



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



October 2, 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
Ken Hill
Charles Scurr, PhD

Staff:

Kevin Rigsby, Town Planner
David Santucci, Town Manager
Jeff Peach, Town Attorney
Mark Crosslin, Planning Technician
Mitchell Wensman, Planner
Scott Byers, Fire Captain
Mark Parker, Asst. Director of Utilities
Charles King, Town Engineer
Kristi Worrell, Building Official

Prayer

The invocation was given by Chairperson, Tim Morrell.

Pledge of Allegiance

The Pledge of Allegiance was given by Matthew Carver.

2. Public Hearing

2.a. Plan of Services for Catalyst Design Group - 7025 Del Thomas Road

This item was withdrawn before the meeting.

2.b. Plan of Services for Armias Development Group, LLC - 101 McNairy Lane

At this time, Chairperson, Tim Morrell acknowledged the following people to speak during the Public Hearing:

Michael Wilson
230 Peebles Drive
Smyrna, TN 37167

Not in Town Limits

2.c. Plan of Services for CLQ Land - 5198 Lee Road

At this time, Chairperson, Tim Morrell acknowledged the following people to speak at the Public Hearing:

Faith Brownlow
5241 Lee Road
Smyrna, TN 37167
Not in Town Limits

3. Citizen Comments

3.a. Tanya Hadley
216 Meridian Drive
Smyrna, TN 37167
Project: Tax Map: 54 Parcel: 18.00

3.b. Kaitlin Alfermann
1198 Peebles Drive
Smyrna, TN 37167
Project: 101 McNairy Lane

3.c. Michael Wilson
230 Peebles Drive
Smyrna, TN 37167
Project: 101 McNairy Lane

3.d. Thomas Ralls
226 Wellington Way
Smyrna, TN 37167
Project: 101 McNairy Lane

3.e. Tammy Ralls
226 Wellington Way
Smyrna, TN 37167
Project: 101 McNairy Lane

3.f. Conrad Voshen
115 McNairy Lane
Smyrna, TN 37167
Project: 101 McNairy Lane

3.g. Laura Voshen
15 McNairy Lane
Smyrna, TN 37167
Project: 101 McNairy Lane

3.h. Frank Smith
123 McNairy Lane
Smyrna, TN 37167
Project: 101 McNairy Lane

3.i. **Joshua Boswell**
105 McNairy Lane
Smyrna, TN 37167
Project: 101 McNairy Lane

3.j. **Sarah Baehr**
231 Wellington Way
Smyrna, TN 37167
Project: 101 McNairy Lane

4. Approval or Correction of Minutes

4.a. September 4, 2025 regular meeting

Following a review of the Minutes of the September 4, 2025 meeting, Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Council Member Steve Sullivan. The motion was approved 6-0.

5. New Business

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

5.a.1. Catalyst Design Group
7025 Del Thomas Road
Annexation & PRD Zoning

Catalyst Design Group - Annexation & PRD Zoning

Location: 7025 Del Thomas Road

Tax Map: 54

Parcels: 20.00, 20.01, and 3.04

Acres: 102

Current Zoning: RM

Proposed Zoning: PRD

1. The surrounding zoning is PRD (The Courtyards at Stewarts Creek) 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 Almadillo Road as a minor arterial. This property has no frontage on this road.
4. The requested PRD is for 162 single family lots and 40 townhomes. This translates to an overall density of 1.98 dwellings/acre. If the common open space of approximately 45.5 acres is removed from the calculation, it is 202 houses on 56.5 acres for a density of 3.58 dwellings/acre.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 sq. ft. under roof will require additional fire flow.
6. An ARAP will be required for each road, trail, and utility crossing of any stream.
7. A second entrance must be in place before the 100th house is built.
8. There are significant upgrades required to provide sewer for this project. Sewer is required to be extended from Bankside along Rocky Fork Creek and up Kedron Church Road. The Town would participate in the

- cost difference if the line is required to be upsized.
9. Annexation of this tract would require the annexation of approximately 660' of the existing right-of-way of Rocky Fork Almadillo Road and approximately 450' of the existing right-of-way of Del Thomas Road.
 10. The improvements as recommended by the traffic study must be completed by the developer.
 11. The Fire Dept. must be able to reach within 150' of all portions of the townhomes with a handline.
 12. All corner lots within the development are required to have side entry garages. One of the submitted elevations for the side does not show a side entry garage.
 13. All street facing facades including the side elevations on corner lots are required to have architectural details such as shutters, windows, wrap around porch, bay windows, arches, or dormers. The submitted side elevations leave a lot to be desired in this regard, with only windows shown and no other elements. Provide additional details on these side elevations.
 14. HVAC units are required to be at the rear of each house.
 15. Stream buffers cannot be less than 15' in any area.
 16. Show proposed utility extensions on all plans.
 17. What is the proposed range of the sizes of the houses?
 18. See CUD Will Serve letters issued 8/1/2025 for more detailed information regarding the required off-site improvements and the level of service that can be provided to the site.
 19. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

This item was withdrawn before the meeting.

**5.a.2. Armias Development Group, LLC
101 McNairy Lane
Annexation & C-2 Zoning**

Armias Development Group, LLC- Annexation & C-2 Zoning

Location: 101 McNairy Lane

Tax Map: 55C

Group: B

Parcel: 30.00

Acres:

1.27

Current Zoning: RM Proposed Zoning: C-2

1. The surrounding zoning is I-2 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 Almadillo Road as a minor arterial. As Almadillo Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT.
4. The closest sewer connection to this project is within Midway Lane

- approximately 1,000 feet away. The developer would be required to extend a sewer main to serve this parcel.
5. This land is entirely within the 100 year floodplain.

Following discussion, Matt Carver made a motion to recommend denial to the Town Council due to inconsistency with surrounding land use. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

**5.a.3. CLQ Land
5198 Lee Road
Annexation & R-3 Zoning**

CLQ Land- Annexation & R-3 Zoning

Location: 5198 Lee Road

Tax Map: 50

Parcel: 31.00

Acres: 21.7

Current Zoning: RM

Proposed Zoning: R-3

1. The surrounding zoning is PRD (Oak Meadows) in Town and RM in Rutherford County.
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.
3. The Major Thoroughfare Plan designates Lee Road as a collector. Right-of-way dedication of 30' from the centerline is required as a part of this development.
4. A sewer main will be required to be extended from the Olive Branch sewer line to this site. An offsite sewer easement would be required to be obtained and would be a minimum of 1,200' in length.
5. CUD has an existing 6" water main along Lee Road. However, this project is served by the Town of Smyrna for water per the service boundary.

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council. Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

5.b. Rezoning Requests:

**5.b.1. Unico TN, LLC
Almaville Road
Rezoning PID to C-2**

Unico TN, LLC - Rezoning PID to C-2

Location: Almaville Road

Tax Map: 55

Parcel: 11.12

Acres: .91

Current Zoning: PID

Proposed Zoning: C-2

1. The surrounding zoning is PID and C-2.
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.
3. The Major Thoroughfare Plan designates Almaville Road as a Minor Arterial. As Almaville Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT. This parcel has no frontage on Almaville Road, but is accessed through two separate adjoining tracts.
4. CUD has an existing 12" water main along Almaville Road that currently serves the property. Under existing conditions, CUD can meet 1,500 GPM flow requirements.

Following discussion, Matt Carver made a motion to recommend approval to the Town Council. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

5.c. Preliminary Plats:

5.c.1. Briley Downs

**Rocky Fork Almaville Road / Briley Road
Owner / Developer: Dreamfinders Homes**

Preliminary Plat: Briley Downs

Location: Rocky Fork Almaville Road/Briley Road

Tax Map: 54 part of Parcel: 57.00

Tax Map: 73 Parcel: 16.03

Current Zoning: PRD Acres: 53.81 Lots: 190

1. Signs will require a separate permit.
2. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated with this plat.
3. Any improvements recommended by the traffic study must be completed by the developer. The required improvements to Briley Road will be required at the time the subdivision roadway connects to Briley Road.
4. Stream crossing roadway details will need to be submitted to the Public Works Department.
5. The required minimum fireflow is 1,000 GPM @ 20 PSI. Any house over 3,600 square feet under roof may require a fire sprinkler system.
6. The minimum width of public drainage easements are 20'.
7. Plans are currently in queue to be reviewed by CUD.

Following discussion, Council Member Steve Sullivan made a motion to approve the preliminary plat for Briley Downs with staff comments. Matt Carver seconded the motion. Following further discussion, the motion was approved 5-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

**5.c.2. Greystone, Phase 3A
Divine Dawn Road
Owner / Developer: Meritage Homes of Tennessee, Inc.**

Preliminary Plat: Greystone, Phase 3A

Location: Divine Dawn Road

Tax Map: 50 p/o Parcel: 2.00

Current Zoning: PRD Acres: 9.43 Lots: 43

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 streets designated on the Major Thoroughfare Plan are affected by this plat.
5. Signs will require a separate permit and must be within setbacks where applicable.
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 @ 20 PSI. Any house over 3,600 square feet under roof may require a fire sprinkler system.
8. Submit construction plans.
9. Phase 3A cannot be constructed until 1D is installed.
10. Submit E911 approval for the road names. Provide approval for Wishing Well and Divine Dawn.
11. Submit a roadway lighting plan.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the preliminary plat for Greystone, Phase 3A. Matt Carver seconded the motion. Following further discussion, the motion was approved 6-0.

**5.c.3. Olive Branch Estates, Section I
Rocky Fork Road
Owner / Developer: Ole South Properties, Inc.**

Preliminary Plat: Olive Branch Estates, Section I

Location: Rocky Fork Road

Tax Map: 51 Parcel: 28.00
Current Zoning: PUD Acres: 9.63 Lots: 35

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 Rocky Fork Road as a principal arterial. Right-of-way dedication of 50' from the centerline is required as a part of this development and is shown.
7. The required minimum fireflow is 1,000 GPM @ 20 PSI. Any house over 3,600 square feet under roof may require a fire sprinkler system.
8. A second road connection is required prior to 100 lots being built.
9. Submit a floodplain development permit application with all necessary documentation prior to submittal of the grading plan to Public Works.
10. Per the approved PUD, a connection will need to be provided from the townhome areas to the primary open space along the creek. This can be done in a future phase if necessary.
11. Label all critical lots. Preexisting conditions dictate critical lots.
12. Submit a revised traffic study for the development per the PUD approval. Any recommended traffic improvements would be required to be constructed by the developer.
13. Submit a roadway lighting plan.
14. Please reference CUD Will Serve Letter for Olive Branch Estates issued 11/17/2023 for detailed information regarding water line connections and existing flow available to site. Owner must submit updated water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for each phase to be constructed.
15. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Charles Scurr left the room at 6:12pm and returned at 6:14pm

Following discussion, Matt Carver made a motion to approve the preliminary plat for Olive Branch Estates, Section I with staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**5.c.4. Sims Ridge, Section II
Tamland Avenue
Owner / Developer: Ole South Properties, Inc.**

Preliminary Plat: Sims Ridge, Section II

Location: Tamland Avenue

Tax Map: 33 Parcel: 51.00

Current Zoning: PRD Acres: 14.69 Lots: 34

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 streets designated on the Major Thoroughfare Plan are affected by this plat.
5. Signs will require a separate permit and must be within setbacks where applicable.
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 @ 20 PSI. Any house over 3,600 square feet under roof may require a fire sprinkler system.
8. Provide water/sewer construction plans.
9. A separate site plan will be required for the townhome lot prior to construction on that lot.
10. A separate site plan is required for the amenity area including architectural elevations of any building.
11. A proposed road within this development is proposed to cross property owned by the Town of Smyrna and connect to Wildwood Drive. An easement will need to be approved by the Town Council in order for this roadway connection to be made.
12. Submit road names & E911 approval for those road names.
13. Show the size of all existing and proposed sewer mains.
14. Submit a roadway lighting plan.
15. Submit a grading and drainage plan and include any necessary public easements. Where is the detention pond for this phase?

Following discussion, Council Member Steve Sullivan made a motion to approve the preliminary plat for Sims Ridge, Section II with staff comments. Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

5.d. Final Plats:

**5.d.1. Kingfield
Sharp Springs Road
Owner / Developer: Landmark Homes, LLC**

Final Plat: Kingfield
Location: Sharp Springs Road
Tax Map: 19 Parcel: 12.02
Current Zoning: PRD Acres: 6.22 Lots: 1

1. No streets designated on the Major Thoroughfare Plan are affected by this plat.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. Reference the completed Stormwater Control Measure Long Term Maintenance Agreement on the final plat.
4. Any storm pipe with a public easement shall be RCP.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the final plat for Kingfield with staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**5.d.2. Kingfield HPR
Sharp Springs Road
Owner / Developer: Landmark Homes, LLC**

Final Plat: Kingfield HPR
Location: Sharp Springs Road
Tax Map: 19 Parcel: 12.02 Units: 27
Current Zoning: PRD Acres: 6.22

1. No streets designated on the Major Thoroughfare Plan are affected by this plat.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. Reference the completed Stormwater Control Measure Long Term Maintenance Agreement on the final plat.
4. Label the utilities easements as public.
5. The minimum driveway width is required to be 18'.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the final plat for Kingsfield HPR with staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**5.d.3. Newberry, Phase 1
Almaville Road
Owner / Developer: Milrose Properties Tennessee, LLC**

Final Plat: Newberry, Phase 1

Location: Almaville Road

Tax Map: 55

Parcel: 29.05

Units: 65

Current Zoning: PRD

Acres: 21.32

Lots: 21

1. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. As Almaville Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. 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.
4. A second entrance must be constructed prior to construction of the 100th residence.
5. All drainage infrastructure must be in an easement. If it is to be public, it should be labeled 20' wide.
6. A separate HPR plat will be required for the townhome lot.
7. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.
8. Water line construction must be complete and fully released by the CUD inspector prior to final approval and signature of plat by CUD.

Following discussion, Matt Carver made a motion to approve the final plat for Newberry, Phase 1. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

5.e. Site Plans:

**5.e.1. Addition to Village of Valley Green, Section IV, Phase II
Enon Springs Road, West & Wildwood Drive
Owner / Developer: Prosper Holdings Group**

Addition to Village of Valley Green, Section IV, Phase II

Site Plan

Location: Enon Springs Rd. W. & Wildwood Dr.	Applicant: Scott Butler
Tax Map/Part of Parcel: 33/73.00	Property Owner(s): Scott Butler/Deluxe Homes LLC
Zoning: PUD	Use Classification: Townhomes

Proposal

A. Location Analysis

The Addition to Village of Valley Green PUD was rezoned from R-3 to PUD in 2004. As part of the PUD, a residential and commercial component was approved for the

corner parcel on Wildwood Drive and the current Enon Springs Road, West. The proposed site plan shows 44 total townhomes with 13 in Phase I and 31 in Phase II. The approved PUD allows for 60 residential units and 5,250 square feet of commercial space. The townhomes as part of Phase I were previously approved in February 2024. Proposed access is shown off of both Wildwood Drive and Enon Springs Road, West.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.68 Ac
Square Footage of Open Space/Landscaping	2,978 SF	7,500 SF
Total Parking	198 Spaces	199 Spaces
Handicapped Parking Space(s)	N/A	N/A

B. Landscaping

Landscape plan shows a 10' wide landscape buffer along all the property boundaries abutting the single family dwellings. Additional vegetation is shown along Enon Springs Road, West and within the development. A Type C landscape buffer is required along the property boundaries, per Zoning Ordinance buffer requirements due to high density residential adjacent to single family residential.

C. Design Review

Architectural elevations show the dwellings to be finished nearly entirely fiber cement board siding on the sides and rear. The fronts of the units are to be finished in a mixture of brick, stone, fiber cement siding and glass.

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 Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any residential construction over 3,600 square feet under roof would increase the required fire flow.

Staff Comments:

1. Electrical service is required to be on a monument for each building.
2. This is an amendment to the previously approved plan which had 5,250 square feet of commercial space and 47 apartments.
3. Submit road names and E911 approval for those road names. Show road names on the plans.
4. Where is the pond between units 10 & 14? Must show stormwater capture and treat runoff for quantity and quality. Send an approved hydraulic study.
5. A Type C buffer is required along all property lines. This must be placed outside of the drainage easement. The buffer is only shown at 10' wide currently, which does not meet requirements.
6. The auto-turn is not approved as submitted. Please contact James Lawrence with the

Town of Smyrna Fire Department.

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

Following discussion, Council Member Steve Sullivan made a motion to approve the site plan for Additions to Village of Valley Green, Section IV, Phase II with staff comments. Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

5.e.2 McDonald's
216 Lee Victory Parkway
Owner / Developer: McDonald's

McDonald's

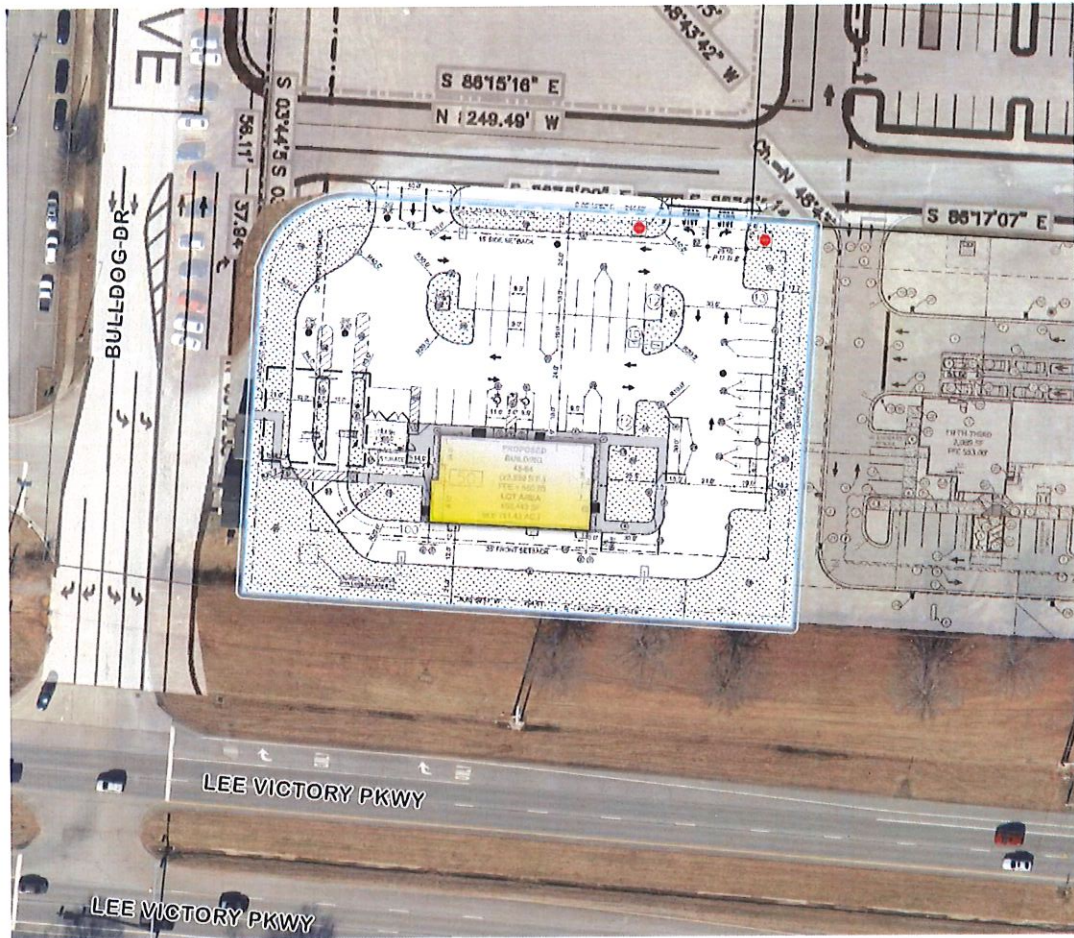
Site Plan

Location: 216 Lee Victory Parkway	Applicant: Permit Solutions
Tax Map/Part of Parcel: 34/45.05	Property Owner(s): SEK Smyrna LLC
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

McDonald's is proposing a new location within the Kroger Subdivision on the corner of Bulldog Drive and Lee Victory Parkway. Access to the site would be provided via an access drive into the Kroger development. The access closest to Bulldog Drive would be entry only with the opposite point for exit only. Queue lanes for the drive-thru are shown for double stacking, narrowing down to a single lane. Queue lanes allow for stacking of approximately 15 vehicles.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.74 Ac
Square Footage of Open Space/Landscaping	3,225 SF	5,365 SF
Total Parking	39 Spaces	47 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows trees and shrubs planted throughout the site within landscaped islands. Streetscaping is provided along Bulldog Drive, and on Lee Victory Parkway. The landscape plan will have to be revised to meet Design Review requirements regarding tree species and caliper sizes.

C. Design Review

Architectural elevations show the building to be finished with a variety of materials including brick, stone, glass/glazing, EIFS, wood-look battens and ACM panels. All four elevations meet the minimum 75% primary material 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 Lee Victory Parkway as a minor arterial. As Lee Victory Parkway is a State highway, any future right-of-way requirements will have to be coordinated with TDOT. Bulldog Drive is designated as a collector. Adequate right-of-way is shown for this street.
6. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. No building permit can be obtained until the Final Plat is recorded.
2. Road improvements must be done before work can begin.
3. A 15' utility easement is shown along Bulldog Drive on this lot on the final plat. It doesn't appear any public utilities are shown in that easement on the construction plans, so Town staff does not know why that easement is needed.
4. Utilize the Town of Smyrna development details where applicable.
5. The proposed landscape plan does not meet Design Review requirements. Substitute tree species and caliper sizes.

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

Following discussion, Council Member Steve Sullivan made a motion to approve the site plan for McDonald's with staff comments. Charles Scurr seconded the motion. Following further discussion, the motion was approved 6-0.

5.e.3 Rock Springs Townhomes & Single Family Homes

608 Rock Springs Road

Owner / Developer: Ayoub Eshak

Rock Springs Townhomes & Single Family Homes

Site Plan

Location: 608 Rock Springs Road	Applicant: Ayoub Eshak
Tax Map/Parcel: 28/34.00	Property Owner(s): Ayoub Eshak
Zoning: PRD	Use Classification: Residential

Proposal

A. Location Analysis

Rock Springs Townhomes and Single Family development consists of 23 total units, 13 townhomes and 10 single family homes. The property was rezoned to PRD in January 2025. The site is proposed to be serviced by a single private street with access off of Rock Springs Road. Amenities included with the development include a pavilion, dog park and playground.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.58 Ac

Square Footage of Open Space/Landscaping	2,540 SF	4,250 SF
Total Parking	99 Spaces	104 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

Landscape plan shows a Type C landscape buffer along the western property line abutting the existing single family residences. Per the approved PRD, existing vegetation shall be preserved to create a Type C buffer. Streetscaping is shown along Rock Springs Road. Additional vegetation is shown in front yards of residences and around the community parking areas.

C. Design Review

Architectural elevations show both the single family dwellings and townhomes to have a mixture of brick and fiber cement board siding. The entirety of the first floor is shown to be finished with brick while the second level is finished in fiber cement board. The proposed elevations are consistent with the approved PRD.

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 Rock Springs Road as a collector. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. No burn permits will be allowed in this area.
2. A final plat will be required to be recorded prior to issuance of any building permits.
3. Electric service for townhomes must be on a monument.
4. Grading is shown in the buffer strip along the western property line. Per the approved PRD, the existing vegetation in that buffer is to be preserved as a part of the required landscape buffer. Please revise the grading plan accordingly in the rear of the site so that no grading

takes place within the 15' buffer.

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

Following discussion, Council Member Steve Sullivan made a motion to approve the site plan for Rock Springs Townhomes & Single Family Homes with staff comments. Matt Carver seconded the motion. Following further discussion, the motion was approved 6-0.

**5.e.4. Rutherford County Baptist Church
2000 Almaville Road
Owner / Developer: Rutherford County Baptist Church**

Rutherford County Baptist Church

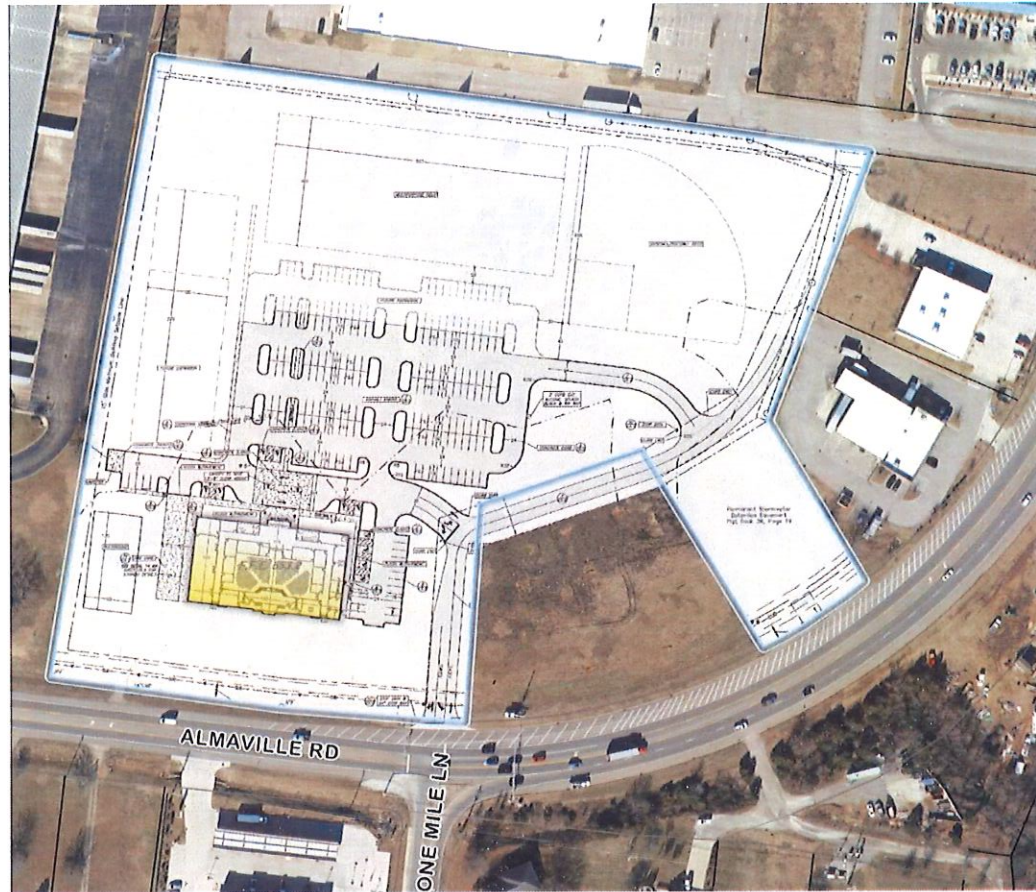
Site Plan

Location: 2000 Almaville Road	Applicant: Rutherford Co. Baptist Church
Tax Map/Parcel: 55/11.01	Property Owner(s): Rutherford Co. Baptist Church
Zoning: C-2	Use Classification: Religious Facility

Proposal

A. Location Analysis

Rutherford County Baptist Church is planning to relocate their facility from the current location on Seminary Road. The proposed relocation is to property with road frontage on Almaville Road, across from One Mile Lane. Access to this site has a primary access off Almaville Road with an access easement which is shared among the four commercial tracts of land. At this time, the church is only constructing the main building and a playground with an additional future detached building expansion planned at a later date. There is also a multipurpose field and baseball/softball field planned for the future.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.98 Ac
Square Footage of Open Space/Landscaping	8,630 SF	9,000 SF
Total Parking	133 Spaces	178 Spaces
Handicapped Parking Space(s)	6 Spaces	10 Spaces

B. Landscaping

Landscape plan shows a variety of canopy trees throughout the site in landscape islands and along Almadillo Road. Shrubs are proposed to be planted around the base of the building and in landscape islands.

C. Design Review

Architectural elevations show primary materials including brick, stone and glass and a secondary material of stucco. The south elevation, facing Almadillo Road, is shown at

19% stucco and 75% primary materials. The east and west side elevations show 79% primary materials with the remainder as stucco and accent materials. The north elevation, facing the parking lot, shows 75% primary materials. As shown, the elevations 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 of \$1,695.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit and must meet setbacks where applicable.
5. The Major Thoroughfare Plan designates Almadale Road as a minor arterial. As Almadale Road is a State highway, any future right-of-way requirements will have to be coordinated with TDOT.
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. Submit sewer construction plans.
2. Additional access permit to Almadale Road is subject to approval by TDOT.
3. The signal heads will be required to be added to the mast arms for the access to the north side of Almadale Road.
4. Provide dumpster enclosure elevations labeling the materials to be used. Elevations show CMU block and the site plan shows brick. Please ensure elevation details are consistent and brick.
5. Ensure landscaping does not conflict with underground utility lines.
6. CUD Will Serve letter has expired. Submit updated water service availability request to CUDengineering@ cudrc.com.
7. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Staff Recommendation: Staff would recommend approval with the above listed remaining comments.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the site plan for Rutherford County Baptist Church with staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved

6-0.

6. Bond Review Report

6.a. October Bond Review Report

Following discussion, Charles Scurr made a motion to approve the October Bond Review Report. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

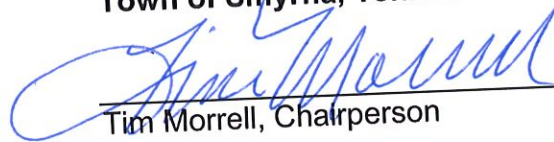
7. Staff Comments and/or Other Business

Town Planner Kevin Rigsby informed the Commission that the Comprehensive Plan update will begin soon.

Vice Mayor Marc Adkins wished Gene Hardiman a Happy Birthday. Chairperson, Tim Morrell thanked staff for all the work they have done.

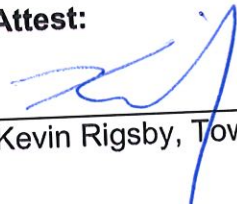
8. Adjournment

Town of Smyrna, Tennessee



Tim Morrell, Chairperson

Attest:



Kevin Rigsby, Town Planner