



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.

January 8, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Citizen Comments

3. Approval or Correction of Minutes

- a. December 4, 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 Highgate HH Development - **Withdrawn by Applicant**
Blair Road / Portico Place
Rezoning C-2 to add the H-2 Overlay
2. Vintage Harbor Brook Owner, LLC / Wintage System Block Owner, LLC / Waldron Vester Family Limited Partnership, LLC - **Requesting Deferral**
5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive
PRD Amendment to a PUD

- c. Site Plan:

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

5. New Business

- a. Rezoning Request:
 - 1. Derby Run
Antique Avenue
PRD Amendment
- b. Sketch Plat:
 - 1. The Enclave at Lee Road
5198 Lee Road
Owner / Developer: Chao Wen Dong / Mark Hanson
- c. Final Plats:
 - 1. The Courtyards at Stewarts Creek, Phase 3
Rocky Fork Almaville Road / Restoration Drive
Owner / Developer: Epcon Stewarts Creek, LLC
 - 2. Derby Run, Phase 2B
Inez Drive / Grey Ghost Way
Owner / Developer: Charter Commercial, LLC
 - 3. Sam Ridley DR Horton HPR
Genie Lane / Motlow College Blvd.
Owner / Developer: Wild Building Construction, Inc.
- d. Site Plans:
 - 1. Almaville Plaza, Phase II
Almaville Road
Owner / Developer: Unico TN, LLC Almaville Series
 - 2. Brew Y'all
120 Sam Ridley Parkway, West
Owner / Developer: Equitable Property Company
 - 3. Kroger Shops
Bulldog Drive
Owner / Developer: SEK Smyrna, LLC
 - 4. Medical Park Plaza
Medical Park
Owner / Developer: J & K Properties, a Tennessee General Partnership

6. Zoning Ordinance Amendments

- a. Climate Controlled Self-Storage Facilities
- b. Solid Waste Services
- c. Temporary Outdoor Sales of Food or Retail Merchandise
- d. Yard Sales

- 7. Bond Review Report**
 - a. January Bond Review Report
- 8. Staff Comments and/or Other Business**
- 9. Adjournment**



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



December 4, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

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

The following Planning Commission members and staff were present:

Members:

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

Staff:

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 Ken Hill.

Pledge of Allegiance

The Pledge of Allegiance was led by Charles Scurr.

2. Citizen Comments

3. Approval or Correction of Minutes

3.a. November 6, 2025 regular meeting

Following a review of the Minutes of the November 6, 2025 meeting, Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Board Member Ken Hill. The motion was approved 6-0.

4. Old Business

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

**4.a.1. 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. 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".

Councilman Steve Sullivan entered the chambers at 5:10pm

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

Scott Byers, Fire Captain

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

4.b. Rezoning Requests:

4.b.1. Highgate HH Development - Requesting Deferral 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.
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".

Following discussion, Vice-Mayor Marc Adkins made a motion to defer until the January meeting. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

4.c. Site Plans:

4.c.1. Bailey Equipment & Intralogistics

Tridon Drive

Owner / Developer: Caravan Ventures, LLC

Bailey Equipment & Intralogistics

Site Plan

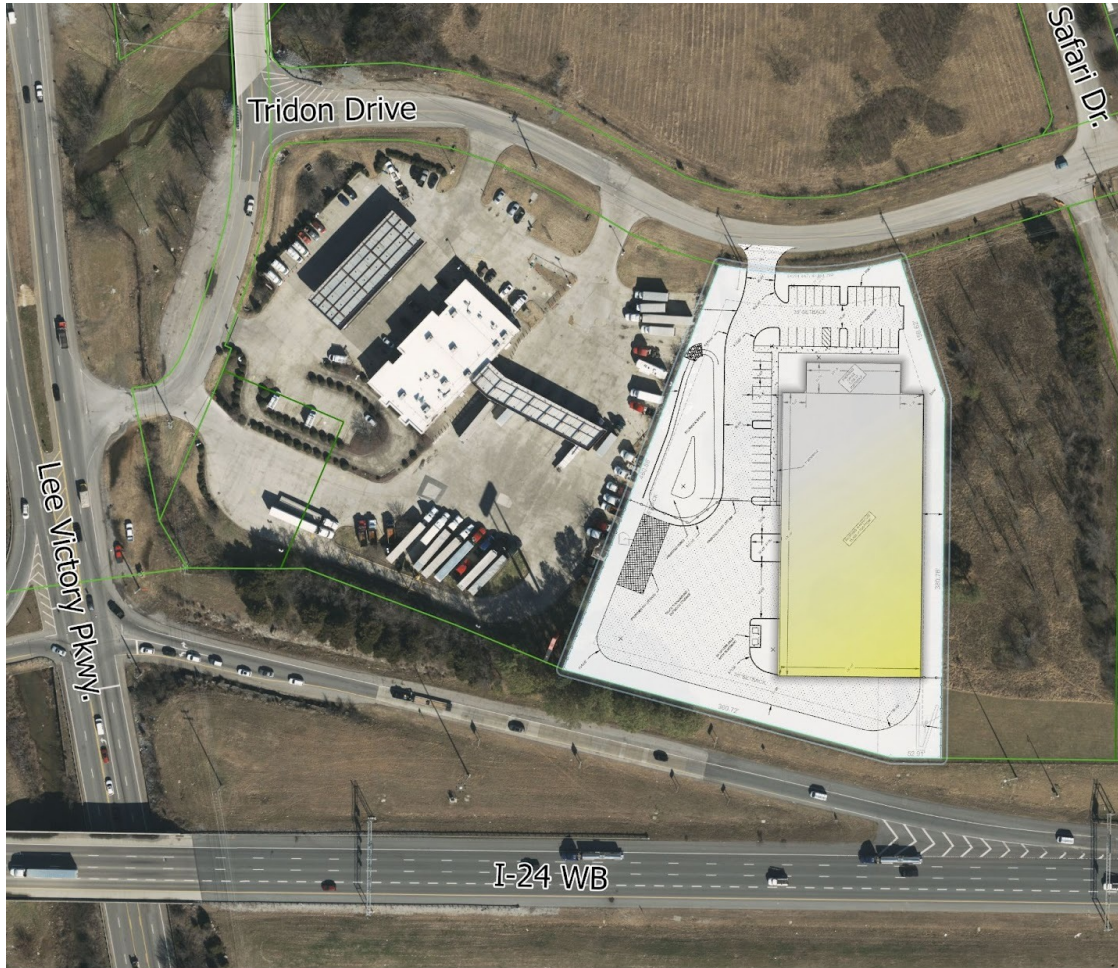
Location: 3540 Almadale Road	Applicant: Caravan Ventures, LLC
Tax Map/Parcel: 50/14.07	Property Owner(s): Caravan Ventures, LLC
Zoning: I-1	Use Classification: Building Materials & Farm Equipment Sales

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 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, fiber cement board and glass/glazing and brick. The property is zoned industrial, which allows 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. Per Design Review, this building will be required to meet Design Review of at least 75% primary materials on all wall elevations; these primary materials may consist of brick, stone, glass/glazing and/or tilt panel concrete. Due to limited visibility, staff is okay with the front elevations (northeast) as submitted with 42.7% metal, 16.6% fiber cement, and 40.7% brick and glass/glazing. The side elevation (northwest) shows 60.9% metal, 5.1% fiber cement, and 34% brick and glass/glazing. The rear (southwest) has 23% metal and 77% brick, meeting Design Review. The side (southeast) elevation shows 62.3% metal and 37.7% brick and glass/glazing. As presented, the elevations do not meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. 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. Sewer cleanouts required every 75'.
8. Outdoor storage shall be screened as per the Zoning Ordinance.
9. Provide architectural elevations for the pallet shed.

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:

Scott Byers, Fire Captain

Eric Cox, 615 Design Group

Following discussion, Council Member Steve Sullivan made a motion to defer until the January meeting due to not meeting design review. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

5. New Business

5.a. Rezoning Requests:

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

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.

Following discussion, Board Member Ken Hill made a motion to recommend approval to the Town Council of the R-3 to C-4 rezoning of 1191 Rock Springs Road. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion

was approved 7-0.

**5.a.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**

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".

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

regarding the request:
Rob Molchan, SEC, Inc.
John Blankenship, TDK Construction & Development
David Still

Following discussion, Council Member Steve Sullivan made a motion to defer until the January meeting. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

5.b. Preliminary Plats:

5.b.1. Greystone, Phase 3B

Long Drive

Owner / Developer: Meritage Homes

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.

Following discussion, Council Member Steve Sullivan made a motion to approve the preliminary plat for Greystone, Phase 3B with the above listed staff comments. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

5.b.2. Hollingshead Industrial

West Jefferson Pike & Hickory Grove Road

Owner / Developer: Hollingshead Land, LLC / Hamilton Development Company

Preliminary Plat - Hollingshead Industrial

Location: West Jefferson Pike & Hickory Grove Road

Tax Map: 20

Parcels: 61.01 and 61.03

Tax Map: 26
18.01

Parcels: 13.00, 13.01, 13.02, 15.00, 15.01, and

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.
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.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the preliminary plat for Hollingshead Industrial with the above listed staff comments. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

5.c. Final Plats:

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

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.

Following discussion, Council Member Steve Sullivan made a motion to approve the final plat for Sam Ridley with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

5.d. Concept Plan:

5.d.1 Nissan Gas Station

561 Nissan Drive

Owner / Developer: Malak Ishak

Nissan Drive Gas Station & Convenience Store

Concept Plan

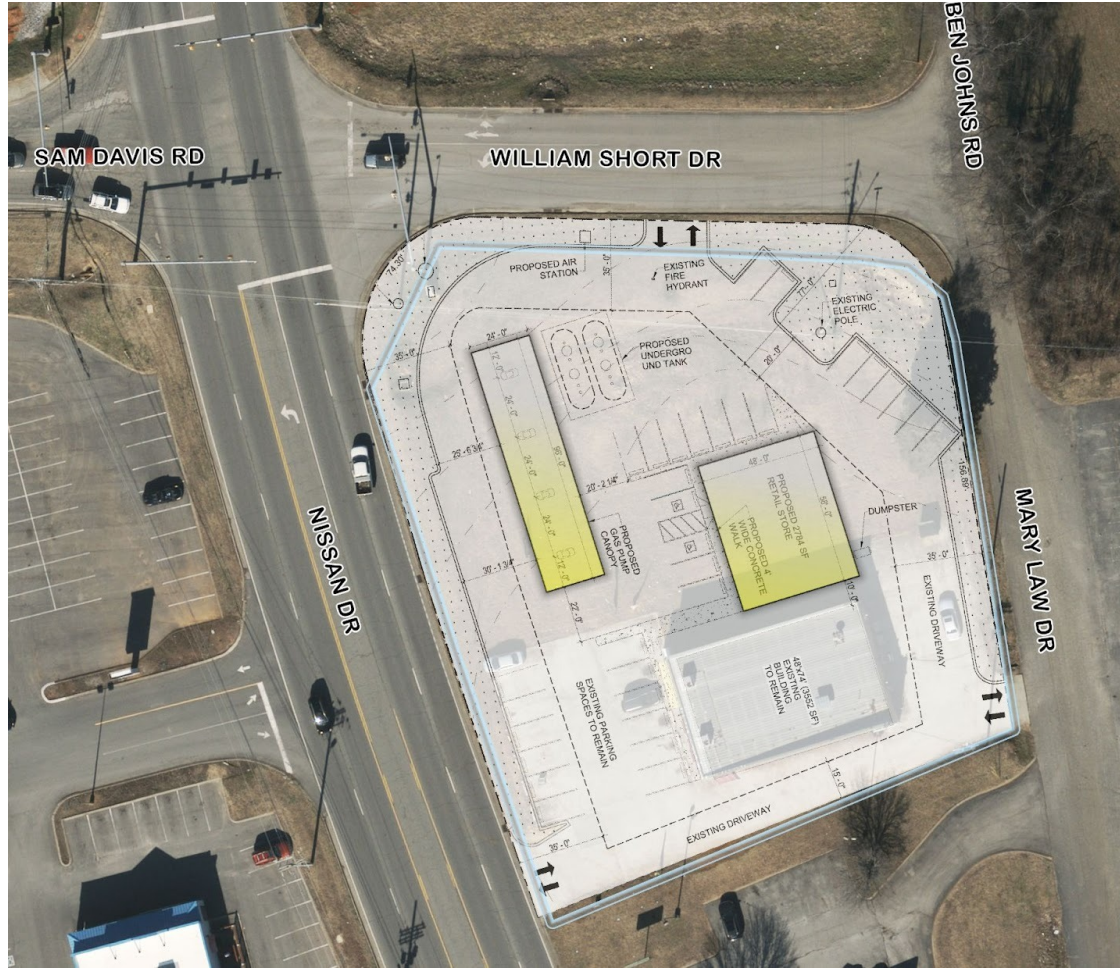
Location: 561 Nissan Drive	Applicant: Rhodes Engineering
Tax Map/Group/Parcel: 27K/C/2.02	Property Owner(s): Malak Ishak
Zoning: C-2	Use Classification: Convenience Commercial

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.

Following discussion, Vice-Mayor Marc Adkins made a motion to deny due to not having any plans submitted. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

5.e. Site Plans:

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

Hollingshead Industrial, Phase 1A

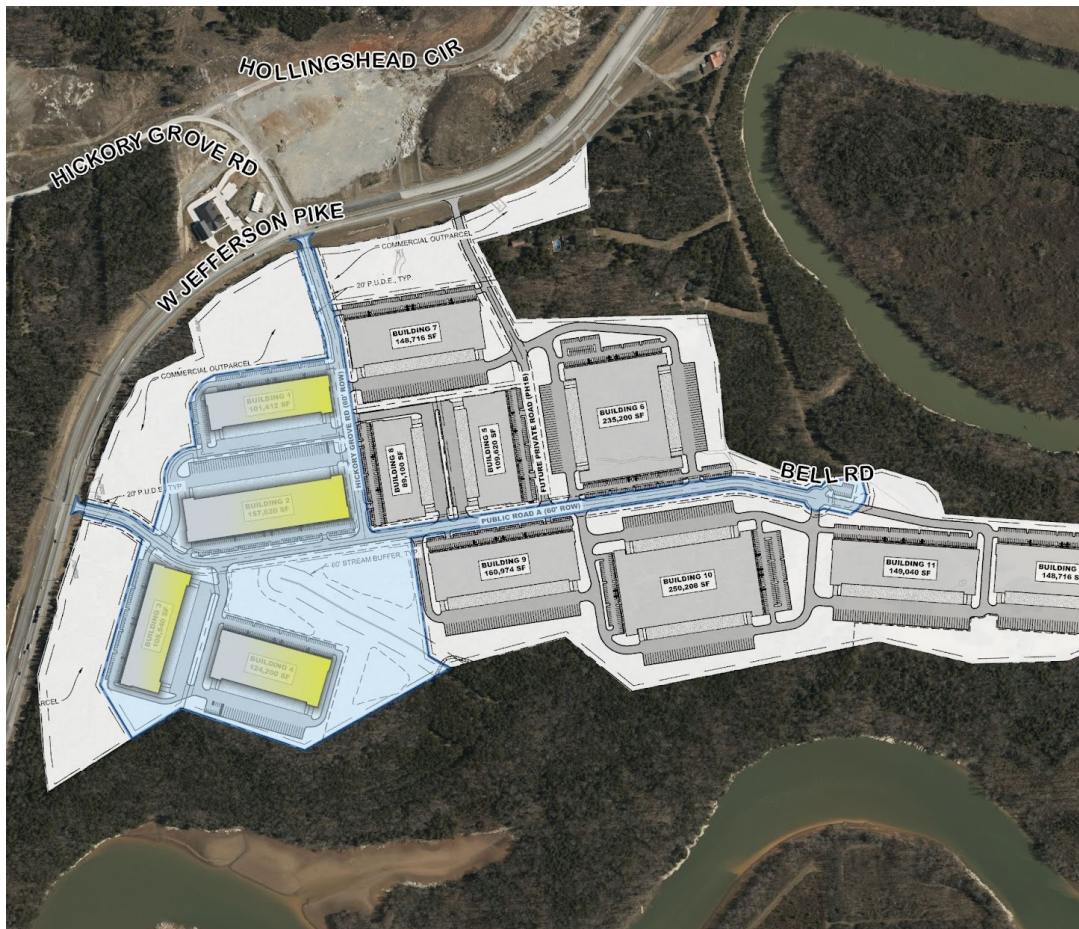
Site Plan

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	557 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. Building permits will not be issued until the final plat is recorded.
2. The second entrance must be built before building permits can be issued.
3. Any improvements recommended by the traffic study must be completed by the developer.
4. Submit road names & E911 approval for those road names.

5. Stormwater would recommend limiting the disturbed area to less than 50 acres for TDEC requirements.
6. 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.
7. 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. Show a site landscape table for each proposed lot.
8. Any FDC will require a public hydrant within 100'.
9. Is the engineer's plan to master meter or meter each building individually?
10. Provide hydraulic calculations to show fire flows and water quality for the public line.
11. If dumpsters are to be utilized for these businesses, please show locations of dumpster enclosures and provide elevations for the enclosures with materials labeled.
12. 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 approval with the above listed comments while the applicant and Utilities and Fire Departments fine tune details to an acceptable level by all parties.

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

Mark Parker, Assistant Director of Utilities

Following discussion, Board Member Charles Scurr made a motion to approve the site plan for Hollingshead Industrial, Phase 1A with the above listed staff comments. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

**5.e.2. Platform Station at I-24
Tridon Drive & Safari Drive
Owner / Developer: Platform Real Estate Group, LLC**

Platform Station at I-24

Site Plan

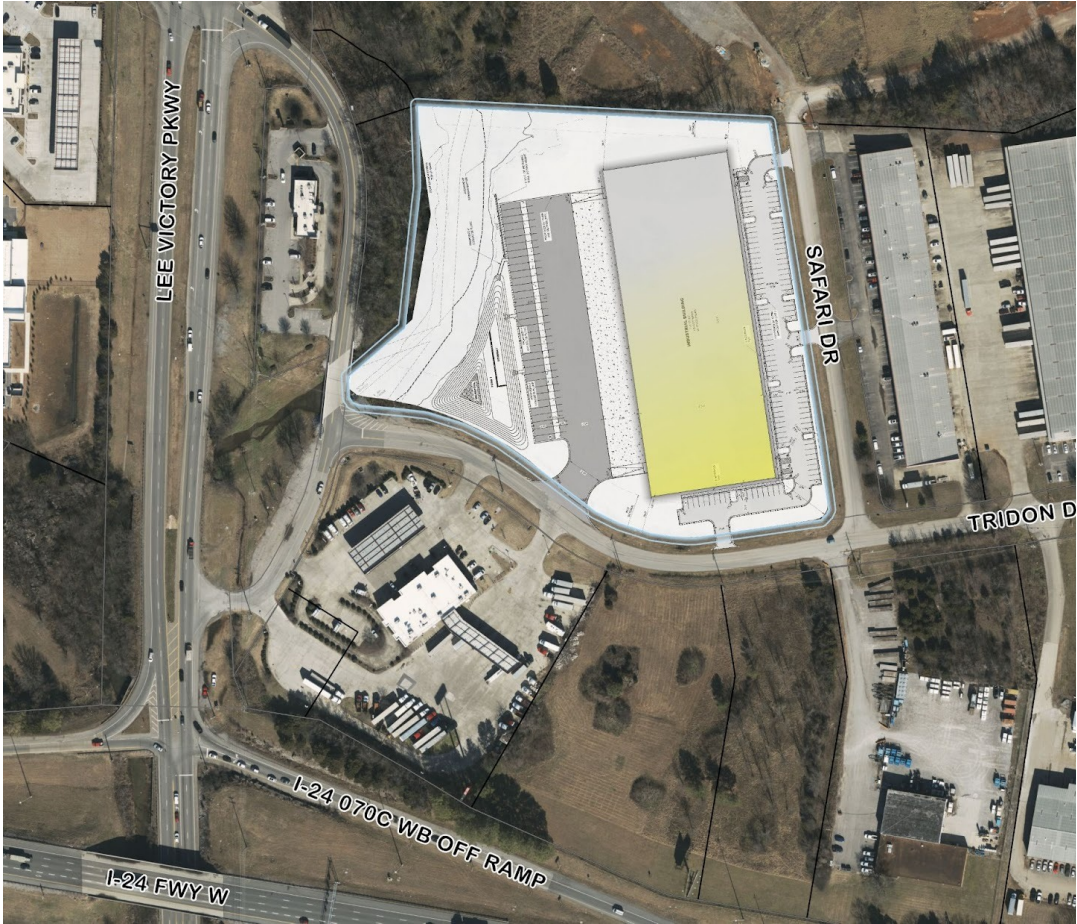
Location: North of Tridon Drive & Safari Drive Intersection	Applicant: Kimley-Horn & Associates, Inc.
Tax Map/Parcel: 50/14.00	Property Owner(s): Swanson Development LP

Zoning: I-2	Use Classification: Warehouse
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Proposal

A. Location Analysis

Trion 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	10,703 SF
Total Parking	120 Spaces	120 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 tilt panel concrete and textured concrete. Industrial zones are permitted to utilize tilt panel concrete as a primary material, as shown. Material percentages 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. 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.

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 Platform Station at I-24 with the above listed staff comments. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

5.e.3. Wells Fargo
557 West Sam Ridley Pkwy
Owner / Developer: Wells Fargo Bank, N.A.

Wells Fargo

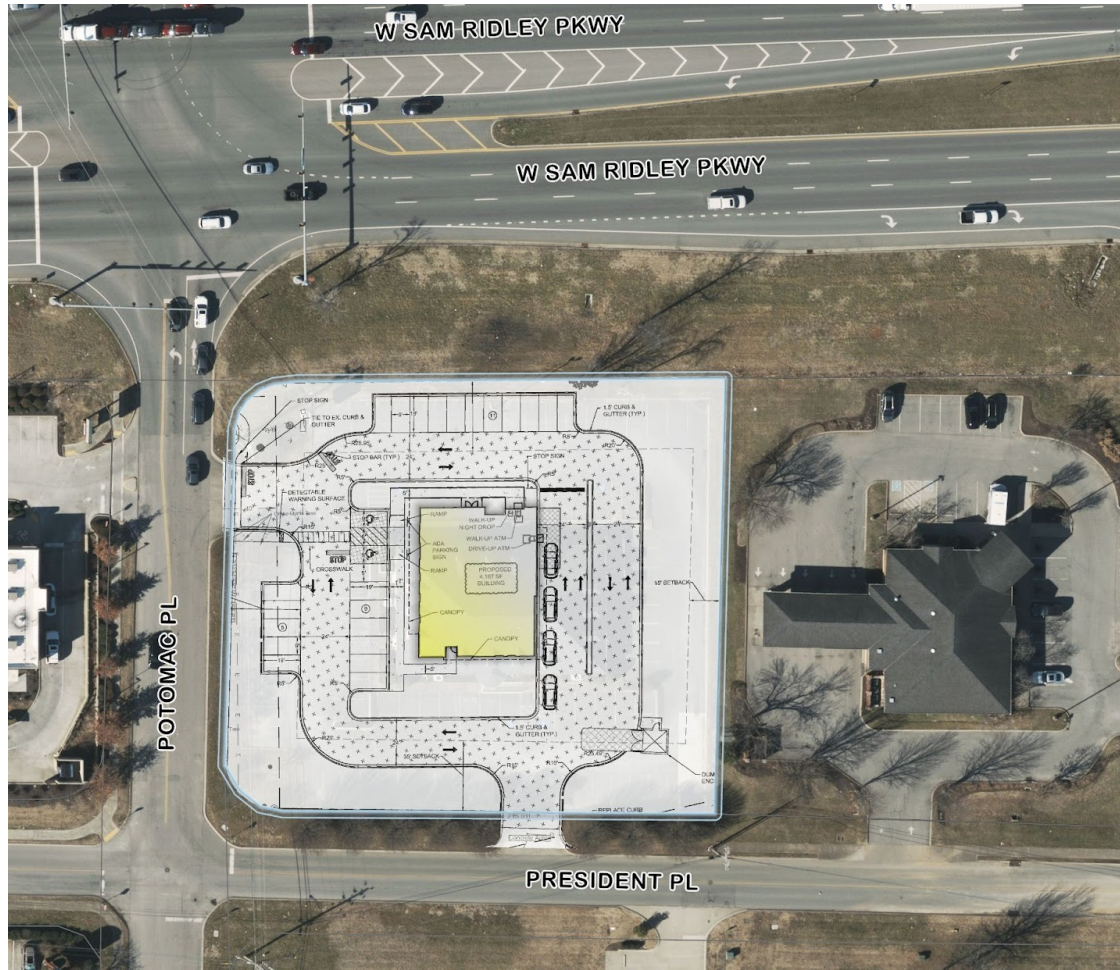
Site Plan

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 4,167 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	2,360 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. Streetscaping has been added along Sam Ridley Parkway with street trees and shrubbery. Landscape plan meets Design Review. There are overhead utility lines in this area and the species selection complies with MTE requirements.

C. Architectural Character

Architectural elevations show the building to be finished with brick, glass/glazing and fiber cement board with a finished appearance of wood panel. Primary materials of brick and glass/glazing make up at least 75% of all four wall elevations. As presented, the elevations meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee 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. Show the truck details.
2. Please revise the architectural elevations to show "wood panel" as fiber cement board on all applicable pages.

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

Following discussion, Salena Scott made a motion to approve the site plan for Wells Fargo with the above listed staff comments. Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

6. Mandatory Referral

6.a. Vintage Park Land Donation

Following discussion, Board Member Charles Scurr made a motion to recommend approval to the Town Council the mandatory referral for Vintage Park Land Donation with staff recommendations. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

7. Bond Review Report

7.a. December Bond Review Report

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the December Bond Review Report amending Short's Crossing, Phase 2 to be extended one year instead of six months. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

8. Staff Comments and/or Other Business

At this time, Kevin Rigsby, Town Planner reminded the Commission that the Ethics Commission Statement of Interest forms are due to us by January 16, 2026 in order to be mailed on time, and electronic submissions are due by January 31, 2026. Kevin Rigsby also welcomed our new member Vanessa Haley to the Planning Commission. Chairman, Tim Morrell wished everyone Happy Holidays and reminded everyone that the next meeting would be held January 8, 2026.

9. 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: January 8, 2026**

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 35,400 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. A fire hydrant is required within 400' of all buildings. Extend a water main across Florence Road in order to provide for fire suppression. This hydrant must be installed as part of Phase 1.
7. Include the proposed utility location sheet submitted separately into the pattern book.
8. Show tree preservation within 20 feet of the eastern property line. Where that is not feasible due to grading, a Type D landscape buffer will be required.

Attachments:

1. Copy of Town of Smyrna Applications_Redacted
2. POS Sonny Patel 8216 Florence Road February 2026

3. 8216 Florence Rd Annexation Map 1
4. 8216 Florence Rd Annexation Map 2
5. 8216 Florence Rd Annexation Map 3

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 FEBRUARY, 2026





TOWN OF SMYRNA, TENNESSEE

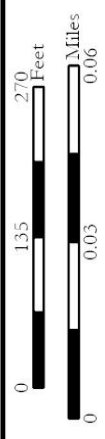
Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk



	Requested Location
	Smyrna Town Limits
	Parcels
	R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Sources: Esri, Vantor, 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

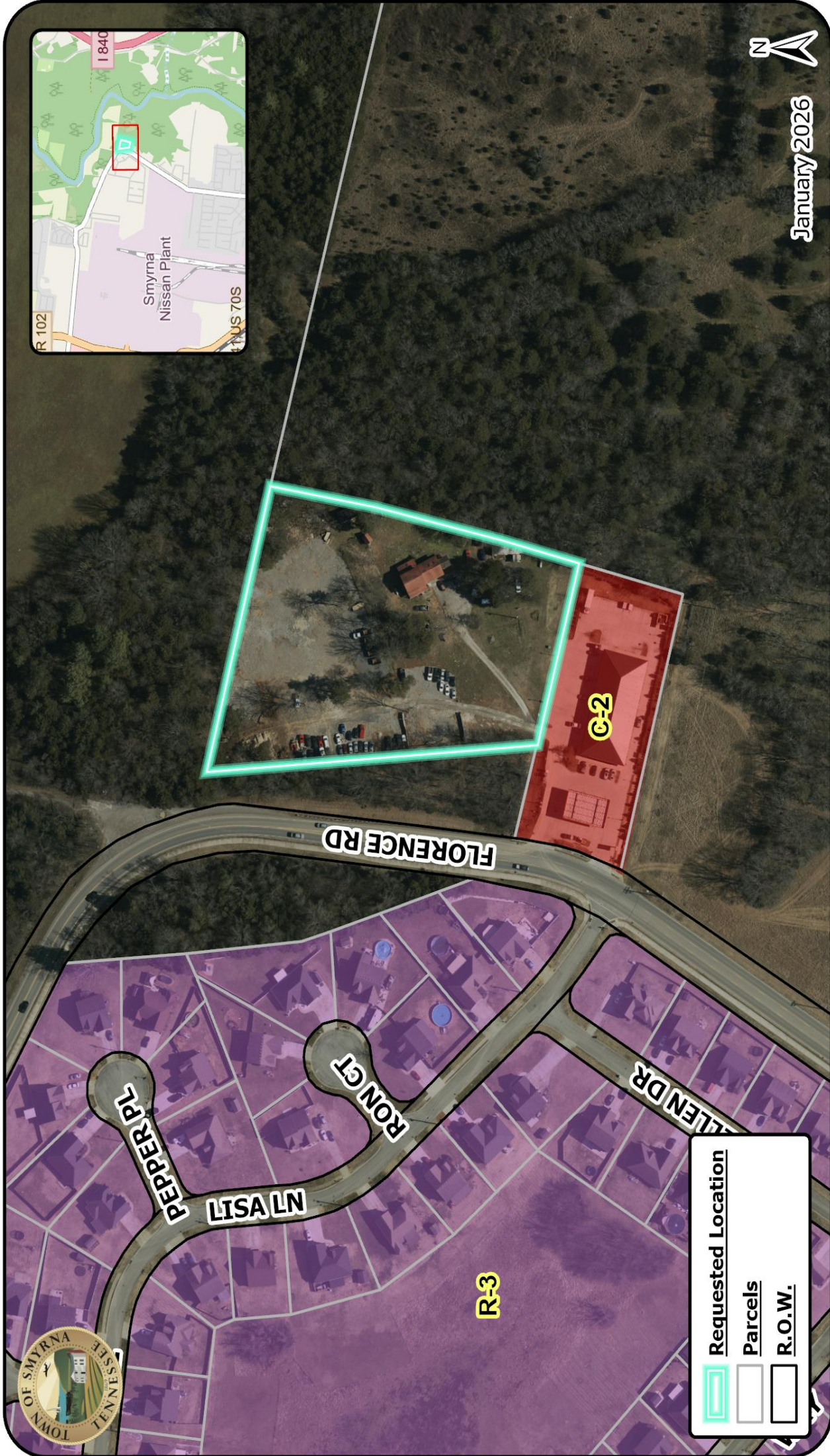
Sonny Patel - Annexation Annexation & PID Zoning Request

Owners: Sonny Patel

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

January 2026

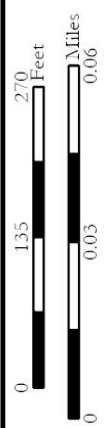




Requested Location

Parcels

R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
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January 2026

Sonny Patel - Annexation Annexation & PID Zoning Request

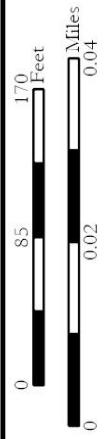
Owners: Sonny Patel

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



January 2026

	Parcels
	R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Sources: Esri, Vantor, 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



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

**Agenda Item Number 4.b.
Department: Planning
Date: January 8, 2026**

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: January 8, 2026**

Subject:

Highgate HH Development - **Withdrawn by Applicant**
Blair Road / Portico Place
Rezoning C-2 to add the H-2 Overlay

Background:

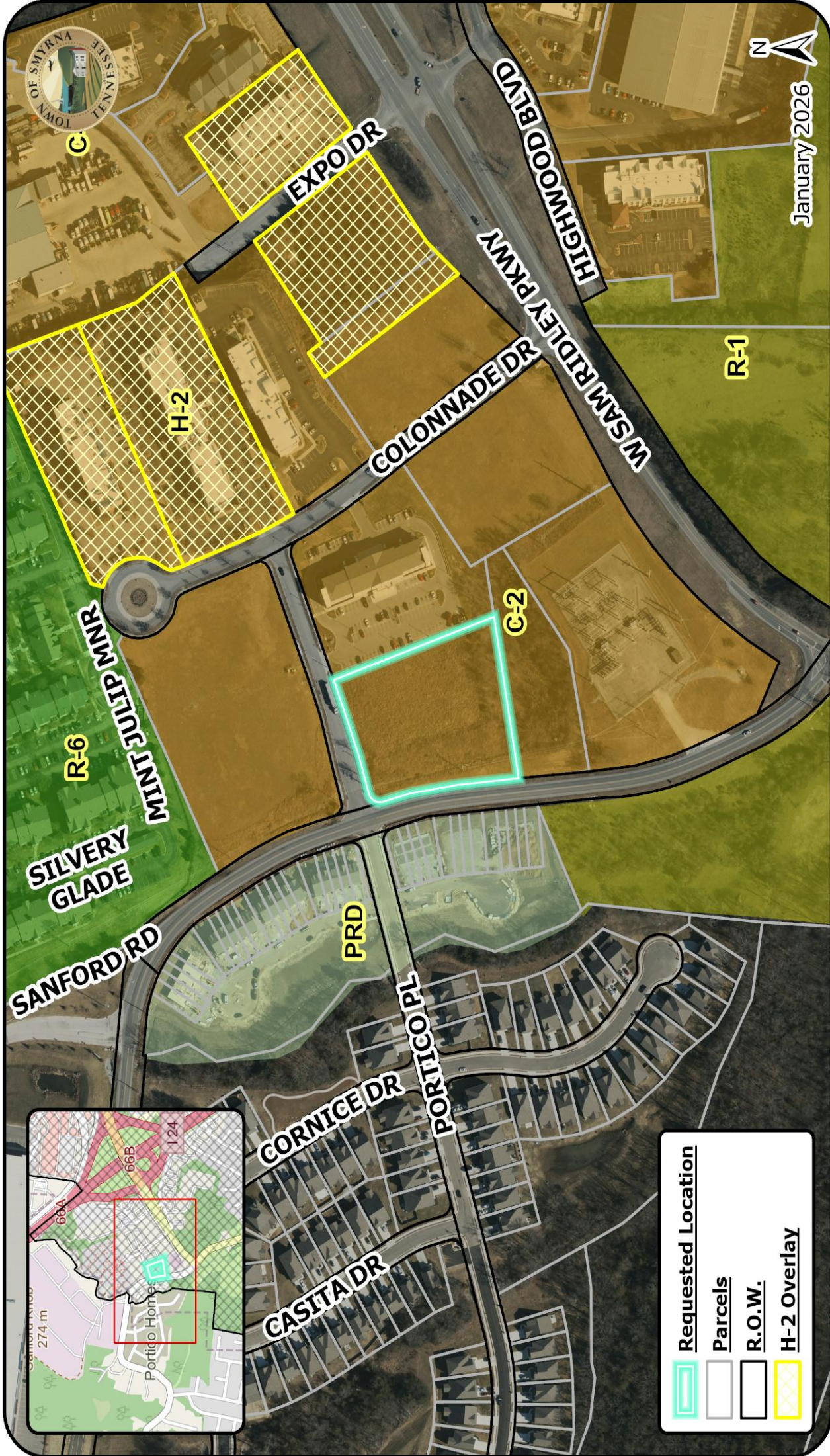
Summary:

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

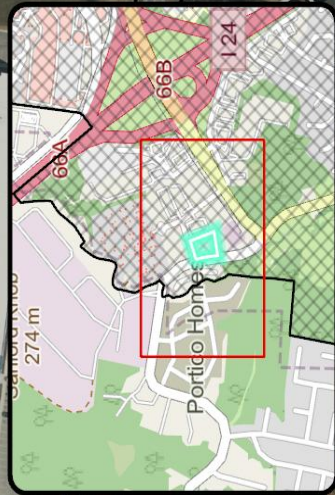
1. The surrounding zoning is C-2, R-1, and PRD (Portico Place).
2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate 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.

Attachments:

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



January 2026

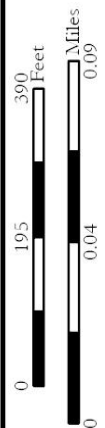


Requested Location

Parcels

R.O.W.

H-2 Overlay



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NLA, Geodätisches Landesamt, 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

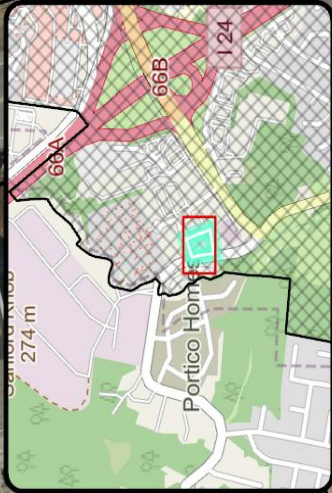
Owners: AGT Properties, LLC




PORTICO PL

BLAIR RD

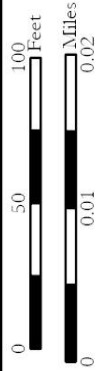
January 2026



Requested Location

 **Parcels**

 **R.O.W.**



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Geodätisches Landesamt, 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.b.2.
Department: Planning
Date: January 8, 2026**

Subject:

Vintage Harbor Brook Owner, LLC / Wintage System Block Owner, LLC / Waldron Vester Family Limited Partnership, LLC - **Requesting Deferral**
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. Staff has concerns regarding several of the uses that are included in the allowed uses list. It doesn't seem appropriate to have businesses sharing enclosed residential hallways that would have customers or clients coming into the

building.

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.

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

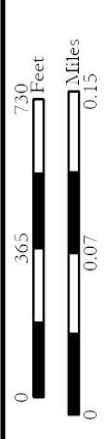


Vintage PRD Amendment Request

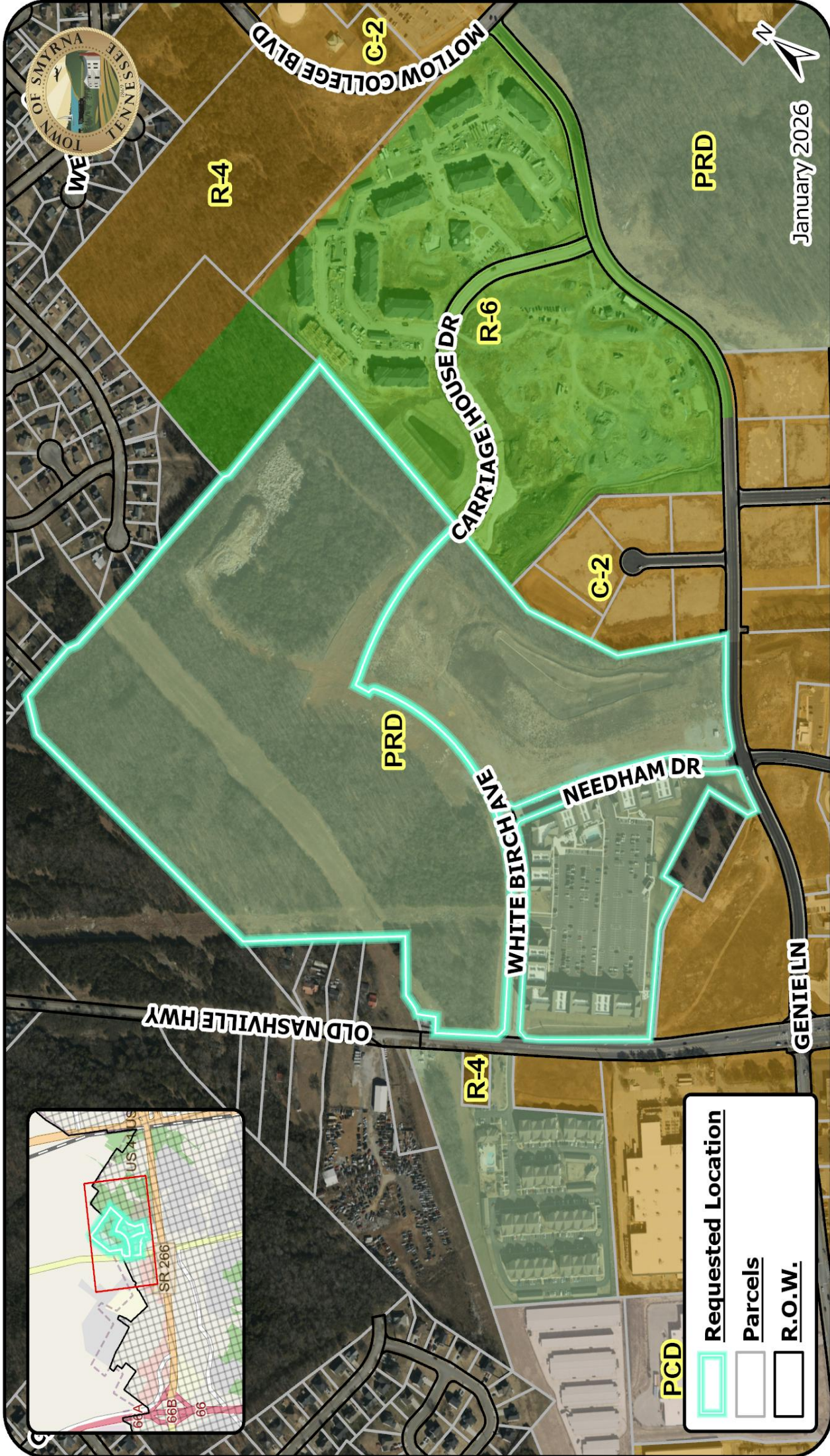
PRD Amendment to a PUD

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

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



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



January 2026

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

Vintage PRD Amendment Request

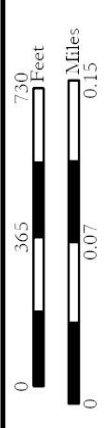
PRD Amendment to a PUD

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

Requested Location

Parcels

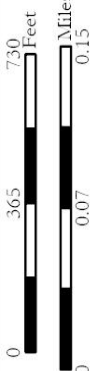
R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
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January 2026



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

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Parcels

R.O.W.

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 4.c.1.
Department: Planning
Date: January 8, 2026**

Subject:

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

Background:

Summary:

Bailey Equipment & Intralogistics

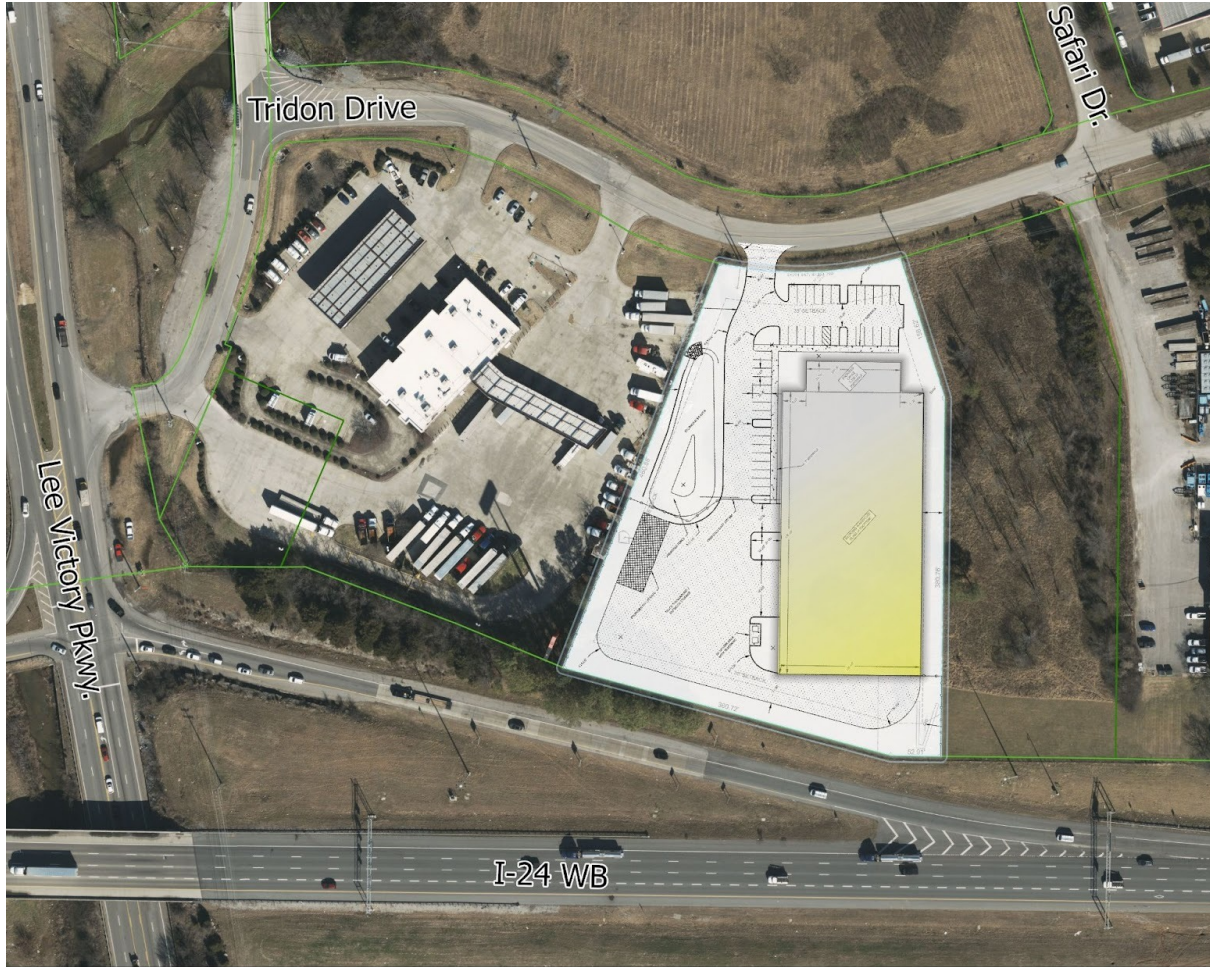
Site Plan

Location: 3540 Almaville 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, fiber cement board and glass/glazing and brick. The property is zoned industrial, which allows 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. Per Design Review, this building will be required to meet Design Review of at least 75% primary materials on all wall elevations; these primary materials may consist of brick, stone, glass/glazing and/or tilt panel concrete. Due to limited visibility, staff is okay with the front elevations (northeast) as submitted with 42.7% metal, 16.6% fiber cement, and 40.7% brick and glass/glazing. The side elevation (northwest) shows 60.9% metal, 5.1% fiber cement, and 34% brick and glass/glazing. The rear (southwest) has 23% metal and 77% brick, meeting Design Review. The side (southeast) elevation shows 62.3% metal and 37.7% brick and glass/glazing. As presented, the elevations do not meet Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. 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 pallet storage building 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: January 8, 2026**

Subject:

Derby Run
Antique Avenue
PRD Amendment

Background:

Summary:

Derby Run - PRD Amendment

Location: Antique Avenue

Tax Map: 55 Parcel: 31.00 Lots: 4

Acres: 25 Current Zoning: PRD Proposed Zoning: PRD Amendment

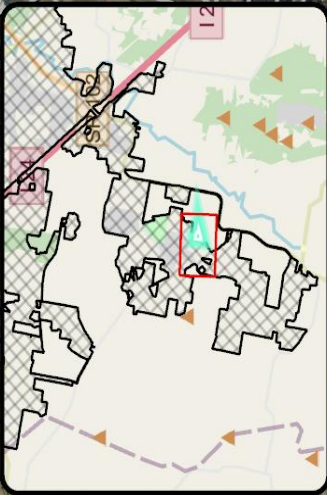
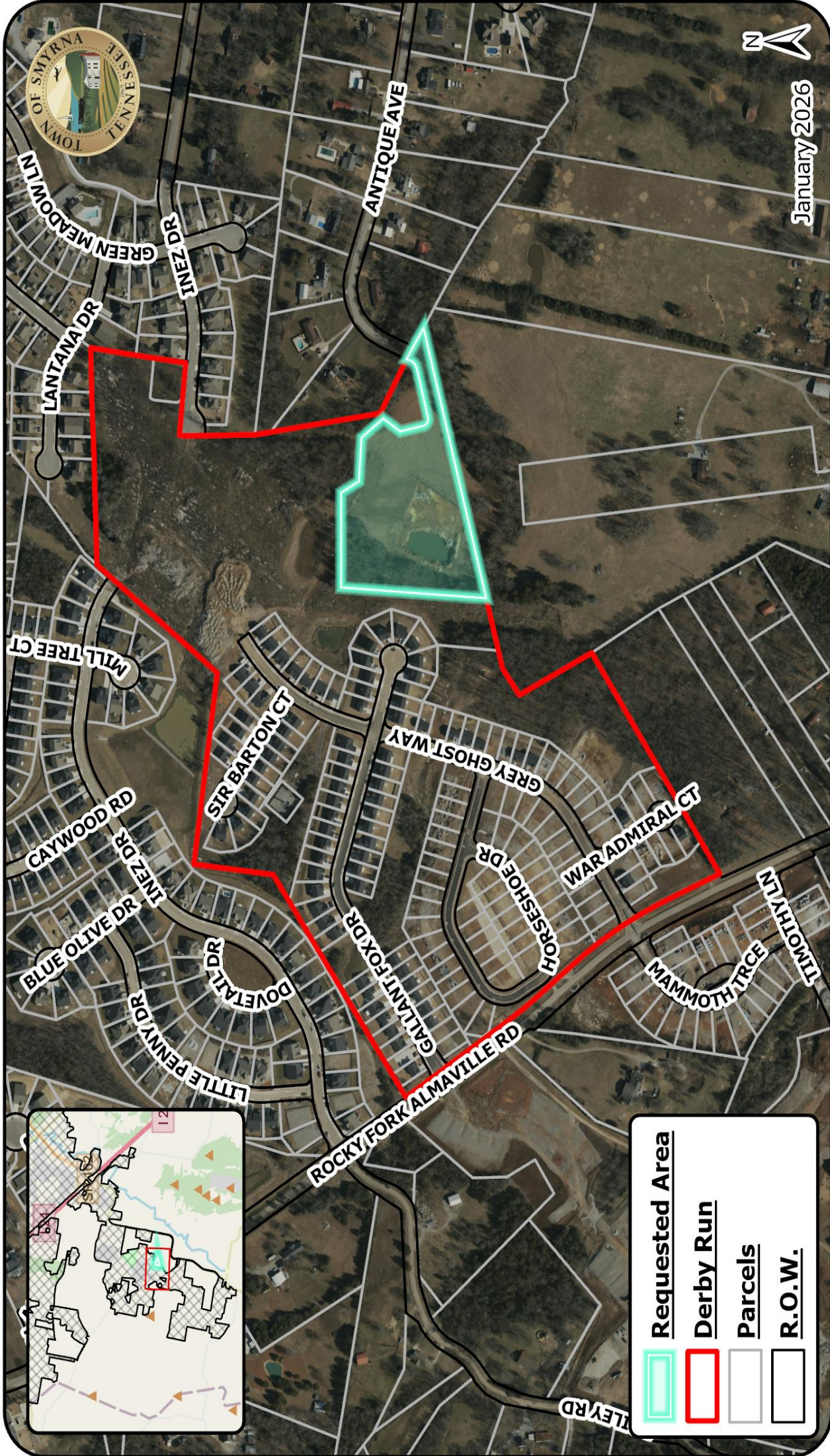
1. The surrounding zoning is PRD (Amberton, Cedar Hills) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
4. If any driveway exceeds 150 feet, a Fire Code compliant apparatus turn around must be provided. The driveway must meet Fire Department requirements to support the weight of apparatus, and these driveways must be maintained open at all times as emergency service roads to the house on each lot.
5. Show the proposed maximum house square footage on the plans. It appears from the application form that it is proposed to be plus or minus 4,800 square feet, which requires a fireflow of 1,750 GPM at 20 PSI. The requirement can be cut in half if the house has a fire sprinkler system installed.
6. Contact Rutherford County regarding the connection to and extension of an existing County road.
7. Sanitary sewer is not available until the sewer main is installed on Seabiscuit Court.
8. A utility easement of 30 feet in width is required between Lots 261 & 262.

Attachments:

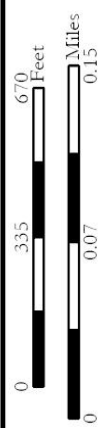
1. Rezoning Application 2026
2. Derby Run PRD Amendment Map 1
3. Derby Run PRD Amendment Map 2
4. Derby Run PRD Amendment Map 3
5. Derby Run PRD Amendment Map 4



January 2026



	Requested Area
	Derby Run
	Parcels
	R.O.W.



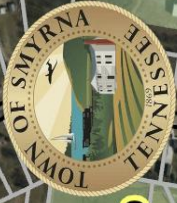
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Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri; Community Maps contributors, Map layer by Esri

M2 Group, LLC - Request

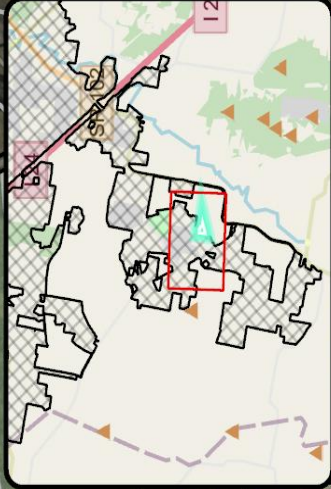
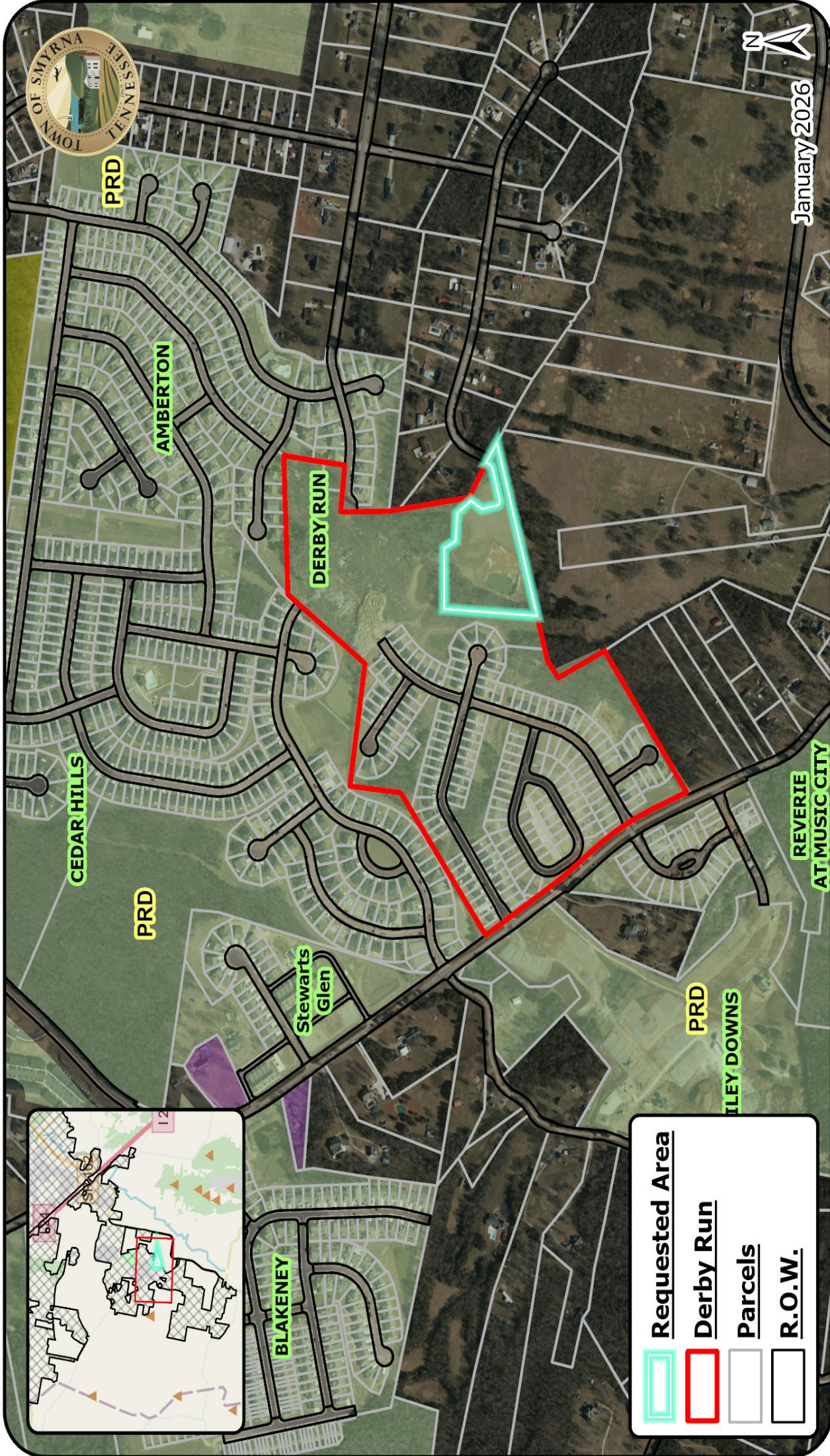
PRD Amendment for Estate Lots

Owners: Charter Commercial, LLC

Tax Map: 55
Parcel: 31.00
Acres: +/- 5.5



January 2026

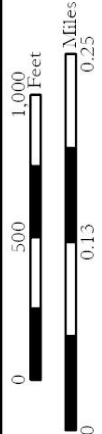


Requested Area

Derby Run

Parcels

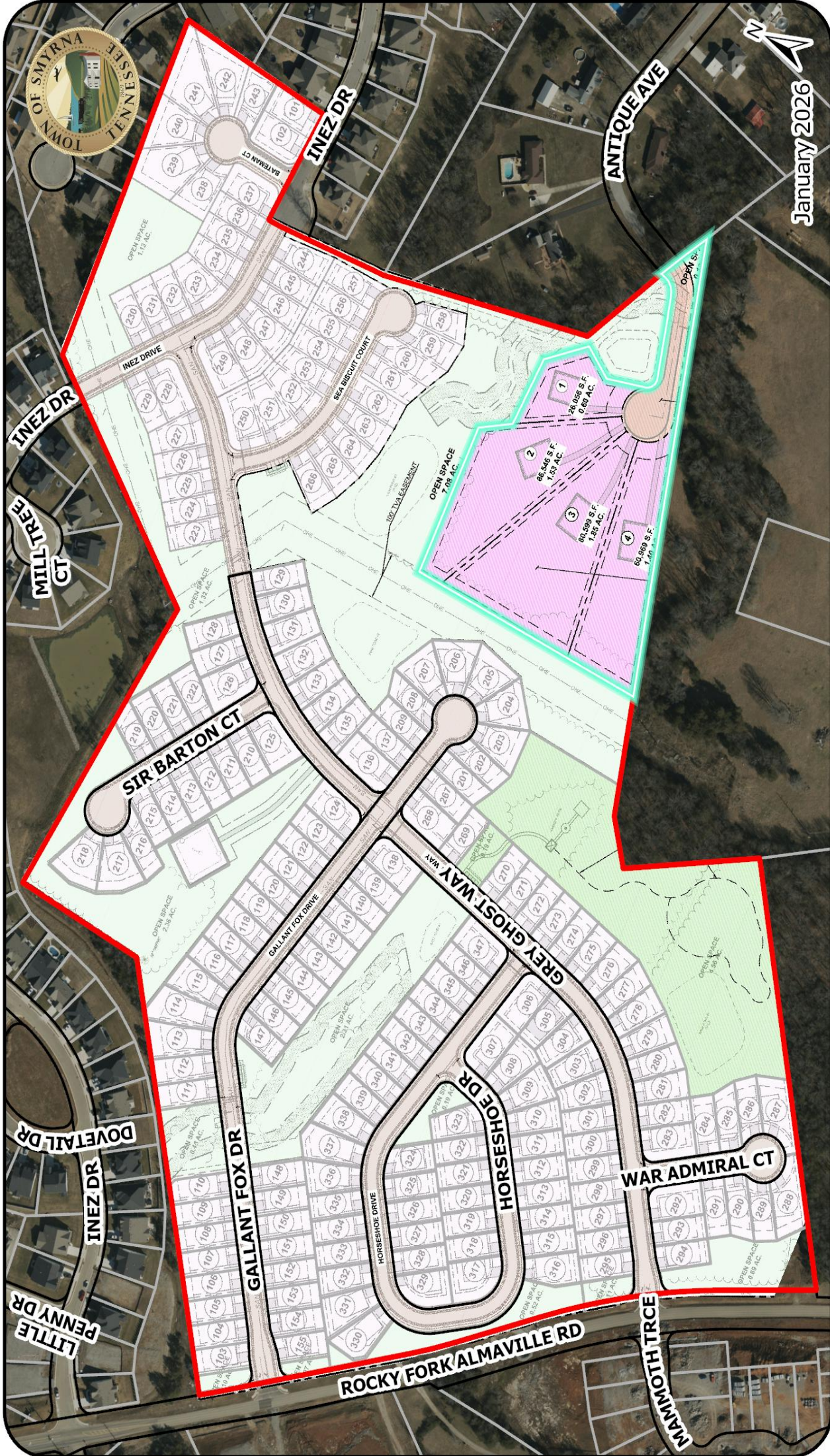
R.O.W.



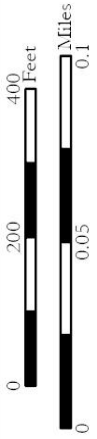
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M2 Group, LLC - Request
PRD Amendment for Estate Lots
 Owners: Charter Commercial, LLC

Tax Map: 55
 Parcel: 31.00
 Acres: +/- 5.5



January 2026

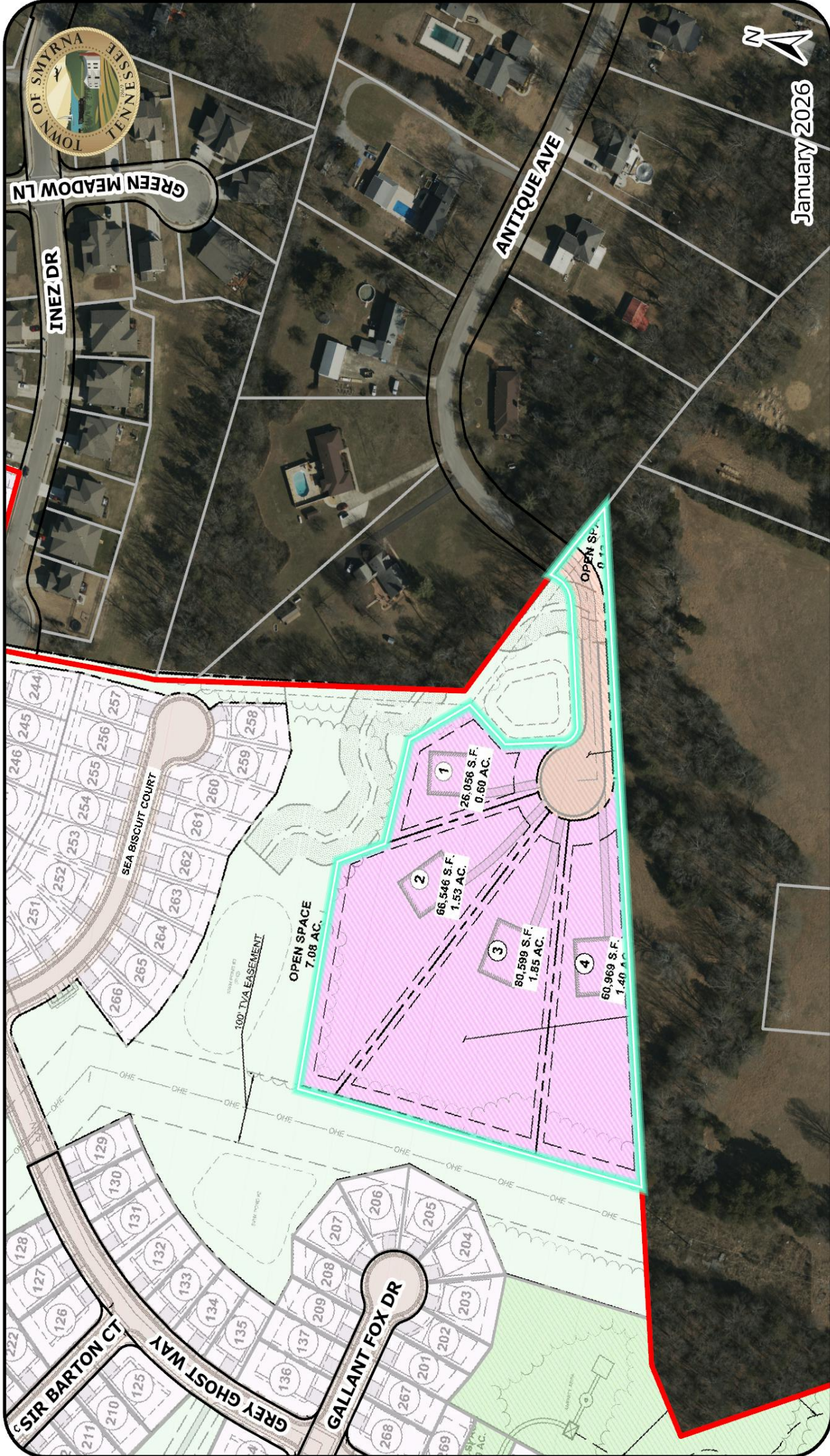


Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri

M2 Group, LLC - Request PRD Amendment for Estate Lots

Tax Map: 55
Parcel: 31.00
Acres: +/- 5.5

Owners: Charter Commercial, LLC



January 2026



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

M2 Group, LLC - Request

PRD Amendment for Estate Lots

Owners: Charter Commercial, LLC

Tax Map: 55
 Parcel: 31.00
 Acres: +/- 5.5



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

**Agenda Item Number 5.b.1.
Department: Planning
Date: January 8, 2026**

Subject:

The Enclave at Lee Road
5198 Lee Road
Owner / Developer: Chao Wen Dong / Mark Hanson

Background:

Summary:

Sketch Plat - The Enclave at Lee Road
Location: 5198 Lee Road
Tax Map: 50 Parcel: 31.00
Current Zoning: R-3 Acres: 19.80 Lots: 43

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates Lee Road as a collector. Adequate right-of-way is shown to be dedicated for this street.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft.
8. Submit road names & E911 approval for those road names.
9. Provide documentation of an easement for the offsite sewer from the applicable property owner(s).
10. The water line on Spreagan Way is 10".
11. All water service lines to each lot must be 1".
12. Must relocate all existing utilities outside of the new right-of-way along Lee Road

Attachments:

None



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

**Agenda Item Number 5.c.1.
Department: Planning
Date: January 8, 2026**

Subject:

The Courtyards at Stewarts Creek, Phase 3
Rocky Fork Almaville Road / Restoration Drive
Owner / Developer: Epcon Stewarts Creek, LLC

Background:

Summary:

Final Plat - The Courtyards at Stewart's Creek, Ph 3
Location: Rocky Fork Almaville Road / Restoration Drive
Tax Map: 54 Parcel: 19.00
Current Zoning: PRD Acres: 48.57 Lots: 37

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 site plan.
3. The required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft.
4. Add the signatures of the owner and CUD prior to submittal to the Town for signatures.
5. Show existing utilities in Phase 2 that are being extended into this phase.

Attachments:

None



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

**Agenda Item Number 5.c.2.
Department: Planning
Date: January 8, 2026**

Subject:

Derby Run, Phase 2B
Inez Drive / Grey Ghost Way
Owner / Developer: Charter Commercial, LLC

Background:

Summary:

Final Plat - Derby Run, Ph 2B
Location: Inez Drive / Grey Ghost Way
Tax Map: 55 Parcel: 31.00
Current Zoning: PRD Acres: 8.76 Lots: 27

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. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
4. Add the signatures of the owner and CUD prior to submittal to the Town for signatures.
5. Add the name, signature, and stamp of the land surveyor that prepared the plat.

Attachments:

None



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

**Agenda Item Number 5.c.3.
Department: Planning
Date: January 8, 2026**

Subject:

Sam Ridley DR Horton HPR
Genie Lane / Motlow College Blvd.
Owner / Developer: Wild Building Construction, Inc.

Background:

Summary:

Final Plat - Sam Ridley DR Horton HPR
Location: Genie Lane / Motlow College Blvd.
Tax Map: 28 part of Parcel: 44.24
Current Zoning: PRD Acres: 18.64 Lots: 1

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 Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way exists for these streets.
4. Add the signature of the owner prior to submittal to the Town for signatures.
5. Stake buildings prior to building permits to make sure the lots meet setbacks and are outside of any easements.
6. All AC units are required to be located at the rear of buildings.
7. Units 5 - 16 no structures can be erected in drainage easements including decks or patios.
8. Show a crosswalk across Motlow College Boulevard from Genie Lane to the entrance to Motlow State Community College in the right-of-way of Motlow College Boulevard.
9. Label the width of all easements.

Attachments:

None



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

**Agenda Item Number 5.d.1.
Department: Planning
Date: January 8, 2026**

Subject:

Almaville Plaza, Phase II
Almaville Road
Owner / Developer: Unico TN, LLC Almaville Series

Background:

Summary:

Almaville Plaza, Lot 1, Phase II

Site Plan

Location: Alamville Road	Applicant: Huddleston-Steele, Engineering, Inc
Tax Map/Parcel: 55/11.12	Property Owner(s): UNICO TN LLC Almaville Series
Zoning: C-2	Use Classification: Restaurant & Retail

Proposal

A. Location Analysis

The proposed location for this retail and restaurant development is on a vacant parcel off of Almaville Road behind a car wash. Proposed with this development would be an 8,700 square foot building for 6 tenants. A maximum of 1,500 square feet may be utilized as restaurant space based on the provided parking to serve this building. There is an existing drive aisle providing access to this site from the adjacent tracts with no direct access to Alamaville Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.35 Ac
Square Footage of Open Space/Landscaping	1,551 SF	2,000 SF
Total Parking	44 Spaces	44 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows trees within landscape islands and foundation planting shrubs along the front and south sides of the building. Additional trees and shrubs will need to be shown to meet Design Review.

C. Architectural Character

Architectural elevations show the building to be finished with brick, glass/glazing and EIFS cornice. Three colors of brick are proposed to be utilized to provide variation in design. Primary materials of brick and glass/glazing make up at least 75% of all four wall elevations. As presented, the elevations meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee 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 2,500 GPM @ 20 PSI. If fire walls are added, the required fire flow will decrease.

Staff Comments:

1. A maximum of 1,500 square feet of restaurant space is allowed for the entire building.
2. If more than 1 restaurant is planned, additional grease traps will be required.
3. Label the size of the existing water mains.
4. Add additional trees and shrubs to meet Design Review requirements.
5. Show drive aisle dimensions.

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.d.2.
Department: Planning
Date: January 8, 2026**

Subject:

Brew Y'all
120 Sam Ridley Parkway, West
Owner / Developer: Equitable Property Company

Background:

Summary:

Brew Y'all

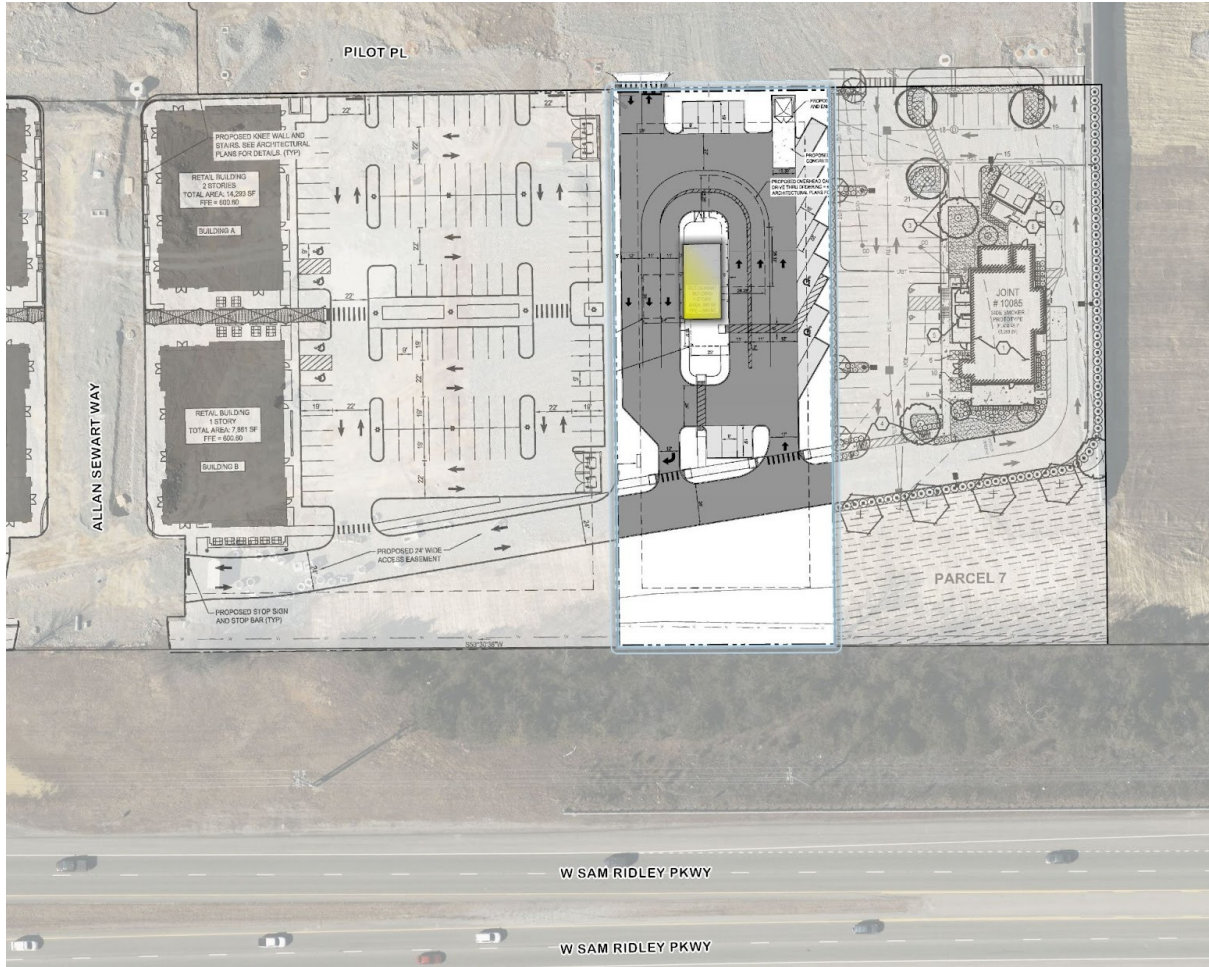
Site Plan

Location: 120 Sam Ridley Parkway, West	Applicant: Fulmer Lucas Engineering
Tax Map/Parcel: 18/10.04	Property Owner(s): Sewart's Landing Partners LP
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

Brew Y'all is a, primarily, drive-thru coffee shop proposing to locate within Sewart's Landing on Lot 6. The building is proposed to be 950 square feet. Two drive-thru lanes are shown with the ability to accommodate 29 vehicles with one bypass lane. In the currently operating location in Alabama, a maximum of 12-14 vehicles are stacked at any one time. This would be the company's second location with the primary location in Mobile, Alabama.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Ac
Square Footage of Open Space/Landscaping	2,614 SF	5,827 SF
Total Parking	10 Spaces	14 Spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

B. Landscaping

Landscape plan shows a variety of trees and shrubbery proposed to be planted along the eastern and western property lines, adjacent to the neighboring developments. Trees are also shown along the access drive on the south side of the property and Pilot Place. Trees are shown within the Pilot Place right-of-way, which will need to be relocated.

C. Architectural Character

Architectural elevations show the building to be finished with brick, glass/glazing and awnings finished with metal. As shown, all four wall faces meet Design Review with nearly 100% primary materials on all 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 Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. Domestic sewer cannot flow into the grease trap.
2. Remove all landscaping outside of the right-of-way.
3. Submit a drive-thru vehicle queue plan.

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.d.3.
Department: Planning
Date: January 8, 2026**

Subject:

Kroger Shops
Bulldog Drive
Owner / Developer: SEK Smyrna, LLC

Background:

Summary:

Kroger Shops

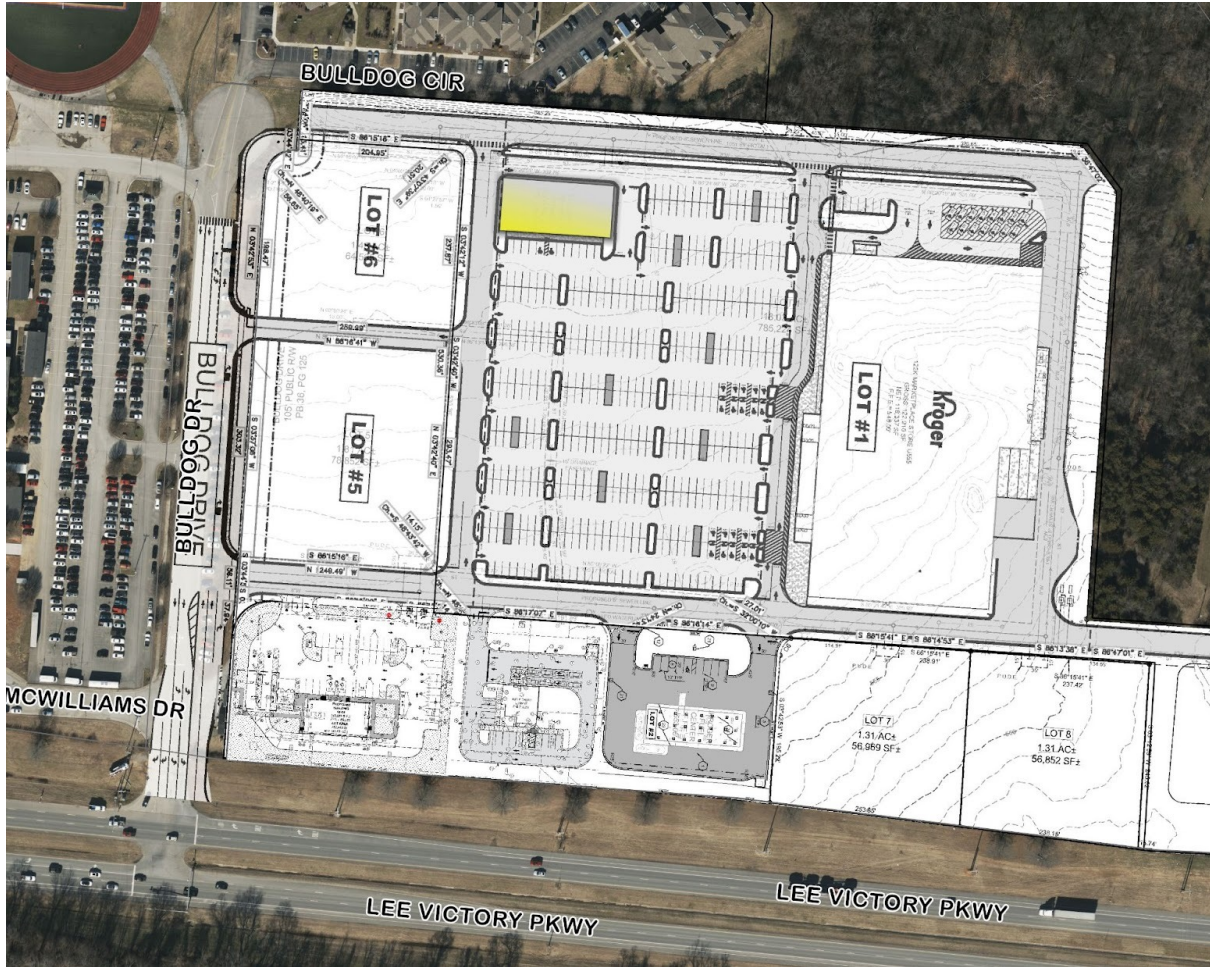
Site Plan

Location: Bulldog Drive	Applicant: Goodwyn Mills Caywood, LLC
Tax Map/Parcel: 34/45.04	Property Owner(s): NIKI RDRI LLC
Zoning: C-2	Use Classification: General Retail

Proposal

A. Location Analysis

A general retail/restaurant building is proposed to be constructed in the northwest corner of the Kroger parking lot. The previously reviewed site plan for Kroger (April 2025) approved the primary building and parking lot. This proposed building is 10,000 square feet with six potential tenants.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	8.33 Ac
Square Footage of Open Space/Landscaping	0.83 Ac	0.98 Ac
Total Parking	529 Spaces	563 Spaces
Handicapped Parking Space(s)	11 Spaces	23 Spaces

B. Landscaping

Landscape plan shows landscaping similar to the approved Kroger site plan. Foundation plantings are shown on the east and west sides of the building along with trees and shrubbery shown within landscape islands.

C. Architectural Character

Architectural elevations show the building to be finished with a mixture of brick, stone, glass/glazing, fiber cement board accent metal used as a cornice cap. All four elevations have at least 75% primary materials, meeting Design Review requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A 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.
3. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
4. The Major Thoroughfare Plan designates Bulldog Drive as a collector. Adequate right-of-way exists for this street.
5. The required minimum fire flow is 2,750 GPM at 20 PSI. If fire walls are added, the required fire flow will decrease. Is this building sprinkled? If so, show connection.

Staff Comments:

1. Provide details on the "Cast Brick" and "LG Format Modern Limestone Veneer". Are these brick and stone products, or are they faux products blued to a concrete wall?
2. Relocate handicapped parking stalls closer to the middle of the building.
3. Show visibility triangles at the south end of the drive aisle behind the building. Staff is concerned about traffic safety at that intersection.
4. Relocate the dumpsters and dumpster enclosures north of the road way and closer to the building.

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.d.4.
Department: Planning
Date: January 8, 2026**

Subject:

Medical Park Plaza
Medical Park

Owner / Developer: J & K Properties, a Tennessee General Partnership

Background:

Summary:

Medical Park Plaza

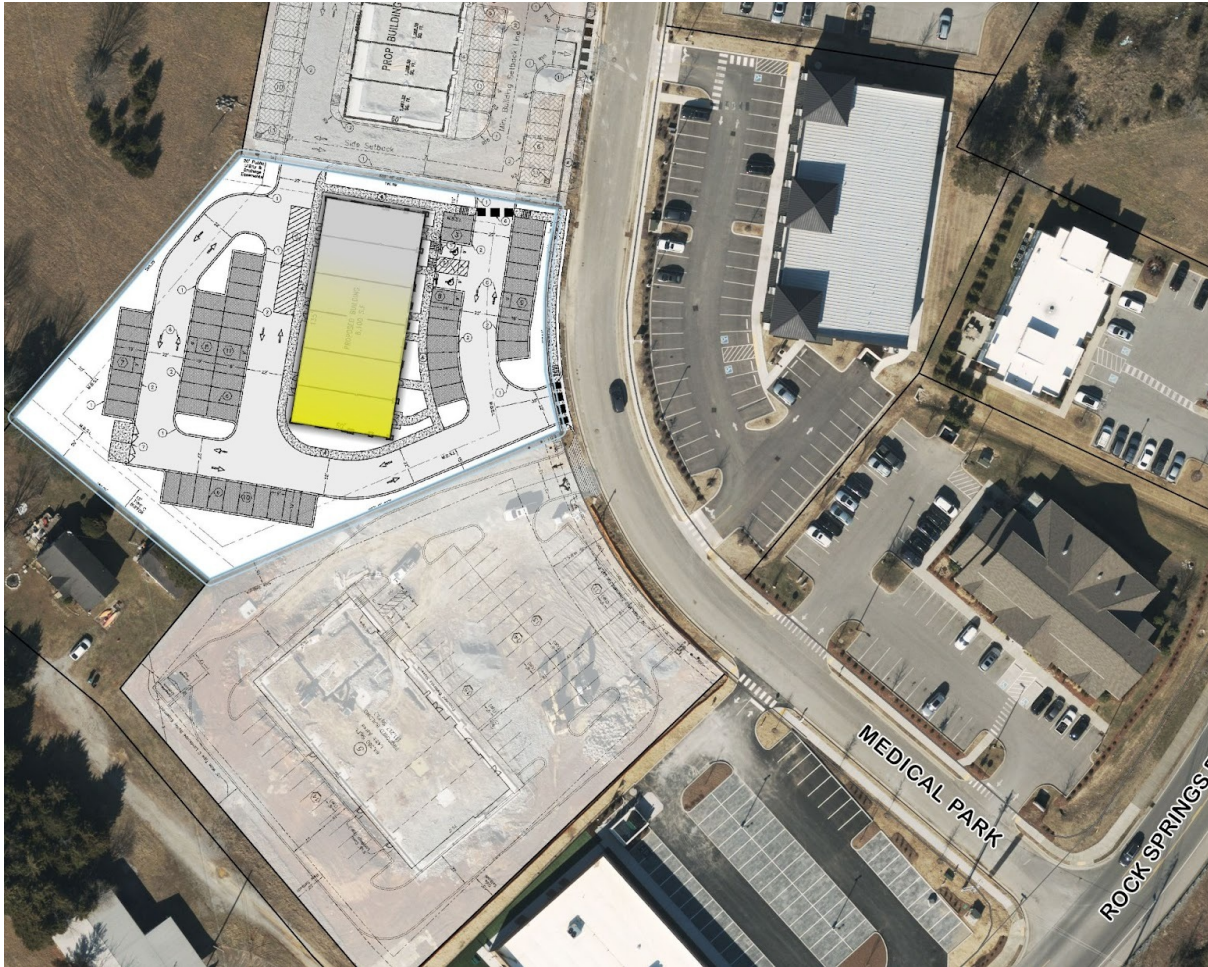
Site Plan

Location: Medical Park	Applicant: Huddleston-Steele Engineering, Inc.
Tax Map/Parcel: 28/119.02	Property Owner(s): J & K Properties
Zoning: C-2	Use Classification: Restaurant & Retail

Proposal

A. Location Analysis

Lot 4 of the commercial subdivision on Medical Park, the second to last undeveloped outparcel, is proposed for an 8,100 square foot multi-tenant commercial building. Access to the site is shown via a single access point off of Medical Park and two access points from the parcel to the north. A maximum of 3,000 square feet may be utilized for a restaurant due to the parking shown on site.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Ac
Square Footage of Open Space/Landscaping	2,622 SF	3,750 SF
Total Parking	51 Spaces	56 Spaces
Handicapped Parking Space(s)	3 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer comprising 2 rows of offset evergreen trees, supplemented with shrubbery planted along the southwestern property line abutting the R-1 zoned property. Trees are shown within landscape islands with shrubbery at the base of the building.

C. Architectural Character

Architectural elevations show the building to be finished with brick, stone, glass/glazing and stucco. The east elevation (front) shows a mixture of all materials with a secondary material of stucco making up 23% of the facade and the remaining 77% a primary material mixture. All other elevations are finished entirely with primary materials. As shown, the building elevations meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee 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 2,500 GPM @ 20 PSI. If fire walls are added, the required fire flow will decrease.

Staff Comments:

1. Provide water and sewer service line sizes.
2. Please show at least 3 handicapped parking spaces, as required by ADA.
3. Please replace the street trees along Medical Park with an alternative shallow rooted species of vegetation as there's a gas line in this area.

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

Attachments:

None

Climate Controlled Self-Storage Facility

Outlined below are the proposed changes to the Municipal Zoning Ordinance reflecting the addition of the use of climate controlled self-storage facilities in the C-2 zone by special exception, special conditions for climate controlled self-storage facilities and parking requirements. The proposed amendments are highlighted.

Article V - Zoning Districts

5.052.2 C-2, General Commercial District

C. Uses Permitted as Special Exceptions:

In the C-2, General Commercial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Transient habitation: Sporting and recreational vehicle camps.
2. Group assembly, other than racetracks and drag strips.
3. Car Washes and Automobile Detailing.
4. Microbrewery/Microwinery/Microdistillery.
5. Climate Controlled Self-Service Storage Facility.

5.052.7 C-5, Highway Service District

C. Uses Permitted as Special Exceptions:

In the C-5, Highway Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Transient habitation: Sporting and recreational vehicle camps.
2. Group assembly, other than racetracks and drag strips.
3. Motor vehicle dealers (new and used), motorcycle dealers, boat dealers, and recreational and utility trailer dealers.
4. Automotive service and repair, except for auto towing services.
5. Climate Controlled Self-Service Storage Facility.

Article VII - Administration and Enforcement

7.061.21 Special Conditions for Climate Controlled Self-Storage Facilities

- A. The minimum size of a lot for this use shall be two (2) acres.
- B. The maximum size of an individual storage unit shall be six-hundred (600) square feet.
- C. Storage units shall not be used for the manufacturing, processing or assembly of goods, the sale of goods, or personal services on the premises or for customer pickup.
- D. The operation of equipment or tools shall be prohibited on the premises.
- E. Outdoor self-storage shall not be conducted on the same site as climate controlled self-storage facilities.

- F. Auctions are prohibited with the exception of an auction conducted by property management for abandoned units.
- G. No storage unit doors may be visible from the public right-of-way.
- H. A facility shall not be located within 300' from any major intersection. A major intersection shall be defined as any two arterial streets, any arterial and any collector street or any two collector streets.
- I. A minimum of 50% of the ground level on the primary street frontage and minimum 20% on any secondary street frontage shall be transparent or contain glass/glazing. The upper levels shall have a minimum of 15%.
- J. Street facing facades of buildings shall not exceed 20 feet in length without a building articulation. Permitted articulations include: facade offset with minimum depth of four (4) feet extending the full height of the facade, facade recess or projection with a minimum depth of four (4) inches and minimum width of one (1) foot extending the full height of the first story, variation in building or parapet height a minimum of two (2) feet for single story buildings and four (4) feet for multiple story buildings, use of multiple roof forms.
- K. Any other conditions as determined by the Board of Zoning Appeals.

Article IV - Supplementary Provisions Applying to Specific Districts

4.010.4.A Manufacturing and Industrial Activities

Type of Manufacturing/Industrial Activity	Parking Standard
Climate Controlled Self-Service Storage Facility	1 Space/50 Units + 5 Spaces

Solid Waste Services

There are no current definitions or specified zoning districts for the use of solid waste services within the Zoning Ordinance. Outlined below is the proposed addition to the Municipal Zoning Ordinance reflecting the definition and use classification for this proposed use. This amendment would have the effect of allowing this use within the I-1, I-2, I-3, and A-1 districts but no other districts. Proposed modifications are highlighted.

Article II - Definitions

Section 2.020 Definitions

SOLID WASTE SERVICES: Any service involving the storage of specialized transport vehicles and/or waste containers for the purpose of delivering empty containers to a site and transporting loaded containers to a legally permitted landfill or processing center. This use could include roll-off container services, commercial front loaded container services, and residential curbside collection. This use may include vehicle maintenance and container repair, but strictly prohibits the on-site unloading, sorting, processing, or storage of waste material.

2.036.20 Activity Type - Warehousing, Goods Transport, and Storage.

B. Use Listing

- Freight Forwarders
- General Warehousing
- Household Goods Storage (including, but not limited to, mini-warehouses, self-storage facilities, and convenience storage)
- Local and Long Distance Trucking Terminals
- Packing and Crating Services
- Refrigerated Warehousing
- Truck Terminals and Freight Handling
- Solid Waste Services

Temporary Outdoor Sales of Food or Retail Merchandise

Outlined below are the proposed changes to the Municipal Zoning Ordinance reflecting the modification to Temporary Outdoor Sales of Food or Retail Merchandise. The changes bring the Zoning Ordinance in line with the Municipal Code in reference to transient vendors. Additionally, an annual permit shall be obtained from the property owner or authorized on-site business employee for the property owner prior to any transient vendor sales being conducted on their property. The property owner or authorized on-site business employee will be held liable for ensuring all applicable Ordinance and Code requirements are met. The proposed amendments are highlighted and items to be removed are struck through.

Article IV - Supplementary Provisions Applying to Specific Districts

4.030 Temporary Use Regulations

F. Temporary Outdoor Sales of Food or Retail Merchandise:

Temporary outdoor sales of food or retail merchandise not accessory to the actual principal use of a property shall be permitted in the C-2 zone subject to the additional standards set forth in Article VII, Section 7.061.16. For the purposes of this section, "food" does not include food and beverages prepared on site for consumption and "retail merchandise" ~~includes but is not limited to furniture, appliances, floor coverings, art or decorative items, clothing, and souvenirs~~ means any consumer item that is or is represented to be new or used. ~~These uses are required to be reviewed by the Board of Zoning Appeals to ensure compliance with Article VII, Section 7.061.16.~~ It shall be unlawful for any vendor to conduct his or her trade within the corporate limits without first obtaining a transient vendor permit. Any owner of real property upon which a vendor intends to conduct business must obtain a separate property owner permit.

A Property Owner permit shall be valid until the end of the current calendar year of application. A citation may be issued to the property owner and/or the on-site business employee for failure to comply with any Town of Smyrna Municipal Zoning Ordinance and/or Town of Smyrna Municipal Code requirements. Any temporary outdoor sales of food or retail merchandise located on property owned or leased by the Town of Smyrna are exempt from these requirements. In addition, temporary outdoor sales are allowed in any zone when a company or non-profit entity has a private event with no sales to the general public. However, if there is a permanent commercial building on a site, temporary outdoor sales are allowed by right provided the following conditions are met:

1. All merchandise is located so that all fire codes are met;
2. The merchandise, tents, carts, and trash shall be removed at the end of each day;
3. No cart, trailer or other vehicle capable of being operated or towed on a public roadway are utilized.
4. Transient Vendor Permit shall be obtained by any vendor meeting the above listed definition of outdoor sales of food or retail merchandise.
5. Permits are obtained by the property owner or their authorized agent from which the sales are to be conducted. The property owner assumes all responsibility and liability for

vendors meeting Ordinance requirements. This permit should be conspicuously displayed in the front window of the principal structure on site.

Yard Sales

There are no current definitions of yard sales within the Zoning Ordinance. Outlined below is the proposed addition to the Municipal Zoning Ordinance reflecting the definition and maximum sales allowed per calendar year.

Article II - Definitions

Section 2.020 Definitions

YARD SALE: The temporary sale of used household or personal property conducted on a residential property. The term “yard sale” includes garage sales, tag sales, rummage sales, estate sales, moving sales and similar temporary sales of used personal property. The act of reselling, liquidation reselling, flipping or swap meets shall be prohibited.

Article IV - Supplementary Provisions Applying to Specific Districts

Section 4.030 Temporary use regulations

H. Yard Sales: In any residential district, yard sales as defined in Section 2.020 are permitted but are limited to four (4) events per residential address per year. Each yard sale may not exceed three (3) consecutive days or two (2) consecutive weekends. A joint sale conducted by multiple home owners at one location shall be considered as one (1) yard sale event for each participating household.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/31/2022	Pointe Subdivision / KKS General Partnership	1/27/2026	First Vision Bank	\$20,000

Bond is for: Roads, Water/Sewer, Stormwater

Development is 16.66% built out. (2 out of 12 lots built)

Public Works Department Comments:

1. Remove silt fabric from catch basins before final inspection.
2. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
3. Need to finish striping.
4. All signage must meet MUTCD standards.
5. Ensure all storm structures are free of erosion and stabilized to 70% uniform vegetative coverage.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER STEVE WALDRON'S COMMENTS:

We will try to get these last few items knocked out before the meeting in January.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 1/27/26. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/30/2025	Pinto Place Townhomes / Sila Development, LLC	1/30/2026	First Vision Bank of Tennessee	\$248,900

Bond is for: Paving, Sidewalk, Landscaping, Stormwater, Water, Sewer

Development is 36.4% built out. (8 out of 22 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Sidewalks not complete.
4. Need truncated plates at crosswalks (yellow in color).
5. All sidewalks and crosswalks must be ADA compliant.
6. Pinto Drive needs to be milled in front of development.
7. Some areas of curb and gutter are damaged and need to be replaced or repaired.
8. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
9. Some manholes and water valve boxes need to be adjusted.
10. All signage must meet MUTCD standards.
11. Still an active construction site.
11. Stabilize all bare soils to 70% uniform vegetative coverage.
12. Submit corrected stormwater as-builts verifying the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER MICHAEL BOULDIN'S COMMENTS:

We are waiting on MTE to get power. We are pouring some sidewalks and plan to have them completed by 12/31.

RECOMMENDATION:

Extend one year.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/8/2022	Westover, Phase 2-A / Westover Developers, LLC	2/10/2026	Escrow	\$10,000

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (48 out of 48 lots built)

Public Works Department Comments:

1. All signage must meet MUTCD compliance. Still need to complete signage (crosswalks need arrows).
2. Some areas of sidewalk are damaged and need to be replaced or repaired.
3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
4. Resident behind detention pond has complaints about excess water getting on his property from Westover. Has water issue coming onto his property that needs to be addressed.
5. Ensure all bare/ patchy soils are stabilized to 70% uniform vegetative coverage.
6. Remove all construction remnants (stakes, wattles, silt fence, drain bags, etc.).
7. Ensure detention pond is draining within 72 hours.
8. Ensure all swales are free of erosion and stabilized.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER THOMAS STEFFEN'S COMMENTS:

We will work on the items the first few weeks of January to be able to release the bond in February.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 2/10/26. Otherwise, extend 3 months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/6/2020	Blakeney Subdivision, Section I, Phase I /Blakeney Partners, GP	2/13/2026	Wilson Bank & Trust	\$20,000

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

Development is 100% built out. (28 out of 28 lots built)

Public Works Department Comments:

1. Several areas of sidewalks are broken and needs to be replaced.
2. All signage must meet MUTCD specifications.
3. Areas of topping need to be fixed. Place striping after the topping is fixed.
4. Water is standing at Doster Drive and Rocky Fork Almadale Road.
5. Some areas in the detention pond are eroding and need to be stabilized.
6. Need to ditch down the side of Rocky Fork.
7. All P.U.D.E. and drainage ditches needs to be put on grade and stabilized per plan.
8. All signage must meet MUTCD regulations.
9. Remove all construction remnants (stakes, wattles, silt fence, drain bags, etc.).

Utilities Department Comments:

1. Manhole B60-238 and B60-244 have mastic seal in them that needs to be removed.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

I did not hear back from Mr. Noyes prior to the packets being delivered.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 2/13/26. Otherwise, extend 3 months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2022	Hidden Hills, Section VI, Phase I / Scott Butler	2/16/2026	Escrow	\$24,000

Bond is for: Roads, Sewer, Water, Stormwater

Development is 83.3% built out. (15 out of 18 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Remove silt fabric from catch basins before final inspections.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. All sidewalks and crosswalks must be ADA compliant.
5. All signage must meet MUTCD requirements.
6. Some areas of curb and gutter are damaged and need to be replaced or repaired.
7. Some manholes and water valve boxes need to be adjusted.
8. Need to define berm so water does not spill over into Hunter's Point Annex 3.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER SCOTT BUTLER'S COMMENTS:

We still have a few lots left to build on, and I am holding out on topping because the adjacent development will destroy the final topping. They are hauling through this section.

RECOMMENDATION:

Extend six months.

