



SMYRNA MUNICIPAL PLANNING COMMISSION

August 1, 2024
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

1. Call to Order
2. Prayer
Pledge of Allegiance
3. Citizens' Comments:

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

4. Approval of Minutes of the July 2, 2024 meeting
5. Public Hearing:
 - a. Plan of Services for 6304 Lee Road.
 - b. Plan of Services for 140 Queencliff Court
6. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Kyle Griffin
140 Queencliff Court
Annexation & PRD Zoning Request
7. New Business:
 - a. Rezoning Requests:
 1. Janet Ibrahim Nasef
Rocky Fork Road
Rezoning R-3 with ESO to PRD with ESO
 2. Spencer Sanders
Genie Lane & Motlow College Boulevard
PRD Amendment

b. Preliminary Plats:

1. Newberry, Phase 2
Almaville Road
Owner / Developer: Newberry Propco, LLC
2. DR Horton
Sam Ridley Parkway, W & Motlow College Boulevard
Owner / Developer: Sam Ridley Apartment Partners WB, LLC / DR Horton
3. Sundale, Section IV
Tramore Drive & Big Son Lane
Owner / Developer: Scott Butler

c. Final Plats:

1. Derby Run, Phase 2D
Grey Ghost Way & War Admiral Court
Owner / Developer: Charter Commercial, LLC

d. Site Plans:

1. Enterprise
63 N. Lowry Street
Owner / Developer: Taliaferro Holdings, LLC / Enterprise Holdings
2. DR Horton
Sam Ridley Parkway, W. & Motlow College Boulevard
Owner / Developer: Sam Ridley Apartment Partners WB, LLC / DR Horton

8. August Bond Review Report
9. Staff comments and/or other business
10. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JULY 2, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, July 2, 2024 by Councilman Tim Morrell. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Amy Wise.

The following Planning Commission members/staff were present/absent:

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Salena Scott; Amy Wise; Miranda Swift; Charles Scurr, PhD

Staff Present: Jeff Peach, Town Attorney; Todd Spearman, Assistant Town Manager; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; James Lawrence, Asst. Chief of Fire Prevention; Charles King, Engineer; Mike Strange, Utilities Director

1. Citizens' Comments:

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

Mark Bryers (not in Town limits)
225 Governors Way
Brentwood, TN 37027
In Opposition
Project: Mable Farms/Cooks Lane Developments & Rezoning

Dawn Hill
5007 Rock Springs Road
Smyrna, TN 37167
In Opposition
Project: Mable Farms/Cooks Lane Developments & Rezoning

Ken Hill
5007 Rock Springs Road
Smyrna, TN 37167

In Opposition
Project: Mable Farms/Cooks Lane Developments & Rezoning

Dennis Kitchen
5312 Cooks Lane
Smyrna, TN 37167
In Opposition
Project: Mable Farms/Cooks Lane Developments & Rezoning

Joe Morgan
4701 Rock Springs Road
Smyrna, TN 37167
In Favor
Project: Mable Farms/Cooks Lane Developments & Rezoning

Josh Miller
4803 Rock Springs Road
Smyrna, TN 37167
In Favor
Project: Mable Farms/Cooks Lane Developments & Rezoning

Lisa Reasonover
4821 Rock Springs Road
Smyrna, TN 37167
In Opposition
Project: Mable Farms/Cooks Lane Developments & Rezoning

2. Approval of Minutes of the June 6, 2024 meeting

Motion by Miranda Swift, seconded by Amy Wise to approve the Minutes of the June 6, 2024 meeting.

Vote: 7 - 0 Passed - Unanimously

3. Public Hearing:

Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats
Article 3, Sections 3-103, 3-104, 3-105

No one spoke at the public hearing.

4. Subdivision Regulations Amendment:

a. Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats
Article 3, Sections 3-103, 3-104, 3-105

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats Article 3, Sections 3-103, 3-104, 3-105.

Vote: 7 - 0 Passed - Unanimously

5. Old Business:

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

1. Joe Haddix - **Requested to be deferred three months**

Bill France Road & Interstate 840

Annexation & I-2, C-2, & R-3 Zoning Request

An Annexation & PRD Zoning request was submitted for Bill France Road & I-840. This property can be further referenced by Rutherford County Tax Map: 11, Parcels: 5.00, 6.00, & 9.01, is comprised of 818.3 acres, and is zoned RM. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a Principal Arterial. The Plan also shows a future Minor Arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement. The following staff comments were made:

1. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
2. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area.
3. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary.
4. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. The applicant should consult CUD for instructions on submittals and any related information regarding the possibility of any future improvements of the associated area.

Motion by Amy Wise, seconded by Miranda Swift to defer until the October Planning Commission meeting.

Vote: 7 - 0 Passed - Unanimously

2. Kyle Griffin -**Request to be deferred one month**

140 Queencliff Court

Annexation & PRD Zoning Request

An Annexation & PRD Zoning request was submitted for 140 Queencliff Court. This property can be further referenced by Rutherford County Tax Map: 73, Parcel: 19.02, is zoned RM, and is comprised of 115.34 acres. The surrounding zoning is PRD (Lyndwood) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads shown on the Major Thoroughfare Plan will be affected with this request. The requested PRD is for 346 single family lots. The following staff comments were made:

1. No sewer is available until the off site sewer for Briley Downs is constructed.
2. A traffic study is required. Any improvements recommended by the traffic study must be

- completed by the developer.
3. Please provide a phasing plan.
 4. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.
 5. This development will require submittal for a floodplain development permit from the Town of Smyrna as well as review by FEMA of any necessary LOMA or LOMR applications.
 6. CUD has an existing 8" water main along Queencliff Ct. to serve the annexed/rezoned property.
 7. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM flow requirements for this site. Current facilities improvement study is in queue to be reviewed by CUD to determine feasibility and off-site improvements necessary.
 8. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Miranda Swift, seconded by Salena Scott to defer until the August Planning Commission meeting.

Vote: 7 - 0 Passed - Unanimously

b. Final Plat:

1. Sewart's Landing

Allan Sewart Way & Pilot Place

Owner/Developer: Sewart's Landing Partners, LP / Equitable Property Company

A Final Plat was submitted for Sewart's Landing located at 2001 Motlow College Blvd. This property can be further referenced by Rutherford County Tax Map: 18, Parcel:10.01, is zoned PUD, is comprised of 43.897 acres, and consists of 7 lots. The following staff comments were made:

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. The existing grading permit for this area is for mass grading only. A new grading permit will have to be issued prior to any work not on the currently approved plans under existing grading permit.
4. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard as a collector. Adequate right-of-way exists for both streets.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,500 GPM at 20 PSI. This could vary depending on the uses of the future buildings.
7. Add signatures of the owners prior to recording.
8. Provide dimensions from the surrounding property lines for the proposed drainage easement which is the detention pond at the end of the access easement.
9. Shift the fire hydrant that is shown within the median along Allan Sewart Way.
10. Show all existing utilities on Motlow College Boulevard and Sam Ridley Parkway.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Final Plat for Sewart's Landing with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

6. New Business:

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

1. Adam Lawrence
6304 Lee Road
Annexation & PRD Zoning

An Annexation & PRD Zoning was submitted for 6304 Lee Road. This property can be further referenced by Rutherford County Tax Map: 51, Part of Parcel: 08.11, is zoned RM, and is comprised of 17.42 acres. The surrounding zoning is PRD (Buckingham Hills and Hidden Springs/Weekley Lee Road Subdivision) and PUD (Olive Branch) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads shown on the Major Thoroughfare Plan will be affected with this request. The following staff comments were made:

1. The road extension from the existing Napa Valley Drive to connect to the approved Phases 1-2 will necessitate the road name within Phases 1-2 being changed to Napa Valley Drive.
2. CUD has an existing 8" water main along Lee Road to serve the annexed/rezoned property.
3. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM flow requirements for this site. Current water service availability request is in queue to be reviewed by CUD to determine feasibility. Homes will likely need to be fire sprinkled and fire flow reduced to 500 GPM as per previous sections and evaluations.
4. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

At this time, Councilman Tim Morrell acknowledged Wes Magill with David Weekley Homes to speak regarding this request.

Motion by Salena Scott, seconded by Miranda Swift to recommend approval to Town Council the Annexation & PRD zoning request located at 6304 Lee Road with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

b. Rezoning Requests:

1. Kyle Griffin
4701 Rock Springs Road
Rezoning R-1 to PRD

A R-1 to PRD Rezoning request was submitted for Mable Farms located at 4701 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 32, Parcels: 29.00, 29.02, 29.03, 29.04, 29.05, is zoned R-1, and is comprised of 40.1 acres. The surrounding zoning is R-1 and PRD (Gwynne Farms, Cooks Lane) in Town and R-1 in LaVergne. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rock Springs Road as a collector. The required minimum right-of-way for this road is 30' from the centerline and is shown to be dedicated with this plan. The requested PRD is for 107 single family lots. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building

- square footage is over 3,600 total for everything under roof. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.
2. Provide the size of the on site and off site sewer mains.
 3. On the Page 4.01 add to comment #6 that HVAC units shall be screened from the right-of-way if the rear of the home faces a public right-of-way.
 4. Please reference CUD Will Serve Letter issued 1/19/2024 for detailed information regarding water line connections and offsite improvements needed to meet the fire flow requirements for this development.
 5. Submit full set of plans separately for each individual section and phase to be constructed directly to CUDengineering@ cudrc.com for further review and specific comments.

At this time, Councilman Tim Morrell acknowledged Trey Woodruff with Century Communities to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Kyle Griffin with CSDG to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Town Engineer Charles King to speak regarding this request.

Motion by Salena Scott, seconded by Miranda Swift to recommend approval to Town Council the R-1 to PRD rezoning request located at 4701 Rock Springs Road with lengthening the tree line buffer to lot 55, and with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

2. Hollingshead Land, LLC
NE Corner of Gambill Lane & Enon Springs Road, West
Rezoning R-1 with ESO to PRD/C-2 with ESO

An R-1 to PRD/C-2 Rezoning request was submitted for the NE Corner of Gambill Lane & Enon Springs Road, West. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 91.00, is zoned R-1 with ESO, and is comprised of 6.24 acres. The surrounding zoning is R-1, R-3, and C-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 these areas. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial and Gambill Lane as a collector. Adequate right-of-way exists for Enon Springs Road, West, but right-of-way may be required to be dedicated for Gambill Lane. The proposed PRD is for 37 townhouses. The following staff comments were made:

1. The required minimum fire flow is 1,500 GPM at 20 PSI residual as there will be a commercial building as a part of this development.
2. A Type C buffer is required on the northern and eastern property lines. The applicant is proposing a Type A landscape buffer with a fence in lieu of a 15' Type C landscape buffer along the northern and eastern property line.
3. Show the garage setback a minimum of 38' from the edge of pavement in areas where there is no sidewalk on page 11.
4. Provide the proposed color palette in compliance with Section 5.059 D.6.1 of the Zoning Ordinance.
5. The landscaping, lighting, buffering, and screening plans are required to comply with Section 5.059 of the Zoning Ordinance and would be reviewed in detail with the submittal of the site

- plan if the rezoning is approved. Please show an adequate buffer along the northern property line.
6. All sides of the buildings must be within 150' reach for the Fire Dept.
 7. Add a type A landscape buffer to the east side of the property.

At this time, Councilman Tim Morrell acknowledged Clyde Rountree with Huddleston-Steele to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Chris Maguire with Huddleston-Steele to speak regarding this request.

Motion by Salena Scott, seconded by Miranda Swift to recommend approval to Town Council the R-1 with ESO to PRD/C-2 with ESO rezoning request adding a 6' vinyl fence with a Type A landscape buffer in lieu of the Type C buffer and where the Type C buffer is required and the above listed staff comments.

Vote: 6 - 1 Passed

NAY: Vice-Mayor Marc Adkins

c. Preliminary Plats:

1. Fox Meadows Subdivision
4852 Rocky Fork Road
Owner / Developer: John Mitchell Byrnes

A Preliminary Plat for Fox Meadows Subdivision located on Lee Road was submitted. This property can be further referenced by Rutherford County Tax Map: 50, Parcels: 33.00, 33.02, and 72.00, is zoned PRD, is comprised of 47.30 acres, and consist of 88 lots. The following staff comments were made:

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 must be obtained to replace the existing mass grading permit prior to any work not covered under the mass grading permit. The permit fee will be \$4,092.00.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Lee Road as a collector. The required minimum right-of-way for this road is 30' from the centerline.
5. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
6. The cul-de-sac at the western end of Dove Shell Way is required to meet auto-turn requirements.
7. The landscape buffer and drainage easement cannot overlap.
8. No improvements shall be allowed in the area of the future right-of-way of Rocky Fork Road.
9. The off-site improvements required to serve the project have been determined by CUD and were approved for CUD to participate in for cost sharing. The developer(s) must enter and execute a legal contract with CUD for required cost sharing for water infrastructure improvements. Water availability to the site is dependent on ALL conditions of said contract and required water infrastructure improvements being strictly adhered to.
10. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Miranda Swift, seconded by Matthew Carver to approve the Preliminary Plat for Fox Meadows Subdivision with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Site Plans:

1. Topre America Corporation - Smyrna Plant Phase 10
7735 Florence Road
Owner / Developer: Industrial Development Board of Rutherford County

| | |
|-------------------------------------|---|
| Location: 7735 Florence Road | Applicant: St. John & Associates, Inc. |
| Tax Map/Parcel: 34/12.00 | Property Owner(s): Industrial Development Board of Rutherford County |
| Zoning: I-3 | Use Classification: Warehouse |

Proposal

A. Location Analysis

Topre America is proposing to construct an additional 121,179 square feet onto their existing 238,085 square foot building. The addition would be located to the rear and rear half of the northern side of the existing building. Access to the site would remain unchanged off of Florence Road.



Development Standards

| | Required | Proposed |
|---|-----------------|----------------------|
| Square Footage of Vehicular Use Area | N/A | Additional: 7,195 SF |
| Square Footage of Open Space/Landscaping | 576 SF | 1,231 SF |
| Total Parking | 80 Spaces | 117 Spaces |
| Handicapped Parking Space(s) | 5 Spaces | 5 Spaces |

B. Landscaping

Landscape plan shows newly planted landscaping around the proposed parking lot extension. The parking lot extension is located north of the existing employee parking lot with the proposed landscaping to the north and east of the new parking area.

C. Design Review

Architectural elevations show an entirely metal building, consistent with the existing building. The Design Review Manual allows metal to be used as a primary material on industrial buildings where there is no visibility from arterial streets. The Major Thoroughfare Plan designates Florence Road as a minor arterial street. The Design Review Manual permits the Planning Commission to vary from the materials listed on a case-by-case basis as long as the decision does not contradict the goals set forth in the Manual.

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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Florence Road as a Minor Arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. Minimum fire flow is 2,000 GPM at 20 PSI.
2. Proposed sanitary sewer pump station shall be private.
3. Per the Design Review Manual, metal may not be used as a primary facade material if visible from an arterial street. The Major Thoroughfare Plan classifies Florence Road as a minor arterial street.

Staff Recommendation: Approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Site Plan for Topre America Corporation - Smyrna Plant Phase 10 to allow the metal building and with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

7. Zoning Ordinance Amendment:

- a. Zoning Ordinance Amendment to Article III, Section 3.120 F
3 Year Expiration Period for Site Plans

Motion by Matthew Carver, seconded by Miranda Swift to recommend approval of the Zoning Ordinance Amendment to Article III, Section 3.120 F to Town Council.

Vote: 7 - 0 Passed - Unanimously

8. July Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the July Bond Review Report.

Vote: 7 - 0 Passed - Unanimously

9. Staff comments and/or other business

10. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman

Memorandum

To: Smyrna Municipal Planning Commission

From: Planning Staff

Cc: Town Council

Date: 07/26/2024

RE: Plan of Services for 6304 Lee Road

At the July Planning Commission meeting, a request for annexation and PRD zoning was reviewed and recommended for approval. The Plan of Services for this annexation was also recommended for approval at that time. Subsequently, Town staff reviewed the new State law regarding annexation notifications and discovered that with the new law it is a requirement that the Planning Commission hold a public hearing regarding the Plan of Services for an annexation request at least 7 days prior to the public hearing held by the Town Council on the annexation request. Moving forward, this will occur at the Planning Commission meeting for all annexation requests when the annexation is considered. Since this public hearing was not held by the Planning Commission at the July meeting as required, the Commission will need to hold a public hearing and make another recommendation to the Town Council on the Plan of Services for 6304 Lee Road.

I have attached the map and the Plan of Services. There are no changes from the document reviewed at the July meeting.

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Michael D. and Marie Burke
6304 Lee Road

Tax Map 51, part of Parcel 8.11, owned by Michael D. and Marie Burke. Property requested by Gamble Design Collaborative. Bordered on the west by Parcel 8.07, owned by James P. McHugh and Kathleen Brown; on the south by the remainder of Parcel 8.11; on the east by the Buckingham Hills development; and on the north by Tax Map 32, Parcel 19.01, owned by the John M. Byrnes Living Trust, and Tax Map 32N, Group C, Parcel 5.01, owned by John M. Byrnes. Area annexed contains approximately 17.42 acres.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains to the property by the property owner(s).

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

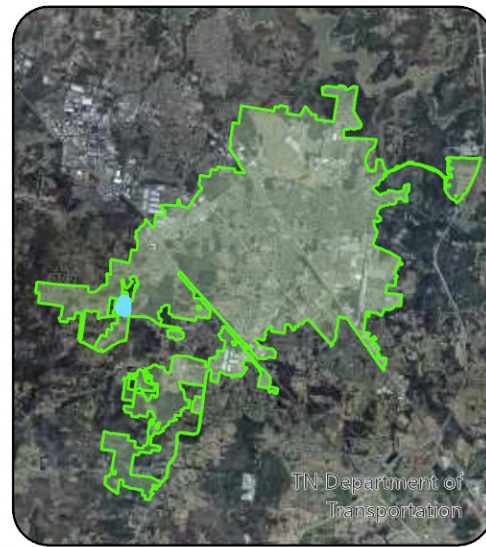
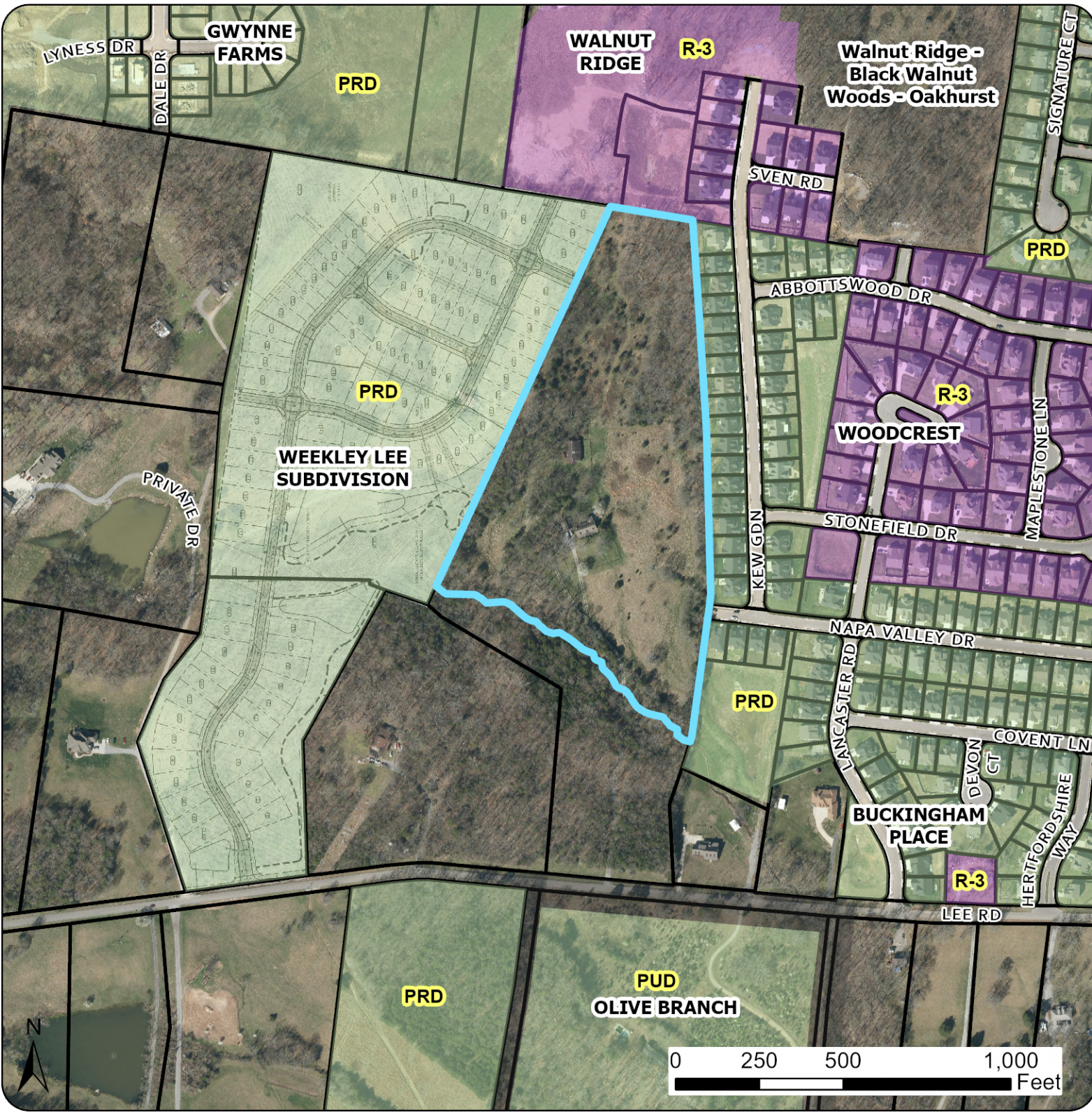
ADOPTED THIS ____TH DAY OF AUGUST, 2024



TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

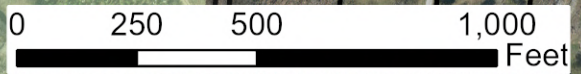


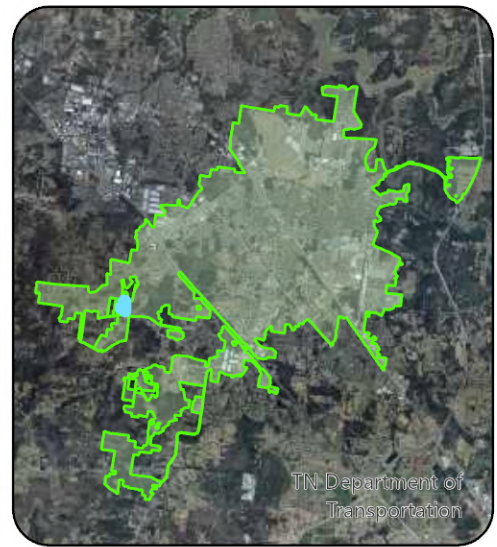
-  Parcels
-  Requested Location





Gamble Design Collaborative Annexation & PRD Zoning

Tax Map: 51
Parcel: P/O 8.11
Acres: 17.42





-  Parcels
-  Requested Location



Gamble Design Collaborative
Annexation & PRD Zoning

Tax Map: 51
Parcel: P/O 8.11
Acres: 17.42

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Bryan Scott and Angela Dawn Helton
140 Queenciliff Court

Tax Map 73, Parcel 19.02, owned by Bryan Scott and Angela Dawn Helton and requested by Kyle Griffin on behalf of the owners. Bordered on the west by Parcel 23.00, owned by Stars & Stripes 3H, LLC; on the south and east by the Stonewood development; on the east by Parcel 19.07, owned by Cesar A. and Wendy R. Salinas, Parcel 19.06, owned by John C. and Catharine N. Haffner Trustees, Parcel 19.01, owned by Ruth Valdez, and the Emmett Heights development; and on the north by Parcel 18.00, owned by Stars & Stripes 3O, LLC. Area annexed contains approximately 115.36 acres.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains to the property by the property owner(s). These properties will be served by the Stewart's Creek sewer main once completed.

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

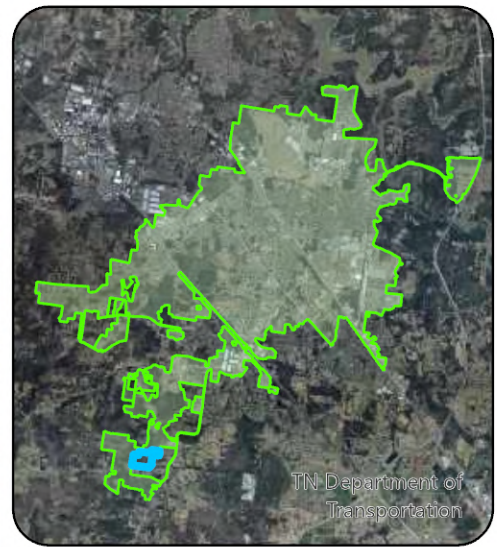
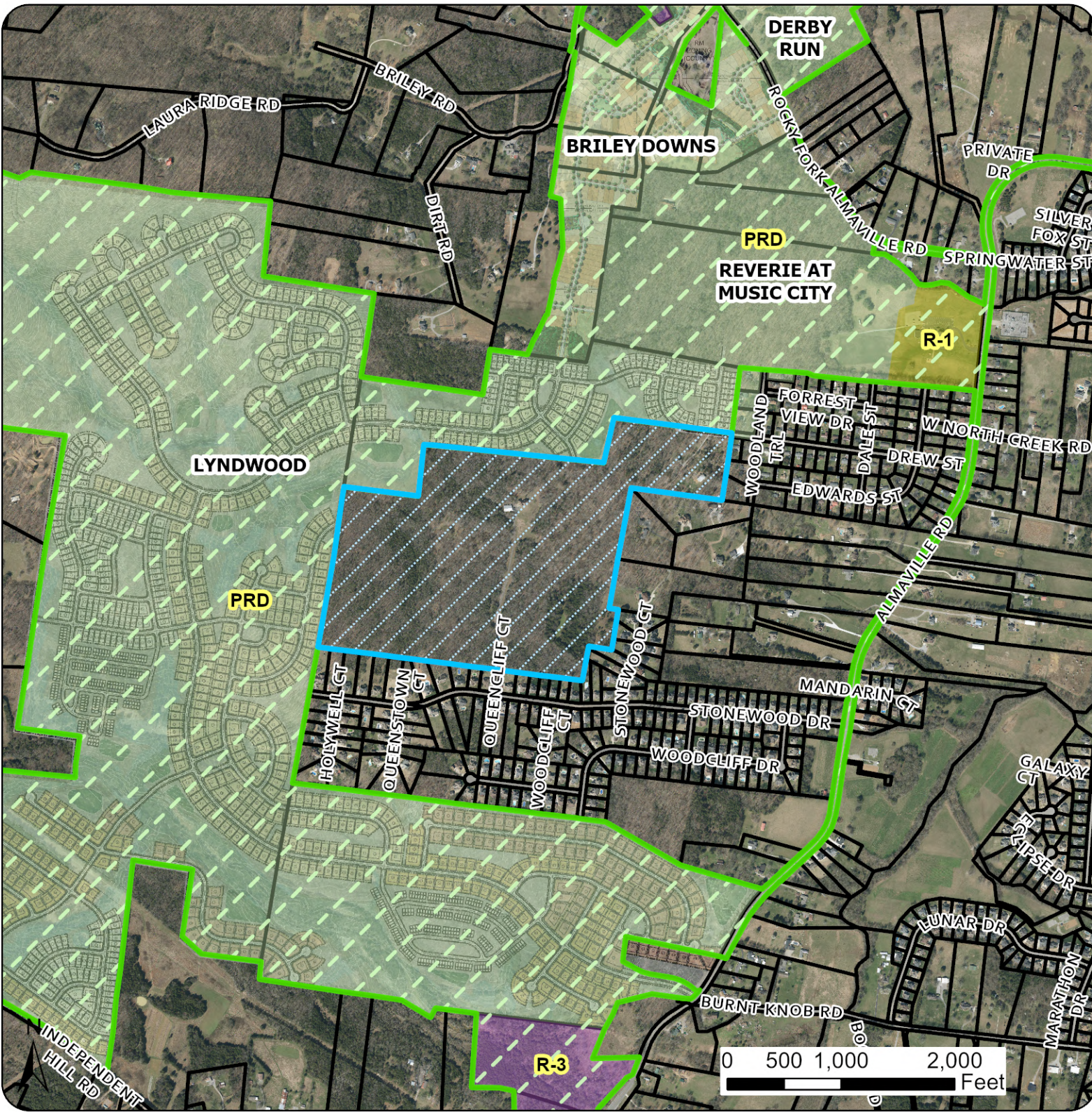
ADOPTED THIS ____TH DAY OF SEPTEMBER, 2024




TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

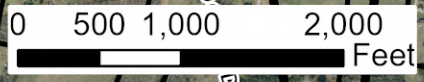


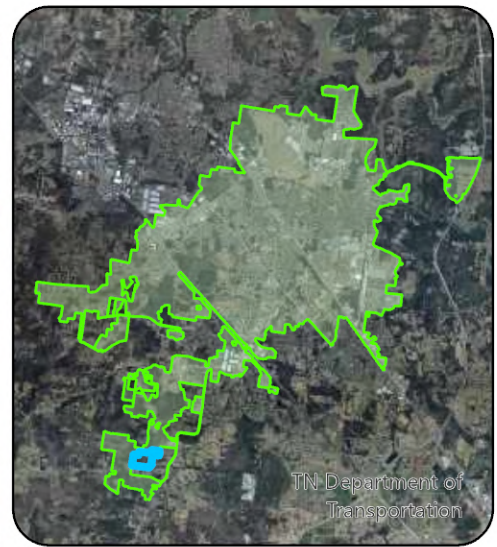
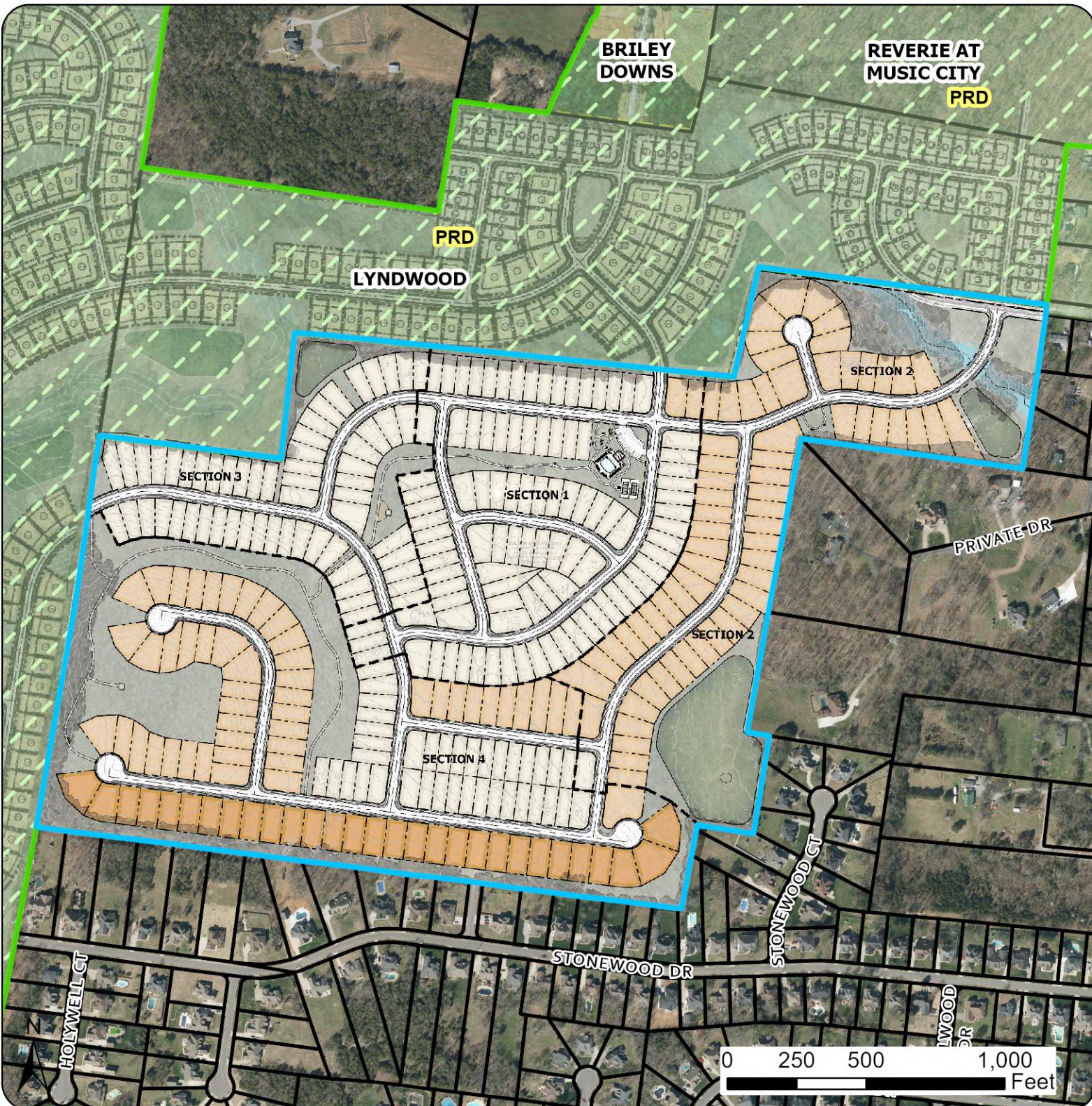
-  Requested Parcel
-  Smyrna City Limits
-  Parcels



Kyle Griffin
 Annexation &
 PRD Zoning

Tax Map: 73
Parcel: 19.02
Acres: 115.34





- Requested Parcel
- Smyrna City Limits
- Parcels



Kyle Griffin
Annexation &
PRD Zoning

Tax Map: 73
Parcel: 19.02
Acres: 115.34

Subject:

Kyle Griffin
140 Queencliff Court
Annexation & PRD Zoning Request

Summary:

Kyle Griffin - Queencliff - Annexation & PRD Zoning

Location: 140 Queencliff Court

Tax Map: 73 Parcel: 19.02

Current Zoning: RM Acres: 115.46 Proposed Zoning: PRD

1. The surrounding zoning is PRD (Lyndwood) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family residential development in this area.
3. No roads shown on the Major Thoroughfare Plan will be affected with this request.
4. The requested PRD is for 339 single family lots.
5. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.
6. A traffic study will be required to be submitted. Any improvements recommended by the traffic study must be completed by the developer.
7. This development will require submittal for a floodplain development permit from the Town of Smyrna as well as review by FEMA of any necessary LOMA or LOMR applications.
8. No sewer will be available until the Stewart's Creek force main/trunk line is completed.
9. Details for the roadway stream crossing would be required with the preliminary plat. A 60' minimum riparian buffer would be required for the stream.
10. A public street connection providing more than one ingress/egress to this development will be required to be operational from the east and west prior to the construction of the 100th dwelling. This would involve road connections in Sections 2 & 3 being constructed at the same time.
11. The maximum amount of lots that can be access via a cul-de-sac is 16 with a maximum length of 1,000'. The cul-de-sac shown with all 60' wide lots in Section 4 exceeds the maximum number of lots allowed per the Subdivision Regulations. Please provide a connection to an adjoining street or correct this issue in some other way.
12. CUD has an existing 8" water main along Queencliff Court to serve the

annexed/rezoned property.

13. CUD's existing infrastructure is NOT adequate to meet 1,000 GPM fire flow requirements for this site. Current facilities improvement determination study is in queue to be reviewed by CUD to determine feasibility and off-site improvements necessary.
14. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Attachments

Application

Application

Location Map 1


Location Map 2

Plan of Service



Town of Smyrna

Annexation Request Application

| APPLICANT INFORMATION: | | |
|--|------------------------------|-----------------------|
| Name/Company: CSDG, Attn: Kyle Griffin, P.E. | | |
| Street Address: 2305 Kline Avenue, Suite 300 | | |
| City: Nashville | State: TN | ZIP: 37211 |
| Email: KyleG@csdgtn.com | | Phone: (615) 248-9999 |
| CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT | | |
| Name/Company: Drapac Capital Partners | | |
| Street Address: 1031 Marietta St NW | | |
| City: Atlanta, GA | State: GA | ZIP: 30318 |
| Email: Richard@stbourne.com | | Phone: (505) 944-6752 |
| PROPERTY INFORMATION | | |
| Street Address/Intersecting Streets: 140 Queencliff Ct | | |
| Tax Map: 073 | Group: | Parcel: 019.02 |
| Requested Lot Area (Square feet/Acres): 115.34 Acres (5,024,210 sq.ft.) | | |
| Existing Zoning: RM (County) | Requested Smyrna Zoning: PRD | |
| *Current Property Owner (See Note Below): Scott Helton | | |
| APPLICANT AUTHORIZATION | | |
| Applicant Signature:  | | Date: 5/20/2024 |
| OFFICE USE ONLY | | |
| Staff Initials: | Review Fee: | Date: |

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of annexation as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: CSDG, Attn: Kyle Griffin, P.E.

Street Address: 2305 Kline Avenue, Suite 300

City: Nashville

State: TN

ZIP: 37211

Email: KyleG@csdgt.com

Phone: (615) 248-9999

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: Drapac Capital Partners

Street Address: 1031 Marietta St NW

City: Atlanta

State: GA

ZIP: 30318

Email: Richard@stbourne.com

Phone: (505) 944-6752

PROPERTY INFORMATION

Street Address/Intersecting Streets: 140 Queencliff Ct

Tax Map: 073

Group:

Parcel: 019.02

Requested Lot Area (Square feet/Acres): 115.34 Acres (5,024,210 sq.ft.)

Existing Zoning: RM (County)

Requested Zoning: PRD

*Current Property Owner (See Note Below): Scott Helton

APPLICANT AUTHORIZATION

Applicant Signature:

Date: 5/20/2024

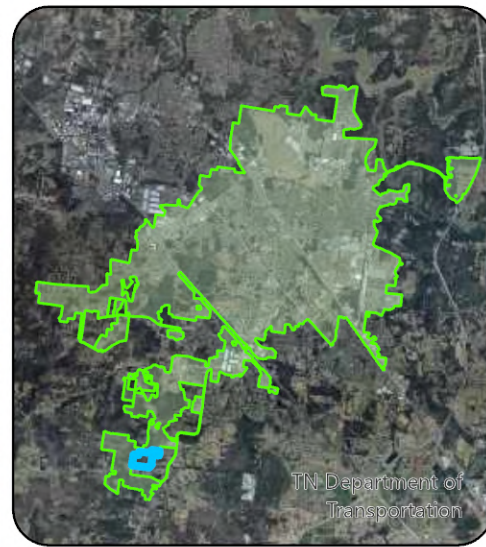
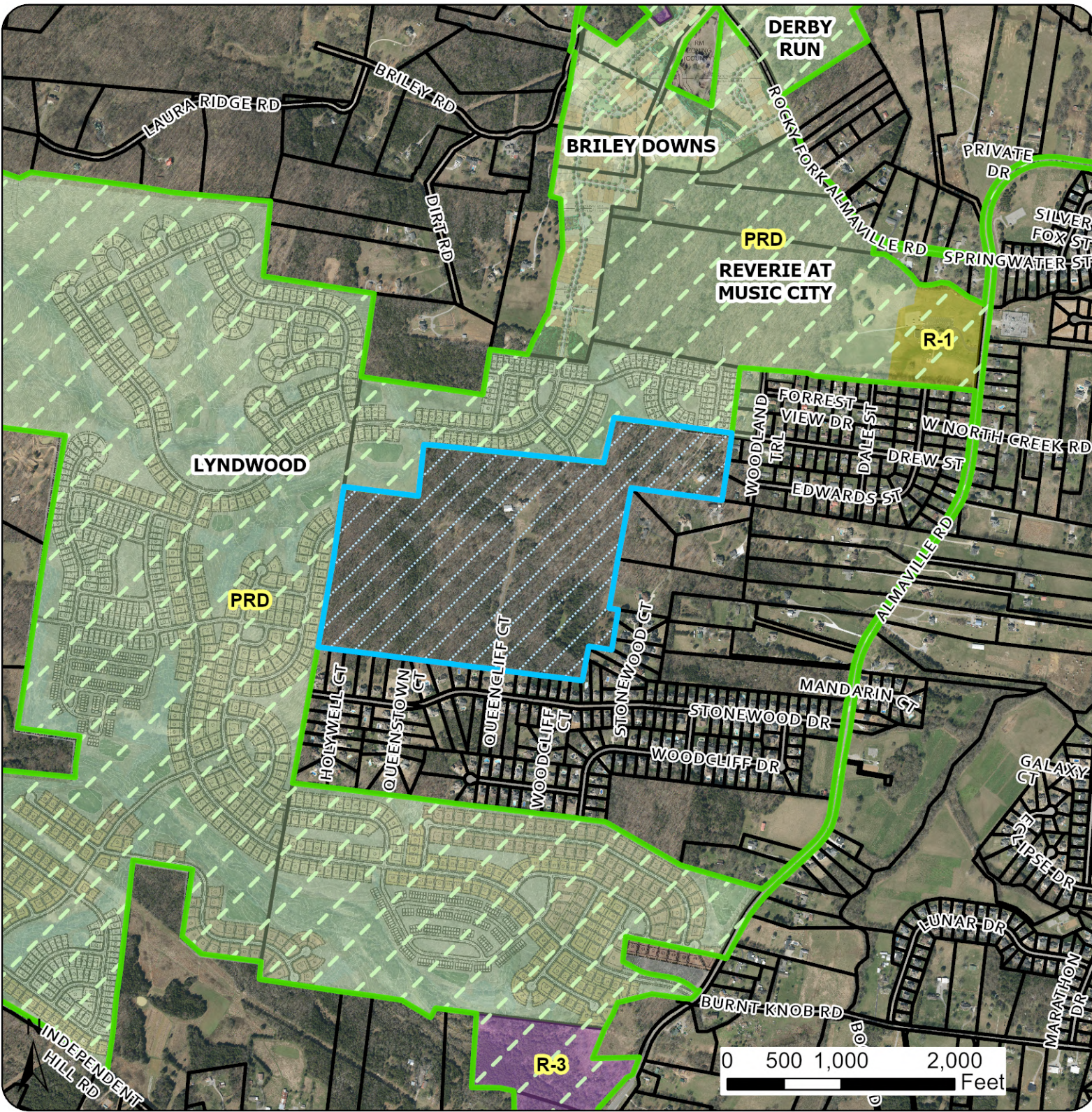
OFFICE USE ONLY

Staff Initials:

Review Fee:

Date:

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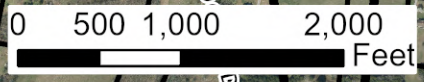
TN Department of Transportation

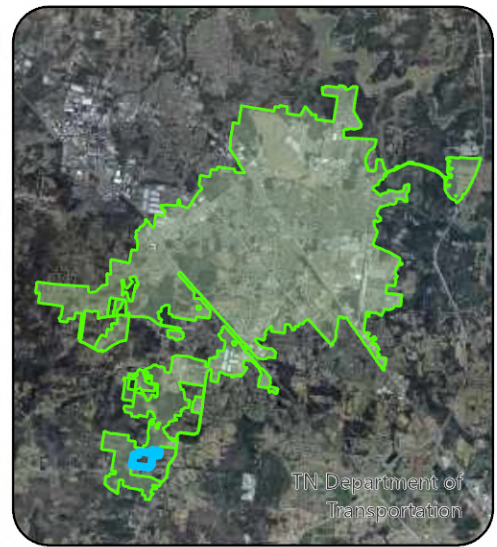
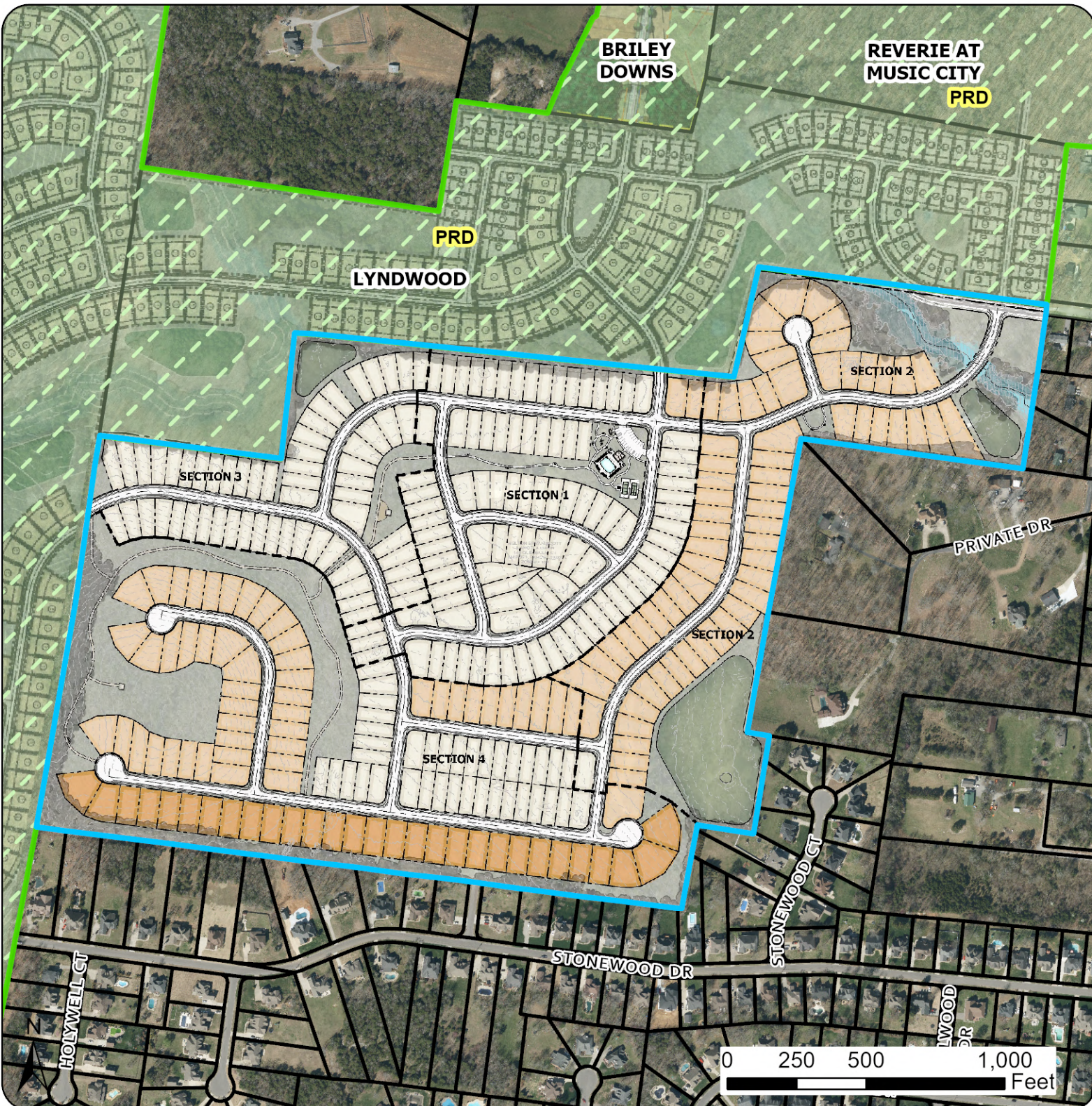
-  Requested Parcel
-  Smyrna City Limits
-  Parcels



Kyle Griffin
 Annexation &
 PRD Zoning

Tax Map: 73
Parcel: 19.02
Acres: 115.34





TN Department of Transportation

- Requested Parcel
- Smyrna City Limits
- Parcels



Kyle Griffin
 Annexation &
 PRD Zoning

Tax Map: 73
Parcel: 19.02
Acres: 115.34

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Bryan Scott and Angela Dawn Helton
140 Queenclyff Court

Tax Map 73, Parcel 19.02, owned by Bryan Scott and Angela Dawn Helton and requested by Kyle Griffin on behalf of the owners. Bordered on the west by Parcel 23.00, owned by Stars & Stripes 3H, LLC; on the south and east by the Stonewood development; on the east by Parcel 19.07, owned by Cesar A. and Wendy R. Salinas, Parcel 19.06, owned by John C. and Catharine N. Haffner Trustees, Parcel 19.01, owned by Ruth Valdez, and the Emmett Heights development; and on the north by Parcel 18.00, owned by Stars & Stripes 3O, LLC. Area annexed contains approximately 115.36 acres.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains to the property by the property owner(s). These properties will be served by the Stewart's Creek sewer main once completed.

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS ____TH DAY OF SEPTEMBER, 2024

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

Subject:

Janet Ibrahim Nasef
Rocky Fork Road
Rezoning R-3 with ESO to PRD with ESO

Summary:

Janet Ibrahim - Rezoning R-3 with ESO to PRD with ESO

Location: Rocky Fork Road

Tax Map: 33

Parcel: 73.03

Acres: 2.1

Current Zoning: R-3 w/ESO

Proposed Zoning: PRD w/ESO

1. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green).
2. The Land Use Plan designates this property as the 24 Gateway Character Area which would support a mixture 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 Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Adequate right-of-way dedication has been shown on the plans.
4. The requested PRD is for 5 duplexes/10 units.
5. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
6. A sewer easement will be required to be obtained through Addition to Village of Valley Green, Phase 3 to serve this development with the proposed sewer alignment. There is no easement at this time at that location. Proof of this easement being obtained is required before a site plan can be considered.
7. Please coordinate the relocation of the existing overhead utility pole along Gambill Wood Drive with MTEMC.
8. Show all existing utility service locations for Lots 17 and 18 within the Addition to Village of Valley Green subdivision where the new sewer line would be located.
9. The landscaping, lighting, buffering, and screening plans are required to comply with Section 5.059 of the Zoning Ordinance and would be reviewed in detail with the submittal of the site plan if the rezoning is approved.
10. Utility easements will need to be shown for meters outside of each unit. All water service lines shall be 3/4".
11. Revise the architectural elevations to be consistent with requirements of the Enon Springs Overlay. There should be a "base, body and cap" of the buildings. Staff would recommend brick or stone as an additional material due to visibility from Rocky Fork Road.

12. At least one pedestrian entrance should face Rocky Fork Road for the two corner buildings.
13. Show 20' utility easements over the public mains and services.
14. Sanitary sewer must be extended to the eastern and western property lines.
15. Reroute drainage outflow structure away from the landscape buffer on the southwest side of the property. As shown it will wash out any landscaping.

Attachments

Application

Location Map 1

Location Map 2



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

| | | |
|--|---------------------|------------|
| Name/Company: Janet Ibrahim Nasef | | |
| Street Address: 4409 Smokey Mountain Pl. | | |
| City: Antioch | State: TN | ZIP: 37013 |
| Email: janetnasef@gmail.com | Phone: 615-484-0112 | |

CONTRACTOR/DEVELOPER INFORMATION:
CHECK BOX IF SAME AS APPLICANT

| | | |
|-----------------|--------|------|
| Name/Company: | | |
| Street Address: | | |
| City: | State: | ZIP: |
| Email: | Phone: | |

PROPERTY INFORMATION

| | | |
|---|-----------------------|------------------------|
| Street Address/Intersecting Streets: Rocky Fork Rd. | | |
| Tax Map: | Group: | Parcel: 033-073.03.000 |
| Requested Lot Area (Square feet/Acres): 2.13 Acres | | |
| Existing Zoning: R-3 | Requested Zoning: PRD | |
| *Current Property Owner (See Note Below): Janet Ibrahim Nasef | | |

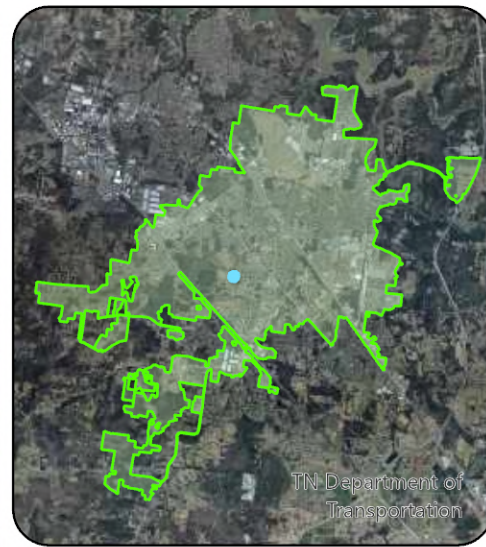
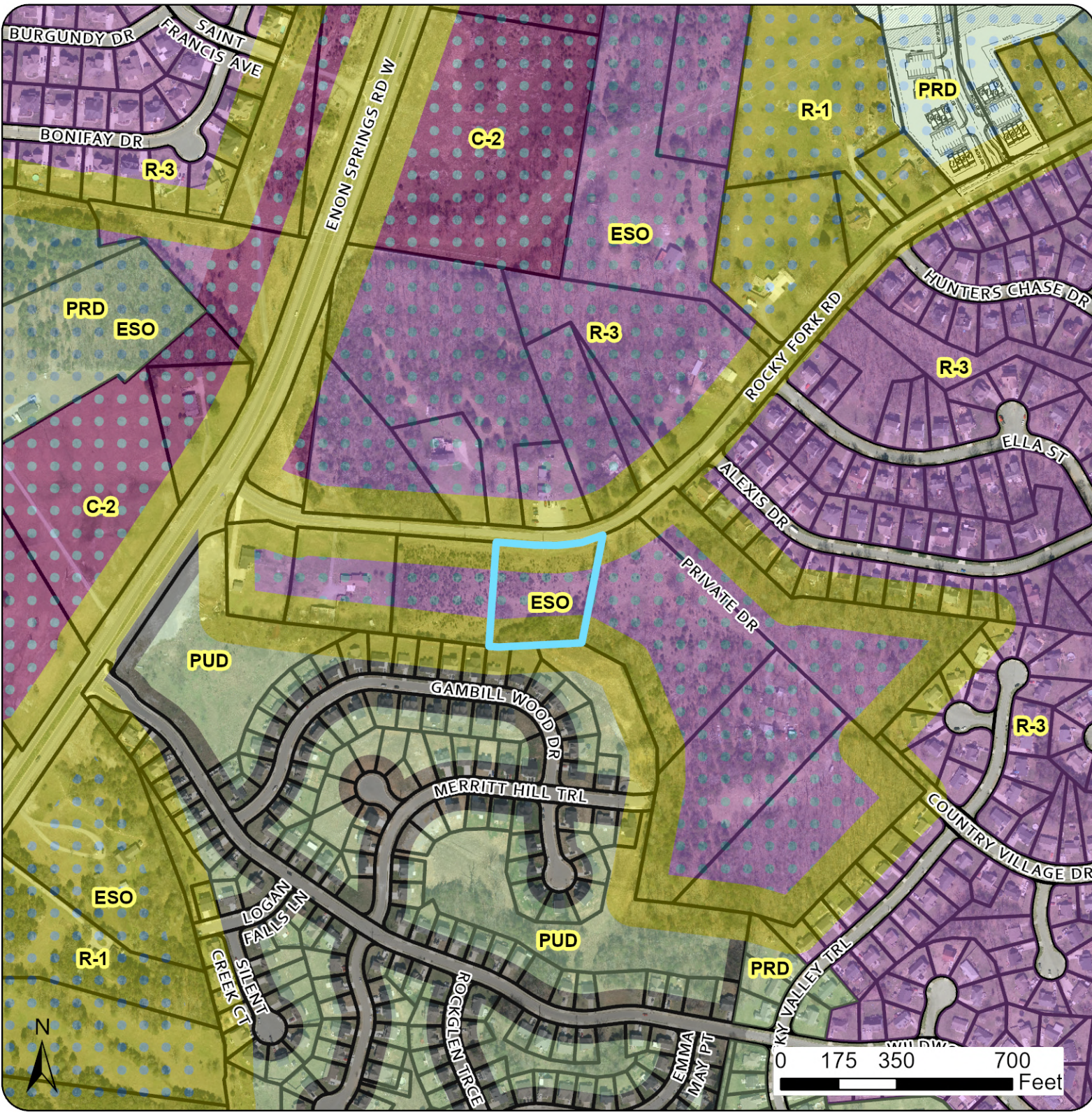
APPLICANT AUTHORIZATION



| | |
|----------------------|------------------|
| Applicant Signature: | Date: 04/23/2024 |
|----------------------|------------------|

OFFICE USE ONLY

| | | |
|-----------------|-------------|-------|
| Staff Initials: | Review Fee: | Date: |
|-----------------|-------------|-------|

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.

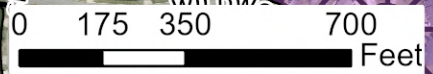


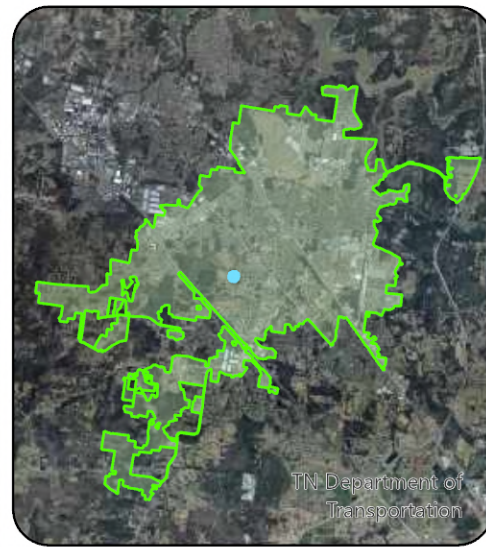
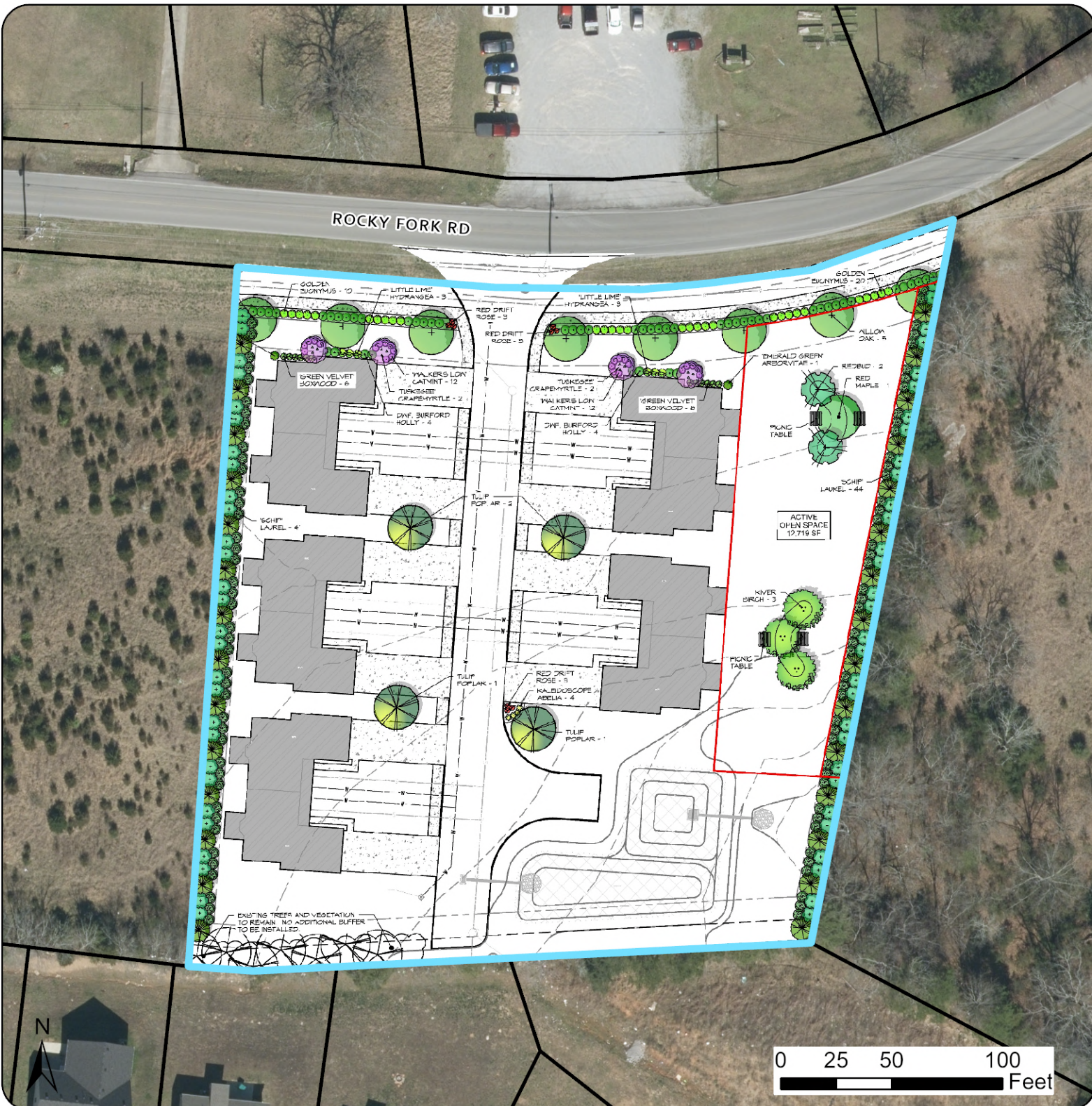
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-  Requested Parcel



Janet Nasef
 R-3 to PRD

Tax Map: 33
Parcel: 73.03
Acres: 2.11



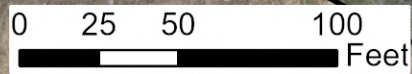


-  Parcels
-  Requested Parcel



Janet Nasef
R-3 to PRD

Tax Map: 33
Parcel: 73.03
Acres: 2.11



Subject:

Spencer Sanders
Genie Lane & Motlow College Boulevard
PRD Amendment

Summary:

Spencer Sanders - PRD Amendment
Location: Sam Ridley Parkway, W. & Motlow College Boulevard
Tax Map: 28 Parcel: 44.24
Current Zoning: PRD Acres: 39.11 Proposed Zoning: PRD

1. The surrounding zoning is R-6 and C-2.
2. The Land Use Plan for this area is the Sam Ridley Corridor character area which would support regional scale mixed use commercial development. Mixed residential, commercial, personal services, office and medical uses are the most appropriate uses throughout the corridor.
3. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as principal arterial and Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way is shown for these roadways.
4. The currently approved PRD is for 350 apartments, 80 single family houses, and 16 duplexes/32 units. The requested PRD amendment is for 330 apartments and 130 townhomes.
5. The required minimum fire flow is 1,500 GPM at 20 PSI residual as there will be a clubhouse building as a part of this development.
6. Please submit an updated traffic study as the study for this site was done over five years ago.

Attachments

Application
Location Map 1
Location Map 2



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: Kimley-Horn (Spencer Sanders)

Street Address: 10 Lea Avenue Suite 400

City: Nashville

State: TN

ZIP: 37210

Email: spencer.sanders@kimley-horn.com

Phone: (615) 314-5679

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: D.R. Horton, Inc.

Street Address: 819 Seven Oaks Blvd

City: Smyrna

State: TN

ZIP: 37167

Email: sjbrewer@drhorton.com

Phone: (615) 776-4493

PROPERTY INFORMATION

Street Address/Intersecting Streets: Genie Lane and Motlow College Blvd

Tax Map: 028

Group:

Parcel: 04424

Requested Lot Area (Square feet/Acres): 38.97 acres

Existing Zoning: PRD

Requested Zoning: PRD

*Current Property Owner (See Note Below): Sam Ridley Apartment Partners WB LLC

APPLICANT AUTHORIZATION

Applicant Signature:

Date: 7/11/2024

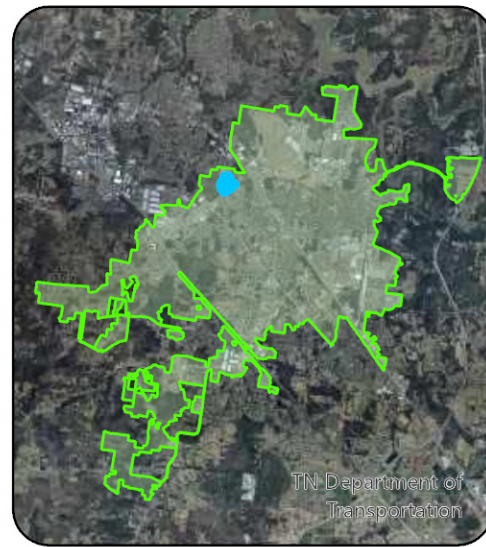
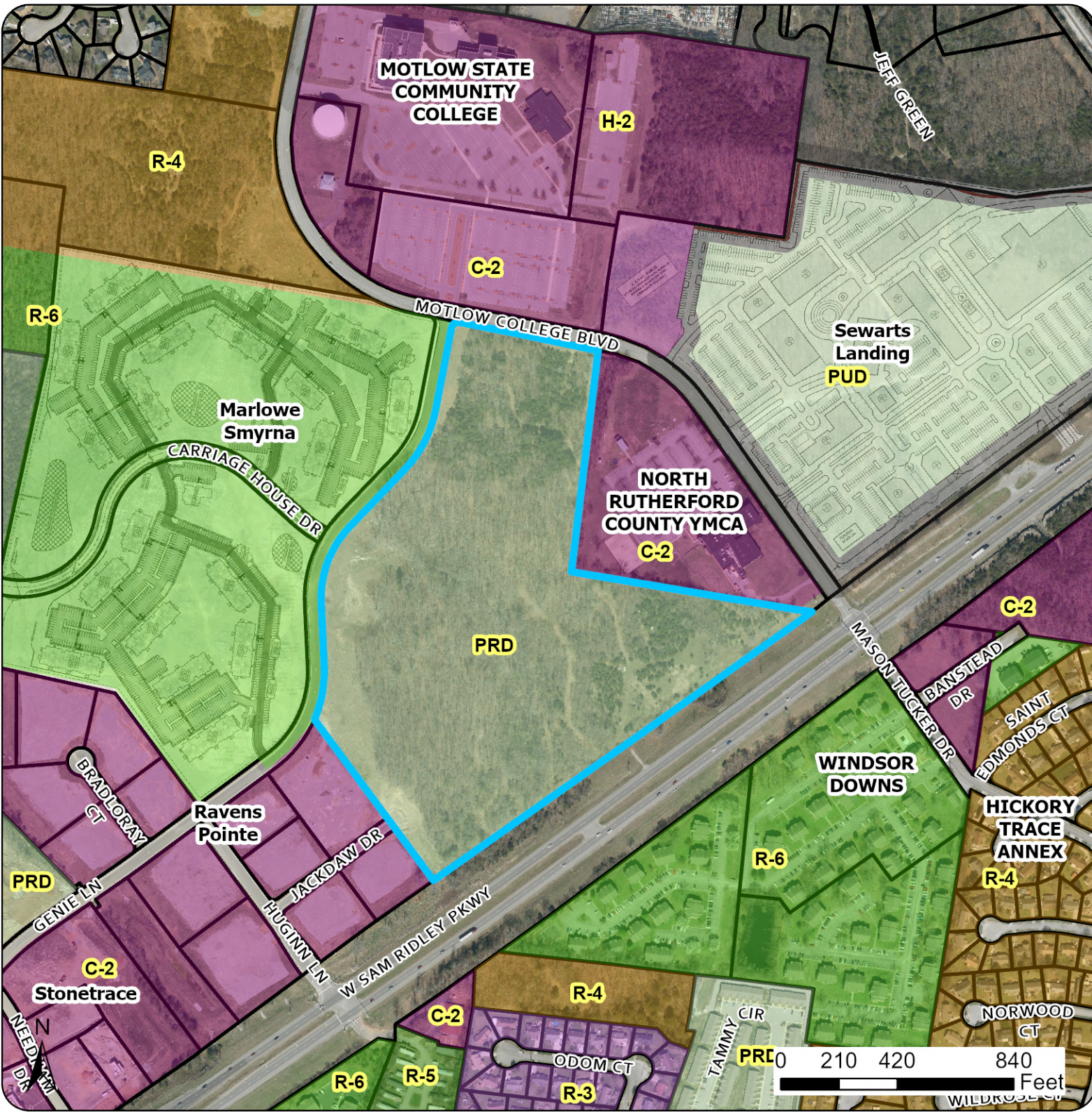
OFFICE USE ONLY

Staff Initials:

Review Fee:

Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
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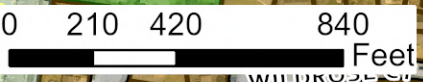


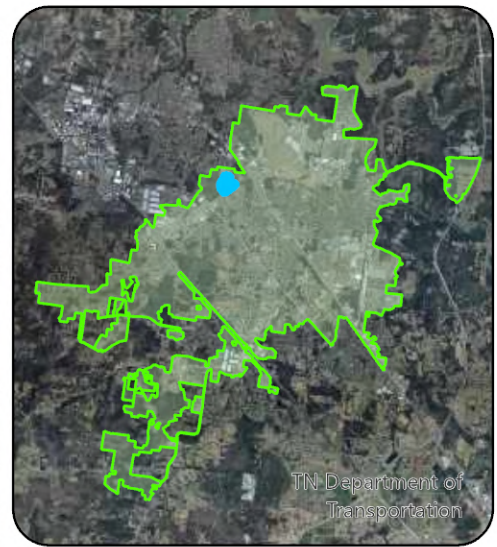
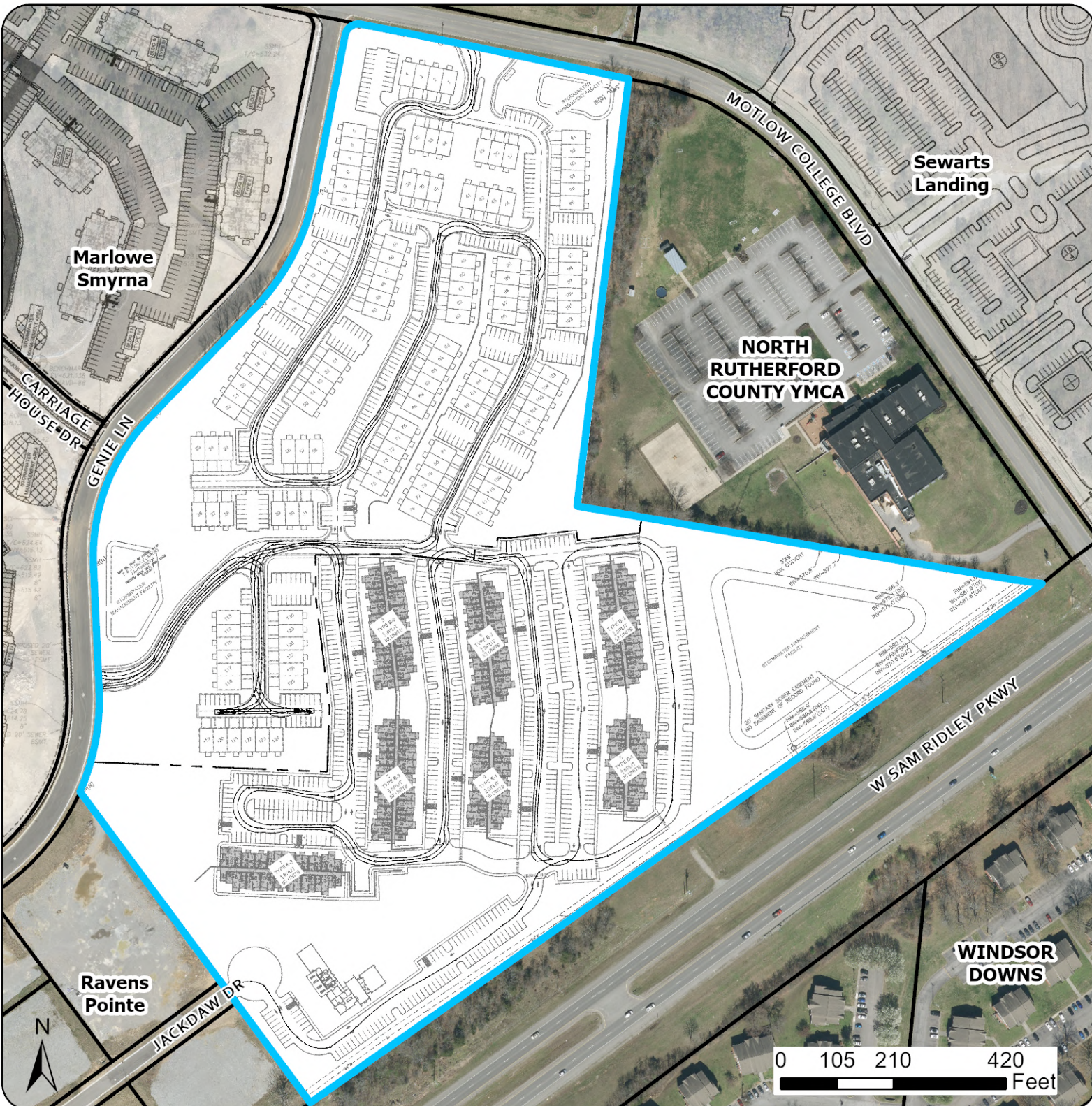
-  Parcels
-  Requested Parcel





Spencer Sanders
PRD Amendment

Tax Map: 28
Parcel: 44.24
Acres: 38.97





-  Parcels
-  Requested Parcel



Spencer Sanders
PRD Amendment

Tax Map: 28
Parcel: 44.24
Acres: 38.97

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. b. 1.
Department: Planning & Zoning
Date: August 1, 2024**

Subject:

Newberry, Phase 2
Almaville Road
Owner / Developer: Newberry Propco, LLC

Summary:

Preliminary Plat - Newberry, Phase 2
Location: 3368 & 3510 Almaville Road
Tax Map: 55 Parcels: 2.16 & 29.06
Current Zoning: PRD Acres: 29.63 Lots/Units: 64/65

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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated on the plans.
5. The required minimum fire flow will be 1,000 GPM at 20 PSI for residential and 1,500 GPM at 20 PSI for commercial.
6. Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review prior to obtaining a grading permit.
7. Submit construction plans.
8. Please label the road name and provide E911 road name approval for Road D.
9. Label the distance between the property line and the easement when the proposed easement is not aligned with a property line on Lots 23-34.
10. Please show an extra 5' side setback on lots where an easement is shown in the side yard.
11. The public road and utility lines in front of Lots 6-13 will be required to be in place prior to any permits being issued for those lots. If Phase II is developed prior to Phase I, the portion of the utilities and roadway shown in Phase I in front of these lots will be required to be built with Phase II. Show sewer services for lots 6-12.
12. Please provide and label an easement where ditches are located behind the single family lots.
13. Submit a roadway lighting plan.
14. The proposed hammerhead at the end of Meadowbrook Lane must meet fire codes. Please submit curb radius and contact James Lawrence with the Town of Smyrna Fire Department.
15. Parking area near lot 41 cannot overlap pond #2. Move parking area outside of the

detention pond.

16. Please reference CUD Will Serve Letter issued 11/5/2022 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement, but only for the residential portion of the development, not commercial.
 17. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
-

Subject:

DR Horton

Sam Ridley Parkway, W & Motlow College Boulevard

Owner / Developer: Sam Ridley Apartment Partners WB, LLC / DR Horton

Summary:

Preliminary Plat - DR Horton

Location: Sam Ridley Parkway, W. & Motlow College Boulevard

Tax Map: 28 Parcel: 44.24

Current Zoning: PRD Acres: 39.12 Lots: 2

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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
 3. Signs will require a separate permit.
 4. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as principal arterial and Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way is shown for these roadways.
 5. Show and label easements on all public utilities.
 6. Please label the cul-de-sac as a public right-of-way at the end of Jackdaw Drive.
 7. Please show road names and submit E911 approval.
 8. Show the connection to the YMCA with a pedestrian cross-access easement to the YMCA property.
 9. Please show a cross access easement between Lots 1 and 2.
 10. The zoning of the parcel is PRD, not R-6. Please show the correct information in all locations.
 11. Show existing contours at 2' intervals and remove the proposed contours from the plat.
 12. Remove the building and parking areas from the plat.
 13. Show 2nd water connection off Motlow College Boulevard.
 14. Show the proposed 8" water line connection to the existing 24" line within Motlow College Blvd.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. b. 3.
Department: Planning & Zoning
Date: August 1, 2024**

Subject:

Sundale, Section IV
Tramore Drive & Big Son Lane
Owner / Developer: Scott Butler

Summary:

Preliminary Plat - Sundale, Section IV
Location: Tramore Drive and Big Son Lane
Tax Map: 33 Part of Parcel: 53.08
Current Zoning: PRD Acres: 8.78 Lots: 44

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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
 3. Signs will require a separate permit.
 4. No roads within this development are affected by the Major Thoroughfare Plan.
 5. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
 6. Submit a roadway lighting plan.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. c. 1.
Department: Planning & Zoning
Date: August 1, 2024**

Subject:

Derby Run, Phase 2D
Grey Ghost Way & War Admiral Court
Owner / Developer: Charter Commercial, LLC

Summary:

Final Plat - Derby Run, Phase 2D
Location: Grey Ghost Way & War Admiral Court
Tax Map: 55 Part of Parcel: 31.00
Current Zoning: PRD Acres: 12.17 Lots: 34

1. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated with this plat.
 2. Signs will require a separate permit.
 3. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
 4. Add signatures of the owners prior to recording.
 5. Plat is currently in queue to be reviewed by CUD.
 6. Water line construction must be completed and accepted by CUDRC before signature of final plat.
-

Enterprise

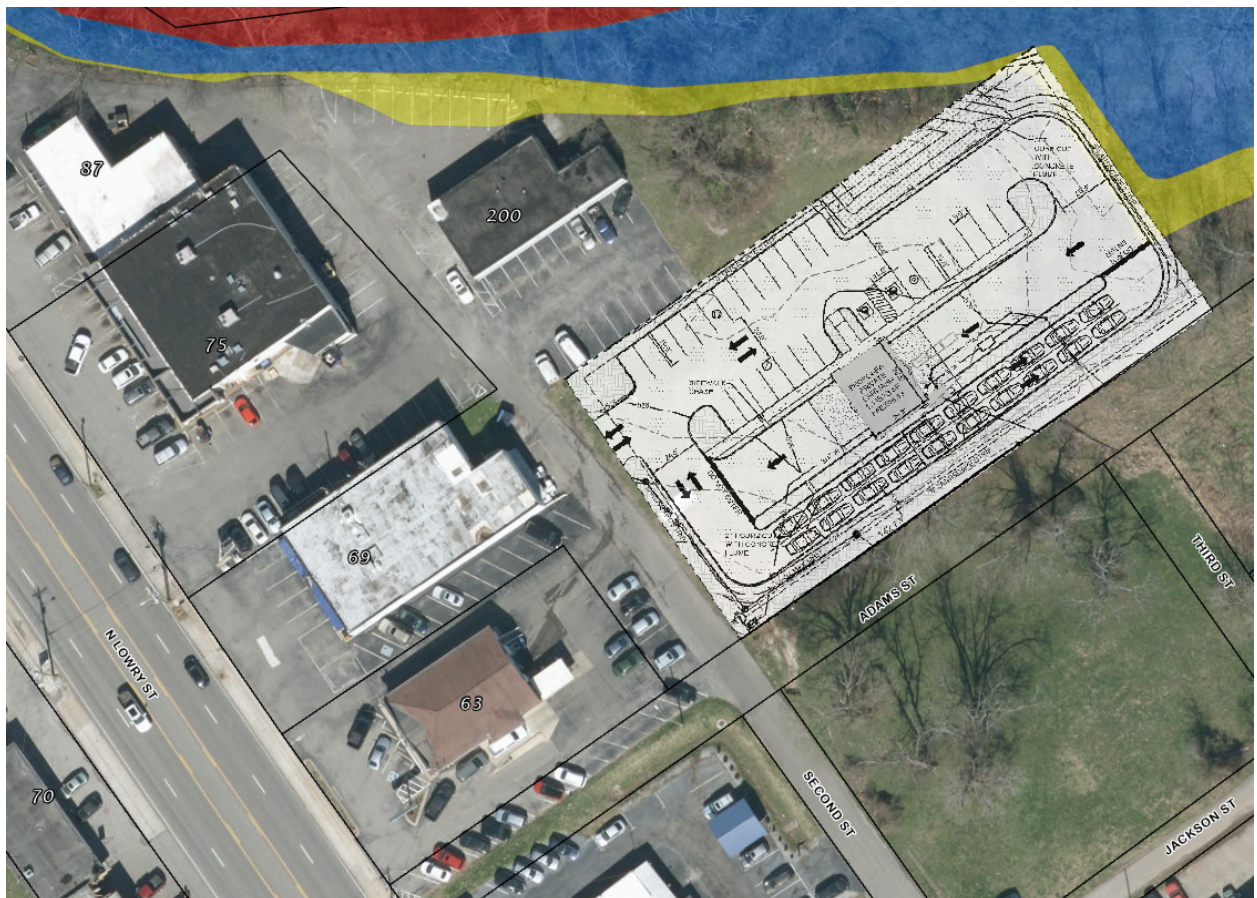
Site Plan

| | |
|---------------------------------------|---|
| Location: 63 North Lowry Street | Applicant: Enterprise Rent a Car |
| Tax Map/Group/Parcel: 27H/G/28.00 | Property Owner(s): Taliaferro Holdings, LLC |
| Zoning: C-2 with Lowry Street Overlay | Use Classification: Auto Wash |

Proposal

A. Location Analysis

Enterprise is proposing a private car wash facility for company vehicles. There is an existing Enterprise facility at 63 North Lowry Street, when vehicles are returned, the proposed car wash would be used to wash and detail vehicles. The proposed facility would be located behind the existing building and would be placed north of the intersection of Second Street and the right-of-way for Adams Street, which has not been constructed.



Development Standards

| | Required | Proposed |
|---|-----------|--|
| Square Footage of Vehicular Use Area | N/A | 0.57 Ac |
| Square Footage of Open Space/Landscaping | 2,482 SF | 2,593 SF |
| Total Parking | 50 Spaces | 30 Existing 29 New Spaces 59 Total |
| Handicapped Parking Space(s) | 3 Spaces | 3 Spaces |

B. Landscaping

Landscape plan shows maple trees parallelling the Adams Street right-of-way as well as the access road that continues where the Second Street right-of-way ends. Additional trees are shown within landscape islands within the development and shrubbery lining the edge of the drive aisles.

C. Design Review

Architectural elevations submitted show a canopy constructed of metal, painted black. In addition, an equipment building finished with brick is shown adjacent to the canopy.

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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan would be affected with this request.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Water and sewer construction plans are under review.
2. Show how runoff from the bay area will be captured on the grading plans.

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

DR Horton Multi-Family Development

Site Plan

| | |
|---|--|
| Location: Sam Ridley Pkwy., W & Genie Ln. | Applicant: Kimley-Horn |
| Tax Map/Parcel: 28/44.24 | Property Owner(s): Sam Ridley Apartment Partners |
| Zoning: PRD | Use Classification: High-Density Residential |

Proposal

A. Location Analysis

DR Horton is proposing a multi-family residential development with a mixture of apartments and townhomes. Seven apartment buildings with 330 units and 130 townhomes, yielding a total of 460 units for this development. Numerous amenities are shown with this development: pool and amenity area, dog parks, a walking trail and pocket parks throughout the development. Three access points are shown for this development, one each on Jackdaw Drive, Genie Lane and Motlow College Boulevard.



Development Standards

| | Required | Proposed |
|---|-----------------|-----------------|
| Square Footage of Vehicular Use Area | N/A | 8.95 Ac |
| Square Footage of Open Space/Landscaping | 0.89 Ac | 0.91 Ac |
| Total Parking | 1,245 Spaces | 1,247 Spaces |
| Handicapped Parking Space(s) | 33 Spaces | 34 Spaces |

B. Landscaping

Landscape plan shows street trees and shrubbery lining the road frontages along Motlow College Boulevard and Genie Lane. Street trees are shown along Sam Ridley Pkwy., West with additional trees in landscaped islands throughout the development with shrubbery.

C. Design Review

Architectural elevations show all buildings to be constructed of primary materials consisting of brick, fiber cement and glass/glazing. The clubhouse is shown to be a single story structure finished with the aforementioned primary materials. The apartments are a mixture of three and four story buildings with the elevations fronting a public right-of-way having enhanced elevations, which include additional brick. For example, one of the apartments has 12% brick on an interior elevation while the enhanced elevation has 25% brick; the percentage of fiber cement is reduced on the enhanced elevations. The area devoted to fenestration and balconies would remain constant. The townhomes are all two stories with two car garages. Similar to the apartments, all townhome units facing the exterior of the lot bolster an enhanced elevation which includes 23% brick and a covered porch compared to the typical elevations with no brick and no covered porch.

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 must be obtained from the Town of Smyrna prior to any land disturbance on site. The grading permit fee will be based on the limits of disturbance.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way is shown for these roadways.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual as there will be a clubhouse building as a part of this development.

Staff Comments:

1. Water and sewer construction plans are under review.
2. Please submit an updated traffic study as the study for this site was done over five years ago.
3. Any retaining wall over 4' in height will be required to obtain a building permit.
4. Utility plans will need to phase with building permits. The Utilities Department will not sign off on building permits unless the utilities to serve those units are in the ground and accepted.
5. All apartment buildings will be required to be sprinkled. No FDC may be installed on the building, but placed within 100' of the building. A fire hydrant must be within 100' of the FDC.
6. Submit an auto-turn for the entire site using the Town of Smyrna fire truck dimensions. Contact James Lawrence with the Town of Smyrna Fire Department.
7. Please provide E911 road name approval and label road names.
8. Please shift trees a minimum of 10' off of storm pipes.
9. Please change the existing zone on all pages to PRD, not R-6.
10. Show and label easements on all public utilities.
11. Please show the cul-de-sac as a public right-of-way at the end of Jackdaw Drive.
12. Refuse facilities cannot be finished with smooth faced CMU block. Please finish with brick to match the other buildings.
13. Please change the table on the last page of the landscape and amenity plan to reflect Smyrna's requirements.
14. Bus shelters should be a minimum of 200 square feet. The details show a structure smaller than 200 square feet.
15. A Type C landscape buffer should be shown along the southern and eastern property lines abutting the C-2 zoned property. Buffer shown does not meet a Type C landscape buffer requirement.
16. Please show streetscaping along Sam Ridley Parkway, West in accordance with the Design Review Manual.
17. Site plan approval would be conditional upon the PRD amendment request being approved by the Town Council.

Staff Recommendation: Staff recommends deferral or denial due to the number of unaddressed remaining comments.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---|---|-----------|----------------------------|----------|
| 8/16/2022 | Hidden Hills Section VI, Phase I / Scott Butler Development | 8/16/2024 | Escrow | \$24,000 |
| <p>Bond is for: Roads, Sewer, Stormwater, Water</p> <p>Development is 55.6% built out. (10 out of 18 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. Place final topping, striping, and lighting. 2. Some manholes and water valve boxes need to be adjusted. 3. Remove silt fabric from catch basins before final inspections. 4. All P.U.D.E. and drainage ditches need to be put on grade per plan. 5. All sidewalks and crosswalks must be ADA compliant. 6. Some areas of curb and gutter are damaged and need to be repaired or replaced. 7. All signage must meet MUTCD requirements. 8. Need to define berm so water does not spill over into Hunter's Point Annex III. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. MH 128-5-2 (A21-50) has debris in the trough and casting is off center. 2. MH 128-5-3 (A21-33) has debris in the trough. <p>DEVELOPER SCOTT BUTLER'S COMMENTS:</p> <p>Please extend since we are only halfway completed with building on the lots.</p> <p>RECOMMENDATION:</p> <p>Extend six months.</p> | | | | |
| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
| 8/16/2016 | Buckingham Place Section I, Phase II / CB Development, LLC | 8/16/2024 | Southern Bank of Tennessee | \$10,000 |
| <p>Bond is for: Roads, Water is CUD, Sewer, Stormwater</p> <p>Development is 100% built out. (31 out of 31 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. Large amounts of erosion from ditches and headwalls leading into pond. 2. Headwall leading into the pond from Hertfordshire Way needs to be dug out. 3. Area in front of the headwall leading out of the pond needs to be dug out. 4. The headwall behind lots 34 and 33 (6004 and 6006 Hertfordshire) needs to be dug out, area cleared, tree removed, and rock check dam removed. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. No issues. <p>DEVELOPER OLIVER CONSTABLE'S COMMENTS:</p> <p>We are working on the punch list.</p> <p>RECOMMENDATION:</p> <p>End of the maintenance period. Release if the punch list is completed by 8/16, otherwise extend three months.</p> | | | | |
| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |

| | | | | |
|-----------|---|-----------|----------------------------|----------|
| 2/17/2016 | Woodcrest Subdivision, Section III / CB Development | 8/18/2024 | Southern Bank of Tennessee | \$10,000 |
|-----------|---|-----------|----------------------------|----------|

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

Development is 100% built out. (26 out of 26 lots built)

Public Works Department Comments:

1. Add lighting.
2. All signage must meet MUTCD requirements.
3. Ditch beside Lot 60 on Stonefield Drive needs to be defined and put on grade per
4. Headwall between Lots 55 & 56 needs to be cleaned out and defined per plan.
5. Ditch behind Lots 44-46 needs to be cleaned out.
6. Clean bottom of all catch basins.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. All headwalls and the concrete drainage swale leading into the pond need a riprap apron underlain with geotextile fabric.
9. In front of both headwalls and the concrete drainage swale, sediment buildup needs to be dug out to allow water to flow into the pond and toward the outlet box.
10. The rise of pipe needs to be removed from the outlet box in the detention pond.

Utilities Department Comments:

1. No issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are working on the punch list.

RECOMMENDATION:

End of the maintenance period. Release if the punch list is completed by 8/18, otherwise extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|----------------|----------|
| 9/8/2014 | Rooker's Bend Subdivision, Section I, Phase I / Elite Development | 8/20/2024 | Escrow | \$29,600 |

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

Development is 100% built out. (32 out of 32 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Some areas need to be milled.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. Road bore on Rookersbend Dr. has buckled the binder.
5. Sidewalks not complete.
6. The headwall between lots 16 and 17 leading into the pond needs the sediment buildup cleared to allow water to enter the pond and not stagnate at the headwall.
7. 7674 Knobdate Rd. there is a hole in the binder that buckled from road bore.
8. ADA truncated plates need to be placed at crosswalks (yellow in color).
9. Crosswalks need to be ADA compliant.
10. Silt fabric needs to be removed from catch basins before final inspection.
11. Need to place binder in the cut out between Lots 13 & 14.
12. Headwall behind lot 2 and 3 (along Florence) needs to be cleared of vegetation and also needs a riprap apron underlain with geotextile fabric.
13. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

F19-37 to F19-39 sags @ 3.3 ft. to 16 ft./140 ft. to 149.7 ft./154.9 ft. to 161.1 ft./188.5 ft.
 1. to 198.5 ft. and debris @ 211.5 ft.

DEVELOPER COMMENTS:

RECOMMENDATION:

Staff is working on a plan to address the remaining deficiencies. Extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|-----------------------|----------|
| 8/21/2020 | Cedar Hills, Section 2, Phase 2 / Cedar Hills Holding, LP | 8/21/2024 | Wilson Bank and Trust | \$10,000 |

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

Development is 100% built out. (29 out of 29 lots built)

Public Works Department Comments:

1. Ensure all inlet protection bags are removed.
 Add seed and straw (straw mat where applicable) to unstabilized areas in and around Open Space 4.
2. around Open Space 4.
3. Ensure all construction remnants are removed (Silt fence, stone check dams, etc.)
4. Remove sediment build up from area drains.

Utilities Department Comments:

1. No issues.

DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:

We anticipate beginning work next month to remediate Open Space 4.

RECOMMENDATION:

End of the maintenance period. Release if the punch list is completed by 8/21, otherwise extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|--|-----------|-------------------------------------|----------|
| 8/18/2019 | Buckingham Hills / Scott Butler & Oliver Constable | 8/23/2024 | Southern Bank of Tennessee & Escrow | \$35,400 |

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

Development is 100% built out. (41 out of 41 lots built)

Public Works Department Comments:

1. Need striping.
2. Need to dress up around kiosk on Abbottswood and remove large rocks and backfill around sidewalk.
3. Headwall going into the detention pond needs to be cleaned.
4. Need to complete ADA crosswalk at Napa Valley and Kew Garden and Abbottswood and Kew Garden.
5. Crosswalks need to be ADA compliant. Need pedestrian crosswalk signs at intersections.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Need to remove debris behind Lot 26.

8. The sediment built up at the headwall behind lot 19 needs to be removed to allow water to flow toward the outlet box of the detention pond.
9. Ensure all headwalls with water flowing out of them have a riprap apron underlain with geotextile fabric.
10. Ensure all construction remnants are removed (check dams, silt fences, stakes, etc.)

Utilities Department Comments:

1. 5334 Abbotswood Dr. Lot 40 needs the correct cleanout installed.
2. 6797 Kew Garden needs the cleanout uncovered and the steel sewer casting lid installed.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

Please begin the maintenance period.

RECOMMENDATION:

Reduce to \$10,000 and extend one year as the maintenance bond.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|----------------|----------|
| 9/28/2022 | Highpointe Subdivision, Phase I / Panattoni Development Company, Inc. | 8/25/2024 | Pinnacle Bank | \$10,000 |

Bond is for: Sewer

Development is 100% built out.

Public Works Department Comments:

1. No issues.

Utilities Department Comments:

1. Manhole A38-147 needs the correct lid installed, has debris in the trough, and is off center.
2. Manhole A38-135 has mastic seal in the trough and needs the excess mastic seal trimmed from under the casting.
3. Submit sewer as-builts.

DEVELOPER REESE GIFFE WITH ALSTON CONSTRUCTION'S COMMENTS:

We will get these addressed ASAP.

RECOMMENDATION:

End of the maintenance period. Release if the punch list is completed by 8/25, otherwise extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|------------------------------------|-----------|----------------|----------|
| 8/30/2023 | Helmsley Place / Regent Homes, LLC | 8/30/2024 | Regions Bank | \$64,700 |

Bond is for: Roads, Sewer, Stormwater

Development is 59.6% built out. (34 out of 57 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks must go to the end of the phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. All P.U.D.E. and drainage ditches needs to be put on grade per plan.

5. Remove silt fabric from catch basins before final inspection.
6. Clean bottom of all catch basins.
7. Some manholes and water valve boxes need adjusting.
8. All signage must meet MUTCD standards.
9. Some areas of curb and gutter are damaged and need to be repaired or replaced.
10. Stabilize the area around the pavilion.
11. Ensure all construction remnants are removed (wattles, stakes, check dams, filter berms).
12. Ensure all headwalls with water flowing out of them have a riprap apron underlain with geotextile fabric.
13. Ensure the detention pond is draining at acceptable rates (wetland vegetation present in pond).

Utilities Department Comments:

1. No issues.

DEVELOPER CASEY KEISTER WITH MERITAGE HOMES' COMMENTS:

We are planning on paving in August.

RECOMMENDATION:

If paving and other punch list items are completed prior to 8/30, reduce to \$20,000 and extend one year as the maintenance bond. Otherwise, extend one year at the current amount.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|--|-----------|----------------|----------|
| 8/31/2021 | Westover, Phase 1-B / Westover Developers, LLC | 8/31/2024 | Escrow | \$10,000 |

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (30 out of 30 lots built)

Public Works Department Comments:

1. All signage must meet MUTCD regulations.
2. Some catch basin grates are broken and need to be replaced.
3. All P.U.D.E. and drainage ditches needs to be put on grade per plan.
4. Remove riser pipe from outlet box, ensure pond is draining within 72 hours, stabilize the floor of the pond, and ensure that headwalls leading into the pond have fabric underlain riprap aprons.
5. Ensure all construction remnants are removed (check dams, silt fences, stakes, etc.).
6. Ensure all inlet protection bags are removed.
7. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. Manhole B60-263 has majestic seal in the trough that needs to be removed.
2. Manhole B60-261 has debris in the trough that needs to be removed.

DEVELOPER THOMAS STEFFEN'S COMMENTS:

We are working to get everything completed before the expiration date.

RECOMMENDATION:

End of the maintenance period. Release if the punch list is completed by 8/31, otherwise extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|---------------------|----------|
| 9/2/2022 | Blakeney Subdivision, Section 3, Phase 1 / Land Solutions Company | 9/1/2024 | Wilson Bank & Trust | \$47,500 |

Bond is for: Roads, Sewer, Stormwater

Development is 69.6% built out. (55 out of 79 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Some manholes and water valve boxes need adjusting.
3. All signage must meet MUTCD regulations.
4. Sidewalks not complete. Sidewalks must go to the end of the phase line.
5. All sidewalks and crosswalks must be ADA compliant.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Remove silt fabric from catch basins before final inspection.
8. Clean bottom of all catch basins.
9. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. No issues.

DEVELOPER LYNN EALY'S COMMENTS:

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

RECOMMENDATION:

Extend six months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|---------------------|----------|
| 9/2/2021 | Blakeney Subdivision, Section 2, Phase 3 / Land Solutions Company | 9/2/2024 | Wilson Bank & Trust | \$10,000 |

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (16 out of 16 lots built)

Public Works Department Comments:

1. Some manholes and water valve boxes need adjusting.
2. All signage must meet MUTCD regulations.
3. Sidewalks not complete. Sidewalks must go to the end of the phase line.
4. All sidewalks and crosswalks must be ADA compliant.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. Clean bottom of all catch basins.
7. Correct the erosion and stabilize the open space behind lot 232.
8. Between lots 222 and 223 there is a 4.5 foot retaining wall in a drainage easement that must be removed. This wall was not approved by the Codes Department.
9. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

- 6804 Earlham Ct. Lot 222 manhole B60-250 has debris in the trough that needs to be
1. removed.

DEVELOPER LYNN EALY'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if the punch list is completed by 9/2, otherwise extend three months.

Bond Report

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|---------------------|----------|
| 10/4/2021 | Blakeney Subdivision, Section 2, Phase 2 / Blakeney Partners GP | 9/2/2024 | Wilson Bank & Trust | \$10,000 |

Bond is for: Roads, Sewer, Stormwater

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

Public Works Department Comments:

1. All signage must meet MUTCD regulations.
2. Sidewalks not complete. Sidewalks must go to the end of the phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Clean bottom of all catch basins. Several needs adjusting before final topping.
6. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. No issues.

DEVELOPER LYNN EALY'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if the punch list is completed by 9/2, otherwise extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|--|-----------|----------------|----------|
| 10/4/2022 | Ashley Grove Apartments / Dominion Development Group | 9/3/2024 | Pinnacle Bank | \$10,000 |

Bond is for: Paving, Soil Stabilization, Curbing, Fencing, Striping, Signage, Landscaping

Development is 100% built out. (All units in new buildings are built)

Public Works Department Comments:

1. No issues.

Utilities Department Comments:

1. No issues.

DEVELOPER DREW MILLER'S COMMENTS:

Please release.

RECOMMENDATION:

End of the maintenance period. Release.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|---------------------|----------|
| 6/4/2021 | Blakeney Subdivision, Section 2, Phase I / Blakeney Partneres, GP | 9/3/2024 | Wilson Bank & Trust | \$10,000 |

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (31 out of 31 lots built)

Public Works Department Comments:

1. All sidewalks and crosswalks must be ADA compliant.
2. All signage must meet MUTCD regulations.
3. Sidewalks not complete. Sidewalks must go to the end of the phase line.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Catch basin at corner of Caranna and Walsham needs to be repaired.
6. Ensure all construction remnants are removed. (check dams, wattles, silt fences, etc.)
7. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. No issues.

DEVELOPER LYNN EALY'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if the punch list is completed by 9/3, otherwise extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|---------------------|----------|
| 12/14/2020 | Blakeney Subdivision, Section I, Phase II / Blakeney Partners, GP | 9/7/2024 | Wilson Bank & Trust | \$10,000 |

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (19 out of 19 lots built)

Public Works Department Comments:

1. Sidewalks not complete. Sidewalks must go to the end of the phase line.
2. All sidewalks and crosswalks must be ADA compliant.
3. All signage must meet MUTCD regulations.
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 stabilized.
6. Clean all structures in detention pond.
7. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. No issues.

DEVELOPER LYNN EALY'S COMMENTS:

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

RECOMMENDATION:

End of the maintenance period. Release if the punch list is completed by 9/7, otherwise extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|---|-----------|----------------|----------|
| 6/9/2021 | Westover, Phase 1-A Final Plat / Westover Developers, LLC | 9/9/2024 | Escrow | \$10,000 |

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

Development is 100% built out. (33 out of 33 lots built)

Public Works Department Comments:

1. Complete striping (crosswalk at entrance).
2. All signage must meet MUTCD regulations.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. Multiple catch basin grates on Kennebec and Green Gate are broken and need to be replaced.
5. Some areas on the east side of the Westbourne cul-de-sac are eroded.
6. The swale leading to the pond from Marchand Drive is heavily eroded.
7. Ensure all headwalls with water flowing out of them are dug out and have a riprap apron underlain with geotextile fabric.
8. Ensure all construction remnants are removed (check dams, silt fences, stakes, etc.).

Utilities Department Comments:

1. Manhole B60-270 has debris in the trough that needs to be cleaned out.
2. Manhole B60-268 has debris in the trough that needs to be cleaned out.
3. Manhole B60-274 has debris in the trough that needs to be cleaned out.
4. Manhole B60-252 has debris in the trough that needs to be cleaned out.
5. Manhole B60-273 has majestic seal under the ladder on the ledge that needs to be cleaned out.

DEVELOPER THOMAS STEFFEN'S COMMENTS:

We are working to get everything completed before the expiration date.

RECOMMENDATION:

End of the maintenance period. Release if the punch list is completed by 9/9, otherwise extend three months.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|------------------------------------|-----------|----------------|----------|
| 9/10/2021 | Sundale, Section II / Scott Butler | 9/10/2024 | Escrow | \$68,000 |

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

Development is 100% built out. (47 out of 47 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. All signage must meet MUTCD regulations.
3. Remove silt fabric from catch basins before final inspection.
4. Fix trip hazard at mail kiosk.
5. Add gravel in temporary cul-de-sacs.
6. Some manhole and water valve boxes need to be adjusted.
7. All crosswalks and sidewalks must be ADA compliant.
8. Some areas of curb and gutter are damaged and need to be replaced.
9. Sidewalks not complete.
10. All P.U.D.E. and drainage ditches need to be put on grade per plan.
11. Some areas of detention pond are eroding and need to be stabilized.
12. Sidewalk needs to be poured from lot 238 to the intersection of Cordial Dr and Big Son Lane.
13. The drainage easement between Generosity Way and Tramore Dr. needs to be stabilized with seed and straw mat in areas where there is not 70% uniform coverage. Also, the headwall along Cordial is obstructed by debris/rock and will need to be cleaned out.
14. The drainage easement between Tramore Dr. and Big Son Ln. needs to be stabilized with seed and straw mat in areas where there is not 70% uniform coverage.
15. Any headwalls with water flowing out of them need a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues.

DEVELOPER COMMENTS:

We are working on the punch list now.

RECOMMENDATION:

If the paving is completed before the expiration date, reduce to \$17,000 and extend one year as the maintenance bond. Otherwise, extend six months at the current amount.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|--|-----------|----------------------------|----------|
| 12/10/2018 | Buckingham Place, Section 3 / JM Byrnes, LLC | 9/10/2024 | Southern Bank of Tennessee | \$31,000 |

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

Development is 100% built out. (32 out of 32 lots built)

Public Works Department Comments:

1. Ensure all headwalls with water flowing out of them have a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

Please begin the maintenance period.

RECOMMENDATION:

Reduce to \$10,000 and extend one year as the maintenance bond.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|-------------------------------------|-----------|----------------|-----------|
| 9/11/2023 | Greystone, 1A / Greystone West, LLC | 9/11/2024 | Regions Bank | \$255,000 |

Bond is for: Roads, Sewer, Stormwater, Water

Development is 26% built out. (36 out of 150 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks not complete. Sidewalks must go to the end of the phase line.
3. All crosswalks and sidewalks must be ADA compliant.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Remove silt fabric from catch basins before final inspection.
6. Clean bottom of all catch basins.
7. Some manhole and water valve boxes need to be adjusted.
8. All signage must meet MUTCD regulations.
9. Some areas of curb and gutter are damaged and need to be replaced.
10. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. No issues.

DEVELOPER JOSH DICKERSON WITH WILLOWBRANCH HOMES' COMMENTS:

Please extend one year.

RECOMMENDATION:

Extend one year.

| DATE RECEIVED | DEVELOPMENT / DEVELOPER | EXP. DATE | SURETY COMPANY | AMOUNT |
|---------------|-------------------------------------|-----------|----------------|----------|
| 9/11/2023 | Greystone, 1C / Greystone West, LLC | 9/11/2024 | Regions Bank | \$78,800 |

Bond is for: Roads, Sewer, Stormwater, Water

Development is 40% built out. (28 out of 70 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks not complete. Sidewalks must go to the end of the phase line.
3. All crosswalks and sidewalks must be ADA compliant.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Remove silt fabric from catch basins before final inspection.
6. Clean bottom of all catch basins.
7. Some manhole and water valve boxes need to be adjusted.
8. All signage must meet MUTCD regulations.
9. Some areas of curb and gutter are damaged and need to be replaced.
10. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. No issues.

DEVELOPER JOSH DICKERSON WITH WILLOWBRANCH HOMES' COMMENTS:

Please extend one year.

RECOMMENDATION:

Extend one year.