



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



August 7, 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:

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
Charles King, Town Engineer
Kristi Worrell, Building Official

Prayer

The invocation was given by Vice-Mayor, Marc Adkins.

Pledge of Allegiance

The Pledge of Allegiance was led by Matthew Carver.

2. Citizen Comments

The following citizens submitted comments in writing:

Stephen Taylor, 6620 Lee Road, Smyrna - Hidden Springs, Phase 1 Final Plat
Patrick & Dawn Beauchene, 6614 Lee Road, Smyrna - Hidden Springs, Phase 1 Final Plat

2.a. Theresa Stewart Fitzcharles, 6586 Lee Road, Smyrna - Hidden Springs, Phase 1 Final Plat

Theresa Stewart Fitzcharles noted that she lives at 108 Hutchinson Drive, Smyrna, but also owns the property in the county, 6586 Lee Road, Smyrna.

2.b. Simeon Panagatos, 611 Tammy Circle, Smyrna - Under Preservation of Green Space

3. Approval or Correction of Minutes

Following a review of the Minutes of the July 1, 2025 meeting and July 31, 2025 Quarterly Joint Workshop meeting, Matt Carver made a motion to approve the minutes; the motion was duly seconded by Salena Scott. The motion was approved 7-0.

3.a. July 1, 2025 Regular Meeting

3.b. July 31, 2025 Quarterly Joint Workshop meeting

4. Old Business

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

4.a.1. 452 Properties, LLC - **Recommended to be deferred until September** Bill France Road & I-840 Annexation & PUD Zoning Request

452 Properties, LLC - Annexation & PUD Zoning

Location: Bill France Road & I-840

Tax Map: 11

Parcels: 5.00 and part of 6.00

Acres: 819.45

Current Zoning: RM

Proposed Zoning: PUD

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. The requested PUD is essentially 34.3 acres zoned C-2 and the remaining zoned I-2, with the request that the height limit in the I-2 areas be 60' in lieu of the 50' limit as stated in the Zoning Ordinance. The maximum square footage allowed in the C-2 area is 350,000, and the maximum square footage in the I-2 area is 8,500,000. No pole signs would be allowed.
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 and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna

and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area. Annexation of existing roads would require the Town to begin maintenance of those roads, as well as provide emergency services including traffic accident response and traffic control, upon the effective date of annexation.

7. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary. Staff is concerned that the assessed line is being used as a part of the annexation request based on opinions of several land surveyors that the "county line based on agreed assessment jurisdiction" allows for the Town to annex and serve the area. The Town of Smyrna cannot annex an area outside of the established Urban Growth Boundary, which in this area is the boundary line between Rutherford and Wilson Counties.
8. 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.
9. If the annexation is approved as requested, parts of the area would exceed the 5 mile drive radius from Fire Station 4. This could jeopardize the Town's ISO rating unless an additional station is built, equipped, and staffed, which would be a significant cost.
10. Show proposed utility extensions and stormwater facilities.
11. The PUD request references that the signs within the development would follow the Town's Zoning Ordinance. Signs are regulated by the Sign Ordinance, so the request should be amended to reflect this.
12. The landscape buffers as proposed for the area of the PUD proposed to allow I-2 uses would be required to be Type D, not Type C, in any location where the development abuts property zoned for residential uses.
13. Sidewalks will be required per the Zoning Ordinance of the Town without any exemptions as requested as a part of the PUD.
14. 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.

15. The water service availability request is currently in queue to be reviewed by CUD. More detailed information should be available once CUD issues a Will Serve letter stating the level of service that can be provided to the site.
16. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

5. New Business

5.a. Rezoning Requests:

**5.a.1. Gamble Design Collaborative
Rocky Fork Almaville & Briley Road
Rezoning R-3 to PRD & PRD Amendment**

Gamble Design Collaborative - R-3 to PRD and PRD Amendment

Location: Rocky Fork Almaville Road/Briley Road

Tax Map: 54 Parcel: 57.02

Tax Map: 73 Parcels: 13.00, 13.01, 13.03, 13.04, & 16.00

Acres: 67.68

Current Zoning: PRD Proposed Zoning: PRD

Tax Map: 54 part of Parcel 57.00

Acres: 0.31

Current Zoning: R-3 Proposed Zoning: PRD

1. The surrounding zoning is PRD (Collins Grove, Alfaro Subdivision, Reverie at Music City, Lyndwood) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Right-of-way dedication is shown on the plans for this road.
4. The existing approved PRD for Briley Downs is for 212 single family lots on 67.68 acres, for a density of 3.13 units/acre. When the provided open space of 15.47 acres is considered, the density is 212 lots on 52.21 acres, for a density of 4.06 units/acre.
5. The requested PRD/PRD amendment would add .31 acre currently zoned R-3 from an adjacent tract. The requested PRD is for 217 single family lots on 67.99 acres, for a density of 3.19 units/acre. When the proposed provided open space of 15.45 acres is considered, the density would be 217 lots on 52.54 acres, for a density of 4.13 units/acre. In addition, the amenities proposed have been changed to add a pool and clubhouse replacing a pavilion, dog park, and

- community garden. In addition, it has been requested to amend the front setback from 35' to 20' with a 35' setback to the garage. The overall layout, minimum/maximum house size, etc., has not changed.
6. The preliminary plat has been approved for this entire development using the current approved PRD, as well as the final plat for all phases of Section 1. If the PRD amendment is approved, the preliminary plats for Section 1, Phases 1, 3, and 4, Section 2, and Section 3 would be required to be resubmitted for review and approval. In addition, the final plats for Section 1, Phases 1, 3, and 4 would also be required to be resubmitted for review and approval.
 7. Submit an updated Water Service Availability request to CUDengineering@ cudrc.com to receive a Will Serve letter from CUD.

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 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

**5.a.2. Sewart's Landing
2001 Motlow College Blvd. & Sam Ridley Pkwy, West
Rezoning C-2 to PUD & PUD Amendment**

Sewart's Landing - C-2 to PUD/PUD Amendment
 Location: Motlow College Blvd. & Sam Ridley Pkwy, West
 Tax Map: 18 Parcels: 10.01, 10.02, 10.03, 10.04, and 10.05
 Tax Map: 28 Parcels: 44.29, 44.30, and 44.31
 Acres: 43.9 Current Zoning: C-2/PUD Proposed Zoning: PUD

1. The surrounding zoning is C-2 in Town and Ag (Agriculture) in LaVergne.
2. The Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a combination of retail uses and services that provide markets for both local and regional customers.
3. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard as a collector. Adequate right-of-way exists for these streets.
4. The existing approved PUD would allow for 280,400 square feet of commercial buildings, 245,500 square feet of office space, 240 hotel rooms, and 75 for sale condominiums.
5. The requested PUD/PUD amendment would add 3 acres in the extreme northwest corner of this parcel which was excluded originally with a note that use would be coordinated with the Town and Motlow State Community College. This portion of the parcel is still zoned C-2, but has been requested to be incorporated into the PUD with this amendment. In addition, the PUD amendment would include the following:
 1. Remove the 75 for sale condominiums and replace them with

- 268 for rent apartments.
2. The requirement of a minimum of 75% brick, stone, and glass exterior has been requested to be amended to a minimum of 64.31% masonry and glass.
 3. The list of primary materials would be amended to add authentic stucco, composite metal panels, prefinished wood, and painted wood, and the list of secondary materials would be amended to add cementitious siding, fabric awnings, architectural metal panels, and smooth faced concrete masonry.
 6. At no time can any part of the fire apparatus leave the roadway. This includes the overhang within the turn. Please contact James Lawrence with the Town of Smyrna Fire Department regarding the autoturn.
 7. Any building over 30' in height requires the road or drive aisle to be 26' wide.
 8. The required minimum fire flow will be determined per building.
 9. Provide details for the proposed recreational amenities for the plazas/parks.
 10. The Town of Smyrna Sign Ordinance requires a PUD to include a signage plan to be included. This was a condition of the original PUD approval, and has still not been provided. Compliance with the Sign Ordinance requires submittal of a signage plan, not just multiple possible concepts. At minimum, a maximum height and size of the development ground signs should be established as a part of the PUD with the signage on the individual parcels to comply the appropriate sections of the Sign Ordinance.
 11. Staff would recommend that the standalone nonresidential buildings be required to meet the current approved PUD standard with regards to the minimum required percentage of brick/stone/glass. Staff would also recommend that the requested amendment be brick/stone/glass, not masonry/glass. This would be consistent with the Town's design standards for any commercial/office development. The requested percentage amendment would only apply to the commercial/residential mixed use buildings and the residential buildings. Staff would also recommend that the percentages be shown on the architectural guidelines similar to what was shown on the original PUD documents.

At this time, Chairperson Tim Morrell acknowledged Land Deleot with Equitable Property Company to speak regarding the request.

At this time, Chairperson Tim Morrell acknowledged Paul Bass with Consortium Architecture & Planning to speak regarding the request.

At this time, Chairperson Tim Morrell acknowledged Turnbull Pursley with Equitable Property Company to speak regarding the request.

Following discussion, Council Member Steve Sullivan made a motion to recommend

approval to the Town Council. Board Member Matt Carver seconded the motion. Following further discussion, the motion was approved 7-0.

5.b. Sketch Plat:

5.b.1. Hidden Hills, Section 7

West of Tamland Drive, Burgundy Drive, & Bonifay Drive

Owner / Developer: OpenLand Communities

Sketch Plat - Hidden Hills, Section 7

Location: West of Tamland Drive, Burgundy Drive, & Bonifay Drive

Tax Map: 33

Parcel: 9.00

Acres: 22.78

Zoned: R-3

Lots: 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 and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. No streets are affected by the Major Thoroughfare Plan for this phase.
7. Each lot will require 1" water service.
8. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any construction over 3,600 sq. ft. under roof will increase the minimum required fire flow.
9. No burn permits will be issued for this area.
10. Based on the existing topography, there will most likely be several critical lots within this development.

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

5.c. Preliminary Plats:

5.c.1. Greystone, Phase 1D

Winnager Way

Owner / Developer: Meritage Homes

Preliminary Plat - Greystone, Phase 1D

Location: Winnager Way

Tax Map: 50

Parcel: 2.04

Acres: 15.82

Zoned: PRD w/ESO

Lots: 64

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any construction over 3,600 sq. ft. under roof will increase the minimum required fire flow.
7. No streets are affected by the Major Thoroughfare Plan for this phase.
8. Each lot will require 1" water service.

6:25pm Charles Scurr left the room.

Following discussion, Vice-Mayor Marc Adkins made a motion to Approve. Board Member Matt Carver seconded the motion. Following further discussion, the motion was approved 6-0.

**5.c.2. Sewart's Landing - Squadron Street
2050 Motlow College Blvd.
Owner / Developer: Sewarts Landing Partners, LP**

Preliminary Plat - Sewart's Landing - Squadron Street

Location: 2050 Motlow College Blvd.

Tax Map: 18

Parcel: 10.01

Acres: 6.93

Zoned: PUD

Lots: 1

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement

designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.

6. Submit construction plans prior to submittal of the final plat.
7. The Major Thoroughfare Plan designates Motlow College Boulevard as a collector. Adequate right-of-way exists for this street.

6:27pm Charles Scurr returns to the room.

Following discussion, Matt Carver made a motion to Approve. Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

5.d. Final Plats:

**5.d.1. Cornerstone, Section I
Hollingshead Circle**

**Owner / Developer: Southern Rock Manufacturers, LLC, Michael A.
Hollingshead, Hollingshead Land, LLC**

Final Plat - Cornerstone, Section I

Location: Hollingshead Circle

Tax Map: 26

Parcels: 18.00, 20.00, 24.01

Acres:

Zoned: PUD

1. 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.
2. The Major Thoroughfare Plan designates W. Jefferson Pike as a principal arterial and Hickory Grove Road as a collector. Adequate right-of-way exists for W. Jefferson Pike, but right-of-way dedication is required for Hickory Grove Road.
3. This final plat does not match the approved preliminary plat. The preliminary plat showed a configuration of the Hickory Grove Road and Hollingshead Circle intersection as a 90 degree four way stop. It has not been constructed as such, and the final plat reflects the current construction. If the proposed connection is ever made on the north side as shown on the approved master plan, this intersection will have to be configured as originally planned. In addition, Hollingshead Circle was shown to be built as a public street, but has instead been built utilizing concrete which doesn't meet the Town's public street standards. As such, it is now shown as a private street.
4. Parcels 18.00 and 20.00 should be combined and reconfigured to be consistent with the property boundaries shown on the site plan for the convenience store.

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

5.d.2. Bulldog Drive Subdivision

Lee Victory Pkwy & Bulldog Pkwy

Owner / Developer: Nir Homes, Inc. / Kroger Limited Partnership I

Final Plat - Bulldog Drive Subdivision

Location: Lee Victory Parkway & Bulldog Drive

Tax Map: 34

Parcel: 45.00

Lots: 8

Acres: 27.51

Zoned: C-2

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates Lee Victory Parkway as a principal arterial and Bulldog Drive as a collector. Adequate right-of-way exists for these streets.
7. Label the public utility and drainage easement and access easement along the rear of Lot 1 as a private drainage and access easement & public utility easement. The stormwater infrastructure within this easement will not be maintained by the Town.
8. The sign within the proposed 20' x 20' sign easement at the corner of Lot 4 is required to meet the minimum setbacks as dictated by the Sign Ordinance.
9. Provide an access easement from the proposed private cul-de-sac to the property proposed to be donated to the Rutherford County Board of Education per the approval of the preliminary plat.

At this time, Chairperson Tim Morrell acknowledged Eli Shelton with GMC to speak regarding the request.

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

5.d.3. Hidden Springs, Phase 1

Lee Road

Owner / Developer: David Weekley Homes

Final Plat: Hidden Springs Subdivision, Phase 1

Location: Lee Road

Tax Map: 51
Zone: PRD

Parcels: 8.18 & 8.07
Lots: 52

Acres: 21.04

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. Show and label the landscape buffer required per the PRD approval along the western property lines abutting the single family tracts, as well as any easements or other modifications as required by the developer's agreement with the neighboring property owners to the west of the development.
7. Show, dimension, and label all easements where applicable.
8. Show a drainage easement for the stormwater pipe on Lot 1.
9. Label all open spaces.
10. Public easements should be labeled as such.
11. Extend a 20' wide public utility easement for the sewer line across the open space east of Napa Valley Drive.
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.

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

5.e. Site Plans:

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

12415 Old Nashville Highway

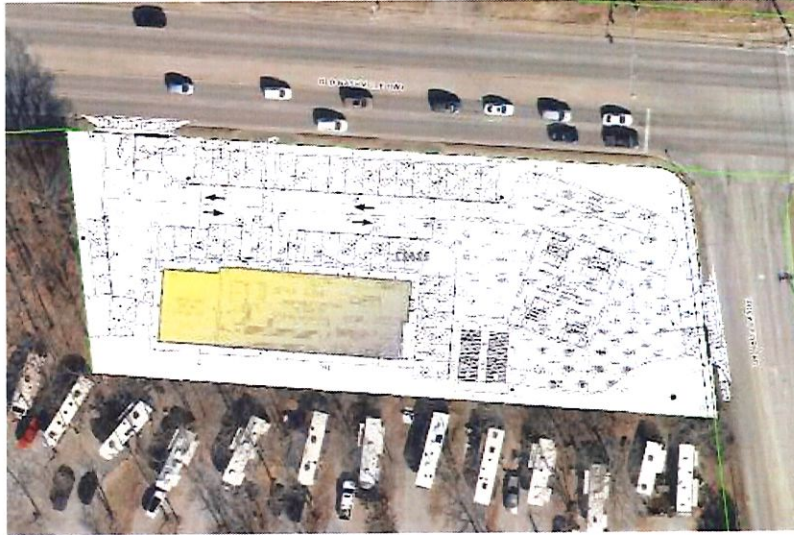
Site Plan

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 1,140 square feet and the convenience store is 4,122 square feet with 8 fuel pumps. Access to the site is shown via two access points, one on Old Nashville Highway and one on Rocky Fork Road. The access points are situated at the maximum possible distance from the intersection. This property is located within the Enon Springs Overlay and will be required to meet those additional requirements.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.59 Ac
Square Footage of Open Space/Landscaping	2,575 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 metal accents. 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.

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. A significant amount of stormwater is not being captured. Where is the runoff going?
2. The parapet wall for the elevations fronting Old Nashville Highway and Rocky Fork Road should be extended to cover the entirety of each building elevation.
3. Show the roof mounted equipment on the elevations. Must be screened by the parapet walls.
4. 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.
5. Sidewalks adjacent to parking stalls are required to be 7' wide to accommodate vehicle overhang.
6. 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.
7. What material is proposed for the equipment screen wall?
8. No more than 15 parking spaces are allowed in a row without a landscape island. The row of parking along Old Nashville Highway has 17 spaces in a row.
9. The material square footage percentages for the east building elevation do not seem to match what is shown on the drawing. Are these correct?

Staff Recommendation: Staff recommends deferral due to the outstanding questions regarding landscaping compliance and drainage.

Following discussion, Vice-Mayor Marc Adkins made a motion to Defer. Council

Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

**5.e.2. Sewart's Landing, Phase 1.5
Pilot Place & Motlow College Blvd.
Owner / Developer: Equitable Property Company**

Sprouts

Site Plan

Location: Intersection of Pilot Place and Motlow College Blvd.	Applicant: Fulmer Lucas Eng.
Tax Map/Part of Parcel: 18/10.01	Property Owner(s): Sewart's Landing Partners, LP
Zoning: PUD	Use Classification: General Retail Trade

Proposal

A. Location Analysis

Sprouts is proposing to locate a 23,300 square foot grocery store within the Sewart's Landing development. Access to the site would be provided via Pilot Place and Squadron Street. This building would be on the same parcel as two future buildings that will have a site plan submitted at a later date. A final plat will have to be recorded for this area prior to issuance of any building permits.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	3.72 Ac
Square Footage of Open Space/Landscaping	16,210 SF	27,085 SF
Total Parking	222 Spaces Shared Parking at 1/250 SF	323 Spaces
Handicapped Parking Space(s)	8 Spaces	10 Spaces

B. Landscaping

Landscape plan shows a variety of trees and shrubbery to be planted throughout the site, along the public roads and within landscaped islands. The Design Review streetscaping requirements are not being met with the proposed design. Additional street trees and shrubbery will be required along Motlow College Boulevard and Squadron Street.

C. Design Review

Architectural elevations show the building to be finished with a mixture of brick, stone, glazing, EIFS, fiber cement siding and metal trim. The sides and rear of the building meet Design Review while the front of the building does not. The front (east) elevation shows a total of 73.1% primary materials. Additional windows and trellises have been added to the sides and rear to provide architectural interest.

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 Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard as a collector. Adequate right-of-way exists for these streets.
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 1,000 GPM at 20 PSI.

Staff Comments:

1. The final plat will be required to be recorded prior to issuance of a building permit.
2. The architectural elevations for the front of the building does not meet the requirements

of the PUD and does not meet Design Review. At minimum, staff would recommend the elevations meet the architectural requirements of Design Review.

3. Fire hydrants cannot be located off of reuse water lines.
4. Landscaping along public right-of-ways should have street trees placed at intervals of no more than 40 feet on center with shrubbery between the trees.

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

At this time, Chairperson Tim Morrell acknowledged Yates Bateman with Fulmer Lucas Engineering to speak regarding the request.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve with comments. Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

**5.e.3. SRM Block Plant
Hickory Grove Road
Owner / Developer: Hollingshead Land, LLC**

SRM Block Plant

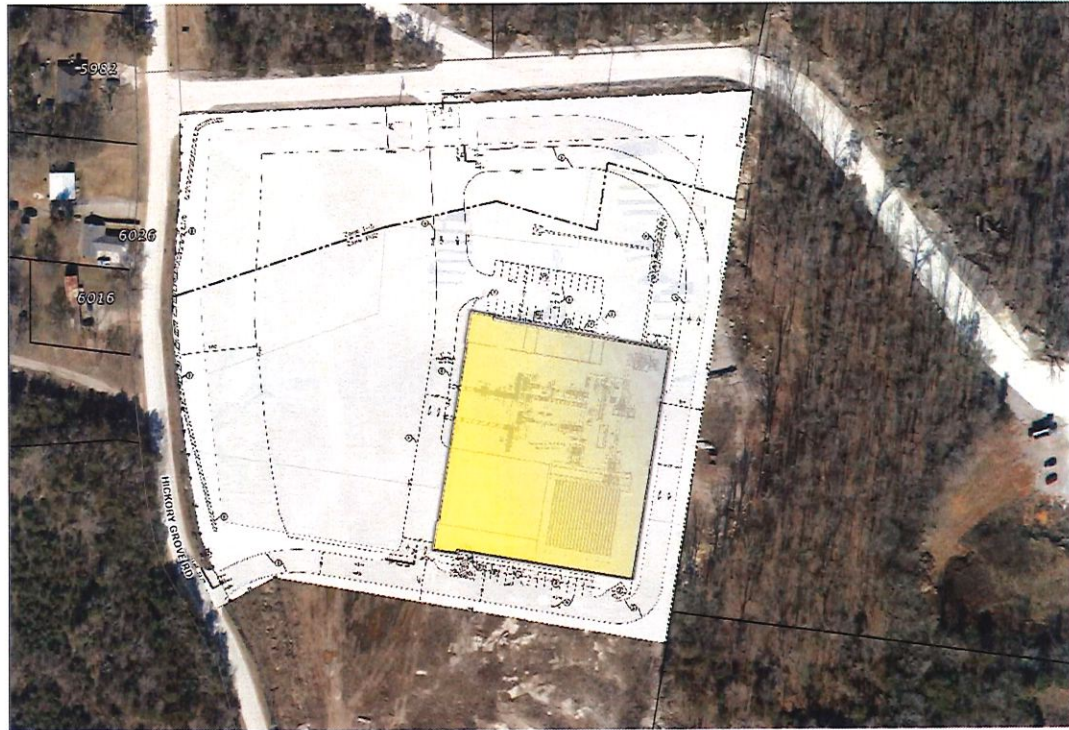
Site Plan

Location: Hickory Grove Road	Applicant: Hollingshead Land, LLC
Tax Map/Parcels: 20/42.00, 43.00, 46.01 & 48.00	Property Owner(s): Hollingshead Land, LLC
Zoning: PUD & RM (Rutherford County)	Use Classification: Heavy Industrial

Proposal

A. Location Analysis

SRM is proposing to construct a 62,350 square foot block plant on Hickory Grove Road south of the entrance to the quarry. Two access points are shown to access the site, one off of the access road and a new point of entry from Hickory Grove Road. Half of the 8.19 acre, proposed site, would be utilized for the building with the other half paralleling Hickory Grove Road to be used for product sales and storage.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.29 Ac
Square Footage of Open Space/Landscaping	4,523 SF	13,313 SF
Total Parking	46 Spaces	46 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a berm along Hickory Grove Road, a minimum 2 foot tall and 3 foot wide at the top. Atop the landscape berm is a variety of evergreens and ornamental trees. The purpose of the berm is to provide a buffer between Hickory Grove Road and an area on site to be utilized for product sales and storage. Additional shrubbery is shown along the southern drive aisle into the site with a mixture of trees and shrubbery. There are trees shown lining the right-of-way to the north of the site.

C. Design Review

Architectural elevations submitted show the building to utilize a mix of glass and concrete tilt panel with metal rollup doors. The PUD permits offices, retail shops and other buildings to be a combination of concrete, glass, stone, brick and 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 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 Hickory Grove Road as a collector. Adequate right-of-way would be required to be dedicated 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. Site plan approval would be contingent upon approval of the annexation and I-3 zoning request.
2. Water/sewer plans are under review.
3. Show the size of the fire and domestic water lines.
4. This site is required to detain and treat stormwater. Please show.
5. Provide a sidewalk along Hickory Grove Road.
6. Submit architectural elevations for the dumpster enclosure, material bins, and other structures showing the height and materials to be utilized.
7. The landscape plan does not meet Design Review. Trees shown along Hickory Grove Road are not street trees. A waiver to the requirement has been requested by the developer.
8. The acreage shown is less than the total of the four parcels listed. Provide a survey/proposed plat to combine/resubdivide the four parcels into one/two tracts. This must be recorded prior to issuance of a building permit.
9. Show water meter and backflow size.

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

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

Following discussion, Council Member Steve Sullivan made a motion to Approve with comments including granting the waiver request for landscaping along Hickory Grove Road. Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

6. Subdivision Regulations Amendment

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

Kevin Rigsby discussed proposed amendments to the Subdivision Regulations. A public hearing and vote will be held at the September meeting.

7. Mandatory Referral

7.a. Imperial Boulevard Water Line Extension

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

7.b. Unimproved ROW Description between Lots 24 & 25 Preserve at Stewarts Creek

Following discussion, Board Member Ken Hill made a motion to recommend approval to the Town Council. Matt Carver seconded the motion. Following further discussion, the motion was approved 7-0.

8. Bond Review Report

8.a. August Bond Review Report

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

9. Staff Comments and/or Other Business

At this time, Kevin Rigsby informed the Commission of an upcoming Zoom training by MTAS on Thursday, August 14, 2025 from 4-6pm that is geared towards Planning Officials.

At this time, Charles Scurr asked staff to ensure grading efforts were in line with the approved plans for D.R. Horton - Ascend at Sam Ridley.

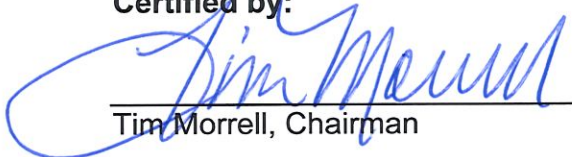
10. Adjournment

Respectfully Submitted:



Kevin Rigsby, Town Planner

Certified by:



Tim Morrell, Chairman



Kathryn Smith <kathryn.smith@townofsmyrna.org>

Fwd: Hidden Springs Final Plat

1 message

Mitchell Wensman <mitchell.wensman@townofsmyrna.org>
To: Kathryn Smith <kathryn.smith@townofsmyrna.org>

Wed, Aug 6, 2025 at 9:42 AM

Here's some additional writing (I think) for the woman that's already on the agenda.

----- Forwarded message -----

From: **Amber Hobbs** <amber.hobbs@townofsmyrna.org>
Date: Wed, Aug 6, 2025 at 9:07 AM
Subject: Fwd: Hidden Springs Final Plat
To: Mitchell Wensman <mitchell.wensman@townofsmyrna.org>

Amber Hobbs

Town Clerk

Open Records Coordinator

Town of Smyrna

Administration Department

315 South Lowry Street

Smyrna, TN 37167

615-267-5028

615-267-5036 (fax)

www.townofsmyrna.org

----- Forwarded message -----

From: **Theresa Fitzcharles** <therfitzmap@hotmail.com>
Date: Tue, Aug 5, 2025 at 10:53 PM
Subject: Hidden Springs Final Plat
To: Kevin Rigsby <kevin.rigsby@townofsmyrna.org>
Cc: Jeff Peach <jeff.peach@townofsmyrna.org>, David Santucci <david.santucci@townofsmyrna.org>, Amber Hobbs <amber.hobbs@townofsmyrna.org>, Steve Sullivan <steve.sullivan@townofsmyrna.org>, Patrick Beauchene <patrickb007@me.com>, Dawn Beauchene <dawnb93@gmail.com>, Melissa Taylor <mtaylor0727@gmail.com>, Chuck Taylor <sctaylor1978@icloud.com>

1. Referring to your 2. We would like to note. This is the third 4. The Planning Commission packets 5. The homeowners email dated that a formal, final plat we have reviewed the contract 5/15/2025, you executable contract received with promptly upon receipt and wrote "It is my between the inaccuracies. The not been fulfilled. Number 6: Show and provided their requested understanding from homeowners and DWH has not yet engineer's notes label the landscape buffer required per revisions within a few the developer that been established. contain errors, the the PRD approval along the western days. Conversely, DWH they will not be verbiage has been altered with property lines abutting the single family submitted a revised submitting the final Additionally, there is a handwritten tracts, as well as any easements or version after 56 days, plat until an an urgent need to drawing of my other modifications as required by the which still contains agreement has review the final plat revisions within a tight easement, and a developer's agreement with the several errors. We have been reached deadline of less than utility easement west of the development. A consensus and receptive approach maintained a cooperative between the developer and all of 48 hours ahead of the for the new water has not yet been fully reached. Number throughout this process; however, the extended developer and all of 48 hours ahead of the for the new water has not yet been fully reached. Number throughout this process; however, the extended the neighbors so Planning Commission lines is not shown. 8: Show, dimension, and label all easements where applicable. The inaccuracies in the that what is submitted reflects the revised plat at informed us that utility easement associated with the delays and identified what everyone has 5:51 this evening, and he will be submitting the new water lines has not been depicted any overall timeline and could result in deviations from the original agreed-upon agreed to." Please it still contains some final plat to the corresponding documentation the revisions may affect the expectations. be advised that, as errors, which raises final plat to the pertaining to it. agreement has concerns regarding its Town of Smyrna accuracy. tomorrow.

I am confident that, with additional time, we will be able to address and resolve all remaining issues. We have been working on this for over a year, and now is the time to ensure that all details are thoroughly addressed. Many individuals have been involved in this process and deserve to see it completed accurately and in accordance with all requirements. I am dedicated to collaborating with DWH, the Town of Smyrna, and my neighbors to find a suitable resolution. Please do not abandon us now, especially with the finish line so close.

Thank you for your continued time, attention, and commitment as we work towards resolving this matter.

Sincerely,

Theresa Stewart Fitzcharles
108 Hutchinson Dr./6586 Lee Rd.
Smyrna, Tn. 37167
(615)504-3448

108 Hutchinson Dr./6586 Lee Rd.

Smyrna, Tn. 37167

(615)504-3448

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Kathryn Smith <kathryn.smith@townofsmyrna.org>

Fwd: Hidden Springs Final Plat

1 message

Mitchell Wensman <mitchell.wensman@townofsmyrna.org>
To: Kathryn Smith <kathryn.smith@townofsmyrna.org>

Wed, Aug 6, 2025 at 9:43 AM

And not sure if we wanted to include his red text as part of his citizens' comments sign up or not.

----- Forwarded message -----

From: **Amber Hobbs** <amber.hobbs@townofsmyrna.org>
Date: Wed, Aug 6, 2025 at 9:07 AM
Subject: Fwd: Hidden Springs Final Plat
To: Mitchell Wensman <mitchell.wensman@townofsmyrna.org>

Amber Hobbs

Town Clerk

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Administration Department

315 South Lowry Street

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www.townofsmyrna.org

----- Forwarded message -----

From: **Steven Taylor** <sctaylor1978@icloud.com>
Date: Wed, Aug 6, 2025 at 8:55 AM
Subject: Re: Hidden Springs Final Plat
To: Patrick Beauchene <patrickb007@me.com>
Cc: Kevin Rigsby <kevin.rigsby@townofsmyrna.org>, Terri Fitzcharles <therfitzmap@hotmail.com>, Jeff Peach <jeff.peach@townofsmyrna.org>, David Santucci <david.santucci@townofsmyrna.org>, Amber Hobbs <amber.hobbs@townofsmyrna.org>, Steve Sullivan <steve.sullivan@townofsmyrna.org>, Dawn Beauchene <dawnb93@gmail.com>, Melissa Taylor <mtaylor0727@gmail.com>, Patrick B Personal <patrickb007@me.com>

Kevin,

The Taylor's also agree that we prefer to see this final flat determination be deferred until we can fully execute our agreement with David Weekly Homes. We have worked with the Developer on several items of consideration that are fair to both parties; however, that agreement has not been fully reached and executed. Approval of the final plat would result in us having little to no say in finalizing our agreement with DWH and puts us in a terrible position as we attempt to finalize our agreement with the developer.

I am hoping to make the meeting tomorrow to raise these concerns.

Thanks,
Sent from my iPhone

On Aug 6, 2025, at 8:43 AM, Patrick Beauchene <patrickb007@me.com> wrote:

Good morning Kevin, Dawn and I wanted to reply to this email from Terri.

We also agree that the Hidden Springs Final Plat be deferred 30 days, or simply taken off the agenda for the August 7th Planning Commission meeting for all the same reasons Terri has articulated.

As you know we have poured countless hours into this effort. Weekly homes delayed the contract for 56 days, June 2 to July 28 with no explanation, and still has not provided an executable agreement for us all to sign. Additionally, every Final Plat diagram we've seen is wrong including the plat Wes sent us at 5:51 pm last night.

Dawn and I are in Iowa and unable to attend the Planning Commission meeting tomorrow.

Thank you for your consideration.

Patrick and Dawn Beauchene
patrickb007@me.com
615-427-0116

On Aug 5, 2025, at 10:53 PM, Theresa Fitzcharles <therfitzmap@hotmail.com> wrote:

I kindly request that you consider approving a 30-day deferral for the final plat of Hidden Springs. Should this request exceed your designated authority, I am prepared to present this item for consideration at the upcoming Planning Commission meeting. My request is supported by the following reasons:

This message w/attachments (message) is intended solely for the use of the intended recipient(s) and may contain information that is privileged, confidential or proprietary. If you are not an intended recipient, please notify the sender, and then please delete and destroy all copies and attachments. Please be advised that any review or dissemination of, or the taking of any action in reliance on, the information contained in or attached to this message is prohibited.

Re: Quick question

1 message

Patrick Beauchene <patrickb007@me.com>

Wed, Aug 6, 2025 at 4:01 PM

To: Mitchell Wensman <mitchell.wensman@townofsmyrna.org>, Amber Hobbs <amber.hobbs@townofsmyrna.org>

Cc: Kevin Rigsby <Kevin.Rigsby@townofsmyrna.org>, Kathryn Smith <kathryn.smith@townofsmyrna.org>, Mark Crosslin

<mark.crosslin@townofsmyrna.org>, Dawn Beauchene <dawnb93@gmail.com>, Terri Fitzcharles

<therfitzmap@hotmail.com>, Chuck Taylor <sctaylor1978@icloud.com>, Melissa Taylor <mtaylor0727@gmail.com>

Hello Amber and Mitch. We'd like to submit this as written comment for the Hidden Springs Final Plat agenda item at the August 7, 2025 Planning Commission Meeting. We are out of Town and unable to attend in person.

Dear Town of Smyrna Planning Commission, Town Planning, Mr. Santucci and Mr. Peach.

Myself and my Wife, Dawn Beauchene, kindly request that the approval of the Final Plat for the Hidden Springs subdivision be deferred for 30 days.

The Developer, David Weekly Homes and the adjacent neighbors, Patrick and Dawn Beauchene along with Terri Fitzcharles and Chuck and Melissa Taylor have been working toward an agreement, Kevin Rigsby, Dave Santucci and Jeff Peach, as well as several members of the Town Council, are all very aware of this.

There are numerous items within that agreement that are very important, one item is required by the Town, the Landscape Buffer details.

Here are the high level points.

- A landscape buffer along the property line between the Development and the Neighbors parcels
- Changes to the existing shared access easement
- Establishing a new shared access easement
- Permanent Abandonment of use of the shared access easement by David Weekly Homes and any homeowners in the Subdivision
- Establishment of two new utility easements for new water line access for Beauchene and Fitzcharles (this may be covered in the final plat)
- Establishment of a Prescriptive easement for a portion of ingress and egress to the Fitzcharles property preventing a "land locked" situation.

We have been in constant negotiations with the Developer for over a year now, however progress stalled on the Agreement with a 56 day delay by Weekly Homes, June 2 2025 to July 28 2025 with no explanation.

As of today 8/6/25 @4pm CST Weekly Homes has not provided a correct executable agreement for us all to sign, yet the Developer is moving forward with Final Plat Approval.

Additionally on May 15, 2025, Kevin Rigsby stated in an email to Terri Fitzcharles, "It is my understanding from the developer that they will not be submitting the final plat until an agreement has been reached between the developer and all of the neighbors so that what is submitted reflects what everyone has agreed to."

I want to clearly state that as of today 8/6/2025 no such agreement has been finalized, Mr Rigsby, Mr Santucci and Mr Peach are all aware of this. We are still waiting on Weekly Homes to provide a final, correct, executable agreement for the Neighbors to review and sign as well as a correct final plat that represents the requirements per the town.

Additionally, the Planning Commission packets include a checklist regarding the properties. Currently, one item, #8 have not been fulfilled and every Final Plat diagram we've seen, even as late as 8/6/2025 at 2pm is still wrong

We are confident that with additional time, we will be able to address and resolve all remaining issues and ensure everything is correct.

Many individuals have been involved in this process and deserve to see it completed accurately and in accordance with all requirements.

We are dedicated to collaborating with Weekly Homes and the Town of Smyrna, and all the neighbors to find a suitable resolution.

Thank you for your continued time, attention, and commitment as we work towards resolving this matter mutually.

Patrick and Dawn Beauchene
6614 Lee rd, Smyrna TN.
615-427-0116
Sent from my iPhone

On Aug 5, 2025, at 4:22 PM, Patrick Beauchene <patrickb007@me.com> wrote:

Hi, thank you for the detail.

Patrick Beauchene
615-427-0116
Sent from my iPhone

On Aug 5, 2025, at 3:09 PM, Mitchell Wensman <mitchell.wensman@townofsmyrna.org> wrote:

Patrick,

We will provide your statement/comments to the Planning Commission members prior to the meeting for them to review. There is no obligation of the members to read the comments out loud, but they will announce that they have received comments in writing for the citizens comments section, prior to the meeting.

Thanks,
Mitch Wensman

On Tue, Aug 5, 2025 at 11:05 AM Amber Hobbs <amber.hobbs@townofsmyrna.org> wrote:
FYI...see below.

Amber Hobbs

Town Clerk

Open Records Coordinator

Town of Smyrna