



**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This item was withdrawn by the developer prior to the meeting.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 1, 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**

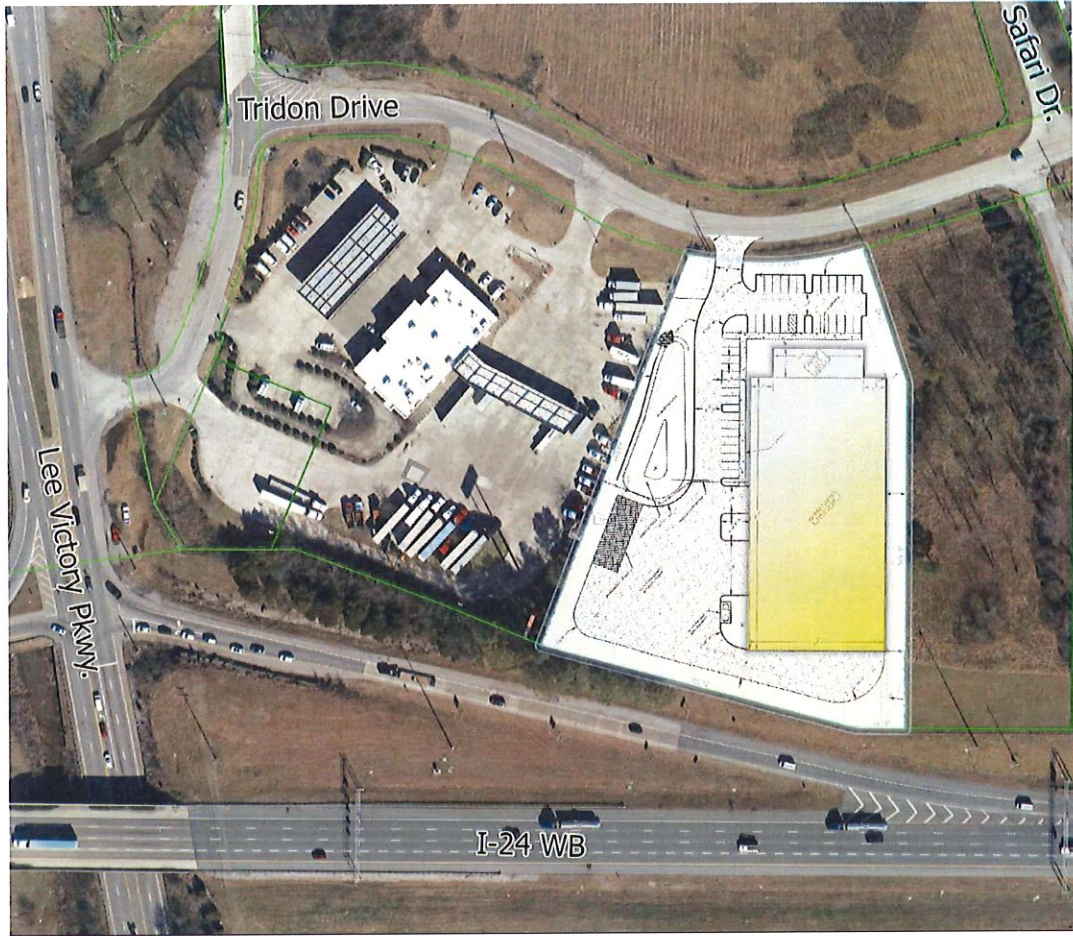
Site Plan

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

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

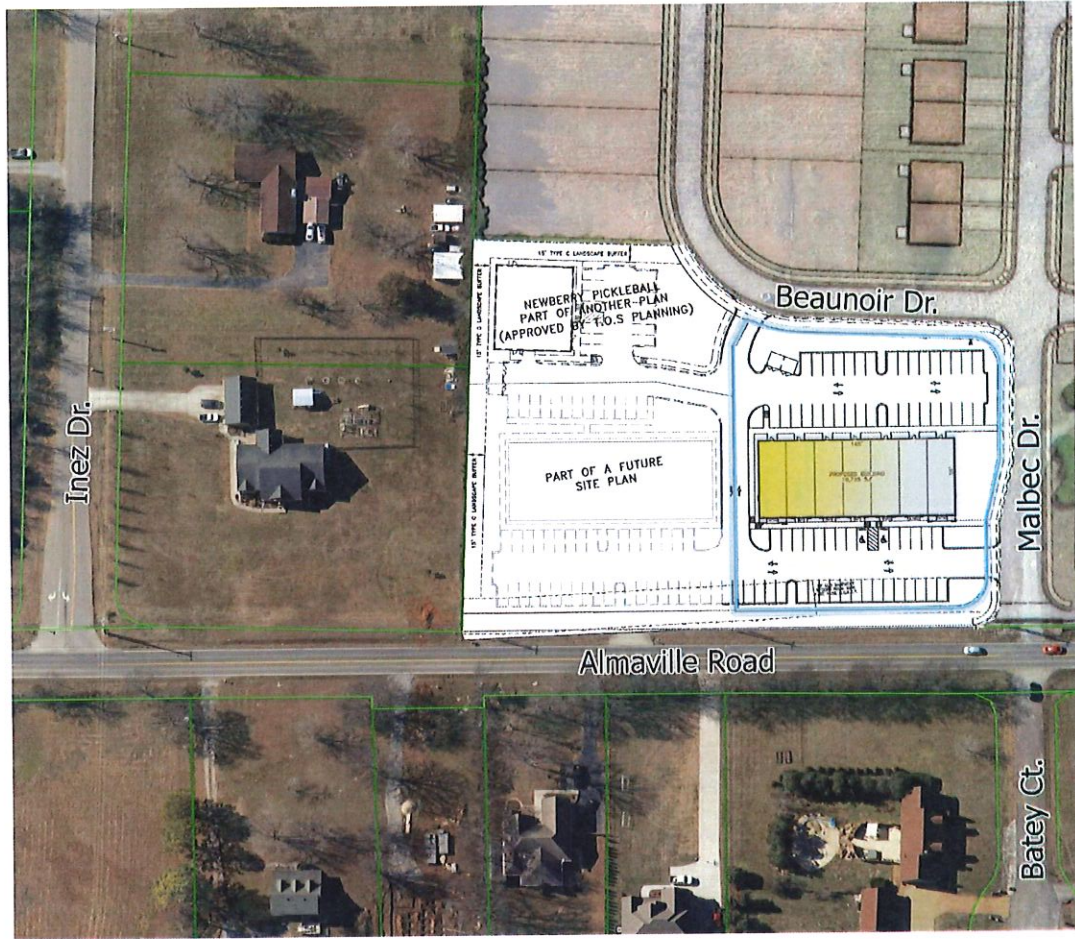
Site Plan

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

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

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



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Tim Morrell, Chairperson

**Attest:**



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Kevin Rigsby, Town Planner