



SMYRNA MUNICIPAL PLANNING COMMISSION

March 7, 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 February 1, 2024 meeting.
5. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Joe Haddix
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request
 - b. Rezoning Request:
 1. Sammy Said
6070 & 6092 Seminary Road
Rezoning R-3 to C-4
 - c. Sketch Plat:
 1. Lyndwood
Almaville Road / Independent Hill Road
Owner / Developer: DRAPAC
 - d. Preliminary Plat:
 1. The Courtyards at Stewarts Creek, Phase 2
9351 Rocky Fork Almaville Road
Owner / Developer: Blakeney Partners, GP
6. New Business:
 - a. Rezoning Request:

1. John Dunaway
403 & 405 Monroe Street
Rezoning Request: C-2 to R-2
- b. Preliminary Plats:
 1. Cooks Lane, Phases 1, 2, & 3
5458 Cooks Lane
Owner / Developer: Naron Family Trust / Century Communities
 2. Hidden Hills, Section VI, Phase II
Summerlin Road, Tamland Avenue, & Shetland Drive
Owner / Developer: Amnon Shreibman / Nir Homes, Inc.
 3. Rock Springs Senior Living
South of Rock Springs Road & West of Saint Francis Avenue
Owner / Developer: Gateway Properties of Middle TN, LLC
- c. Final Plats:
 1. Beyer Subdivision
Red Bird Farm Lane
Owner / Developer: Philip Beyer & Susan Beyer
 2. Quail Ridge, Section I
1923 & 1929 Almaville Road
Owner / Developer: Ram Smyrna Partnership / Schaad Brown Real Estate
 3. Talia Trace, Section I
2264 Rocky Fork Road
Owner / Developer: Cantrell Farms, LLC
 4. Talia Trace, Section I - HPR
2264 Rocky Fork Road
Owner / Developer: Cantrell Farms, LLC
- d. Site Plans:
 1. Newberry Townhomes, Lot I
Almaville Road
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC
 2. Rock Springs Senior Living
South of Rock Springs Road & West of Saint Francis Avenue
Owner / Developer: Gateway Properties of Middle TN, LLC
 3. Spring Branch Townhomes, Phase I
602 & 604 Rock Springs Road
Owner / Developer: Green Trails
7. March Bond Review Report
8. Staff comments and/or other business

9. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES FEBRUARY 1, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, February 1, 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 Councilman Tim Morrell and the Pledge of Allegiance was led by Tim Slate.

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

Present: Tim Morrell, Councilman; Mike Allen; Tim Slate; Amy Wise; Charles Scurr, PhD

Absent: Marc Adkins, Vice-Mayor; Miranda Swift

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

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

Motion by Amy Wise, seconded by Mike Allen to approve the minutes for the January 4, 2024 meeting.

Vote: 5 - 0 Passed - Unanimously

3. Old Business:
 - a. Site Plans:
 1. Addition to Villages of Valley Green, Section IV
Enon Springs Road W & Wildwood Drive
Owner / Developer: JSD Holdings

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

Zoning: PUD

Use Classification: Commercial & Residential

Proposal

A. Location Analysis

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



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.54 Ac
Square Footage of Open Space/Landscaping	6,710 SF	7,500 SF
Total Parking	180 Spaces	203 Spaces
Handicapped Parking Space(s)	6 Spaces	6 Spaces

B. Landscaping

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

C. Design Review

Architectural elevations submitted show the commercial building, on the front and rear, to have a mixture of primary materials including brick and glass/glazing. Side elevations are consistent with the front and rear elevations. The townhouse elevations submitted show the front elevation with a mixture

of brick, stone and fiber cement board siding. Rear elevations for the townhomes are a mixture of hardie board and glass. The apartment elevations, provided via an example of four wall faces for existing apartments, show a mix of brick, hardie board siding and glass.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.
4. A grading permit fee of \$864.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for this road at this time.

Staff Comments:

1. Utility plans are under review.
2. The required minimum fire flow will be 2,125 GPM at 20 PSI. This is based on the largest apartment building. The apartments are required to be sprinkled, and the other buildings may be required to be sprinkled depending on the construction type and available fire flow.
3. The approved subdivision plat for this lot showing the easement dedications must be recorded prior to issuance of any building permits for this site. Revise the plat to reflect the current plan.
4. Landscaping along Enon Springs Road, West will be required to comply with MTEMC overhead utility requirements. Substitute the dogwood and fringetrees along Enon Springs Road for a flame amur maple and add shrubs along Wildwood Drive.
5. Landscaping and storm structures cannot overlap. Please show one or the other relocated as needed.
6. The sidewalk to the playground area next to building 3 must have a crosswalk across the drive aisle to make it ADA accessible.
7. The new water main must be connected to the 12" main on the west side of Enon Springs Road, West. The roadway must be bored. A connection cannot be made to the east side of Enon Springs Road, West nor Wildwood Drive.
8. Please extend the sewer main to the Gambill property along the northern property line.
9. Please show one additional dumpster for the commercial building.
10. Provide a Type C landscape buffer between the multifamily uses and all of the surrounding single family uses. This should be extended along the property line adjacent to the townhomes to Wildwood Drive.
11. The parking calculations in the site data table are incorrect. Please adjust accordingly.
12. This site is required to meet ADA requirements. Please show handicapped parkings spaces spread throughout the development to serve all the apartment buildings as well as the commercial building. Handicapped people should not be required to cross drive aisles to reach their destination.

Staff Recommendation: Staff recommends approval of this request with the remaining comments.

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

Motion by Mike Allen, seconded by Tim Slate to approve the site plan for Addition to Villages of Valley Green, Section IV with the above listed staff comments and the addition of one dumpster to be utilized by the commercial space.

Vote: 4 - 1 Passed

NAY: Charles Scurr, PhD

4. New Business:

a. Rezoning Requests:

1. Marian Masoud
540 Rock Springs Road
PUD Amendment

A Rezoning request was submitted for 540 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28E, Group:A, Parcel: 17.00, and is comprised of 0.79 acres. The surrounding zoning is R-4 and PRD (Harts Branch Village). The Land Use Plan would support Mixed Residential development in this area. The Major Thoroughfare Plan designates Rock Springs Road as a Collector. The requested PUD amendment to the existing PUD is to allow for retail sales of clothing and linens. The existing PUD, which was approved in December 2004, allows for one single family residence or a fabric shop selling sewing supplies and offering sewing classes.

1. Sewer is not currently available. Should the existing septic system be inadequate, sewer would be required to be extended from Harts Branch Village.

Motion by Mike Allen, seconded by Tim Slate to recommend approval to the Town Council the PUD amendment rezoning of 540 Rock Springs Road with the above listed staff comments.

Vote: 4 - 1 Passed

NAY: Amy Wise

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

An R-3 to C-2 Rezoning request was submitted for 6070 & 6092 Seminary Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 4.01 and 5.02, and is comprised of .80 acres. The surrounding zoning is R-1 (Church of Christ at Stewarts Creek), C-2 and I-2 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 Seminary Road and Poplar Wood Road as Collectors. Adequate right-of-way exists for these streets. The following staff comments were made:

1. Sewer will be required to be extended from the intersection of Alnaville Road and Seminary Road to the adjoining property lines.
2. The intended use is for the existing house to be used as a dental office. If the rezoning is approved, a site plan would be required to be submitted showing the required parking, landscaping, stormwater, and utility improvements. In addition, conversion of the existing single family residence to a commercial use would require submittal of building plans meeting all applicable commercial building and fire codes to be reviewed by the Codes Department.
3. The required minimum fire flow is 1,500 GPM at 20 PSI.
4. CUD's existing infrastructure should be adequate to meet 1,000 GPM fire flow requirements for this development. There is an existing 8" water line along the eastern side of Seminary Road with a fire hydrant nearby.

At this time, Councilman Tim Morrell acknowledged applicant Sammy Said to speak regarding this request.

Motion by Tim Slate, seconded by Amy Wise to defer the R-3 to C-2 Rezoning request for 6070 & 6092 Seminary Road for 30 days.

Vote: 5 - 0 Passed - Unanimously

b. Sketch Plats:

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

A Sketch Plat was submitted for Hidden Hills, Section VI, Phase II located at Summerlin Road, Tamland Avenue, & Shetland Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 10.00, is comprised of 22.48 acres, is zoned R-3, and consist of 49 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. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow will be 1,000 GPM at 20 PSI. This cannot be adequately provided above an elevation of 720'. Any finished floor elevation above 720' will require the house to be constructed with a fire sprinkler system. If the gross square footage of a home exceeds 3,600 square feet under roof, the minimum fire flow requirement will be increased.

Motion by Tim Slate, seconded by Mike Allen to approve the sketch plat for Hidden Hills, Section VI, Phase II with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

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

A Sketch Plat was submitted for Lyndwood located at Almaville Road/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.
7. A second entrance will be required when the development of the 100th home occurs. Per the proposed phasing plan, Phases 2, 3, and 4 total 436 lots and will be served by only one entrance until Phase 5 is built to connect to Phase 1 creating multiple entrances for these phases. Development of Phase 2 will require a road to be constructed to either Independent Hill Road or to Phase 1.
8. The required minimum fire flow will be 1,000 GPM at 20 PSI.
9. Provide a new traffic study, as the previously received study is over 5 years old. In addition, in the intervening time since the previous study was submitted the Town added Section 3.200 to the Zoning Ordinance which provides more guidance regarding the preparation of traffic studies. Any improvements recommended by the traffic study will be required to be installed by the developer.
10. Submit road names and E911 approval as the project proceeds through each phase of the development.
11. The proposed connection to Drew Street is not feasible at this time. The adjoining property owner granted an ingress/egress and utility easement to this property, which does allow for the construction and maintenance of utilities and access. However, the adjoining property owner still owns the property and the developer has no right to build and dedicate a public street in the easement. The developer will be required to either obtain ownership of the needed property or the current owner will be required to be a signatory to the final plat in order for the road connection to Drew Street to be constructed.
12. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. Significant offsite improvements are required to meet water needs for development (see combo Will Serve and FID Letter issued 9/15/2023). The applicant should consult CUD for instructions on submittals and any related information regarding status of future improvements of the associated area.
13. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

The developer requested a deferral of one month.

Motion by Tim Slate, seconded by Mike Allen to defer the Sketch Plat for Lyndwood for 30 days.

Vote: 5 - 0 Passed - Unanimously

c. Preliminary Plats:

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

A Preliminary Plat was submitted for The Courtyards at Stewarts Creek, Phase 2 located on Rocky Fork Almadale Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 8.05, is comprised of 8.04 acres, is zoned PRD, and consists of 42 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. A grading permit fee of \$2,193.00 will be required.
4. Signs will require a separate permit.

5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. Submit construction plans.
7. Submit road names & E911 approval for those road names.
8. Please modify the temporary turn-around near lots 35 & 36 to meet Fire Department regulations.
9. Show and label all right-of-ways and easements and provide dimensions.
10. Lots with easements along the side lot line will require an additional 5' setback from the easement. Please show on the plat.
11. Label utility line sizes.
12. The uncovered patio on the sides of each home must remain uncovered in areas which encroach upon the minimum side setbacks.
13. Please add fire hydrants within 500' of all building envelopes.
14. Please identify any critical lots with an asterisk.
15. All HVAC units must be located in the rear of each building.
16. Update the FEMA map information on the Site Data table to the current adopted map.
17. Provide a plat sheet with the existing contours but without the proposed grading shown to provide more clarity for review.
18. Submit a roadway lighting plan.
19. Please add to the plans that the fire flow requirement is 1,000 GPM at 20 PSI.
20. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements for this site. Please refer to CUD Will Serve letter issued 2/27/2023. If the fire flow requirement is greater than 1,000 GPM please resubmit a water availability request for further evaluation and to receive an updated Will Serve letter.
21. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

The developer requested a deferral of one month.

Motion by Tim Slate, seconded by Amy Wise to defer the Preliminary Plat for The Courtyards at Stewarts Creek, Phase 2 for 30 days.

Vote: 5 - 0 Passed - Unanimously

d. Final Plats:

1. Burnett Ridge, Section 1
Fortitude Trail

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

A Final Plat was submitted for Burnett Ridge, Section 1 located on Fortitude Trail. This property can be further referenced by Rutherford County Tax Map: 33, Part of Parcel: 58.00, is comprised of 9.80 acres, is zoned PRD, and consists of 33 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. A grading permit fee of \$1,365.00 will be required prior to issuance of a grading permit.
4. Signs will require a separate permit. The sign must be a minimum of 10' offset from utilities.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow will be 1,000 GPM at 20 PSI.
7. Add the signatures of the owner prior to submittal for recording.

8. Show the size of the proposed water lines along Fortitude Trail and Garville Avenue.
9. Show the dimension of the proposed right-of-way of all cul-de-sacs.
10. A site plan for the amenity center on Open Space Lot 1003 will be required prior to construction of the amenities.
11. Please update the FEMA map information to the current map.

Motion by Amy Wise, seconded by Mike Allen to approve the Final Plat for Burnett Ridge, Section 1 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Burnett Ridge, Section 2

Seneca Court

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

A Final Plat was submitted for Burnett Ridge, Section 2 located on Seneca Court. This property can be further referenced by Rutherford County Tax Map: 33, Part of Parcel: 58.00, is comprised of 13.24 acres, is zoned PRD, and consists of 37 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. A grading permit fee will be required prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. Add the signatures of the owner prior to submittal for recording.
8. Lots 63-68 will need a drainage easement along the rear of the properties due to the headwall directing water flow in that direction.
9. Show the critical lots as identified on the preliminary plat.
10. Add a fire hydrant at the southern end of Seneca Court.
11. Correct Note 10 in regards to the incorrect municipality.
12. Show the dimension of the proposed right-of-way of all cul-de-sacs.
13. Please update the FEMA map information to the current map.

Motion by Amy Wise, seconded by Tim Slate to approve the Final Plat for Burnett Ridge, Section 2 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

3. Newberry, Lots 1 & 2

3510 Almaville Road

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

A Final Plat was submitted for Newberry Lots 1&2 located at 3510 Almaville Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 29.02, is comprised of 37.00 acres, zoned PUD, and consists of 2 lots. The following staff comments were made:

1. Add the signatures of the owners, TDEC, and CUD before the mylar is submitted to the Town for signatures.
2. As there is no sewer at this location currently, this plat is required to be reviewed by the Planning Commission and Town Council.

3. As land is shown being dedicated as right-of-way to TDOT, please provide either a signature block on the plat or other method of acknowledgement from TDOT that they are aware of the dedication and have accepted it either via the plat or other method.
4. CUD's existing infrastructure is NOT adequate to meet the fire flow requirement of 1,500 GPM for the development. Please refer to the CUD Will Serve letter issued 11/5/2023 for instructions on next steps for facilities improvement study.
5. Submit plat directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Amy Wise, seconded by Charles Scurr, PhD to approve the Final Plat for Newberry, Lots 1 & 2 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

e. Site Plans:

1. 323 Lake Farm Road
323 Lake Farm Road
Owner / Developer: Jason R. Lloyd

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

Proposal

A. Location Analysis

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



Development Standards

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

B. Landscaping

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

C. Design Review

Architectural elevations submitted show the building to be built with horizontal fiber cement lap siding on all four sides of the building.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. This project must follow the Land Disturbance Management Guidelines for projects less than 1 acre. These guidelines can be found at <https://www.townofsmyrna.org/home/showpublisheddocument/1841/636414107631200000>
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Lake Farm Road as a Collector. Adequate right-of-way exists for this street.
5. The required minimum fire flow will be 1,750 GPM at 20 PSI. If the units are divided using fire walls, the minimum requirement drops to 1,000 GPM at 20 PSI. The available fire flow is 1,650 PGM at 20 PSI.

Staff Comments:

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

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

The developer requested a deferral of one month.

Motion by Tim Slate, seconded by Mike Allen to defer the Site Plan for 323 Lake Farm Road for two months.

Vote: 5 - 0 Passed - Unanimously

2. Advance Auto Parts
 1923 & 1929 Almadale Road
 Owner / Developer: JMB Investment Company

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

Proposal

A. Location Analysis

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



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.46 Ac
Square Footage of Open Space/Landscaping	2,025 SF	2,158 SF
Total Parking	44 Spaces	45 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows sugar maple trees lining the road frontage along Almatville Road with shrubbery planted between the trees and parking lot. Additional landscaping is shown in landscape islands throughout the parking lot and surrounding the dumpster enclosure. The rear lot line does not show any landscaping due to a sewer line extending the entire lot width. A 6' tall plastic privacy fence along the property line is shown in lieu of landscaping.

C. Design Review

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

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.
4. A grading permit fee of \$477.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almatville Road as a minor arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. As existing, there are two lots of record. These lots will be required to be combined via a combination plat prior to issuance of a building permit. The sewer easement will also be required to be shown on the plat.
2. Coordinate landscaping requirements with MTEMC for the overhead utilities along Almatville Road. Substitute the sugar maple trees along Almatville Road with flame amur maple, ornamental trees or arborvitae. Staff would prefer flame amur maple to provide a street tree appearance.
3. Substitute the word "plastic" for "vinyl" fence along the rear property line.
4. TDOT approval for a driveway permit shall be provided prior to issuance of a building permit.
5. The required minimum fireflow is 2,250 GPM at 20 PSI for Type V-B construction. This can be reduced if the building has fire sprinklers installed, but the reduction varies depending on the type of sprinkler system. As indicated by CUD, there is not adequate fireflow to meet the minimum requirement even at the highest possible reduced amount of 1,000 GPM at 20 PSI.
6. Consolidated Utility District of Rutherford County (CUDRC) has an existing two (2) inch water main along the eastern side of Almatville Road to serve the property. Offsite water main improvements will likely be necessary and a connection to the existing twelve (12) inch water main along the western side of Almatville Road will be necessary to serve the site. Please refer to the CUD will serve letter issued 11/10/2023 and CUD comments issued 11/17/2023.
7. Submit updated full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

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

Motion by Amy Wise, seconded by Mike Allen to approve the Site Plan for Advance Auto Parts with the above listed staff comments to include the privacy fence must be constructed of vinyl.

Vote: 5 - 0 Passed - Unanimously

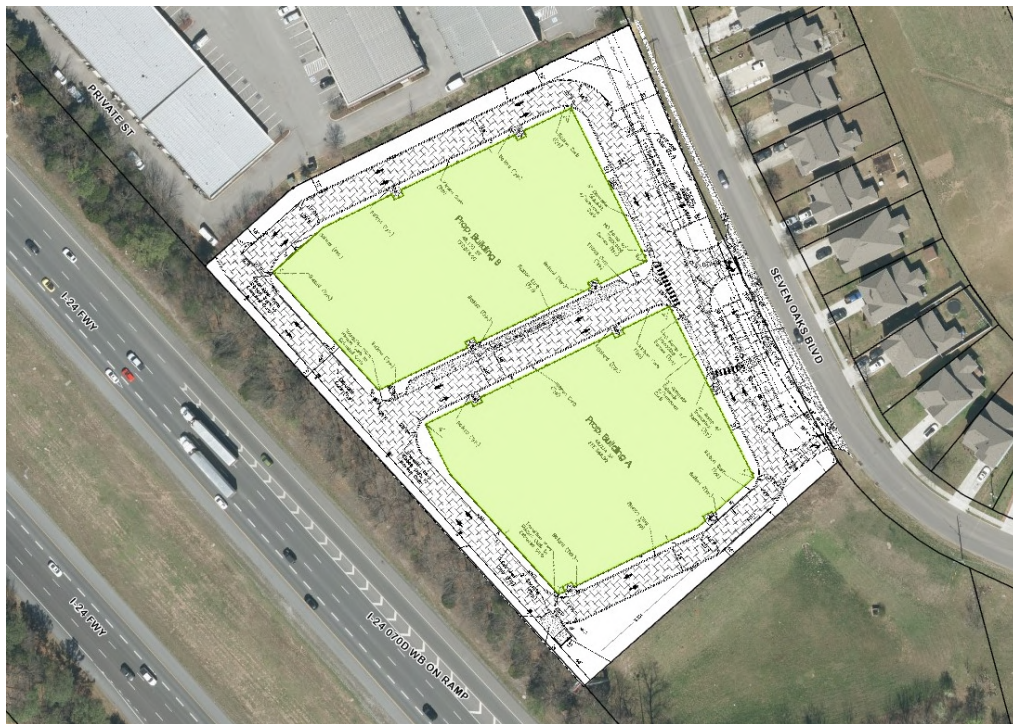
3. Seven Oaks Storage
 855 & 859 Seven Oaks Boulevard
 Owner / Developer: Slade Blackwell / Inkana Development

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

Proposal

A. Location Analysis

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



Development Standards

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

B. Landscaping

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

Design Review Architectural elevations show the front of both buildings to be clad with primary materials of brick of varying colors and glass/glazing. The southern side exterior wall face of each building has primarily brick with the rear ~15% composed of metal due to the shape of the building, this metal is part of the rear of the building. Both building rears are composed of mostly metal. As presented, these elevations meet the approved PUD.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. For sites disturbing less than one acre, add the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>.
3. Signs will require a separate permit.
4. A grading permit fee of \$852.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a Collector. Adequate right-of-way exists for this street.

Staff Comments:

1. The required minimum fire flow is 1,187 GPM at 20 PSI.
2. Submit water and sewer construction plans.
3. The buildings are required to be sprinkled.

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

Motion by Amy Wise, seconded by Mike Allen to approve the Site Plan for Seven Oaks Storage with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

5. February Bond Review Report

Motion by Amy Wise, seconded by Charles Scurr, PhD to approve the February Bond Review Report with staff recommendations.

Vote: 5 - 0 Passed - Unanimously

6. Staff comments and/or other business

7. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 5. a. 1.
Department: Planning & Zoning
Date: March 7, 2024**

Subject:

Joe Haddix
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request

Summary:

Joe Haddix - Annexation & PRD Zoning
Location: Bill France Road & I-840
Tax Map: 11 Parcels: 5.00, 6.00, and 9.01 Acres: 818.3
Current Zoning: RM Proposed Zoning: I-2, C-2, & R-3

1. The surrounding zoning is RM in Rutherford County.
2. 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.
3. 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.
4. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
5. 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.
6. 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.
7. 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.

Attachments

Joe Haddix Application

Joe Haddix Application

Plan of Service

Location Map 1

Location Map 2

Location Map 3



Town of Smyrna


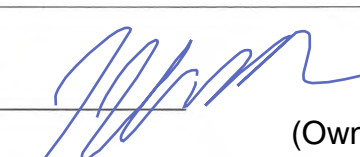
ANNEXATION REQUEST

1. PROPERTY DESCRIPTION:

Location: <i>(Describe in relation to nearest intersection)</i> Bill France Road and Interstate 840				
Tax Map: 158 & 11	Group:	Parcel: 03.00 & 3.00, 5.00, 6.00, 7.04, 10.00, 11.01, 14A, 14B, 14C	Lot:	Acreage: -----
Existing Zoning: RM-Medium Density Residential (Rutherford County)		Proposed zoning into city limits: I-2, C-3, & R-3 as shown on the attached exhibit		
Address: <i>(If applicable)</i>				
Current Property Owner: Michelle Rollins				

2. APPLICANT INFORMATION:

Name of Applicant:	CSDG - Joe Haddix
Address:	2305 Kline Ave, Suite 300 Nashville, TN 37211
Phone Number:	615-248-9999
Email Address:	joeh@csdgtn.com
Contractor/Developer Email:	



11/14/22

 Signature (CSDG) (Owner) Date

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____



Town of Smyrna

REZONING REQUEST

PARCEL INFORMATION			
EXISTING ZONING DISTRICT RM-Medium Density Residential (Rutherford County)		PROPOSED ZONING DISTRICT I-2, C-3, & R-3 as shown on the attached exhibit	
SITE ADDRESS: Intersection of Bill France Road and Interstate 840			
TAX MAP 158 & 11	PARCEL 03.00 & 3.00, 5.00, 6.00, 7.04, 10.00, 11.01, 14A, 14B, 14 C	GROUP	ACRES

APPLICANT'S INFORMATION		APPLICANT IS: <input type="checkbox"/> OWNER OR <input checked="" type="checkbox"/> AUTHORIZED AGENT OF OWNER	
Last Name Haddix		First Name Joe	
Street Address 2305 Kline Ave, Suite 300			
City Nashville		State TN	Zip Code 37211
Telephone Number 615-248-9999		Cell Phone Number	
Email joeh@csdgt.com			
Contractor/Developer Email			

Property Owner Signature:  (Owner) Date: 11/14/22

Contractor/Agent Signature:  (CSDG) Date: 11/14/22

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____

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:

Rollins Marital Trust
Bill France Road/Mona Road/Allen Barrett Road/Powells Chapel Road

Tax Map 11, Parcel 5.00, owned and requested by Rollins Marital Trust. Bordered on the west by the right of way of I-840; on the south by the U.S. Army Corps of Engineers; on the east by the existing right-of-way of Mona Road, Parcel 4.03, owned by Nashville Speedway USA, Parcels 4.01 and 4.02, owned by Wendy L. Smith, and Parcel 4.00, owned by Fernando Martinez Mixteca; and on the north by Parcel 2.00, owned by Glendon Jay Barrett. Area annexed contains approximately 226.33 acres.

Tax Map 11, part of Parcel 6.00, owned and requested by Rollins Marital Trust. Bordered on the west by Parcel 17.00, owned by Loran T. Roden Bypass Trust, and Parcel 17.02, owned by James Richard Bradley; on the south and east by the right-of-way of Powells Chapel Road, Parcels 16.01 and 16.02, owned by Ryan Hollingshead, Parcel 7.02, owned by Charles V. Phelan, Parcel 7.03, owned by Gail Tune, Parcel 7.05, owned by Billy Joe Coons, Parcel 7.06, owned by Wanda K. Nipper, Parcel 7.07, owned by Houston O. Garvin, Parcel 7.09, owned by Cynthia Dianne Sanchez, Parcel 7.10, owned by Little D. Jones, Parcel 7.11, owned by Christopher H. Garvin, Parcel 9.00, owned by Charles C. Stinnett, Parcel 10.03, owned by John Curtis Furlow, and Tax Map 21B, Group B, Parcel 9.01, owned by Consolidated Utility District of Rutherford County. Area requested to be annexed contains approximately 591.97 acres.

A. Water

Water services will be provided by the Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains as a part of the Jefferson Pike improvement project and further extensions by the property owner.

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 APRIL, 2024

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

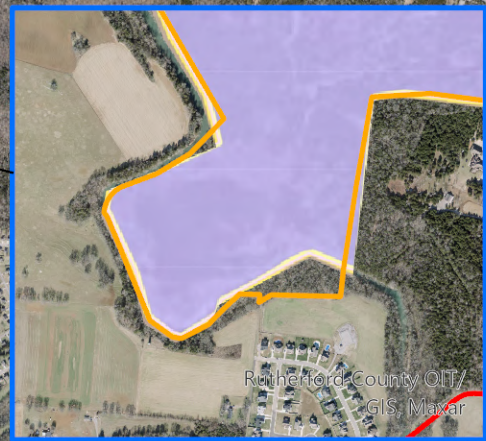
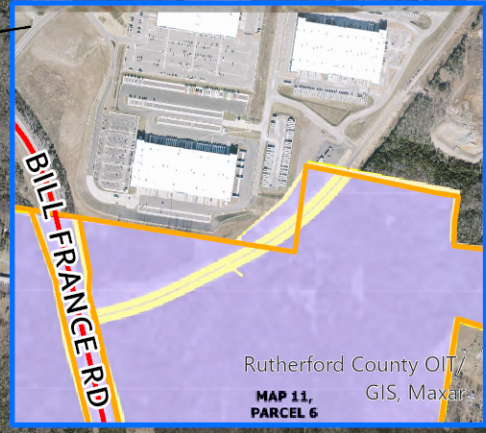
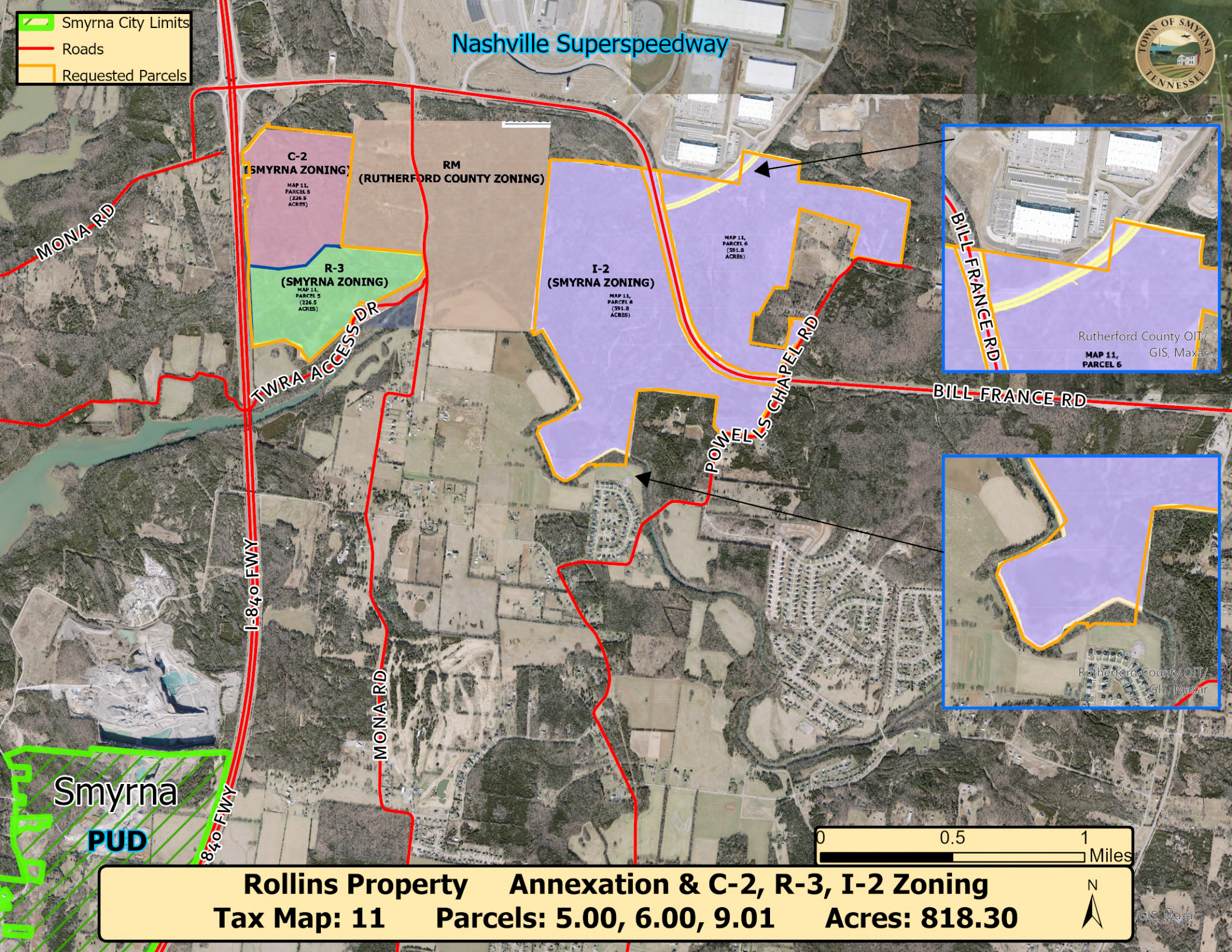
ATTEST:

Amber Hobbs, Town Clerk



- Smyrna City Limits
- Roads
- Requested Parcels

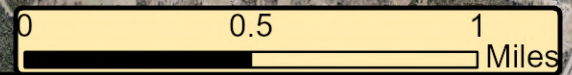
Nashville Superspeedway



Rutherford County OIT/
GIS, Maxar
MAP 11,
PARCEL 6

Rutherford County OIT/
GIS, Maxar

Smyrna
PUD



Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30

/GIS, Maxar



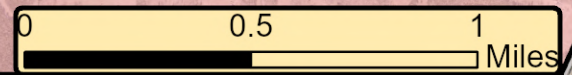
- Wilson County
- Murfreesboro UGB
- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway

Wilson County

Murfreesboro Urban Growth Boundary

Smyrna PUD



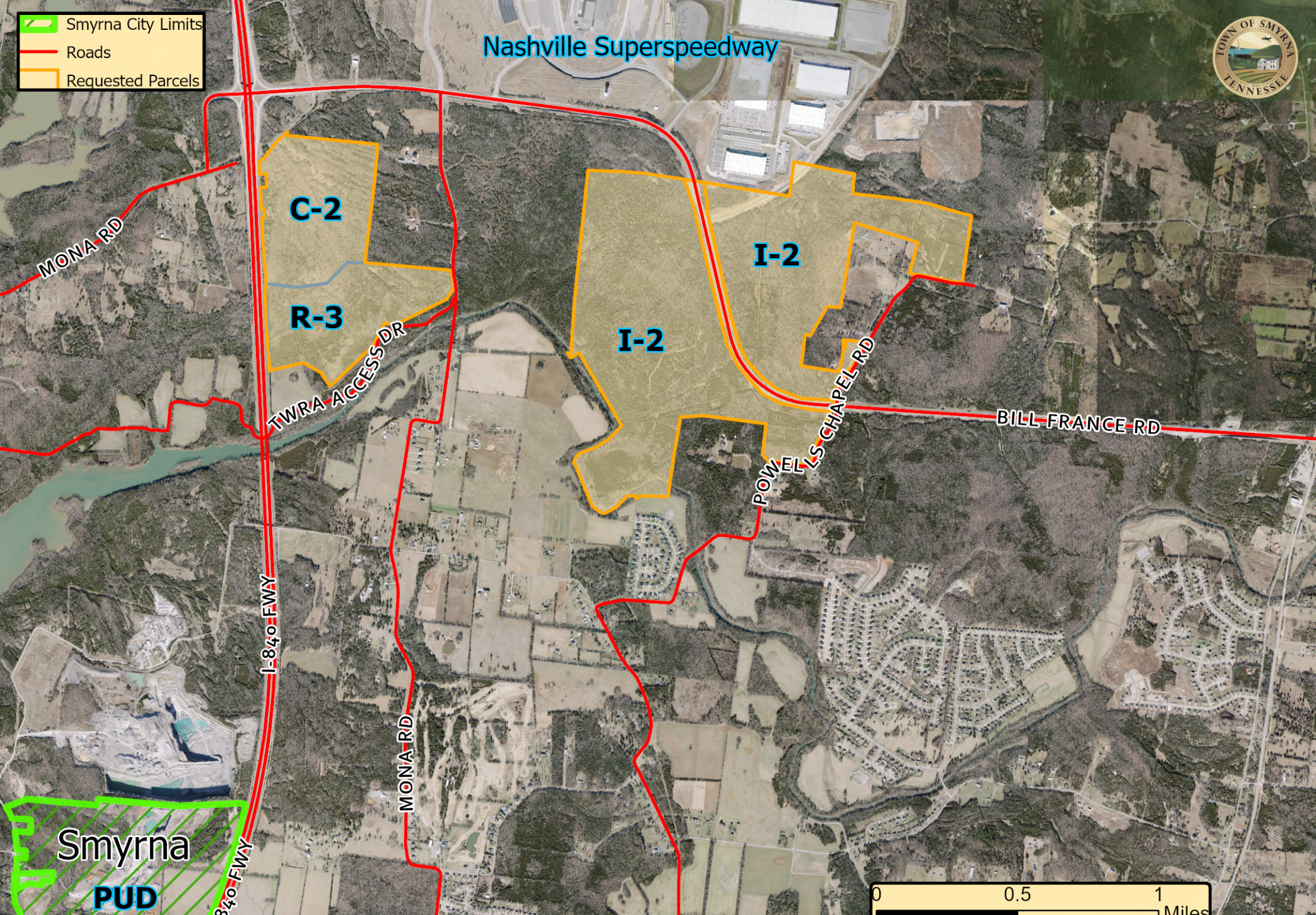
Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30



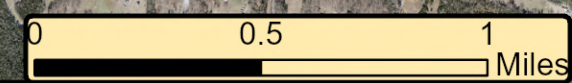


- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway



Smyrna
PUD



Rollins Property Annexation & C-2, R-3, I-2 Zoning
Tax Map: 11 Parcels: 5.00, 6.00, 9.01 Acres: 818.30



Subject:

Sammy Said
6070 & 6092 Seminary Road
Rezoning R-3 to C-4

Summary:

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

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

Attachments

Application
Location Map



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

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

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

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

PROPERTY INFORMATION

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

*Current Property Owner (See Note Below):

APPLICANT AUTHORIZATION

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

OFFICE USE ONLY

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

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

Rutherford County

FOXLAND FOREST

R-1

POPLAR WOOD RD

SEMINARY RD

Recycle Alliance Center

I-2

PRD

BELMONT

SARAVA LN

R-3

C-2

FOXLAND DR

POPLAR WOOD (OLD) RD

ALMAVILLE RD

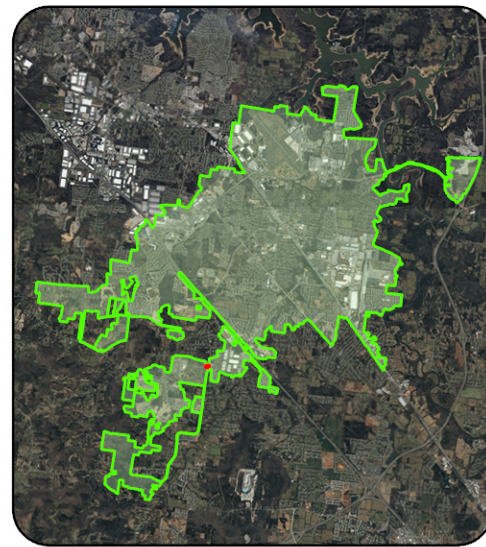
THE PRESERVE AT STEWART CREEK

PRD

HIGH ECHELON CIR



0 75 150 300 Feet



-  Parcels
-  Requested Parcels



Sammy Said
R-3 to C-4

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

Subject:

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

Summary:

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

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee of \$69,335.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline.
6. The development of this subdivision is not feasible until adequate sewer is available.
7. A second entrance will be required when the development of the 100th home occurs 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. The proposed connection to Drew Street is not feasible at this time. The adjoining property owner granted an ingress/egress and utility easement to this property, which does allow for the construction and maintenance of utilities and access. However,

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

12. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. Significant offsite improvements are required to meet water needs for development (see combo Will Serve and FID Letter issued 9/15/2023). The applicant should consult CUD for instructions on submittals and any related information regarding status of future improvements of the associated area.
 13. Once available, submit full set of plans 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.
 14. Submit plans at 24" x 36" size.
-

Subject:

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

Summary:

Preliminary Plat: The Courtyards at Stewarts Creek, Phase 2
Location: Rocky Fork Almaville Road
Tax Map: 54 Parcel: 19.00
Acres: 18.44 Zoning: PRD Lots: 42

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$2,193.00 will be required.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. Submit construction plans.
8. The uncovered patio on the sides of each home must remain uncovered in areas which encroach upon the minimum side setbacks.
9. All HVAC units must be located in the rear of each building.
10. Submit a roadway lighting plan.
11. Submit E911 approval for the road names.
12. Submit a PRD amendment request for the entire site as the layout and number of residences has been changed. This may or may not need to be reviewed by the Planning Commission and Town Council in addition to staff. No construction plans or final plats will be considered until this PRD amendment request is received. The preliminary revised master plan shows a change in the road layout and the residential housing mix.
13. Provide additional dimensions for the PUDEs on the rear of Lots 74, 75, and 76.
14. Extend sewer on Dubois Ave to the property line.
15. Provide an explanation for the open space/roadway between Lots 18 & 19 on the plat.
16. There is an arrow with a label pointing to a PUDE on Lot 82 that states it is a 10' easement. However, there is also a label on Lot 82 and all of the lots from Lot 77 to

Lot 89 that states that there is a 6' PUDE. Which is it? Remove the incorrect information.

17. Remove courtyard easement from the typical lot detail.
 18. Show the central area inside of the round-a-bout as being maintained by the HOA. This will require an agreement between the Town and the HOA to allow for maintenance of the area within the Town right-of-way.
 19. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements for this site. Please refer to CUD Will Serve letter issued 2/27/2023. If the fire flow requirement is greater than 1,000 GPM please resubmit a water availability request for further evaluation and to receive an updated Will Serve letter.
 20. 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.
-

Subject:

John Dunaway
403 & 405 Monroe Street
Rezoning Request: C-2 to R-2

Summary:

John Dunaway: Rezoning C-2 to R-2
Location: 403 and 405 Monroe Street
Tax Map: 27H Group: G Parcels: 5.00 and 19.00
Acres: 0.93 Current Zoning: C-2 Proposed Zoning: R-2

1. The surrounding zoning is C-2 and R-2.
2. The Land Use Plan for this area is the Depot District character area, which would support a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, office, and attached residential and multifamily residential uses are particularly appropriate for this area.
3. The Major Thoroughfare Plan designates Monroe Street as a Collector with a potential connection to Sam Davis Road. Adequate right-of-way does not exist for this street.
4. There is an existing house on Parcel 19.00 and a mobile home on Parcel 5.00. These uses were grandfathered as residences when the property was zoned C-2. It appears from reviewing old zoning maps that these parcels were zoned C-2 in 1986 at the latest, as the map from 1977 showed them residential but no map exists for the time between those dates. The homes have not been lived in for at least 11 years, so the ability to continue the grandfathered residential use has lapsed.
5. Currently no water service is available to this property.

Attachments

Application
Location Map



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: John Dunaway

Street Address: 403⁺⁴⁰⁵ Monroe St.

City: Smyrna

State: TN

ZIP: 37167

Email: WWW.Helen@Comcast.net

Phone: 615-890-8453

CONTRACTOR/DEVELOPER INFORMATION:

CHECK BOX IF SAME AS APPLICANT

Name/Company:

Street Address:

City:

State:

ZIP:

Email:

Phone:

PROPERTY INFORMATION

Street Address/Intersecting Streets: 403 & 405 Monroe Street

Tax Map: 27H

Group: G

Parcel: 1.00 / 05.00

Requested Lot Area (Square feet/Acres): 403 MONROE: 0.25 AC / 405 MONROE: 0.67 AC

Existing Zoning: C-2/LSO

Requested Zoning: Residential - R-2

*Current Property Owner (See Note Below):

APPLICANT AUTHORIZATION

Applicant Signature:

John W. Dunaway

Date:

2/22/24

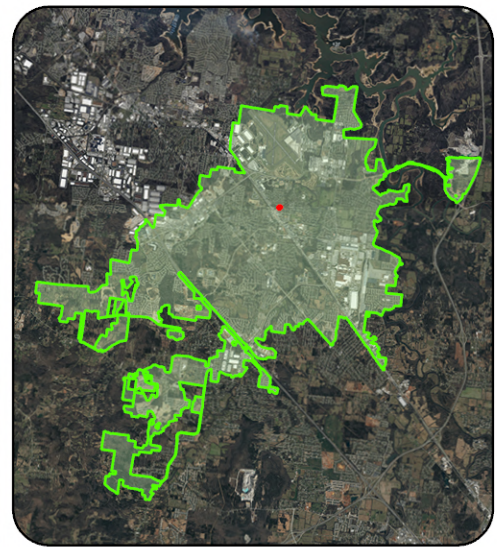
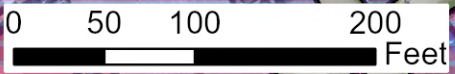
OFFICE USE ONLY



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 Parcels



John Dunaway
 C-2 to R-2

Tax Map: 27H
Group: G
Parcel: 05.00 & 19.00
Acres: 0.92

Subject:

Cooks Lane, Phases 1, 2, & 3

5458 Cooks Lane

Owner / Developer: Naron Family Trust / Century Communities

Summary:

Preliminary Plat: Cooks Lane, Phases 1, 2, and 3

Location: 5458 Cooks Lane

Tax Map: 51 Parcel: 3.00

Acres: 34.11 Zoning: PRD Units: 145

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. The Major Thoroughfare Plan designates Cooks Lane as a Collector. The right-of-way required by the Major Thoroughfare Plan is shown being dedicated for this street.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM at 20 PSI for anything under 3,600 square feet.
7. This development does not have access to sanitary sewer until it is extended to this property through the Gwynne Farms development.
8. Any improvements recommended by the traffic study must be completed by the developer.
9. Cooks Lane is currently under design by the Town of Smyrna for a widening project. Additional right-of-way may be necessary pending final design of the road improvements.
10. A storm pipe is shown crossing Lots 68 and 69. Show and label an easement for this pipe.
11. A sidewalk is required along Cooks Lane.
12. Label the dimensions for the diameters of all cul-de-sacs for both the right-of-ways and pavement.
13. Lot 66 is shown as being connected to open space 8. Please add the missing property boundary to show this correctly.

14. 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.
 15. 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.
-

Subject:

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

Summary:

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

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
 3. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
 4. Signs will require a separate permit.
 5. No roads shown on the Major Thoroughfare Plan are affected by this development.
 6. The required minimum fire flow will be 1,000 GPM at 20 PSI. This cannot be adequately provided above an elevation of 720'. Any finished floor elevation above 720' will require the house to be constructed with a fire sprinkler system. If the gross square footage of a home exceeds 3,600 square feet under roof, the minimum fire flow requirement will be increased. Provide and label the minimum pad elevations for lots on the plat.
 7. Submit a full set of construction plans.
 8. An HOA will be required to maintain all detention areas.
 9. Submit a roadway lighting plan.
 10. The required pavement diameter for cul-de-sacs is 96'. Please increase by 6' as 90' is shown.
-

Subject:

Rock Springs Senior Living
South of Rock Springs Road & West of Saint Francis Avenue
Owner / Developer: Gateway Properties of Middle TN, LLC

Summary:

Preliminary Plat: Rock Springs Senior Living
Location: South of Rock Springs Road & West of Saint Francis Avenue
Tax Map: 28 Parcel: 113.01 Lots: 9
Acres: 13.55 Zoning: R-3/PRD

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. Submit the required permits from TDEC to build a bridge across the creek.
7. Rock Springs Road must be jack and bored for the waterline extension. Provide a traffic control plan for Rock Springs Road for the construction of the connection to the 24" water main.
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. Per the approved PRD, no construction traffic will be allowed on Spring Hill Drive and Johnstown Drive for this project. The bridge will have to be constructed before construction can begin.
10. An existing electric pole will be required to be relocated at the connection to Rock Springs Road. Coordinate with Middle Tennessee Electric.
11. Submit a roadway lighting plan.
12. Add existing contours at two foot intervals to the preliminary plat.
13. Provide dimensions and area calculations for all open space lots.
14. Provide the 100 year floodplain and floodway elevations.
15. Add a left turn lane from Medical Park onto Rock Springs Road.
16. Show the existing 24" water line in the correct location.

17. Submit bridge plans. These will require TDOT hydraulic approval.
 18. The water line is required to go around the wing walls of the bridge.
 19. Show the existing 20' drainage easement which is shown to be abandoned on the existing conditions sheet on the preliminary plat as well.
 20. Update the flood map info on the cover sheet to reflect the correct flood zones for this property.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. c. 1.
Department: Planning & Zoning
Date: March 7, 2024**

Subject:

Beyer Subdivision
Red Bird Farm Lane
Owner / Developer: Philip Beyer & Susan Beyer

Summary:

Final Plat: Beyer Subdivision, Lot 4
Location: Red Bird Farm Lane
Tax Map: 27 Parcel: 34.03 & part of 34.02
Acres: .78 Zoning: R-2 Lots: 1

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
 3. No roads shown on the Major Thoroughfare Plan are affected by this development.
 4. Add signatures of the owners prior to recording.
 5. Extend public water and sewer from Walton Avenue to the end of the public right-of-way. Submit construction plans for these extensions.
 6. The legal documents ensuring maintenance of the ingress/egress easement will need to be recorded with the plat.
 7. The gate at the end of Redbird Way will need to be removed or a device as directed by the Smyrna Fire Department placed on it to allow for emergency access if needed.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. c. 2.
Department: Planning & Zoning
Date: March 7, 2024**

Subject:

Quail Ridge, Section I

1923 & 1929 Almaville Road

Owner / Developer: Ram Smyrna Partnership / Schaad Brown Real Estate

Summary:

Final Plat: Quail Ridge, Section I

Location: 1923 & 1929 Almaville Road

Tax Map: 55C

Group: A

Parcel: 8.00 & 9.00

Acres: 0.92 Zoning: C-2

Lots: 1

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
 3. Signs will require a separate permit.
 4. The required minimum fire flow is 1,500 GPM at 20 PSI.
 5. The Major Thoroughfare Plan designates Almaville Road as a Minor Arterial. Adequate right-of-way exists for this street.
 6. Add signatures of the owners and CUD prior to recording.
 7. The new water line connection across Almaville Road will be required to be bored.
 8. Consolidated Utility District of Rutherford County (CUDRC) has an existing two (2) inch water main along the eastern side of Almaville Road to serve the property. Offsite water main improvements will likely be necessary and a connection to the existing twelve (12) inch water main along the western side of Almaville Road will be necessary to serve the site to meet fire flow requirement. Please refer to the CUD will serve letter issued 11/10/2023.
 9. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. c. 3.
Department: Planning & Zoning
Date: March 7, 2024**

Subject:

Talia Trace, Section I
2264 Rocky Fork Road
Owner / Developer: Cantrell Farms, LLC

Summary:

Final Plat: Talia Trace, Section 1
Location: 2264 Rocky Fork Road
Tax Map: 28 Part of Parcels: 28.00, 44.00, 44.04 Lots: 2
Acres: 10.557 Zoning: PRD

1. Signs will require a separate permit.
 2. Add signature of the owner prior to submittal to the Town for signatures.
 3. The Major Thoroughfare Plan designates Rocky Fork Road and Ace Avenue as Collectors. Adequate right-of-way is shown being dedicated for these streets.
 4. The required minimum fire flow is 1,000 GPM at 20 PSI.
 5. Show latest version of sewer main and service alignment.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 6. c. 4.
Department: Planning & Zoning
Date: March 7, 2024**

Subject:

Talia Trace, Section I - HPR
2264 Rocky Fork Road
Owner / Developer: Cantrell Farms, LLC

Summary:

Final Plat: Talia Trace, Section 1 HPR
Location: 2264 Rocky Fork Road
Tax Map: 28 Part of Parcels: 28.00, 44.00, 44.04 Lots: 2
Acres: 10.557 Zoning: PRD Units: 52

1. Signs will require a separate permit.
 2. Add signatures of the owner and attorney prior to submittal to the Town for signatures.
 3. The Major Thoroughfare Plan designates Rocky Fork Road and Ace Avenue as Collectors. Adequate right-of-way is shown being dedicated for these streets.
 4. The required minimum fire flow is 1,000 GPM at 20 PSI.
 5. Show latest version of sewer main and service alignment.
-

Newberry - Townhomes

Site Plan

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. Amenities shown include a dog park, playground and a pavilion. 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	6,451 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 Almaville Road with additional shrubbery planted around the amenity areas and guest parking areas.

C. Design Review

Architectural elevations on all four elevations show primarily fiber cement board siding of varying styles with a base layer of brick around the perimeter of the entire building.

Standard Comments:

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

Staff Comments:

1. 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. Anything over 3,600 square feet must be sprinkled.
2. Provide E911 approval documentation for the road names.
3. A second road entrance must be constructed prior to issuance of building permits.
4. Submit a PUD amendment request for the entire site as the layout and amenities have been changed. This may or may not need to be reviewed by the Planning Commission and Town Council in addition to staff. No construction plans or final plats will be considered until this PUD amendment request is received.
5. Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review.
6. Provide the total square footage of impervious area, the total square footage of vehicular use area, and the total square footage of landscaped area within and around the vehicular use area at 10% of the vehicular use area.
7. Show the length of each driveway to the back of the sidewalk or the edge of the pavement, whichever is applicable, to be a minimum of 38'.
8. Parking provided on the cover page does not match the parking shown on the site plan. Please correct.
9. Show a sidewalk to access the amenities.
10. Add a hydrant between lots 76 & 77.
11. Submit sewer profile page.
12. Roads are required to be 26' wide.
13. Change the development name on the architectural elevation pages to reflect this development name.
14. The elevations provided do not match the townhomes shown on the site plan. Elevations show a 7 unit building and 4 unit building, however, there are no 7 unit buildings within this development.
15. Edit all notes noting the HVAC location to state that the HVAC units shall only be located on the rear.
16. Show lift station details and profiles.
17. CUD's existing infrastructure is only adequate to meet the 1,000 GPM fire flow requirement for the residential portion of the development but is NOT adequate to meet the fire flow requirement of 1,500 GPM for the commercial portion of the development. Please refer to the CUD Will Serve letter issued 11/5/2023.
18. Plans have been reviewed by CUD and comments sent directly to the applicant.

Staff Recommendation: Staff recommends denial or deferral due to the list of outstanding comments.

Rock Springs Senior Living

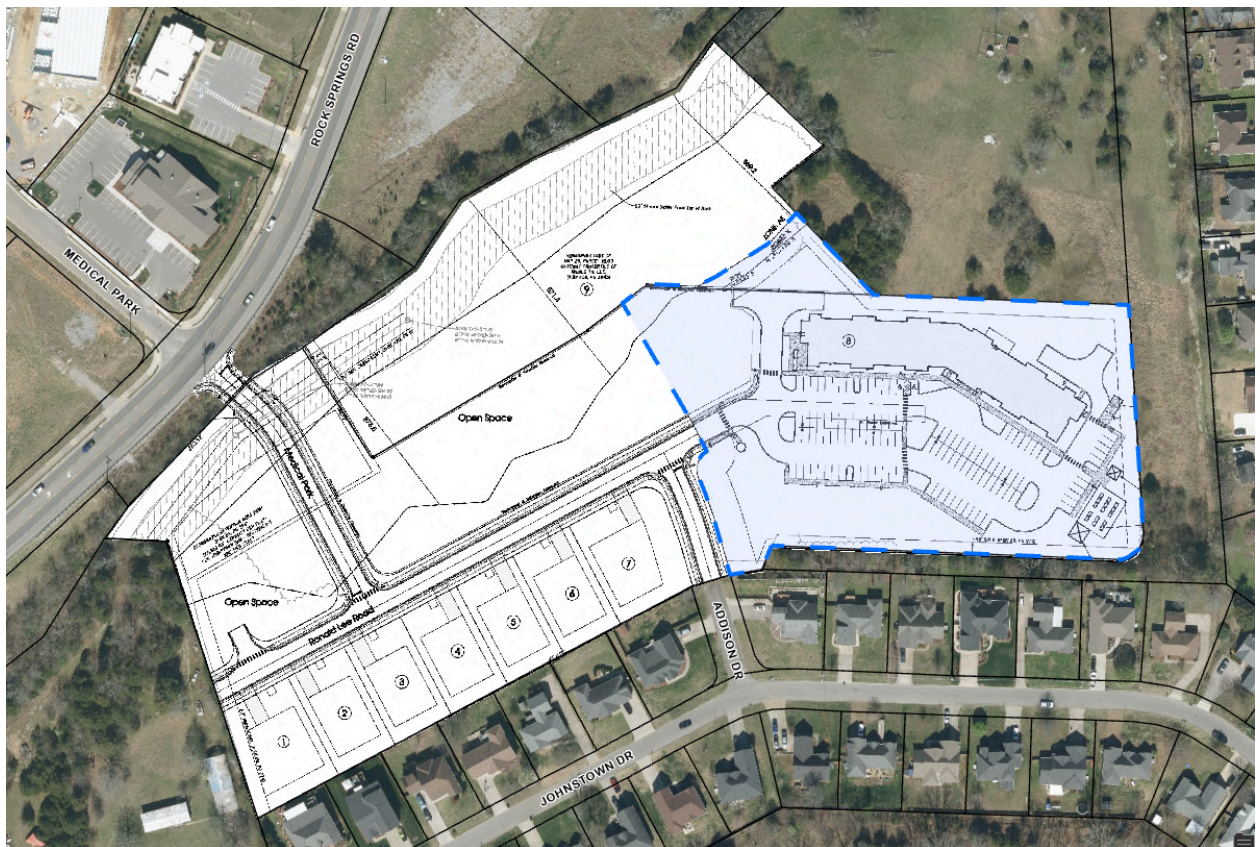
Site Plan

Location: Northern terminus of Addison Drive	Applicant: SOCAYR, Inc
Tax Map/Parcels: 28/113.01 & P/O 113.00	Property Owner(s): Gateway Properties of Middle Tennessee, LLC
Zoning: PRD	Use Classification: Age Restricted Multi-Family

Proposal

A. Location Analysis

Rock Springs Senior Living is a three story, 54 unit, senior living apartment residence. Access to the site would be provided via a single point off of Rock Springs Road across from Medical Park with a secondary entrance off of Addison Drive. Included as part of the development will be a community garden, a garden shed, multiple pavilions, and a gazebo.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.29 Ac
Square Footage of Open Space/Landscaping	5,642 SF	7,869 SF
Total Parking	108 Spaces	110 Spaces
Handicapped Parking Space(s)	5 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the southern, eastern and a majority of the northern property line. Additional vegetation is shown around the parking area and at the perimeter of the building.

C. Design Review

Architectural elevations show all four elevations to have a variety of materials composed primarily of stone and varying architectural designs of fiber cement board. The approved PRD requires all elevations to have masonry products, which are shown.

Standard Comments:

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

Staff Comments:

1. Submit construction plans.
2. The required minimum fire flow is 1,750 GPM at 20 PSI.
3. Per the approved PRD, no construction traffic will be allowed on Spring Hill Drive and Johnstown Drive for this project. The bridge will have to be constructed before construction can begin.
4. Per ADA requirements, 5 total handicapped parking spaces are required based on the parking shown. Please add a minimum of 3 handicapped parking spaces with at least one being van accessible.
5. Please show streetscaping along the Addison Drive extension.
6. Please add the required landscaping buffer along the northern property line of Lot 8 up until the corner with Lot 9.
7. Provide a backflow preventer for the fire line.
8. Relocate the fire hydrants in the rear of the building to the front corners of the proposed building.

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

Spring Branch, Phase 1

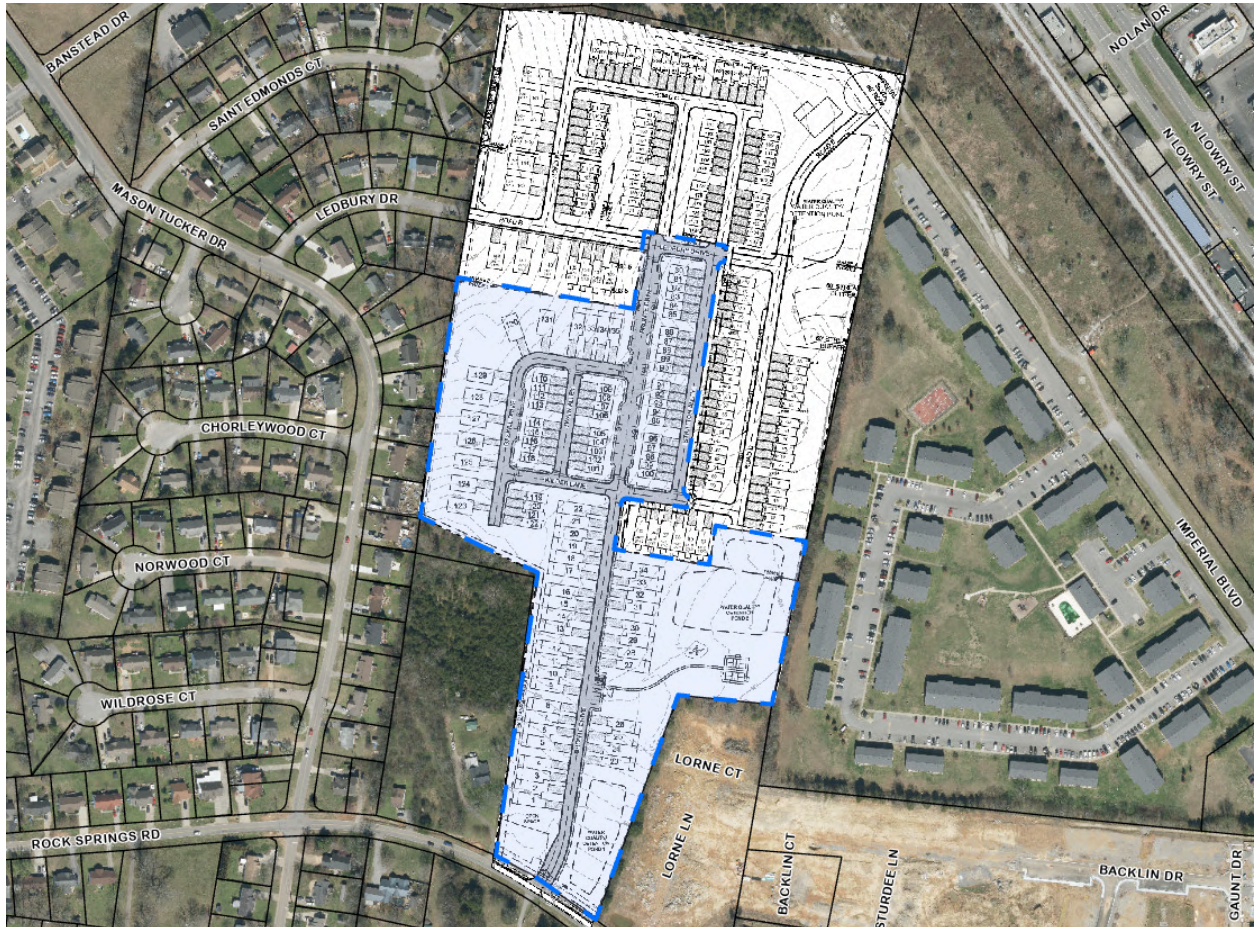
Site Plan

Location: 604 Rock Springs Road	Applicant: Land Solutions Company, LLC
Tax Map/Parcel: 28/31.01	Property Owner(s): Robert Thomson
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

Spring Branch has submitted the first phase of their development consisting of nine single-family detached dwellings and 81 townhomes. Due to the number of dwellings proposed as part of this phase, a secondary ingress/egress is not required at this time. A single access point is shown off of Rock Springs Road. Amenities shown with this phase include a fire pit and playground.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.21 Ac
Square Footage of Open Space/Landscaping	9,637 SF	9,864 SF
Total Parking	401 Spaces	404 Spaces
Handicapped Parking Space(s)	N/A	2 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the western property lines abutting the R-4 zoned properties. In addition, trees and shrubbery mixture are shown lining road frontages throughout the development. A variety of shrubs and trees are shown around the common areas and amenity areas.

C. Design Review

Architectural elevations for the townhomes and single family detached dwellings show a mixture of brick, stone and fiber cement board siding, which meet the requirements set forth in the approved PRD.

Standard Comments:

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

Staff Comments:

1. The required minimum fire flow is 1,000 GPM at 20 PSI.
2. Submit a complete set of construction plans for water and sewer.
3. A final plat will be required to be submitted and recorded dedicating public easements prior to issuance of building permits.
4. Submit E911 approval for Wilder Lane and Bronte Drive.
5. Adequate fireflow exists for this phase, but not the remainder of the development at this time. The Town has a waterline improvement project underway which will address this issue.
6. Submit a PRD amendment request for the entire site as the layout and amenities have been changed. In addition, there are now three additional townhomes and three fewer single family homes. This PRD amendment will be required to be reviewed by the Planning Commission and Town Council in addition to staff. No construction plans or final plats will be considered until this PRD amendment request is received. The preliminary revised master plan shows a change in the road layout and the residential housing mix. Staff has concerns about the proposed new road layout.
7. Show the required bus stop at the entrance near Rock Springs Road.
8. Submit architectural elevations for both single family and townhomes to show all four sides of the buildings and the proposed materials labeled. The submitted elevations don't appear to reflect the elevations in the approved PRD which show front loaded garages.
9. Please show the sidewalk along Rock Springs Road within the public right-of-way.
10. Please show garages setback a minimum of 38' behind the sidewalk to allow for adequate parking without impeding the sidewalk.
11. Please shift trees outside of the proposed utility easement.
12. There is an unaccounted for triangular shaped area south of units 122 and 123 which is approximately 13,000 square feet. The parcel line shown on the plans does not reflect the parcel lines shown by the Property Assessor. Please clarify.
13. Road names on road profile sheets do not match road names shown on site plan pages. Please correct on any applicable page and ensure names are approved by E911.
14. The number of units and the parking calculations shown in the site data table do not match the site plan.
15. Please show vegetation that is proposed to remain along the western property lines in addition to the Type C landscape buffer.
16. Roads are required to be 26' wide serving any buildings over 30' in height.

Staff Recommendation: Staff recommends denial or deferral due to the list of outstanding comments and concerns by staff.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/15/2021	Walnut Ridge, Section I / JM Byrnes, LLC	3/15/2024	Southern Bank of Tennessee	\$24,120
Bond is for: Roads, Water, Sewer/Stormwater				
Development is 100% built out. (12 out of 12 lots built)				
Public Works Department Comments:				
<ol style="list-style-type: none"> 1. Sidewalks not complete. Broken pieces at mail kiosk. 2. Sidewalks must extend to phase line. 3. All sidewalks and crosswalks must be ADA compliant. 4. All signage must meet MUTCD regulations. 5. Need striping. 6. Temporary turn arounds need to be opened up and completed. 7. Some manholes and water valve boxes need to be adjusted. 8. Remove silt fabric from catch basins before final inspection. 9. All P.U.D.E. and drainage ditches need to be put on grade per plan. <p>Some areas of detention pond are eroding and need to be stabilized and put on grade</p> <ol style="list-style-type: none"> 10. per plan 11. Need lighting. 				
Utilities Department Comments:				
<ol style="list-style-type: none"> 1. No issues at this time 				
DEVELOPER OLIVER CONSTABLE'S COMMENTS:				
We have completed the final paving. Please begin the maintenance period.				
RECOMMENDATION:				
Reduce to \$15,000 and extend one year as the maintenance bond.				

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/18/2022	Gwynne Farms 2A / Lennar Homes, LLC	3/18/2024	Regions Bank	\$48,600
Bond is for: Roads, Water, Sewer, Stormwater				
Development is 87% built out. (47 out of 54 lots built)				
Public Works Department Comments:				
<ol style="list-style-type: none"> 1. Place final topping and striping. 2. Sidewalks not complete. 3. Sidewalks and crosswalks must be ADA compliant. 4. Some areas of curb and gutter are damaged and need to be replaced or repaired. 5. Some curb and gutter needs to be added all the way to phase line. 6. Remove silt fabric before final inspection. 7. Some areas of binder are failing and need to be milled. 8. All P.U.D.E. and drainage ditches need to be put on grade per plan. 9. All signage must meet MUTCD standards. 10. Some manhole and water valve boxes need to be adjusted. 11. Need geo-tech letter from road cut/storm repair on Lyness Dr. cul-de-sac. 12. All debris must be cleaned out of catch basins and detention pond structures. 13. Some areas of detention pond are eroding and need to be stabilized. 14. Submit stormwater as-builts. 				

Utilities Department Comments:

- Manholes A50-17, A50-18, A60-17, A50-16, A50-15, A50-14, A50-13, A50-12, A50-10, A50-9, A50-8, A50-7, A50-6, A50-5, A50-4, A50-3, A50-2, A50-1 and A151 have mud in
1. the trough.
 2. Manholes A50-14 and A50-13 have seal tight manholes, but no inner lid or cross bar.
 3. Manhole A50-1 has a chip in the sewer main entering into the manhole. This need to be looked at to make sure the sewer main is not split.
 4. Lot 106 112 Dale Dr. the hydrant valve has water in the valve box. This needs to be looked at to make sure there is no leak.
 5. Lot 177 129 Dale Dr. the hydrant valve has debris covering the operating nut.

DEVELOPER NICK BRANUM WITH LENNAR'S COMMENTS:

We will have all items completed by Winter 2024.

RECOMMENDATION:

Extend six months.