



## SMYRNA MUNICIPAL PLANNING COMMISSION

May 2, 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 April 4, 2024 meeting.
5. 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
  - b. Sketch Plat:
    1. Lyndwood  
Almaville Road / Independent Hill Road  
Owner / Developer: DRAPAC
  - c. Site Plans:
    1. Newberry Townhomes, Lot I  
Almaville Road  
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC
    2. Smyrna Echo Hotel  
825 Industrial Boulevard  
Owner / Developer: At Home Studio Living Smyrna TN I, LLC / Holladay Properties
6. New Business:
  - a. Annexation, Zoning, and Plan of Service Request:
    1. Kyle Griffin  
5100 Almaville Road & 7441 Rocky Fork Almaville Road  
Annexation & PRD/R-1 Zoning Request

b. Rezoning Requests:

1. Kyle Griffin  
4701 Rock Springs Road  
Rezoning R-1 to PRD Request
2. Matt Huff  
Ken Pilkerton Drive & Sgt. Asbury Hawn Way  
Rezoning C-2 to PID Request
3. Robert Latimer  
657 & 698 South Lowry Street  
Rezoning PRD to PID Request
4. Rob Molchan  
East Gresham Drive  
Rezoning R-2 to PRD Request
5. Janet Ibriham Nasef  
Rocky Fork Road  
Rezoning R-3 to PRD Request

c. Preliminary Plats:

1. Sewart's Landing Roadway, Phase 1  
2001 Motlow College Boulevard  
Owner / Developer: Equitable Property Company
2. Talia Trace, Section 2  
12495 Old Nashville Highway  
Owner / Developer: Cantrell Farms, LLC

d. Final Plats:

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

e. Site Plans:

1. 1744 Rock Springs Road Subdivision, Lot 1  
851-861 Medical Park  
Owner / Developer: J & K Properties / Samuel Riyad
2. Pinto Place Townhomes  
Pinto Drive  
Owner / Developer: Egbert Reberio / SiLa Smyrna, LLC
3. Precision Internal Medicine  
815 - 819 Medical Park  
Owner / Developer: Ramy Sayed

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

7. May Bond Review Report

8. Staff comments and/or other business

9. Adjournment



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES APRIL 4, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, April 4, 2024 by Councilman Tim Morrell. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Councilman Tim Morrell and the Pledge of Allegiance was led by Vice-Mayor Marc Adkins.

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

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

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

1. Citizens' Comments: None at this time.
2. Election of Officers

Chairman Tim Morrell requested that the Town Attorney proctor the elections of Chair and Vice Chair. Only one nomination was made by Marc Adkins for Tim Morrell to serve as Chair and nominations ceased. The vote in favor of Tim Morrell was unanimous. Next, nominations were taken for the position of Vice Chair. Tim Morrell nominated Marc Adkins for the position of Vice Chair and there were no further nominations from the floor. The vote in favor of Marc Adkins was unanimous.

3. Approval of Minutes of the March 7, 2024 meeting

Motion by Amy Wise, seconded by Miranda Swift to approve the minutes for the March 7, 2024 meeting.

**Vote:** 7 - 0 Passed - Unanimously

4. Old Business:

a. 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.
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 for further review and specific comments.
14. Submit plans at 24" x 36" size.

Motion by Miranda Swift, seconded by Charles Scurr, PhD to defer until the May meeting.

**Vote:** 7 - 0 Passed - Unanimously

b. 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
<b>Square Footage of Vehicular Use Area</b>	N/A	2,853 SF
<b>Square Footage of Open Space/Landscaping</b>	285 SF	318 SF
<b>Total Parking</b>	16 Spaces	8 Spaces
<b>Handicapped Parking Space(s)</b>	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.

This project has been withdrawn by the applicant.

2. Newberry Townhomes, Lot I  
Almaville Road  
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC

<b>Location:</b> 3545 Almaville Road	<b>Applicant:</b> Land Solutions Company, LLC
<b>Tax Map/Parcel:</b> 55/29.05	<b>Property Owner(s):</b> Newberry Property Company
<b>Zoning:</b> PUD	<b>Use Classification:</b> 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**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.27 Ac
<b>Square Footage of Open Space/Landscaping</b>	5,550 SF	6,451 SF
<b>Total Parking</b>	369 Spaces	371 Spaces
<b>Handicapped Parking Space(s)</b>	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.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to defer until the May meeting.

**Vote:** 7 - 0 Passed - Unanimously

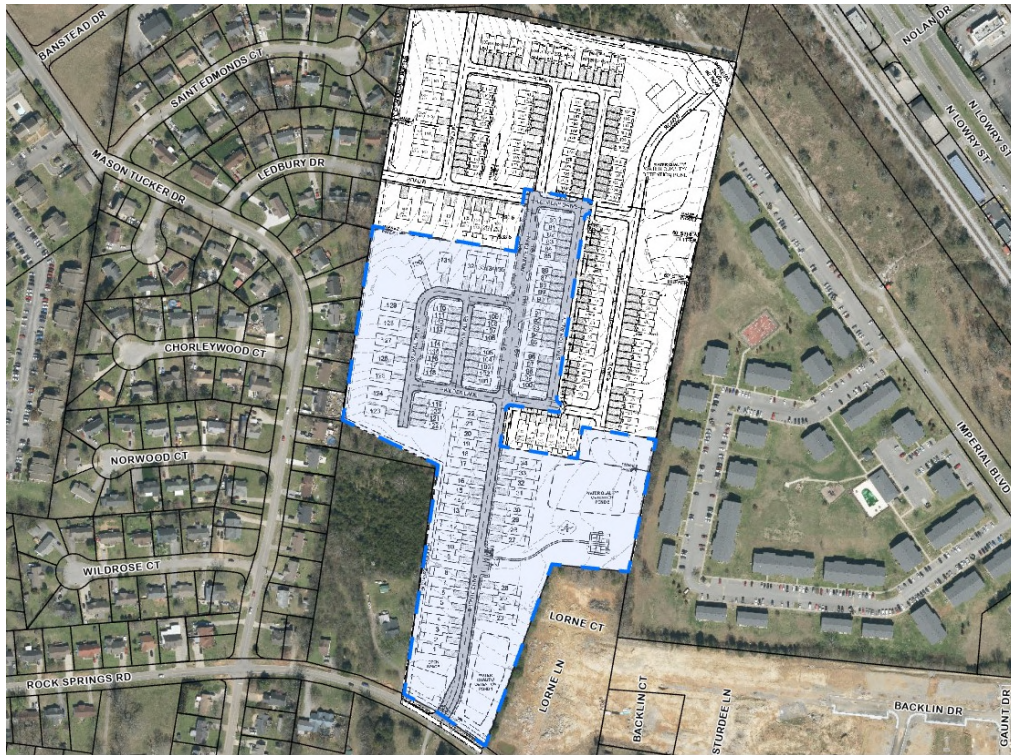
3. Spring Branch Townhomes, Phase I  
602 & 604 Rock Springs Road  
Owner / Developer: Green Trails

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

Proposal

#### **A. Location Analysis**

Spring Branch has submitted the first phase of their development which consists of 12 single-family detached dwellings and 77 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**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	2.28 Ac
<b>Square Footage of Open Space/Landscaping</b>	9,964 SF	10,608 SF
<b>Total Parking</b>	395 Spaces	399 Spaces
<b>Handicapped Parking Space(s)</b>	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. There's existing vegetation along the R-4 zoned properties; a portion is to remain so as to keep a more robust landscape buffer. 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.
6. Water and sewer construction plans are under review.

**Staff Comments:**

1. The required minimum fire flow is 1,000 GPM at 20 PSI. Any building over 3,600 square feet will increase the required minimum fireflow.
2. A final plat will be required to be submitted and recorded dedicating public easements prior to issuance of building permits.
3. Adequate fire flow exists for this phase, but not the remainder of the development at this time. The Town has a water line improvement project underway which will address this issue.
4. Show the required bus stop at the entrance near Rock Springs Road. Provide approval from the School Board permitting the location of the bus stop in the location shown if it is to not be relocated along Rock Springs Road.
5. Please show driveway length a minimum of 38' from the sidewalk to the front wall of the house to allow for adequate parking without impeding the sidewalk.
6. 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.
7. Roads are to be 26' wide serving any buildings over 30' in height.
8. Please provide construction details for the temporary drive. The temporary drive is required to be removed prior to building permits being issued for Phase 2.
9. Any covered porches or patios must meet setback requirements.

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

Motion by Miranda Swift, seconded by Charles Scurr, PhD to approve the site plan for Spring Branch Townhomes, Phase I with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

5. New Business:

a. Rezoning Request:

1. Matt Huff  
Fortitude Trail  
PRD Amendment

A PRD zoning amendment request was submitted for Burnett Ridge located on Fortitude Trail. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 58.00, is comprised of 18.93 acres, and is zoned PRD. The surrounding zoning is R-3 and PRD (Woodmont, Colony Estates at Greentree). The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads on the Major Thoroughfare Plan are affected by this development. The request is to remove 4.2 acres from the approved PRD and reduce the number of lots from 70 to 60. This increases the density of the development from 3.03 houses/acre to 3.17 houses/acre. There is a change in the proposed amenities from a pickleball court to a playground. All other aspects of the approved PRD would remain the same. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. The alignment of the proposed offsite water line extension to achieve the required fire flow will need to be reevaluated with the removal of the northern portion of this PRD.
3. The road name for Seneca Court as shown on the approved final plats for Burnett Ridge will have to change to Ryan Hill Drive pending approval of the adjoining PRD amendment for The Colony at Greentree.
4. Any stormwater from this development which is shown going to the detention pond in the area

to be removed and added to the adjoining development will have to be accommodated within this development or an easement granted to utilize the detention pond shown in the adjoining development.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to recommend approval for the PRD zoning amendment for Rutherford County Tax Map: 33, Parcel: 58.00 with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

2. Rob Molchan  
Ryan Hill Drive  
PRD Amendment

A PRD amendment was submitted for Colony at Greentree located on Ryan Hill Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 58.01 and part of Parcel 58.00, is comprised of 37.68 acres, and is zoned PRD. The surrounding zoning is R-1, R-3, and PRD (Burnett Ridge, Woodmont). The Land Use Plan would support Medium Density Single Family Residential development in this area. No roads on the Major Thoroughfare Plan are affected by this development. The request is to add 4.2 acres from the Burnett Ridge PRD and increase the total number of lots from 11 to 113. This increases the density from .33 houses/acre to 2.99 houses/acre. The following staff comments were made:

1. The required minimum fireflow is 1,000 GPM @ 20 PSI.
2. The recorded plat for Greentree, Section 1 (PB 19, Page 185) shows the dedication of a right-of-way for future development which is approximately 20' wide from Ryan Hill Drive eastward approximately 425'. In addition, the recorded plat for Greentree, Section III (PB 25, Page 44) shows the extension of this dedication to the Daniel property (Map 33, Parcel 60.00). This is not shown correctly on the Property Assessor's map, but appears to be shown correctly on these plans. If this development is not going to utilize this right-of-way, the Town will need to consider dispensing with it. In addition, the right-of-way shown for a cul-de-sac at the end of Ryan Hill Drive in this area becomes unnecessary if this development is approved and should be dispensed with as well.
3. The approved final plat for Woodmont, Phase 10 shows a cul-de-sac on Millgate Drive. If this development is to connect to this road, an amended final plat will be required to be submitted and reviewed for Woodmont, Phase 10.

At this time, Councilman Tim Morrell acknowledged applicant Rob Molchan with SEC, Inc. to speak regarding this request.

Motion by Miranda Swift, seconded by Matthew Carver to recommend approval to Town Council the PRD zoning amendment for Rutherford County Tax Map: 33, Parcel: 58.01 and part of Parcel 58.00 with the above listed staff comments.

**Vote:** 6 - 1 Passed

NAY: Charles Scurr, PhD

3. Sean Saunders  
7085 Florence Road  
PID Amendment

A PID zoning amendment was submitted for Florence Self-Storage located at 7085 Florence Road. This property can be further referenced by Rutherford County Tax Map: 35, Parcel: 94.00, is comprised of 3.23 acres, and is zoned PID. The surrounding zoning is R-1, R-3, and I-2. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Florence Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline and has been dedicated as a part of this development. The request is to amend the allowed materials for the buildings facing Florence Road from brick to split face block. The approved PID is for 6 separate mini-storage buildings totaling 49,410 square feet. The buildings are required to be constructed with brick, stone, or concrete siding on the ends of the buildings facing Florence Road. The elevations submitted for the site plan approval showed brick or stone on the ends of the buildings facing Florence Road. The buildings were actually constructed with split-face concrete block on the ends of the buildings instead of brick or stone, and the developer has requested that the PID be amended to allow for this to remain.

At this time, Councilman Tim Morrell acknowledged Brandon Baldwin of Baldwin Construction to speak regarding this request.

Motion by Amy Wise, seconded by Miranda Swift to recommend denial to the Town Council the PID zoning amendment for Rutherford County Tax Map: 35, Parcel: 94.0.

**Vote:** 7 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Gwynne Farms, Phase 4  
Robert Gwynne Drive  
Owner / Developer: Lennar Homes of Tennessee, LLC

A Preliminary Plat was submitted for Gwynne Farms, Phase 4 located on Robert Gwynne Drive. This property can be further referenced by Rutherford County Tax Map: 32 Parcel: 51.00, is comprised of 36.4 acres, is zoned PRD, and consists of 153 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. No roads on the Major Thoroughfare Plan are affected by this development.
4. A Grading Permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The Grading Permit fee will be \$3,840 for 36.4 acres of land. This area is currently under consideration for a Mass Grading Permit. A separate Grading Permit would have to be obtained for this section even if a Mass Grading Permit was obtained. The second permit would be obtained prior to any work not detailed on the Mass Grading plans.
5. Signs will require a separate permit.
6. Water and sewer construction plans are under review.
7. The required minimum fireflow is 1,000 GPM @ 20 PSI.
8. Any retaining walls over 4' in height require engineering plans and a permit from the Building Codes Dept.
9. Submit a roadway lighting plan.
10. Provide additional dimensions for the easement on the rear of Lots 324-325.
11. Lots 326-344 may require a private grinder pump depending on the finished floor elevations.
12. All slopes within drainage easements cannot exceed 3:1.
13. If the lowest level elevation of this project (containing plumbing) is below the elevation of the

manhole cover of the next upstream manhole, the sewer exiting that level must pass through a backwater valve in the building drain, or horizontal branch, serving such fixtures. Plumbing fixtures above the elevation of the manhole cover of the next upstream manhole shall not discharge through a backwater valve. See IPC 714 (2018 ed.). Please note backwater valves on the drawings.

14. Ensure all storm structures are in drainage easements or common areas.
15. Review the Town of Smyrna Water Quality Buffer Zone policy to ensure all buffer zones are sized appropriately in regard to slopes.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Gwynne Farms, Phase 4 with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

2. Lee Road Subdivision  
6554 & 6558 Lee Road  
Owner / Developer: David Weekley Homes

A Preliminary Plat was submitted for Lee Road Subdivision located at 6554 & 6558 Lee Road. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 51.00, is comprised of 36.4 acres, is zoned PRD, and consists of 100 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 Lee Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Right-of-way is shown being dedicated as a part of this development.
4. A grading permit fee of \$3,833 will be required.
5. Signs will require a separate permit.
6. Submit sewer construction plans. Water is CUD.
7. An easement will be required to be obtained from the adjoining property owner for the proposed public sewer line. Please submit documentation that this easement has been acquired. It will be required to be dedicated to the Town as a public easement.
8. All lots will be required to be serviced by gravity sewer.
9. The Utilities Dept. has concerns of the 20+ feet deep sewer cuts.
10. Relocate the existing driveway to the adjacent residence and show on the construction plans.
11. Any retaining walls over 4' in height require engineering plans and a permit from the Building Codes Dept.
12. Provide bridge details. Pipe must be concrete not galvanized or plastic.
13. For Lots 19-21, an additional 5' building setback is required on the side lot lines due to the easements on those lines.
14. Drainage structures and landscape buffers cannot overlap.
15. Show and label all easements where stormwater and utility infrastructure is outside of the public right-of-way.
16. Review the Town of Smyrna Water Quality Buffer Zone policy to ensure all buffer zones are sized appropriately in regard to drainage basin area pre and post development.
17. Please reference CUD Will Serve Letter issued 12/5/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 500 GPM. Homes are proposed to be fire sprinkled.
18. Applicant has submitted plans directly to CUD. Plans are currently in queue to be reviewed by

CUD.

Motion by Miranda Swift, seconded by Charles Scurr, PhD to approve the Preliminary Plat for Lee Road Subdivision with the above listed staff comments.

**Vote:** 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

3. Sims Ridge Subdivision, Section I  
Tamland Ave & Spring Hill Drive  
Owner / Developer: Ole South Properties, Inc.

A Preliminary Plat was submitted for Sims Ridge Subdivision, Section I located on Tamland Avenue. This property can be further referenced by Rutherford County Tax Map: Tax Map: 33B, Parcels: 50.00 & 51.00, is comprised of 13.41 acres, is zoned PRD, and consists of 38 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. No roads on the Major Thoroughfare Plan are affected by this development.
4. A Grading Permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The Grading Permit fee will be \$1,541 for 13.41 acres of land.
5. Signs will require a separate permit.
6. No burn permit will be issued for this site due to the proximity to the schools.
7. Submit water/sewer construction plans.
8. No construction traffic is allowed through the adjoining neighborhoods ie: Spring Hill Drive.
9. The northern half of the property does not appear to be draining to a pond built on-site. Please run drainage cales to prove the receiving pond is capable of handling this runoff or capture runoff onsite.

Motion by Amy Wise, seconded by Miranda Swift to approve the Preliminary Plat for Sims Ridge Subdivision, Section I with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

c. Final Plats:

1. 352 W Sam Ridley Parkway  
352 W Sam Ridley Parkway  
Owner / Developer: Vester Waldron Family Limited Partnership / McDonald's

A Final Plat was submitted for 352 W Sam Ridley Parkway located at 352 W Sam Ridley Parkway. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.18, is comprised of 1.17 acres, is zoned C-2, and consist of 1 lot. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial. The required minimum right-of-way for this road is 50' from the centerline and adequate right-of-way exists.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Final Plat for 352 W Sam Ridley Parkway.

**Vote:** 7 - 0 Passed - Unanimously

2. Gwynne Farms, Phase 3, Section 1  
Cardiff Drive  
Owner / Developer: Lennar Homes of Tennessee, LLC

A Final Plat was submitted for Gwynne Farms, Phase 3, Section 1 located on Cardiff Drive. This property can be further referenced by Rutherford County Tax Map: 32, p/o Parcel: 20.00, is comprised of 33.11 acres, is zoned PRD, and consist of 28 lots. No roads on the Major Thoroughfare Plan are affected by this development. The following staff comments were made:

1. Signs will require a separate permit.
2. Add the owner's signature prior to submittal for recording.

Motion by Miranda Swift, seconded by Matthew Carver to approve the Final Plat for Gwynne Farms, Phase 3, Section I with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

3. Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24  
Springhill Drive & Seth Brittain Pt.  
Owner / Developer: M1 Development, LLC

A Final Plat was submitted for Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24 located at Springhill Drive & Seth Brittain Point. This property can be further referenced by Rutherford County Tax Map: 33G, Group: A, Parcels: 1.00, 2.00, 3.00, 10.00, 11.00, 23.00, 24.00, is comprised of 1.88 acres, is zoned R-3, and consist of 7 lots. The Major Thoroughfare Plan designates Spring Hill Drive as a collector. The required minimum right-of-way for this road is 60', and adequate right-of-way exists. The following staff comments were made:

1. Signs will require a separate permit.
2. Add the signature and stamp for the surveyor.
3. Add the owner's signature prior to submittal for recording.

Motion by Miranda Swift, seconded by Amy Wise to approve the Final Plat for Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24 with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

d. Site Plans:

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

<b>Location:</b> 825 Industrial Boulevard	<b>Applicant:</b> Fulmer Lucas Engineering
<b>Tax Map/Parcel:</b> 29/17.03	<b>Property Owner(s):</b> 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

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.33 Acres
<b>Square Footage of Open Space/Landscaping</b>	5,801 SF	6,428 SF (New)
<b>Total Parking</b>	124 Spaces	131 Spaces
<b>Handicapped Parking Space(s)</b>	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 east elevation, which is approximately 16% visible from Industrial Boulevard, is clad in 28% primary material with the remaining 72% in EIFS. The west elevation, fronting an industrial building in LaVergne, has 29% primary materials and 71%

EIFS. The north elevation is shown to have 23% primary materials and 77% secondary materials with the southern elevation having 15% primary materials and 85% secondary materials. Overall, the building has 27% primary materials and 73% secondary materials, however the Design Review Manual requires a minimum of 50% of the entire building to be finished with primary materials.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$1,800 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. At least 50% of the entire building facade is required to be finished with primary exterior materials.
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 Avenue Nashville, to speak regarding this request.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to defer the site plan for Smyrna Echo Hotel until the May meeting.

**Vote:** 7 - 0 Passed - Unanimously

2. Volunteer State Bank  
Huginn Lane  
Owner / Developer: KKS General Partnership / Volunteer State Bank

<b>Location:</b> Huginn Lane & Jackdaw Drive	<b>Applicant:</b> Volunteer State Bank
<b>Tax Map/Group/Parcel:</b> 28B/A/8.00	<b>Property Owner(s):</b> Volunteer State Bank
<b>Zoning:</b> C-2	<b>Use Classification:</b> Financial Institution

Proposal

**A. Location Analysis**

Volunteer State Bank is proposing a 5,886 square foot facility in the Pointe commercial subdivision. The property has three road frontages on Sam Ridley Parkway, W., Huginn Lane and Jackdaw Drive. The site would have a singular access point off of Jackdaw Drive to be positioned at the furthest extent from the intersection of Huginn Lane and Jackdaw Drive. Since prior Planning

Commission approval in February 2023, the overall layout has remained the same, however the building square footage has been increased from 4,760 square feet under roof area to 5,886 square feet.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.50 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,213 SF	4,750 SF
<b>Total Parking</b>	29 Spaces	29 Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	2 Spaces

### **B. Landscaping**

Landscape plan shows street trees along all three road frontages with shrubbery lining the parking lot area. Additional vegetation is shown around the base of the building and in landscaped islands. There is a gap of approximately 142' between street trees on Huginn Lane due to utility line conflicts.

### **C. Design Review**

Architectural elevations show the building to utilize all the primary materials with brick, stone and glass/glazing. Additionally, aluminum panels and metal coping are shown as accent materials. All elevations meet the 75% primary building material requirement; the entire building is composed of 90% primary material with 10% accent materials of ACM and metal coping.

### **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 prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan shows Sam Ridley Pkwy., West as a principal arterial. Adequate right-of-way exists for this roadway.
6. The minimum fire flow requirement is 1,500 GPM at 20 PSI.

**Staff Comments:**

1. Please provide details for the retaining walls. Any retaining walls over 4' in height require engineering plans and a permit from the Building Codes Department.
2. Label the domestic water main differently from the reuse water main.

**Staff Recommendation:** Approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the site plan for Volunteer State Bank with the above listed staff comments.

**Vote:** 7 - 0 Passed - Unanimously

6. Mandatory Referrals:

- a. Rock Springs Sidewalk Right-of-Way and Easement Acquisition

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

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to recommend approval to the Town Council the mandatory referral for Rock Springs Sidewalk Right-of-Way and Easement Acquisition.

**Vote:** 7 - 0 Passed - Unanimously

7. April Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the April Bond Review Report.

**Vote:** 7 - 0 Passed - Unanimously

8. Staff comments and/or other business

At this time, Councilman Tim Morrell welcomed the two new members onto the Planning Commission.

At this time, Kevin Rigsby mentioned new virtual training to the new Planning Commission members.

9. Adjournment

Respectfully submitted:

Certified by:

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Kevin Rigsby  
Secretary

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Councilman Tim Morrell  
Chairman

**Subject:**

Joe Haddix - **Requested to be deferred**  
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.

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### **Attachments**

Joe Haddix Application

Joe Haddix Application

Plan of Service

Location Map 1

Location Map 2

Location Map 3



# Town of Smyrna


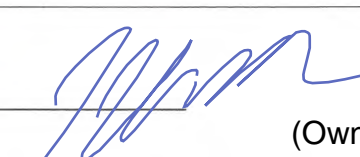
## ANNEXATION REQUEST

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

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

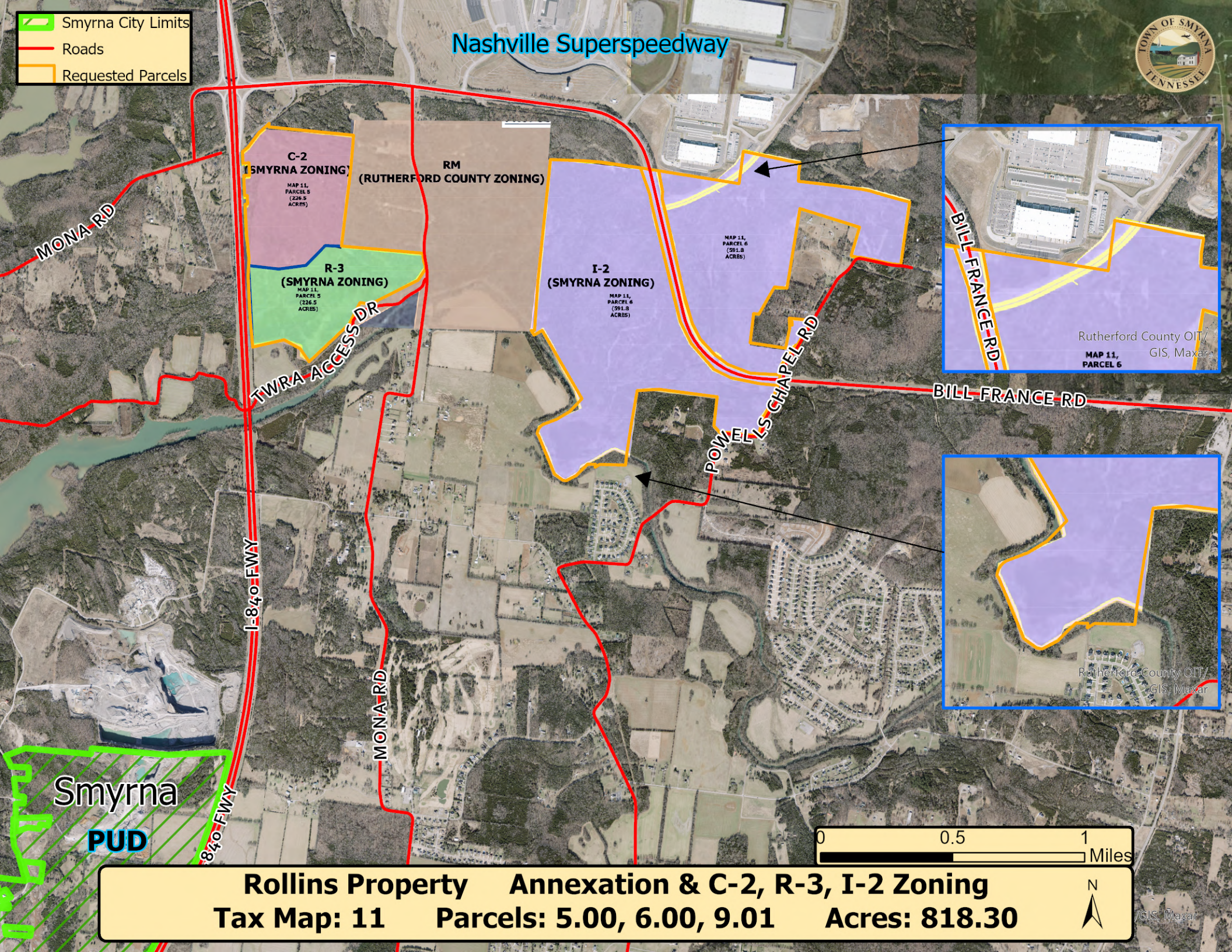
ATTEST:

\_\_\_\_\_  
Amber Hobbs, Town Clerk



- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway

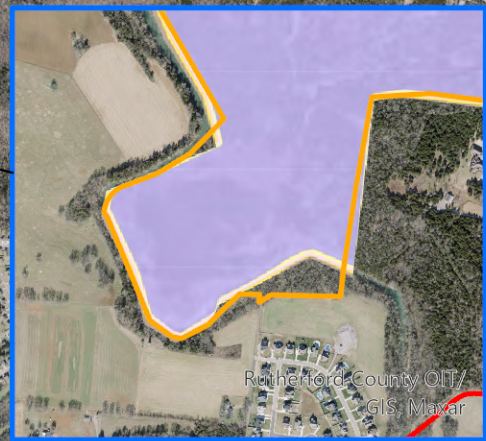
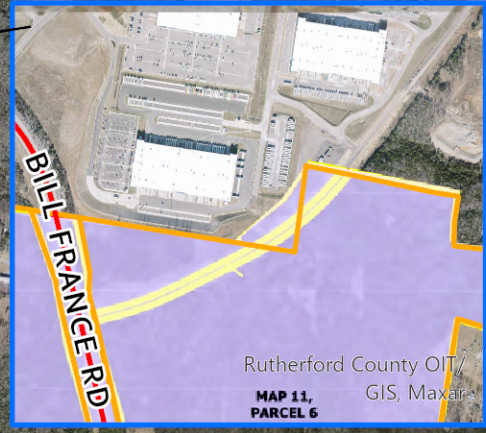


**C-2**  
**(SMYRNA ZONING)**  
MAP 11,  
PARCEL 5  
(226.5  
ACRES)

**RM**  
**(RUTHERFORD COUNTY ZONING)**

**R-3**  
**(SMYRNA ZONING)**  
MAP 11,  
PARCEL 5  
(226.5  
ACRES)

**I-2**  
**(SMYRNA ZONING)**  
MAP 11,  
PARCEL 6  
(591.8  
ACRES)



I-840 FWY

MONA RD

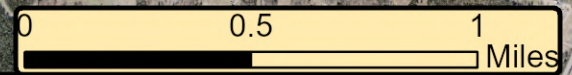
POWELL CHAPEL RD

BILL FRANCE RD

MONA RD

I-840 FWY

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



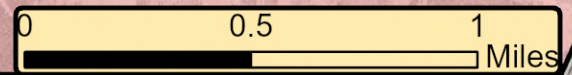
- Wilson County
- Murfreesboro UGB
- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway

Wilson County

Murfreesboro Urban Growth Boundary

Smyrna PUD



<b>Rollins Property</b>	<b>Annexation &amp; C-2, R-3, I-2 Zoning</b>	
<b>Tax Map: 11</b>	<b>Parcels: 5.00, 6.00, 9.01</b>	<small>GIS Maxar</small>
<b>Acres: 818.30</b>		



- Smyrna City Limits
- Roads
- Requested Parcels

Nashville Superspeedway

MONA RD

C-2

R-3

TWRA ACCESS DR

I-2

I-2

POWELL CHAPEL RD

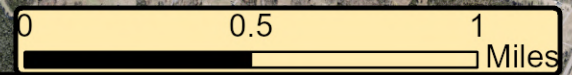
BILL FRANCE RD

I-840 FWY

840 FWY

MONA RD

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:**

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.
-

**Newberry - Townhomes**

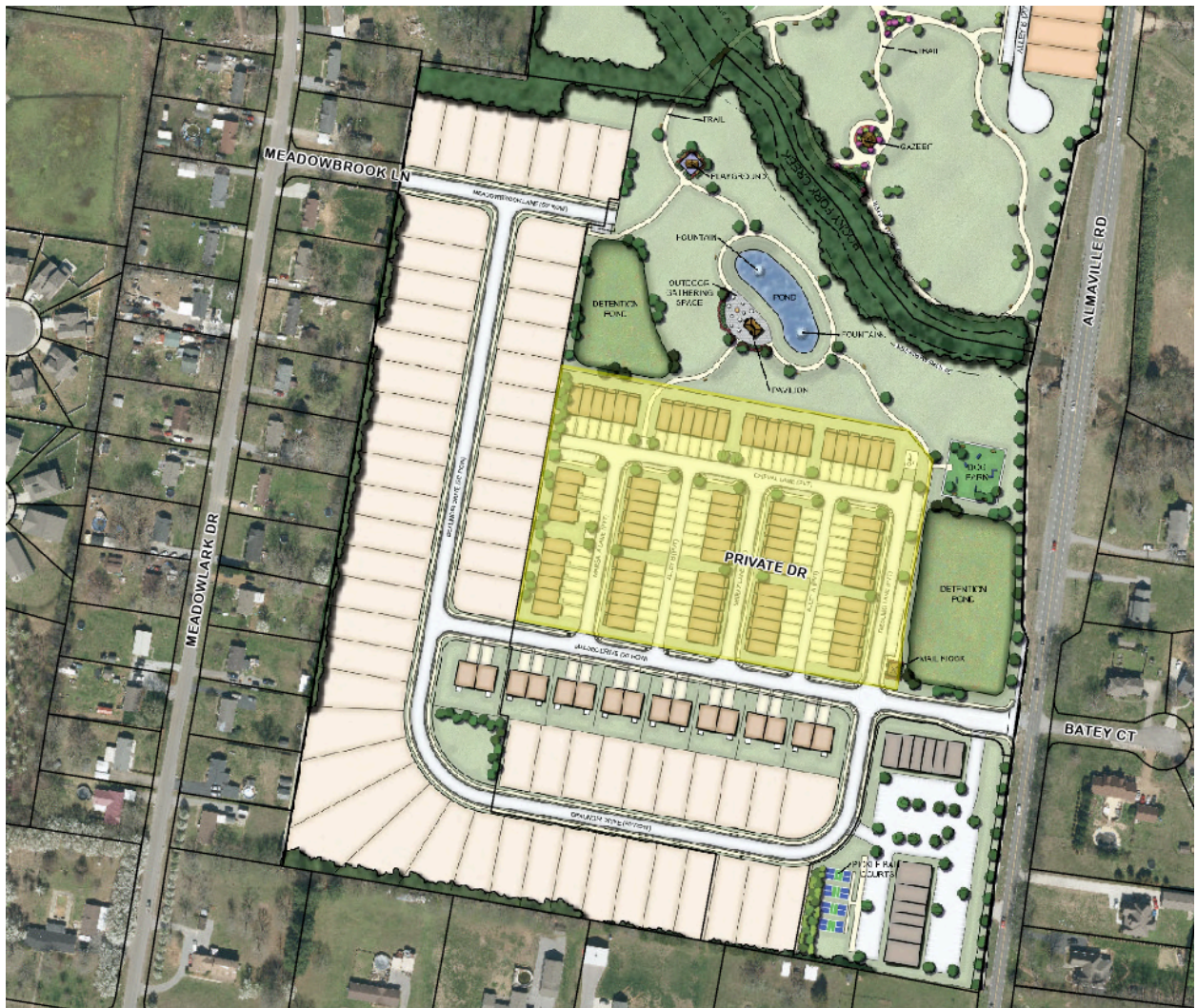
Site Plan

Location: 3545 Almadille 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 Almadille Road.



Development Standards

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

B. Landscaping

Landscape plan shows street trees and shrubbery lining Almaville 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.
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. Any structure over 3,600 square feet must be sprinkled.
2. A second road entrance must be constructed prior to issuance of building permits.
3. Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review.
4. Show offsite forcemain for sewer access. Must be operational prior to issuance of building permits.
5. Label the materials to be used on the architectural elevations consistent with the approved PUD.
6. 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.
7. Plans have been reviewed by CUD and comments sent directly to the applicant.

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

**Echo Hotel**

Site Plan

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

**Subject:**

Kyle Griffin  
5100 Almaville Road & 7441 Rocky Fork Almaville Road  
Annexation & PRD/R-1 Zoning Request

**Summary:**

Kyle Griffin - Reverie at Music City/Lifepoint Church Annexation & PRD/R-1 Zoning  
Location: 5100 Almaville Road & 7441 Rocky Fork Almaville Road  
Tax Map: 73                  Parcels: 16.01, 16.02, 17.00                  Acres: 109.65  
Current Zoning: RM    Proposed Zoning: PRD/R-1

1. The surrounding zoning is PRD (Briley Downs, 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. The Major Thoroughfare Plan designates Rocky Fork Almaville 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.
4. 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 Almaville Road from the current Town limits to SR102/Almaville Road with this annexation request.
5. A traffic study is required. Any improvements recommended by the traffic study must be completed by the developer.
6. 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.
7. This development will require submittal for a floodplain development permit from the Town of Smyrna as well as review by FEMA of any necessary LOMA or LOMR applications.
8. Extend Road "D" to the proposed eastern property line.
9. The amenity area on Sheet 8 of the pattern book is inconsistent with the other sheets. Please make all documents submitted as a part of the request consistent.
10. 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.
11. 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.

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### **Attachments**

Application

Application

Plan of Service

Location Map 1

Location Map 2



Town of Smyrna

# Annexation 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 Smyrna 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 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:		
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.

## 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:

Delery D. and Teresa S. Sivils  
First Baptist Church of Smyrna, Tennessee  
Rocky Fork Almaville Road/SR 102 Almaville Road

Tax Map 73, Parcels 16.01 and 16.02, owned by Delery D. and Teresa S. Sivils, and Parcel 17.00, owned by First Baptist Church of Smyrna Tennessee. All properties requested by Kyle Griffin on behalf of the owners. Bordered on the west by Parcel 16.00, owned by Robert P. and Sharon Whitley, Parcel 13.03, owned by Diane Maza Deehan, and Parcel 13.01, owned by Greg Cook; on the south by Parcel 18.00, owned by Stars and Stripes 30, LLC, and the Emmett Heights development; on the east by the existing right-of-way of SR 102/Almaville Road; and on the north by Tax Map 72, Parcel 7.01, owned by Ronald M. Nsubuga and Tara N. Hall, Parcel 7.00, owned by Eddy R. Perez and Julietta C. Carrera, Parcel 7.02, owned by Juan Luis Ramirez, and the existing right-of-way of Rocky Fork Almaville Road. The annexation includes approximately 2,230 linear feet of the existing right-of-way of Rocky Fork Almaville Road from the existing Town limits east to SR 102/Almaville Road. Area annexed contains approximately 109.65 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) with a lift station to be placed on the property of the church. 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.

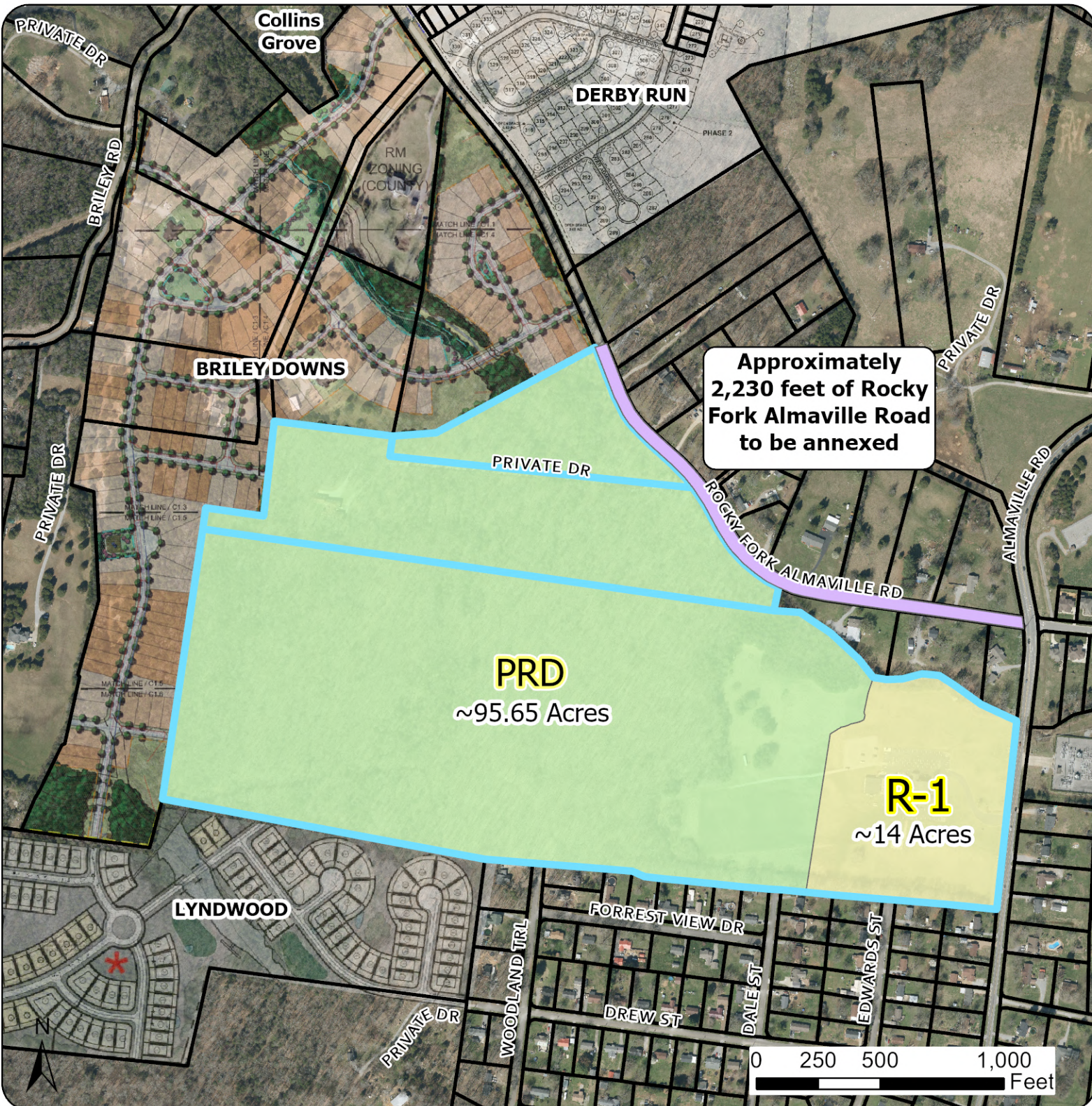
ADOPTED THIS \_\_\_\_TH DAY OF JUNE, 2024

TOWN OF SMYRNA, TENNESSEE

\_\_\_\_\_  
Mary Esther Reed, Mayor

ATTEST:

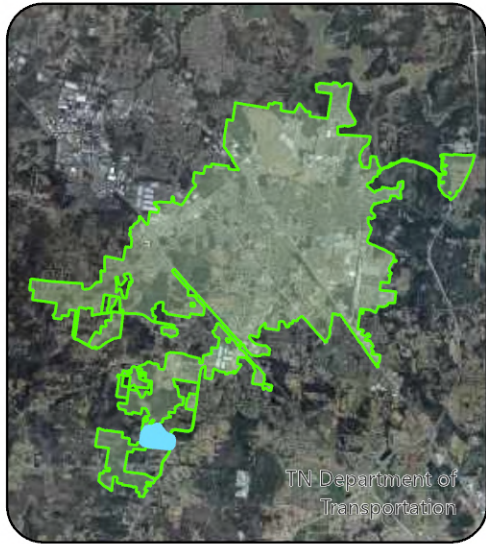
\_\_\_\_\_  
Amber Hobbs, Town Clerk






**Approximately  
2,230 feet of Rocky  
Fork Almaville Road  
to be annexed**

**PRD**  
~95.65 Acres

**R-1**  
~14 Acres

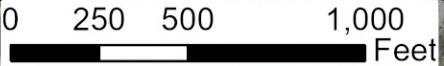


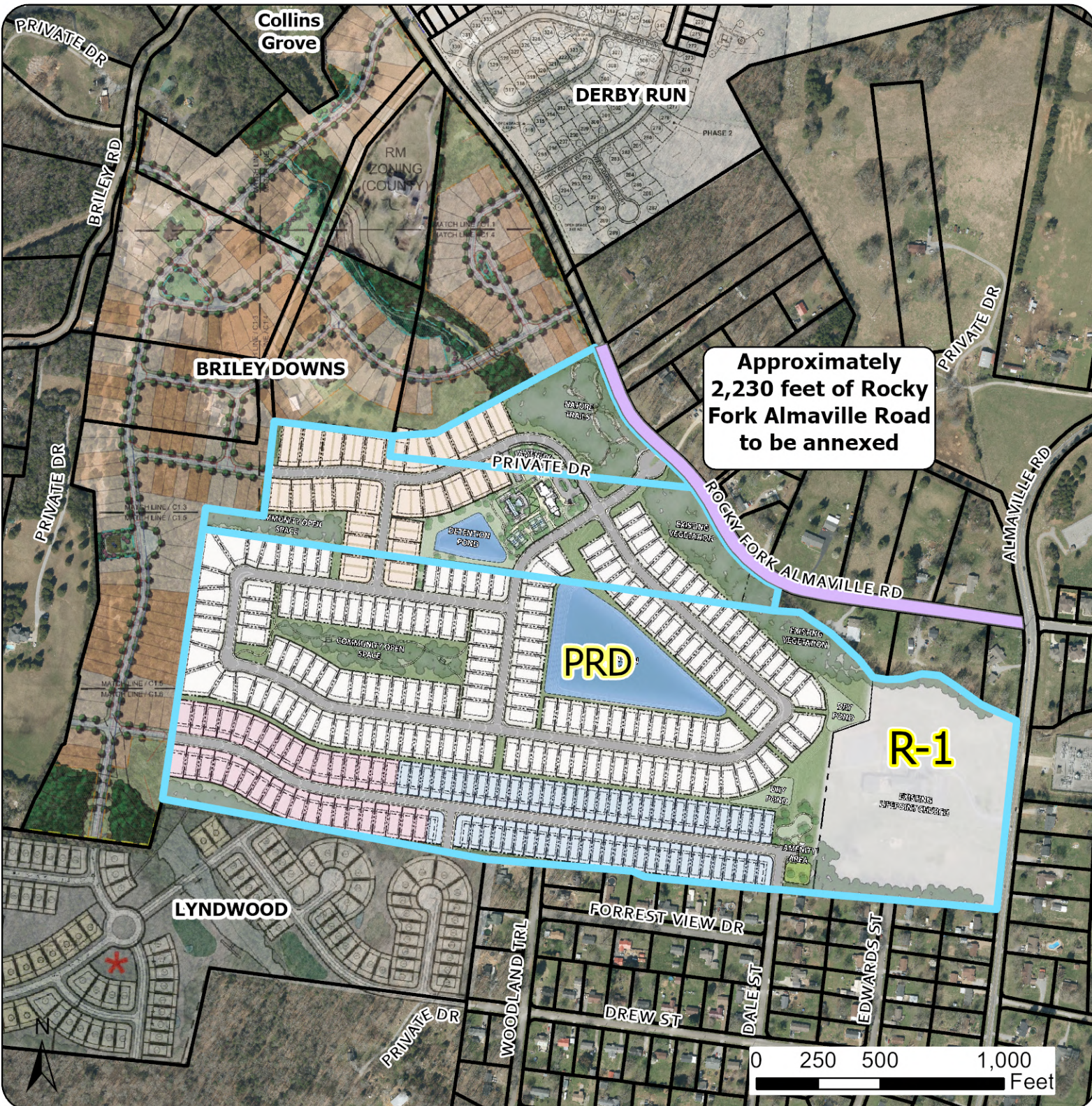
TN Department of  
Transportation

-  Parcels
-  Requested Parcels
-  Road to be Annexed

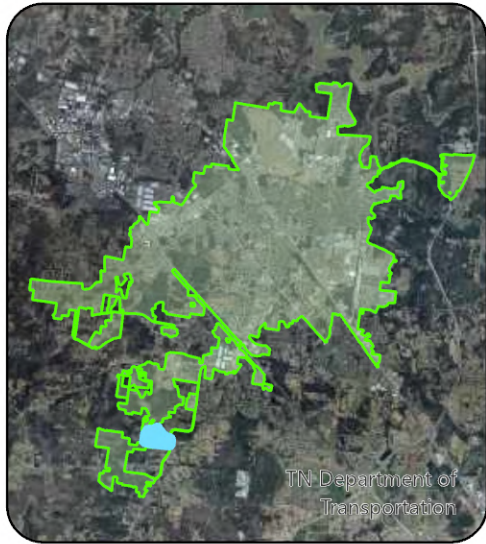


**CSDG**  
Annexation & PRD  
Zoning / R-1 Zoning  
**Tax Map: 73**  
**Parcels: 16.01,**  
**16.02, 17.00**  
**Acres: 109.65**








Approximately  
2,230 feet of Rocky  
Fork Almaville Road  
to be annexed

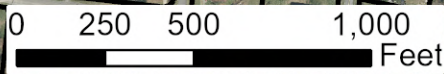


TN Department of  
Transportation

-  Parcels
-  Requested Parcels
-  Road to be Annexed



**CSDG**  
Annexation & PRD  
Zoning / R-1 Zoning  
**Tax Map: 73**  
**Parcels: 16.01,**  
**16.02, 17.00**  
**Acres: 109.65**



**Subject:**

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

**Summary:**

Kyle Griffin - Mable Farms - Rezoning R-1 to PRD

Location: 4701 Rock Springs Road

Tax Map: 32          Parcels: 29.00, 29.02, 29.03, 29.04, 29.05

Current Zoning: R-1

Acres: 40.1

Proposed Zoning:

PRD

1. The surrounding zoning is R-1 and PRD (Gwynne Farms, Cooks Lane) in Town and R-1 in LaVergne.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. 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.
4. The requested PRD is for 125 single family lots.
5. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof. The amenity building may have a greater requirement depending on the capacity of the building and type of construction.
6. Any retaining walls over 4' in height require a building permit and design by an engineer.
7. Show additional parking at the amenity area.
8. 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.
9. 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.
10. 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.

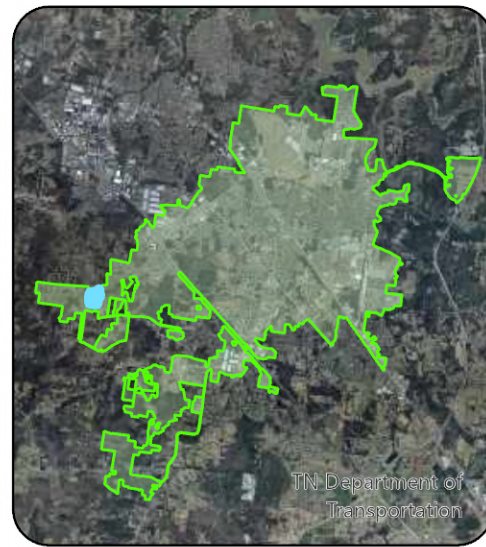
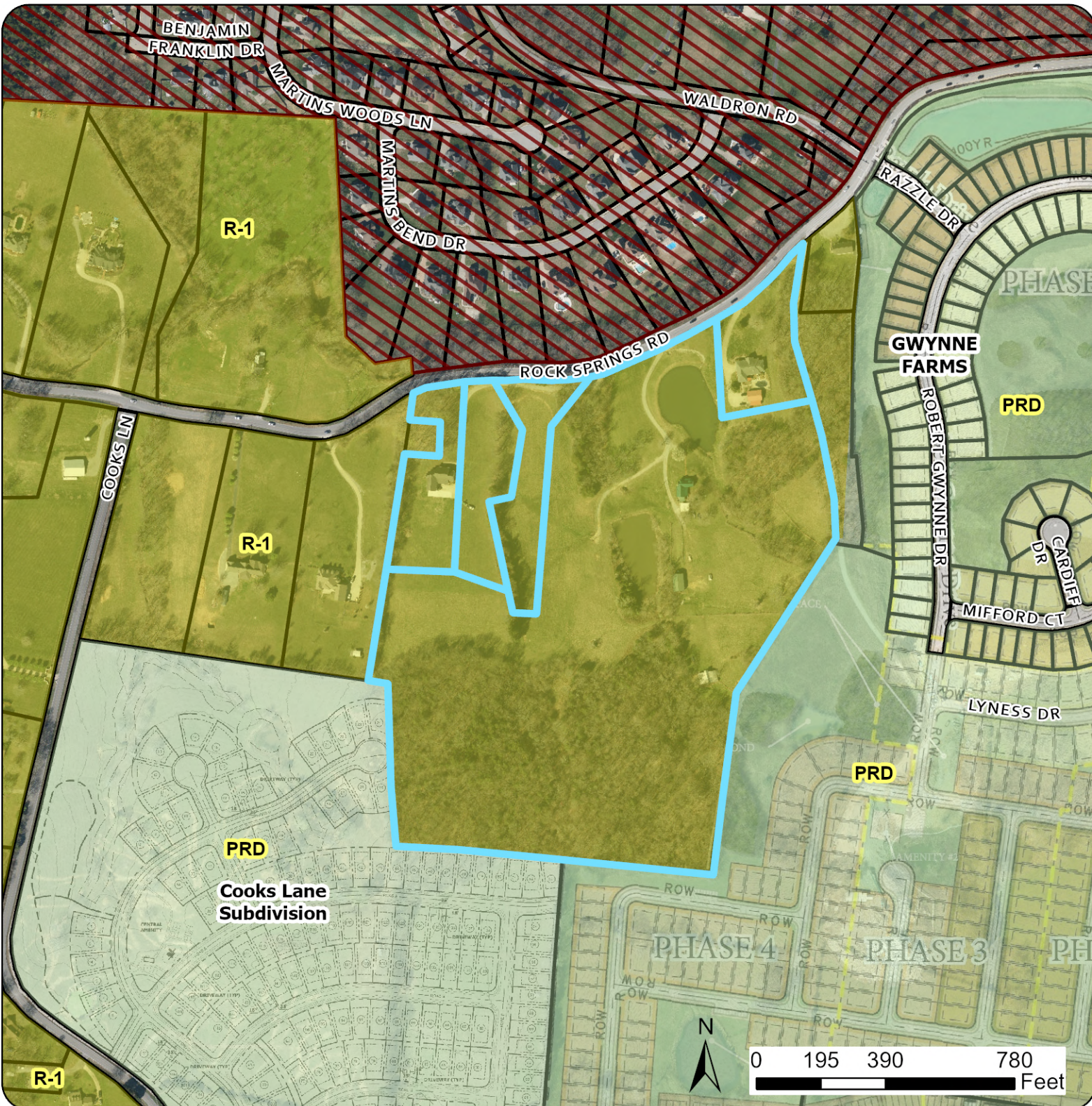


Town of Smyrna

# 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.



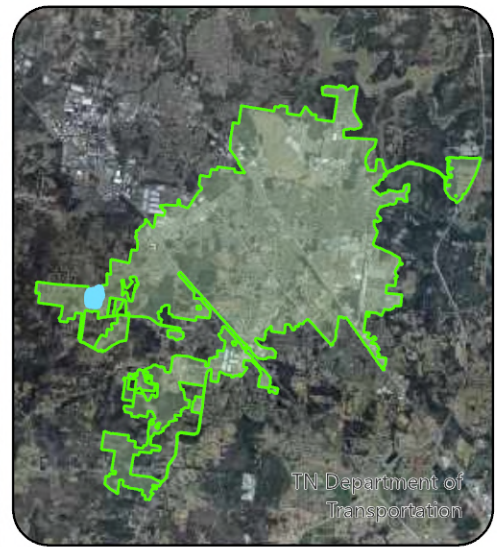
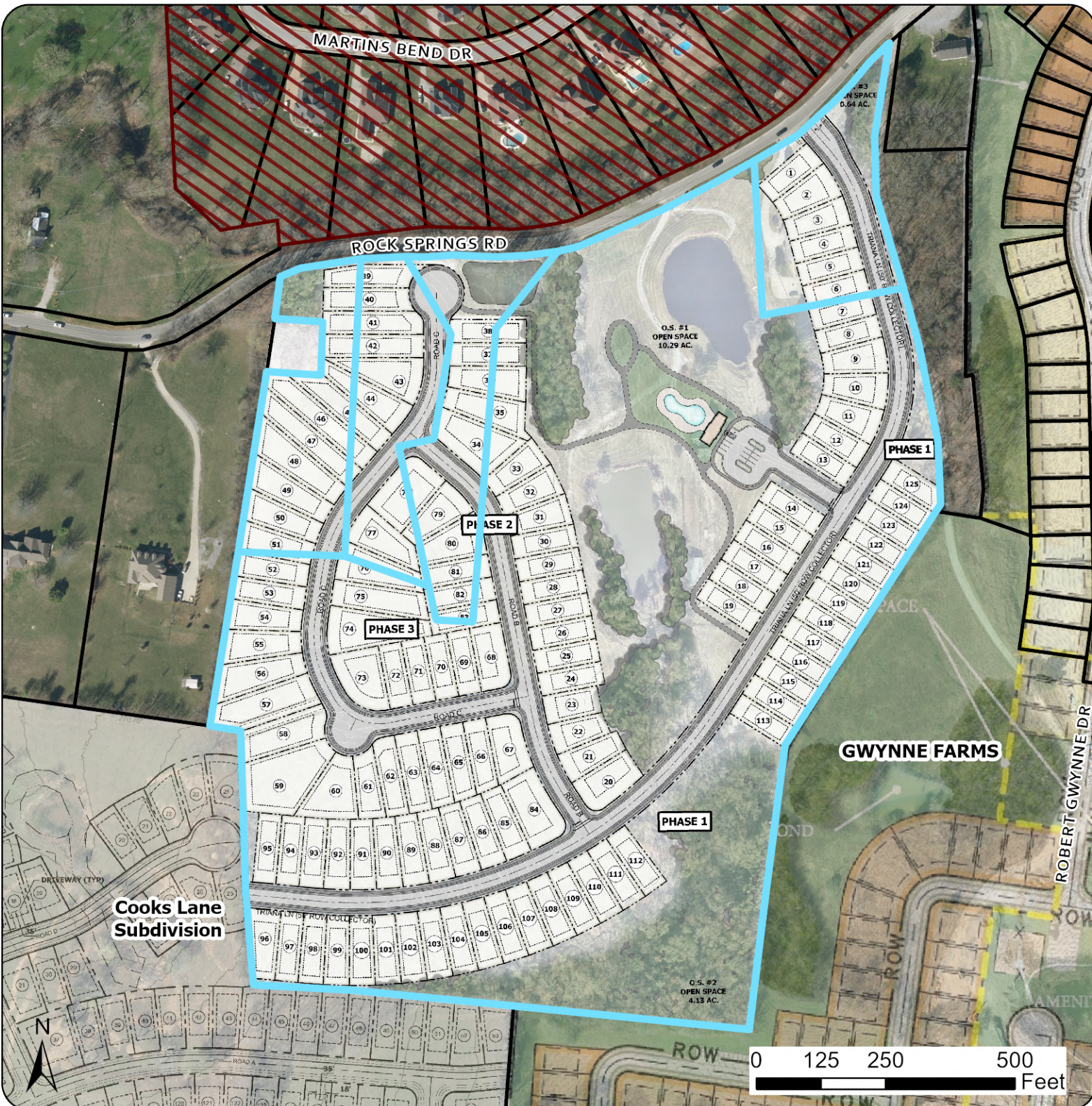
TN Department of Transportation

-  Parcels
-  Rutherford County
-  Requested Location



**Morgan Mable**  
R-1 to PRD

**Tax Map: 32**  
**Parcels: 29.00, 29.02, 29.03, 29.04, 29.05**  
**Acres: 40.1**



-  Parcels
-  Rutherford County
-  Requested Location



**Morgan Mable**  
R-1 to PRD

**Tax Map: 32**  
**Parcels: 29.00, 29.02, 29.03, 29.04, 29.05**  
**Acres: 40.1**

**Subject:**

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

**Summary:**

Matt Huff - Rezoning C-2 to PID

Location: Ken Pilkerton Drive & Sgt. Asbury Hawn Way

Tax Map: 34 G                      Group: C                      Parcel: 6.03

Current Zoning: C-2              Acres: 2.47                      Proposed Zoning: PID

1. The surrounding zoning is C-2 and PRD (Copperfield Lodge).
2. 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.
3. The Major Thoroughfare Plan designates Ken Pilkerton Drive and Sgt. Asbury Hawn Way as collectors. Adequate right of way exists for these streets.
4. The requested PID is for a 108,000 square feet self storage facility.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI with a sprinkler system. The building is required to be sprinkled.
6. The median opening on Ken Pilkerton Ave will need to be adjusted to the new driveway opening.
7. Provide elevations of the proposed building.
8. Install a new fire hydrant at the entrance off of Ken Pilkerton Drive.
9. The drive aisles are required to be 26' wide.

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**Attachments**

Application  
Location Map 1  
Location Map 2

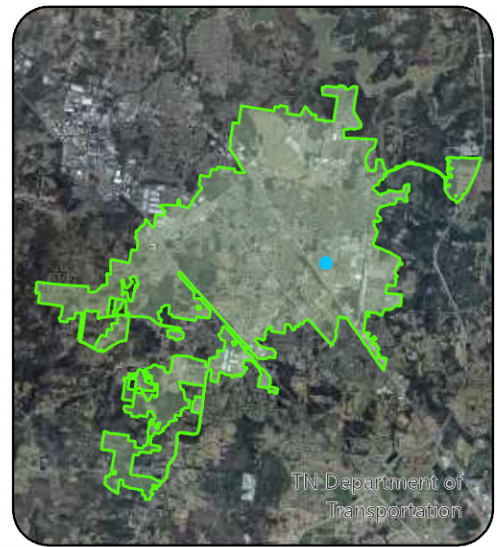
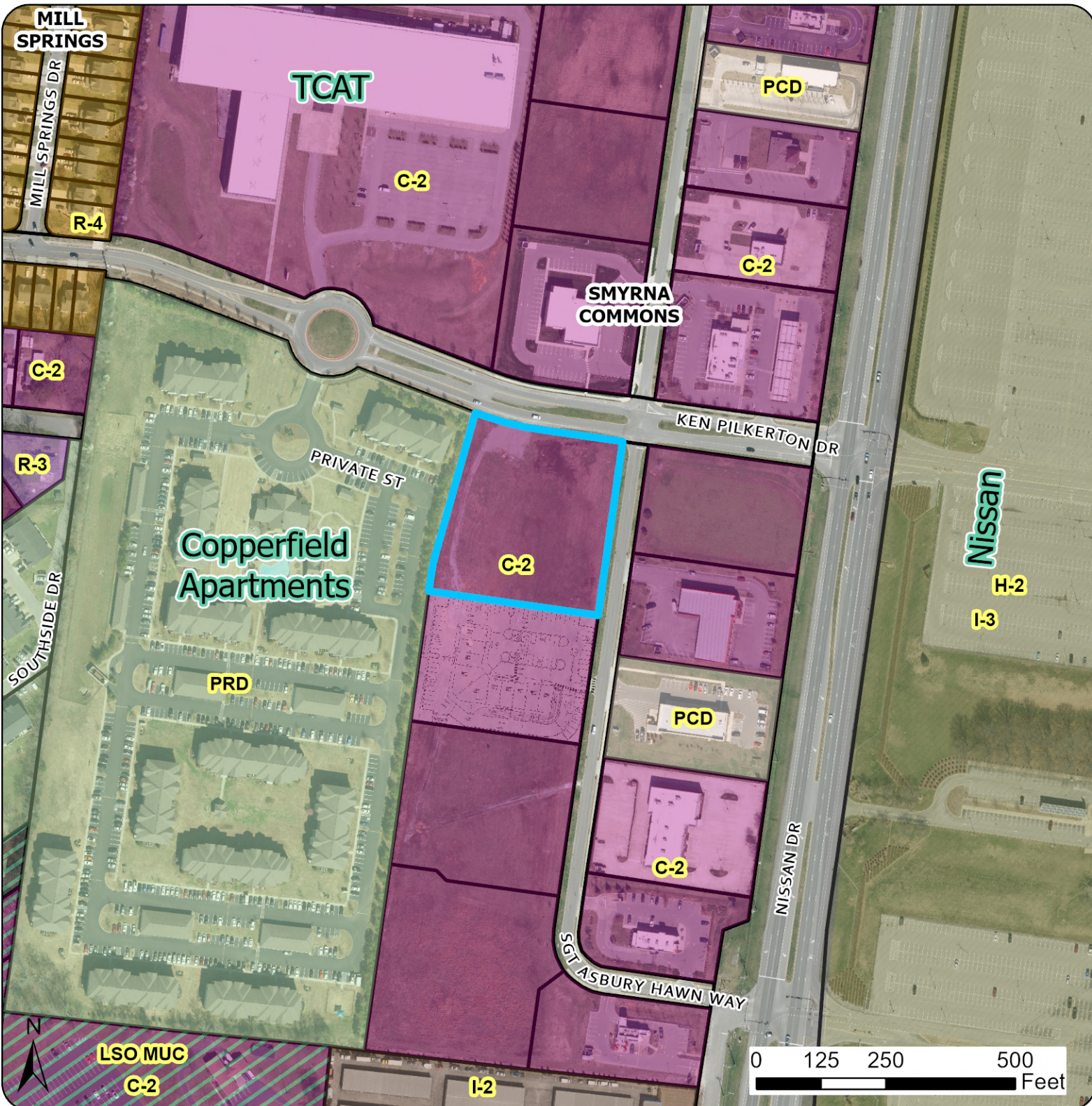


Town of Smyrna



# Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: <b>Gamble Design Collaborative</b>		
Street Address: <b>3020 Stansberry Lane, Suite 201</b>		
City: <b>Franklin</b>	State: <b>Tn</b>	ZIP: <b>37069</b>
Email: <b>matt.huff@gdc-tn.com</b>		Phone: <b>615-414-6723</b>
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input type="checkbox"/>		
Name/Company: <b>Fort Capital, LLC and KityAnn, LLC</b>		
Street Address:		
City:	State:	ZIP:
Email: <b>byran@evelyn-capital.com</b>		Phone: <b>615-708-6185</b>
PROPERTY INFORMATION		
Street Address/Intersecting Streets: <b>Ken Pilkerton Drive &amp; Sgt Asbury Hawn Way</b>		
Tax Map: <b>034G</b>	Group: <b>C</b>	Parcel: <b>00603</b>
Requested Lot Area (Square feet/Acres): <b>2.47 AC</b>		
Existing Zoning: <b>C-2</b>	Requested Zoning: <b>PID</b>	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: 		Date: <b>4/15/2024</b>
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.



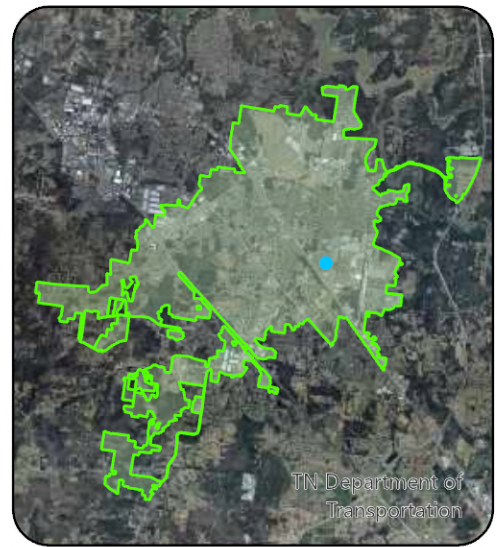
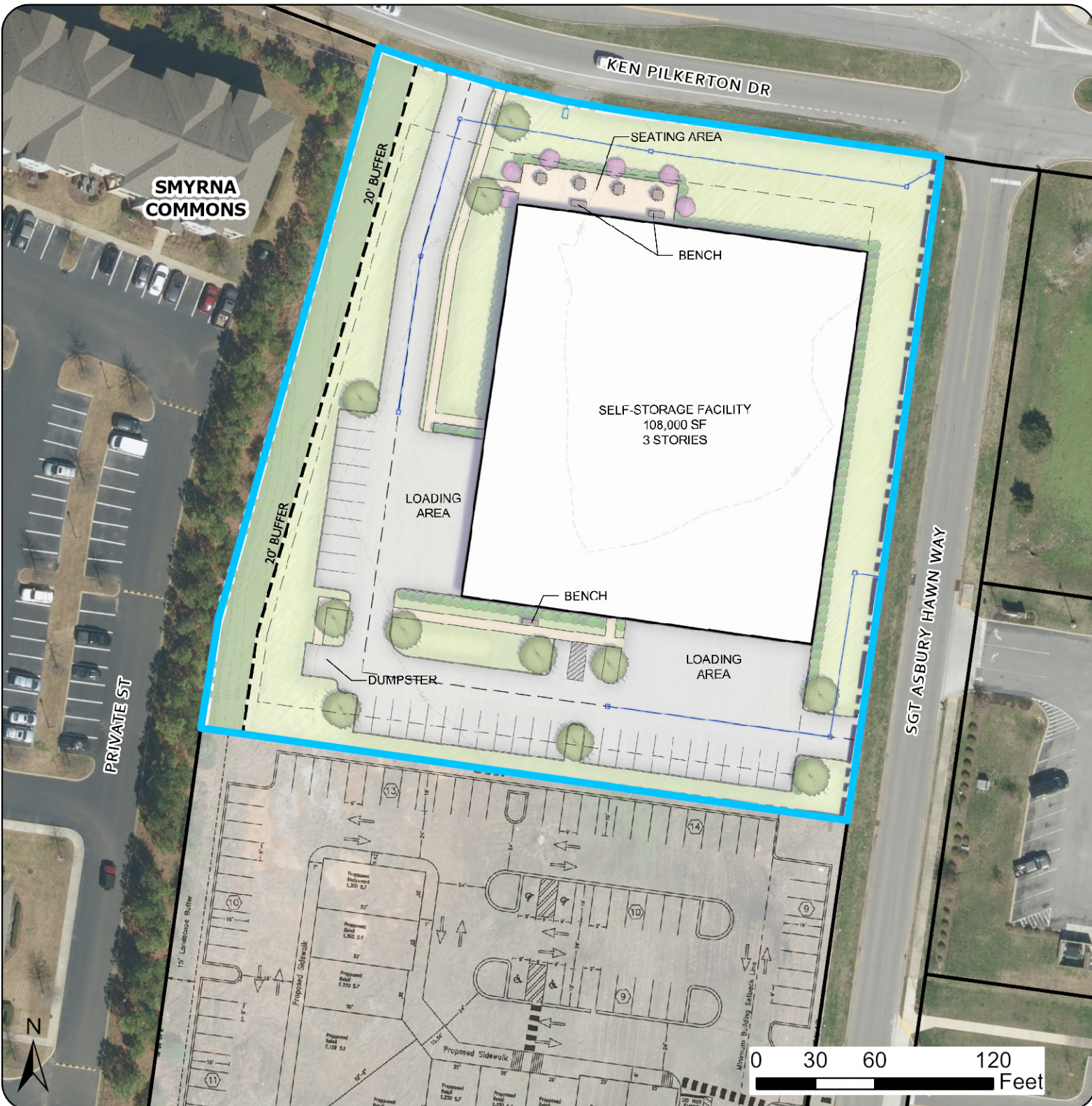
TN Department of Transportation



-  Parcels
-  Requested Location



**Gamble Design Collaborative**  
 C-2 to PID

**Tax Map: 34G**  
**Group: C**  
**Parcel: 6.03**  
**Acres: 2.47**

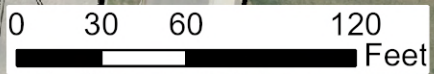


-  Parcels
-  Requested Location



**Gamble Design Collaborative**  
**C-2 to PID**

**Tax Map: 34G**  
**Group: C**  
**Parcel: 6.03**  
**Acres: 2.47**



**Subject:**

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

**Summary:**

Robert Latimer - Lowry Station - Rezoning PRD with LSO to PID with LSO  
Location: 657 & 698 S. Lowry Street  
Tax Map: 34G            Group: A            Parcel: 1.00            Acres: 1.4  
Current Zoning: PRD                            Proposed Zoning: PID

1. The surrounding zoning is C-2, C-3, and PRD (Southside Townhomes).
2. 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.
3. The Major Thoroughfare Plan designates South Lowry Street as a major arterial. Adequate right-of-way exists for this street.
4. The proposed PID is for a 98,200 square feet self storage facility.
5. The required minimum fire flow is 1,750 GPM @ 20 PSI with the required fire sprinkler system.
6. The required minimum parking spaces is 33 per the Zoning Ordinance. The developer has requested an exception to allow for 12 spaces.
7. 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.
8. The maximum allowed building height is 40' per the LSO. The developer has requested an exception to allow 45'.
9. 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%.
10. 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.
11. 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.

---

## **Attachments**

Application


Location Map 1

Location Map 2

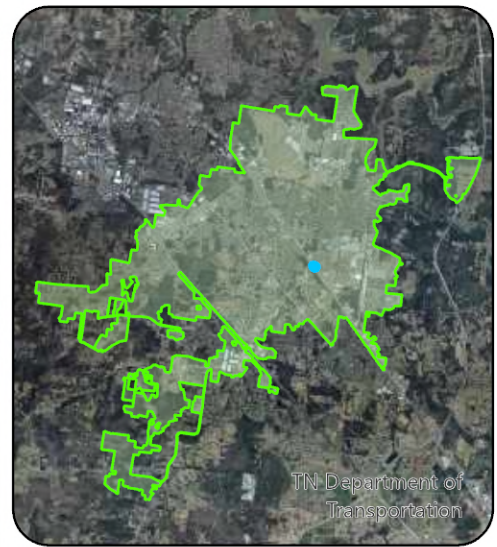


Town of Smyrna



# Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: SEC, Inc. c/o Rob Molchan, P.L.A.		
Street Address: 850 Middle Tennessee Boulevard		
City: Murfreesboro	State: TN	ZIP: 37129
Email: rmolchan@sec-civil.com		Phone: 615-890-7901
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input type="checkbox"/>		
Name/Company: Robert Latimer		
Street Address: P.O. Box 6038		
City: Milton	State: TN	ZIP: 37118
Email: mccllc@cs.com		Phone: 615-337-6307
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 657-698 S. Lowry Street		
Tax Map: 034G	Group: A	Parcel: 001.00
Requested Lot Area (Square feet/Acres): 1.4 acres		
Existing Zoning: PRD	Requested Zoning: PCD	
*Current Property Owner (See Note Below): Robert Latimer		
APPLICANT AUTHORIZATION		
Applicant Signature: 		Date: 4-10-2024
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.



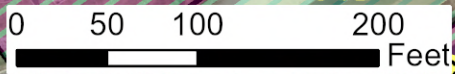
TN Department of Transportation

-  Parcels
-  Requested Location

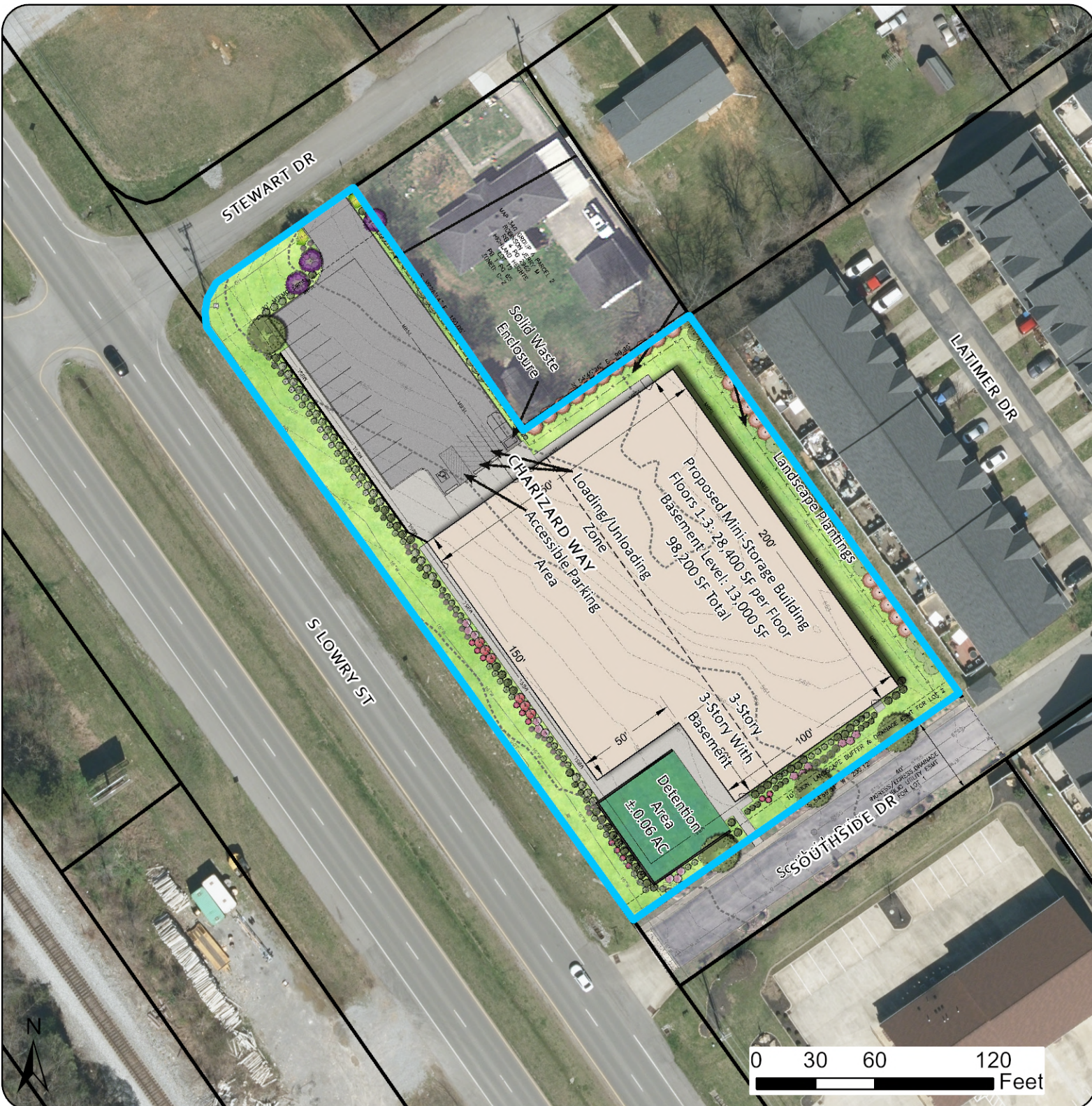




**Robert Latimer**  
 PRD to PCD

**Tax Map: 34G**  
**Group: A**  
**Parcel: 01.00**  
**Acres: 1.4**



3-2



-  Parcels
-  Requested Location



**Robert Latimer**  
PRD to PCD

**Tax Map: 34G**  
**Group: A**  
**Parcel: 01.00**  
**Acres: 1.4**

**Subject:**

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

**Summary:**

Rob Molchan - Gresham Hills Rezoning R-2 to PRD

Location: E Gresham Drive

Tax Map: 28D            Group: A            Parcels: 19.00 & 19.01

Current Zoning: R-2            Acres: 10.93            Proposed Zoning: PRD

1. The surrounding zoning is C-2, R-2, and A-1.
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 49 single family lots.
5. The required minimum fire flow is 1,000 GPM at 20 PSI.
6. The connection to the offsite existing sewer on the south side of the church property will require a public easement to be obtained.
7. An agreement will be required to allow for the connection to the trail system within Lee Victory Recreation Park.

---

**Attachments**

Application

Location Map 1

Location Map 2

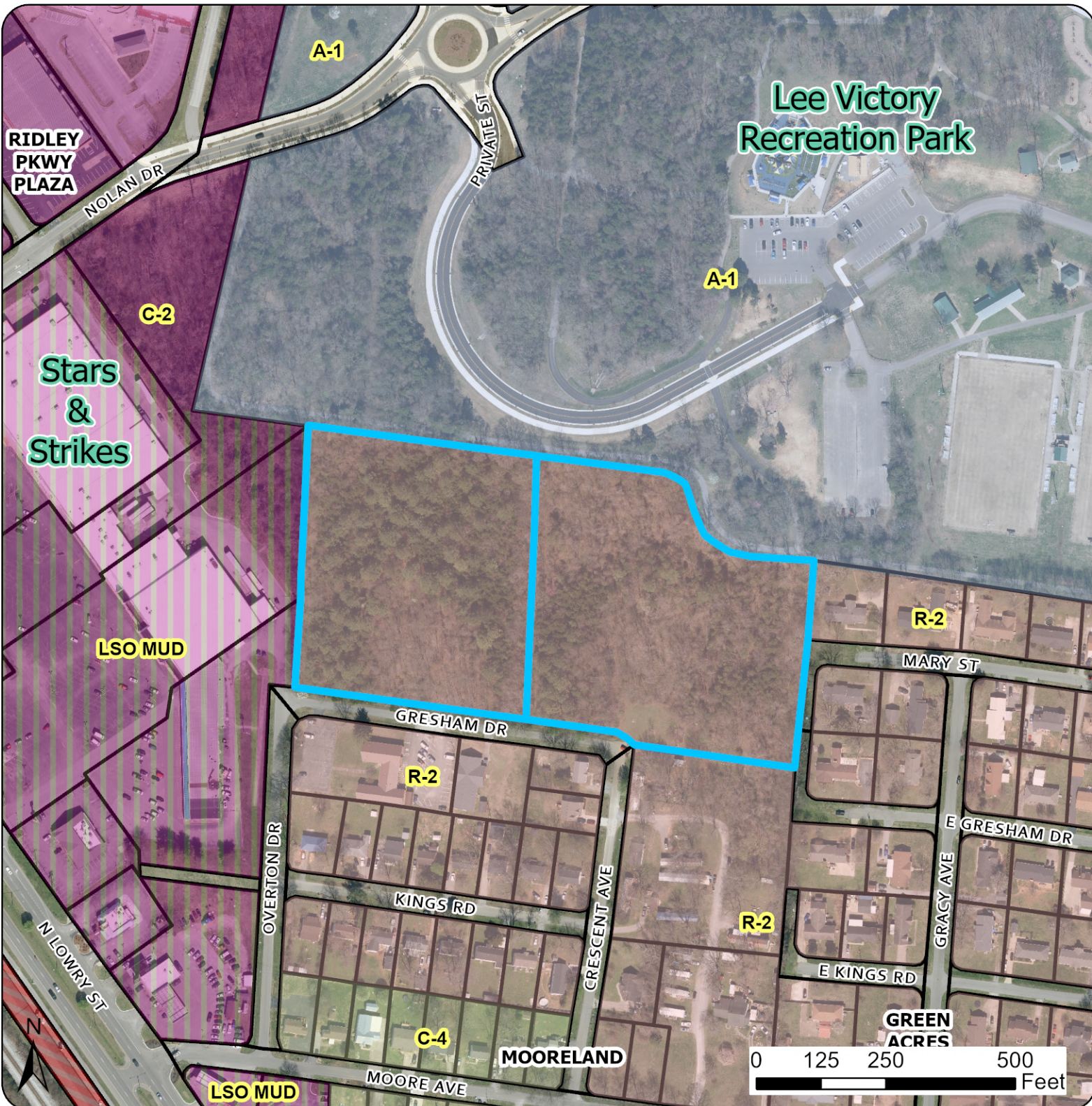


Town of Smyrna

# Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: SEC, Inc. c/o Rob Molchan, P.L.A.		
Street Address: 850 Middle Tennessee Boulevard		
City: Murfreesboro	State: TN	ZIP: 37129
Email: rmolchan@sec-civil.com	Phone: 615-890-7901	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input type="checkbox"/>		
Name/Company: Wendy Deats		
Street Address: 381 Mallory Station, Suite 200		
City: Franklin	State: TN	ZIP: 37067
Email: wendy.deats@lennar.com	Phone: 615-305-9152	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: E Gresham Drive		
Tax Map: 028D	Group: A	Parcel: 19.00 & 19.01
Requested Lot Area (Square feet/Acres): 476,333 sqft/10.93AC		
Existing Zoning: R-2	Requested Zoning: PRD	
*Current Property Owner (See Note Below): Mitchell King		
APPLICANT AUTHORIZATION		
Applicant Signature:		Date: 4-10-2024
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.



# Lee Victory Recreation Park

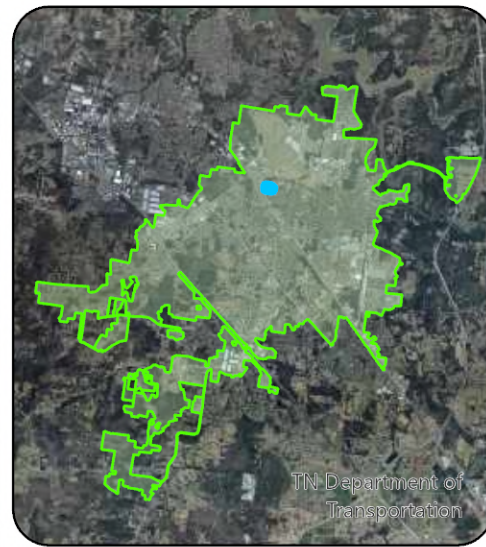
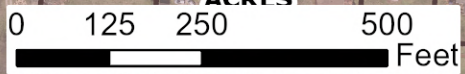
RIDLEY  
PKWY  
PLAZA

Stars  
&  
Strikes

LSO MUD

MOORELAND

GREEN  
ACRES



TN Department of  
Transportation

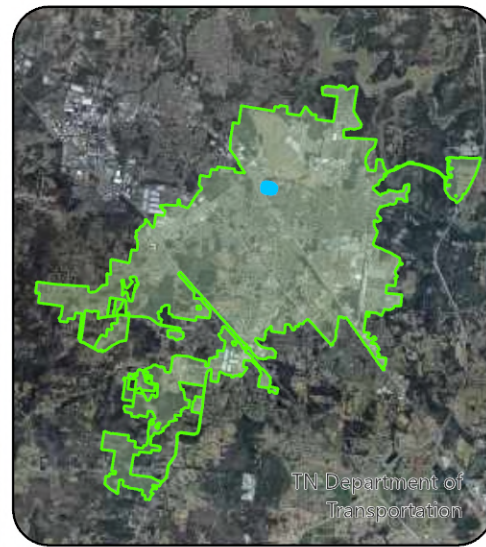
- Parcels
- Requested Parcels



**Wendy Deats**  
R-2 to PRD

**Tax Map: 28D**  
**Group: A**  
**Parcels: 19.00, 19.01**  
**Acres: 10.93**

# Lee Victory Recreation Park

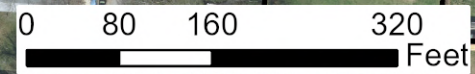


- Parcels
- Requested Parcels



**Wendy Deats**  
R-2 to PRD

**Tax Map: 28D**  
**Group: A**  
**Parcels: 19.00, 19.01**  
**Acres: 10.93**



**Subject:**

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

**Summary:**

Janet Ibriham 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.
7. Show existing utilities and conceptually where they will be extended to.
8. Show the existing topography.
9. 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.
10. 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?
11. Driveways must be a minimum of 38' in length between the garage and the sidewalk. Provide dimensions.
12. Submit architectural elevations showing materials to be used. Must be consistent with the requirements of the ESO.
13. 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.

14. 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.

---

## **Attachments**

Application

Location Map 1

Location Map 2



Town of Smyrna

# Rezoning Request Application

### APPLICANT INFORMATION:

Name/Company: Janet Ibrahim Nasef

Street Address: 4409 Smokey Mountain Pl.

City: Antioch

State: TN

ZIP: 37013

Email: janetnasef@gmail.com

Phone: 615-484-0112

### CONTRACTOR/DEVELOPER INFORMATION:

CHECK BOX IF SAME AS APPLICANT

Name/Company:

Street Address:

City:

State:

ZIP:

Email:

Phone:

### PROPERTY INFORMATION

Street Address/Intersecting Streets: Rocky Fork Rd.

Tax Map:

Group:

Parcel: 033-073.03.000

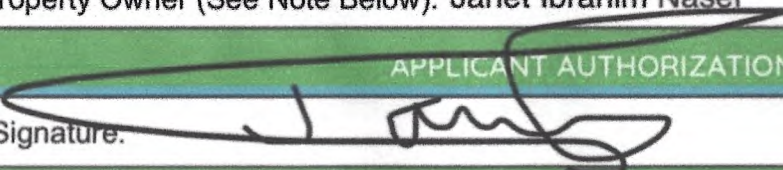
Requested Lot Area (Square feet/Acres): 2.13 Acres

Existing Zoning: R-3

Requested Zoning: PRD

\*Current Property Owner (See Note Below): Janet Ibrahim Nasef

### APPLICANT AUTHORIZATION

Applicant Signature: 

Date: 04/23/2024

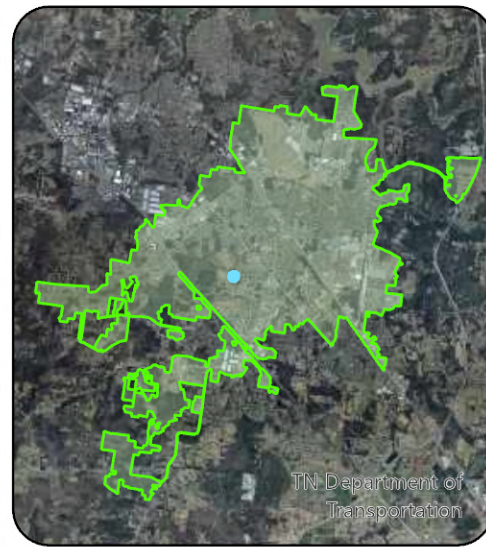
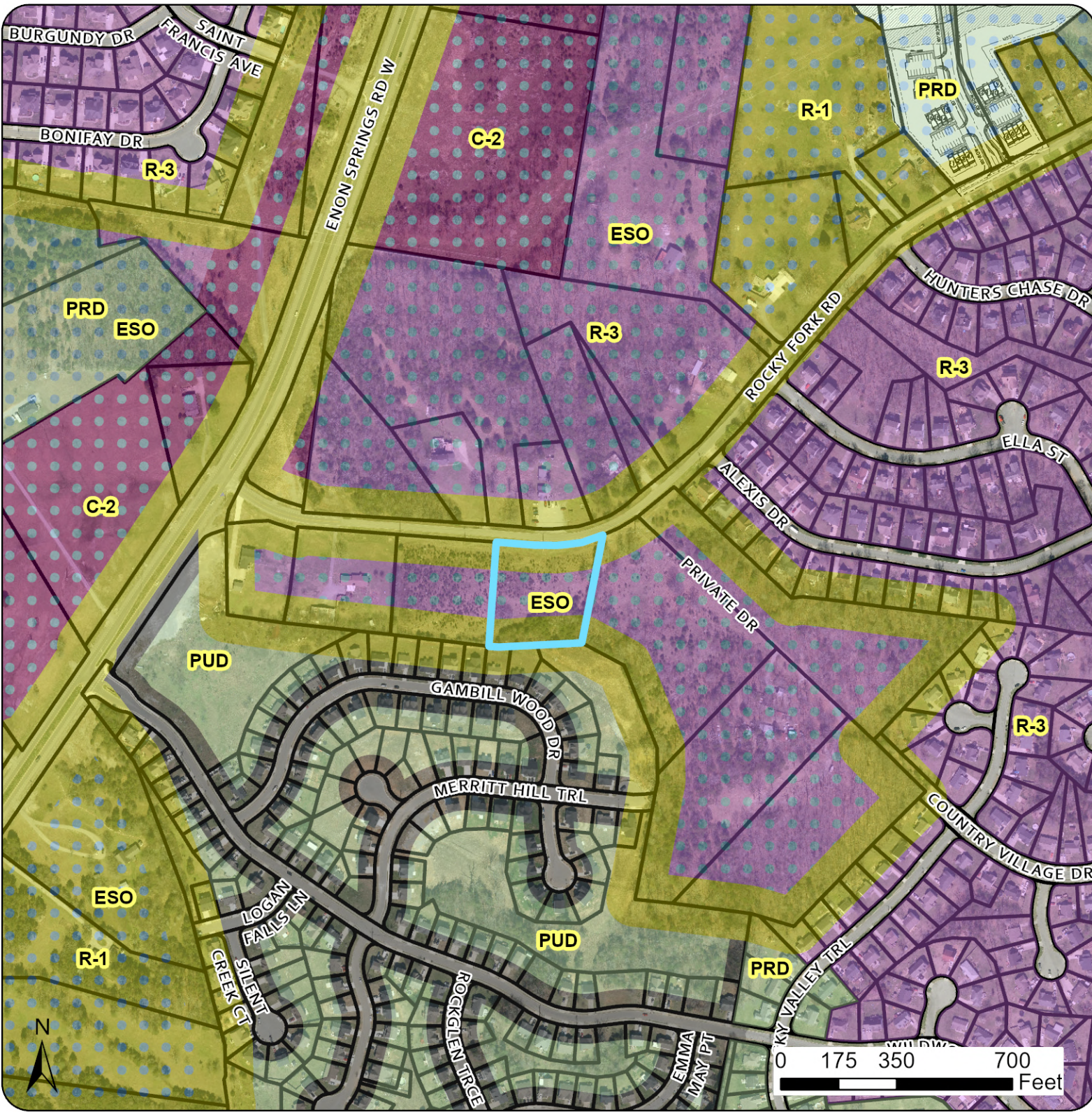
### OFFICE USE ONLY

Staff Initials:

Review Fee:

Date:

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

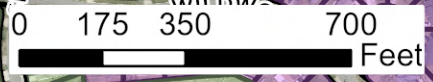


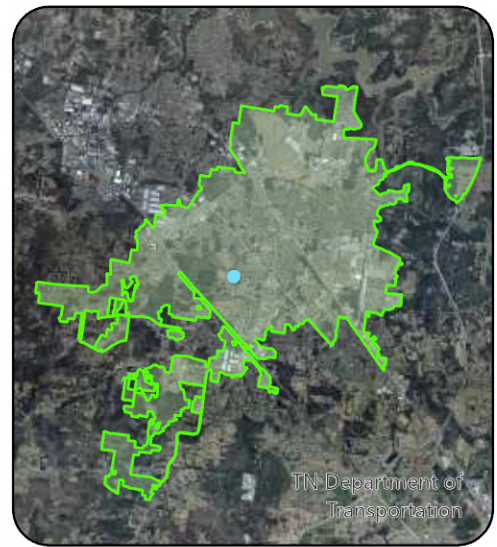
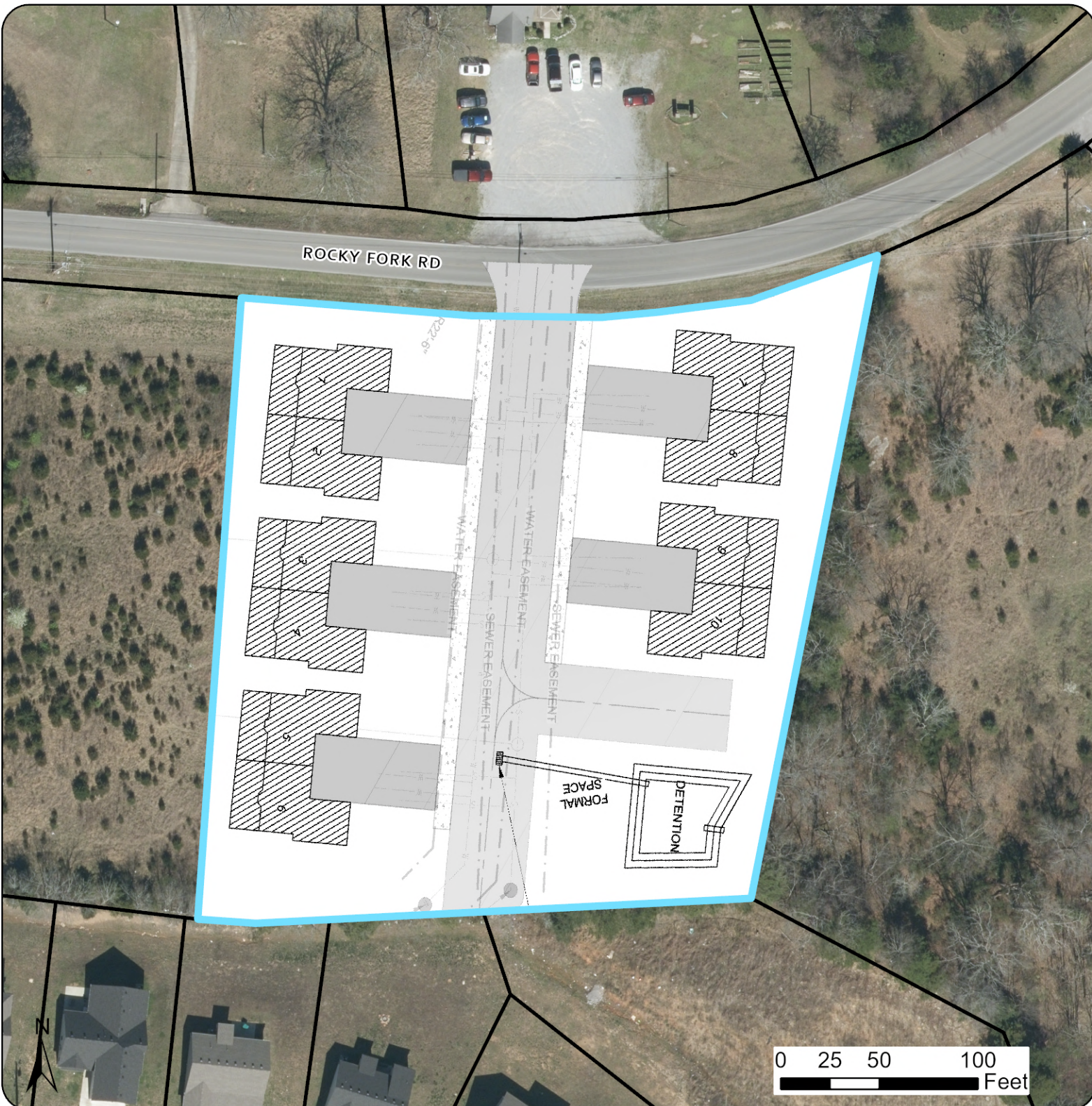
-  Parcels
-  Requested Parcel





**Janet Nasef**  
 R-3 to PRD

**Tax Map: 33**  
**Parcel: 73.03**  
**Acres: 2.11**



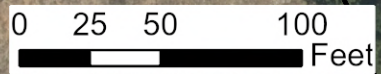


-  Parcels
-  Requested Parcel



**Janet Nasef**  
R-3 to PRD

**Tax Map: 33**  
**Parcel: 73.03**  
**Acres: 2.11**



**Subject:**

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

**Summary:**

Preliminary Plat: Sewart's Landing, Phase I  
Location: 2001 Motlow College Blvd.  
Tax Map: 18 Parcel: 10.00  
Acres: 13.42 Zoning: PUD 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 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. Submit E911 approval for road names.
  6. Signs will require a separate permit.
  7. 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.
  8. Submit roadway lighting plans.
  9. The outparcels should be labeled as lots.
  10. Show an access easement for Lots 5, 6, and 7 or show right-of-way dedication of a public street to provide access to these lots.
  11. Show FEMA map information.
  12. Show the size of the proposed sewer main.
  13. Provide dimensions on all of the proposed easements.
  14. Show the total acreage to be divided with this phase. It is approximately 13.42 acres for the right-of-way and 7 lots.
-

**Planning Commission  
Town of Smyrna  
Agenda Summary**

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

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**Subject:**

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

**Summary:**

Preliminary Plat: Talia Trace, Section 2  
Location: 12495 Old Nashville Highway  
Tax Map: 33                      Parcels: 28.00, 44.00, 44.04, 44.06  
Acres: 8.79                      Zoning: PUD                      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 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. Add topographic contours at 2 foot intervals to the plat.
  7. Please show the existing right-of-way for J.P. Sanders Lane which borders the northern portion of this property.
-

**Subject:**

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

**Summary:**

Final Plat: Chicken Pike Subdivision  
Location: 287 Chicken Pike  
Tax Map: 49                      Parcels: 95.03 & 95.04  
Acres: 5.74                      Zoning: R-1                      Lots: 3

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. Show the location and size of the existing water main serving this development. Any new public sewer mains require submittal of construction plans.
9. Add the stamp and signature of the surveyor.
10. Show sewer alignment from Everley Court.
11. 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.
12. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and specific comments.
13. Water line construction must be completed and accepted by CUDRC before signature on the Final Plat.
14. 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.

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**1744 Rock Springs Road, 2nd Resubdivision, Lot 1**

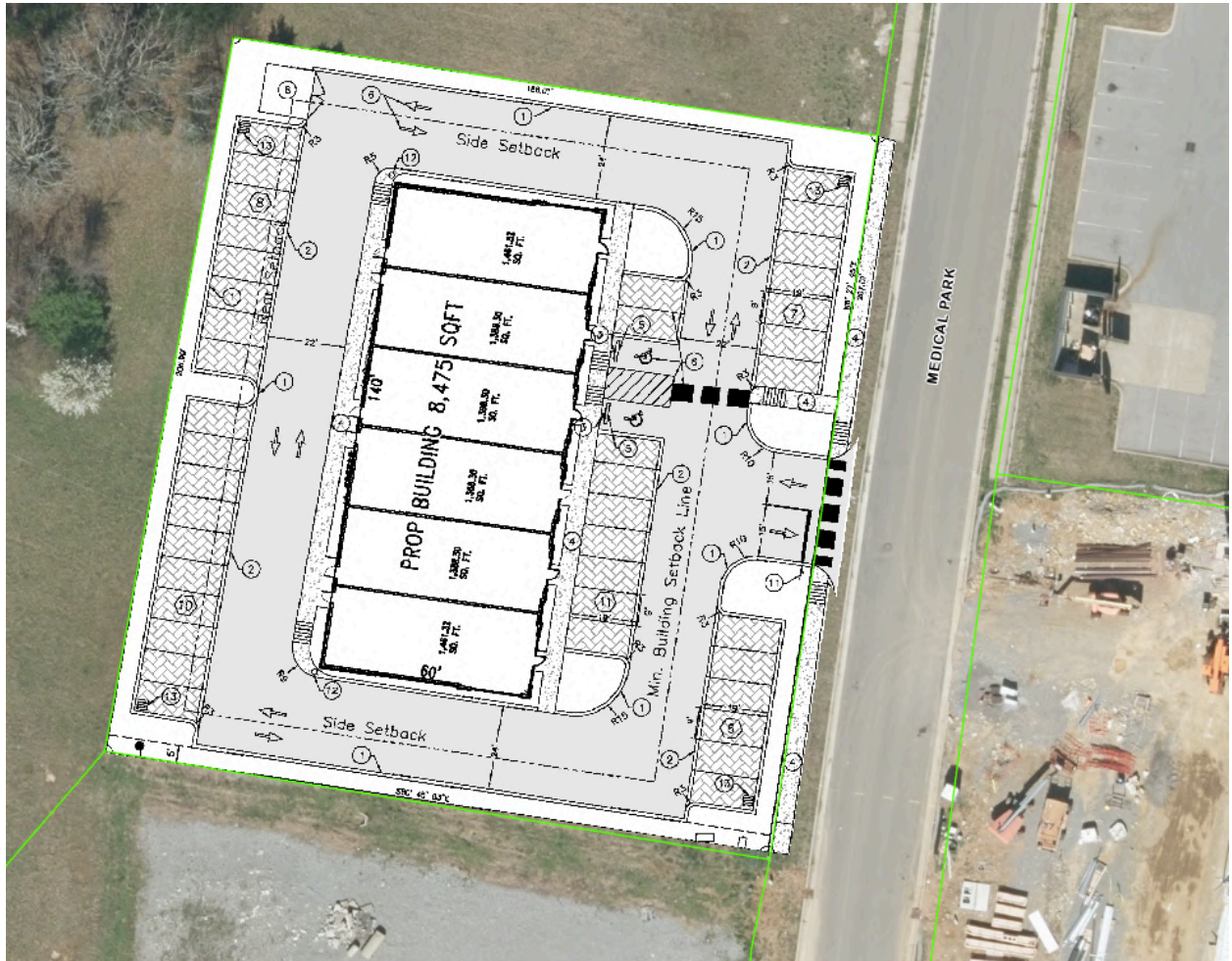
Site Plan

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

Planning Commission  
Lot 1, Medical Park  
5-2-2024

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.

**Pinto Place Townhomes**

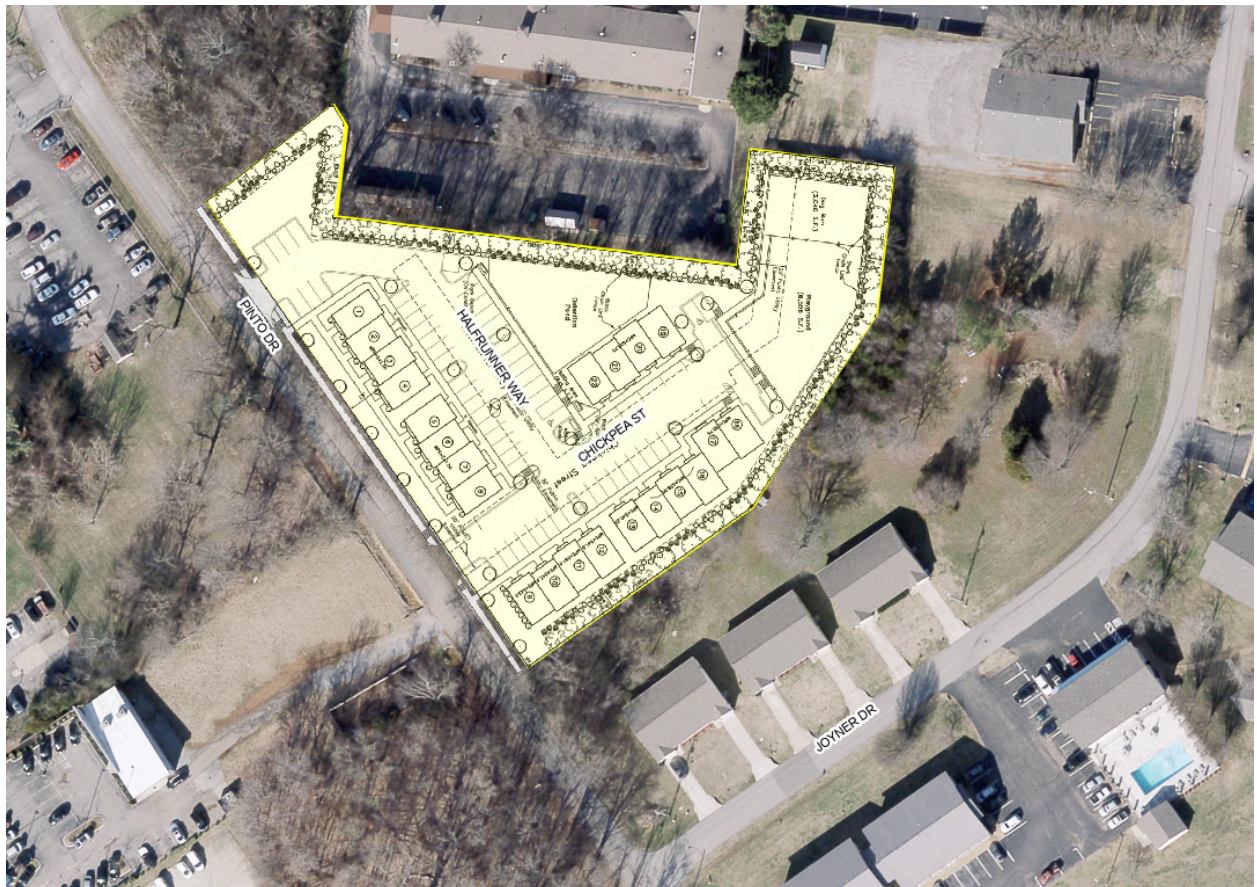
Site Plan

Location: Pinto Drive	Applicant: Sila Smyrna, LLC
Tax Map/Group/Parcel: 270/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.



B. Development Standards

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

C. 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.

D. 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.

**Precision Internal Medicine**

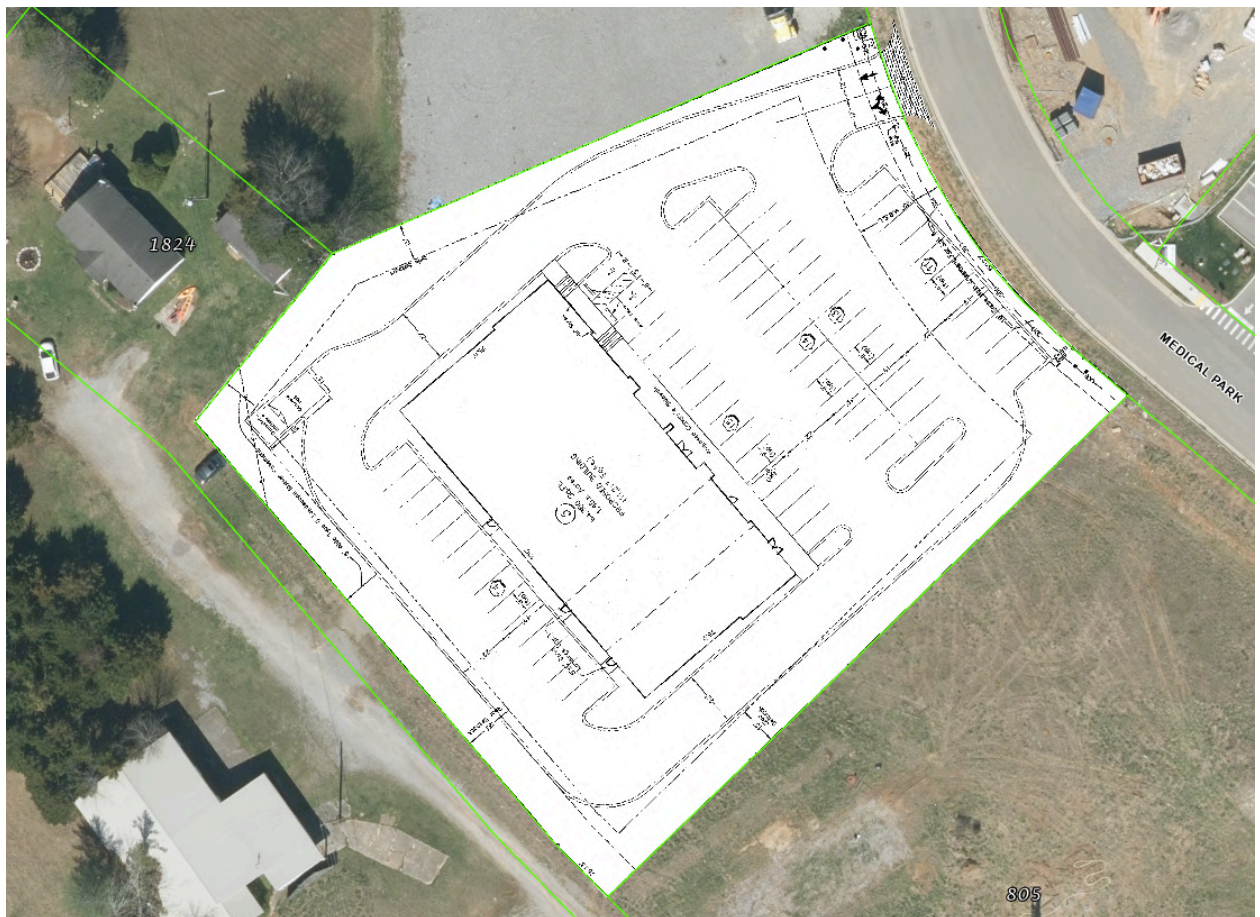
Site Plan

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
<b>Square Footage of Vehicular Use Area</b>	N/A	0.79 Ac
<b>Square Footage of Open Space/Landscaping</b>	3,482 SF	6,875 SF
<b>Total Parking</b>	47 Spaces	67 Spaces
<b>Handicapped Parking Space(s)</b>	3 Spaces	2 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. The ADA accessible path shown must not be diagonal across the drive aisle. Please straighten the pathway in the nearest drive aisle by the building.
2. A 1,500 gallon grease trap will be required for any restaurant use.
3. Please substitute the 5 Dwarf Alberta Spruce tree along the rear property line outside of the overhead utility easement with alternative evergreen trees of not a dwarf variety.
4. Three handicapped parking spaces are required. Please add at least one more.

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

**Talia Trace, Section 2**

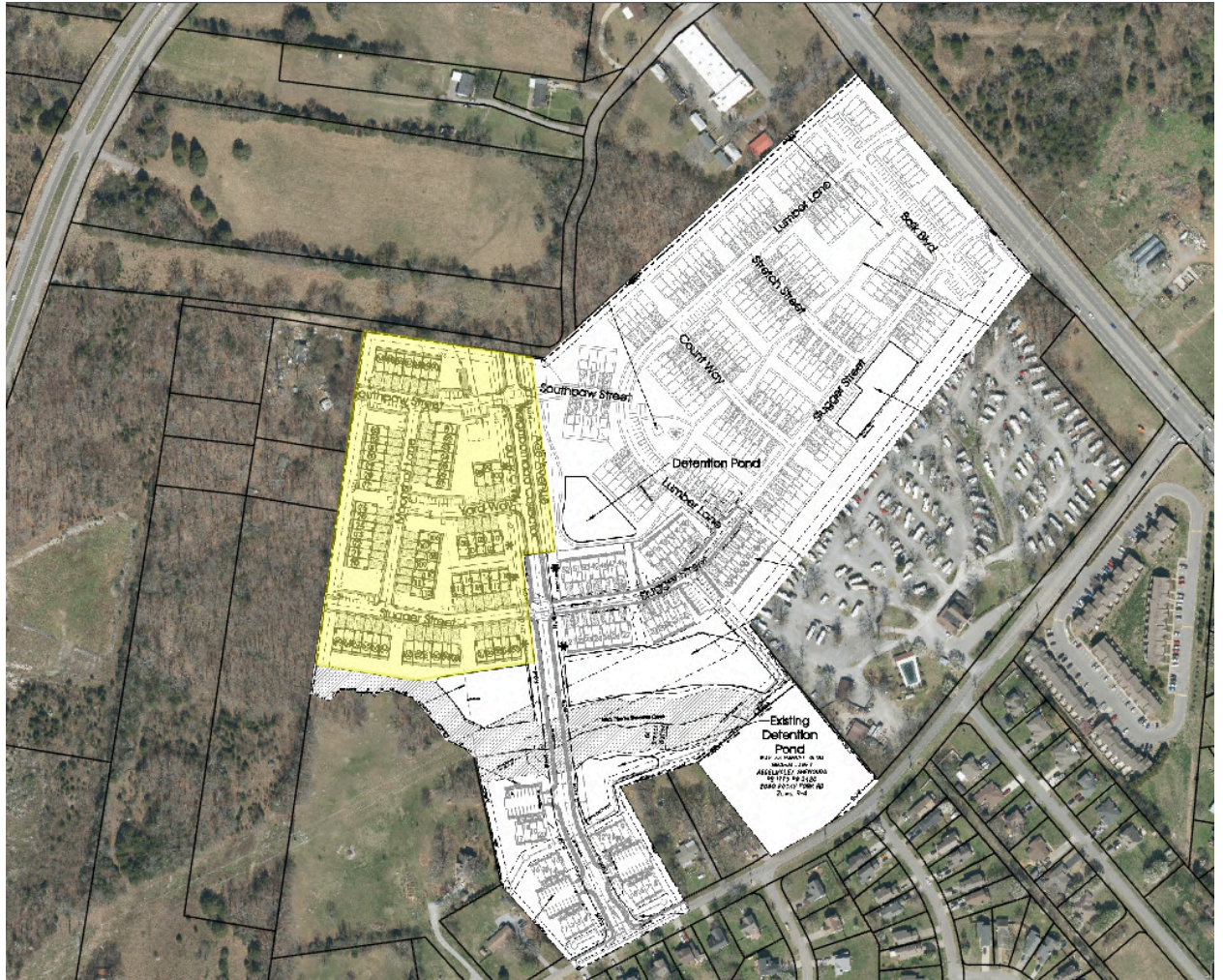
Site Plan

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.



B. Development Standards

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

C. 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.

D. 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. Provide the enhanced side elevations for Units 53, 100, 101 and 118 per the approved PRD for the side facing Ace Avenue.
2. Please show the existing right-of-way for J.P. Sanders Lane which borders the northern portion of this property.

**Staff Recommendation:** Staff recommends approval with staff comments.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/16/2016	Buckingham Place Section I, Phase II / CB Development	5/16/2024	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be put on grade per plan.
2. Storm pipe at lot 1 beside Lee Rd. into detention pond is full of sediment.
3. Headwall behind lot 33 is full of sediment.
4. Need ADA truncated plates at crosswalks (yellow in color).
5. All crosswalks need to be ADA compliant.
6. Silt fabric needs to be removed from catch basins before final inspection.
7. Sidewalks must be ADA compliant.
8. The headwall going into the detention pond needs to be cleaned out.

Utilities Department Comments:

1. No issues.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Let me check with Tim as I'm pretty sure all is done.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/17/2016	Woodcrest Subdivision, Section III / CB Development, LLC	5/18/2024	Southern Bank of Tennessee	\$10,000

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

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

Public Works Department Comments:

1. Need lighting.
2. All signage must meet MUTCD requirements.
3. Ditch beside lot 60 on Stonefield Dr. needs to be defined and put on grade per plan.
4. Headwall between lots 55 & 56 need to be cleaned out and defined per plan.
5. Ditch behind lots 44-46 needs to be cleaned out.
6. Clean bottom of all catch basins.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

1. Submit sewer as built.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Let me check with Tim as I'm pretty sure all is done.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
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Bond Report

10/21/2021	Rooker's Bend Subdivision, Section I, Phase I / Elite Development Partnership	5/20/2024	Escrow	\$29,600
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**Bond is for: Roads, Sewer, Stormwater, Water is CUD**

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

Public Works Department Comments:

1. Place final topping and striping.
2. Some areas need to be milled.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. Road bore on Rookers Bend Dr. has buckled the binder.
5. Sidewalks not complete.
6. The headwall between lots 16-17 need to be cleaned.
7. 7674 Knobdate Rd. there is a hole in the binder that buckled from road bore.
8. ADA truncated plates need to be placed at crosswalks (yellow in color).
9. Crosswalks need to be ADA compliant.
10. Silt fabric need to be removed from catch basins before final inspection.
11. Need to place binder in the cut out between lots 13 & 14.
12. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

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

**DEVELOPER TIM JOHNSON'S COMMENTS:**

Mr. Johnson passed away recently, and at this time I don't know who to contact regarding completion of this development.

**RECOMMENDATION:**

Extend three months until better clarity can be found on this particular situation.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/21/2021	The Legacy, Resub of Lot 120, Section IV / Lennar Homes of Tennessee, LLC	5/21/2024	Regions Bank	\$50,000

**Bond is for: Water, Sewer, Stormwater**

Development is 100% built out. (52 out of 52 lots built)

Public Works Department Comments:

1. No comments.

Utilities Department Comments:

1. No previous issues.

**DEVELOPER ANGELA LASHLEY WITH LENNAR'S COMMENTS:**

We believe that all work is completed and would request a release.

**RECOMMENDATION:**

End of the maintenance period. Release.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/24/2018	Burton Farms Subdivision, Section VI / Waldron Enterprises, LLC	5/22/2024	First National Bank	\$49,200

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

Development is 87.5% built out. (49 out of 56 lots built)

Public Works Department Comments:

1. Place striping and lighting.
2. Remove silt fabric from catch basins before final inspection.
3. Detention pond has silt in the bottom and needs to be cleaned.
4. Headwalls need to be stabilized in this section.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. All signage must meet MUTCD specifications.
7. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. Manhole castings B41-71 & B41-95 are off center.
2. Submit sewer as builts.

**DEVELOPER GREG WALDRON'S COMMENTS:**

We have placed the final topcoat of paving and would request to go to maintenance.

**RECOMMENDATION:**

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

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/18/2019	Buckingham Hills / Scott A Butler	5/23/2024	Southern Bank of Tennessee & Escrow	\$35,400

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

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

Public Works Department Comments:

1. Abbottswood and Kew Garden needs a crosswalk to make mail kiosk accessible.
2. Sidewalks not complete.
3. Headwall going into detention pond needs to be cleaned.
4. Need to complete ADA crosswalk at Napa Valley and Kew Garden. Needs pedestrian crossing sign.
5. Crosswalks need to be ADA compliant.
6. All signage must be MUTCD compliant.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

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

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Let me check with Tim as I'm pretty sure all is done.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
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5/25/2021	Stonetrace Subdivision Final Plat / Vester Waldron Family Ltd. Partnership	5/25/2024	Wilson Bank & Trust	\$300,000
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**Bond is for: Water, Sewer, Stormwater, Roads**

Development is 63.6% built out. (7 out of 11 lots built out)

Public Works Department Comments:

1. Place final topping and striping.
2. Substantial swathes of land unstabilized and eroding. Site must be stabilized with 70% vegetative coverage.
3. Sidewalks not complete.
4. All sidewalks, crosswalks and driveway aprons must be ADA compliant.
5. All signage must meet MUTCD specifications.
6. Some manhole and water valve boxes need adjusting before final topping.
7. Some areas of curb and gutter are broken and need repaired or replaced.
8. Remove all 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

Utilities Department Comments:

1. Manhole A18-111 will need to be uncovered and/or raised to grade.
2. Submit water and sewer as built.

**DEVELOPER GREG WALDRON'S COMMENTS:**

Not much has changed since last year. Based on the remaining lots to sell and their related future construction, we would like to wait for the final top coat paving.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/27/2022	Patterson Property Subdivision / M1 Development, LLC	5/27/2024	Coffee County Bank	\$161,200

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

Development is 0% built out. (0 out of 24 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Ditches not installed per plans. Pond is in place but has not been stabilized or been verified via as-builts. Pond being used as sediment basin, subject to future conversion to storm pond.
3. Binder/curb and gutter not complete.
4. Storm pipe/structures not complete.
5. Sidewalks not complete.
6. All sidewalks and crosswalks must be ADA compliant.
7. All signage must meet MUTCD specifications.
8. Some manhole and water valve boxes need adjusting before final topping.
9. Some areas of curb and gutter are broken and need repaired or replaced.
10. Remove all silt fabric from catch basins before final inspection.
11. All P.U.D.E. and drainage ditches need to be put on grade per plan.
12. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. Nothing has been installed.
2. Submit water and sewer as-builts upon completion of construction.

**DEVELOPER JEREMY MOODY WITH M1 DEVELOPMENT'S COMMENTS:**

We have started our work and we hope to be finished in June or July.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/30/2023	Blakeney, Section 4 / Blakeney Partners, GP	5/30/2024	Wilson Bank & Trust	\$30,000

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

Development is 46.2% built out. (12 out of 26 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Pond being used as sediment basin, subject to future conversion to storm pond.
3. Sidewalks not complete
4. All sidewalks and crosswalks must be ADA compliant.
5. All signage must meet MUTCD specifications.
6. Some manhole and water valve boxes need adjusting before final topping.
7. Some areas of curb and gutter are broken and need repaired or replaced.
8. Remove all 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.
10. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. None at this time.

**DEVELOPER LYNN EALEY'S COMMENTS:**

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

**RECOMMENDATION:**

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/1/2016	Buckingham Place Subdivision, Section I / CB Development, LLC	5/4/2024	Southern Bank of Tennessee	\$10,400

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

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

Public Works Department Comments:

1. Detention pond has silt in the bottom and needs to be cleaned.
2. Remove all silt fabric from catch basins before final inspection.
3. Headwall going into detention pond needs to be cleaned.
4. Need ADA truncated plates at crosswalks. Need pedestrian signs. Sidewalks must be ADA compliant.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. All signage must meet MUTCD standards.

Utilities Department Comments:

1. No issues.

**DEVELOPER OLIVER CONSTABLE'S COMMENTS:**

Let me check with Tim as I'm pretty sure all is done.

**RECOMMENDATION:**

End of the maintenance period. Release if all items are completed. Otherwise, extend 3 months.

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

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

Development is 100% built out.

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Sidewalks not complete. All sidewalks must go to end of phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. All signage must meet MUTCD specifications.
5. Need pedestrian signs at some crosswalks/intersections.
6. Remove all silt fabric from catch basins before final inspection.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. No issues.

**DEVELOPER LYNN EALEY'S COMMENTS:**

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

**RECOMMENDATION:**

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/5/2019	Woodmont Subdivision, Section VI-B / Woodmont Development, LLC	6/5/2024	Truxton Trust	\$6,000

**Bond is for: Roads, Sewer, Stormwater**

Development is 100% built out. (36 out of 40 lots built)

Public Works Department Comments:

1. Sidewalks not complete

Utilities Department Comments:

1. No issues.

**DEVELOPER AMY BAGWELL WITH WOODMONT DEVELOPMENT'S COMMENTS:**

Let me check. I know the sidewalks were not complete a few weeks ago.

**RECOMMENDATION:**

End of the maintenance period. Release if final item is completed. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/6/2022	Cedar Hills Section 3, Phase 2/ Cedar Hills Holding, LP	6/6/2024	Escrow	\$122,400

**Bond is for: Roads, Sewer, Stormwater, Offsite Road Improvements, Water is CUD**

Development is 91.2% built out. (62 out of 68 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Pond being used as sediment basin, subject to future conversion to storm pond.
3. Some areas of curb and gutter need replaced or repaired.
4. Some manholes and water valve boxes need adjusting.
5. Remove silt fabric from catch basins before final inspection.
6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
7. Sidewalks are not complete.
8. All sidewalks and crosswalks must be ADA compliant.
9. All signage must meet MUTCD regulations.
10. Areas of detention pond are eroding and need to be stabilized and put on grade per plan.

Utilities Department Comments:

- Manhole B60-359 MH 21 has debris in the trough coming from service connection for
1. lot 216.
  2. Manhole B60-350 MH 16 has debris in the trough coming from Blue Olive Dr.
  3. Manhole B60-393 MH 47 I could not check due to it being halfway covered with gravel.
  4. Manhole B60-345 MH 40 has majestic seal on the bench that needs to be removed.
  5. Manhole B60-332 MH 30 has gravel in the trough that needs to be removed, and locate where it is coming from.
  6. Manhole B60-195 MH D2 has debris in the trough, and has dried mud in service line contractor needs to find out why it is in the manhole.
  7. Manhole B60-336 MH 38 has a wood stake on the bench that needs to be removed.
  8. Manhole B60-203 in front of 855 Clematis Dr. has debris in the manhole that needs to be cleaned out.
  9. Manhole B60-357 MH55 & B60-356 MH 54 has majestic seal that needs to be trimmed.

**DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:**

Homebuilding activity is still ongoing in this phase.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/7/2018	Cedar Park / J & K Properties A Tennessee Partnership	6/7/2024	Southern Bank of Tennessee	\$28,000

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

Development is 50% built out. (3 out of 6 lots built)

Public Works Department Comments:

1. Place final topping, striping, and lighting.

2. Sidewalks not complete.
3. All sidewalks and crosswalks must be ADA compliant.
4. Remove silt fabric from catch basins before final inspection.
5. Some areas of curb and gutter are damaged and need to be replaced or repaired.
6. Some manholes and water valve boxes need to be adjusted.
7. Bottom of headwall #1 needs to be cleaned.
8. Bottom of headwall #4 needs to be cleaned.
9. Some areas of sidewalk on Rock Springs side need to be replaced.
10. All P.U.D.E. and drainage ditches need to be put on grade per plan.
11. All signage must meet MUTCD specifications.
12. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. Submit water and sewer as builts.

**DEVELOPER BOBBY QUEENER'S COMMENTS:**

We would like to wait until the 2 lots that we recently sold have finished construction before finishing the road. We would anticipate completing the final asphalt next spring. We have set aside funds to finish the work.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/14/2020	Blakeney Subdivision, Section I, Phase II / Blakeney Partners GP	6/7/2024	Wilson Bank and Trust	\$10,000

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

Development is 100% built out.

Public Works Department Comments:

1. Place final topping, striping, and lighting.
2. Sidewalks not complete. Some areas are broken and need to be replaced. All sidewalks must go to end of phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. All signage must meet MUTCD regulations.
5. Need pedestrian signs at some intersections.
6. Remove silt fabric from catch basins before final inspection.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Some areas of detention pond are eroding and need to be stabilized.
9. Clean all structures in detention pond.
10. Submit stormwater as-builts verifying the elevations on the detention pond.

Utilities Department Comments:

1. No issues.

**DEVELOPER LYNN EALEY'S COMMENTS:**

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

**RECOMMENDATION:**

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
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Bond Report

6/9/2021	Westover, Phase 1-A Final Plat / Westover Developers, LLC	6/9/2024	Escrow	\$10,000
<p><b>Bond is for: Roads, Sewer, Stormwater, Water is CUD</b></p> <p>Development is 100% built out.</p> <p>Public Works Department Comments:</p> <ol style="list-style-type: none"><li>1. All signage must meet MUTCD specifications.</li><li>2. Remove model home parking lot.</li><li>3. Striping not complete.</li><li>4. Remove silt fabric from catch basins before final inspection.</li><li>5. All P.U.D.E. and drainage ditches need to be put on grade per plan.</li></ol> <p>Utilities Department Comments:</p> <ol style="list-style-type: none"><li>1. Manhole B60-270 has debris in the trough that needs to be cleaned out.</li><li>2. Manhole B60-268 has debris in the trough that needs to be cleaned out.</li><li>3. Manhole B60-274 has debris in the trough that needs to be cleaned out.</li><li>4. Manhole B60-252 has debris in the trough that needs to be cleaned out.</li><li>5. Manhole B60-273 has majestic seal under the ladder on the ledge that needs to be cleaned out.</li></ol> <p><b><i>DEVELOPER THOMAS STEFFENS' COMMENTS:</i></b> We should have all of the punch items completed with this phase.</p> <p><b><i>RECOMMENDATION:</i></b> End of the maintenance period. Release if all items are completed. Otherwise, extend 3 months.</p>				