



SMYRNA MUNICIPAL PLANNING COMMISSION

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

Smyrna Town Hall

AGENDA

1. Call to Order
2. Prayer
Pledge of Allegiance
3. Citizens' Comments: None at this time.
4. Approval of Minutes of the January 4, 2024 meeting.
5. Old Business:
 - a. Site Plans:
 1. Addition to Villages of Valley Green, Section IV
Enon Springs Road W & Wildwood Drive
Owner / Developer: JSD Holdings
6. New Business:
 - a. Rezoning Requests:
 1. Marian Masoud
540 Rock Springs Road
PUD Amendment
 2. Sammy Said
6070 & 6092 Seminary Road
Rezoning R-3 to C-2
 - b. Sketch Plats:
 1. Hidden Hills, Section VI, Phase II
Summerlin Road, Tamland Avenue, & Shetland Drive
Owner / Developer: Amnon Shreibman / Nir Homes, Inc.
 2. Lyndwood
Almaville Road / Independent Hill Road
Owner / Developer: DRAPAC
 - c. Preliminary Plats:

1. The Courtyards at Stewarts Creek, Phase 2
9351 Rocky Fork Almaville Road
Owner / Developer: Blakeney Partners, GP

d. Final Plats:

1. Burnett Ridge, Section 1
Fortitude Trail
Owner / Developer: David Patterson / Trace Construction, Inc.
2. Burnett Ridge, Section 2
Seneca Court
Owner / Developer: David Patterson / Trace Construction, Inc.
3. Newberry, Lots 1 & 2
3510 Almaville Road
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC

e. Site Plans:

1. 323 Lake Farm Road
323 Lake Farm Road
Owner / Developer: Jason R. Lloyd
2. Advance Auto Parts
1923 & 1929 Almaville Road
Owner / Developer: JMB Investment Company
3. Seven Oaks Storage
855 & 859 Seven Oaks Boulevard
Owner / Developer: Slade Blackwell / Inkana Development

7. February Bond Review Report
8. Staff comments and/or other business
9. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JANUARY 4, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, January 4, 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 Mike Allen 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; Mike Allen; Amy Wise; Miranda Swift; Charles Scurr, PhD

Absent: Tim Slate

Staff Present: Brian Hercules, Town Manager; Jeff Peach, Town Attorney; Scott Byers, Fire Dept. Captain; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Mike Strange, Utilities Director; Charles King, Engineer; Kristi Worrell, Building Official; Mark Crosslin, Planning Technician

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the December 7, 2023 meeting.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the minutes for the December 7, 2023 meeting.

Vote: 6 - 0 Passed - Unanimously

3. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Joe Haddix
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 Miranda Swift, seconded by Amy Wise to defer 60 days until the March meeting.

Vote: 6 - 0 Passed - Unanimously

b. Site Plans:

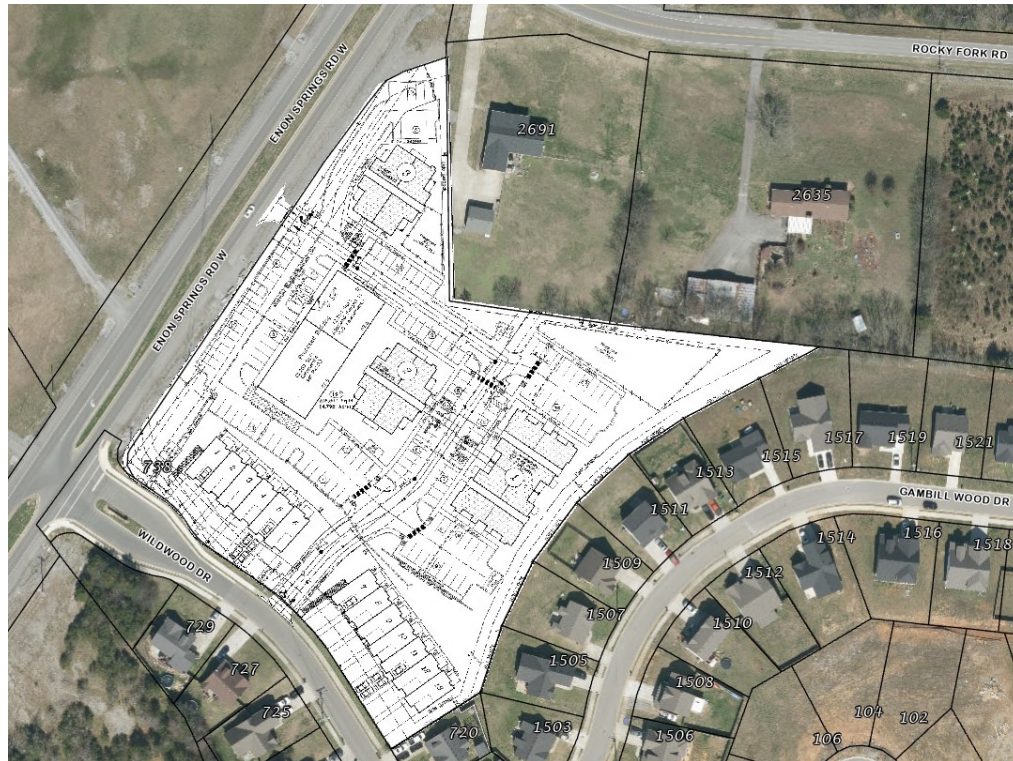
1. Addition to Villages of Valley Green, Section IV - **Request to be deferred**
 Enon Springs Road W & Wildwood Drive
 Owner / Developer: JSD Holdings

Location: Enon Springs Rd. W. & Wildwood Dr.	Applicant: Huddleston Steele Eng. - Enoch Jarrell
Tax Map/Parcel: 33/73.00	Property Owner(s): JSD Holdings
Zoning: PUD	Use Classification: Townhomes

Proposal

A. Location Analysis

The Addition to Village of Valley Green PUD was rezoned from R-3 to PUD in 2004. As part of the PUD, a residential and commercial component were approved for the corner parcel on Wildwood Drive and the current Enon Springs Road, West., previously Rocky Fork Road. The proposed site plan shows 60 townhomes. The approved PUD allowed for 60 residential units and 5,250 square feet of commercial space. Ingress and egress points are shown on both Wildwood Drive and Enon Springs Road, West. The townhomes will be for sale products and a plat will need to be submitted and recorded for a horizontal property regime. Two and three story townhome units are shown as part of this development.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.88 Ac
Square Footage of Open Space/Landscaping	3,836 SF	9,500 SF
Total Parking	270 Spaces (4.5/Unit)	162 Surface Spaces 60 Garage Spaces (3.68/Unit)
Handicapped Parking Space(s)	0 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the northern property line abutting the two single family lots. Streetscaping is shown along Enon Springs Road, West with a variety of trees lining Wildwood Drive between driveways of the townhomes. A Type C landscape buffer is also shown along the eastern property line abutting single family lots. In addition, a privacy fence is shown behind the units fronting Enon Springs Road, West.

C. Design Review

Architectural elevations submitted show two different designs for the three and two story townhomes. The three story townhomes are shown to have a band of stone along the lower half of the first floor on all four sides. The remaining building is proposed to be fiber cement board with varying architectural style. The two story townhomes show the first floor to have brick on the front of the units with the second story to be fiber cement board. All three other sides show entirely fiber cement board.

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. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.

4. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this road at this time.

Staff Comments:

1. Construction plans are under review.
2. Landscaping along Enon Springs Road, West will be required to comply with MTEMC overhead utility requirements.
3. Provide the square footage of the townhomes in order to calculate the correct required fire flow. Depending on the proposed square footage, buildings may be required to be sprinkled.
4. Staff would recommend that the privacy fence be constructed of a different product than wood for durability purposes.
5. Ensure the sidewalk corners meet ADA requirements.
6. Ensure the storm system intercepts flow from impervious surfaces on site and are directed to the pond.
7. Ensure all storm structures are located in a clearly marked drainage easement or common area.
8. Drainage structures and landscape buffers must not overlap.
9. Extend sewer to the Walter Gambill property.
10. Any balcony or covered area must meet minimum building setbacks.
11. Show an example of the playground equipment to be used in playground areas.
12. This site is part of a PUD which was approved several years ago which allowed for 60 multifamily units. There were no specifics within the PUD as to the type of multifamily units. The required parking at the time of PUD approval for all multifamily units was 2 spaces per unit. Since that time, the Town has amended the parking requirements for townhome developments to 4 spaces per unit plus .5 space per unit for guest parking. This translates to 270 parking spaces which would be required for this development. As shown, 13 units have 4 driveway spaces, 23 units have 2 driveway spaces, and 24 units have 1 driveway space. In addition, there are 40 surface parking spaces. This totals 162 spaces. The site as proposed does not meet current parking requirements for townhomes. The required parking for apartments remains 2 spaces per unit.

Staff Recommendation: Staff recommends approval of the request, pending the above listed comments are addressed to meet current Ordinance requirements.

Motion by Miranda Swift, seconded by Charles Scurr, PhD to defer 30 days until the February meeting.

Vote: 6 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Request:

1. Kevin Gangaware
9800 Florence Road
Rezoning R-1 to PRD

A Rezoning request was submitted for 9800 Florence Road. This property can be further referenced by Rutherford County Tax Map: 27, Parcel: 36.01, and is comprised of 13.03 acres. The surrounding zoning is R-1 in Town and RM in Rutherford County. The Land Use Plan would support Low Density Residential development (up to 3 units/acre) on the eastern side of Florence Road in this area, and Medium Density Single Family Residential development (up to 5 units/acre) on the western side of Florence Road in this area. The Major Thoroughfare Plan designates Florence Road as a minor

arterial. Adequate right-of-way would be required to be dedicated with this project. The requested PRD is for 54 single family lots. The following staff comments were made:

1. The required minimum fireflow is 1,000 GPM @ 20 PSI.
2. Any elevation fronting a road shall be considered the primary facade and must meet the elevation requirements shown for the front of the home. If a lot has more than one frontage or is visible from Florence Road, this requirement would be applicable to all elevations facing a public roadway.
3. Critical lots as defined in the Subdivision Regulations would be identified at the preliminary plat stage.
4. TVA approval must be provided for the pond and sidewalk within the TVA easement. Please provide this documentation prior to receiving a grading permit.

At this time, Councilman Tim Morrell acknowledged applicant Kevin Gangaware with Civil Site Design Group to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Gary Wisniewski with Landmark Homes to speak regarding this request.

Motion by Charles Scurr, PhD, seconded by Amy Wise to recommend approval to the Town Council the R-1 to PRD rezoning of 9800 Florence Road with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

b. Site Plans:

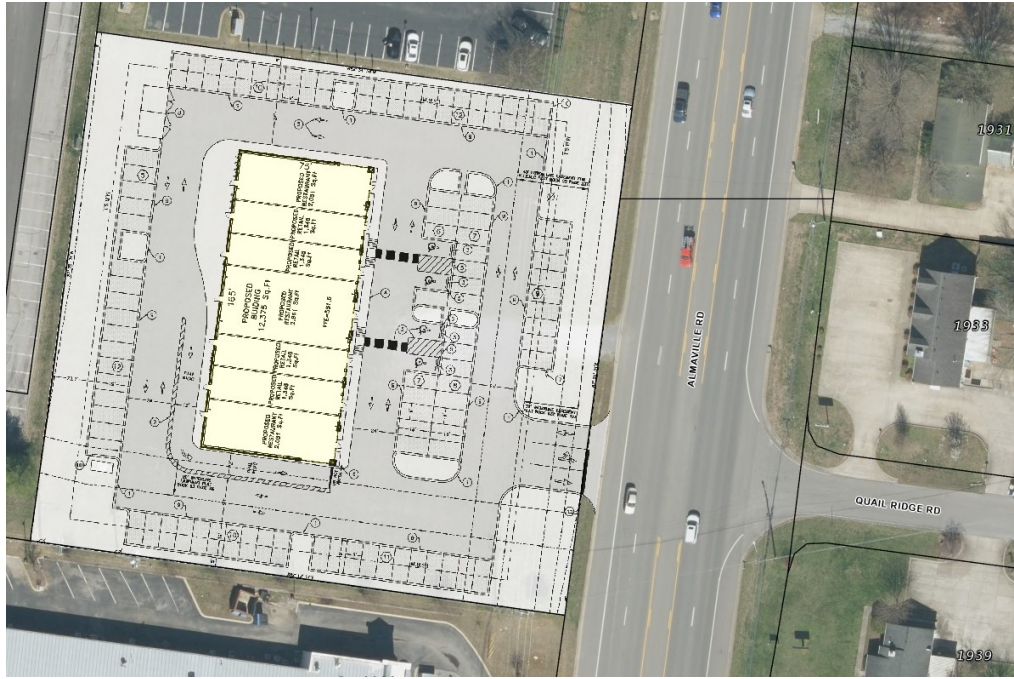
1. Legends of Smyrna, Lot 4A
Almaville Road
Owner / Developer: Fleeman Living Trust / Greg Patel

Location: Almaville Road	Applicant: Greg Patel
Tax Map/Parcel: 50/54.09	Property Owner(s): Fleeman Living Trust
Zoning: C-2	Use Classification: Retail & Restaurant

Proposal

A. Location Analysis

A 12,375 square foot multi-tenant retail facility is proposed for a vacant lot on Almaville Road. Property proposed for development is located south of Legends Steakhouse and across from the intersection of Almaville Road and Quail Ridge Road. A single access point is proposed off of Almaville Road across from Quail Ridge Road. Three restaurant spaces are shown and four retail suites are shown. The restaurants are on the ends of the building and one in the middle and one drive-thru on the southern end of the building.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.01 Ac
Square Footage of Open Space/Landscaping	4,412 SF	4,750 SF
Total Parking	92 Spaces	97 Spaces
Handicapped Parking Space(s)	4 Spaces	4 Spaces

B. Landscaping

Landscape plan shows red maples along Almadale Road with a variety of shrubs planted between the street trees. Shrubbery is also shown at the base of the front of the building and around the dumpster enclosure. Trees are shown within landscaped islands around the parking lot.

C. Design Review

Architectural elevations all four elevations consisting of primary materials of two different colors of brick, stone and glass/glazing. Elevations meet the Design Review Manual as presented.

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. Signs will require a separate permit.
4. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almadale Road as a minor arterial. Adequate right-of-way exists for this road at this time.

Staff Comments:

1. As submitted, the required minimum fire flow is 1,500 GPM at 20 PSI.
2. It appears that the dumpster enclosure is set up for two dumpsters for potentially seven businesses including potentially three restaurants. If this proves to be inadequate and additional dumpsters are needed in the future, the enclosure will have to be rebuilt to enclose all needed

- dumpsters.
3. Expand the dumpster enclosure to include a 3rd dumpster.
 4. Provide TDOT approval for driveway entrance off of Almaville Road prior to issuance of a building permit.
 5. There is a possibility that in the future the center turn lane of Almaville Road may be removed. At that time, the access to this site would become a right in/out only.
 6. Adequate parking is shown to meet the Zoning Ordinance. However, the area of the building which is able to be used as a restaurant is limited to 7,000 square feet in order to maintain adequate parking for the site.
 7. The proposed plan for stormwater detention exclusively utilizing pervious pavers will be reviewed with the grading permit.
 8. CUD's existing infrastructure should be adequate to meet the 1,000-1,500 GPM fire flow requirement for this site.
 9. Consolidated Utility District of Rutherford County (CUDRC) has an existing ten (10) inch water main along the southern property line and a twelve (12) inch water main along Almaville Road.
 10. Submit a water service availability request to CUDengineering@ cudrc.com for feasibility study and to receive a Will Serve letter from CUD.
 11. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

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

Motion by Miranda Swift, seconded by Mike Allen to approve the site plan for Legends of Smyrna, Lot 4 with the above listed staff comments, in addition to adding a third dumpster.

Vote: 6 - 0 Passed - Unanimously

2. The Courtyards at Stewarts Creek Amenity Area
Rocky Fork Almaville Road
Owner / Developer: EPCON Communities

Location: 9351 Rocky Fork Almaville Road	Applicant: Land Solutions Company
Tax Map/Part of Parcel: 54/8.05	Property Owner(s): Blakeney Partners GP
Zoning: PRD	Use Classification: Amenity Center

Proposal

A. Location Analysis

The Courtyard at Stewarts Creek is planning for their amenity center, located near the front of the development off of Rocky Fork Almaville Road. Included in the amenity area would be a community building/pool house, pool, playground, mail kiosk and pickleball court with a bocce ball court.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	6,492 SF
Square Footage of Open Space/Landscaping	643 SF	6,728 SF
Total Parking	N/A	19 spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

C. Landscaping

Landscape plan shows a Type C landscape buffer along Rocky Fork Almaville Road with shrubbery planted around the perimeter of the clubhouse. Additional trees are shown in landscape islands within the parking area.

D. Design Review

Architectural elevations for the amenity center show a primary material of fiber cement panels with a layer of stacked stone near the base of the building. The building is to match the approved materials for the single family homes within this development to provide a consistent appearance.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this road with the plat.

Staff Comments:

1. Provide streetscaping along Road D between the parking lot and the road meeting Design

- Review requirements.
2. Label all road names and provide E911 approval.
 3. The required minimum fireflow is 1500 GPM at 20 PSI. If the building is sprinkled, it would be 1000 GPM at 20 PSI.
 4. The building is required to be sprinkled.
 5. The FDC must be 30' from the building and fire hydrants must be within 100' of the FDC.
 6. A final plat must be submitted and recorded prior to issuance of a building permit.
 7. Please modify the Type C landscape buffer along Rocky Fork Almaville Road to streetscaping per our Design Review Manual.
 8. Landscaping and drainage structures may not overlap. Please shift landscaping away from the drainage ditch.
 9. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirement for this site. Please refer to CUD Will Serve letter issue 2/27/2023. If the fire flow requirement is greater than 1,000 GPM, please resubmit a water availability request for further evaluation and to receive an updated Will Serve letter.
 10. Once available, submit a full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

Motion by Amy Wise, seconded by Mike Allen to approve the site plan for The Courtyards at Stewarts Creek Amenity Center Area with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

5. January Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the January Bond Review Report with staff recommendations.

Vote: 6 - 0 Passed - Unanimously

6. Staff comments and/or other business

7. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman

Addition to Village of Valley Green

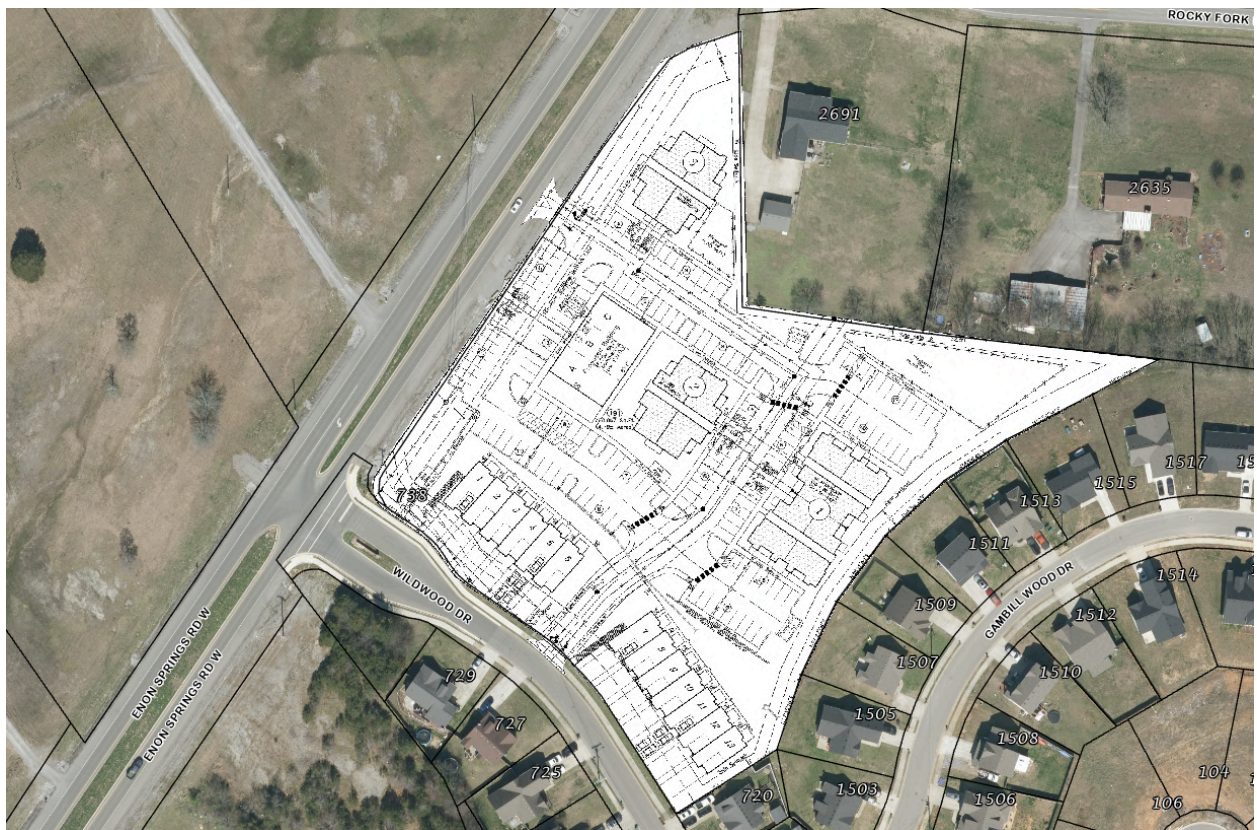
Site Plan

Location: Enon Springs Rd. W. & Wildwood Dr.	Applicant: Huddleston Steele Eng. - Enoch Jarrell
Tax Map/Parcel: 33/73.00	Property Owner(s): JSD Holdings
Zoning: PUD	Use Classification: Commercial & Residential

Proposal

A. Location Analysis

The Addition to Village of Valley Green PUD was rezoned from R-3 to PUD in 2004. As part of the PUD, a residential and commercial component were approved for the corner parcel on Wildwood Drive and the current Enon Springs Road, West., previously Rocky Fork Road. The proposed site plan shows 47 apartments, 13 townhomes and 5,250 square feet of commercial space. The approved PUD allowed for 60 residential units, which are shown, and 5,250 square feet of commercial space. Ingress and egress points are shown on both Wildwood Drive and Enon Springs Road, West. The townhomes will be for sale products and a plat will need to be submitted and recorded for a horizontal property regime. Two story townhome units and three story apartment buildings are shown as part of this development.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.54 Ac
Square Footage of Open Space/Landscaping	6,710 SF	7,500 SF
Total Parking	180 Spaces	206 Spaces
Handicapped Parking Space(s)	6 Spaces	5 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the northern property line abutting the two single family lots. Streetscaping is shown along Enon Springs Road, West with a variety of trees lining Wildwood Drive between driveways of the townhomes. Additional vegetation is shown behind apartment building two to buffer the residential building from the commercial

building. Sparsely planted trees are shown along the eastern property line abutting single family lots, however this lot line will need additional vegetation to create a buffer from the high density residential to the single family residential.

C. Design Review

Architectural elevations submitted show the commercial building, on the front and rear, to have a mixture of primary materials including brick and glass/glazing. Side elevations have not been submitted. The townhouse elevations submitted show the front elevation with a mixture of brick, stone and fiber cement board siding. A note has been added stating the materials will be a mixture of brick, stone or fiber cement board. The apartment elevations, provided via an example of two wall faces for existing apartments, have a similar note to the elevations for the townhouses with a mixture of brick, stone or fiber cement board siding.

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. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.
4. A grading permit fee of \$864.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this road at this time.

Staff Comments:

1. Utility plans are under review.
2. The required minimum fire flow will be 2,125 GPM at 20 PSI. This is based on the largest apartment building. The apartments are required to be sprinkled, and the other buildings may be required to be sprinkled depending on the construction type and available fire flow.
3. The approved subdivision plat for this lot showing the easement dedications must be recorded prior to issuance of any building permits for this site.
4. Please show on the plans whether the townhomes will be a for sale product or rental. This affects how the units are provided sewer. If they are to be a for sale product, the sewer lines in the rear of townhomes must be a public sewer main. Show the required easements.
5. Landscaping along Enon Springs Road, West will be required to comply with MTEMC overhead utility requirements.
6. Landscaping and storm structures cannot overlap. Please show one or the other relocated as needed.
7. The Fire Department must be able to reach within 150' around each building. Apartment building 3 does not meet this requirement.
8. The sidewalk to the playground area next to building 3 must have a ramp to make it ADA accessible.
9. Label the internal loop drive with one of the road names approved by E911. Submit an address number layout.
10. Apartment buildings 1, 2 and 3 sewer cleanouts need to be a maximum of 10' away from the sewer main.
11. The new water main must be connected to the 12" main on the west side of Enon Springs Road, West. The roadway must be bored. A connection cannot be made to the east side of Enon Springs Road, West nor Wildwood Drive.
12. Sewer main required to be extended to the Gambill property.
13. Provide architectural elevations for all buildings on the property including townhomes, apartments and the commercial building showing all four sides, the material percentages per wall face, and the material percentages for the overall building.
14. The elevations on the commercial building appear to show a block for the base of the building while materials label it as brick. Please verify.
15. Please show additional dumpsters for the development. Provide dedicated trash receptacles for the commercial building.
16. The auto-turn appears to show the truck entering parking spaces. This is not allowed. Please resubmit the auto-turn with any necessary changes to eliminate this issue.
17. The FDC must have a minimum of a 3' clearance on all sides.

Planning Commission
Add. to Village of Valley Green
2-1-2024

18. Please show a loading/unloading zone for the commercial building which does not interfere with the auto-turn.
19. Provide a Type C landscape buffer between the multifamily uses and all of the surrounding single family uses.
20. Please provide additional vegetation between apartment building 2 and the commercial building similar to a Type C landscape buffer.
21. The parking calculations in the site data table are incorrect. Please adjust accordingly.
22. This site is required to meet ADA requirements. Based on the number of parking spaces provided, a minimum of 6 handicapped parking spaces are required. At least one of these spaces must be van accessible. Please show handicapped parkings spaces spread throughout the development to serve all the apartment buildings as well as the commercial building. Handicapped people should not be required to cross drive aisles to reach their destination.

Staff Recommendation: Staff recommends denial of this request due to the list of outstanding comments.

Subject:

Marian Masoud
540 Rock Springs Road
PUD Amendment

Summary:

Marian Masoud: Rezoning PUD Amendment

Location: 540 Rock Springs Road

Tax Map: 28E Group:A

Parcel: 17.00

Acres: 0.79 Current Zoning: PUD Proposed Zoning: PUD

1. The surrounding zoning is R-4 and PRD (Harts Branch Village).
2. The Land Use Plan would support Mixed Residential development in this area.
3. The Major Thoroughfare Plan designates Rock Springs Road as a Collector.
4. The requested PUD amendment to the existing PUD is to allow for retail sales of clothing and bedding. The existing PUD, which was approved in December 2004, allows for one single family residence or a fabric shop selling sewing supplies and offering sewing classes.
5. Sewer is not currently available. Should the existing septic system be inadequate, sewer would be required to be extended from Harts Branch Village.

Attachments

Application

Location Map



Town of Smyrna

REZONING REQUEST

PARCEL INFORMATION			
EXISTING ZONING DISTRICT PUD		PROPOSED ZONING DISTRICT amend the PUD to allow retail clothing and bedding sales	
SITE ADDRESS: 540 Rock Springs Rd, Smyrna TN 37167			
TAX MAP	PARCEL 028 E A 017.00	GROUP	ACRES

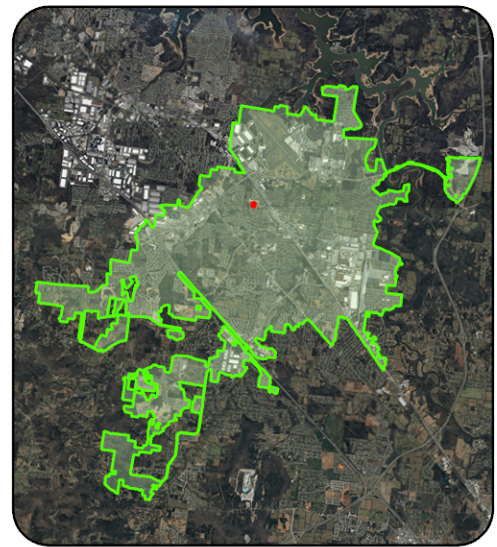
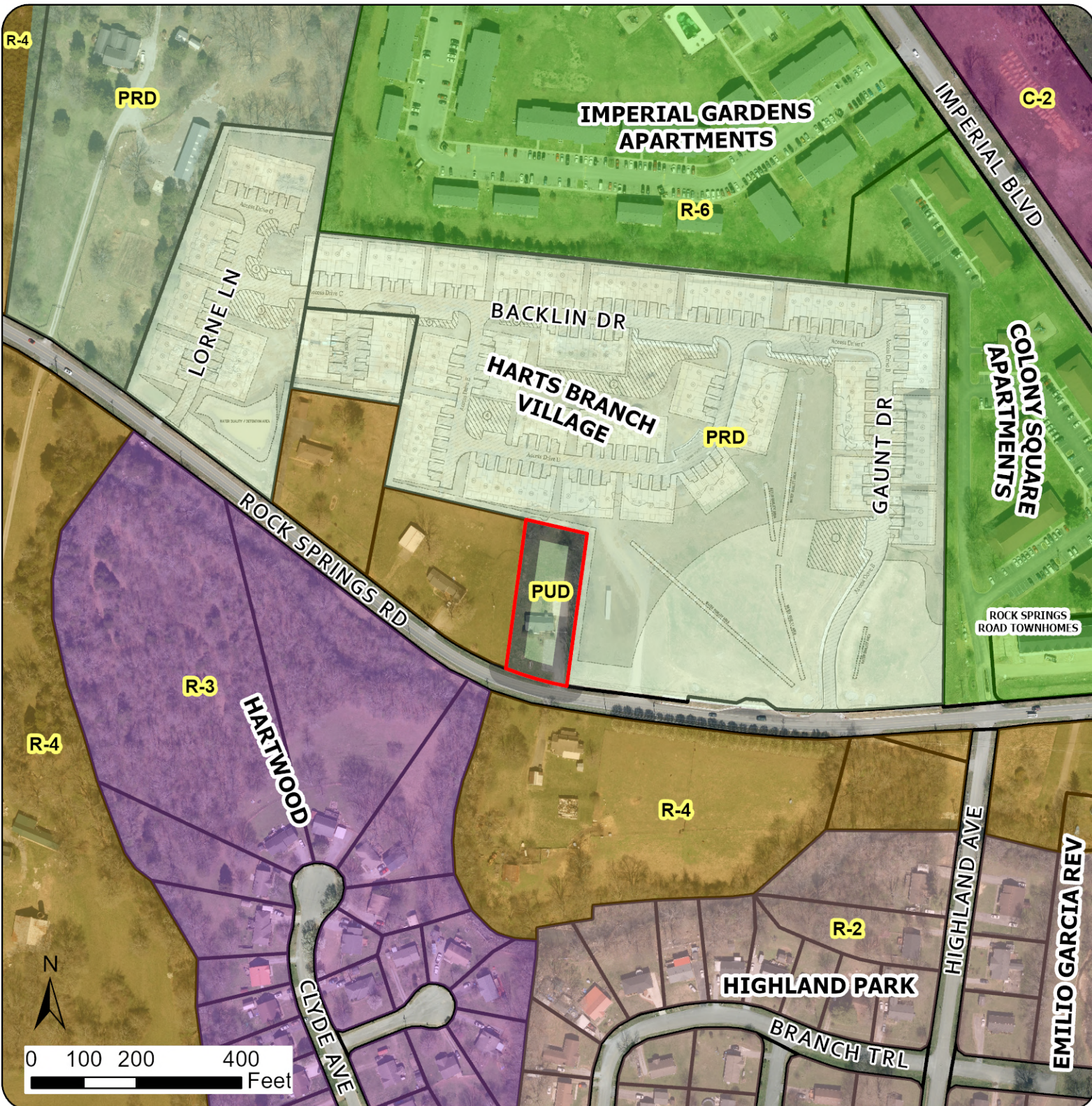
APPLICANT'S INFORMATION			APPLICANT IS: <input checked="" type="checkbox"/> OWNER OR <input type="checkbox"/> AUTHORIZED AGENT OF OWNER		
Last Name Masoud		First Name Marian			
Street Address 385 Clarkston Dr					
City Smyrna		State TN		Zip Code 37167	
Telephone Number			Cell Phone Number 201 779 1623		
Email madib81@yahoo.com					
Contractor/Developer Email					



Property Owner Signature: Marian Masoud Date: 12-26-23

Contractor/Agent Signature: _____ Date: _____

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____



-  Parcels
-  Requested Location



Marian Masoud
 PUD Amendment

Tax Map: 28E
Group: A
Parcel: 17.00
Acres: 0.80

Subject:

Sammy Said
6070 & 6092 Seminary Road
Rezoning R-3 to C-2

Summary:

Sammy Said: Rezoning R-3 to C-2
Location: 6070 & 6092 Seminary Road
Tax Map: 55 Parcels: 4.01 and 5.02 Acres: 0.80
Current Zoning: R-3 Proposed Zoning: C-2

1. The surrounding zoning is R-1 (Church of Christ at Stewarts Creek), C-2 and I-2 in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single-Family Residential development in this area.
3. The Major Thoroughfare Plan designates Seminary Road and Poplar Wood Road as Collectors. Adequate right-of-way exists for these streets.
4. Sewer will be required to be extended from the intersection of Almaville Road and Seminary Road to the adjoining property lines.
5. The intended use is for the existing house to be used as a dental office. If the rezoning is approved, a site plan would be required to be submitted showing the required parking, landscaping, stormwater, and utility improvements. In addition, conversion of the existing single family residence to a commercial use would require submittal of building plans meeting all applicable commercial building and fire codes to be reviewed by the Codes Department.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.
7. CUD's existing infrastructure should be adequate to meet 1,000 GPM fire flow requirements for this development. There is an existing 8" water line along the eastern side of Seminary Road with a fire hydrant nearby.

Attachments

Application
Location Map



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: <i>Sammy Said</i>		
Street Address: <i>7060 Red Apple Rd</i>		
City: <i>Antioch</i>	State: <i>TN</i>	ZIP: <i>37013</i>
Email: <i>SamSaidHomes@gmail.com</i>	Phone: <i>615-290-7758</i>	

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

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

PROPERTY INFORMATION

Street Address/Intersecting Streets: <i>6070 Seminary Rd + Adjacent lot</i>		
Tax Map: <i>0</i>	Group:	Parcel: <i>055 005.02 and 055 004.01</i>
Requested Lot Area (Square feet/Acres):		
Existing Zoning: <i>Res.</i>	Requested Zoning: <i>C2</i>	

*Current Property Owner (See Note Below):

APPLICANT AUTHORIZATION

Applicant Signature: <i>[Signature]</i>	Date: <i>01-09-2024</i>
---	-------------------------

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.

Rutherford County

FOXLAND FOREST

R-1

POPULAR WOOD RD

SEMINARY RD

Recycle Alliance Center

I-2

PRD

BELMONT

SARAVA LN

R-3

C-2

FOXLAND DR

POPULAR WOOD (OLD) RD

ALMAVILLE RD

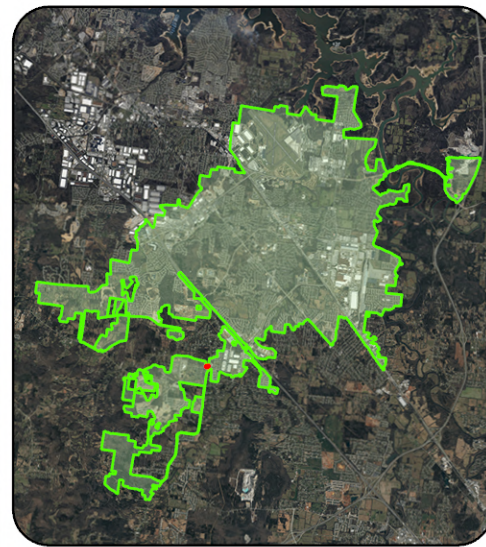
THE PRESERVE AT STEWART CREEK



PRD

HIGH ECHELON CIR



0 75 150 300 Feet



-  Parcels
-  Requested Parcels



Sammy Said

R-3 to C-2

Tax Map: 55
Parcel: 4.01 & 5.02
Acres: ~0.80

Subject:

Hidden Hills, Section VI, Phase II
Summerlin Road, Tamland Avenue, & Shetland Drive
Owner / Developer: Amnon Shreibman / Nir Homes, Inc.

Summary:

Sketch Plat: Hidden Hills, Section VI, Phase II
Location: Summerlin Road, Tamland Avenue, & Shetland Drive
Tax Map: 33 Parcel: 10.00
Acres: 22.48 Zoning: R-3 Lots: 49

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
 3. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
 4. Signs will require a separate permit.
 5. No roads shown on the Major Thoroughfare Plan are affected by this development.
 6. The required minimum fire flow will be 1,000 GPM at 20 PSI. This cannot be adequately provided above an elevation of 720'. Any finished floor elevation above 720' will require the house to be constructed with a fire sprinkler system. If the gross square footage of a home exceeds 3,600 square feet under roof, the minimum fire flow requirement will be increased.
 7. Please remove all easements along public roadways where they are not needed. All utilities are located within the right-of-way. Utility easements will only be needed on lots where utilities encroach upon private property.
-

Subject:

Lyndwood
Almaville Road / Independent Hill Road
Owner / Developer: DRAPAC

Summary:

Sketch Plat: Lyndwood
Location: Almaville Road/Independent Hill Road
Tax Map: 73 Parcels: 18.00, 21.03, and 26.00
Acres: 689.5 Zoning: PRD Lots/Units: 1500

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. Signs will require a separate permit.
4. A grading permit fee of \$69,335.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline.
6. The development of this subdivision is not feasible until adequate sewer is available.
7. A second entrance will be required when the development of the 100th home occurs. Per the proposed phasing plan, Phases 2, 3, and 4 total 436 lots and will be served by only one entrance until Phase 5 is built to connect to Phase 1 creating multiple entrances for these phases. Development of Phase 2 will require a road to be constructed to either Independent Hill Road or to Phase 1.
8. The required minimum fire flow will be 1,000 GPM at 20 PSI.
9. Provide a new traffic study, as the previously received study is over 5 years old. In addition, in the intervening time since the previous study was submitted the Town added Section 3.200 to the Zoning Ordinance which provides more guidance regarding the preparation of traffic studies. Any improvements recommended by the traffic study will be required to be installed by the developer.
10. Submit road names and E911 approval as the project proceeds through each phase of the development.
11. The proposed connection to Drew Street is not feasible at this time. The adjoining property owner granted an ingress/egress and utility easement to this property, which does allow for the construction and maintenance of utilities and access. However,

the adjoining property owner still owns the property and the developer has no right to build and dedicate a public street in the easement. The developer will be required to either obtain ownership of the needed property or the current owner will be required to be a signatory to the final plat in order for the road connection to Drew Street to be constructed.

12. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. Significant offsite improvements are required to meet water needs for development (see combo Will Serve and FID Letter issued 9/15/2023). The applicant should consult CUD for instructions on submittals and any related information regarding status of future improvements of the associated area.
 13. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
-

Subject:

The Courtyards at Stewarts Creek, Phase 2
9351 Rocky Fork Almaville Road
Owner / Developer: Blakeney Partners, GP

Summary:

Preliminary Plat: The Courtyards at Stewarts Creek, Phase 2
Location: Rocky Fork Almaville Road
Tax Map: 54 Parcel: 8.05
Acres: 8.04 Zoning: PRD Lots: 42

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$2,193.00 will be required.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. Submit construction plans.
7. Submit road names & E911 approval for those road names.
8. Please modify the temporary turn-around near lots 35 & 36 to meet Fire Department regulations.
9. Show and label all right-of-ways and easements and provide dimensions.
10. Lots with easements along the side lot line will require an additional 5' setback from the easement. Please show on the plat.
11. Label utility line sizes.
12. The uncovered patio on the sides of each home must remain uncovered in areas which encroach upon the minimum side setbacks.
13. Please add fire hydrants within 500' of all building envelopes.
14. Please identify any critical lots with an asterisk.
15. All HVAC units must be located in the rear of each building.
16. Update the FEMA map information on the Site Data table to the current adopted map.
17. Provide a plat sheet with the existing contours but without the proposed grading shown to provide more clarity for review.
18. Submit a roadway lighting plan.
19. Please add to the plans that the fire flow requirement is 1,000 GPM at 20 PSI.

20. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements for this site. Please refer to CUD Will Serve letter issued 2/27/2023. If the fire flow requirement is greater than 1,000 GPM please resubmit a water availability request for further evaluation and to receive an updated Will Serve letter.
 21. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
-

Subject:

Burnett Ridge, Section 1

Fortitude Trail

Owner / Developer: David Patterson / Trace Construction, Inc.

Summary:

Final Plat: Burnett Ridge, Section 1

Location: Fortitude Trail

Tax Map: 33 Part of Parcel: 58.00

Acres: 9.80 Zoning: PRD Lots: 33

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
 3. A grading permit fee of \$1,365.00 will be required prior to issuance of a grading permit.
 4. Signs will require a separate permit. The sign must be a minimum of 10' offset from utilities.
 5. No roads shown on the Major Thoroughfare Plan are affected by this development.
 6. The required minimum fire flow will be 1,000 GPM at 20 PSI.
 7. Add the signatures of the owner prior to submittal for recording.
 8. An additional 5' side setback is required for lots with public easements along side lot lines. Please show on Lots 15-16 and 27-28.
 9. Show a 20' minimum width utility easement with dimensions labeled for the sewer line which crosses Open Space Lot 1003.
 10. Correct Note 10 in regards to referencing the incorrect municipality.
 11. Show the total acreage within this section.
 12. Show the size of the proposed water lines along Fortitude Trail and Garville Avenue.
 13. Show the dimension of the proposed right-of-way of all cul-de-sacs.
 14. A site plan for the amenity center on Open Space Lot 1003 will be required prior to construction of the amenities.
 15. Please update the FEMA map information to the current map.
-

Subject:

Burnett Ridge, Section 2

Seneca Court

Owner / Developer: David Patterson / Trace Construction, Inc.

Summary:

Final Plat: Burnett Ridge, Section 2

Location: Seneca Court

Tax Map: 33 Part of Parcel: 58.00

Acres: 13.24 Zoning: PRD Lots: 37

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. Add the signatures of the owner prior to submittal for recording.
8. The drainage easement between Lots 62-63 should be 20' wide, not 10'. Show the additional 5' side setback from the revised width.
9. Show a 20' wide easement for the water line on Lot 61.
10. Lots 63-68 will need a drainage easement along the rear of the properties due to the headwall directing water flow in that direction.
11. Show the critical lots as identified on the preliminary plat.
12. Shift the fire hydrant from Lots 47-48 to Lots 53-54 and remove the fire hydrant between Lots 61-62.
13. Does the drainage easement behind Lots 48-52 end at Lot 52 due to topography or should it continue?
14. Is there a drainage easement or detention to collect the overflow from Lot 1000? Water cannot be discharged onto an adjacent property.
15. Please use the updated signature block for "Certificate of Approval for Public Ways" to be signed by the Town Engineer, not Director of Public Works.
16. The storm pipe cannot be laid over the water line between Lots 60 and 61. Please correct this conflict.
17. Correct Note 10 in regards to the incorrect municipality.

18. Show the total acreage within this section.
 19. Show the dimension of the proposed right-of-way of all cul-de-sacs.
 20. Please update the FEMA map information to the current map.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. d. 3.
Department: Planning & Zoning
Date: February 1, 2024**

Subject:

Newberry, Lots 1 & 2
3510 Almaville Road

Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC

Summary:

Final Plat: Newberry Lots 1&2

Location: 3510 Almaville Road

Tax Map: 55 Parcels: 29.02

Acres: 37.00 Zoning: PUD Lots: 2

1. Add the signatures of the owners, TDEC, and CUD before the mylar is submitted to the Town for signatures.
 2. As there is no sewer at this location currently, this plat is required to be reviewed by the Planning Commission and Town Council.
 3. Remove the signature block for “Certificate of Approval of Utility Systems” as there are no Smyrna utilities shown existing or proposed with this plat.
 4. As land is shown being dedicated as right-of-way to TDOT, please provide either a signature block on the plat or other method of acknowledgement from TDOT that they are aware of the dedication and have accepted it either via the plat or other method.
 5. Are the existing buildings on the remaining land that is not a part of this plat connected to a septic system located on Lot 1?
 6. CUD’s existing infrastructure is NOT adequate to meet the fire flow requirement of 1,500 GPM for the development. Please refer to the CUD Will Serve letter issued 11/5/2023 for instructions on next steps for facilities improvement study.
 7. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
-

323 Lake Farm Road

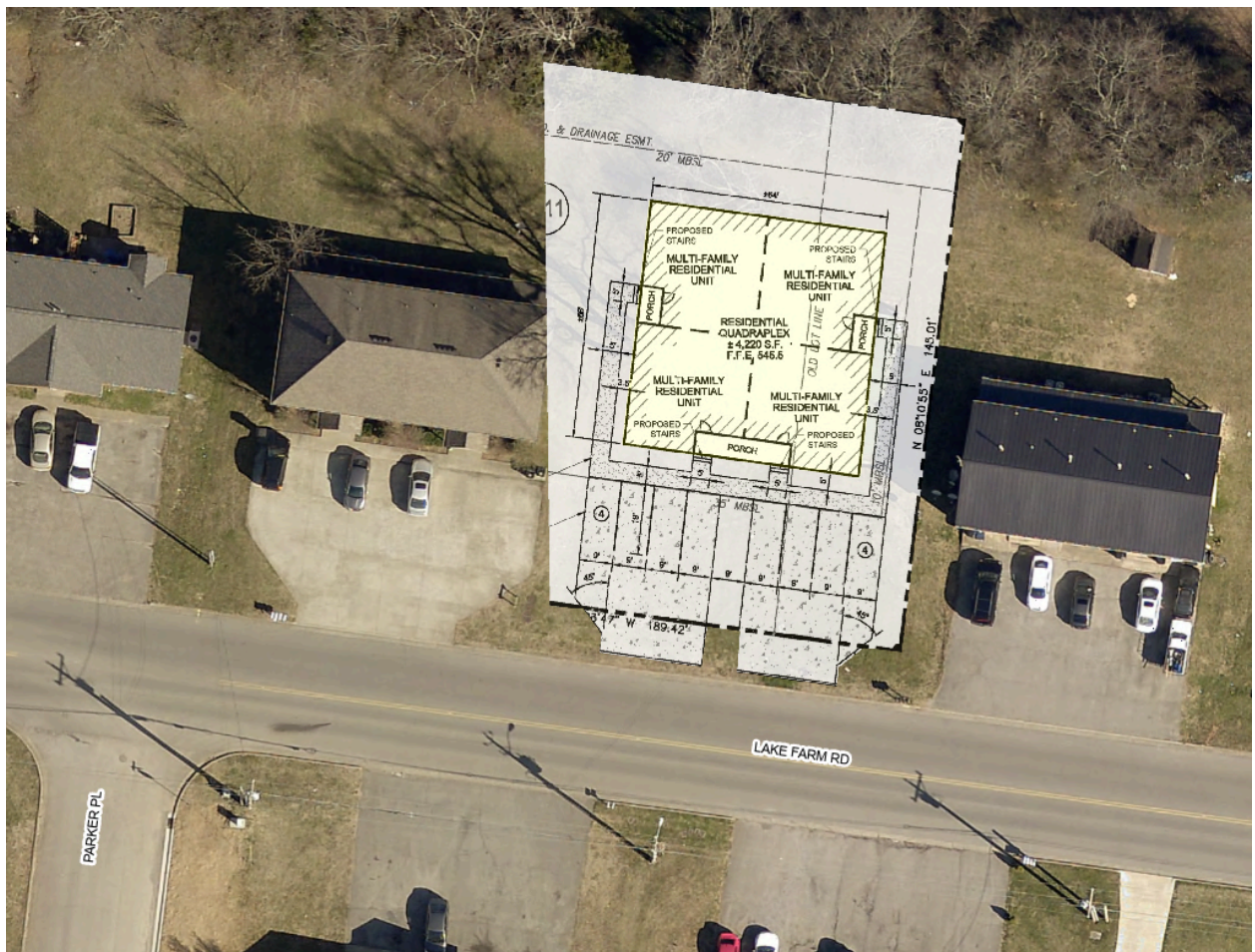
Site Plan

<i>Location:</i> 323 Lake Farm Road	<i>Applicant:</i> Morelock Engineering
<i>Tax Map/Group/Parcel:</i> 27N/C/12.00	<i>Property Owner(s):</i> Jason Lloyd
<i>Zoning:</i> C-2	<i>Use Classification:</i> Multi-family residential

Proposal

A. Location Analysis

Property owner Jason Lloyd owns the quadruplexes at 323 and 325 Lake Farm Road and wishes to develop another quadruplex between the two buildings. The property was rezoned from R-4 to R-6 during the October 2021 Town Council meeting to permit for the use of multi-family residential and was approved by the Planning Commission for site plan development in May 2022. Access to the site would be provided via Lake Farm Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2,853 SF
Square Footage of Open Space/Landscaping	285 SF	318 SF
Total Parking	16 Spaces	8 Spaces
Handicapped Parking Space(s)	1 Space	0 Spaces

B. Landscaping

Landscape plan submitted shows three trees along Lake Farm Road with shrubbery at the base of the front of the building and in the landscape island between the parking areas.

C. Design Review

Architectural elevations submitted show the building to be built with horizontal fiber cement lap

siding on all four sides of the building.

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. This project must follow the Land Disturbance Management Guidelines for projects less than 1 acre. These guidelines can be found at <https://www.townofsmyrna.org/home/showpublisheddocument/1841/636414107631200000>
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Lake Farm Road as a Collector. Adequate right-of-way exists for this street.
5. The required minimum fire flow will be 1,750 GPM at 20 PSI. If the units are divided using fire walls, the minimum requirement drops to 1,000 GPM at 20 PSI. The available fire flow is 1,650 PGM at 20 PSI.

Staff Comments:

1. The site will be required to comply with ADA requirements due to the development being a quadruplex and is required to meet the commercial Building Code. One unit must be ADA compliant, a van accessible handicapped parking space is required, and a ramp is required.
2. The Zoning Ordinance requires 4 parking spaces per unit based on a quadruplex. Eight parking spaces are currently shown. An additional 8 spaces are required.
3. All water services lines must have a 2" gate valve by the utility main at the building to the left.
4. Show details for landscaping to be used in a data table.
5. Please update the FEMA map information to the current map.

Staff Recommendation: Staff recommends denial due to the parking area not meeting the Zoning Ordinance requirement for parking as well as the site not meeting ADA requirements.

Advance Auto Parts

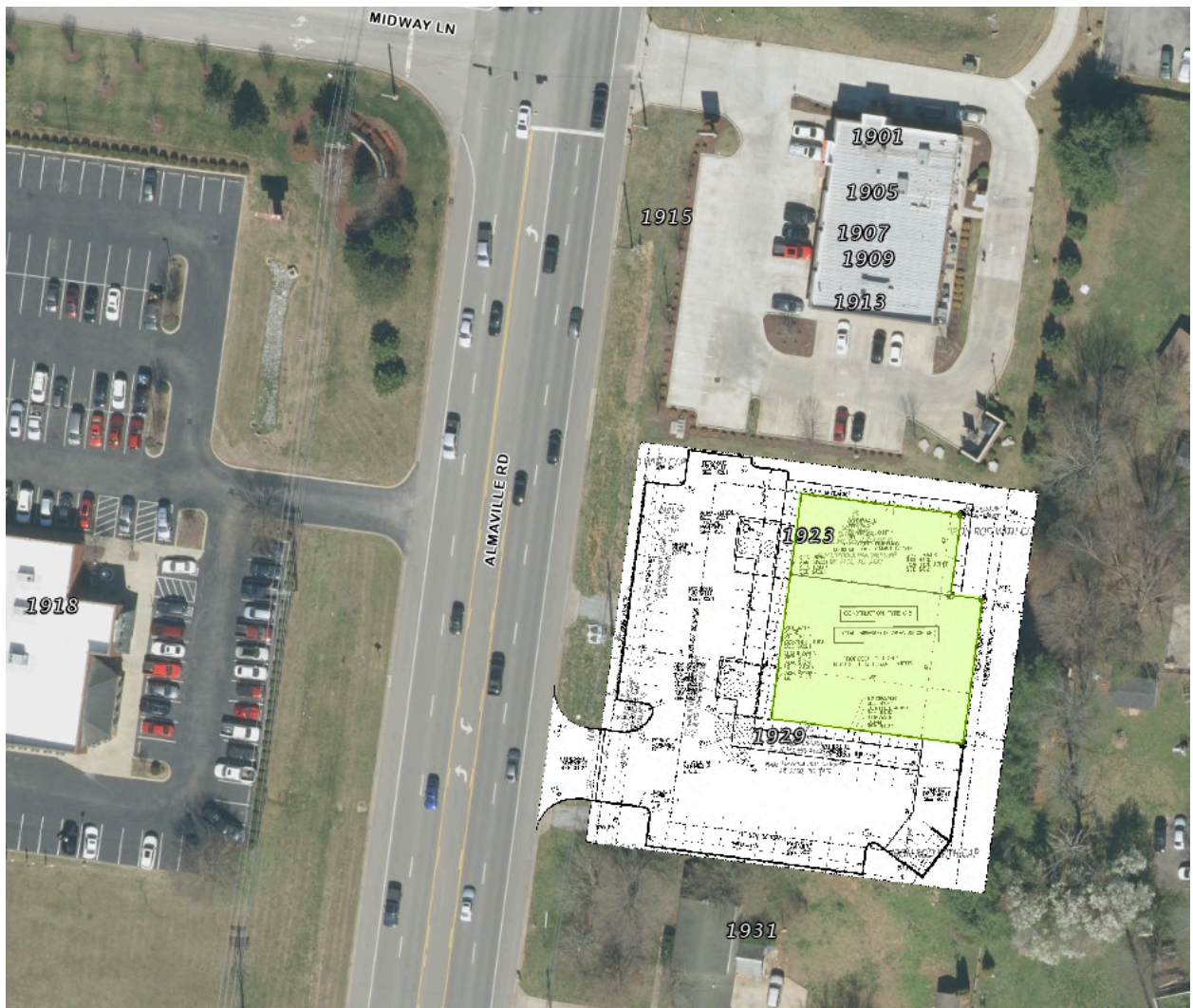
Site Plan

Location: 1929 Almadale Road	Applicant: Will Robinson & Associates
Tax Map/Group/Parcels: 55C/A/8.00 & 9.00	Property Owner(s): Ram Smyrna Partnership
Zoning: C-2	Use Classification: Retail & Medical

Proposal

A. Location Analysis

Advance Auto Parts is proposing a new retail facility in a multi-tenant building at 1929 Almadale Road. The total building is to be 10,112 square feet with the retail space occupying 6,912 square feet. The remaining square footage is earmarked for medical use. A single access point is proposed off of Almadale Road. Currently, the lots of proposed development are vacant and would need to be combined via a recorded final plat prior to issuance of a building permit.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.46 Ac
Square Footage of Open Space/Landscaping	2,025 SF	1,922 SF
Total Parking	44 Spaces	45 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows sugar maple trees lining the road frontage along Almadale Road with shrubbery planted between the trees and parking lot. Additional landscaping is shown in

Planning Commission
Advance Auto Parts
2-1-2024

landscape islands throughout the parking lot and surrounding the dumpster enclosure. The rear lot line does not show any landscaping due to a sewer line extending the entire lot width. A 6' tall plastic privacy fence along the property line is shown in lieu of landscaping.

C. Design Review

Architectural elevations all four elevations consisting of primary materials of brick and glass/glazing. Elevations meet the Design Review Manual as presented.

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. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.
4. A grading permit fee of \$477.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. As existing, there are two lots of record. These lots will be required to be combined via a combination plat prior to issuance of a building permit. The sewer easement will also be required to be shown on the plat.
2. Rooftop HVAC units are shown extending above the proposed parapet wall to be visible from the road. Please increase the parapet wall to completely conceal the units from the ROW. A sight distance study from motorists viewpoint on Almaville Road would verify if the HVAC units are concealed.
3. What type of sprinkler system would be used?
4. Show a sewer cleanout a maximum of 10' from the main.
5. The FDC must be 30' off the building and 100' from fire hydrants.
6. Coordinate landscaping requirements with MTEMC for the overhead utilities along Almaville Road.
7. Landscaping square footage does not meet the minimum required amount. Please add additional landscaping.
8. TDOT approval for a driveway permit shall be provided prior to issuance of a building permit.
9. The required minimum fireflow is 2,750 GPM at 20 PSI for Type V-B construction. This can be reduced if the building has fire sprinklers installed, but the reduction varies depending on the type of sprinkler system. As indicated by CUD, there is not adequate fireflow to meet the minimum requirement even at the highest possible reduced amount of 1,000 GPM at 20 PSI.
10. Consolidated Utility District of Rutherford County (CUDRC) has an existing two (2) inch water main along the eastern side of Almaville Road to serve the property. Offsite water main improvements will likely be necessary and a connection to the existing twelve (12) inch water main along the western side of Almaville Road will be necessary to serve the site. Please refer to the CUD will serve letter issued 11/10/2023 and CUD comments issued 11/17/2023.
11. Submit updated full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

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

Seven Oaks Storage

Site Plan

Location: 855 & 859 Seven Oaks Blvd.	Applicant: SEC, Inc - Aws Ahmed
Tax Map/Parcel: 50/7.07	Property Owner(s): Bob Parks
Zoning: PUD	Use Classification: Self-Storage

Proposal

A. Location Analysis

Seven Oaks Storage is proposing to develop two climate controlled self storage facilities on Seven Oaks Boulevard on the vacant tract south of the Seven Oaks Business Park development. The property was rezoned by the Town Council in December 2023 to amend the previously approved PUD for office/warehouse and self-storage mix to the proposed development of two self storage facilities. Total building square footage for this development would be 97,176 square feet. An ingress and egress point would be centrally located along Seven Oaks Boulevard with a single exit point on the southern end of the site.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.22 Ac
Square Footage of Open Space/Landscaping	5,344 SF	8,450 SF
Total Parking	33 Spaces	37 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a mixture of street trees along Seven Oaks Boulevard with a variety of shrubbery planted between the trees along the parking lot. A variety of tree species are shown along the northern, southern and western property line abutting I-24. Additional shrubbery is shown along the base of the building front and dumpster enclosure.

C. Design Review

Architectural elevations show the front of both buildings to be clad with primary materials of brick of varying colors and glass/glazing. The side exterior wall face of each building facing into the site has primarily brick with the rear ~20% composed of metal. Both building rears are composed of mostly metal. As presented, these elevations meet the approved PUD.

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. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.
4. A grading permit fee of \$852.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a Collector. Adequate right-of-way exists for this street.

Staff Comments:

1. The required minimum fire flow is 1,187 GPM at 20 PSI.
2. Submit water and sewer construction plans.
3. Provide an ADA ramp on the sidewalk on the eastern side of the exit only traffic lane.
4. The buildings are required to be sprinkled.
5. A FDC must be located 30' from the building and within 100' of the fire hydrant. Please contact Mark Parker with the Utilities Department regarding this.
6. Shift the fire hydrant from the east side of the entrance to the west side of the entrance next to the FDC.
7. Make a connection to the existing 6" water on the north side of Building B.
8. For each building, please provide the percentages of materials used for each elevation and for the entire building.

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

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/6/2020	Blakeney Subdivision, Section 1, Phase 1 / Blakeney Partners, GP	2/13/2024	Wilson Bank & Trust	\$50,000

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

Development is 96.4% built out. (27 out of 28 lots built)

Public Works Department Comments:

1. Place striping.
2. Remove silt fabric from catch basins before final inspection.
3. All signage must meet MUTCD regulations.
4. Water is standing at Doster and Rocky Fork.
5. Clean bottom of all structures.
6. Several areas of sidewalks are broken and needs to be replaced.
7. Need to ditch down the side of Rocky Fork.
8. All P.U.D.E. and drainage ditches needs to be put on grade and stabilized per plan.
9. Some areas in the detention pond are eroding and needs to be stabilized.
10. Submit stormwater asbuilts verifying the detention pond elevations.

Utilities Department Comments:

1. Manholes B60-238 and B60-244 have majestic seal in them that needs to be removed.

DEVELOPER LYNN EALEY'S COMMENTS:

Everything is complete. Please release the bond.

RECOMMENDATION:

Reduce to \$20,000 and extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/13/2023	Tommy's Car Wash / Findlay & Son's Inc.	2/13/2024	First Bank	\$31,200

Bond is for: Paving two private drives

Public Works Department Comments:

1. All signage must meet MUTCD standards.
2. Two private drives still need to be topped.
3. Need striping after road is topped.

Utilities Department Comments:

1. No issues.

DEVELOPER SCOTT FINDLAY'S COMMENTS:

We are waiting on the Genie Lane project to be completed before we build the second building and pave the private drives. Please extend two years.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
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8/16/2016	Buckingham Place, Section I, Phase II / CB Development, LLC	2/16/2024	Southern Bank of Tennessee	\$10,000
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Bond is for: Roads, Sewer, Drainage, Water is CUD

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

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be put on grade per plan.
2. Storm pipe at lot 1 beside Lee Rd. into detention pond is full of sediment.
3. Headwall behind lot 33 is full of sediment.
4. Remove 2ft. piece of sidewalk at Freemark and Covent.
5. Need striping.
6. All signage must meet MUTCD requirements.
7. The headwall going into the detention pond needs to be cleaned out.

Utilities Department Comments:

1. No issues.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are wrapping up the bonding items for all of Buckingham Place, Buckingham Hills, and Walnut Ridge this week. We should only have the street lights in Woodcrest left.

RECOMMENDATION:

End of the maintenance period. If everything is completed by 2/16, release. Otherwise, extend 3 months.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/17/2016	Woodcrest Subdivision, Section III / CB Development, LLC	2/18/2024	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. Need striping and lighting.
2. All signage must meet MUTCD requirements.
3. Ditch beside lot 60 on Stonefield Dr. needs to be defined and put on grade per plan.
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.

Utilities Department Comments:

1. Submit as built.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are wrapping up the bonding items for all of Buckingham Place, Buckingham Hills, and Walnut Ridge this week. We should only have the street lights in Woodcrest left.

RECOMMENDATION:

End of the maintenance period. If everything is completed by 2/18, release. Otherwise, extend 3 months.



Bond Report

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

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

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

Public Works Department Comments:

1. Submit additional as-built information for the southern detention pond.
The bottom portion of the pond needs to be seeded and strawmatted in the areas that
2. lack vegetation.
There is a large area of the open space that has been covered with mulch and not grass or other vegetation. Staff is concerned about the long term maintenance of this
3. area.

Utilities Department Comments:

1. No issues.

DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:

Everything is complete. Please release the bond.

RECOMMENDATION:

End of the maintenance period. Release if the final items are completed. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/8/2014	Rooker's Bend Subdivision, Section I, Phase I / Elite Development Partnership	2/20/2024	Escrow	\$29,600

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. 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 Rookers Bend Dr. has buckled the binder.
5. Sidewalks not complete.
6. Need to place binder in the cut out between lots 13 &14.
7. The headwall between lots 16-17 need to be cleaned.
8. 7674 Knobdate Rd. there is a hole in the binder that buckled from road bore.
9. ADA truncated plates need to be placed at crosswalks (yellow in color).
10. Crosswalks need to be ADA compliant.
11. Silt fabric need to be removed from catch basins before final inspection.
12. Submit stormwater asbuilts verifying the elevations of 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.
 2. Submit as builts.

DEVELOPER TIM JOHNSON'S COMMENTS:

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

RECOMMENDATION:

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/18/2019	Buckingham Hills / Scott A Butler & Oliver Constable	2/23/2024	Escrow & Southern Bank of	\$17,700 \$17,700

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. Place final topping and striping.
2. Need to dress up around kiosk on Abbottswood and remove large rocks and backfill around sidewalk.
3. Headwall going into detention pond needs to be cleaned.
4. Need to complete ADA crosswalk at Napa Valley and Kew Garden.
5. Crosswalks need to be ADA compliant. Need pedestrian crosswalk signs at intersection.
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.

Utilities Department Comments:

1. 5334 Abbottswood Dr. Lot 40 needs the correct clean-out installed.
6797 Kew Garden needs the clean-out uncovered and the steel sewer casting lid installed.
2. installed.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are wrapping up the bonding items for all of Buckingham Place, Buckingham Hills, and Walnut Ridge this week. We should only have the street lights in Woodcrest left.

RECOMMENDATION:

If final topping is completed by 2/23, reduce to \$10,000 and extend one year as the maintenance bond. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/2/2022	Amberton Subdivision, Section 4 / Century Communities	3/2/2024	Escrow	\$33,400

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. Place final topping and striping.
2. Some manholes and water valve boxes need adjusting.
3. Need to back-fill and dress up sidewalks in cul-de-sac on Peony. Some sidewalk is broken and needs replacing.
4. Need to back-fill and dress up in front of detention pond.
5. Some areas of detention pond are eroding and need to be put on grade per plan.
6. Remove silt fabric from catch basins before final inspection.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. All signage must meet MUTCD regulations.

Utilities Department Comments:

1. Manhole B60-31A at the end of Hydrangea Ct has mastic seal in the trough. This needs to be cleaned out.

DEVELOPER DEREK VENTURA WITH CENTURY COMMUNITIES' COMMENTS:

We will be completed with the punch list items within the next two weeks with final topping scheduled for March.

RECOMMENDATION:

If final topping is completed in March, reduce to \$10,000 and extend one year as the maintenance bond. Until that occurs, extend at the current amount.

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

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

Development is 100% built out.

Public Works Department Comments:

1. Pavers still need to be made ADA compliant.
2. Sidewalks must be ADA compliant.
3. Submit stormwater as-builts.

Utilities Department Comments:

- The valve castings next to both of the new fire hydrants are off center. They need to
1. be centered on the valve boxes.

DEVELOPER DREW MILLER'S COMMENTS:

My intention is to have everything completed by the end of February.

RECOMMENDATION:

If everything is completed by the expiration date, release. Otherwise, extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/10/2021	Sundale, Section II / Scott Butler	3/10/2024	Escrow	\$68,000

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

Development is 97.9% built out. (46 out of 47 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Some areas of detention pond are eroding and need to be stabilized.
3. Need to fix trip hazard at mail kiosk.
4. Need more gravel in temporary cul-de-sacs.
5. All signage must meet MUTCD regulations.
6. Remove silt fabric from catch basins before final inspection.
7. Some manhole and water valve boxes need to be adjusted.
8. All crosswalks and sidewalks must be ADA compliant.
9. Some areas of curb and gutter are damaged and need to be replaced.
10. Sidewalks not complete.
11. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

- Lot 226 406 Tramore Drive manhole B46-273 has a rag in the trough that needs
1. removed.
 2. Hydrant 330-41093 needs a casting installed on the valve boxes.
 3. The Blow-off valve that is at the end of Big Son Ln. needs a casting installed on the valve boxes.

4. The Valve with white paint in the intersection of Big Son Ln. & Cordial Dr. needs to be cleaned out so we can see the operating nut.
5. Dead End Valve at Tramore Dr. needs cleaned out you cannot see the operating nut.

DEVELOPER SCOTT BUTLER'S COMMENTS:

We plan to finish and pave this summer.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/10/2018	Buckingham Place, Section 3 / JM Byrnes, LLC	3/10/2024	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. Place final topping and striping.
2. Need pedestrian crosswalk sign at Covent and Lancaster.
3. Some areas of binder are failing.
4. All P.U.D.E. and drainage ditches needs to be put on grade per plan.
5. Detention pond is eroding and needs to be stabilized.
6. All structures in detention needs to be cleaned.
7. Put ditch on grade per plan at Lee Road (both sides of Lancaster Rd).
8. All signage must meet MUTCD specifications.
9. Submit stormwater asbuilts verifying the elevations of the detention pond.

Utilities Department Comments:

1. Manhole A42-134 has debris in the trough that needs cleaned out.
2. Manhole A42-152 has water running it from the tap on lot 43.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are wrapping up the bonding items for all of Buckingham Place, Buckingham Hills, and Walnut Ridge this week. We should only have the street lights in Woodcrest left.

RECOMMENDATION:

If final topping is completed by 3/10, reduce to \$10,000 and extend one year as the maintenance bond. Otherwise, extend three months.