



TOWN OF SMYRNA

MUNICIPAL PLANNING COMMISSION MEETING

AGENDA



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

December 4, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Citizen Comments

3. Approval or Correction of Minutes

- a. November 6, 2025 regular meeting

4. Old Business

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

1. Sonny Patel
8216 Florence Road
Annexation & PID Zoning

- b. Rezoning Requests:

1. Highgate HH Development - **Requesting Deferral**
Blair Road / Portico Place
Rezoning C-2 to add the H-2 Overlay

- c. Site Plans:

1. Bailey Equipment & Intralogistics
Tridon Drive
Owner / Developer: Caravan Ventures, LLC

5. New Business

- a. Rezoning Requests:

1. Tracye Mayolo
1191 Rock Springs Road
Rezoning R-3 to C-4

2. Vintage Harbor Brook Owner, LLC / Vintage System Block I Owner, LLC / Waldron Vester Family Limited Partnership, LLC
5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive
PRD Amendment to a PUD

b. Preliminary Plats:

1. Greystone, Phase 3B
Long Drive
Owner / Developer: Meritage Homes
2. Hollingshead Industrial
West Jefferson Pike & Hickory Grove Road
Owner / Developer: Hollingshead Land, LLC / Hamilton Development Company

c. Final Plats:

1. Sam Ridley
West Sam Ridley Pkwy/Genie Lane/Motlow College Blvd./Jackdaw Drive
Owner / Developer: Wild Building Construction, Inc.

d. Concept Plan:

1. Nissan Gas Station
561 Nissan Drive
Owner / Developer: Malak Ishak

e. Site Plans:

1. Hollingshead Industrial, Phase 1A
West Jefferson Pike & Hickory Grove Road
Owner / Developer: Hamilton Development Company
2. Platform Station at I-24
Tridon Drive & Safari Drive
Owner / Developer: Platform Real Estate Group, LLC
3. Wells Fargo
557 West Sam Ridley Pkwy
Owner / Developer: Wells Fargo Bank, N.A.

6. Mandatory Referral

- a. Vintage Park Land Donation

7. Bond Review Report

- a. December Bond Review Report

8. Staff Comments and/or Other Business

9. Adjournment



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



November 6, 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
Kevin Rigsby, Town Planner
Jeff Peach, Town Attorney
Kathryn Smith, Office Coordinator
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 Vice-Mayor Marc Adkins.

Pledge of Allegiance

The Pledge of Allegiance was led by Ken Hill.

2. Public Hearing

2.a. Plan of Services for Hamilton Development, LLC - Hickory Grove Road/S. Lamar Road

This item was withdrawn by the developer prior to the meeting.

2.b. Plan of Services for Sonny Patel - 8216 Florence Road

No one spoke at the public hearing.

3. Citizen Comments

4. Approval or Correction of Minutes

4.a. October 2, 2025 regular meeting

4.b. October 30, 2025 quarterly joint meeting

Following a review of the Minutes of the October 2, 2025 regular meeting and the October 30, 2025 quarterly joint meeting, Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Board Member Matt Carver. 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**

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. For the area to be developed with C-2 standards, all provisions of the C-2 district would apply except for the specific prohibition of the following uses: specialized tobacco or smoke shop, including vape shop, or any business that devotes more than 25% of its floor space to the sale of tobacco products; self-storage facilities; adult-oriented establishments; auto towing services; mobile home park; and residential activity uses with the exception of those allowed by right or special exception. The maximum square footage allowed within this area would be 350,000. For the area to be developed with I-2 standards, all provisions would apply 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 and that the uses of airports, air cargo terminals, heliports, and aircraft dealers not be allowed. The maximum square footage within this area is 2,500,000. No pole signs would be allowed within the development.
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, no agreement has been signed for extension of sewer to this area, and until this is fully agreed upon annexation should not be undertaken. Any potential new alignment will require an easement to be obtained from the Army Corps of Engineers approval.
8. The phasing plan appears to show that the new road connection through Coulter Court would not be completed until Phase 3, and staff is concerned that this important traffic connection would be delayed with 6 or more industrial buildings being completed prior to an alternative to Mona Road being constructed.
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 Stormwater Department recommends limiting phase size for a maximum of 50 acres open at any given point of time to avoid additional measures instituted by TDEC.
11. As submitted, the commercial area would also only be allowed monument signs in compliance with the Sign Ordinance and no interstate signs or pylon signs. Wall signage would be as allowed by the Sign Ordinance. If anything different is desired, it would need to be included in the signage plan.
12. The traffic study recommends that 2' shoulders be added to Mona Road. Staff would recommend 4' shoulders be constructed, not 2'. No truck traffic would be allowed on Mona Road south of the entrance road.
13. The off-site improvements required to serve the annexed area have been determined by CUD. Owner should verify those requirements have not changed.
14. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Once off-site improvements are completed according to CUD, each property owner/developer should submit a separate water service availability

request to CUDengineering@ cudrc.com for individual analysis to determine feasibility. Water availability to all annexed and rezoned areas is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.

15. 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.
16. Once available, submit the full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Paul Reinke with Hillwood
Jason Weaver with GM Civil
Paula Reinke with Hillwood
Charles King, Town Engineer
Kelley Butler of 2111 Trout Trail Murfreesboro,
TN

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Annexation & PUD Zoning request with staff comments, excluding comment 12 as noted above, with the following additional comments:

- No truck traffic shall enter Mona Road south of the development.
- The interior road parallel to I-840 and roadway providing access off of Mona Road is to be completed prior to obtaining permits for Phase 3. These two roads shall connect together.
- Adding a landscape buffer of 100 feet along the edges of the property for any boundary where an existing residence is within 1,000 feet of the property boundary.

Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-1 with Vice-Mayor Marc Adkins voting “no”.

6. New Business

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

**6.a.1. Hamilton Development, LLC
Hickory Grove Road / S. Lamar Road
Annexation & I-3 & R-1 Zoning**

Hamilton Development, LLC - Annexation & I-3 & R-1 Zoning

Location: Hickory Grove Road/S. Lamar Road

Tax Map: 20 Parcel: 21.00

Tax Map: 20 Parcel: 27.00

Acres: 76.71 Current Zoning: RM Proposed Zoning: I-3/R-1

1. The surrounding zoning is I-3 in Town and RM in Rutherford County.
2. The Land Use Plan would support Low Density Residential development in this area.
3. The request is for 73.77 acres to be zoned I-3 and 2.94 acres along S. Lamar Road to be zoned R-1.
4. Annexation of these parcels would require the annexation of approximately .57 mile of the existing right-of-way of S. Lamar Road.
5. Staff would recommend residential zoning instead of industrial zoning be considered for this area consistent with the Land Use Plan.

This item was withdrawn by the developer prior to the meeting.

6.a.2. Sonny Patel
8216 Florence Road
Annexation & PID Zoning

Sonny Patel - Annexation and PID Zoning

Location: 8216 Florence Road

Tax Map: 35

Part of Parcel: 81.04

Acres: 3.54

Current Zoning: RM

Proposed Zoning: PID

1. The surrounding zoning is C-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 Florence Road as a minor arterial. This portion of the property has no frontage on this road, as the Corps owns the area between this parcel and the road.
4. The requested PID is for 34,771 square feet of conventional self storage and covered outdoor storage in 9 buildings, and for an existing house on the property to be converted to the storage office and additional rental spaces.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI.
6. Staff would recommend the buildings be constructed with materials consistent with the convenience store. Clarify what masonry siding means. Metal and concrete siding do not match the store.
7. Contact James Lawrence with the Town of Smyrna Fire Department. The provided auto-turn will not work. Use the correct Town of Smyrna ladder truck dimensions. Apparatus can at no time go over any curbs.
8. A fire hydrant is required within 400' of all buildings. Extend a water main across Florence Road in order to provide for fire suppression.
9. Show all proposed utility locations on site.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Fire Captain, Scott Byers

Following discussion, Council Member Steve Sullivan made a motion to defer the annexation and PID zoning request to the December meeting due to concerns regarding the auto-turn, building placement, and buffer. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

6.b. Rezoning Requests:

**6.b.1. Arsany Ghobrial
519 Noel Lane
Rezoning R-3 to C-4**

Arsany Ghobrial - Rezoning R-3 to C-4

Location: 519 Noel Lane

Tax Map: 28K

Group: A

Parcel: 1.00

Acres:

0.28

Current Zoning: R-3

Proposed Zoning: C-4

1. The surrounding zoning is R-1, R-3, R-6, and PCD (C-4 uses with the additional use of alcohol sales).
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Noel Lane as a collector. Adequate right-of-way exists for these streets.

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the R-3 to C-4 rezoning of 519 Noel Lane with the above listed staff comments. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 5-2 with Charles Scurr and Matt Carver voting “no”.

**6.b.2. Highgate HH Development
Blair Road / Portico Place
Rezoning C-2 to add the H-2 Overlay**

Highgate HH Development - Rezoning C-2 to add the H-2 Overlay

Location: Blair Road/Portico Place

Tax Map: 29

Parcel: 19.16

Acres: 2.26

Current Zoning: C-2

Proposed Zoning: C-2 & H-2

1. The surrounding zoning is C-2, R-1, and PRD (Portico Place).
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 this area.
3. The Major Thoroughfare Plan designates Blair Road and Portico Place as collectors. Adequate right-of-way exists for these streets.
4. The requested H-2 overlay is to allow a height of 40' 5" to the top of the

conditioned space and an overall height of 49' 10" for a four story hotel.
The maximum building height allowed in the C-2 district is 40'.

5. The submitted concept plan shows parking spaces at 18' in length. The Zoning Ordinance requires that parking spaces must be a minimum of 19' long.

Following discussion, Council Member Steve Sullivan made a motion to defer the rezoning of C-2 to add H-2 overlay for Tax Map: 29, Parcel: 19.16. Board Member Matt Carver seconded the motion. Following further discussion, the motion was approved 7-0.

**6.b.3. James & Angela Schmidt
1205 Rock Springs Road
Rezoning R-3 to C-4**

James & Angela Schmidt - Rezoning R-3 to C-4

Location: 1205 Rock Springs Road

Tax Map: 28J

Group: A

Parcel: 2.00

Acres:

0.72

Current Zoning: R-3 Proposed Zoning: C-4

1. The surrounding zoning is R-3, C-2, and C-4.
2. The Land Use Plan for this area is the Sam Ridley 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 Rock Springs Road as a collector. There is approximately 88' of right-of-way in front of this parcel.
4. The rear approximately 70' of this property on the eastern boundary and approximately 120' on the western boundary line lies within the floodway, and approximately 15' of this property beyond the floodway lies within the 100 year floodplain. This leaves approximately 150' in depth on the western boundary line and 180' in depth on the eastern boundary line that is outside of the flood hazard area.

Following discussion, Board Member Matt Carver made a motion to recommend approval to the Town Council the R-3 to C-4 zoning for 1205 Rock Springs Road with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

6.c. Preliminary Plats:

6.c.1. Gambill Oaks Subdivision

Gambill Lane at Elway Court

Owner / Developer: Odessa Louise Settles / Hensley Civil, LLC

Preliminary Plat - Gambill Oaks Subdivision

Location: Gambill Lane at Elway Court

Tax Map: 33

Parcel: 87.00

Lots: 23

Current Zoning: PRD-ESO

Acres: 6.77

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 Gambill Lane as a collector. Adequate right-of-way is required to be dedicated for this street.
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. Pond discharge rate will be limited to runoff rate currently observed pre-development at NE corner.
9. Provide a set of water & sewer construction plans.

Following discussion, Board Member Charles Scurr made a motion to approve the Preliminary Plat for Gambill Oaks Subdivision with the above listed staff comments. Board Member Matt Carver seconded the motion. Following further discussion, the motion was approved 7-0.

6.c.2. Hidden Hills, Section 7

West Termini of Tamland Avenue, Burgundy Drive, & Bonifay Drive

Owner / Developer: Openland Communities

Preliminary Plat - Hidden Hills, Section 7

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

Tax Map: 33

Parcel: 9.00

Acres: 23.2

Current Zoning: 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. There are no roads shown on the Major Thoroughfare Plan affected by this development.
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. All retaining walls over 4' will require a permit.
9. No burn permits will be issued at this site.
10. There are significant roadway cuts proposed on Bonifay Drive and Burgundy Drive. All driveways are required to have a maximum slope of 15%. Provide a mass grading plan showing slopes for the lots along the roadways.
11. Sewer line along Tamland Avenue cannot have a 20+' cut profile.
12. Ensure all pond discharge is into existing storm infrastructure.
13. Submit a roadway lighting plan.

Following discussion, Council Member Steve Sullivan made a motion to approve the Preliminary Plat for Hidden Hills, Section 7 with the above listed staff comments. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

6.d. Final Plats:

**6.d.1. Briley Downs, Section I, Phase I
Rocky Fork Almaville Road**

Owner / Developer: Southcoast DFH Nashville, LLC

Final Plat - Briley Downs, Section 1, Phase 1

Location: Rocky Fork Almaville Road

Tax Map: 73

Part of Parcel: 16.03

Acres: 11.776

Current Zoning: PRD

Lots: 33

1. Signs will require a separate permit and must be within setbacks where applicable.
2. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
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. 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.
5. Add the signatures of the owner, land surveyor, and CUD prior to submittal to the Town for signatures.

6. Gas line is not being shown where the gas line actually is. Place the easement over the existing gas line location.
7. Show a minimum pad elevation for the mail kiosk.
8. Parking spaces should be at least 19' x 9'.
9. Ensure all drainage easements are at least 20' wide.
10. Plat is currently under review by CUD and applicant.

Following discussion, Board Member Matt Carver made a motion to approve the Final Plat for Briley Downs, Section I, Phase I with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

**6.d.2. Briley Downs, Section 1, Phase 3
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC**

Final Plat - Briley Downs, Section 1, Phase 3

Location: Rocky Fork Almaville Road

Tax Map: 73

Part of Parcel: 16.03

Acres:

6.487

Current Zoning: PRD

Lots: 29

1. Signs will require a separate permit and must be within setbacks where applicable.
2. There are no roads shown on the Major Thoroughfare Plan affected by this phase of this development.
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. 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.
5. Add the signatures of the owner, land surveyor, and CUD prior to submittal to the Town for signatures.
6. Gas line is not being shown where the gas line actually is. Place the easement over the existing gas line location.
7. Ensure all drainage easements are at least 20' wide.
8. Plat is currently under review by CUD and applicant.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Briley Downs, Section 1, Phase 3 with the above listed staff comments. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

**6.d.3. Briley Downs, Section 1, Phase 4
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC**

Final Plat - Briley Downs, Section 1, Phase 4

Location: Rocky Fork Almaville Road

Tax Map: 73

Part of Parcel: 16.03

Acres: 5.672

Current Zoning: PRD

Lots: 16

1. Signs will require a separate permit and must be within setbacks where applicable.
2. There are no roads shown on the Major Thoroughfare Plan affected by this phase of this development.
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. 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.
5. Add the signatures of the owner, land surveyor, and CUD prior to submittal to the Town for signatures.
6. Gas line is not being shown where the gas line actually is. Place the easement over the existing gas line location.
7. Provide a dimension for the right-of-way dedication along Briley Road of at least 25' from the centerline.
8. Ensure all drainage easements are at least 20' wide.
9. Plat is currently under review by CUD and applicant.

Following discussion, Board Member Salena Scott made a motion to approve the Final Plat for Briley Downs, Section I, Phase 4 with the above listed staff comments. Board Member Matt Carver seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

6.d.4. Fox Meadows, Phase 1

Lee Road & Rocky Fork Road

Owner / Developer: Surrey Homes, LLC

Final Plat - Fox Meadows, Phase 1

Location: Lee Road & Rocky Fork Road

Tax Map: 50

Parcels: 33.00, 33.02, 72.00

Current Zoning: PRD & R-1

Lots: 40

Acres:

15.05

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 required minimum fireflow is 1,000 GPM @ 20 PSI. Any house over 3,600 square feet under roof may require a fire sprinkler system.
4. The Major Thoroughfare Plan designates Lee Road as a collector.

- Adequate right-of-way is required to be dedicated for this street.
5. Add the signatures of the owner and CUD prior to submittal to the Town for signatures.
 6. Provide labels and dimensions for all easements. Several are not traditionally dimensioned or shaped, including on Lots 36, 38, 39, 75, and 79.
 7. Verify and show correct alignment for the sewer line next to lot 84.
 8. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.
 9. 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, Board Member Salena Scott made a motion to approve the Final Plat for Fox Meadows, Phase 1 with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

6.e. Site Plans:

6.e.1 Bailey Equipment & Intralogistics

Tridon Drive

Owner/Developer: Caravan Ventures, LLC

Bailey Equipment & Intralogistics

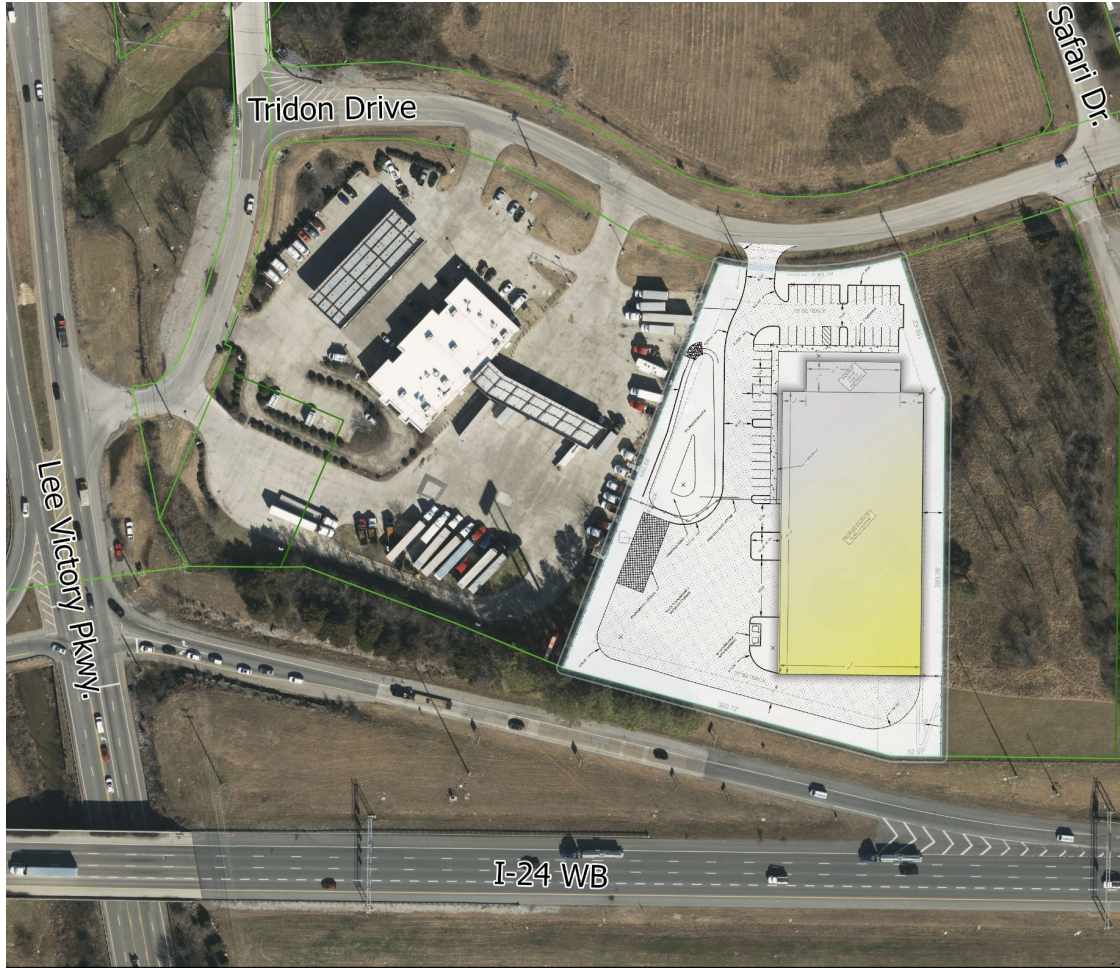
Site Plan

Location: 3540 Almadale Road	Applicant: Caravan Ventures, LLC
Tax Map/Parcel: 50/14.07	Property Owner(s): Caravan Ventures, LLC
Zoning: I-1	Use Classification: Building Materials & Farm Equipment Sales

Proposal

A. Location Analysis

Bailey Equipment & Intralogistics is proposing to develop a 48,250 square foot warehouse and office building on Tridon Drive. 45,000 square feet of the building would be warehouse space with the remaining 3,250 square feet dedicated to office use. The property was rezoned from C-2 to I-1 in March 2025 to permit for this user's occupancy. A single access point would be provided off of Tridon Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.25 Ac
Square Footage of Open Space/Landscaping	4,350 SF	10,500 SF
Total Parking	30 Spaces	40 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows London Plane trees (Sycamore variety) along I-24 and Oak trees shown within landscape islands in the parking lot. Magnolia trees are shown within the right-of-way on Tridon Drive and will have to be relocated. Shrubbery is needed for streetscaping and within the site. Trees shall be kept at least 10' away from utility lines. As shown, the landscape plan does not meet Design Review.

C. Architectural Character

Architectural elevations show the building to be finished with various metals, wood siding and glass. The property is zoned industrial, which does allow for the use of metal as a primary material when not visible from an arterial street. However, this building will have visibility from I-24 and Almadale Road. As a result, this building will be required to meet the Design Review requirement of 75% minimum primary materials on all wall elevations; these primary materials may consist of brick, stone, glass/glazing or tilt panel concrete. Tilt panel concrete is permitted as a primary material within industrial districts. As presented, the elevations do not 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. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI with the approved sprinkler system.

Staff Comments:

1. The proposed architectural elevations do not meet Design Review. Please submit revised elevations.
2. A 1,500 gallon oil/water separator is required.
3. Sediment forebay should be downgraded for headwalls feeding water into the pond to be effective. Headwall A1 will bypass forebay completely.
4. When the gun range next to this property was approved, both parcels were owned by the same person and the owner gave the gun range permission to do grading work on this property, including installing a ditch. This was approved as a part of the grading permit. If the new owner does not agree to this and no easement was created for this drainage, it is up to the engineers for each project to devise a solution and for both property owners to agree to it.
5. The Fire Department must be able to access all sides of the building within 150'. A turnaround is required at the back of the building. The proposed gate must be ANSI approved.
6. The submitted landscaping plan does not meet Design Review requirements. Show the required streetscaping along Tridon Drive and I-24.

7. Domestic sewer cannot flow into the grease trap/oil-water separator. They both have to tie-into the sewer service, but the domestic sewer and grease trap tie into sewer service in different locations.
8. Show/identify the 6" gate valve for the fire hydrant.
9. Provide dumpster enclosure elevations.

Staff Recommendation: Staff recommends deferral due to several site and building aesthetic requirements by Design Review not being met and Fire Department safety concerns still to be addressed.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Justin Bailey with Caravan Ventures, LLC
 Taylor Slay with LINES Interior Design + Architecture

Following discussion, Vice-Mayor Marc Adkins made a motion to defer until the December meeting due to staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

6.e.2 Newberry Retail, Lot 2
3540 Almaville Road
Owner/Developer: Blue Circle Ventures, LLC

Newberry Retail

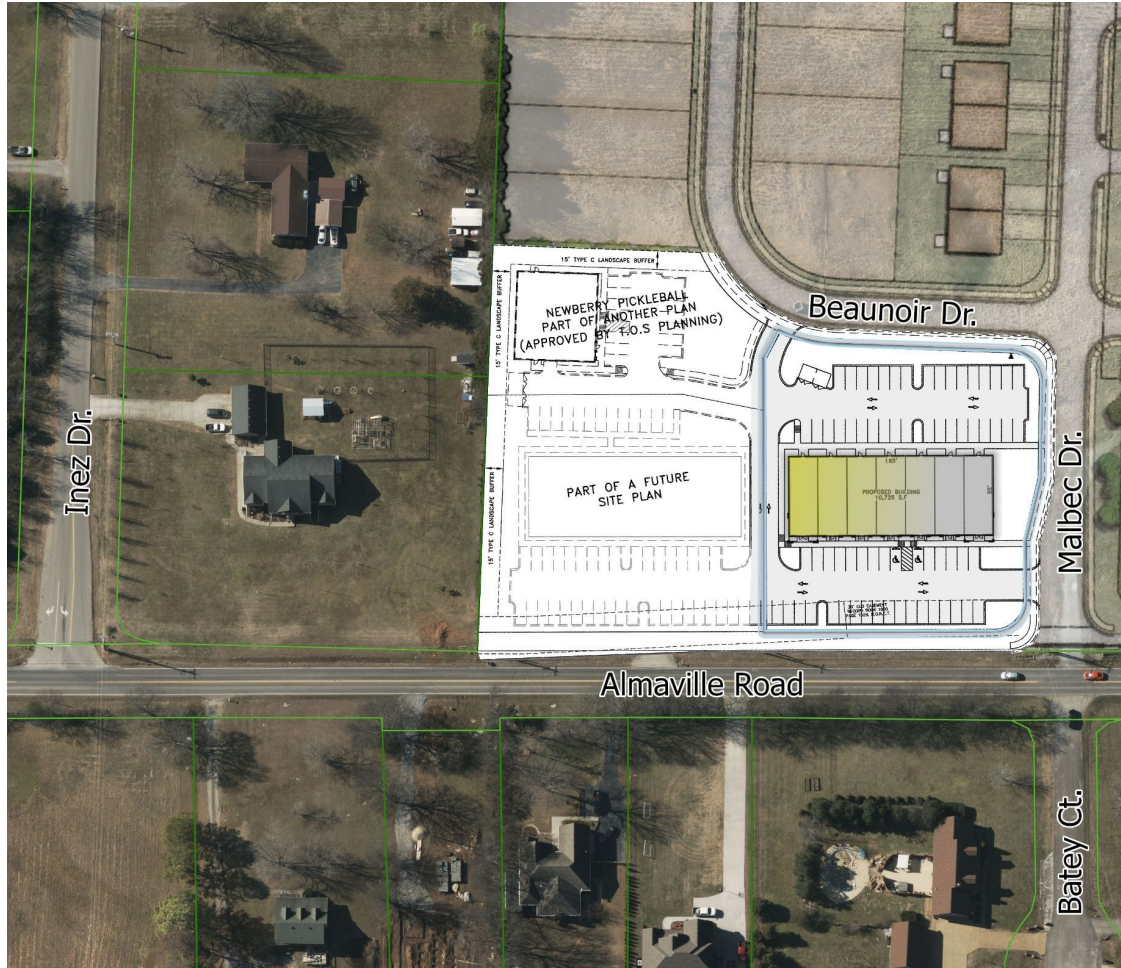
Site Plan

Location: 3540 Almaville Road	Applicant: Blue Circle Ventures, LLC
Tax Map/Part of Parcel: 55/29.02	Property Owner(s): Blue Circle Ventures, LLC
Zoning: PUD	Use Classification: Retail/Restaurant

Proposal

A. Location Analysis

Newberry PUD is proposing to construct a 10,725 square foot retail and restaurant commercial building. This development would be constructed on the same parcel as the previously approved indoor private pickleball courts. This site would have access points provided off of Malbec Drive and off of Beaunoir Drive. The commercial tract allows for C-4 uses and this development would permit for 4,500 square feet of restaurant space with the remainder for retail uses.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.62 Ac
Square Footage of Open Space/Landscaping	2,698 SF	4,000 SF
Total Parking	70 Spaces	70 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows street trees along Beaunoir Drive and Malbec Drive with a variety of shrubbery planted between the street trees. Trees are also shown within landscape islands and additional shrubbery is located at the base of the front of the building and surrounding the dumpster enclosure. Landscaping shown along Almaville Road consists of shrubbery without street trees; street trees are required per the Design Review Manual.

C. Architectural Character

Architectural elevations show the building to be finished with all primary materials including brick, stone, glass/glazing and an accent material of metal which is to be used as a cornice. These materials are to be used on all four wall elevations. As presented, the building meets 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. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 2,750 GPM @ 20 PSI. This can be reduced with sprinklers and fire wall depending on the construction type. Please provide the construction type.

Staff Comments:

1. Provide treatment for stormwater or show that existing storm structures were designed to treat this site.
2. Provide streetscaping along all 3 road frontages. The submitted landscaping plan does not meet Design Review. Add trees on Almaville Road and trees are to be spaced no more than 40' apart on center.
3. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) to determine feasibility.
4. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
5. Please show at least 70 parking stalls located entirely within this proposed parcel.

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 Newberry Retail, Lot 2 with the above listed staff comments. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

6.e.3 Stevens Smyrna Airport Hangar, Phase II
1290 Thunderbird Drive
Owner/Developer: Smyrna Rutherford County Airport Authority/RoeBuck Buildings

Stevens Hangar, Phase II

Site Plan

Location: 1290 Thunderbird Drive	Applicant: Thomas & Hutton
Tax Map/Part of Parcel: 19/31.00	Property Owner(s): Smyrna Rutherford County Airport Authority
Zoning: A-1	Use Classification: Hangar

Proposal

A. Location Analysis

Stevens Aerospace is proposing a second phase addition onto their existing building at 1290 Thunderbird Drive, which has access to the airport. This phase is to be used as a maintenance hangar and will be 47,300 square feet. Included with this building addition would be an addition to the existing parking lot and a second fire lane.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.35 Ac
Square Footage of Open Space/Landscaping	1,219 SF	2,004 SF
Total Parking	47 New Spaces	47 Spaces
Handicapped Parking Space(s)	5 Total Spaces	5 Spaces

B. Landscaping

Landscape plan shows three landscape islands within a new parking addition to have oak trees, grasses and shrubs. At the front of the base of the building addition is shown to have shrubbery. Additional landscaping is shown along the new parking lot to match the existing landscape design.

C. Architectural Character

Architectural elevations show the building to be finished with primarily metal and a small portion at the base with block. Proposed elevations will match the existing building on site and meets 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. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI with a suppression system.

Staff Comments:

1. The auto-turn will not work as it is using the wrong fire truck apparatus. Please contact James Lawrence with the Town of Smyrna Fire Department.
2. Provide a set of water and sewer construction plans.

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

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Site Plan for Stevens Smyrna Airport Hangar, Phase II with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

7. Mandatory Referral

7.a. Proposed Land Donation from Drapac

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the mandatory referral for the proposed land donation from Drapac. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

8. Bond Review Report

8.a. November Bond Review Report

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the November Bond Review Report. Council Member Steve Sullivan seconded the motion.

Following further discussion, the motion was approved 7-0.

9. Staff Comments and/or Other Business

10. Adjournment

Town of Smyrna, Tennessee

Attest:

Tim Morrell, Chairperson

Kevin Rigsby, Town Planner



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 4.a.1.
Department: Planning
Date: December 4, 2025**

Subject:

Sonny Patel
8216 Florence Road
Annexation & PID Zoning

Background:

Summary:

Sonny Patel - Annexation and PID Zoning

Location: 8216 Florence Road

Tax Map: 35

Part of Parcel: 81.04

Acres: 3.54

Current Zoning: RM

Proposed Zoning: PID

1. The surrounding zoning is C-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 Florence Road as a minor arterial. This portion of the property has no frontage on this road, as the Corps owns the area between this parcel and the road.
4. The requested PID is for 34,771 square feet of conventional self storage and covered outdoor storage in 9 buildings, and for an existing house on the property to be converted to the storage office and additional rental spaces.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI.
6. Contact James Lawrence with the Town of Smyrna Fire Department. The provided auto-turn will not work. Use the correct Town of Smyrna ladder truck dimensions. Apparatus can at no time go over any curbs.
7. A fire hydrant is required within 400' of all buildings. Extend a water main across Florence Road in order to provide for fire suppression.
8. Show all proposed utility locations on site.
9. There is a concern that 24' drive aisles may not be of adequate width for large vehicles such as motor homes or fifth wheel recreational vehicles to navigate.
10. A 20' setback should be shown bordering privately owned land currently zoned RM in Rutherford County. This will allow for a future landscape buffer to be constructed.
11. Please submit revised plans by noon on Wednesday, December 3, 2025. One digital copy emailed to mark.crosslin@townofsmyrna.org and ten physical paper

copies, sized 24" x 36".

Attachments:

1. Copy of Town of Smyrna Applications_Redacted
2. 8216 Florence Rd Annexation Map 1
3. 8216 Florence Rd Annexation Map 2
4. 8216 Florence Rd Annexation Map 3
5. POS Sonny Patel 8216 Florence Road January 2026



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: Huddleston-Steele Engineering		
Street Address: 2115 NW Broad St		
City: Murfreesboro	State: TN	ZIP: 37129
Email: Redacted	Phone: Redacted	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: Sonny Patel		
Street Address: 2709 Blooming Oak Place		
City: Murfreesboro	State: TN	ZIP: 37130
Email: Redacted	Phone: Redacted	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 8216 Florence Rd, Smyrna TN 37167		
Tax Map: 035	Group: -	Parcel: 08104
Requested Lot Area (Square feet/Acres): 3.54+/-		
Existing Zoning: RM (County)	Requested Zoning: PUD	
*Current Property Owner (See Note Below): Sonny Patel		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>Clyde Rank</i>	Date: 6.9.2025	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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



Town of Smyrna

Annexation Request Application

APPLICANT INFORMATION:

Name/Company: Huddleston-Steele Engineering Inc.		
Street Address: 2115 NW Broad Street		
City: Murfreesboro	State: TN	ZIP: 37129
Email: Redacted	Phone: Redacted	

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: Sonny Patel		
Street Address: 2709 Blooming Oak Place		
City: Murfreesboro	State: TN	ZIP: 37130
Email: Redacted	Phone: Redacted	

PROPERTY INFORMATION

Street Address/Intersecting Streets: 8216 Florence Rd, Smyrna TN		
Tax Map: 035	Group: -	Parcel: 08104
Requested Lot Area (Square feet/Acres): 3.54+/-		
Existing Zoning: RM (County)	Requested Smyrna Zoning: PUD	
*Current Property Owner (See Note Below): Sonny Patel		

APPLICANT AUTHORIZATION

Applicant Signature: <i>Clyde [Signature]</i>	Date: 6-9-2025
---	----------------

OFFICE USE ONLY

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

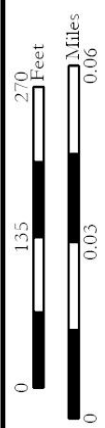


Requested Location

Smyrna Town Limits

Parcels

R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasveisen, Rikswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri. Community Maps contributors, Map layer by Esri.

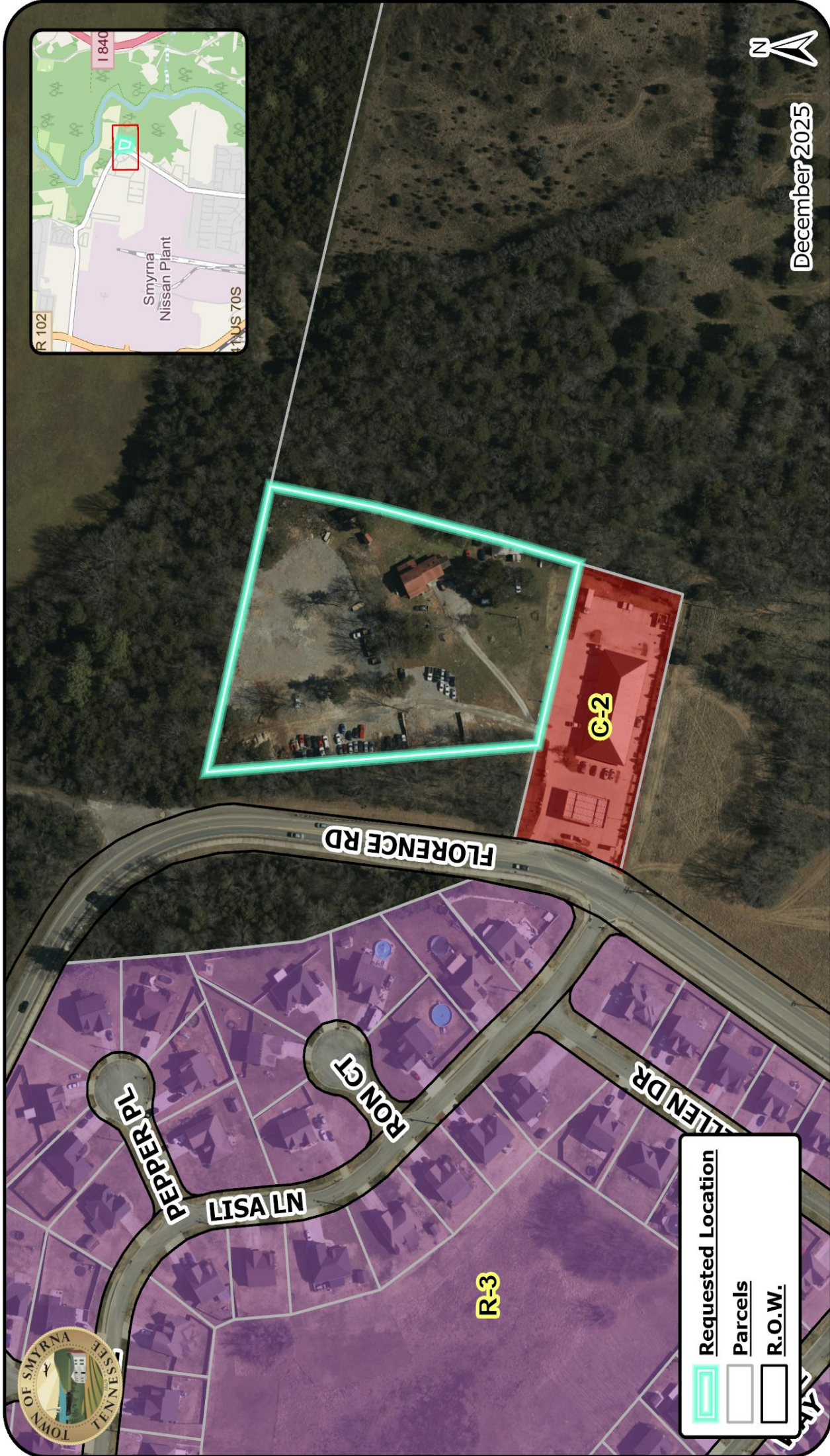
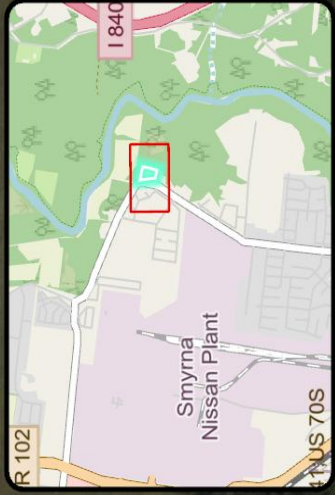
Sonny Patel - Annexation Annexation & PID Zoning Request

Owners: Sonny Patel

Tax Map: 35
 Parcel: P/O 81.04
 Acres: +/- 3.54

December 2025

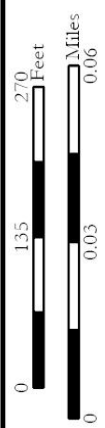




December 2025



	Requested Location
	Parcels
	R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasveisen, Riksvetstatist GSA, GeoLand, FEMA, Intermap and the GIS user community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri

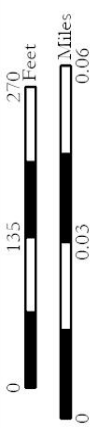
Sonny Patel - Annexation Annexation & PID Zoning Request

Owners: Sonny Patel

Tax Map: 35
Parcel: P/O 81.04
Acres: +/- 3.54



December 2025



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasveisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri

Parcels

R.O.W.

Sonny Patel - Annexation Annexation & PID Zoning Request

Owners: Sonny Patel

Tax Map: 35
 Parcel: P/O 81.04
 Acres: +/- 3.54



RESOLUTION

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

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

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

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

Arkesh and Neelam Patel
8216 Florence Road

Tax Map 35, part of Parcel 81.04, owned and requested by Arkesh and Neelam Patel. Bordered on the west and north by the US Army Corps of Engineers; on the east by Parcel 81.03, owned by Hollingshead Land, LLC; and on the south by the remainder of Parcel 81.04. Area annexed contains approximately 3.54 acres.

A. Water

Water services will be provided by the Town of Smyrna.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains to the property by the property owner(s).

C. Streets

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

D. Planning and Zoning

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

E. Street Lighting

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

F. Recreation

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

G. Street Name Signs

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

H. Fire Protection

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

I. Police Protection

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

J. Traffic Control

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

K. Refuse Collection

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

L. Inspection Services

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

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

ADOPTED THIS ____TH DAY OF JANUARY, 2026

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 4.b.
Department: Planning
Date: December 4, 2025**

Subject:

Rezoning Requests:

Background:

Summary:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 4.b.1.
Department: Planning
Date: December 4, 2025**

Subject:

Highgate HH Development - **Requesting Deferral**
Blair Road / Portico Place
Rezoning C-2 to add the H-2 Overlay

Background:

Summary:

Highgate HH Development - Rezoning C-2 to add the H-2 Overlay
Location: Blair Road/Portico Place
Tax Map: 29 Parcel: 19.16 Acres: 2.26
Current Zoning: C-2 Proposed Zoning: C-2 & H-2

1. The surrounding zoning is C-2, R-1, and PRD (Portico Place).
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 this area.
3. The Major Thoroughfare Plan designates Blair Road and Portico Place as collectors. Adequate right-of-way exists for these streets.
4. The requested H-2 overlay is to allow a height of 40' 5" to the top of the conditioned space and an overall height of 49' 10" for a four story hotel. The maximum building height allowed in the C-2 district is 40'.
5. The submitted concept plan shows parking spaces at 18' in length. The Zoning Ordinance requires that parking spaces must be a minimum of 19' long.
6. Please submit revised plans by noon on Wednesday, December 3, 2025. One digital copy emailed to mark.crosslin@townofsmyrna.org and ten physical paper copies, sized 24" x 36".

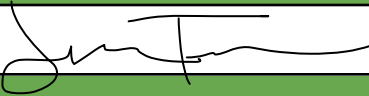
Attachments:

1. Rezoning Application Signed_Redacted
2. Highgate HH Development Map 1
3. Highgate HH Development Map 2



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email: Redacted	Phone: Redacted	
CONTRACTOR/DEVELOPER INFORMATION: ✓ CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: 	Date:	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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



C-2



December 2025

C-2

R-1

H-2

C-2

R-6

PRD

TOWER TRL

SILVERY GLADE

SANFORD RD

MINT JULTIP MNR

CORNICE DR

PORTICO PL

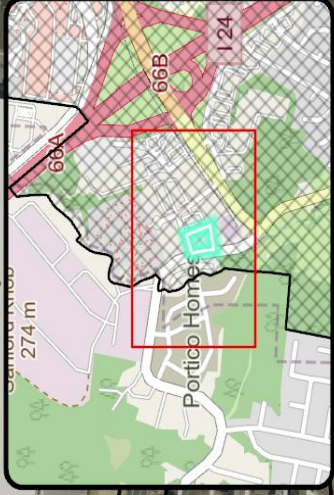
CASITA DR

EXPO DR





COLONNADE DR

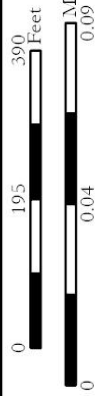
W SAM RIDLEY PKWY

HIGHWOOD BLVD



Requested Location

-  Requested Location
-  Parcels
-  R.O.W.
-  H-2 Overlay



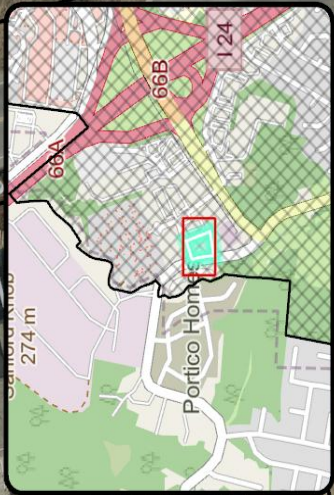
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Highgate HH Development Rezoning

Rezoning C-2 to add the H-2 Overlay

Tax Map: 29
 Parcel: 19.16
 Acres: +/- 2.26

Owners: AGT Properties, LLC



PORTICO PL

BLAIR RD

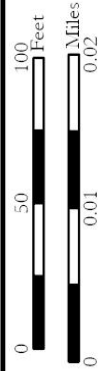
December 2025



Requested Location

Parcels

R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Geodätisches Institut, GSA, GeoLand, FEMA, Intermap and the GIS user community. Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri. Community Maps contributors, Map layer by Esri.

Highgate HH Development Rezoning Rezoning C-2 to add the H-2 Overlay

Tax Map: 29
 Parcel: 19.16
 Acres: +/- 2.26

Owners: AGT Properties, LLC



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 4.c.1.
Department: Planning
Date: December 4, 2025**

Subject:

Bailey Equipment & Intralogistics
Tridon Drive
Owner / Developer: Caravan Ventures, LLC

Background:

Summary:

Bailey Equipment & Intralogistics

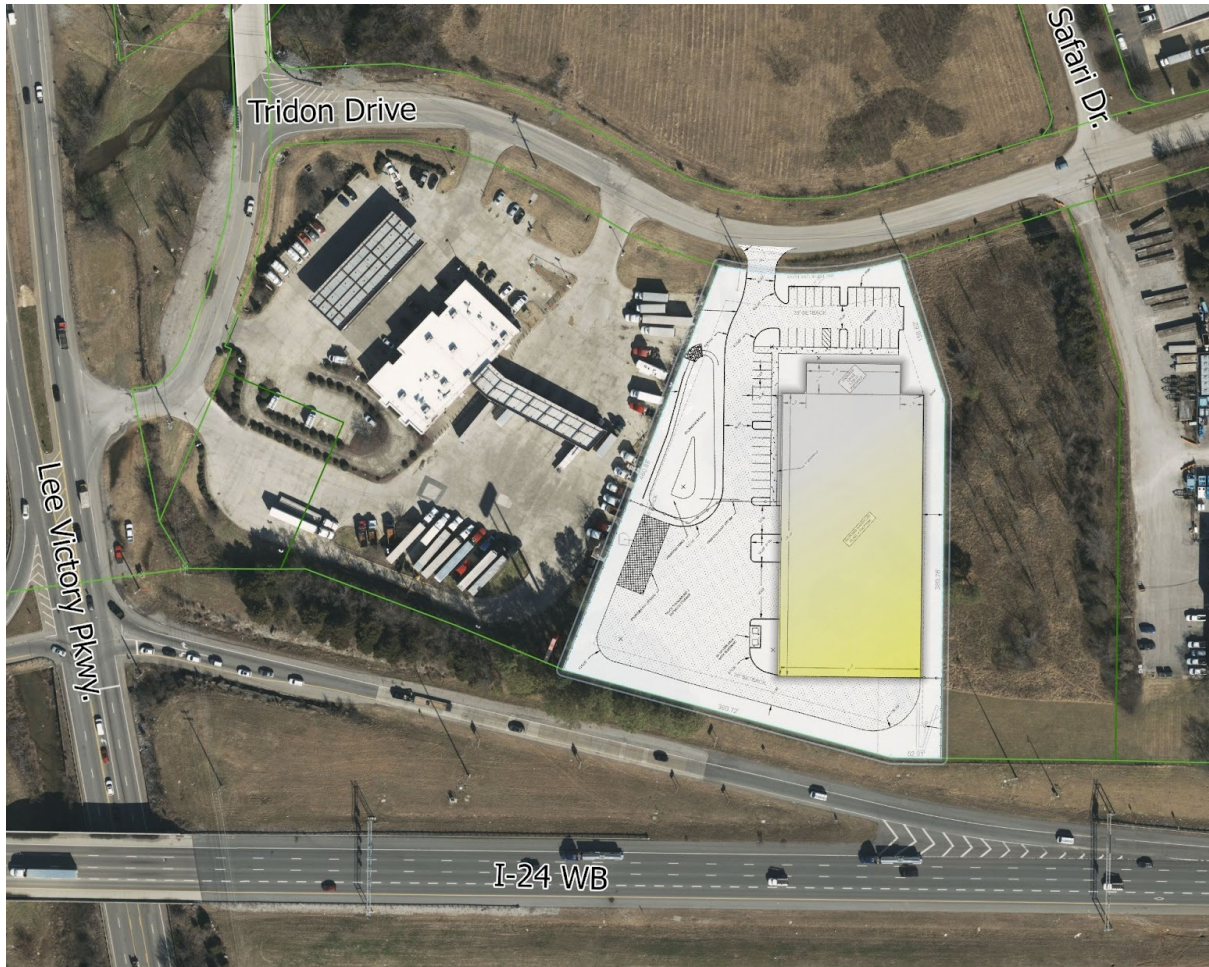
Site Plan

Location: 3540 Almadale Road	Applicant: Caravan Ventures, LLC
Tax Map/Parcel: 50/14.07	Property Owner(s): Caravan Ventures, LLC
Zoning: I-1	Use Classification: Building Materials & Farm Equipment Sales

Proposal

A. Location Analysis

Bailey Equipment & Intralogistics is proposing to develop a 48,250 square foot warehouse and office building on Tridon Drive. 45,000 square feet of the building would be warehouse space with the remaining 3,250 square feet dedicated to office use. The property was rezoned from C-2 to I-1 in March 2025 to permit for this user's occupancy. A single access point would be provided off of Tridon Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.25 Ac
Square Footage of Open Space/Landscaping	4,350 SF	10,500 SF
Total Parking	30 Spaces	40 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows London Plane trees along I-24 and Oak trees within landscape islands in the parking lot. Magnolia trees are shown within the right-of-way on Tridon Drive and will have to be relocated. Shrubbery is needed for streetscaping and within the site. Trees shall be kept at least 10' away from utility lines.

C. Architectural Character

Architectural elevations show the building to be finished with various metals, wood siding and glass. The property is zoned industrial, which does allow for the use of metal as a primary material when not visible from an arterial street. However, this building will have visibility from I-24 and Almadale Road. As a result, this building will be required to meet the Design Review requirement of 75% minimum primary materials on all wall elevations; these primary materials may consist of brick, stone, glass/glazing or tilt panel concrete. Tilt panel concrete is permitted as a primary material within industrial districts. As presented, the elevations do not 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. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI with the approved sprinkler system.

Staff Comments:

1. Any retaining wall over 4' requires a building permit.
2. The proposed architectural elevations do not meet Design Review. Please submit revised elevations.
3. Sediment forebay should be downgraded for headwalls feeding water into the pond to be effective. Headwall A1 will bypass forebay completely.
4. When the gun range next to this property was approved, both parcels were owned by the same person and the owner gave the gun range permission to do grading work on this property, including installing a ditch. This was approved as a part of the grading permit. If the new owner does not agree to this and no easement was created for this drainage, it is up to the engineers for each project to devise a solution and for both property owners to agree to it.
5. The Fire Department must be able to access all sides of the building within 150'. A turnaround is required at the back of the building. The proposed gate must be ANSI approved.
6. The submitted landscaping plan does not meet Design Review requirements. Show the required streetscaping along Tridon Drive and I-24. All landscaping shall be located on private property, not within the right-of-way.
7. Provide dumpster enclosure elevations.
8. Sewer cleanouts required every 75'.

9. Outdoor storage shall be screened as per the Zoning Ordinance.

Staff Recommendation: Staff recommends deferral due to several site and building aesthetic requirements by Design Review not being met and Fire Department safety concerns still to be addressed.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.1.
Department: Planning
Date: December 4, 2025**

Subject:

Tracye Mayolo
1191 Rock Springs Road
Rezoning R-3 to C-4

Background:

Summary:

Tracye Mayolo - Rezoning R-3 to C-4
Location: 1191 Rock Springs Road
Tax Map: 28J Group: A Parcel: 1.00
Current Zoning: R-3 Proposed Zoning: C-4 Acres: .71

1. The surrounding zoning is R-3, C-2, and C-4.
2. The Land Use Plan for this area is the Sam Ridley 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 Rock Springs Road as a collector. Adequate right-of-way exists for this street.

Attachments:

1. Rezoning Request Application 1191 Rock Springs Road
2. Tracye Mayolo Map 1
3. Tracye Mayolo Map 2



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: <u>Tracey Mayo</u>		
Street Address: <u>219 Wellington Way</u>		
City: <u>Smyrna</u>	State: <u>TN</u>	ZIP: <u>37167</u>
Email: <u>tracey.mayo@gmail.com</u>		Phone: <u>615-332-1637</u>

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:		Phone:

PROPERTY INFORMATION

Street Address/Intersecting Streets: <u>1191 Rock Springs Rd.</u>		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning: <u>R-3</u>	Requested Zoning: <u>C-4</u>	
*Current Property Owner (See Note Below): <u>Ronald E. Adkerson</u>		

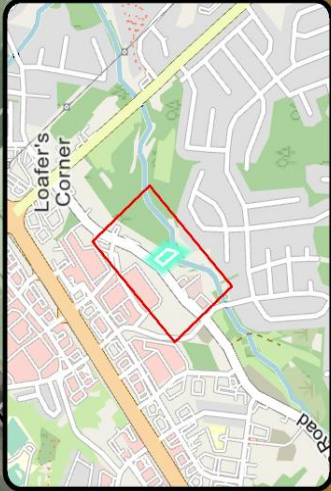
APPLICANT AUTHORIZATION

Applicant Signature: <u>Tracey Mayo, Executor</u>	Date: <u>11-13-25</u>
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OFFICE USE ONLY

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



AUSTIN LEE DR

The Home Depot

C-2

C-2

ROCK SPRINGS RD

C-4

C-4

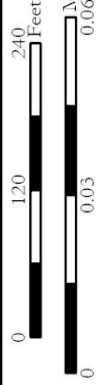
R-1

R-3

-  **Requested Location**
-  **Parcels**
-  **R.O.W.**



December 2025



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Geodätisches Institut, GSA, GeoLand, FEMA, Intermap and the GIS user community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri

Tracye Mayolo Rezoning Request

Rezoning R-3 to C-4
1191 Rock Springs Road

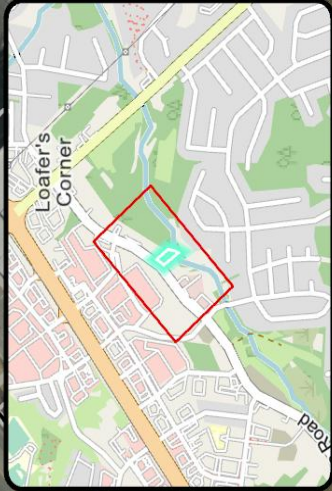
Owners: Tracye Mayolo, Executor

Tax Map: 28J

Group: A

Parcel: 1.00

Acres: +/- 0.71



AUSTIN LEE DR

The Home Depot

ROCK SPRINGS RD

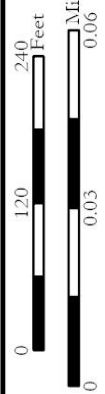


December 2025

Requested Location

Parcels

R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasveisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri. Community Maps contributors, Map layer by Esri.

Tracye Mayolo Rezoning Request

Rezoning R-3 to C-4 1191 Rock Springs Road

Owners: Tracye Mayolo, Executer

Tax Map: 28J

Group: A

Parcel: 1.00

Acres: +/- 0.71



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.2.
Department: Planning
Date: December 4, 2025**

Subject:

Vintage Harbor Brook Owner, LLC / Vintage System Block I Owner, LLC / Waldron Vester Family Limited Partnership, LLC
5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive
PRD Amendment to a PUD

Background:

Summary:

Vintage - PRD Amendment to a PUD

Location: 5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive

Tax Map: 28

Parcels: 44.07, 44.26, and 44.32

Current Zoning: PRD

Proposed Zoning: PUD

1. The surrounding zoning is R-4, R-6, C-2, and PRD in Town and R-2 and Agriculture in LaVergne.
2. The Land Use Plan for this area is the Sam Ridley 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 Old Nashville Highway as a minor arterial and Needham Drive and Carriage House Drive as collectors. Adequate right-of-way exists for these streets.
4. The proposed amendments include the following:
 1. Allowing up to 10 office suites for each phase.
 2. The minimum building separation would be 20' instead of 30'.
 3. Each phase is responsible for the maintenance of the common areas and common space in lieu of an owners' association.
 4. The common park land is proposed to be given to the Town in lieu of a common space owned and maintained by all of the phases.
5. Upgrades will need to be made to existing office space and future office spaces to meet life safety standards.
6. An occupancy inspection is required before renting out units and prior to offices being occupied.
7. Please provide a list of uses for the office suites. An easy way may be to include all uses within a specific zone as dictated by the Zoning Ordinance. Without some sort of specificity, the Town would have no mechanism to determine

whether or not a use is legally allowed to be located within this PUD.

8. Phase I of this project has been constructed, and it is staff's understanding from the State Fire Marshal's Office that the buildings were only approved for residential occupancy. Staff has concerns regarding this as well as the potential for commercial businesses operating on an enclosed hallway with residential apartments.
9. Please submit revised plans by noon on Wednesday, December 3, 2025. One digital copy emailed to mark.crosslin@townofsmyrna.org and ten physical paper copies, sized 24" x 36".

Attachments:

1. Vintage Harbor Brook PUD Amendment Signed
2. Vintage Stonetrace PUD Amendment Signed
3. Waldron PUD Amendment Signed
4. Vintage Map 1
5. Vintage Map 2
6. Vintage Map 3



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>John Blankenship</i>	Date:	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>John Blankenship</i>	Date:	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: WALDRON VESTER FAMILY LIMITED PARTNERSHIP		
Street Address: 125 River Rock Blvd STE A		
City: Murfreesboro	State: TN	ZIP: 37138
Email: greg.waldron2327@comcast.net		Phone: (615) 394-7449
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: WALDRON VESTER FAMILY LIMITED PARTNERSHIP		
Street Address: 125 River Rock Blvd STE A		
City: Murfreesboro	State: TN	ZIP: 37138
Email: greg.waldron2327@comcast.net		Phone: (615) 394-7449
PROPERTY INFORMATION		
Street Address/Intersecting Streets: Needham Drive		
Tax Map: 028	Group:	Parcel: Rest of 44.07
Requested Lot Area (Square feet/Acres): 62.142 Acres		
Existing Zoning: PUD	Requested Zoning: PUD Amendment	
*Current Property Owner (See Note Below): WALDRON VESTER FAMILY LIMITED PARTNERSHIP		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>Gregory Waldron, President B/W, Inc, GP</i>		Date: 11/4/25
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

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

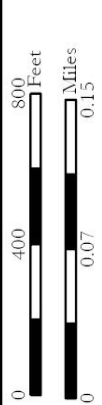


December 2025

Requested Location

Parcels

R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri; Community Maps contributors, Map layer by Esri

Vintage PRD Amendment Request

PRD Amendment to a PUD

Owners: Vintage Harbor Brook Owner, LLC & Waldron Vestor Family Limited Partnership

Tax Map: 28
 Parcel: 44.07
 44.26, 44.32
 Acres: +/- 91.66



Tax Map: 28
 Parcel: 44.07
 44.26, 44.32
 Acres: +/- 91.66

Vintage PRD Amendment Request

PRD Amendment to a PUD

Owners: Vintage Harbor Brook Owner, LLC & Waldron Vestor Family Limited Partnership

Requested Location

Parcels

R.O.W.

0 400 800 Feet
 0 0.07 0.15 Miles

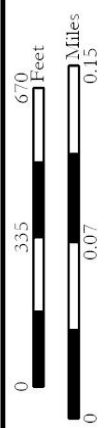
Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri; Community Maps contributors, Map layer by Esri



December 2025



	Parcels
	R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri

Vintage PRD Amendment Request
PRD Amendment to a PUD
 Owners: Vintage Harbor Brook Owner, LLC & Waldron Vestor Family Limited Partnership

Tax Map: 28
 Parcel: 44.07
 44.26, 44.32
 Acres: +/- 91.66



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.b.1.
Department: Planning
Date: December 4, 2025**

Subject:

Greystone, Phase 3B
Long Drive
Owner / Developer: Meritage Homes

Background:

Summary:

Preliminary Plat - Greystone, Phase 3B
Location: Long Drive
Tax Map: 50 part of Parcel: 2.00
Current Zoning: PRD Lots: 56 Acres: 10.39

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. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. Provide details on the repair of the apparent sinkholes within the proposed right-of-way of Long Drive near Lots 463-464 and 630.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.b.2.
Department: Planning
Date: December 4, 2025**

Subject:

Hollingshead Industrial
West Jefferson Pike & Hickory Grove Road
Owner / Developer: Hollingshead Land, LLC / Hamilton Development Company

Background:

Summary:

Preliminary Plat - Hollingshead Industrial
Location: West Jefferson Pike & Hickory Grove Road
Tax Map: 20 Parcels: 61.01 and 61.03
Tax Map: 26 Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01

Current Zoning: C-2 and I-1 Lots: 12 Acres: 180.83

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 West Jefferson Pike as a principal arterial and Hickory Grove Road as a collector. Adequate right-of-way exists for the existing streets, and will be dedicated for the extension of Hickory Grove Road into this site.
7. Submit construction plans.
8. More detailed drawings will be required to provide to the Corps of Engineers for the future greenway construction.
9. Pending the future final greenway location, easements will be required where it enters this property.
10. Submit road names & E911 approval for those road names.

11. Any improvements recommended by the traffic study must be completed by the developer.
12. Provide a separate utility sheet and show the lift station on Hamilton.
13. Add the seal of the engineer who prepared this plat. The Subdivision Regulations require the preliminary plat to be completed by an engineer.
14. Submit a roadway lighting plan.
15. Everything shown inside the public roads must have public utilities and easements. No private mains are allowed in a public right of way. Clearly label the water lines as private or public.
16. Please show details for the access easement on Lot 6.
17. Show the location of the master fire booster pump.
18. Show the location of the proposed sewer lift station.
19. Show the size of the gravity sewer and size of the force main.
20. What is the purpose of the 12" water main after the booster pump?
21. Please submit revised plans by noon on Wednesday, December 3, 2025. One digital copy emailed to mark.crosslin@townofsmyrna.org and ten physical paper copies, sized 24" x 36".

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.c.1.
Department: Planning
Date: December 4, 2025**

Subject:

Sam Ridley
West Sam Ridley Pkwy/Genie Lane/Motlow College Blvd./Jackdaw Drive
Owner / Developer: Wild Building Construction, Inc.

Background:

Summary:

Final Plat - Sam Ridley
Location: West Sam Ridley Pkwy/Genie Lane/Motlow College Blvd./Jackdaw Drive
Tax Map: 28 Parcel: 44.24
Current Zoning: PRD Lots: 2 Acres: 39.12

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 Sam Ridley Parkway, West as a principal arterial and Genie Lane and Motlow College Boulevard as collectors. Adequate right-of-way exists for the existing streets.
4. Add the signature of the owner prior to submittal for recording.
5. Show the correct size on the existing public water main on Genie Lane. It is 12", not 8".
6. Show the offsite sewer.
7. Please label private water lines as private.
8. Please label the sanitary sewer and drainage easements that are intended to be public as public. In the areas where sanitary sewer and access share the same easement, label the access easement as private.
9. Please submit revised plans by noon on Wednesday, December 3, 2025. One digital copy emailed to mark.crosslin@townofsmyrna.org and ten physical paper copies, sized 24" x 36".

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.d.
Department: Planning
Date: December 4, 2025**

Subject:
Concept Plan:

Background:

Summary:

Attachments:
None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.d.1.
Department: Planning
Date: December 4, 2025**

Subject:

Nissan Gas Station
561 Nissan Drive
Owner / Developer: Malak Ishak

Background:

Summary:

Nissan Drive Gas Station & Convenience Store

Concept Plan

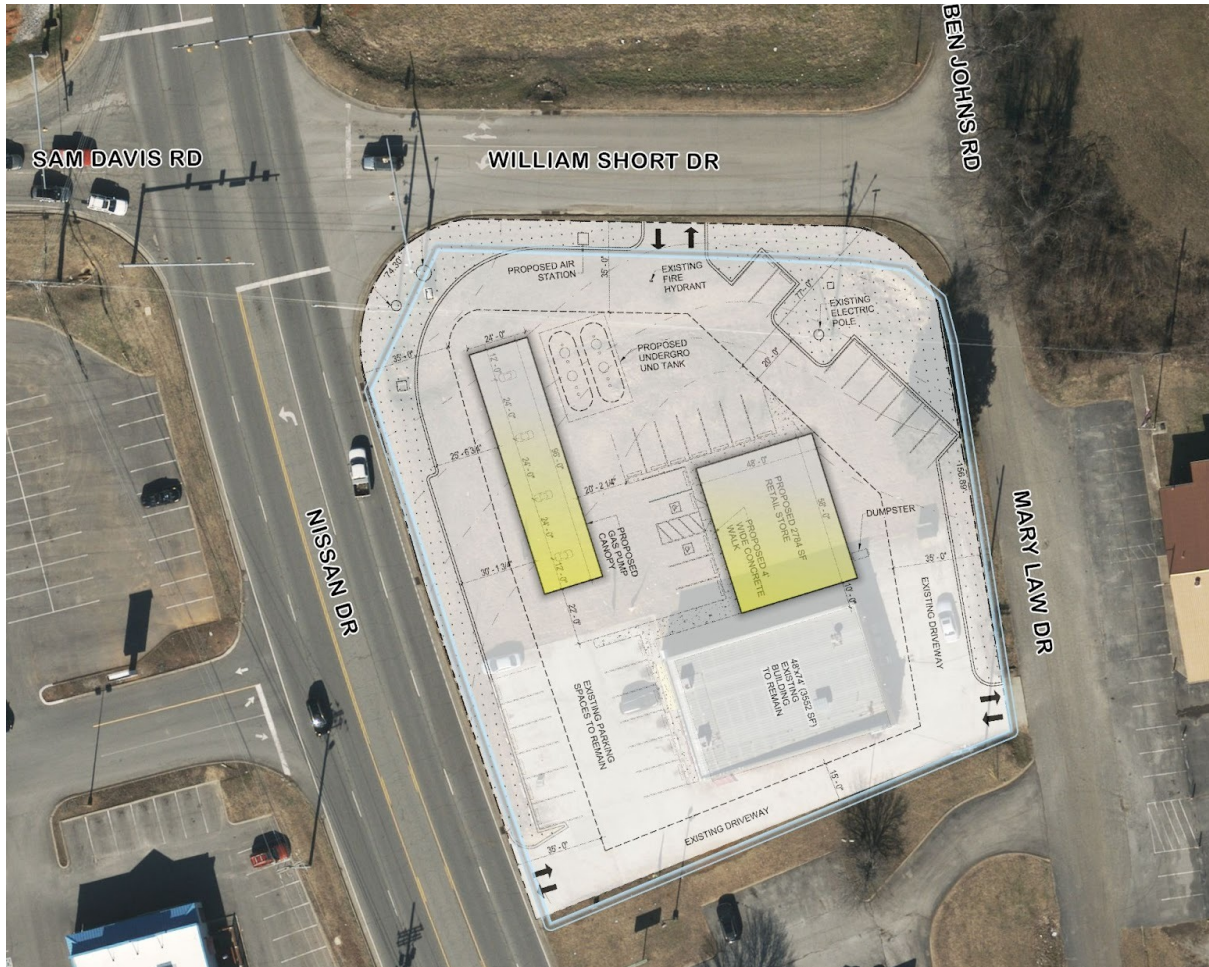
Location: 561 Nissan Drive	Applicant: Rhodes Engineering
Tax Map/Group/Parcel: 27K/C/2.02	Property Owner(s): Malak Ishak
Zoning: C-2	Use Classification: Convenience Commercial

Proposal

A. Location Analysis

A convenience store and gas station is being proposed for the tract located at the southeastern corner of the intersection of Nissan Drive and Sam Davis Road. The original access points off of Nissan Drive and Mary Law Drive being utilized by the beer and tobacco shop would remain with a new ingress/egress point shown off of William Short Drive. The proposed convenience store would be 2,784 square feet with eight fuel pumps.

This request is for a concept plan at this time, not a complete site plan submittal.



Development Standards

	Required	Proposed
Total Parking	28 Additional Spaces	28 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

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. 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.

5. Signs will require a separate permit and must be within setbacks where applicable.
6. The Major Thoroughfare Plan designates Nissan Drive as a Principal Arterial and William Short Drive as a collector. Adequate right-of-way exists for these streets.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. Stormwater must be treated for quality and quantity. This project is considered a pollution hot spot, stormwater shall not be treated with an infiltration-based SCM and must be treated to remove oil and gas.
2. Show the existing mains and proposed water, sewer, and gas services on a complete utility plan.
3. Please provide an auto-turn. The auto-turn cannot show the truck going under the canopy. Contact James Lawrence with the Town of Smyrna Fire Dept. for the correct department truck to be used for the autoturn.
4. No part of the proposed building and/or canopy may be located on top of any utility lines.
5. There is a requirement of a minimum of 5' landscaped area between any front property line and the edge of a parking area. This is not being met along Mary Law Drive.
6. Dumpster(s) are required to be located within an enclosure and not placed within a drive aisle.
7. If this concept plan is approved, a site plan meeting all Town requirements will be required to be submitted and approved by the Planning Commission prior to issuance of any construction permits.

Staff Recommendation: Staff recommends denial due to concerns with the Fire Department maneuvering the site and the site not designed to fit entirely within parcel boundaries.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.e.1.
Department: Planning
Date: December 4, 2025**

Subject:

Hollingshead Industrial, Phase 1A
West Jefferson Pike & Hickory Grove Road
Owner / Developer: Hamilton Development Company

Background:

Summary:

Hollingshead Industrial, Phase 1A

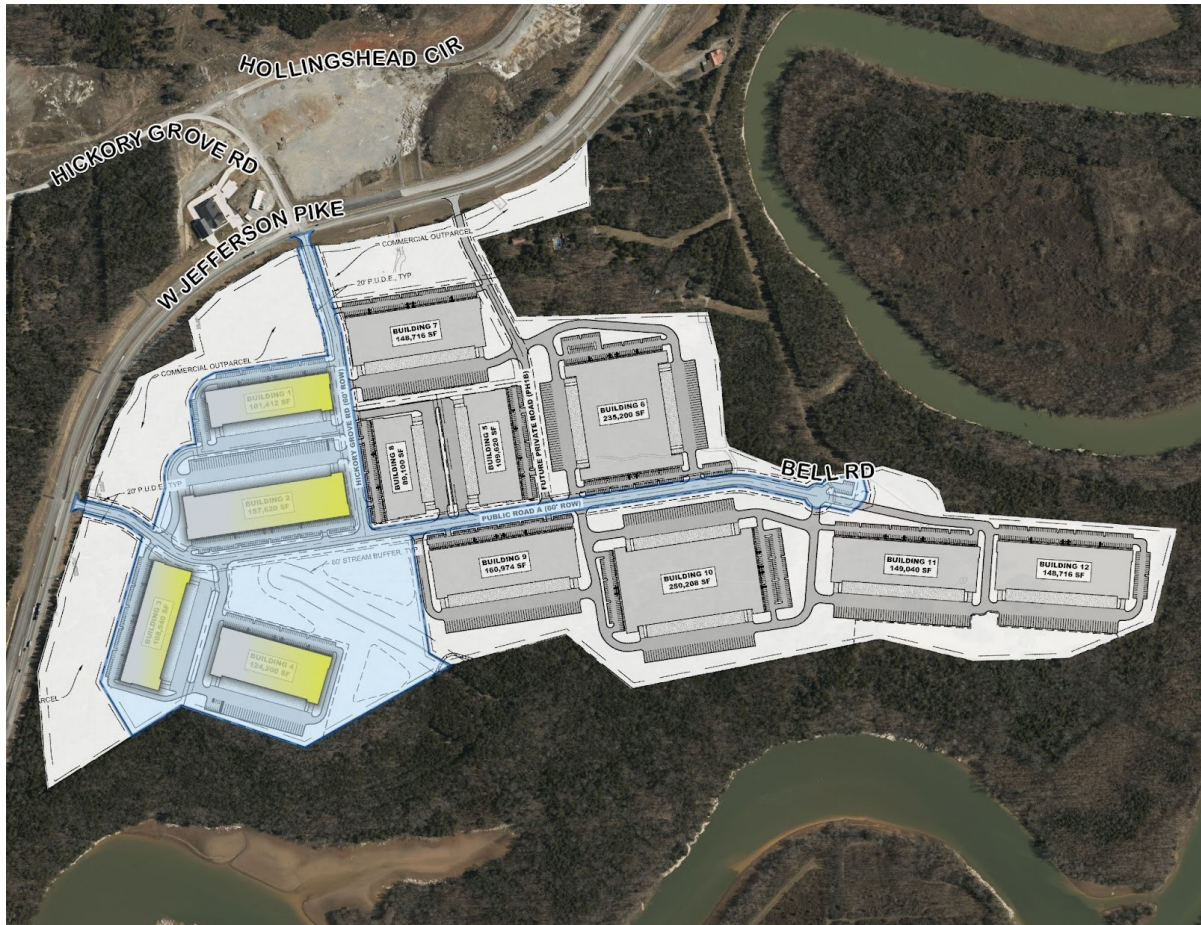
Site Plan

Location: 5481 W. Jefferson Pike	Applicant: Hamilton Development, LLC
Tax Maps/Parcels: 20/61.01 & 61.03 26/13.00, 13.02, 15.00, 15.01 & 18.01	Property Owner(s): Hollingshead Land, LLC
Zoning: I-1 & C-2	Use Classification: Warehouse

Proposal

A. Location Analysis

The first phase (1A) of Hollingshead Industrial is proposing four industrial buildings totalling 491,772 square feet. Access to these buildings would be provided off of West Jefferson Pike via two new access points, one across from Hickory Grove and one near the western edge of the property. Both of these access points would be new public roadways with 60' right-of-way. Eight additional industrial buildings are proposed for future phases.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	13.82 Ac
Square Footage of Open Space/Landscaping	1.10 Ac	1.26 Ac
Total Parking	492 Spaces	556 Spaces
Handicapped Parking Space(s)	11 Spaces	24 Spaces

B. Landscaping

Landscape plan shows a variety of street trees and shrubbery lining the new public right-of-ways. Additional trees and shrubbery are shown on each property located along parking areas and at the base of the buildings. Each future parcel will need to have a landscape plan detailed since each site will need to stand on its own after the subdivision plat is recorded. The overall site meets the minimum landscaping percentage requirements, but further detail does need to be provided.

C. Architectural Character

Architectural elevations show all buildings to be finished in a similar design manner with matching materials. All buildings are to have a mixture of painted concrete, which appears to be concrete tilt panel, masonry and glass/glazing. As presented, the architectural elevations meet Design Review requirements for the elevations.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. 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. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. The Major Thoroughfare Plan designates West Jefferson Pike as a principal arterial and Hickory Grove as a collector. Adequate right-of-way exists for the existing streets, and will be dedicated for the extension of Hickory Grove Road into this site.

Staff Comments:

1. Submit water and sewer construction plans including sewer profiles.
2. Building permits will not be issued until the final plat is recorded.
3. The second entrance must be built before building permits can be issued.
4. Any improvements recommended by the traffic study must be completed by the developer.
5. Submit road names & E911 approval for those road names.
6. On the architectural elevations, please specify what masonry means. Also, if "painted concrete" is concrete tilt panel, please specify.
7. Stormwater would recommend limiting the disturbed area to less than 50 acres for TDEC requirements.
8. Contact James Lawrence with the Town of Smyrna Fire Dept. for more discussion about the fire pump. Smyrna Fire Department will require a certified letter from the sprinkler engineer for adequate flow from one fire pump and one FDC.
9. Landscaping does not meet Design Review. Please revise. Provide details on landscaping requirements and provide values for each lot as they will need to each stand on their own. Please ensure all landscaping is placed on private property. No landscaping may be within the public right-of-way.
10. No more than 25% of the trees on each site may be ornamental trees.
11. Any FDC will require a public hydrant within 100'.
12. Is the engineer's plan to master meter or meter each building individually?

13. Provide hydraulic calculations to show fire flows and water quality for the public line.
14. On Sheet C 2-14, the 12' typical space width dimension does not match the width of the spaces shown on the plans.
15. If dumpsters are to be utilized for these businesses, please show locations of dumpster enclosures and provide elevations for the enclosures with materials labeled.
16. Staff has concerns regarding water quality throughout the public system due to the fire pump pulling off at one location. Please contact Assistant Utilities Director Mark Parker regarding this issue.

Staff Recommendation: Staff recommends deferral due to several issues for the Fire Department and Utilities Department that need to be addressed.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.e.2.
Department: Planning
Date: December 4, 2025**

Subject:

Platform Station at I-24
Tridon Drive & Safari Drive
Owner / Developer: Platform Real Estate Group, LLC

Background:

Summary:

Platform Station at I-24

Site Plan

Location: North of Tridon Drive & Safari Drive Intersection	Applicant: Kimley-Horn & Associates, Inc.
Tax Map/Parcel: 50/14.00	Property Owner(s): Swanson Development LP
Zoning: I-2	Use Classification: Warehouse

Proposal

A. Location Analysis

Tridon Drive Industrial is proposing to develop a 119,379 square foot warehouse building at the northern quadrant of the intersection of Tridon Drive and Safari Drive. Access to the site is shown by four new access points with two off of Tridon Drive and two off of Safari Drive. The northern most entrance on Tridon Drive, closest to Lee Victory Parkway, would be utilized as the tractor-trailer access point.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	3.03 Ac
Square Footage of Open Space/Landscaping	10,564 SF	10,570 SF
Total Parking	130 Spaces	130 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping

Landscape plan shows a mixture of London Plane and Red Maples along Safari Drive and half of Tridon Drive with shrubbery shown between those trees. Along the perimeter of the pond are a variety of red cedars and holly trees. Additional shrubbery is shown to be planted at the base of the building fronting roadways. As shown, the landscape plan does not meet Design Review as additional street trees should be added along Tridon Drive at the top of the pond to meet streetscaping requirements.

C. Architectural Character

Architectural elevations show the building to be finished with glass/glazing, metal canopy, and material that appears to be tilt panel concrete and textured concrete. Industrial zones are permitted to utilize tilt panel concrete as a primary material, as shown. Material percentages have not been shown at this time, but appear to meet Design Review requirements. As shown, the loading docks would face Lee Victory Parkway.

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. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,812 GPM @ 20 PSI.

Staff Comments:

1. Submit a floodplain development permit application prior to submittal for a grading permit.
2. Submit utility construction plans.
3. Submit a traffic study.
4. The Fire Chief is not James Lawrence. Please revise to reflect Fire Chief Brian Goss.
5. Streetscaping does not meet Design Review. Show street trees with shrubbery between those trees along the entire length of Tridon Drive where the pond is located. Please revise.
6. Please show the dumpster enclosure and elevations.
7. Please contact James Lawrence with the Town of Smyrna Fire Dept. in regards to the auto-turn.
8. Label the materials and show material percentages on the elevations. Textured paint is not a building material.
9. Is it possible to rotate the building so the loading docks do not face Lee Victory Parkway?

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

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.e.3.
Department: Planning
Date: December 4, 2025**

Subject:

Wells Fargo
557 West Sam Ridley Pkwy
Owner / Developer: Wells Fargo Bank, N.A.

Background:

Summary:

Wells Fargo

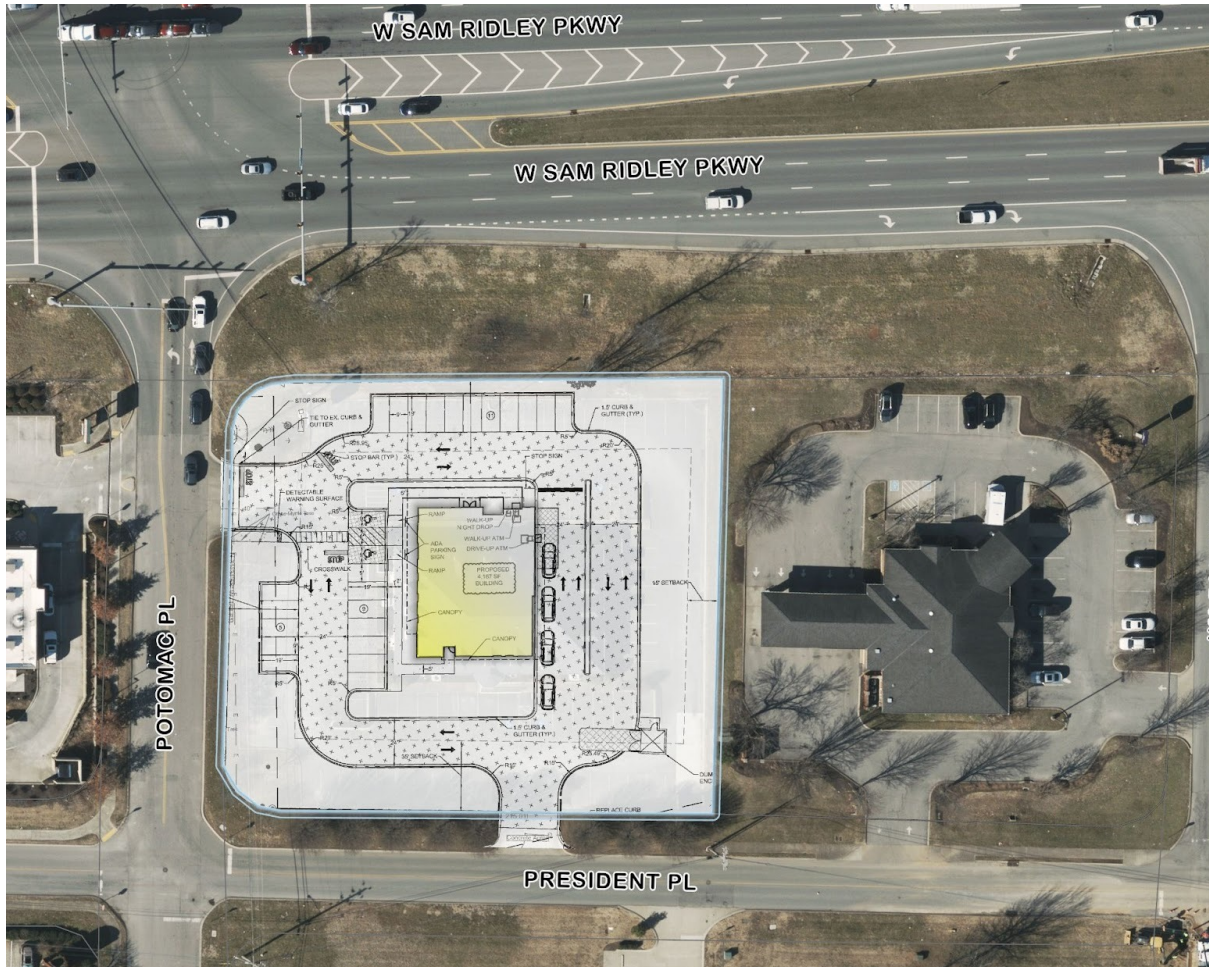
Site Plan

Location: 557 W. Sam Ridley Parkway	Applicant: Timmons Group
Tax Map/Group/Parcel: 281/A/1.00	Property Owner(s): Wells Fargo Bank
Zoning: C-2	Use Classification: Financial Institution

Proposal

A. Location Analysis

Wells Fargo is proposing to demolish an existing commercial building, previously used as a real estate office, located at 557 West Sam Ridley Parkway. Proposed to be constructed would be a 4,100 square foot bank centrally located on the parcel. One drive-thru lane is proposed on the east side of the building with queue lengths for approximately four vehicles. The ingress and egress points would stay in the current locations.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.49 Ac
Square Footage of Open Space/Landscaping	2,135 SF	1,123 SF
Total Parking	24 Spaces	25 Spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

B. Landscaping

Landscape plan shows the existing Bradford Pear trees remaining fronting President Place with a variety of shrubs proposed to supplement the existing trees. A variety of shrubbery and trees are shown to be planted along Potomac Place and within landscape islands. As shown, the landscape plan does not meet Design Review pertaining to streetscaping, species and amount of vegetation.

C. Architectural Character

Architectural elevations show the building to be finished with brick, glass/glazing and wood panel. Primary materials of brick and glass/glazing make up at least 75% of all four wall elevations. A material of wood panel is shown as an accent material, but exceeds the maximum 10% threshold for the entire building, dictated by the Design Review Manual. As shown, the elevations do not 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. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. The Major Thoroughfare Plan designates West Sam Ridley Parkway as a principal arterial and President Place as a collector. Adequate right-of-way exists for these streets.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. At no time shall the fire apparatus go on the curb. Contact James Lawrence for the correct department truck dimensions for autoturn.
2. Show streetscaping on Sam Ridley Parkway, West meeting Design Review requirements.
3. Show appropriate street trees in accordance with the Design Review Manual.
4. The required landscaping minimum is at least 10% vehicular use area to be landscaped; the plans show 5%. Please adjust this information in the site data table and add the appropriate amount of corresponding landscaping.
5. Show dumpster enclosure details and label the materials to be used. Must be masonry to match the building.
6. The amount of wood panel shown exceeds the maximum 10% threshold of accent materials permitted for exterior finishes on the entire building. Please revise.
7. Submit a Utility Site Plan.
8. Show all existing and proposed water, sewer and natural gas mains and services.

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

Attachments:

None

Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, Town Planner

CC: Town Council/Staff

Date: 11/26/25

RE: Proposed Land Donation from Vester Waldron FLP and TDK

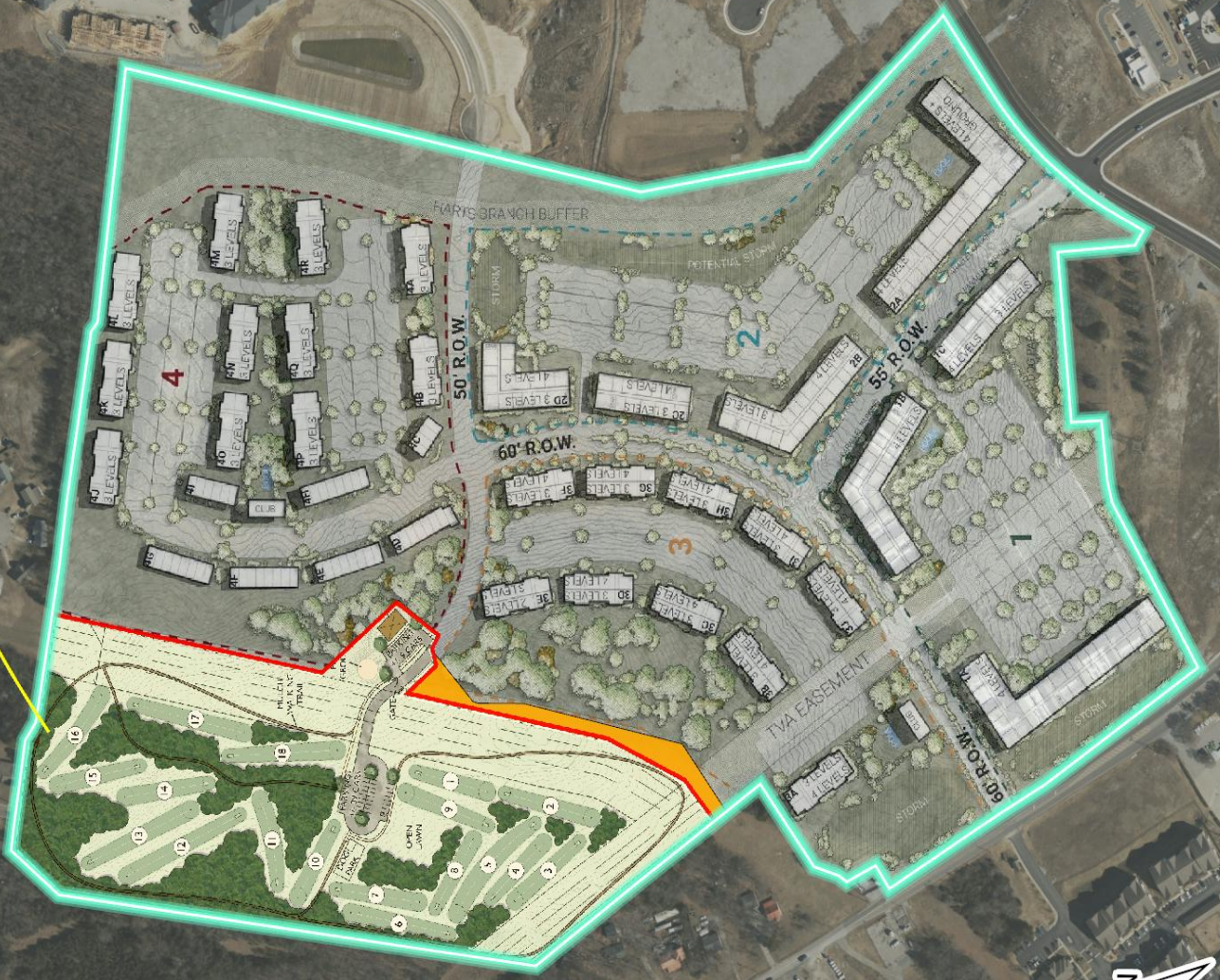
Vester Waldron Family Limited Partnership and TDK, the developers of the Vintage development, are proposing to donate a tract of land to the Town for use as a public park. The tract totals approximately 19.69 acres. The land donation would be in lieu of the payment of impact fees from this development up to the maximum dollar amount established as a part of a separate agreement between the Town and the developers. Attached is a map showing the proposed location of the parcel to be donated.

The Planning Commission is required to review the obtaining of this parcel and find whether or not it is in keeping with the adopted comprehensive plan of the Town and make a recommendation to the Town Council. Staff recommends approval.



Vintage 

Donated Land 



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/15/2023	Patton Retreat, Phase 2, Section 2 / Hollingshead Land, LLC	12/15/2025	Escrow	\$15,000
<p>Bond is for: Roads, Sewer, Stormwater</p> <p>Development is 100% built out. (11 out of 11 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. No additional work required. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. Manhole 54 has grout around the inside of the casting that needs to be removed. 1. Make sure to get all of the grout out the trough and off of the bench. <p>DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:</p> <p>I did not hear back from Mr. Rinehart prior to the packets being delivered.</p> <p>RECOMMENDATION:</p> <p>End of the maintenance period. Release when the last item is completed.</p>				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/16/2023	Short's Crossing, Phase 2 / Michael's Homes, LLC	12/16/2025	First Bank	\$44,900
<p>Bond is for: Roads, Water, Sewer, Stormwater</p> <p>Development is 40% built out. (10 out of 25 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. Place final topping and striping. 2. Demuck detention pond. 3. Stabilize all bare soils to 70% uniform vegetative coverage. 4. All headwalls with water flowing out must have a riprap apron underlain with geotextile fabric. 5. Ensure all storm structures are free of erosion. 6. Remove all construction remnants/ debris (silt fence, wattles, stakes, etc.). 7. Sidewalks not complete. 8. Sidewalks not complete. 9. Remove silt fabric from catch basins before final inspection. 10. Some areas of curb and gutter are damaged and need to be repaired or replaced 11. Some manholes and water valve boxes need to be adjusted. 12. All sidewalks and crosswalks must be ADA compliant. 13. All P.U.D.E. and drainage ditches need to be put on grade per plan. 14. Some areas of detention pond are eroding and need to be put on grade per plan. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. No issues. <p>DEVELOPER JIMMY PITTS WITH MICHAEL'S HOMES COMMENTS:</p> <p>It looks like it is going to be Spring 2027 before we complete this development.</p> <p>RECOMMENDATION:</p> <p>Extend six months.</p>				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT

1/29/2025	Sewart's Landing, Phase II, Lots 2-7 / Equitable Property Company	12/18/2025	Servis 1st Bank	\$1,176,000
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Bond is for: Roads, Water, Sewer, Stormwater

Development is 33.3% built out. (2 out of 6 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Need lighting.
3. Sidewalks not complete. Must extend to property lines.
4. All signage must meet MUTCD specifications.
5. Need pedestrian crossing signs and speed limit signs as per plan.
6. Need thermoplastic striping after final topping.
7. Areas of road (crosswalks) still need binder to be cut out and replaced with concrete
8. Remove silt fabric from catch basins before final inspection.
9. Some areas of curb and gutter are damaged and need to be repaired or replaced.
10. Some manholes and water valve boxes need to be adjusted.
11. All sidewalks and crosswalks must be ADA compliant.
12. All P.U.D.E. and drainage ditches need to be put on grade per plan.
13. Some areas of detention pond are eroding and need to be put on grade per plan.
14. Submit stormwater as-builts verifying elevations of detention pond.

Utilities Department Comments:

- The access road for the existing 24" water main must be completed before the c.o. is
1. released.

DEVELOPER TURNBULL PURSLEY WITH EQUITABLE PROPERTY'S COMMENTS:

We have completed everything except for the final topping and striping. Please reduce.

RECOMMENDATION:

Reduce to \$300,000 and extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/20/2024	Oak Meadows, Section 3 / JM Byrnes, LLC	12/20/2025	Southern Bank of Tennessee	\$82,600

Bond is for: Roads, Water, Sewer, Stormwater

Development is 90% built out. (27 out of 30 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Stabilized all bare soils to 70% uniform vegetative coverage.
3. Topsoil and stabilize detention pond and all swales.
4. Ensure all storm structures are free of erosion..
5. Remove all construction remnants/ debris (silt fence, wattles, stakes, etc.).
6. Need lighting.
7. Sidewalks not complete. Must go to end of phase line.
8. Crosswalks must be ADA compliant.
9. Remove silt fabric from catch basins before final inspection.
10. Some areas of curb and gutter are damaged and need to be repaired or replaced.
11. Some manholes and water valve boxes need to be adjusted.
12. All sidewalks and crosswalks must be ADA compliant.
13. All P.U.D.E. and drainage ditches need to be put on grade per plan.

14. Some areas of detention pond are eroding and need to be put on grade per plan.

Utilities Department Comments:

1. No issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are a good ways off from having enough homes complete to place the final topping on this one.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/8/2025	Talia Trace, Section I / Ole South	1/8/2026	First Finacial Bank	\$59,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 17.3% built out. (9 out of 52 lots built)

Utilities Department Comments:

1. Place final topping and striping.
2. Stabilize all bare soils to 70% uniform vegetative coverage.
3. Sidewalks not complete. Some sidewalks are broken and need to be replaced.
4. All signage must meet MUTCD specifications.
5. Remove silt fabric from catch basins before final inspection.
6. Some areas of curb and gutter are damaged and need to be repaired or replaced.
7. Some manholes and water valve boxes need to be adjusted.
8. All sidewalks and crosswalks must be ADA compliant.
9. All P.U.D.E. and drainage ditches need to be put on grade per plan.
10. Some areas of detention pond are eroding and need to be put on grade per plan.

Utilities Department Comments:

1. No issues.

DEVELOPER DAN BOBO WITH OLE SOUTH'S COMMENTS:

Based on our current pace, it will be a while before we have adequate homes complete to place the final topping.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/30/2023	Helmsley Place / Regent Homes, LLC	1/9/2026	Regions Bank	\$20,000

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

Development is 100% built out. (57 out of 57 lots built)

Public Works Department Comments:

1. Detention pond holding water for more than 72 hours.
2. Remove all construction remnants/ debris (silt fence, wattles, stakes, etc.).

Utilities Department Comments:

1. No issues.

DEVELOPER CASEY KEISTER WITH MERITAGE HOMES' COMMENTS:

We are working with the original developer to confirm design and construction of the detention pond. I am waiting on a response from them and then I will follow up with the inspector. I expect to have the other items cleaned up and removed by the first week of December.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 1/9. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
7/13/2022	Derby Run, Phase 1A & 1B / Charter Commercial, LLC	1/13/2026	Escrow	\$10,000

Bond is for: Roads, Sewer, Stormwater

Development is 94.3% built out. (50 out of 53 lots built)

Public Works Department Comments:

1. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
2. Ensure all swales are free of erosion, topsoiled, and stabilized.
3. Remove all construction remnants/ debris (silt fence, wattles, stakes, etc.).
4. Striping not complete. Crosswalks also still need striping.
5. Sidewalks not complete.
6. All signage must meet MUTCD requirements. Need arrows on top of pedestrian
7. Remove silt fabric from catch basins before final inspection.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. Some areas of detention pond are eroding and need to be stabilized.

Utilities Department Comments:

1. No issues.

DEVELOPER PAT MANGER WITH CHARTER COMMERCIAL'S COMMENTS:

I will get with our contractor this week and take care of the items on the punch list.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 1/13. Otherwise, extend three months.