



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

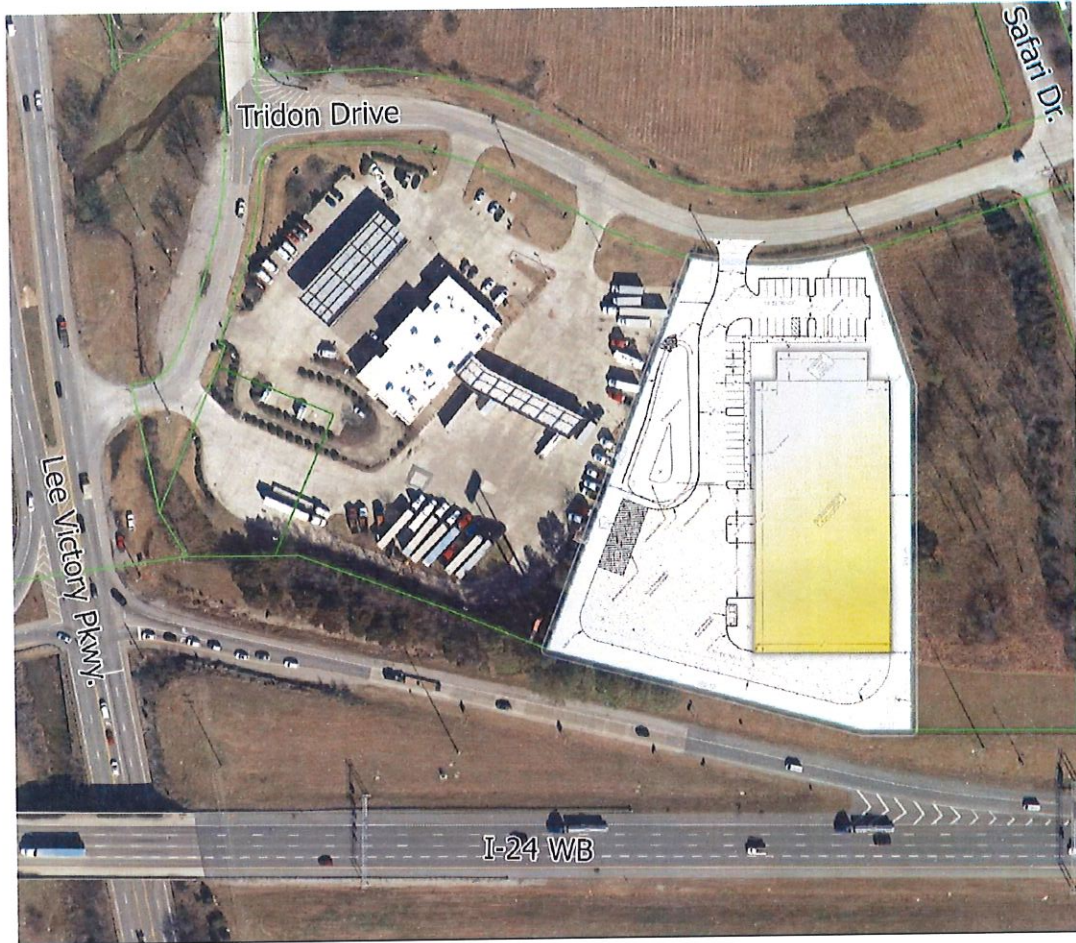
Location: 3540 Almadale Road	Applicant: Caravan Ventures, LLC
Tax Map/Parcel: 50/14.07	Property Owner(s): Caravan Ventures, LLC
Zoning: I-1	Use Classification: Building Materials & Farm Equipment Sales

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

**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

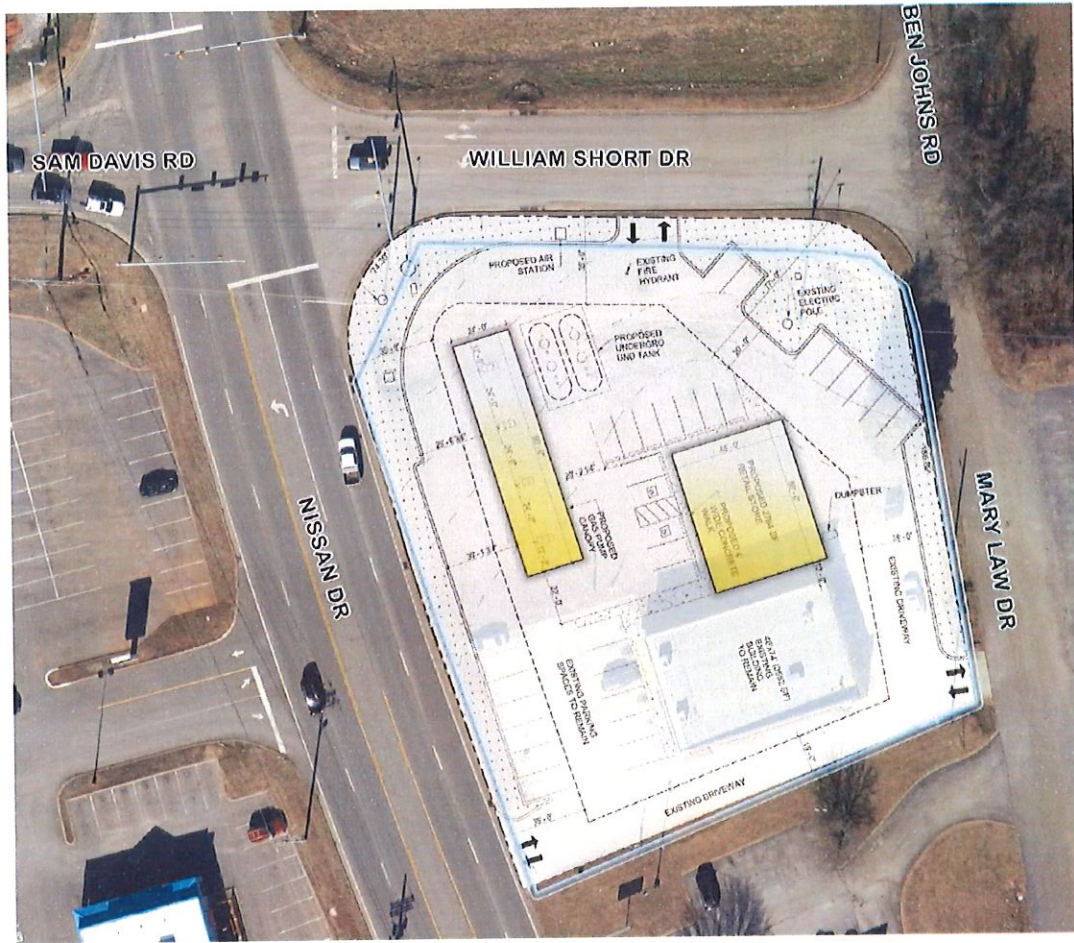
Location: 561 Nissan Drive	Applicant: Rhodes Engineering
Tax Map/Group/Parcel: 27K/C/2.02	Property Owner(s): Malak Ishak
Zoning: C-2	Use Classification: Convenience Commercial

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

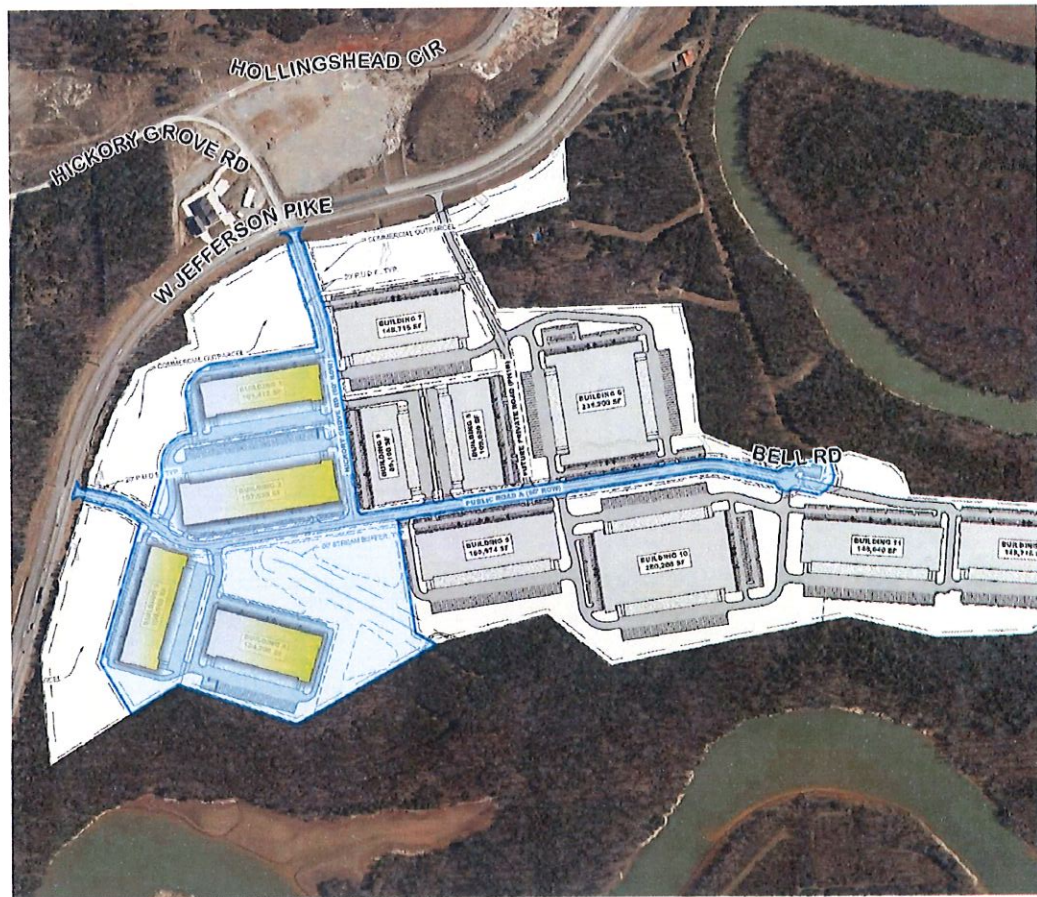
Site Plan

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

Proposal

A. Location Analysis

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



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	3.03 Ac
Square Footage of Open Space/Landscaping	10,564 SF	10,703 SF
Total Parking	120 Spaces	120 Spaces

Handicapped Parking Space(s)	5 Spaces	5 Spaces
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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 commenrts. 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

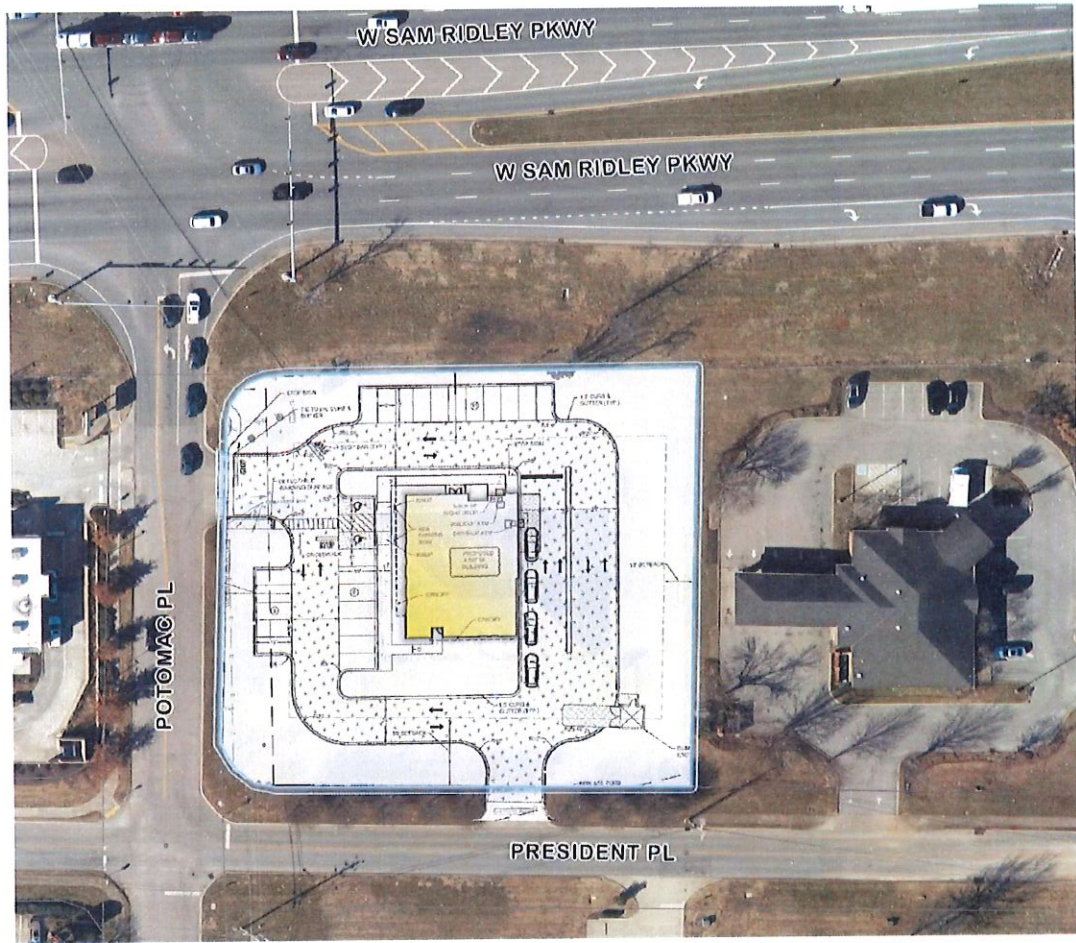
Site Plan

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.

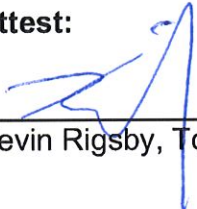
9. Adjournment

Town of Smyrna, Tennessee



Tim Morrell, Chairperson

Attest:



Kevin Rigsby, Town Planner