



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



**April 7, 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  
Ken Hill  
Vanessa Haley  
Scott Demonbreun

**Staff:**

Kevin Rigsby, Town Planner  
Jeff Peach, Town Attorney  
Mitchell Wensman, Principal Planner  
Mike Strange, Director of Utilities  
Tom Rose, Director of Public Works  
Kristi Worrell, Building Official  
Todd Spearman, Asst. Town Manager  
David Santucci, Town Manager  
Scott Byers, Fire Captain  
Jason Taylor, Engineer

**Prayer**

The invocation was given by Steve Sullivan, Council Member.

**Pledge of Allegiance**

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

**2. Citizen Comments**

**3. Election of Officers**

Chairman Tim Morrell requested that the Town Attorney proctor the elections of Chair and Vice Chair. Only one nomination was made by Vice-Mayor Marc Adkins for Tim Morrell to serve as Chair and nominations ceased. The vote in favor of Tim Morrell was unanimous. Next, nominations were taken for the position of Vice Chair. Tim Morrell nominated Marc Adkins for the

position of Vice Chair and there were no further nominations from the floor. The vote in favor of Marc Adkins was unanimous.

**4. Approval or Correction of Minutes**

**4.a. March 5, 2026 regular meeting**

Following a review of the Minutes of the March 5, 2026 meeting, Council Member Steve Sullivan made a motion to approve the minutes; the motion was duly seconded by Board Member Ken Hill. The motion was approved 6-0.

**5. New Business**

**5.a. Rezoning Requests:**

**5.a.1. CSC Properties, LLC  
Lee Victory Parkway  
Rezoning C-2 to PCD**

CSC Properties, LLC - Rezoning C-2 to PCD

Location: Lee Victory Parkway

Tax Map: 50

Part of Parcel: 12.02

Current Zoning: C-2

Requested Zoning: PCD

Acres: 2.21

1. The surrounding zoning is C-2.
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 Lee Victory Parkway/SR 102 as a principal arterial. Adequate right-of-way exists for this street.
4. The requested PCD is to allow a quick service oil and lube business in addition to all other uses allowed in the C-2 district. The concept plan shows the second use as a bank.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI.
6. On the elevations page the materials need to be labeled with percentages shown for each material and must meet Design Review.
7. The approved plat for this property has not been recorded. The approved lots are different sizes than shown in this PCD and the sewer easement shown as of record has not been recorded and will need to be shown extended to the proposed new boundary between Lots 1 & 2.
8. The private drive needs to have a road name. The road on the opposite side of Lee Victory Parkway is named Harold Lee Drive, as a suggestion. Contact Parkway Baptist Church and coordinate the road name with them, as the church owns the roadway.
9. The entire property is in the 100 year flood plain. A floodplain development permit application will be required to be submitted as a part of the grading permit application.
10. A traffic study was done for a previously proposed development on this site

which showed that the intersection of the private road and Lee Victory Parkway would be at LOS F with the development necessitating construction of a traffic signal. This study been revised to reflect a different development plan, and a signal is warranted and will be installed pending TDOT approval.

11. A fire hydrant is required to be within 400' of both buildings.

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the C-2 to PCD Rezoning Request for Rutherford County Tax Map: 50, Parcel: 12.02 with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

**5.b. Sketch Plat:**

**5.b.1. 116 Foxland Drive Subdivision**

**116 Foxland Drive**

**Owner / Developer: Temitope & Jordan Peters / Erik Knowles**

Sketch Plat - 116 Foxland Drive Subdivision

Location: 116 Foxland Drive

Tax Map: 55B

Group: A

Parcel: 13.00

Current Zoning: R-1

Acres: 4.55

Lots: 3

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 required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft. Please provide the maximum house size for the proposed homes including everything under roof.
7. A fire hydrant is required to be within 500' of the homes.
8. Gravity sewer is available on Foxland Drive.
9. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review and specific comments.

Following discussion, Board Member Vanessa Haley made a motion to approve the Sketch Plat for 116 Foxland Drive Subdivision. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 5-1 with Vice-Mayor Marc Adkins voting "no".

**5.c. Preliminary Plats:**

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

**5198 Lee Road**

**Owner / Developer: Chao Wen Dong / KMC Land, LLC**

Preliminary 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. Please provide the maximum house size for the proposed homes including everything under roof.
8. Any retaining walls over 4' will require a building permit.
9. Provide documentation of an easement for the offsite sewer from the applicable property owner(s). This will be required to be recorded.
10. All water service lines to each lot must be 1".
11. Must relocate all existing utilities outside of the new right-of-way along Lee Road.
12. The grading for Lots 5-17 is steep and concerning, as the rear of the building envelopes for several of the lots are at or even beyond the top of the slope for the detention pond.
13. Submit a roadway lighting plan. Add a light at the open space lot.
14. Label the right-of-way widths for all roads.
15. Ensure pond slopes do not exceed 30%.
16. CUD has an existing 6" water main along Lee Road to serve the property. Developer must submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com).
17. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
18. CUD's existing 6" water main along Lee Road is likely too shallow for entrance roads to be installed without compromising the water main. The developer and/or developer's engineer should coordinate with CUD engineering to pothole the existing 6" water main to determine elevation prior to any land disturbance/grade

- work commencing. Water main relocation and or lowering may be required.
19. For the proposed landscaping along Lee Road, all trees must be located 10' from the existing 6" water main and shrubs 5 feet. The developer must execute a notary signed landscape encroachment agreement with CUD for any proposed landscaping within the easement.

Following discussion, Council Member Steve Sullivan made a motion to approve the Preliminary Plat for The Enclave at Lee Road with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

**5.c.2. Greystone, Phase 3D  
Cuba Road  
Owner / Developer: Meritage Homes of Tennessee, Inc.**

Preliminary Plat - Greystone, Phase 3D

Location: Cuba Road

Tax Map: 50

P/O Parcel: 2.00

Current Zoning: PRD

Acres: 15.63

Lots: 57

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. No roads shown on the Major Thoroughfare Plan are affected with this phase.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. 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.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft. Please provide the maximum house size for the proposed homes including everything under roof.
8. It may be possible to remove a lift station in Woodmont with extension of the sewer main near the end of Moonstone Court to the north and west. The Utilities Dept. will contact the engineer to discuss this possibility.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Preliminary Plat for Greystone, Phase 3D with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

**5.d. Final Plats:**

**5.d.1. Gwynne Farms, Section 4, Phase 2**

**Robert Gwynne Drive**

**Owner / Developer: Milrose Properties Tennessee, LLC**

Final Plat - Gwynne Farms, Section 4, Phase 2

Location: Robert Gwynne Drive

Tax Map: 51

p/o Parcel: 5.01

Current Zoning: PRD

Acres: 23.54

Lots: 87

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. No roads shown on the Major Thoroughfare Plan are affected with this phase.
4. Any retaining wall over 4' will require a building permit.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft. Please provide the maximum house size for the proposed homes including everything under roof.
6. Structures are not allowed to be built in any drainage or utility easements.
7. There are multiple easements that need to be labeled and/or given additional dimensions from property lines on Lots 326-329.
8. Show all critical lots per the approved preliminary plat.
9. The note regarding corner lots should not be an asterisk as that is the indicator of critical lots.
10. The 60' drainage easement shown from Golden Deer Drive to Happy Elk Trail was approved as a 30' total easement on the construction plans. Please revise to reflect the smaller width. As currently drawn, all affected lots will not be able to build anything in the backyard.
11. All easements that are intended to be dedicated as public easements should be labeled as such.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Gwynne Farms, Section 4, Phase 2 with the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 6-0.

**5.d.2. Beyer Subdivision, Lot 5**

**Redbird Farm Lane**

**Owner / Developer: Phillip & Susan Beyer**

Final Plat - Beyer Subdivision, Lot 5

Location: Redbird Farm Lane

Tax Map: 27

p/o Parcel: 34.02

Current Zoning: R-2

Acres: .67

Lots: 1

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. Signs will require a separate permit and must be within setbacks where applicable.
  3. No roads shown on the Major Thoroughfare Plan are affected with this development.
  4. The developer is requesting to develop a third lot off of a private road.

Following discussion, Vice-Mayor Marc Adkins made a motion to deny the Final Plat for Beyer Subdivision, Lot 5 due to private vs public road connection. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 5-1 with Steve Sullivan voting "no".

**5.e. Site Plans:**

**5.e.1. Briley Downs Amenity Center**

**1998 Timothy Lane**

**Owner / Developer: Dream Finders Homes**

**Briley Downs Amenity Center**

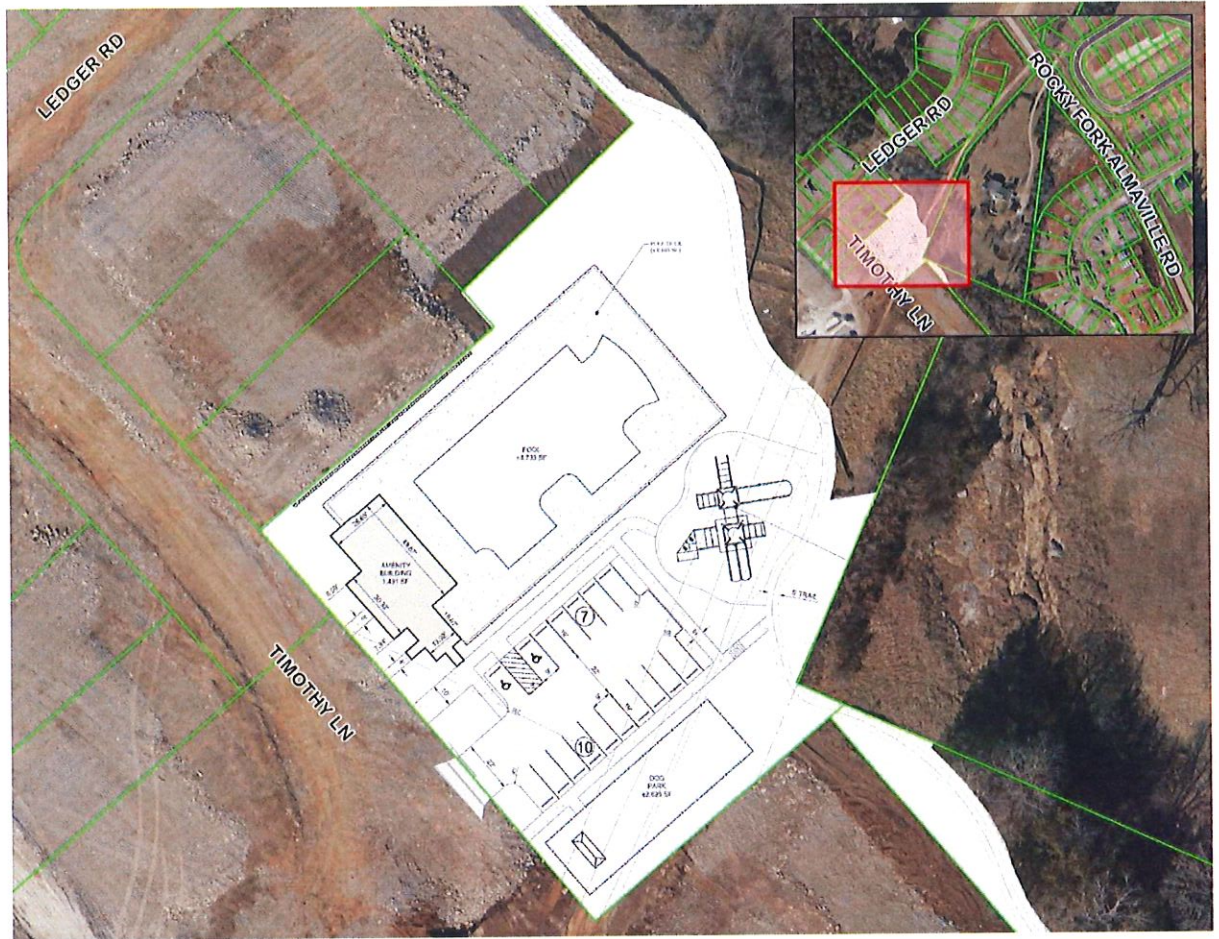
Site Plan

|                                   |                                                  |
|-----------------------------------|--------------------------------------------------|
| Location: 1998 Timothy Lane       | Applicant: Kyle Griffin - CSDG                   |
| Tax Map/Group/Parcel: 54M/H/20.01 | Property Owner(s): Southcoast DFH Nashville, LLC |
| Zoning: PRD                       | Use Classification: Amenity Center               |

**Proposal**

**A. Location Analysis**

The Briley Downs Subdivision is proposing to construct an amenity center located in Section 1, Phase 1. Proposed as part of the amenity area would be a walking path, playground, dog park, pool and an amenity building with bathrooms and additional mail kiosks. Access to the site would be provided off of Timothy Lane. The amenity building would be 1,491 square feet.



Development Standards

|                                                 | <b>Required</b> | <b>Proposed</b> |
|-------------------------------------------------|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 5,483 Sq. Ft.   |
| <b>Square Footage of Open Space/Landscaping</b> | 548 Sq. Ft.     | 2,766 Sq. Ft.   |
| <b>Total Parking</b>                            | N/A             | 21 Spaces       |
| <b>Handicapped Parking Space(s)</b>             | 1 Space         | 2 Spaces        |

**B. Landscaping**

Landscape plan shows Maple trees used as street trees fronting Timothy Lane with a variety of shrubbery between the trees. Throughout the site, surrounding the parking lot, amenity building and pool are a variety of shrubs.

**C. Architectural Character**

Architectural elevations show the amenity building to have a base layer on all sides of the building to be finished with brick. The remainder of the building is to be finished with fiber cement board

siding and cedar shutters incorporated to provide architectural variation. The elevations are consistent with materials to be used on other homes within the development.

**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. A grading permit fee will be required.
4. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
5. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. Any retaining walls over 4' will require a permit.

**Staff Comments:**

1. Proposed access to the site does not have access to public right-of-way via a recorded plat. Right-of-way should be recorded prior to issuance of a building permit.
2. Show a graphic cross-section of the proposed parking lot paving.
3. Remove all storm structures from the pool area. Pool water must be treated before going into the stormwater system.
4. See CUD Will Serve letter issued 10/20/2025 for more detailed information regarding the level of service that can be provided to the site. The approximate maximum fire flow available is only 1,000 GPM.
5. If the building surpasses 1,000 GPM fire flow requirement or is to be fire sprinkled, submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) to determine feasibility.
6. Submit a completed meter application and plumbing plans to CUD for review, tap fee calculation, and meter sizing.
7. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
8. If feasible, staff would recommend installing landscaping along the northern property line adjacent to Lot 170. There appears to be drainage flow in this area so it may not be possible. Staff would also recommend landscaping along the southern property line along Lot 132 to provide a buffer from the amenity area to the residential lot.

**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 Briley Downs Amenity Center with the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 5-0-1

with Vice-Mayor Marc Adkins abstaining from the vote.

**5.e.2. Giant Garages Flex Space, Lot 2**  
**111 Threet Industrial Road**  
**Owner / Developer: S. Wayne Waldron**

**Giant Garages - Flex Space**

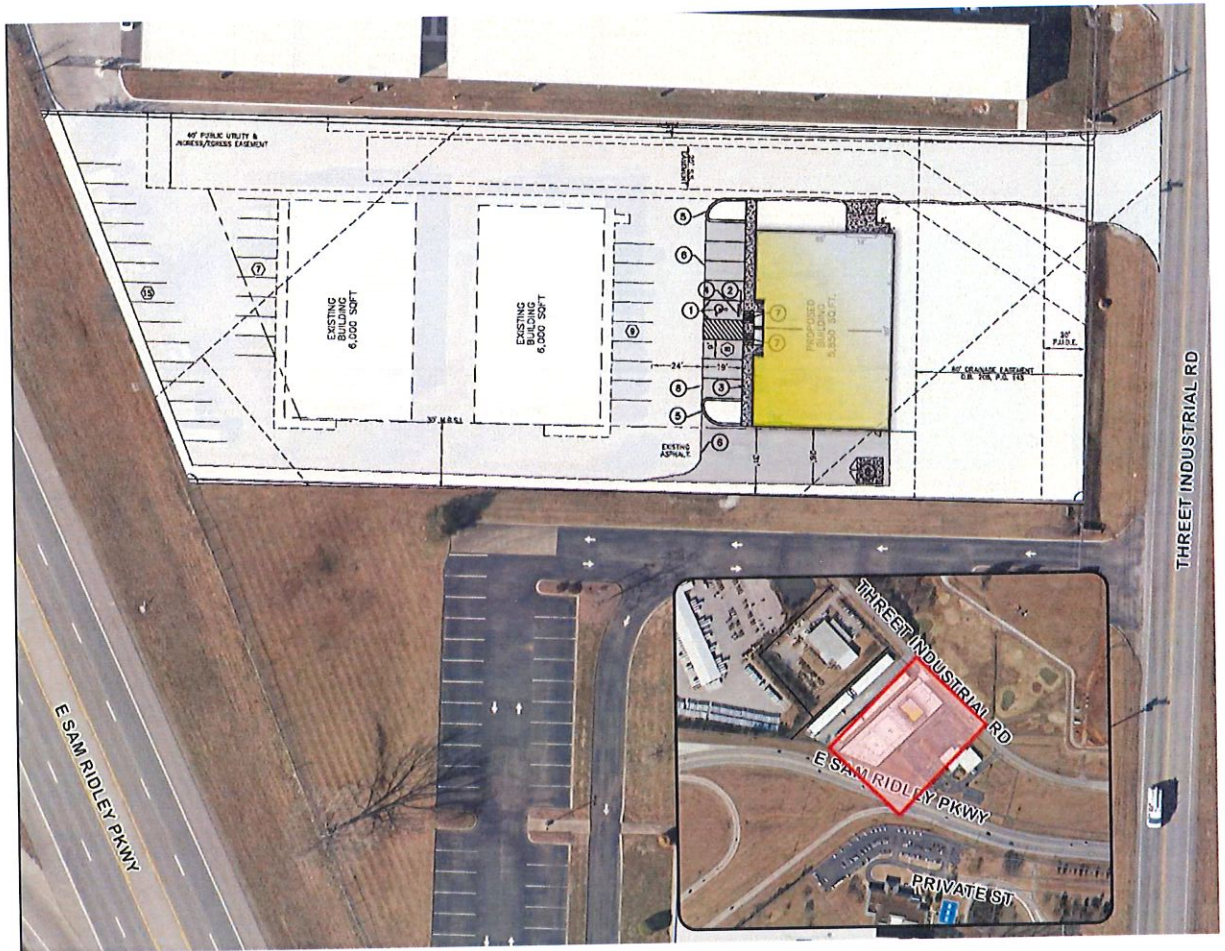
Site Plan

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| Location: 111 Threet Industrial Road | Applicant: S. Wayne Waldron          |
| Tax Map/Parcel: 18/6.05              | Property Owner(s): Giant Garages LLC |
| Zoning: I-2                          | Use Classification: Office/Warehouse |

**Proposal**

**A. Location Analysis**

The existing site located at 107, 109 and 111 Threet Industrial has two buildings constructed with the proposal to construct a third. This new 5,850 square foot building would be divided into two spaces with a mixture of warehouse and office space. There is an existing access point off of Threet Industrial Road and would remain as the only point of access to the site.



Development Standards

|                                                 | <b>Required</b> | <b>Proposed</b> |
|-------------------------------------------------|-----------------|-----------------|
| <b>Square Footage of Vehicular Use Area</b>     | N/A             | 2,500 Sq. Ft.   |
| <b>Square Footage of Open Space/Landscaping</b> | 200 Sq. Ft.     | 500 Sq. Ft.     |
| <b>Total Parking</b>                            | 6 Spaces        | 8 Spaces        |
| <b>Handicapped Parking Space(s)</b>             | 1 Space         | 1 Space         |

**B. Landscaping**

Landscape plan shows evergreen shrubbery planted at the base of the rear of the building and along the southeastern property line following the limits of construction. Two trees are shown within landscape islands at the front of the building.

**C. Architectural Character**

Architectural elevations show the building to be finished with two variations of brick on all four sides. The front elevations (southwest) show aluminum accents around the entry doorways. Both of the side elevations (northwest and southeast) show a 14 foot overhead door to provide access into the rear of the building. The building meet Design Review as submitted.

**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 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.
4. A grading permit fee will be required.
5. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Threet Industrial Road as a collector. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,500 GPM at 20 PSI.

**Staff Comments:**

1. If work on motorized vehicles is proposed as a use, a minimum of a 1,500 gallon oil water separator is required on the sewer service.
2. The grade of the northern headwall is labeled below the contour grade down slope of 524'. It is not

- possible to have a headwall with a grade of 523.86' located on a grade higher than that.
- The auto-turn as submitted is not acceptable. The truck cannot be driven through parking spots.

**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 Giant Garages Flex Space, Lot 2. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

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

**Kroger Shops**

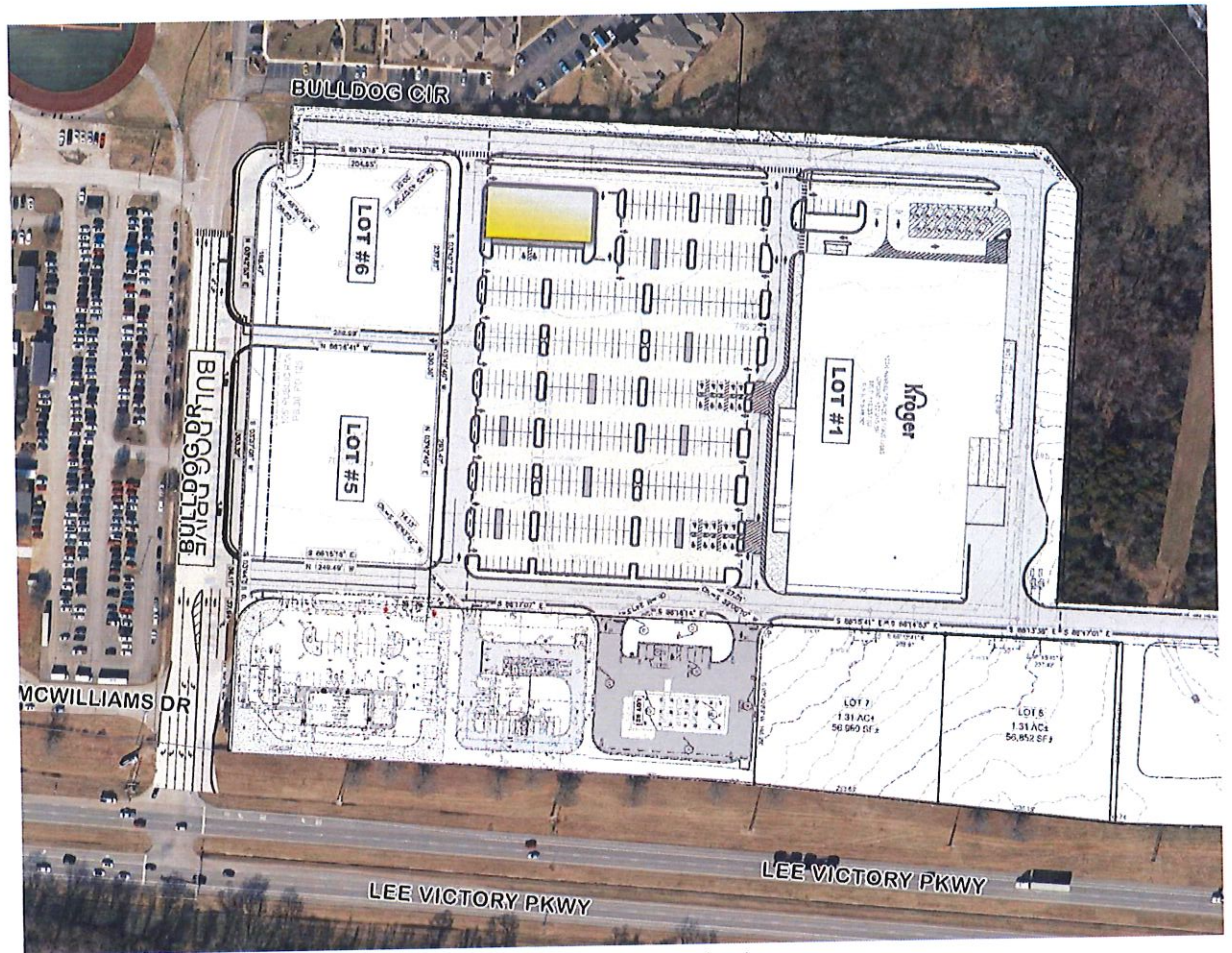
Site Plan

|                          |                                       |
|--------------------------|---------------------------------------|
| 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. This site plan was previously approved in January 2026 and the applicant is bringing back the site plan with a request to modify the conditions of approval.



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>Parking</b>                                  | 40 Spaces | 46 Spaces |
| <b>Handicapped Parking Space(s)</b>             | 2 Spaces  | 2 Spaces  |

**B. Landscaping**

The previously approved site plan met Design Review in regards to landscaping requirements. Site landscape plan submitted shows shrubbery around the perimeter of the dumpster enclosure in addition to the previously approved landscape plan with landscaping shown in the similar locations.

**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 1,375 GPM at 20 PSI.

**Staff Comments:**

1. The backflow preventer must be by the road.
2. This site plan was approved in January 2026 with a requirement that the dumpsters and dumpster enclosures be relocated north of the roadway and closer to the building. This plan shows the dumpsters remaining south of the roadway but moved away from the busier intersection. A crosswalk and signage is posted in the area of the crosswalk to enhance visibility.

**Staff Recommendation:** Staff recommends approval if the Planning Commission finds the relocated dumpster location acceptable. Ideally, the dumpster enclosures and dumpsters are relocated behind the building to a location with less pedestrian/vehicle conflict points with lower traffic.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:  
Eli Shelton with GMC, engineer on the project.

Following discussion, Council Member Steve Sullivan made a motion to approve the Site Plan for Kroger Shops with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

**5.e.4. Stonetrace Commons**

**Corner of Genie Lane & Old Nashville Highway**

**Owner / Developer: Waldron Vester Family Limited Partnership**

**Stonetrace Commons**

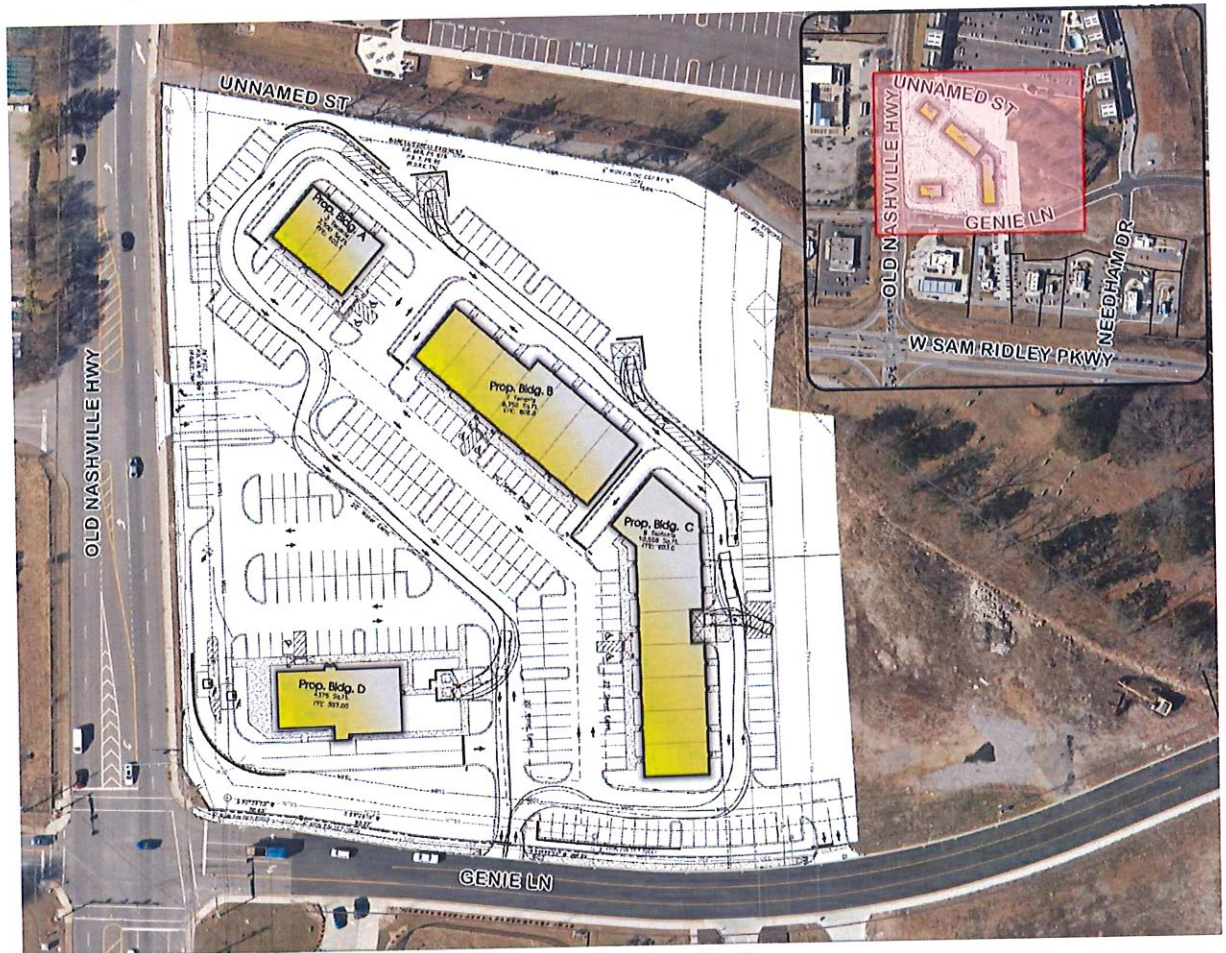
Site Plan

|                                                                          |                                                              |
|--------------------------------------------------------------------------|--------------------------------------------------------------|
| Location: North of the Genie Lane and Old Nashville Highway intersection | Applicant: SEC, Inc.                                         |
| Tax Map/Parcel: 34/45.04                                                 | Property Owner(s): Waldron Vester Family Limited Partnership |
| Zoning: C-2                                                              | Use Classification: Retail/Restaurant/Medical/Office         |

**Proposal**

**A. Location Analysis**

Stonetrace Commons is proposing to develop the vacant tract north of the Genie Lane and Old Nashville Highway intersection. Included with the development would be three commercial use buildings; all multi-tenant buildings. All three buildings are shown to have a drive-thru. Access points are shown on Old Nashville Highway aligning across the street from the entrance to Lowe's and two locations on Genie Lane. The first entrance on Genie Lane is shown halfway between the access points to Racetrac and Raising Cane's with the second access across from Chicken Salad Chick. There is an approximately 1.18 acres remaining on this parcel located northeast of the proposed developed area, on the opposite side of the TVA easement, that is reserved for future development.



Development Standards

|                                          | Required      | Proposed       |
|------------------------------------------|---------------|----------------|
| Square Footage of Vehicular Use Area     | N/A           | 2.02 Ac        |
| Square Footage of Open Space/Landscaping | 8,816 Sq. Ft. | 15,643 Sq. Ft. |
| Total Parking                            | 121 Spaces    | 175 Spaces     |
| Handicapped Parking Space(s)             | 6 Spaces      | 6 Spaces       |

B. Landscaping

Landscape plan shows a variety of street trees planted along Old Nashville Highway and Genie Lane with shrubbery shown along a majority of the right-of-way boundaries. Trees are shown within the site in landscape islands throughout the parking lot with shrubs at the base of all buildings. Additional landscaping is shown in the future development area as streetscaping with trees and shrubbery.

C. Architectural Character

Architectural elevations show buildings A, B and C utilizing two variations of brick color to be used as the primary material on both sides and rear elevations. The front elevations have a mixture of both brick tones, glass/glazing and fiber cement board siding. The maximum amount of secondary materials for the front elevations of these three buildings is shown to be 19.2%. As submitted, buildings A, B and C 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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Genie Lane as a collector. Adequate right-of-way exists for these streets.
7. The required minimum fire flow is 2,520 GPM at 20 PSI.
8. Any retaining wall over 4' requires building permits.

**Staff Comments:**

1. Ensure ADA compliance by showing additional spot shots and provide accessible pathways from the sidewalk(s) on Old Nashville Highway and Genie Lane. Building A needs sidewalk access to the front of

the building. In addition, staff would recommend providing cross access to all buildings within the development with sidewalks.

2. Auto-turn as submitted is not approved. Contact James Lawrence with the Town of Smyrna Fire Department.
3. If a building is used for serving food to the public then a minimum of a 1,500 gallon grease trap will be required. Each food service business will be required to have a minimum of a 1,500 gallon grease trap.
4. The water easement shown on the Utility Plan sheet does not exist at this time and will need to be dedicated with an updated final plat.

**Staff Recommendation:** Staff recommends deferral based on the Fire Department concern regarding the auto-turn and safely maneuvering through the site.

Following discussion, Vice-Mayor Marc Adkins made a motion to defer the Site Plan for Stonetrace Commons until the May Planning Commission meeting due to needing an updated traffic study and the auto-turn not meeting Fire Code. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 6-0.

## **6. Zoning Ordinance Amendment**

### **6.a. Article IV, Section 4.010.2.B regarding parking requirements for elementary and middle schools.**

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Article IV, Section 4.010.2.B with staff recommendations. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 6-0.

## **7. Bond Review Report**

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

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the April Bond Review Report with staff recommendations. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0.

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

At this time, Kevin Rigsby announced the following reminders: the Joint Planning Commission and Town Council meeting to be held on April 30, 2026. The Comprehensive Plan Open House is to be held on April 21, 2026, and tonight is Jeff Peach, Town Attorney's last Planning Commission meeting.

## **9. Adjournment**

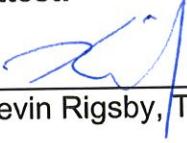
**Town of Smyrna, Tennessee**



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Tim Morrell, Chairperson

**Attest:**



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Kevin Rigsby, Town Planner