applicant is proposing to install a fence with a 5' wide landscape buffer consisting of evergreen trees and shrubs. The reasoning submitted is that "a 15' buffer would be detrimental to the site's ability to have a gas station as the building would have to be reduced to a depth that would be difficult to lease or occupy". The 5' landscaping buffer does not extend the entire length of the rear property line due to the dumpster and retaining walls and utilities present along Morton Lane.
4. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) to receive a Will Serve letter for CUD to determine the level of service that can be provided to the site.
5. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

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

Following discussion, Council Member Steve Sullivan made a motion to Approve. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

7. Subdivision Regulations Amendment

7.a. Section 7-101.2 and addition of Appendix A

Following discussion, Vice-Mayor Marc Adkins made a motion to Approve. Matt Carver seconded the motion. Following further discussion, the motion was approved 7-0.

8. Zoning Ordinance Amendment

8.a. Article IV and Article V regarding Minimum Building Setbacks for Accessory Structures

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council. Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

8.b. Article V regarding adding Tourist Homes in the C-4 District

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-1 with Matthew Carver voting no.

9. Bond Review Report

9.a. September Bond Review Report

Following discussion, Council Member Steve Sullivan made a motion to Approve. Matt Carver seconded the motion. Following further discussion, the motion was approved 7-0.

10. Staff Comments and/or Other Business

11. Adjournment

Town of Smyrna, Tennessee



Tim Morrell, Chairperson

Attest:



Kevin Rigsby, Town Planner