



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
AGENDA



The Citizen Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least 24 hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to 3 minutes. Additional comments may be submitted in writing.

September 3, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Citizen Comments

3. Approval or Correction of Minutes

- a. August 6, 2026 regular meeting

4. Old Business

- a. Site Plans:
 - 1. Stonetrace Commons
Corner of Genie Lane & Old Nashville Highway
Owner / Developer: Waldron Vester Family Limited Partnership

5. New Business

- a. Rezoning Requests:
 - 1. Licia Burkett
279 Rock Springs Road
PUD Amendment
 - 2. Paw Paw Enterprises, LLC & J&M Equity, LLC
13058, 13076, & 13106 Old Nashville Highway
Rezoning Request C-4 to C-2
 - 3. The Encore at Rocky Fork
Bankside Drive / Kedron Church Road
Rezoning PRD & R-3 to PRD
- b. Final Plats:
 - 1. Mable Farms, Phase I, Section I

Rock Springs Road
Owner / Developer: Century Communities of Tennessee, LLC

2. Addition to Villages of Valley Green, Sec VI, Ph II
Enon Springs Road, West & Wildwood Drive
Owner / Developer: JSD Holdings

3. Villagewood Townhomes, Phase II
Wildwood Drive
Owner / Developer: Infinity Homes Builders

c. Site Plans:

1. Lee Bohman, Lot 6B, Phase I
1579-1599 Genie Lane
Owner / Developer: Scott Butler / Meshel Abdelsayed
2. Rocketship Smyrna, Phase II
105 Threet Industrial Road
Owner / Developer: Thompson Properties Smyrna TN, LLC / Launchpad Development Company

6. Bond Review Report

- a. September Bond Review Report

7. Staff Comments and/or Other Business

8. Adjournment



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



August 6, 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
Charles Scurr, PhD
Vanessa Haley
Scott Demonbreun

Staff:

Kevin Rigsby, Town Planner
Kyle Evans, Town Attorney
Kathryn Smith, Office Coordinator
Mitchell Wensman, Principal Planner
Josh Dawsey, Planner
Jason Taylor, Engineer
Kristi Worrell, Building Official
Todd Spearman, Asst. Town Manager
David Santucci, Town Manager
James Hardison, Utilities Project Engineer

Scott Byers, Fire Captain

Prayer

Pledge of Allegiance

2. Citizen Comments

3. Approval or Correction of Minutes

Following a review of the Minutes of the July 9, 2026 meeting and the July 20, 2026 quarterly joint meeting, Board Member Scott Demonbreun made a motion to approve the minutes; the motion was duly seconded by Board Member Vanessa Haley. The motion was approved 7-0.

3.a. July 9, 2026 regular meeting

3.b. July 30, 2026 quarterly joint meeting

4. Old Business

4.a. Site Plans:

4.a.1. Stonetrace Commons

Corner of Genie Lane & Old Nashville Highway

Owner / Developer: Waldron Vester Family Limited Partnership

Stonetrace Commons

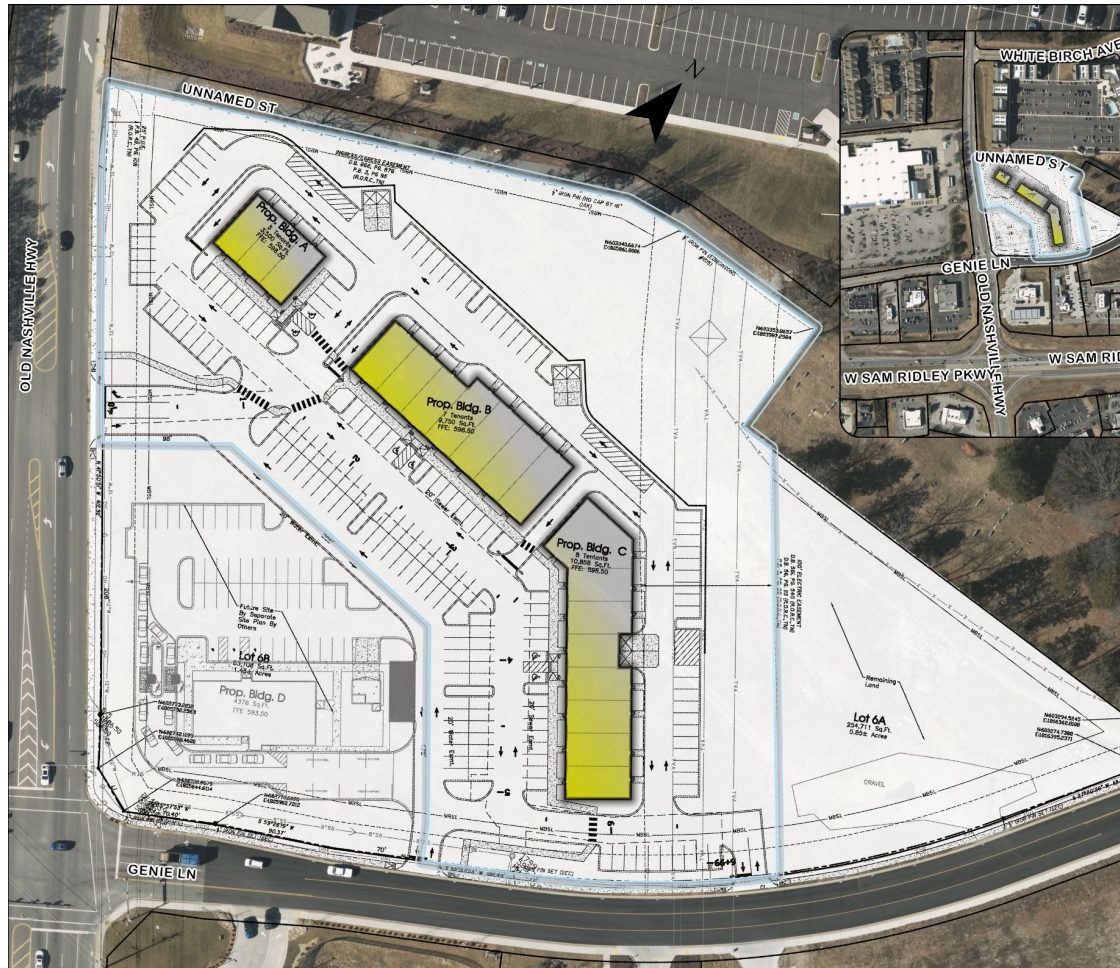
Site Plan

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 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 Acre
Square Footage of Open Space/Landscaping	8,816 Sq. Ft.	15,360 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 to the northeast 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 all wall elevations. Materials shown to be used are brick, glass/glazing and a metal building cap. 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. 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 individual food service business will be required to have its own minimum 1,500 gallon grease trap.
2. 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.
3. Please provide a complete set of the parking and auto-turn information that shows consistency all the way through.
4. The existing communal basin does not treat for water quality. Water quality must be treated on-site. A WQU alone is not sufficient.
5. The new access to Old Nashville Highway should be evaluated for traffic impacts. A left turn lane within Old Nashville Highway should be considered as a part of this evaluation. The submitted TIS is under review.

Staff Recommendation: Staff recommends deferral to allow adequate time for staff review of the submitted traffic study and consider the potential for alternative traffic operations on site and in this area to best support the development and future developments.

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

regarding the request: Wendal Miller of 2520 River Road Murfreesboro, TN 37129 and Jason Taylor, Town Engineer.

Following discussion, Board Member Charles Scurr made a motion to defer the Site Plan for Stonetrace Commons until the September Planning Commission meeting. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

5. New Business

5.a. Rezoning Requests:

**5.a.1. Arsany Ghobrial
519 Noel Lane
Rezoning R-3 to P-O-2**

Arsany Ghobrial: Rezoning R-3 to P-O-2

Location: 519 Noel Lane

Tax Map: 28K

Group: A

Parcel: 1.00

Current Zoning: R-3

Acres: 0.28

Requested Zoning: P-O-2

1. The surrounding zoning is R-1, R-3, and PCD (C-4 uses plus beer and tobacco sales).
2. The Land Use Plan would support Medium Density Residential development in this area.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Noel Lane as a collector. Adequate right-of-way exists for these streets.

Following discussion, Council Member Steve Sullivan made a motion to recommend denial to the Town Council the R-3 to P-O-2 Rezoning Request for 519 Noel Lane. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

5.b. Preliminary Plats:

**5.b.1. Collins Grove
8673 Briley Road
Owner / Developer: SCollins2 Properties, LLC**

Preliminary Plat: Collins Grove

Location: 8673 Briley Road

Tax Map: 54

Parcel: 57.00

Acres: 3.59

Current Zoning: PRD

Lots: 6

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. No roadways shown on the Major Thoroughfare Plan are affected by this request.
7. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
8. Include MTE easements on Lots 1 & 6 for overhead electric.
9. See CUD Will Serve letter issued 6/23/2026 for more detailed information regarding the level of service that can be provided to the site. The approximate maximum fire flow available is 1,000 GPM.
10. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
11. CSDG to generate water line plan for this project. Submit separate water line sheets, hydraulic calculations, CUD water line notes, meter details, estimated cost of construction, to CUD for review.
12. Show a proposed 8" water main along Collins Grove Way.
13. Show all proposed meter locations with a 10' x 10' CUD clear space centered on the service.

Following discussion, Board Member Ken Hill made a motion to approve the Preliminary Plat for Collins Grove with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

5.c. Final Plats:

**5.c.1. 2nd Revision to Lot 1 Elk Avenue
Elk Avenue / Sam Davis Road
Owner / Developer: Philip & Susan Beyer**

Final Plat: 2nd Revision to Lot 1 Elk Avenue

Location: Elk Avenue/Sam Davis Road

Tax Map: 27

Parcel: 34.01

Acres: 5.7

Current Zoning: R-2

Lots: 5

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. No roadways shown on the Major Thoroughfare Plan are affected by this request.
7. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
8. This development will be required to capture and treat stormwater.
9. Coordinate the movement of existing power lines with MTE.
10. Ensure water service to Lot 1 does not encroach on Lot 9.
11. Add recoverable drainage structure to Sam Davis Road and Elk Avenue.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for 2nd Revision of Lot 1 Elk Avenue with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 7-0.

5.c.2. Fox Meadows, Section 2

South of Lee Road

Owner / Developer: Surrey Homes, LLC & John Mitchell Byrnes

Final Plat: Fox Meadows, Section 2

Location: South of Lee Road

Tax Map: 50

Parcels: 33.00, 33.02, 72.00

Acres:

19.29

Current Zoning: PRD & R-1

Lots: 48

1. Signs will require a separate permit and must be within setbacks where applicable.
2. No roadways shown on the Major Thoroughfare Plan are affected by this request.
3. Place the book and page number on the plat for the long term maintenance agreement. The agreement should be recorded prior to the final plat and the book and page number should be shown on the plat prior to recording.
4. The main water construction must be complete prior to final approval and signature of final plat.
5. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
6. TRIP GEN report required. Reach out to Jason Taylor from the Public Works Department.
7. Provide additional dimensions from the property line to the easement

- edge on Lots 52 & 53. Otherwise, the Town cannot maintain them.
8. Submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Following discussion, Board Member Scott Demonbreun made a motion to approve the Final Plat for Fox Meadows, Section 2 with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

**5.c.3. Hidden Springs Subdivision, Phase 2
Napa Valley Drive
Owner / Developer: David Weekley Homes**

Final Plat: Hidden Springs Subdivision, Phase 2

Location: Napa Valley Drive

Tax Map: 51

Parcel: 8.07

Acres: 12.88

Current Zoning: PRD

Lots: 47

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 roadways shown on the Major Thoroughfare Plan are affected by this request.
4. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
5. All public storm pipes are required to be within a public easement at least 10' wide on each side of the pipe. Label all PUDEs correctly and provide dimensions.
6. The main water construction must be complete prior to final approval and signature of final plat.
7. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

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

**5.c.4. Resubdivision of Lot 1, Team Chevrolet Subdivision
600 Sam Ridley Drive
Owner / Developer: GM 600 Sam Ridley, LLC**

Final Plat: Resubdivision of Lot 1, Team Chevrolet Subdivision

Location: 600 Sam Ridley Pkwy

Tax Map: 28

Parcel: 64.02

Acres: 2.09

Current Zoning: C-2

Lots: 2

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 Chaney Road and Team Boulevard as collectors. Adequate right-of-way exists for these streets.
4. A shared access agreement will be required between two lots and it must be shown on the plat.
5. Before the plat can be recorded, the existing building on the property must be demolished.
6. The minimum fire flow is 1,500 GPM @ 20 PSI.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Resubdivision of Lot 1, Team Chevrolet Subdivision with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

**5.c.5. Sims Ridge, Section I
Tamland Avenue
Owner/ Developer: Ole South Properties, Inc.**

Final Plat: Sims Ridge, Section 1

Location: Tamland Ave

Tax Map: 33 Parcel: 50.00

Tax Map: 33B Group: B Parcel: 51.00

Acres: 13.41 Current Zoning: PRD Lots: 38

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 roadways shown on the Major Thoroughfare Plan are affected by this request.
4. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
5. Add the signature and stamp of the surveyor.
6. Provide additional dimensions for any public easement that is not a uniform distance from a proposed property line. Label any easements that are intended to be public as such.
7. Traffic impact study required at full build out.

Following discussion, Council Member Steve Sullivan made a motion to approve the

Final Plat for Sims Ridge, Section I with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

5.c.6. Tuckers Pointe, Phase 1A
8613 & 8675 Rocky Fork Almaville Road
Owner / Developer: MRP HSDB, LLC

Final Plat: Tuckers Pointe, Phase 1A
Location: 8613 & 8675 Rocky Fork Almaville Road
Tax Map: 54 Parcels: 41.00 & 44.00 Lots: 31
Acres: 15.29 Current Zoning: PRD

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 Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
4. The main water construction must be complete prior to final approval and signature of final plat.
5. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
6. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Following discussion, Board Member Vanessa Haley made a motion to approve the Final Plat for Tuckers Pointe, Phase 1A with the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

5.c.7. Villas at Stewartsboro, Phase II
Longfellow Lane
Owner / Developer: Finyara Homes Company

Final Plat: Villas at Stewartsboro, Phase II
Location: Longfellow Lane
Tax Map: 49 Parcels: 2.00 & 2.02 Units: 31
Acres: 3.03 Current Zoning: PRD

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 Old Nashville Highway as a

- minor arterial. Adequate right-of-way exists for this street.
4. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. will require a higher fire flow.
 5. Add stamp and signature of the surveyor of record.
 6. The main water construction must be complete prior to final approval and signature of final plat.
 7. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Final Plat for Villas at Stewartsboro, Phase II 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 Blakeney Commons, Lot 3

Rocky Fork Almaville Road / Broadleaf Lane
Owner / Developer: Collins Corner Ventures, LLC

Blakeney Commons, Lot 3

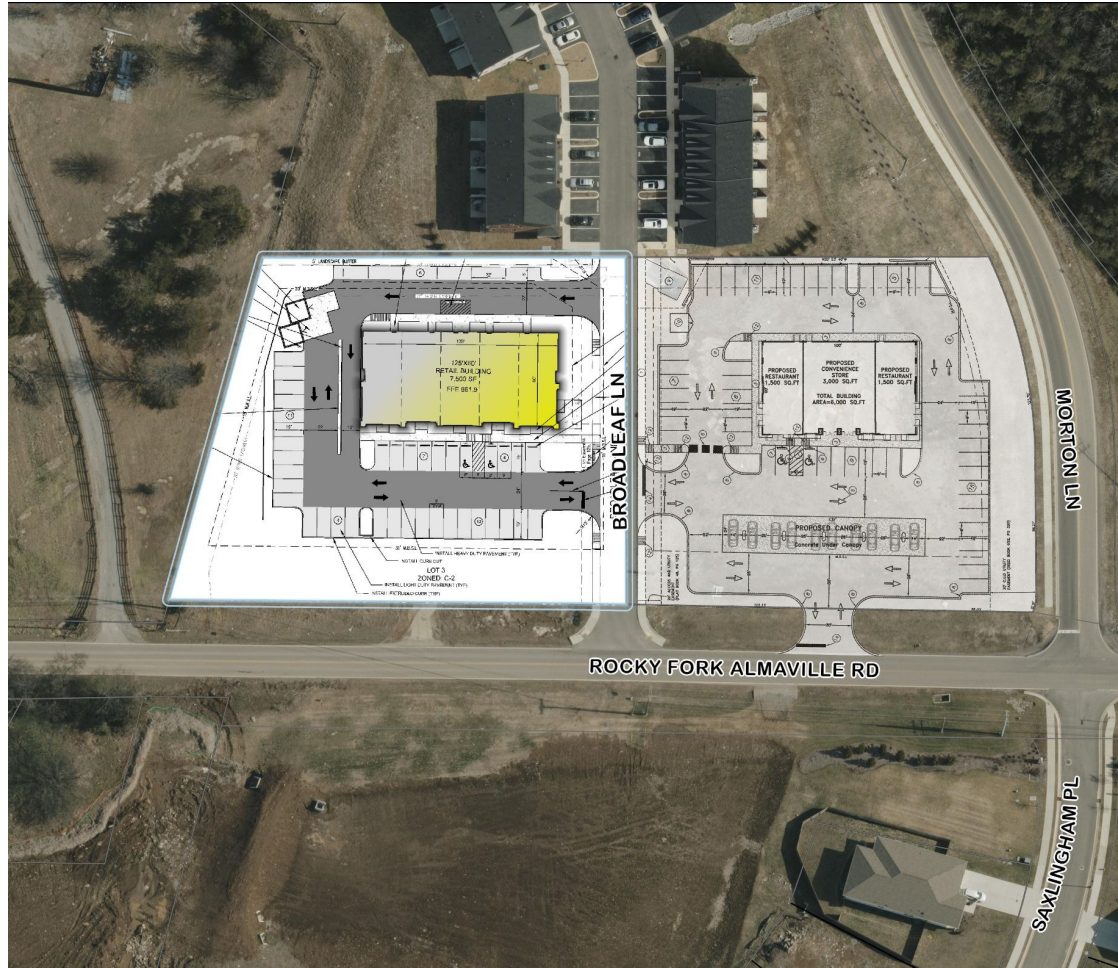
Site Plan

Location: Rocky Fork Almaville Rd & Broadleaf Ln	Applicant: Land Solutions Company
Tax Map/Parcel: 54/14.05	Property Owner(s): Collins Corner Ventures, LLC
Zoning: PUD	Use Classification: General Commercial

Proposal

A. Location Analysis

Lot 3 within the Blakeney Commons subdivision is proposed for a multi-tenant commercial building with the potential for five tenants. Following development of this parcel, there are two remaining parcels on the south side of Morton Lane included in the Blakeney Commons PUD, proposed for commercial development. Access to this proposed development would be provided off of Broadleaf Lane, a private roadway, with two access points.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Acre
Square Footage of Open Space/Landscaping	2,620 Sq. Ft.	4,250 Sq. Ft.
Total Parking	38 Spaces	44 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows red maple trees planted along the frontage of Rocky Fork Almadale Road with shrubbery supplemented between the trees. Additional shrubbery and trees are shown around the site, at the base of the building and in landscape islands. A 5' wide landscape buffer is shown at the rear property line adjacent to the residential townhomes supplemented with a 6' privacy fence. The landscape buffer at the rear of the property does not meet the requirements of a Type C landscape buffer, however, a

sewer main exists in the area proposed for the buffer to be installed. The Utilities Department does not want trees planted within 10' of the underground utility lines. A modified Type C landscape buffer is shown along the northern property line. This buffer does not meet a Type C buffer in that a portion is 109' wide with only shrubs in the area that a sewer easement is located.

C. Architectural Character

Architectural elevations show the building to be finished with primary materials consisting of glass/glazing and brick with a secondary material of fiber cement siding. All wall faces have a minimum of 81% primary materials. The HVAC units are proposed to be rooftop mounted and are proposed to be screened with an aluminum product. Staff would recommend concealing with a parapet wall.

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 Rocky Fork Almarville Road as a minor arterial. Adequate right-of-way was dedicated for this street when the plat was recorded.
7. The required minimum fire flow is 1,000 GPM at 20 PSI since the building is sprinkled.

Staff Comments:

1. Ensure rooftop mounted HVAC equipment is screened from the public right-of-way as the elevation of Morton Lane is higher than this site. Modify the proposed screening.
2. A Type C landscape buffer is required for the northern and eastern sides of the property abutting the residentially zoned properties.
3. See CUD Will Serve letter issued 5/21/2026 for more detailed information regarding the level of service that can be provided to the site. The approximate maximum fire flow available is 1,000 GPM.
4. Submit a completed meter application and plumbing plans to CUD for review, tap fee calculation, and meter sizing.
5. Call out the peak flow in gallons per minute of each proposed water service.
6. Show road patch within Broadleaf Lane to connect to existing 8" water main under

- pavement.
7. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
 8. Add note to utility plan, existing fire hydrant to be shortened just beyond sidewalk to maintain minimum 10' from proposed building.
 9. Land Solutions to generate water line plan for this project. Submit separate water line sheets, hydraulic calculations, CUD water line notes, meter details, estimated cost of construction, to CUD for review.

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

At this time, Charles Scurr left the room.

Following discussion, Council Member Steve Sullivan made a motion to approve the Site Plan for Blakeney Commons, Lot 3 with the above listed staff comments including the matching waiver of previous approval. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 6-0.

At this time, Charles Scurr re-entered the room.

5.d.2 Dr. Automotive Addition

. **1205 Hazelwood Drive**
Owner / Developer: Dr. Automotive Inc.

Dr. Automotive Addition

Site Plan

Location: 1205 Hazelwood Drive	Applicant: Dr. Automotive Inc.
Tax Map/Parcel: 34I/A/33.00	Property Owner(s): Dr. Automotive Inc.
Zoning: C-2	Use Classification: Automotive Repair

Proposal

A. Location Analysis

Dr. Automotive, an existing auto repair facility at 1205 Hazelwood Drive is proposing an addition located at the rear of the current building. Proposed addition is to be 848 square feet, which is approximately 35% of the existing 2,408 square foot building.

building. The addition shows a finished product of metal; the existing building is finished in a split of concrete block and metal. The addition will not be required to meet Design Review due to the proposed addition not exceeding 50% of the existing structure.

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 grading permit fee will be required.
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. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
5. The Major Thoroughfare Plan designates Hazelwood Drive as a minor arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. Show the existing water and sewer mains.
2. Add an ADA handicapped parking space to meet minimum requirements set by ADA.

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

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request: Danny Brewer of 1205 Hazelwood Drive.

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

**5.d.3. Genesis
1975 Almaville Road
Owner / Developer: Axios Holding, LLC**

Genesis

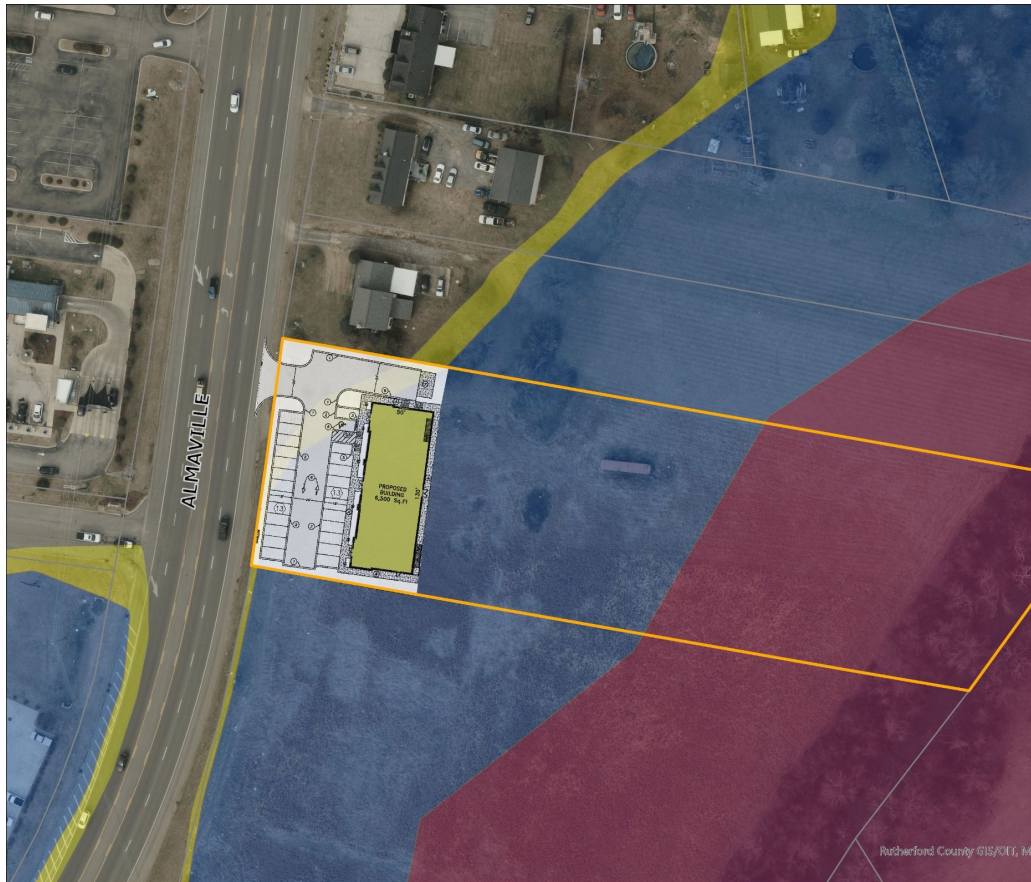
Site Plan

Location: 1975 Almaville Road	Applicant: AXIOS Holdings LLC
Tax Map/Group/Parcel: 55C/A/1.00	Property Owner(s): AXIOS Holdings LLC
Zoning: C-2	Use Classification: Grocery Store

Proposal

A. Site Analysis

Genesis is proposing to develop a 6,500 square foot building on the vacant tract at 1975 Almadale Road. The development will have one access point off Almadale Road directly across from the Tower Wave Car Wash, but does not align with the access road to serve the car wash. Adjacent to the development are single family homes that are zoned C-2, but are currently being used for residential use. The development is located in the 500-year floodplain and 100-year floodplain. In addition, the floodway is present on the rear 1/3 of the property along Stewart Creek. The building will be required to meet floodplain development standards.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.25 Acre
Square Footage of Open Space/Landscaping	1,106 Sq. Ft.	1,250 Sq. Ft.

Total Parking	26 Spaces	26 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

The landscape plan shows different types of shrubbery along the base of the front side of the building. Trees are located on curb extensions which border the parking lot. Additional shrubbery is shown in the northeast corner of the development around the dumpster enclosure. A row of shrubs is shown for streetscaping along Almadale Road due to underground utilities infrastructure. Design Review requires at least one street tree spaced no more than 40' on center supplemented with shrubbery between. While the property to the north is zoned C-2, it is being used as residence. The Zoning Ordinance requires a buffer along properties zoned commercial butting residential. Red Cedars have been added in this area from the entrance to the dumpster enclosure along the northern property line.

C. Architectural Character

Architectural elevations show the building using two variations of brick color and glass/glazing to be used as the primary materials on all wall elevations. The material shown to be used as a secondary material is stucco and metal is shown as an accent. As submitted the development architectural do meet Design Review as all wall faces have at least 80% 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 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 Almadale Road as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,750 GPM at 20 PSI.

Staff Comments:

1. Almadale Road will be required to be bored for extension of the utilities. Work within TDOT right-of-way requires permission from TDOT.

2. As this property lies within the 100 year floodplain and floodway, a floodplain development permit will be required. Submit this permit application before the grading permit application.
3. Show landscaping sufficient to meet Design Review requirements. There is no streetscaping shown.
4. Contributing impervious drainage area must not exceed a ratio of 1:1 for the permeable paver surface.
5. Submit water service availability request to CUDengineering@ cudrc.com to determine the level of service that can be provided to the site.
6. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request: Chris Maguire of Huddleston-Steele Engineering, Inc.

Following discussion, Vice-Mayor Marc Adkins made a motion to deny the Site Plan for Genesis due to safety concerns on the site. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

5.d.4 Smyrna Senior Citizens Center

. Banstead Drive

Owner / Developer: Town of Smyrna / Smyrna Senior Citizens Center

Smyrna Senior Citizens Center

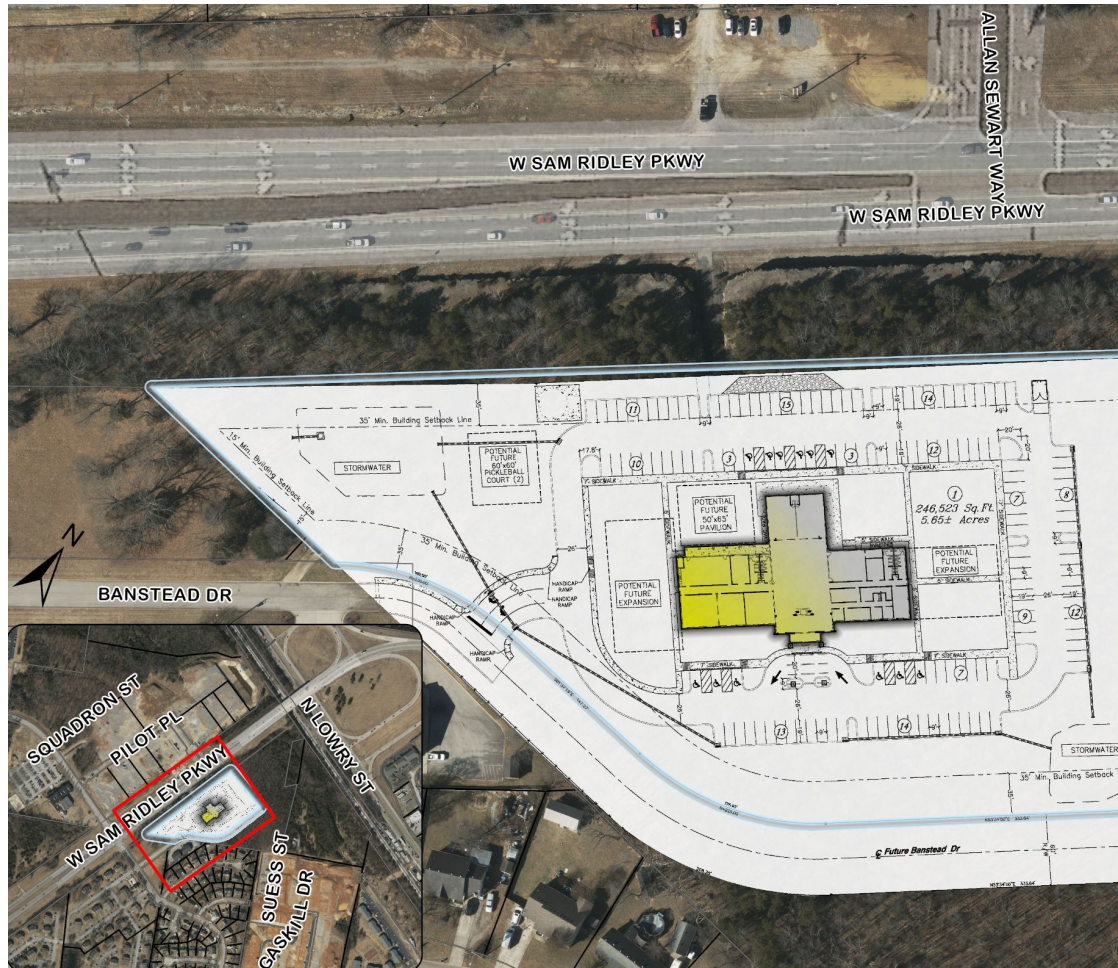
Site Plan

Location: Banstead Drive	Applicant: Senior Activity Center of Smyrna
Tax Map/Part of Parcel: 28/27.01	Property Owner(s): Town of Smyrna
Zoning: C-2	Use Classification: Senior Citizen Center

Proposal

A. Location Analysis

The Smyrna Senior Citizens Center is seeking to relocate from their existing facility on Raikes Street to a new facility off of Banstead Drive. This property being proposed for development is owned by the Town of Smyrna with the Senior Citizen's Center having a lease with the Town to locate their development on the parcel. This site has frontage along W. Sam Ridley Parkway with a future connection aligning across from Allan Sewart Way, but not shown as part of this plan. As proposed, the development of the main building would be 15,141 square feet with the ability for two future expansions on each wing of the building and a pavilion at the rear of the building. Access is shown via an extension of the existing stub road of Banstead Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.48 Acre
Square Footage of Open Space/Landscaping	6,443 Sq. Ft.	6,500 Sq. Ft.
Total Parking	130 Spaces	150 Spaces
Handicapped Parking Space(s)	5 Spaces	12 Spaces

B. Landscaping

Landscape plan shows street trees and shrubbery along a portion of the shown extended Banstead Drive. Banstead Drive should be shown extended to the eastern property line per the Major Thoroughfare Plan and landscaping would be required along the entire length in accordance with Design Review. Landscaping is shown, in addition, in landscape islands throughout the parking lot and shrubbery at the base of the building. Design Review requires streetscaping along W. Sam Ridley Parkway, which is not shown.

Existing vegetation is to remain along the W. Sam Ridley Parkway right-of-way, but vegetation should be supplemented in areas where sufficient landscaping does not exist.

C. Architectural Character

Architectural elevations show the building to be finished with cultured stone, brick, glass/glazing and fiber cement board siding. All wall faces would have a minimum 79% primary materials, which would 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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Banstead Drive/Imperial Boulevard as a collector. Adequate right-of-way will be required to be dedicated for this street.
7. No burn permit will be issued for this site.

Staff Comments:

1. A sprinkler system will be required for this development.
2. Based on the 1,050 GPM at 20 PSI calculation, there will not be a need for a connection to the 16" water line at Imperial Boulevard. An extension to the water main at the end of the proposed extension of Banstead Drive will be required.
3. Submit water/sewer construction plans.
4. Extend Banstead Drive to the far eastern property line per the Major Thoroughfare Plan. This is a requirement of the Subdivision Regulations Section 5-103.108. The Planning Commission has the authority under this section to limit the length of temporary dead end public ways.
5. Provide a plat dedicating the right-of-way for the Banstead Drive extension per the Major Thoroughfare Plan.
6. There is an existing road cut from Sam Ridley Parkway, West onto this property located approximately 490 feet from the northwestern corner of the property. This access could be moved directly across from the new access to Sewart's Landing at Allan Sewart Way, pending approval by TDOT. Staff would recommend this, as it is a much better option. However, this development extends approximately 1,000 feet from the property corner, and the access at Allan Sewart Way would be approximately 760 feet from that same property

corner. In either access location, this development would preclude access to Sam Ridley Parkway, West from this property, based on staff's opinion as to how TDOT would review an access permit request. The Town has initiated discussions with TDOT regarding moving this road cut, and the initial discussion was very positive.

7. Show landscaping in accordance with Design Review along W. Sam Ridley Parkway and Banstead Drive in the area of development. If the existing tree line along Sam Ridley Parkway is to remain, that may be adequate for the streetscaping in that area.

Staff Recommendation: Staff recommends deferral due to unresolved issues regarding the connection point to Sam Ridley Parkway, West. Potential alignments open the possibility for the site to be redesigned in a manner to accommodate the connection.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request: Steve Steele of 408 Division Street and Dave Santucci, Town Manager.

A motion was made by Council Member Steve Sullivan to defer the site plan. No second was offered, therefore the motion failed.

Following discussion, Council Member Steve Sullivan made a motion to defer the Site Plan for Smyrna Senior Citizens Center. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

6. Bond Review Report

6.a. August Bond Review Report

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the August Bond Review Report. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

7. Staff Comments and/or Other Business

8. Adjournment

Attest:

Town of Smyrna, Tennessee

Kevin Rigsby, Secretary

Tim Morrell, Chairperson



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

**Agenda Item Number 4.a.1.
Department: Planning
Date: September 3, 2026**

Subject:

Stonetrace Commons
Corner of Genie Lane & Old Nashville Highway
Owner / Developer: Waldron Vester Family Limited Partnership

Background:

Summary:

Stonetrace Commons

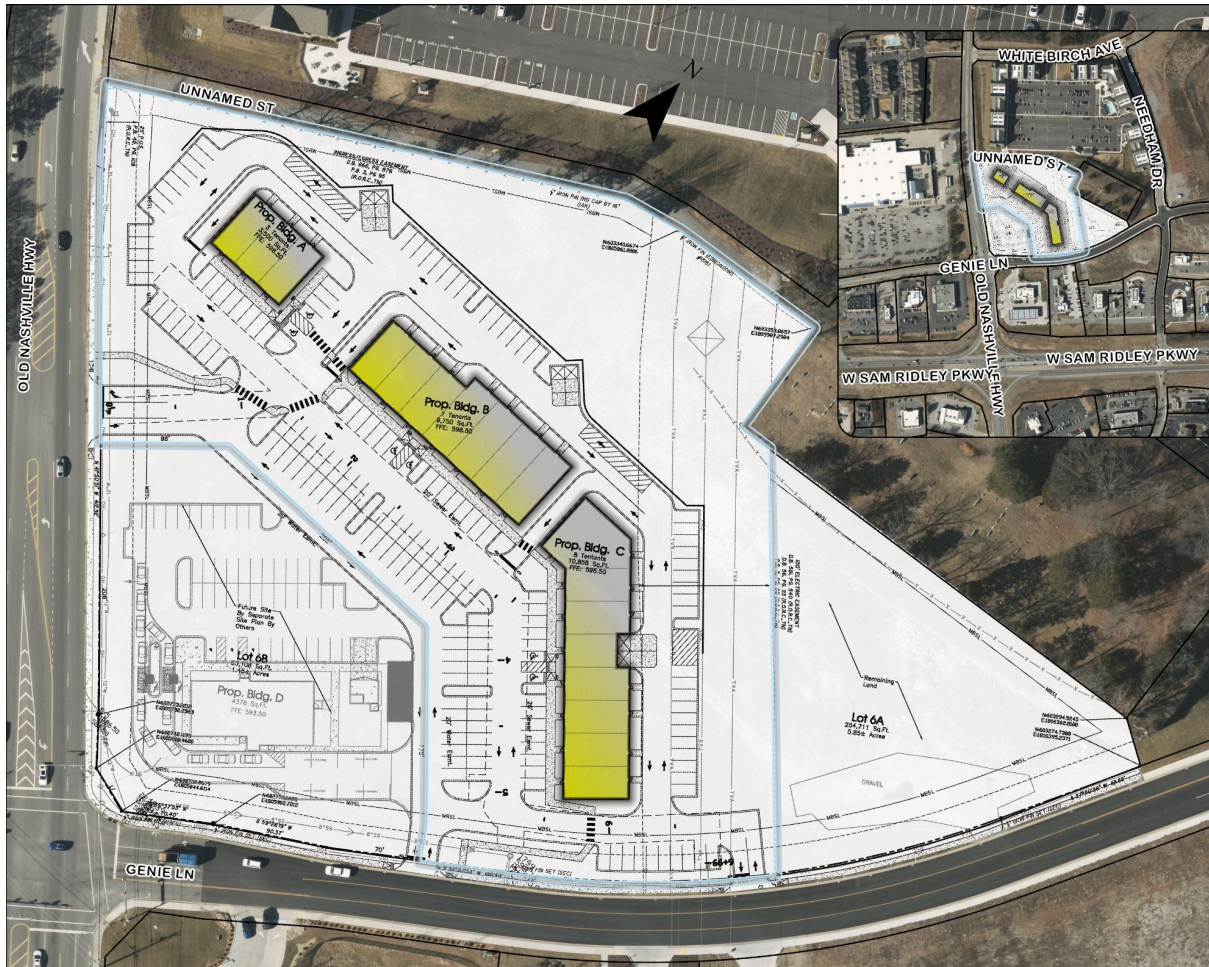
Site Plan

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 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 Acre
Square Footage of Open Space/Landscaping	8,816 Sq. Ft.	15,360 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 to the northeast 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 all wall elevations. Materials shown to be used are brick, glass/glazing and a metal building cap. 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. 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 individual food service business will be required to have its own minimum 1,500 gallon grease trap.
2. 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.
3. Please provide a complete set of the parking and auto-turn information that shows consistency all the way through.
4. The existing communal basin does not treat for water quality. Water quality must be treated on-site. A WQU alone is not sufficient.
5. The new access to Old Nashville Highway should be evaluated for traffic impacts. A left turn lane within Old Nashville Highway should be considered as a part of this evaluation. The submitted TIS is under review.

Staff Recommendation: A meeting in regard to the TIS is scheduled for Monday, August 31st. Following discussion during this meeting, staff will have more information available at that time to provide a recommendation.

Attachments:

1. 20326_Lot6_Set_2026-7-7
2. 20326 Stonetrace Commons_TRAFFIC IMPACT STUDY_REV00



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

**Agenda Item Number 5.a.1.
Department: Planning
Date: September 3, 2026**

Subject:

Licia Burkett
279 Rock Springs Road
PUD Amendment

Background:

Summary:

Licia Burkett - PUD Amendment
Location: 729 Rock Springs Road

Tax Map: 28F

Group: A

Parcels: 29.01 and 47.08

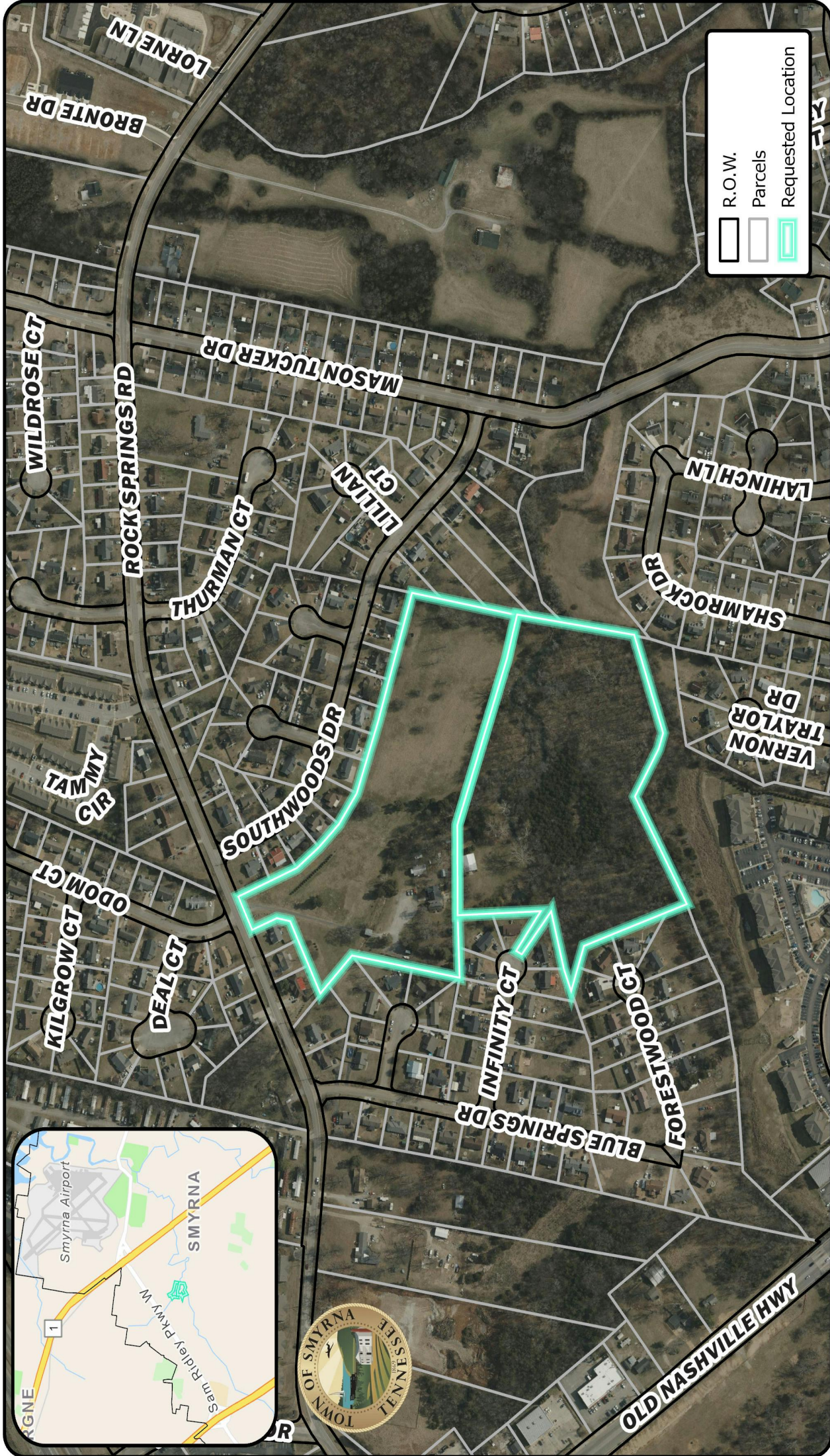
Current Zoning: PUD

Acres: 23

1. The surrounding zoning is R-3 and R-6.
2. The Land Use Plan would support Medium Density Residential development in this area.
3. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way may be required to be dedicated for this street.
4. The existing approved PUD would allow a single family dwelling, a photographic studio, a church, agricultural use, event center in the existing barn, and an airsoft course. The requested PUD amendment would add bed and breakfast use of the existing house as well as construction of a small wedding chapel.
5. Fire access to the property is a concern. Fire trucks won't fit across the bridge, and it has not been weight tested. The fire department has concerns if people stay the night in the bed and breakfast without fire access.
6. A 60' Water Quality Buffer Zone must be established on either side of Harts Branch.
7. Construction of a chapel will be required to be sprinkled and to meet the Town's stormwater requirements.
8. Provide a concept drawing of any improvements proposed for fire access to the property, approximate floodplain location, and any existing fire hydrant locations.

Attachments:

1. mime-attachment
2. Burkett_Property_Rock_Springs_Rd_with_Parcels_and_Colored_Map
3. Burkett_Property_Rock_Springs_Rd_with_Zoning_and_Colored_Map
4. Blue_Spring_Estate_Integrated_PUD_Business_Plan_Final
5. image0

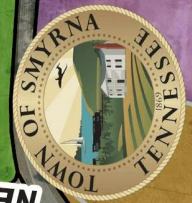
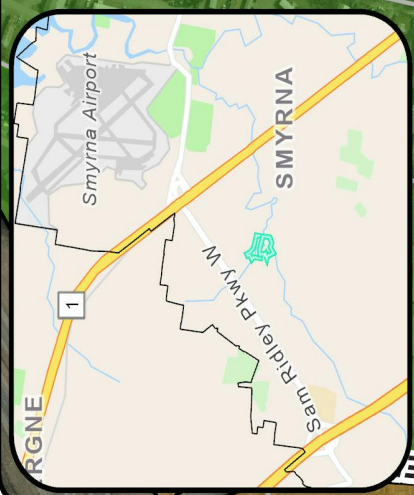
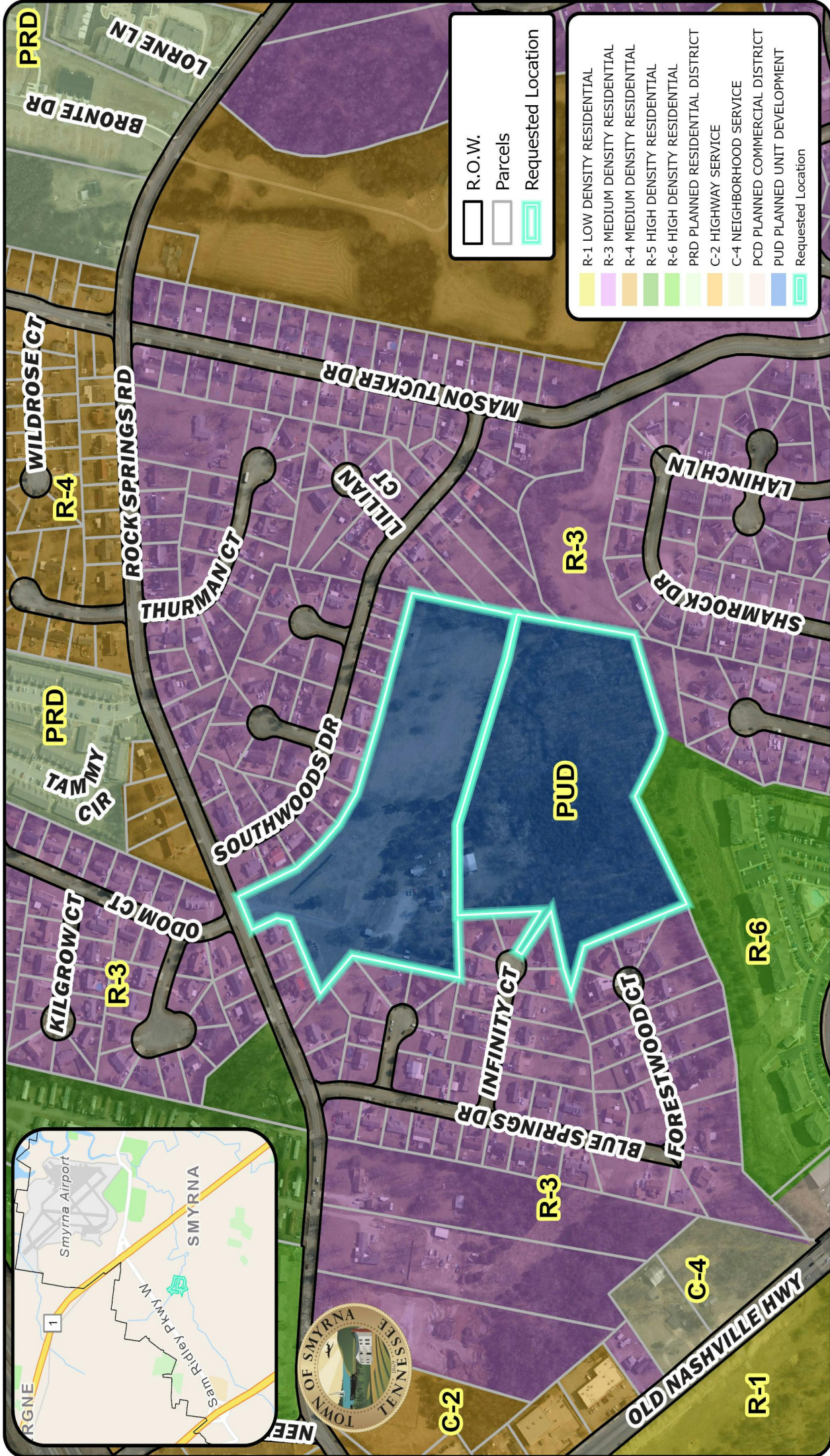


PUD Amendment Request - 729 Rock Springs Rd

Tax Map: 28F | Group: A | Parcels: 29.01 & 47.08 | Acres: +/- 23.00

Owner: Licia Burkett





PUD Amendment Request - 729 Rock Springs Rd

Tax Map: 28F | Group: A | Parcels: 29.01 & 47.08 | Acres: +/- 23.00

Owner: Licia Burkett





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

**Agenda Item Number 5.a.2.
Department: Planning
Date: September 3, 2026**

Subject:

Paw Paw Enterprises, LLC & J&M Equity, LLC
13058, 13076, & 13106 Old Nashville Highway
Rezoning Request C-4 to C-2

Background:

Summary:

Paw Paw Enterprises, LLC & J&M Equity, LLC - Rezoning C-4 to C-2

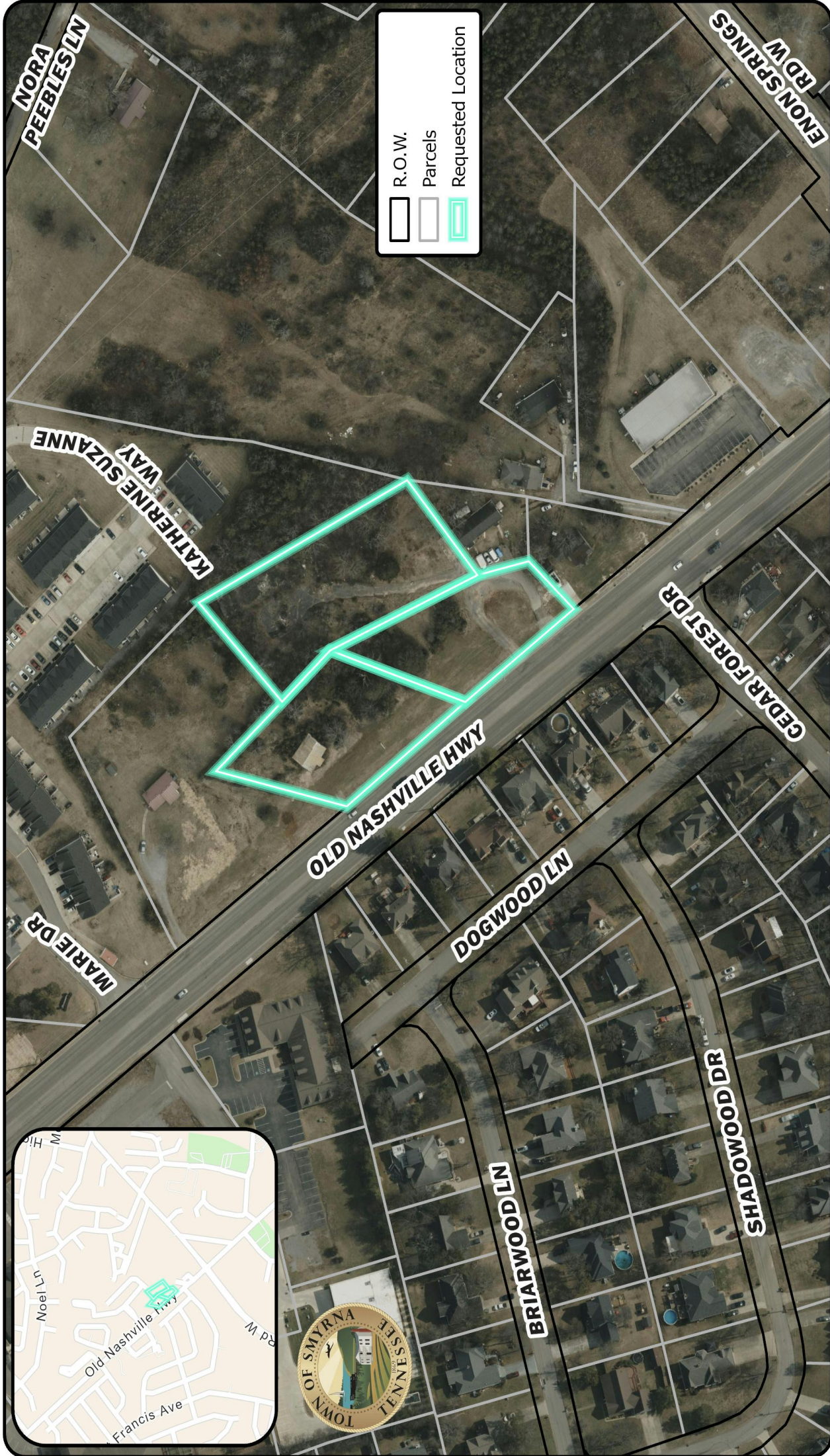
Location: 13058, 13076, & 13106 Old Nashville Highway

Tax Map: 28M	Group: G	Parcel: 30.00
Current Zoning: C-4	Requested Zoning: C-2	Acres: 0.67
Tax Map: 28M	Group: G	Parcel: 33.00
Current Zoning: C-4	Requested Zoning: C-2	Acres: 1.03
Tax Map: 28M	Group: G	Parcel: 31.00
Current Zoning: C-4	Requested Zoning: C-2	Acres: 0.76

1. The surrounding zoning is R-2, R-3, R-6, and C-4.
2. The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood scale retail uses and personal services that provide markets for local customers. Townhomes, attached residential development, and other multifamily uses are also appropriate.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.

Attachments:

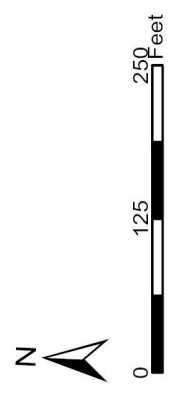
1. Applications
2. Hoover_13058_Old_Nashville_Hwy_with_Parcels_and_Colored_Map
3. Hoover_13058_Old_Nashville_Hwy_with_Zoning_and_Colored_Map

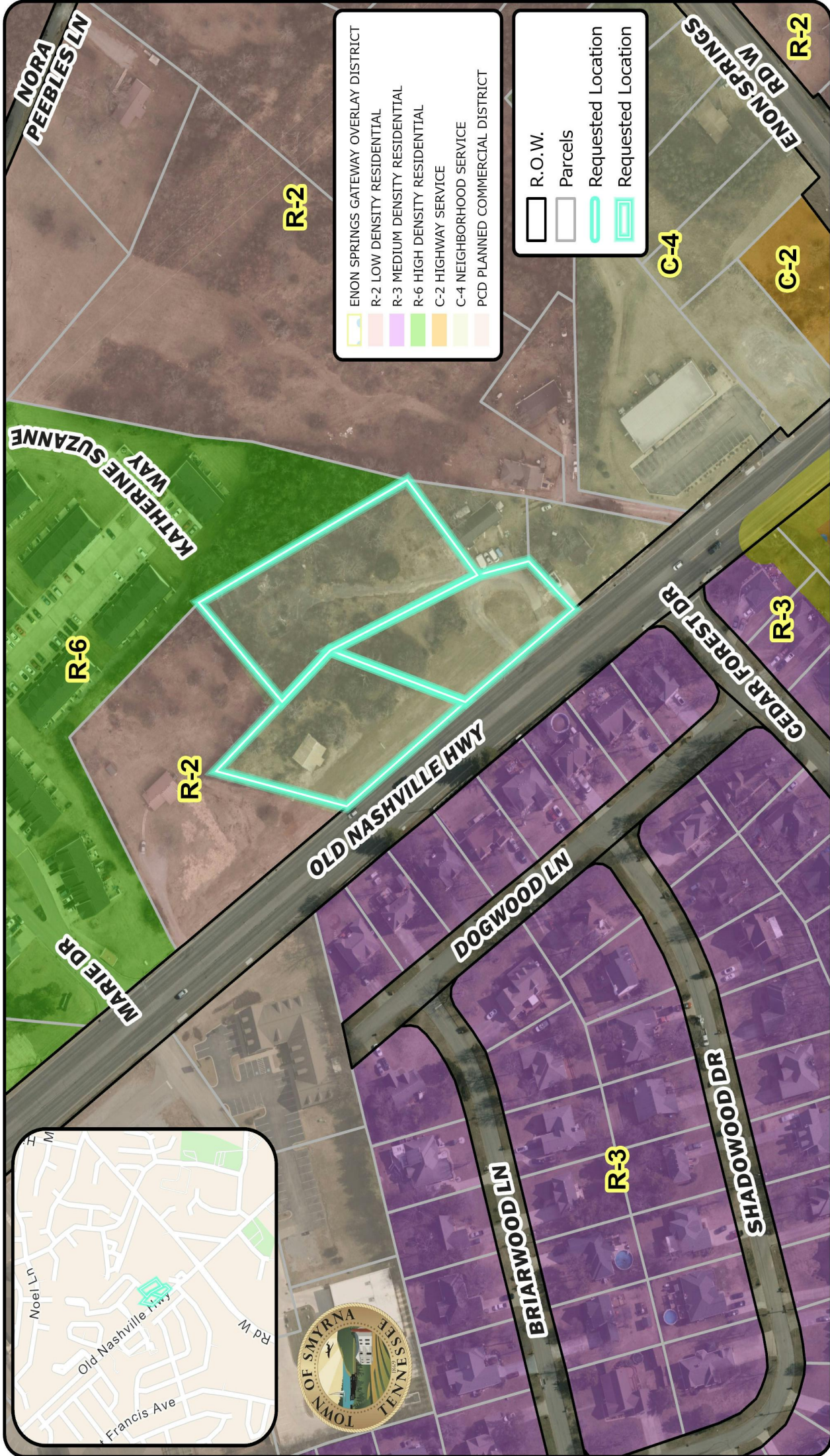


C-4 to C-2 Rezoning Request - 13058, 13076 & 13106 Old Nashville Hwy

Tax Map: 28 | Parcels: 30.00, 31.00, & 33.00 | Acres: +/- 2.43

Owner: Paw Paw Enterprises LLC & J&M Equity LLC





C-4 to C-2 Rezoning Request - 13058, 13076 & 13106 Old Nashville Hwy

Tax Map: 28 | Parcels: 30.00, 31.00, & 33.00 | Acres: +/- 2.43

Owner: Paw Paw Enterprises LLC & J&M Equity LLC



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

**Agenda Item Number 5.a.3.
Department: Planning
Date: September 3, 2026**

Subject:

The Encore at Rocky Fork
Bankside Drive / Kedron Church Road
Rezoning PRD & R-3 to PRD

Background:

Summary:

The Encore at Rocky Fork: Rezoning PRD & R-3 to PRD

Location: Bankside Drive/Kedron Church Road

Tax Map: 54 Parcels: 12.01, 13.01, 15.01, 15.03, 15.04, 15.05, 15.06, 15.11, 15.12, and 15.22

Tax Map: 55A Group: B

Parcel: 1.00

Acres: 100.25 Current Zoning: PRD & R-3

Requested Zoning: PRD

1. The surrounding zoning is R-3 and PRD (Helmsley Place) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Residential development in this area.
3. No roadways shown on the Major Thoroughfare Plan are affected by this request.
4. The existing approved PRD was approved in October 2019 and is for 249 single family lots on 89.4 acres for a density of 2.79 houses per acre. The plan would connect to and be an extension of the existing Bankside development. The minimum lot size is 6,500 square feet with an 1,800 square foot minimum size house. The existing PRD approval requires improvements to Kedron Church Road to a 24' pavement width and a realignment of the intersection with Rocky Fork Almaville Road. As a part of this PRD amendment request, the current owner has requested that language be included that if the amendment is approved but construction hasn't started within 2 years that the existing PRD approval be reinstated.
5. The requested PRD amendment would allow for 202 single family lots restricted to age 55+. The PRD request would also add a parcel currently zoned R-3 to the PRD. This parcel is the location of the STEP system which was used as a part of the Bankside development, the use of which has been discontinued. The total acreage would be increased to 100.25 for an overall density of 2.02 houses per

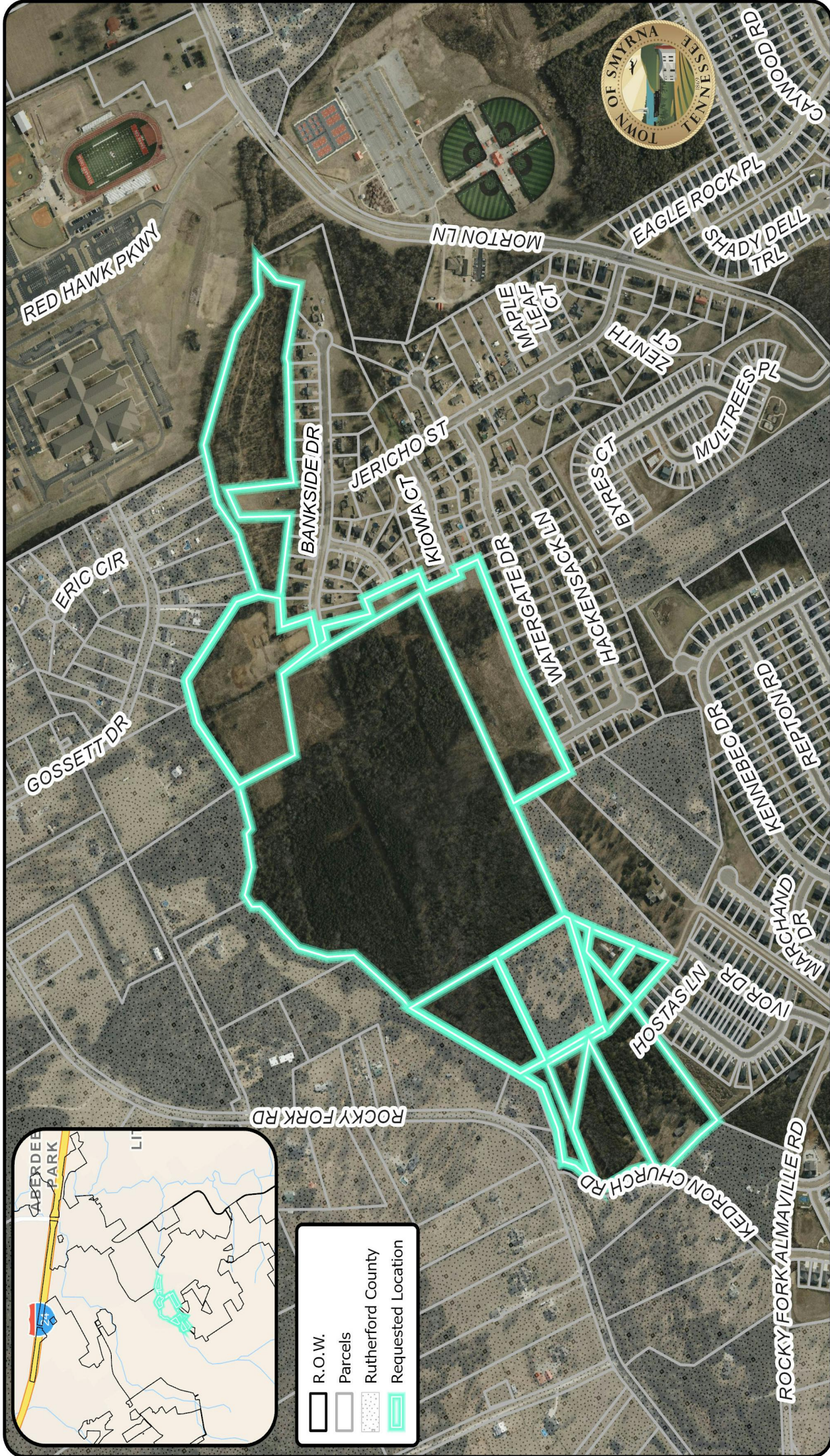
acre. The proposed minimum lot size is 6,650 square feet and the proposed minimum house size is 1,600 square feet on the 50' wide lots and 2,400 square feet on the 60' wide lots. In addition, it is proposed that the roads would be private and gates installed at the main entrance off of Kedron Church Road with an emergency gate at the connection to Bankside Drive. Three other streets that are stubbed into the property would have cul-de-sacs added. Staff would recommend those cul-de-sacs be built and dedicated as public streets.

6. The developer has requested two waivers as a part of the amendment. One would vary from the requirement that the lot sizes be in three tiers (7,000 sq. ft., 9,000 sq. ft., and 11,000 sq. ft.) at the required percentages. The second would be that there be no requirement for side entry garages on corner lots.
7. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. under roof will require the minimum fire flow to increase.
8. Gates will be required to be ANSI approved for adequate Fire Department access.
9. No more than 100 homes can be built without a minimum of two entrances/exits. Please ensure Private Road A meets Fire Department standards prior to application of the 101th home building permit at the connection to Kedron Church Road and Bankside Drive.
10. Construction traffic must utilize Kedron Church Road and not the adjoining developments.
11. Signage will require a separate sign permit at which point the location of the signs will be assessed for setbacks and easement locations. Signs must meet setback requirements and located outside of public easements.
12. The developer will be required to upsize the existing 8" sewer main from the existing Morton Lane lift station up to this site at phase 3 to a 15" sewer main. Contact Mark Parker with the Town of Smyrna Utilities Department for more information.
13. Extend a 15" gravity sewer main along the main road to serve the entire site. Contact Mark Parker with the Town of Smyrna Utilities Department.
14. Staff has concerns regarding the angle of the curve at the connection to Kedron Church Road by Private Road A.
15. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer. Staff would call attention to a concern regarding Kedron Church Road from Rocky Fork Almarville Road to the development entrance road.
16. All houses are required to have at least two design variations from the list in Section 4.076 5.c of the Zoning Ordinance. On corner lots, these are required to be extended to the side of the house facing the side street.
17. Where will the mail kiosks be located?
18. Show the proposed lot size minimums graphically on the plan.
19. The Zoning Ordinance allows for a maximum of 40% of the lots to have minimum side setbacks of 7.5', with the rest to be at least 10'. Please revise the typical lot details to reflect this requirement.
20. Water service availability request is currently under review by CUD.
21. Once available, submit full set of plans directly to CUDengineering@tudrc.com

for further review and comment.

Attachments:

1. Rezoning Request Application - Bankside
2. The_Encore_at_Rocky_Fork_Bankside_with_Parcels_and_Colored_Map
3. The_Encore_at_Rocky_Fork_Bankside_with_Zoning_and_Colored_Map
4. The Encore at Rocky Fork PRD Revision and Rezoning Submittal Set



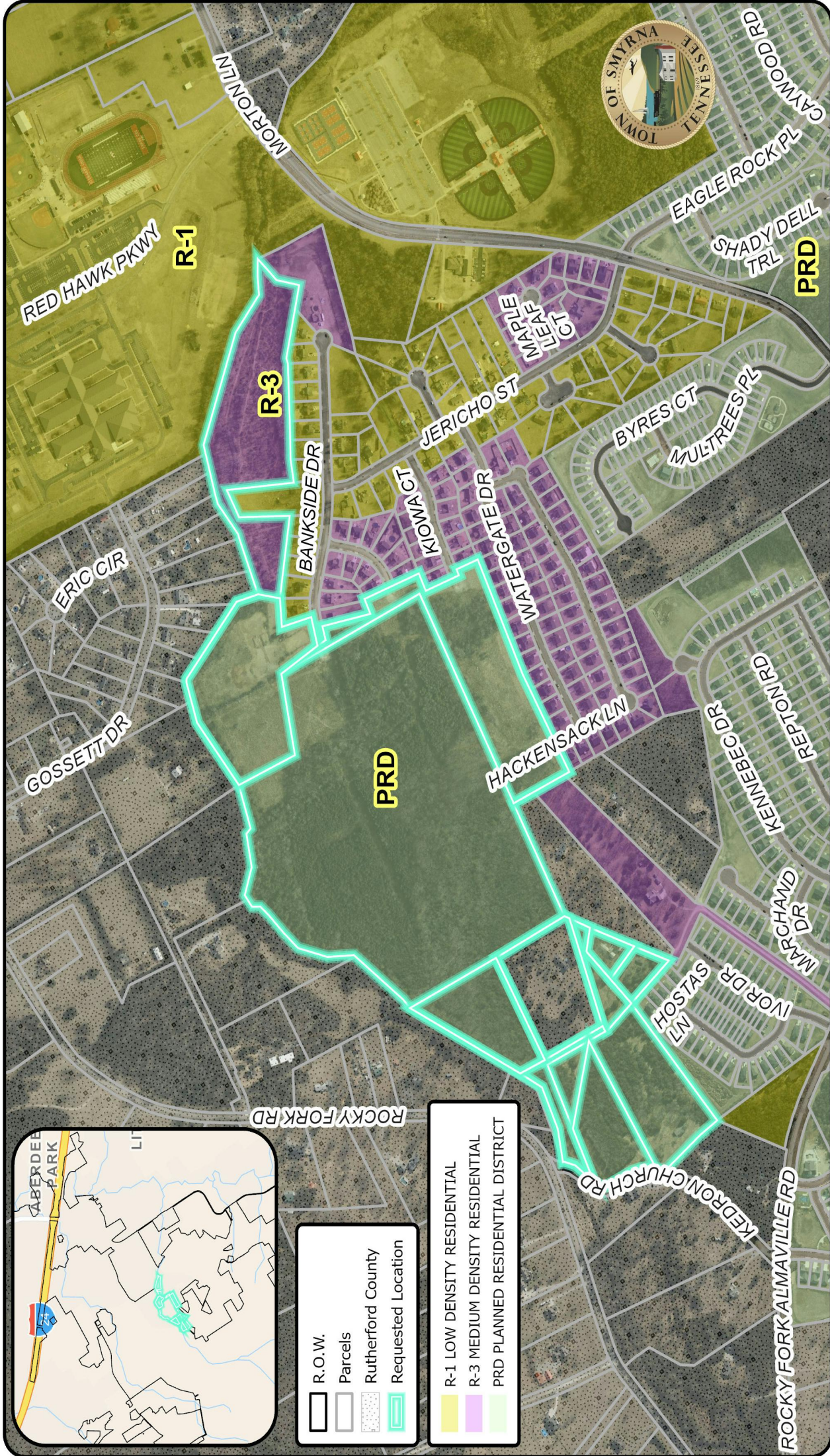
PRD & R-3 to PRD Rezoning Request - Bankside Drive

Tax Map: 54 | Parcels: 12.01, 13.01, 15.01, 15.06, 15.11-15.12, & 15.22

Tax Map: 55A | Group: B | Parcel: 1.00

Acres: +/- 100.251

Owner: David Weekly Homes



PRD & R-3 to PRD Rezoning Request - Bankside Drive

Tax Map: 54 | Parcels: 12.01, 13.01, 15.01, 15.06, 15.11-15.12, & 15.22

Tax Map: 55A | Group: B | Parcel: 1.00

Acres: +/- 100.251

Owner: David Weekly Homes



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

**Agenda Item Number 5.b.1.
Department: Planning
Date: September 3, 2026**

Subject:

Mable Farms, Phase I, Section I
Rock Springs Road
Owner / Developer: Century Communities of Tennessee, LLC

Background:

Summary:

Final Plat - Mable Farms, Phase 1, Section 1

Location: Rock Springs Road

Tax Map: 32

Parcel: 29.00

Lots: 29

Current Zoning: PRD

Acres: 5.48

1. Any signage locations and sizes will be reviewed with application of a separate sign permit. Signs must meet all setback requirements and be located outside of easements.
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 Rock Springs Road as a collector. Adequate right-of-way is shown to be dedicated for this street.
4. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. under roof will require the minimum fire flow to increase.
5. Any retaining wall over 4' requires building permits.
6. All drainage structures should be in drainage easements or open space.
7. Please label the existing ponds as stormwater control measures.
8. There are drainage features present on the approved grading plans that are not shown in easements or common areas on the plat. See the swale behind Lots 3-18 for example.
9. The main water construction must be complete prior to final approval and signature of final plat.
10. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Attachments:

1. Mable Farms Phase 1 Sec 1 Final Plat - 081926



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

**Agenda Item Number 5.b.2.
Department: Planning
Date: September 3, 2026**

Subject:

Addition to Villages of Valley Green, Sec VI, Ph II
Enon Springs Road, West & Wildwood Drive
Owner / Developer: JSD Holdings

Background:

Summary:

Final Plat - Addition to Villages of Valley Green, Sec VI, Ph II
Location: Enon Springs Road, West & Wildwood Drive
Tax Map: 33 Parcel: 73.00 Units: 31
Current Zoning: PUD Acres: 4.79

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 Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this street.
4. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. under roof will require the minimum fire flow to increase.
5. Add the signature and stamp of the land surveyor that prepared the plat.
6. No building element may extend past the setback line.
7. Change the signature block for "Certificate of the Approval or Bonding of Roads" to the correct verbiage in the Subdivision Regulations for "Certificate of Approval of Public Ways".

Attachments:

1. Additions to Villages of Valley Green VI-II HPRPEP



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

**Agenda Item Number 5.b.3.
Department: Planning
Date: September 3, 2026**

Subject:

Villagewood Townhomes, Phase II
Wildwood Drive
Owner / Developer: Infinity Homes Builders

Background:

Summary:

Final Plat - Villagewood Townhomes, Phase II

Location: Wildwood Drive

Tax Map: 33

Parcel: 77.00

Units: 36

Current Zoning: PRD

Acres: 13.63

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 Country Village Drive as a collector. Adequate right-of-way exists for this street.
4. The minimum fire flow is 1,000 GPM @ 20 PSI. Any construction totaling over 3,600 sq. ft. under roof will require the minimum fire flow to increase.
5. Add the signature and stamp of the land surveyor that prepared the plat.
6. Change the signature block for "Certificate of the Approval or Bonding of Roads" to the correct verbiage in the Subdivision Regulations for "Certificate of Approval of Public Ways".

Attachments:

1. Phase II-VILLAGEWOOD-HPRPEP 08-19-26



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

**Agenda Item Number 5.c.1.
Department: Planning
Date: September 3, 2026**

Subject:

Lee Bohman, Lot 6B, Phase I
1579-1599 Genie Lane
Owner / Developer: Scott Butler / Meshel Abdelsayed

Background:

Summary:

Lee Bohman Lot 6B, Phase 1

Site Plan

Location: 1579-1599 Genie Lane	Applicant: Meshel Abdelsayed
Tax Map/Group/Parcel: 28/67.21	Property Owner(s): Scott Findlay
Zoning: C-2	Use Classification: Shopping Center

Proposal

A. Site Analysis

Lot 6B within the Lee Bohman commercial subdivision is proposed to be developed with a 10,023 square foot building on the vacant tract at the corner of Genie Lane and Potomac Place. A new point of access would be created off of Genie Lane via a driveway through the property, which would continue from the intersection of Scooby Doo Drive and Top Gun Drive. Two additional points are shown off of Scooby Doo Drive near Potomac Place. Surrounding uses include a car wash, bank, hotel, and a church.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.56 Acre
Square Footage of Open Space/Landscaping	2,465 Sq. Ft.	4,750 Sq. Ft.
Total Parking	50 Spaces	57 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

The landscape plan shows different types of shrubbery along the base of the north, eastern, and western sides of the building. Trees are located on curb extensions and landscape islands which border the parking lot. Additional shrubbery is shown in the southeast corner of the development around the dumpster enclosure. A combination of trees and shrubbery are shown for streetscaping along Genie Lane, and Potomac Place. The minimum required street trees are not shown to meet Design Review along Genie Lane.

C. Architectural Character

Architectural elevations show the building using a combination of brick, stone, and glass/glazing to be used as the primary materials on all wall elevations. The material shown to be used as a

secondary material is stucco. As submitted, the development architectural meet Design Review as all wall faces have at least 75% 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 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 Almaville Road as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,750 GPM at 20 PSI.

Staff Comments:

1. The building is required to be finished with at least 75% primary materials on all four sides as it will be visible from a public street on all four sides. Please revise the proposed elevations accordingly. Clarify the percentage of metal shown. Is it including the roof and or doors and window frames?
2. Label all existing fire hydrants. A fire hydrant is required within 400' of all points of the building.
3. Each individual food service business will be required to have its' own minimum 1,500 gallon grease trap.
4. Provide the sizes of the water and sewer service.
5. Provide hydraulic calculations for the private grinder pumps.

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

Attachments:

1. Site plan 08-19-2026



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

**Agenda Item Number 5.c.2.
Department: Planning
Date: September 3, 2026**

Subject:

Rocketship Smyrna, Phase II
105 Threet Industrial Road
Owner / Developer: Thompson Properties Smyrna TN, LLC / Launchpad Development Company

Background:

Summary:

Rocketship

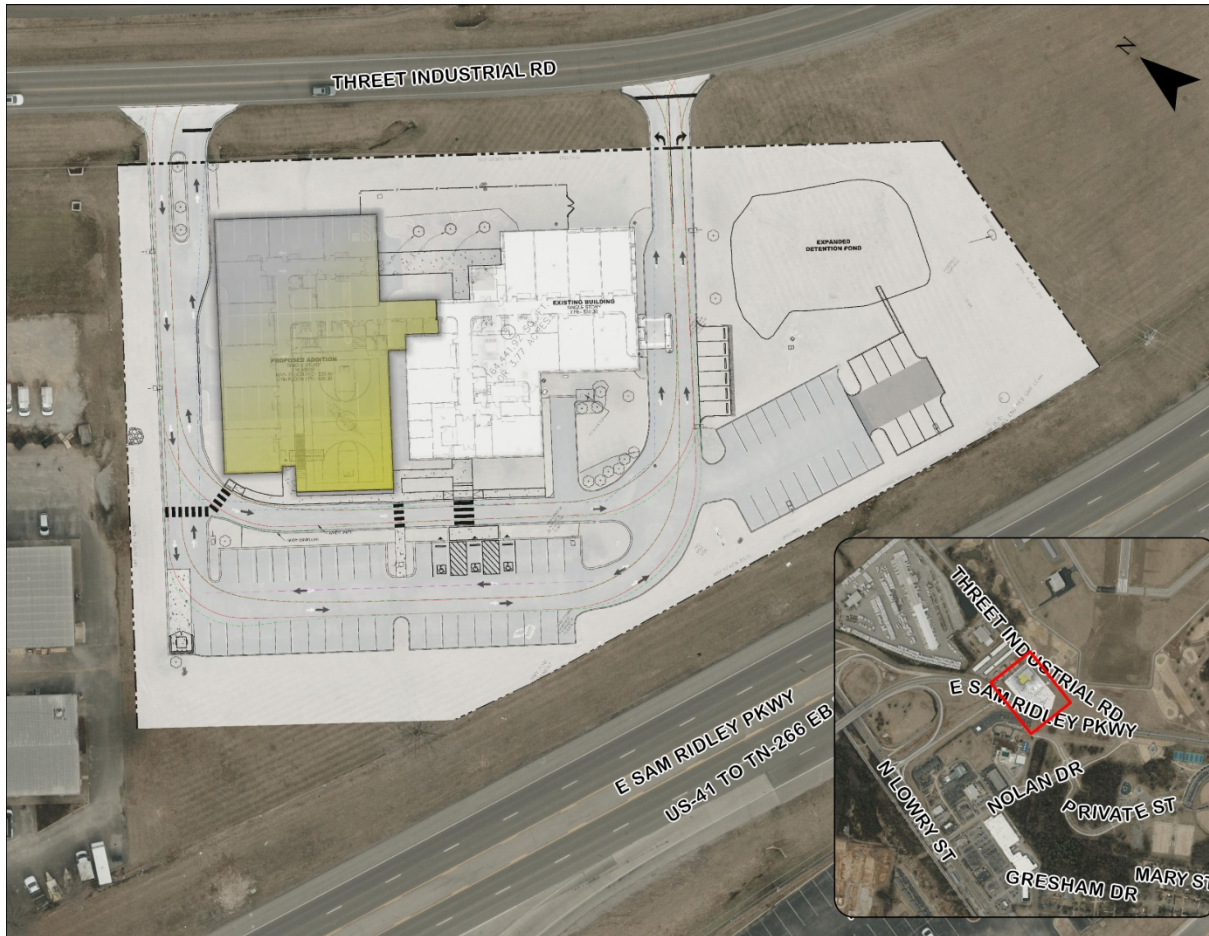
Site Plan

Location: 105 Threet Industrial Road	Applicant: Barge Civil Associates, LLC
Tax Map/Parcel: 18/6.03	Property Owner(s): Thompson Properties Smyrna TN LLC
Zoning: C-2	Use Classification: Education Facility

Proposal

A. Location Analysis

Rocketship school is proposing to build a single story addition onto the existing building at 105 Threet Industrial Road of 16,831 square feet; the existing structure is 14,583 square feet. Proposed use is for an elementary school with approximately 450 students. Twenty total classrooms are proposed, split between the existing building and new building. Drive aisles would remain in the existing locations while keeping both access points in the same locations. Drop off and pick up circulation would rotate in a counterclockwise direction through the property with the northern entrance serving as the entrance.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.62 Acre
Square Footage of Open Space/Landscaping	2,730 Sq. Ft.	3,150 Sq. Ft.
Total Parking	70 Spaces	71 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a variety of street trees to be planted along the road frontages of Sam Ridley Parkway, East and Threet Industrial Road. Additional trees are shown within landscape islands throughout the property, which is supplemented with shrubbery. Shrubs are shown at the base of the building as well.

C. Architectural Character

Architectural elevations show primary materials to be utilized of brick, glass and glazing. Secondary materials proposed include EIFS and fiber cement board. An accent material of metal is proposed as coping. Minimum primary material percentage shown is 76%. The building meets 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 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 1,200 GPM at 20 PSI after the buildings are fully sprinkled.

Staff Comments:

1. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer.
2. The auto-turn cannot show the vehicle or vehicle overhang entering parking spaces or over a curb. Please contact James Lawrence with the Town of Smyrna Fire Department with any questions at james.lawrence@townofsmyrna.org.
3. Both buildings must be fully sprinkled.
4. A landing pad is required at a change of direction for the crosswalk on the southwestern side of the building. Where does this path lead to? An accessible ramp must be available to the path and should be designed to standard.
5. A minimum 1,500 gallon grease trap is required for the kitchen facility.
6. It appears that the boundaries on the plan are consistent with the recorded plat, but they are not consistent with the parcel data from the Rutherford County Property Assessor.
7. Staff has concerns based on the vehicle queueing plan submitted resulting in potential vehicles backing up onto Threet Industrial Road with an estimated 450 students. There cannot be any stacking allowed onto Threet Industrial Road and emergency access lanes shall be kept open.
8. Show the existing water service.
9. Existing utilities as shown are incorrect.

Staff Recommendation: Staff recommends denial due to concerns regarding traffic flow and vehicle queueing on the property.

Attachments:

1. Rocketship Smyrna Phase 2 - 3071-01 - PC Submittal #2 08 19 26

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/15/2024	Derby Run, Phase 2A / Charter Commercial, LLC	9/15/2026	Escrow	\$69,600
Bond is for: Roads, Sewer, Stormwater, Water is CUD				
Development is 100% built out. (28 out of 28 lots built)				
Public Works Department Comments: 1. Remove silt fabric from catch basins before final inspection. 2. Some areas of curb and gutter are damaged and need to be repaired or replaced. 3. Some manholes and water valve boxes need to be adjusted. 4. All P.U.D.E. and drainage ditches need to be put on grade per plan. 5. Some areas of detention pond are eroding and need to be put on grade per plan. 6. Ensure all bare soils are topsoil and stabilized. 7. Ensure all storm structures are free of erosion, topsoiled, and stabilized. All headwalls with water flowing out need a riprap apron underlain with geotextile fabric. 8. fabric. 9. Ensure the detention pond is draining within 72 hours. Remove all construction debris/remnants (silt fence, wattles, stakes, inlet protection, etc.) 10. etc.)				
Utilities Department Comments: 1. No issues at this time.				
DEVELOPER PAT MANGER'S COMMENTS: Please reduce and start the maintenance period as we have paved the streets.				
RECOMMENDATION: Reduce to \$17,400 and begin the one year maintenance period.				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/15/2021	Walnut Ridge, Section I / JM Byrnes, LLC	9/15/2026	Southern Bank of Tennessee	\$15,000
Bond is for: Roads, Water, Sewer, Stormwater				
Development is 100% built out. (12 out of 12 lots built)				
Public Works Department Comments: 1. Sidewalks not complete. Broken pieces at mail kiosk. 2. Sidewalks must extend to phase line. 3. All sidewalks and crosswalks must be ADA compliant. 4. All signage must meet MUTCD regulations. Sign missing. 5. Temporary turn arounds need to be opened up and completed. 6. Remove silt fabric from catch basins before final inspection. 7. All P.U.D.E. and drainage ditches need to be put on grade per plan. 8. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan. 9. Need lighting. 10. Catch basin grate broken on Sven Road. Ensure pond drains within 72 hours, vegetation suggests water is stagnating for 11. extended periods of time.				
Utilities Department Comments: 1. No issues at this time.				

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 9/15. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/18/2022	Gwynne Farms, 2A / Lennar Homes, LLC	9/18/2026	Regions Bank	\$48,600

Bond is for: Roads, Water/Sewer, Stormwater

Development is 94.4% built out. (51 out of 54 lots built)

Public Works Department Comments:

1. Place striping.
2. Sidewalks not complete.
3. Sidewalks and crosswalks must be ADA compliant.
4. Sidewalk around mailbox kiosk needs to be ADA compliant.
5. Some curb and gutter needs to be added all the way to phase line.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. All signage must meet MUTCD standards.
8. All debris must be cleaned out of catch basins and detention pond structures.
9. Some areas of detention pond are eroding and need to be stabilized.
10. Ensure all bare soils are topsoil and stabilized.
11. Ensure all storm structures are free of erosion, topsoiled, and stabilized.
12. All headwalls with water flowing out need a riprap apron underlain with geotextile fabric.
13. Remove all construction debris/ remnants (silt fence, wattles, stakes, inlet protection, etc.)

Utilities Department Comments:

1. No issues at this time.

DEVELOPER JEFFERY TEMPLETON WITH LENNAR'S COMMENTS:

Thanks for the update. Please start the maintenance period.

RECOMMENDATION:

Reduce to \$15,000 and extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/8/2025	Kroger / SEK Smyrna, LLC	9/19/2026	Renasant Bank	\$2,611,200

Bond is for: Roads, Water/Sewer, Stormwater, Signal

Development is 50% built out. (4 out of 8 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. All sidewalks and crosswalks must be ADA compliant.
3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
4. All signage must meet MUTCD standards.
5. Some manholes and water valve boxes need adjusting.
Some areas of detention pond are eroding and need to be stabilized and put on grade
6. per plan.

- 7. Ensure all bare soils are topsoil and stabilized.
- 8. Ensure all storm structures are free of erosion, topsoiled, and stabilized.
All headwalls with water flowing out need a riprap apron underlain with geotextile
- 9. fabric.
- 10. Remove all construction debris/ remnants (silt fence, wattles, stakes, inlet protection, etc.)
- 11. Submit stormwater as-builts verifying the elevations in the detention pond.

Utilities Department Comments:

- 1. Several water valve concrete risers that the top concrete riser is busted or cracked. Need to be replaced.
- 2. Some water valve castings are turned the wrong way. Need to be turned.
- 3. Tracer wire needs to be pulled up inside the valve boxes, not tucked in under casting.

DEVELOPER RHODES SEEGER'S COMMENTS:

We plan to be 100% complete by 9/14. Kroger wants a CO in hand by 10/1.

RECOMMENDATION:

Reduce to \$652,800 and extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/4/2024	Gwynne Farms, Phase 3, Section 2 / Lennar Homes	10/1/2026	Regions Bank	\$109,400

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (34 out of 34 lots built)

Public Works Department Comments:

- 1. Place final topping and striping.
- 2. Road needs to be milled and topped again at the Lyness Dr and Robert Gwynne intersection where there was water line work.
- 3. All signage must meet MUTCD specifications.
- 4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 5. Some areas of detention pond are eroding and need to be put on grade per plan.
- 6. Ensure all bare soils are topsoil and stabilized.
- 7. Ensure all storm structures are free of erosion, topsoiled, and stabilized.
- 8. All headwalls with water flowing out need a riprap apron underlain with geotextile fabric.
- 9. Remove all construction debris/ remnants (silt fence, wattles, stakes, inlet protection, etc.)
- 10. Submit stormwater as-builts verifying the elevations in the detention pond.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER JEFFERY TEMPLETON WITH LENNAR'S COMMENTS:

Thanks for the update.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/30/2023	Helmsley Place / Meritage Homes, LLC	10/9/2026	Regions Bank	\$20,000

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

Development is 100% built out. (57 out of 57 lots built)

Public Works Department Comments:

- Ensure the detention pond is draining within 72 hours, vegetation suggests water is
1. stagnating for extended periods of time.
 2. Remove vegetation from the floor of the detention pond.
 3. Stabilize the floor and slopes of the detention pond.
 4. Remove construction debris and trash from the site.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CASEY KEISTER WITH MERITAGE HOMES' COMMENTS:

I am meeting a contractor on site on 8/28, and I hope to have a completion schedule after that.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 10/9. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/10/2025	Villagewood, Phase 1 / Scott & Justin Butler	10/10/2026	SmartBank	\$151,200

Bond is for: Paving, Water/Sewer, Stormwater

Development is 53.8% built out. (21 out of 39 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. All sidewalks and crosswalks must be ADA compliant..
3. Some areas of sidewalk are damaged and need to be repaired or replaced.
4. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
5. All signage must meet MUTCD standards.
6. Some manholes and water valve boxes need adjusting.
7. Some areas of curb and gutter are damaged and need to be replaced or repaired.
8. Remove silt fabric from catch basins before final inspection.
9. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
10. Ensure all bare soils are free of erosion, topsoiled, and stabilized.
11. Ensure all storm structures are topsoiled and stabilized.
12. All headwalls with water flowing out need a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER SCOTT BUTLER'S COMMENTS:

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

RECOMMENDATION:

Extend one year.