



**TOWN OF SMYRNA**  
**MUNICIPAL PLANNING COMMISSION**  
**MEETING**  
**MINUTES**



January 8, 2026

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  
David Santucci, Town Manager  
Todd Spearman, Asst. Town Manager  
Scott Byers, Fire Captain  
Kristi Worrell, Building Official  
Charles King, Town Engineer

**Prayer**

The invocation was given by Council Member Steve Sullivan.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Vice-Mayor Marc Adkins.

**2. Citizen Comments**

**3. Approval or Correction of Minutes**

**3.a. December 4, 2025 regular meeting**

Following a review of the Minutes of the December 4, 2025 meeting, Council Member Steve Sullivan made a motion to approve the minutes; the motion was duly seconded by Board Member Salena Scott. The motion was approved 7-0.

**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 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. 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.

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Annexation & PID zoning request for 8216 Florence Road with the above listed staff comments. 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 - ~~Withdrawn by Applicant~~ 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.

This project was withdrawn by the applicant prior to the meeting.

**4.b.2. Vintage Harbor Brook, LLC / Vintage Smyrna Block 1 Owner, LLC / Waldron Vester Family Limited Partnership, LLC - Requesting Deferral 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. 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.

Following discussion, Council Member Steve Sullivan made a motion to defer until the February Planning Commission meeting the PRD Amendment to PUD for 5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive with the above listed staff comments. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

**4.c. Site Plan:**

**4.c. Bailey Equipment & Intralogistics**

**1. Tridon Drive**

**Owner / Developer: Caravan Ventures, LLC**

**Bailey Equipment & Intralogistics**

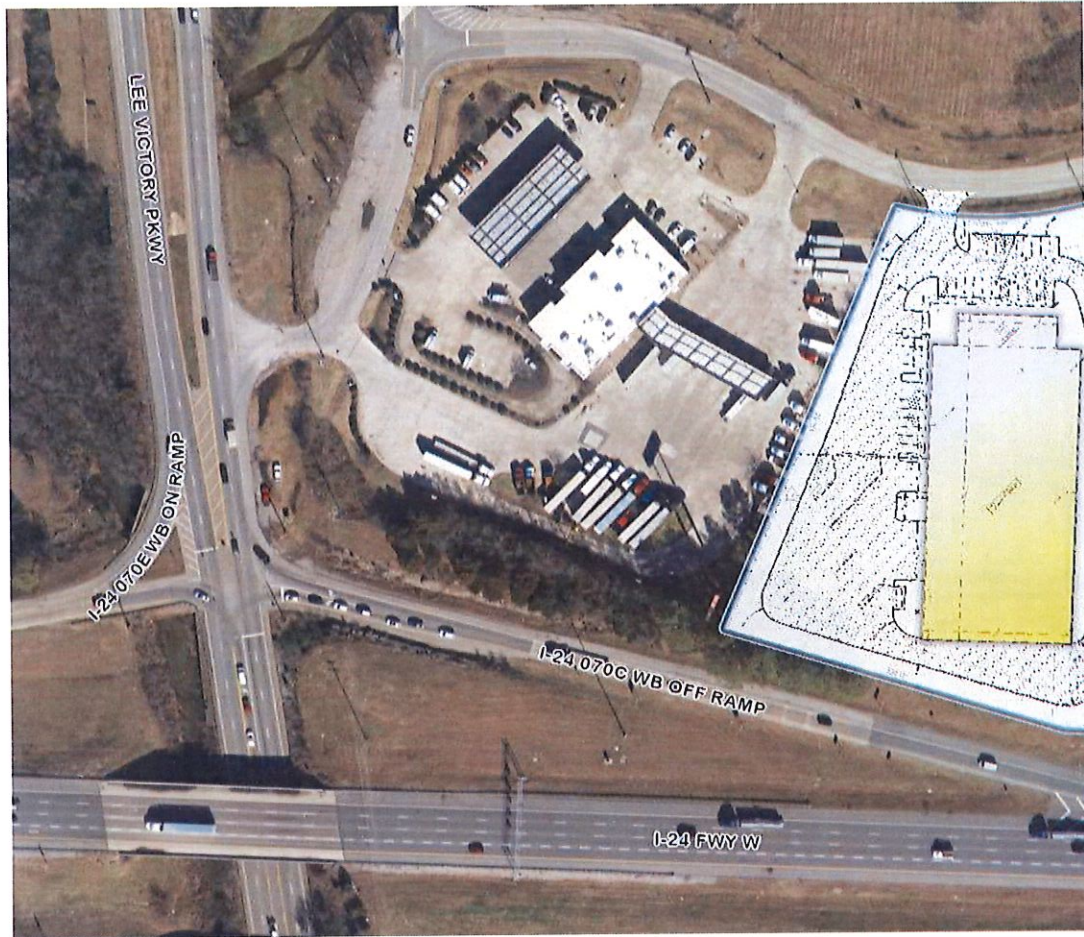
Site Plan

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

**Proposal**

**A. Location Analysis**

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



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.25 Ac
<b>Square Footage of Open Space/Landscaping</b>	4,350 SF	10,500 SF
<b>Total Parking</b>	30 Spaces	37 Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	2 Spaces

**B. Landscaping**

Landscape plan shows sugar maple trees along I-24 and Oak trees within landscape islands in the parking lot. Magnolia trees are shown along the property line fronting Tridon Drive. 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 finished to provide a wood like product appearance, 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 Lee Victory Parkway. 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. The front elevations (northeast) have 42.7% metal, 16.6% fiber cement and 40.7% brick and glass/glazing. The side elevation (northwest) shows overall 50.4% metal, 5.1% fiber cement and 44.4% brick/glass. The area deemed visible from I-24 would be 21.6% metal and 78.4% brick. The rear (southwest) shows 23% metal and 77% brick. The side elevation (southeast) shows overall 29.2% metal and 72.5% brick/glass. The area deemed reasonably visible from I-24 shows 24.3% metal and 75.7% brick/glass. As presented, the elevations do not meet Design Review.

#### **Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI with the approved sprinkler system.

#### **Staff Comments:**

1. Any retaining wall over 4' requires a building permit.
2. The proposed architectural elevations do not meet Design Review. Please submit revised elevations.
3. Sediment forebay should be downgraded for headwalls feeding water into the pond to be effective. Headwall A1 will bypass forebay completely.
4. When the gun range next to this property was approved, both parcels were owned by the same person and the owner gave the gun range permission to do grading work on this property, including installing a ditch. This was approved as a part of the grading permit. If the new owner does not agree to this and no easement was created for this drainage, it is up to the engineers for each project to devise a solution and for both property owners to agree

to it.

5. The 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.
6. Sewer cleanouts required every 75'.
7. Outdoor storage shall be screened as per the Zoning Ordinance.

**Staff Recommendation:** Staff recommends deferral due to the elevations not meeting Design Review.

Following discussion, Vice-Mayor Marc Adkins made a motion to defer to the February Planning Commission meeting the Site Plan for Bailey Equipment & Intralogistics with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

**5. New Business**

**5.a. Rezoning Request:**

**5.a.1. Derby Run  
Antique Avenue  
PRD Amendment**

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. 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.
5. Contact Rutherford County regarding the connection to and extension of an existing County road.
6. Sanitary sewer is not available until the sewer main is installed on Seabiscuit Court.

Following discussion, Council Member Steve Sullivan made a motion to recommend

approval to the Town Council the PRD amendment for Derby Run. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

**5.b. Sketch Plat:**

**5.b.1. The Enclave at Lee Road**

**5198 Lee Road**

**Owner / Developer: Chao Wen Dong / Mark Hanson**

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. Provide documentation of an easement for the offsite sewer from the applicable property owner(s).
9. The water line on Spreagan Way is 10".

Following discussion, Council Member Steve Sullivan made a motion to approve the Sketch Plat for The Enclave at Lee Road. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

**5.c. Final Plats:**

**5.c.1. The Courtyards at Stewarts Creek, Phase 3**

**Rocky Fork Almaville Road / Restoration Drive**

**Owner / Developer: Epcon Stewarts Creek, LLC**

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.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for The Courtyards at Stewarts Creek, Phase 3. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

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

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.

Following discussion, Board Member Salena Scott made a motion to approve the Final Plat for Derby Run, Phase 2B with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

**5.c.3. Sam Ridley DR Horton HPR  
Genie Lane / Motlow College Blvd.  
Owner / Developer: Wild Building Construction, Inc.**

Final Plat - Sam Ridley DR Horton HPR  
Location: Genie Lane / Motlow College Blvd.

Tax Map: 28  
Current Zoning: PRD

part of Parcel: 44.24  
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. AC Units for units 5 - 16 cannot be located in any easement.
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.

Following discussion, Board Member Salena Scott made a motion to approve the Final Plat for Sam Ridley DR Horton HPR with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

**5.d. Site Plans:**

**5.d.1. Almaville Plaza, Phase II  
Almaville Road**

**Owner / Developer: Unico TN, LLC Almaville Series**

**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

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

around the dumpster enclosure.

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.

**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 Almaville Plaza, Phase II with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 7-0.

**5.d.2. Brew Y'all**  
**120 Sam Ridley Parkway, West**  
**Owner / Developer: Equitable Property Company**

# Brew Y'all

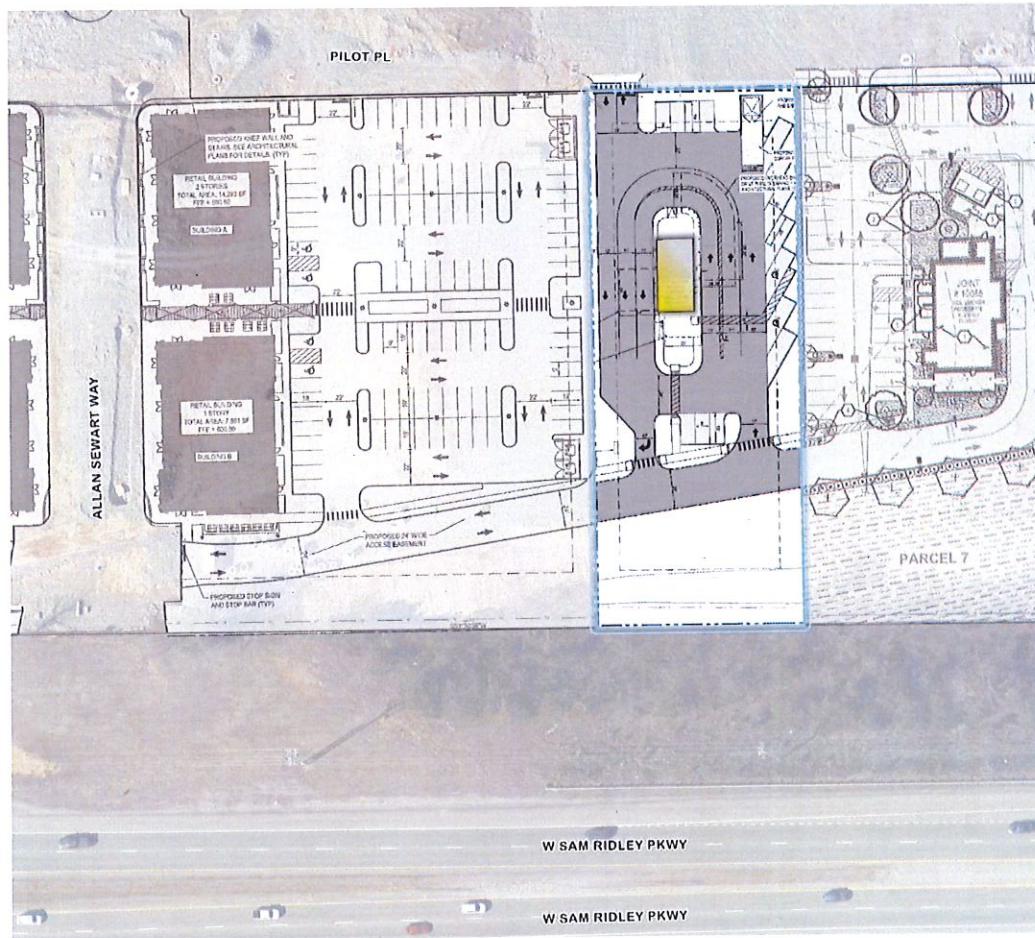
## Site Plan

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
<b>Square Footage of Vehicular Use Area</b>	N/A	0.60 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,614 SF	5,827 SF
<b>Total Parking</b>	10 Spaces	14 Spaces
<b>Handicapped Parking Space(s)</b>	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. Ensure adequate vision triangle is provided at all exit points from the site for motorist

and pedestrian safety.

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

Following discussion, Board Member Ken Hill made a motion to approve the Site Plan for Brew Y'all with the above listed staff comments. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

**5.d.3. Kroger Shops  
Bulldog Drive  
Owner / Developer: SEK Smyrna, LLC**

**Kroger Shops**

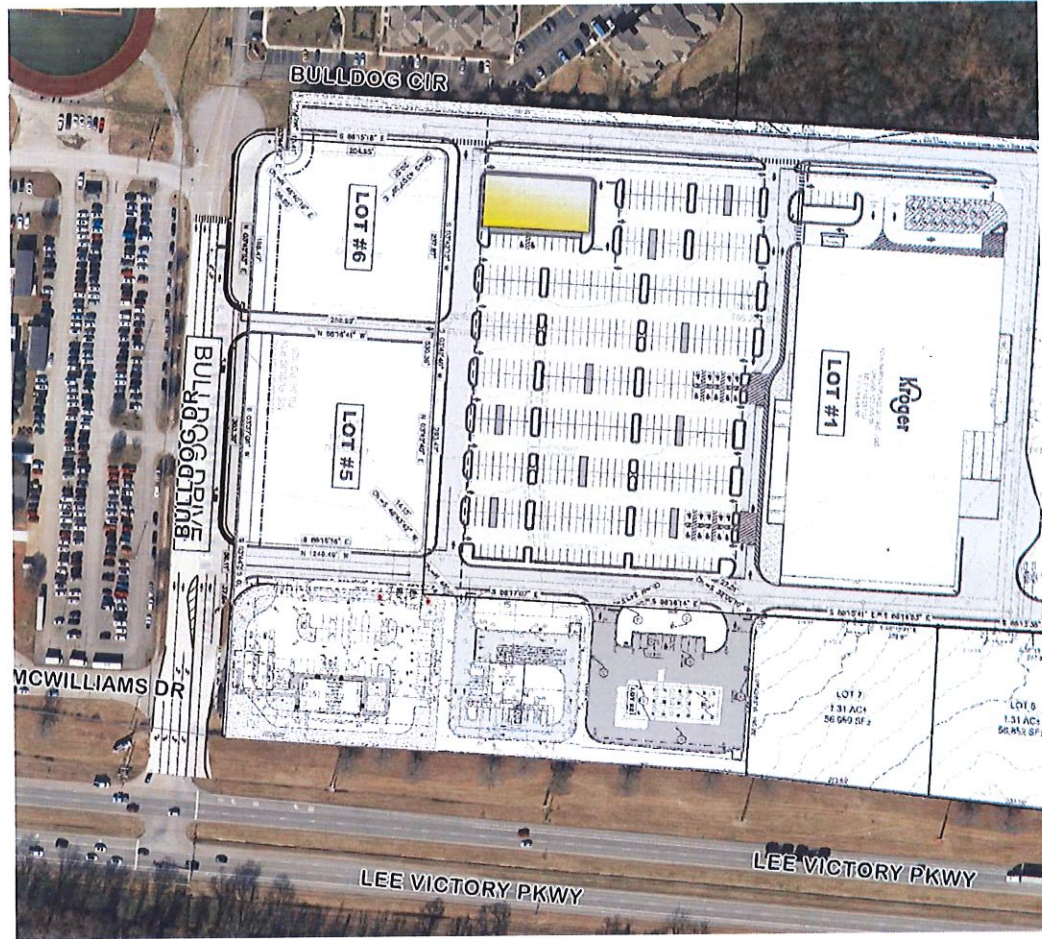
Site Plan

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
<b>Square Footage of Vehicular Use Area</b>	N/A	8.33 Ac
<b>Square Footage of Open Space/Landscaping</b>	0.83 Ac	0.98 Ac
<b>Total Parking</b>	529 Spaces	563 Spaces
<b>Handicapped Parking Space(s)</b>	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 with limestone veneer counting towards primary materials.

**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. Architectural elevations are required to meet Design Review.
2. Relocate handicapped parking stalls closer to the middle of the building.
3. 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.

Following discussion, Council Member Steve Sullivan made a motion to approve the Site Plan for Kroger Shops with the above listed staff comments. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

**5.d.4. Medical Park Plaza  
Medical Park**

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

**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**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.60 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,622 SF	3,750 SF
<b>Total Parking</b>	51 Spaces	56 Spaces

<b>Handicapped Parking Space(s)</b>	3 Spaces	2 Spaces
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**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 replace the street trees along Medical Park with an alternative shallow rooted species of vegetation as there's a gas line in this area. Replace the trees with shrubbery.

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

Following discussion, Vice-Mayor Vice-Mayor Marc Adkins made a motion to approve

Site Plan for . Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

## **6. Zoning Ordinance Amendments**

### **6.a. Climate Controlled Self-Storage Facilities**

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Climate Controlled Self-Storage Facilities. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

### **6.b. Solid Waste Services**

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Solid Waste Services. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

### **6.c. Temporary Outdoor Sales of Food or Retail Merchandise**

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Temporary Outdoor Sales of Food or Retail Merchandise. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

### **6.d. Yard Sales**

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Yard Sales. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 7-0.

## **7. Bond Review Report**

### **7.a. January Bond Review Report**

Following discussion, Council Member Steve Sullivan made a motion to approve the January Bond Review Report with staff recommendation. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

## **8. Staff Comments and/or Other Business**

At this time, Kevin Rigsby reminded the commission that on January 29, 2026 there will be a joint quarterly meeting with Council and Planning Commission at 3:00pm.

At this time, Kevin Rigsby reminded the commission that Ethics Statement of Interest forms are due by January 16, 2026.

At this time, Chairperson Tim Morrell congratulated Town Engineer Charles King on his upcoming retirement on January 31, 2026.

At this time, Chairperson Tim Morrell wished Kevin Rigsby a Happy Birthday and

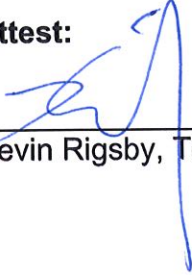
welcomed his dad to the Planning Commission meeting.

**9. Adjournment**

**Town of Smyrna, Tennessee**

  
\_\_\_\_\_  
Tim Morrell, Chairperson

**Attest:**

  
\_\_\_\_\_  
Kevin Rigsby, Town Planner