



SMYRNA MUNICIPAL PLANNING COMMISSION

June 6, 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 May 2, 2024 meeting
5. Old Business:
 - a. Rezoning Request:
 1. Janet Ibrahim Nasef
Rocky Fork Road
Rezoning R-3 to PRD Request
6. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Hardik Patel
Almaville Road
Annexation & C-2 Zoning Request
 2. Kyle Griffin
140 Queencliff Court
Annexation & PRD Zoning Request
 - b. Rezoning Requests:
 1. Kyle Griffin
8286 Rocky Fork Almaville Road
Rezoning R-3 to PRD Request
 2. Eduardo Moreno
11514 Old Nashville Highway
Rezoning R-2 to P&O-2 Request
 3. Rob Molchan
Gambill Lane
Rezoning R-1 to PRD Request

- c. Preliminary Plats:
 - 1. The Courtyards at Stewarts Creek, Phase 3
Restoration Drive
Owner/Developer: Epcon Stewarts Creek, LLC

- d. Final Plats:
 - 1. Gwynne Farms, Phase 3, Section 2
Lyness Drive
Owner/Developer: Lennar Homes of Tennessee
 - 2. Pinto Place Townhomes
Pinto Drive
Owner/Developer: SiLa Smyrna, LLC
 - 3. Sewart's Landing
Allan Sewart Way & Pilot Place
Owner/Developer: Sewart's Landing Partners, LP / Equitable Property Company
 - 4. Six Cedars Business Park, Phase 1
889 Seven Oaks Boulevard
Owner/Developer: Six Cedars Investments, LLC

- e. Site Plans:
 - 1. AMS, Inc. Storage Hangar
612 Fitzhugh Boulevard
Owner/Developer: Smyrna/Rutherford County Airport Authority / Vision Building Group, LLC
 - 2. Grand Wash Express
570 Almaville Road
Owner/Developer: Grand Salkhi Properties, LLC

- f. Ordinance Amendments:
 - 1. Subdivision Regulations
 - a. Submittal Deadlines for Sketch Plats, Preliminary Plats & Final Plats
Article 3, Sections 3-103, 3-104, 3-105
 - 2. Zoning Ordinance
 - a. Submittal Deadline for Site Plans & Legal Notice Advertisements for Rezoning Requests
Article III, General Provisions, and Article VII, Administration and Enforcement

- 7. June Bond Review Report

- 8. Staff comments and/or other business

- 9. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MAY 2, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, May 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 Matthew Carver.

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

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

Absent: Miranda Swift

Staff Jeff Peach, Town Attorney; Todd Spearman, Assistant Town Manager; Kevin Rigsby, Town

Present: Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Scott Byers, Fire Dept. Captain; Mike Strange, Utilities Director; Charles King, Engineer

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the April 4, 2024 meeting.

Motion by Amy Wise, seconded by Matthew Carver to approve the minutes for the May 2, 2024 meeting.

Vote: 6 - 0 Passed - Unanimously

3. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Joe Haddix - **Requested to be deferred**
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 Vice-Mayor Marc Adkins, seconded by Amy Wise to defer for two months until the July meeting.

Vote: 6 - 0 Passed - Unanimously

b. Sketch Plat:

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

A Sketch Plat was submitted for Lyndwood located at Almaville Road and Independent Hill Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 18.00, 21.03, and 26.00 is comprised of 689.5 acres, is zoned PRD, and consists of 1500 Lots/Units. 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. 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 from the Briley Downs development for up to 200 Lots. The remaining Lots will be served with the Stewarts Creek gravity main construction.
7. A second entrance will be required when the development of the 100th home occurs in either Phase 1 or Phase 2. 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 the 100th home in either Phase 1 or Phase 2 will require a road to be constructed to either Independent Hill Road or to connect Phase 1 and 2 together.
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. 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.
12. Once available, 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.
13. Adequate parking for townhomes must be provided.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to approve the sketch plat for Lyndwood with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

c. Site Plans:

1. Newberry Townhomes, Lot I
Almaville Road

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

Location: 3545 Almaville Road	Applicant: Land Solutions Company, LLC
Tax Map/Parcel: 55/29.05	Property Owner(s): Newberry Property Company
Zoning: PUD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

The Newberry PUD, Phase 1 consists of a mixture of residential dwellings including single family detached, single family attached and townhomes. The approved PUD showed 84 townhomes for the entire development, however this site plan is proposing 82. The applicant has submitted a PRD amendment to staff reflecting this update. Amenities shown include a dog park, playground, walking trails, a pavilion and pond; all amenities for residences south of Rocky Fork Creek to be included in this phase of development. Access to the townhomes will be provided via a single ingress/egress point onto Almaville Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.27 Ac
Square Footage of Open Space/Landscaping	5,550 SF	5,649 SF
Total Parking	369 Spaces	371 Spaces
Handicapped Parking Space(s)	N/A	3 Spaces

B. Landscaping

Landscape plan shows street trees and shrubbery lining Almadale Road. Additional shrubbery is shown at the foundation of the townhomes and around the amenity areas. Trees are also shown lining streets within the development and in amenity areas.

C. Design Review

Architectural elevations show a mixture of fiber cement board and brick. The approved PUD allows for brick, fiber cement board, stone or other equivalent masonry products. The rear loaded 6-plex buildings show a majority brick on the front with accents of fiber cement board with rear elevations consisting of mostly fiber cement board. The front garage loaded units show primarily fiber cement board of varying designs with the end units on the first floor consisting of brick; the rear is similar in style for materials to the rear loaded garage units. There is one 4-plex townhome building which is to resemble the front loaded 6-plex buildings. Side elevations for all buildings are primarily brick with a secondary material of 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. 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 \$1,075.00 will be required to be submitted prior to issuance of a

- grading permit. The fee for 21.32 acres will be \$2,517.00.
- The Major Thoroughfare Plan designates Almadillo Road as a minor arterial. Right-of-way is shown to be dedicated as part of this development.

Staff Comments:

- The required minimum fire flow for the commercial lot is 1,500 GPM @ 20 PSI. All commercial buildings will be required to be sprinkled. The residential minimum fire flow is 1,000 GPM @ 20 PSI. Any structure over 3,600 square feet must be sprinkled.
- A second road entrance must be constructed prior to issuance of building permits.
- Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review.
- The offsite forcemain for sewer access must be operational prior to issuance of building permits.
- Please reference CUD Will Serve Letter issued 11/5/2022 for detailed information regarding water line connections and existing flow available to the site. CUD can meet the 1,000 GPM flow requirement, but only for the residential portion of the development, not commercial.
- Plans have been reviewed by CUD and comments sent directly to the applicant.

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

At this time, Councilman Tim Morrell acknowledged Nathan Quinn to speak regarding this request.

Motion by Charles Scurr, PhD, seconded by Matthew Carver to approve the site plan for Newberry Townhomes, Lot 1 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

- Smyrna Echo Hotel
825 Industrial Boulevard
Owner / Developer: At Home Studio Living Smyrna TN I, LLC / Holladay Properties

Location: 825 Industrial Boulevard	Applicant: Fulmer Lucas Engineering
Tax Map/Parcel: 29/17.03	Property Owner(s): At Home Studio Living
Zoning: PUD	Use Classification: Transient Habitation

Proposal

A. Location Analysis

A new 51,200 square foot, extended stay 4 story hotel is proposing to develop on lot 9 within the Colonial Town Park Subdivision. Proposed location has road access to Town Park Drive and is located north of the existing Kohl's and Dollar Tree. The site would have one access point from the tract to the south.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.33 Acres
Square Footage of Open Space/Landscaping	5,801 SF	6,428 SF (New)
Total Parking	124 Spaces	131 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping

Landscape plan shows trees lining the entrance to the property with additional trees and shrubs proposed throughout the parking areas and along the perimeter of the property. Existing dense vegetation is present on the northern portion of the property that is to remain as a buffer.

C. Design Review

Architectural elevations submitted show the building to be built with a mixture of brick, stone, and glass/glazing. EIFS is shown as a secondary material. The eastern elevation, which is approximately 16% visible from Industrial Boulevard, is clad in 45% primary materials and 55% secondary material of EIFS. The north elevation is shown to have 71% primary materials and 29% EIFS. The west elevation, fronting an industrial building in LaVergne, has 52% primary materials and 48% EIFS. The southern elevation has 46% primary materials and 54% EIFS. Overall, the building has 50% primary materials and 50% secondary materials.

Elevations previously presented to the Board showed the east elevation, which is the most visible elevation from the public roadway on Industrial Boulevard, had 28% primary materials and has been increased to 45% primary materials. All wall faces increase in percentage of primary materials to increase the entire building primary materials. Overall, the previous plan showed 27% primary materials and has been increased to a 50/50 split of primary and secondary materials.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$739.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. There are no streets as shown on the Major Thoroughfare Plan affected with this development.

Staff Comments:

1. The building is required to be sprinkled and will be required to be reviewed and approved by the State Fire Marshal's office prior to issuance of a building permit.
2. If there is a commercial kitchen as part of the hotel, a 1,500 gallon grease trap is required.
3. The Design Review Manual requires this building to be clad in a minimum of 75% primary materials for any elevation visible from the public street. A portion of the fourth floor on the east elevation is visible from Industrial Boulevard. The previous hotel approved on this site met this requirement on the east elevation.
4. The most visible elevations (south and east) are the elevations with majority secondary materials shown rather than primary materials. Staff would recommend the materials on the south and east elevations reflect what is shown for the north and west elevations.
5. A plat may be required to dedicate easements for utilities serving this property.

Staff Recommendation: Staff recommends approval with staff comments.

At this time, Councilman Tim Morrell acknowledged Read Talley of 2505 Oakland Ave Nashville, to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to deny the site plan for Smyrna Echo Hotel for not meeting design review and with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

4. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Kyle Griffin
5100 Almadale Road & 7441 Rocky Fork Almadale Road
Annexation & PRD/R-1 Zoning Request

An Annexation & PRD/R-1 Zoning request was submitted for 5100 Almadale Road & 7441 Rocky Fork Almadale Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 16.01, 16.02, 17.00, is comprised of 109.65 acres, and is zoned RM. The surrounding zoning is PRD (Briley Downs, Lyndwood) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rocky Fork Almadale Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline and is shown to be dedicated with this plan. The requested PRD is for 27 villas/duplexes (54 units) and 166 single family lots that would be age restricted as well as an additional 98 single family lots on 95.65 acres. The remaining 14 acres would be zoned R-1 and is the location of Lifepoint Church Stewart Creek. Staff would recommend

annexation of approximately 2,230 linear feet of the existing right-of-way of Rocky Fork Almadillo Road from the current Town limits to SR102/Almadillo Road with this annexation request. The following staff comments were made:

1. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer.
2. The required minimum fireflow is 1,000 GPM at 20 PSI for the residential portion of the development. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.
3. 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.
4. Please reference CUD Will Serve Letter issued 4/7/2024 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@tudrc.com for further review and specific comments.

Motion by Matthew Carver, seconded by Salena Scott to recommend approval to Town Council the annexation and PRD/R-1 Zoning request with the above listed staff comments, including the recommended right of way annexation.

Vote: 5 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

b. Rezoning Requests:

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

A PRD Rezoning request was submitted for 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 consists 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 125 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. Any retaining walls over 4' in height require a building permit and design by an engineer.
3. A temporary turn around will be required near Lot 95 if the road from the adjoining development is not constructed from Cooks Lane when Phase 1 of this development is recorded.
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@tudrc.com for further review and specific comments.

Motion by Matthew Carver, seconded by Amy Wise To recommend approval to the Town Council the PRD Zoning request located at 4701 Rock Springs Road with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Matt Huff
Ken Pilkerton Drive & Sgt. Asbury Hawn Way
Rezoning C-2 to PID Request

A C-2 to PID rezoning request was submitted for Ken Pilkerton Drive & Sgt. Asbury Hawn Way. This property can be further referenced by Rutherford County Tax Map: 34 G, Group: C, Parcel: 6.03, is zoned C-2, and consists of 2.47 acres. The surrounding zoning is C-2 and PRD (Copperfield Lodge). The Land Use Plan for this area is the Mixed Use Center character area. This would support a wide range of uses and building types. New development should focus on a mix of uses and services. Retail, restaurant, and attached residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Ken Pilkerton Drive and Sgt. Asbury Hawn Way as collectors. Adequate right of way exists for these streets. The following staff comments were made:

1. The requested PID is for a 108,000 square feet self storage facility.
2. The required minimum fire flow is 1,500 GPM @ 20 PSI with a sprinkler system. The building is required to be sprinkled.
3. The median opening on Ken Pilkerton Ave will need to be adjusted to the new driveway opening.
4. Provide elevations of the proposed building.

Motion by Amy Wise, seconded by Charles Scurr, PhD to recommend denial to the Town Council the C-2 to PID Rezoning request for Rutherford County Tax Map: 34 G, Group: C, Parcel: 6.03 due to the request being inconsistent with surrounding zoning.

Vote: 6 - 0 Passed - Unanimously

3. Robert Latimer
657 & 698 South Lowry Street
Rezoning PRD to PID Request

A PRD with LSO to PID with LSO Rezoning request was submitted for 657 & 698 S. Lowry Street. This property can be further referenced by Rutherford County Tax Map: 34G, Group: A, Parcel: 1.00 consists of 1.4 acres, and is zoned PRD. The surrounding zoning is C-2, C-3, and PRD (Southside Townhomes). The Land Use Plan for this area is the Mixed Use Center character area. This would support a wide range of uses and building types. New development should focus on a mix of uses and services. Retail, restaurant, and attached residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates South Lowry Street as a major arterial. Adequate right-of-way exists for this street. The proposed PID is for a 98,200 square feet self storage facility. The following staff comments were made:

1. The required minimum fire flow is 1,750 GPM @ 20 PSI with the required fire sprinkler system.
2. The required minimum parking spaces is 33 per the Zoning Ordinance. The developer has requested an exception to allow for 12 spaces.
3. The minimum building setback along S. Lowry Street is 40' per requirements of the Lowry Street Overlay (LSO). The developer has requested an exception to allow a 25' front setback.
4. The maximum allowed building height is 40' per the LSO. The developer has requested an exception to allow 45'.

5. The minimum required transparency percentage for the building is 40% on the ground floor per the LSO. The developer has requested an exception to allow for 15%. Waiver for upper floor windows.
6. The landscaping requirements of the LSO will apply and will be reviewed in detail with the site plan if the rezoning is approved. The developer has requested an exception to the requirements for street trees and frontage trees along S. Lowry Street due to utility conflicts, to not have a landscaped island adjacent to the proposed handicap parking space, and to the required Type "D" buffer along the northeastern side of the site.
7. Change the material on the lower level from split-face block to a material compliant with the LSO requirements. The developer has requested an exception to allow for the use of split-face block.

Motion by Matthew Carver, seconded by Amy Wise to recommend denial to Town Council the PRD with LSO to PID with LSO Rezoning request for 657 & 698 S. Lowry Street due to multiple exceptions and the request being inconsistent with surrounding zoning.

Vote: 5 - 1 Passed

NAY: Vice-Mayor Marc Adkins

4. Rob Molchan
East Gresham Drive
Rezoning R-2 to PRD Request

An R-2 to PRD Rezoning request was submitted for E Gresham Drive. This property can be further referenced by Rutherford County Tax Map: 28D, Group: A, Parcels: 19.00 & 19.01, is zoned R-2 and consists of 10.93 acres. The surrounding zoning is C-2, R-2, and A-1. 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 49 single family lots. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI.
2. The connection to the offsite existing sewer on the south side of the church property will require a public easement to be obtained.
3. An agreement will be required to allow for the connection to the trail system within Lee Victory Recreation Park.

At this time, Councilman Tim Morrell acknowledged Matt Taylor with SEC, Inc. to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend denial to the Town Council the R-1 to PRD Rezoning request for Rutherford County Tax Map: 28D, Group: A, Parcels: 19.00 & 19.01 due to the request being inconsistent with surrounding zoning.

Vote: 5 - 1 Passed

NAY: Salena Scott

5. Janet Ibriham Nasef
Rocky Fork Road
Rezoning R-3 to PRD Request

An R-3 with ESO to PRD with ESO Rezoning request was submitted for Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 73.03, is zoned R-3, and consists of 2.13 acres. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green). The Land Use Plan is the 24 Gateway character area. This would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area. 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. Show the proposed dedication on the plans. The requested PRD is for 5 duplexes/10 units. 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.
2. Submit landscape plans consistent with Town of Smyrna Enon Springs Overlay (ESO) requirements.
3. Show existing utilities and conceptually where they will be extended to.
4. Show the existing topography.
5. As the access road exceeds 150' in length, a turn around compliant with the 2018 International Fire Code will be required. Please contact James Lawrence with the Town of Smyrna Fire Department with any questions. The minimum dimensions required are 20' wide by 60' long in order to do a hammerhead.
6. Show the nearest offsite sewer with access alignment. Sewer doesn't exist where it is shown to be extended from, and text within the notes state it will be extended from a different location. Which is correct?
7. Driveways must be a minimum of 38' in length between the garage and the sidewalk. Provide dimensions.
8. Submit architectural elevations showing materials to be used. Must be consistent with the requirements of the ESO.
9. The note regarding the proposed amenities shown on Sheet C2.0 does not seem to be pertinent to these plans. A pool and meeting room for a 10 member HOA seems excessive.
10. The note "0.79 acre portion of existing lot 2.13 acre lot" does not make any sense. The parcel is 2.11 acres according to Rutherford County Property Assessor.

Motion by Amy Wise, seconded by Matthew Carver to defer to the June meeting.

Vote: 6 - 0 Passed - Unanimously

c. Preliminary Plats:

1. Sewart's Landing Roadway, Phase I
2001 Motlow College Boulevard
Owner / Developer: Equitable Property Company

A Preliminary Plat was submitted for Sewart's Landing, Phase I located at 2001 Motlow College Blvd. This property can be further referenced by Rutherford County Tax Map: 18, Parcel: 10.00, is comprised of 13.42 acres, is zoned PUD, 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 Major Thoroughfare Plan designates Sam Ridley Parkway, West as a major arterial and Motlow College Boulevard as a collector. Adequate right of way exists for these streets.
4. A grading permit fee will be required.

5. Signs will require a separate permit.
6. An agreement will be required between the developer and the Town regarding the long-term maintenance of the center area of the roundabout within the proposed public right-of-way.
7. Submit roadway lighting plans.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Sewart's Landing Roadway, Phase I with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Talia Trace, Section 2
12495 Old Nashville Highway
Owner / Developer: Cantrell Farms, LLC

A Preliminary Plat for Talia Trace, Section 2 was submitted for 12495 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 33, Parcels: 28.00, 44.00, 44.04, 44.06, is comprised of 8.79 acres, is zoned PRD, and consists of 1 lot. 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 Major Thoroughfare Plan designates Ace Avenue as a collector. Adequate right of way is shown to be dedicated for this street.
4. A grading permit fee will be required.
5. Signs will require a separate permit.
6. Please show the existing right-of-way for J.P. Sanders Lane which borders the northern portion of this property.

Motion by Matthew Carver, seconded by Amy Wise to approve the Preliminary Plat for Preliminary Plat for Talia Trace, Section 2 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

d. Final Plats:

1. Chicken Pike Subdivision
287 Chicken Pike
Owner / Developer: Hollingshead Land, LLC

A Final Plat for Chicken Pike Subdivision was submitted for 287 Chicken Pike. This property can be further referenced by Rutherford County Tax Map: 49, Parcels: 95.03 & 95.04, is comprised of 5.74 acres, is zoned R-1, and consists of 3 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 Major Thoroughfare Plan designates Chicken Pike as a collector. Adequate right of way is shown to be dedicated with this plat.
4. The grading permit fee for 5.74 acres will be \$959.

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. Add signatures of the owners and CUD prior to recording.
7. Storm runoff from this property will have to be captured and treated.
8. Private utilities cannot be placed in a public easement. If the proposed 6” sanitary sewer line is to be private, it is not allowed to be in a public easement. Rename the easement to private or the line will be required to be public.
9. Submit plat directly to CUDengineering@ cudrc.com for further review and specific comments.
10. Water line construction must be completed and accepted by CUDRC before signature on the Final Plat.
11. This plat was approved by the Planning Commission in September 2022 with a requirement that all lots be within 500’ of a fire hydrant. This plat has been resubmitted with a request that the Planning Commission grant a waiver to that requirement to allow for Lot 1 to be within 750’ of a fire hydrant with the requirement that the house on that lot will be built within the building pad shown and that it will be required to be sprinkled.

Motion by Amy Wise, seconded by Salena Scott to approve the Final Plat for Chicken Pike Subdivision with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

e. Site Plans:

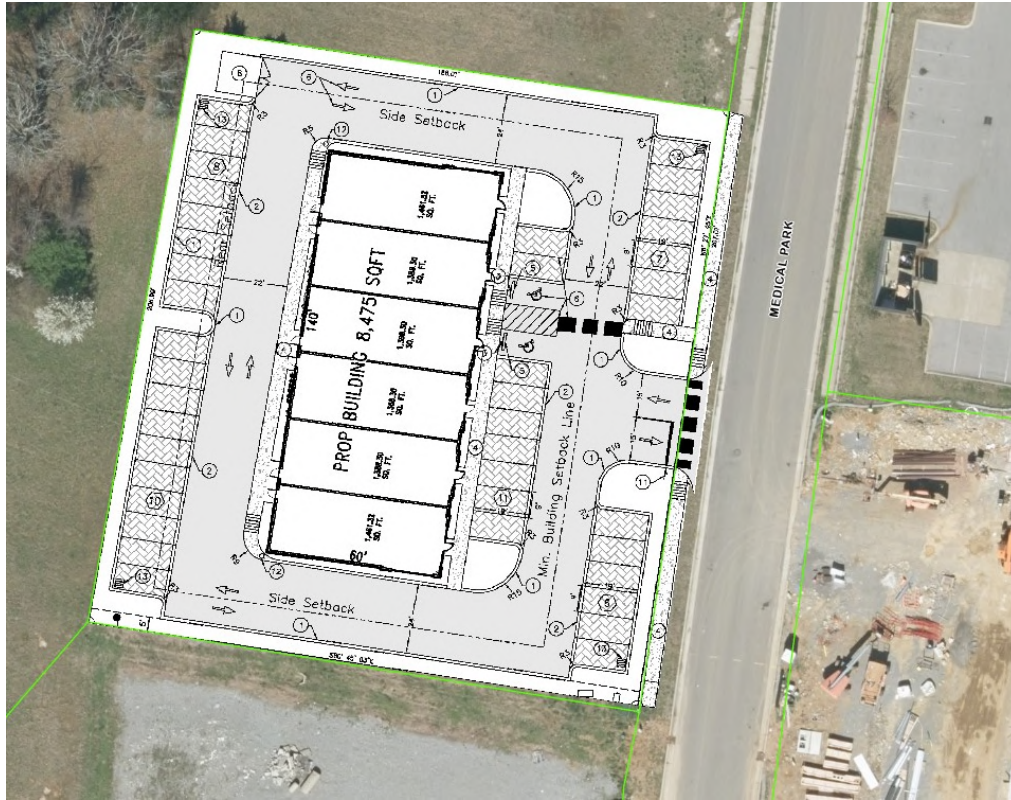
1. 1744 Rock Springs Road Subdivision, Lot 1
851-861 Medical Park
Owner / Developer: J & K Properties / Samuel Riyad

Location: 851-861 Medical Park	Applicant: MDT Construction - Samuel Riyad
Tax Map/Parcel: 28/120.00	Property Owner(s): J & K Properties
Zoning: C-2	Use Classification: General Commercial

Proposal

A. Location Analysis

The proposed site plan for Lot 1 on Medical Park is shown for six retail tenant spaces. Lots to the north and south of this property are currently undeveloped with the tracts to the east across Medical Park already having been developed. The development would have a single access point off of Medical Park across from Burn Boot Camp and the commercial development on Lot 8.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.48 Ac
Square Footage of Open Space/Landscaping	2,123 SF	2,500 SF
Total Parking	42 Spaces	42 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows street trees lining Medical Park with a variety of shrubbery spaced between the trees. Trees are also shown throughout the development in landscaped islands. Additional shrubbery is shown around the dumpster enclosures and at the base of the front of the building.

C. Design Review

Architectural elevations for all four elevations are to be finished with primary materials of two different colors of brick and glass/glazing to meet Design Review Manual requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee of \$474.00 will be required to be submitted prior to issuance of a grading permit.
5. No roads shown on the Major Thoroughfare Plan will be affected with this request.

Staff Comments:

1. Show line sizes for sewer and water.

2. Storm runoff must be captured and treated.

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

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the site plan for 1744 Rock Springs Road Subdivision, Lot 1 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

- 2. Pinto Place Townhomes
Pinto Drive
Owner / Developer: Egbert Reberio / SiLa Smyrna, LLC

Location: Pinto Drive	Applicant: Sila Smyrna, LLC
Tax Map/Group/Parcel: 27O/D/10.00	Property Owner(s): Sila Smyrna, LLC
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

Pinto Place Townhomes is a proposed multi-family residential development located along Pinto drive. The PRD zoning of this property was approved by the Town Council during the February meeting for 22 townhomes. Surrounding zoning consists of R-4, duplexes to the south, and C-2 along other property boundaries. The development would have two access points onto Pinto Drive. Site plan approval was previously obtained for this project in March 2023 and has since expired.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Ac
Square Footage of Open Space/Landscaping	2,613 SF	17,000 SF
Total Parking	44 Spaces	60 Spaces
Handicapped Parking Space(s)	0 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the property boundaries as well as trees planted in landscape islands around the parking lot. Street trees are shown along Pinto Drive with additional shrubbery planted at the base of the units.

C. Design Review

Architectural elevations show buildings to be built entirely with brick and fiber cement accents. Approved PRD showed a mix of brick and fiber cement board, staff finds the elevations would still be consistent as proposed entirely brick with fiber cement accents.

Standard Comments:

- 1. Signs will require a separate permit.
- 2. No roads shown on the Major Thoroughfare Plan will be affected with this request.
- 3. The minimum required fire flow will be 1,000 GPM at 20 PSI.

Staff Comments:

- 1. Submit an HPR plat for dedication of all public easements. This plat must be recorded prior to issuance of building permits.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Charles Scurr, PhD, seconded by Amy Wise to approve the site plan for Pinto Place Townhomes with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

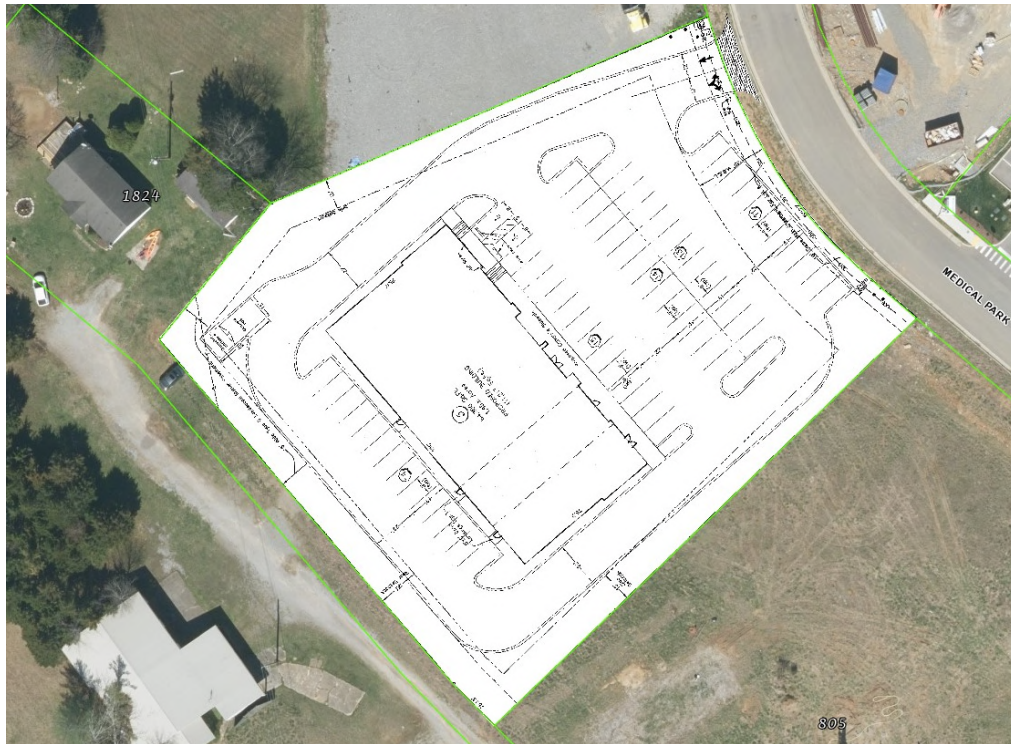
- 3. Precision Internal Medicine
815 - 819 Medical Park
Owner / Developer: Ramy Sayed

Location: 815-819 Medical Park	Applicant: Huddleston-Steele Eng. - Enoch Jarrell
Tax Map/Parcel: 28/119.01	Property Owner(s): Ramy Sayed
Zoning: C-2	Use Classification: Medical & Retail

Proposal

A. Location Analysis

Precision Internal Medicine is proposing a development on Medical Park with two additional tenant spaces. The lot to the north is undeveloped, residential dwellings are to the west of the subject property, and the parcels across Medical Park are developed. The lot to the south is proposed for Primrose school. The proposed building is to be 11,217 square feet. Access to the site would be provided by a single ingress and egress point onto Medical Park.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.79 Ac
Square Footage of Open Space/Landscaping	3,482 SF	6,875 SF
Total Parking	47 Spaces	66 Spaces
Handicapped Parking Space(s)	3 Spaces	3 Spaces

B. Landscaping

Landscape plan shows shrubbery lining Medical Park with two street trees on either side of the front parking aisle. Additional trees are shown in landscaped islands throughout the parking area. A Type C landscape buffer is shown around the rear of the property, which abuts a R-1 zoned property.

C. Design Review

Architectural elevations show the building to be finished with a mixture of all primary materials of brick, stone and glass/glazing with a secondary material of cementitious siding. All four elevations are to have over 87% primary materials with the southern elevation, facing away from Medical Park, to have the most cementitious siding at 13%. Overall, the building is to have 91% primary materials.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee of \$533.00 will be required to be submitted prior to issuance of a grading permit.
5. No roads shown on the Major Thoroughfare plan will be affected with this request.

Staff Comments:

1. ADA accessible pathway may slightly angle across the nearest drive aisle to the building. Staff

- would recommend shifting the handicapped parking space noted as van accessible to the front of the building and shifting the pathway to an angle as previously submitted. Please contact staff with any questions.
- The van accessible handicapped parking space does not meet ADA requirements for dimensions. It must be a minimum of 11' wide with a 5' hatched area or 8' wide with an 8' hatched area.
 - A 1,500 gallon grease trap will be required for any restaurant use.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the site plan for Precision Internal Medicine with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

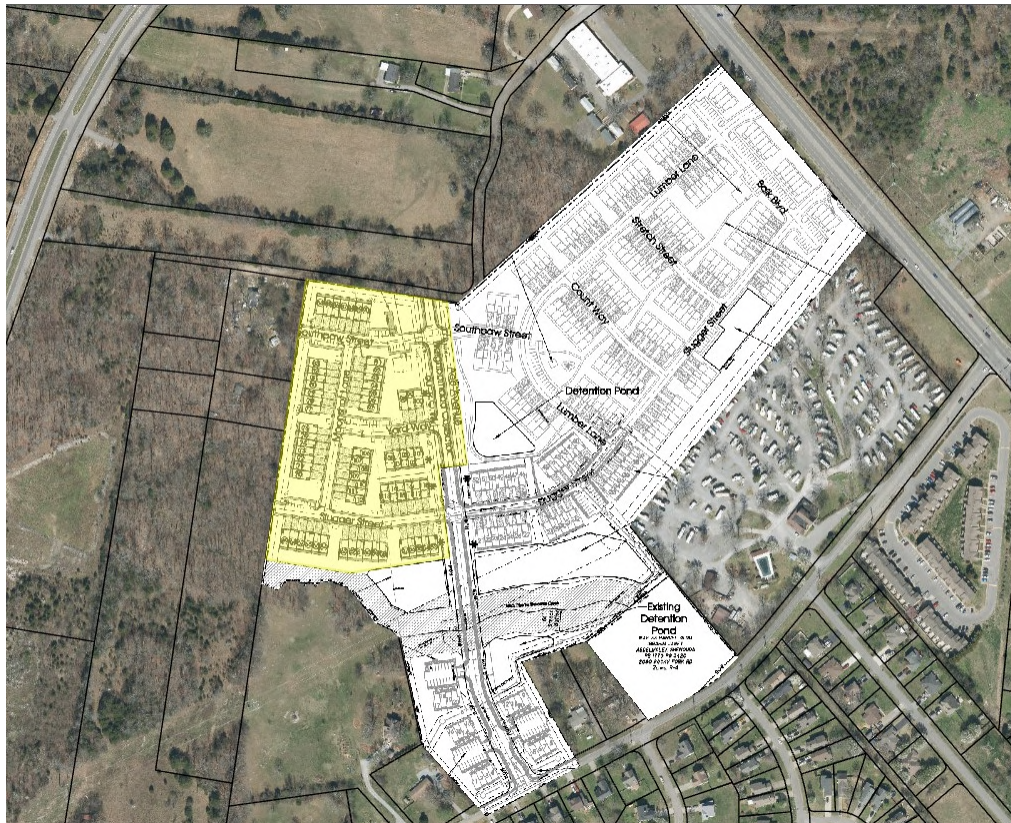
- Talia Trace, Section 2
12495 Old Nashville Highway
Owner / Developer: Cantrell Farms, LLC

Location: Rocky Fork Road	Applicant: SEC, Inc. - Matt Taylor
Tax Map/Parcels: 33/28.00, 44.00 & 44.04	Property Owner(s): Cantrell Farms LLC
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

Ole South is proposing to develop the second section of Talia Trace. The second section contains 66 of the total 271 townhome units for the entire development. Entrance to this section is provided via Rocky Fork Road through the first section. A dog park amenity is shown for this section with additional amenities in future sections.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	9,149 SF
Square Footage of Open Space/Landscaping	915 SF	2,593 SF
Total Parking	132 Spaces	39 - Surface 93 - Garage 264 - Driveway 396 Total Spaces
Handicapped Parking Space(s)	N/A	0 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer bordering the properties to the west and northwest which are zoned R-1 and R-3, respectively. Streetscaping is shown along Ace Avenue, a collector roadway on the Major Thoroughfare Plan. Additional shrubbery and trees are shown in landscaped islands and at the perimeter of the units throughout this section.

C. Design Review

Architectural elevations show all four elevations to have the first story finished with brick and the second story finished with fiber cement board. For the front elevations, several units in each section of townhomes are to have a second story of brick in addition to the first story. Per the approved PRD, townhomes with side elevations fronting Ace Avenue are required to have enhanced elevations consisting primarily of brick with approximately 25% fiber cement board. These enhanced elevations are not shown, however a note has been added on the plans showing the end units facing Ace Avenue to have enhanced elevations.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$1,266.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Ace Avenue as a collector. Adequate right-of-way is shown to be dedicated for this street.

Staff Comments:

1. Please label the enhanced elevations per the approved PRD.
2. Please show the existing right-of-way for J.P. Sanders Lane which borders the northern portion of this property.
3. Show a minimum setback of 38' from the rear of the sidewalk to the front of the garage.

Staff Recommendation: Staff recommends approval with staff comments.

Motion by Salena Scott, seconded by Amy Wise to approve the site plan for Talia Trace, Section 2 with the above listed staff comments.

Vote: 6 - 0 Passed - Unanimously

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the May Bond Review Report.

Vote: 6 - 0 Passed - Unanimously

6. Staff comments and/or other business

Kevin Rigsby informed the commission that updates to the Major Thoroughfare plan is in the budget and will be beginning soon.

7. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman

Subject:

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

Summary:

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

Location: Rocky Fork Road

Tax Map: 33 Parcel: 73.03

Current Zoning: R-3 Acres: 2.13 Proposed Zoning: PRD

1. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green).
2. The Land Use Plan is the 24 Gateway character area. This would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area.
3. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Show the proposed dedication 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. Submit landscape plans consistent with Town of Smyrna Enon Springs Overlay (ESO) requirements. This is required for the rezoning request.
7. Submit a full and complete utility plan with onsite and offsite water and sewer including the existing locations and line sizes. Notes alone will not be accepted.
8. Submit architectural elevations showing materials to be used. Must be consistent with the requirements of the ESO. These are required for the rezoning request.
9. Show the percentage of the site to be maintained as open space, both what is required and what is provided, and the percentage of the open space to be improved with amenities, both required and provided.
10. The driveways are required to be 18' wide.
11. Provide details on the proposed amenities. A note is not sufficient.
12. The note regarding the proposed amenities shown on Sheet C2.0 does not seem to be pertinent to these plans. A pool and meeting room for a 10 member HOA seems excessive.

Attachments

Ibrahim App



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		

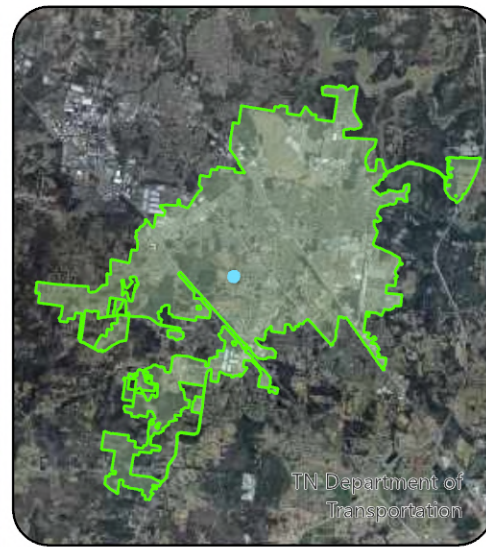
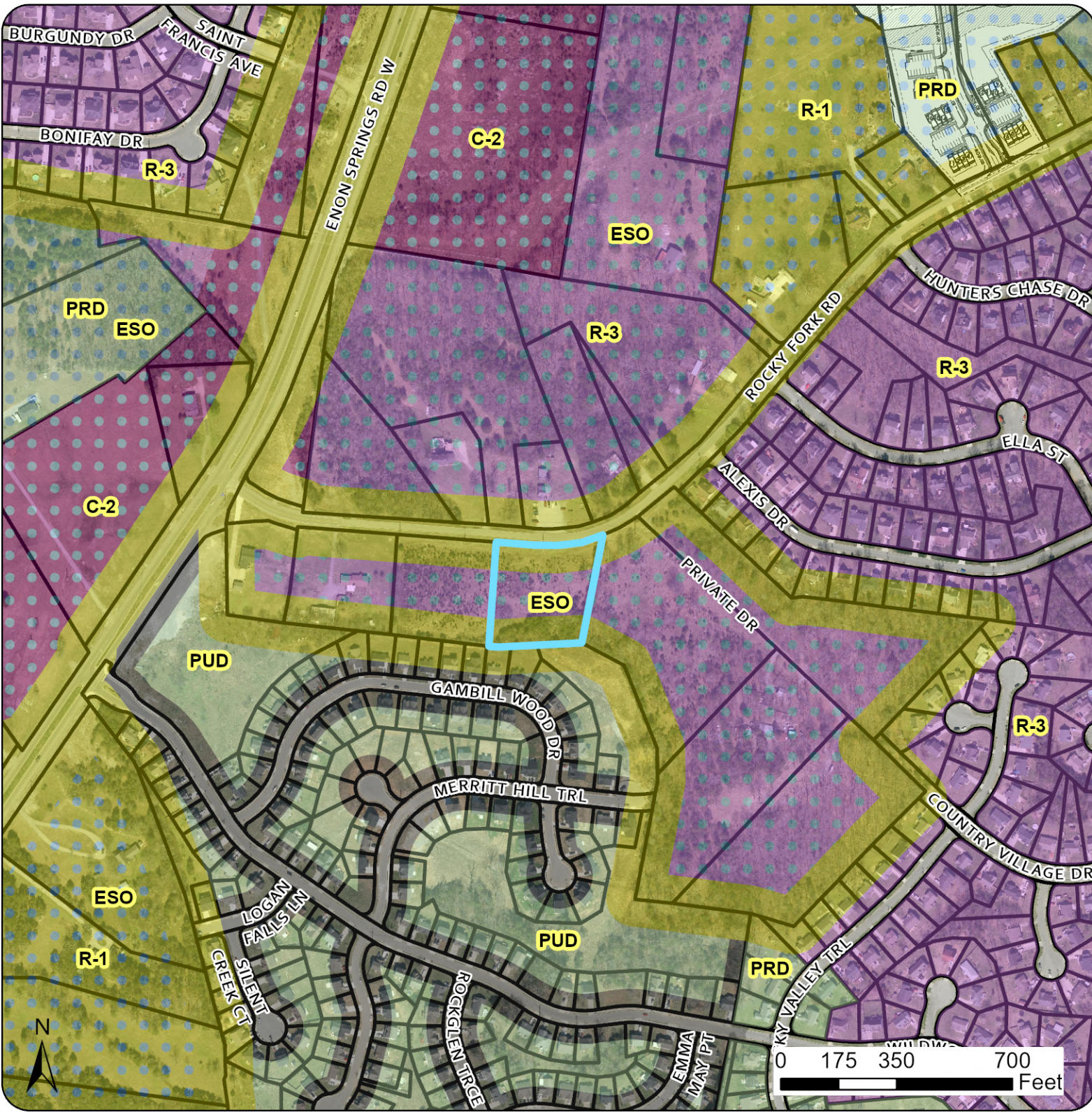
APPLICANT AUTHORIZATION



Applicant Signature:	Date: 04/23/2024
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OFFICE USE ONLY

Staff Initials:	Review Fee:	Date:
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- ***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.

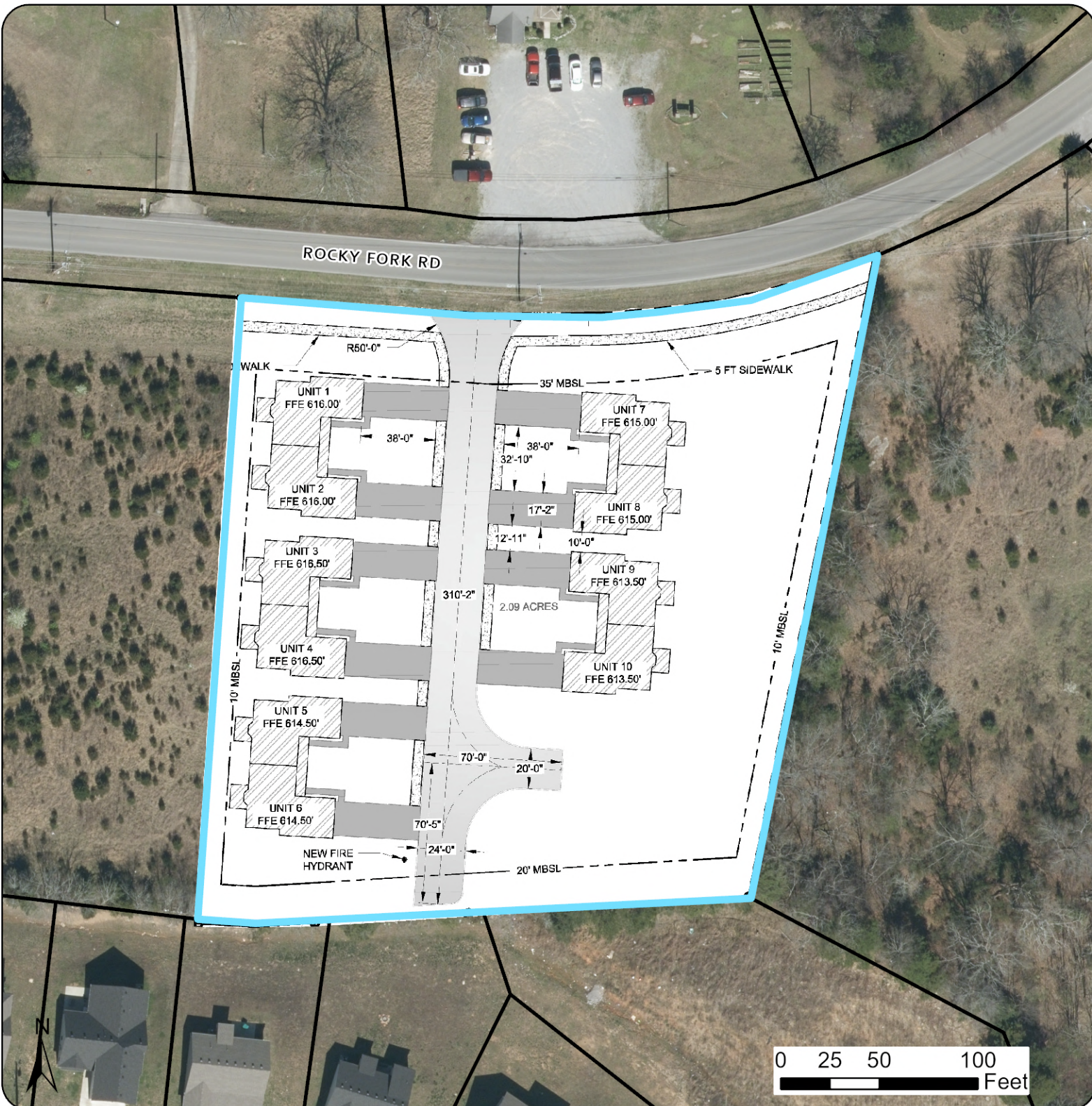


-  Parcels
-  Requested Parcel

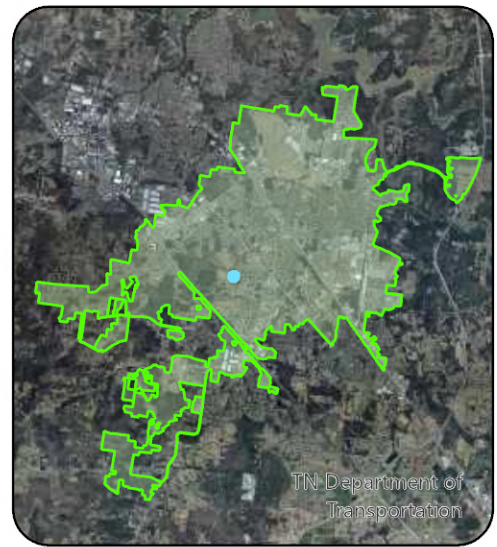
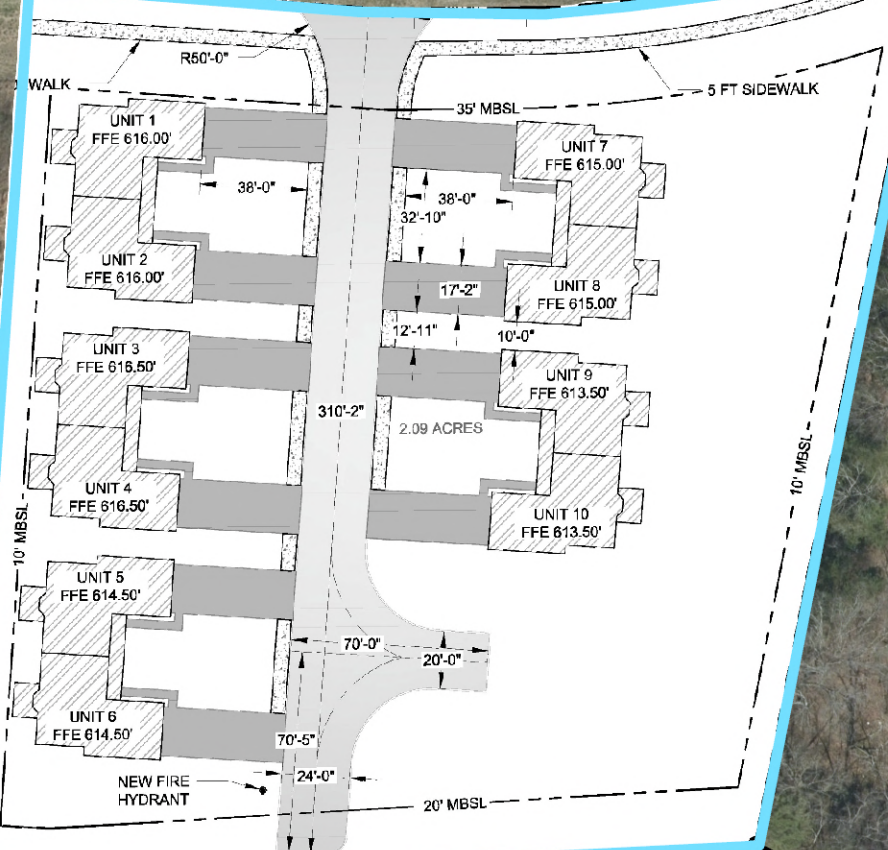


Janet Nasef
 R-3 to PRD



Tax Map: 33
Parcel: 73.03
Acres: 2.11



ROCKY FORK RD



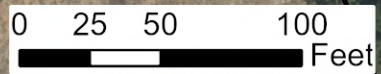
TN Department of Transportation

-  Parcels
-  Requested Parcel



Janet Nasef
R-3 to PRD

Tax Map: 33
Parcel: 73.03
Acres: 2.11



Subject:

Hardik Patel
Almaville Road
Annexation & C-2 Zoning Request

Summary:

Hardik Patel - Annexation and Zoning to C-2

Location: Almaville Road

Tax Map: 55C

Group: B

Parcel: 35.00

Current Zoning: RM

Acres: .87

Proposed Zoning: C-2

1. The surrounding zoning is C-2 in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates SR 102/Almaville Road as a minor arterial. Adequate right-of-way exists for this street.
4. Sewer is not currently available. The nearest sewer is located at the rear of the vacant property addressed as 1996 Almaville Road. The developer would be required to obtain easements to reach this sewer location to extend sewer to this property.
5. An area is shown as a public right-of-way on the Property Assessor's parcel map. However, it is not maintained by Rutherford County as it is not within the County Road Book. It would not meet Town standards as a public road. This right-of-way was dedicated to the State when the plat for this development, Twin Creeks Section IV, was recorded in March 1998. Any development of this property would require an upgrade to this right-of-way to Town standards to facilitate access to a commercial property.
6. This property lies entirely within the 100 year floodplain. Development of this property will be required to submit a hydraulic and hydrologic study and fully comply with Article IX of the Zoning Ordinance and all FEMA floodplain requirements.
7. The required minimum fireflow will be determined by the proposed use of the property. The minimum required fireflow for a commercial building would be 1,500 GPM at 20 PSI.
8. Submit a water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain Will Serve Letter.
9. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development, dependent on results of water availability request.

10. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Almaville Road and a twelve (12) inch water main that runs cross-country to the east and south of this property.

Attachments

Application

Location Map 1

Location Map 2

Plan of Service



Town of Smyrna

Annexation Request Application

APPLICANT INFORMATION:

Name/Company: Shriya (Hardik Patel)		
Street Address: 111 Stagecoach Pass		
City: TULLAHOMA	State: TN	ZIP: 37388
Email: hardik27k88@Yahoo.com	Phone: 636-577-4571	

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

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

PROPERTY INFORMATION

Street Address/Intersecting Streets:		
Tax Map: 55C	Group: B	Parcel: 35
Requested Lot Area (Square feet/Acres):		
Existing Zoning: Residential	Requested Smyrna Zoning: C2	
*Current Property Owner (See Note Below):		

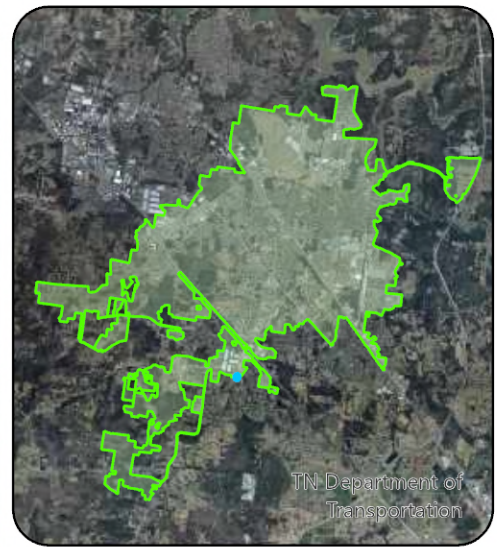
APPLICANT AUTHORIZATION

Applicant Signature: H.S. Patel	Date: 4/30/24
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OFFICE USE ONLY

Staff Initials:	Review Fee:	Date:
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- ***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.



TN Department of Transportation

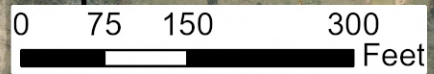
-  Parcels
-  Smyrna City Limits
-  Requested Parcel
-  R.O.W to be Annexed

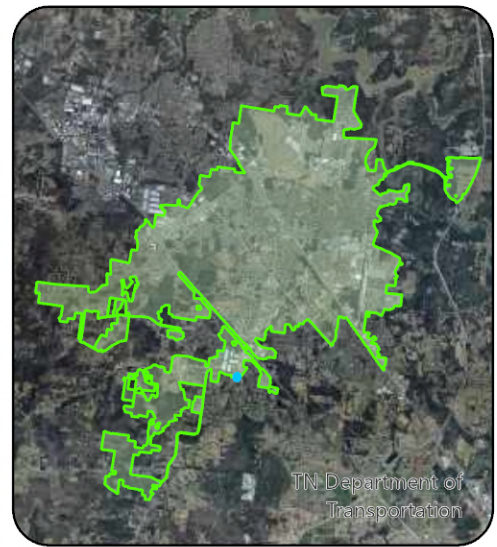
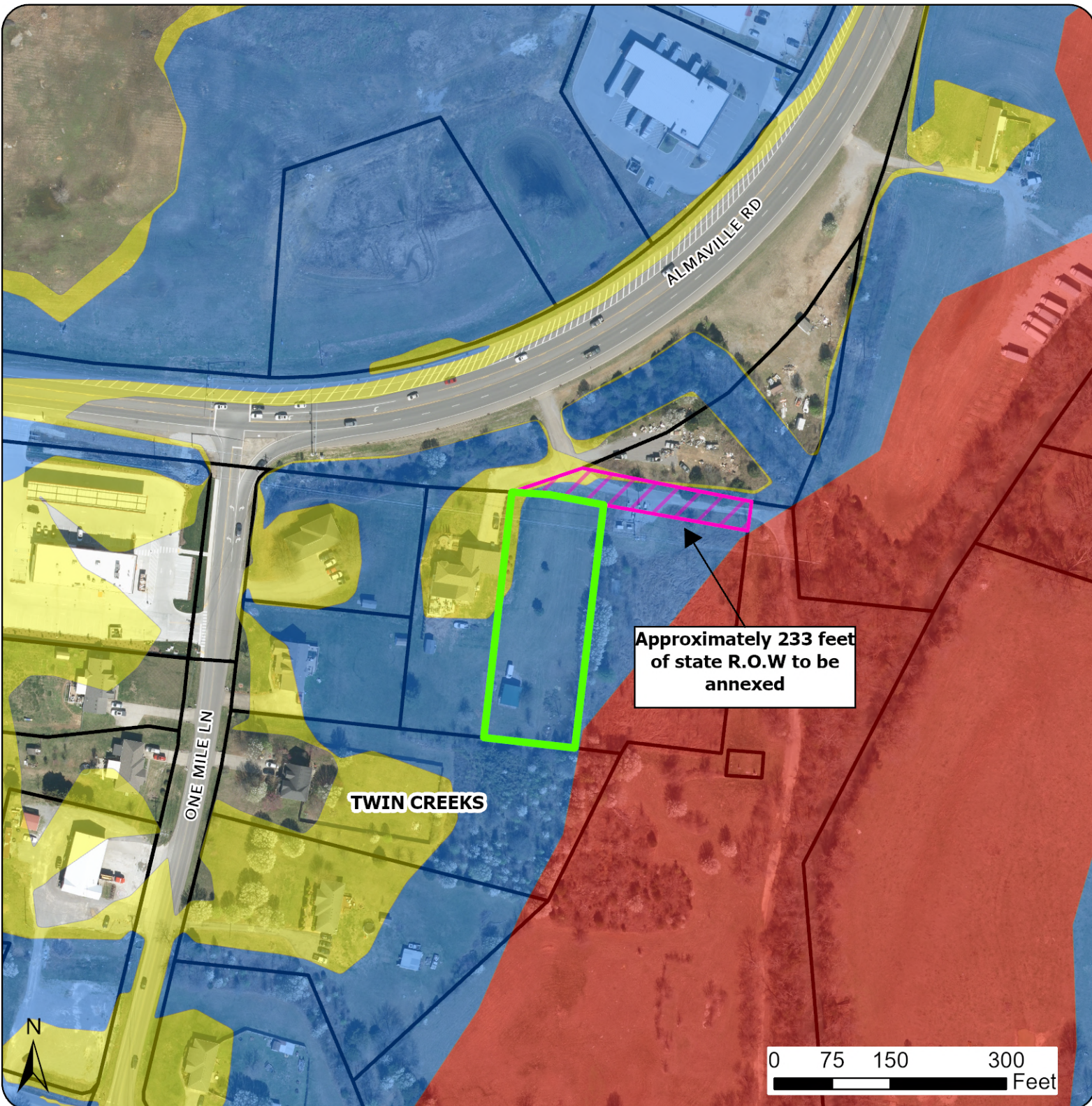


Approximately 233 feet
of state R.O.W to be
annexed

Hardik Patel
Annexation &
C-2 Zoning

Tax Map: 55C
Group: B
Parcel: 35.00
Acres: 0.87





- R.O.W to be Annexed
- Parcels
- Requested Parcel
- 500 Year Floodplain
- 100 Year Floodplain
- Floodway



Hardik Patel
Annexation &
C-2 Zoning

Tax Map: 55C
Group: B
Parcel: 35.00
Acres: 0.87

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:

Shhriya Inc.
SR 102 Almaville Road

Tax Map 55C, Group B, Parcel 35.00, owned by Shhriya, Inc. and requested by Hardik Patel on behalf of the owners. Bordered on the west by Parcel 36.00, owned by Khanthavon Sounivong and Sithonh Bouaphachanh; on the south by Parcel 39.00, owned by AH4R-TN3, LLC; on the east by Parcel 34.00, owned by Mack Byrd II and Diana L. Byrd; and on the north by Tax Map 55, Parcel 11.02, owned by Spencer O. Sellars, and an area shown as a public right-of-way extending eastward from SR 102/Almaville Road. The annexation includes approximately 233 linear feet of existing right-of-way extending eastward from the existing right-of-way of SR 102/Almaville Road. Area annexed contains approximately .87 acre.

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 JULY, 2024

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

Subject:

Kyle Griffin
140 Queencliff Court
Annexation & PRD Zoning Request

Summary:

Kyle Griffin- Annexation & Zoning to PRD

Location: 140 Queencliff Court

Tax Map: 73

Parcel: 19.02

Current Zoning: RM

Acres: 115.34

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 346 single family lots.
5. No sewer is available until the off site sewer for Briley Downs is constructed.
6. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer.
7. 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.
8. 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.
9. The facilities improvement determination study (FID) has still not been paid by the developer. Once the FID is paid it will be placed in queue to be evaluated by CUD.
10. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. Significant offsite improvements will be required to meet flow requirements for development. The applicant should consult CUD for instructions on submittals and any related information regarding status of future improvements of the associated area.
11. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Attachments

Application



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@csdgn.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@csdgn.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

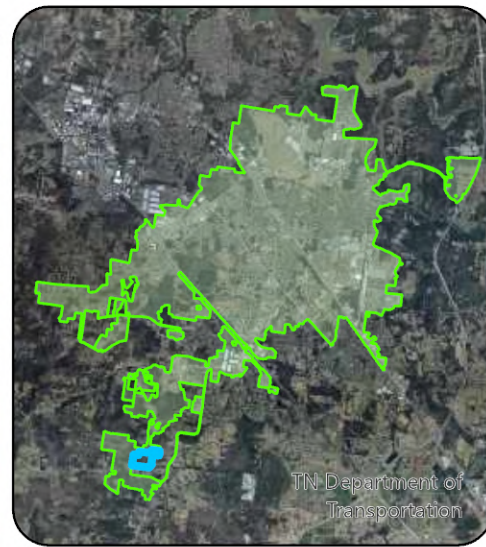
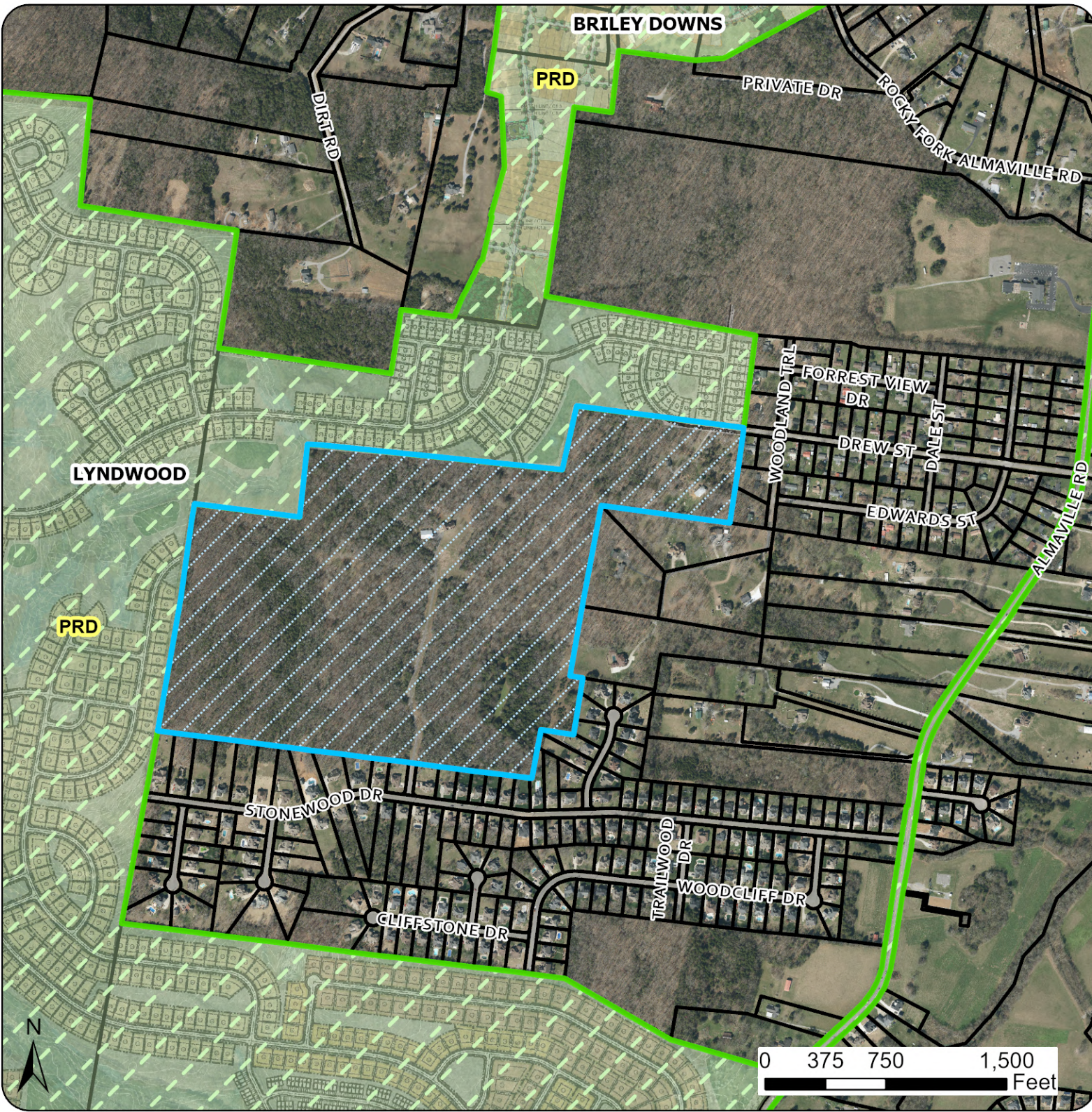
OFFICE USE ONLY




Staff Initials:

Review Fee:

Date:

- ***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.

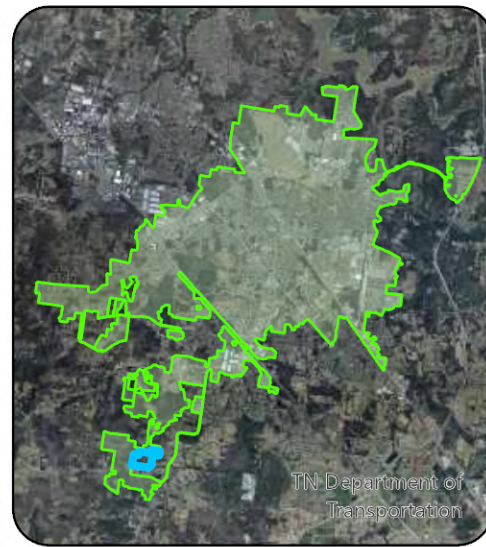
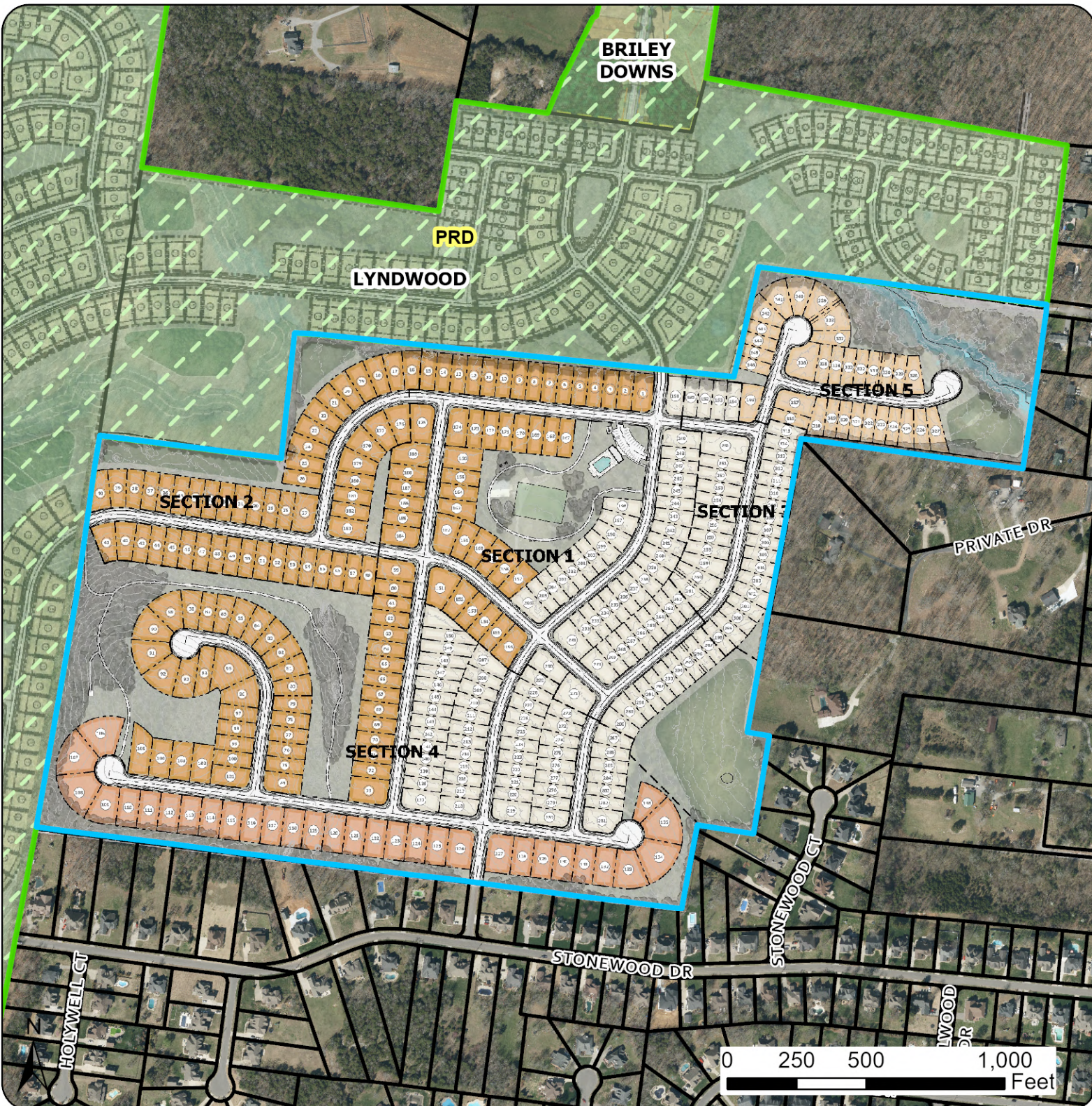


-  Requested Parcel
-  Smyrna City Limits
-  Parcels



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 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 JULY, 2024

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

Subject:

Kyle Griffin
8286 Rocky Fork Almaville Road
Rezoning R-3 to PRD Request

Summary:

Kyle Griffin - Rezoning R-3 to PRD

Location: 8286 Rocky Fork Almaville Road

Tax Map: 54 Parcel: 50.01

Current Zoning: R-3 Acres: 3.53 Proposed Zoning: PRD

1. The surrounding zoning is R-3, PRD (Cedar Hills, Stewarts Glen) and PUD (Blakeney Commons).
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 7 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.
6. A mail kiosk may not be required for this development. Please check with the USPS for clarification.
7. Show abandonment of the existing septic tank for lot 7, and show the existing field lines.
8. Submit E911 approval for the road name.
9. Explain the sidewalk stubbing to the property to the north. The adjoining parcel is unimproved open space for Cedar Hills.
10. Please reference CUD Will Serve Letter issued 4/21/2024 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement.
11. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Attachments

Application


Location Map 1

Location Map 2

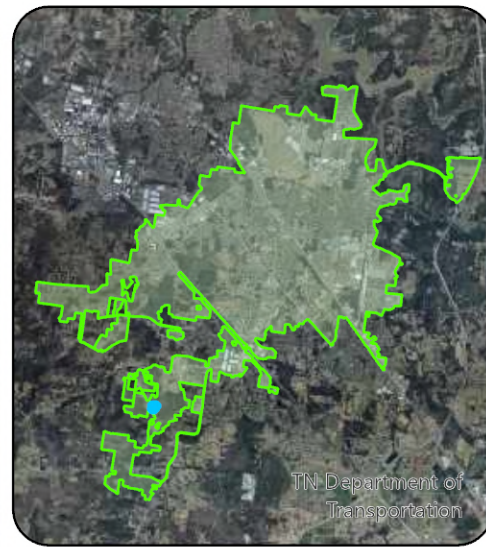
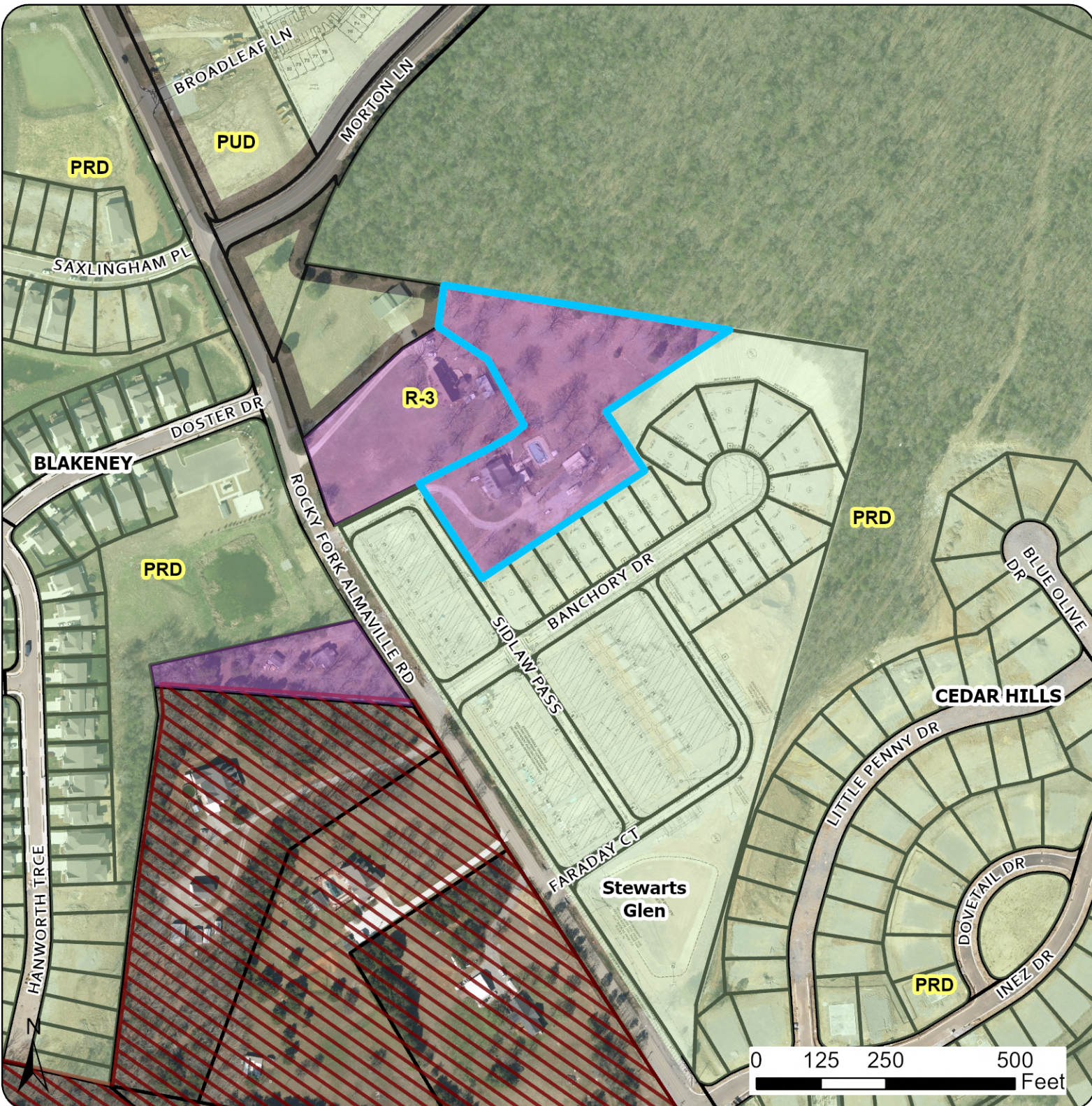


Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: 	Date:	
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.



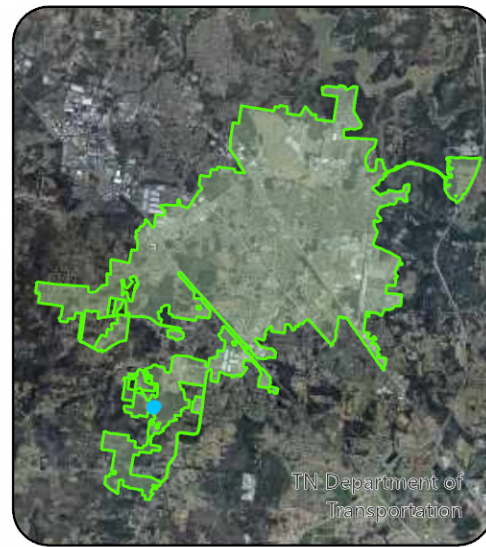
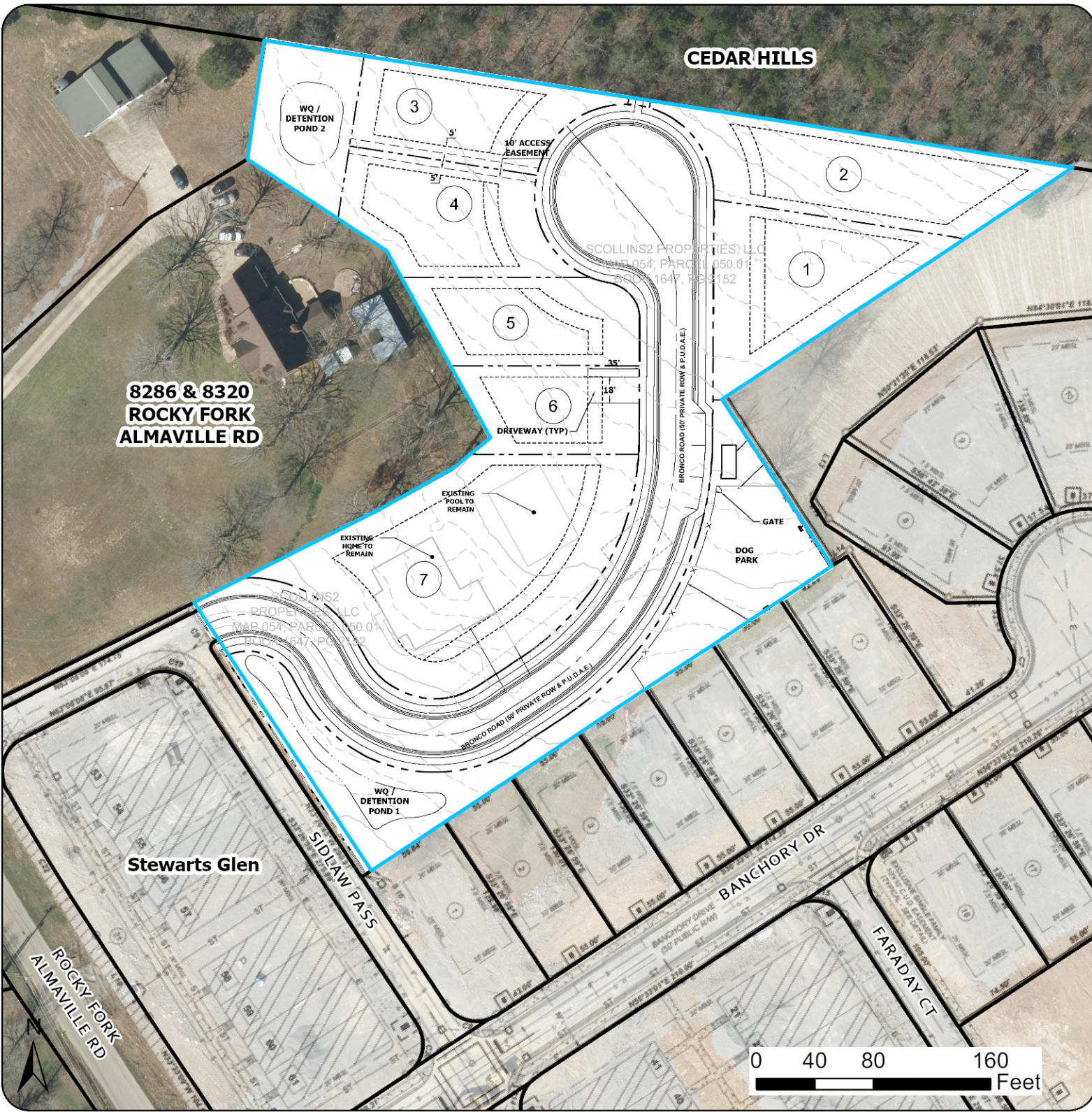
TN Department of Transportation

-  Parcels
-  Rutherford County
-  Requested Location



Kyle Griffin
 R-3 to PRD

Tax Map: 54
Parcel: 50.01
Acres: 3.53



-  Parcels
-  Rutherford County
-  Requested Location



Kyle Griffin
R-3 to PRD

Tax Map: 54
Parcel: 50.01
Acres: 3.53

Subject:

Eduardo Moreno
11514 Old Nashville Highway
Rezoning R-2 to P&O-2 Request

Summary:

Eduardo Moreno - Rezoning R-2 to P&O-2
Location: 11514 Old Nashville Highway
Tax Map: 34I Group: B Parcel: 6.00
Current Zoning: R-2 Acres: .32 Proposed Zoning: P&O-2

1. The surrounding zoning is R-2 and C-2.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.
4. There is an existing house on this property. The intended use is for the existing house to be used as an 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.

Attachments

Moreno Application
Moreno Map



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: **Eduardo Moreno**

Street Address: **11514 Old Nashville Highway**

City: **Smyrna**

State: **TN**

ZIP: **37167-3539**

Email: **edmorenorealtor@gmail.com**

Phone: **615-945-3590**

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company:

Street Address:

City:

State:

ZIP:

Email:

Phone:

PROPERTY INFORMATION

Street Address/Intersecting Streets:

Tax Map: **0341**

Group: **B**

Parcel: **006.00**

Requested Lot Area (Square feet/Acres): **13920.22ft / .32 acres**

Existing Zoning: **Residential**

Requested Zoning: **P&O PROFESSIONAL AND OFFICE**

*Current Property Owner (See Note Below): **Eduardo Moreno- Evangelina Romano**

APPLICANT AUTHORIZATION

Applicant Signature: *E. Moreno*

Date: **5/16/2024**

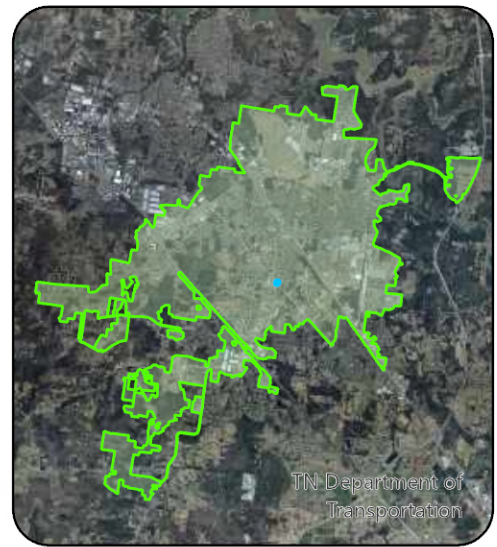
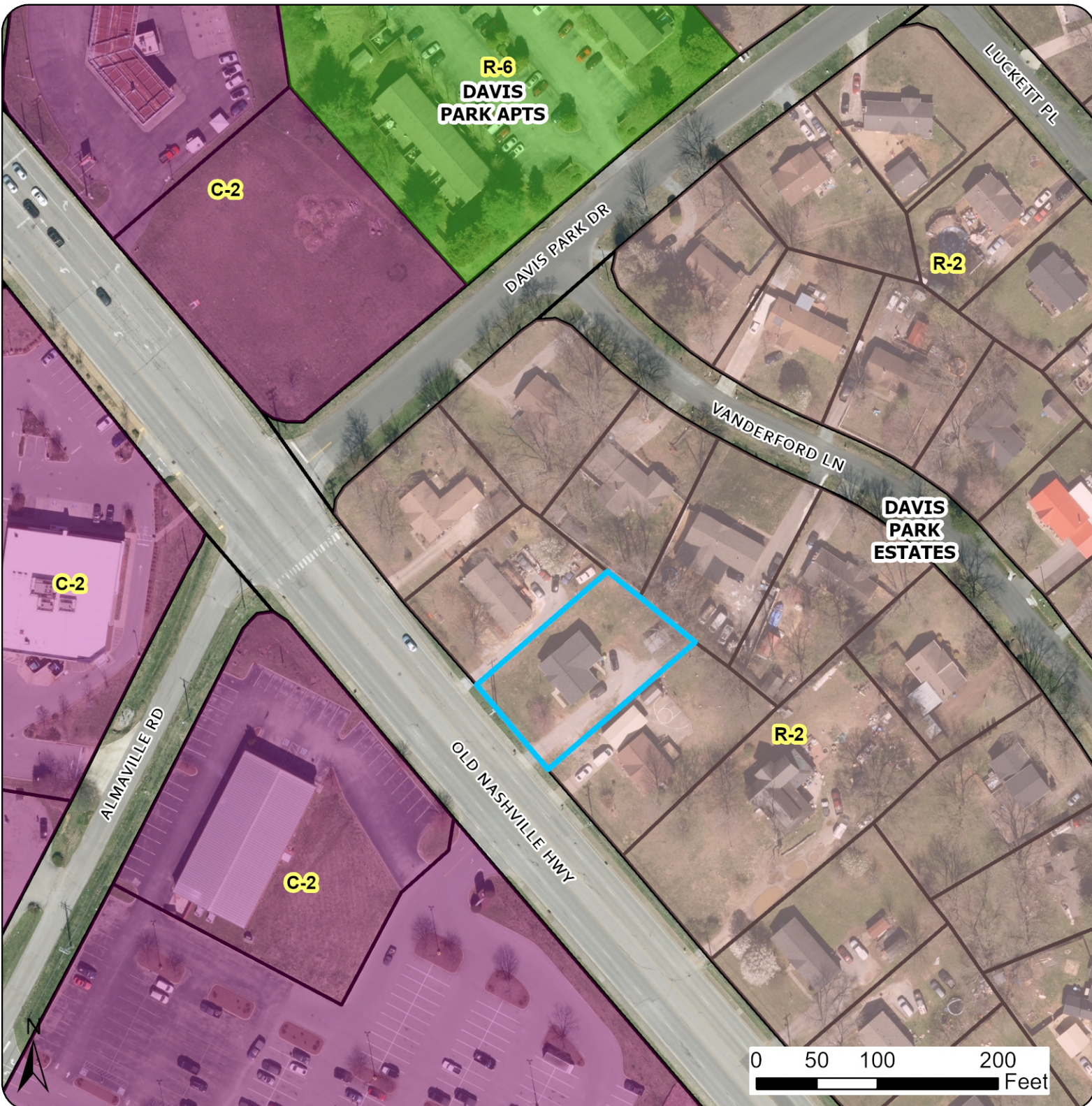
OFFICE USE ONLY



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.



-  Parcels
-  Requested Parcel



Eduardo Moreno
 R-2 to P&O-2

Tax Map: 34I
Group: B
Parcel: 6.00
Acres: 0.32

Subject:

Rob Molchan
Gambill Lane
Rezoning R-1 to PRD Request

Summary:

Rob Molchan- Rezoning R-1 to PRD

Location: Gambill Lane

Tax Map: 33 Parcel: 87.00

Current Zoning: R-1 Acres: 6.78 Proposed Zoning: PRD

1. The surrounding zoning is R-1 and R-3.
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.
3. The Major Thoroughfare Plan designates Gambill Lane as a collector. The required minimum right-of-way for this road is 30' from the centerline. Dedication of this right-of-way is shown on the plans. In addition, the Major Thoroughfare Plan shows a new collector street through this property and the adjoining property to connect Gambill Lane to Seven Oaks Boulevard.
4. The requested PRD is for 24 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. A minimum of 1,500 GPM at 20 PSI is not available unless water line extension is made from Enon Springs Road, West.
6. Show the new collector street through this property to connect to the south per the Major Thoroughfare Plan. The proposed main entrance road from Gambill Lane could be utilized as the collector street by extending it to the southern property line.
7. All lots must have a gravity sewer service.


Attachments

Gambill Oaks App
Gambill Oaks Map 1
Gambill Oaks Map 2

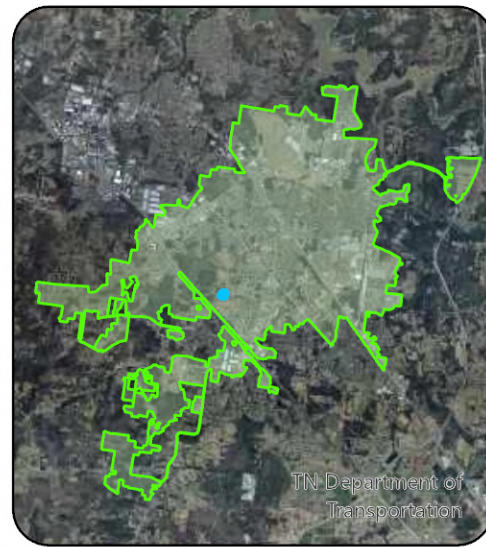


Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: 	Date:	
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.



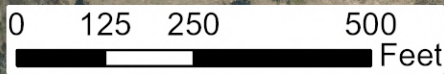
TN Department of Transportation

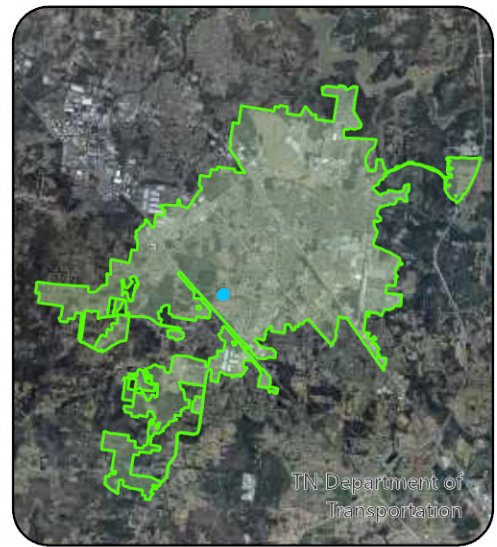
-  Parcels
-  Requested Parcel





Rob Molchan
R-1 to PRD

Tax Map: 33
Parcel: 87.00
Acres: 6.78





-  Parcels
-  Requested Parcel



Rob Molchan
R-1 to PRD

Tax Map: 33
Parcel: 87.00
Acres: 6.78

Subject:

The Courtyards at Stewarts Creek, Phase 3
Restoration Drive
Owner/Developer: Epcon Stewarts Creek, LLC

Summary:

Preliminary Plat - The Courtyards at Stewarts Creek, Phase 3
Location: Rocky Fork Almaville Road
Tax Map: 54 Parcel: 8.05
Current Zoning: PRD Acres: 7.02 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. 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. The grading permit fee will be \$5,242 for 48.57 acres of land.
 4. No roads shown on the Major Thoroughfare Plan will be affected with this request.
 5. Signs will require a separate permit.
 6. 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.
 7. Provide a roadway lighting plan.
 8. Submit construction plans.
 9. Please add the note indicating that the asterisk is meant to indicate critical lots to all of the pages.
 10. 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 2/27/2024. 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.
 11. Submit full set of plans separately for each individual section and phase to be constructed directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and specific comments.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. e. 1.
Department: Planning & Zoning
Date: June 6, 2024**

Subject:

Gwynne Farms, Phase 3, Section 2
Lyness Drive
Owner/Developer: Lennar Homes of Tennessee

Summary:

Final Plat - Gwynne Farms, Phase 3, Section 2
Location: Cardiff Drive
Tax Map: 32 p/o Parcel: 20.00
Current Zoning: PRD Acres: 15.49 Lots: 34

1. No roads shown on the Major Thoroughfare Plan will be affected with this request.
 2. Signs will require a separate permit.
 3. Add signatures of the owners prior to recording.
 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.
 5. Provide extra dimensions for the irregular drainage easements on Lots 188 and 202.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. e. 2.
Department: Planning & Zoning
Date: June 6, 2024**

Subject:

Pinto Place Townhomes

Pinto Drive

Owner/Developer: SiLa Smyrna, LLC

Summary:

Final Plat - Pinto Place Townhomes

Location: Pinto Drive

Tax Map: 270 Group: D Parcel: 10.00

Current Zoning: PRD Acres: 2.14 Units: 22

1. No roads shown on the Major Thoroughfare Plan will be affected with this request.
 2. Signs will require a separate permit.
 3. Add signatures of the owners prior to recording.
 4. Add the signature and stamp for the land surveyor.
-

Subject:

Sewart's Landing

Allan Sewart Way & Pilot Place

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

Summary:

Final Plat- Sewart's Landing

Location: Motlow College Blvd.

Tax Map: 18 Parcel: 10.01

Current Zoning: PUD Acres: 43.897 Lots: 7

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. Add the signature of the land surveyor to the surveyor's certificate.
9. Remove the certification for CUD, as this site lies within the Town of Smyrna water service area.
10. Provide dimensions for the proposed drainage easement which is the detention pond at the end of the access easement.
11. Show a 35' front setback along Sam Ridley Parkway and a 15' side setback on all lots. Revise Note 4.1 to reflect the correct setbacks. Lots 4 & 5 can be shown differently per Note 16.
12. Shift the fire hydrant that is shown within the sidewalk along Allan Sewart Way.
13. The access easement serving Lots 6 & 7 is required to be permanent, not temporary. Please remove the temporary label.
14. Provide the dimensions for the storm easement from the end of the access road to the pond.

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. e. 4.
Department: Planning & Zoning
Date: June 6, 2024**

Subject:

Six Cedars Business Park, Phase 1
889 Seven Oaks Boulevard
Owner/Developer: Six Cedars Investments, LLC

Summary:

Final Plat- Six Cedars Business Park
Location: 889 Seven Oaks Blvd.
Tax Map: 50 Parcel: 7.02
Current Zoning: C-2 Acres: 4.479 Lots: 1

1. No roads shown on the Major Thoroughfare Plan will be affected with this request.
 2. Signs will require a separate permit.
 3. Add the signature of the owner prior to submittal for recording.
-

AMS, Inc. Storage Hangar

Site Plan

Location: Fitzhugh Blvd.	Applicant: Vision Building Group LLC
Tax Map/Parcel: 19/31.00	Property Owner(s): Smyrna/Rutherford County Airport Authority
Zoning: A-1	Use Classification: Hangar

Proposal

A. Location Analysis

Airline Maintenance Services, Inc. is proposing to build a 5,700 square foot hangar on airport property. Access to the hangar would be off Fitzhugh Boulevard. The building is proposed to be constructed south of Fire Hall 2, which is located near the intersection of Eighth Avenue and Fitzhugh Boulevard. The area where the hangar is proposed is currently open grass space.



Development Standards

	Required	Proposed
Total Parking	6 Spaces	6 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan is not being proposed at this time due to location on airport property.

C. Design Review

Architectural elevations have not been submitted, however, previous plans showed an entirely metal building, consistent with other hangars on airport property.

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 Fitzhugh Boulevard as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. Submit architectural elevations.

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

Grand Wash

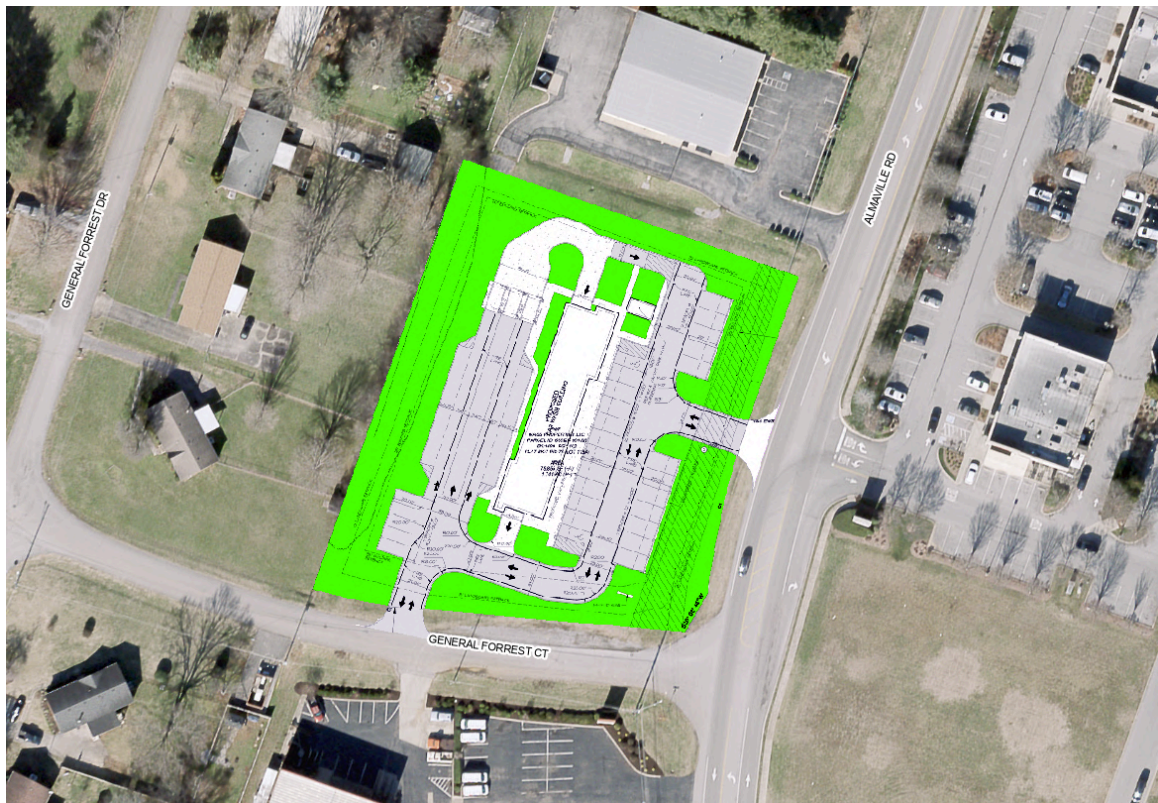
Site Plan

<i>Location:</i> 570 Almadale Road	<i>Applicant:</i> Grand Salkhi Properties, LLC
<i>Tax Map/Group/Parcel:</i> 50E/F/1.00	<i>Property Owner(s):</i> Grand Salkhi Properties, LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> Car Wash

Proposal

A. Location Analysis

Grand Salkhi Properties, LLC has proposed a new car wash at the northwest quadrant of the intersection at Almadale Road and General Forrest Court. The applicant received approval from the Board of Zoning Appeals in October 2022 for a special exception to allow a car wash within a C-2 zoned property. The tract is currently vacant and is abutted by residential property to the west and commercial property to the north, south and east. The Publix shopping center is located to the east of this site across Almadale Road. This site plan was previously approved by the Planning Commission in January 2023 and has since expired.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.73 Ac
Square Footage of Open Space/Landscaping	3,215 SF	17,225 SF
Total Parking	11 Spaces	29 Total Spaces 24 Vacuum Stalls
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows streetscaping along General Forrest Court and Almadale Road. Additional landscaping is shown along the northern and western property line with shrubbery and trees in landscape islands throughout the site. The western property line abuts property zoned residential; some existing vegetation will remain. Gaps between the existing trees are shown to be filled with shrubbery and trees consistent with a Type C landscape buffer. Additionally, an 8' privacy vinyl fence is also proposed along the western property line.

C. Design Review

Architectural elevations show primary materials of brick, building stone renaissance, which has an appearance of a concrete block with either split face or smooth face finish, and glass/glazing on all four elevations. Secondary materials consist of EIFS and fiber cement board with an accent material of aluminum. Staff would recommend the applicant modify the building stone with variation in color shading and texture to provide more of a stone like 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 of \$559.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almaville Road as a Minor Arterial. This would require dedication of 40' of right-of-way from the center of the road.

Staff Comments:

1. Submit water load requirements for meter sizing.
2. The building material labeled EX2 and EX2a Building Stone is the Arriscraft Renaissance product. This does not meet the requirements of Design Review as it has a concrete block appearance with either a split face or smooth face on it. Change this to a different material within the product line that has variation in color shading and texture providing a more stone like appearance.
3. Remove the bypass line around the domestic water meter.
4. Submit hard copies of the architectural elevations and landscape plan.

Staff Recommendation: Approval with above listed comments.

Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, AICP

CC: Town Council/Staff

Date: 05/31/24

RE: Revisions to the Subdivision Regulations

Attached are proposed revisions to Article 3, Sections 3-103, 3-104, and 3-105 of the Subdivision Regulations. All three sections would have the same change, which is to change the submittal deadline for sketch plats, preliminary plats, and final plats from 17 days prior to the Planning Commission date to 24 days prior to the Planning Commission date.

These changes are proposed to provide staff an additional week to review plats that are submitted as well as provide additional time for plat revisions to be made by applicants. The process would not change with regards to staff reviews, but an additional week would allow for more time for review and plat revisions. In addition, this will provide additional time for staff to be able to provide more public notice for any rezoning or annexation requests via placement of signs on requested properties and sending letters to surrounding property owners the week before the Planning Commission meeting. The current deadline does not provide adequate time for staff to be able to accomplish that task, but an extra week will enable that to occur.

These amendments are in conjunction with the proposed amendment to Article III of the Zoning Ordinance regarding the submittal deadline for site plans. Staff would recommend these amendments to the Subdivision Regulations be considered after the required public hearing is held at the July Planning Commission meeting.

The language to be removed is struck-through, and the new language is underlined.

ARTICLE 3

PROCEDURES FOR PLAT APPROVAL

3-103 Sketch Plat¹

3-103.2 Application Procedure and Requirements – The applicant shall file with the Planning Commission a sketch plat. The failure of the applicant to satisfy the requirements of this section with full and correct information shall be cause for disapproval of the sketch plat. The sketch plat shall include the information set forth in Section 4-101 and:

- (1) be presented at the office of the Town Planner;
- (2) include all land which the applicant proposes to be subdivided and all land immediately adjacent, extending one hundred (100) feet there from, or of that directly opposite thereto, extending one hundred (100) feet from the public way frontage of such opposite land. The lot pattern of surrounding development shall be shown within that area located within one hundred (100) feet of the proposed development;
- (3) be accompanied by a minimum of ten (10) copies of the sketch plat as described herein;
- (4) be presented to the Town Planner for the Planning Commission at least ~~seventeen (17)~~ twenty-four (24) days prior to a regular (officially opened) meeting of the Planning Commission. The Town Planner shall place the sketch plat on the agenda for the Planning Commission within 30 days of submittal by the applicant or at the next regular meeting of the Planning Commission after the 30 day period. The applicant may waive the time frame requirement for the appearance of the plat on the agenda;
- (5) be accompanied by an administrative review fee as set by the Town Council.

3-104 Preliminary Plat and Construction Plans (Major Subdivisions Only)

3-104.1 Application Procedure and Requirements² -- The applicant shall file with the Planning Commission a preliminary plat. The failure of the

¹ Ibid.

² Ibid.

applicant to satisfy the requirements of this section with full and correct information shall be cause for disapproval of a preliminary plat. The preliminary plat shall be prepared in accordance with Section 4-102 and:

- (1) be presented at the office of the Town Planner;
- (2) include all land which the applicant proposes to be subdivided and all land immediately adjacent, extending one hundred (100) feet therefrom, or of that directly opposite thereto, extending one hundred (100) feet from the public way frontage of such opposite land. The lot pattern of surrounding development shall be shown within that area located within one hundred (100) feet of the proposed development;
- (3) be accompanied by a minimum of ten (10) copies of the preliminary plat as described herein;
- (4) be presented to the Town Planner for the Planning Commission at least ~~seventeen (17)~~ twenty-four (24) days prior to a regular (officially opened) meeting of the Planning Commission. The Town Planner shall place the preliminary plat on the agenda for the Planning Commission within 30 days of submittal by the applicant or at the next regular meeting of the Planning Commission after the 30 day period. The applicant may waive the time frame requirement for the appearance of the plat on the agenda;
- (5) be accompanied by an administrative review fee as set by the Town Council.

3-105 Final Subdivision Plat (Minor and Major Subdivisions)

3-105.1 Application Procedure and Requirements³ -- A subdivider shall file with the Planning Commission a final plat. The plat shall be prepared in accordance with Section 4-104 and:

- (1) include the entire subdivision, or section thereof, for which final approval is sought;
- (2) be accompanied by a minimum of ten (10) copies of the final subdivision plat as described herein;

³ Ibid.

- (3) comply substantially with the preliminary plat, where such plat is required;
- (4) be presented to the Town Planner for the Planning Commission at least ~~seventeen (17)~~ twenty-four (24) days prior to the regular meeting of the commission at which it is to be considered. The Town Planner shall place the final plat on the agenda for the Planning Commission within 30 days of submittal by the applicant or at the next regular meeting of the Planning Commission after the 30 day period. The applicant may waive the time frame requirement for the appearance of the plat on the agenda;
- (5) be accompanied by formal irrevocable offers of dedication to the public of all public ways and uses, utilities, parks, and easements, in a form approved by legal counsel, as applicable. (The subdivision plat shall be marked with a notation indicating the formal offers of dedication as shown in Article 4 of these regulations.);
- (6) be accompanied, if the final plat contains open space, ~~or~~ recreational facilities, or if any portion of the site is in common ownership, by the following documentation for approval by the Planning Commission:
 - (a) plans for improvement and maintenance of the open space or facilities located thereon;
 - (b) articles of incorporation and bylaws of the co-owners association or other legal entity (where open space or facilities are to be deeded to a co-owners association or similar organization acting on behalf of the joint owners of said property) charged with improving or maintaining the open space or facilities, and declaration of covenants and restrictions pertaining to each and every property within the subdivisions; and
 - (c) declaration of covenants and restrictions pertaining to open space and facilities which assure the continued use of said facilities for the purpose intended, where open space or facilities are to be retained by the developer.
 - (d) that any open-space that is being dedicated for public utilization comply with the requirements of 3-105.1(5) herein, as well as the submittal of documentation from

the appropriate Town department or agency that the dedicated property and/or facilities are desirable for acceptance and maintenance. The Planning Commission shall make a recommendation to the governing body that the open-space and/or facilities be subsequently accepted.

- (7) be accompanied by an administrative review fee as set by the Town Council.

Memorandum

To: Smyrna Municipal Planning Commission
From: Planning Staff
Cc: Town Council
Date: 05/31/2024
RE: Amendments to the Zoning Ordinance: Article III, General Provisions,
and Article VII, Administration and Enforcement

Attached are proposed amendments to Article III, Section 3.120 and Article VII, Section 7.090 of the Zoning Ordinance. The amendment to Section 3.120 would change the submittal deadline for site plans from 17 days prior to the Planning Commission to 24 days prior to the Planning Commission. The amendment to Section 7.090 Amendments to the Ordinance would make the Zoning Ordinance consistent with recently passed State law regarding legal notice advertisements in a newspaper for rezoning requests.

The change regarding submittal deadlines for site plans would move the deadline from 17 days prior to the Planning Commission meeting to 24 days. This will provide staff an additional week to review plans that are submitted as well as provide additional time for plan revisions to be made by applicants. The process would not change with regards to staff reviews, but an additional week would allow for more time for review and plan revisions. In addition, this will provide additional time for staff to be able to provide more public notice for any rezoning or annexation requests via placement of signs on requested properties and sending letters to surrounding property owners the week before the Planning Commission meeting. The current deadline does not provide adequate time for staff to be able to accomplish that task, but an extra week will enable that to occur.

The amendment to Article VII would change the requirement of the legal notice in the newspaper for rezoning requests from 15 days to 21 days, which is the requirement in State law effective July 1. This will bring the Zoning Ordinance into compliance with the new State law.

The amendment to Article III is in conjunction with the proposed amendments to Article 3 of the Subdivision Regulations. Staff would recommend that the Planning Commission recommend approval of these amendments to the Town Council for consideration at the June and July Town Council meetings with a public hearing in July.

The language to be removed is struck-through, and the new language is underlined.

ARTICLE III - GENERAL PROVISIONS

3.120 Site Plans.

A.

1. Proposals Requiring Site Plan Approval: Any proposal for the construction or location of one (1) or more principal structure on a lot (with the exception of single-family and two-family dwellings in single ownership) requires site plan approval.
2. Submittal Deadline: Complete site plans shall be submitted to the Town Planner at least ~~47~~ 24 days prior to the Planning Commission meeting, if said submittal is to be officially entertained by the Planning Commission at the next regularly scheduled meeting thereof.

ARTICLE VII - ADMINISTRATION AND ENFORCEMENT

7.090 Amendments to the ordinance.

Before enacting an amendment to this ordinance, the Town Council shall hold a public hearing thereon, at least ~~fifteen (15)~~ twenty-one (21) days notice of the time and place of which shall be published in a newspaper of general circulation in the Town of Smyrna.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/10/2018	Buckingham Place Section 3 / JM Byrnes, LLC	6/10/2024	Southern Bank of Tennessee	\$31,000
<p>Bond is for: Roads, Sewer, Stormwater, Water is CUD</p> <p>Development is 100% built out. (32 out of 32 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. Junction box behind lot 55 needs cover. 2. Need pedestrian crosswalk sign at Covent and Lancaster. 3. All P.U.D.E. and drainage ditches needs to be put on grade per plan. 4. Detention pond is eroding and needs to be stabilized. 5. All structures in detention needs to be cleaned. 6. Put ditch on grade per plan at Lee Road (both sides of Lancaster Rd). 7. All signage must meet MUTCD specifications. 8. Submit stormwater as-builts verifying the elevations of the detention pond. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 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. <p>DEVELOPER OLIVER CONSTABLE'S COMMENTS:</p> <p>We believe everything is completed. Let us know if something is not completed and we will deal with it immediately.</p> <p>RECOMMENDATION:</p> <p>Reduce to \$10,000 and begin the one year maintenance period.</p>				



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/16/2023	Short's Crossing, Phase 2 / Michael's Homes, LLC	6/16/2024	First Bank	\$44,900
<p>Bond is for: Roads, Water, Sewer, Stormwater</p> <p>Development is 20% built out. (5 out of 25 lots built)</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"> 1. Place final topping and striping. 2. Sidewalks not complete. 3. Remove silt fabric from catch basins before final inspection. 4. Some areas of curb and gutter are damaged and need to be repaired or replaced. 5. Some manholes and water valve boxes need to be adjusted. 6. All sidewalks and crosswalks must be ADA compliant. 7. All P.U.D.E. and drainage ditches need to be put on grade per plan. 8. Some areas of detention pond are eroding and need to be put on grade per plan. 9. Detention pond is still being utilized as a sediment basin, the floor is unstabilized. 10. Ditches are still taken on sediment from active construction and will likely require regrading or stabilizing prior to completion of the project. 11. As-builts are on file. <p>Utilities Department Comments:</p> <ol style="list-style-type: none"> 1. Fire hydrant on lot 6 needs valve uncovered. <p>DEVELOPER JIMMY PITTS WITH MICHAEL'S HOMES' COMMENTS:</p> <p>We won't be completed with this phase until 2025.</p>				

RECOMMENDATION:

Extend one year.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/21/2023	Saddle Grove / Ashton Residential, LLC	6/21/2024	Escrow	\$37,000

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

Development is 81.8% built out. (18 out of 22 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks not complete.
3. Remove silt fabric from catch basins before final inspection.
4. Some areas of curb and gutter are damaged and need to be repaired or replaced.
5. Some manholes and water valve boxes need to be adjusted.
6. All sidewalks and crosswalks must be ADA compliant.
7. All signage must meet MUTCD specifications.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. Some areas of detention pond are eroding and need to be put on grade per plan.
10. Detention pond is still being utilized as a sediment basin.
11. Ditches are still taken on sediment from active construction and will likely require regrading or stabilizing prior to completion of the project.
12. As-builts are on file.

Utilities Department Comments:

1. No Issues.

DEVELOPER MICHAEL STROBEL WITH ASHTON WOODS' COMMENTS:

Everything is completed except final topping with over half of the homes started. Please extend.

RECOMMENDATION:

Extend one year.



DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/21/2023	Stewarts Glen / Ashton Nashville Residential, LLC	6/21/2024	Escrow	\$64,000

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

Development is 59.3% built out. (35 out of 59 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks not complete.
3. Remove silt fabric from catch basins before final inspection.
4. Some areas of curb and gutter are damaged and need to be repaired or replaced.
5. Some manholes and water valve boxes need to be adjusted.
6. All sidewalks and crosswalks must be ADA compliant.
7. All signage must meet MUTCD specifications.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. Some areas of detention pond are eroding and need to be put on grade per plan.
10. Detention pond is still being utilized as a sediment basin.
11. Ditches are still taken on sediment from active construction and will likely require regrading or stabilizing prior to completion of the project.

- 12. Any potential storm structures related to Amenity Center are not yet installed.
- 13. As-builts are on file.

Utilities Department Comments:

- 1. No Issues.

DEVELOPER MICHAEL STROBEL WITH ASHTON WOODS' COMMENTS:

Everything is completed except final topping with over half of the homes started. Please extend.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
7/13/2022	Derby Run, Phase 1A & 1B	7/13/2024	Escrow	\$38,400

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

Development is 92.7% built out. (51 out of 55 lots built)

Public Works Department Comments:

- 1. Place final topping and striping.
- 2. Some manholes and water valve boxes need adjusting.
- 3. Some areas of curb and gutter are damaged and need to be replaced or repaired.
- 4. All sidewalks and crosswalks must be ADA compliant.
- 5. All signage must meet MUTCD requirements. Need arrows on top of pedestrian signs.
- 6. Remove silt fabric from catch basins before final inspection.
- 7. Rock needs to be added in temporary cul-de-sacs and put on grade per plan.
- 8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 9. Some areas of detention pond are eroding and need to be stabilized.
- 10. Along Grey Ghost Way, there are areas of unstabilized land (specifically next to lot 138).
- 11. The ditch between lots 110 and 111 is heavily eroded and does not appear to be within the drainage easement behind lots 109 and 110. They will need to reposition the ditch in the easement and will have to implement some other preventative stabilization measures (other than sod and seed/straw mat as those have failed in the past) from the headwall at Gallant Fox to the back corner of lots 109 and 110 to prevent further erosion.
- 12. The detention ponds are currently being used as sediment basins for Phase 2 and will need to be held on bond until they are converted to a storm ponds.
- 13. Sidewalks near the mail kiosk and across Gallant Fox will need to be repoured as it is damaged or does not meet ADA requirements.

Utilities Department Comments:

- 1. Manhole B60-224 (Blakeney off site MH-16) has a piece of pipe in the trough.
- 2. Manhole B60-223 (Blakeney off site MH-15) has mastic seal on the bench that needs removed.
- 3. Manhole B60-219 (Blakeney off site MH-5) has a broken lid that needs changed out, and has debris in the trough.
- 4. Manhole B60-212 (Blakeney off site MH-4) has debris in the trough.
- 5. Manhole B60-209 (Blakeney off site MH-1) has debris in the trough.
- 6. Manhole B60-64 (Amberton Section 1 MH-16C) has a piece of pipe on the bench. This is the manhole they tied the sewer to.

DEVELOPER PAT MANGER'S COMMENTS:

We plan to put the surface course down later this year when we put the binder down for Phase 2D. Please extend until the end of the year to be safe.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/14/2022	Stewarts Creek Cottages / Thomas Steffen	7/13/2024	Fourth Capital Bank	\$44,400

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

Development is 74.0% built out. (57 out of 77 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Crosswalk at entrance needs to be made ADA compliant.
3. Sidewalks not complete.
4. Remove silt fabric from catch basins before final inspection.
5. Some areas of curb and gutter are damaged and need to be repaired or replaced.
6. Some manholes and water valve boxes need to be adjusted.
7. All sidewalks and crosswalks must be ADA compliant.
8. Areas of sidewalk around the tennis courts are out of ADA compliance.
9. All signage must meet MUTCD specifications.
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 put on grade per plan.
12. Detention ponds are still being utilized as a sediment basin.
13. Ditches are still taken on sediment from active construction/unstabilized land and will likely require regrading or stabilizing prior to completion of the project.
14. As-builts are on file.

Utilities Department Comments:

1. Manhole B60-305 has majestic seal in the trough that needs removed.
2. Manhole B60-295 has majestic seal in the trough that needs removed.
3. Manhole B60-292 has majestic seal in the trough that needs removed.
4. Manhole B60-291 has majestic seal in the trough that needs removed.
5. Manhole B60-296 has majestic seal in the trough on the bench that needs removed.
6. Manhole B60-289 has majestic seal on the bench that needs removed. And has majestic seal hanging from under the casting that needs to be removed.

DEVELOPER THOMAS STEFFEN'S COMMENTS:

I will review with the development team, but it is my intent to push this forward in June and potentially wrap it up in July.

RECOMMENDATION:

Extend six months.